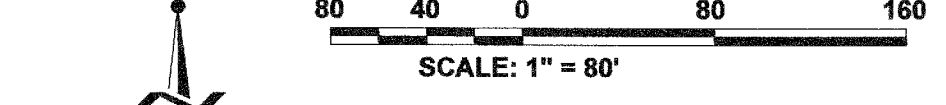


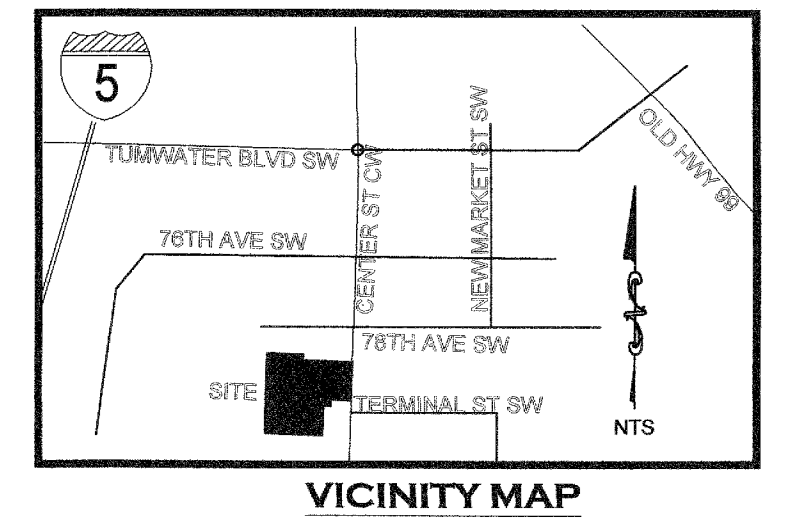
PANATTONI

7380 LINDERSON WAY SW, TUMWATER, WA 98501

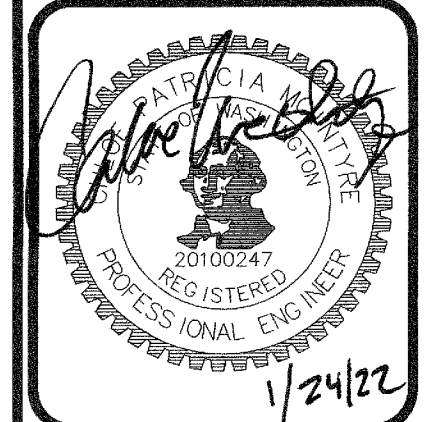
CITY OF TUMWATER	
VERTICAL DATUM	MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. Gp34005-15 WSDOT BRASS DISK IN CONC DECK SR-5 & TUMWATER BLVD BIRDG OVERPASS, AS BUILT CENTER OF CONCRETE BRIDGE, 3.7' SOUTH OF NORTH EDGE OF CONCRETE RAIL ELEVATION =215.93	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



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



DESIGNED BY: JC
 DRAWN BY: JEG
 CHECKED BY: CPM
 DATE: JANUARY 2022
 SCALE: H 1"=80' V N/A



HATTON GODAT PANTIER
 AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com

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- JEFF PANTIER
 HATTON GODAT PANTIER, INC.
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 360-943-1599

-PROPERTY OWNER- JEFFP@HATTONPANTIER.COM
 PORT OF OLYMPIA
 606 COLUMBIA STREET NW, SUITE 300
 OLYMPIA, WA 98501
 (PORTIONS OF) 12710100000

-ASSESSOR PARCEL NO.'S
-ZONING ARI & AR2
-ARI ZONE 4 PEOPLE PER ACRE CALCULATION:
 TOTAL ARI ZONE 4 LAND AREA = 7.7 ACRES
 TOTAL ARI ZONE 4 BLDG. AREA = 59,255 S.F.
 TOTAL ARI ZONE 4 OFFICE AREA = 5,974 S.F.
 TOTAL ARI ZONE 4 W/HRSE AREA = 53,281 S.F.
 OFFICE OCCUPANT LOAD FACTOR: 5,974/100 = 60 PEOPLE
 W/HRSE OCCUPANT LOAD FACTOR: 53,281/500 = 107 PEOPLE
 167 TOTAL PEOPLE/7.7 ACRES = 22 PEOPLE PER ACRE

-TOTAL AREA ±1,270,940 S.F. (29.17 Acres)
-BUILDING AREA 477,880 S.F.
-BUILDING HEIGHT 345'-0" (85' MAX. ALLOWED)
-BUILDING CONSTRUCTION TYPE TYPE III-B (FULLY SPRINKLERED W/ ESFR SPRINKLER SYSTEM)

-LOT COVERAGE ±1,086,270 SF IMPERVIOUS AREA/
 1,270,940 SF TOTAL SITE
 85% LOT COVERAGE PROVIDED
 W/HRSE OCCUPANT LOAD FACTOR: 53,281/500 = 107 PEOPLE

-OPEN SPACE REQUIRED 1.46 ACRES (5% OF SITE AREA)
-PARKING
 67 STALLS - (5%) 23,894 SF OFFICE @ 2,811,000
 227 STALLS - 453,986 SF W/HRSE DIST @ 1/2,000
 294 TOTAL AUTO STALLS REQUIRED

265 TOTAL AUTO STALLS PROVIDED (9%*14)
 (10% REDUCTION PER TMC 18.50.075.A)
 14 EV (5% OF TOTAL) AUTO STALLS PROVIDED
 8 ADA VAN ACCESSIBLE STALLS PROVIDED
 206 TOTAL TRAILER STALLS PROVIDED (12x55)
 8 COVERED SHORT-TERM BIKE STALLS PROVIDED (3% OF TOTAL AUTO STALLS)
 4 LONG TERM BIKE STALLS PROVIDED WITHIN BUILDING (4 REQUIRED)

-DOCK/DRIVE-IN DOORS
 86 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.

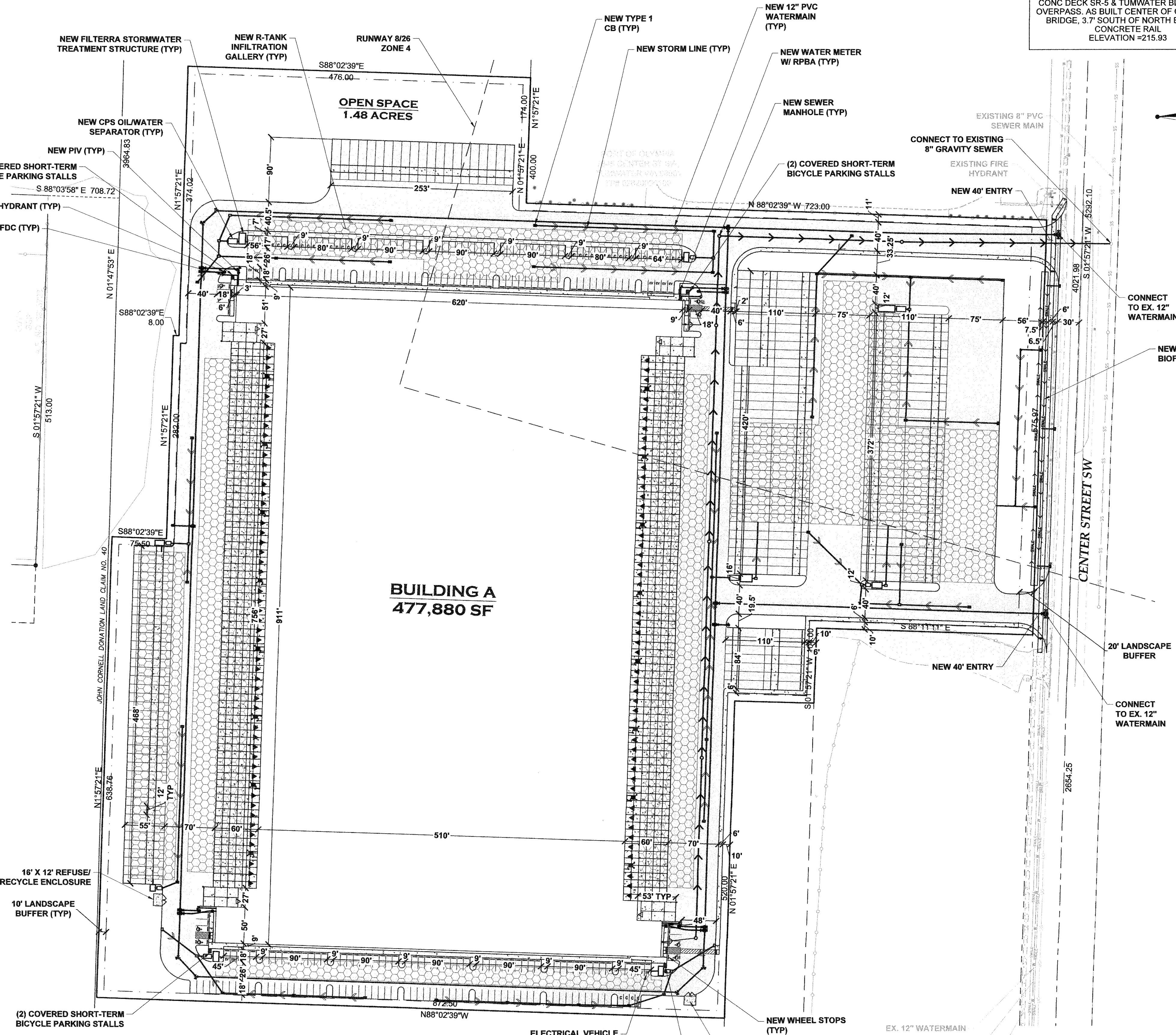
RECORD DOCUMENTS:
 THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

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



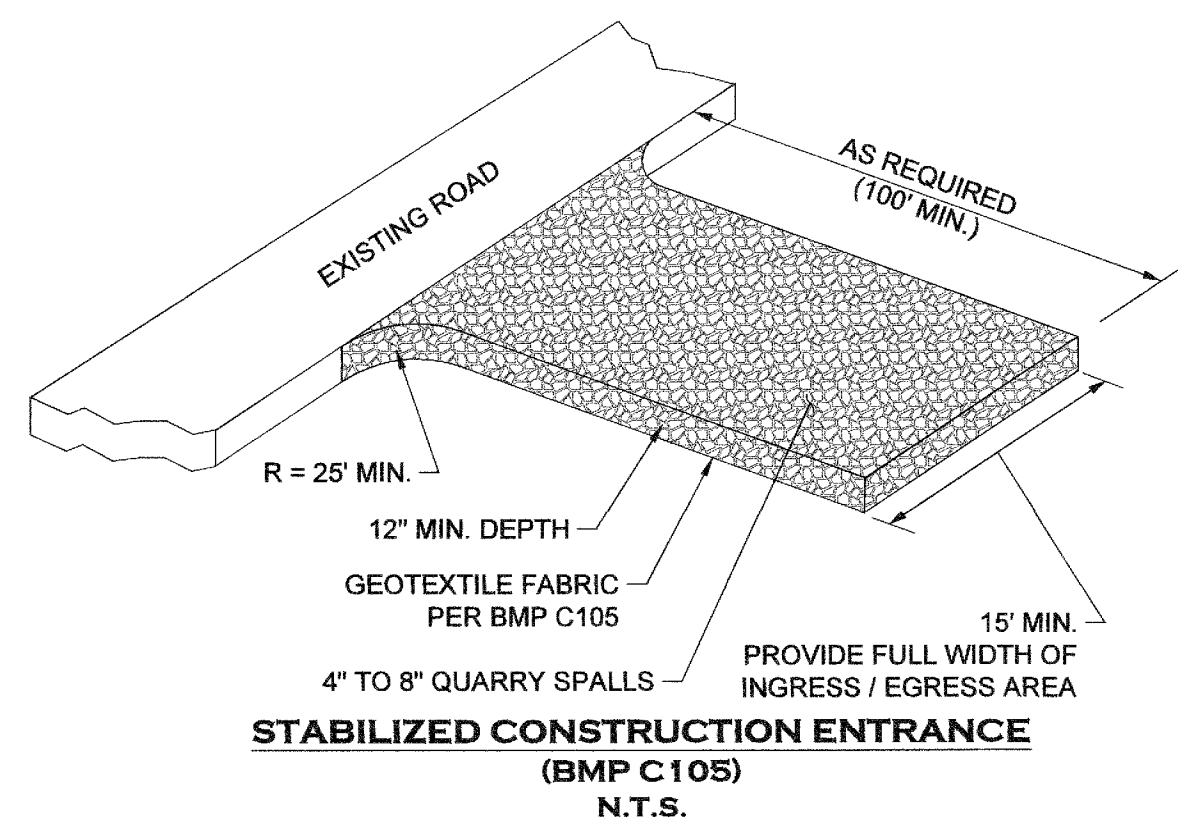
LEGEND

	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
	NEW MAJOR CONTOUR
	NEW MINOR CONTOUR
	NEW SWALE
	NEW CATCH BASIN TYPE 1
	NEW CATCH BASIN TYPE 1 W/ SOLID LID
	NEW CATCH BASIN TYPE 1 W/ SOLID LID
	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

DATE: _____
 REVISIONS: _____

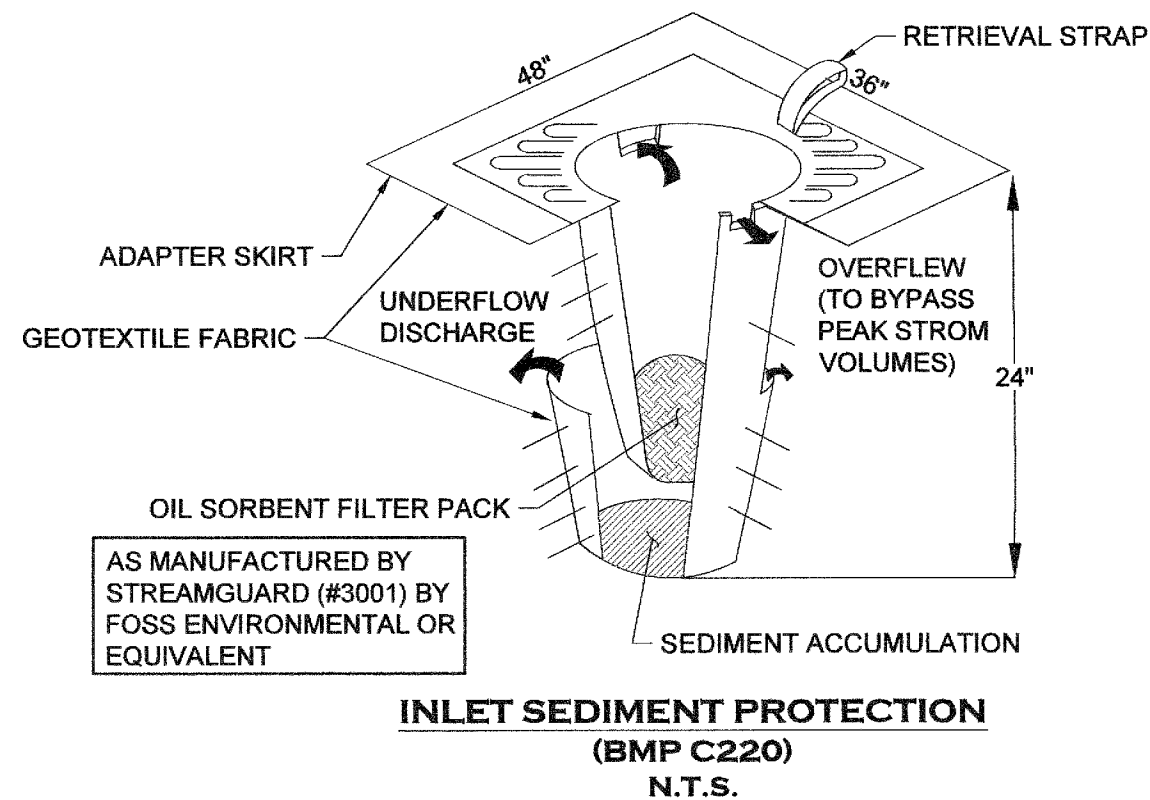
TP# 1271010000
PANATTONI
 7380 LINDERSON WAY SW, TUMWATER, WA 98501
FORMAL SITE PLAN
 SECTION 10: TOWNSHIP P.L., RANGE 2 W., WA.

AGENCY NO. _____
 SHEET 1 OF 5
 H:\DCN\21-00021-033\Preliminary
 INDEX: 21-033 pre-sp.dwg
 JOB: 21-033



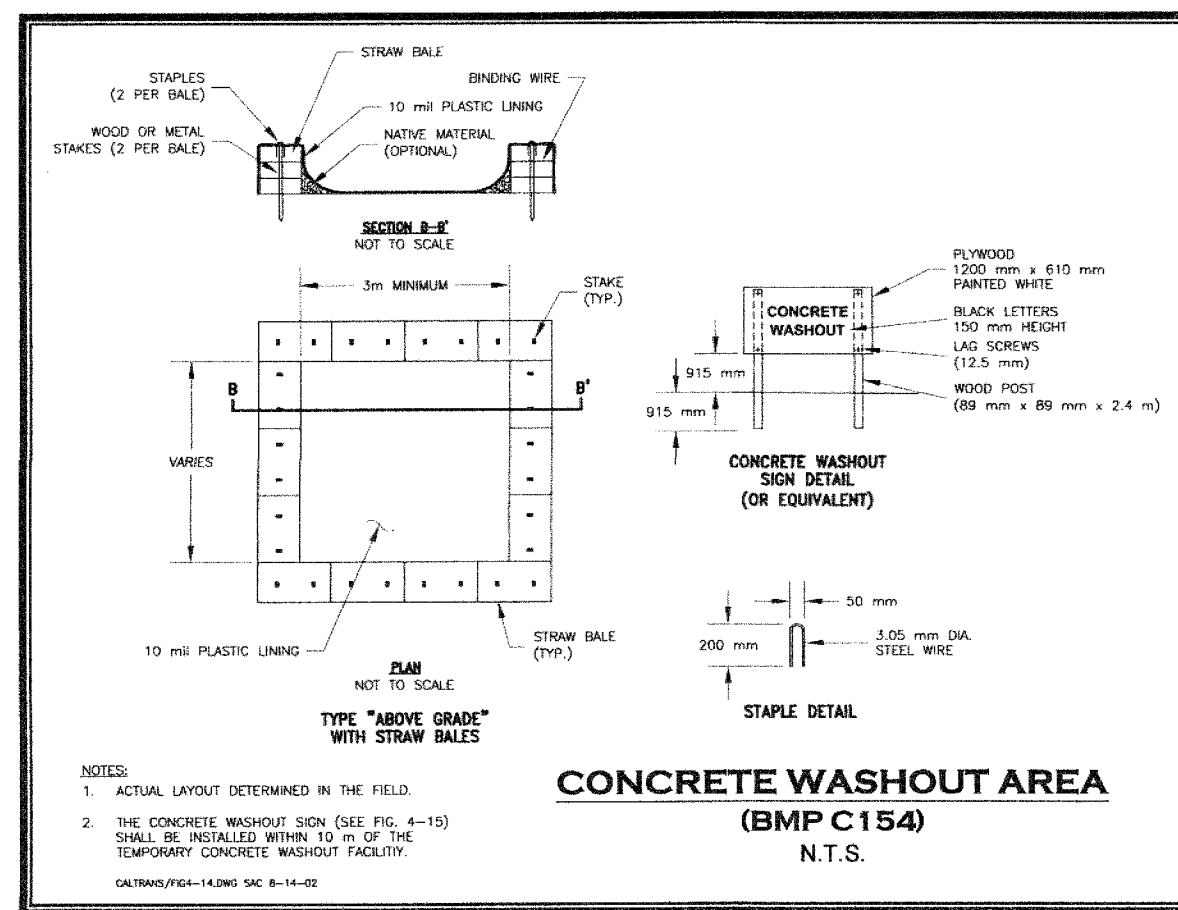
STABILIZED CONSTRUCTION ENTRANCE NOTES: (BMP C105)

1. MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS. (STATE STANDARD SPECIFICATIONS.)
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE. IF THE CONSTRUCTION ENTRANCE FAILS TO REMOVE MUD FROM THE TIRES AND TRACK OUT IS OBSERVED, THE CITY WILL REQUIRE A WHEEL WASHING STATION TO BE INSTALLED.



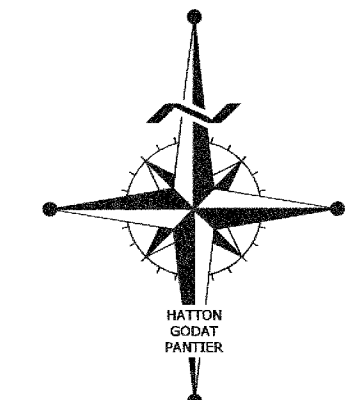
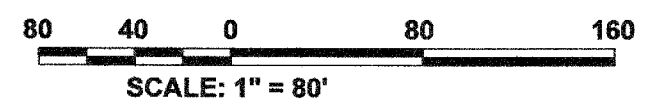
INLET SEDIMENT PROTECTION NOTES: (BMP C220)

1. INSTALL INSERT PER THE MANUFACTURER'S SPECIFICATIONS
2. MAINTAIN AND REPLACE INSERTS AS RECOMMENDED BY THE MANUFACTURER, AS REQUIRED BY THE INSPECTOR OR PROJECT ENGINEER, AND AS OTHERWISE NECESSARY.



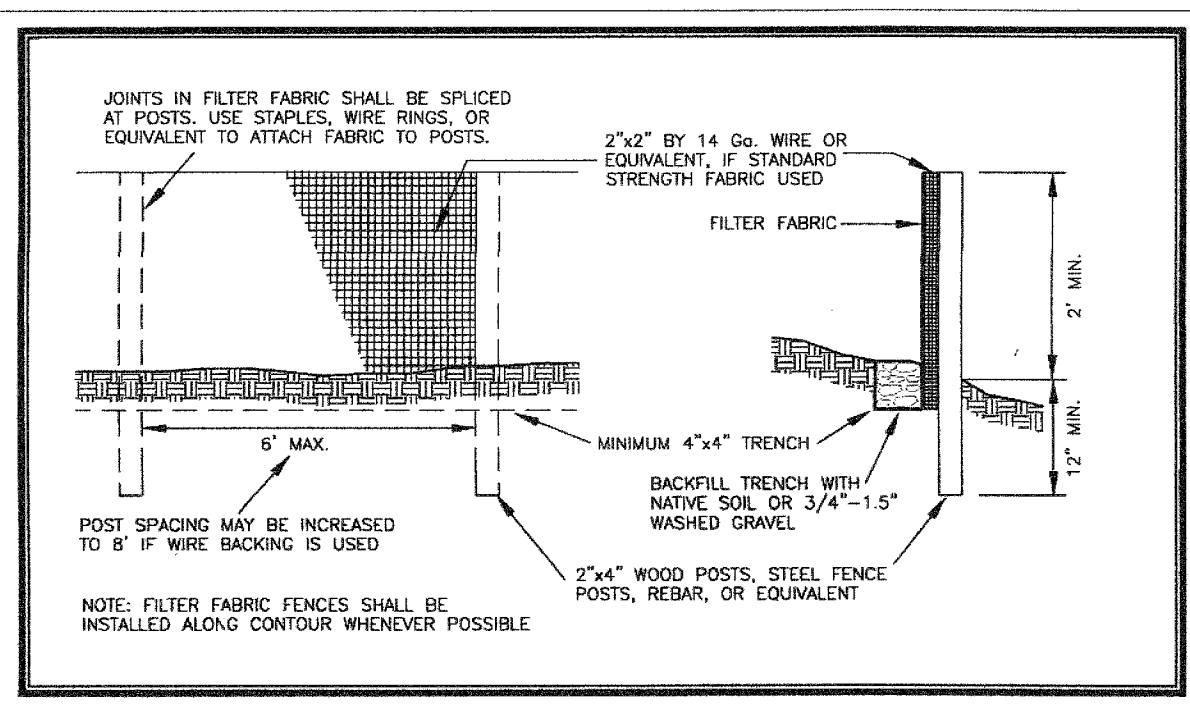
CONCRETE WASHOUT AREA (BMP C154) N.T.S.

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 BIRDG 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



LEGEND

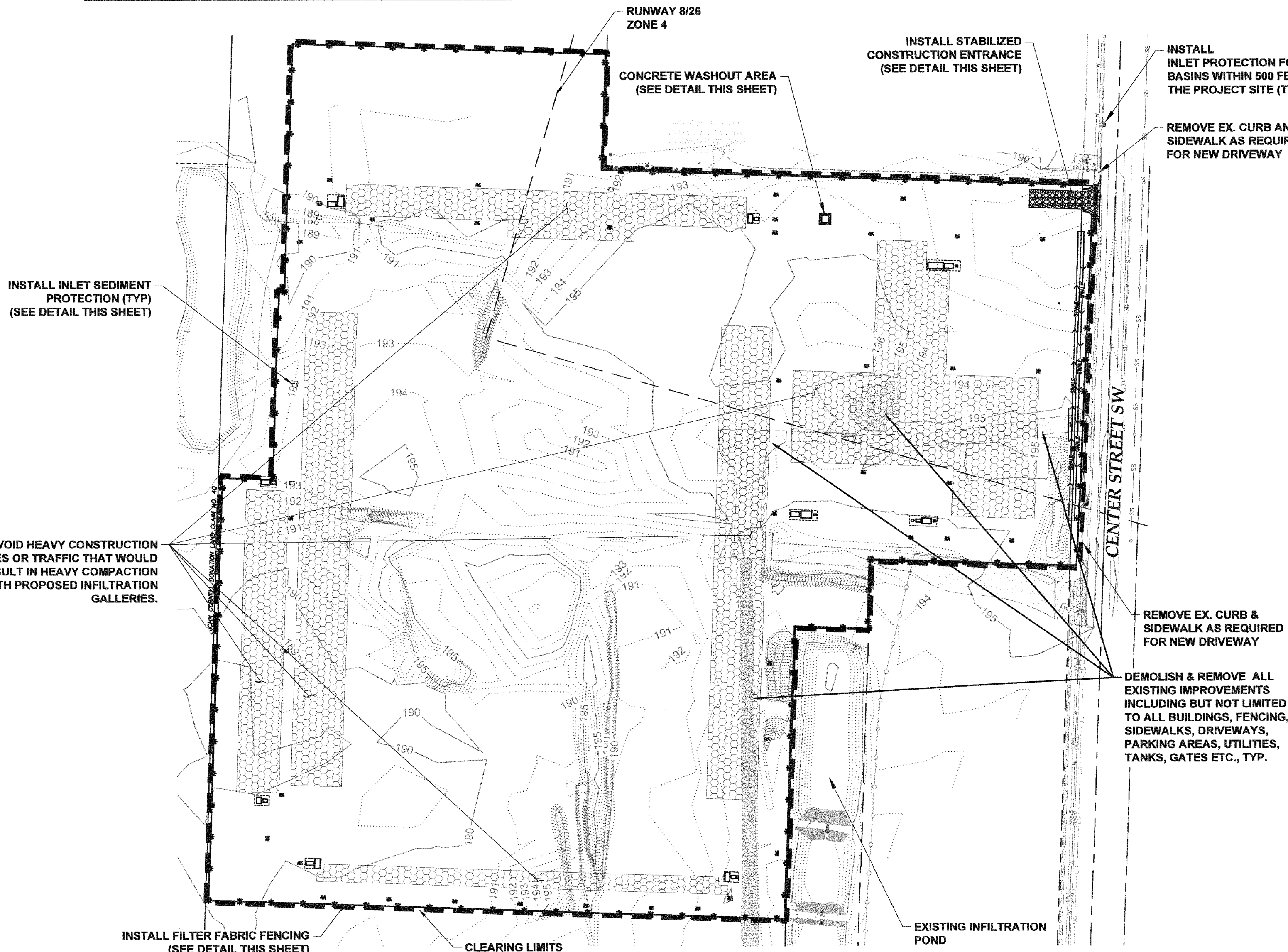
- CLEARING LIMITS
- * FILTER FABRIC FENCE
- INLET SEDIMENT PROTECTION



FILTER FABRIC FENCE DETAIL (BMP C233) N.T.S.

FILTER FABRIC FENCE NOTES: (BMP C233)

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UP SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. FILTER FABRIC FENCING TO BE INSTALLED AT A MINIMUM AS SHOWN ON THESE PLANS. ADDITIONAL FILTER FABRIC FENCING TO BE INSTALLED AT ANY LOCATION WHERE RUNOFF COULD LEAVE THE SITE. WITH INSPECTOR APPROVAL, FILTER FABRIC FENCING AND CLEARING LIMITS FENCING MAY BE COMBINED BY USING ORANGE FILTER FABRIC FENCING.



INSTALL INLET SEDIMENT PROTECTION (TYP) (SEE DETAIL THIS SHEET)

AVOID HEAVY CONSTRUCTION ACTIVITIES OR TRAFFIC THAT WOULD RESULT IN HEAVY COMPACTION BENEATH PROPOSED INFILTRATION GALLERIES.

STOCKPILE NOTES:

1. STOCKPILES SHALL BE STABILIZED DAILY WITH PLASTIC COVERING OR OTHER APPROVED DEVICES BETWEEN OCTOBER 1 AND APRIL 30.
2. IN ANY SEASON SEDIMENT LEACHING FROM STOCKPILES MUST BE POSITIVELY PREVENTED.
3. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION WHEN SUBGRADE IS DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
4. PREVIOUSLY ESTABLISHED GRADES, IN THE AREAS TO RECEIVE TOPSOIL, SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLANS.

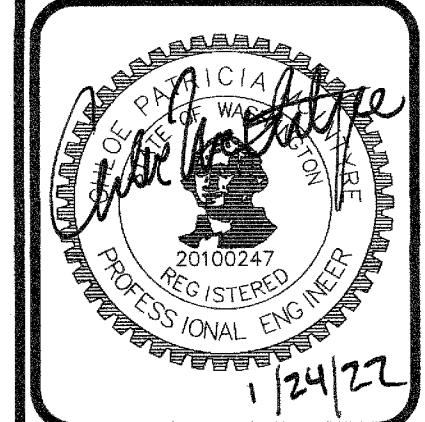
THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CONFIRMED BY HATTON GODAT PANTIER.
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

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.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION. THE PROJECT ENGINEER AND THE REVIEWING AGENCY SHALL INSPECT AND APPROVE THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL NOT BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF SITE PROPERTIES.
3. THE CONTRACTOR SHALL MAKE DAILY SURVEILLANCE OF ALL EROSION CONTROL MEASURES AND MAKE ANY NECESSARY REPAIRS OR ADDITIONS TO THE EROSION CONTROL MEASURES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DETERMINED NECESSARY BY THE INSPECTOR OR PROJECT ENGINEER. FAILURE TO COMPLY WITH ALL LOCAL AND STATE EROSION CONTROL REQUIREMENTS MAY RESULT IN CIVIL PENALTIES BEING LEVIED AGAINST THE CONTRACTOR.
4. DURING THE WET SEASON, OCTOBER TO APRIL INCLUSIVE, ALL DISTURBED SOILS SHALL BE STABILIZED WITHIN 48 HOURS AFTER STOP OF WORK. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, COVERING THE AFFECTED AREA INCLUDING SPOIL PILES WITH PLASTIC SHEETING, STRAW MATTING, JUTE MATTING, STRAW MULCH, OR WOOD CHIPS. SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE AS WEATHER PERMITS.
5. ALL SEEDED OR SODDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE VEGETATIVE COVERAGE IS COMPLETE. AREAS SHALL BE REPAIRED, RESEEDED, AND FERTILIZED AS REQUIRED.
6. TRACKING OF SOIL OFF SITE WILL NOT BE ALLOWED. IF SOIL IS TRACKED ON TO A PUBLIC STREET, IT SHALL BE REMOVED BY THE END OF THAT WORKING DAY. ANY FURTHER TRACKING OF MUD SHALL THEN BE PREVENTED BY SWEEPING OR WASHING OF THE VEHICLE'S TIRES BEFORE DRIVING ON A CITY STREET.
7. NO MORE THAN 300LF OF TRENCH SHALL BE OPENED AT ONE TIME.
8. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
9. TRENCH DEWATERING DEVICES SHALL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT FLOWING STREAMS, DRAINAGE SYSTEMS, OR OFF SITE PROPERTIES.
10. ALL STORM SEWER INLETS RECEIVING RUNOFF FROM THE PROJECT DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL BE FILTERED BEFORE ENTERING THE CONVEYANCE SYSTEM.
11. ALL OFF SITE CATCH BASINS IMMEDIATELY ADJACENT TO THE SITE SHALL BE PROTECTED FROM SILTATION.
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED AND THAT GROWTH OF VEGETATION IS ESTABLISHED.

DESIGNED BY: JC
DRAWN BY: JEG
CHECKED BY: CPM
DATE: JANUARY 2022
SCALE: 1" = 120'
N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

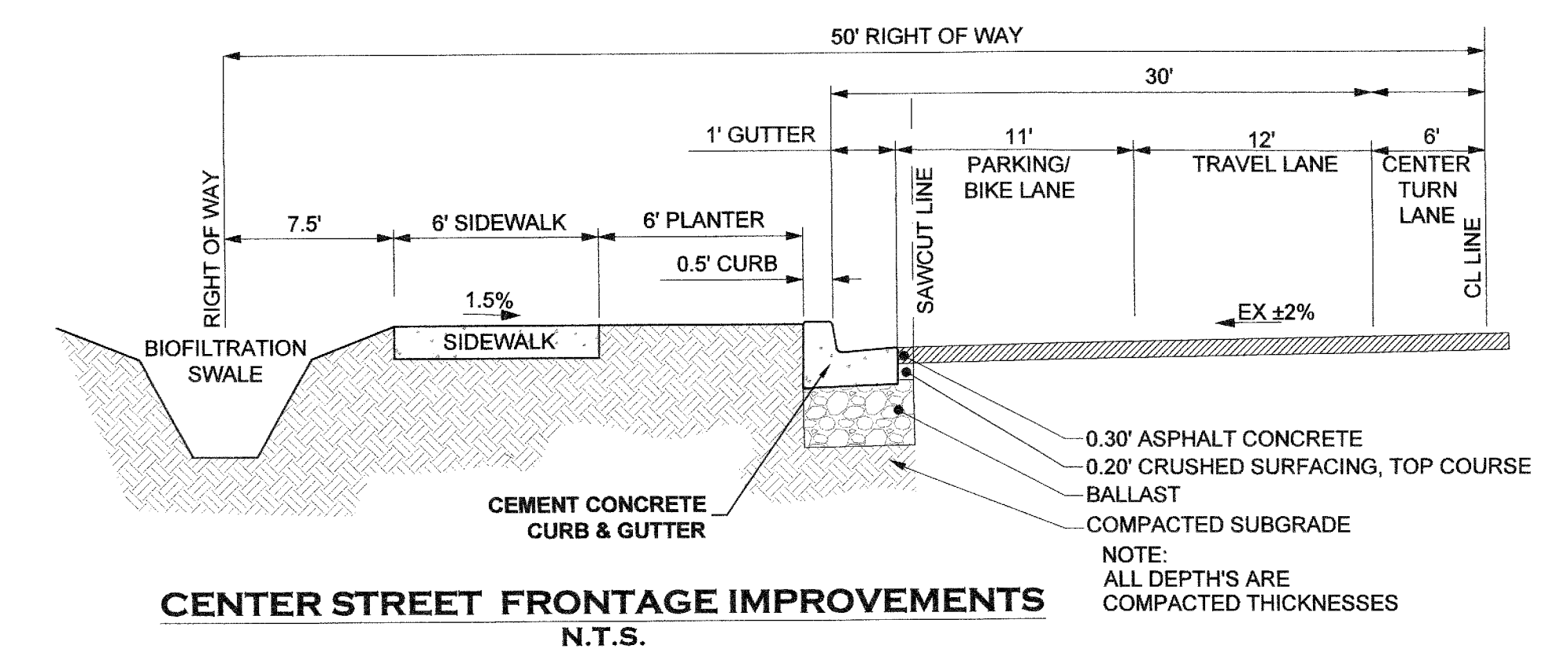
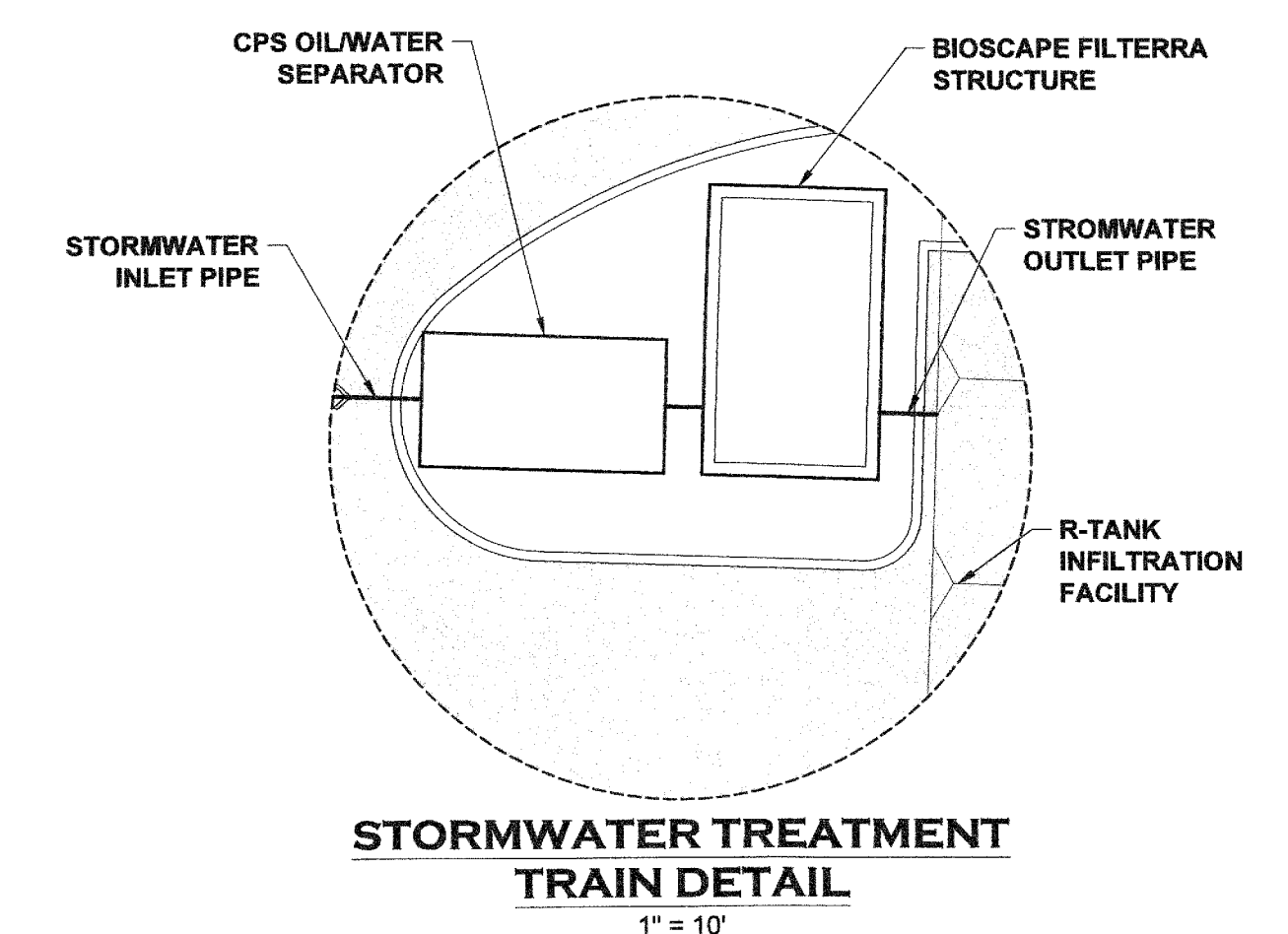
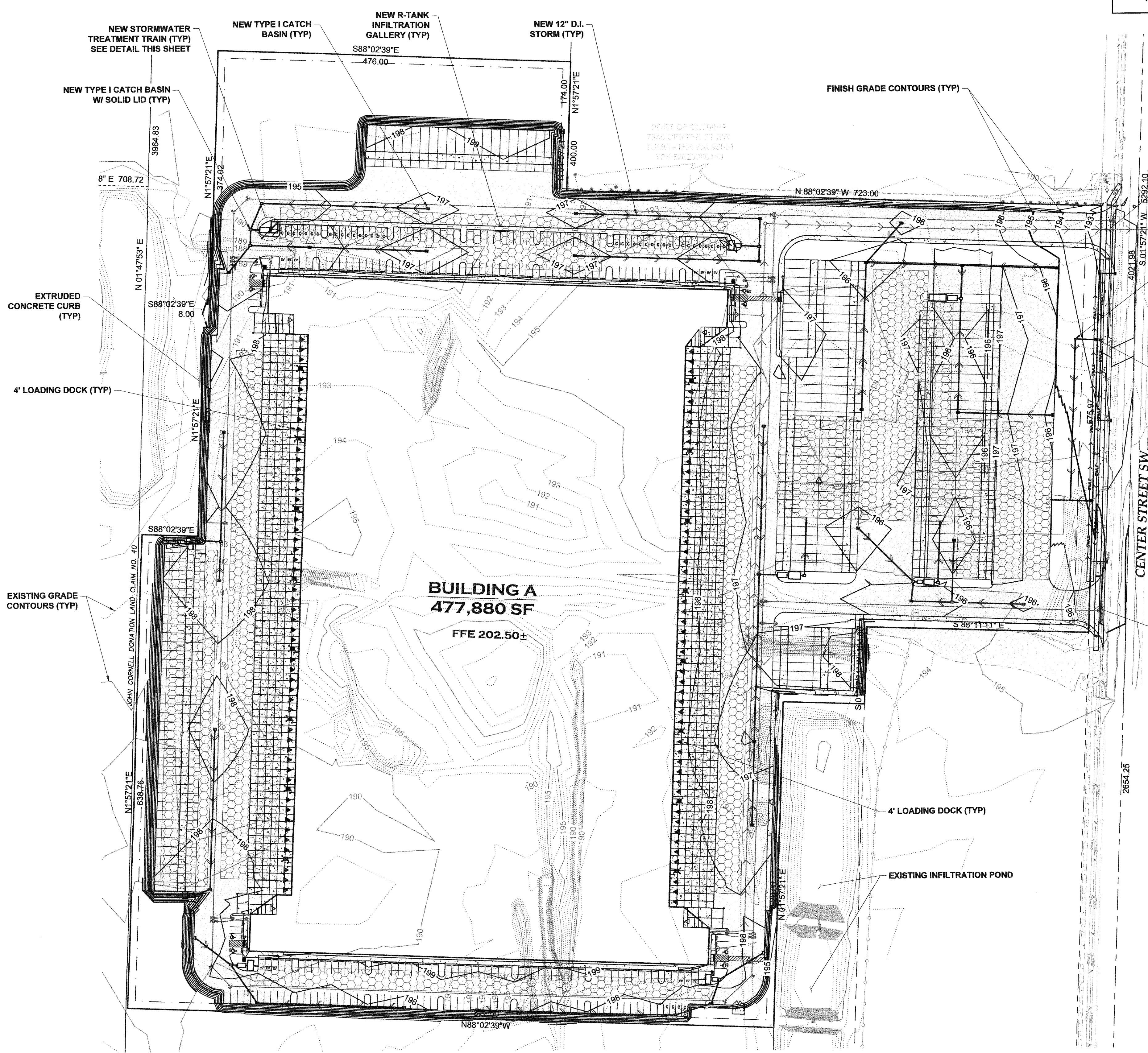
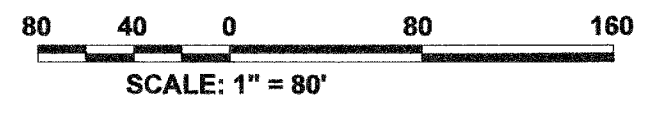
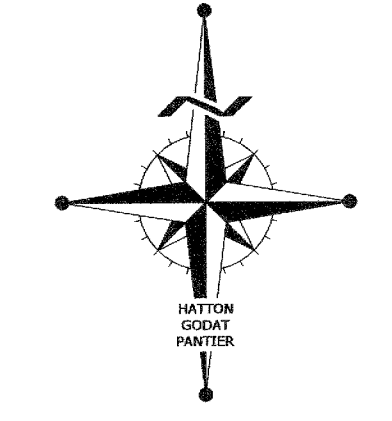
DATE: _____
REVISIONS: _____

7380 LINDERSON WAY SW, TUMWATER, WA 98501
PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

AGENCY NO. _____
SHEET: 2 OF 5
INDEX: 21-033 pre-ec.dwg
JOB: 21-033

EARTHWORK CALCULATIONS	
CUT	1,400 CY
FILL	284,600 CY
NET (IMPORT)	283,200 CY
FOR PERMITTING PURPOSES ONLY NOT TO BE USED FOR BIDDING	

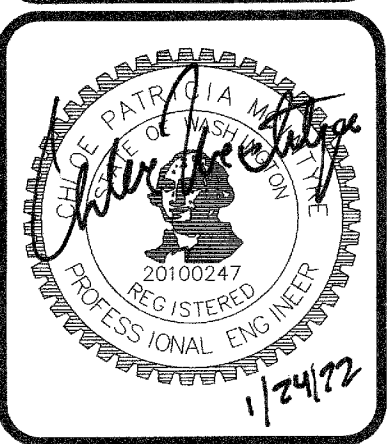
CITY OF TUMWATER	
VERTICAL DATUM	MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. Gp34005-15 WSDOT BRASS DISK IN CONC DECK SR-5 & TUMWATER BLVD BRIDGE OVERPASS, AS BUILT CENTER OF CONCRETE BRIDGE, 3.7' SOUTH OF NORTH EDGE OF CONCRETE RAIL ELEVATION = 215.93	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



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.

DESIGNED BY: JC
DRAWN BY: JEG
CHECKED BY: CPM
DATE: JANUARY 2022
SCALE: 1" = 80'
Y N/A

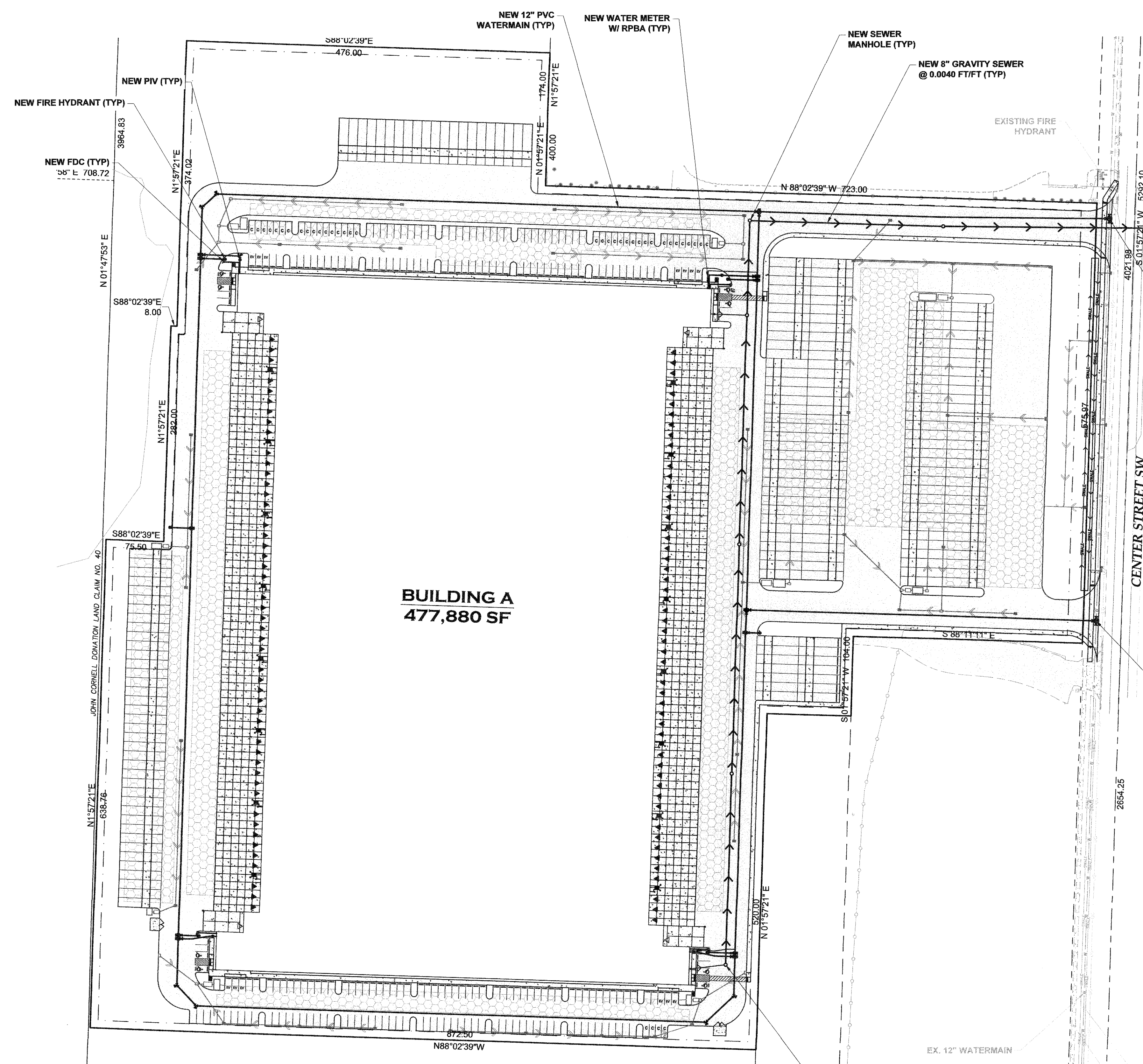


HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

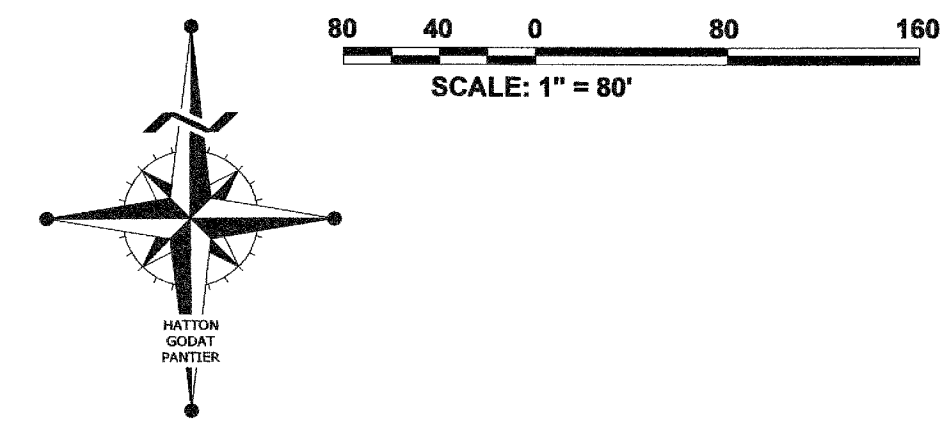
REVISIONS:	DATE:

TP# 12710100000
PANATTONI
7380 LINDERSON WAY SW, TUMWATER, WA 98501
PRELIMINARY GRADING & DRAINAGE PLAN
SECTION 10, TOWNSHIP 17 N., RANGE 2 W., W.M.

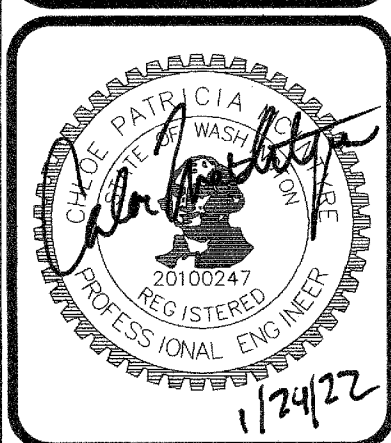
AGENCY NO. _____
SHEET: 3 OF 5
H:\DGN\21-000\21-033\Preliminary
INDEX-033-pre-grd&dm.dwg
JOB: 21-033



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 BIRDDG 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: JEG
 CHECKED BY: CPM
 DATE: JANUARY 2022
 SCALE: H 1" = 80'
 V N/A



HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com

REVISIONS:	DATE:

TP# 1271010000
PANATTONI
 7380 LINDERSON WAY SW, TUMWATER, WA 98501
PRELIMINARY UTILITY PLAN
 SECTION 10, TOWNSHIP 17 N, RANGE 2 W, M.

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.

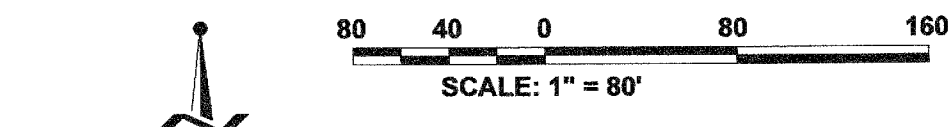
AGENCY NO. _____
 SHEET: 4 OF 5
 H:\021-00021-033\Preliminary
 INDEX: 21-033 pre-uttl.dwg
 JOB: 21-033

PANATTONI

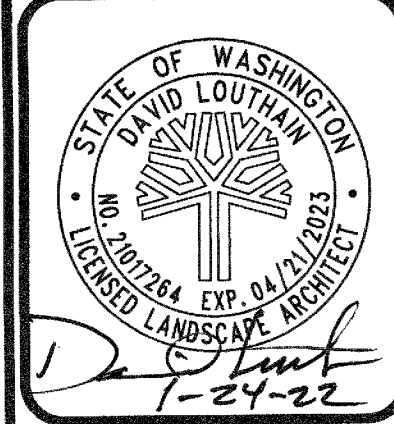
7380 LINDERSON WAY SW, TUMWATER, WA 98501

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 BIRDG 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:	DL	DL	CC	CC	DATE:	JANUARY 2022	SCALE:	H	1" = 80'	V	N/A
DRAWN BY:					CHECKED BY:						



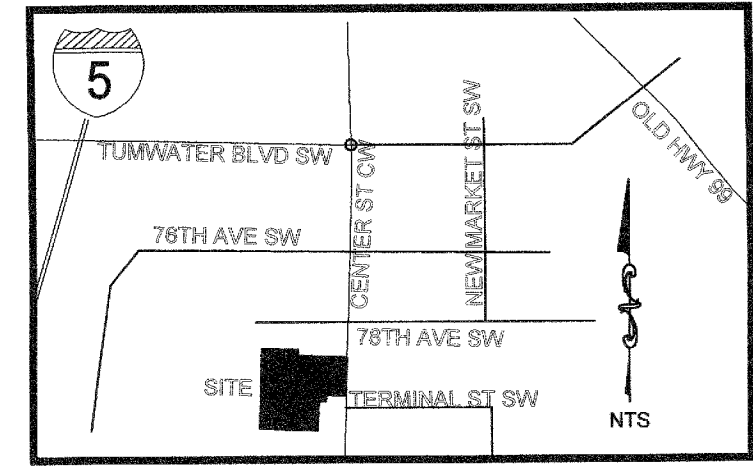
PREPARED FOR
PANATTONI DEVELOPMENT COMPANY
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402



TREE SUMMARY

AS OUTLINED IN CHAPTER 16.09.07 OR OF THE TUMWATER TREE ORDINANCE, AT LEAST 20% OF THE TREES ON THE SITE OR 12 TREES PER ACRE, WHICHEVER IS GREATER, SHALL BE RETAINED. ALSO, 5 PERCENT OF THE AREA MUST BE DESIGNATED AS "TREE PROTECTION OPEN SPACE."

TOTAL PROJECT ACREAGE - 29.2 ACRES
TREES IN PROJECT AREA - 1,936 TREES
REQUIRED RETENTION = 12 TREES/AC OR 350 TREES
TREES RETAINED = 0
MITIGATED TREES AT 3:1 = 1,050 TREES
TREE PROTECTION OPEN SPACE - 1.46 ACRES



VICINITY MAP

6' PLANTER STRIP WITH LAWN AND STREET TREES @ 35' O.C.

PRELIMINARY PLANT SCHEDULE

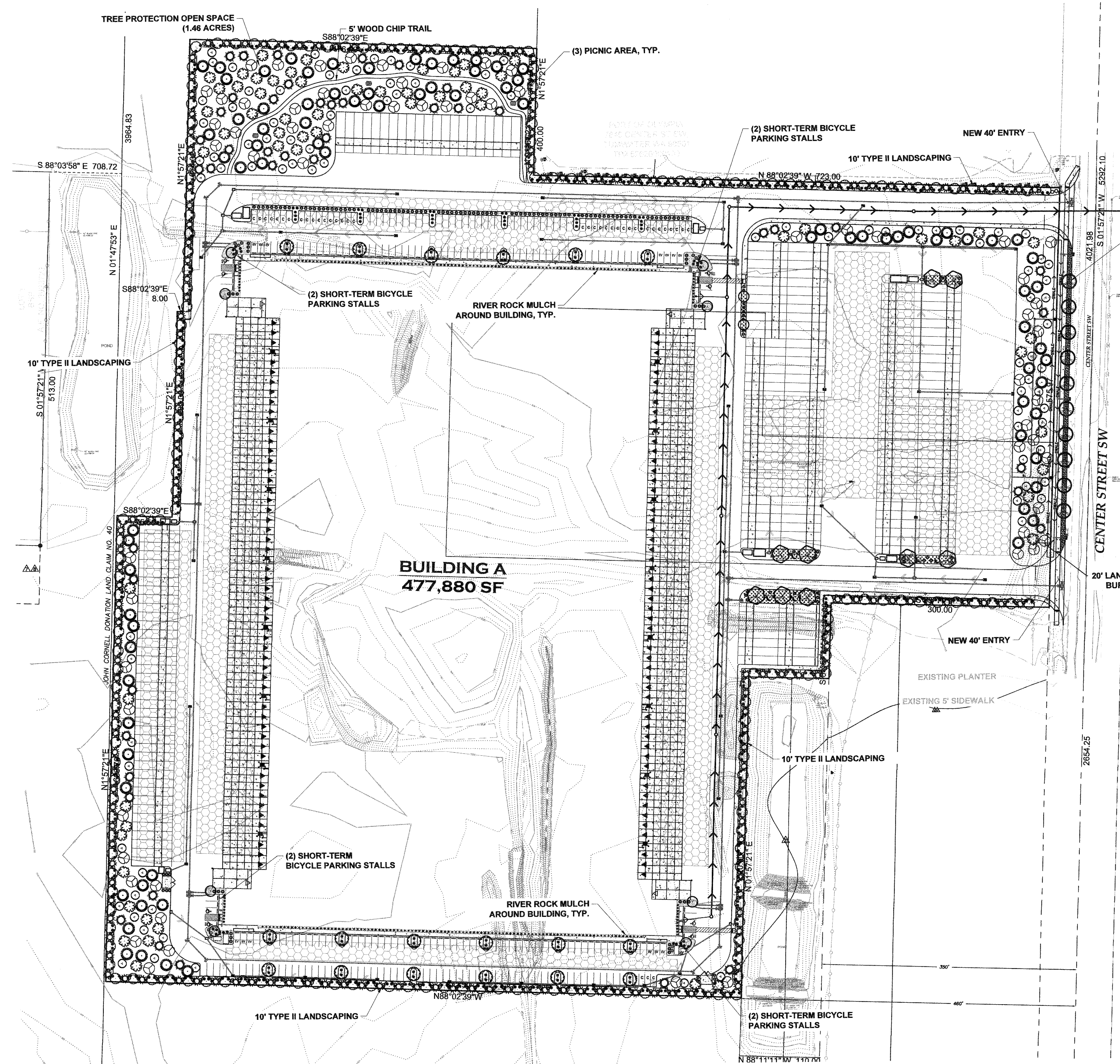
SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPAC. NOTES
Decid. Trees					
	341	<i>Liriodendron t. 'Fastigiatum'</i>	Columnar Tulip Tree	2" CAL.	B&B
	18	<i>Acer rubrum 'Scarsen'</i>	Scarlet Sentinel Maple	2" CAL.	B&B
	62	<i>Cercidophyllum japonicum</i>	Katsura Tree	2" CAL.	B&B
	10	<i>Acer palmatum 'Bloodgood'</i>	Bloodgood Jap. Maple	2" CAL.	B&B
	10	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal Euro. Hornbeam	2" CAL.	B&B
	90	<i>Acer circinatum</i>	Vine Maple	6'-7' HT.	B&B
Conifer Trees					
	327	<i>Chamaecyparis n. 'Pendula'</i>	Weeping Alaska Cedar	6'-7' HT.	B&B
	62	<i>Tsuga heterophylla</i>	Western Hemlock	6'-7' HT.	B&B
	85	<i>Pseudotsuga menziesii</i>	Douglas Fir	6'-7' HT.	B&B
	45	<i>Thuja plicata</i>	Western Red Cedar	6'-7' HT.	B&B
Shrubs					
	12	<i>Pinus mugo var. pumilla</i>	Dwarf Mugho Pine	3 GAL.	
	5	<i>Salix purpurea 'Nana'</i>	Dwarf Blue Arctic Willow	2 GAL.	
	695	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	2 GAL.	
	661	<i>Cistus x purpureus</i>	Purple Rock Rose	2 GAL.	
	160	<i>Nandina dom. 'Gulf Stream'</i>	Gulf Stream Nandina	2 GAL.	
	157	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 GAL.	
	56	<i>Pennisetum alope. 'Hameln'</i>	Dwarf Fountain Grass	1 GAL.	
	98	<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Daylily	1 GAL.	
	54	<i>Ilex crenata 'Soft Touch'</i>	Soft Touch Jap. Holly	2 GAL.	
Groundcover					
	500	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 GAL.	4' O.C.
			HYDROSEED LAWN AREAS		

*CONTRACTOR TO VERIFY QUANTITIES ON PLAN

ROCKSCAPE AROUND BUILDING - WASHED RIVER ROCK 2"-6" MIX

NOTE: AN IRRIGATION SYSTEM PROVIDING FULL COVERAGE IN ALL LAWN AND SHRUB AREAS SHALL BE INCLUDED IN THIS PROJECT.

NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAINED FOR THE LIFE OF THIS PROJECT.



HATTON GODAT
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

REVISIONS:	DATE:

TP# 127101.00.000
PANATTONI
7380 LINDERSON WAY SW, TUMWATER, WA 98501
PRELIMINARY LANDSCAPE PLAN
SECTION 10, TOWNSHIP 17 N, RANGE 7 W, WA.

AGENCY NO. _____
SHEET 5 OF 5
INDEX: 21-033 pre-ls.dwg
JOB: 21-033