



## DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – MAY 23, 2024 VIA ZOOM CONFERENCING

**APPLICANTS AND/OR THEIR REPRESENTATIVES  
ARE REQUIRED TO ATTEND THE DRC MEETING.**

**\* IF YOU ARE UNABLE TO ATTEND, PLEASE NOTIFY US BY PHONING \***

**360-754-4180**

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PERMIT #:	TUM-22-0026
PROJECT TITLE:	Oak Harbor Freight Lines
REVIEW STATUS:	<b>FORMAL REVIEW</b>
APPLICANT(S):	Norm Timmermans, NWT Solutions, LLC
REPRESENTATIVE(S):	Dan Balmelli/Betsy Dyer, Barghausen Engineers
OWNER(S):	MDHE Enterprises, LLC
LOCATION:	9801 Lathrop Industrial Dr. SW
PARCEL(S):	12721310200
REQUEST:	Construction of a Trucking Facility
TIME:	9:00 a.m. – 10:30 a.m.

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PERMIT #:	TUM-24-0778
PROJECT TITLE:	Sequoia North
REVIEW STATUS:	<b>PRELIMINARY REVIEW</b>
APPLICANT(S):	Housing Authority of Thurston County
REPRESENTATIVE(S):	Jason Mirzayi, Thomas Architecture Studios
OWNER(S):	Housing Authority of Thurston County
LOCATION:	XXXX Littlerock Rd SW
PARCEL(S):	12704440400
REQUEST:	Construction of a cottage community consisting of (36) 1-bedroom cottages & carports
TIME:	10:30 a.m. – 12:00 p.m.

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PERMIT #:	TUM-24-0781
PROJECT TITLE:	Kaufman Corner Parking
REVIEW STATUS:	<b>PRELIMINARY REVIEW</b>
APPLICANT(S):	Kaufman Real Estate, LLC
REPRESENTATIVE(S):	Chris Carlson, Hatton Godat Pantier
OWNER(S):	Kaufman Real Estate, LLC
LOCATION:	810 79 <sup>th</sup> Ave SE
PARCEL(S):	38400000104
REQUEST:	Modification of site to create 20 parking spaces
TIME:	1:30 p.m. – 3:00 p.m.

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**CITY OF TUMWATER**  
555 ISRAEL RD. SW, TUMWATER, WA 98501

(360) 754-4180

Email: cdd@ci.tumwater.wa.us

**FORMAL SITE PLAN REVIEW**  
**Application**

TUM - 22- 0026	DATE STAMP
Kelly	05/01/2024
RCVD BY	

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)  
Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (greater than one acre)  
In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

***SUBJECT PROPERTY***

ADDRESS OF PROPERTY (COMPLETE): \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_ PARCEL NUMBER(s): \_\_\_\_\_

***APPLICANT*** (please print neatly)

NAME OF APPLICANT: \_\_\_\_\_

APPLICANT'S MAILING ADDRESS (COMPLETE): \_\_\_\_\_

APPLICANT'S TELEPHONE(S): \_\_\_\_\_ APPLICANT'S E-MAIL: \_\_\_\_\_

***PROJECT REPRESENTATIVE***

NAME OF PROJECT REPRESENTATIVE: \_\_\_\_\_

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): \_\_\_\_\_

REPRESENTATIVE'S TELEPHONE(S): \_\_\_\_\_ REPRESENTATIVE'S E-MAIL: \_\_\_\_\_

bdyer@barghausen.com

***PROPERTY OWNER***

NAME OF PROPERTY OWNER: \_\_\_\_\_

OWNER'S MAILING ADDRESS (COMPLETE): \_\_\_\_\_

OWNER'S TELEPHONE(S): \_\_\_\_\_ OWNER'S E-MAIL: \_\_\_\_\_

***PROJECT DESCRIPTION*** (attach additional sheets and documentation, as needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

*Daniel K. Balmelli*  
\_\_\_\_\_  
Signature of Applicant/Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Port of Olympia representative (if applicable)

\_\_\_\_\_  
Date

Please attach the **Formal Site Plan Review submittal checklist** to this Application.

**OAK HARBOR FREIGHT LINES  
9779 LATHROP INDUSTRIAL DRIVE NW 98512  
TUMWATER, WA 98512**

**PROJECT INFORMATION BLOCK:**

**APPLICANT:**  
NDCHE ENTERPRISES, LLC  
PO BOX 1469  
AUBURN, WA, 98071  
PHONE: 253-895-8300  
EMAIL: COREY@NDCHE.COM

**REPRESENTATIVE:**  
KATHERINE RUPERT  
2100 N. 95th ST., SUITE 202  
TACOMA, WA 98406  
PHONE: 253-272-4154  
EMAIL: KRUPERT@GRAVESASSOC.COM

**ASSESSOR'S PARCEL NUMBER:**  
12721310200

**LEGAL DESCRIPTION:**  
Section 21 Township 17 Range 2W Quarter SE SW THAT PT FOLL DEESC  
PARCELS A & B LYING WLY OF LN DEESC: BWP ON N LN SAID PARCEL A 546,24F EAST OF NW  
COR THENCE SWLY TAP ON N LN OF SE SW 430F EAST OF

**TOTAL ACREAGE/ SQUARE FOOTAGE:**  
27.488 ACRES/ 1,193,904 SF

**PROPOSED USE:**  
CROSS-DOCK FACILITIES, 50,000 SQUARE FEET OR SMALLER IN SIZE,

**DENSITY:**  
N/A

**SIZE (SQUARE FOOTAGE) OF EACH BUILDING:**  
16,667 GROSS SQUARE FEET

**FLOOR AREA RATIO:**  
.013

**BUILDING HEIGHT:**  
22'-0" TO TOP OF PARAPET

**PROPOSED IBC CONSTRUCTION TYPE:**  
VB

**NUMBER OF PARKING SPACES:**  
48 PASSENGER CAR STALLS, 162 TRAILER STALLS, 40 LOADING DOCK TRAILER STALLS  
(SEE PARKING TABLE THIS SHEET)

**PERCENTAGE OF SITE COVERED WITH IMPERVIOUS SURFACES:**  
31.2%

**ZONING:**  
SPLIT: LIGHT INDUSTRIAL (INSIDE CITY LIMITS), RURAL 10 (EAST, WEST, SOUTH, OUTSIDE CITY LIMITS)

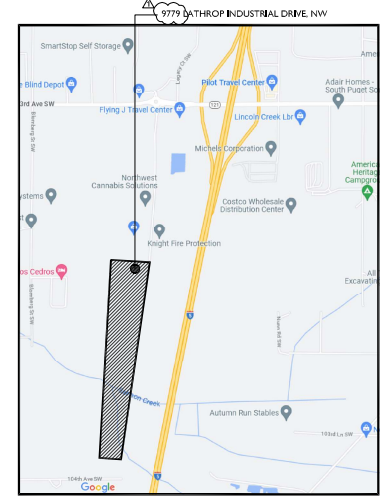
**WATER PROVIDER:**  
CITY OF TUMWATER

**SEWER PROVIDER:**  
ON-SITE SEPTIC

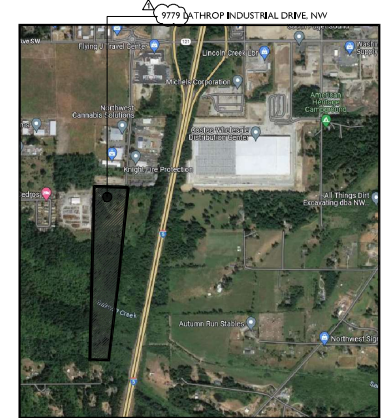
**1 PROJECT INFORMATION**  
SCALE: NONE

Parking Table		Oak Harbor Industrial	
Site Address:		6795 Lathrop Industrial Dr NW, Tumwater, WA	
Parcel Number:		12721310200	
Site Area:		27.2 acres	
		Phase 1	Phase 2
Phase 1		200,000 sq ft	100,000 sq ft
Phase 2		100,000 sq ft	100,000 sq ft
Car Stalls	48	48	48
Trailer Stalls	162	162	162
Total	210	210	210

**3 PARKING TABLE**  
SCALE: NONE



**2 VICINITY MAP**  
SCALE: NONE



**4 VICINITY MAP**  
SCALE: NONE



GRAVES + ASSOCIATES  
310 N. ASTOR WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-264-1114

OAK HARBOR  
FREIGHT LINES  
TUMWATER NEW FACILITY  
9779 LATHROP INDUSTRIAL DR. SW,  
TUMWATER, WA 98512

DATE	DESCRIPTION
	LIST OF REVIEW COMMENTS

PROJECT: AS1.A  
DATE: 10/20/2023

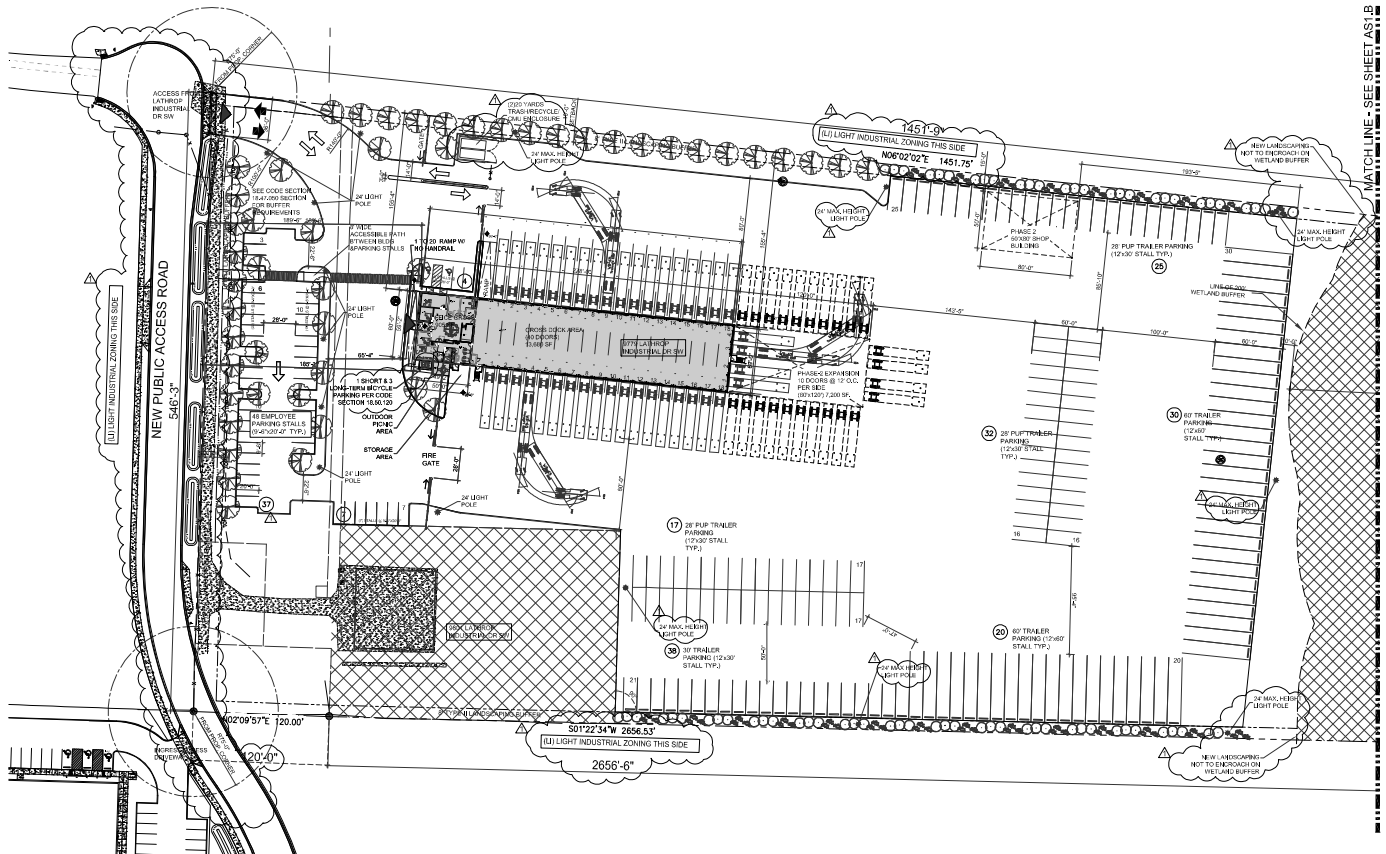
PRELIM SITE PLAN REVIEW

SCALE OF DOCUMENT:  
1" = 100'-0" (VERTICAL)  
1" = 100'-0" (HORIZONTAL)  
THIS SCALE IS FOR INFORMATION ONLY  
AND DOES NOT CONSTITUTE A CONTRACT  
OR A WARRANTY OF ANY KIND.

**AS1.A**  
INFORMATION PAGE

DRAWINGS ARE NOT TO SCALE UNLESS SPECIFIED ON NOTICE

DRAWINGS ARE NOT TO SCALE UNLESS INDICATED OTHERWISE



1 SITE PLAN  
SCALE: 1" = 40'-0"

MATCH LINE - SEE SHEET AS1.B



GRAVES + ASSOCIATES  
310 WESTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253.534.1114

OAK HARBOR  
FREIGHT LINES  
TUMWATER NEW FACILITY  
9779 LATHROP INDUSTRIAL DR SW,  
TUMWATER, WA 98512

NO.	REVISION	DATE
1	PRELIM SITE PLAN REVIEW	02/23/23

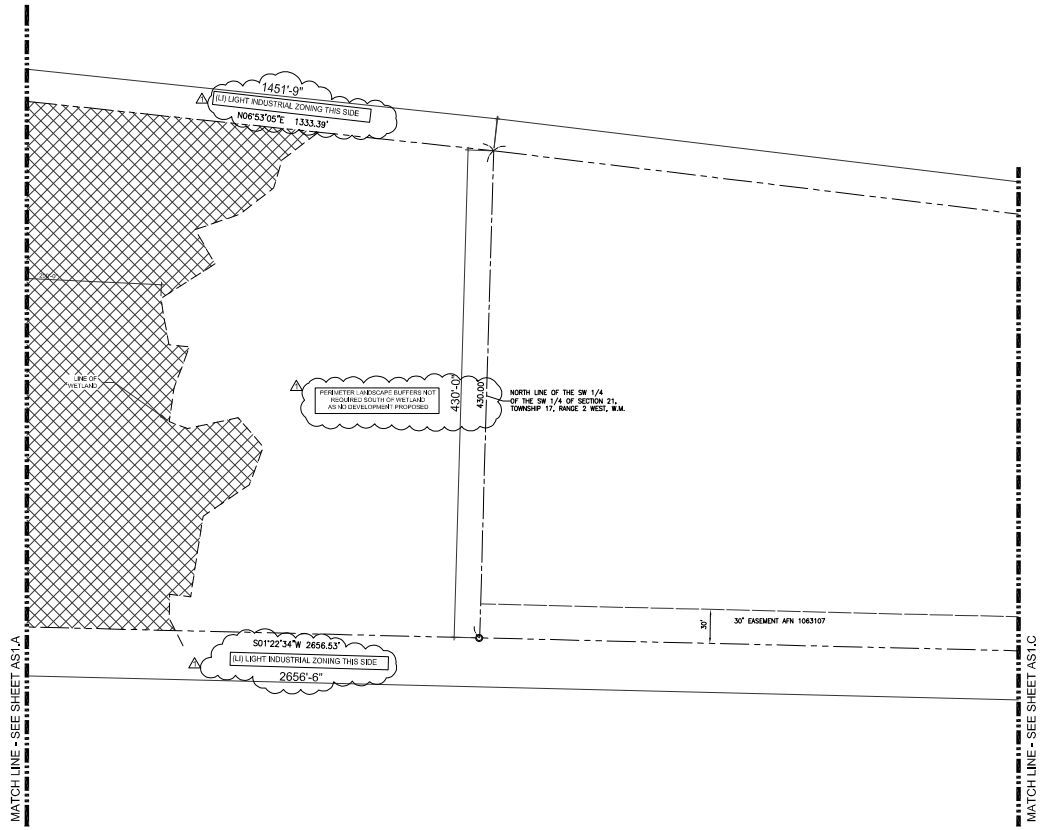
PRELIM SITE PLAN REVIEW



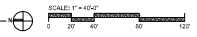
SCALE OF DOCUMENT  
THIS DRAWING IS NOT TO SCALE UNLESS INDICATED OTHERWISE

AS1.B  
SITE PLAN

DIMENSIONS ARE NOT TO SCALE UNLESS INDICATED OTHERWISE



1 SITE PLAN - PAGE 2 OF 3  
SCALE 1" = 40'-0"



GRAVES + ASSOCIATES  
3110 WESTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-524-1114

OAK HARBOR  
FREIGHT LINES  
TUMWATER NEW FACILITY  
9779 LATHROP INDUSTRIAL DR SW,  
TUMWATER, WA 98512

DATE	02/22/23
REVISIONS	
LIST OF REVISIONS	

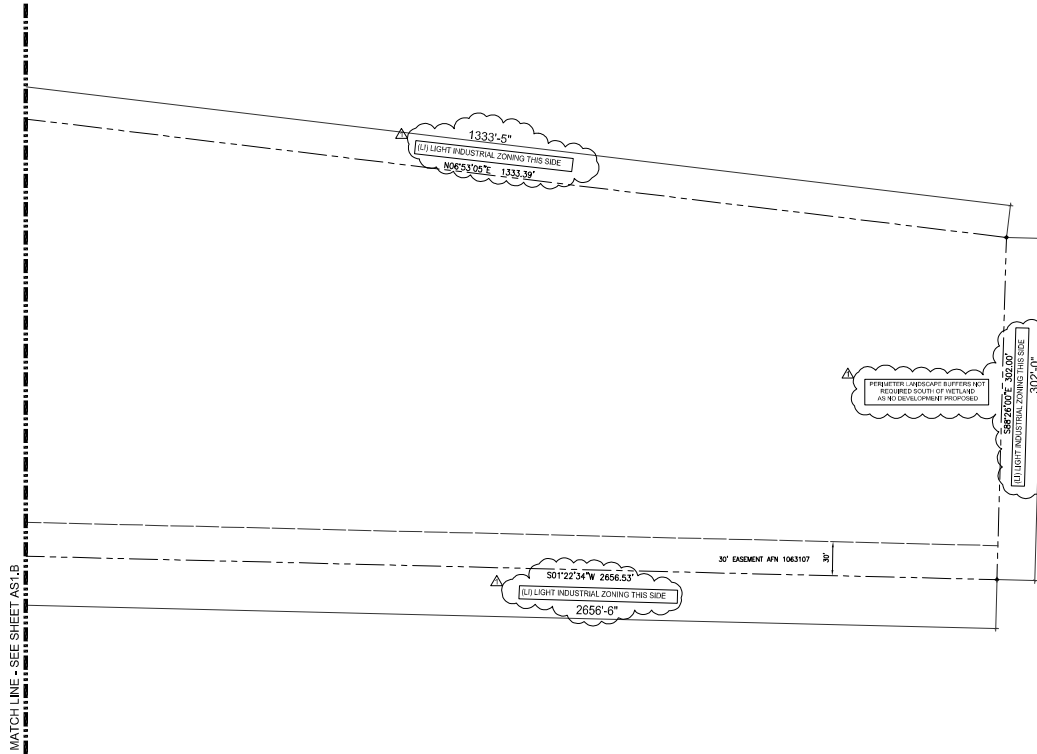
PROJECT: 230  
PRELIM SITE PLAN REVIEW

APPROVED BY: [Signature]

SCOPE OF DOCUMENTS: PRELIMINARY SITE PLAN REVIEW FOR THE PROPOSED TUMWATER NEW FACILITY, OAK HARBOR FREIGHT LINES, 9779 LATHROP INDUSTRIAL DR SW, TUMWATER, WA 98512.

AS1.C  
SITE PLAN

DIMENSIONS ARE NOT TO SCALE UNLESS INDICATED OTHERWISE



1 SITE PLAN - PAGE 3 OF 3  
SCALE 1" = 40'-0"



GRAVES + ASSOCIATES  
3110 PASTOR WAY, SUITE C  
TACOMA, WA 98402  
PHONE: 252-554-1114

OAK HARBOR  
FREIGHT LINES  
TUMWATER NEW FACILITY  
9779 LATHROP INDUSTRIAL DR SW,  
TUMWATER, WA 98512

DATE	REVISION
02/24/20	LIST OF REVIEW COMMENTS

PROJECT: 230

PRELIM SITE PLAN REVIEW



SCOPE OF DOCUMENTS  
THIS DOCUMENT IS FOR THE  
PRELIMINARY REVIEW OF THE  
PROJECT AND IS NOT TO BE  
USED FOR ANY OTHER PURPOSE  
WITHOUT THE WRITTEN  
CONSENT OF GRAVES + ASSOCIATES

AS1.D  
SITE PLAN



**CITY OF TUMWATER**  
 555 ISRAEL RD. SW, TUMWATER, WA 98501  
 (360) 754-4180  
 Email: cdd@ci.tumwater.wa.us

**Preliminary Site Plan Review**  
**APPLICATION**

TUM - -24- 0778	DATE STAMP
Kelly	05/03/2024
RCVD BY	

Application fee: \$330.00 (one acre or less); \$440.00 (greater than one acre); Resubmittal application fee: \$165.00 (one acre or less); \$275.00 (greater than one acre). Please inquire if credit from the Feasibility Site Plan Review application fee applies.  
 In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

**SUBJECT PROPERTY**

ADDRESS OF PROPERTY (COMPLETE): Unaddressed Parcel, Parcel #12704440400

PROJECT NAME: Sequoia north PARCEL NUMBER(S): 12704440400

**APPLICANT** (please print neatly)

NAME OF APPLICANT: Housing Authority of Thurston County

APPLICANT'S MAILING ADDRESS (COMPLETE): 1206 12th Avenue SE, Olympia WA 98501

APPLICANT'S TELEPHONE(S): 360-918-5824 APPLICANT'S E-MAIL: tomr@hatc.org

**PROJECT REPRESENTATIVE**

NAME OF PROJECT REPRESENTATIVE: Jason Mirzayi

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 525 Columbia Street SW, Olympia WA 98501

REPRESENTATIVE'S TELEPHONE(S): 360-915-8775 REPRESENTATIVE'S E-MAIL: jason@tasolympia.com

**PROPERTY OWNER**

NAME OF PROPERTY OWNER: Housing Authority of Thurston County

OWNER'S MAILING ADDRESS (COMPLETE): 1206 12th Avenue SE, Olympia WA 98501

OWNER'S TELEPHONE(S): 360-918-5824 OWNER'S E-MAIL: tomr@hatc.org

**PROJECT DESCRIPTION** (attach additional sheets and documentation, as needed)

See attached Project Description.

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I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Jason Mirzayi  
 Signature of Applicant/Representative



5/3/2024  
 Date

Signature of Port of Olympia representative (if applicable)

Date

Please attach the **Preliminary Site Plan Review submittal checklist** to this Application.



## **Sequoia North Project Description 5/3/2024**

One proposed cottage community consisting of (36) 1-Bedroom Cottages, carports, surface parking, waste enclosure, and outdoor green spaces. The project is located at an unaddressed parcel in Tumwater, with the Parcel #: 12704440400. The site is located just north of the roundabout at the intersection of Littlerock Rd SW and Tumwater Blvd SW, on the east side of the street. This project will tie into the existing Sequoia Landing apartment complex on the adjacent parcel to the south. Currently the project site consists of one 2.52 acres of unimproved land.

Parking shall be provided on site with an access on Littlerock Road SW.

Parking count shall consist of 1 stall per 1 Bedroom cottage, with 51 stalls total.

- 51 parking lot spaces

Proposed utility (water, sanitary sewer, stormwater retention) access shall be required from Littlerock Road SW.

**GENERAL SITE INFORMATION**

**FARCEL#** 127544000  
**SITE ADDRESS** N/A  
**ABBREVIATED LEGAL** Section 131 Township 16 Range 2N Donation Land  
 Section 131 Township 16 Range 2N Donation Land  
 Section 131 Township 16 Range 2N Donation Land  
 SEC 13.1 E. 1/4 OF A 1/4 SW 1/4 SEC 13.1 E. 1/4  
 SEC 13.2 SW 1/4 OF SEC 13.1 E. 1/4 SW 1/4 SEC 13.1 E. 1/4

**ZONING:** M16-USE (M1)  
**SETBACKS:** FRONT: 10' MINIMUM  
 REAR: 10' MINIMUM  
 SIDE: 10' MINIMUM

**EXISTING SITE:** 232 ACRES  
**USE:** 8-UNIT FAMILY COTTAGE  
**UNIT:** 8-UNIT FAMILY COTTAGE  
**SQUARE FOOTAGE:** 633 SQ. FT. COTTAGE  
**CONSTRUCTION TYPE:** CONCRETE TOTAL FIN. UNIT  
**WATER PROVIDER:** MW  
**SEWER PROVIDER:** SEWER

**PROPOSED SITE:**  
**OVERALL WIDTH:** 6 FT  
**OVERALL LENGTH:** 611' 10" FT  
**CONTRACT DALL DEE:** 611' 10" FT  
**AREA:** 370,000 SQ. FT.  
**BUILDING AREA:** 27,000 SQ. FT. + 2,000  
**PERMITTED COVERAGE:** 50.0% OF 100%  
**TOTAL LANDSCAPE AREA:** 37,695 SQ. FT. + 300K

PARKING SCHEDULE	Comments
ADA	
SUPPORT	
SO	
CONTACT	
STANDARDS	
35 -	Ground (not 5)
MINIMUM REQUIRED PARKING OF ONE SPACE PER UNIT (ENCL. B-10.03.02)	
UNIT#	36
PARKING#	91
PARKING#	1,411

**DESIGN TEAM**

**ARCHITECT OF RECORD:** THURSON COUNTY  
 1001 2ND AVE. S.W.  
 TUMWATER, WA 98562  
**CONTACT:** TOM PAWSON  
**PHONE:** 360-734-1111  
**EMAIL:** tom@thursco.org

**LANDSCAPE ARCHITECT:** JASON M. COOPER  
 505 COMMERCIAL S.W.  
 TUMWATER, WA 98562  
**CONTACT:** JASON M. COOPER  
**PHONE:** 360-734-1111  
**EMAIL:** jason@jcooper.com

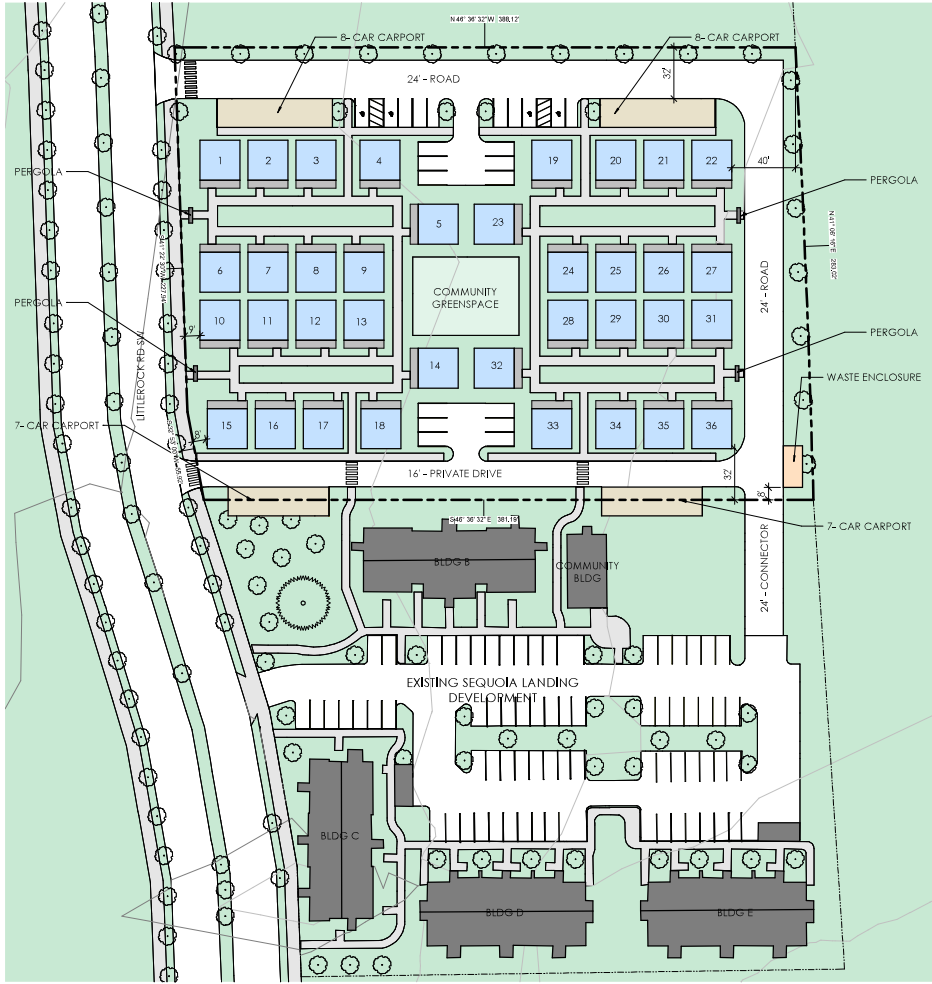
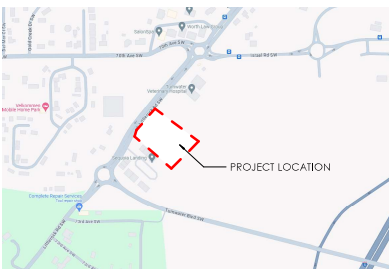
**GENERAL NOTES - SITE**

1. PROPERTY LINES PER LAND SURVEY PERFORMED BY HATCHER GOODALE PARTNER
2. DATED DEC. 1, 2021
3. ALL DIMENSIONS ARE APPROXIMATE AND TOPOGRAPHY APPROXIMATE PER THURSON COUNTY GEODATA

**SITE LEGEND**

- 1. 8-UNIT FAMILY COTTAGE (36) TOTAL 1-STORY
- 2. COVERED USE W/ PORCH
- 3. WASTE ENCLOSURE
- 4. CHURCH PARKING
- 5. EXISTING BUILDINGS IN ADJACENT SEQUOIA LANDING DEVELOPMENT

**LOCATION MAP**



1 SITE PLAN  
 11-23-24

SEQUOIA NORTH  
 TUMWATER, WA  
 CONCEPT DESIGN | May 3, 2024

A002  
 SITE PLAN





**CITY OF TUMWATER**  
 555 ISRAEL RD. SW, TUMWATER, WA 98501  
 (360) 754-4180  
 Email: cdd@ci.tumwater.wa.us

**Preliminary Site Plan Review**  
**APPLICATION**

TUM - 24-	DATE STAMP
0781	05/03/2024
Kelly	
RCVD BY	

Application fee: \$330.00 (one acre or less); \$440.00 (greater than one acre); Resubmittal application fee: \$165.00 (one acre or less); \$275.00 (greater than one acre). Please inquire if credit from the Feasibility Site Plan Review application fee applies.  
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**SUBJECT PROPERTY**

ADDRESS OF PROPERTY (COMPLETE): 819 79th Avenue - Tumwater

PROJECT NAME: Kaufman Corner Additional Parking PARCEL NUMBER(S): 38400000104

**APPLICANT** *(please print neatly)*

NAME OF APPLICANT: Kaufman Real Estate, LLC

APPLICANT'S MAILING ADDRESS (COMPLETE): 7908 Sweet Iron Ct SE, Tumwater, WA 98501

APPLICANT'S TELEPHONE(S): (360) 491-5230 APPLICANT'S E-MAIL: jake@kaufmancd.com

**PROJECT REPRESENTATIVE**

NAME OF PROJECT REPRESENTATIVE: Hatton Godat Pantier (Chris Carlson, AICP)

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 3910 Martin Way E, Ste B, Olympia, WA 98506

REPRESENTATIVE'S TELEPHONE(S): (360) 943-1599 REPRESENTATIVE'S E-MAIL: chrisc@hattonpantier.com

**PROPERTY OWNER**

NAME OF PROPERTY OWNER: Same as applicant

OWNER'S MAILING ADDRESS (COMPLETE): \_\_\_\_\_

OWNER'S TELEPHONE(S): \_\_\_\_\_ OWNER'S E-MAIL: \_\_\_\_\_

**PROJECT DESCRIPTION** *(attach additional sheets and documentation, as needed)*

Modify existing paved and fenced area associated with the Ferguson Water Works site into 20 parking spaces to address parking deficiency."

\_\_\_\_\_

\_\_\_\_\_

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

*Chris Carlson*

Signature of Applicant/Representative

05.03.2024

Date

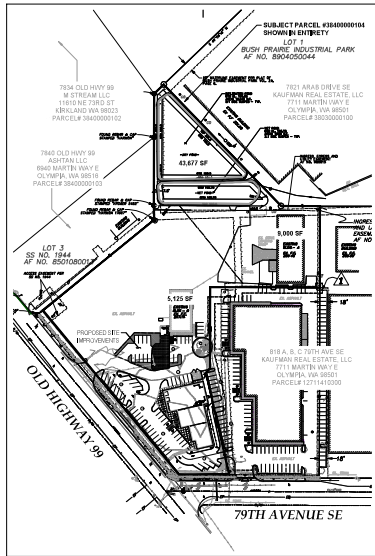
Signature of Port of Olympia representative (if applicable)

Date

Please attach the **Preliminary Site Plan Review submittal checklist** to this Application.

# KAUFMAN CORNER - RETAIL

810-816 79TH AVE SE, TUMWATER, WA 98512



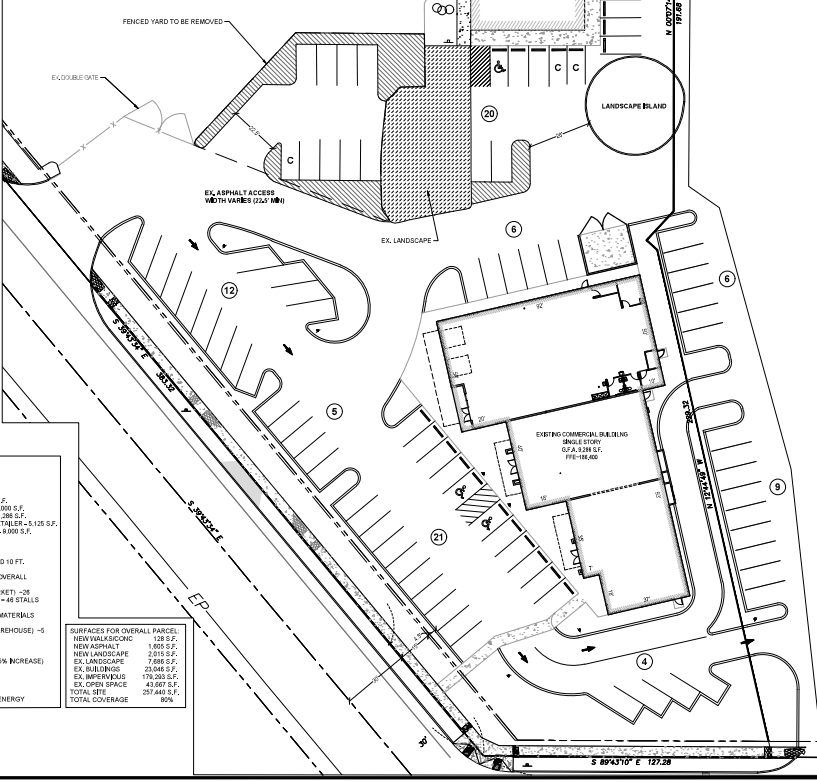
**EXISTING UTILITY NOTE:**  
EXISTING UTILITY LOCATIONS SHOWN ARE FROM VARIOUS RECORDS. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG! 1-800-424-6555, 48 HOURS IN ADVANCE.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODART PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODART PANTIER.

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

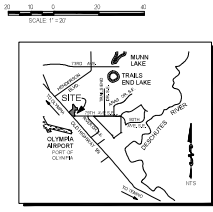
**PROJECT PROPONENT**  
KAUFMAN REAL ESTATE LLC  
JOHN KAUFMAN  
7711 MARTIN WAY E  
OLYMPIA, WA 98502  
(360) 491-5230



**SITE DATA**

PARCEL NUMBER:	3840000104
USE:	INDUSTRIAL
ADDRESS:	810-816 79TH AVE SE
LOT AREA:	5.9 AC, COVERED
USE:	RETAIL/MARKET/CAFE
BLDG. G.F.A.:	MARKET/RETAIL - 7,000 S.F. CAFE PORTION - 2,000 S.F. MARKET/RETAIL - 4,200 S.F. BUILDING MATERIALS RETAILER - 5,125 S.F. STORAGE WAREHOUSE - 4,000 S.F.
DEVELOPMENT STANDARDS:	
SETBACKS:	FRONT YARD 30 FT SIDE YARD 10 FT, REAR YARD 10 FT.
DEV. COVERAGE:	80% MINIMUM IMPERVIOUS PROPOSED COVERAGE: 80% OVERALL
PARKING REQ.:	1.5 PER 1,000 S.F. (RETAIL/MARKET) - 26 10 PER 1,000 S.F. (CAFE) - 20 = 46 STALLS PROVIDED 48 STALLS 2.75 PER 1,000 S.F. BUILDING MATERIALS RETAILER - 14 1 PER 2,000 S.F. STORAGE WAREHOUSE - 5 = 19 STALLS PROVIDED 38 STALLS TOTAL PROVIDED STALLS FOR SITE = 84 (84% INCREASE)
UTILITIES:	WATER - CITY OF TUMWATER SEWER - CITY OF TUMWATER ELECTRICITY - PUGET SOUND ENERGY
SURFACES FOR OVERALL PARCEL:	NEW WALKWAY/CONC. 128 S.F. NEW ASPHALT 1,000 S.F. NEW LANDSCAPE 2,016 S.F. EX. LANDSCAPE 7,686 S.F. EX. BUILDINGS 23,946 S.F. EX. IMPERVIOUS 176,265 S.F. EX. OPEN SPACE 43,607 S.F. TOTAL SITE 377,448 S.F. TOTAL COVERAGE 80%

**CITY OF TUMWATER**  
VERTICAL DATUM: VERTICAL DATUM CITY OF TUMWATER BM #1544 RR 5/16 IN P.P. WEST OF INT. HWY. 99 AND 79TH AVE SE ELEVATION = 286.58  
HORIZONTAL DATUM: MERIDIAN PLAT OF BUSH PRAMBE INDUSTRIAL PARK VOLUME 24, PAGE 8



**LEGEND**

EX. FIRE HYDRANT	EX. WATER METER	EX. WATER SPOUT	EX. WATER VALVE	EX. CATCH BASIN	EX. POWER POLE	EX. GAS METER	EX. GAS VALVE	EX. TELEPHONE PREDESTAL	EX. PVC (SEWER/POWER)	EX. SIGN	EX. STREET LIGHT	EX. LANDSCAPE LIGHTS	EX. ELECTRICAL W/WHOLE	EX. ELECTRICAL BOX	EX. JUNCTION BOX	EX. WATER MAIN	EX. STORM DRAINAGE	EX. SEWER	EX. MAJOR CONTOUR	EX. MINOR CONTOUR	FINISH MAJOR CONTOUR	FINISH MINOR CONTOUR	NEW FENCE	NEW WATER LINE	NEW PERFORATED STORM LINE	NEW ROOF DRAIN LINE	NEW SEWER LINE	CLEARING LIMITS FENCE	FILTER FABRIC FENCE	NEW ADA PARKING ONLY SIGN	NEW FIRE HYDRANT	NEW WATER METER	NEW FDC	NEW PPV	NEW GATE VALVE	NEW SEWER CLEAN OUT	NEW SEWER MANHOLE	NEW CATCH BASIN	NEW CATCH BASIN BY SOLID LID	NEW CLEAN OUT DOWN SPOUT	NEW INLET SEDIMENT PROTECTION	NEW LANDSCAPE AREA	REMOVED LANDSCAPE AREA	EX. FOUNDATION FOOTPRINT	EX. CONCRETE
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PROJECT NO. 2023-001  
SHEET 1 OF 1  
DATE: 08/20/23  
JOB: 2023-001