

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

**NOTICE OF APPLICATION**  
**Winemakers Depot**  
Permit No. TUM-22-0325  
August 8, 2022

**Proposal:** The applicant is proposing a new 36,840 square foot building with 34,040 square foot as warehouse and 2,800 square feet as office space.

**Applicant:** Tritex Properties, LLC, David Raney, 10940 Littlerock Road SE, Olympia, WA 98512.

**Representative:** Chris Carlson, Hatton Godat Pantier, 3910 Martin Way E., Suite B, Olympia, WA 98506

**Location:** 8974 Select Court SE, Tumwater, WA 98512 in Section 14, T17, R2W. Parcel # 80630000400.

**Complete Application:** Application submitted: July 29, 2022. Application deemed complete: August 2, 2022.

**Project Permit/Approvals:** The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

**Environmental Documents Relating to the Project:** In accordance with WAC 197-11 and Tumwater Municipal Code (TMC) 16.04 (SEPA rules), a Mitigated Determination of Non-Significance, issued August 3, 2006 identified appropriate mitigation measures for this development, and are incorporated by reference.

**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 for this project.

**Public Comment Period:** The 14 day comment period ends at 5:00 p.m. on August 22, 2022. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us).

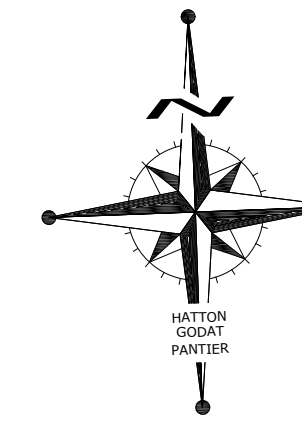
If you have any questions or would like additional information, please contact Alex Baruch, Associate Planner, at 360-754-4180.

# WINEMAKERS DEPOT

8991 SELECT COURT SE, TUMWATER, WA 98501

## PROJECT PROPONENT

TRITEK PROPERTIES, LLC  
DAVID RANEY  
10940 LITTLEROCK ROAD SW  
OLYMPIA, WA 98512  
(360) 878-8983

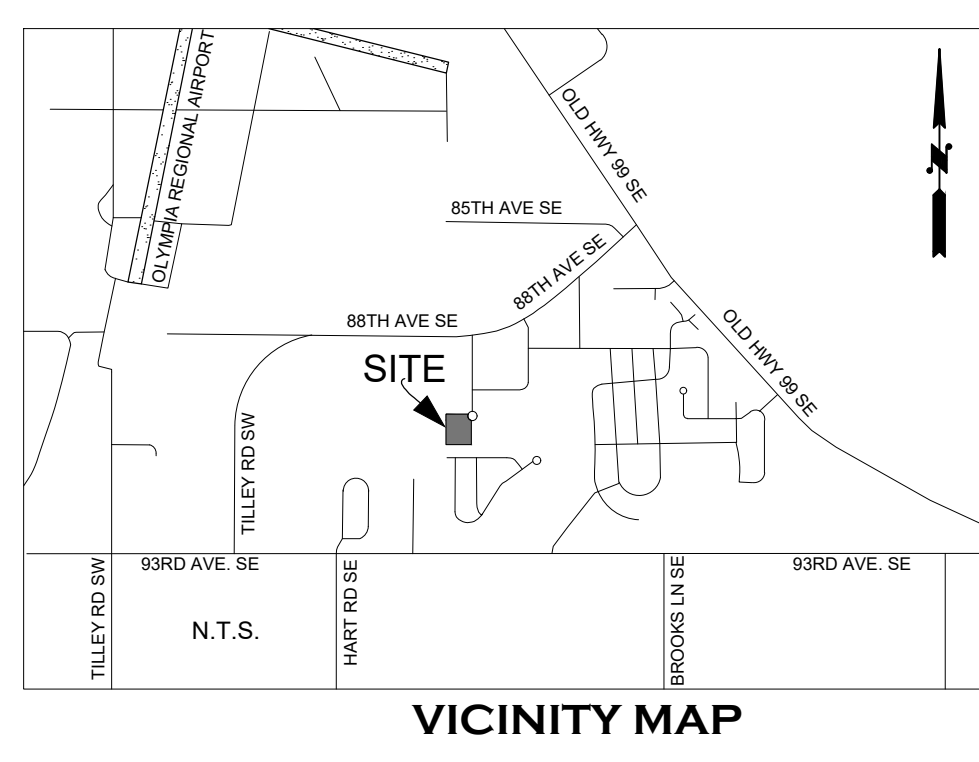
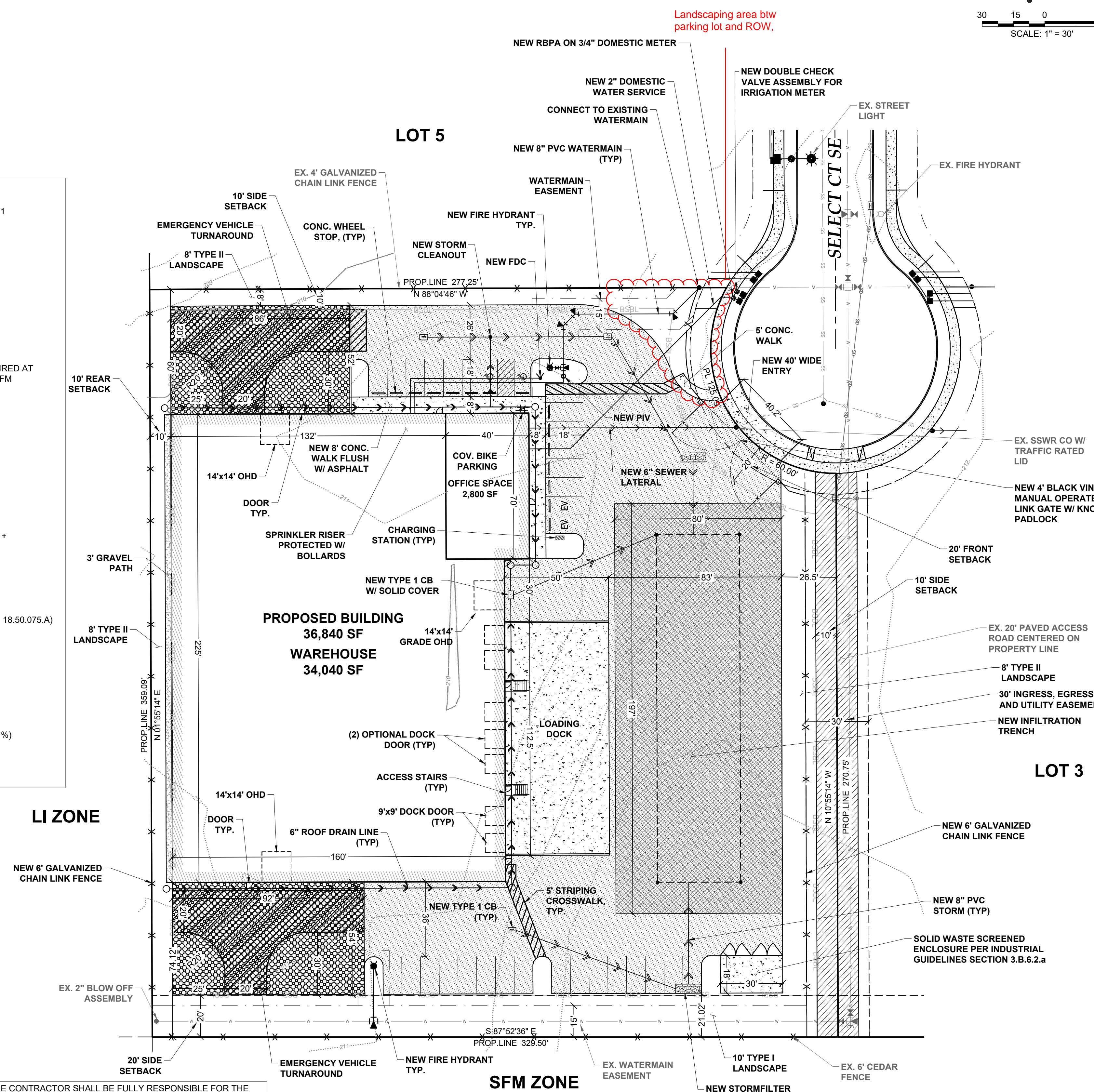


THURSTON COUNTY	
<b>VERTICAL DATUM</b> NGVD 29 THURSTON COUNTY HIGH PRECISION CONTROL NETWORK, CONTROL POINT NO. 1340, SURFACE MONUMENT 2" BRASS DISC STAMPED WITH PUNCH MARK AND 28073, A THE CENTER OF CUL-DE-SAC, SELECT COURT, SE. NGVD 29 ELEVATION=210.98	<b>MERIDIAN HORIZONTAL DATUM</b> PLAT OF TUMWATER COMMERCE PLACE RECORDED UNDER AUDITOR'S FILE NUMBER 4159577.

DESIGNED BY: CC  
DRAWN BY: MD  
CHECKED BY: CPM  
DATE: JUNE 2022  
SCALE: H 1" = 30'  
V N/A

### SITE DATA / PROJECT INFORMATION

LOT, PARCEL NUMBER, ADDRESS AND LOT AREA:	LOT 4 (WINEMAKER DEPOT) #80630000400 8991 SELECT COURT SE, TUMWATER, WA 98501 113,988 SF (2.62 ACRES)
ZONING:	LI (LIGHT INDUSTRIAL) AQP OVERLAY
JURISDICTION:	TUMWATER
DENSITY REGULATIONS:	NO MINIMUM SITE AREA YARDS: FRONT = 20' SIDE = 10' REAR = 10' LOT COVERAGE (IMPERVIOUS) = 85% MAX
LANDSCAPE REQUIREMENTS:	LI TO LI: TYPE II 8' LANDSCAPE BUFFER REQUIRED AT PERIMETER ABUTTING, TYPE I 10' ABUTTING SFM
PROPOSED USE/OCCUPANCY	S-2 & ACCESSORY B (LESS THAN 10%)
PROPOSED IBC TYPE:	TYPE IIB, FULLY SPRINKLED
BUILDING SIZE:	OFFICE SIZE: 2,800 SF WAREHOUSE SIZE: 34,040 SF TOTAL BUILDING SIZE: 36,840 SF
BUILDING HEIGHT:	23'-4"
PARKING REQUIREMENTS:	OFFICE: 3.3 STALLS PER 1,000 SF 3 X 3.3 = 9 STALLS REQ  WAREHOUSE: 18 STALLS FOR FIRST 20,000 SF + 0.5 STALLS PER 2,000 SF ABOVE 20,000 SF 18 + (7 X 0.5) = 21 STALLS REQ  TOTAL REQUIRED: 30 PARKING STALLS  TOTAL PROVIDED: 31 PARKING STALLS (3% OVER REQ., PER TMC 18.50.075.A) (2 ADA, 2 EV)
COVERED BIKE PARKING:	TOTAL REQ. STALLS: 2 (SHORT-TERM)
AREA SUMMARY:	TOTAL LOT AREA: 113,988 SF (2.62 ACRES)  BUILDING FOOTPRINT: 36,840 SF ASPHALT: 38,700 SF CONCRETE: 7,305 SF PERMEABLE PAVEMENT: 9,433 SF TOTAL IMPERVIOUS COVERAGE: 92,278 SF (81%)
WATER PROVIDER:	CITY OF TUMWATER
SEWER PROVIDER:	CITY OF TUMWATER



### LEGEND

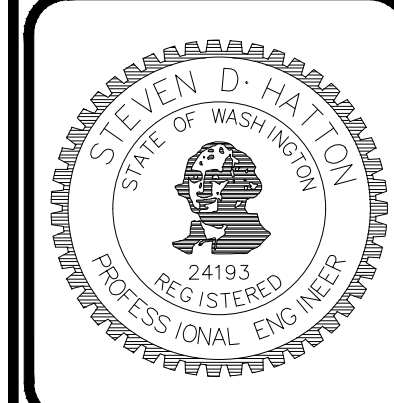
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. WATER METER
	EX. IRRIGATION BOX
	EX. CATCH BASIN
	EX. STORM MANHOLE
	EX. SANITARY SEWER MANHOLE
	EX. STREET LIGHT
	EX. TELE PHONE PEDESTAL
	EX. SIGN
	EX. POST
	EX. JUNCTION BOX
	EX. AIRPORT RUNWAY F-26 ZONES
	EX. SANITARY SEWER LINE
	EX. STORM LINE
	EX. WATER
	EX. COMMUNICATIONS
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	FINISH MAJOR CONTOUR
	FINISH MINOR CONTOUR
	NEW FENCING AS NOTED
	NEW WATER LINE
	NEW STORM LINE
	NEW ROOF DRAIN LINE
	NEW INFILTRATION TRENCH
	NEW SEWER LATERAL LINE
	NEW FIRE HYDRANT
	NEW WATER METER
	NEW RPBA
	NEW FDC
	NEW PIV
	NEW GATE VALVE
	NEW SEWER CLEAN OUT
	NEW CATCH BASIN, TYPE 1
	NEW CATCH BASIN TYPE 1 W/ SOLID LID
	NEW STORMFILTER TREATMENT CB
	NEW STORM CLEAN OUT
	NEW CHARGING STATION
	NEW GRAVEL
	NEW ASPHALT
	NEW CONCRETE
	NEW TRUEGRID PERMEABLE PAVEMENT

**TOPOGRAPHIC NOTE:**  
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

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: NO WELLS EXIST ON OR WITHIN 200 FEET OF THE SUBJECT SITE, AS DETERMINED BY OBSERVATIONS AND DEPARTMENT OF ECOLOGY WELL LOG DATA



**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

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

TP# 80630000400  
**WINEMAKERS DEPOT**  
8991 SELECT COURT SE, TUMWATER, WA 98501  
**PRELIMINARY SITE PLAN**  
A PORTION OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

AGENCY NO: TUM 20-1407  
SHEET: 1 OF 1  
H:\DGN\22-000\22-033\PRELIM INDEX: 22-033\_pre-sp.dwg  
JOB: 22-033