



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

NOTICE OF APPLICATION
South Sound Commerce Center
July 1, 2022

Proposal: The applicant proposes to construct a 477,880 sq. ft. warehouse distribution center on a proposed 29.17 acre parcel.

Applicant: SSECC, C/O Brenda Fodge, 1821 Dock Street, Suite 100. Tacoma, WA 98402.

Location: Center Street SW, Tumwater, WA 98501, between Tumwater Blvd and 83rd Ave. Section 10, Township 17N, Range 2W. Parcel #12710100000

Complete Application: Application submitted: May 10, 2022. Application deemed complete: June 27, 2022.

Project Permit/Approvals: The applicant has requested a consolidated permit review, which includes a site plan review application, TUM-21-1580, Transportation Concurrency ruling TUM-22-0277, SEPA threshold determination TUM-22-0278, Site Development/Grading TUM-22-0747 and Building Permit TUM-22-0749.

Environmental Documents Relating to the Project: A completed environmental checklist, transportation impact analysis, gopher study, geotechnical report, tree survey, and a wetland, fish & wildlife assessment report was submitted.

Preliminary Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is not required.

Public Comment Period: The 15 day comment period ends at 5:00 p.m. on July 18, 2022. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email tmerriman@ci.tumwater.wa.us.

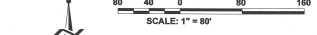
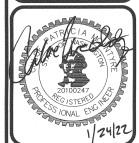
If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

PANATTONI

7380 LINDERSON WAY SW, TUMWATER, WA 98501

CITY OF TUMWATER	
VERTICAL DATUM	MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. Gp34005-15 WSDOT BRASS DISK IN CONC DECK SR-5 & TUMWATER BLVD BRIDG OVERPASS AS BUILT CENTER OF CONCRETE BRIDGE, 3.7' SOUTH OF NORTH EDGE OF CONCRETE RAIL. ELEVATION +215.93	THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BASED ON T.C.H.P. CONTROL #280 & Gp34005-15 BEARING BETWEEN SAID POINTS EQUALS NORTH 07°59'59" EAST

DESIGNED BY:	JC
DRAWN BY:	JRG
CHECKED BY:	CPM
DATE:	JANUARY 2022
SCALE:	H: 1" = 80'
	V: 1" = 80'



PREPARED FOR
PANATTONI DEVELOPMENT COMPANY
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402



SHEET INDEX

- 1 FORMAL SITE PLAN
- 2 PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
- 3 PRELIMINARY GRADING & DRAINAGE PLAN
- 4 PRELIMINARY UTILITY PLAN
- 5 PRELIMINARY LANDSCAPE PLAN

SITE DATA / PROJECT INFORMATION

APPLICANT: PANATTONI DEVELOPMENT COMPANY
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402

REPRESENTATIVE: HATTON GODAT PANTIER, INC.
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98555
360-943-1599

PROPERTY OWNER: PORT OF OLYMPIA
608 COLUMBIA STREET NW, SUITE 300
OLYMPIA, WA 98501

ASSESSOR PARCEL NO.'S: PORTIONS OF 12710100000 AREA 4 ARE

ZONING: ARJ ZONE 4 PEOPLE PER ACRE CALCULATION:
TOTAL AIR ZONE 4 LAND AREA = 7.7 ACRES
TOTAL AIR ZONE 4 BLDG. AREA = 98,265 S.F.
TOTAL AIR ZONE 4 OFFICE AREA = 5,274 S.F.
TOTAL AIR ZONE 4 W/USE AREA = 53,281 S.F.
OFFICE OCCUPANT LOAD FACTOR: 5.974/100 = 60 PEOPLE
W/USE OCCUPANT LOAD FACTOR: 53.28/1500 = 107 PEOPLE
157 TOTAL PEOPLE/7.7 ACRES = 22 PEOPLE PER ACRE

TOTAL AREA: 11,270,640 S.F. (25.17 ACRES)

BUILDING HEIGHT: 445'-0" (85' MAX. ALLOWED)

BUILDING CONSTRUCTION TYPE: TYPE IIIB FULLY SPRINKLERED W/ESFR SPRINKLES (31.5 MIN)

LOT COVERAGE: 1,086,270 SF IMPROVED AREA / 1,270,640 SF TOTAL SITE = 85% LOT COVERAGE PROVIDED

OPEN SPACE REQUIRED: 1.46 ACRES (5% OF SITE AREA)

PARKING: 67 STALLS - (54) 23.84 SF OFFICE @ 2,917,000
222 STALLS - 463,980 SF W/USE DIST @ 1,120,000
294 TOTAL AUTO STALLS REQUIRED

265 TOTAL AUTO STALLS PROVIDED (94%)
(10% REDUCTION PER TMC 18.50 (25) A)
14 EV (5% OF TOTAL AUTO STALLS PROVIDED)
8 ADA VAN ACCESSIBLE STALLS PROVIDED

200 TOTAL TRAILER STALLS PROVIDED (12000)
8 COVERED SHORT-TERM BICYCLE STALLS PROVIDED (5% OF TOTAL AUTO STALLS)
4 LONG TERM BIKE STALLS PROVIDED WITHIN BUILDING (4 REQUIRED)

DOCK/DRIVE-IN DOORS: 8 DOCK DOORS PROVIDED
4 DRIVE-IN DOORS PROVIDED

SEWER: CITY OF TUMWATER

WATER: CITY OF TUMWATER

ELECTRICITY: PUGET SOUND ENERGY

NATURAL GAS: PUGET SOUND ENERGY

COMMUNICATIONS: COMCAST

REFUSE: LEMAY

NOTE:
ALL ON-SITE WELLS TO BE ABANDONED PER DOE REQUIREMENTS.
NO OFF-SITE WELLS LOCATED WITHIN 200' OF EXTERIOR BOUNDARY OF SITE.

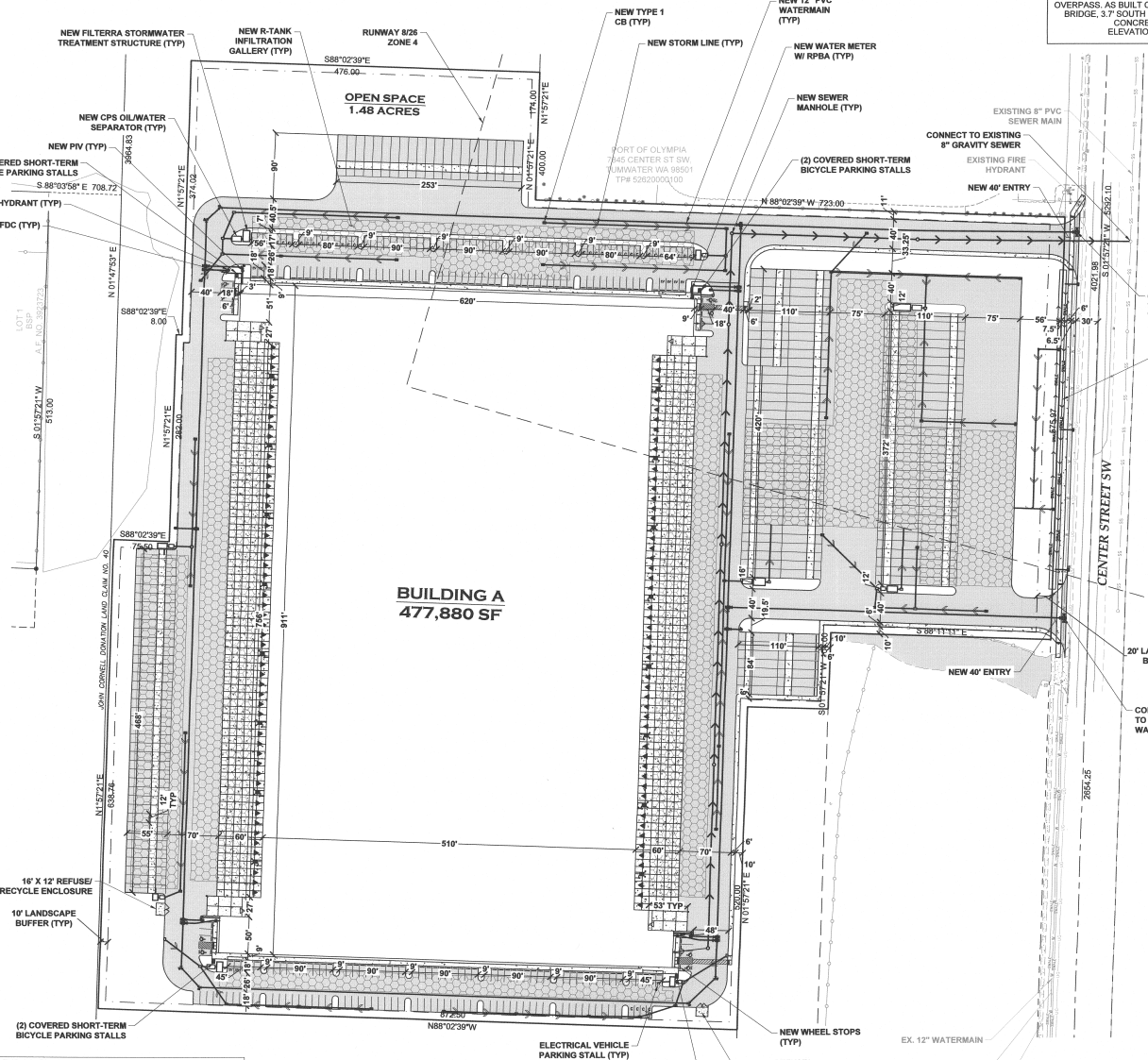
CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

NOTE:
THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

NOTE:
A PERMIT FROM THE DNR IS REQUIRED PRIOR TO DISTURBING ANY SURVEY MONUMENTS



LEGEND

- EX. WATER
- EX. WATER METER
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SEWER
- EX. STORM DRAIN
- EX. LUMINAIRE
- EX. JUNCTION BOX
- EX. TELEPHONE PEDESTAL
- EX. GAS
- EX. OVERHEAD UTILITY
- EX. OVERHEAD POWER
- EX. UNDERGROUND UTILITIES
- EX. FENCE
- EXISTING EDGE OF PAVEMENT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. NEW MAJOR CONTOUR
- EX. NEW MINOR CONTOUR
- NEW SWALE
- NEW CATCH BASIN TYPE 1
- NEW CATCH BASIN TYPE 1 W/ SOLID LIQ
- NEW CATCH BASIN TYPE 1 W/ SOLID LIQ
- NEW STORMWATER OVERFLOW STRUCTURE
- NEW STORM MAIN LINE
- NEW ROOF DRAIN LINE
- NEW SEWER CLEANOUT
- NEW SEWER MANHOLE
- NEW GRAVITY SEWERMAIN
- NEW SEWER LATERAL SERVICE LINE
- NEW WATER MAIN
- NEW WATER SERVICE
- NEW IRRIGATION METER
- NEW SINGLE WATER METER
- NEW HYDRANT
- NEW VALVE
- NEW PIV
- NEW FDC
- NEW PAVEMENT
- NEW R-TANK INFILTRATION GALLERY

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98555
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

DATE:	
REVISIONS:	

PANATTONI
7380 LINDERSON WAY SW, TUMWATER, WA 98501
FORMAL SITE PLAN

AGENCY NO.	
SHEET NO. OF	1 OF 5
PROJECT NO.	2021-0001-0001-0001
INDEX:	21-033 pre-ss.dwg
JOB:	21-033