



DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – AUGUST 15, 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

PERMIT #:	TUM-24-0202
PROJECT TITLE:	Velkommen MHP Expansion
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	Tumwater 70 th Ave, LLC
REPRESENTATIVE(S):	Ross Jarvis, PE, LDC, Inc.
OWNER(S):	Tumwater 70 th Ave, LLC
LOCATION:	2535 70 th Ave SW
PARCEL(S):	31560000100
REQUEST:	Install 10 manufactured homes, abandon onsite septic and connect to city sewer.
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0430
PROJECT TITLE:	Center Street Commerce Warehouses
REVIEW STATUS:	PRELIMINARY REVIEW
APPLICANT(S):	Brenda Fodge, Panattoni Development
REPRESENTATIVE(S):	Dan Balmelli / Betsy Dyer, Barghausen Engineers
OWNER(S):	Port of Olympia
LOCATION:	8277 Center Street SW
PARCEL(S):	12710100302
REQUEST:	Construction of two (2) 200,000 sf warehouses
TIME:	10:30 a.m. – 12:00 noon



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 - 24- 0202	DATE STAMP
Kelly	07/22/2024
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: _____

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.

Ross Jarvis
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.

SEC 4, TWN 17, RGE 2 W, W.M., TUMWATER, WASHINGTON

VELKOMMEN MOBILE HOME PARK EXPANSION

FORMAL SITE PLAN REVIEW

SURVEY INFORMATION

LEGAL DESCRIPTION
 THE 1000000000
 LOT 1 OF ANDERSON PUD DIVISION NO. 1 MOBILE HOME PARK PUD AS RECORDED IN VOLUME 20 OF PLATS, PAGES 40 AND 41 OF 2 OF ANDERSON PUD DIVISION NO. 1 MAPS, THE PARK PUD AS RECORDED IN VOLUME 11 OF PLATS, PAGE 10, THE EXCEPT PART PARCEL CONVEYED TO THE CITY OF TUMWATER AS RECORDED IN VOLUME 14, 2006 UNDER RECORDS FILE NO. 819003, ALSO EXCEPT ANY MOBILE OR MANUFACTURED HOME LOCATIONS THEREON.

HORIZONTAL DATUM
 NATIONAL - NAD83 WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 BY BIRDG ON TIES TO TUNWATER COUNTY MONUMENT 5684.

VERTICAL DATUM
 METRIC - 1985 BY BIRDG ON TIES TO TUNWATER COUNTY MONUMENT 5684, ELEVATION = 164.84.

SURVEY NOTES
 1. INSTRUMENT USED SHOWN BY TOTAL STATION.
 2. THIS SURVEY WAS CONDUCTED ON EXISTING 1/2" X 3/4" X 100' AND 3/4" X 100' X 100'.
 3. ALL MEASUREMENTS WERE MADE WITHIN 0.000000 AND 0.000000.
 4. PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
 5. CONCEPT AND ESTIMATES FROM FIELD MEASUREMENTS OF EXISTING UTILITIES.
 6. UNDEVELOPED AREAS WERE OBTAINED BY THOMAS ARCHITECTURAL STUDIOS 23 COMPLETE A RECONSTRUCTION AND CONSTRUCTION SURVEY OF TUNWATER COUNTY PUD'S 3100000000 AND 1700000000.
 7. SECTION SUBDIVISION FOR RECORDS OF SURVEY RECORDED UNDER AN 80000000.

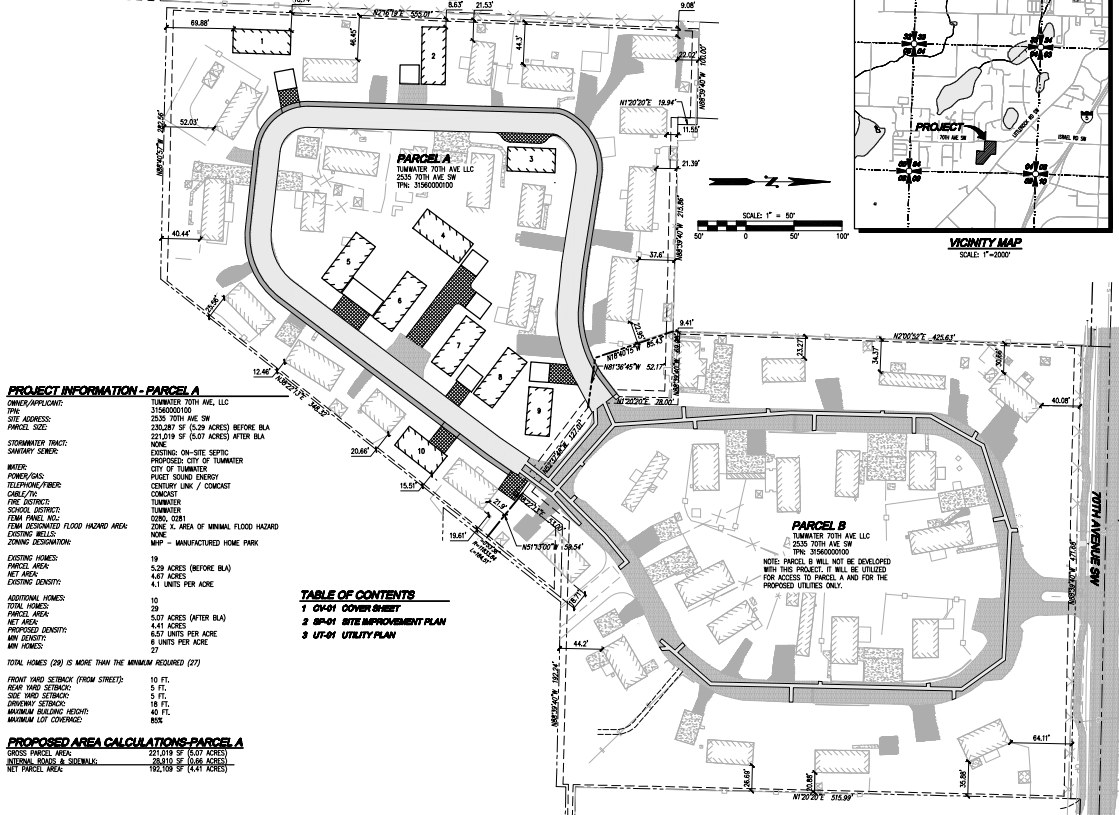
UTILITY NOTES
 UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING MOBILE SURFACE APPEARANCES, A VISUAL LOCATING SERVICE WAS NOT USED FOR THIS PROJECT. BURIED UTILITIES SHOULD BE MARKED BEFORE CONSTRUCTION.

REFERENCED SURVEYS
 1. ANDERSON PUD DIVISION NO. 1 RECORDED IN VOLUME 20, PAGE 40 AND 41 UNDER AN 80000000.
 2. ANDERSON PUD DIVISION NO. 2 RECORDED IN VOLUME 21, PAGE 40 UNDER AN 80000000.
 3. RECORD OF SURVEY RECORDED UNDER AN 80000000.
 4. RECORD OF SURVEY RECORDED IN VOLUME 8, PAGE 10 UNDER AN 80000000.
 5. TUNWATER COUNTY SHORT PLAT NO. 1486 RECORDED IN VOLUME 14, PAGE 10 UNDER AN 80000000.
 6. TUNWATER COUNTY SHORT PLAT NO. 55-2797 RECORDED IN VOLUME 2404, PAGE 30 UNDER AN 80000000.
 7. TUNWATER COUNTY SHORT PLAT NO. 55-2797 RECORDED IN VOLUME 2404, PAGE 30 UNDER AN 80000000.
 8. RECORD OF SURVEY RECORDED IN VOLUME 2, PAGE 109 UNDER AN 80000000.
 9. TUNWATER COUNTY SHORT PLAT NO. 55-3000A RECORDED UNDER AN 80000000.
 10. STATUTORY WARRANTY DEED RECORDED UNDER ALDOTT'S FILE NO. 30000000.

EASEMENT NOTES
 1. ALL EXISTING TRANSMISSION AND DISTRIBUTION LINE EASEMENTS OF ANY OTHER EXISTING RECORDED AND FUTURE POWER LINE PER AN 80000000. (BURNETT EASEMENT NOT SHOWN ON MAP).
 2. POWER AND TELEPHONE EASEMENT 10' ON FRONT AND REAR AND 5' ON SIDES OF ANDERSON PUD DIVISION 1 AND DIVISION 2 FOR PLUMBING PROVISIONS.
 3. EASEMENT SHOWN ON MAP.
 4. ALL EXISTING PRIVATE EASEMENTS OF ANDERSON PUD DIVISION 1 AND DIVISION 2 FOR AN 80000000. (BURNETT EASEMENT NOT SHOWN ON MAP).
 5. EASEMENT EASEMENT (CONCRETE DRIVE) FOR CABLE TELEVISION SYSTEM OVER ANDERSON PUD DIVISION 1 AND DIVISION 2 FOR AN 80000000.
 6. EXISTING SOUND POWER AND LIGHT EASEMENT UNDER AN 80000000. SHOWN ON MAP.
 7. EXISTING SOUND EASEMENT UNDER AN 80000000. SHOWN ON MAP.
 8. RESTRICTIVE COVENANT FOR AN 80000000. SHOWN ON MAP.

CONTACT LIST
 OWNER/APPLICANT: VELKOMMEN MOBILE HOME PARK, LLC
 10000 SE 10TH STREET, STE 103
 BELLEVUE, WASHINGTON 98006
 CONTACT: GREG PAVANZANO
 EMAIL: greg@velkommen.com
 CIVIL ENGINEER: LDC INC.
 1571 CLEVELAND AVE. SE, #200
 TUMWATER, WASHINGTON 98501
 CONTACT: HOSS JARVIS, P.E.
 PHONE: 425-858-1889
 FAX: (425) 482-2083
 EMAIL: info@ldcinc.com
 SURVEYOR: WINDOCAST
 1520 19TH ST SW, SUITE B
 TUMWATER, WASHINGTON 98512
 CONTACT: BRUCE E. STEVENSON
 PHONE: (360) 327-5583

PROPOSED AREA CALCULATIONS-PARCEL A
 GROSS PARCEL AREA: 224,019 SF (5.07 ACRES)
 NATIONAL, BURNETT & SUBTOTAL: 201,115 SF (4.58 ACRES)
 NET PARCEL AREA: 192,109 SF (4.41 ACRES)



PROJECT INFORMATION - PARCEL A
 OWNER/APPLICANT: TUMWATER 70TH AVE, LLC
 3100000000
 2535 70TH AVE SW
 235,287 SF (5.29 ACRES) BEFORE B/LA
 221,019 SF (5.04 ACRES) AFTER B/LA
 NONE
 STORMWATER TREATMENT: EXISTING ON-SITE SEPTIC
 PROPOSED: CITY OF TUMWATER
 CITY OF TUMWATER
 CENSURARY LINE / CONDUIT: CONCAST
 TUMWATER
 SCHOOL DISTRICT: TUMWATER
 FIRM PANEL NO.: 0206, 02081
 ZONE: X, AREA OF MINIMAL FLOOD HAZARD
 NONE
 MFP - MANUFACTURED HOME PARK
 EXISTING HOMES: 19
 PARCEL AREA: 5.29 ACRES (BEFORE B/LA)
 NET AREA: 4.87 ACRES
 EXISTING DENSITY: 4.1 UNITS PER ACRE
 ADDITIONAL HOMES: 10
 TOTAL HOMES: 29
 NET AREA: 5.07 ACRES (AFTER B/LA)
 PROPOSED DENSITY: 4.41 ACRES
 MIN DENSITY: 4.37 UNITS PER ACRE
 MAX DENSITY: 8 UNITS PER ACRE
 MIN HOMES: 27
 TOTAL HOMES (29) IS MORE THAN THE MINIMUM REQUIRED (27)
 FRONT YARD SETBACK (FROM STREET): 10 FT.
 REAR YARD SETBACK: 5 FT.
 SIDE YARD SETBACK: 5 FT.
 DRIVEWAY SETBACK: 18 FT.
 MAXIMUM BUILDING HEIGHT: 40 FT.
 MAXIMUM LOT COVERAGE: 85%

TABLE OF CONTENTS
 1 CV-01 COVER SHEET
 2 SP-01 SITE IMPROVEMENT PLAN
 3 UT-01 UTILITY PLAN

DISCLAIMER
 TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY WINDOCAST, LDC, INC. (LDC, INC. HAS DEVELOPMENT CONSULTANTS) AND ASSUMED NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ADDRESSES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION

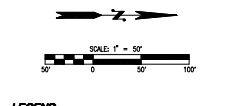
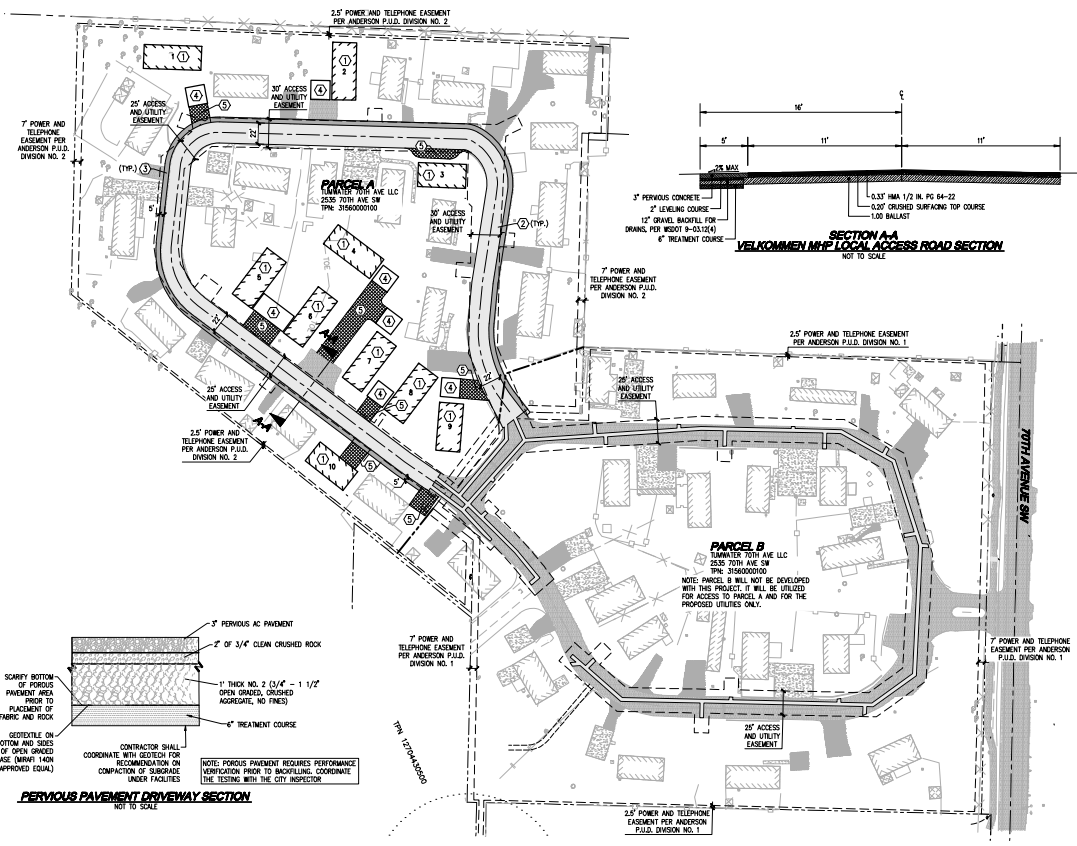
LDC Inc.
 Surveying
 Engineering
 Planning

TUMWATER 70TH AVENUE LLC
 VELKOMMEN MOBILE HOME PARK
 EXPANSION
 COVER SHEET

00 NUMBER: 03101
 DRAWING NAME: CV-01-CV-01
 DESIGNER: JH
 DRAFTER: JH
 DATE: JULY 2024
 SCALE: AS SHOWN
 JURISDICTION: TUMWATER WA

CV-01
 SHEET 1 OF 3

SEC 4, TWN 17, RGE 2 W, W.M., TUMWATER, WASHINGTON



- LEGEND**
- RIGHT OF WAY
 - R.O.W. CENTER LINE
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - ▨ PROPOSED BUILDING
 - ▨ EXISTING BUILDING
 - ▨ PROPOSED PERVIOUS CONCRETE SIDEWALK
 - ▨ PROPOSED ASPHALT PAVEMENT
 - ▨ PROPOSED PERVIOUS PAVEMENT

- SITE IMPROVEMENT NOTES:**
1. PROPOSED MOBILE HOME
 2. PROPOSED ASPHALT PAVEMENT
 3. PROPOSED PERVIOUS CONCRETE SIDEWALK
 4. PROPOSED DRIVEWAY
 5. PROPOSED PERVIOUS PAVEMENT DRIVEWAY

- GENERAL NOTE**
1. EXISTING SEPTIC TO BE REMOVED IN PLACE UNLESS IN CONFLICT WITH PROPOSED UNITS
 2. NO WELLS WITHIN 200 FEET OF PARCEL A

REVISED	DATE	DESCRIPTION

LDC
Landscape Design & Consulting
1211 UNIVERSITY AVENUE
TUMWATER, WA 98563
TEL: 360-835-1111
WWW.LDCDESIGN.COM

TUMWATER 70TH AVENUE LLC
VELKOMMEN MOBILE HOME PARK EXPANSION
SITE IMPROVEMENT PLAN

SP-01
SHEET 2 OF 3

DRAWING NO. 23-107-02-01
 PROJECT NO. 23-107-02-01
 DATE: JULY 2024
 SCALE: AS SHOWN
 JURISDICTION: TUMWATER WA

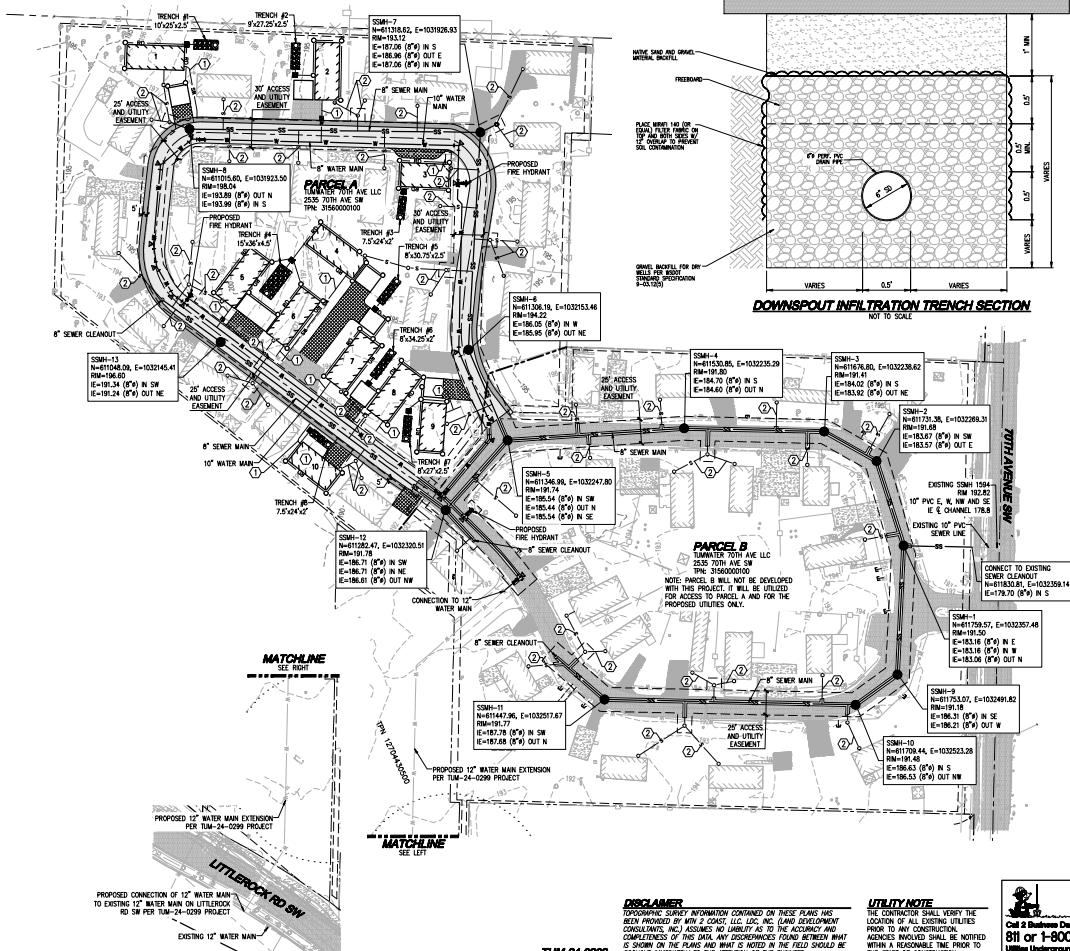
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Locate Underground Location Center

TUM-24-0202

SEC 4, TWN 17, RGE 2 W, W.M., TUMWATER, WASHINGTON



LANDSCAPING

NOTE: SAND AND GRAVEL, 1/2" MIN. GRAIN, 1/2" MAX. SIZE.

NOTE: PLACE SAND AND GRAVEL TO PREVENT INFILTRATION OF RAIN WATER INTO THE TRENCH.

NOTE: GRAVEL SHOULD BE 1/2" MIN. GRAIN, 1/2" MAX. SIZE.

DOWNSPOUT INFILTRATION TRENCH SECTION
NOT TO SCALE

SCALE: 1" = 50'

LEGEND

- PROPOSED 8" PVC D14.4 WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED GATE VALVE
- PROPOSED THRUST BLOCKING
- PROPOSED FIRE HYDRANT
- PROPOSED WATER BEND FITTING
- PROPOSED WATER METER
- PROPOSED STORM/SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED ASTM D3034 SDR35 PVC SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED UTILITY EXEMPTION
- PROPOSED DOWNSPOUT INFILTRATION TRENCH
- PROPOSED ASTM D3034 SDR35 PVC DRAIN LINE
- PROPOSED TYPE II CATCH BASIN W/SOLID LID

UTILITY NOTES:

- PROPOSED DOMESTIC WATER CONNECTION
- PROPOSED DOMESTIC SEWER LATERAL

GENERAL NOTE:

- EXISTING SPOTIC TO BE APPROXIMATED IN PLACE UNLESS IN CONFLICT WITH PROPOSED LINES
- NO WELLS WITHIN 200 FEET OF PARCEL A

REVISIONS

NO.	DATE	DESCRIPTION

LDCI
Landscape Design & Construction, Inc.
1211 UNIVERSITY AVENUE, SUITE 100
TUMWATER, WA 98561
TEL: 360-835-1100
WWW.LDCI.COM

TUMWATER 70TH AVENUE LLC
VELKOMMEN MOBILE HOME PARK
EXPANSION
UTILITY PLAN

UT-01
SHEET 3 OF 3

DRAWING NO. UT-01, DATE: 07/20/2024, PROJECT: VELKOMMEN MOBILE HOME PARK EXPANSION, TUMWATER, WA.

TUM-24-0202

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Call 2 Business Days Before You Dig
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Utilities Underground Location Center



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- 0430	DATE STAMP
Kelly	07/26/2024
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): _____

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)*

The site plan layout for this application has been revised from the original version submitted with the Feasibility Site Plan review to show two new 200,000 square foot warehouse buildings and eliminate the separate yard area. The buildings have also been re-oriented to provide a more efficient layout and to better address the City comments from the Feasibility Site Plan Review submittal.

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.

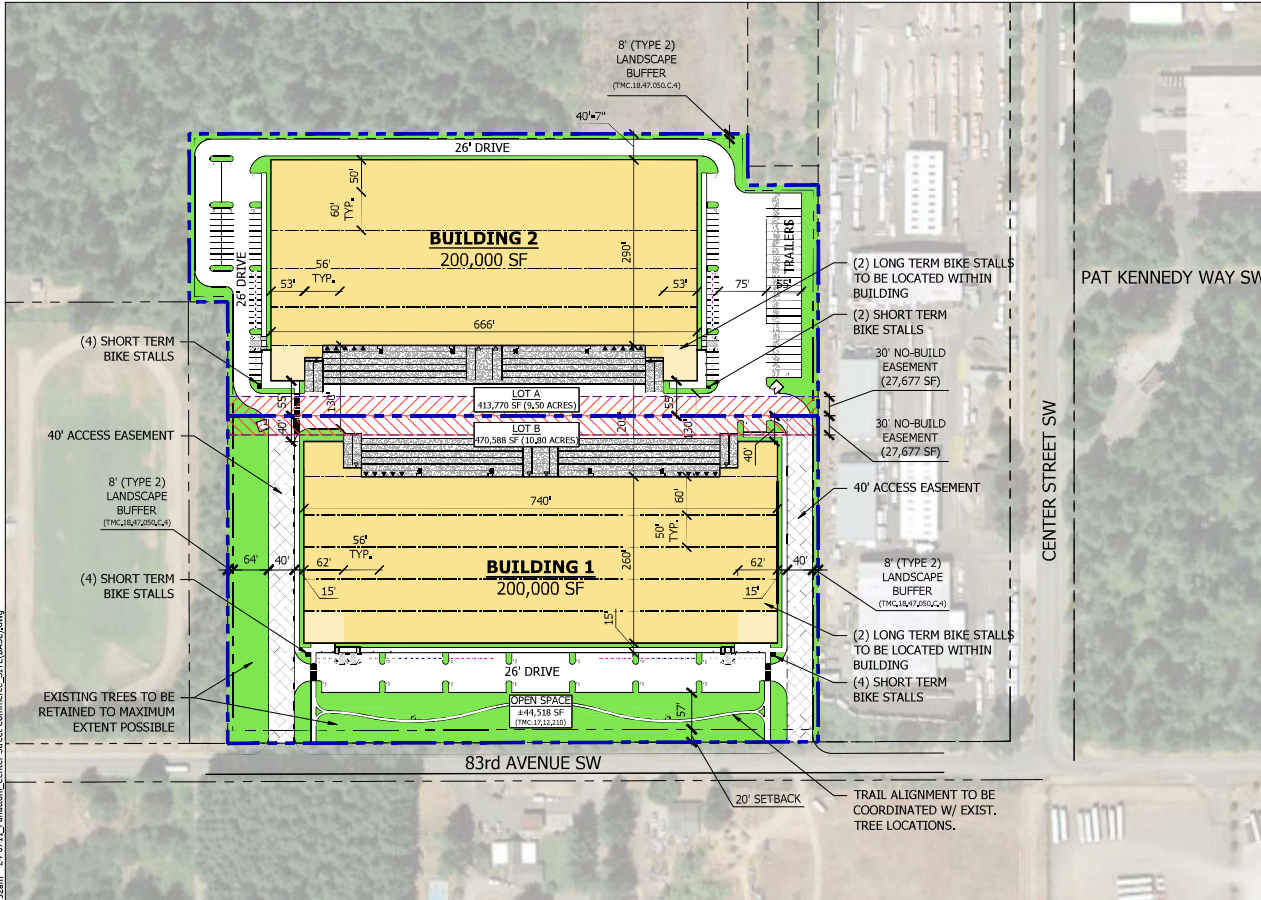
Daniel K. Balmelli, P.E.
 Signature of Applicant/Representative
 Barghausen Consulting Engineers

July 26, 2024
 Date

 Signature of Port of Olympia representative (if applicable)

 Date

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



APPLICANT
 PANATTONI DEVELOPMENT COMPANY
 3523 ROCK STREET, SUITE 300
 TACOMA, WASHINGTON 98602

REPRESENTATIVE
 BANGHAUSEN CONSULTING ENGINEERS, INC.
 2215 72ND AVENUE SOUTH
 KENT, WA 98032

PROPERTY OWNER
 ROY OF OLYMPIA
 606 COURAGE STREET NW, SUITE 300
 OLYMPIA, WASHINGTON 98501

GENERAL INFORMATION

SITE JURISDICTION
 TUNWATER, WASHINGTON (TUNWATER COUNTY)

ASSESSOR PARCEL NUMBER
 0041193700002

PROPERTY SECTION
 PROPERTY T. 36N, R. 10E, S. 12N, RANGE 2 W. W-4

ZONE
 BUREAU AREA (ADDITIONAL RELATED INDUSTRY)

SITE AREA
 407.7 ACRES (17,540 ACRES)
 407.7 ACRES (17,540 ACRES)
 TOTAL SITE "B" (17,540 ACRES)

LOT COVERAGE
 100% OF PERMISSIBLE AREA / 896,358 SF TOTAL SITE
 100% OF COVERAGE PROVIDED (100% MAX. ALLOWED)

BUILDING AREA
 200,000 SF BUILDING 1
 200,000 SF BUILDING 2
 400,000 SF TOTAL BUILDING AREA

PARKING

10	STALLS - 10% (10,000) OF OFFICE @ 2,000 SF
18	STALLS - 10% (18,000) OF WHOLE
45	STALLS - 10% (45,000) OF WHOLE @ 40,000
90	TOTAL AUTO STALLS REQUIRED

140 TOTAL AUTO STALLS PROVIDED (140/90)

8 SEV (%N OF TOTAL SITE) AUTO STALLS REQUIRED (3% MIN. OF TOTAL AUTO STALLS REQUIRED)

8 ADA AUTO STALLS PROVIDED (8 ADA STALLS REQUIRED)

8 SHORT TERM BIKE STALLS PROVIDED (8 ADA STALLS REQUIRED)

24 OR MORE TOTAL AUTO STALLS PROVIDED (3% MIN. OF TOTAL AUTO STALLS REQUIRED)

2 LONG TERM BIKE STALLS PROVIDED WITHIN BUILDING (2 REQUIRED)

REQUIREMENTS

10	STALLS - 10% (10,000) OF OFFICE @ 2,000 SF
18	STALLS - 10% (18,000) OF WHOLE
45	STALLS - 10% (45,000) OF WHOLE @ 40,000
90	TOTAL AUTO STALLS PROVIDED (124/90)
24	TOTAL TRAILER STALLS PROVIDED (124/15)

8 SEV (%N OF TOTAL SITE) AUTO STALLS PROVIDED (3% MIN. OF TOTAL AUTO STALLS REQUIRED)

4 ADA AUTO STALLS PROVIDED (4 ADA STALLS REQUIRED)

8 SHORT TERM BIKE STALLS PROVIDED (8 ADA STALLS REQUIRED)

24 OR MORE TOTAL AUTO STALLS PROVIDED (3% MIN. OF TOTAL AUTO STALLS REQUIRED)

2 LONG TERM BIKE STALLS PROVIDED WITHIN BUILDING (2 REQUIRED)

DOCK DOORS

REQUIREMENTS

1	DOCK DOOR PER 10,000 SF PERMITTED
200,000 SF	20,000 SF = 10 DOCK DOORS PERMITTED
200,000 SF	20,000 SF = 10 DOCK DOORS PERMITTED

OPEN SPACE
 44,518 SF (TMC 17.12.210)

07/12/24 - 11:23am 24-0711_Panattoni_Center Street Commerce_SITE(BASE).dwg

NELSON

CENTER STREET COMMERCE
 TUNWATER, WASHINGTON
 07-11-2024 1"=150'



PANATTONI