



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

## **NOTICE OF DECISION**

Tilley Court Phase II  
TUM-23-1466  
April 29, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-1466 – Tilley Court Phase II for the construction of two buildings totaling approximately 35,000 s.f. for office and warehouse use located at 8940 Tilley Road SW, Tumwater, WA 98512. Thurston County Tax Parcel Number: 79970000200.

The complete decision may be viewed on the City’s website at [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us) 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 contact Alex Baruch, Senior Planner at [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us) or call (360) 754-4180.

GENERAL NOTES

- 1. ALL WORK SHALL COMPLY WITH CURRENT APPLICABLE CODES AND ORDINANCES...
2. BUILDING CODE FOR THIS PROJECT: INTERNATIONAL BUILDING CODE 2018
3. GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK...
4. GENERAL CONTRACTOR TO NOTIFY SUPERVISOR OF RECORD TO LAY OUT ALL MAJOR BUILDING DIMENSIONS...
5. VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS IN THE JOB REPORT AND DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT AND OWNER...
6. CONTRACTOR SHALL CONSULT PLANS OF ALL SUBCONTRACTORS FOR PERMITS, EJECTA, CONSTRUCTION EQUIPMENT, AND SHALL VERIFY TYPE AND LOCATION OF ALL OPERATIONS...
7. NOTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS...
8. GENERAL CONTRACTOR TO COORDINATE WITH ALL UTILITIES...
9. MAINTAIN ADJACENT DRIVEWAY ENFORCE EJECTA REQUIREMENTS...
10. FURNISH AND RESPONSIBLE FOR DAMAGE OR INJURY TO THE ACT OR NEGLECT...
11. FOLLOW ALL CURRENT REGULATIONS PERTAINING TO SALVAGING, RECYCLING, AND DISPOSAL AS APPLICABLE...
12. PROVIDE PROTECTION, OPERATE TEMPORARY ERECTION, AND CONDUCT CONSTRUCTION WORK AND METHODS THAT COMPLY WITH ENVIRONMENTAL REGULATIONS...
13. PROVIDE SIGNS AS NEEDED FOR PUBLIC SAFETY...
14. PROVIDE WASTE COLLECTION AS REQUIRED...
15. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION...
16. PROVIDE TEMPORARY FENCING FOR CONSTRUCTION PERSONNEL...
17. THIS PROJECT DOES NOT INCLUDE SIGN PERMITS...
18. SUBCONTRACTORS TO OBTAIN PERMITS RELATING TO THEIR SCOPE OF WORK IN A TIMELY MANNER.

NATURAL VENTILATION 2018 IMC

AS PER 2018 INTERNATIONAL MECHANICAL CODE SECTION 602.10.1.1.2 NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE PROVIDED BY MEANS OF WINDOWS, SCREENS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS...
1902-2018 INT. AREA AREA REQUIRED THE MINIMUM OPENABLE AREA ARE TO THE OUTDOORS SHALL BE AS OF THE FLOOR AREA BEING VENTILATED.

ADDITIONAL PERMITS REQUIRED:

- 1. AUTOMATIC SPRINKLER
2. FIRE ALARM SYSTEM
\* PRIOR TO SUBMITTING THE DETAILS AT A LATER TIME, THE REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE TO RE-REVIEW THE DETAILS AND THEN FORWARD THEM TO THE BUILDING DEPARTMENT WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS AND DETAILS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL COMPLIANCE TO THE DESIGN OF THE BUILDING...
THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT.

PROJECT DESCRIPTION

CONSTRUCTION OF 2-SINGLE STORY CONDORISED BUILDINGS THAT OFFER 40% GENERAL OFFICE & 60% STORAGE WAREHOUSE WITH BUILDINGS TO BE FULLY SPRINKLERED.

DRAWING LIST

- A1.0 COVER
A1.0 SITE PLAN
A2.0 BUILDING 'A' PLAN SECTION ELEVATIONS
A3.0 BUILDING 'B' SECTIONS ELEVATIONS
A3.0 BUILDING 'B' PLAN SECTION ELEVATIONS
A3.0 BUILDING 'B' 1" TO 1/8" FLOOR PLANS
A3.0 TOILET ROOMS & SCHEDULES
A3.0 REFLECTED CEILING PLANS
A7.0 CONCRETES
B1.0.0A FLOOR
E1.0 W/SEC E1.0 W/SEC
E2.0 W/SEC E2.0 W/SEC

LEGAL DESCRIPTION

Section 14 Township 17 Range 2Q Quarter NE SW Plat TILLEY CORPORATE CENTER T 3 Document 4671840 Sect/Town/Range:

MATERIAL AND PRODUCT SUMMARY

SECTION 2 SITE WORK

- 1. FOLLOW EXCAVATION, GRADING, AND TEMPORARY ERECTION CONTROL REQUIREMENTS OUTLINED IN THE CML DRAWINGS...
2. CORNER AND LOCATE ALL UTILITY SERVICES REQUIRED FOR THE BUILDING...
3. STORM DETENTION VAULT PER STRUCTURAL DRAWINGS...
4. PROVIDE PERMANENT STORM SYSTEM PER APPROVED CML DRAWINGS...
5. ASPHALT PAVING PER CML DRAWINGS...
6. PROVIDE LANDSCAPING AND IRRIGATION PER LANDSCAPE ARCHITECT DRAWINGS...
7. PROVIDE ALL OFF-SITE IMPROVEMENTS PER APPROVED DRAWINGS.

APPLICABLE CODES

- Building codes: Tumwater Municipal Code (TWC Chapter 15)
International Building Code 2018 Edition
International Residential Code 2018 Edition
International Fire Code 2018 Edition
International Mechanical Code 2018 Edition
International Property Maintenance Code 2018 Edition
Uniform Plumbing Code 2018 Edition

FIRE

SIGNAGE OR PAVEMENT STRIPING SHALL BE PROVIDED ALONG THE DRIVEWAY FOR TWO PARKING FIRE LANE AT TIME OF COMPLETION...
FOR FIRE EXTINGUISHER LOCATIONS SEE SITE PLAN FIRE EXTINGUISHERS TO BE:
SLB ABC TYPE 2A 10BC RATED UNITS.
ALL DOORS INTO ELECTRICAL ROOMS TO HAVE SIGNAGE AS REQUIRED BY LOCAL FIRE CODE.

ENERGY ENVELOPE SUMMARY

WSEC COMPLIANCE:

TESTS AND INSPECTIONS
ARRANGE FOR AUTHORITIES HAVING JURISDICTION TO INSPECT AS REQUIRED TO COMPLETE THE WORK...
SPECIAL INSPECTIONS AS REQUIRED BY THE PERMIT DOCUMENTS, CONSULTING ENGINEER AND THE CITY OF TUMWATER, WA.

MATERIAL & PRODUCT SUMMARY

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ENERGY ENVELOPE SUMMARY

SEE SHEETS E1.1, E2.2 & E3.3 FOR WSEC COMPLIANCE.

EMERGENCY BACK UP POWER

EMERGENCY BACK UP POWER FOR EGRESS LIGHTING WILL BE BATTERY SUPPLIED.

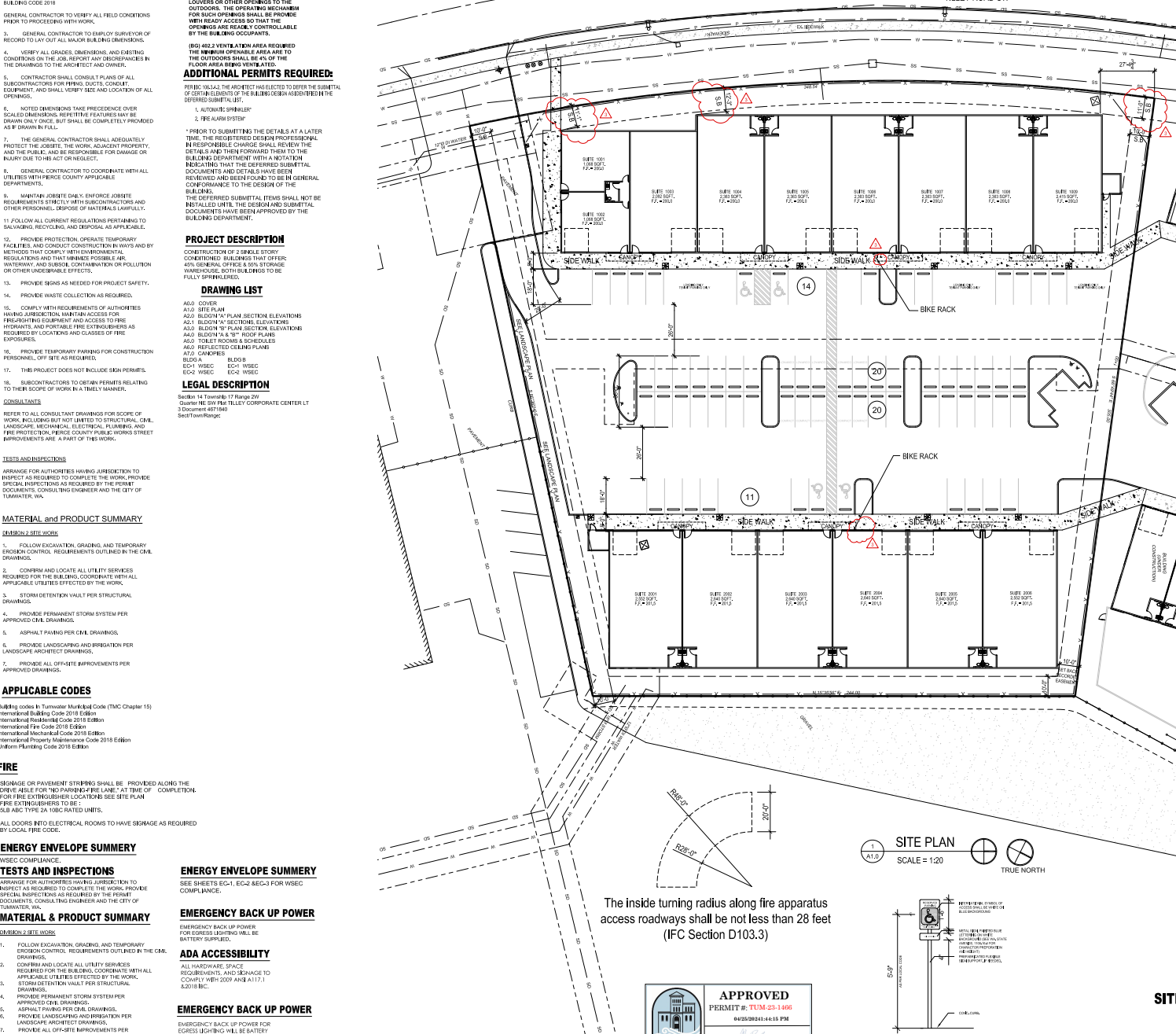
ADA ACCESSIBILITY

ALL HARDWARE, FINISH, REQUIREMENTS, AND SIGNAGE TO COMPLY WITH 2010 ADA CHAPTER 119.2.2.1.

EMERGENCY BACK UP POWER

EMERGENCY BACK UP POWER FOR EGRESS LIGHTING WILL BE BATTERY SUPPLIED.

Section 14 Township 17 Range 2W Quarter NE SW Plat TILLEY CORPORATE CENTER T 3 Document 4671840 Sect/Town/Range:



PLANNING

Parcel No: 7997000200
Site Address: 8840 TILLY RD, SE Tumwater, WA 98512
Zoning: LI (Light Industrial)
Set Backs: 11ft Front, 10ft Side & Rear
Height: 28'-0"
Parcel Area: 2.043 Acres (89,754 SF)
F.A.R.: 34.639 / 89,754 = 39%
Water/Sever: City of Tumwater
Power/Gas: Puget Sound Energy
File Detail: Tumwater
Relief/Recycling: Public Disposal
FEEM Film Designation: Zone X (Planned Medium Density Residential), Outside the 0.2% Annual Chance Floodplain
Grading: +/- 4.00 CY Cut/Fill (For Application Purpose Only)
Impervious Surface Coverage: +/- 81.0% Impervious Surface Coverage (80% Allowed per zoning)
Soil: CL 34.839 SF
Wetland: 4.120 SF
Date: 03/24/24
Total: 82,100 SF

PROJECT TEAM

Architect: Aaron Berden
1615 40th Ave, SE
Tumwater, WA 98501
Contact: Aaron Berden
Cell: 360-782-9797
Architect: Peter Dismore Architects
3508 40th Ave NE
Seattle, WA 98105
Contact: Peter Schroeder
Tel: 206-225-2900
Civil Engineering: Paul K. Engineering
1400 5th Ave SW
Olympia, WA 98508
Contact: Paul K. Engineering
Cell: 360-702-2474
Structural Engineer: STRUCTURAL ENGINEERS
2100 N. Park Ave NW
Woodinville, WA 98071
360-981-9911
Self Storage Design: SELF STORAGE DESIGN
15046 SE 18th St
Bellevue, WA 98007
Tel: 425-341-1100
paul@paulkengineering.com
Contact: Craig Moore
AEB Construction Services
605 Durall Road SE
Tumwater, WA 98501
Contact: Aaron Berden
Cell: 360-782-9797
AEB-COSBORNE

Table with 5 columns: Zone, Light Industrial, Building Description, Occupancy, Area, and Notes. Includes rows for WEST BUILDING 1ST, EAST BUILDING 1ST, WEST BUILDING 2ND, and EAST BUILDING 2ND.

Table with 3 columns: Building Description, Allowable Area, and Allowable Percent Allowable Stories. Includes rows for WEST BUILDING 1ST, WEST BUILDING 2ND, EAST BUILDING 1ST, and EAST BUILDING 2ND.

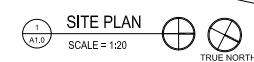
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PARKING REQUIREMENTS AS PER TABLE FIGURE 16.50.120 (A). Includes rows for OFFICE USE, BICYCLE PARKING, and BICYCLE PARKING AS PER REQUIREMENTS.

BUILDING DESIGN - CHARACTER

3.5.1 ARCHITECTURAL CHARACTER: THIS IS FROM THE PHASE I PERMIT SET. The design has detailed the design in terms of color palette, landscape architectural and horizontal articulation design responses to the desired character...
3.5.2 MATERIAL SCALE: The design incorporates the use of landscape elements, canopy of allentree & the use of decorative windows...
3.5.3 MATERIALS: The design incorporates the use of metal siding that has a rustic finish of smooth white, sandstone, teak & charcoal gray...
3.5.4 GLAZING WALLS: The design makes use of vertical glazing to break up large walls...
3.5.5 FINANCIAL BUILDING EXTENTIONS: Items A - F, as attached...
3.5.6 ELECTRICAL SYSTEMS: These items will be supplied by the indicated Electrical Contractor, and include a photometric plan.



The inside turning radius along fire apparatus access roadways shall be not less than 28 feet (IFC Section D103.3)



PROJECT ADDRESSES: WEST BUILDING TBD, EAST BUILDING TBD. VICINITY MAP: NTS. SCALE: 1/20. TRUE NORTH. License Stamp: Aaron Berden, 1615 40th Ave SE, Tumwater, WA 98501, 360-782-9797.

Vertical sidebar containing 'AJB Business Solutions Tumwater, Washington' logo, 'Moore Design Associates' logo, contact information for Aaron Berden, and a 'COVER SITE PLAN' legend with a scale of 1/20.



April 25, 2024

Aaron Borden  
111 Tumwater Blvd, Suite B-102  
Tumwater, WA 98501

RE: Tilley Court Phase II (TUM-23-1466) Formal Site Plan Approval

Dear Mr. Borden:

### **GENERAL**

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

### **PLANNING**

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies the properties associated with this project as Light Industrial (LI) zone district. The proposal is consistent with the intent of the Comprehensive Plan.
2. Use: The proposed project is to construct two buildings with a combination of uses such as warehouses and office space. The project is located in the Light Industrial and Aquifer Protection Overlay Zoning District and is a permitted use.
3. Impervious Coverage: The LI zone district allows a maximum impervious coverage of 85 percent.

The proposal is providing 81.8% impervious surface which is below the maximum amount allowed.

4. Building Height: The maximum building height in the LI zone is 65 feet.

The site plan proposes 26' – 6" which is below the maximum amount in the district.

5. Yards/Setbacks: 20' front, 10' side and rear. 11' front setbacks have been approved by the Community Development Director as allowed by the design guidelines. No mechanical or HVAC equipment shall be located within the setbacks.

6. Pedestrian Access: Pedestrian access elements are required throughout the site.

Pedestrian access has been addressed on the site plan.

7. Design Review: The site and building designs shall conform to the Citywide Design Guidelines. A design review fee of 2.5% of the fee will be added to the building permit.

Design review will be completed during the building permit review, as submitted it appears that the building conforms with the design guidelines.

8. Parking: Office uses with a gross square feet between 7,501 and 40,000 requires 2.8 parking spaces per 1,000 square feet. Warehouse uses with a gross square feet between 10,001 and 20,000 square feet requires 10 spaces plus .75 spaces per 2,000 additional square feet.

The parking areas are to be hard surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4" wide. A minimum eight-foot sidewalk or 6' sidewalk with 3' planter adjacent to the parking lot is required between the building(s) and the parking stalls where applicable. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or landscape area. The parking aisle (lane) for the proposed 90 degree parking is to be a minimum of 22' 6" feet wide.

Parking appears to conform to the requirements in the zoning ordinance.

9. Bicycle Parking: Short-term and long term bicycle parking is required for this development. Two short term spaces are required per the current parking calculations and one long term parking space per tenant area is required unless a central long term bike parking area is made available to all tenants. The facilities shall meet the requirements of TMC 18.50.120. The short term bicycle parking spaces shall be covered and lit per the ordinance and shall be shown on the site development grading and building permit.

The short-term parking appears to be met with the formal site plan. The long-term parking will be assessed with the tenant remodel permits.

10. Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.

Lighting for the site shall meet the requirements of section TMC 18.40.035 and section 3.F.1 of the City's Design Guidelines.

A photometric lighting plan addressing all proposed exterior lighting must be



submitted for review with the building permit. The photometric plan shall be accompanied by specifications and detail of all exterior lighting proposed for the project.

Light poles in the parking area shall be limited to 24 feet in height.

11. Landscaping:

A landscaping and irrigation plan must be submitted for the perimeter boundaries and internal parking areas with the site development grading permit (type 2 landscape buffer). Irrigation is not required if 100% of the plants are drought tolerant plants.

The landscape plan shall be approved prior to issuance of site development/grading.

12. Signs: Permits are required and height restrictions apply depending on the location proposed. Each sign type requires a different permit application.

13. Pocket Gophers/Tree Protection/Open Space: DSD-08-00027 approved an 8 lot commercial/industrial lot with a stormwater/tree protection open space/Pocket Gopher tract. No additional mitigation is required.

14. Refuse: Refuse and recycling collection must be a CMU enclosure and shall be shown on the building/architectural plans.

15. Transportation Concurrency: The transportation impact analysis was reviewed and approved under DSD-08-00027 and is incorporated with this approval by reference.

16. S.E.P.A: A SEPA checklist was reviewed and approved under DSD-08-00027 and is incorporated with this approval by reference.

17. Notice of Application: A notice of application was completed for this project and received letters from the Squaxin Island Tribe and Nisqually Indian Tribe stating that they did not have any cultural resource concerns with this project.

18. Notice of Decision: Notice of decision is being issued on April 29, 2024. There is a 14 day appeal period for the notice of decision that will be complete on May 13 unless appealed.

## **BUILDING AND FIRE**

### **GENERAL**

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 retaining walls. In addition to the engineers design full time inspection by a WABO Special Inspector is required. Proposed rockeries shall be shown on the engineering and grading plans.
4. The proposed building occupancy is a mixed use S1/B Storage. IBC Section 3
5. Water cross connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.

6. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.
7. If vehicles will be parked or stored inside the building, the area where they will be parked will need to drain toward an oil water separator. Please show location on the site plan. Note: oil water separators are required to be connected to the sanitary sewer.

## **FIRE**

1. Buildings is over 7,500 square feet in area, therefore separate permits are required for fire alarm and Sprinkler systems.
2. The required fire flow for this building is derived from Appendix B of the International Fire Code. Type 5B buildings of this size are required to have a fire flow of 3,500 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50% reduction for fully sprinkled buildings allowed in Appendix B105 will be allowed for this site. Therefore, the required fire flow will be 1,750 gallons per minute at 20 psi.
3. Gates blocking access to the site for fire department personnel on the rear of the structure between buildings shall be provided with a Knox Padlock.
4. The new hydrant on site are approved for the proposed locations, any changes shall be submitted to building official for approval, looping the line around the building was discussed and is the desired design for fire flow. Public works will need to approve the location off property line. Make sure that Ductile Iron pipe is shown on the plans for the fire lines.
5. **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 or combustible construction. No exceptions. IFC 503**

## **MISCELLANEOUS**

1. The address for this site have been sent to you already, please submit with correct address and suite numbers on plans.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington. WABO inspector is required for the special inspections. A final letter from the WABO firm and engineer of record is required before final.
3. A building permit application (including shell permits) 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. Digital set of plans and specifications shall be submitted along with application and plan review fees.
5. The following are required to have separate permits for this project:
  - Fire sprinkler / fire suppression
  - Fire alarm
  - Sign

## **TRANSPORTATION & ENGINEERING DEPARTMENT 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 most current 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 and retaining walls 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 Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all closeout documents including easements, right of way dedications, utility installation forms, bills-of-sale documents, and any other required legal documents at the appropriate time prior to securing final acceptance.

9. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets unless otherwise specified.
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. 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. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
14. 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 already installed as part of the development of the industrial park.

### **Tilley Road SW Driveway Access**

- Verify existing features and the existing ingress, egress & utility easement are not impacted by this proposal.
2. Structural sections for all roadways to meet the Chapter 4 Amendment of the Development Guide.

## **STORM**

1. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
2. Maintenance of the on-site storm water systems will be the responsibility of the

property owner and a maintenance agreement will be recorded against the property.

3. This project will be paying a monthly storm water utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.

### **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.

### **WATER**

1. The project must meet minimum fire flow requirements. Verify the existing and proposed hydrant layout with the building department.
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. Please contact maintenance at 754-4150 for more information.
3. 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 for a maximum velocity of 8 feet per second.
4. 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.
5. An easement will be needed over new onsite watermains whose ownership will be transferred over to the City.

This approval does not provide the benefit of vesting, which is currently not allowed until the time a completed 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 comments please contact me. For questions on Building/Fire, contact Al Christensen, and for Transportation and Engineering questions, please contact Jeff Query. Al and I can be reached at 360.754.4180. Jeff can be reached at 360.754.4140

Sincerely,  
Alex Baruch, Senior Planner