



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF DECISION
Liberty Leasing Self-Storage
Permit No. TUM-23-1345
March 1, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-1345, Liberty Leasing Self-Storage, construction of a 69,000 sf self-storage facility with approximately 445 storage units located at the corner of Old Hwy 99 and 84th Ave SE, Tumwater, WA 98501. Thurston County Tax Parcel Numbers: 31100000101.

The complete decision may be viewed on the [City website](#) and choosing Community Development, Permitting & Building, Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please email [Alex Baruch](#), Associate Planner call (360) 754-4180.



February 27, 2024

Kaufman Real Estate LLC
7908 Sweet Iron Court SE
Tumwater, WA 98501

RE: Liberty Leasing Self-Storage Formal Site Plan Approval
TUM-23-1345; Construction of a 69,000 sf self-storage facility with 445
storage units
Corner of Old Hwy 99 and 84th Ave SE, Tumwater, WA 98501
Parcel #31100000101; 3.08 acres

GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

PLANNING

1. Use: The proposed project is located within the Light Industrial (LI) Zone District, Aquifer Protection Overlay Zone, and the Airport Overlay zone Districts. Mini-storage is a permitted use (TMC 18.24, 18.32, & 18.39).

Section 18.32.050: The improvements on site fall within Zone 2, Inner Approach/Departure Zone. This zoned does not allow uses that create lighting that diminishes the ability of pilots to distinguish between airport light and non airport lights, create electrical interference, or created dust, smoke or other emissions that result in impairment of visibility for pilots. Zone 2 allows for up to 60 people per acre max. Section 18.32.080 requires a disclosure statement, recorded with the Thurston County auditor for building permits for any new building located within the airport overlay zone district. The disclosure statement shall state that “the property is located within the airport overlay zone district in which a variety of aviation activities occur, which may include but are not limited to: noise, vibration, chemicals, odors, hours of operation and other associated activities.”

The proposed use is a permitted use in the zone district and meets the requirements of 18.32.050 as proposed.

2. Industrial Design Review Standards: The project is subject to the industrial design review standards. Please refer to Chapter 3 of the Citywide Design Guidelines.

There will be a design review fee which will be 2.5% of the building permit fees. The following are a few of the highlights from Chapter 3:

- a. Minimum 8-foot-wide walkway between the building and parking or a 3-foot wide planter strip between the building and the walkway with a 6-foot-wide walkway is required.
- b. Weather protection for entries (minimum 50 s.f. per entry, minimum depth 5 feet).
- c. Pedestrian connections to the sidewalk is required and shall connect to the internal sidewalk adjacent to the building. Provide an access route for employee parking to employee entrance door.
- d. Three human scale elements near the main building entrance(s) or where pedestrians are expected:
 1. Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people; (2) Public art that incorporates elements of a normal human scale (e.g., life size sculpture); (3) First floor windows; (4) Placement of smaller building elements near the principal entry; (5) Landscaping elements that meet these guidelines; (6) At least 100 square feet of Pedestrian-Oriented Open Space, as described in Guideline 3.C.2.1, for each 100 lineal feet of building facade; (7) A covered entry; (8) Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least 6 feet; (9) Pedestrian scale lighting with mounting heights less than 15 feet; (10) Window treatments that extend out from the building face; (11) Balconies or decks in upper stories; and (12) Other elements that the Director determines meet the intent of these guidelines.
- e. Architectural treatment required along all sides of the building over 100 ft long facing the ROW. Scale of large buildings (3.E.3.1) provide required features for any facade that is visible from a street.
- f. These are only some of the design guideline requirements that need to be addressed, please provide an analysis addressing each of the required elements in section 3.E Building Design so it is easy to assess what building elements have been incorporated into the design.

Building elevations will be reviewed against the design guidelines during building permit review.

3. Yards/Setbacks: The minimum required setbacks for the LI zone district [TMC 18.24] are as follows:
 - a. Front yard: 20 feet on Old Hwy 99 and 84th Ave
 - b. Side yards: 10 feet minimum

Design guidelines can allow for the front yard setback to be reduced to 11' with approval by the Community Development Director.

The required setback areas shall be kept free of any building or structure not exempted under TMC 18.42.040.

Maximum impervious surface for the site is 85%.

The Community Development Director has approved a change to the front setback as allowed by the Design Guidelines reducing the front setback from 20' to 11'. The setbacks and lot coverage shown on the plan meet the ordinance requirements.

4. Parking: The parking proposed on the site meets the requirements for off-street parking. [TMC 18.47]
 - a. Parking stall sizes are as follows:
 - 9' x 18' - Standard stalls
 - 9' x 18' – Barrier-free
 - 16' x 18' - Barrier-free van stalls
 - b. The parking area must be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4-inch wide. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway. The parking aisle (lane) must be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved.
 - c. Wheel stops shall be used adjacent to landscaped and pedestrian areas.
 - d. Bicycle storage facilities are required for the site and shall meet the requirements of TMC 18.50.120. Based on the proposed parking two short term spaces are required and one long term space is required.

Car and bicycle parking shown on the site plan meet the ordinance requirements.

5. Exterior Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.
 - g. A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in TMC 18.40.035.D.
 - h. Light poles in the parking and equipment storage areas shall be limited to 24 feet in height.

Proposed lighting will be reviewed during the building permit application submittal.

6. Landscaping: A landscape plan shall be submitted for the required landscaping adjacent to the right-of-way, perimeter yard areas, and storm water pond with the site development grading permit.
 - a. A Type-2 buffer is required around the perimeter of the site. The Type-2 buffer shall have a minimum 8-foot wide planter area and shall contain one tree every 25 lineal feet with no less than 50% of the trees to be evergreen variety. The planter bed shall also contain shrubs and groundcover to provide 75% coverage of the area within 4 years.
 - b. The plan must show proposed plantings, tree types and heights, and other vegetation. This plan must be submitted with the site development/grading and engineering permits and must be implemented prior to the issuance of a Certificate of Occupancy.
 - c. Irrigation of all landscape beds is required.
 - d. A landscape maintenance agreement will be required to be submitted for approval, after the landscaping is completed.

A landscape plan will be reviewed during site development grading review for all site landscaping.

7. Signs: The Light Industrial (LI) zone allows a total of 200 square feet on all faces of all signs. Separate permits are required and height restrictions apply depending on the location of the sign. If located within 20 feet of the front property line along Select Court, the sign can only be 42-inches in height. If it is setback beyond 20 feet from the front property line, the sign can be as tall as the proposed building, or 30-feet, whichever is less (TMC 18.44).
 - a. Wall and building mounted signs shall be limited to an area not to exceed 20 percent of the public facade, provided that the total area of signs on an individual public façade or outer wall of a building does not exceed 100 square feet. In addition, no one sign may be larger than 100 square feet.

Signage will be reviewed with any proposed sign permit for compliance with the above ordinances.

8. Lot Consolidation: Please provide us with documentation that the lot was consolidated previously as structures cannot go over property lines. If this has

not been completed in the past it will need to be completed prior to building permit issuance.

Lot consolidation is currently under review and shall be recorded prior to building permit issuance.

9. Impact Fees: Transportation impact fees will be assessed at Building Permit issuance. The amount of the fee will be in accordance with the adopted fee resolution in place at the time of submittal of fully complete Building Permit applications.
10. Transportation Concurrency: The City will be imposing SEPA based mitigation fees of \$4,219.00 per new trip that affects the Interchange.

Based on the tip diagram, three trips are proposed to go through that intersection.

11. Notice of Application: A notice of application is required to be issued for the project and required a 14 day comment period.

Notice of Application was issued on December 13, 2023.

Comments Received:

- Property owner down 84th Ave asking about improvements on Old Highway 99 and wanting to ensure continued access through 84th Ave during construction.
- DAHP and Squaxin Island Tribe requesting a cultural resource study prior to land disturbance.

Conditions of Approval:

- A cultural resource study shall be submitted to the City of Tumwater, DAHP, Squaxin Island Tribe and Nisqually Indian Tribe for review and approval prior to issuance of any permit that would approve land disturbance on the property (site development grading, land disturbance, etc).
12. SEPA: An environmental checklist was submitted and a mitigated determination of non-significance (MDNS) was issued on January 12, 2024.

Comments received included comments from the Department of Ecology, Nisqually Indian Tribe and Squaxin Island Tribe.

Mitigation listed in the Transportation Concurrency was listed as a condition of the MDNS.

13. Gophers: Kaufman HCP addresses this parcel. Mitigation complete.
14. NPDES Permit: An NPDES permit may be required to be issued by the Department of Ecology.

BUILDING AND FIRE

1. A Site Development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector's reports. In addition as-built drawings for the site will be submitted in a PDF format. IBC Appendix J

2. Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, special wood design, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1
3. Separate building permits are required for retaining walls or rockeries over four feet in height, measured from the bottom of the footing to the top of the wall or walls supporting a surcharge. A licensed structural engineer shall design the rockeries or concrete retaining walls. In addition to the engineers design full time inspection by a WABO Special Inspector is required. Proposed walls shall be shown on the engineering and grading plans.

FIRE

1. Plans propose a Large (1) story S-1 storage building and (3) smaller buildings built to II-B construction with an office (B) in large one. Each building will have separate permits, when constructing an II-B building you are limited on combustible material used in the interior of this structure per IBC 603.1. **I would look again into IIIB type of construction for more flexibility.**
2. All new Larger building shall have approved radio coverage for emergency responders within the building. IFC 510 Building A only as of now.

3. The required fire flow for this building is derived from Appendix B of the International Fire Code. Type III-B buildings of this size are required to have a fire flow of 2,375 gallons per minute at 20 psi. 52,700 sqft. Proposed.
4. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department and made serviceable by the Public Works Department prior to any vertical construction. **No exceptions.** IFC 503

MISCELLANEOUS

1. The address for this site will be 1246 84th Ave. SE.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington. Steel structure will require separate engineered foundation to be added to plans.
3. A building permit application shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions.** Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application.
4. The following permits may be required for this project:
 - Fire sprinkler
 - Fire alarm
 - Sign

ENGINEERING AND TRANSPORTATION GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm drainage systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
4. All street construction, main installation and storm drainage work requires engineered plans certified by a professional engineer.

5. The applicant is responsible for all plan check, inspection, and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Transportation & Engineering Department. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2018 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
12. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. All improvements are to be completed before a certificate of occupancy can be issued.
14. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
15. Testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

STREET

1. Frontage improvements are required per Tumwater Municipal Code 12.12.010.

Improvements to Old Hwy 99 include but are not limited to pavement widening to ensure 30' of pavement from centerline of existing right-of-way to face of curb, concrete curb and gutter, 6' planter, street lighting, 10' concrete shared use path, right-of-way dedication as necessary. Street lighting shall be the historical standard, 35' poles with 8' arms, spacing shall be 150' on center starting with a light at the intersection of Old Hwy 99 and 84th Ave. The project is responsible for providing a left turn lane into the site for south bound trips on Old Hwy 99 as well as an acceleration/merger lane for trips turning from 84th Ave onto Old Hwy 99 south bound. The project shall ensure that a 12' dedicated vehicle lane and minimum 4' shoulder is maintained for south bound traffic on Old Hwy 99. The structural section of the road shall be 0.67' HMA, 0.20' CSBC, 1.50' CSBC.

Improvements to 84th Ave include but are not limited to pavement widening to ensure 18' of pavement from centerline of existing right-of-way to face of curb, concrete curb and gutter, 6' planter, street lighting, 6' sidewalk, right-of-way dedication if necessary. Street lighting on 84th Ave shall be the standard aluminum spun poles, 35' poles with 8' arms, spacing shall be 150' on center starting from the intersection. The structural section of the road shall be 0.50' HMA, 0.20' CSTC, 1.50' CSBC.

2. This project is required to convert the existing overhead utilities underground along its frontage.
3. All access to the property will be consistent with City standards and policies.
4. ADA ramps at the intersections will need to meet current standards.

STORM

1. Since the project is electing to send stormwater runoff to an existing private regional system, an analysis shall be required that the existing system has the capacity to serve this project. The analysis needs to ensure that both stormwater quality and quantity needs are met.
3. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
4. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
5. This project will be paying a monthly stormwater utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.

6. Test pits conducted for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pits will be conducted between December and April to accommodate for seasonal high groundwater.

SANITARY SEWER

1. The professional engineer will need to provide calculations of the maximum monthly sanitary sewer discharge from the site. The City reserves the right to check the actual use in the future and charge additional connection fees if the actual use is greater than the estimated amount.
2. The project may connect to City sewer with a private grinder pump and force main back to the existing gravity sewer in River Dr.
3. Sewer main extension is required on Old Hwy 99 and 84th Ave. Any sewer main extension will require a minimum of an 8" system. The main size will depend on the requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Sewer Comprehensive Plan. Since the project is electing to connect via a private grinder pump and force main, fee-in-lieu of shall be required for the sewer main extension across Old Hwy 99 and 84th Ave frontages. The project engineer shall submit an estimate for this extension to the City for approval.

WATER

1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490.
3. Water main extension is required on Old Hwy 99 and 84th Ave. Water extended on Old Hwy 99 shall be 16" diameter per the City Water System Plan.
4. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Water Comprehensive Plan.
5. Water meters need to be placed in the public right-of-way or clustered on site within an easement. The professional engineer will need to provide calculations on the maximum instantaneous water demand and size of the meter for the project.

This review does not provide the benefit of vesting, which is currently not allowed until the time a complete Building Permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of Building Permits.

If you have any questions regarding the Planning issues, please contact me at 360-754-4180 or abaruch@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen at 360-754-4180 or achristensen@ci.tumwater.wa.us, and for Public Works questions, please contact Jared Crews at jcrews@ci.tumwater.wa.us or 360-754-4140.

Sincerely,
Alex Baruch, Planner

CC: DRC

LIBERTY LEASING SELF STORAGE

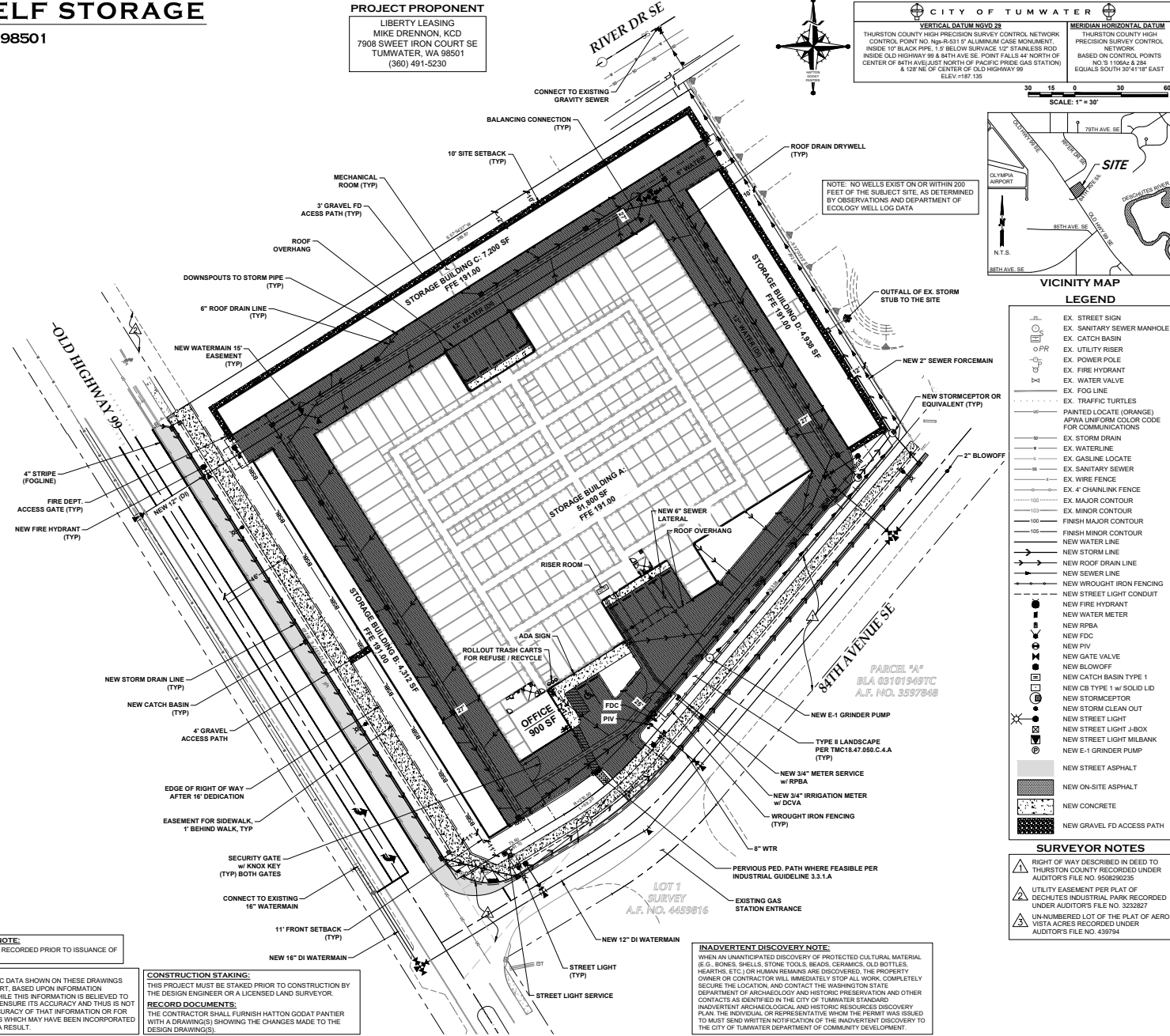
OLD HWY 99 & 84TH AVE, TUMWATER, WA 98501

PROJECT PROPONENT

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

SITE DATA / PROJECT INFORMATION

LOT, PARCEL NUMBER, ADDRESS AND LOT AREA:	#31 10000101 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 AIR ZONE 2 LAND AREA = 2.82 ACRES TOTAL AIR ZONE 2 BLDG. AREA = 69,150 S.F. TOTAL AIR ZONE 2 OFFICE AREA = 900 S.F. TOTAL AIR ZONE 2 W/HE AREA = 68,250 S.F. OFFICE OCCUPANT LOAD FACTOR 300 SF/150 = 6 PEOPLE W/HE OCCUPANT LOAD FACTOR 68,250 SF/900 = 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 LANDSCAPE BUFFER REQUIRED AT PERIMETER ABUTTING PER TMC18.47.050.C.4.A
PROPOSED IBC TYPE:	TYPE IIB - S1
BUILDING SIZE:	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' x 100' x 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: 67,862 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

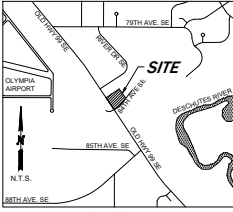


CITY OF TUMWATER

VERTICAL DATUM 802.15
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. 149-R-031 1' 2" ALUMINUM CASE MONUMENT INSIDE 10" BLACK PIPE 1' 2" BELGIAN SURVEY CONTROL POINT NO. 11084 & 284 EQUALS SOUTH 30°41'18" EAST & 128' NE OF CENTER OF OLD HIGHWAY 99 ELEV. 187.135

MERIDIAN/SPHERICAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BASED ON CONTROL POINTS NO. 11084 & 284 EQUALS SOUTH 30°41'18" EAST ELEV. 187.135

SCALE: 1" = 30'



DESIGNED BY:	CSG
DRAWN BY:	LR
CHECKED BY:	CSG
DATE:	NOV. 2020
SCALE:	1" = 30'



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3010 MARTIN WAY E, SUITE B
OLYMPIA, WA 98505
TEL: 360.660.0587 / 62399
hatterpantier.com

DATE:	
REVISIONS:	

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

FORMAL SITE PLAN

A PORTION OF THE PLAT OF HWY 99 & 84TH AVENUE, TUMWATER, WA 98501 IS A PART OF THE PLAT OF SECTION 34 IN THE TOWNSHIP 17 N, RANGE 7 E, WA 98501

APPROVED
PERMIT #: **TUM-23-1345**
02/27/2024 4:46:55 PM

CITY OF TUMWATER
Community Development Department
Alex Barlow
Associate Planner

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 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 THIS 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).