



NOTICE OF APPLICATION
Liberty Leasing Self Storage
Permit No. TUM-23-1345
December 13, 2023

Proposal: The applicant is proposing to construct an approximately 69,150 square foot self-storage facility with 445 storage units. Construction will include associated frontage improvements, parking, infrastructure, utilities and lighting.

Applicant: Kaufman Construction and Development Inc., Reid Wall, 7908 Sweet Iron Court SE, Tumwater, WA 98501.

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

Location: NE Corner of Old Highway 99 and 84th Avenue, Tumwater, WA 98512. Parcel # 31100000101.

Complete Application: Application submitted: November 15, 2023. Application deemed complete: December 8, 2023.

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: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

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 December 27, 2023. 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.

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

LIBERTY LEASING SELF STORAGE

OLD HWY 99 & 84TH AVE, TUMWATER, WA 98501

PROJECT PROPONENT

LIBERTY LEASING
MIKE DRENNON, KCD
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230

CITY OF TUMWATER

VERTICAL DATUM NGVD 29
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK
CONTROL POINT NO. Ngs-R-331 5" ALUMINUM CASE MONUMENT,
INSIDE 10" BLACK PIPE, 1.5' BELOW SURFACE 1/2" STAINLESS ROD
INSIDE OLD HIGHWAY 99 & 84TH AVE SE. POINT FALLS 44' NORTH OF
CENTER OF 84TH AVE (JUST NORTH OF PACIFIC PRIDE GAS STATION)
& 128' NE OF CENTER OF OLD HIGHWAY 99
ELEV. = 187.135

MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK
BASED ON CONTROL POINTS
NO. S 1106A2 & 284
EQUALS SOUTH 30°41'18" EAST
ELEV. = 187.135

DESIGNED BY: CSC
DRAWN BY: MD
CHECKED BY: SDH
DATE: NOV. 2023
SCALE: 1" = 30'

SITE DATA / PROJECT INFORMATION

LOT, PARCEL NUMBER, ADDRESS AND LOT AREA:	#3110000101 OLD HWY 99 & 84TH AVE, TUMWATER, WA 98501 122,915 SF (2.82 ACRES)
ZONING:	LI (LIGHT INDUSTRIAL) AP OVERLAY -AP ZONE 2 PEOPLE PER ACRE CALCULATION: TOTAL ARI ZONE 2 LAND AREA = 2.82 ACRES TOTAL ARI ZONE 2 BLDG. AREA = 69,150 S.F. TOTAL ARI ZONE 2 OFFICE AREA = 900 S.F. TOTAL AIR ZONE 2 WHSE AREA = 68,250 S.F. OFFICE OCCUPANT LOAD FACTOR: 900 SF/150 = 6 PEOPLE WHSE OCCUPANT LOAD FACTOR: 68,250 SF/500 = 137 PEOPLE 143 TOTAL PEOPLE / 2.82 ACRES = 51 PEOPLE PER ACRE AP ZONE 2 ALLOWED PEOPLE PER ACRE = 60
JURISDICTION:	TUMWATER
DENSITY REGULATIONS:	NO MINIMUM SITE AREA YARDS: FRONT = 11' PER DESIGN GUIDELINES SIDE = 10' LOT COVERAGE (IMPERVIOUS) = 85% MAX
LANDSCAPE REQUIREMENTS:	LI TO LI: TYPE II 8' LANDSCAPE BUFFER REQUIRED AT PERIMETER ABUTTING PER TMC18.47.050.C.4.A
PROPOSED IBC TYPE:	TYPE IIB - S1
BUILDING SIZE:	BUILDING A: 51,800 SF BUILDING A OFFICE: 900 SF BUILDING B: 4,312 SF BUILDING C: 7,200 SF BUILDING D: 4,938 SF TOTAL BUILDING SIZE: 69,150 SF
BUILDING HEIGHT:	30' MAX
PARKING REQUIREMENTS:	MINI-STORAGE: 1 STALL PER 100 UNITS 445 / 100 = 4.5 2 STALLS FOR EMPLOYEES TOTAL REQ: 7 TOTAL PROVIDED: 7 PARKING STALLS (1 ADA, 6 STANDARD) TOTAL REQ: 7 STALLS 5 LOADING STALLS
BIKE PARKING:	TOTAL REQ. STALLS: 2 (SHORT-TERM) 1 (LONG-TERM INSIDE OFFICE)
AREA SUMMARY:	TOTAL LOT AREA: 122,915 SF (2.82 ACRES) TOTAL BUILDING FOOTPRINT: 69,150 SF ASPHALT: 34,091 SF CONCRETE: 1,154 SF TOTAL IMPERVIOUS COVERAGE: 104,395 SF (85%)
REGIONAL STORM POND ALLOCATION:	POND DESIGN ALLOCATION 67,082 SF ONSITE ASPHALT & CONCRETE 35,037 SF OLD HWY 99 FRONTAGE ASPHALT 10,800 SF 84TH AVE FRONTAGE ASPHALT 4,920 SF BUILDING B, C, & D ROOFS 16,450 SF TOTAL TO POND 67,207 SF
WATER PROVIDER:	CITY OF TUMWATER
SEWER PROVIDER:	CITY OF TUMWATER

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.

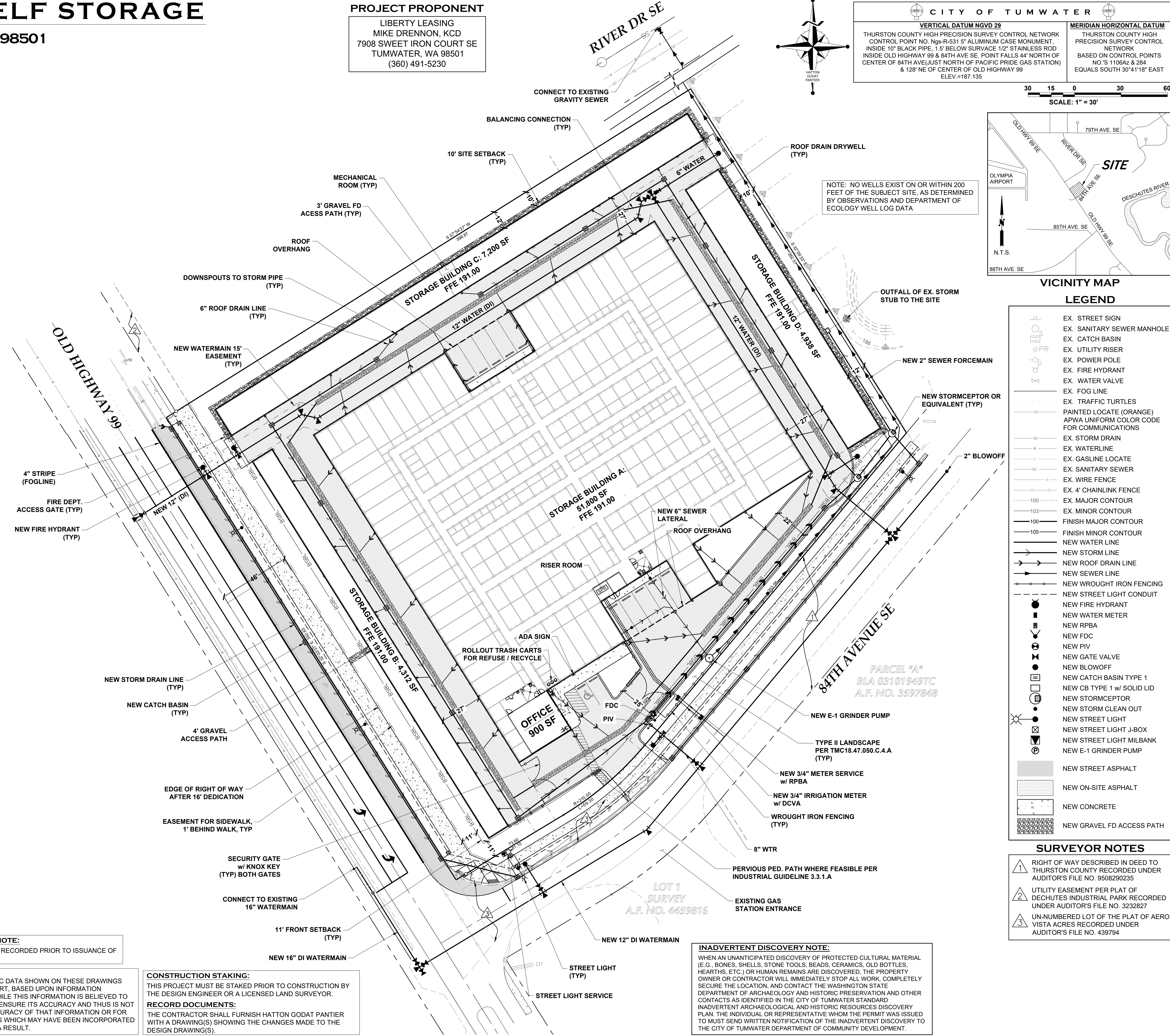
NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

LOT CONSOLIDATION NOTE:
LOT CONSOLIDATION TO BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.

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.

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).



LEGEND

- EX. STREET SIGN
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. UTILITY RISER
- EX. POWER POLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. FOG LINE
- EX. TRAFFIC TURTLES
- PAINTED LOCATE (ORANGE)
- APWA UNIFORM COLOR CODE FOR COMMUNICATIONS
- EX. STORM DRAIN
- EX. WATERLINE
- EX. GASLINE LOCATE
- EX. SANITARY SEWER
- EX. WIRE FENCE
- EX. 4' CHAINLINK FENCE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- FINISH MAJOR CONTOUR
- FINISH MINOR CONTOUR
- NEW WATER LINE
- NEW STORM LINE
- NEW ROOF DRAIN LINE
- NEW SEWER LINE
- NEW WROUGHT IRON FENCING
- NEW STREET LIGHT CONDUIT
- NEW FIRE HYDRANT
- NEW WATER METER
- NEW RPBA
- NEW FDC
- NEW PIV
- NEW GATE VALVE
- NEW BLOWOFF
- NEW CATCH BASIN TYPE 1
- NEW CB TYPE 1 w/ SOLID LID
- NEW STORMCEPTOR
- NEW STORM CLEAN OUT
- NEW STREET LIGHT
- NEW STREET LIGHT J-BOX
- NEW STREET LIGHT MILBANK
- NEW E-1 GRINDER PUMP
- NEW STREET ASPHALT
- NEW ON-SITE ASPHALT
- NEW CONCRETE
- NEW GRAVEL FD ACCESS PATH

SURVEYOR NOTES

- RIGHT OF WAY DESCRIBED IN DEED TO THURSTON COUNTY RECORDED UNDER AUDITOR'S FILE NO. 9508290235
- UTILITY EASEMENT PER PLAT OF DECHUTES INDUSTRIAL PARK RECORDED UNDER AUDITOR'S FILE NO. 3232827
- UN-NUMBERED LOT OF THE PLAT OF AERO VISTA ACRES RECORDED UNDER AUDITOR'S FILE NO. 439794

INADVERTENT DISCOVERY NOTE:
WHEN AN UNANTICIPATED DISCOVERY OF PROTECTED CULTURAL MATERIAL (E.G. BONES, SHELLS, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTHS, ETC.) OR HUMAN REMAINS ARE DISCOVERED, THE PROPERTY OWNER OR CONTRACTOR WILL IMMEDIATELY STOP ALL WORK, COMPLETELY SECURE THE LOCATION, AND CONTACT THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION AND OTHER CONTACTS AS IDENTIFIED IN THE CITY OF TUMWATER STANDARD INADVERTENT ARCHAEOLOGICAL AND HISTORIC RESOURCES DISCOVERY PLAN. THE INDIVIDUAL OR REPRESENTATIVE WHOM THE PERMIT WAS ISSUED TO MUST SEND WRITTEN NOTIFICATION OF THE INADVERTENT DISCOVERY TO THE CITY OF TUMWATER DEPARTMENT OF COMMUNITY DEVELOPMENT.

DESIGNED BY: CSC
DRAWN BY: MD
CHECKED BY: SDH
DATE: NOV. 2023
SCALE: 1" = 30'



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

DATE: _____
REVISIONS: _____

LIBERTY LEASING SELF STORAGE
OLD HWY 99 & 84TH AVENUE, TUMWATER, WA 98501

FORMAL SITE PLAN

A PORTION OF THE SW 1/4 OF SW 1/4 OF SECTION 12 AND A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13 ALL IN THE TOWNSHIP 17 N. RANGE 2 WEST, W.M.

AGENCY NO. _____
SHEET: 1 OF 1
HIDEN23-00023-059/CDs
INDEX: 23-059 cov
JOB: 23-059