



HEARING EXAMINER MEETING AGENDA

Online via Zoom

**Wednesday, April 13, 2022
7:00 PM**

The Tumwater Hearing Examiner is an appointed official of the City, and rules upon land use and zoning matters. Within 10 business days of the conclusion of the hearing, the Examiner shall render a decision, including findings and conclusions. Questions on the operation and procedures of the Hearing Examiner may be directed to the Community Development Department at 360-754-4180.

1. Call to Order
2. Administrative Affairs
 - a. Changes to Agenda
3. Public Hearing
 - a. I-5 Commerce Place - Preliminary Plat (TUM-22-0044)
4. Adjourn

Remote Meeting Information

To comply with Governor Inslee's Proclamation 20-28, the City of Tumwater meetings will be conducted remotely, not in-person, using a web-based platform. The public will have telephone and online access to all meetings.

Watch Online

Go to <http://www.zoom.us/join>, and enter the Webinar ID: 825 4702 1846 and Passcode 369070

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID: 825 4702 1846 and Passcode 369070.

The City of Tumwater Hearing Examiner will hear testimony from interested parties via computer audio or by telephone by registering in advance to provide comment.

Public Comment – Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_UTPWcg8jR2q5uxCoUq0eZQ

After registering, you will receive a confirmation email containing information about joining the webinar.

Written comments may be submitted to City of Tumwater, Community Development Department, 555 Israel Road SW, Tumwater, WA 98501, or by email at tmerriman@ci.tumwater.wa.us or by fax at (360) 754-4138, and must be received by 6:00 p.m. on Wednesday, April 13, 2022.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

TO: City of Tumwater Hearing Examiner
FROM: Tami Merriman, Permit Manager
DATE: March 29, 2022
SUBJECT: I-5 Commerce Place - Preliminary Plat (TUM-22-0044)

- 1) Recommended Action:
Staff recommends the Preliminary Plat be approved, subject to conditions of approval outlined in this staff report.
-

- 2) Background:
Applicant requests approval of a Preliminary Plat to amend Hearing Examiner Decision #38 of Preliminary Plat TUM-20-0220, including a revised plat map.
-

- 3) Alternatives:
- ☐ Approve Case No. TUM-22-0044
 - ☐ Approve Case No. TUM-22-0044 with additional conditions
 - ☐ Deny Case No. TUM-22-0044
 - ☐ Remand Case No. TUM-22-0044 to staff for further analysis
-

- 4) Attachments:
- 1. Staff Report, April 1, 2022
 - 2. Preliminary Plat Application & Narrative
 - 3. Aerial Map
 - 4. Amended Preliminary Plat Map
 - 5. Public Notice Certification
 - 6. Notice of Application
 - 7. NOA Comment Nisqually
 - 8. Tree Plan 03-18-2020
 - 9. Revised Tree Plan 12-28-2021
 - 10. Revised Tree Tract LS Plan 12-28-2021
 - 11. MDNS 08-06-2020
 - 12. Final Staff Report 09-21-2020
 - 13. Hearing Examiner Decision 10-14-2020
 - 14. Approved Civil Plans 06-18-2021

**CITY OF TUMWATER
HEARING EXAMINER STAFF REPORT
Hearing Date: April 13, 2022**

Project Name: I-5 Commerce Preliminary Plat (Amending TUM-20-0220)

Case Number: TUM-22-0044

Owner: John Kaufman, Kaufman Real Estate, LLC
7711 Martin Way E, Olympia, WA 98506

**Project Proponent/
Representative:** Hatton Godat Pantier, Attn: Chris Carlson
3910 Martin Way E, Suite B, Olympia, WA 98506

Type of Action Requested: The applicant requests Preliminary Plat approval to amend Hearing Examiner's Condition Number 38 of the preliminary plat approval for TUM-20-0220 issued October 14, 2020. The preliminary plat map also includes an updated lot configuration to reflect an administrative approval to relocate Lot 8 and a stormwater tract to address stormwater treatment (Exhibits 2 & 4).

Project Location: The property is located within the 2700 block of 93rd Avenue SW, Tumwater, WA 98512, within a portion of the SE ¼ and a portion of the NW ¼ and the SW ¼ of the SE ¼ of Section 16, Township 17 N., Range 2 W.W.M. Parcels #12716420000, #12716340100, #12716340102 and #12716340101 (Exhibit 3).

Public Notification: Public notification for this public hearing was mailed to property owners within 300 feet of the subject property and various agencies, posted on-site and published in *The Olympian* on April 1, 2022, in conformance with Tumwater Municipal Code (TMC) 14.06 (Exhibit 5).

Staff Recommendation: Approve Preliminary Plat TUM-22-0044 to amend the conditions of approval and preliminary plat map for TUM-20-0220.

Staff Planner: Tami Merriman, Permit Manager
Phone: (360) 754-4180
E-Mail: tmerriman@ci.tumwater.wa.us

I. BACKGROUND INFORMATION

A. Background

The applicant received preliminary plat approval, TUM-20-0220, on October 14, 2020. The preliminary plat was to subdivide 40.26 acres into 12 commercial/industrial lots, 2 stormwater tracts, and one tree tract (Exhibit 13).

During preparation of Site Development/Grading Plans, the applicant found that the stormwater facilities needed to be relocated due to high groundwater. This resulted in “switching” the stormwater facility and lot# 8. City staff determined that this lot reconfiguration was not a substantial change in June 2021. Plans are approved, and construction underway (Exhibit 14).

The foresters report and proposed mitigation for preliminary plat TUM-20-0220 provided that in order to meet City minimum requirement of 12 trees per acre, the applicant would retain 101 trees in the existing wetland buffer, and plant additional trees. For mitigation purposes, replacement would be at a 3:1 ratio, resulting in 1,149 trees planted (Exhibit 8).

Hearing Examiner Condition #38 reflected the above mitigation of 1,149 replacement trees to be planted in order to comply with the City’s Tree and Vegetation Ordinance (Exhibit 13).

The applicant contacted the City on November 29, 2021, stating that the forester’s report submitted for the preliminary plat cited the wrong tree replacement ratio for the project. The tree plan referred to TMC 16.08.070(R)(3) which is mitigation for not retaining the minimum 12 trees per acre. The applicant states that TMC 16.08.070(R)(4) should have been followed, as the parcel did not meet the minimum retention standards in an undeveloped state (less than 12 trees per acre).

B. Application and Review Process

Application for preliminary plat was submitted on January 12, 2022, and deemed complete on January 31, 2022 (Exhibit 6).

Under TMC 2.58.090, review authority for preliminary plat applications falls under the purview of the Hearing Examiner.

C. Existing Conditions

The properties are vacant, with site infrastructure currently under construction and near completion.

D. Project Description

The preliminary plat map depicts an updated lot configuration to reflect an administrative approval for a change in layout of lot configuration, moving Lot 8 and the stormwater tract to address stormwater treatment (Exhibit 4).

The applicant requests an amendment to Hearing Examiner's Condition Number 38 of the October 14, 2020 approval for preliminary plat TUM-20-0220 in regards to the number of mitigation trees to be planted pursuant to TMC 16.08.070 (Exhibit 2).

There are no other requested changes to preliminary plat approval TUM-20-0220.

II. REGULATORY FRAMEWORK

Public Notice TMC 14.06: Public Notice Requirements

Staff Response and Recommended Finding: *The application was submitted on January 12, 2022, and deemed complete on January 31, 2022. The notice of application was mailed to property owners within 300 feet of the property and affected agencies, posted on-site, and published in the Olympian on February 3, 2022 (Exhibit 5).*

Comment received from the Nisqually Indian Tribe stated they had no specific concern (Exhibit 7).

SEPA Determination: Pursuant to the State Environmental Policy Act, the City of Tumwater Community Development Department issued a Mitigated Determination of Non-significance on August 6, 2020 (Exhibit 11).

No additional review or notice is required.

Preliminary Land Divisions; Changes, alterations or deletions TMC 17.14.110:

Once the preliminary land division map has been approved, it shall not be altered unless approved by both the department of community development and public works department. If the alteration is felt to be of a substantial nature by the community development and public works departments, then the land division shall be resubmitted in accordance with the procedures for preliminary division approval.

The tree replacement plan was provided by the applicant. It was reviewed by staff, and recommended to the Hearing Examiner to become a condition of approval. It was not clear from the foresters report that the property did not meet the required 12 trees per acre in its undeveloped state. As such, all parties interpreted TMC 16.08.070(R)(3) correctly.

This change results in 786 less trees planted, than the original approval of 1,149, and is a substantial change to both the Hearing Examiners condition and the resulting plat.

Hearing Examiner, TMC 2.58.090: Hearing Examiner authority to review preliminary plat.

Staff Response and Recommended Finding: *Preliminary plat requires a public hearing and decision by the Tumwater Hearing Examiner.*

The proposal is subject to the following policies and regulations:

A. Preliminary Map Alteration:

The plat map is updated to reflect the relocation of Lot 8 to the northern side of the new public street, and the reconfiguration of 3 stormwater tracts (Exhibit 4).

Staff Response and Recommended Finding: During the review and approval of site development and grading plans, including stormwater treatment, an alteration of lot layout was approved by the City. The number of lots and tracts did not change, lot 8 and a stormwater tract were flipped in location, and individual lot sizes changed minimally. City staff felt the change was not substantial, and more so, was required to achieve appropriate stormwater treatment. The preliminary map has been updated and incorporated into this amendment request (Exhibits 4 and 14).

B. Protection of Trees and Vegetation Ordinance, TMC 16.08:

TMC 16.08.070 regulates the preservation and renewal of existing trees on a site to be developed.

The proposal is to amend TUM-20-0220 Preliminary Plat Approval Condition #38 relating to the protection of trees and vegetation, resulting in a reduction of 786 trees to be planted as mitigation for removing trees.

Preliminary Plat TUM-20-0220 staff findings, and Hearing Examiner Condition 38:

“L. Tree Protection and Replacement Ordinance, TMC 16.08: TMC Chapter 16.08 regulates the removal and preservation of existing trees on a site to be developed.

Staff Response and Recommended Finding: *A professional forester’s report has been submitted for the project.”*

According to the report, the City’s tree protection ordinance requires 12

trees per acre or 484 trees to be retained on the project site. The report indicates that 101 existing trees are proposed for retention. The tree protection ordinance requires that 3 new trees be planted for each existing tree that is removed in excess of the 12 tree per acre retention standard. This results in the planting of 1,149 trees on the project site (383 trees not retained multiplied by 3 replacement trees = 1,149 new trees).

Staff finds that the project complies with the City's Tree Protection and Replacement Ordinance (TMC 16.08) if conditioned that a minimum of 1,149 replacement trees be planted (Exhibit 12).

Hearing Examiner Condition 38: *In order to comply with the City's Tree Protection and Replacement Standards, a minimum of 1,149 replacement trees must be planted on the site. The replacement trees must be planted in the proposed tree protection open spaces on the project site, tract D, shown on the Preliminary Plat Map. The size of the tree protection open space area(s) associated with the project is required to be a minimum of 5 percent of the buildable area of the site (Exhibit 13).*

Staff Response and Recommended Finding: TMC 16.08.070(R) provides specific development standards for the retention of trees as part of any land clearing in conjunction with a specific development proposal. It requires that not less than twenty percent of the trees, or not less than twelve trees per acre (whichever is greater), shall be retained. TMC 16.08.070(R)(2) allows a waiver or modification of this requirement under certain circumstances, which requires three new trees to be planted for every tree that is required to meet minimum standards.

TMC 16.08.070(R)(4) states: In situations where a parcel of land to be developed does not meet the retention standards above in an undeveloped state, the applicant shall be required to reforest the site to meet the applicable standard outlined above at a 1:1 ratio as a condition of project approval.

The forester's report dated March 18, 2020, states the total number of trees to be retained on site are 101 trees which are located in an existing wetland buffer. In order to meet the minimum twelve trees per acre (484 trees), 383 trees would need to be planted. Using the mitigation requirement of 3:1, resulted in 1,149 trees to be planted. This report did not include the count of all trees on site, and did not show or reflect that the parcels in their undeveloped state did not meet the minimum requirements of TMC 16.08.070(R) (Exhibit 8).

A revised foresters report shows the total number of trees onsite, including the wetland buffer, to be 351 trees, which is below the minimum 12 trees per acre. In this

case, it would have been appropriate to review the foresters report under TMC 16.080070(R)(4), as the parcel, in its undeveloped state, did not meet the minimum 12 trees per acre. The revised foresters report also includes a count of 31 existing trees that are less than 6-inches (2 – 5 inches) in diameter on the site. Instead of disturbing the tree tract area to plant additional trees, the applicant requests to retain the 31 smaller trees within the tract allowing them to be counted towards the 363 new trees to be planted. Approximately 75 will be planted around the exterior of the stormwater facilities located in Tract A and Tract B, with remaining trees to be part of required perimeter landscape on the individual parcels, and street trees (Exhibits 9 & 10).

Staff finds that the revised foresters report complies with the City's Tree Protection and Replacement Ordinance TMC 16.08.070(R)(4), if conditioned that a minimum of 363 replacement trees be planted, and an area of 5% of more of buildable land is designated as a tree tract.

Staff concludes that adequate provisions will be made for public health, safety and general welfare as follows:

The findings and conclusions provided in the 09-21-2020 staff report for Preliminary Plat TUM-20-0220, remain the same, with the exception of Section II, Letter L (Exhibit 12).

The findings, conclusions, and mitigating conditions of the MDNS issued August 6, 2020 remain the same (Exhibit 11).

The Hearing Examiners findings, conclusions, and decision for Preliminary Plat TUM-20-0220, dated October 14, 2020 remain the same, with the exception of finding #10, a portion of conclusion #1, and Condition #38 (Exhibit 13).

III. RECOMMENDATION

Pursuant to TMC 2.58.110, staff recommends approval of the Preliminary Plat with the following conditions:

1. The conditions of the Mitigated Determination of Nonsignificance dated August 6, 2020, are hereby referenced and are considered conditions of this approval.
2. The conditions of the City of Tumwater Hearing Examiner Findings, Conclusions, and Decision I-5 Commerce Place Preliminary Plat No. TUM-20-0220 are hereby referenced and are considered conditions of this approval, with the exception of finding #10, a portion of conclusion #1, and Condition #38.
3. In order to comply with the City's Protection of Trees and Vegetation standards, the trees in the wetland buffer, and shown as Tract D on the preliminary plat map

shall remain undisturbed.

4. A minimum of 363 replacement trees shall be planted, first on the perimeter of the stormwater tracts, then as part of perimeter landscaping as required for development of the individual parcels.

**Submitted on Behalf of
the City of Tumwater
Community Development
Department by/
Staff Contact:**

Tami Merriman, Permit Manager



Phone: (360) 754-4180

E-mail: tmerriman@ci.tumwater.wa.us

Report Issue Date: March 29, 2022

List of Exhibits:

1. Staff Report, dated March 29, 2022
2. Preliminary Plat Application & Narrative 12-28-2021
3. Aerial Map
4. Amended Preliminary Plat Map 12-28-2021
5. Public Notice Certification
6. Notice of Application 02-03-2022
7. NOA Comment Nisqually 02-14-2022
8. Tree Plan 03-18-2020
9. Revised Tree Plan 12-28-2021
10. Revised Tree Tract LS Plan 12-28-2021
11. MDNS 08-06-2020
12. Final Staff Report 09-21-2020
13. Hearing Examiner Decision 10-14-2020
14. Approved Civil Plans 06-18-2021



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180 (360) 754-4126 (FAX)
 Email: cdd@ci.tumwater.wa.us

**PRELIMINARY PLAT
 Application**

TUM - 22-

0044

Kerri
 RCVD BY

DATE STAMP

December 28, 2021

Application fee: \$2,750.00, plus \$38.50 per lot.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): **2700 Block of 93rd Avenue SW, Tumwater WA**

PROJECT NAME: **I-5 Commerce Place**

PARCEL NUMBER(S): 12716420000, 12716340100, 12716340102, 12716340101

APPLICANT (please print neatly)

NAME OF APPLICANT: **John Kaufman, Kaufman Real Estate, LLC**

APPLICANT'S MAILING ADDRESS (COMPLETE): **7711 Martin Way E, Olympia, WA 98506**

APPLICANT'S TELEPHONE(S): **(360) 491-5230**

APPLICANT'S E-MAIL: **john@kaufmancd.com**

PROJECT REPRESENTATIVE

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

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

REPRESENTATIVE'S TELEPHONE(S): **(360) 943-1599**

REPRESENTATIVE'S E-MAIL: **chrisc@hattonpantier.com**

PROPERTY OWNER

NAME OF PROPERTY OWNER: **Kaufman Real Estate, LLC**

OWNER'S MAILING ADDRESS (COMPLETE): **7711 Martin Way E, Olympia, WA 98506**

OWNER'S TELEPHONE(S): **(360) 491-5230**

OWNER'S E-MAIL: **john@kaufmancd.com**

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

12 lots commercial/light industrial plat including 4 tracts totaling 40.26 acres. Improvement includes public access, water, sewer and other utilities. 3 stormwater tracts and one tree tract. See Narrative.

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

12.20.2021

Date

Please attach the **Preliminary Plat submittal checklist** to this Application.

NARRATIVE SUMMARY

I-5 Commerce Plat – Commercial Preliminary Plat Alteration
Parcel Nos. 12716340100, 12716340102, 1271634101, 12716420000

Project Description:

The I-5 Commerce Place plat represents a subdivision of approximately 40.26 acres of land into 12 individual commercial/light industrial lots and 4 tracts (3 stormwater tracts and 1 tree tract).

The applicant is requesting a plat alteration under TMC 17.26 to address a change to some of the lot areas and tracts and an amendment to condition 38 of the original preliminary plat approval by the Tumwater Hearing Examiner dated October 14, 2020.

The lot and tract area changes are as follows:

Lot 2:	Original 1.03 acres – Proposed 1.02 acres
Lot 3:	Original 1.43 acres – Proposed 1.41 acres
Lot 4:	Original 2.41 acres – Proposed 2.22 acres
Lot 7:	Original 3.04 acres – Proposed 2.53 acres
Lot 8:	Original 1.82 acres – Proposed 3.18 acres (Lot location moved to west side of road)
Lot 9:	Original 3.24 acres – Proposed 4.58 acres
Lot 12:	Original 3.39 acres – Proposed 4.44 acres
Tract A:	Original 3.92 acres – Proposed .71 acres
Tract B:	Original 1.34 acres – Proposed 1.16 acres
Tract C:	Original 1.41 acres – Proposed 2.39 acres
Tract D:	Original 3.32 acres – Proposed 2.27 acres

The request also includes amending condition number 38 of the Hearing Examiner original preliminary plat approval decision related to the tree replacement ratio for the project required by TMC 16.08. Hearing Examiner condition 38 requires a 3:1 tree replacement ratio for the project. Because the project site did not meet the City's tree retention standards of 20% of the existing trees or 12 tree per acre prior to being developed, TMC 16.08.070.R.4 requires a tree replacement ratio of 1:1.

The site is located within the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 17N, Range 2 West, W.M., adjacent to Interstate 5, and north of 93rd Avenue SE. The current zoning classification for this site is Light Industrial (LI).

Directions to the Site:

Southbound I-5 at Exit 99, turn right and the property is immediately on the right.

Existing Conditions:

A site development/grading permit was issued by the City of Tumwater to construct the required plat improvements on November 5, 2020. The plat improvements are substantially complete, including installation of the road, electricity, natural gas, telephone, potable water and sanitary sewer utilities.

Access:

The lots will be accessed off of 93rd Avenue SE and by a single connecting roadway through the the plat. The new roadway has been aligned to straddle portions of adjacent properties to the west for future extension of the City roadway network.

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M.

THAT PORTION OF THE SOUTH 375 FEET OF THE EAST 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M., LYING NORTHERLY AND EASTERLY OF ONE OF THE CORNERS OF SAID SECTION 16, BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER STATION AD 10437.31 P.C., AS SHOWN ON SHEET 2 OF 3 SHEETS OF HIGHWAY ENGINEERS MAP, DATED DECEMBER 21, 1965 AND 60 FEET DISTANT NORTHEASTERLY, THENCE S 10° 15' 00" E 100 FEET TO A POINT OPPOSITE THE INTERCHANGE OF HIGHWAY 43 AND HIGHWAY 26 TO TIMMATER, LATROP ROAD INTERCHANGE, THENCE IN A STRAIGHT LINE SOUTH 20° 41' 30" WEST TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THENCE EASTERLY ALONG SAID EAST LINE OF SAID QUARTER SECTION 16 TO A POINT OPPOSITE THE EAST LINE OF SAID SECTION 16, AS SHOWN ON SAID MAP, AND 40 FEET DISTANT NORTHERLY THEREFROM; THENCE CONTINUING NORTHEASTLY PARALLEL WITH SAID DB CENTERLINE TO A POINT OPPOSITE HIGHWAY ENGINEER STATION DB 2450 AND THE END OF SAID DEED. WHEREAS SAID DEED WAS RECORDED UNDER AUDITOR'S FILE NO. 4160518, ALTHOUGH COUNTY ROAD 43rd AVENUE SW BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4160518, ALSO EXCEPT COUNTY ROAD 43rd AVENUE SW BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4160518, AND WHEREAS SAID DEED WAS DATED JUNE 14, 2010 UNDER AUDITOR'S FILE NO. 4160518.

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.W.M., DESCRIBED AS FOLLOWS:

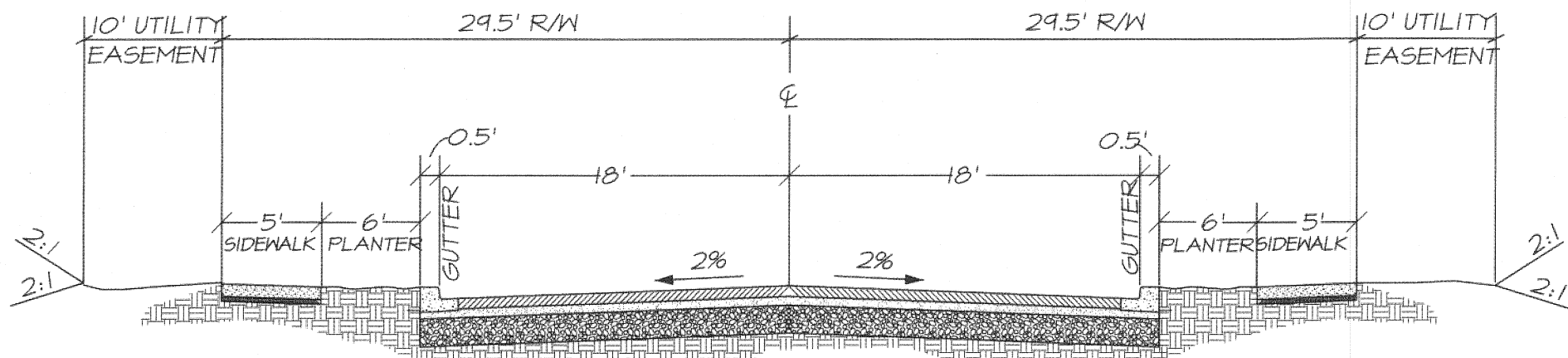
THAT A LOT AT THE EAST CORNER OF SAID SUBDIVISION, THENCE WEST ALONG THE SOUTHEAST LINE OF SAID SOUTHWEST QUARTER 100 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTAINING WEST 140 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 2,381.73 FEET OF THE THURSTON COUNTY SALVAGE SECTION 16, THENCE NORTH 375 FEET, THENCE EAST 140 FEET, MORE OR LESS, TO A POINT 100 FEET WEST OF THE TRUE POINT OF BEGINNING, THENCE SOUTHWEST ALONG THE QUARTER, THENCE NORTH 375 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THEREFROM PORTION CONVEYED TO THURSTON COUNTY FOR 43rd AVENUE SA BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4160533, AND THE REMAINDER OF SAID QUARTER, THENCE WEST ALONG THE QUARTER, THENCE NORTH 375 FEET CONVEYED TO THURSTON COUNTY BY DEED DATED JULY 16, 2010 UNDER AUDITOR'S FILE NO. 4160533.

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, WM., LYING WESTERLY OF TRACTS CONVEYED TO THE STATE OF WASHINGTON, BY DEEDS RECORDED MARCH 2, 1953, AUGUST 15, 1957 AND JULY 19, 1966 UNDER AUDITOR'S FILE NOS. 516448, 587782, AND 743347, RESPECTIVELY.

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 WEST, N.M., DESCRIBED AS FOLLOWS:

BEING THE SOUTHWEST 1/4 OF SAID SECTION 16, 2299.3 FEET EAST OF ITS SOUTHWEST CORNER, RUNNING THENCE EAST ALONG SAID SOUTH LINE 80.43 FEET; THENCE NORTH 375 FEET, THENCE EAST 240 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST 1/4 OF SAID SECTION 16, 2299.3 FEET EAST OF ITS SOUTHWEST CORNER; THENCE WESTERLY ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE WESTERLY ALONG SAID NORTH LINE 328 FEET, MORE OR LESS TO A POINT NORTH OF THE POINT OF BEGINNING, THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 30 FEET OF COUNTY ROAD KNOWN AS HWY. 100, BEING THE SOUTHWEST 1/4 OF SAID SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 WEST, N.M., BY DEED DATED JULY 16, 2010 UNDER AUDITOR'S FILE NO. 4160513.

IN THURSTON COUNTY, WASHINGTON.



59' PUBLIC ROADWAY SECTION
N.T.S.

TRACT USAGE		
TRACT "A"	STORM DRAINAGE	0.71 AC.
TRACT "B"	STORM DRAINAGE	1.16 AC.
TRACT "C"	STORM DRAINAGE	2.39 AC.
TRACT "D"	TREE TRACT	2.27 AC.

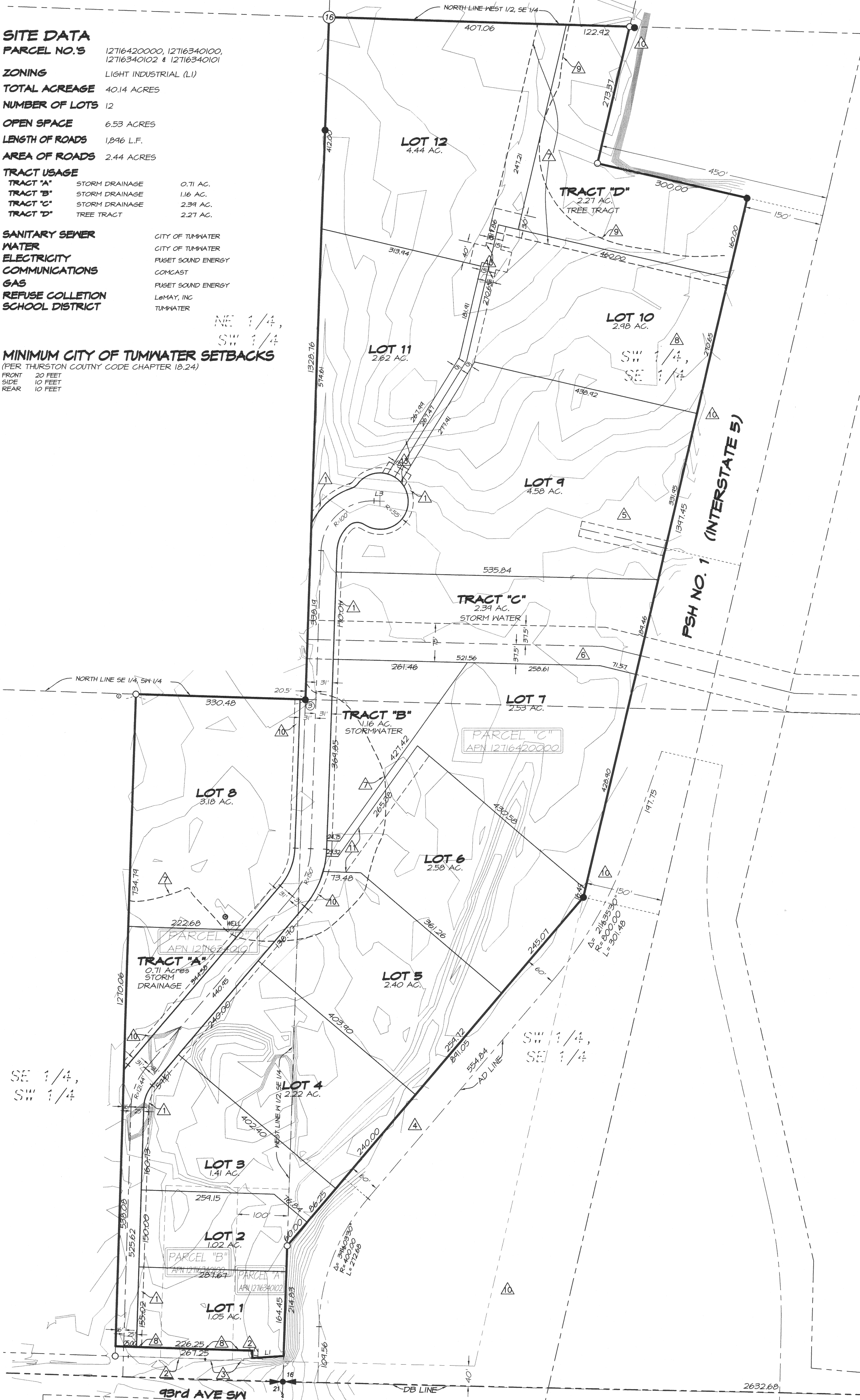
SCHOOL DISTRICT

CITY OF TUMWATER
CITY OF TUMWATER
FUGET SOUND ENERGY
COMCAST
FUGET SOUND ENERGY
LOMAY, INC
TUMWATER

MINIMUM CITY OF TUMWATER SETBACKS

(PER THURSTON COUNTY CODE CHAPTER 18.24)

FRONT	20 FEET
SIDE	10 FEET
REAR	10 FEET



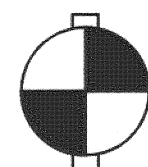
● FOUND AS NOTED

- SET 5/0" REBAR WITH PLASTIC CAP STAMPED "USP 28073"
- 1 PLANNED 10' WIDE UTILITY EASEMENT
- 2 NORTH LINE RIGHT OF WAY CONVEYED TO THURSTON COUNTY AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 4160519
- 3 NORTH LINE, RIGHT OF WAY CONVEYED TO THE STATE OF WASHINGTON, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743346 (SEE SURVEYOR'S NOTE #7)
- 4 RIGHT OF WAY LINE DESCRIBED IN DEED TO THE STATE OF WASHINGTON AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743347 (SEE SURVEYOR'S NOTE #7)
- 5 30' WIDE DRAINAGE EASEMENT DESCRIBED IN DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 516440 (ALSO SEE SURVEYOR'S NOTE #6)
- 6 APPROXIMATE LOCATION 75' WIDE EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE, AS DESCRIBED UNDER AUDITOR'S FILE NO. 7575 (SEE SURVEYOR'S NOTE NO. 4)
- 7 AREAS DEPICTED IN CRITICAL AREA BUFFER NOTICE RECORDED UNDER AUDITOR'S FILE NO.5 37461694 AND 3795844 (SEE SURVEYOR'S NOTE NO. 10)
- 8 NOTE: THE BUFFER NOTICE SHOULD BE AMENDED FOLLOWINGS PRELIMINARY PLAY APPROVAL TO REFLECT THE UPDATED INFORMATION. STATE AMENDMENT SHOULD BE SIGNED BY THE CITY OF TUMWATER AND RECORDED ON TITLE.
- 9 RIGHT OF WAY DEDICATION BY DEEDS RECORDED UNDER AUDITOR'S FILE NO.5 482153, 482154 & 482155
- 10 150' WETLAND BUFFER BASED ON REPORT BY KRIPPNER CONSULTING, LLC DATED JANUARY 30, 2020
- 11 RIGHT OF WAY LINE DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 516440 (SEE SURVEYOR'S NOTE #6)
- 12 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 7
- 13 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 8
- 14 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 10, 11, 12 AND TRACT "D"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 86 $\frac{1}{2}$ 13'49" W	61.42
L2	S 01 $\frac{1}{2}$ 45'28" W	14.63
L3	S 88 $\frac{1}{2}$ 04'05" E	11.67

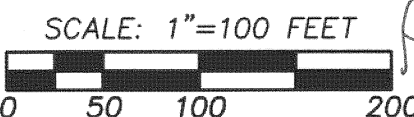
1. THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NOS. 12716420000, 12716340100, 12716340102 AND 12716340101 BY THURSTON COUNTY.

1. THE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON REPORT DATED JULY 11, 2013 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY UNDER ORDER NUMBER TH263946 AND INCLUDING ENDORSEMENT NO. 12. SAID HANSTADT COUNTY DEED WRITER HAS MADE NO INDEPENDENT SEARCH FOR TITLE INFORMATION THAT IS NOT DISCLOSED IN SAID REPORT.
2. THE LAND DESCRIBED HEREON IS SUBJECT TO AGREEMENT BETWEEN KAUFMAN REAL ESTATE, LLC AND PUEBT WESTERN, INC. FOR COST SHARING ASSOCIATED WITH TRAFFIC SIGNAL IMPROVEMENTS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 430364.
3. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON FOR ALL OILS, COAL, ORES, MINERALS, FOSSELS, ETC., AS RECORDED UNDER VOLUME 174 OF DEEDS PAGE 128, SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY UNDER APPLICATION NO. 1430, ALSO SUBJECT TO AN EASEMENT FOR RIGHT OF WAY FOR RAILROAD PURPOSES GRANTED TO THE OLYMPIA TERMINAL RAILWAY COMPANY UNDER APPLICATION NO. 0821 THROUGH CERTIFICATE NO. 307, ISSUED JANUARY 8, 1913.
4. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON FOR ALL OILS, COAL, ORES, MINERALS, FOSSELS, ETC., AS RECORDED UNDER AUDITOR'S FILE NO. 393220, SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AUGUST 24, 1932 UNDER APPLICATION NO. 1430, ALSO SUBJECT TO AN EASEMENT FOR RIGHT OF WAY FOR RAILROAD PURPOSES GRANTED TO THE OLYMPIA TERMINAL RAILWAY COMPANY UNDER APPLICATION NO. 0821 THROUGH CERTIFICATE NO. 307, ISSUED JANUARY 8, 1913.
5. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON FOR ALL OILS, COAL, ORES, MINERALS, FOSSELS, ETC., AS RECORDED UNDER AUDITOR'S FILE NO. 393220, SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AUGUST 24, 1932 UNDER APPLICATION NO. 1430, ALSO SUBJECT TO AN EASEMENT FOR RIGHT OF WAY FOR RAILROAD PURPOSES GRANTED TO THE OLYMPIA TERMINAL RAILWAY COMPANY UNDER APPLICATION NO. 0821 THROUGH CERTIFICATE NO. 307, ISSUED JANUARY 8, 1913.
6. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON FOR ALL OILS, COAL, ORES, MINERALS, FOSSELS, ETC., AS RECORDED UNDER AUDITOR'S FILE NO. 393220, SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AUGUST 24, 1932 UNDER APPLICATION NO. 1430, ALSO SUBJECT TO AN EASEMENT FOR RIGHT OF WAY FOR RAILROAD PURPOSES GRANTED TO THE OLYMPIA TERMINAL RAILWAY COMPANY UNDER APPLICATION NO. 0821 THROUGH CERTIFICATE NO. 307, ISSUED JANUARY 8, 1913.
7. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RELINQUISHMENT OF CERTAIN RIGHTS, INCLUDING EASEMENTS FOR ACCESS, LIGHT AND AIR AND ALL RIGHTS OF INGRESS AND EGRESS TO FROM AND BETWEEN SAID LAND AND INTERSTATE HIGHWAY 5 (SR5), AS DISCLOSED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 55 BT1162, 743546 AND 743547.
8. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RIGHTS GRANTED TO THE STATE OF WASHINGTON FOR A DRAINAGE DITCH 30 FEET WIDE BY 170 FEET LONG, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 516449.
9. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RIGHTS GRANTED TO PACIFIC NORTHWEST PIPELINE CORPORATION IN RIGHT OF WAY CONTRACTS RECORDED UNDER AUDITOR'S FILE NOS. 5055280 AND 5055281, AS WELL AS EASEMENTS AS DISCLOSED UNDER AUDITOR'S FILE NO. 757510, SAID EASEMENT ALSO INCLUDES PROVISIONS FROM TEMPORARY CONSTRUCTION AREAS THAT EXCEED THE LIMITS OF THE PERMANENT EASEMENT AREAS. THE LOCATION OF SAID CONSTRUCTION AREA ARE NOT IDENTIFIED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 3420194. EASEMENT CONTAINS AN AMBIGUOUS LEGAL DESCRIPTION AND IS NOT RELIABLE. A FIELD LOCATE SHOULD BE PROVIDED BY PACIFIC NORTHWEST PIPELINE CORPORATION. THE CORRECT LEGAL DESCRIPTION BE INCORPORATED INTO AN AMENDED EASEMENT.
10. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND SURFACE INDICATORS. ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE.
11. THIS DRAWING IS BASED ON FIELD SURVEY PERFORMED IN AUGUST - SEPTEMBER 2013. ALL SURVEY CONTROL NOTED AS FOUND WAS RECOVERED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
12. A TYPOGRAPHICAL ERROR APPEARS IN THE PARCEL "A" LEGAL DESCRIPTION WHICH IS A RESULT OF AN ERROR IN THE VESTING DEED RECORDED UNDER AUDITOR'S FILE NO. 4223441, THE INCORRECT PORTION IS THE BEARING OF THE CORN 208 4 30' 01" WEST, BEING ON DEED FROM THE STATE OF WASHINGTON, AS DISCLOSED UNDER AUDITOR'S FILE NO. 743546, SAID BEARING SHOULD BE SOUTH 30° 41' 30" WEST SURVEY.



VERTICAL DATUM
NGVD 29
COUNTY CONTROL PT NO. 573A
N COUNTY SURFACE MONUMENT
WITH 3" BRASS DISK
1, @ 1-5 SOUTHBOUND EXIT RAMP
INTERSECTION
ELEVATION=200.17

NOTE:
THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE TREE
TRACT PURSUANT TO THE UPDATED FORESTERS REPORT



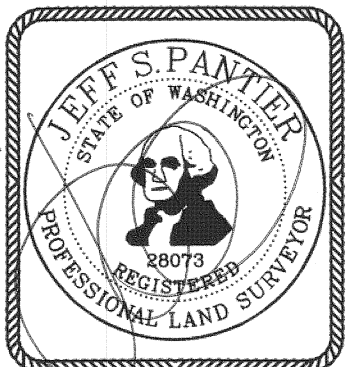
HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS

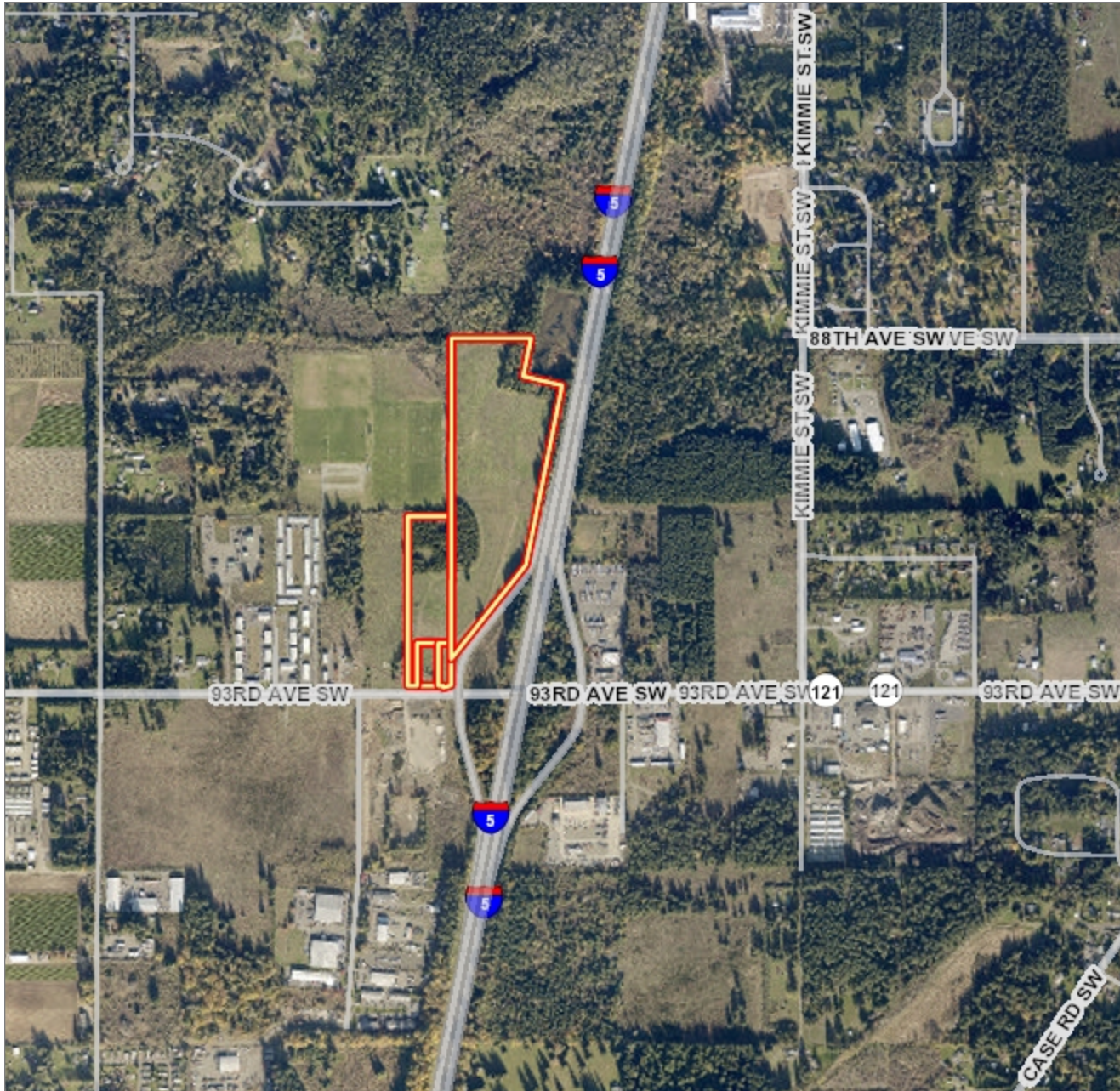
3910 MARTIN WAY E, SUITE B

OLYMPIA, WA 98506

TEL: 360.943.1599 FAX: 360.357.6299

hattonpantier.com	13-051
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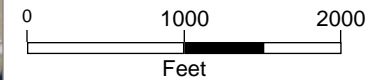


I-5 Commerce Place

Legend

- Parcel Boundaries
- Roads - Major
 - Major Roads
 - Ramp
 - I 5; US 101
 - Roads (Large Scale)
- Railroads
- County Border

Scale 1: 21,476



Map Created Using GeoData Public Website

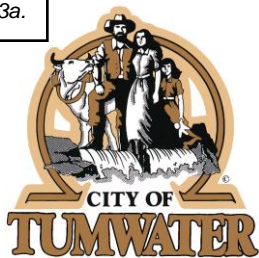
Published: 3/22/2022

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

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City Hall
 555 Israel Road SW
 Tumwater, WA 98501-6515
 Phone: 360-754-5855
 Fax: 360-754-4138

CERTIFICATION OF PUBLIC NOTICE

I, Tami Merriman, Permit Manager for the City of Tumwater hereby certify that public notice for the Project # TUM-22-0044; I-5 Commerce Place, was given as follows:


APPLICATION

Notice of Application Published in Olympian:	February 3, 2022
Notice of Application Uploaded to Website:	February 3, 2022
Notice of Application Mailed:	February 3, 2022
Notice of Application Posted:	February 3, 2022
Posting Locations:	93 rd Ave facing Right Of Way

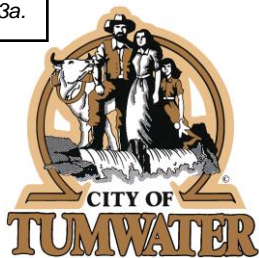
HEARING

Notice of Public Hearing Published:	April 1, 2022
Notice of Public Hearing Uploaded to Website:	April 1, 2022
Notice of Public Hearing Mailed:	April 1, 2022
Notice of Public Hearing Posted:	on or before April 1, 2022
Posting Locations:	93 rd Ave facing Right Of Way

The above is an accurate accounting of the public notice provided for the project.


 Tami Merriman, Permit Manager

March 29, 2022
 Date



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

NOTICE OF APPLICATION
I-5 Commerce Place Preliminary Plat
TUM-22-0044
February 3, 2022

Proposal: The applicant proposes to change several lot configurations and requests to amend condition #38 of the Preliminary plat approved under permit number TUM-20-0220.

Applicant: Kaufman Real Estate, LLC, 7711 Martin Way E, Olympia, WA 98506.

Location: 2700 block of 93rd Ave, Tumwater, WA S16, T17N, Range 2W. Parcel #'s 12716340100, 12716340102, 12716340101 & 12716420000.

Complete Application: Application submitted: January 12, 2022. Application deemed complete: January 31, 2022.

Project Permit/Approvals: The following permits or approvals may be required: Preliminary Plat Site Development/Grading and Building Permits.

Environmental Documents Relating to the Project: A Mitigated Determination of Nonsignificance was issued for this project on August 6, 2020.

Preliminary Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required. No specific date has been set, however, persons receiving this notice will be informed of the date, time, and place of the hearing a minimum of 10 days prior to the hearing date.

Public Comment Period: The 15 day comment period ends at 5:00 p.m. on February 18, 2022. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email tmerriman@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

NARRATIVE SUMMARY

I-5 Commerce Plat – Commercial Preliminary Plat Alteration
Parcel Nos. 12716340100, 12716340102, 1271634101, 12716420000

Project Description:

The I-5 Commerce Place plat represents a subdivision of approximately 40.26 acres of land into 12 individual commercial/light industrial lots and 4 tracts (3 stormwater tracts and 1 tree tract).

The applicant is requesting a plat alteration under TMC 17.26 to address a change to some of the lot areas and tracts and an amendment to condition 38 of the original preliminary plat approval by the Tumwater Hearing Examiner dated October 14, 2020.

The lot and tract area changes are as follows:

Lot 2:	Original 1.03 acres – Proposed 1.02 acres
Lot 3:	Original 1.43 acres – Proposed 1.41 acres
Lot 4:	Original 2.41 acres – Proposed 2.22 acres
Lot 7:	Original 3.04 acres – Proposed 2.53 acres
Lot 8:	Original 1.82 acres – Proposed 3.18 acres (Lot location moved to west side of road)
Lot 9:	Original 3.24 acres – Proposed 4.58 acres
Lot 12:	Original 3.39 acres – Proposed 4.44 acres
Tract A:	Original 3.92 acres – Proposed .71 acres
Tract B:	Original 1.34 acres – Proposed 1.16 acres
Tract C:	Original 1.41 acres – Proposed 2.39 acres
Tract D:	Original 3.32 acres – Proposed 2.27 acres

The request also includes amending condition number 38 of the Hearing Examiner original preliminary plat approval decision related to the tree replacement ratio for the project required by TMC 16.08. Hearing Examiner condition 38 requires a 3:1 tree replacement ratio for the project. Because the project site did not meet the City's tree retention standards of 20% of the existing trees or 12 tree per acre prior to being developed, TMC 16.08.070.R.4 requires a tree replacement ratio of 1:1.

The site is located within the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 17N, Range 2 West, W.M., adjacent to Interstate 5, and north of 93rd Avenue SE. The current zoning classification for this site is Light Industrial (LI).

Directions to the Site:

Southbound I-5 at Exit 99, turn right and the property is immediately on the right.

Existing Conditions:

A site development/grading permit was issued by the City of Tumwater to construct the required plat improvements on November 5, 2020. The plat improvements are substantially complete, including installation of the road, electricity, natural gas, telephone, potable water and sanitary sewer utilities.

Access:

The lots will be accessed off of 93rd Avenue SE and by a single connecting roadway through the the plat. The new roadway has been aligned to straddle portions of adjacent properties to the west for future extension of the City roadway network.



**Nisqually Indian Tribe
Tribal Historic Preservation Office
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

February 14, 2022

To: Tami Merriman, Permit Manager
City of Tumwater
Community Development
555 Israel Rd SW
Tumwater, WA 98501

Re: TUM-22-0044

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe has no specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe



Professional Forestry Services, Inc.

100 Ruby St. SE, Suite B
Tumwater, WA 98501

Phone (360) 943-1470
Fax (360) 943-1471

March 18, 2020

Chris Aldrich
Hatton Godat Pantier
3910 Martin Way E, Suite B
Olympia, WA 98506

Re: Tree Plan for I-5 Commerce Place, City of Tumwater, Washington

Dear Mr. Aldrich:

As you authorized, Professional Forestry Services, Inc. has inspected the trees on the site where the proposed project is to take place. The following information should satisfy your requirement for a tree plan, as needed for submission before additional land-clearing.

1. LOCATION

All trees involved are on portions of parcels numbered 12716420000, 12716340100, 12716340102 and 12716340101, which total 40.26 acres, and are within portions of Section 16, T17N, R2W, W.M., Thurston County Washington.

2. TREES ON-SITE

The subject parcels were logged 2006 under a Forest Land Conversion (Class IV) Permit approved by Thurston County (TC #2005102899). The Conversion permit identified clearing limits which served to retain two contiguous strands of trees on the site in relation to mapped off-site wetland buffers and high ground water hazard areas. A Critical Area and Buffer Notice was recorded on the parcels (AF# 3796189 and AF# 3798544).

The project now within City of Tumwater limits proposes to clear all trees on the site with the exception of those that exist within proposed Tract "C".

The current inventory of trees on the site to be retained in the tree tract:

Douglas-fir	27
Lodgepole pine	56
Willow	10
Cherry	7
Black Cottonwood	1
Total Trees On-site	= 101

Chris Aldrich, Hatton Godat Pantier
 Tree Plan – I-5 Commerce Place
 March 18, 2020

3. TREES OFF SITE

There are no offsite trees to be impacted by this proposal.

4. TREES TO BE RETAINED

As outlined in Chapter 16.08.070R of the Tumwater Tree Ordinance, at least twelve trees per acre, or 20% of the trees on the site whichever is greater shall be retained. If this number cannot be met by existing trees, a 5% tree tract is required. Tract C (3.69 acres) is considered open space.

Required Trees: 40.26 acres x 12/acre = 484 Trees

Trees to be Retained On-Site:

Tree Tract C = 101

Retained Trees = 101

Trees to be Mitigated: 484 – 101 = 383

5. TREE TRACT REQUIREMENT

40.26 acres x .05 = 2.01 acres **Required**

Tree Tracts on proposed Development:

<u>Tract</u>	<u>Acres</u>	<u>Acres Forested</u>	<u>Net Acres for Restocking</u>
C	3.69	2.63	1.06

Stocking Rate: 954 required ÷ 1.06 = 48 SF/Tree or 6' x 8' spacing

Chris Aldrich, Hatton Godat Pantier
Tree Plan – I-5 Commerce Place
March 18, 2020

6. PROTECTION OF TREES BEING RETAINED

In our opinion, the only requirement would be to stake and ribbon the boundary of Tree "Tract C".

7. ADDITIONAL TREES TO BE PLANTED

As currently planned, 1,149 additional trees (383 x 3) will need to be planted to meet the tree ordinance standards. Any trees to be planted on the individual lots and street trees will be addressed in the landscape plan, contracted by the developer. The additional trees will be planted on Tract A Storm Pond (55 trees), Tract B Storm Pond (53 trees) and 87 street trees.

This leaves 954 trees to be planted on the open area of Tract C. 2-2 transplants are encouraged, as they would more readily adapt to the site.


8. DEPARTMENT OF NATURAL RESOURCES PERMIT

Any additional clearing permits will need to be approved by City of Tumwater.

Once any land-clearing permit is approved by the City of Tumwater and **before additional land-clearing begins**, PFSI will meet on-site with the owner or owner's representative to make sure the boundaries of Tree Tract C are marked.

If further information is needed in regard to the trees on this site, please contact us.

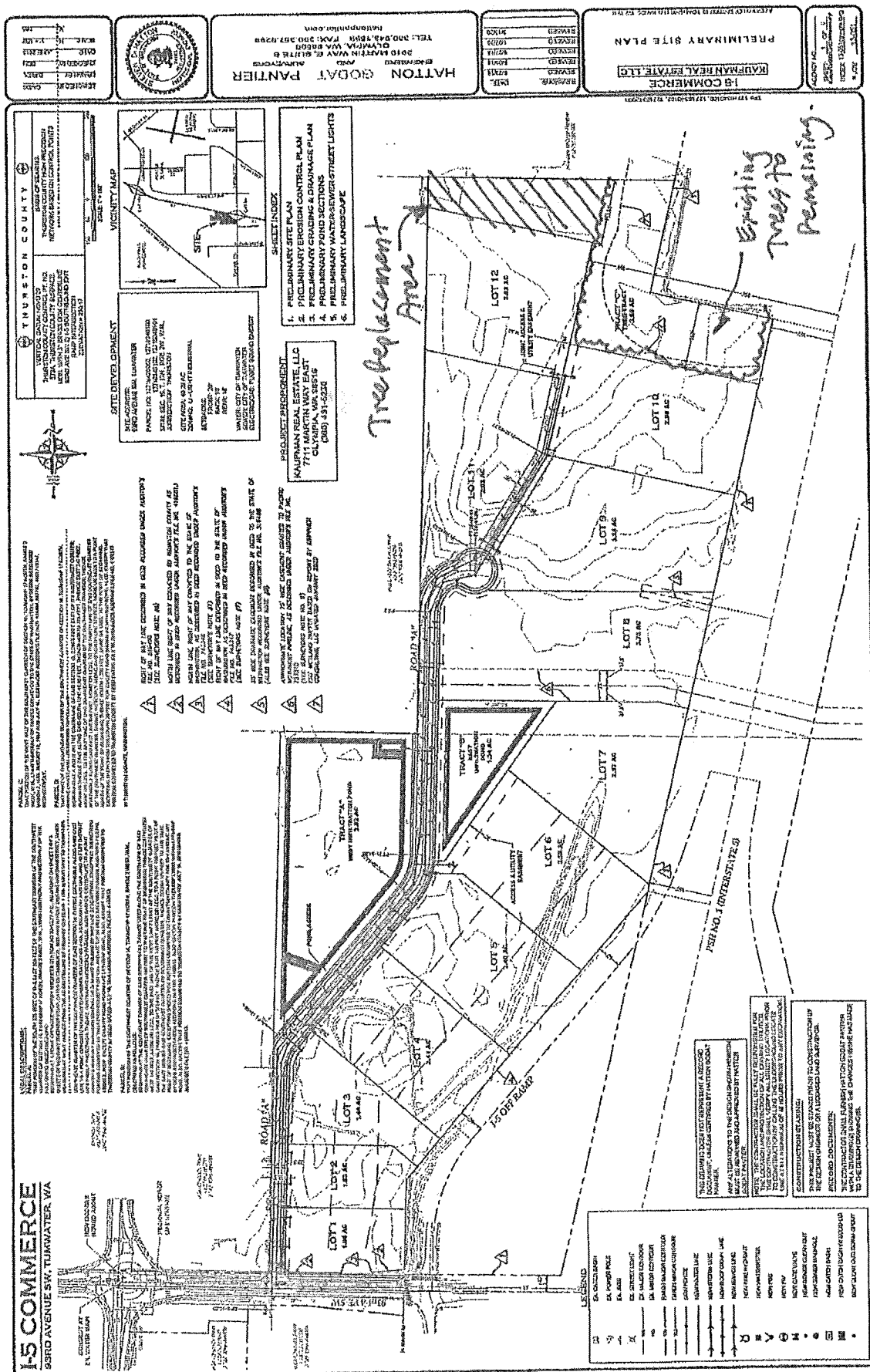
Sincerely,



Michael D. Jackson, CF, ACF
Professional/Certified Forester #1244

Enclosure: Map Exhibit I

MDJ: dkd





Professional Forestry Services, Inc.

100 Ruby St. SE, Suite B
Tumwater, WA 98501
Phone (360) 943-1470

November 23, 2021

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

Re: Revised Tree Plan for I-5 Commerce Place, City of Tumwater, Washington

Dear Mr. Carlson:

As you authorized, Professional Forestry Services, Inc. has inspected the trees on the site where the proposed project is to take place. The following information should satisfy your requirement for a tree plan, as needed for submission before additional land-clearing.

1. LOCATION

All trees involved are on portions of parcels numbered 12716420000, 12716340100, 12716340102 and 12716340101, which total 40.26 acres, and are within portions of Section 16, T17N, R2W, W.M., Thurston County Washington.

2. TREES ON-SITE

The subject parcels were logged in 2006 under a Forest Land Conversion (Class IV) Permit approved by Thurston County (TC #2005102899). The Conversion permit identified clearing limits which served to retain two contiguous strands of trees on the site in relation to mapped off-site wetland buffers and high ground water hazard areas. A Critical Area and Buffer Notice was recorded on the parcels (AF# 3796189 and AF# 3798544).

The project now within City of Tumwater limits proposes to clear all trees on the site with the exception of those that exist within proposed Tract "D".

The current inventory of trees on the site:

	<u>6"+</u>	<u>2-5"</u>
Douglas-fir	27	-
Lodgepole pine	52	-
Willow	3	11
Cherry	7	20
<u>Black Cottonwood</u>	<u>1</u>	<u>-</u>
Total Trees On-site =	101	31

3. TREES OFF SITE

There are no offsite trees to be impacted by this proposal.

Chris Carlson, Hatton Godat Pantier
 Tree Plan – I-5 Commerce Place
 Revised: November 23, 2021

4. TREES TO BE RETAINED

As outlined in Chapter 16.08.070R of the Tumwater Tree Ordinance, at least twelve trees per acre, or 20% of the trees on the site whichever is greater shall be retained. If this number cannot be met by existing trees, a 5% tree tract is required. Tree Tract D is 2.27 acres or 5.6% of the site.

Required Trees: 40.26 acres x 12/acre = 484 Trees

Total trees on-site (pre-development) were approximately 351 Trees (Trees 6" DBH & larger).

Trees to be Retained On Tree Tract D:

Tree Tract D = 90 (6" DBH & larger)

Tree Tract D = 31 (2-5" DBH)

Trees to be Mitigated: 484 – 121 = 363

It makes little sense to remove 2-5" DBH trees and replant smaller trees. These trees should be allowed to be counted toward the 363 trees that need to be mitigated.

5. TREE TRACT REQUIREMENT

40.26 acres x .05 = 2.01 acres **Required** (2.27 acres provided)

Tree Tracts on proposed Development:

<u>Tract</u>	<u>Acres</u>	<u>Acres Forested</u>
D	2.27	2.27

Stocking Rate:

The proposed Tree Tract is forested with existing trees with little opportunity for additional trees to be planted and maintain a healthy canopy. Accordingly, the replanting of trees on the site will include trees to be planted around the exterior of Tract A and Tract B, planting of street trees adjacent to the new roadway and tree planting required for perimeter landscaping required when each individual lot within the subdivision is developed. See Section 8 below and attached tree replanting plan showing the project will exceed the City's minimum tree replanting of 363 trees required by TMC 16.08.

Chris Carlson, Hatton Godat Pantier
 Tree Plan – I-5 Commerce Place
 Revised: November 23, 2021

6. TREE REPLACEMENT RATIO

There were approximately 351 existing trees on the site prior to development. The site did not meet the City's 12 trees per acre standard prior to being developed (TMC 16.08.070.R.4). The city allows tree replanting at a 1:1 ratio as a condition of project approval.

7. PROTECTION OF TREES BEING RETAINED

In our opinion, the only requirement would be to stake and ribbon the boundary of Tree "Tract D."

8. ADDITIONAL TREES TO BE PLANTED

As currently planned, 363 additional trees (363 x 1) will need to be planted to meet the tree ordinance standards. The replacement trees will be planted within the exterior of Tract A Storm Pond (25 trees), Tract B Storm Pond (29 trees) and 75 street trees.

The remainder of the trees to be mitigated will be planted in the exterior landscape buffers of the individual lots when they are developed. The landscape/tree replanting plan attached to this report demonstrates that the City's minimum tree replanting requirements outlined in TMC 16.08 will be exceeded.

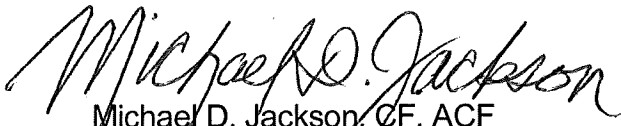
9. DEPARTMENT OF NATURAL RESOURCES PERMIT

Any additional clearing permits will need to be approved by City of Tumwater.

Once any land-clearing permit is approved by the City of Tumwater and **before additional land-clearing begins**, PFSI will meet on-site with the owner or owner's representative to make sure the boundaries of Tree Tract D are marked.

If further information is needed in regard to the trees on this site, please contact us.

Sincerely,


 Michael D. Jackson, CF, ACF
 Professional/Certified Forester #1244

Enclosure: Map Exhibit I

MDJ: dkd



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4126

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
I-5 COMMERCE PLACE
TUM-20-0220**

Description of Proposal: The applicant is proposing a 12 lot commercial/light industrial plat including 5 tracts and a public street totaling 40.26 acres.

Applicant: Kaufman Real Estate LLC. 7711 Martin Way East, Olympia WA 98516-5622

Representative: Jeff Pantier. 3910 Martin Way E, Ste B Olympia, WA 98506

Location of Proposal: The site is located within the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 17N, Range 2 West, W.M., adjacent to Interstate 5, and north of 93rd Avenue SE. Parcel #12716340100, 12716340102, 1271634101, 12716420000.

Lead agency: City of Tumwater, Community Development Department.

As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under RCW 36.70A and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c), and the lead agency will not require additional mitigation measures under SEPA other than the condition listed below. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Conditions of Approval for mitigating environmental impacts:

1. Prior to final plat approval for the project, the proponent shall construct a roundabout at the 93rd Avenue and Lathrop Drive intersection. The roundabout shall meet the commercial structural standards for road design outlined in the City of Tumwater Development Guide.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than August 20, 2020, by 5:00 p.m.

Date: August 6, 2020

Responsible Official:

A handwritten signature in black ink, appearing to read 'Brad Medrud', written over a light blue horizontal line.

Brad Medrud, AICP
Planning Manager

On behalf of
Michael Matlock, AICP
Community Development Director

Contact person: Chris Carlson, AICP
555 Israel Road SW
Tumwater, WA 98501
ccarlson@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than August 26, 2020, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.

EXHIBIT 1

**CITY OF TUMWATER
HEARING EXAMINER STAFF REPORT
Hearing Date: September 30, 2020**

Project Name: I-5 Commerce Place Preliminary Plat

Case Number: TUM-20-0220

Applicant: Kaufman Construction
7908 Sweat Iron Court SE, Tumwater, WA 98501

Representative: Hatton Godat Pantier, Jeff Pantier, PLS
3910 Martin Way East Suite B, Olympia, WA 98506

Type of Action Requested: Preliminary Plat approval for 12 commercial/industrial lots, 3 storm water tracts and 1 tree tract on 40.26 acres (Exhibits 2, 3 & 6).

Project Location: The property is located within the 2700 block of 93rd Avenue SW, Tumwater, WA 98512, within a portion of the SE ¼ and a portion of the NW ¼ and the SW ¼ of the SE ¼ of Section 16, Township 17 N., Range 2 W.W.M. Parcels #12716420000, #12716340100, #12716340102 and #12716340101 (Exhibits 3 & 6).

SEPA Determination: Pursuant to the State Environmental Policy Act, the City of Tumwater Community Development Department after review of a SEPA environmental checklist and other information issued a Mitigated Determination of Non-significance on August 6, 2020 (Exhibits 9 & 10).

Public Notification: Public notification for the hearing was mailed to property owners within 300 feet of the subject property, various agencies and posted on site on September 18, 2020. The hearing notice was published in *The Olympian* on September 18, 2020, in conformance with Tumwater Municipal Code (TMC) 14.06 (Exhibit 8).

Staff Recommendation: Approval, subject to conditions identified at the end of the staff report.

Staff Planner: Chris Carlson, Permit Manager
Phone: 360-754-4180
E-Mail: ccarlson@ci.tumwater.wa.us

I. BACKGROUND INFORMATION

A. Application and Review Process

The Preliminary Plat application was submitted on February 6, 2020. The application was deemed complete on March 27, 2020 (Exhibits 2, 6 & 11). Under TMC 2.58.090, review authority for Preliminary Plat applications falls under the purview of the Hearing Examiner.

B. Existing Conditions

The properties are currently vacant.

The topography of the property is relatively flat. The site has a mixture of open grassed areas and stands of trees (Exhibits 3 & 6).

C. Project Description

The proposal is to subdivide 40.26 acres into 12 commercial/industrial lots, 3 storm water tracts and 1 tree tract. Improvements will include mass grading for a public roads and lot pads, construction of approximately 325 lineal feet of frontage improvements on 93rd Avenue abutting the south side of the project site, extension of City water and sewer utilities to serve the project, storm water systems to treat and detain/retain storm water generated from new pollution generating impervious surfaces, street lighting and extension of private utilities (i.e. power, gas, cable and telephone) (Exhibits 2, 6 & 7).

II. REGULATORY FRAMEWORK

The proposal is subject to the following policies and regulations:

A. Tumwater Comprehensive Plan:

The project site is located in the Southwest Tumwater Neighborhood as designated by the City's Comprehensive Land Use Plan (Exhibit 4). The land use designation for 40.26 acres of the project site is Light Industrial.

The Light Industrial Land Use Designation in the Comprehensive Plan states:

Staff Response and Recommended Finding: *The Economic Development Element makes several recommendations for portions of this area. The Land Use Element incorporates these Economic Development Element recommendations. For the area immediately south of the Olympia Regional Airport, the Economic Development Element recommends Industrial/Commercial land uses, with*

specific preferred land uses being the following:

- Wholesale
- Warehouse
- Industrial
- Heavy equipment

The Economic Development Element also recommends industrial/commercial uses for the vicinity of the Interstate 5 - 93rd Avenue interchange. North of the interchange area, the element also recommends industrial/commercial uses, except for low density residential along the west side of the interstate in areas containing environmentally sensitive conditions. Current City zoning limits the size of distribution warehouses in this area to reduce the impacts of truck traffic on the neighborhoods to the east of Kimmie Road. This restriction should remain in place and further clarifications made to City code to better define allowable industrial uses in this area.

The recommendations of the Economic Development Element are reaffirmed by the Light Industrial land use designations in this plan. The southern subarea includes several features that provide a supportive and attractive environment in which businesses could locate. These include good access to Interstate 5 at the 93rd Avenue interchange, close proximity to the Olympia Regional Airport, availability of a variety of large and small parcels for different types of businesses, primarily flat topography, and the prospect of municipal utilities available in the future.

Staff finds that the project is consistent with the Land Use Element of the Comprehensive Plan.

- B. City of Tumwater Strategic Plan:** Starting in 2010, the City of Tumwater embarked upon a strategic planning process to establish organization-wide goals and action plans on key issues and opportunities facing the community, including residential quality of life, economic development and the fiscal sustainability of the City government, place-making, environmental sustainability, and the cultivation of a healthy community.

Staff Response and Recommended Finding: *After a thorough review of the Tumwater Strategic Plan, staff finds no apparent inconsistencies with the project and the goals and policies of the Strategic Plan.*

- C. City of Tumwater Economic Development Plan:**

Building off the goals and policies in the adopted Strategic Plan, the City adopted this plan to further define the City's vision related to economic development.

Staff Response and Recommended Finding: *In crafting the Economic Development Plan, Tumwater's Economic Development Advisory Committee (EDAC) defined economic development as the effort to retain and attract capital and talent. The Plan therefore focuses on strengthening and enhancing the City's economic base by retaining existing firms and attracting new investment in a manner that is consistent with the City's vision. The anticipated benefits of these economic development efforts include a strong local job market; diverse local shopping and recreation opportunities; and a vibrant community with strong amenities. An ever-present consideration for the Committee was the need to strengthen the City's tax base and enable the City of Tumwater to continue to provide high quality services for residents and business or property owners. Below are several relevant excerpts from the City's Economic Development Plan.*

- *Provide a predictable and efficient process for investors, allowing proposing development that is aligned with guiding regulations and codes.*
- *Meet the City's fiscal needs and follow citizen direction to respond with proactive economic development.*
- *Take advantage of locational, economic, and community strengths, including Tumwater's location along I-5, the diversity of its existing economic base, and a strong community character.*
- *Maintain and strengthen the diversity of Tumwater's economy, with proactive efforts in office, light industrial and manufacturing, and retail sectors.*
- *Locate commercial users strategically, taking advantage of the City's large geography to create specialized business districts that minimize disruption to residents and other institutions or businesses.*
- *Establish a Development Climate that Stimulates Economic Activity and Desirable Investment.*
- *Encourage Economic Development that Strengthens the Tumwater Community.*

Staff finds that the proposed project is consistent with the goals and policies of the Economic Development Plan.

D. Tumwater Parks and Recreation Plan: The Parks Plan indicates a need for

a Community Park in the South/Southwest portion of the City. The specific language in the Parks Plan is as follows:

“Acquire land/develop a future Community Park. Located in the South/Southwest region of the City, community park land (40+ acres) is needed for meeting the active recreation and community space needs already identified in previous park plans.”

Staff Response and Recommended Finding: *The Parks Plan expresses the desire to acquire and develop a future community park in the south/southwest region of the City. None of the exhibits in the Parks and Recreation Plan identify the subject property as a potential future park site.*

Staff finds development of the project will not preclude implementation of the Comprehensive Park Plan Element of the Comprehensive Plan.

- E. Tumwater Transportation Plan:** The Transportation Plan includes language speaking to regional consistency and coordination to address both motorized and non-motorized transportation links and corridor.

Staff Response and Recommended Finding: *Goal and policy excerpts from the Transportation Plan relevant to the project are as follows:*

Goal 9. Streets, Roads, and Bridges: Establish a street and road network that provides for the safe and efficient movement of people and goods while supporting adopted land use goals.

Policy 9.a: Design and construct multimodal, context-sensitive, complete streets and roads.

Policy 9.d: Develop an interconnected grid of local streets and roads to increase individual travel options and neighborhood connectivity, while improving efficient use of the overall transportation system.

Policy 9.g: Ensure that street, road, and bridge projects are integrated with pedestrian amenities in districts and neighborhoods, and add lasting value to the community.

Policy 9.j: Meet pm peak Level of Service (LOS) standards:

- *LOS E or better in Urban Core Areas [where these areas overlap with Strategy Corridors the LOS may exceed adopted standards].*
- *LOS D or better elsewhere inside the City limits.*

After review of a Transportation Concurrency Application and Transportation Impact Analysis (Exhibit 16), the City's Transportation Manager has issued a transportation concurrency ruling indicating that traffic generated from the project will not cause the level of service at any impacted corridors or intersections to fall below the City's level of service standard. The Transportation Manager's concurrency ruling is conditioned that a modern roundabout be constructed at the intersection of 93rd Avenue and Lathrop Industrial Drive (Exhibit 17).

Staff finds that by aligning the proposed public street along the west property boundary provides opportunity to create east/west connections to the adjacent properties to the west for future public street access. In addition, the project will not adversely affect level of service standards and that the project is consistent with the Tumwater Transportation Plan with the condition that a modern roundabout be constructed at the intersection of 93rd Avenue and Lathrop Industrial Drive.

- F. Thurston Regional Trail Plan:** The City of Tumwater is a participating member of the Thurston Regional Planning Council (TRPC). TRPC adopted the Thurston Regional Trail Plan in December 2007.

The Regional Trails Plan defines a trail network blueprint and a set of guidelines and recommendations for all of Thurston County and its cities, towns and communities. The Goals and Policies section of the Plan serves to link local trail planning efforts within the broader context of planning the regional transportation network. The plan charts a systematic path creating interconnected corridors that improve access to community destinations.

Staff Response and Recommended Finding: *The project site is not affected by the regional trail network outlined in the Thurston Regional Trail Plan.*

Staff finds that approval of the project will not affect implementation of the Thurston Regional Trail Plan.

- G. Sustainable Development Plan for Thurston Region:** The Plan indicates that the regional community has set a target to reduce vehicle miles traveled and to preserve sensitive areas, farmland, forest land, prairies and rural lands.

Staff Response and Recommended Finding: *To implement the goal in the Plan to reduce vehicle miles traveled strategies are stated including connecting streets, sidewalks and trails to provide multiple safe travel routes and shorter distances for all travel modes and encouraging a multimodal transportation system that includes walk, bike, bus, carpool, vanpool, telework, car, truck, and rail transportation systems.*

With the extension of a public street with sidewalks into the project as well as providing street improvements on the site frontage of 93rd Avenue that includes a bike lane, the project is contributing to the goal in the Plan of reducing vehicle miles traveled.

Staff finds that the project is not in conflict with the Sustainable Development Plan for Thurston Region.

- H. Tumwater Municipal Code (TMC) 14.06 – Public Notice Requirements:** TMC Chapter 14.06 requires the City to provide public notification of certain application types by issuing a Notice of Application (TMC 14.06.010) and a Notice of Open Record (TMC 14.06.070).

Staff Response and Recommended Finding: *Public notice for the application containing notification for the September 30, 2020 public hearing was mailed to property owners within 300 feet of the subject property, affected agencies and posted on-site on September 17, 2020; and published in The Olympian on September 18, 2020, in conformance with Tumwater Municipal Code (TMC) 14.06.070 (Exhibit 8).*

The application was deemed complete on March 27, 2020. Public notice for the application indicating that the application was submitted and deemed complete was mailed to property owners within 300 feet of the subject property, affected agencies and posted on-site June 22, 2020; and published in the Olympian on June 23, 2020 (Exhibits 8 & 11).

- I. State Environmental Policy Act – TMC 16.04:** The City of Tumwater Community Development Department reviewed a SEPA Environmental Checklist and other information submitted by the applicant and issued a Mitigated Determination of Non-significance on August 6, 2020 (Exhibits 9 & 10).

Staff Response and Recommended Finding: *The City of Tumwater Community Development Department, as lead agency, has completed environmental review in accordance with TMC 16.04, RCW 43-21C and WAC 197-11.*

The City's SEPA threshold determination was issued on August 6, 2020 and mailed to property owners within 300 feet of the subject property, affected agencies and posted on-site August 6, 2020. The SEPA threshold determination was published in the Olympian Newspaper on August 7, 2020 (Exhibit 8).

No appeals of the SEPA threshold determination were filed.

- J. Tumwater Zoning Code, Title 18:** The subject property is located in the Light Industrial Zone District (Exhibit 5).

1. Light Industrial zone district TMC 18.24 - Permitted Uses and Development Standards

Staff Response and Recommended Finding: *TMC 18.24.020 and TMC 18.24.040 list permitted and conditional uses in the Light Industrial zone district.*

Futures uses on the lots created on the project site will be limited to the uses outlined in the zoning ordinance.

If a use on the site is listed as a conditional use, the use will be required to obtain a conditional use permit through the Hearing Examiner.

2. Aquifer Protection Overlay (AQP) zone district - TMC 18.39 – Restricted Land Uses

Staff Response and Recommended Finding: *The intent of the aquifer protection (AQP) overlay zone district is to identify, classify and protect vulnerable and/or critical aquifer recharge areas within the city and urban growth area. Protection is to be accomplished by controlling the use and handling of hazardous substances.*

Future uses on the lots within the proposed subdivision will be those that are not considered a restricted land use in the AQP overlay.

- K. Hearing Examiner, TMC 2.58.090:** – Hearing Examiner authority to review Preliminary Plat and Planned Unit Development requests.

Staff Response and Recommended Finding: *Preliminary Plats require a public hearing and decision by the Tumwater Hearing Examiner. Final Plat approval authority is with City of Tumwater staff after a determination that all conditions imposed in the Hearing Examiner decision have been met.*

- L. Tree Protection and Replacement Ordinance, TMC 16.08:** TMC Chapter 16.08 regulates the removal and preservation of existing trees on a site to be developed.

Staff Response and Recommended Finding: *A professional forester's report has been submitted for the project (Exhibit 14).*

According to the report, the City's tree protection ordinance requires 12 trees per acre or 484 trees to be retained on the project site. The report indicates that 101 existing trees are proposed for retention. The tree protection ordinance requires that 3 new trees be planted for each existing tree that is removed in excess of the 12 tree per acre retention standard. This results in the planting of 1,149 trees on the project site (383 trees not retained multiplied by 3 replacement trees = 1,149 new trees).

Staff finds that the project complies with the City's Tree Protection and Replacement Ordinance (TMC 16.08) if conditioned that a minimum of 1,149 replacement trees be planted.

- M. Wetland Protection, TMC 16.28:** TMC 16.28 regulates areas meeting the criteria of a wetland as defined in TMC 16.28.030.MM.

Staff Response and Recommended Finding: *A wetland delineation report has been submitted with the application (Exhibit 13). The report indicates there is an off-site regulatory wetland at the northeast portion of the project site. The report categorizes the off-site wetland as a Category 3 with a total functional rating point score of 18, with the habitat score function being 6 points. In accordance with Table TMC 16.28.170(3) a Category 3 wetland with a functional habitat score between 5 and 7 with a high intensity land use proposed requires a 150-foot wetland buffer.*

The preliminary plat map shows the required buffer (Exhibit 6). As a condition of preliminary plat approval, staff is recommending that the wetland buffer boundary be identified with wetland buffers signs informing the public of the sensitive nature of the area.

- N. Fish and Wildlife Habitat Protection, TMC 16.32:** TMC Chapter 16.32 regulates fish and wildlife habitat and species.

Staff Response and Recommended Finding: *The geographic area of the subject property has soils preferred by the Mazama Pocket Gopher. The Gopher is listed as a protected species under both Washington State and Federal threatened and endangered species lists.*

The applicant has obtain approval of Habitat Conservation Plan (HCP) from the U.S. Fish and Wildlife Service allowing incidental take of the Mazama Pocket

Gopher species on this and other properties the applicant controls within the City of Tumwater (Exhibit 12).

- O. **Thurston County Critical Areas Notice:** There is an existing Critical Areas Notice recorded against a portion of the property. The notice was recorded when the property was located in unincorporated Thurston County prior to the property being annexed to the City of Tumwater.

The notice was required to be recorded by Thurston County as a condition of a permit to log timber off the site.

The notice is in relation to an area on the property that Thurston County considers a High Ground Water Hazard Area (Exhibit 19). The County regulates High Ground Water Hazard Areas through their critical areas ordinance.

The City of Tumwater does not regulate High Ground Water Hazard Areas through its critical areas ordinance. High Ground Water Hazard Areas are regulated through the City's 2018 Drainage Design and Erosion Control Manual with no notice required to be recorded when the property develops.

Staff Response and Recommended Finding: *The property subject to the preliminary plat application is now within the corporate limits of the City of Tumwater. The City of Tumwater does not regulate High Ground Water Hazard Areas through its critical areas ordinance, rather High Ground Water Hazard Areas are regulated through the City's 2018 Drainage Design and Erosion Control Manual.*

Upon annexation of the property to the City of Tumwater, the Critical Areas Notice is no longer applicable in relation to the City's regulatory scheme. The City supports relinquishment of the notice from property title.

- P. **TMC Chapter 17.14 – Preliminary Land Division and RCW 58.17:** TMC 17.14 and RCW 58.17 regulate the submission, review criteria and consideration of proposed divisions of land.

Staff Response and Recommended Finding: *The applicant completed the pre-submission process described in TMC 17.14.020.*

The application submission requirements listed in TMC 17.14.030 have been met.

TMC 17.14.040 and RCW 58.17.110 require the Hearing Examiner to inquire into the public use and interest proposed to be served by the establishment of the proposed land division and any public dedications associated with a project. Criteria to be considered include if appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, other grounds, transit stops, potable water supplies, sanitary wastes, parks and recreation playgrounds, schools and school grounds, fire protection and other public facilities, and shall consider all other relevant facts, including the physical characteristics of the site, and determine whether the public interest will be served by the land division and dedication. Further, consideration shall be given for sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Staff concludes that adequate provisions will be made for public health, safety and general welfare as follows:

- 1. The amount of open space proposed for the subdivision is 9.99 acres which is approximately two and one half more than the minimum amount required by code. The open space areas will contain both passive and active recreation elements as required by TMC 17.12.210.*
- 2. New public streets that comply with the City's current Development Guidelines are proposed to be constructed and dedicated to the City. In addition, public right-of-way dedication and street improvements, including widening, sidewalks, bike lanes and street illumination will be completed on 93rd Avenue along the entire abutting frontage of the property.*
- 3. A storm drainage system complying with the City's 2018 Drainage Design and Erosion Control Manual will be constructed for the site. A preliminary storm drainage report, including a geotechnical investigation has been submitted to support the preliminary design. (Exhibit 15)*
- 4. Sanitary sewer and water will be extended into the property to serve the proposed subdivision (Exhibit 7). The Tumwater Public Works Department has issued a water availability ruling indicating that the City has the ability to serve the subdivision with potable water (Exhibit 18).*
- 5. Intercity Transit does not currently have a route that serves the site.*
- 6. The site is not currently being considered by the Tumwater School District for their future needs.*
- 7. Current Tumwater Fire Department facilities are adequate to service the proposed project.*
- 8. The safe walk condition required in RCW 58.17.110 is not applicable to*

this commercial/industrial subdivision., however, the Tumwater School District has a policy for children walking to school. The District currently offers bus services to children attending the schools for children residing in the immediate vicinity of the project site.

- Q. City of Tumwater 2018 Drainage Design and Erosion Control Manual and Salmon Creek Drainage Basin Standards:** Storm Drainage generated from pollution generating impervious service are subject to the design requirement of the 2018 Drainage Design and Erosion Control Manual and the Salmon Creek Drainage Basin Standards.

Staff Response and Recommended Finding: *A storm drainage system complying with the City's 2018 Drainage Design and Erosion Control Manual and the Salmon Creek Drainage Basin Standards shall be constructed for the site.*

III. PUBLIC COMMENT

Two comment letters/emails have been received during the public noticing for the project application. One letter is from the Washington State Department of Ecology and one email from the Squaxin Island Tribe (Exhibits 20 & 21).

The Department of Ecology has indicated that all fill material used for the site must be clean and that all material and debris removed from the site must be disposed of at an approved facility. They also indicate that if contamination is discovered or suspected during construction of the project their Department must be notified. They also note that the project requires coverage under a Construction Storm Water General Permit (CSWGP). Finally they indicate that any unused wells of any kind on the property must be properly abandoned and abandonment reports submitted to the agency.

The Squaxin Island Tribe has recommended that a cultural resource report and survey be prepared for the project.

City staff is recommending a condition that an Inadvertent Discovery Plan be prepared outlining steps to be taken if cultural resources are discovered during the construction phase of the project.

IV. RECOMMENDATION

Pursuant to TMC 2.58.110, staff recommends approval of the Preliminary Plat and Planned Unit Development requests described herein with the following conditions:

1. Storm water from impervious surfaces associated with the project shall be managed

in accordance with the City of Tumwater 2018 Storm Drainage Manual and the Salmon Creek Drainage Basin Standards.

2. Erosion and sediment control measures that comply with the City of Tumwater 2018 Storm Drainage Manual shall be implemented during construction of the project to prevent sediment laden runoff from entering surface waters.
3. A Site Development/Grading Permit shall be obtained from the City for grading, street, sidewalk and utility construction, tree removal and construction of storm drainage facilities.
4. Should contaminated soils be encountered during construction, all of the following shall apply:
 - A. Construction activity shall be immediately suspended;
 - B. The contractor shall immediately notify the Washington State Department of Ecology;
 - C. Contaminated materials shall be properly handled, characterized, and disposed of consistent with applicable regulations.
5. Should archeological artifacts be encountered during construction, all of the following shall apply:
 - A. Construction activity shall be immediately suspended;
 - B. The contractor shall immediately notify the City of Tumwater Community Development Department;
 - C. The contractor shall immediately notify the Washington State Department of Archaeology and Historic Preservation; and
 - D. The contractor shall immediately notify potentially affected tribal nations including, but not limited, to the Squaxin Island Tribe, Chehalis Tribe and Nisqually Tribe.
6. Fill for the project shall be clean material, void of solid waste or organic debris.
7. Disposal of construction debris and overburden associated with construction and grading activity that is not suitable for fill is required to be disposed of at an approved location.
8. The applicant shall secure a National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit from the Washington State Department of Ecology.
9. The proposed public streets within the subdivision shall comply with the Tumwater Development Guide design requirements in place at the time the preliminary plat application was vested. The public streets shall be dedicated

to the City of Tumwater.

10. The north/south access road into the project shall be aligned in the manner shown on the preliminary plat map for future extension to abutting properties to the west.
11. Street frontage improvements including curb and gutter, sidewalk, landscape strip, bike lane, street illumination and storm drainage facilities complying with the design requirements of the Tumwater Development Guide shall be constructed along the property frontage on 93rd Avenue. Additional right-of-way shall be dedicated to contain the improvements.
12. The City's water and sewer utilities shall be extended to serve the needs of the subdivision. The utility extensions shall be in accordance with the Tumwater Development Guide requirements in place at the time the preliminary plat application was vested. All necessary right-of-way and/or easements will need to be dedicated.
13. The minimum fire flow requirement for the project shall be in accordance with the International Fire Code Appendix B, Section B105. The system shall also be designed for a maximum velocity of 8 feet per second.
14. A separate permit and engineered design is required for all retaining walls on-site if the height of the wall is over 4 feet measured from the bottom of the footing or if the wall is supporting a surcharge.
15. A final geotechnical engineering report shall be submitted for the grading and site work. The report shall include conclusions and recommendations for grading procedures, soil design criteria for structures or embankments required to accomplish the proposed grading and recommendations and conclusions regarding the site geology.

All grading and filling work shall be conducted in accordance with the approved soils report. Compaction testing of the soils under the building foundations and utility trenches shall be verified by the geotechnical engineer of record and the WABO Registered special inspector.

16. Fire hydrants shall be provided at all intersections and in accordance with the International Fire Code Appendix C for spacing along the internal street.
17. All water wells on the site shall be abandoned in accordance with Washington State Department of Ecology requirements. Abandonment reports shall be submitted to the Department of Ecology Water Resource Program.

18. If contamination of the site is suspected or discovered testing of the contaminated media must be conducted. If contamination is apparent or revealed by testing the Department of Ecology Toxic Cleanup program shall be notified.
19. If applicable, all septic systems on the property shall be abandoned in accordance with Thurston County Environmental Health requirements. A permit shall be obtained for each separate system that will be abandoned.
20. The project proponent 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.
21. All engineering designs and construction will need to be in accordance with the City of Tumwater's Development Guide and WSDOT standards.
22. All street construction, utility installation and storm drainage work requires engineered plans certified by a professional engineer licensed to practice in the State of Washington. The plans shall be submitted for review and approved by the City.
23. Any public or private utility relocation necessary to construct the project is the sole responsibility of the project proponent.
24. The applicant is required to submit a performance surety and surety agreement prior to release of the Site Development/Grading Permit to ensure successful completion of the required public improvements. The amount of the surety shall be 150% of the applicant's engineer's estimate of completing the required public improvements.
25. 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 and surety agreement for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Department.
26. Maintenance of the on-site storm water system will be the responsibility of the project proponent, their successors or assigns. A storm water maintenance agreement will be recorded against the property prior to or concurrent with final plat approval.
27. Sanitary sewer is required to be extended to serve the project.
28. A water main is required to be extended to serve the project.

29. Backflow prevention is required on all irrigation services in accordance with the AWWA Cross Connection Control Manual.
30. A landscape and irrigation plan must be submitted for the proposed street planter strips, proposed open space tracts and the storm water facilities showing proposed plantings, tree types and heights, and other vegetation. Street trees are required to be installed along 93rd Avenue and the proposed interior public street in accordance with the Tumwater Development Guide and Comprehensive Street Tree Plan. This plan must be submitted and approved prior to final plat approval.
31. The maximum coverage for impervious surface for each lot created shall be 85 percent of the total area of the lot.
32. Impact fees for transportation impacts for businesses locating in the subdivision will be collected as building permits are issued. The impact fees will be in accordance with the most current fee resolution adopted by the City at the time of vesting of the building permit applications.
33. An integrated pest management plan approved by Thurston County Environmental Health must be submitted to the City of Tumwater prior to final plat approval.
34. All legal descriptions on documents submitted to the City must be accompanied with an appropriate drawing that the City can use to verify the legal description.
35. The Professional Land Surveyor responsible for the surveying of the project must obtain a permit from Department of Natural Resources before any existing monuments are disturbed.
36. The applicant must maintain a current Plat Name Reservation Certificate approved by the Thurston County Auditor.
37. Property taxes must be paid in full for the current year, including any advance and delinquent taxes, before a Final Plat can be recorded.
38. In order to comply with the City's Tree Protection and Replacement Standards, a minimum of 1,149 replacement trees must be planted on the site. The replacement trees must be planted in the proposed tree protection open spaces on the project site, tract D, shown on the Preliminary Plat Map. The size of the tree protection open space area(s) associated with the project is required to be a minimum of 5% of the buildable area of the site.
39. A Property Owner Association is required to be formed for the project. Prior to

final plat approval, the project proponent shall supply the city with copies of the grantee organization's articles of incorporation and bylaws, and with evidence of a binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the land division; that the corporation is empowered to assess such land for costs of construction and maintenance of the improvements and property owned by the corporation, and that such assessments shall be in lien upon the land.

40. To comply with the City's Mitigated Determination of Non-significance and the Transportation Concurrency Ruling issued by the City's Transportation Manager, the applicant shall be required to construct a modern roundabout able to accommodate semi-truck traffic at the intersection of 93rd Avenue and Lathrop Industrial Drive.
41. The applicant shall be required to get the Critical Areas Buffer Notice Recorded under Thurston County Auditor's File Numbers 3796189 and 3795844 relinquished prior to recording the final plat document. The Auditor's file number for the relinquishment document shall be noted on the final plat document.

**Submitted on Behalf
Of the Community
Development
Department by
Staff Contact:**

Chris Carlson, Permit Manager



Phone: 360-754-4180

E-mail: ccarlson@ci.tumwater.wa.us

Report Issue Date: September 21, 2020

List of Exhibits:

1. Staff Report, dated September 21, 2020
2. Preliminary Plat Application, dated February 6, 2020
3. Site Aerial Photo Map
4. Comprehensive Plan Map
5. Zoning Map
6. Preliminary Plat Map
7. Conceptual Utility Plan
8. Certification of Public Notice
9. Environmental Checklist, dated March 13, 2020
10. MDNS, dated August 6, 2020
11. Notice of Application, dated June 22, 2020

12. U.S. Fish and Wildlife Habitat Conservation Plan, dated January 2016
13. Wetland Report, dated January 31, 2020
14. Forester's Report, dated March 18, 2020
15. Preliminary Storm Drainage Report, dated June 1, 2020
16. Transportation Concurrency Application, dated February 6, 2020 and Transportation Impact Analysis, dated January 2020
17. Tumwater Transportation Manager Concurrency Ruling, dated July 17, 2020
18. Tumwater Public Works Department Water and Sewer Availability Ruling, dated September 15, 2020
19. Thurston County High Groundwater Hazard Map
20. Department of Ecology Comments, dated July 7, 2020
21. Squaxin Island Tribe Comments, dated June 22, 2020

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF TUMWATER**

In the Matter of the Application of)	No. TUM-20-0220
)	
Jeff Pantier, Hatton Godot Pantier,)	I-5 Commerce Place Preliminary Plat
on behalf of John Kaufman,)	
Kaufman Real Estate, LLC)	
)	FINDINGS, CONCLUSIONS,
<u>For Approval of a Preliminary Plat</u>)	AND DECISION

SUMMARY OF DECISION

The request for a preliminary plat to subdivide four parcels totaling 40.26 acres into 12 commercial/industrial lots, two stormwater tracts, and one tree tract within the 2700 block of 93rd Avenue SW is **APPROVED**. Conditions are necessary to address specific impacts of the proposal.

SUMMARY OF RECORD

Hearing Date:

The Hearing Examiner held an open record hearing on the request on September 30, 2020, using remote technology in light of the COVID-19 pandemic.

Testimony:

The following individuals provided testimony under oath at the open record hearing:

Chris Carlson, City Permit Manager
Steve Hatton, Project Engineer
John Kaufman, Applicant

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report, dated September 21, 2020
2. Preliminary Plat Application, received February 6, 2020
3. Site Aerial Photo Map, dated September 21, 2020
4. Comprehensive Plan Map, dated September 18, 2020
5. Zoning Map, dated September 18, 2020
6. Preliminary Plat Map, dated March 16, 2020
7. Plan Set:
 - a. Preliminary Site Plan (Sheet 1 of 6), revised March 13, 2020
 - b. Preliminary Erosion Control Plan (Sheet 2 of 6), revised March 13, 2020
 - c. Preliminary Grading and Drainage Plan (Sheet 3 of 6), revised March 13, 2020

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- d. Preliminary Pond Sections (Sheet 4 of 6), revised March 13, 2020
- e. Preliminary Water-Sewer-Street Lights (Sheet 5 of 6), revised March 13, 2020
- f. Preliminary Landscape (Sheet 6 of 6), dated January 2020
- 8. Certification of Public Notice, dated September 21, 2020
- 9. SEPA Environmental Checklist, dated March 13, 2020
- 10. Mitigated Determination of Nonsignificance (MDNS), dated August 6, 2020
- 11. Notice of Application, posted June 22, 2020
- 12. Habitat Conservation Plan, Krippner Consulting, LLC, dated January 2016
- 13. Offsite Wetland Rating and Buffer Update, Krippner Consulting, LLC, dated January 31, 2020
- 14. Tree Plan, Professional Forestry Services, Inc., dated March 18, 2020
- 15. Drainage Report, Helena Gubbels, dated June 1, 2020
- 16. Transportation Concurrency Application, received February 6, 2020, with Traffic Impact Analysis, Heath & Associates, Inc., dated January 2020
- 17. Transportation Concurrency Memorandum, dated July 17, 2020
- 18. Water and Sewer Availability Letter, dated September 15, 2020
- 19. Thurston County High Groundwater Hazard Designation Map, dated September 16, 2020
- 20. Comment Letter from Washington State Department of Ecology, dated July 7, 2020
- 21. Email comments from Shaun Dinubilo, Squaxin Island Tribe, dated June 22, 2020

The Hearing Examiner enters the following findings and conclusions based upon the admitted testimony and exhibits:

FINDINGS

Application and Notice

1. Jeff Pantier, Hatton Godat Pantier, on behalf of John Kaufman, Kaufman Real Estate, LLC (Applicant), requests approval of a preliminary plat to subdivide four parcels totaling 40.26 acres into 12 commercial/industrial lots, two stormwater tracts, and one tree tract. Associated improvements would include mass grading for a new public roadway, frontage improvements along 93rd Avenue SW, utility extensions, stormwater management systems, and street lighting. The property is located within the 2700 block of 93rd Avenue SW.¹ *Exhibit 1, Staff Report, page 1; Exhibit 2; Exhibit 3; Exhibit 6; Exhibit 7.*
2. The City of Tumwater (City) determined that the application was complete on March 27, 2020. On June 22, 2020, the City posted notice of the application on the property and mailed notice to property owners within 300 feet of the subject property and to reviewing government departments and agencies. The next day, the City published notice of the application in *The Olympian*. On September 18, 2020, the City mailed notice of the open

¹ The property is identified by Tax Assessor Parcel Nos. 12716420000, 12716340100, 12716340102, and 12716340101. *Exhibit 1, Staff Report, page 1.* A legal description of the property is included with the preliminary plat materials. *Exhibit 6.*

record hearing associated with the application to property owners within 300 feet of the subject property, posted notice on-site, and published notice in *The Olympian*. *Exhibit 1, Staff Report, pages 1, 2, and 7; Exhibit 8; Exhibit 11.*

3. The City received two comments from reviewing agencies in response to its notice materials. The Washington State Department of Ecology (DOE) noted that all grading and filling of land must utilize only clean fill and that any unused wells must be properly abandoned. DOE also provided general comments about the required testing and notification procedures for any potential toxic contamination suspected, discovered, or occurring on-site and about the potential need for a Construction Stormwater General Permit. The Squaxin Island Tribe commented that the project area has a high potential for containing cultural resources and requested that a cultural resources survey and report be completed for the project. In response to the Squaxin Island Tribe's comment, the City recommends a condition outlining steps that would be required if cultural resources are discovered during construction. *Exhibit 1, Staff Report, page 12; Exhibit 20; Exhibit 21.*

State Environmental Policy Act

4. The City Community Development Department (CDD) acted as lead agency and analyzed the environmental impacts of the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). CDD reviewed the Applicant's environmental checklist, and other information on file, and determined that, with a condition requiring the construction of a roundabout at the intersection of 93rd Avenue SW and Lathrop Industrial Drive, the proposal would not have a probable significant adverse impact on the environment. Accordingly, CDD issued a Mitigated Determination of Nonsignificance (MDNS) on August 6, 2020, with a comment deadline of August 20, 2020, and an appeal deadline of August 26, 2020. The same day, August 6, 2020, the City posted notice of the MDNS on-site and mailed notice to property owners within 300 feet of the subject property and to affected agencies. The City then published notice of the MDNS the next day. The City did not receive any comments on the MDNS, and the MDNS was not appealed. *Exhibit 1, Staff Report, page 7; Exhibits 8 through 10.*

Comprehensive Plan and Zoning

5. The property is within the Southwest Tumwater Neighborhood and is designated "Light Industrial" under the City Comprehensive Plan. The purpose of the Light Industrial designation is to "provide lands for industrial development that will allow for attraction of new industries and expansion of existing ones while maintaining high quality environment." *City Comprehensive Plan, Land Use Element, page 44.* The Light Industrial designation provides for the location of a broad array of activities that include manufacturing, wholesale trade, and distribution. The designation encourages grouping of industrial uses to provide coordinated development and sharing of facilities and

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services. In addition, Light Industrial areas should have controls to establish compatibility with surrounding non-industrial development; should protect from nuisances such as noise, dust, odor, vibration, and air and water pollution; and should be located in a manner providing access to transportation routes and where public services are presently available or could be easily provided during development. *City Comprehensive Plan, Land Use Element, page 44.* City staff reviewed the proposal and determined that it would be consistent with the land use element of the City Comprehensive Plan and with the goals and policies of the City Economic Development Plan. Additionally, City staff determined that the proposal would not conflict with the City Strategic Plan, the City Parks and Recreation Plan, the Thurston Regional Trail Plan, or the Sustainable Development Plan for the Thurston Region. *Exhibit 1, Staff Report, pages 2 through 7; Exhibit 4.*

6. The property is located in the Light Industrial (LI) zoning district. The LI zone is intended to:

establish and preserve areas for industrial and other uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses; to make provisions for certain kinds of commercial uses which are most appropriately located as neighbors of industrial uses, or which are necessary to service immediate needs of people in these areas; to ensure that retail commercial areas are encouraged within one quarter mile of the 93rd Avenue/Interstate 5 intersection; to provide pedestrian and transit orientation in these commercial areas to provide an alternative to driving a private automobile; and to encourage the preservation and provision of open space in industrial areas to ensure a desirable quality of life.

Development of the individual lots would be limited to uses permitted outright in the LI zone under Tumwater Municipal Code (TMC) 18.24.020 or uses allowed in the LI zone with a conditional use permit under TMC 18.24.040, subject to the restrictions for property within the aquifer protection overlay, as discussed below. Development of the lots would be required to comply with density regulations for the LI zone under TMC 18.24.050. *Exhibit 1, Staff Report, page 8; Exhibit 5.*

7. The property is located within an aquifer protection (AQP) overlay zone. The intent of the AQP overlay “is to identify, classify, and protect vulnerable and/or critical aquifer recharge areas within the city and urban growth area. Protection is to be accomplished by controlling the use and handling of hazardous substances and uses of land that pose a threat to groundwater.” *TMC 18.39.010.* The AQP overlay imposes additional development restrictions to protect public health and safety, which are designed to preserve the existing and future groundwater supply. *TMC 18.39.010.* Future development of the lots would be subject to the AQP overlay restricted-use provisions of TMC 18.39.040. *Exhibit 1, Staff Report, page 8.*

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8. The property is bordered to the east by the Interstate 5 (I-5) interchange at 93rd Avenue SW. Surrounding properties to the south and west are zoned LI and are developed with privately-owned soccer fields and various commercial and industrial facilities. Property to the north consists of undeveloped forested areas. *Exhibit 1, Staff Report, pages 1, 2, and 9; Exhibit 3; Exhibit 5; Testimony of Chris Carlson.*

Critical Areas

9. An off-site Category III wetland with a six-point habitat score is located to the northeast of the property, requiring a 150-foot buffer from high-intensity land uses under TMC 16.28.170. The Applicant's site plans show that the required 150-foot buffer would be contained within a proposed tree tract (Tract C) at the northeast corner of the site. The property is within the habitat range of the Mazama pocket gopher, which is listed as a protected species on both Washington State and Federal threatened and endangered species lists. Krippner Consulting, LLC, submitted a Habitat Conservation Plan (HCP) on behalf of the Applicant, dated January 2016, which determined that no Mazama pocket gophers are known to occupy the site and that preexisting site conditions limit the potential for Mazama pocket gopher habitat. The HCP noted, however, that Mazama pocket gophers are known to occupy adjacent properties and that there is some potential for Mazama pocket gophers to occupy the site in the future. The United States Fish and Wildlife Service approved the Applicant's HCP, allowing for the incidental take of Mazama pocket gophers on the property. An existing critical areas notice was recorded against a portion of the property that was identified as a High Ground Water Hazard Area under the Thurston County critical areas ordinance, prior to annexation of the property by the City. The City does not regulate high ground water hazard areas through its critical areas ordinance, and it supports relinquishing the critical areas notice from the property title. City staff determined that the project is consistent with the applicable environmental protection ordinances. *Exhibit 1, Staff Report, pages 9 and 10; Exhibit 6; Exhibit 7; Exhibit 12; Exhibit 13; Exhibit 19.*

Trees

10. When land clearing is performed in conjunction with a specific development proposal, not less than 20 percent of the trees, or not less than 12 trees per acre (whichever is greater), must be retained. *TMC 16.08.070.R.* Professional Forestry Services, Inc., prepared a tree report and plan on behalf of the Applicant, dated March 18, 2020. The report determined that the Applicant would be required to retain 484 trees in conjunction with development of the 40.26-acre site. The report noted that the Applicant would retain 101 trees on-site in the proposed tree preserve Tract C. Under TMC 16 .08.070.R.3, the Applicant would be required to plant at least three trees for each of the remaining 383 trees not retained, for a total of 1,149 replacement trees. The Applicant proposes to plant the 1,149 replacement trees on-site. *Exhibit 1, Staff Report, pages 8 and 9; Exhibit 6; Exhibit 14.*

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Stormwater

11. Helena Gubbels submitted a drainage report on behalf the Applicant, dated June 1, 2020. The report determined that future development of the lots within the plat would result in 337,700 square feet of parking and loading area, 144,700 square feet of roof area, 77,000 square feet of new public road, and 17,850 square feet of sidewalks. The report designated two basins within the plat, with the South Basin consisting of proposed Lots 1 through 8, the proposed new public right-of-way, and proposed stormwater Tracts A and B, and the North Basin consisting of proposed Lots 9 through 12 and the proposed tree preserve Tract C. Stormwater runoff in the South Basin would be collected via catch basins and conveyed to pre-settling basins and then to the infiltration pond in proposed Tract A. The infiltration pond in proposed Tract A would connect to the pond in Tract B via a culvert beneath the proposed road to provide additional storage. Runoff in the North Basin would sheet flow shallowly over pasture and infiltrate through an amended soil layer. Runoff generated by future development in the North Basin would be addressed individually on a per-lot basis. The Applicant would design stormwater facilities to fully infiltrate all stormwater runoff on-site and be in conformance with the City's 2018 Drainage Design and Erosion Control Manual. *Exhibit 1, Staff Report, page 11; Exhibit 7; Exhibit 15.*

Utilities and Services

12. The Applicant would extend City water and sewer utilities and private utilities (i.e., power, gas, cable, and telephone) to serve the project site. The City issued a Certificate of Water and Sewer Availability for the site on September 15, 2020. *Exhibit 1, Staff Report, page 2; Exhibit 18.*

Access, Parking, and Traffic

13. Access to the proposed lots would be provided by a new public roadway connecting to 93rd Avenue SW. As noted above, a condition of the MDNS requires the Applicant to construct a roundabout at the intersection of 93rd Avenue SW and Lathrop Industrial Drive. Heath and Associates, Inc., submitted a Traffic Impact Analysis (TIA) on behalf of the Applicant, dated January 2020, which determined that affected intersections would continue to operate at acceptable levels of service (LOS) with the proposed development, provided that certain intersection improvements are made, including construction of the subject roundabout and construction of a traffic signal at the intersection of 93rd Avenue SW and the I-5 northbound ramp. The City Transportation Manager reviewed the TIA and determined that, with conditions requiring construction of the identified intersection improvements and the payment of traffic impact fees, the project would meet City traffic concurrency requirements. Parking areas would be provided with the development of individual lots. City staff reviewed the proposal and determined that, with conditions, it would be consistent with the goals and policies of the City Transportation Plan. Specifically, City staff identified the following goals and policies of the City Transportation Plan as relevant to the proposal:

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- Establish a street and road network that provides for the safe and efficient movement of people and goods while supporting adopted land use goals. [Goal 9]
- Design and construct multimodal, context-sensitive, complete streets and roads. [Policy 9.a]
- Develop an interconnected grid of local streets and roads to increase individual travel options and neighborhood connectivity, while improving efficient use of the overall transportation system. [Policy 9.d]
- Ensure that street, road, and bridge projects are integrated with pedestrian amenities in districts and neighborhoods and add lasting value to the community. [Policy 9.g]
- Meet PM peak Level of Service standards. [Policy 9.j.]

Exhibit 1, Staff Report, pages 5 and 6; Exhibit 6; Exhibit 7; Exhibit 9; Exhibit 16; Exhibit 17.

Public Health and Safety

14. City staff reviewed the proposal and determined that adequate provisions would be made for public health, safety, and general welfare, noting:
- The Applicant proposes 9.99 acres of open space for the commercial/industrial subdivision, which is approximately two and a half times the minimum required by code. The open space areas would contain both passive and active recreation elements as required by TMC 17.12.210.
 - The Applicant proposes to construct and dedicate to the City new public streets that would comply with the City's current development guidelines. The Applicant also proposes public right-of-way and street improvements, including street widening, sidewalks, bike lanes, and street illumination on 93rd Avenue SW along the entire abutting frontage of the property.
 - A storm drainage system complying with the City's 2018 Drainage Design and Erosion Control Manual would be constructed for the site. The Applicant submitted a preliminary storm drainage report that included a geotechnical investigation to support the preliminary design.
 - Sanitary sewer and water would be extended into the property to serve the proposed subdivision. The City Public Works Department issued a water availability ruling indicating that the City has the ability to serve the subdivision with potable water.
 - Intercity Transit does not currently have a route that serves the site.
 - The site is not currently being considered by the Tumwater School District for their future needs.
 - Current Tumwater Fire Department facilities are adequate to service the proposed project.
 - The safe walking conditions required in RCW 58.17.110 are not applicable to the proposed commercial/industrial subdivision. The Tumwater School District, however, has a policy for children walking to school. The District currently

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offers bus services to children attending the schools for children residing in the immediate vicinity of the project site.

Exhibit 1, Staff Report, pages 11 and 12.

Testimony

15. City Permit Manager Chris Carlson testified that City staff reviewed the proposal for consistency with the City Comprehensive Plan, City Strategic Plan, City Economic Development Plan, City Parks and Recreation Plan, City Transportation Plan, Thurston Regional Trail Plan, and the Thurston County Region Sustainable Development Plan for the Thurston Region, as well as for compliance with zoning requirements, critical areas ordinances, and the criteria for a preliminary plat. He described the project site and surrounding development. Mr. Carlson noted that the City Transportation Manager reviewed the Applicant's TIA and determined that, with two conditions, the proposal would meet transportation concurrency requirements. He stated that the proposed access point to the property from 93rd Avenue SW would be located close to the signalized I-5 interchange, causing difficulty with turning left into or out of the project site. Mr. Carlson explained that this difficulty would be addressed by the MDNS requirement that the Applicant construct a roundabout at the intersection of 93rd Avenue SW and Lathrop Industrial Drive. He described how the City provided notice of the application and associated public hearing consistent with code requirements. Mr. Carlson noted that there are currently no specific development plans for the individual lots and that future uses would be subject to the restrictions for property within the aquifer protection overlay. Mr. Carlson stated that the Applicant submitted a habitat conservation plan that was approved by the United States Fish and Wildlife Service for the incidental take of protected wildlife on the property, including the Mazama pocket gopher. He noted that the City annexed the property from Thurston County in June 2015 and explained that the County's high groundwater hazard designations were no longer applicable to the property under City code. Mr. Carlson stated that the area of the city in which the project site is located has high groundwater issues and that the Applicant's storm drainage systems would be required to comply with the 2018 drainage design and erosion control manual, as well as with the Salmon Creek Drainage Basin standards. He explained that the buffer for the off-site wetland would be within the proposed tree tract at the northeast of the property. Mr. Carlson stated that the Applicant would plant all required replacement trees on-site. *Testimony of Mr. Carlson*
16. Project Engineer Steve Hatton testified about the proposed system for managing stormwater on-site, noting that all stormwater would be infiltrated on-site. Mr. Hatton stated that the Applicant is aware of aquifer protection overlay restrictions as well as the specific requirements associated with the Salmon Creek Drainage Basin. *Testimony of Mr. Hatton.*

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17. Applicant John Kaufman testified about the Habitat Management Plan allowing for the incidental take of the Mazama pocket gopher. He explained that the proposed tree tract and buffer for the off-site wetland would be protected with signage. Mr. Kaufman agreed that further review by the City of protection measures for the wetland buffer area could occur at the site development permit stage for the development of lots 10 and 12.
Testimony of Mr. Kaufman.

Staff Recommendation

18. Mr. Carlson testified that City staff recommends approval of the preliminary plat with several conditions. Mr. Hatton testified that the Applicant concurs with the City's recommendations. *Exhibit 1, Staff Report, pages 12 through 17; Testimony of Mr. Carlson; Testimony of Mr. Hatton.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner has authority to hear and decide applications for preliminary plats. The Hearing Examiner may grant, deny, or grant with such conditions, limitations, modifications, and restrictions as the Hearing Examiner finds necessary to make the application compatible with applicable laws and regulations, including but not limited to compatibility with the environment, the Comprehensive Plan, other official policies and objectives, and land use regulatory enactments. *TMC 2.58.090.A; TMC 2.58.130.A.2.*

Criteria for Review

The Hearing Examiner shall inquire into the public use and interest proposed to be served by the establishment of the proposed land division. *TMC 17.14.040.A.* Under TMC 17.14.040.A, the Hearing Examiner shall determine:

if appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, other grounds, transit stops, potable water supplies, sanitary wastes, parks and recreation playgrounds, schools and school grounds, fire protection and other public facilities, and shall consider all other relevant facts, including the physical characteristics of the site, and determine whether the public interest will be served by the land division. Further, consideration shall be given for sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

If the Hearing Examiner finds that the proposed division of land makes appropriate provisions, and makes written findings to that effect, then it shall be approved. If the Hearing Examiner finds that the proposed land division does not make such appropriate provisions or that the public use and interest will not be served, then the Hearing Examiner shall disapprove the proposed division of land. *TMC 17.14.040.A.*

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Dedication of land, provision of public improvements to serve the land division, and/or payment of impact fees allowed by state law, to any public body, may be required as a condition of land division approval. The Hearing Examiner shall not, as a condition of approval, require an Applicant to obtain a release from damages from other property owners. The Hearing Examiner shall consider the physical characteristics of a proposed land division site, and may disapprove a proposed division because of flood, inundation, or wetland conditions. Construction of protective improvements may be required as a condition of approval. *TMC 17.14.040.B, .040.C, and .040.D.*

The subdivision provisions of the Tumwater Municipal Code are substantially similar to RCW 58.17.110(2), which provides:

A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication.

The criteria for review adopted by the Tumwater City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

Conclusions Based on Findings

1. **With conditions, the preliminary subdivision would make appropriate provisions for the public health, safety, and general welfare and for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, and schools and school grounds.** The property is designated Light Industrial under the City Comprehensive Plan, which provides for the location of a broad array of manufacturing, wholesale trade, and distribution activities. City staff reviewed the Applicant's proposal and determined that it would be consistent with the City Comprehensive Plan. The Hearing Examiner concurs with City staff's determination. The property is zoned Light Industrial (LI),

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which provides for a broad range of permitted commercial and industrial uses. The property is located within the aquifer protection (AQP) overlay, which imposes certain development restrictions designed to protect the groundwater supply. There are currently no specific plans for development of the individual lots within the proposed plat. Future development of the lots would be limited to uses permitted outright in the LI zone or uses allowed in the LI zone with a conditional use permit, subject to AQP overlay restrictions.

The Applicant's site plans show that the required 150-foot buffer from the Category III wetland located off-site to the northeast of the property would be contained within the proposed tree preserve Tract C. The Applicant would provide signage to protect the buffer, and the City would review whether additional protection measures, such as fencing, would be appropriate with the development of lots 10 and 12, which are located adjacent to the tree preserve Tract C. The Applicant submitted a Habitat Conservation Plan that was approved by the United States Fish and Wildlife Service, allowing for the incidental take of the protected Mazama pocket gopher on the property. The Applicant's tree report and plan demonstrates that the proposal would comply with tree retention and replacement requirements. The Applicant would design stormwater facilities to fully infiltrate all stormwater runoff on-site and to be in conformance with the City 2018 Drainage Design and Erosion Control Manual. The City issued a Certificate of Water and Sewer Availability for the site, and the Applicant would extend City and private utilities necessary to serve the property. Access to the property would be provided by a new public roadway connecting 93rd Avenue SW. The City Transportation Manager reviewed the Applicant's Traffic Impact Analysis and determined that, with conditions requiring construction of a roundabout at the intersection of 93rd Avenue SW and Lathrop Industrial Drive; construction of a traffic signal at the intersection of 93rd Avenue SW and the Interstate 5 northbound ramp; and the payment of traffic impact fees, the project would meet City concurrency requirements. City staff determined that the fire department facilities are adequate to service the property. City staff also determined that the safe walking conditions of RCW 58.17.110 are not applicable to the commercial/industrial project but noted that the Tumwater School District currently offers bus services for children residing in the immediate vicinity of the property. Conditions, as detailed below, are necessary to ensure that the proposal would comply with all local, state, and federal requirements related to development of a preliminary plat and to ensure that the proposal meets all criteria for plat approval. *Findings 1, 3, 5 – 18.*

2. **With conditions, the proposed subdivision would be consistent with development regulations, considering land use type, development level, infrastructure, and development characteristics, such as development standards, as required by Chapter 58.17 RCW and Title 17 TMC.** The City provided reasonable notice and opportunity to comment on the proposed preliminary plat. The City received two agency comments on the proposal. The Washington State Department of Ecology (DOE) provided general comments regarding the use of clean fill, abandonment of unused wells,

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testing and notification procedures related to the discovery of toxic contamination, and the requirement for a Construction Stormwater General Permit. The Squaxin Island Tribe commented that the property has a high potential for containing cultural resources and requested a cultural resources survey and report for the project. Conditions are necessary to ensure that the Applicant obtains a Construction Storm Water General Permit from DOE; that the Applicant utilize only clean fill material; that the Applicant suspend construction and notify DOE if any contaminated soils are encountered during construction and that any unused water wells on the site are abandoned in accordance with DOE requirements; and that the Applicant suspend construction activity and notify the City, the Washington State Department of Archaeology, and affected tribal nations if archeological artifacts are encountered during construction. Environmental impacts of the proposal were considered, as required by SEPA, and the City Community Development Department issued an MDNS for the proposal. The MDNS requires the Applicant to construct a roundabout at the intersection of 93rd Avenue SW and Lathrop Industrial Drive. The MDNS was not appealed. The preliminary plat would provide for commercial and industrial development opportunities consistent with applicable development regulations. City staff determined that, with conditions, the proposal would be consistent with all applicable City, county, and state requirements, including the applicable Comprehensive Plan, municipal code, and development standards. The public interest would be served by the platting of the subdivision. As noted above in Conclusion 1 and as detailed below, conditions are necessary to ensure that the proposal meets all criteria required for plat approval. *Findings 1 – 18.*

DECISION

Based on the preceding findings and conclusions, the request for a preliminary plat to subdivide four parcels totaling 40.26 acres into 12 commercial/industrial lots, three storm water tracts, and one tree tract within the 2700 block of 93rd Avenue SW is **APPROVED**, with the following conditions:²

1. Storm water from impervious surfaces associated with the project shall be managed in accordance with the City of Tumwater 2018 Storm Drainage Manual and the Salmon Creek Drainage Basin Standards.
2. Erosion and sediment control measures that comply with the City of Tumwater 2018 Storm Drainage Manual shall be implemented during construction of the project to prevent sediment laden runoff from entering surface waters.

² Conditions include legal requirements applicable to all developments as well as requirements designed to mitigate the specific impacts of this development.

3. A Site Development/Grading Permit shall be obtained from the City for grading, street, sidewalk and utility construction, tree removal and construction of storm drainage facilities.
4. Should contaminated soils be encountered during construction, all of the following shall apply:
 - A. Construction activity shall be immediately suspended;
 - B. The contractor shall immediately notify the Washington State Department of Ecology;
 - C. Contaminated materials shall be properly handled, characterized, and disposed of consistent with applicable regulations.
5. Should archeological artifacts be encountered during construction, all of the following shall apply:
 - A. Construction activity shall be immediately suspended;
 - B. The contractor shall immediately notify the City of Tumwater Community Development Department;
 - C. The contractor shall immediately notify the Washington State Department of Archaeology and Historic Preservation; and
 - D. The contractor shall immediately notify potentially affected tribal nations including, but not limited, to the Squaxin Island Tribe, Chehalis Tribe, and Nisqually Tribe.
6. Fill for the project shall be clean material, void of solid waste or organic debris.
7. Disposal of construction debris and overburden associated with construction and grading activity that is not suitable for fill is required to be disposed of at an approved location.
8. The Applicant shall secure a National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit from the Washington State Department of Ecology.
9. The proposed public streets within the subdivision shall comply with the Tumwater Development Guide design requirements in place at the time the preliminary plat application was vested. The public streets shall be dedicated to the City of Tumwater.
10. The north/south access road into the project shall be aligned in the manner shown on the preliminary plat map for future extension to abutting properties to the west.
11. Street frontage improvements including curb and gutter, sidewalk, landscape strip, bike lane, street illumination, and storm drainage facilities complying with the design requirements of the Tumwater Development Guide shall be constructed along the

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property frontage on 93rd Avenue SW. Additional right-of-way shall be dedicated to contain the improvements.

12. The City's water and sewer utilities shall be extended to serve the needs of the subdivision. The utility extensions shall be in accordance with the Tumwater Development Guide requirements in place at the time the preliminary plat application was vested. All necessary right-of-way and/or easements will need to be dedicated.
13. The minimum fire flow requirement for the project shall be in accordance with the International Fire Code Appendix B, Section B105. The system shall also be designed for a maximum velocity of 8 feet per second.
14. A separate permit and engineered design is required for all retaining walls on-site if the height of the wall is over 4 feet measured from the bottom of the footing or if the wall is supporting a surcharge.
15. A final geotechnical engineering report shall be submitted for the grading and site work. The report shall include conclusions and recommendations for grading procedures, soil design criteria for structures or embankments required to accomplish the proposed grading and recommendations and conclusions regarding the site geology.

All grading and filling work shall be conducted in accordance with the approved soils report. Compaction testing of the soils under the building foundations and utility trenches shall be verified by the geotechnical engineer of record and the WABO Registered special inspector.

16. Fire hydrants shall be provided at all intersections and in accordance with the International Fire Code Appendix C for spacing along the internal street.
17. All water wells on the site shall be abandoned in accordance with Washington State Department of Ecology requirements. Abandonment reports shall be submitted to the Department of Ecology Water Resource Program.
18. If contamination of the site is suspected or discovered, testing of the contaminated media must be conducted. If contamination is apparent or revealed by testing, the Department of Ecology Toxic Cleanup program shall be notified.
19. If applicable, all septic systems on the property shall be abandoned in accordance with Thurston County Environmental Health requirements. A permit shall be obtained for each separate system that will be abandoned.

Findings, Conclusions, and Decision
City of Tumwater Hearing Examiner
I-5 Commerce Place Preliminary Plat
No. TUM-20-0220

20. The project proponent 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.
21. All engineering designs and construction will need to be in accordance with the City of Tumwater's Development Guide and WSDOT standards.
22. All street construction, utility installation, and storm drainage work require engineered plans certified by a professional engineer licensed to practice in the State of Washington. The plans shall be submitted for review and approved by the City.
23. Any public or private utility relocation necessary to construct the project is the sole responsibility of the project proponent.
24. The Applicant is required to submit a performance surety and surety agreement prior to release of the Site Development/Grading Permit to ensure successful completion of the required public improvements. The amount of the surety shall be 150 percent of the Applicant's engineer's estimate of completing the required public improvements.
25. 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 and surety agreement for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Department.
26. Maintenance of the on-site storm water system will be the responsibility of the project proponent, their successors or assigns. A storm water maintenance agreement will be recorded against the property prior to or concurrent with final plat approval.
27. Sanitary sewer is required to be extended to serve the project.
28. A water main is required to be extended to serve the project.
29. Backflow prevention is required on all irrigation services in accordance with the AWWA Cross Connection Control Manual.
30. A landscape and irrigation plan must be submitted for the proposed street planter strips, proposed open space tracts, and the storm water facilities showing proposed plantings, tree types and heights, and other vegetation. Street trees are required to be installed along 93rd Avenue SW and the proposed interior public street in accordance with the Tumwater Development Guide and Comprehensive Street Tree Plan. This plan must be submitted and approved prior to final plat approval.

Findings, Conclusions, and Decision
City of Tumwater Hearing Examiner
I-5 Commerce Place Preliminary Plat
No. TUM-20-0220

31. The maximum coverage for impervious surface for each lot created shall be 85 percent of the total area of the lot.
32. Impact fees for transportation impacts for businesses locating in the subdivision will be collected as building permits are issued. The impact fees will be in accordance with the most current fee resolution adopted by the City at the time of vesting of the building permit applications.
33. An integrated pest management plan approved by Thurston County Environmental Health must be submitted to the City of Tumwater prior to final plat approval.
34. All legal descriptions on documents submitted to the City must be accompanied with an appropriate drawing that the City can use to verify the legal description.
35. The Professional Land Surveyor responsible for the surveying of the project must obtain a permit from Department of Natural Resources before any existing monuments are disturbed.
36. The Applicant must maintain a current Plat Name Reservation Certificate approved by the Thurston County Auditor.
37. Property taxes must be paid in full for the current year, including any advance and delinquent taxes, before a Final Plat can be recorded.
38. In order to comply with the City's Tree Protection and Replacement Standards, a minimum of 1,149 replacement trees must be planted on the site. The replacement trees must be planted in the proposed tree protection open spaces on the project site, tract D, shown on the Preliminary Plat Map. The size of the tree protection open space area(s) associated with the project is required to be a minimum of 5 percent of the buildable area of the site.
39. A Property Owner Association is required to be formed for the project. Prior to final plat approval, the project proponent shall supply the City with copies of the grantee organization's articles of incorporation and bylaws, and with evidence of a binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the land division, that the corporation is empowered to assess such land for costs of construction and maintenance of the improvements and property owned by the corporation, and that such assessments shall be in lien upon the land.

Findings, Conclusions, and Decision
City of Tumwater Hearing Examiner
I-5 Commerce Place Preliminary Plat
No. TUM-20-0220

40. To comply with the City's Mitigated Determination of Nonsignificance and the Transportation Concurrency Ruling issued by the City's Transportation Manager, the Applicant shall be required to construct a modern roundabout able to accommodate semi-truck traffic at the intersection of 93rd Avenue SW and Lathrop Industrial Drive.
41. The Applicant shall be required to get the Critical Areas Buffer Notice Recorded under Thurston County Auditor's File Numbers 3796189 and 3795844 relinquished prior to recording the final plat document. The Auditor's file number for the relinquishment document shall be noted on the final plat document.
42. The City may, in its discretion, determine whether additional protective measures, such as fencing, for the wetland buffer within tree preserve Tract C would be appropriate with its review of site development permit applications associated with lots 10 and 12.

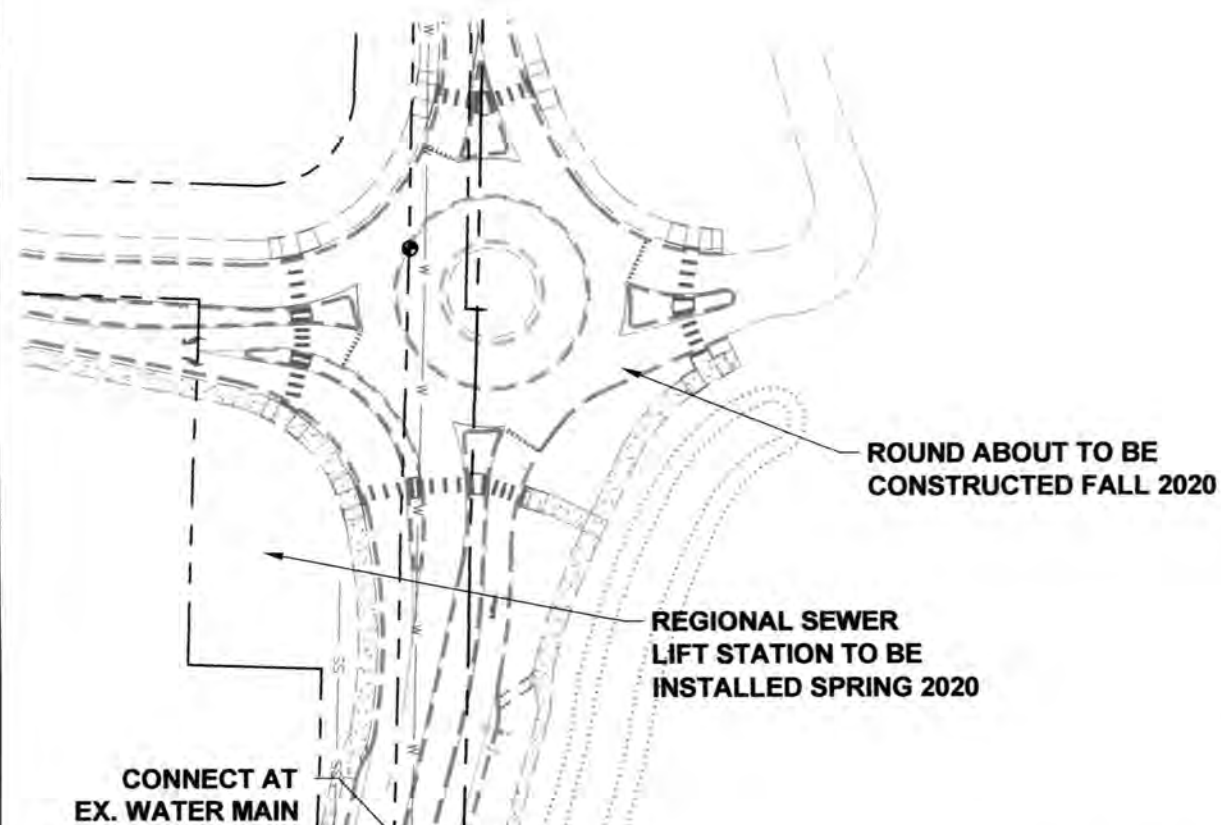
DECIDED this 14th day of October 2020.



ANDREW M. REEVES
Hearing Examiner
Sound Law Center

I-5 COMMERCE

93RD AVENUE SW, TUMWATER, WA



- 1 COVER SHEET**
2 EROSION CONTROL PLAN
3 TEMPORARY EROSION SEDIMENT CONTROL NOTES & DETAILS
4 OVERALL GRADING & DRAINAGE PLAN
5 SOUTH GRADING PLAN
6 NORTH GRADING PLAN
7 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 1
8 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 2
9 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 3
10 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 4
11 DRAINAGE FACILITY
12 DRAINAGE FACILITY SECTIONS & DETAILS
13 INTERSECTION DETAILS
14 GRADING & DRAINAGE NOTES & DETAILS - 1
15 GRADING & DRAINAGE NOTES & DETAILS - 2
16 STREET DETAILS - 1
17 STREET DETAILS - 2
18 OVERALL STREET LIGHT PLAN
19 STREET LIGHTING - 1
20 STREET LIGHTING - 2
21 STREET LIGHTING DETAILS
22 ROADSIDE FEATURES - 1
23 ROADSIDE FEATURES - 2
24 ROADSIDE FEATURES DETAILS

SHEET INDEX

- 25 OVERALL WATER PLAN**
26 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 1
27 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 2
28 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 3
29 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 4
30 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 5
31 WATER NOTES & DETAILS - 1
32 WATER NOTES & DETAILS - 2
33 OVERALL SEWER PLAN
34 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 1
35 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 2
36 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 3
37 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 4
38 SEWER NOTES & DETAILS
39 OVERALL LANDSCAPE
40 LANDSCAPE - 1
41 LANDSCAPE - 2
42 LANDSCAPE - 3
43 LANDSCAPE - 4
44 LANDSCAPE DETAILS
45 IRRIGATION - 1
46 IRRIGATION - 2
47 IRRIGATION - 3
48 IRRIGATION DETAILS



SURVEY NOTES

- 1 RIGHT OF WAY LINE DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 516498 (SEE SURVEYOR'S NOTE #8)
2 NORTH LINE RIGHT OF WAY CONVEYED TO THURSTON COUNTY AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 4160513
3 NORTH LINE, RIGHT OF WAY CONVEYED TO THE STATE OF WASHINGTON, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743346 (SEE SURVEYOR'S NOTE #7)
4 RIGHT OF WAY LINE DESCRIBED IN DEED TO THE STATE OF WASHINGTON AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743347 (SEE SURVEYOR'S NOTE #7)
5 30' WIDE DRAINAGE EASEMENT DESCRIBED IN DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 516498 (ALSO SEE SURVEYOR'S NOTE #8)
6 APPROXIMATE LOCATION 75' WIDE EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE, AS DESCRIBED UNDER AUDITOR'S FILE NO. 757510 (SEE SURVEYOR'S NOTE NO. 9)
7 AREAS DEPICTED IN CRITICAL AREA BUFFER NOTICE RECORDED UNDER AUDITOR'S FILE NO.'S 3796189 AND 3795844 (SEE SURVEYOR'S NOTE NO. 10)
8 NOTE: THE BUFFER NOTICE SHOULD BE AMENDED FOLLOWING PRELIMINARY PLAT APPROVAL TO REFLECT THE UPDATED INFORMATION. SAID AMENDMENT SHOULD BE SIGNED BY THE CITY OF TUMWATER AND RECORDED ON TITLE.
9 RIGHT OF WAY DEDICATION BY DEEDS RECORDED UNDER AUDITOR'S FILE NO.'S 4821153, 4821154 & 4821155
10 150' WETLAND BUFFER BASED ON REPORT BY KRIPPNER CONSULTING, LLC DATED JANUARY 30, 2020
11 PLANNED 10' WIDE UTILITY EASEMENT
12 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 7
13 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 10, 11, 12 AND TRACT "D"

THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

SCALE: 1" = 100'

VICINITY MAP



PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230

PROJECT PROPERTY

ADDRESS: 2734 93rd AVENUE SW
TUMWATER, WA 98512
TAX PARCEL #: 12716340100, 12716340101,
12716340102, 12716420000

ENDANGERED SPECIES NOTE:

THE APPLICANT AND CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH FEDERAL ENDANGERED SPECIES ACT REQUIREMENTS.

WABO Inspections By (CTL) Construction Testing Laboratories Inc.



APPROVED
PERMIT #: TUM-21-0907
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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.

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

CONSTRUCTION STAKING:

THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

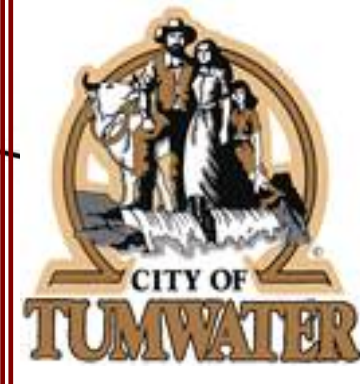
RECORD DOCUMENTS:

THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES HE/SHE HAS MADE TO THE DESIGN DRAWING(S).

INADVERTENT DISCOVERY NOTE:

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

Retaining Walls require separate permits



APPROVED
PERMIT #: TUM-21-0907
06/18/2023 3:39:28 PM

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHIG
DRAWN BY: JEG
CHECKED BY: SDI
DATE: JUNE 2020
SCALE: 1" = 100'



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

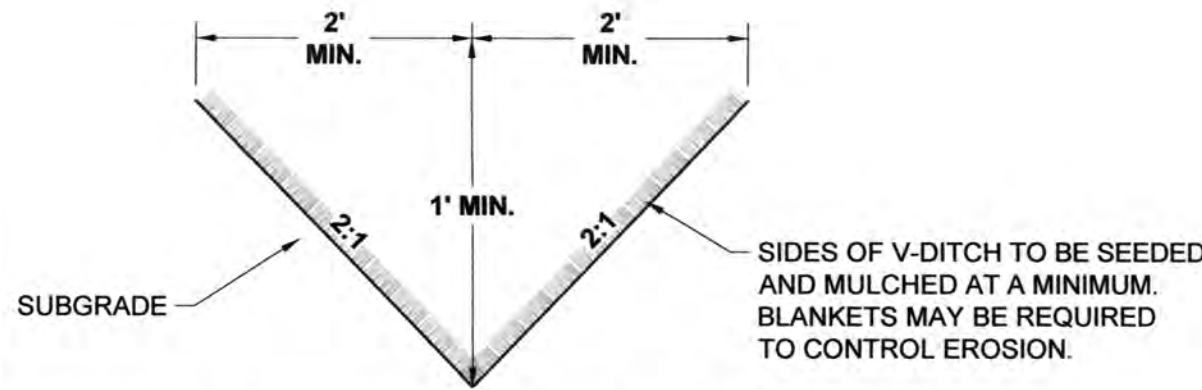
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CITY COMMENTS: 10/07/2020
CITY COMMENTS: 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
COVER SHEET

AGENCY NO. 16-0016
SHEET: 1 OF 48
INDEX: 13-051 cov.dwg
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.



TEMPORARY EROSION CONTROL DITCH DETAIL
N.T.S.

FINAL SITE STABILIZATION

1. CONSTRUCT FILLS AND COMPACT PER THESE PLANS AND SPECIFICATIONS. SEE ALSO SHEET 3 & 5.
2. LIGHTLY SCARIFY SURFACE OF FINISHED FILLS TO LOOSEN THE TOP 1/2 - 1 INCH (E.G. BACK BLADE WITH DOZER, ROTOTILL OR DISC).
3. COMPLETE HYDROSEEDING AND OTHER REQUIRED SITE STABILIZATION MEASURES PER THESE PLANS AND SPECIFICATIONS. SEE ALSO SHEET 3.

POND NOTE:

EXCAVATE INFILTRATION POND BOTTOMS NO DEEPER THAN DESIGN BOTTOM DURING CONSTRUCTION. ONCE SITE IS FULLY STABILIZED, ALL CONSTRUCTION MUCK SHALL BE REMOVED FROM THE BASINS. INFILTRATION PONDS EXCAVATED 18" BELOW DESIGN BOTTOM, AND TREATMENT LINERS INSTALLED.



THURSTON COUNTY

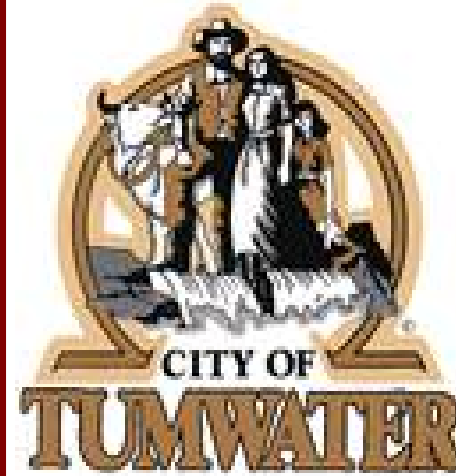
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

100 50 0 100 200
SCALE: 1" = 100'

LEGEND

- INLET PROTECTION
- FILTER FABRIC FENCE
- CONSTRUCTION LIMITS
- STRAW WATTLE
- TEMPORARY DITCH



APPROVED

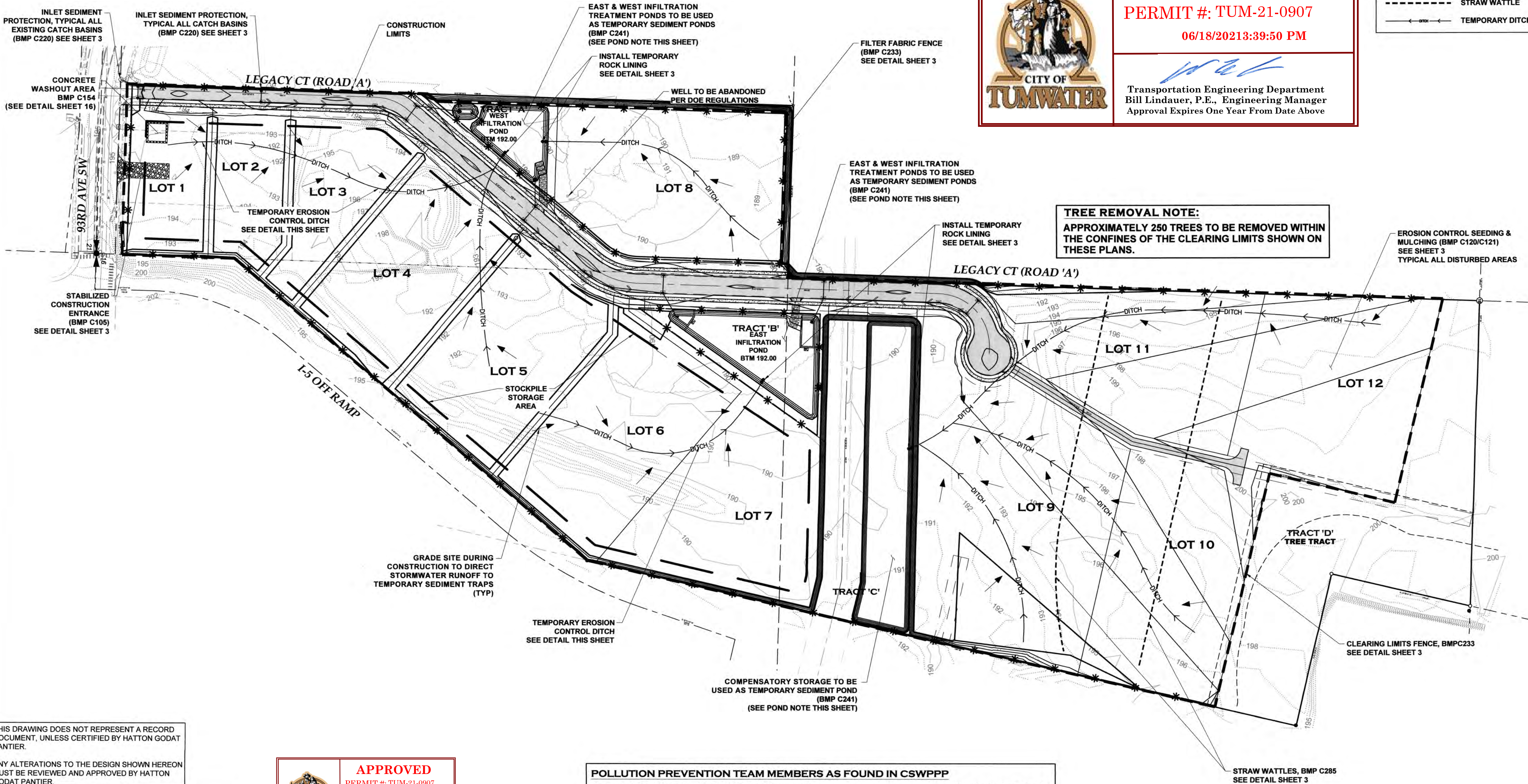
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

TREE REMOVAL NOTE:

APPROXIMATELY 250 TREES TO BE REMOVED WITHIN THE CONFINES OF THE CLEARING LIMITS SHOWN ON THESE PLANS.



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

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



APPROVED
PERMIT #: TUM-21-0907
06/21/2021 7:59:03 AM

Community Development Department
At Customers, CIO Building/Treasury Official

POLLUTION PREVENTION TEAM MEMBERS AS FOUND IN CSWPPP

CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL).....JAKE HOMAX (360) 491-5230
CIVIL ENGINEER.....HATTON GODAT PANTIER (STEVE HATTON) (360) 943-1599
EMERGENCY ECOLOGY CONTACT.....SPILL REPORT HOTLINE (360) 407-6300
OWNER CONTACT.....JOHN KAUFMAN (360) 491-5230
NON EMERGENCY ECOLOGY CONTACT.....HONOR CARPENTER (360) 407-6294

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1"=100'
V N/A



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

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

15 COMMERCE
KAUFMAN REAL ESTATE, LLC

EROSION CONTROL PLAN

AGENCY NO. 16-0016
SHEET: 2 OF 48
INDEX: 13-051.ec.dwg
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION. THE PROJECT ENGINEER AND THE REVIEWING AGENCY SHALL INSPECT AND APPROVE THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL NOT BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF SITE PROPERTIES.
3. THE CONTRACTOR SHALL MAKE DAILY SURVEILLANCE OF ALL EROSION CONTROL MEASURES AND MAKE ANY NECESSARY REPAIRS OR ADDITIONS TO THE EROSION CONTROL MEASURES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DETERMINED NECESSARY BY THE INSPECTOR OR PROJECT ENGINEER. FAILURE TO COMPLY WITH ALL LOCAL AND STATE EROSION CONTROL REQUIREMENTS MAY RESULT IN CIVIL PENALTIES BEING LEVIED AGAINST THE CONTRACTOR.
4. DURING THE WET SEASON, OCTOBER 1ST TO APRIL 30TH INCLUSIVE, ALL DISTURBED SOILS SHALL BE STABILIZED WITHIN 48 HOURS AFTER STOP OF WORK. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, COVERING THE AFFECTED AREA INCLUDING SPOIL PILES WITH PLASTIC SHEETING, STRAW MATTING, JUTE MATTING, STRAW MULCH, OR WOOD CHIPS. SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE AS WEATHER PERMITS.
5. ALL SEEDED OR SODDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE VEGETATIVE COVERAGE IS COMPLETE. AREAS SHALL BE REPAIRED, RESEEDED, AND FERTILIZED AS REQUIRED.
6. TRACKING OF SOIL OFF SITE WILL NOT BE ALLOWED. IF SOIL IS TRACKED ON TO A PUBLIC STREET, IT SHALL BE REMOVED BY THE END OF THAT WORKING DAY. ANY FURTHER TRACKING OF MUD SHALL THEN BE PREVENTED BY SWEEPING OR WASHING OF THE VEHICLE'S TIRES BEFORE DRIVING ON A CITY STREET.
7. NO MORE THAN 300LF OF TRENCH SHALL BE OPENED AT ONE TIME.
8. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
9. TRENCH DEWATERING DEVICES SHALL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT FLOWING STREAMS, DRAINAGE SYSTEMS, OR OFF SITE PROPERTIES.
10. ALL STORM SEWER INLETS RECEIVING RUNOFF FROM THE PROJECT DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL BE FILTERED BEFORE ENTERING THE CONVEYANCE SYSTEM.
11. ALL OFF SITE CATCH BASINS IMMEDIATELY ADJACENT TO THE SITE SHALL BE PROTECTED FROM SILTATION.
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED AND THAT GROWTH OF VEGETATION IS ESTABLISHED.

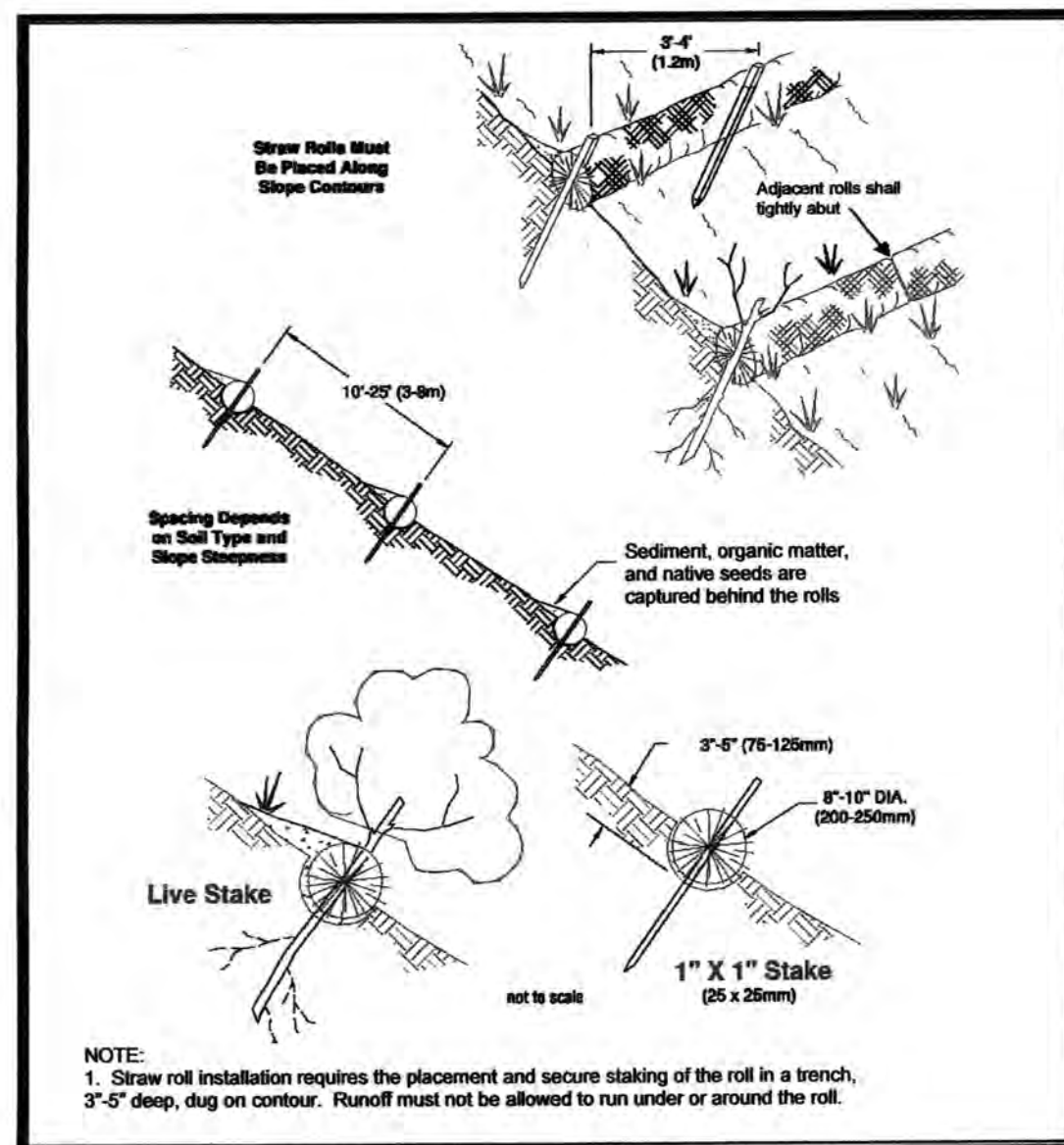
SCHEDULING NOTES: (BMP C162)

1. PROPER SCHEDULING OF A CONSTRUCTION PROJECT REDUCES THE AMOUNT AND DURATION OF SOIL EXPOSED TO EROSION FROM WIND, RAIN RUNOFF AND VEHICLE TRACKING.
2. SCHEDULING SHOULD AVOID RAINY PERIOD WHERE POSSIBLE.
3. SCHEDULE PROJECTS TO DISTURB SMALL PORTIONS OF THE SITE AT ANY ONE TIME.
4. COMPLETE GRADING AS SOON AS POSSIBLE
5. IMMEDIATELY STABILIZE DISTURBED PORTION BEFORE MOVING ON TO NEXT GRADING PORTION.

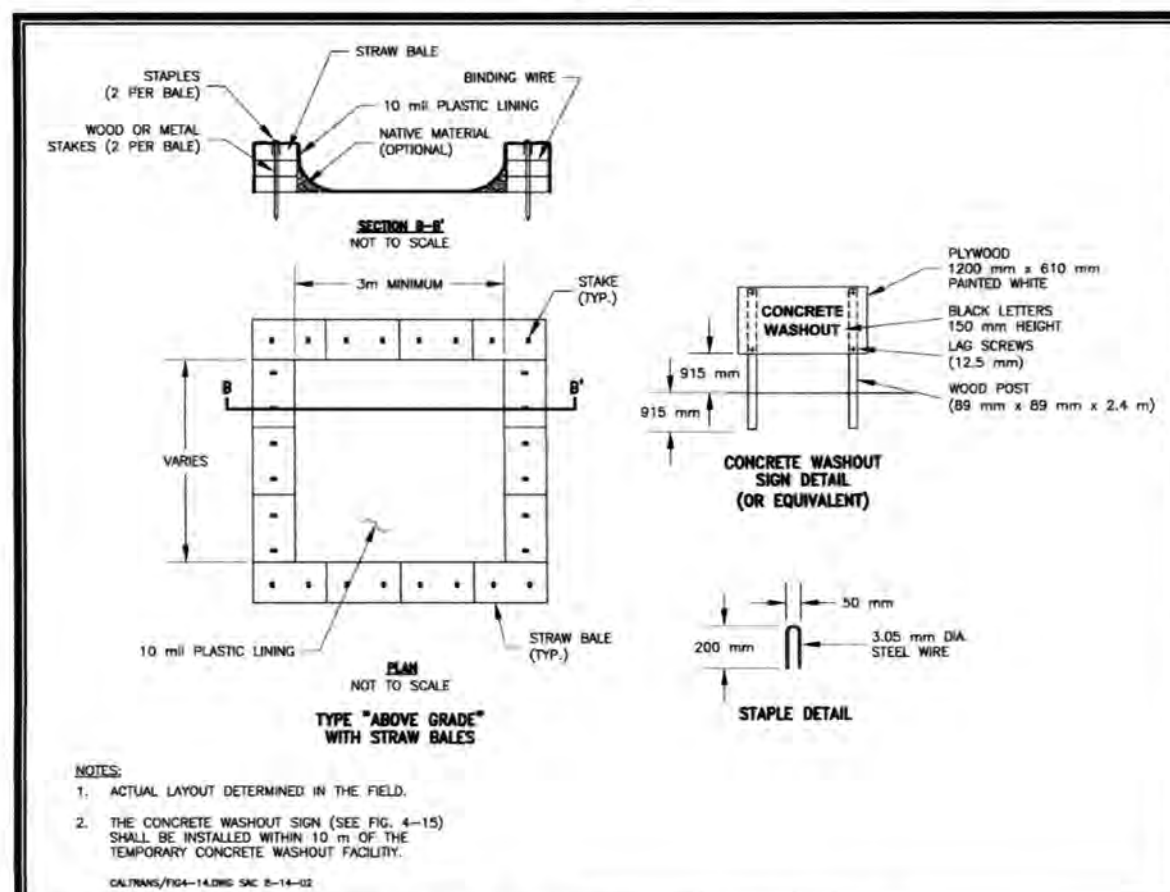
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**STRAW WATTLES DETAIL
(BMP C235)
N.T.S.**



**CONCRETE WASHOUT AREA
(BMP C154)
N.T.S.**

STANDARD SWPPP NOTES:

APPROVAL OF THIS CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/DETENTION/INFILTRATION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THIS CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

THE CONSTRUCTION SWPPP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.

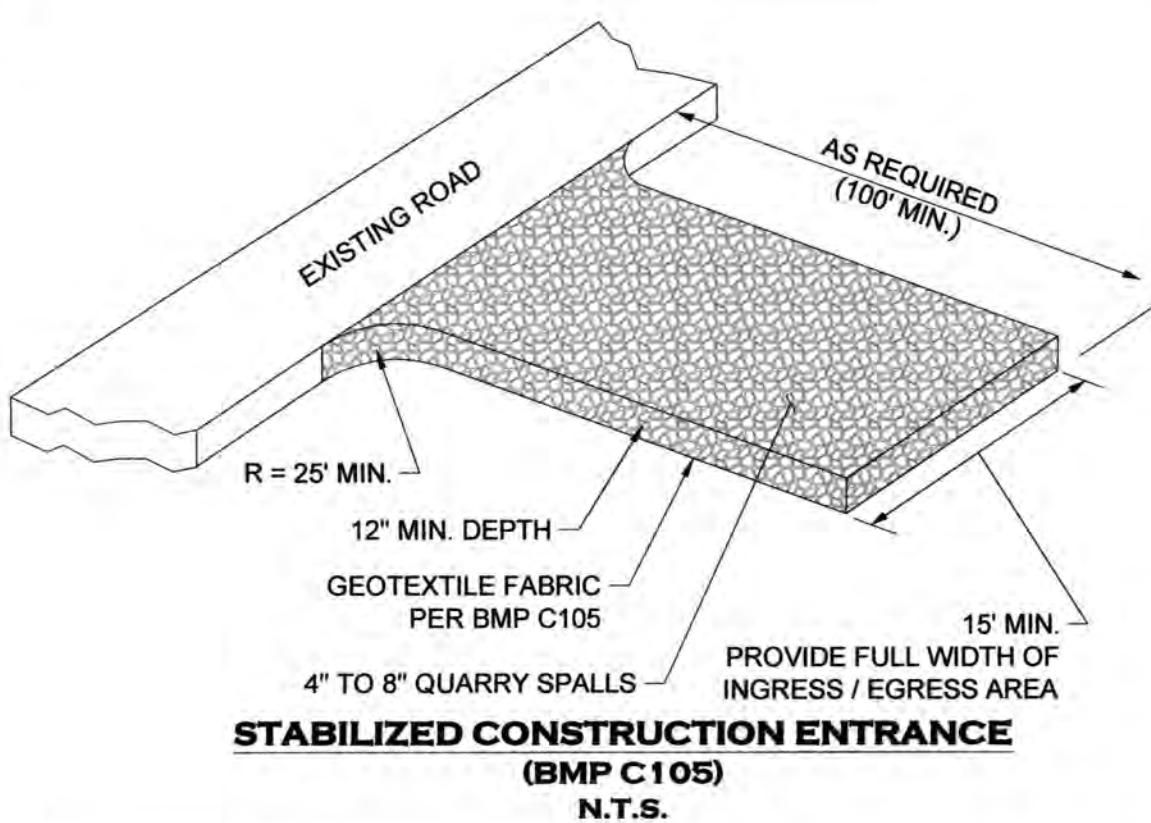
AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN TRAP (OR SUMP). ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE SEDIMENT CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CITY OF TUMWATER DRAINAGE DESIGN & EROSION CONTROL MANUAL
VOLUME II, APPENDIX 11-A
JANUARY 2018

SCHEDULING NOTES: (BMP C162)

1. PROPER SCHEDULING OF A CONSTRUCTION PROJECT REDUCES THE AMOUNT AND DURATION OF SOIL EXPOSED TO EROSION FROM WIND, RAIN RUNOFF AND VEHICLE TRACKING.
2. SCHEDULING SHOULD AVOID RAINY PERIOD WHERE POSSIBLE.
3. SCHEDULE PROJECTS TO DISTURB SMALL PORTIONS OF THE SITE AT ANY ONE TIME.
4. COMPLETE GRADING AS SOON AS POSSIBLE
5. IMMEDIATELY STABILIZE DISTURBED PORTION BEFORE MOVING ON TO NEXT GRADING PORTION.



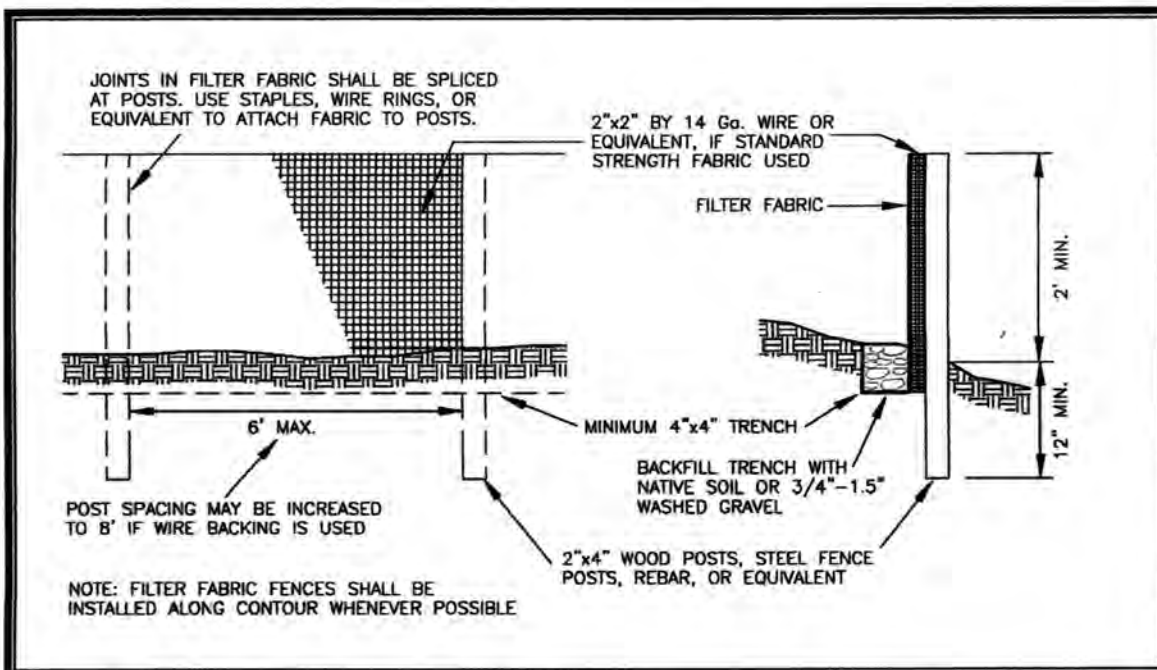
**STABILIZED CONSTRUCTION ENTRANCE
(BMP C105)
N.T.S.**

STABILIZED CONSTRUCTION ENTRANCE NOTES: (BMP C105)

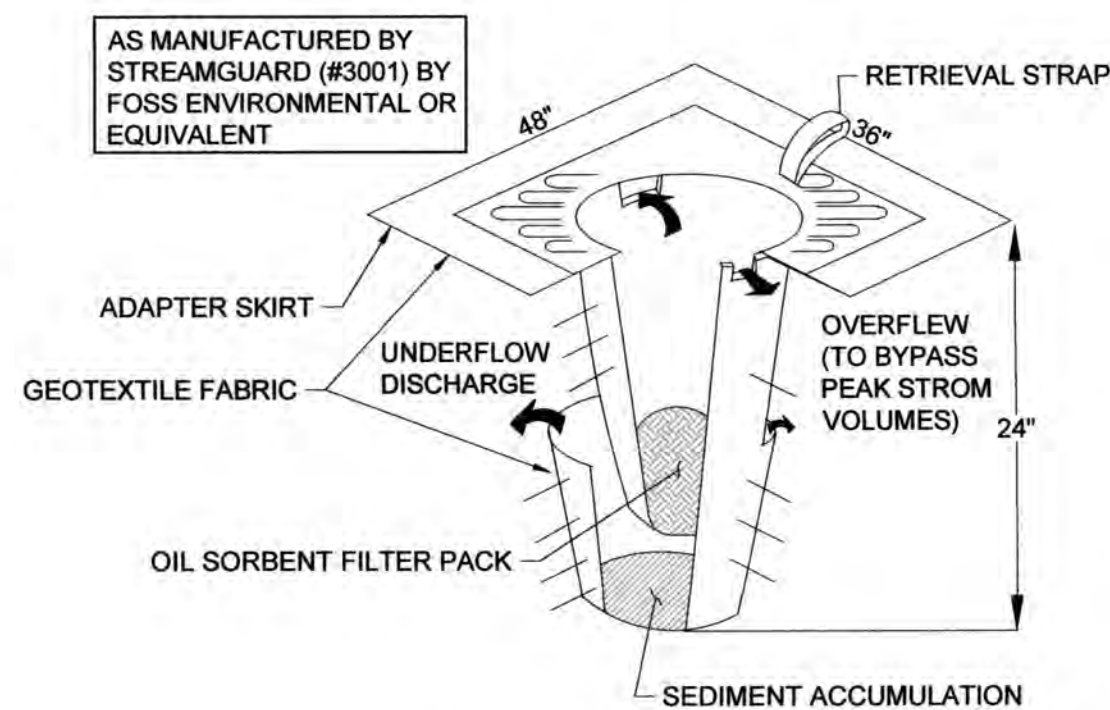
1. MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS. (STATE STANDARD SPECIFICATIONS.)
2. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE QUARRY SPALLS.
3. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
4. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
5. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

FILTER FABRIC FENCE NOTES: (BMP C233)

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UP SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. FILTER FABRIC FENCING TO BE INSTALLED AT A MINIMUM AS SHOWN ON THESE PLANS. ADDITIONAL FILTER FABRIC FENCING TO BE INSTALLED AT ANY LOCATION WHERE RUNOFF COULD LEAVE THE SITE. WITH INSPECTOR APPROVAL, FILTER FABRIC FENCING AND CLEARING LIMITS FENCING MAY BE COMBINED BY USING ORANGE FILTER FABRIC FENCING.



**FILTER FABRIC / CLEARING LIMITS FENCE DETAIL
(BMP C103 / BMP C233)
N.T.S.**



**INLET SEDIMENT PROTECTION
(BMP C220)
N.T.S.**

INLET SEDIMENT PROTECTION NOTES: (BMP C220)

1. INSTALL INSERT PER THE MANUFACTURER'S SPECIFICATIONS
2. MAINTAIN AND REPLACE INSERTS AS RECOMMENDED BY THE MANUFACTURER, AS REQUIRED BY THE INSPECTOR OR PROJECT ENGINEER, AND AS OTHERWISE NECESSARY.

STOCKPILE NOTES:

1. STOCKPILES SHALL BE STABILIZED DAILY WITH PLASTIC COVERING OR OTHER APPROVED DEVICES BETWEEN OCTOBER 1 AND APRIL 30.
2. IN ANY SEASON SEDIMENT LEACHING FROM STOCKPILES MUST BE POSITIVELY PREVENTED.
3. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN SUBGRADE IS DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
4. PREVIOUSLY ESTABLISHED GRADES, IN THE AREAS TO RECEIVE TOPSOIL, SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLANS.

CONSTRUCTION SEQUENCE:

1. CONSTRUCTION ON THIS SITE SHALL BE CONDUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE DIVISIONS DESCRIBED HEREON. DEVIATIONS FROM THESE DIVISIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND REVIEWING AGENCY. DEVIATIONS MUST BE APPROVED PRIOR TO ANY SITE DISTURBING ACTIVITY NOT CONTAINED WITHIN THE APPROVED PLANS.
2. FOR DEVELOPMENT OF THIS SITE, THE FOLLOWING GENERAL SEQUENCE SHALL BE OBSERVED:
 - A. INSTALL TREE PROTECTION/CLEARING LIMITS FENCING, FILTER FABRIC FENCE, AND CONSTRUCTION ENTRY AS SHOWN.
 - B. INSTALL INLET PROTECTION FOR EXISTING INLETS IN THE VICINITY OF AREAS TO BE DISTURBED.
 - C. CALL FOR INSPECTION BY THE REVIEWING AGENCY AND PROJECT ENGINEER.
 - D. CLEAR & GRUB AREAS WHICH ARE TO BE GRADED.
 - E. INSTALL TEMPORARY PIPING, EROSION CONTROL DITCHES, AND INFILTRATION BASINS/TEMPORARY SEDIMENT TRAPS.
 - F. GRADE AREAS TO SUBGRADE AS SPECIFIED.
 - G. INSTALL SITE IMPROVEMENTS IN ACCORDANCE WITH APPROVED PLANS.
 - H. INSTALL PERMANENT EROSION CONTROL MEASURES (I.E., HYDROSEEDING, PLANTINGS, ETC.)
3. ONCE THE SITE HAS BEEN DISTURBED, CONTINUE OPERATIONS DILIGENTLY TOWARD COMPLETION AND STABILIZATION OF THE SITE.
4. MONITOR ALL EROSION CONTROL FACILITIES, REPAIR, MODIFY, AND ENHANCE AS DIRECTED OR AS REQUIRED.

FILL AREA STABILIZATION:

1. ALL FILL AREA SLOPES SHALL BE ROUGHENED USING ONE OF THE METHODS FROM BMP C130 AS FILL IS BEING PLACED.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED PER THE NOTES AND DETAILS IN THIS PLAN SET AND PER BMP'S C120 AND C121.
3. IN NO CASE SHALL DISTURBED SOILS REMAIN UNSTABILIZED AND UNWORKED FOR MORE THAN 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) OR MORE THAN 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30)

EROSION CONTROL SEEDING NOTES: (BMP C120)

1. SEED MIXTURE SHALL BE: 40% CHEWINGS OR ANNUAL BLUEGRASS, 50% PERENNIAL RYE, 5% RED TOP OR COLONIAL BENTGRASS AND 5% WHITE DUTCH CLOVER APPLIED AT THE RATE OF 120 POUNDS PER ACRE.
2. SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
3. FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
4. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
5. THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
6. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

MULCH NOTES: (BMP C121)

1. MULCH MATERIALS USED SHALL BE HAY OR STRAW, AND SHALL BE APPLIED AT THE RATE OF 2 - 3 TONS / ACRE OR OTHER WOOD FIBER CELLULOSE MATERIAL TO BE APPLIED AT THE RATE OF APPROXIMATELY 100 TONS / ACRE.
2. MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SOILS.
3. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.
5. MULCH MUST BE MAINTAINED UNTIL SITE HAS ESTABLISHED 80% GRASS COVERAGE.



APPROVED
PERMIT #: TUM-21-0907

06/18/2021 3:40:12 PM

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E. SUITE B
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haddonpantier.com

REVISIONS: DATE: 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
TEMPORARY EROSION
SEDIMENT CONTROL
NOTES & DETAILS

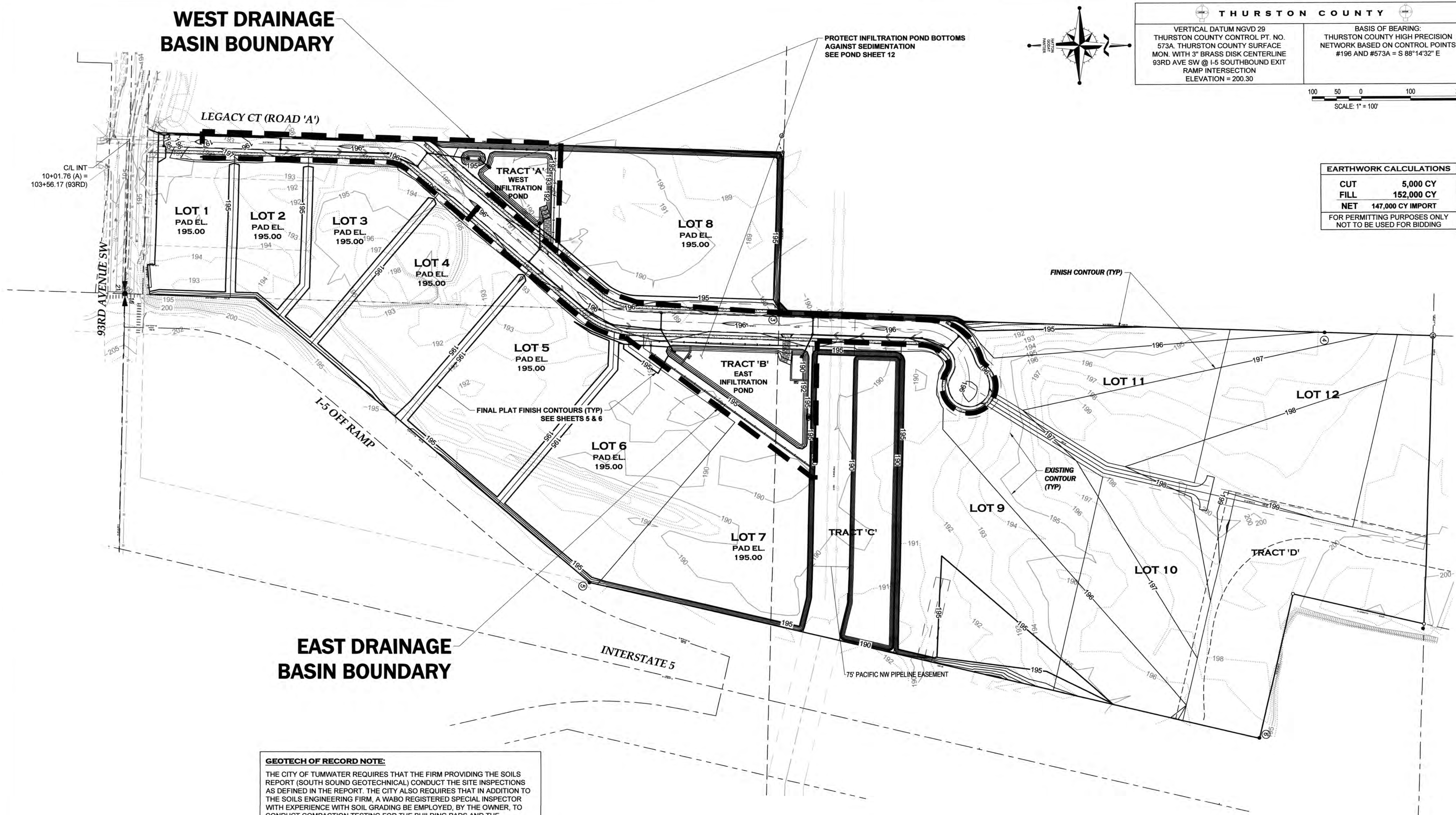
AGENCY NO.: 16-0016
SHEET: 3 OF 48
INDEX: 13-051 ec.dwg
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 11W, W1/4

WEST DRAINAGE
BASIN BOUNDARY

EAST DRAINAGE
BASIN BOUNDARY



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

100 50 0 100 200
SCALE: 1" = 100'

EARTHWORK CALCULATIONS	
CUT	5,000 CY
FILL	152,000 CY
NET	147,000 CY IMPORT
FOR PERMITTING PURPOSES ONLY NOT TO BE USED FOR BIDDING	

DESIGNED BY:	CA/HG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	H 1" = 100'
	V N/A



HATTON GODAT
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
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hatterpannier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/2020
CITY COMMENTS	10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
OVERALL GRADING & DRAINAGE PLAN
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO.	16-0016
SHEET:	4 OF 48
INDEX:	13-051 grd&dm.dwg
JOB:	13-051

GEOTECH OF RECORD NOTE:
THE CITY OF TUMWATER REQUIRES THAT THE FIRM PROVIDING THE SOILS REPORT (SOUTH SOUND GEOTECHNICAL) CONDUCT THE SITE INSPECTIONS AS DEFINED IN THE REPORT. THE CITY ALSO REQUIRES THAT IN ADDITION TO THE SOILS ENGINEERING FIRM, A WABO REGISTERED SPECIAL INSPECTOR WITH EXPERIENCE WITH SOIL GRADING BE EMPLOYED, BY THE OWNER, TO CONDUCT COMPACTION TESTING FOR THE BUILDING PADS AND THE REQUIRED FIRE LANES. THE SPECIAL INSPECTOR SHALL NOT BE THE GEOTECHNICAL FIRM, THE CIVIL ENGINEER OF RECORD OR AN EMPLOYEE OF THE CONTRACTOR.
ALL GRADING WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY SOUTH SOUND GEOTECHNICAL. COMPACTION TESTING OF THE SOILS UNDER THE FIRE LANES AND THE BUILDING FOUNDATIONS AND UTILITY TRENCHES SHALL BE VERIFIED BY SOUTH SOUND GEOTECHNICAL AND THE WABO SPECIAL INSPECTOR.
THE OWNER WILL NEED TO SUBMIT THE NAME OF THE WABO REGISTERED FIRM WHO WILL CONDUCT THE SPECIAL INSPECTIONS, TO THE BUILDING OFFICIAL, PRIOR TO ISSUANCE OF THE SITE DEVELOPMENT/GRADING PERMITS.
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 WABO SPECIAL INSPECTOR'S REPORTS. IN ADDITION, AS-BUILT DRAWINGS FOR THE SITE WILL BE SUBMITTED IN A PDF FORMAT.
IBC APPENDIX J

CITY OF TUMWATER
Building a Better Community

APPROVED
PERMIT #: TUM-21-0907
06/21/2021 8:00:38 AM
Community Development Department
At Christensen, CBO Building/Fire Safety Official

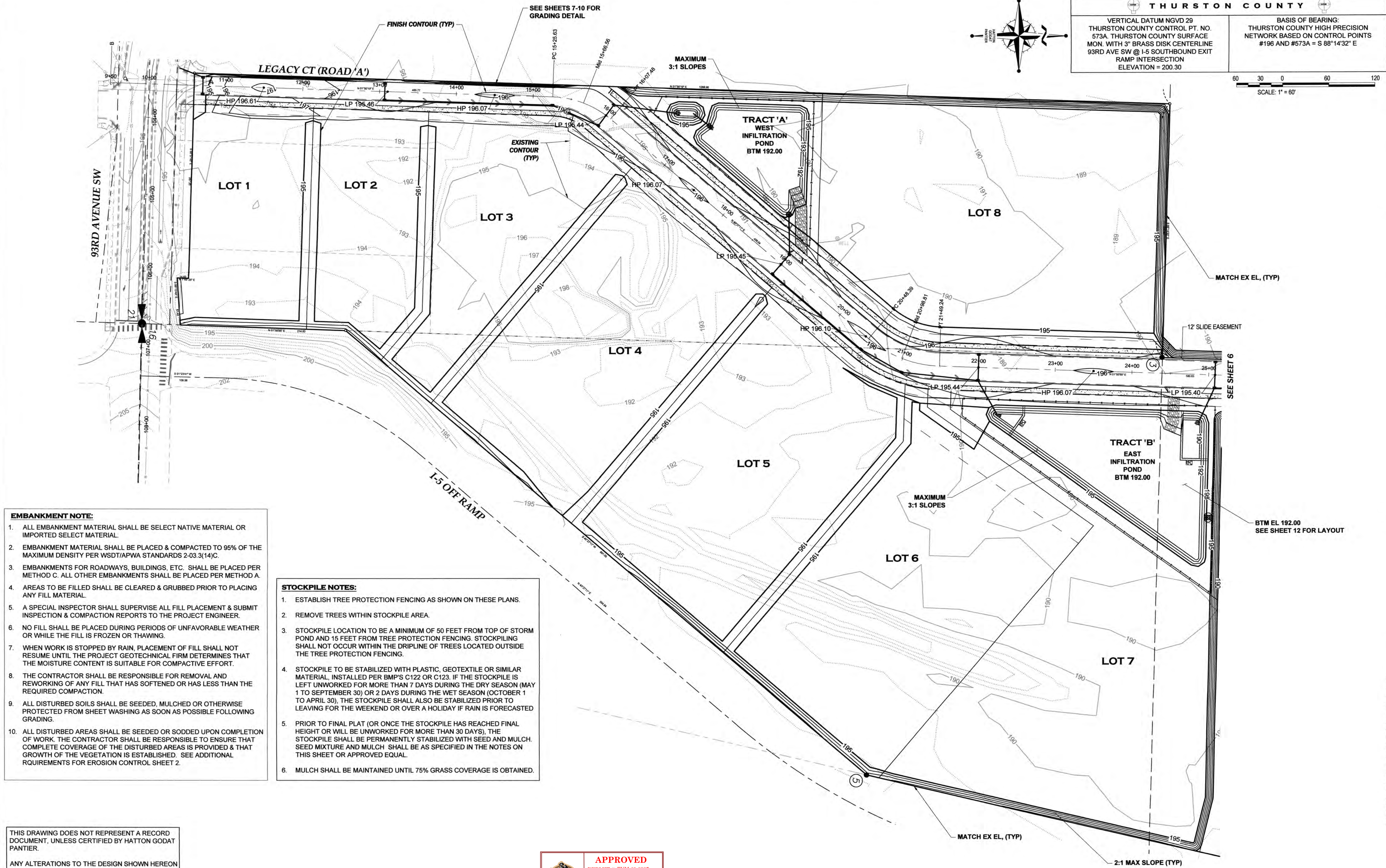
CITY OF TUMWATER
Building a Better Community

APPROVED
PERMIT #: TUM-21-0907
06/18/2021 3:43:13 PM
Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

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

TP# 12716340100, 12716340102, 12716342000

SEE CONTINUATION THIS SHEET

**EMBANKMENT NOTE:**

1. ALL EMBANKMENT MATERIAL SHALL BE SELECT NATIVE MATERIAL OR IMPORTED SELECT MATERIAL.
2. EMBANKMENT MATERIAL SHALL BE PLACED & COMPACTED TO 95% OF THE MAXIMUM DENSITY PER WSDT/APWA STANDARDS 2-03.3(14)C.
3. EMBANKMENTS FOR ROADWAYS, BUILDINGS, ETC. SHALL BE PLACED PER METHOD C. ALL OTHER EMBANKMENTS SHALL BE PLACED PER METHOD A.
4. AREAS TO BE FILLED SHALL BE CLEARED & GRUBBED PRIOR TO PLACING ANY FILL MATERIAL.
5. A SPECIAL INSPECTOR SHALL SUPERVISE ALL FILL PLACEMENT & SUBMIT INSPECTION & COMPACTION REPORTS TO THE PROJECT ENGINEER.
6. NO FILL SHALL BE PLACED DURING PERIODS OF UNFAVORABLE WEATHER OR WHILE THE FILL IS FROZEN OR THAWING.
7. WHEN WORK IS STOPPED BY RAIN, PLACEMENT OF FILL SHALL NOT RESUME UNTIL THE PROJECT GEOTECHNICAL FIRM DETERMINES THAT THE MOISTURE CONTENT IS SUITABLE FOR COMPACTIVE EFFORT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REWORKING OF ANY FILL THAT HAS SOFTENED OR HAS LESS THAN THE REQUIRED COMPACTION.
9. ALL DISTURBED SOILS SHALL BE SEEDED, MULCHED OR OTHERWISE PROTECTED FROM SHEET WASHING AS SOON AS POSSIBLE FOLLOWING GRADING.
10. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED & THAT GROWTH OF THE VEGETATION IS ESTABLISHED. SEE ADDITIONAL REQUIREMENTS FOR EROSION CONTROL SHEET 2.

STOCKPILE NOTES:

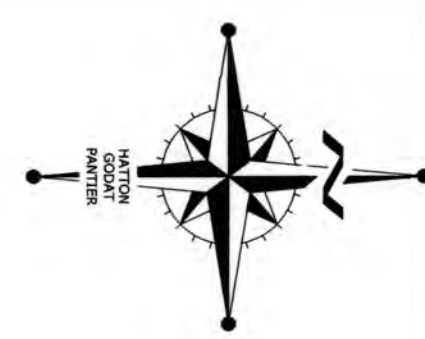
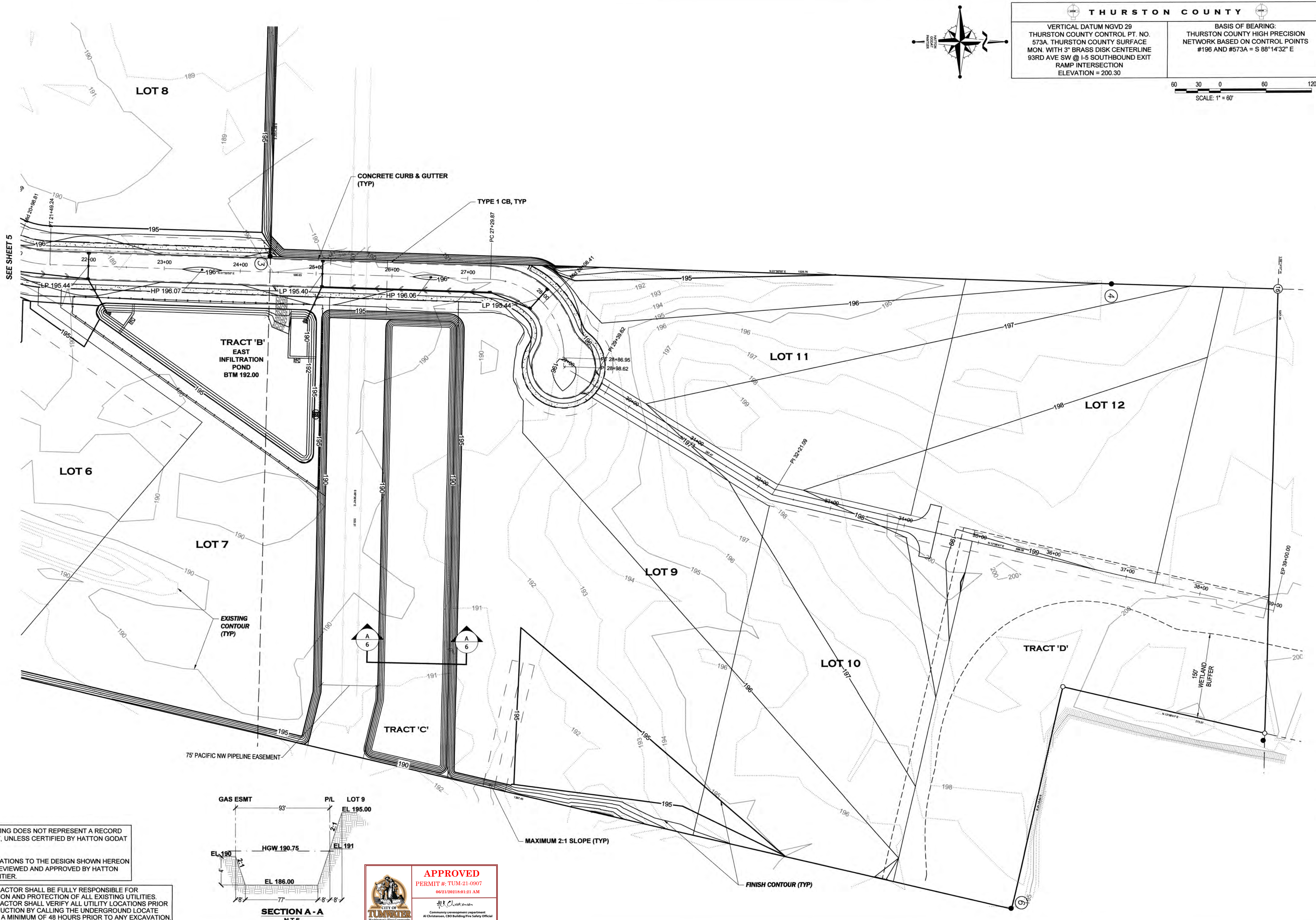
1. ESTABLISH TREE PROTECTION FENCING AS SHOWN ON THESE PLANS.
2. REMOVE TREES WITHIN STOCKPILE AREA.
3. STOCKPILE LOCATION TO BE A MINIMUM OF 50 FEET FROM TOP OF STORM POND AND 15 FEET FROM TREE PROTECTION FENCING. STOCKPILING SHALL NOT OCCUR WITHIN THE DRIPLINE OF TREES LOCATED OUTSIDE THE TREE PROTECTION FENCING.
4. STOCKPILE TO BE STABILIZED WITH PLASTIC, GEOTEXTILE OR SIMILAR MATERIAL, INSTALLED PER BMP'S C122 OR C123. IF THE STOCKPILE IS LEFT UNWORKED FOR MORE THAN 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) OR 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30), THE STOCKPILE SHALL ALSO BE STABILIZED PRIOR TO LEAVING FOR THE WEEKEND OR OVER A HOLIDAY IF RAIN IS FORECASTED.
5. PRIOR TO FINAL PLAT (OR ONCE THE STOCKPILE HAS REACHED FINAL HEIGHT OR WILL BE UNWORKED FOR MORE THAN 30 DAYS), THE STOCKPILE SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH. SEED MIXTURE AND MULCH SHALL BE AS SPECIFIED IN THE NOTES ON THIS SHEET OR APPROVED EQUAL.
6. MULCH SHALL BE MAINTAINED UNTIL 75% GRASS COVERAGE IS OBTAINED.

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THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

60 30 0 60 120
SCALE: 1" = 60'

DESIGNED BY:	CA/HG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	H 1" = 60' V N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/2020
CITY COMMENTS	10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

NORTH GRADING PLAN

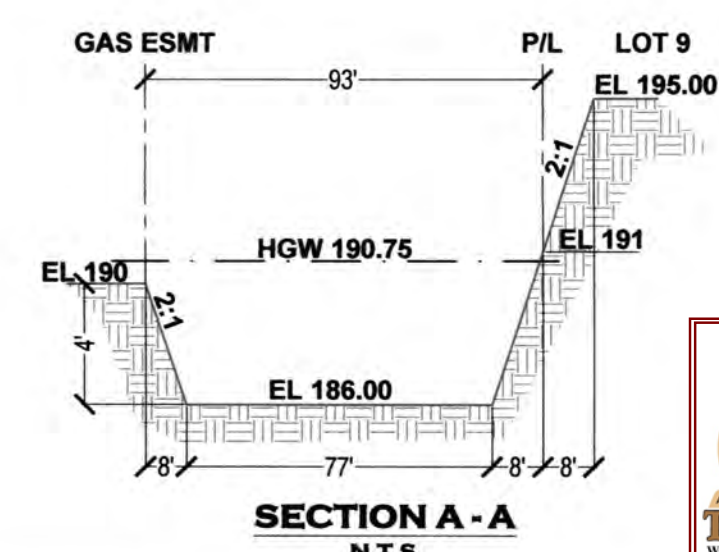
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 11W, W.M.

AGENCY NO.	16-0016
SHEET:	8 OF 48
INDEX:	13-051 grd&dm.dwg
JOB:	13-051

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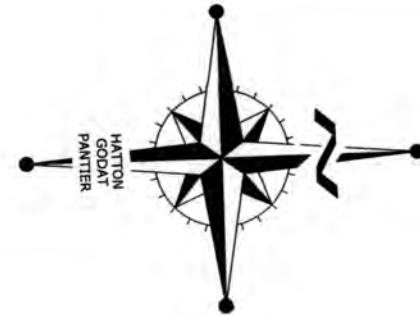




APPROVED
PERMIT #: TUM-21-0907
06/21/2021 8:01:21 AM

CITY OF TUMWATER
Community Development Department
Attest: [Signature] Building Fire Safety Official

NOTE:
REQUIRED FRONTAGE IMPROVEMENTS SHOWN
ON PLANS UNDER CONSTRUCTION BY OTHERS.

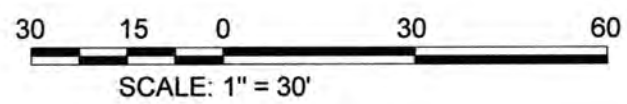
ANY CONCRETE CURB & GUTTER ON A SLOPE
LESS THAN 0.50% SHALL BE MACHINE PLACED.



**THURSTON COUNTY**

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

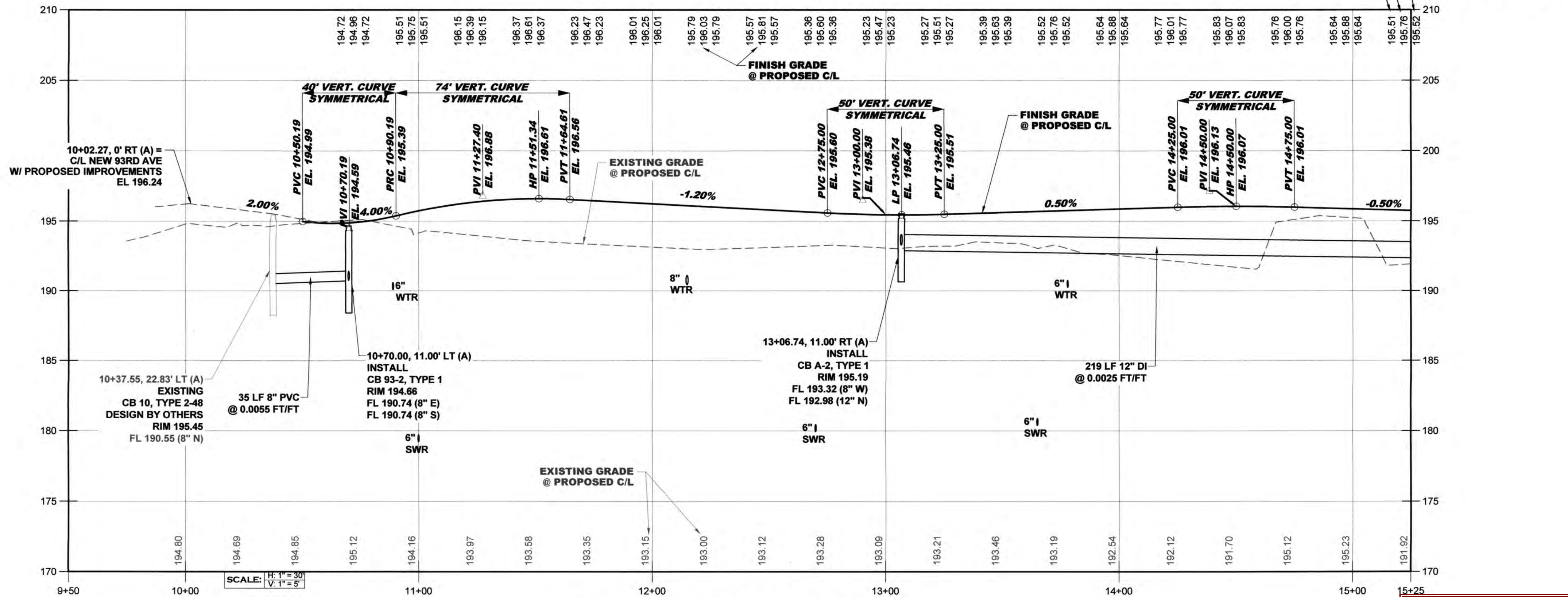
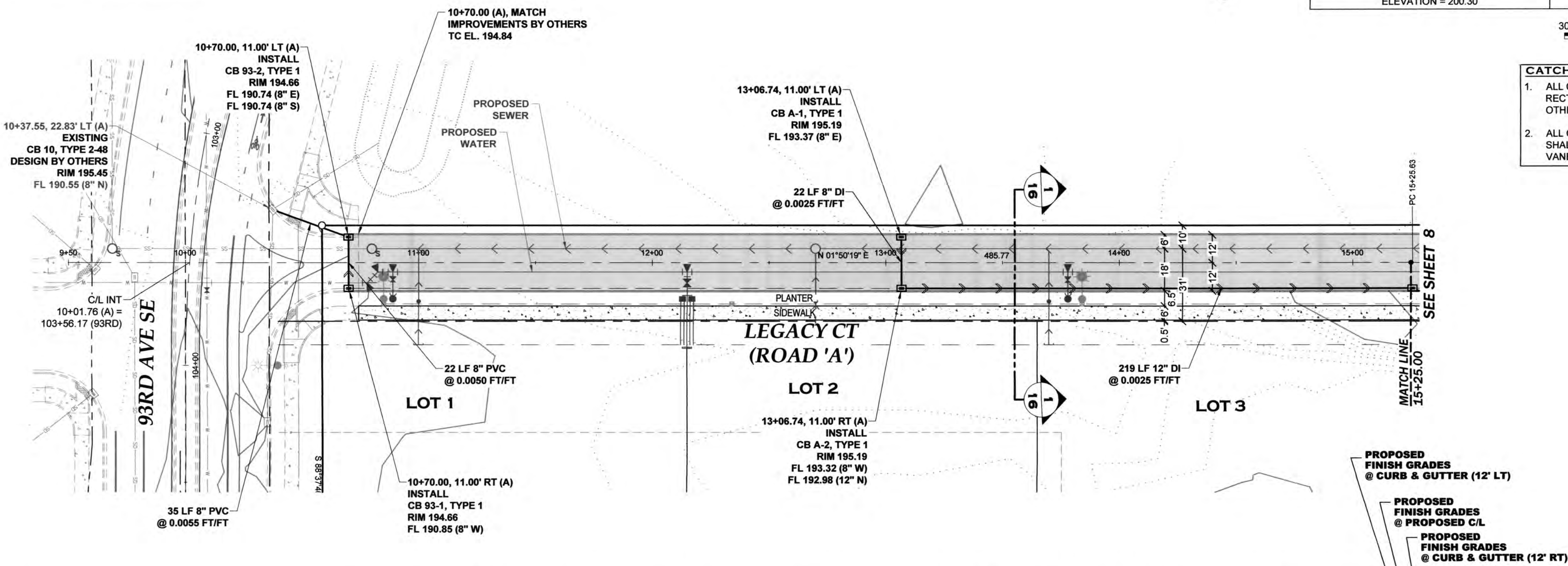


- CATCH BASIN GRATES NOTES:**
1. ALL CATCH BASINS IN THE ROAD SHALL HAVE RECTANGULAR VANED GRATES UNLESS OTHERWISE NOTED.
 2. ALL CATCH BASINS IN THE ROAD AT LOW POINTS SHALL HAVE RECTANGULAR BI-DIRECTIONAL VANED GRATES.

DESIGNED BY:	CAHG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	1" = 30'
	H
	V
	N/A



HATTON GODAT
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AND
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hatterpannier.com



LEGACY CT (ROAD 'A') PROFILE - 1

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



APPROVED
PERMIT #: TUM-21-0907
06/18/2021 3:43:55 PM

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

REVISIONS:	DATE:
CITY COMMENTS	10/07/2020
CITY COMMENTS	10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
DRAINAGE PLAN &
PROFILE - 1

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.

AGENCY NO.	16-0016
SHEET:	7 OF 48
INDEX:	13-051 gr&drp&dwg
JOB:	13-051

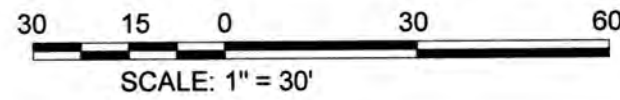
TP# 12716340100, 12716340102, 12716342000

ANY CONCRETE CURB & GUTTER ON A SLOPE LESS THAN 0.50% SHALL BE MACHINE PLACED.

THURSTON COUNTY

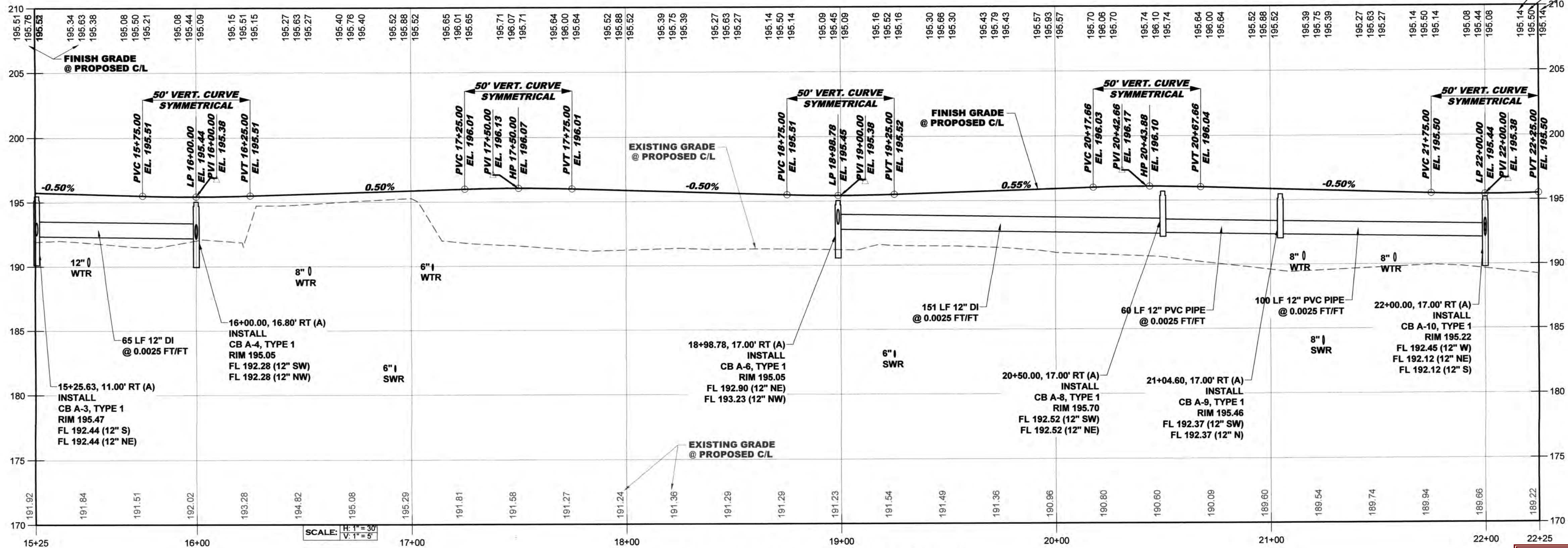
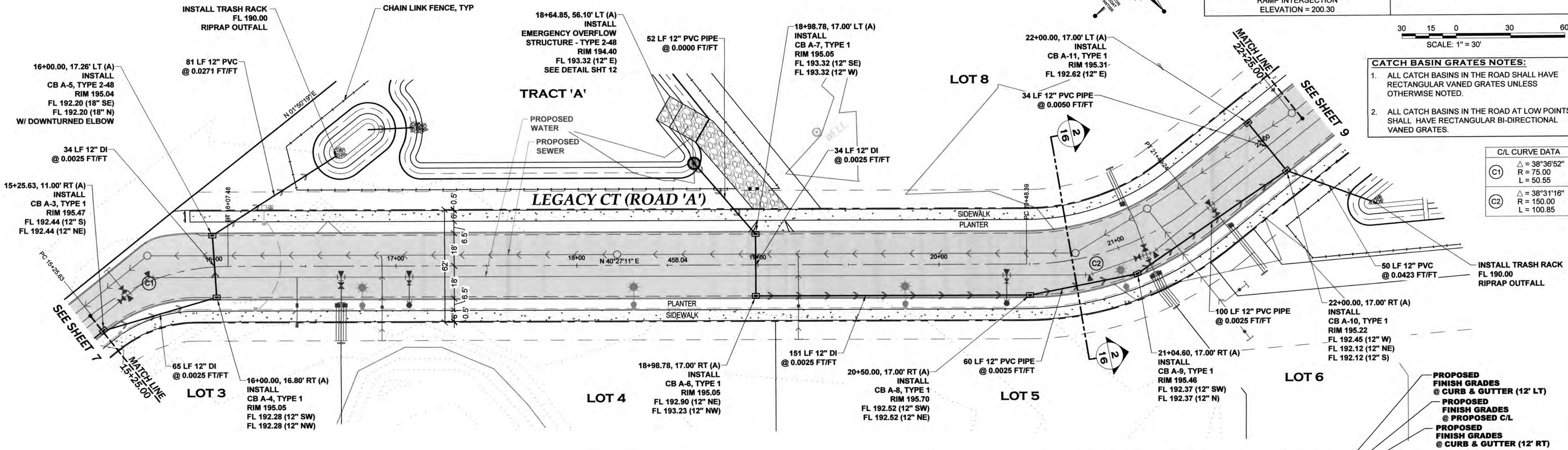
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E



- CATCH BASIN GRATES NOTES:**
- ALL CATCH BASINS IN THE ROAD SHALL HAVE RECTANGULAR VANED GRATES UNLESS OTHERWISE NOTED.
 - ALL CATCH BASINS IN THE ROAD AT LOW POINTS SHALL HAVE RECTANGULAR BI-DIRECTIONAL VANED GRATES.

C/L CURVE DATA	
(C1)	Δ = 38°36'52" R = 75.00 L = 50.55
(C2)	Δ = 38°31'16" R = 150.00 L = 100.85



LEGACY CT (ROAD 'A') PROFILE - 2

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
DRAINAGE PLAN &
PROFILE - 2
A PORTION OF SECTION 16, TOWNSHIP 17N, RANGE 11W, W1M

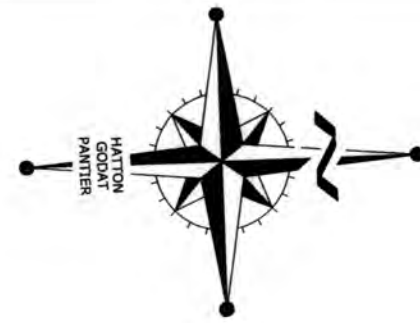
AGENCY NO. 16-0016

SHEET: 8 OF 48
INDEX: 13-051 gr&dm p&dwg

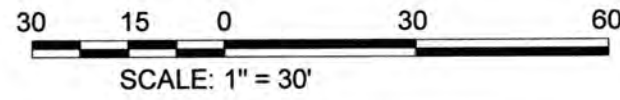
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

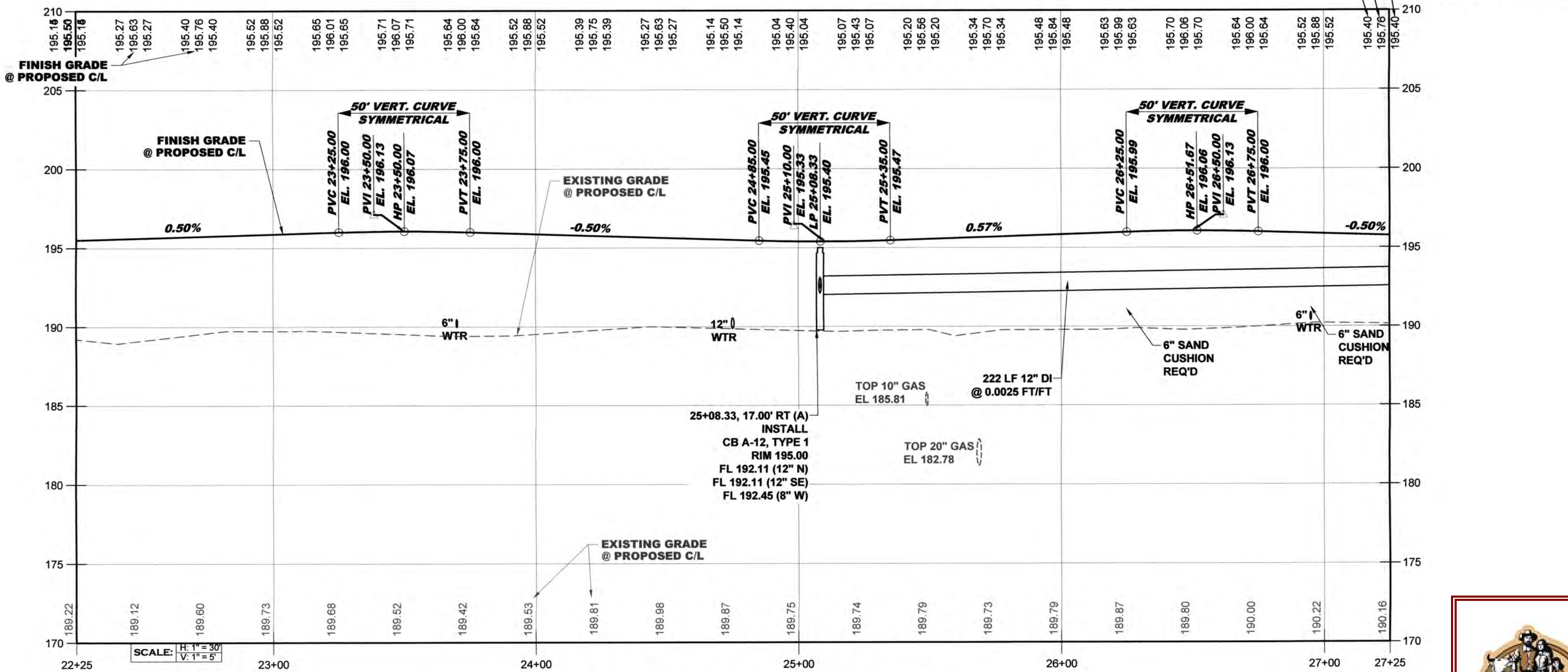
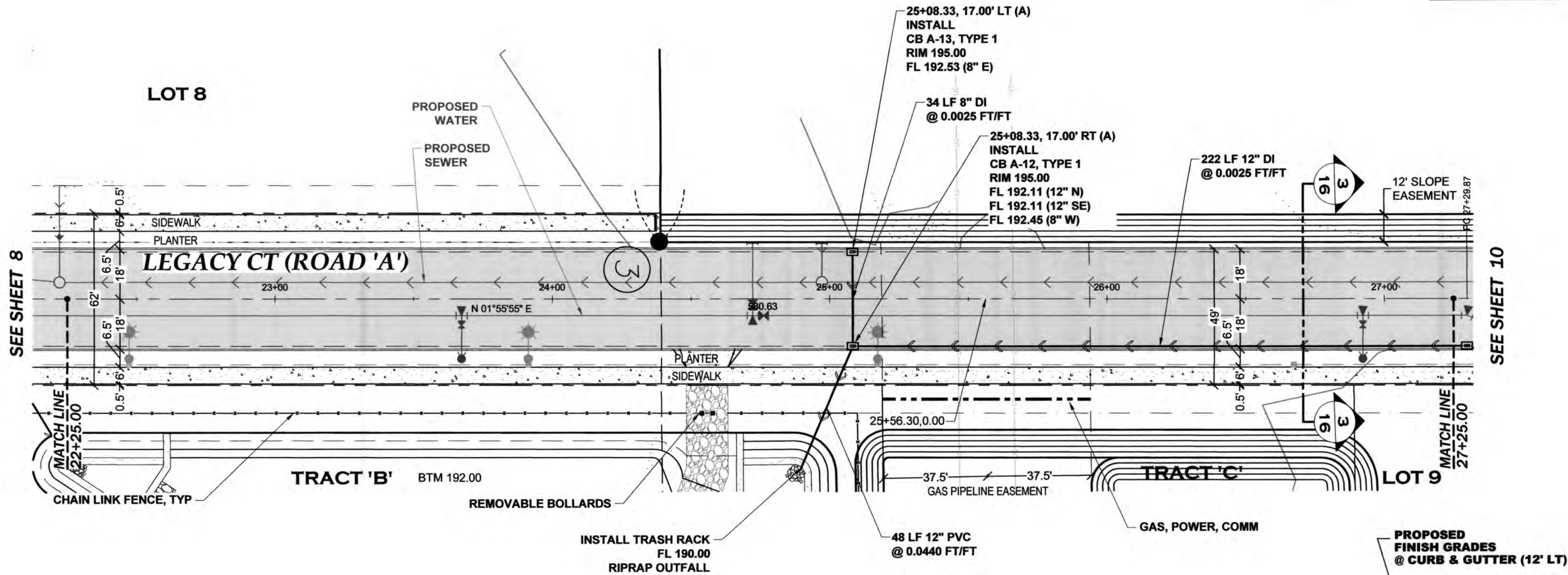
ANY CONCRETE CURB & GUTTER ON A SLOPE LESS THAN 0.50% SHALL BE MACHINE PLACED.



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E



- CATCH BASIN GRATES NOTES:**
- ALL CATCH BASINS IN THE ROAD SHALL HAVE RECTANGULAR VANED GRATES UNLESS OTHERWISE NOTED.
 - ALL CATCH BASINS IN THE ROAD AT LOW POINTS SHALL HAVE RECTANGULAR BI-DIRECTIONAL VANED GRATES.



LEGACY CT (ROAD 'A') PROFILE - 3

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: 1" = 30'
V N/A

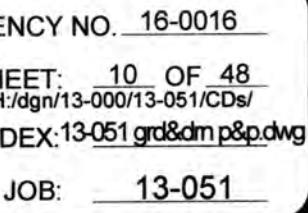


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REVISIONS: DATE:
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CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
DRAINAGE PLAN & PROFILE - 3
A PORTION OF SECTION 16, TOWNSHIP 17N, RANGE 11W, W4M

AGENCY NO. 16-0016
SHEET: 9 OF 48
INDEX: 13-051.grd&dm.p&g.dwg
JOB: 13-051



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TP# 12716340100, 12716340102, 12716342000

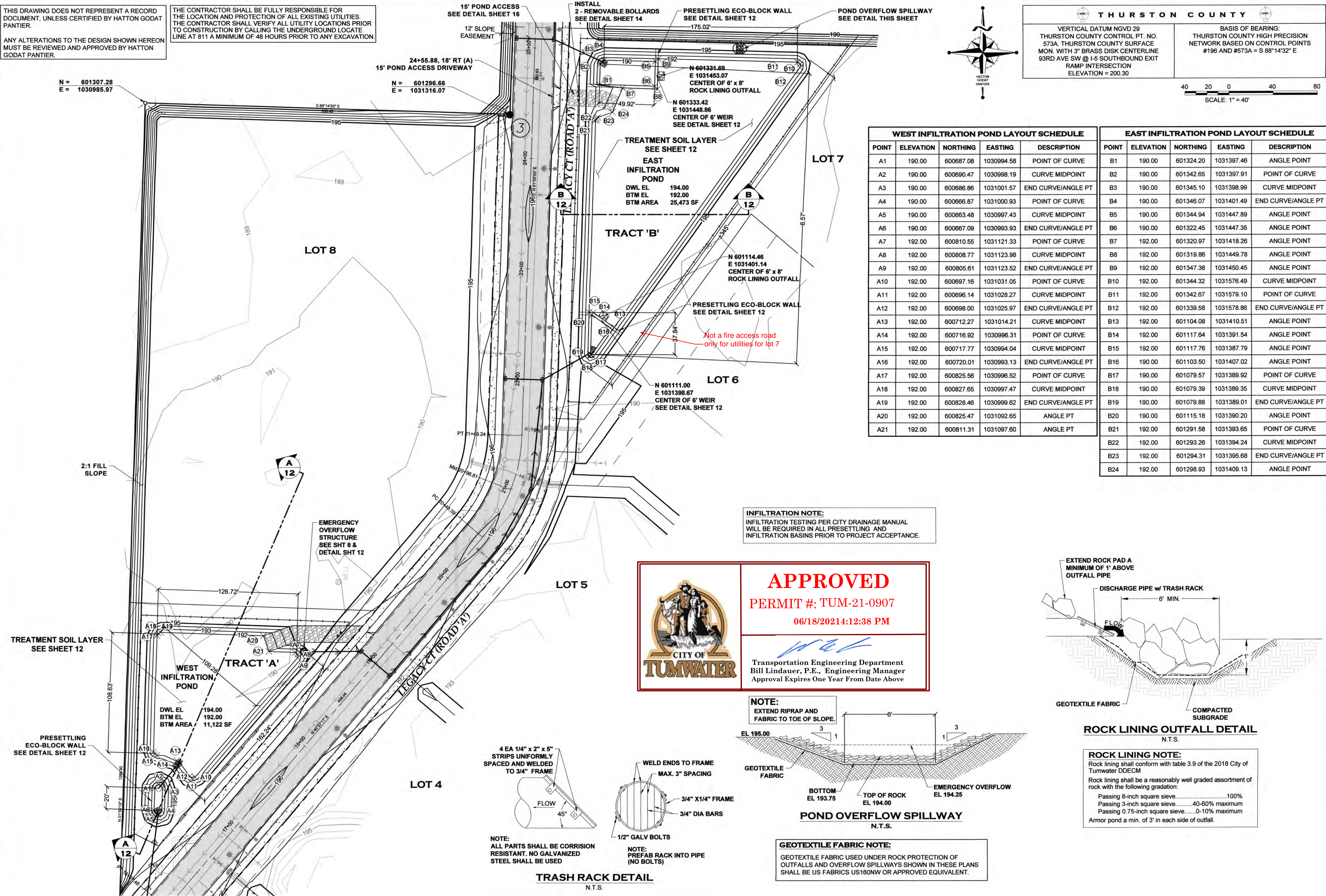
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
DRAINAGE PLAN &
PROFILE - 4

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE. 1W, W.M.

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THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

DESIGNED BY: CMHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 40'
V N/A

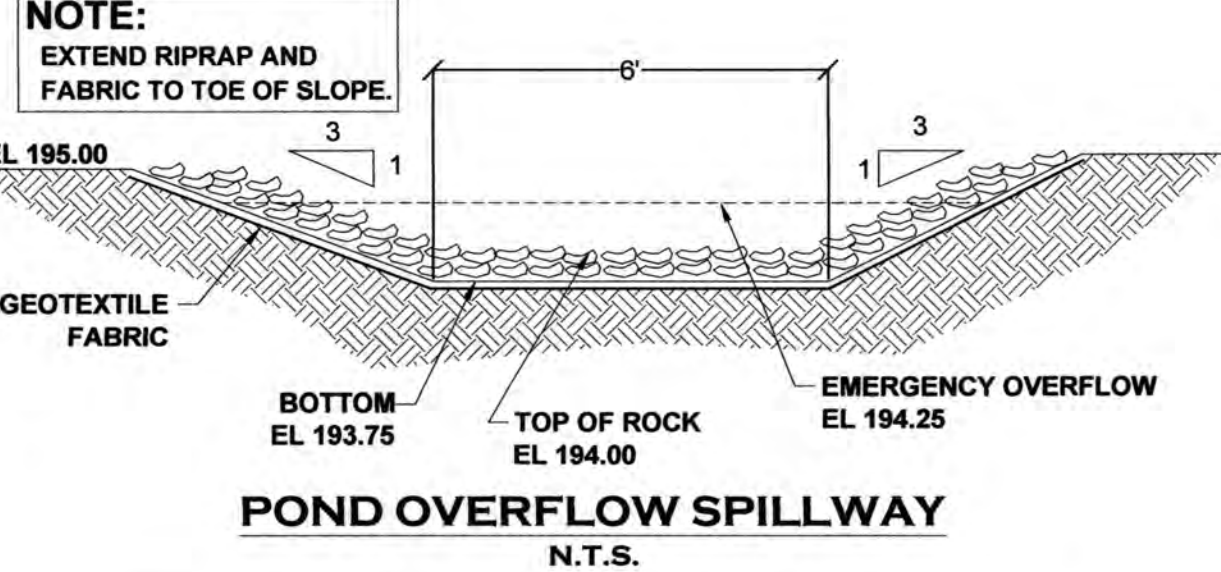
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SCALE: 1" = 40'

WEST INFILTRATION POND LAYOUT SCHEDULE					EAST INFILTRATION POND LAYOUT SCHEDULE				
POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION	POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION
A1	190.00	600687.08	1030994.58	POINT OF CURVE	B1	190.00	601324.20	1031397.46	ANGLE POINT
A2	190.00	600690.47	1030998.19	CURVE MIDPOINT	B2	190.00	601342.65	1031397.91	POINT OF CURVE
A3	190.00	600686.86	1031001.57	END CURVE/ANGLE PT	B3	190.00	601345.10	1031398.99	CURVE MIDPOINT
A4	190.00	600666.87	1031000.93	POINT OF CURVE	B4	190.00	601346.07	1031401.49	END CURVE/ANGLE PT
A5	190.00	600663.48	1030997.43	CURVE MIDPOINT	B5	190.00	601344.94	1031447.89	ANGLE POINT
A6	190.00	600667.09	1030993.93	END CURVE/ANGLE PT	B6	190.00	601322.45	1031447.35	ANGLE POINT
A7	192.00	600810.55	1031121.33	POINT OF CURVE	B7	192.00	601320.97	1031418.26	ANGLE POINT
A8	192.00	600808.77	1031123.98	CURVE MIDPOINT	B8	192.00	601319.86	1031449.78	ANGLE POINT
A9	192.00	600805.61	1031123.52	END CURVE/ANGLE PT	B9	192.00	601347.38	1031450.45	ANGLE POINT
A10	192.00	600697.16	1031031.05	POINT OF CURVE	B10	192.00	601344.32	1031576.49	CURVE MIDPOINT
A11	192.00	600696.14	1031028.27	CURVE MIDPOINT	B11	192.00	601342.67	1031579.10	POINT OF CURVE
A12	192.00	600698.00	1031025.97	END CURVE/ANGLE PT	B12	192.00	601339.58	1031578.86	END CURVE/ANGLE PT
A13	192.00	600712.27	1031014.21	CURVE MIDPOINT	B13	192.00	601104.08	1031410.51	ANGLE POINT
A14	192.00	600716.92	1030996.31	POINT OF CURVE	B14	192.00	601117.64	1031391.54	ANGLE POINT
A15	192.00	600717.77	1030994.04	CURVE MIDPOINT	B15	192.00	601117.76	1031387.79	ANGLE POINT
A16	192.00	600720.01	1030993.13	END CURVE/ANGLE PT	B16	190.00	601103.50	1031407.02	ANGLE POINT
A17	192.00	600825.58	1030996.52	POINT OF CURVE	B17	190.00	601079.57	1031389.92	POINT OF CURVE
A18	192.00	600827.65	1030997.47	CURVE MIDPOINT	B18	190.00	601079.39	1031389.35	CURVE MIDPOINT
A19	192.00	600828.46	1030999.62	END CURVE/ANGLE PT	B19	190.00	601079.88	1031389.01	END CURVE/ANGLE PT
A20	192.00	600825.47	1031092.65	ANGLE PT	B20	190.00	601115.18	1031390.20	ANGLE POINT
A21	192.00	600811.31	1031097.60	ANGLE PT	B21	192.00	601291.58	1031393.65	POINT OF CURVE
					B22	192.00	601293.26	1031394.24	CURVE MIDPOINT
					B23	192.00	601294.31	1031395.68	END CURVE/ANGLE PT
					B24	192.00	601298.93	1031409.13	ANGLE POINT

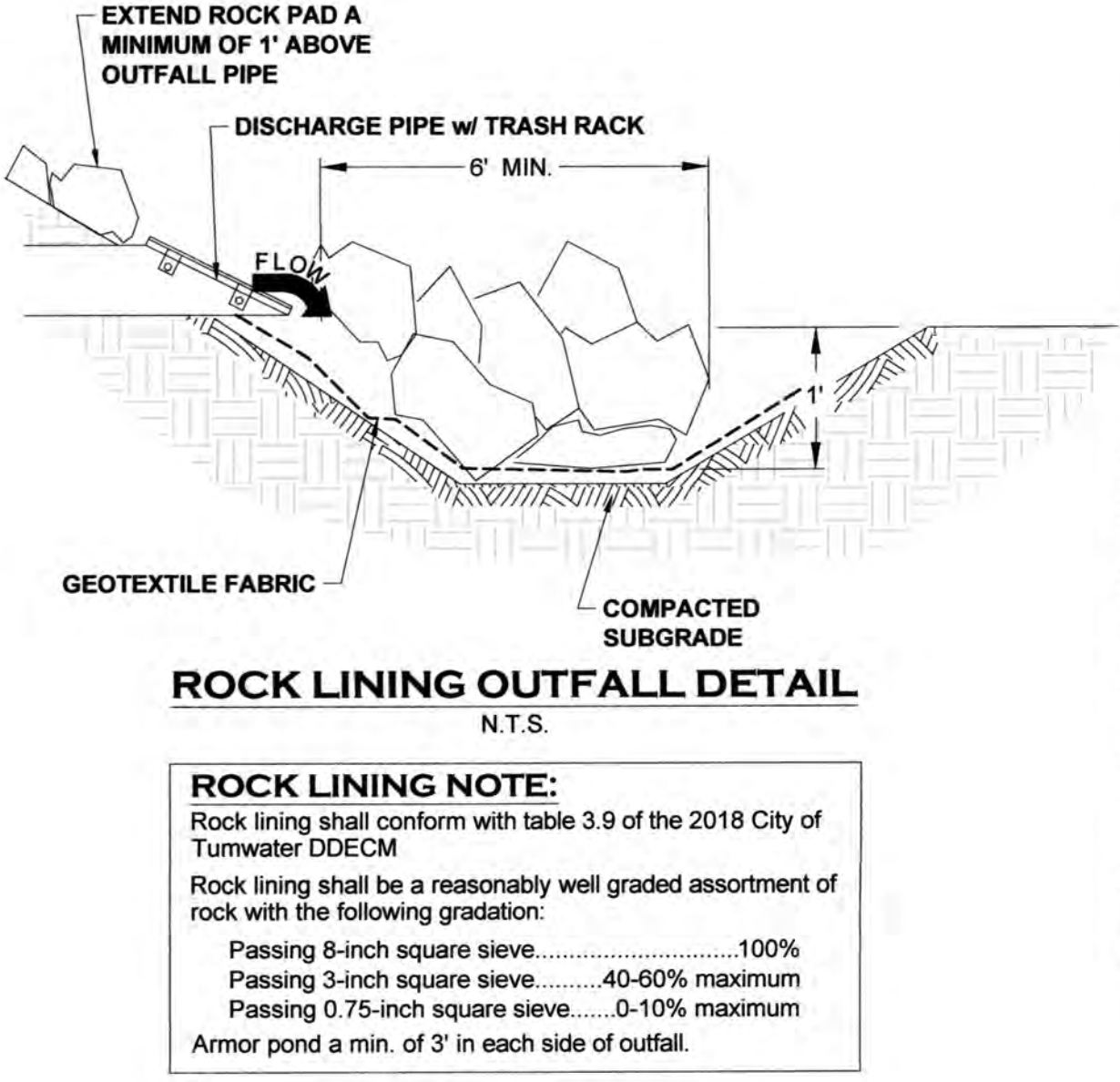
INFILTRATION NOTE:
INFILTRATION TESTING PER CITY DRAINAGE MANUAL
WILL BE REQUIRED IN ALL PRESETTLING AND
INFILTRATION BASINS PRIOR TO PROJECT ACCEPTANCE.

APPROVED
PERMIT #: TUM-21-0907
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above



GEOTEXTILE FABRIC NOTE:
GEOTEXTILE FABRIC USED UNDER ROCK PROTECTION OF
OUTFALLS AND OVERFLOW SPILLWAYS SHOWN IN THESE PLANS
SHALL BE US FABRICS US160NW OR APPROVED EQUIVALENT.



TP# 12716340100, 12716340102, 12716342000

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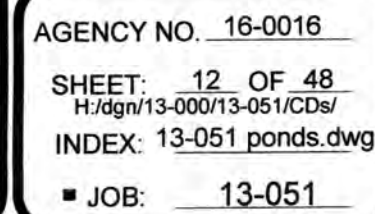
DRAINAGE FACILITY

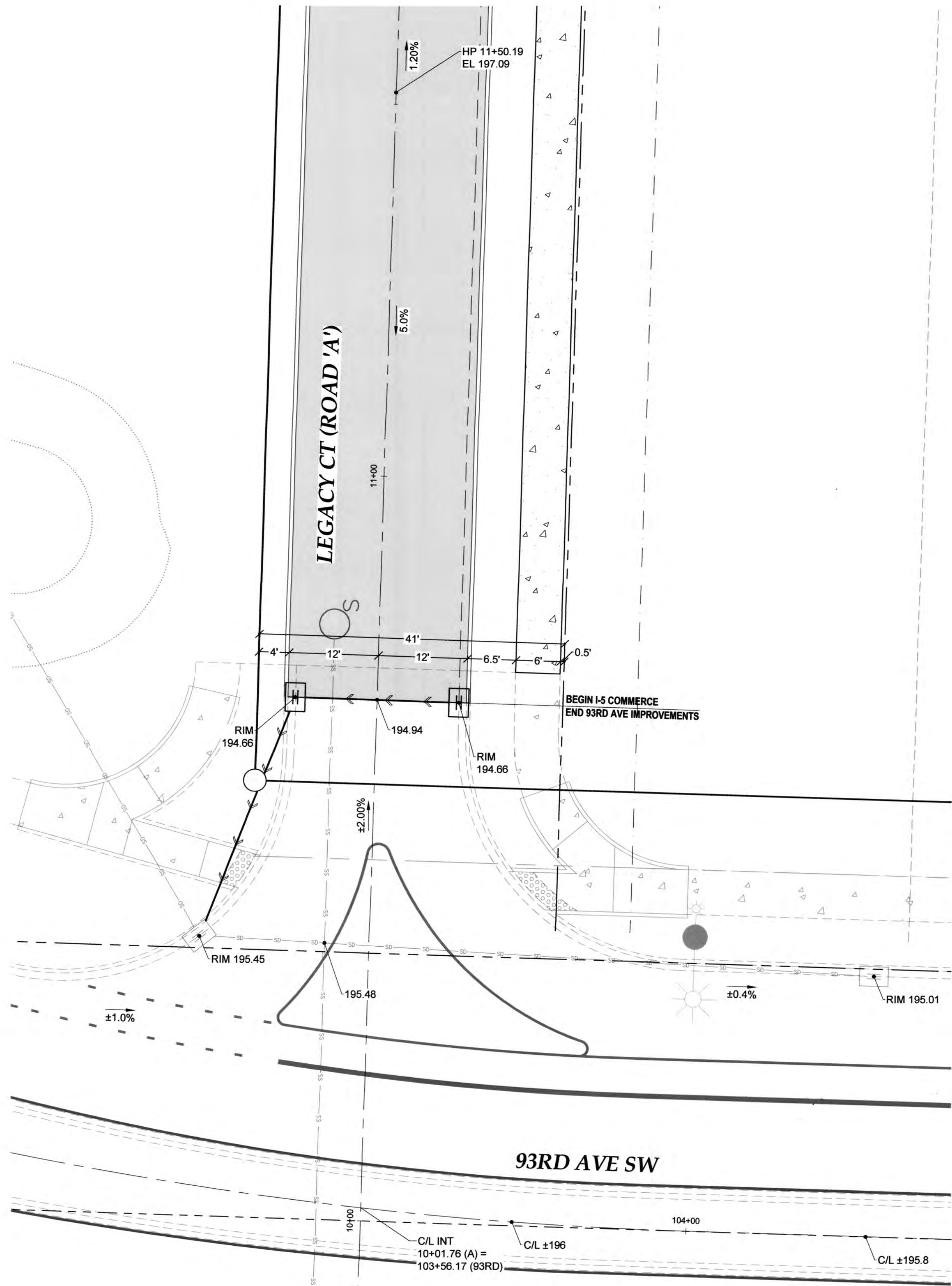
AGENCY NO. 16-0016
SHEET: 11 OF 48
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INDEX: 13-051 ponds.dwg
JOB: 13-051

REVISIONS:	DATE:
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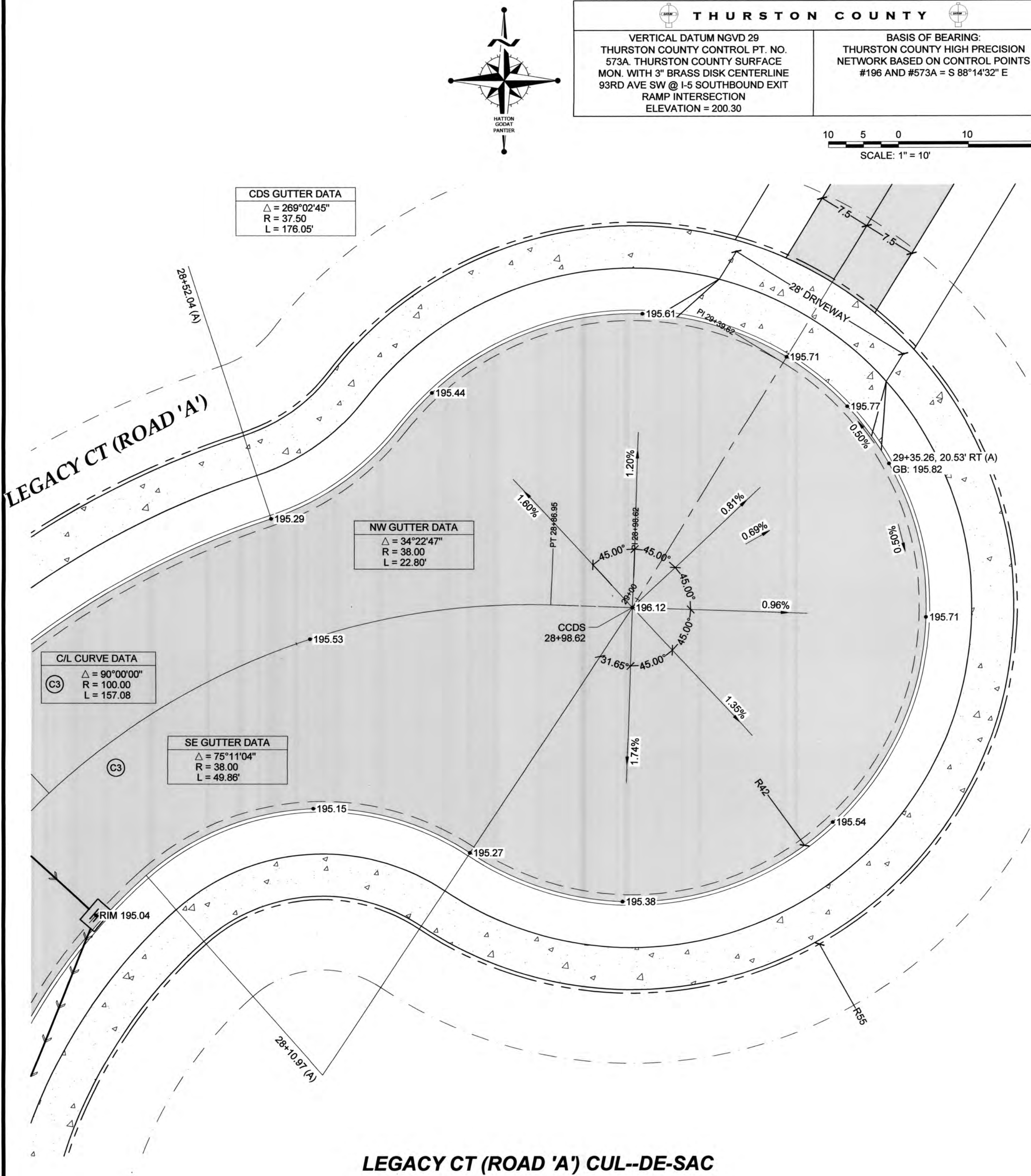


93RD AVE SW & LEGACY CT (ROAD 'A')

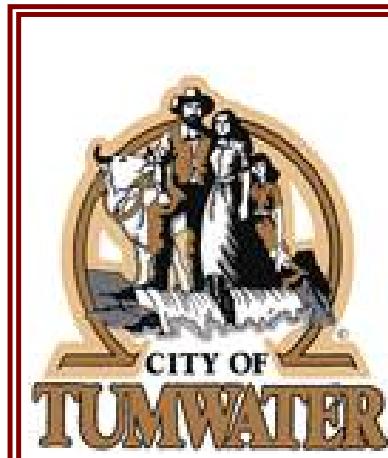
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LEGACY CT (ROAD 'A') CUL-DE-SAC



APPROVED
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: 1" = 10'



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REVISIONS: DATE:
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
INTERSECTION
DETAILS

AGENCY NO. 16-0016
SHEET: 13 OF 48
INDEX: 13-051
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

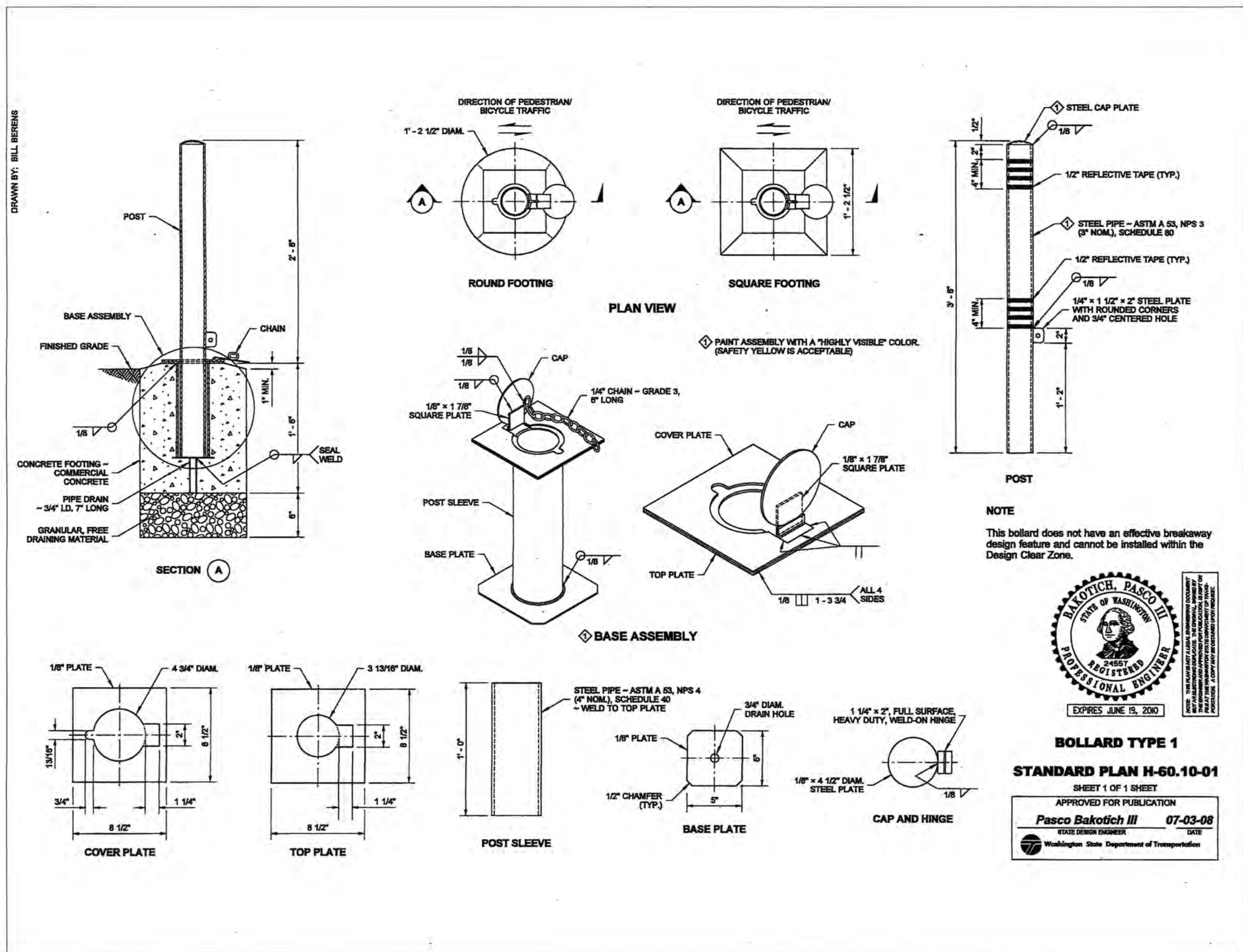
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

STREET CONSTRUCTION NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD. PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
3. ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
4. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER EXISTING TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR-4000W PAVING ASPHALT.
5. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
6. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. 24 HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.
7. SEE THE TUMWATER DEVELOPMENT GUIDE FOR TESTING AND SAMPLING FREQUENCIES.

STANDARD STORMWATER NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
2. TEMPORARY EROSION/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE STANDARD SPECIFICATIONS AND THE DRAINAGE DESIGN AND EROSION CONTROL MANUAL ("DRAINAGE MANUAL").
3. PROPONENT SHALL COMPLY WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS OF THE GOVERNING AUTHORITY OR AGENCY.
4. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION OR STAKING OF THE SITE.
5. ALL STORM MAINS AND RETENTION/DETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEY FIRM LICENSED TO PERFORM SUCH WORK.
6. STORM DRAIN PIPE SHALL BE AS SPECIFIED IN THE DRAINAGE MANUAL.
7. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS SHALL BE INSTALLED PER PLANS AND MANUFACTURERS RECOMMENDATIONS.
8. PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED BY MUTCD.
9. CALL UNDERGROUND LOCATE LINE 1-800-424-5555 MINIMUM 48 HOURS PRIOR TO ANY EXCAVATIONS.
10. ALL SURVEYING AND STAKING SHALL BE PERFORMED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. THE ENGINEER OR SURVEYOR DIRECTING SUCH WORK SHALL BE LICENSED BY THE STATE OF WASHINGTON.
11. THE MINIMUM STAKING OF STORM SEWER SYSTEMS SHALL BE AS FOLLOWS:
 - A. STAKE LOCATION OF ALL CATCH BASINS/MANHOLES AND OTHER FIXTURES FOR GRADE AND ALIGNMENT.
 - B. STAKE LOCATION, SIZE AND DEPTH RETENTION/DETENTION FACILITY.
 - C. STAKE FINISHED GRADE OF ALL STORMWATER FEATURES, INCLUDING BUT NOT LIMITED TO CATCH BASIN/MANHOLE RIM ELEVATIONS, OVERFLOW STRUCTURES, WEIRS, AND INVERT ELEVATIONS OF ALL PIPES IN CATCH BASINS, MANHOLES, AND THOSE PIPES THAT DAYLIGHT.
12. PIPE MATERIALS USED FOR STORMWATER CONVEYANCE SHALL BE AS APPROVED BY THE JURISDICTION. PIPE SIZE, SLOPE, COVER, ETC., SHALL BE AS SPECIFIED IN THE DRAINAGE MANUAL.
13. ALL DRIVEWAY CULVERTS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED SECTIONS TO MATCH THE SIDE SLOPE.
14. IF DRAINAGE OUTLETS (STUB-OUTS) ARE TO BE PROVIDED FOR EACH INDIVIDUAL LOT, THE STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - A. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - B. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2"x4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL VISIBLY EXTEND ABOVE SURFACE LEVEL AND BE SECURED TO THE STAKE.
 - C. PIPE MATERIAL SHALL BE AS APPROVED BY THE JURISDICTION.
 - D. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - E. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G., POWER, GAS, TELEPHONE TELEVISION).
 - F. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
15. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE JURISDICTION. FOR SITES WHERE GRASS HAS BEEN PLANTED THROUGH HYDROSEEDING, THE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THE GRASS HAS BEEN THOROUGHLY ESTABLISHED, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
16. A COPY OF THE APPROVED STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
17. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE JURISDICTION. FOR SITES WHERE GRASS HAS BEEN PLANTED THROUGH HYDROSEEDING, THE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THE GRASS HAS BEEN THOROUGHLY ESTABLISHED, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
18. ALL BUILDING DOWNSPOUTS ON COMMERCIAL SITES SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
19. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE CURRENT W.S.D.O.T. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL SHALL APPLY.
21. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE JURISDICTION'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
22. NO FINAL CUT OR FILL SLOPE SHALL EXCEED TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
23. THE PROJECT ENGINEER SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES, INCLUDING UTILITIES AND OTHER FRONTAGE IMPROVEMENTS, THAT ARE TO INTERFACE WITH NEW WORK, PROVIDE ALL TRIMMING, CUTTING, SAWCUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY TO CAUSE THE INTERFACE WITH THE EXISTING WORKS TO BE PROPER, WITHOUT CONFLICT, ACCEPTABLE TO THE ENGINEER AND THE JURISDICTION, COMPLETE IN PLACE, AND READY TO USE.
24. COMPACTION OF ALL FILL AREAS SHALL BE PER CURRENT APWA SPECIFICATIONS. FILL SHALL BE PROVIDED IN 6" MAXIMUM LIFTS AND SHALL BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM RELATIVE DENSITY.



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THE DETAILS ON THIS SHEET WITH AN AGENCY TITLE BLOCK WERE PREPARED BY THE REVIEWING AGENCY AND WERE REQUIRED TO BE INCLUDED ON THIS PLAN BY SAID AGENCY. THE DESIGN ENGINEER MAKES NO WARRANTY AS TO THE SUITABILITY OR APPROPRIATENESS OF THOSE DETAILS. SOME AGENCY DETAILS ON THIS SHEET MAY HAVE BEEN MODIFIED TO SUIT DESIGN NEEDS AND HAVE BEEN NOTED AS SUCH.



APPROVED

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

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V N/A



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hatternpantier.com

REVISIONS: DATE:
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CITY COMMENTS 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
GRADING & DRAINAGE
NOTES & DETAILS - 1

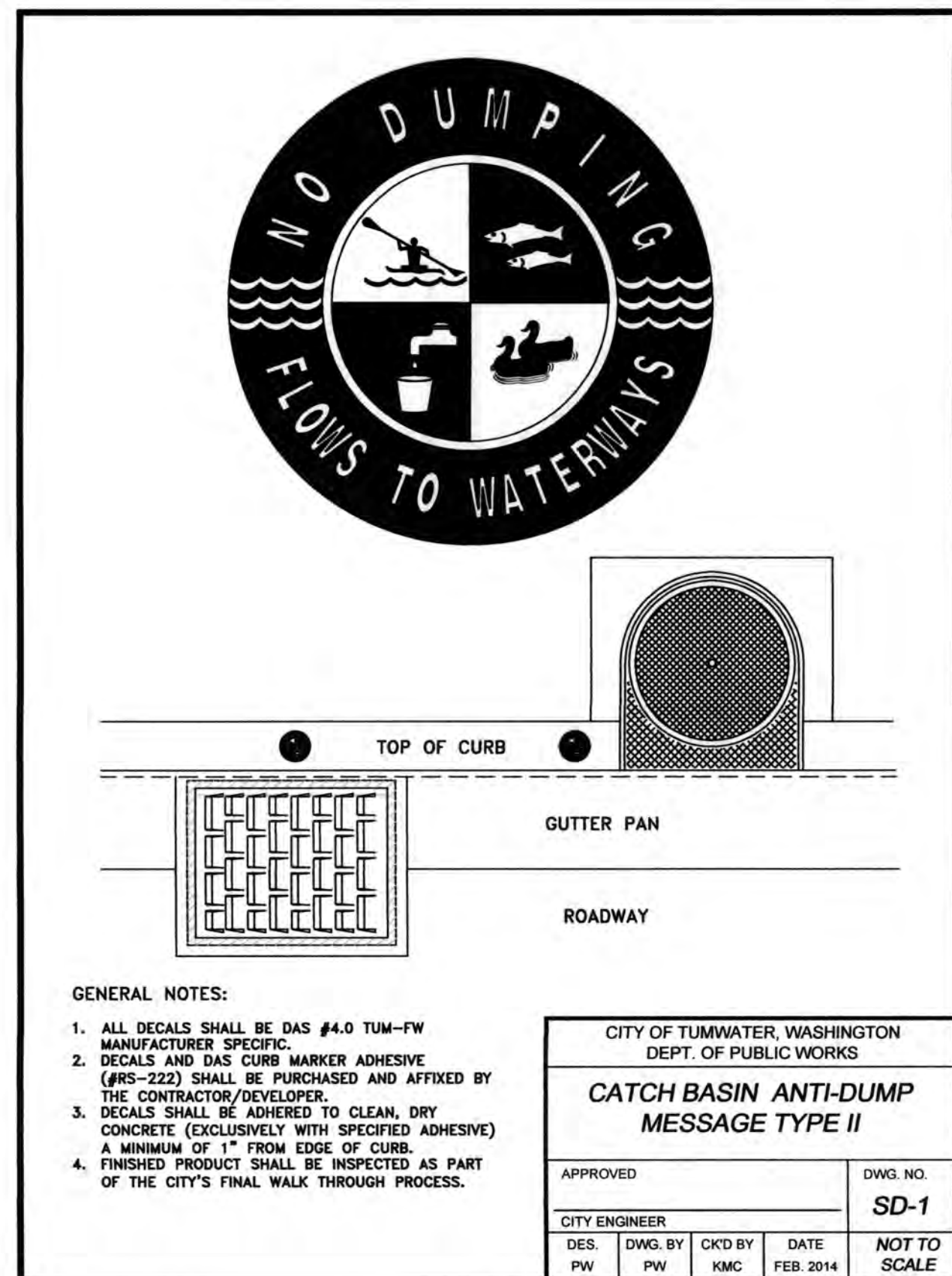
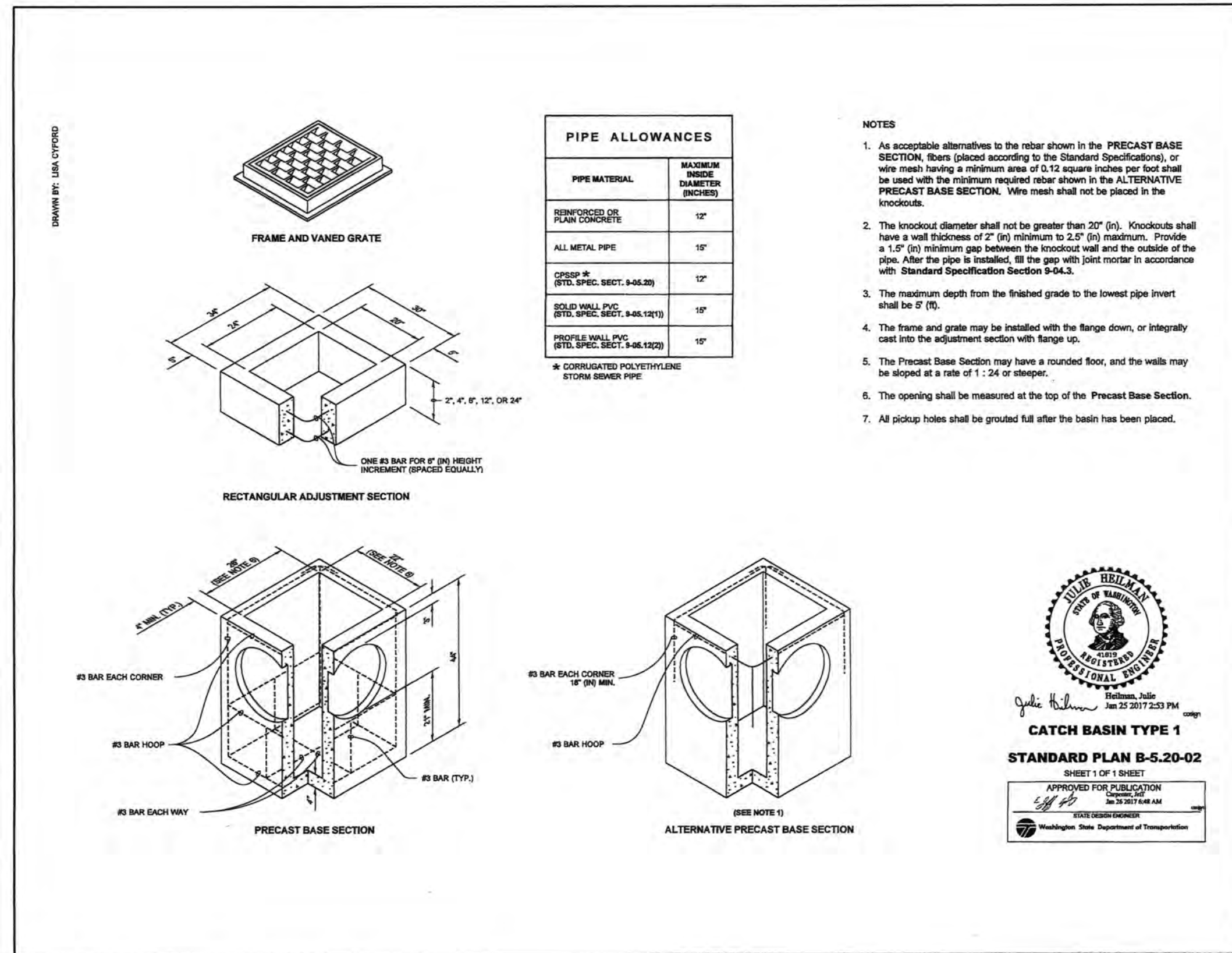
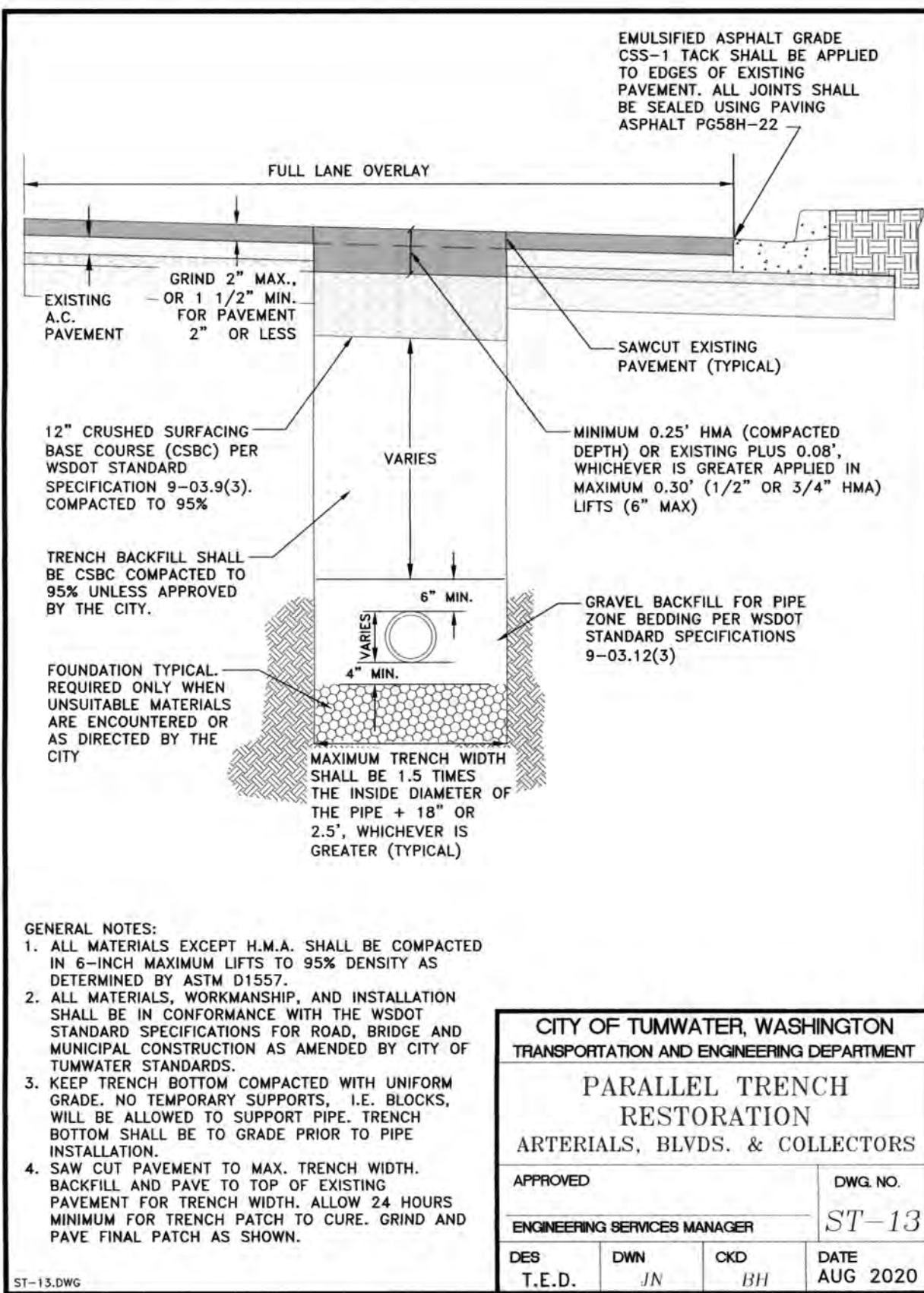
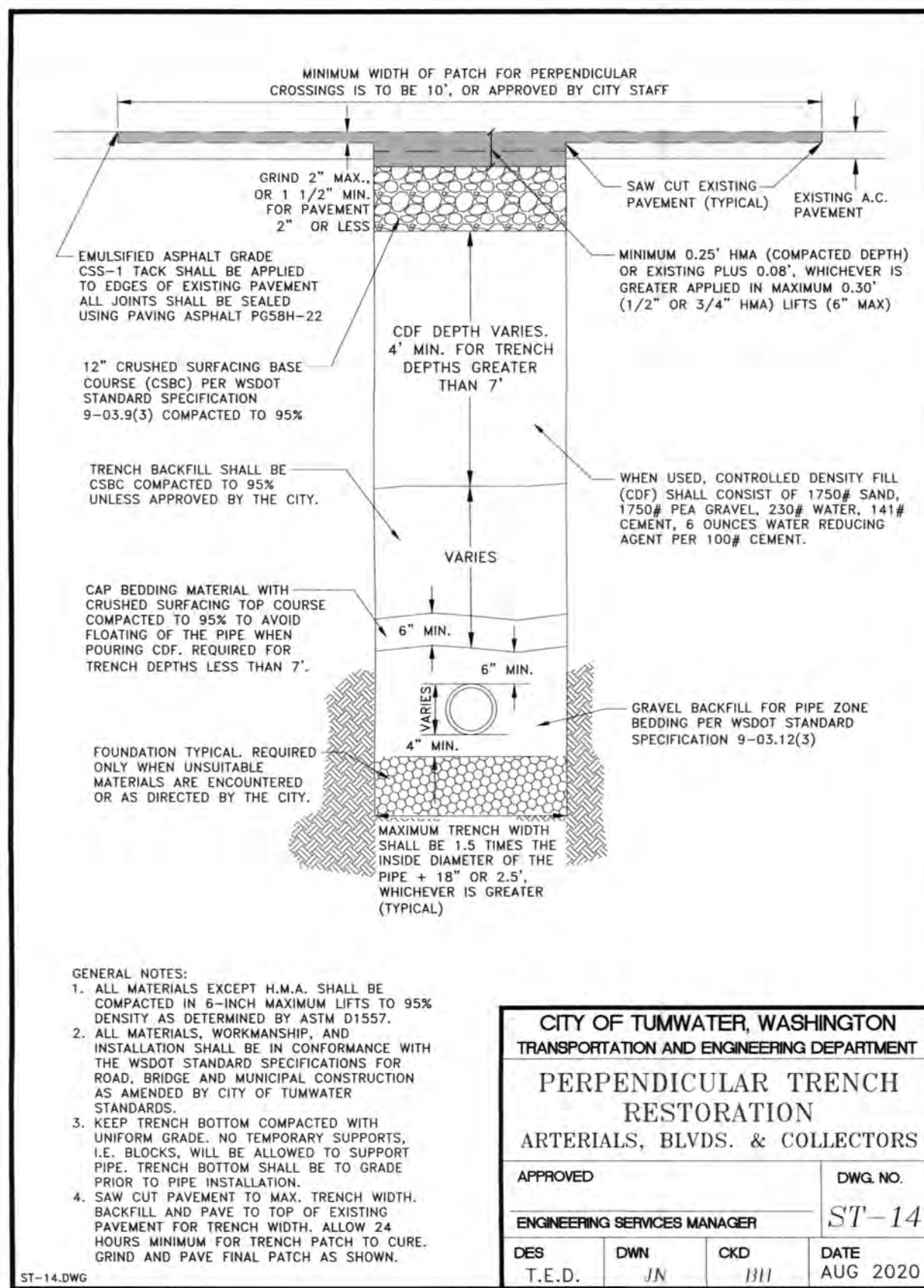
AGENCY NO. 16-0016

SHEET: 14 OF 48
H:\gpr\13-000\13-051\CD\I
INDEX: 13-051 grd det.dwg

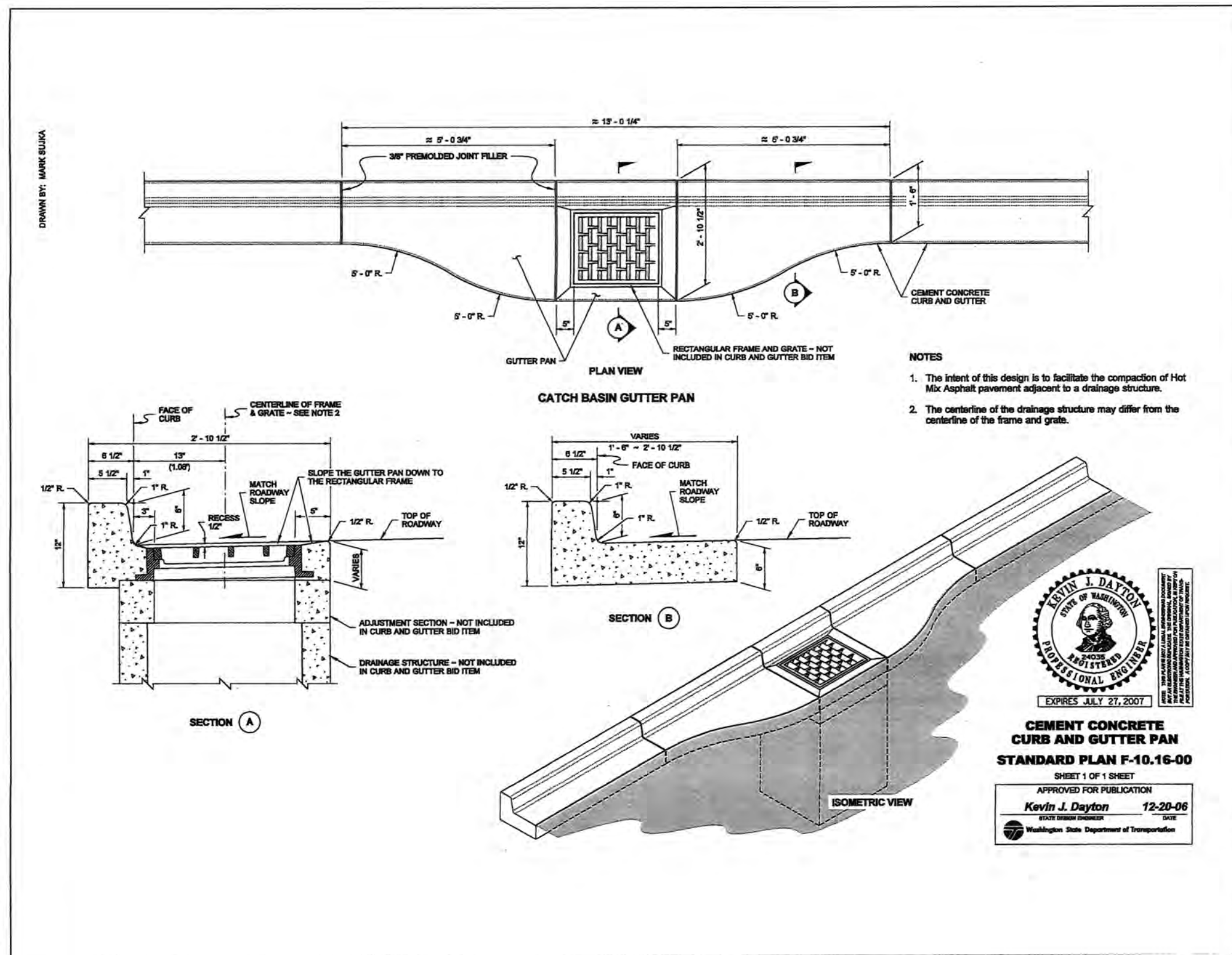
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE 1W. WM



NOTE:
CONTRACTOR TO CONTACT PUBLIC WORKS AT (360) 754-4140 FOR FREE DISCS CONTAINING ANTI-DUMP MESSAGES THAT ARE TO BE PLACED ON EACH CATCH BASIN.



APPROVED
PERMIT #: TUM-21-0907
06/18/2021 14:25 PM

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

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DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



HATTON GODAT PANTIER
AND SURVEYORS
3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.367.6299
haddonpantier.com

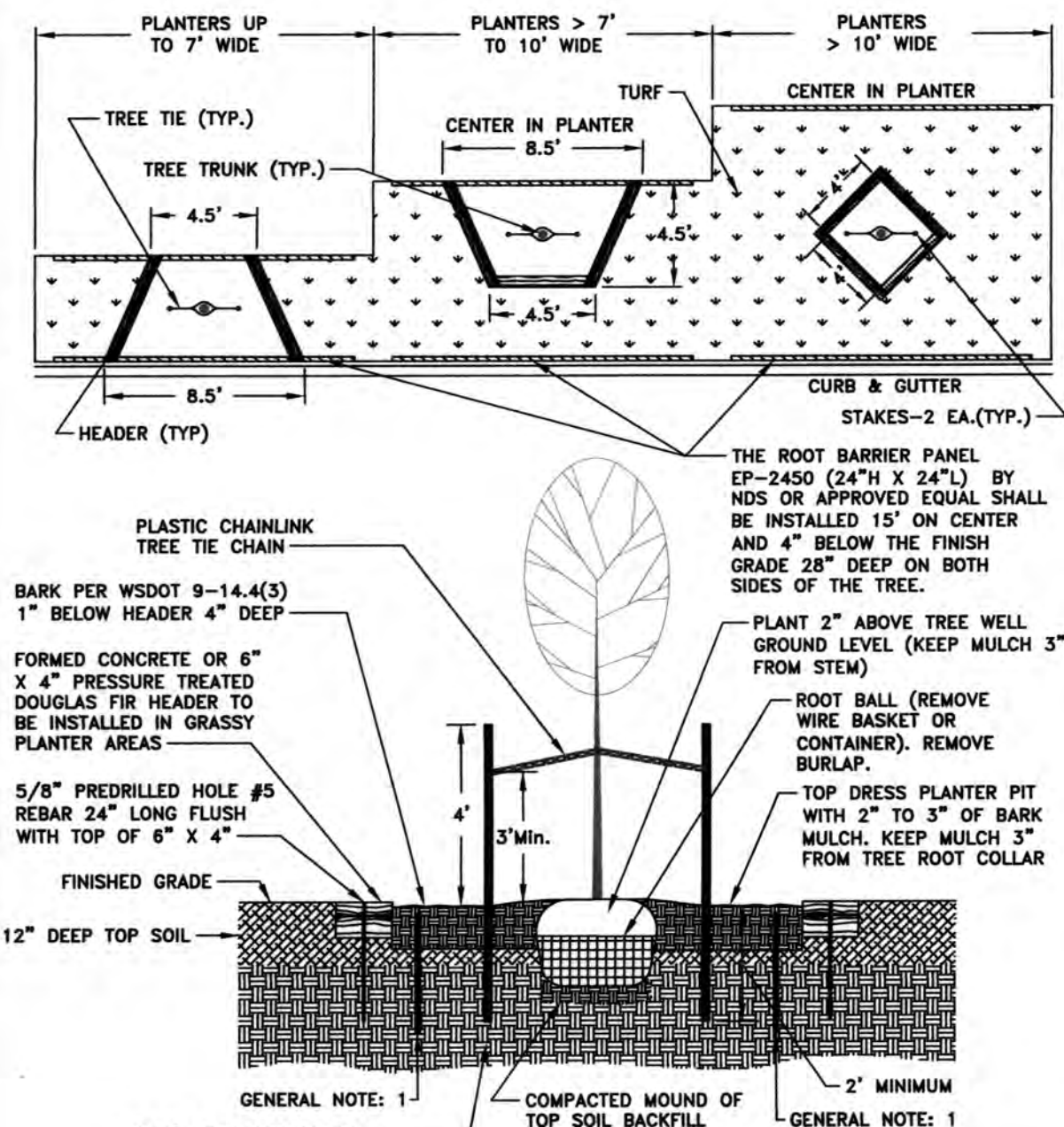
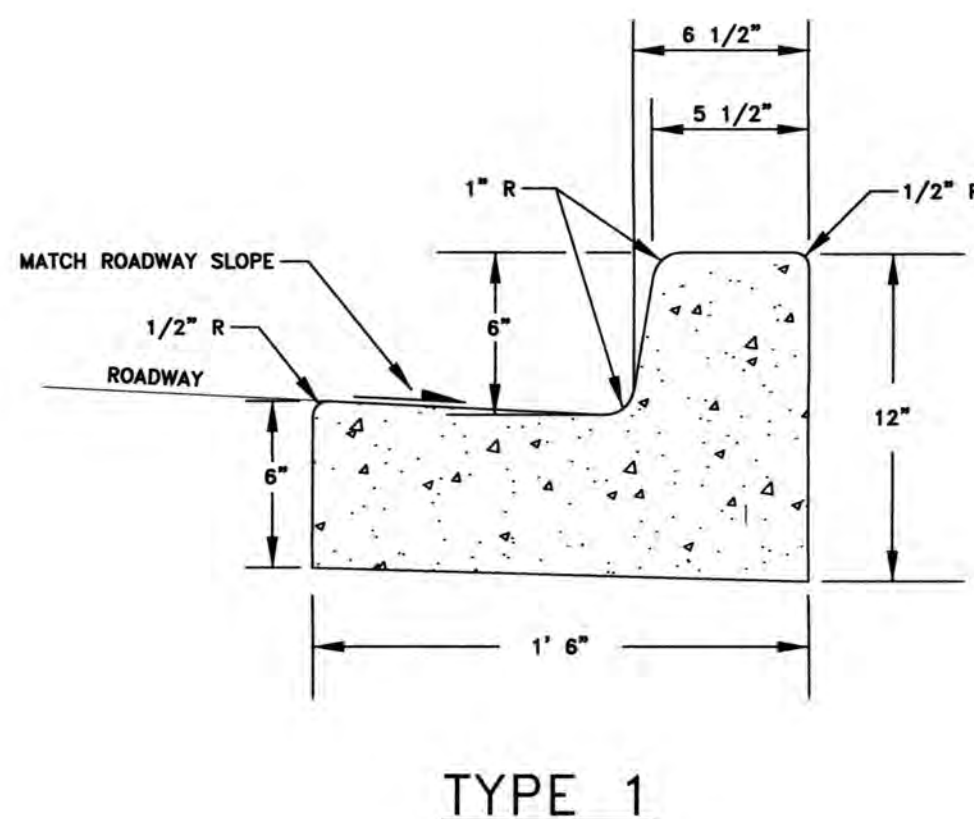
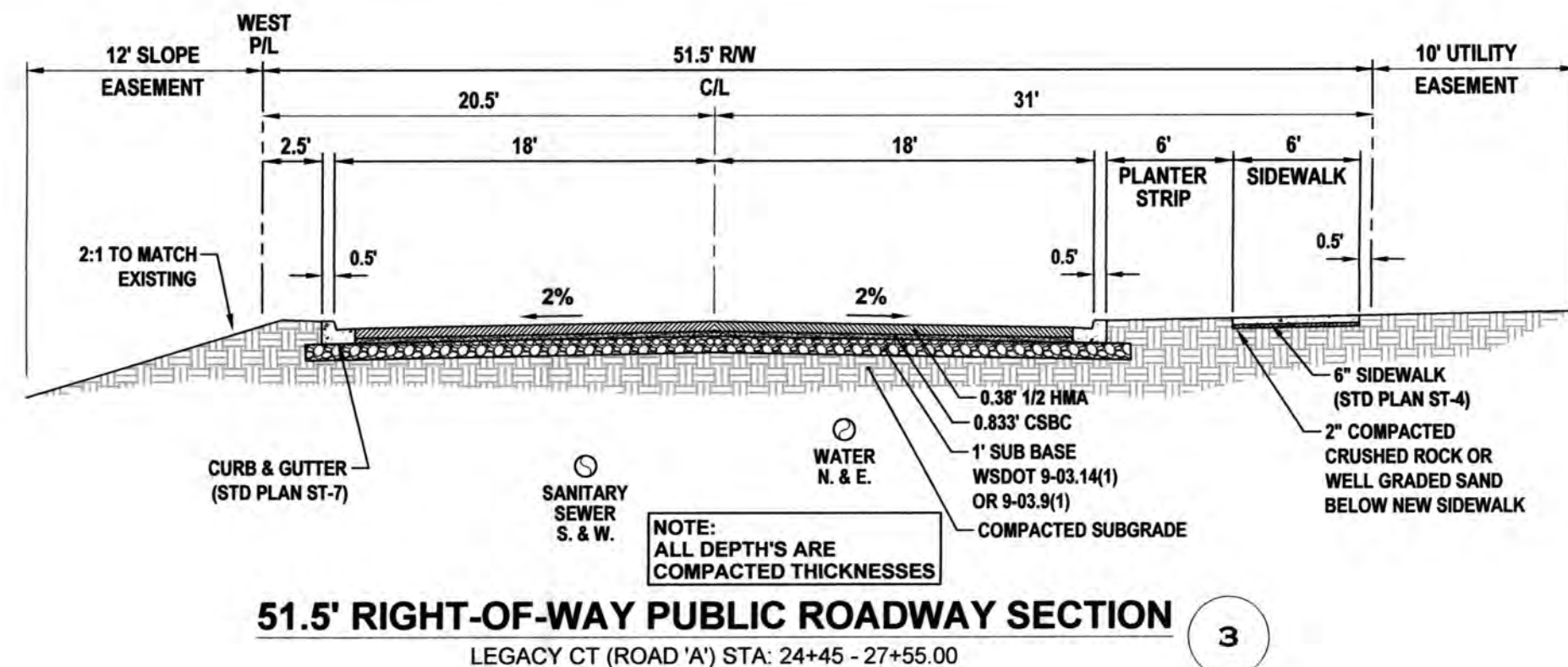
REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
GRADING & DRAINAGE
NOTES & DETAILS - 2

AGENCY NO. 16-0016
SHEET: 15 OF 48
INDEX: 13-051 grd det.dwg
JOB: 13-051

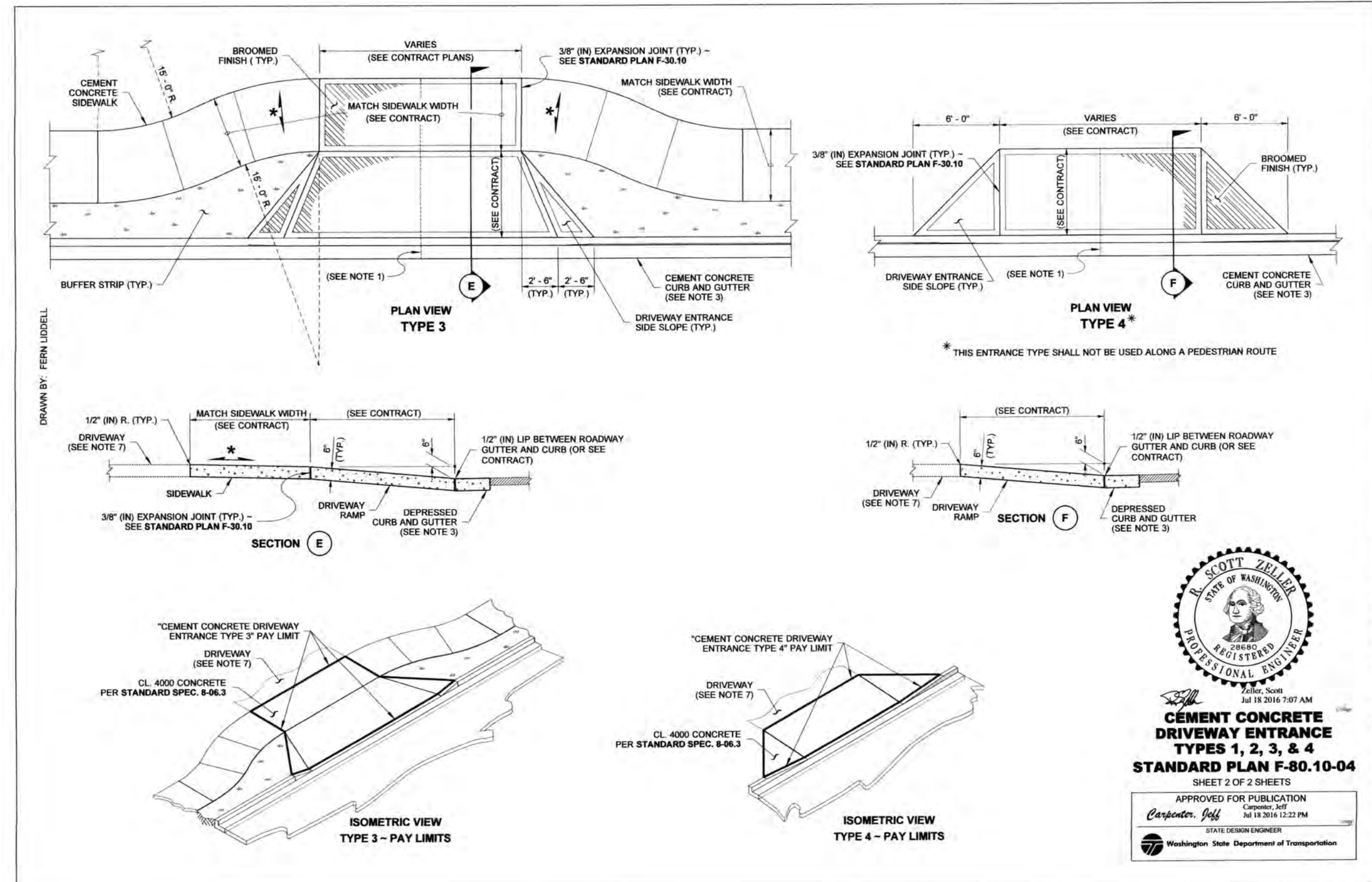
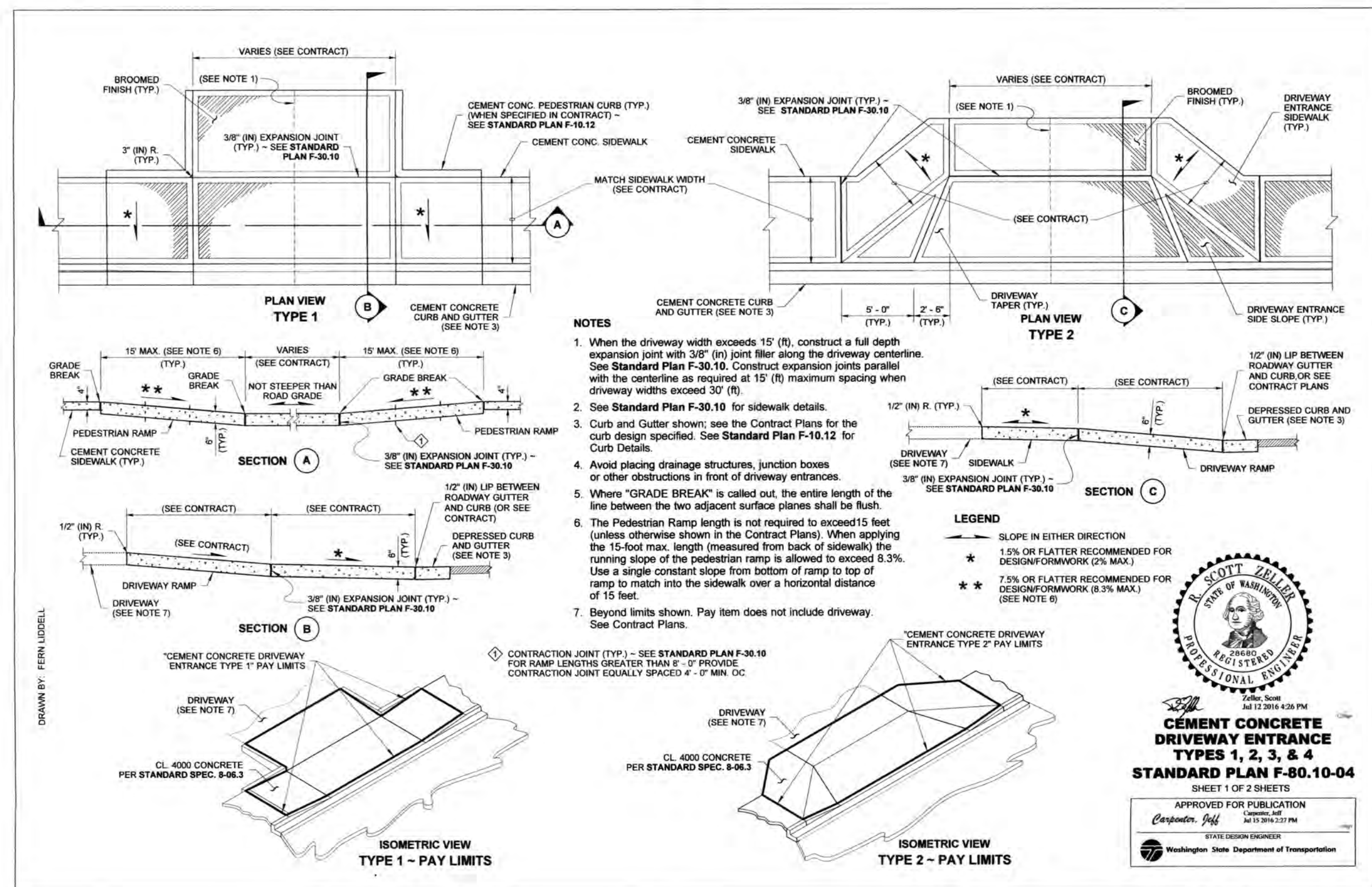
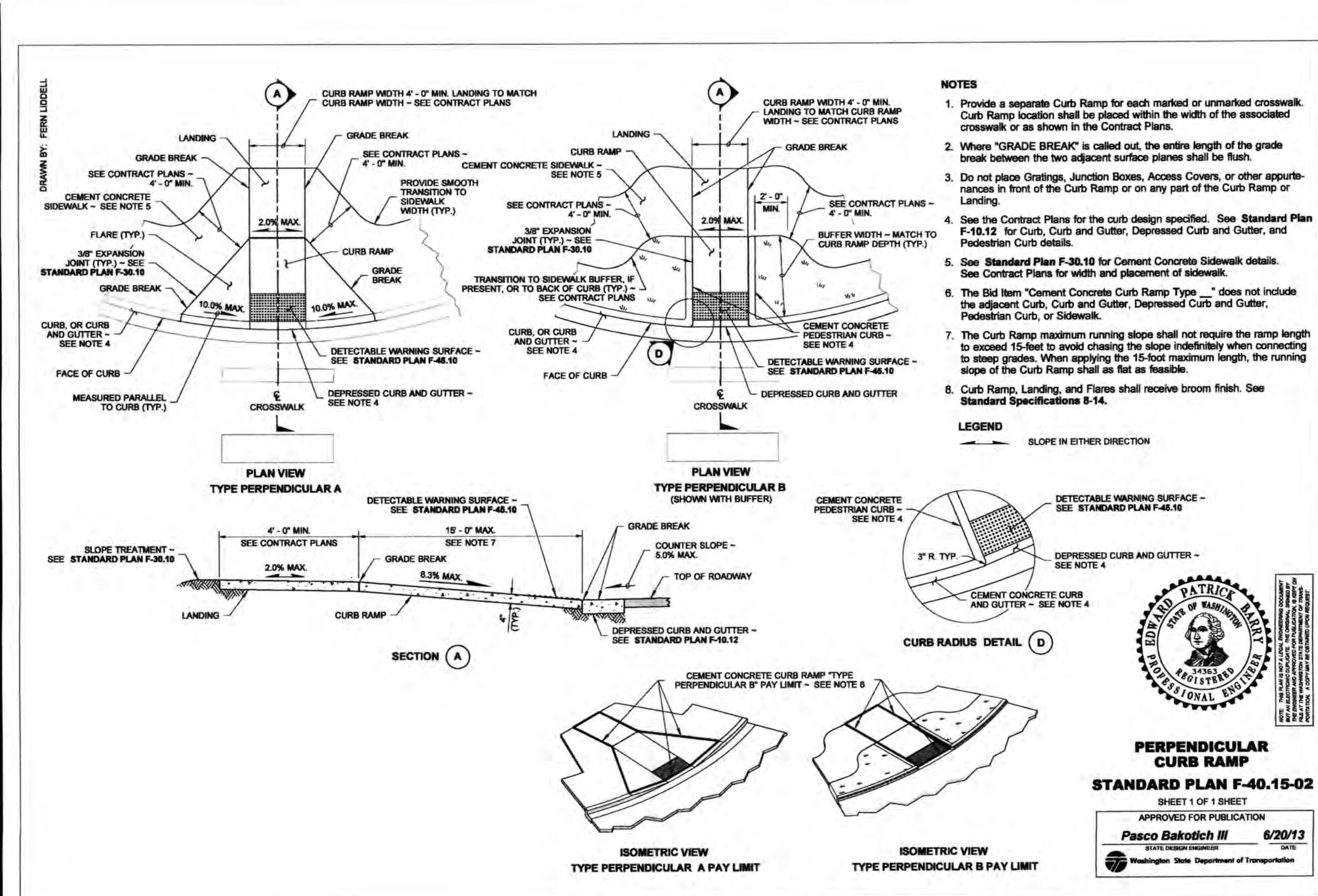
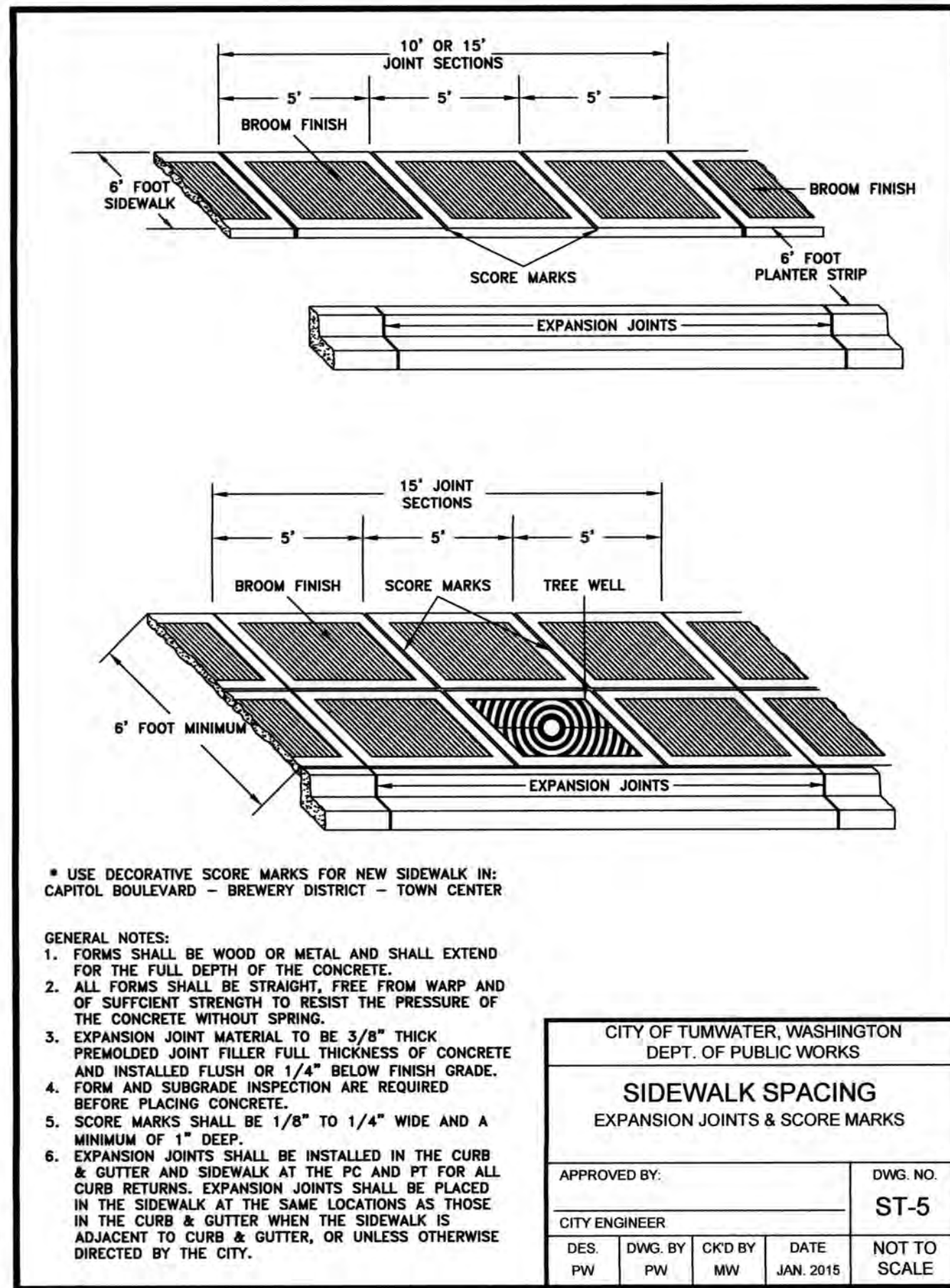
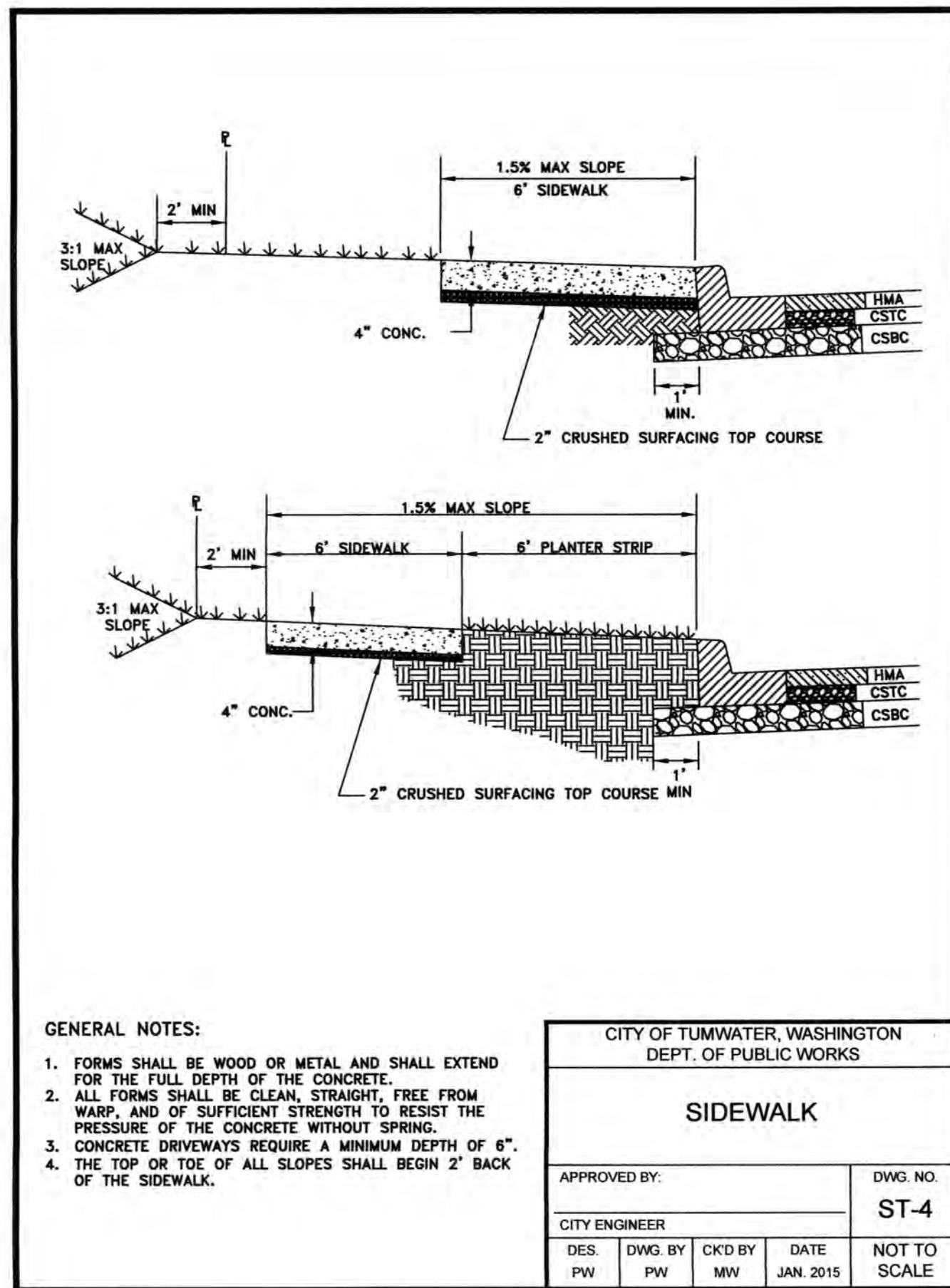
TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE 1W, WM



CITY OF TUMWATER, WASHINGTON				
DEPT. OF PUBLIC WORKS				
<p align="center">TREE PLANTER AND BARRIER IN PLANTER STRIP</p>				
APPROVED BY:				DWG. NO.
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>				ST-23
CITY ENGINEER				
DES. PW	DWG. BY PW	CK'D BY MW	DATE JAN. 2015	NOT TO SCALE

AGENCY NO. 16-0016
SHEET: 16 OF 48
H:/dgn/13-000/13-051/CDs
INDEX: 13-051 intdwc
■ JOB: 13-051



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DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V



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ENGINEERS AND SURVEYORS
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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
haddonpantier.com

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
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KAUFMAN REAL ESTATE, LLC
STREET DETAILS - 2

TP# 12716340100, 12716340102, 12716342000

APPROVED FOR PUBLICATION
Carson Jeff 10/13/2016 12:21 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

AGENCY NO. 16-0016

SHEET: 17 OF 48

INDEX: 13-051 int.dwg

JOB: 13-051

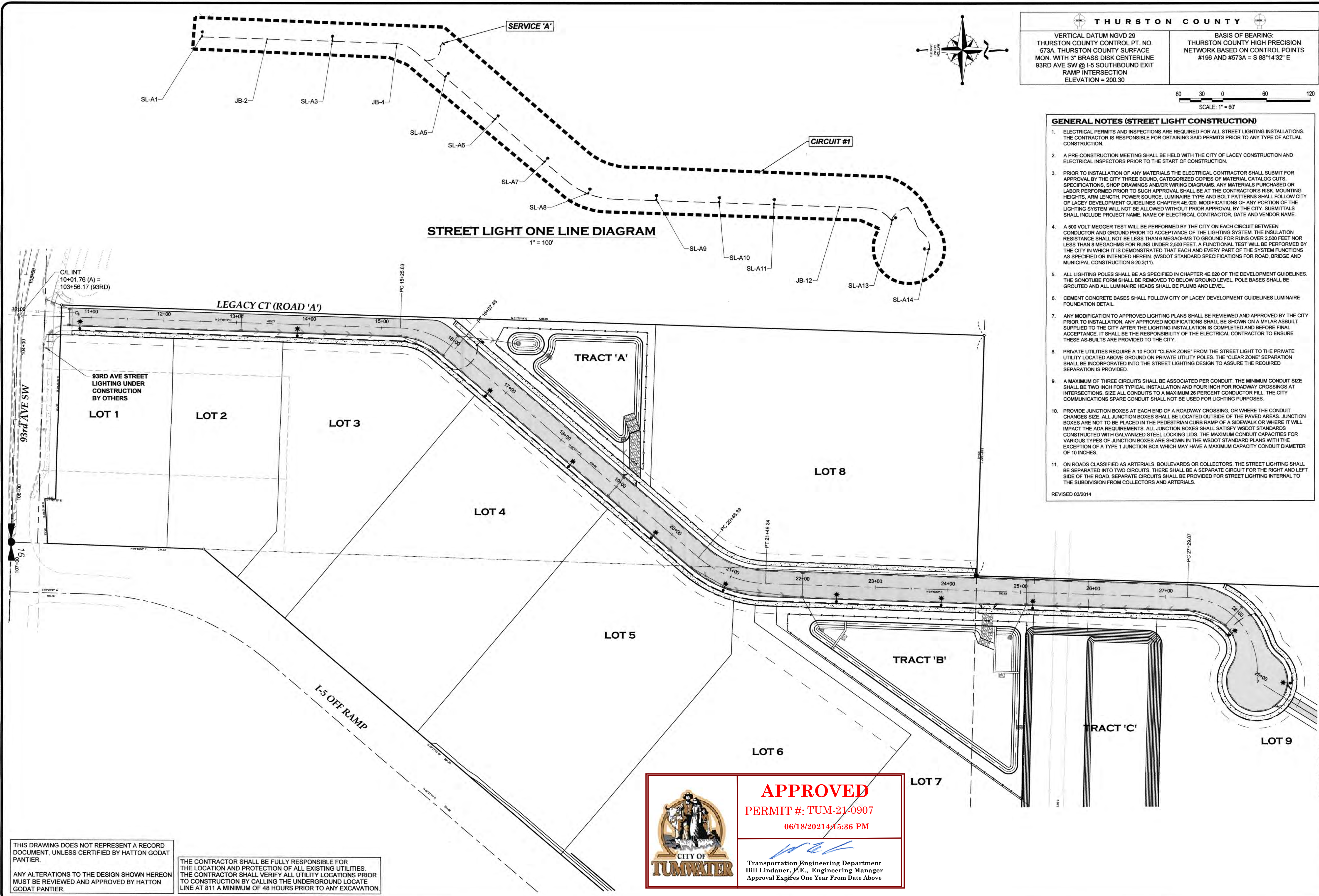




APPROVED

PERMIT #: TUM-21-0907

06/18/2021:15:07 PM

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above




**THURSTON COUNTY**

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 60'
V N/A



GENERAL NOTES (STREET LIGHT CONSTRUCTION)


- ELECTRICAL PERMITS AND INSPECTIONS ARE REQUIRED FOR ALL STREET LIGHTING INSTALLATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SAID PERMITS PRIOR TO ANY TYPE OF ACTUAL CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF LACEY CONSTRUCTION AND ELECTRICAL INSPECTORS PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO INSTALLATION OF ANY MATERIALS THE ELECTRICAL CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE CITY THREE BOUND, CATEGORIZED COPIES OF MATERIAL CATALOG CUTS, SPECIFICATIONS, SHOP DRAWINGS AND/OR WIRING DIAGRAMS. ANY MATERIALS PURCHASED OR LABOR PERFORMED PRIOR TO SUCH APPROVAL SHALL BE AT THE CONTRACTOR'S RISK. MOUNTING HEIGHTS, ARM LENGTH, POWER SOURCE, LUMINAIRE TYPE AND BOLT PATTERNS SHALL FOLLOW CITY OF LACEY DEVELOPMENT GUIDELINES CHAPTER 4E.020. MODIFICATIONS OF ANY PORTION OF THE LIGHTING SYSTEM WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE CITY. SUBMITTALS SHALL INCLUDE PROJECT NAME, NAME OF ELECTRICAL CONTRACTOR, DATE AND VENDOR NAME.
- A 500 VOLT MEGGER TEST WILL BE PERFORMED BY THE CITY ON EACH CIRCUIT BETWEEN CONDUCTOR AND GROUND PRIOR TO ACCEPTANCE OF THE LIGHTING SYSTEM. THE INSULATION RESISTANCE SHALL NOT BE LESS THAN 6 MEGAOHMS TO GROUND FOR RUNS OVER 2,500 FEET NOR LESS THAN 8 MEGAOHMS FOR RUNS UNDER 2,500 FEET. A FUNCTIONAL TEST WILL BE PERFORMED BY THE CITY IN WHICH IT IS DEMONSTRATED THAT EACH AND EVERY PART OF THE SYSTEM FUNCTIONS AS SPECIFIED OR INTENDED HEREIN. (WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION 8-20.3(1)).
- ALL LIGHTING POLES SHALL BE AS SPECIFIED IN CHAPTER 4E.020 OF THE DEVELOPMENT GUIDELINES. THE SONOTUBE FORM SHALL BE REMOVED TO BELOW GROUND LEVEL. POLE BASES SHALL BE GROUTED AND ALL LUMINAIRE HEADS SHALL BE PLUMB AND LEVEL.
- CEMENT CONCRETE BASES SHALL FOLLOW CITY OF LACEY DEVELOPMENT GUIDELINES LUMINAIRE FOUNDATION DETAIL.
- ANY MODIFICATION TO APPROVED LIGHTING PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY APPROVED MODIFICATIONS SHALL BE SHOWN ON A MYLAR ASBUILT SUPPLIED TO THE CITY AFTER THE LIGHTING INSTALLATION IS COMPLETED AND BEFORE FINAL ACCEPTANCE. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THESE AS-BUILTS ARE PROVIDED TO THE CITY.
- PRIVATE UTILITIES REQUIRE A 10 FOOT "CLEAR ZONE" FROM THE STREET LIGHT TO THE PRIVATE UTILITY LOCATED ABOVE GROUND ON PRIVATE UTILITY POLES. THE "CLEAR ZONE" SEPARATION SHALL BE INCORPORATED INTO THE STREET LIGHTING DESIGN TO ASSURE THE REQUIRED SEPARATION IS PROVIDED.
- A MAXIMUM OF THREE CIRCUITS SHALL BE ASSOCIATED PER CONDUIT. THE MINIMUM CONDUIT SIZE SHALL BE TWO INCH FOR TYPICAL INSTALLATION AND FOUR INCH FOR ROADWAY CROSSINGS AT INTERSECTIONS. SIZE ALL CONDUITS TO A MAXIMUM 26 PERCENT CONDUCTOR FILL. THE CITY COMMUNICATIONS SPARE CONDUIT SHALL NOT BE USED FOR LIGHTING PURPOSES.
- PROVIDE JUNCTION BOXES AT EACH END OF A ROADWAY CROSSING, OR WHERE THE CONDUIT CHANGES SIZE. ALL JUNCTION BOXES SHALL BE LOCATED OUTSIDE OF THE PAVED AREAS. JUNCTION BOXES ARE NOT TO BE PLACED IN THE PEDESTRIAN CURB RAMP OF A SIDEWALK OR WHERE IT WILL IMPACT THE ADA REQUIREMENTS. ALL JUNCTION BOXES SHALL SATISFY WSDOT STANDARDS CONSTRUCTED WITH GALVANIZED STEEL LOCKING LIDS. THE MAXIMUM CONDUIT CAPACITIES FOR VARIOUS TYPES OF JUNCTION BOXES ARE SHOWN IN THE WSDOT STANDARD PLANS WITH THE EXCEPTION OF A TYPE 1 JUNCTION BOX WHICH MAY HAVE A MAXIMUM CAPACITY CONDUIT DIAMETER OF 10 INCHES.
- ON ROADS CLASSIFIED AS ARTERIALS, BOULEVARDS OR COLLECTORS, THE STREET LIGHTING SHALL BE SEPARATED INTO TWO CIRCUITS. THERE SHALL BE A SEPARATE CIRCUIT FOR THE RIGHT AND LEFT SIDE OF THE ROAD. SEPARATE CIRCUITS SHALL BE PROVIDED FOR STREET LIGHTING INTERNAL TO THE SUBDIVISION FROM COLLECTORS AND ARTERIALS.

REVISED 03/2014


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APPROVED
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
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hatterpantier.com

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

OVERALL STREET LIGHT PLAN
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM

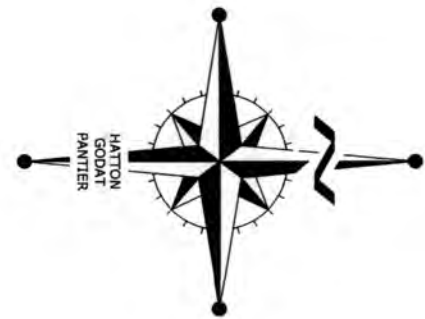
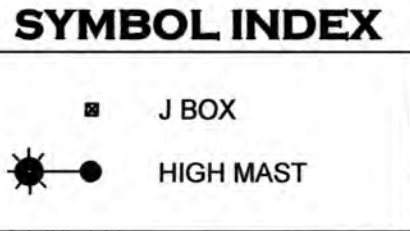
AGENCY NO. 16-0016



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H:\egm\13-000\13-051\CD\ INDEX: 13-051 sl.dwg

JOB: 13-051

83

WIRING SCHEDULE					
WIRE NOTE	CONDUIT SIZE	POWER	ILLUM	GROUND	REMARKS
1	2"	(2) #2		(1) #2	SERVICE
2	2"		(2) #8	(1) #8	CIRCUIT 1
3	(2) 2"		(2) #8	(1) #8	CIRCUIT 1
4	(1) 2"				#12 PULL CORD



**THURSTON COUNTY**

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A

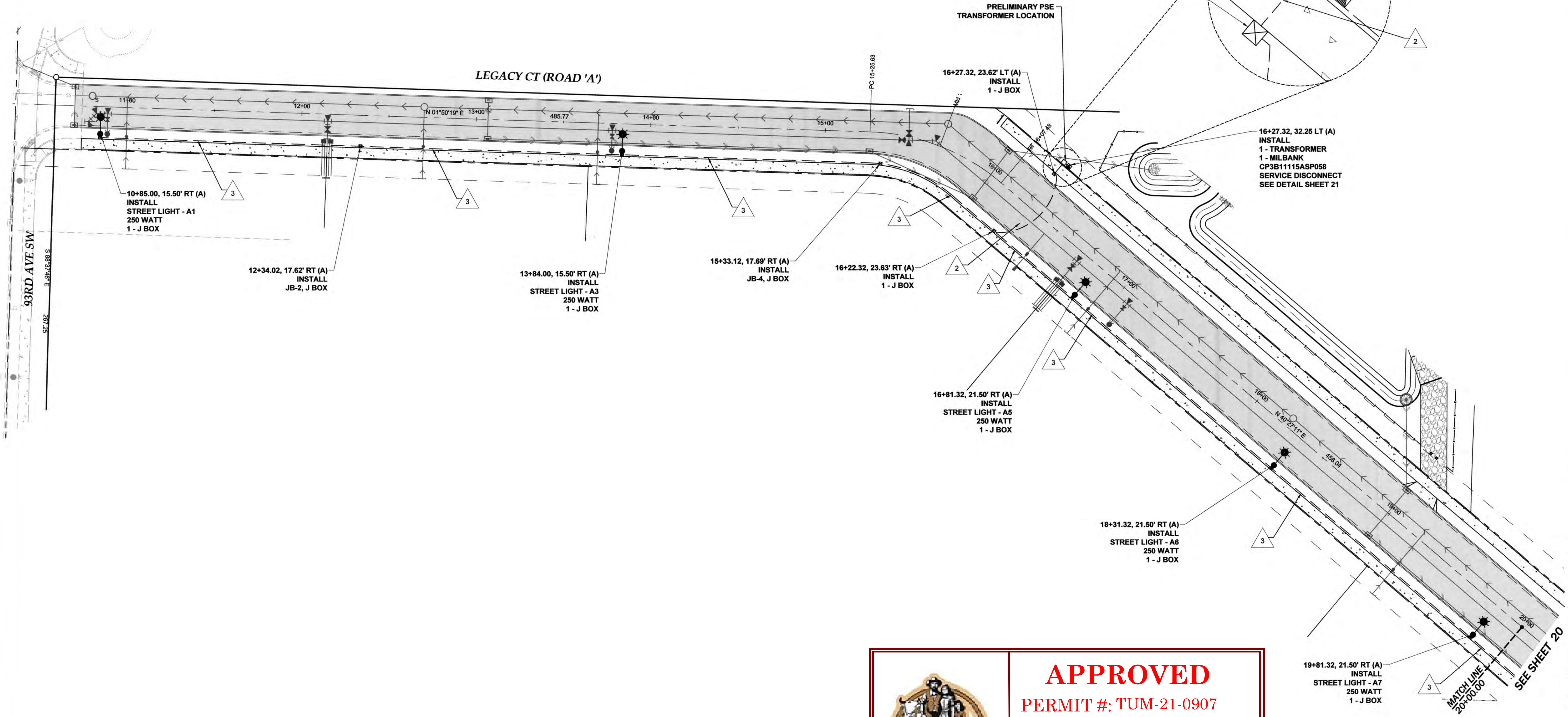


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OLYMPIA, WA 98506
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hatterpantier.com

REVISIONS:	DATE:
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
STREET LIGHTING - 1
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.


AGENCY NO. 16-0016
SHEET: 19 OF 48
INDEX: 13-051 sl.dwg
JOB: 13-051




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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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WIRING SCHEDULE					
WIRE NOTE	CONDUIT SIZE	POWER	ILLUM	GROUND	REMARKS
#					
1	2"	(2) #2		(1) #2	SERVICE
2	2"		(2) #8	(1) #8	CIRCUIT 1
3	(2) 2"		(2) #8	(1) #8	CIRCUIT 1
4	(1) 2"				#12 PULL CORD

SYMBOL INDEX

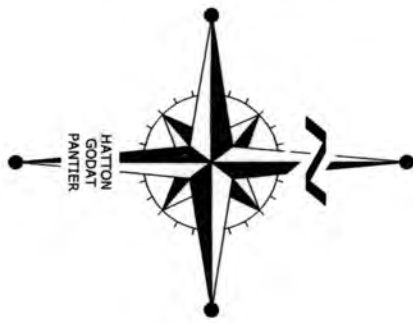
- J BOX
- HIGH MAST

THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
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93RD AVE SW @ I-5 SOUTHBOUND EXIT
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THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'



DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A

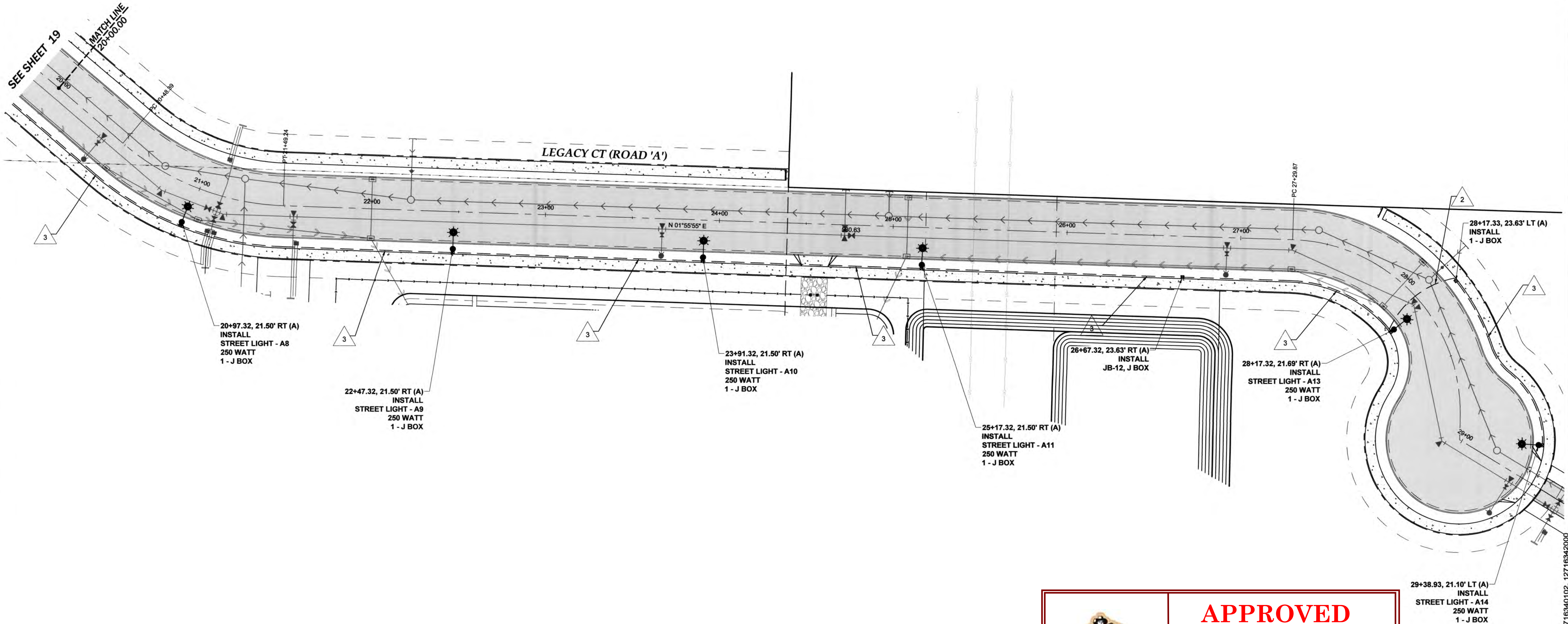


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hatterpantier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/2020
CITY COMMENTS	10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
STREET LIGHTING - 2
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 20 OF 48
INDEX: 13-051 sl.dwg
JOB: 13-051



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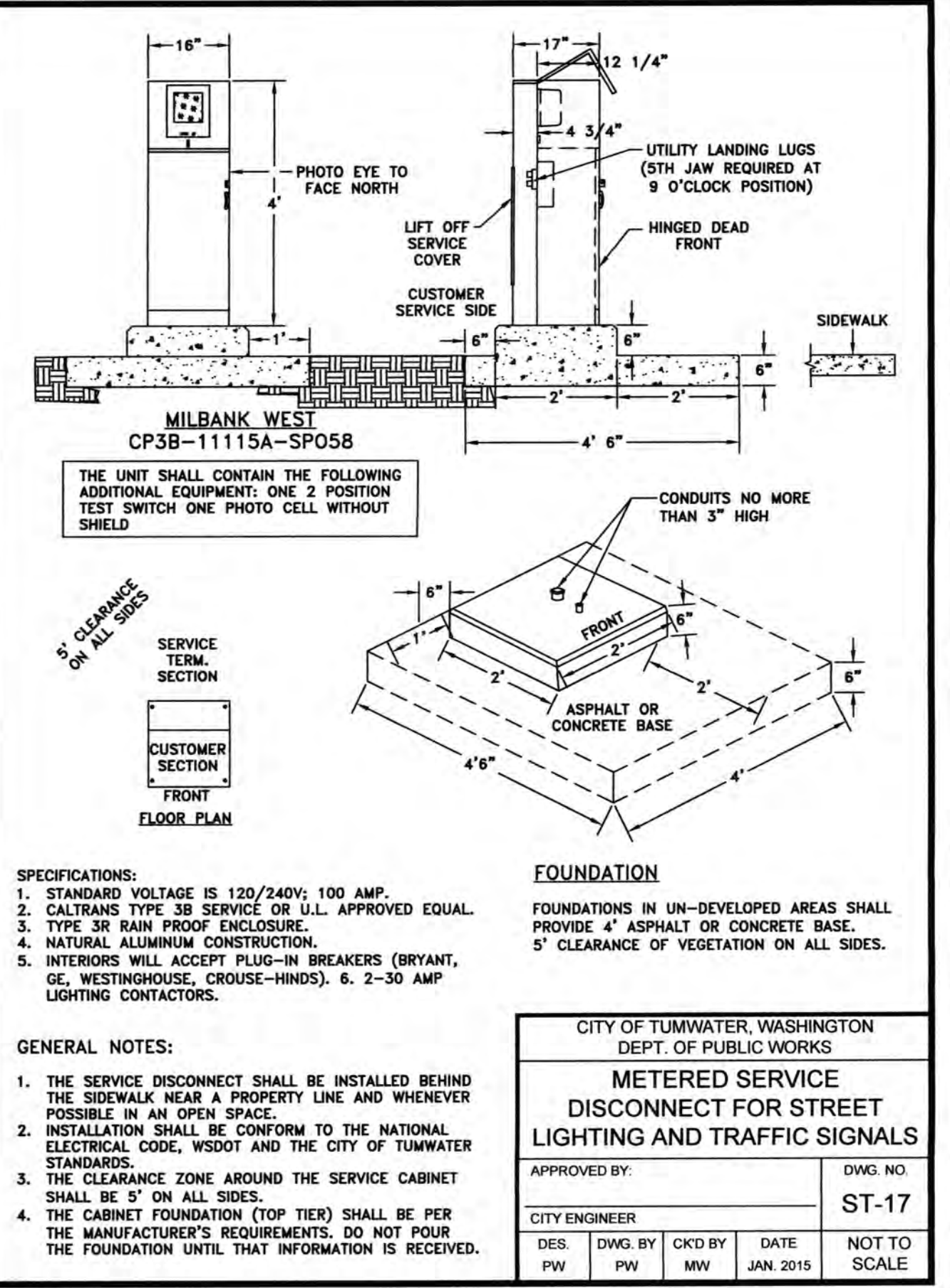
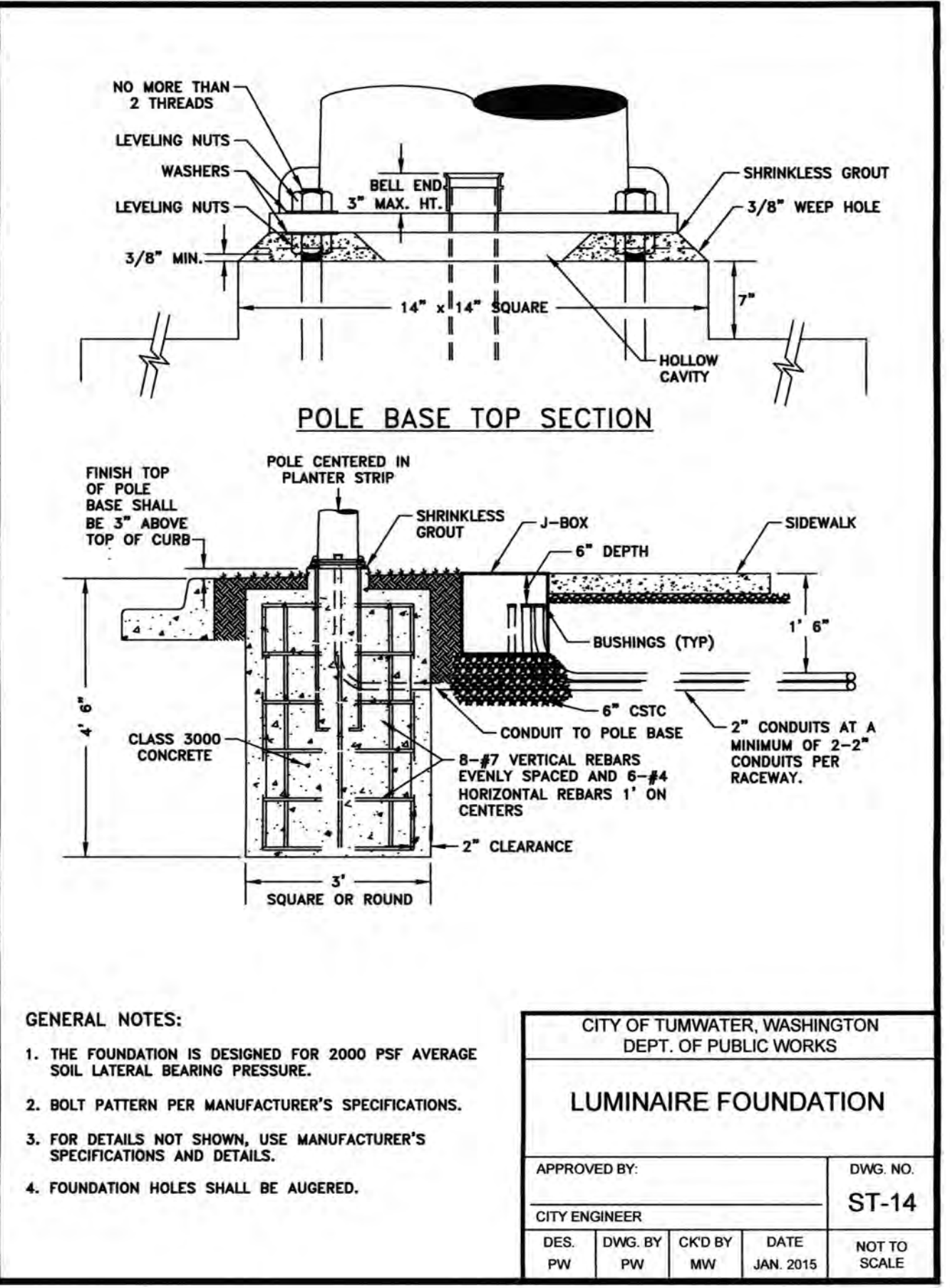
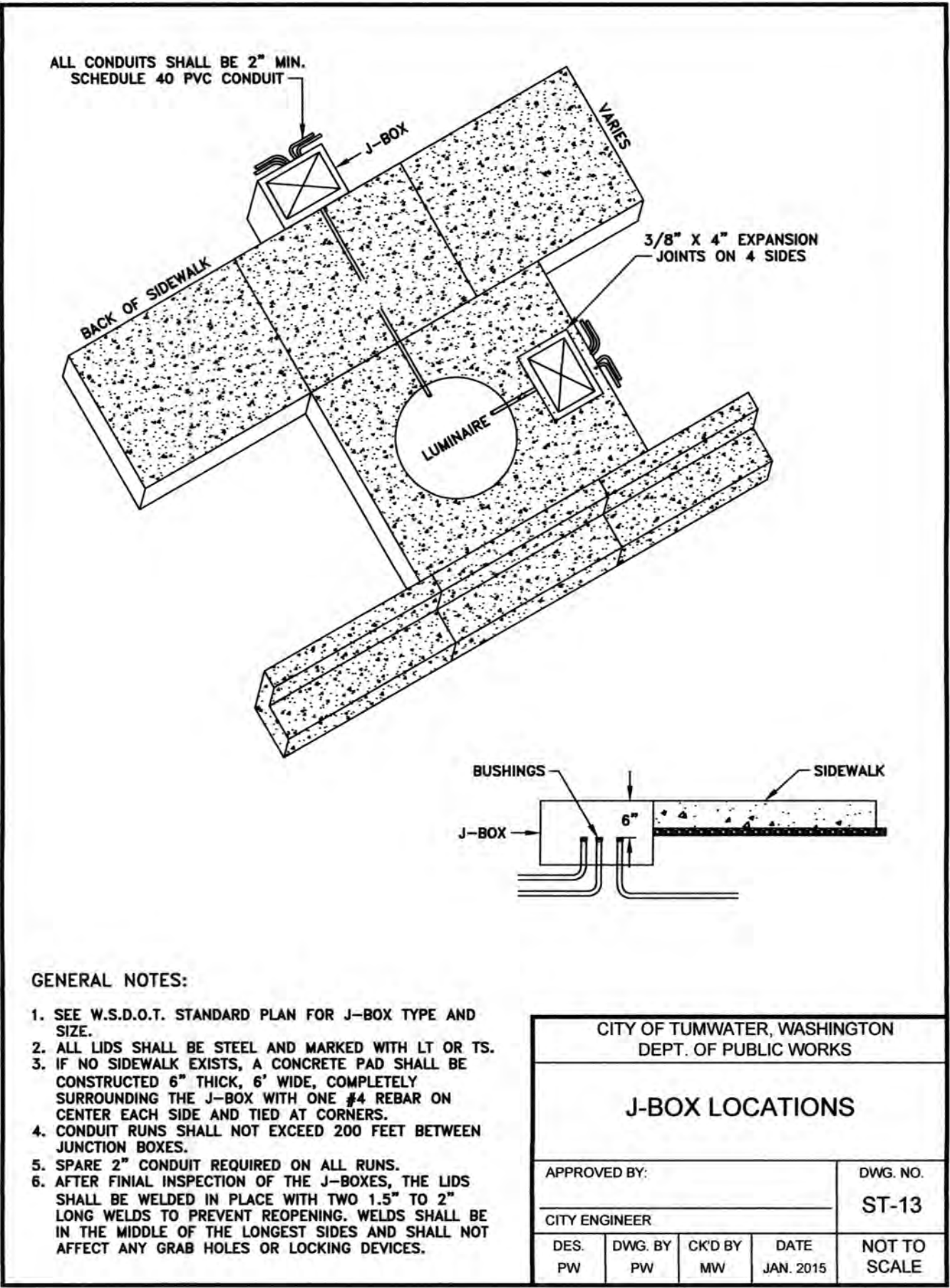
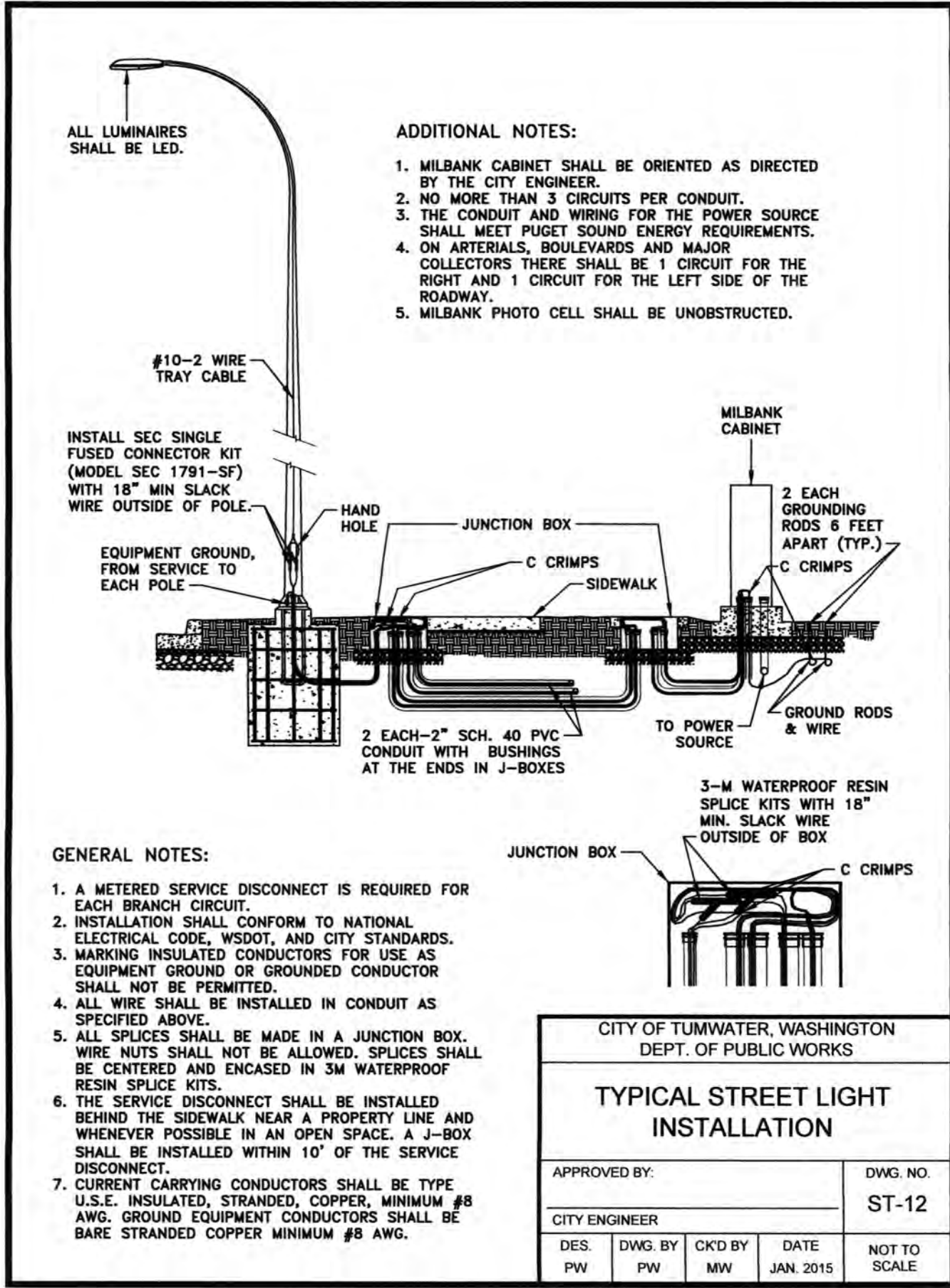
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TP# 12716340100, 12716340102, 12716342000



LUMINAIRE SCHEDULE								
STREET	NO.	STATION	OFFSET	LUMINAIRE TYPE & WATTAGE	CIRCUIT	POLE TYPE	MOUNTING HEIGHT	MAST ARM LENGTH
LEGACY CT	A1	10+85.00	15.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	JB-2	12+34.02	17.62' RT	LED*	1			
LEGACY CT	A3	13+84.00	15.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	JB-4	15+33.12	17.69' RT	LED*	1			
LEGACY CT	A5	16+81.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A6	18+31.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A7	19+81.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A8	20+97.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A9	22+47.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A10	23+91.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A11	25+17.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	JB-12	26+67.32	23.63' RT	LED*	1			
LEGACY CT	A13	28+17.32	21.69' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A14	29+38.93	21.10' LT	LED*	1	DAVIT	35'	8'


* ALL LUMINAIRES SHALL BE LED TYPE WITH WATTAGE EQUIVALENT TO 250 WATT HIGH PRESSURE SODIUM LIGHTS

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CITY OF
TUMWATER

APPROVED

PERMIT #: TUM-21-0907

06/18/2024:16:38 PM

[Signature]

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V





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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
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REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
STREET LIGHTING
DETAILS
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 21 OF 48
H:\dgn\13-000\13-051\CD\1
INDEX: 13-051 sl.dwg
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

**THURSTON COUNTY**

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
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93RD AVE SW @ I-5 SOUTHBOUND EXIT
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ELEVATION = 200.30

BASIS OF BEARING:
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#196 AND #573A = S 88°14'32" E

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SCALE: H 1" = 30'
V

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

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020


I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
ROADSIDE FEATURES - 1
A PORTION OF SECTION 16, TOWNSHIP 17N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 22 OF 48
INDEX: 13-051 rfdwg
JOB: 13-051


SIGN INSTALLATION SPECIFICATIONS AND LEGEND

SIGN NO.	SIGN CODE	DESCRIPTION	STATION	SIZE	LETTER SIZE	POST MATERIAL	POST SIZE	POST LENGTH	DESCRIPTION
A1	(R1-1) (D3-1)	STOP SIGN STREET NAME SIGN	10.52.00, 16.00' LT (A)	30"x30" 9"	STANDARD STANDARD	STEEL	2" SQ	12'	N/A 93RD AVENUE SE LEGACY CT (ROAD 'A')
A2	(R2-1)	25 MPH SPEED LIMIT	11+00.00, 14.50' RT (A)	24"x30" 9"	STANDARD	STEEL	2" SQ	12'	N/A
P1 - P3	POLICY 96.02	NO PARKING	SEE SHEETS 22 & 23	12"x18"	*	STEEL	2" SQ	12'	"NO PARKING"
P4 & P5	POLICY 96.02	NO PARKING	SEE SHEET 23	12"x18"	*	STEEL	2" SQ	12'	"NO PARKING IN CUL-DE-SAC"

* SEE SIGN NOTES AND DETAIL SHEET 24



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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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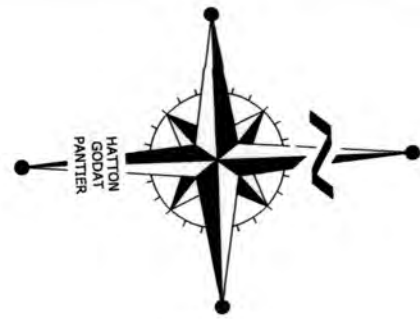
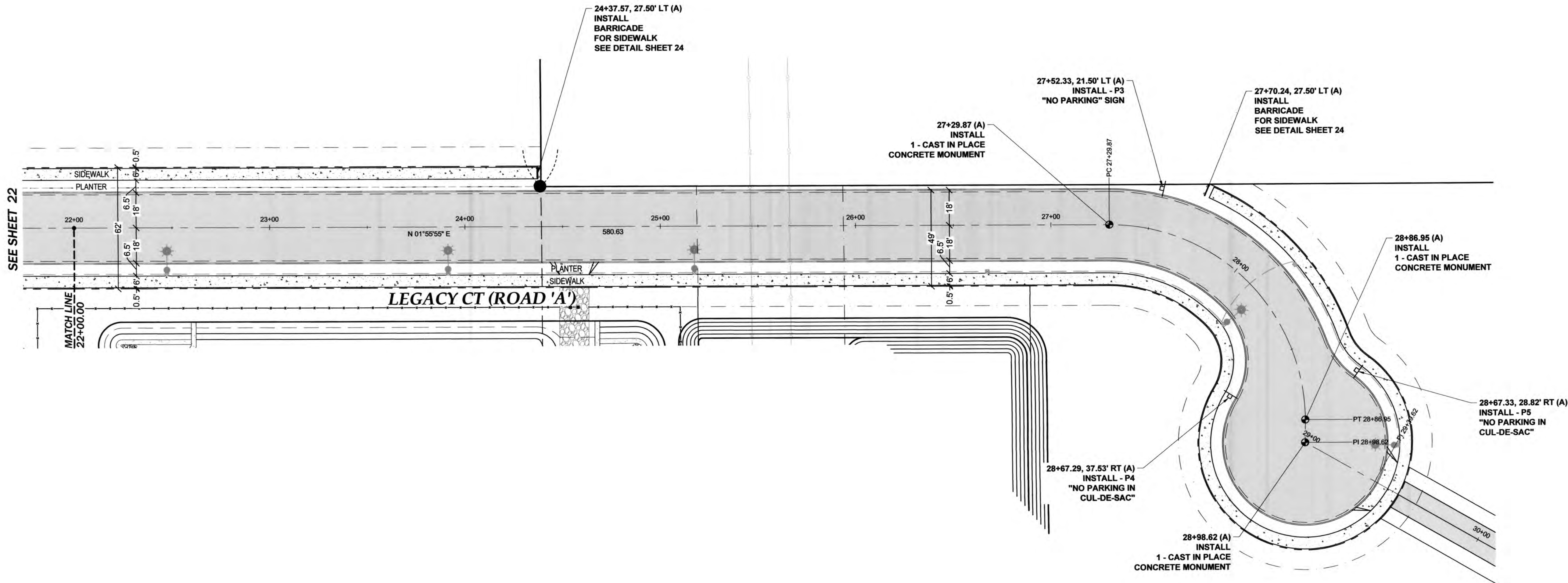
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TP# 12716340100, 12716340102, 12716342000

87



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E
30 15 0 30 60 SCALE: 1" = 30'	

DESIGNED BY:	CAHG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	H 1" = 30'
	V N/A



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KAUFMAN REAL ESTATE, LLC
ROADSIDE FEATURES - 2

TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.

AGENCY NO.	16-0016
SHEET:	23 OF 48
INDEX:	13-051 f.dwg
JOB:	13-051

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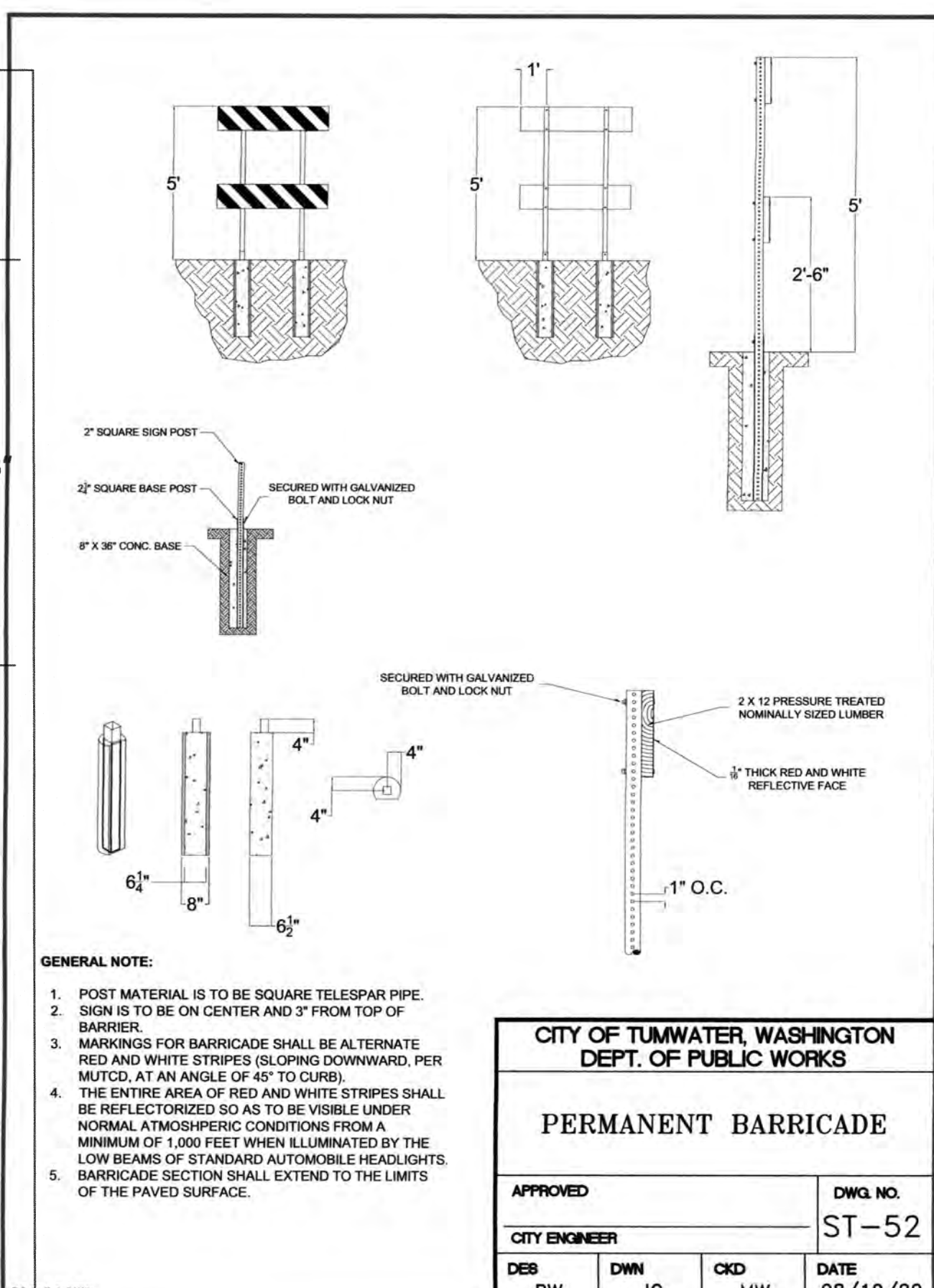
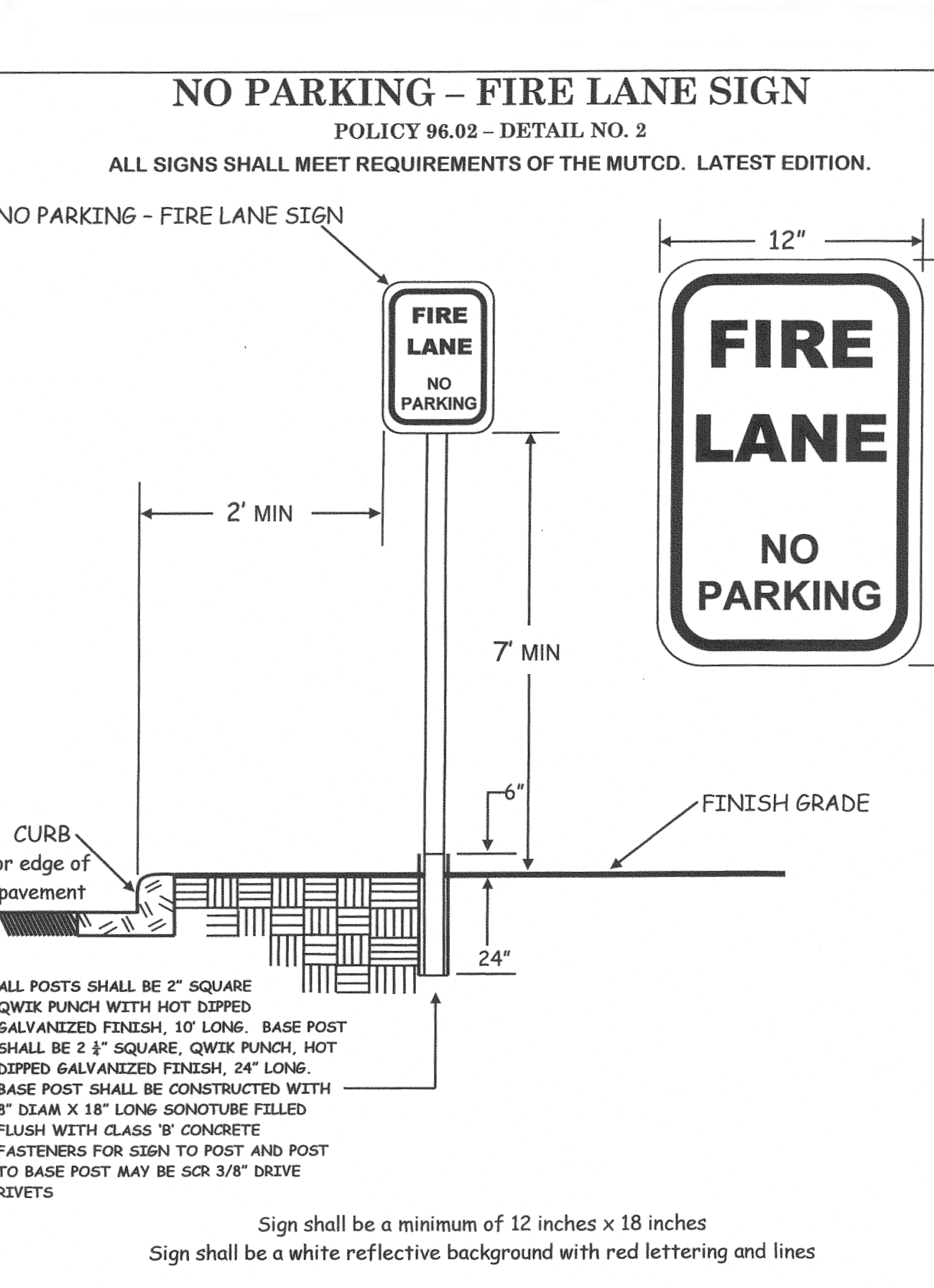
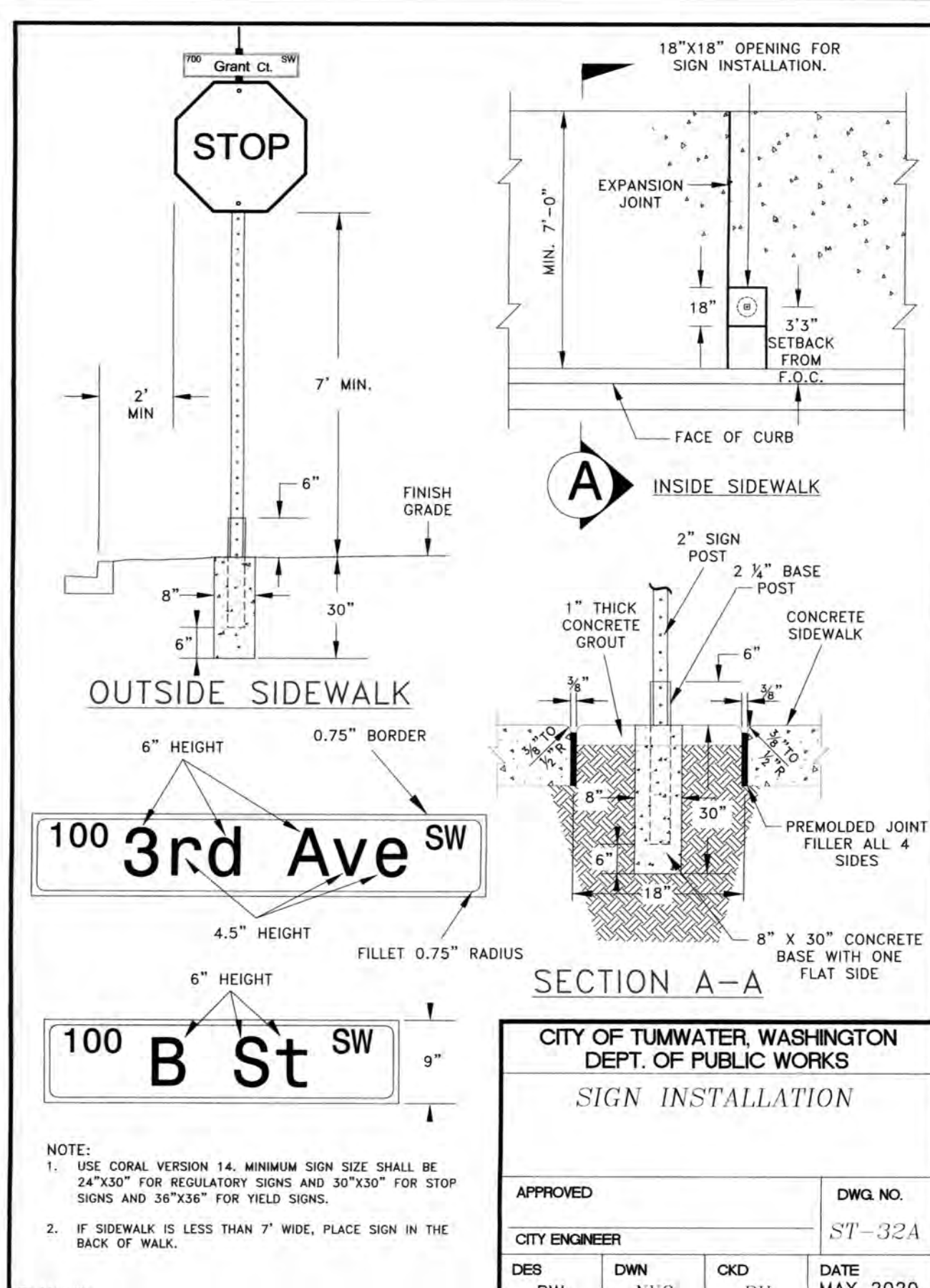
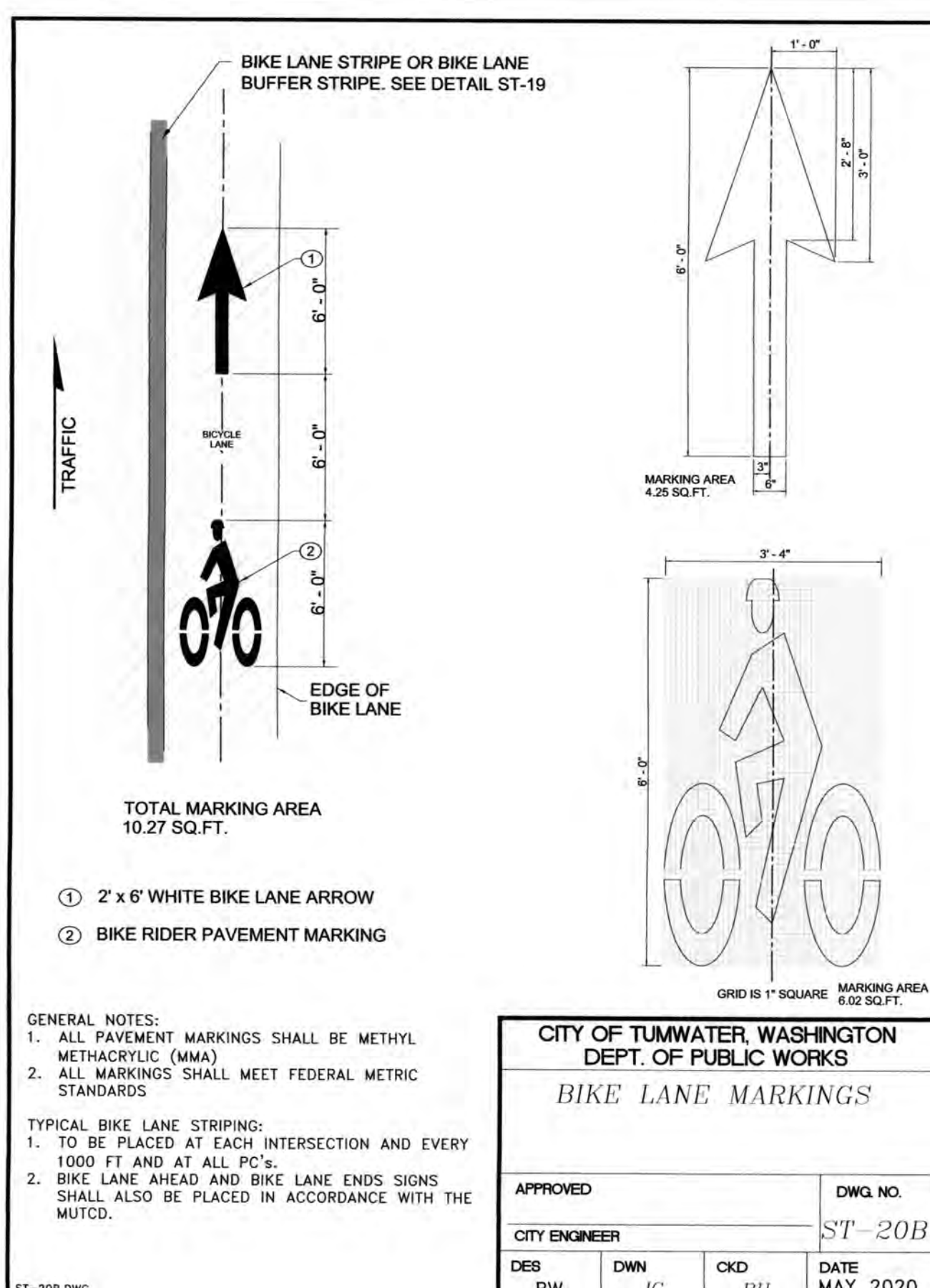
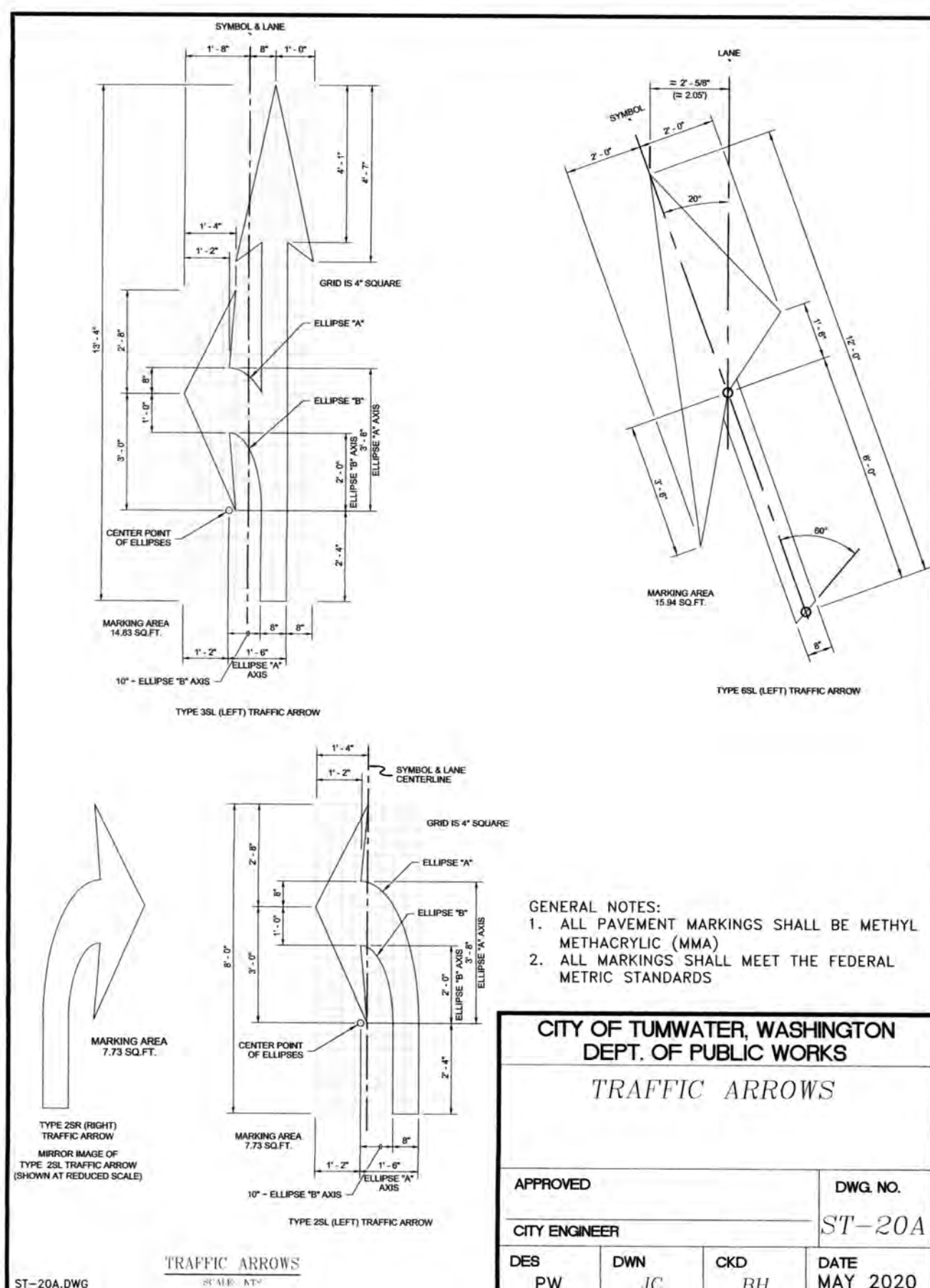
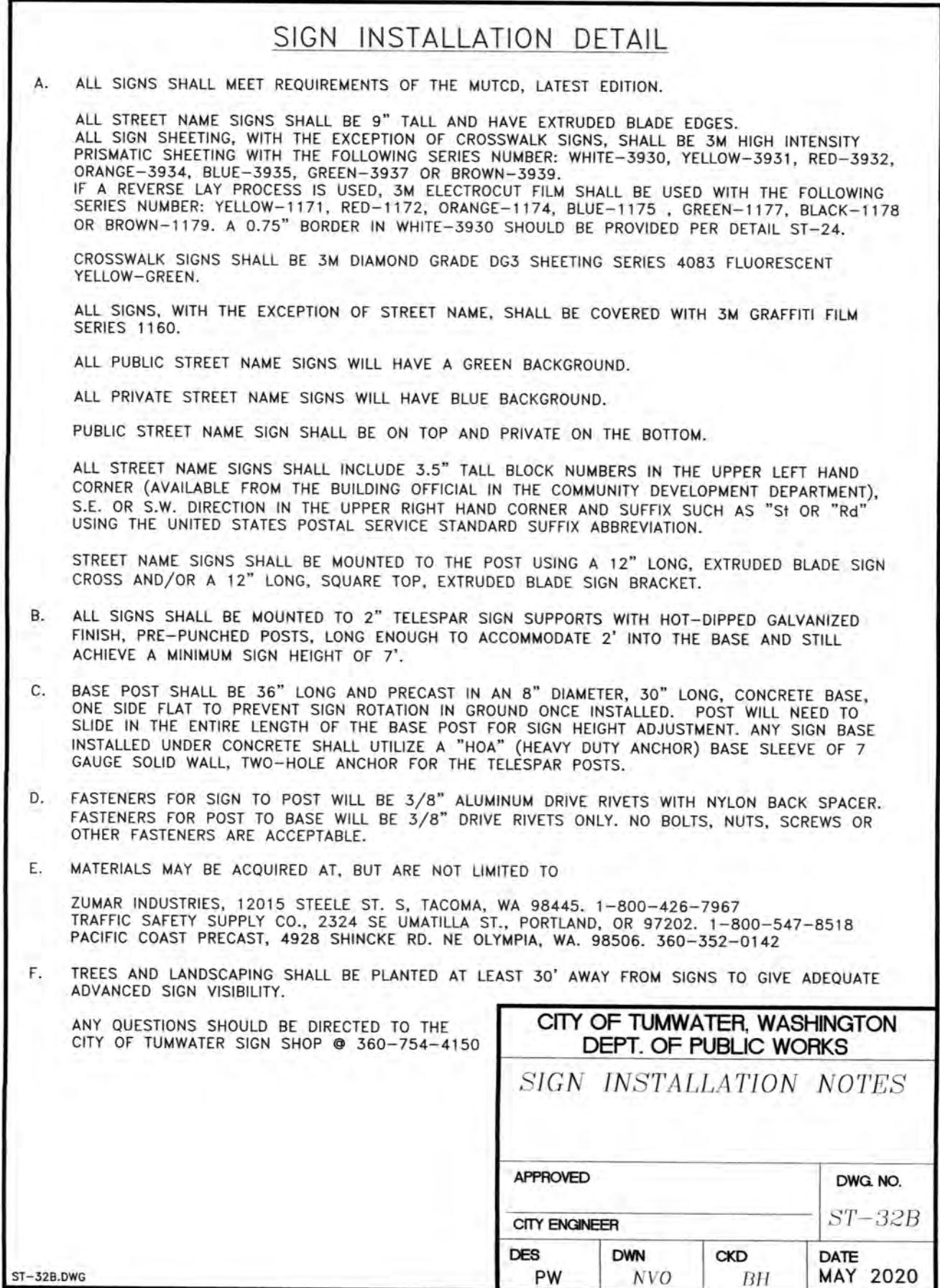
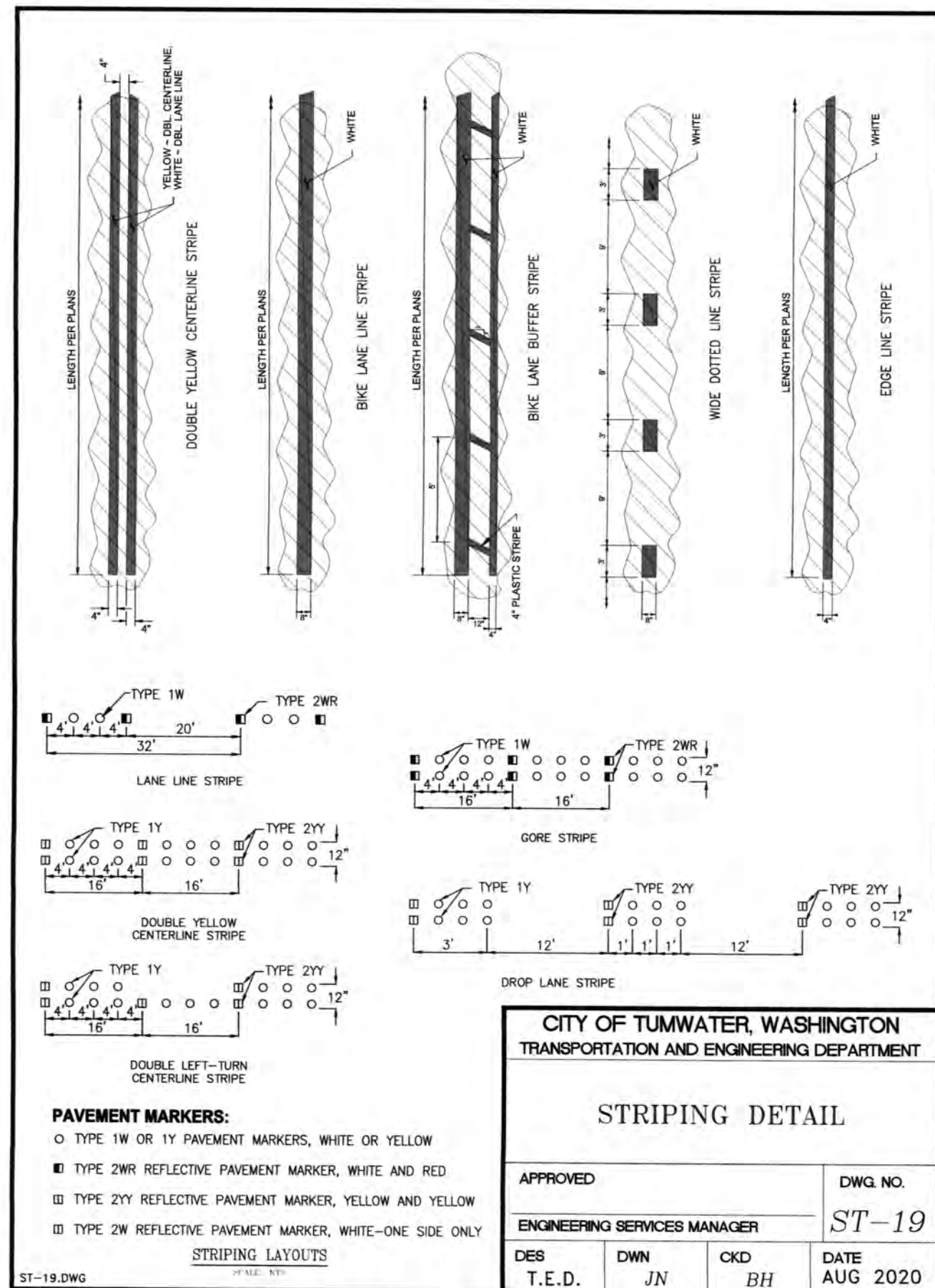
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V N/A



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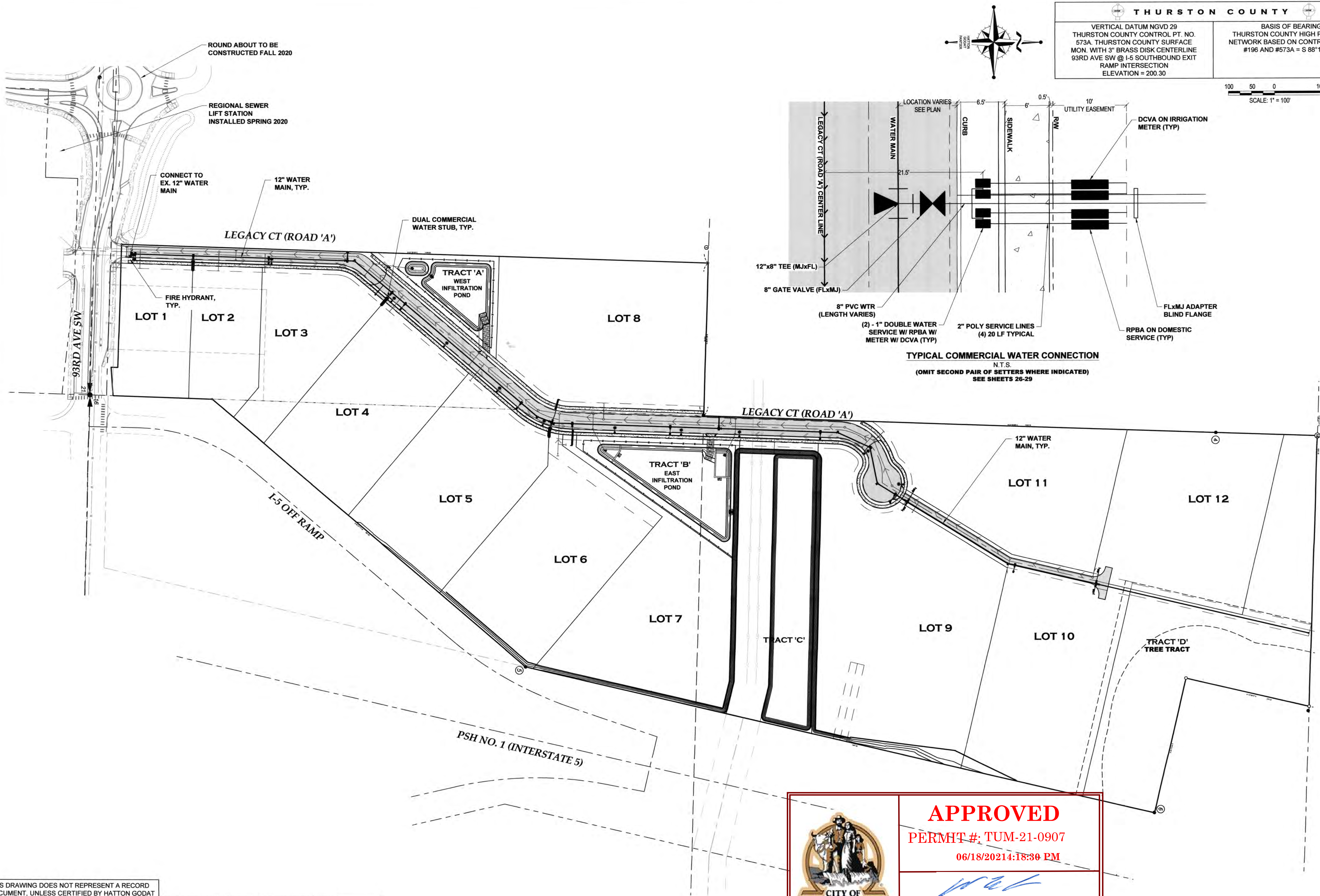
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CITY COMMENTS: 10/17/2020
CITY COMMENTS: 10/17/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
ROADSIDE FEATURES DETAILS

AGENCY NO. 16-0016
SHEET: 24 OF 48
H:\dgn\13-000\13-051\rdwg\INDEX: 13-051.rdwg
JOB: 13-051

TPR 12716340100, 12716340102, 12716340200

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

100 50 0 100 200

SCALE: 1" = 100'

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SCALE:	H 1"=100' V N/A



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I-5 COMMERCE

KAUFMAN REAL ESTATE, LLC

OVERALL WATER PLAN

TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.

AGENCY NO.	16-0016
SHEET:	25 OF 48
INDEX:	13-051 wtr.dwg
JOB:	13-051

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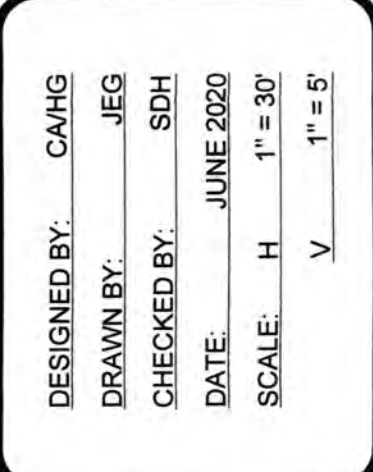
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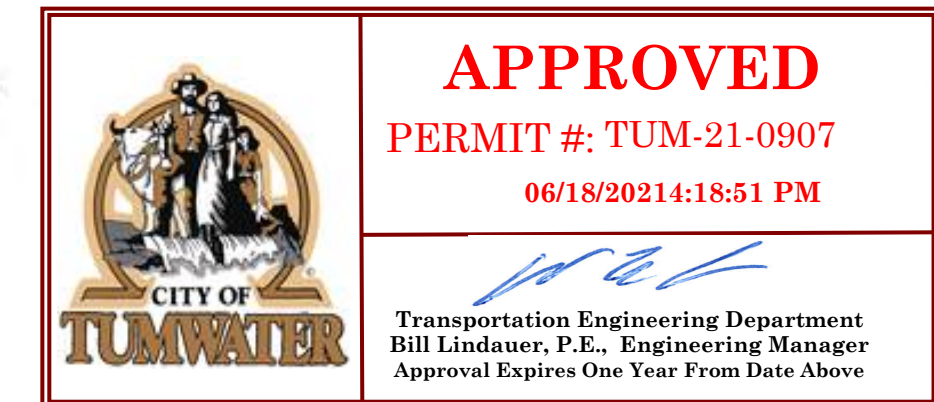


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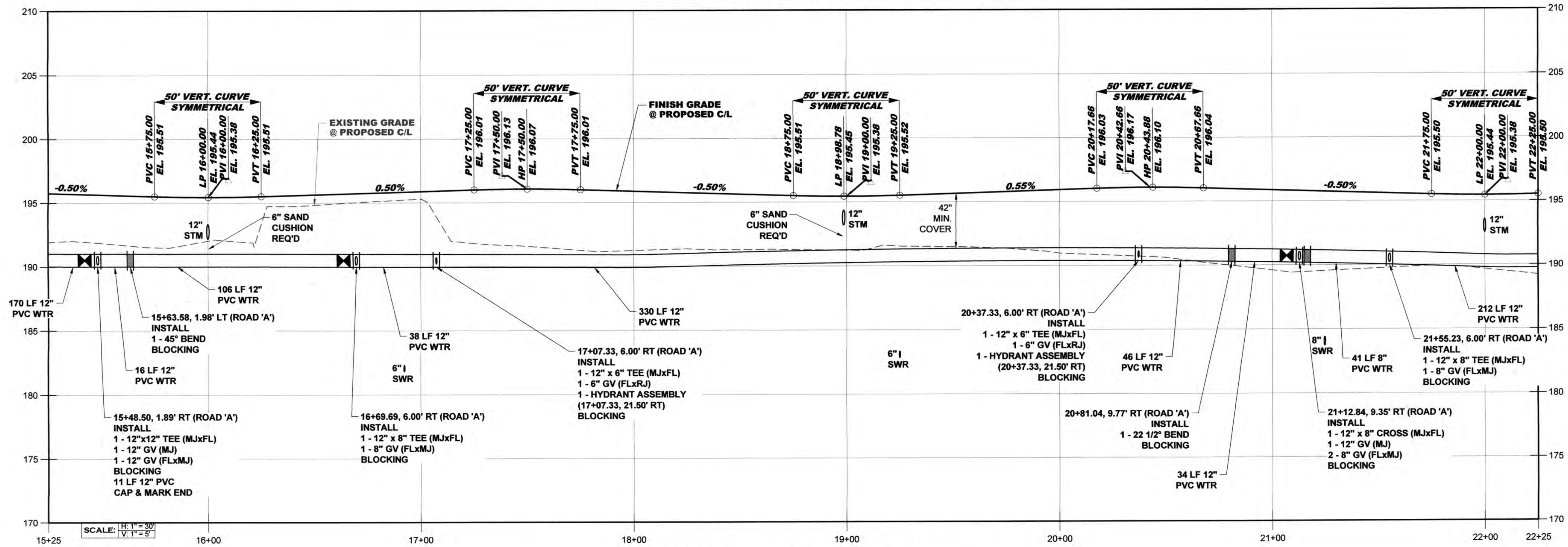
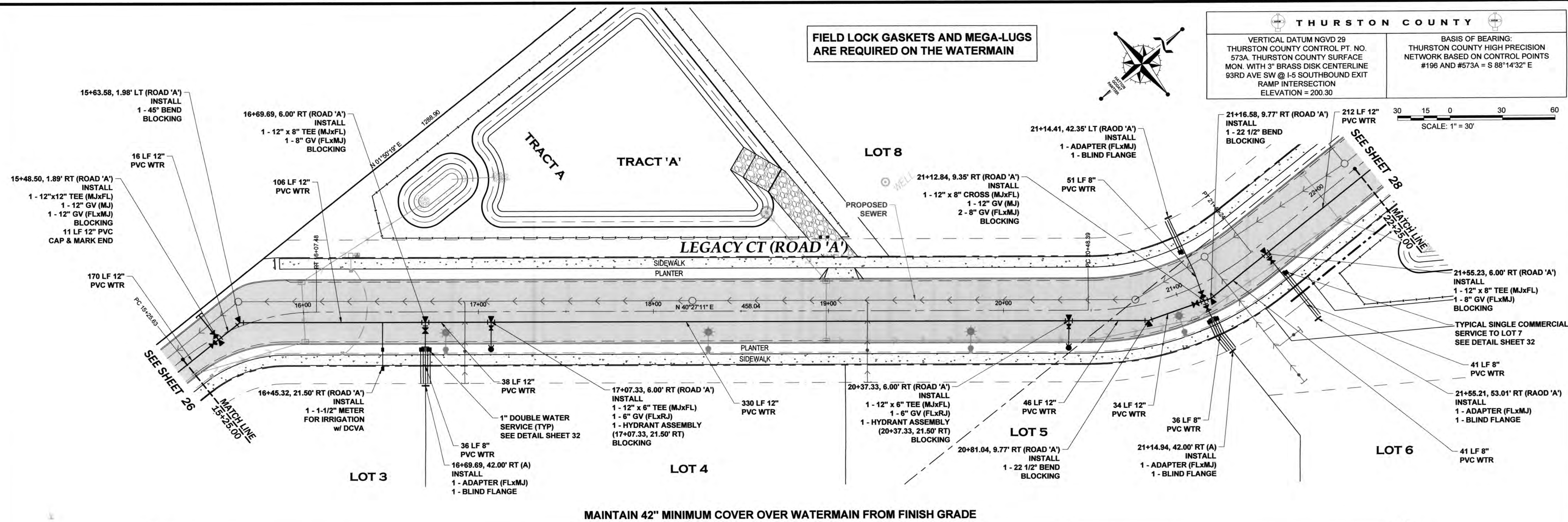
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KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN &
PROFILE - 1

AGENCY NO. 16-0016
SHEET: 26 OF 48
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INDEX: 13-051 wrp&p.dwg
■ JOB: 13-051



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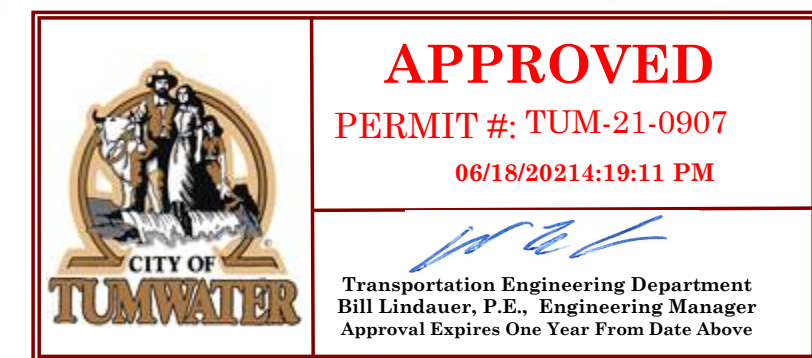


LEGACY CT (ROAD 'A') PROFILE - 2

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	V 1" = 5'

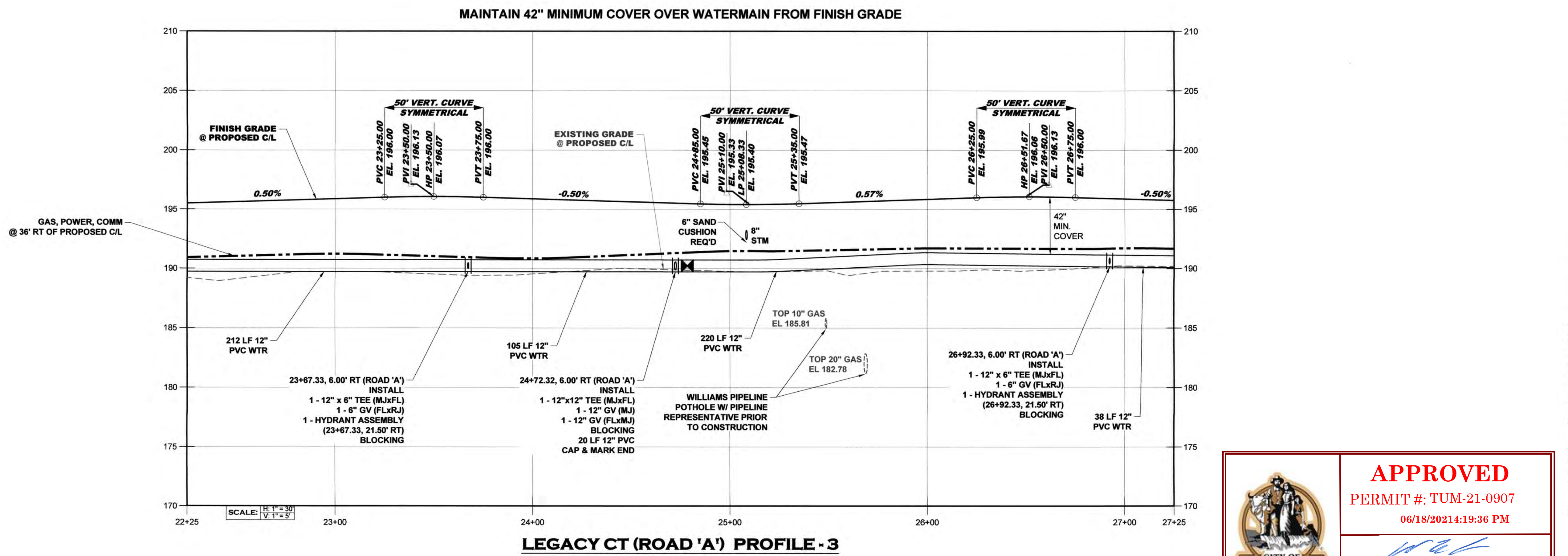
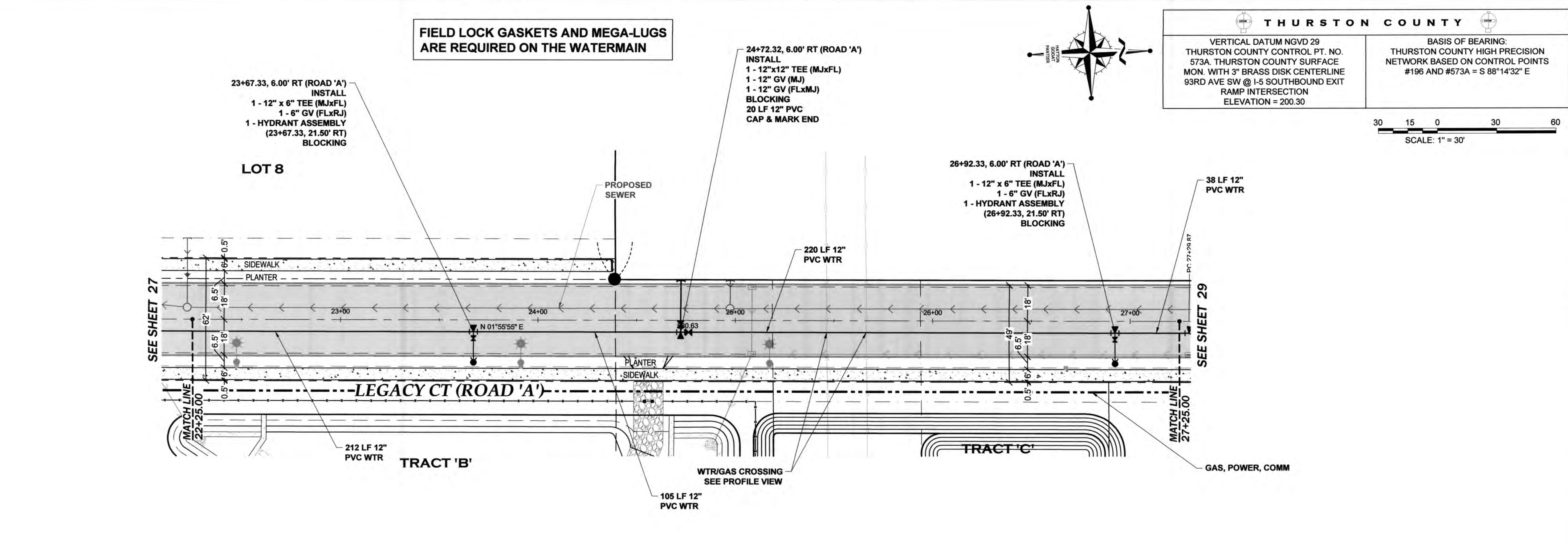


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CITY COMMENTS	10/27/2020

**I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN &
PROFILE - 2**

AGENCY NO. 16-0016
SHEET: 27 OF 48
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■ JOB: 13-051



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CITY OF TUMWATER

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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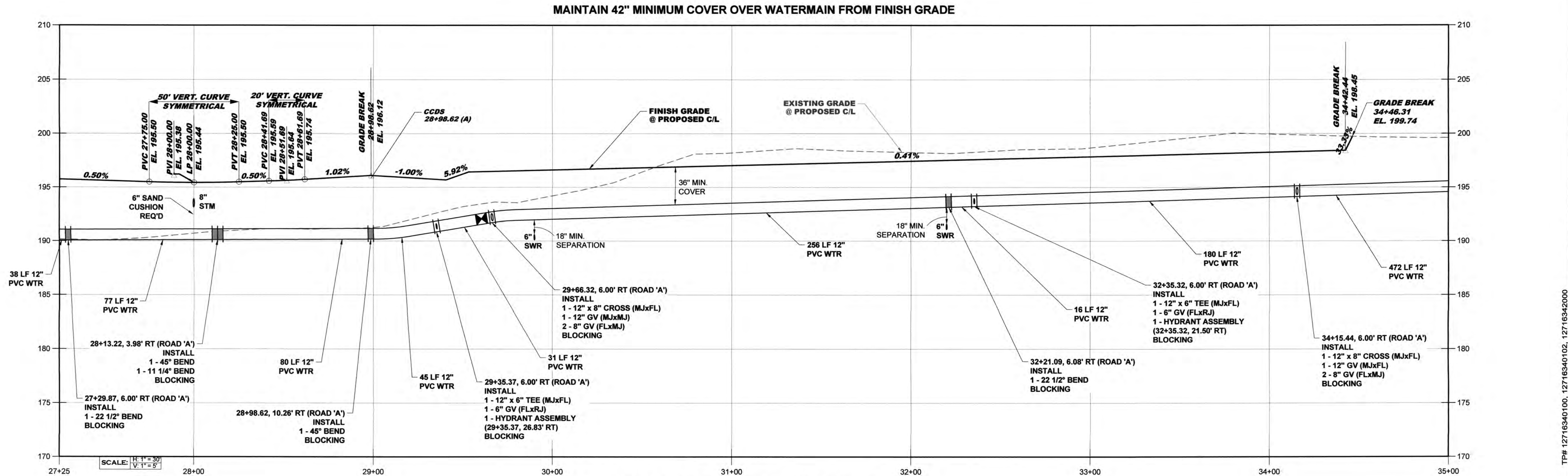
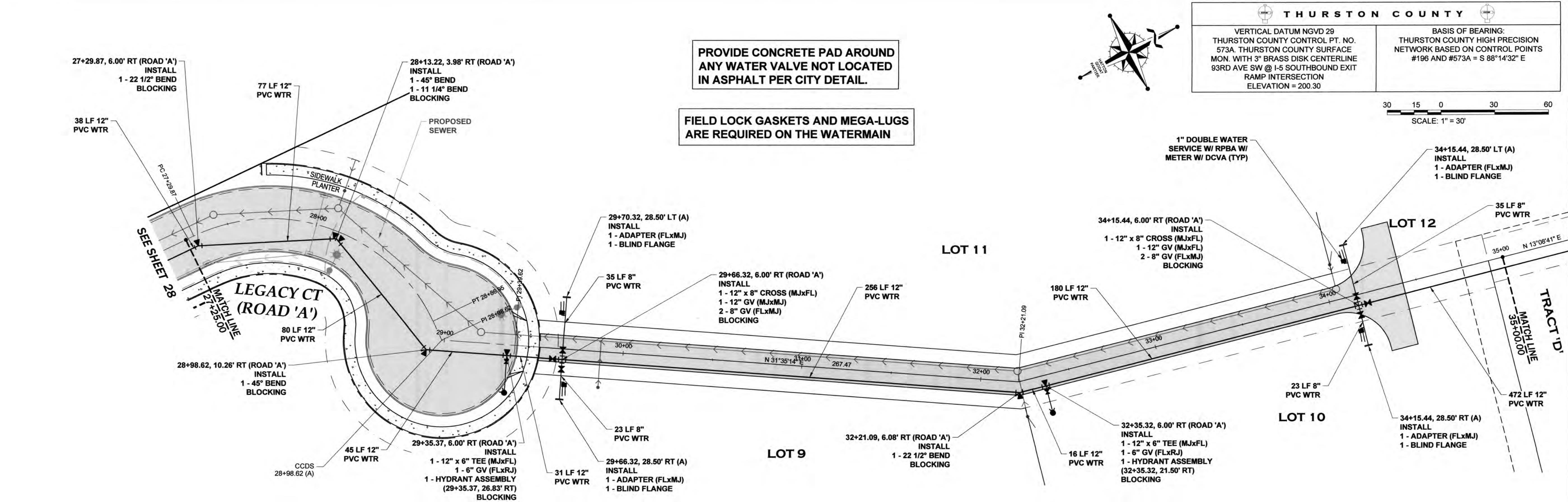
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KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN & PROFILE - 3

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 28 OF 48
INDEX: 13-051 WTR PLAN & PROFILE
JOB: 13-051

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LEGACY CT (ROAD 'A') PROFILE - 4

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V 1" = 5'



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15 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN &
PROFILE - 4
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016

SHEET: 29 OF 48

INDEX: 13-051 WP&P.dwg

JOB: 13-051

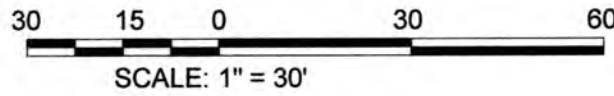
TP# 12716340100, 12716340102, 12716342000

PROVIDE CONCRETE PAD AROUND
ANY WATER VALVE NOT LOCATED
IN ASPHALT PER CITY DETAIL.

FIELD LOCK GASKETS AND MEGA-LUGS
ARE REQUIRED ON THE WATERMAIN



T H U R S T O N C O U N T Y	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E



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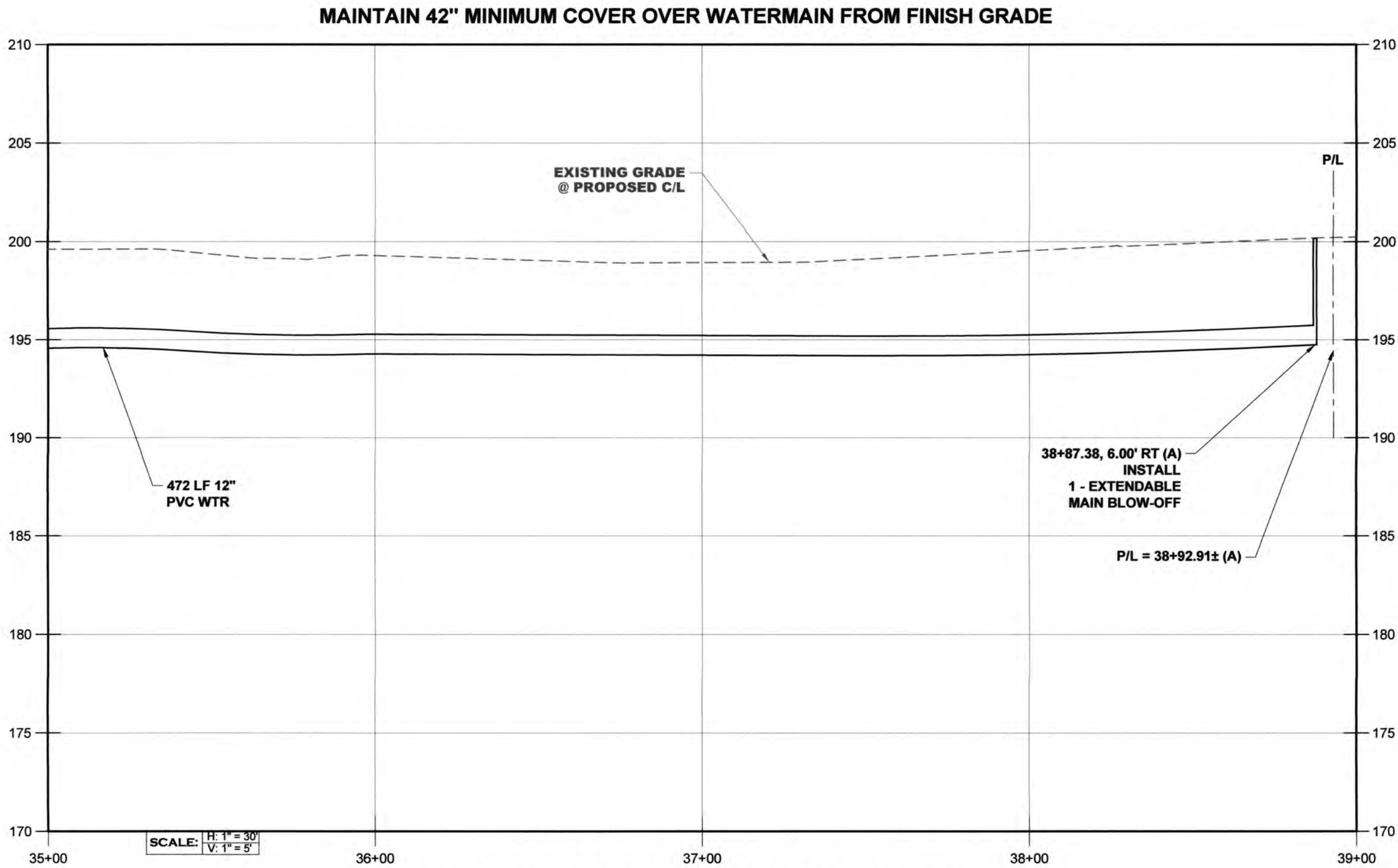
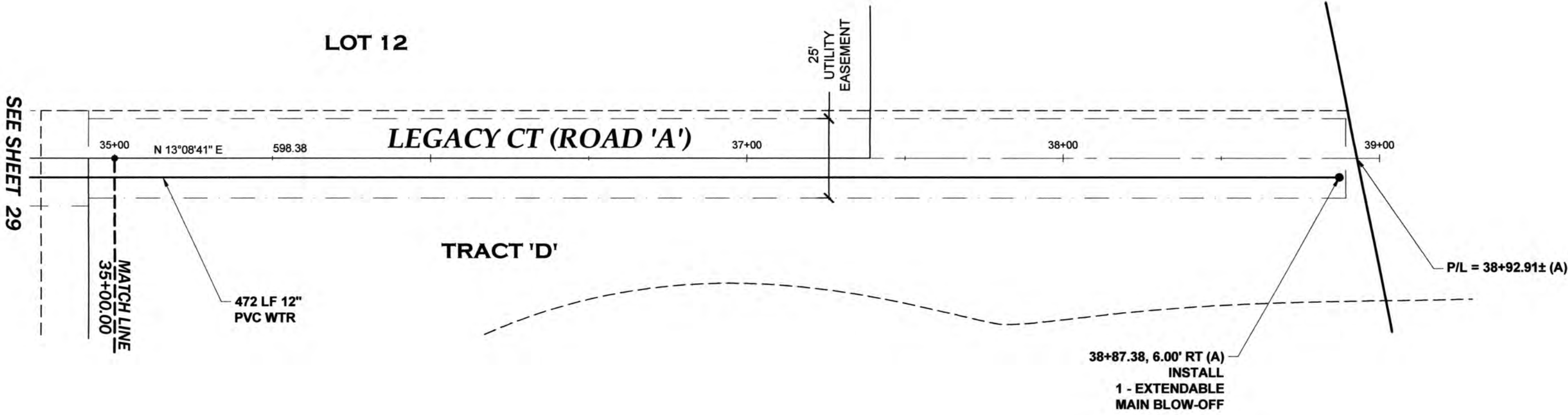


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KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN & PROFILE - 5
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.

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LEGACY CT (ROAD 'A') PROFILE - 5

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Bill Lindauer, P.E., Engineering Manager
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AGENCY NO. 16-0016
SHEET: 30 OF 48
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INDEX: 13-051\wrp&pdwg
JOB: 13-051

TEE WITH PLUG	CROSS WITH PLUG	CROSS WITH PLUGS	PLUG OR CAP
45° - 90° VERTICAL BEND	HORIZ. BEND	WYE	TOP VIEW
			SIDE VIEW TEE

GENERAL NOTES:

- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
- PLASTIC BARRIER SHALL BE PLACED BETWEEN ALL THRUST BLOCKS AND FITTINGS.
- ANCHOR REBAR SHALL BE 5/8" MINIMUM DIAMETER

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
APPROVED BY:		DWG. NO.	
CITY ENGINEER		WA-1	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014
NOT TO SCALE			

THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 225 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEE
4"	4,100	2,300	1,200	600	3,000
6"	9,000	5,000	2,600	1,400	6,500
8"	16,500	9,000	4,700	2,500	11,500
10"	25,500	14,000	7,000	3,500	18,000
12"	36,000	20,000	10,500	5,500	26,000
14"	50,000	27,000	14,000	7,000	35,000
16"	65,000	35,000	18,000	9,000	46,000

NOTES:

- BLOCKING SHALL BE COMMERCIAL CONCRETE POURED IN PLACE THRUST BLOCK WITH PLASTIC SHEETING OR SIMILAR MATERIAL TO ISOLATE THE FITTING.
- TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET(S.F.)
EXAMPLE : 12" - 90° BEND IN SAND AND GRAVEL 36,000 LBS
3000 LB/S.F. = 12 S.F. OF AREA
- AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND SOIL CONDITIONS.
- BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

SAFE SOIL BEARING LOADS

SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
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CITY ENGINEER		WA-2	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014
NOT TO SCALE			

VERTICAL BLOCKING WITH RESTRAINED JOINTS FOR NEW LINES

GENERAL NOTES:

- CONCRETE BLOCKING SIZING BASED ON MINIMUM 3 FEET OF COVER.
PIPE THRUST BASED ON 225 PSI PRESSURE.
PIPE ENCASED IN POLYETHYLENE.
VERTICAL BLOCK SIZE BASED ON CONCRETE WEIGHT OF 150 POUNDS PER CUBIC FOOT.
TRENCH CONDITIONS BASED ON TYPE 2, FLAT BOTTOM TRENCH WITH LIGHTLY CONSOLIDATED BACKFILL, PER AHS/AWWA C150.421.50.
FACTOR OF SAFETY IS 1.5.
SOIL FRICTIONAL RESISTANCE BASED ON COHESIVE GRANULAR SOIL TYPE (GC+SC), SAND, GRAVEL, CLAY MIXTURE.
- BLOCKING DESIGN MUST BE ADJUSTED FOR OTHER SIZE PIPE, PRESSURES AND SOIL CONDITIONS.
- PIPE CLAMP (STAINLESS STEEL TOLCO 4H 316SS), RODS (STAINLESS STEEL ALL-THREAD 316SS).
- LINE SHALL NOT BE PRESSURIZED UNTIL ALL TRENCHING WITHIN 100 FEET OF VERTICAL BEND IS BACKFILLED AND COMPACTED TO A MINIMUM COVER OF 3 FEET OVER PIPE.
- 90° VERTICAL BENDS SHALL ONLY BE INSTALLED WHERE GIVEN PRIOR APPROVAL BY THE UTILITY.
- BACKFILL TRENCH BEYOND 90° VERTICAL BLOCK WITH CRUSHED SURFACING TOP COURSE MATERIAL COMPACTED TO 95% MAXIMUM DENSITY. CRUSHED BACKFILL SHALL EXTEND 20 FEET BEYOND BLOCK OR TO FIRM BEARING TRENCH WALL, WHICHEVER IS LESS.
- LEAVE BLOCK OPEN OR SHEETED 24 HOURS MINIMUM.
- MEGA-LUG FITTINGS.

PIPE SIZE	VERTICAL BEND	CU. FT.	A	D	L
4"	11 1/4"	6			
	22 1/2"	12			
	45°	22			
	90°	50	2.5'	3/4"	2.0'
6"	11 1/4"	14			
	22 1/2"	27			
	45°	50	2.3'	3/4"	2.0'
	90°	89	3.5'	3/4"	2.0'
8"	11 1/4"	25			
	22 1/2"	48			
	45°	89	3.2'	3/4"	2.0'
	90°	139	4.4'	3/4"	2.0'
10"	11 1/4"	38			
	22 1/2"	75	2.3'	3/4"	2.0'
	45°	139	4.0'	3/4"	2.0'
	90°	200	5.2'	1"	3.5'
12"	11 1/4"	55			
	22 1/2"	108	2.7'	3/4"	2.0'
	45°	200	4.8'	3/4"	2.0'
	90°	272	5.9'	1 1/8"	4.0'

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
APPROVED BY:		DWG. NO.	
CITY ENGINEER		WA-3	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014
NOT TO SCALE			

PIPE RODS AND ANCHORS FOR CONCRETE BLOCKING

GENERAL NOTES:

- J-BOLT DIAMETER FOR PIPE LESS THAN 6" SHALL BE 7/8" STAINLESS STEEL.
FOR PIPES 6" & 8" PIPE, J-BOLTS SHALL BE 1" STAINLESS STEEL.
FOR PIPES OF 10", J-BOLTS SHALL BE 1 1/4" STAINLESS STEEL.
FOR PIPES WITH A DIAMETER GREATER THAN 12", J-BOLTS SHALL BE 1 1/2" STAINLESS STEEL.
- TIGHTEN TOP NUTS TO TENSION BOLTS.
- TIGHTEN LOWER NUTS TO COMPRESS CLAMP SNUG.

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
APPROVED BY:		DWG. NO.	
CITY ENGINEER		WA-4	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014
NOT TO SCALE			

WATER TRENCH DETAIL PAVED AREAS

GENERAL NOTES:

- COMPACTATION: THE TESTING REQUIREMENTS SHALL BE PER THE CITY OF TUMWATER DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
- ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION OR AS AMENDED BY CITY OF TUMWATER STANDARDS.

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
APPROVED BY:		DWG. NO.	
CITY ENGINEER		WA-5	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014
NOT TO SCALE			

METHODS FOR FILLING NEW WATER MAINS

GENERAL NOTES:

- AN APPROVED BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED BETWEEN THE EXISTING AND NEW WATER MAINS DURING DISINFECTION AND FLUSHING OF THE NEW WATER MAIN.
- THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER THE NEW WATER MAIN IS FLUSHED AND DISINFECTED AND PROPER RESIDUAL READING AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED.
- THE INTERIORS OF ALL PIPES AND FITTINGS TO BE USED IN FINAL CONNECTION MUST BE SWABBED OR SPRAYED WITH A 1% CHLORINE SOLUTION.

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
APPROVED BY:		DWG. NO.	
CITY ENGINEER		WA-9	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JULY 2014
NOT TO SCALE			

STANDARD VALVE BOX

GENERAL NOTES:

- ALL VALVES SHALL HAVE A U.S.E. 12 GAUGE BLUE COATED COPPER TRACER WIRE TIED OFF AT VALVE BODY. THE WIRE SHALL BE EXTENDED UP ON THE OUTSIDE RISER PIPE A FOOT ABOVE THE VALVE HUB BEFORE THE WIRE IS PUT INTO THE RISER THROUGH A SLOT CUT INTO THE RISER. LEAVE 36" OF WIRE ABOVE THE TOP OF VALVE BOX.
- ALL WELDS TO THE SHAFT SHALL BE FILLET WELD, AROUND THE ENTIRE PLATE PER #2 BELOW.

VALVE STEM EXTENSION LEGEND

- VALVE OPERATING NUT OR 1-7/8" X 1-7/8" X 2" HIGH GRADE STEEL WELDED TO GUIDE PLATE.
- 3/16" THICK X 5 1/2" DIA STEEL GUIDE PLATE WELDED TO RISER SHAFT.
- 2"x2"x 3/16" SQUARE STRUCTURAL STEEL TUBING TO FIT OPERATING NUT. LENGTH AS REQUIRED.

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
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CITY ENGINEER		WA-12	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014
NOT TO SCALE			

BLOW-OFF HYDRANT ASSEMBLY

GENERAL NOTES:

- VALVE BOX AND COVER SHALL BE PER CITY STANDARD DETAIL.
- CARSON METER BOX SHALL HAVE A SOLID LID. A TRAFFIC RATED LID SHALL BE REQUIRED IF THE METER BOX IS IN THE TRAVELED WAY.
- WHEN CONCEIVABLE LOCATE BLOW-OFF HYDRANT OUTSIDE ROADWAY.
- ON WATER MAINS WHICH WILL BE EXTENDED IN THE FUTURE, THE VALVE WHICH OPERATES THE BLOW-OFF HYDRANT ASSEMBLY SHALL BE THE SAME SIZE AS SPECIFIED WATERLINE AND PROVIDED WITH MEGALUG RESTRAINING JOINTS, PER CITY DETAIL.
- WATER MAIN ELEVATION WILL VARY FROM BLOW-OFF HYDRANT BASE ELEVATION. ADJUST AS NECESSARY.

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
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CITY ENGINEER		WA-17	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JULY 2014
NOT TO SCALE			

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

THE DETAILS ON THIS SHEET WITH AN AGENCY TITLE BLOCK WERE PREPARED BY THE REVIEWING AGENCY AND WERE REQUIRED TO BE INCLUDED ON THIS PLAN BY SAID AGENCY. THE DESIGN ENGINEER MAKES NO WARRANTY AS TO THE SUITABILITY OR APPROPRIATENESS OF THOSE DETAILS. SOME AGENCY DETAILS ON THIS SHEET MAY HAVE BEEN MODIFIED TO SUIT DESIGN NEEDS AND HAVE BEEN NOTED AS SUCH.

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



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OLYMPIA, WA 98506
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hattonpantier.com

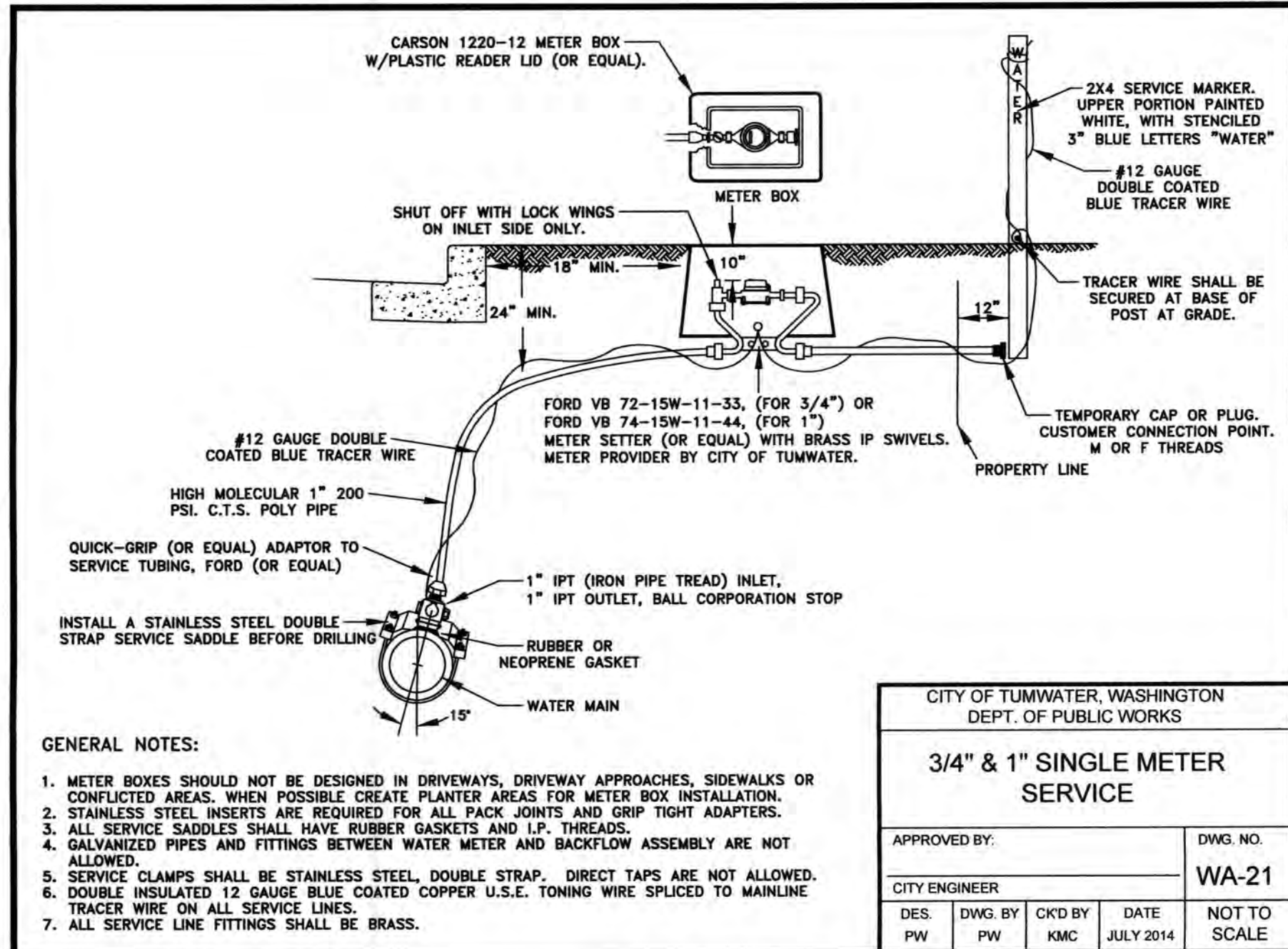
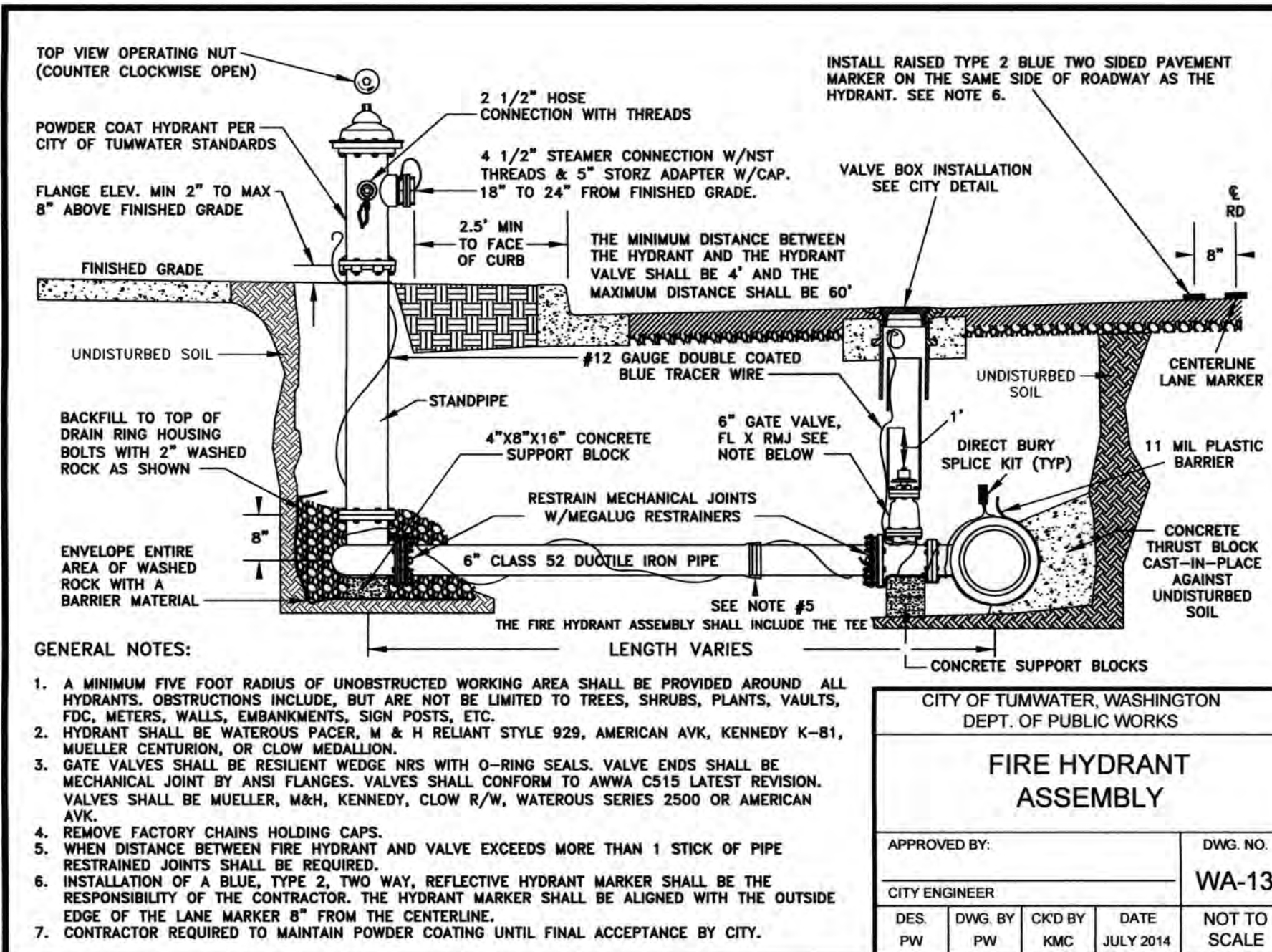
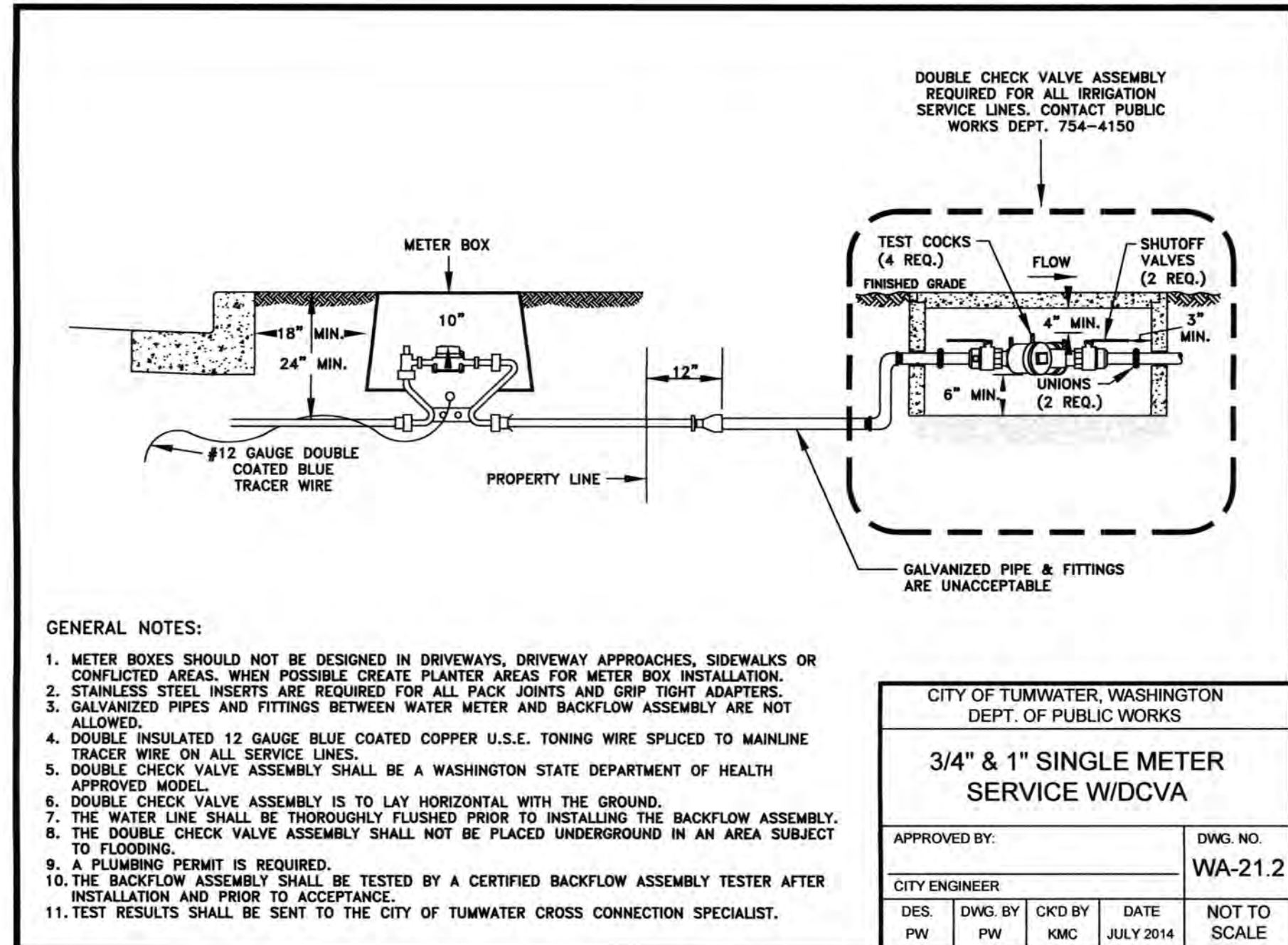
REVISIONS:
DATE: 10/07/2020
CITY COMMENTS: 10/07/2020
CITY COMMENTS: 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
WATER NOTES & DETAILS - 1

AGENCY NO. 16-0016
SHEET: 31 OF 48
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INDEX: 13-051 wtr det.dwg
JOB: 13-051

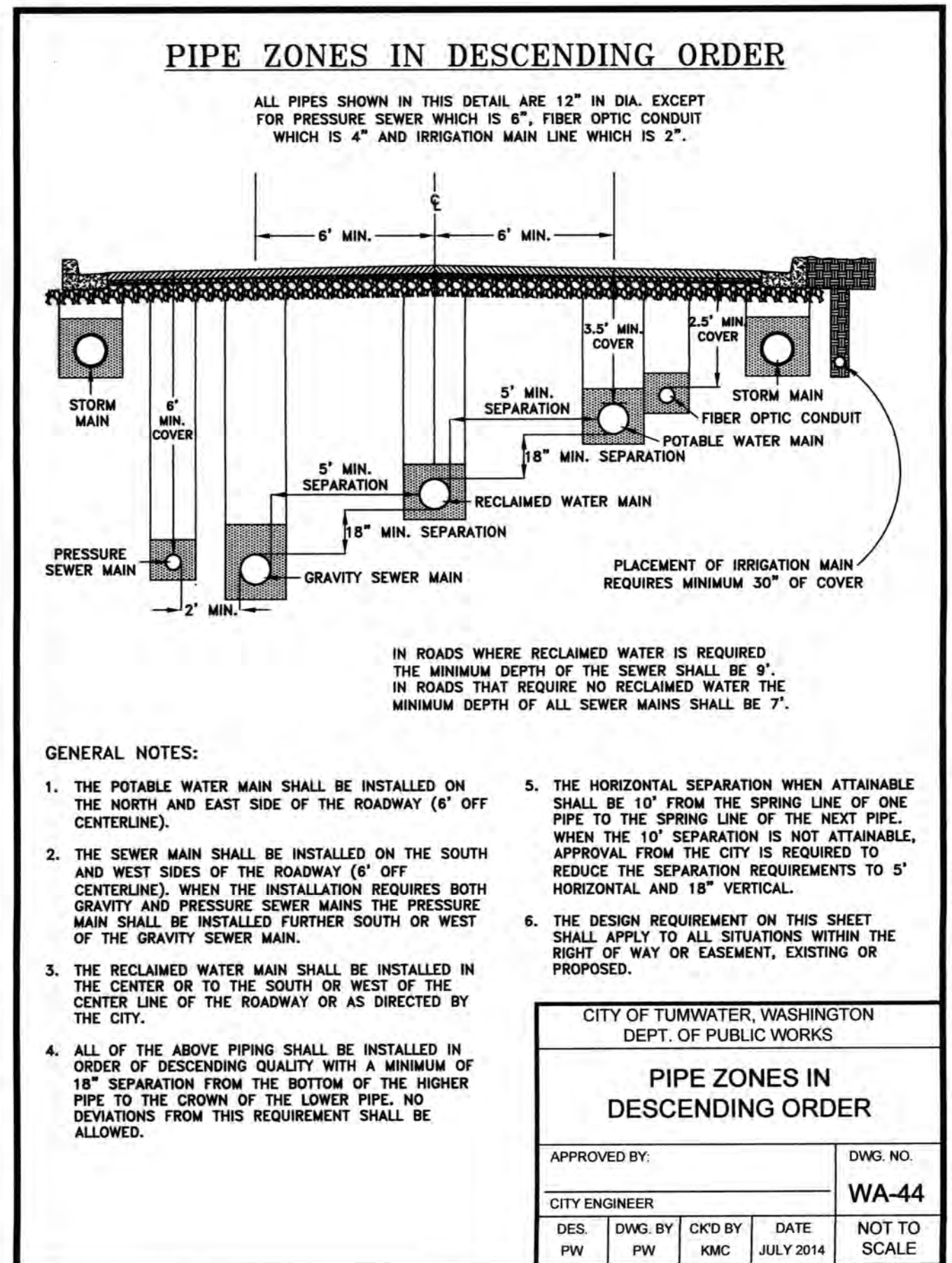
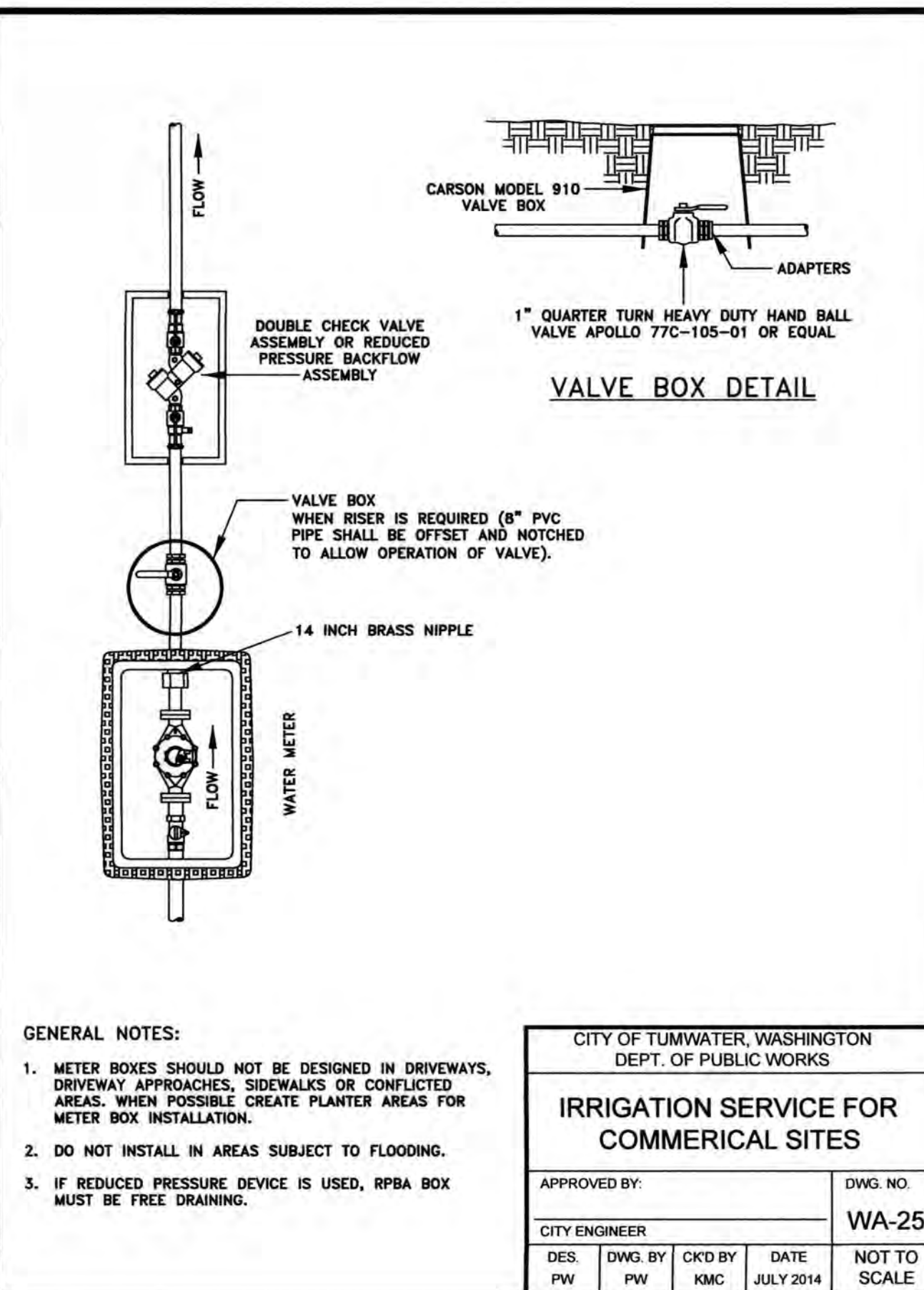
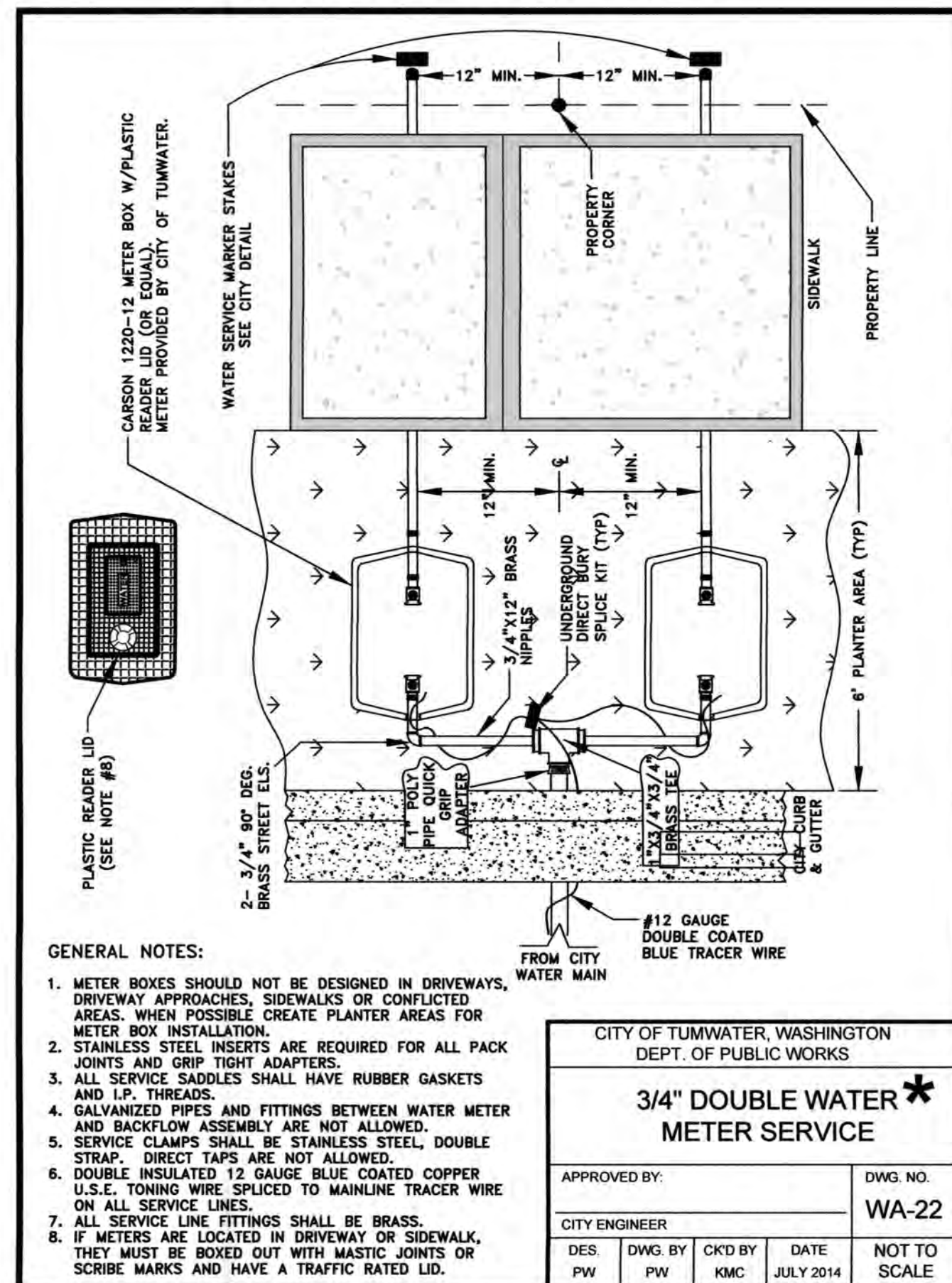
1P# 1271634-0100, 1271634-0102, 1271634-0200

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

**GENERAL NOTES (WATERMAIN INSTALLATION)**

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, LATEST EDITION.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
- WATERMAINS EQUAL TO OR LESS THAN 12 INCHES IN DIAMETER SHALL BE AWWA C900 CLASS 150, C905 CLASS 235, OR DUCTILE IRON CEMENT MORTAR-LINED THICKNESS CLASS 50. ALL WATERMAINS LARGER THAN 12 INCHES IN DIAMETER SHALL BE AWWA C905, CLASS 235, OR DUCTILE IRON CEMENT MORTAR-LINED THICKNESS CLASS 50.
- GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON-RISING STEM) WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. VALVES SHALL CONFORM TO AWWA 509-80. VALVES SHALL BE MUELLER, M & H, KENNEDY, CLOW R/W OR WATEROUS SERIES 500. EXISTING VALVES SHALL BE OPERATED BY CITY EMPLOYEES ONLY.
- HYDRANTS SHALL BE DRY BARREL TYPE AND ONE OF THE FOLLOWING: WATEROUS, M & H, MUELLER, OR CLOW. HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED. ALL HYDRANTS SHALL BE EQUIPPED WITH STORZ ADAPTERS AND SHALL BE POWDER COATED.
- ALL LINES SHALL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION (SEE NOTE A ABOVE).
- ALL PIPE AND SERVICES SHALL BE INSTALLED WITH 12-GAUGE COATED COPPER WIRE, WRAPPED AROUND THE PIPE, BROUGHT UP AND TIED OFF AT TOP OF VALVE BOX.
- PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH MUTCD.
- ALL WATERMAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS SHALL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO THE CITY DISTRIBUTING SHUT-DOWN NOTICES.
- AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR SHALL INSTALL A NEW VALVE.
- WATERMAIN DEFLECTION SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
- THE CITY OF TUMWATER SUPERINTENDANT OF PUBLIC WORKS AND THE FIRE CHIEF SHALL BE NOTIFIED NO LATER THAN 5 DAYS PRIOR TO ANY WATER SHUT DOWN OF EXISTING MAINS.
- TRAFFIC RATED LIDS SHALL BE USED FOR ALL WATER METERS LOCATED IN DRIVEWAYS.

* DOUBLE 1" WATER SERVICE SIMILAR
INSTALL 1 1/2" FROM CITY MAIN TO 1 1/2" x 1" TEE.
FOR SINGLE METER DETAIL SEE WA-21

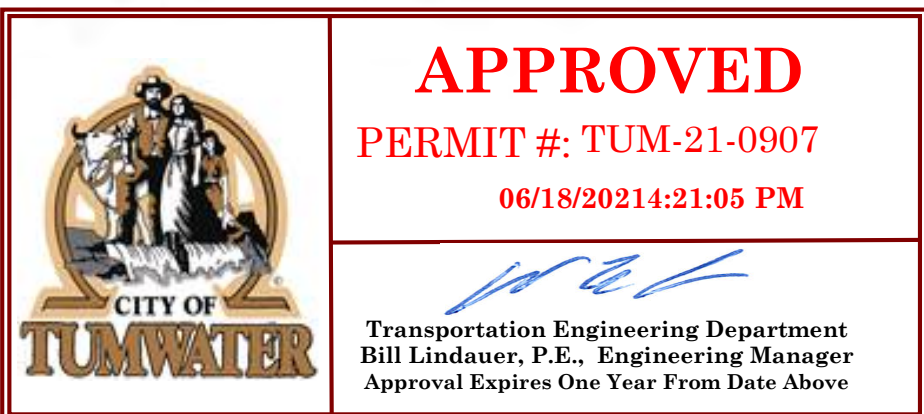


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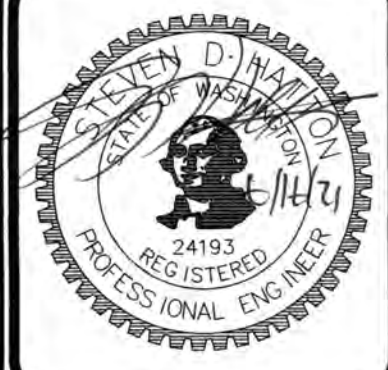
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DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



HATTON GODAT PANTIER
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3910 MARTIN WAY E. SUITE B
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TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

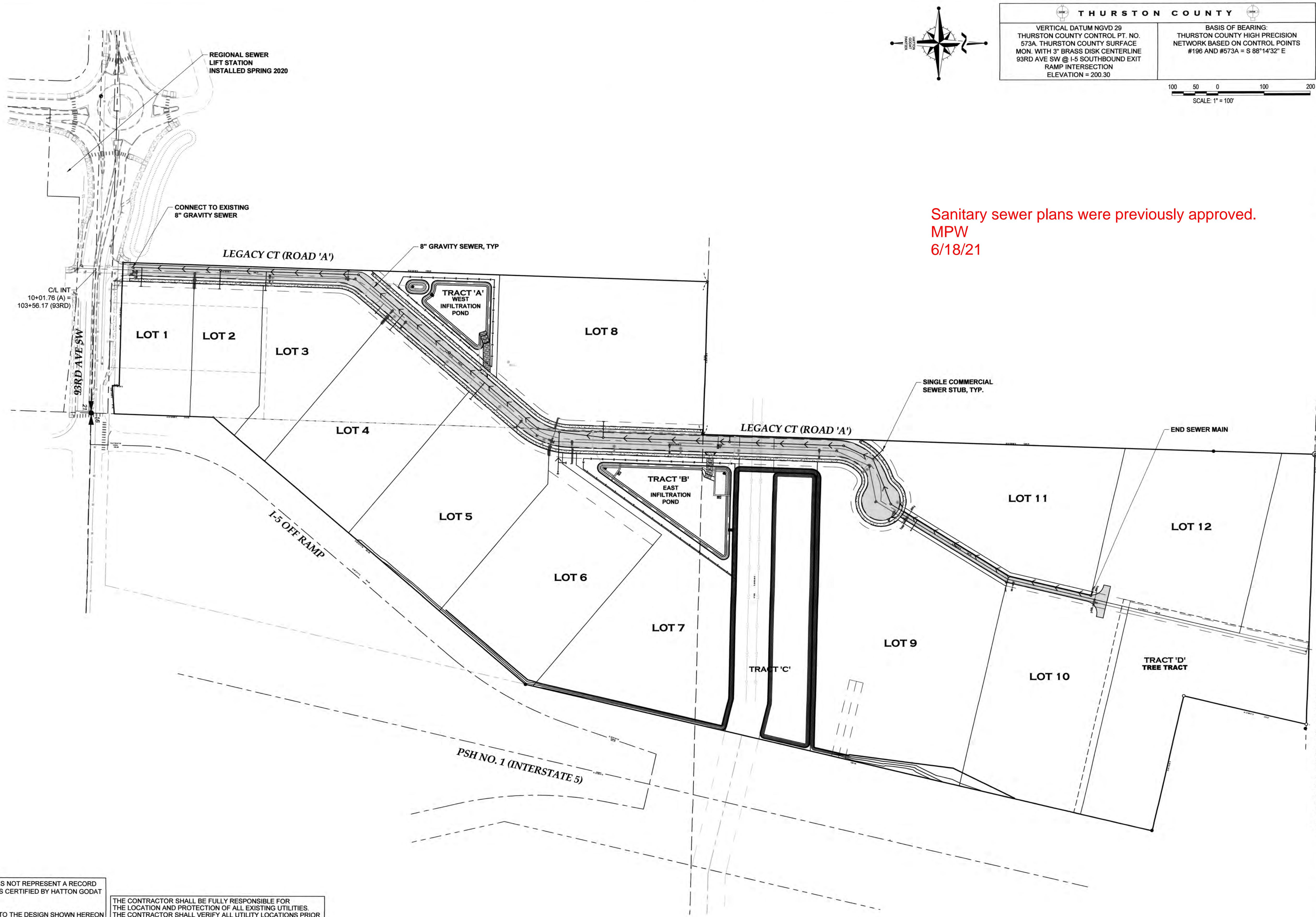
REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
WATER NOTES & DETAILS - 2

AGENCY NO. 16-0016
SHEET: 32 OF 48
H:\09\13-000\13-051\CD\I
INDEX: 13-051 wtr det.dwg
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.



Sanitary sewer plans were previously approved.
MPW
6/18/21

THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

100 50 0 100 200

SCALE: 1" = 100'

DESIGNED BY:	CA/HG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	H 1" = 100' V N/A



HATTON GODAT PANTIER
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3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
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REVISIONS:	DATE:
CITY COMMENTS 10/07/2020	
CITY COMMENTS 10/27/2020	

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC

OVERALL SEWER
PLAN

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

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AGENCY NO.	16-0016
SHEET:	33 OF 48
INDEX:	13-051 swr.dwg
JOB:	13-051

NOTE:
COAT THE OUTSIDE OF ALL MANHOLES WITH
WATER PROOFING BY TNEC, CO. FROM
BASE TO WITHIN 2' OF RIM

NOTE:
14 GAUGE GREEN TRACER WIRE IS REQUIRED
ON ALL SEWER MAINS & LATERALS

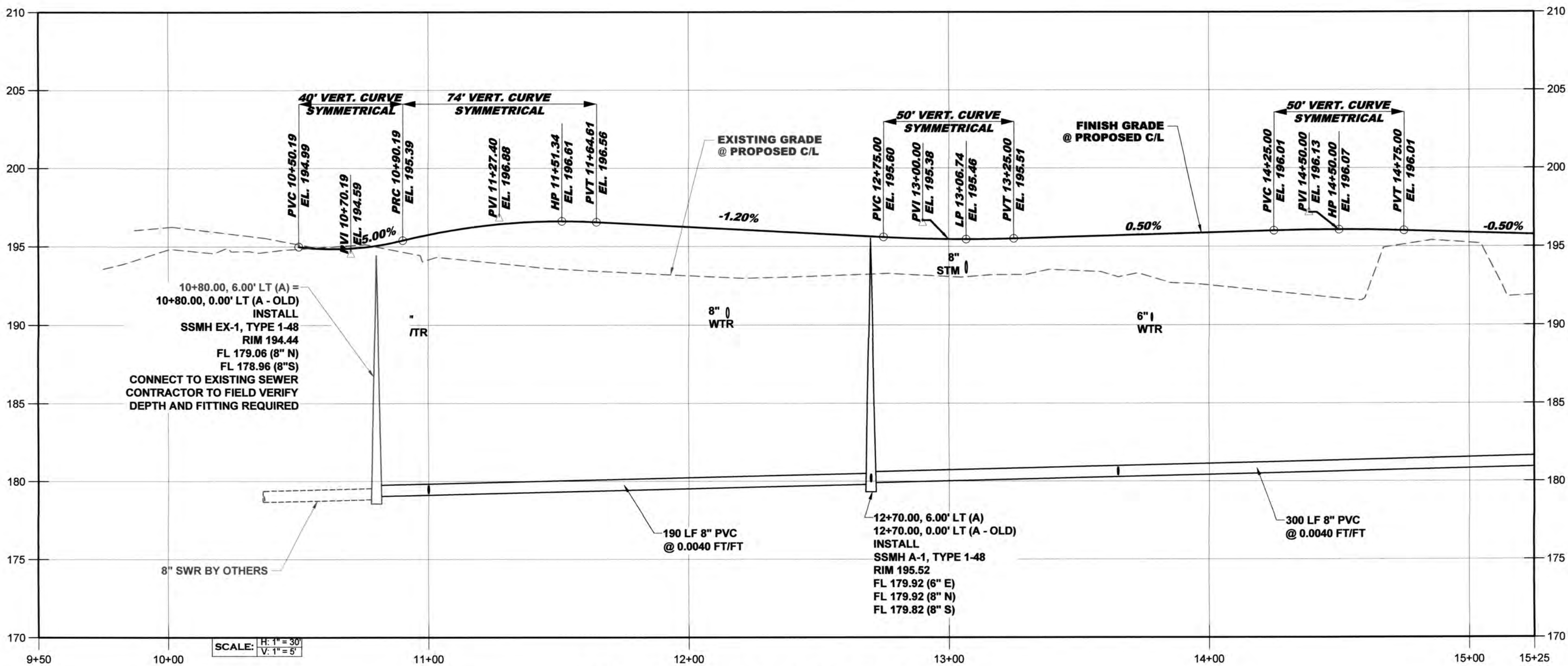
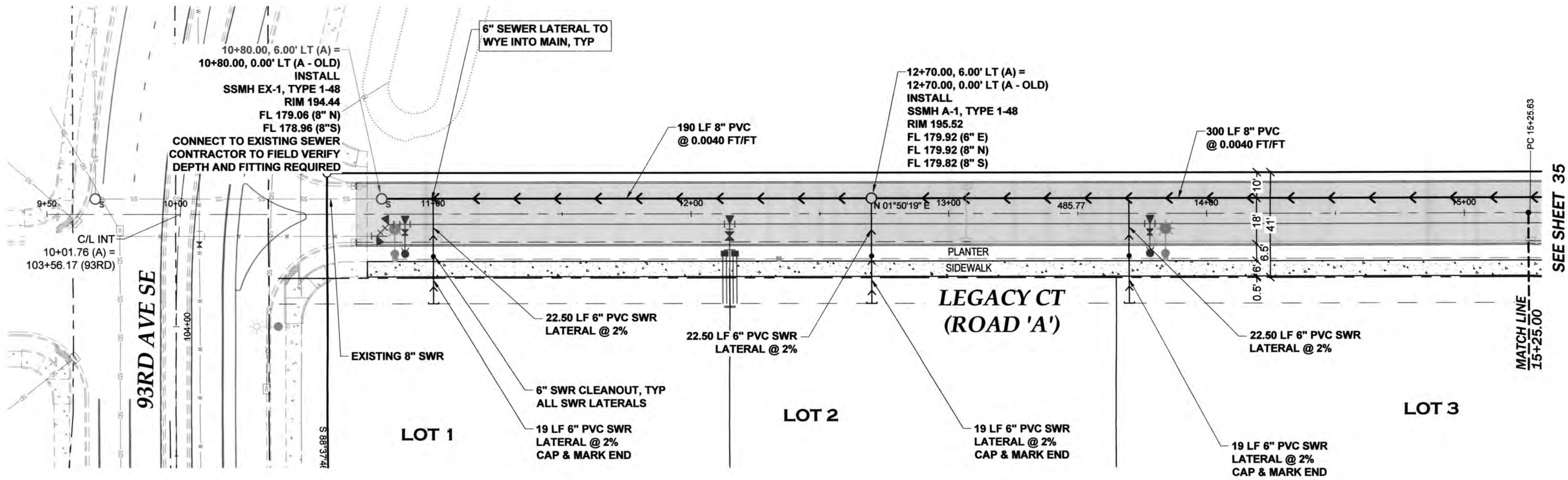
ALIGNMENT NOTE:
SEWER PLANS PREVIOUSLY APPROVED WITH DIFFERENT STATIONING.
SEE APPROVED SET DATED 11-02-2020.



THURSTON COUNTY
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'



LEGACY CT (ROAD 'A') PROFILE - 1

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Sanitary sewer plans were previously approved.
MPW
6/18/21

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: 1" = 30'
H V N/A



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

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD
'A') SEWER PLAN &
PROFILE - 1
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 34 OF 48
INDEX: 13-051 swr p&pdwg
JOB: 13-051

TP# 127163401-00, 127163401-02, 12716342000

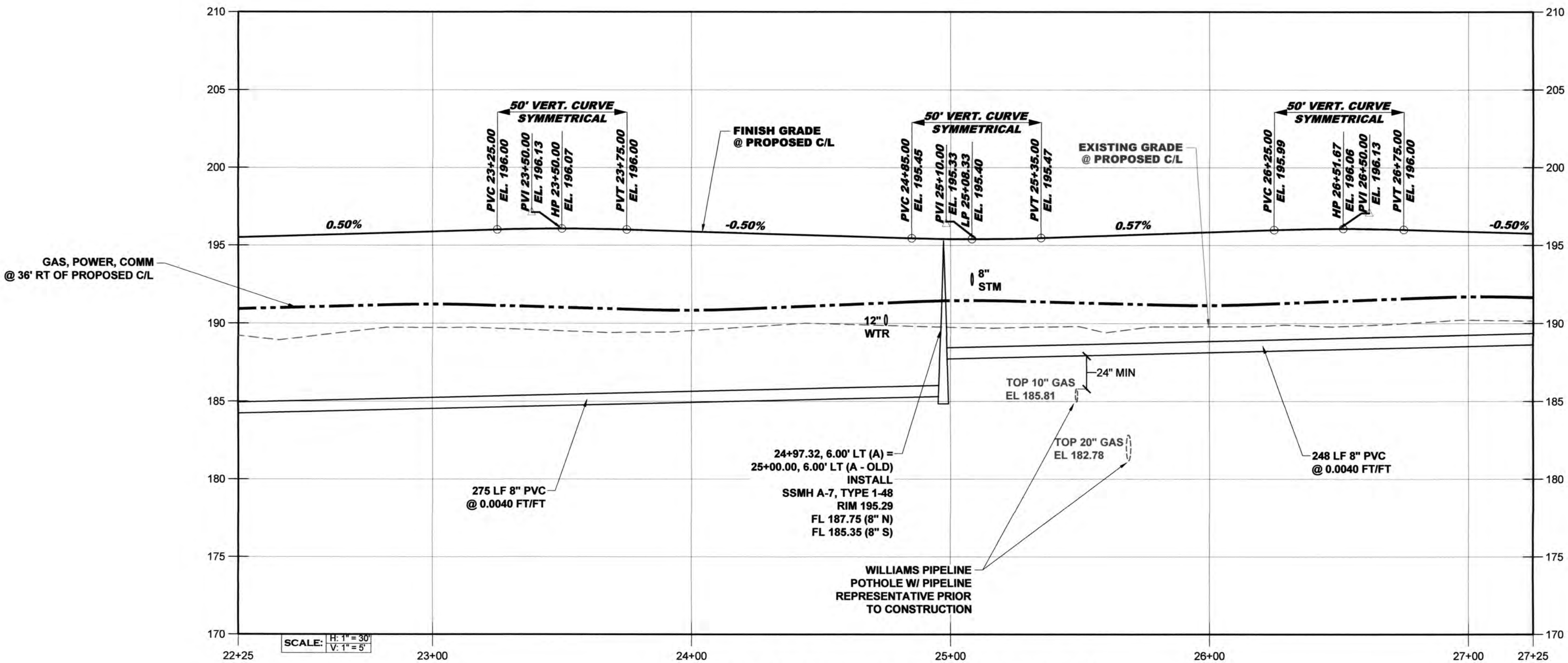
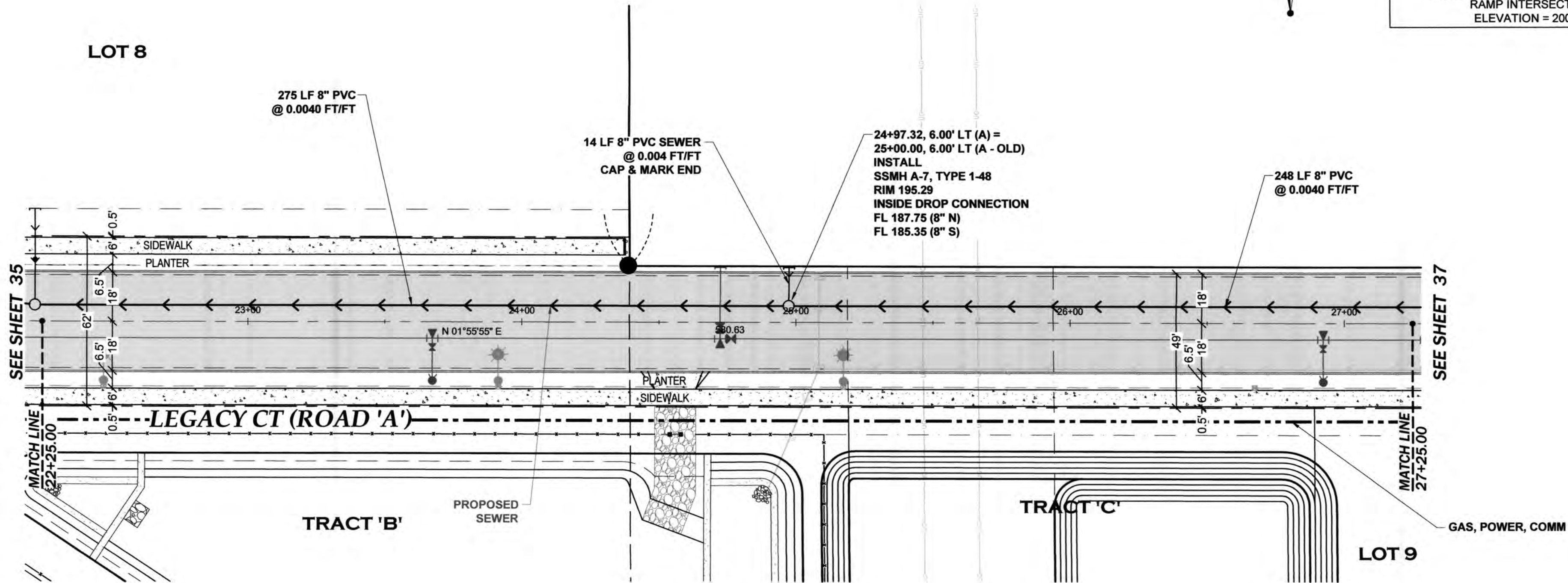
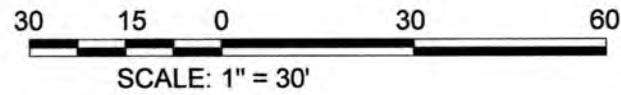
NOTE:
COAT THE OUTSIDE OF ALL MANHOLES WITH
WATER PROOFING BY TNEEC, CO. FROM
BASE TO WITHIN 2' OF RIM

NOTE:
14 GAUGE GREEN TRACER WIRE IS REQUIRED
ON ALL SEWER MAINS & LATERALS

ALIGNMENT NOTE:
SEWER PLANS PREVIOUSLY APPROVED WITH DIFFERENT STATIONING.
SEE APPROVED SET DATED 11-02-2020.



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E



LEGACY CT (ROAD 'A') PROFILE - 3

Sanitary sewer plans were previously approved.
MPW
6/18/21

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THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR
TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE
LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A



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

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

15 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD
'A') SEWER PLAN &
PROFILE - 3
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

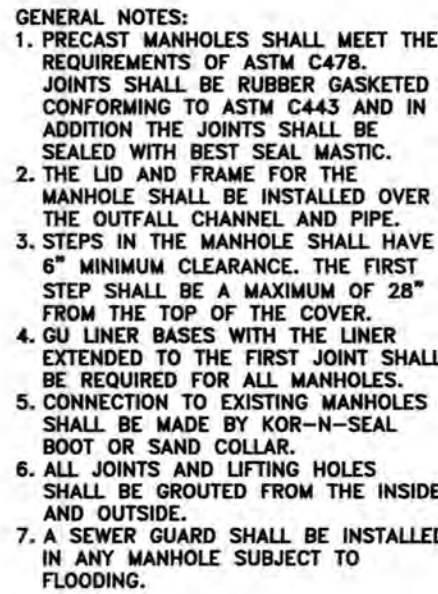
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SHEET: 36 OF 48
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JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

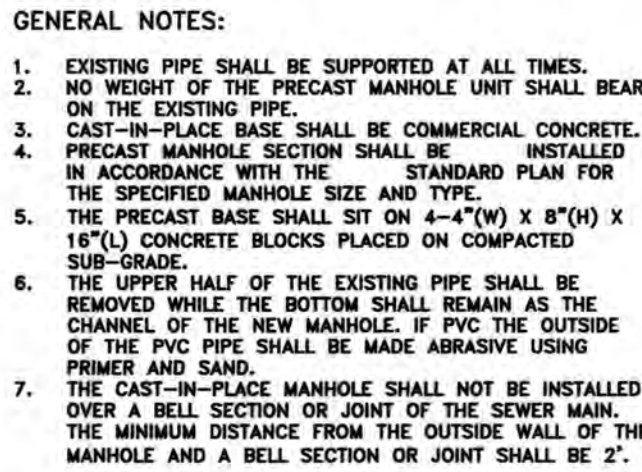
Diagram illustrating the Water-Sewer Crossing Detail. The diagram shows a cross-section of the ground with a horizontal line at the top labeled "FINISH GRADE". Below this, a horizontal pipe labeled "WATERMAIN" is shown. A vertical dimension line indicates a minimum clearance of "3.5' MIN" between the finish grade and the top of the watermain. Below the watermain, another horizontal pipe labeled "SAN SEWER" is shown. A vertical dimension line indicates a minimum clearance of "18\" MIN" between the bottom of the watermain and the top of the sewer. A small circular symbol is shown below the sewer line.

WATER - SEWER CROSSING DETAIL

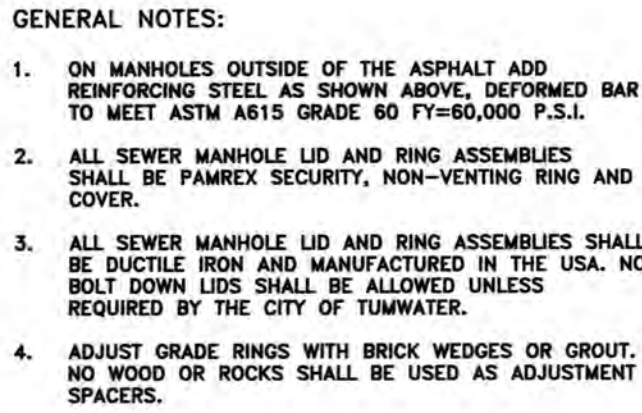
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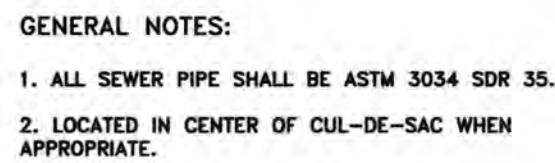
CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
TYPE 1 MANHOLE					
APPROVED CITY ENGINEER					DWG. NO. SS-2
DES. PW	DWG. BY PW	CK'D BY MW	DATE NOV. 2014	NOT TO SCALE	



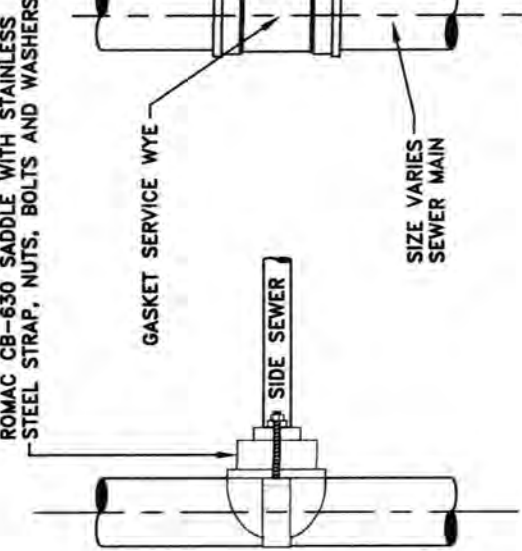
CITY OF TUMWATER, WASHINGTON				
DEPT. OF PUBLIC WORKS				
SADDLE MANHOLE with CAST IN PLACE BASE				
APPROVED CITY ENGINEER				DWG. NO. SS-4
DES. PW	DWG. BY PW	CK'D BY KMC	DATE JAN. 2013	NOT TO SCALE



CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
MANHOLE RING ASSEMBLIES					
APPROVED CITY ENGINEER					DWG. NO. SS-5
DES. PW	DWG. BY PW	CK'D BY KMC	DATE JAN. 2013.	NOT TO SCALE	



CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS				
6" LATERAL CLEANOUT PVC				
APPROVED CITY ENGINEER				DWG. NO. SS-11-A
DES. PW	DWG. BY PW	CK'D BY MW	DATE NOV. 2014	NOT TO SCALE



CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS				
GRAVITY SANITARY SEWER SERVICE				
APPROVED CITY ENGINEER				DWG. NO. SS-29
DES. PW	DWG. BY PW	CK'D BY KMC	DATE JAN. 2012	NOT TO SCALE

AGENCY NO. 16-0016
SHEET: 38 OF 48
H:/dgn/13-000/13-051/CDs/
INDEX: 13-051 swr det.dwg
■ JOB: 13-051

Sanitary sewer plans were previously approved.
MPW
6/18/21

I-5 COMMERCE













2734 93RD AVENUE SW, TUMWATER, WA

PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230

SITE DEVELOPMENT

SITE ADDRESS:
93RD AVENUE SW, TUMWATER
PARCEL NO: 12716420000, 12716340100
12716340102, 12716340101
S/T/R: SEC. 16, T. 17N., RGE. 2W., W.M.,
JURISDICTION: THURSTON
SITE AREA: 40.26 AC
ZONING: LI - LIGHT INDUSTRIAL
SETBACKS:
FRONT: 20'
BACK: 10'
REAR: 10'
WATER: CITY OF TUMWATER
SEWER: CITY OF TUMWATER
ELECTRIC/GAS: PUGET SOUND ENERGY

PLANT SCHEDULE								
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	HST. SIZE	CONDITION	REMARKS		
TREES								
39		HALIS ADIRONDACK	ADIRONDACK CRABAPPLE	2" GAL	B and B	DECIDUOUS		
36		ACER R. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2" GAL	B and B	DECIDUOUS		
4		PRUNUS SEROTILATA	SHON GOOSE CHERRY	2" GAL	B and B	DECIDUOUS		
29		SALIX LASIANDBRA	PACIFIC WILLOW	2" GAL	B and B	DECIDUOUS		
50		PSUEDOTSUGA MENZIESII	DOUGLAS FIR	6"-7" HT.	B and B	EVERGREEN		
SHRUBS								
155		CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2 GAL		STORMWATER / PLANT AS SHOWN		
156		PHYSCOCARPUS CAPITATUS	NINEBARK	2 GAL		STORMWATER / PLANT AS SHOWN		
154		SPIRAEA DOUGLASHI	WESTERN SPIREA	2 GAL		STORMWATER / PLANT AS SHOWN		
HATCH LEGEND								
		REPLACEMENT TREES* - TRACT D		DOUGLAS FIR (350) RED ALDER (350) SHORE PINE (350)				
1,074 TOTAL		PSUEDOTSUGA MENZIESII ALNUS RUBRA PINUS CONTORTA						
*SHALL BE INSTALLED WITH BROWSE PROTECTION SLEEVES.								
WET PONDS		2-2 TRANSPLANT BARE ROOT STOCK, 48" HT MIN. 6.5" O.G.						
	HYDROSEED BIOSWALE MIX - STORM PONDS							
	NATIVE VEGETATION WITHIN TREE PROTECTION AREA TO REMAIN							
	HYDROSEED LAWN AREAS							

THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 93RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

100 50 0 100 200
SCALE: 1" = 100'

VICINITY MAP

BLACK HILLS HIGH SCHOOL
TUMWATER BLVD
PORT OF OLYMPIA
OLYMPIA REGIONAL AIRPORT
SITE

DESIGNED BY: JCHICADL
DRAWN BY: JCHICADL
CHECKED BY: CAJL
DATE: JUNE 2020
SCALE: H 1" = 100'
V

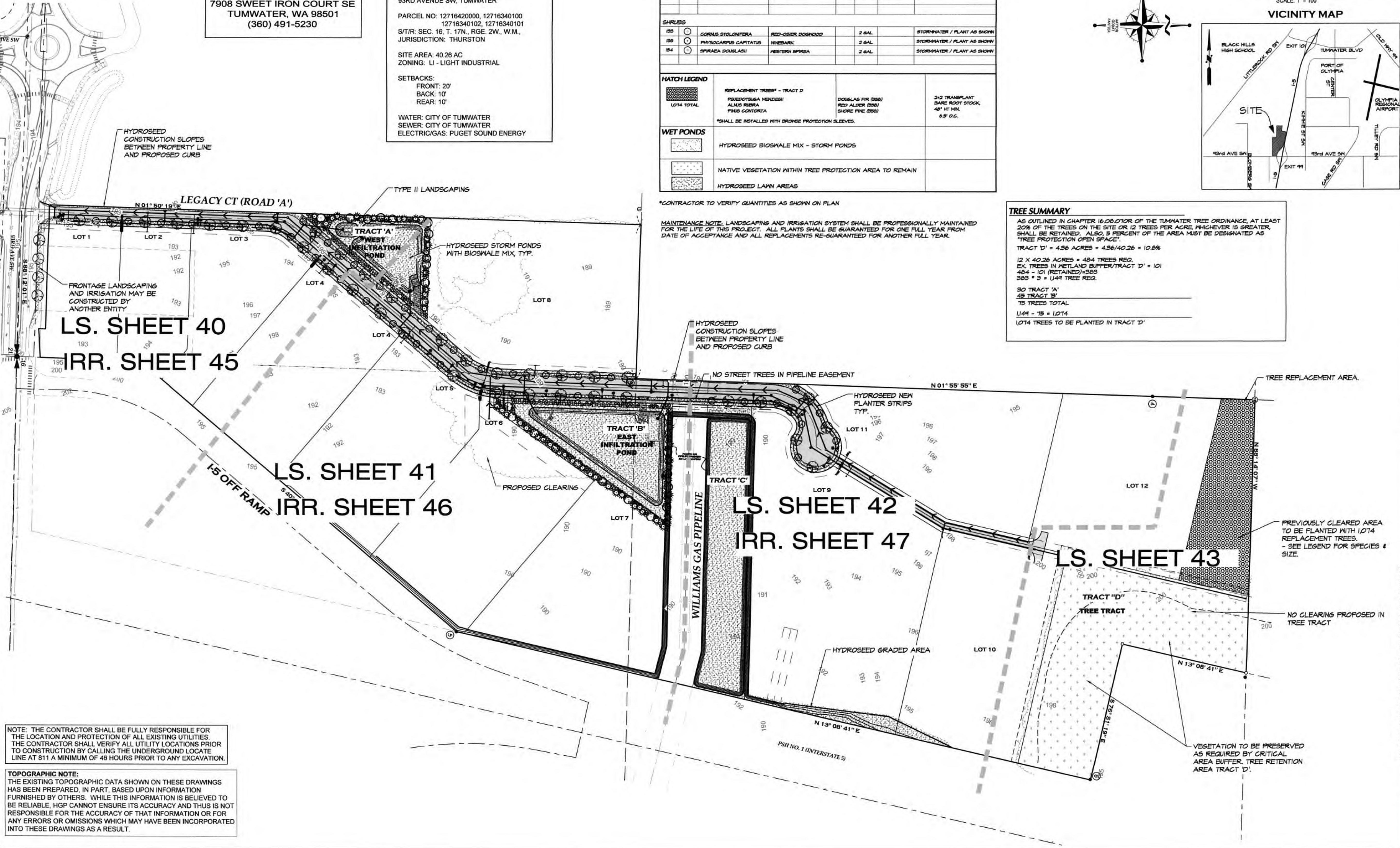


HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E SUITE B
OLYMPIA, WA 98508
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/20

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
OVERALL LANDSCAPE
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 18-0016
SHEET: 39 OF 48
E:\landscape\13-000\13-051\INDEX: 13-051A.dwg
JOB: 13-051



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

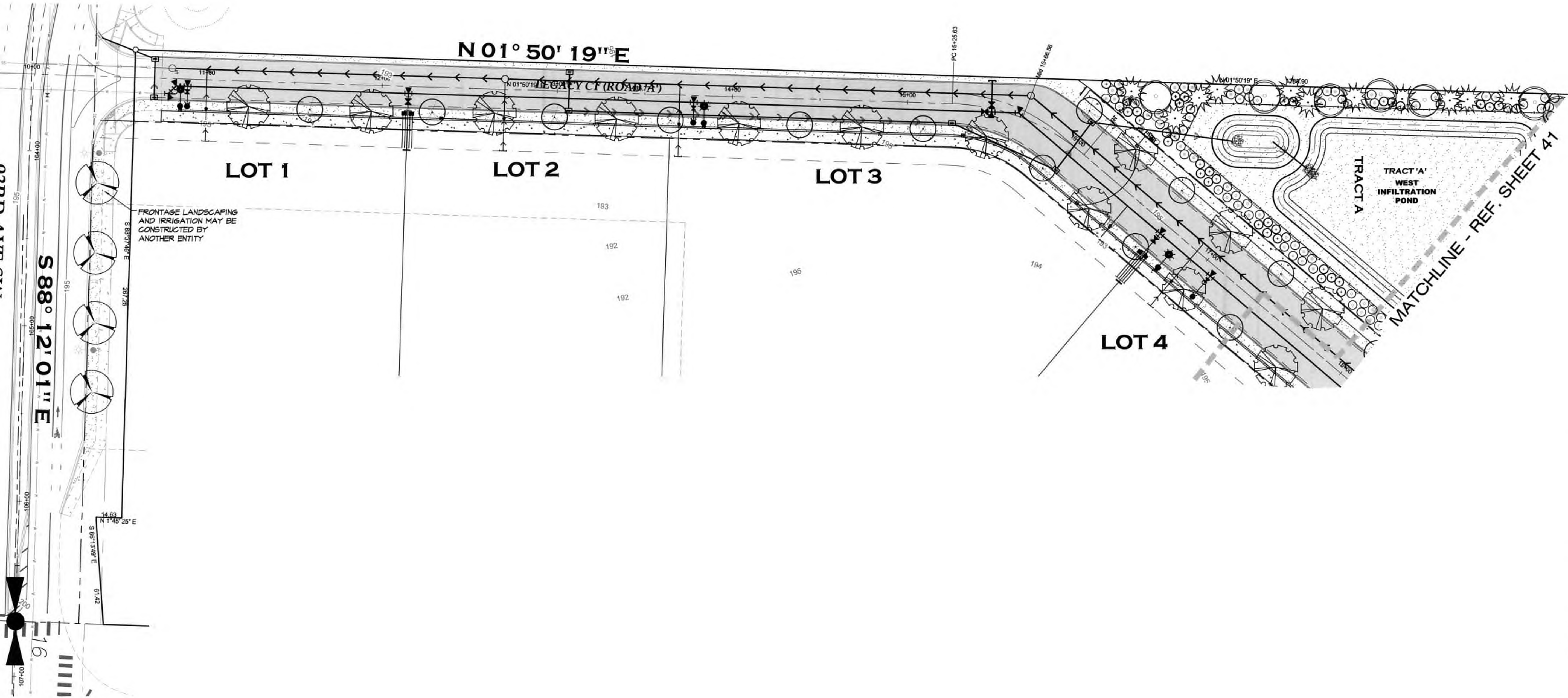
TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY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

TREE SUMMARY
AS OUTLINED IN CHAPTER 16.08.07 OF THE TUMWATER TREE ORDINANCE, AT LEAST 20% OF THE TREES ON THE SITE OR 12 TREES PER ACRE, WHICHEVER IS GREATER, SHALL BE RETAINED. ALSO, 5 PERCENT OF THE AREA MUST BE DESIGNATED AS "TREE PROTECTION OPEN SPACE".
TRACT 'D' = 4.36 ACRES = 4.36/40.26 = 10.8%
12 X 40.26 ACRES = 484 TREES REQ.
EX. TREES IN WETLAND BUFFER/TRACT 'D' = 101
484 - 101 (RETAINED) = 383
383 ÷ 3 = 1,277 TREE REQ.
30 TRACT 'A'
45 TRACT 'B'
75 TREES TOTAL
1,144 - 75 = 1,074
1,074 TREES TO BE PLANTED IN TRACT 'D'

*CONTRACTOR TO VERIFY QUANTITIES AS SHOWN ON PLAN

MAINTENANCE NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAINED FOR THE LIFE OF THIS PROJECT. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE AND ALL REPLACEMENTS RE-GUARANTEED FOR ANOTHER FULL YEAR.

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



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

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.



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 83RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'

DESIGNED BY: JCHICADL
DRAWN BY: JCHIDL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: H 1" = 30'
Y

STATE OF WASHINGTON
DAVID LOUTHAN
LICENSED LANDSCAPE ARCHITECT
6/16/21

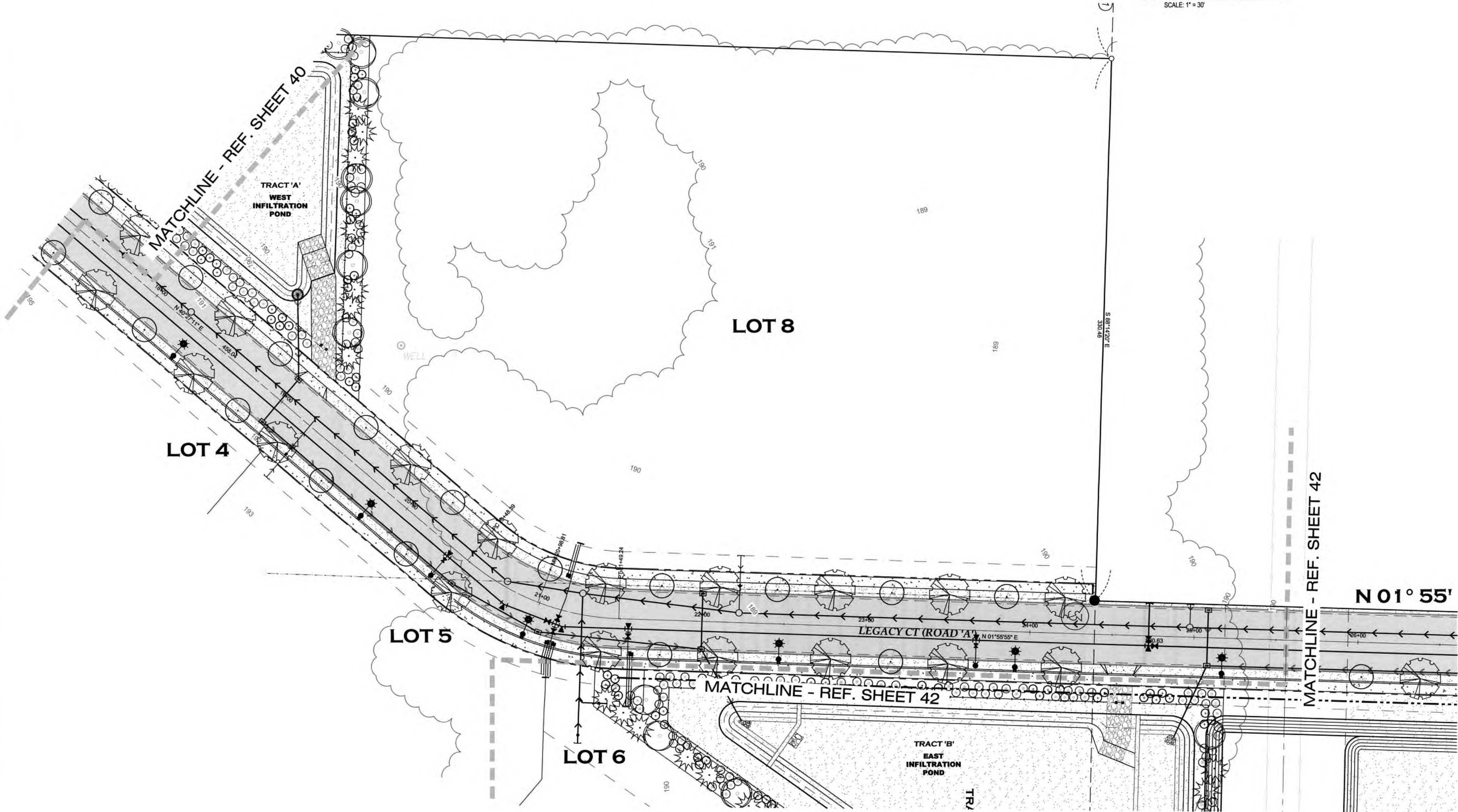
HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS: DATE: 10/07/20
CITY COMMENTS

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LANDSCAPE - 1
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 18-0016
SHEET: 40 OF 48
E:/landscape/13-000/13-051/
INDEX: 13-0511A.dwg
JOB: 13-051

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 93RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'

DESIGNED BY: JCH/CADL
DRAWN BY: JCH/DL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: 1" = 30'

STATE OF WASHINGTON
DAVID LOUHAN
LANDSCAPE ARCHITECT
6/16/21

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

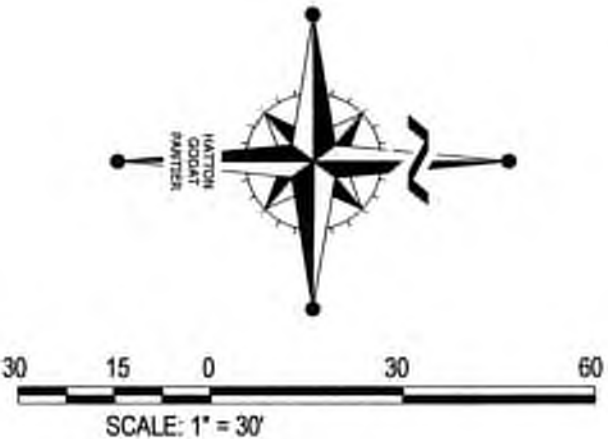
REVISIONS: DATE: 10/07/20
CITY COMMENTS

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LANDSCAPE - 2
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 11 W, W.M.

AGENCY NO. 16-0016
SHEET: 41 OF 48
E:/landscape/13-000/13-051/
INDEX: 13-051LA.dwg
JOB: 13-051

I-5 COMMERCE

93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY	
VERTICAL DATUM NGVD 29	BASIS OF BEARINGS:
THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK C.L. 93RD AVE SW @ I-5 S.B. EXIT RAMP I/S ELEVATION = 200.17	THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

DESIGNED BY: ICHICADL	DRAWN BY: JCHDL	CHECKED BY: CADL	DATE: JUNE 2020	SCALE: H 1" = 30'
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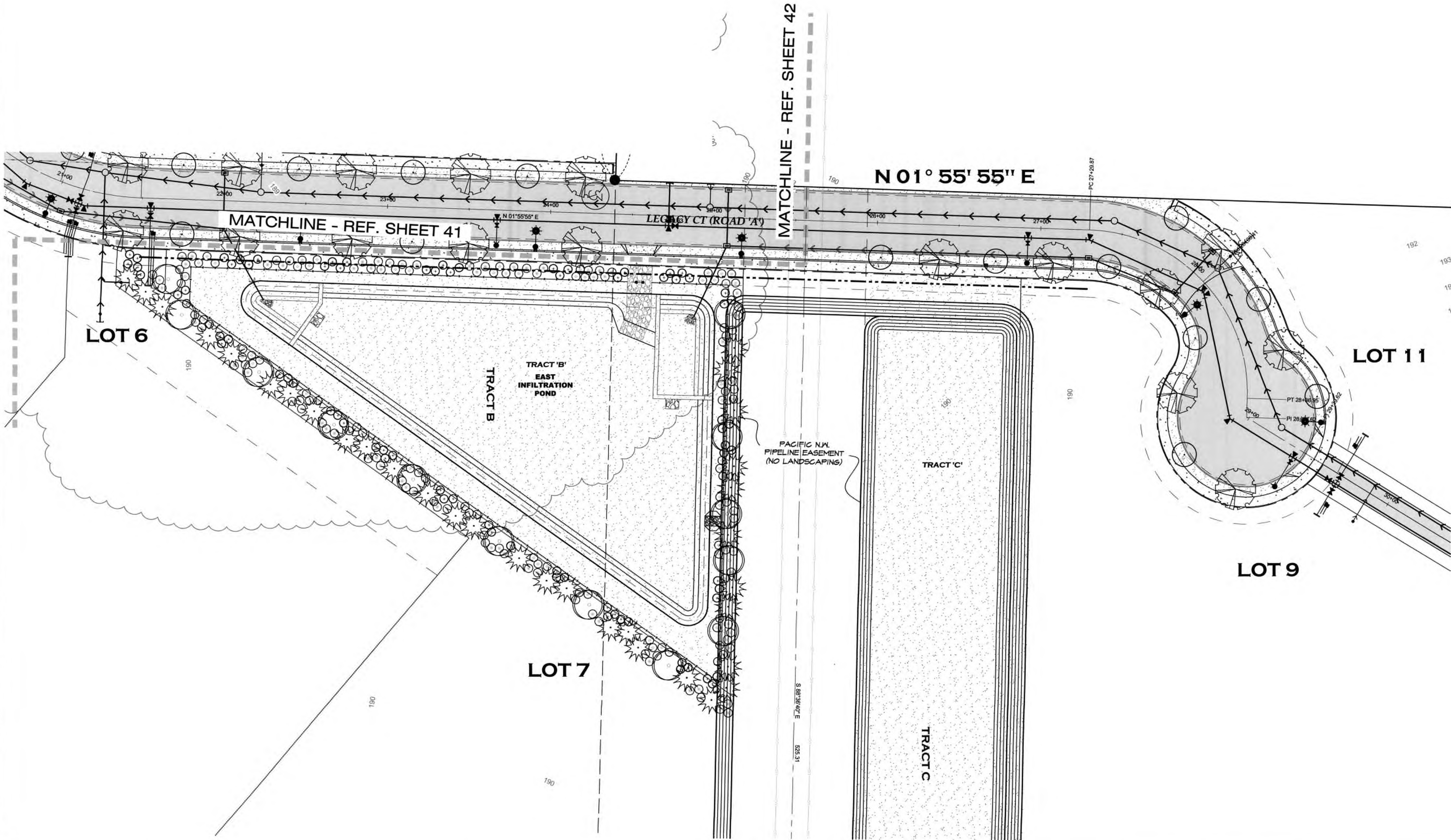


HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

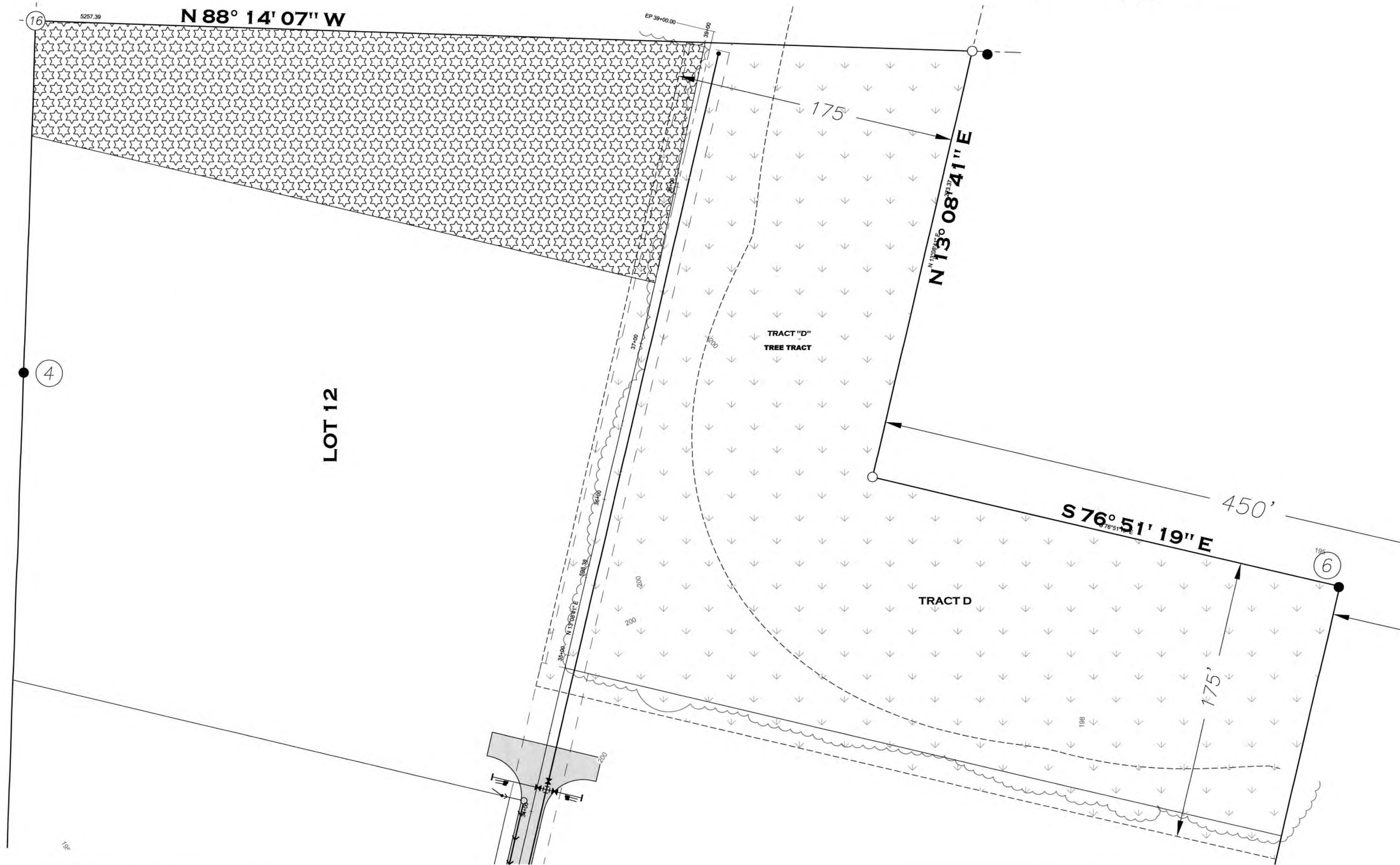
REVISIONS:	DATE:
CITY COMMENTS	10/07/20

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LANDSCAPE - 3
A PORTION OF SECTION 18, TOWNSHIP 17 N, RANGE 11W, W.M.

AGENCY NO. 16-0016
SHEET: 42 OF 48
E:\landscape\13-000\13-051\
INDEX: 13-051LA.dwg
JOB: 13-051



TP# 12716340100, 12716340102, 1271634104, 12716420000



<h2 style="margin: 0;">T H U R S T O N C O U N T Y</h2>	
<p style="text-align: center;">VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK C.L. 93RD AVE SW @ I-5 S.B. EXIT RAMP I/S ELEVATION = 200.17</p>	<p style="text-align: center;">BASIS OF BEARINGS: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E</p>

30 15 0 30 60

SCALE: 1" = 30'

DESIGNED BY: JCH/CA/DL
DRAWN BY: JCH/DL
CHECKED BY: CA/DL
DATE: JUNE 2020
SCALE: H 1" = 30'
V



HATTON GODAT **PANTIER**
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E., SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.352.6599
hattonpantier.com

[illegible]

TP# 12716340100, 12716340102, 1271634104, 12716420000

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

LANDSCAPE - 4

A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE, 1W, WM.

AGENCY NO. 16-0016
SHEET: 43 OF 48
E:/landscape/13-000/13-051/
INDEX: 13-051LA.dwg
■ JOB: 13-051

I-5 COMMERCE

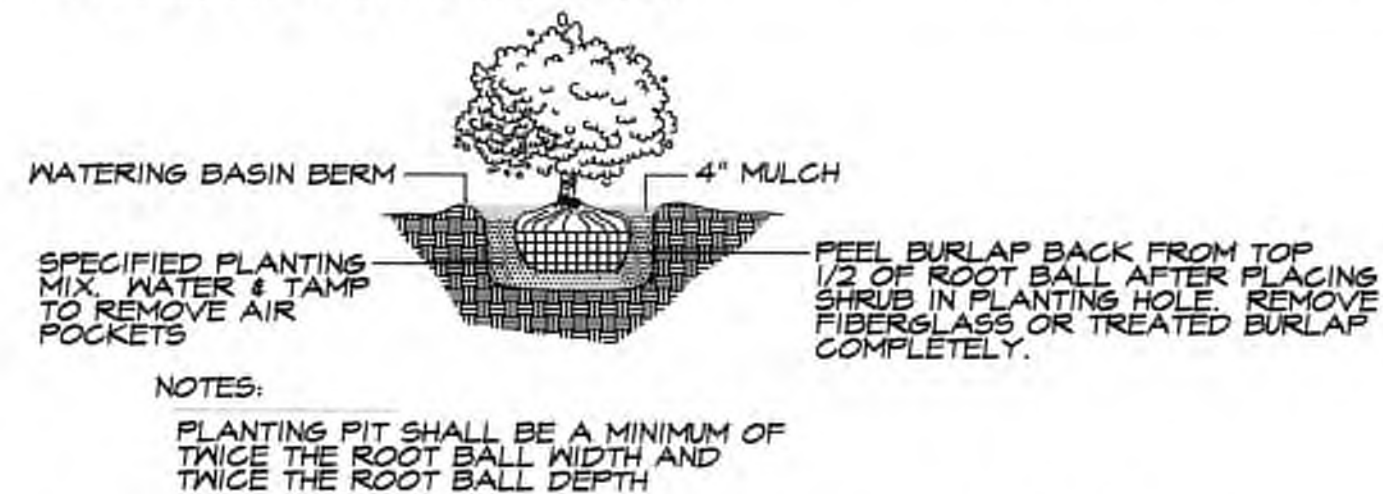
93RD AVENUE SW, TUMWATER, WA

GENERAL NOTE - PLANTER STRIPS

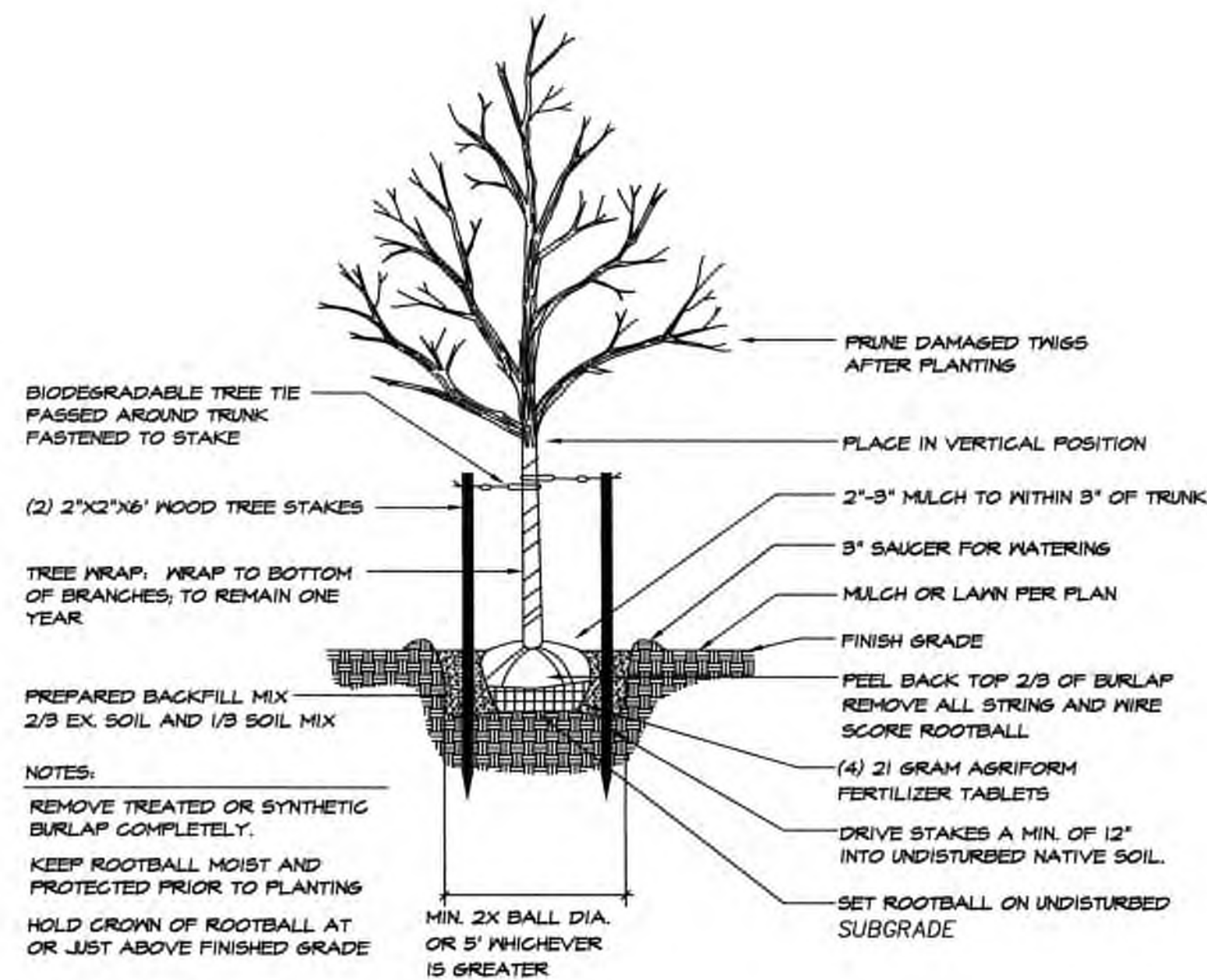
UNLESS DEFERRED OR BONDED AS ALLOWED BY THE CITY OF TUMWATER, ALL PLANTER STRIPS WITHIN THE STREET RIGHT OF WAY SHALL BE FULLY INSTALLED AS SPECIFIED AND DETAILED WITHOUT DRIVEWAY APPROACHES, COMPLETE WITH SOIL AMENDMENT AND PREPARATION, IRRIGATION SYSTEM, STREET TREES AND SEEDING FOR LAWN. PRIVATE DRIVEWAY APPROACHES MAY BE INSTALLED ON INDIVIDUAL LOTS DIFFERENTLY THAN AS SHOWN ON PLANS. CONSTRUCTION OF THE FUTURE DRIVEWAY APPROACHES MAY REQUIRE MINOR REVISIONS TO THE IRRIGATION IMPROVEMENTS AND/OR STREET TREE LOCATIONS.

INSTALLATION SPECIFICATIONS

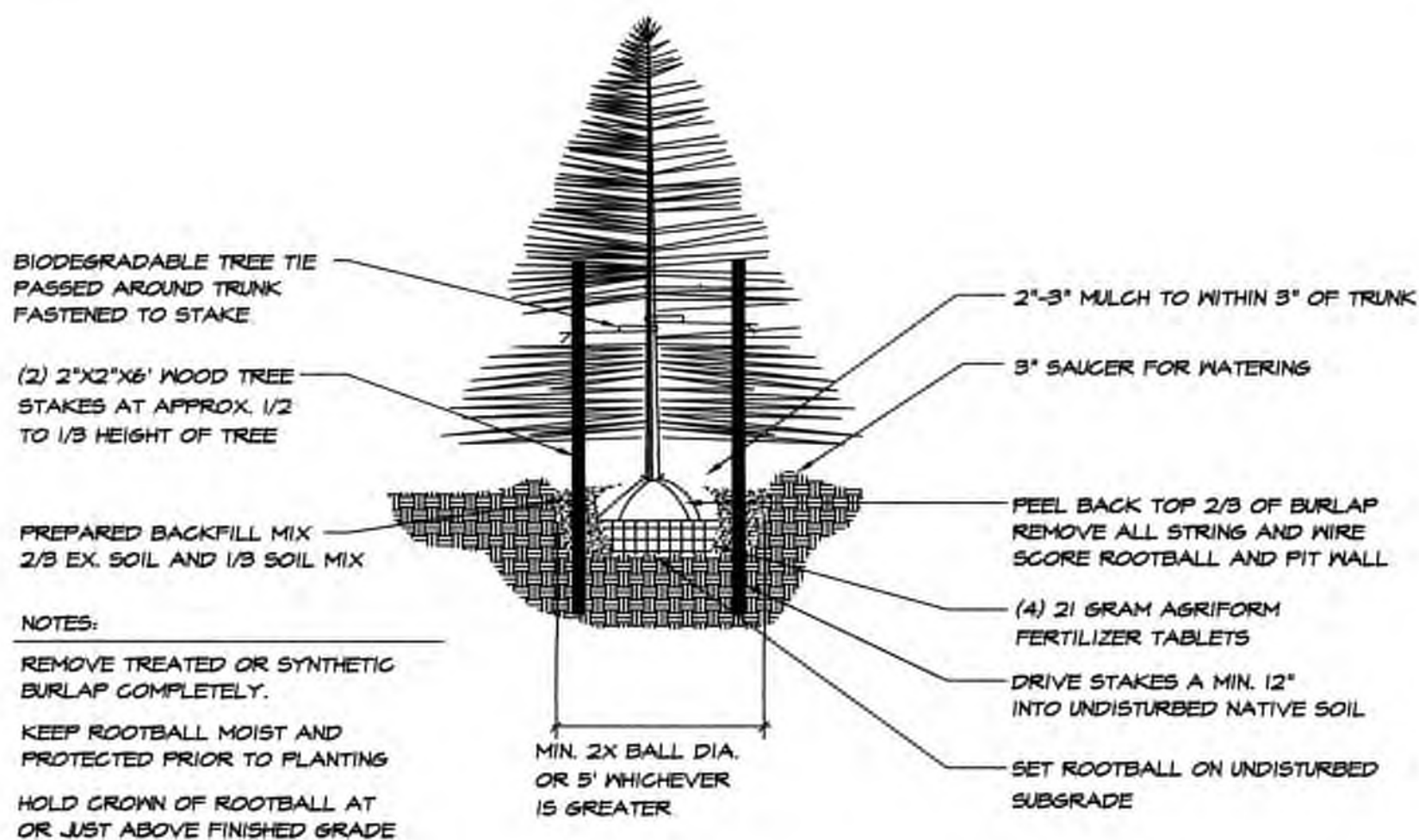
1. SCARIFY OR OTHERWISE REMOVE ALL EXISTING VEGETATION FROM ALL PLANTING AREAS. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO BARK OR GROUNDCOVER PLACEMENT.
2. NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE CITY OF TUMWATER.
3. ALL PLANT MATERIAL AND PLANT LOCATIONS SHALL BE APPROVED, AT THE REQUEST OF THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION. ALL PLANTS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
4. SOIL MIX FOR BED PREPARATION AND PLANTING BACKFILL SHALL BE A 3-WAY LANDSCAPE BLEND CONSISTING OF THE FOLLOWING: 33% (MAX) IMPORTED BLACK SANDY LOAM TOPSOIL, 33% (MIN) FEATMOSS OR COMPOSTED FIR CHIPS OR BARK, AND 33% COMPOSTED STEER MANURE OR MUSHROOM COMPOST. OTHER SOIL MIX PRODUCTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO USE.
5. SOIL PREPARATION: SPREAD TO A MINIMUM DEPTH OF 4 INCHES (12 CUBIC YARDS PER 1000 S.F.) OF SOIL MIX PER NOTE 4, IN ALL GROUNDCOVER AND PLANTING BEDS. ROTOTILL OR OTHERWISE THOROUGHLY INCORPORATE SOIL MIX TO A 12 INCH DEPTH, GRADE SMOOTH, AND REMOVE ALL ROCKS AND CLODS OVER 1 INCH DIAMETER. SOIL MIX ADDITION IS NOT REQUIRED IN STORMWATER TRACTS. SEE CIVIL PLANS FOR STORMWATER GRADING REQUIREMENTS.
6. BACKFILL MIX FOR ALL TREES AND SHRUBS TO BE 2/3 EXISTING SITE TOPSOIL AND 1/3 SOIL MIX PER NOTE 4. REFER TO PLANS AND DETAILS REGARDING INSTALLATION OF PLANT MATERIALS.
7. FERTILIZER FOR ALL PLANTS SHALL BE AGRIFORM 20-10-5, 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: TREES 4-21 GRAM TABLETS, SHRUBS 2 GAL SIZE AND LARGER 3-21 GRAM TABLETS, 1 GAL SIZE SHRUBS 1-21 GRAM TABLET, ALL 4" POTS 1 - 5 GRM TABLET OR EQUIVALENT EACH. SET TABLETS DIRECTLY NEXT TO ROOT BALL. GRANULAR EQUIVALENT FERTILIZER IS ACCEPTABLE WITH PRIOR AUTHORIZATION FROM THE LANDSCAPE ARCHITECTS.
8. ALL SHRUB AND GROUNDCOVER BEDS SHALL RECEIVE 2 INCH MINIMUM DEPTH (6 CUBIC YARDS PER 1000 S.F.) OF HEM-FIR MEDIUM BARK MULCH. PLANT 4" POT GROUNDCOVERS INTO SOIL MIX PER NOTE 5 ABOVE, PLANTS PLANTED IN BARK MULCH ONLY ARE NOT ACCEPTABLE.
9. APPLY A GRANULAR OR SOLUBLE PRE-EMERGENT HERBICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT TO ALL SHRUB AND GROUNDCOVER BEDS PRIOR TO DISTRIBUTION OF BARK MULCH. APPROVED PRE-EMERGENT HERBICIDES INCLUDE: RONSTAR, SURFLAN, AND CASARON. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
10. SOIL PREPARATION FOR TURF AREAS: SPREAD 3" DEPTH (4 CUBIC YARDS PER 1000 S.F.) SOIL MIX AS PER NOTE 4 AND ROTOTILL THE ABOVE TO A DEPTH OF 6 TO 8 INCHES, GRADE SMOOTH, REMOVE ALL ROCKS AND CLODS OVER 1 INCH DIAMETER, AND ROLL SMOOTH WITH WATER FILLED ROLLER.
11. TURF AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN A HYDRAULIC APPLICATION BY CONVENTIONAL SEEDING EQUIPMENT. SEED SHALL BE A MINIMUM FOUR WAY MIXTURE OF PERENNIAL RYEGRASS VARIETIES AT A RATE NOT LESS THAN 3 LBS PER 1000 S.F.. LANDSCAPE ARCHITECT SHALL APPROVE MULCH/FERTILIZER TYPE AND RATES PRIOR TO APPLICATION. WATER TURF AREAS WITHIN 1 HOUR OF APPLICATION.
12. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE. ALL REPLACEMENTS SHALL BE RE-GUARANTEED FOR ANOTHER FULL YEAR FROM DATE OF INSTALLATION.
13. THE OWNER SHALL MAINTAIN ALL LANDSCAPE AREAS AND PLANT MATERIALS IN ACCORDANCE TO LOCAL ORDINANCES.



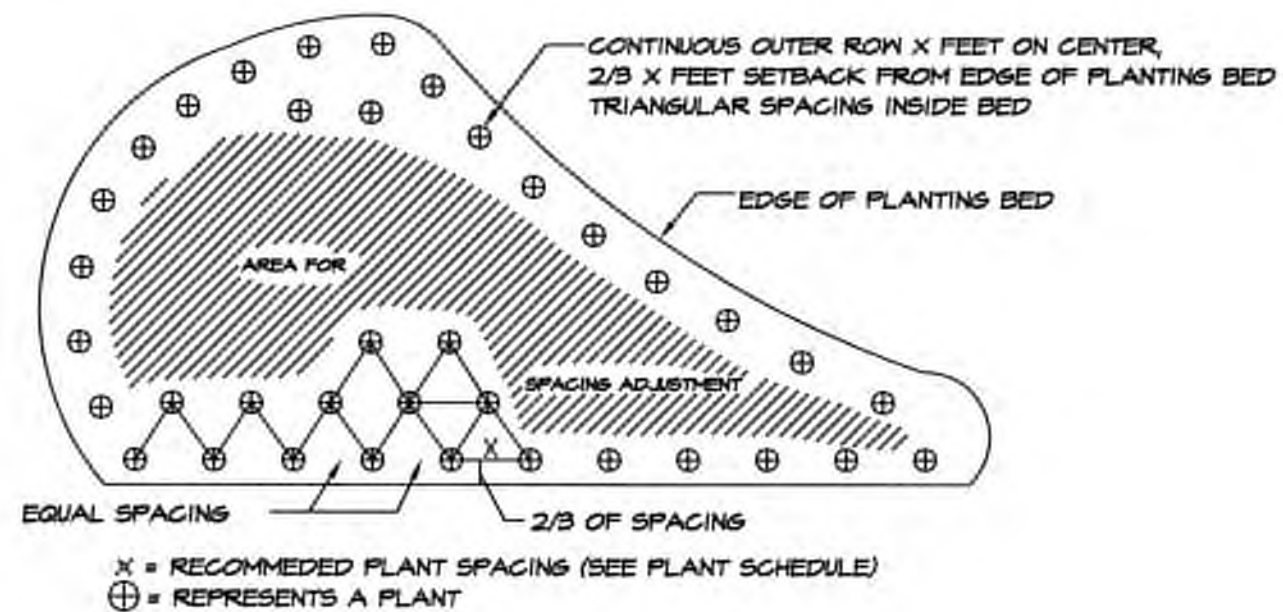
SHRUB/TREE PLANTING DETAIL FOR BUFFER/STORM
NOT TO SCALE



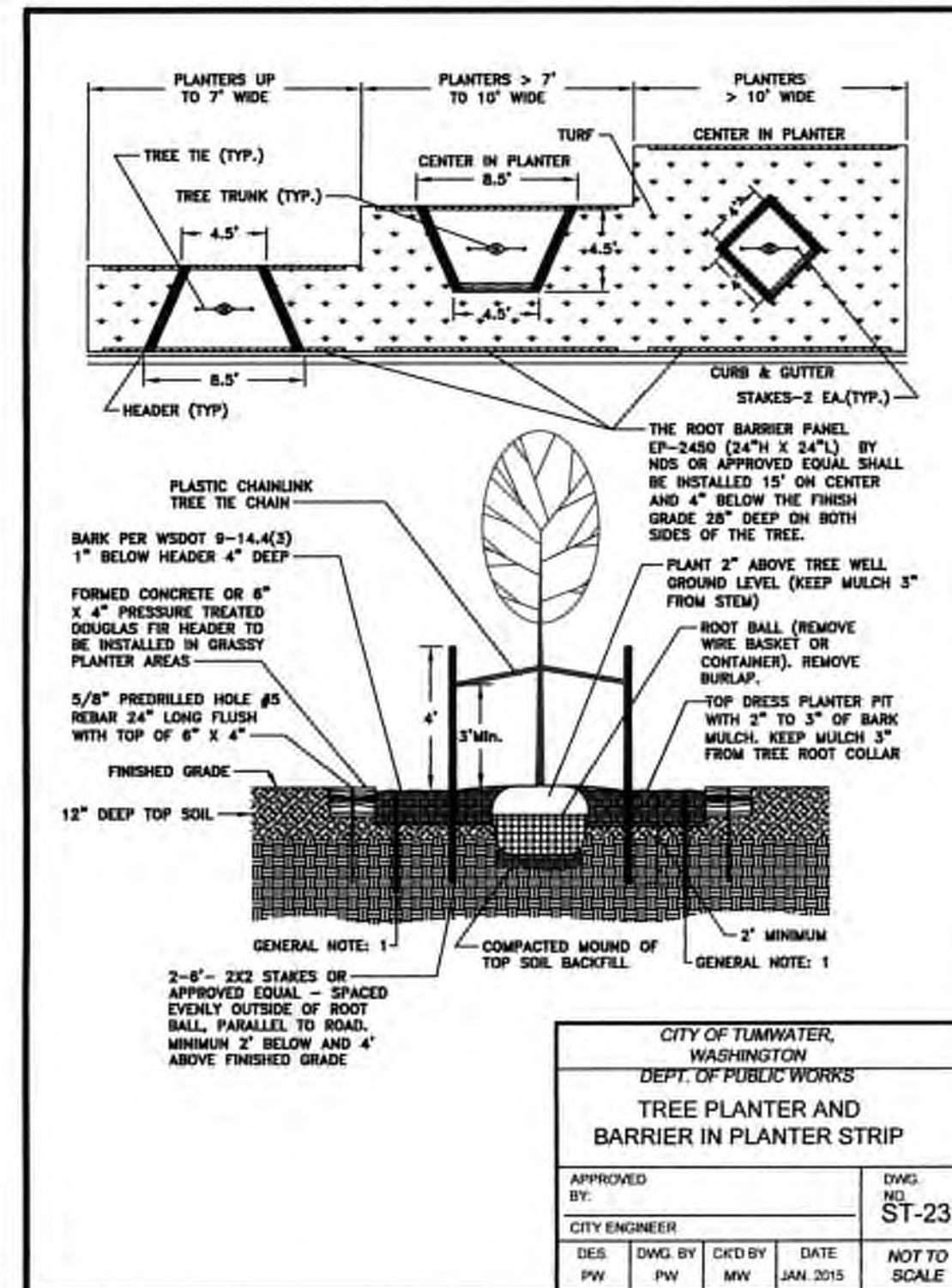
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE









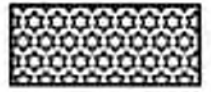





CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



PLANT SPACING DETAIL
NOT TO SCALE



PLANT SCHEDULE							
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES							
35		MALUS ADIRONDACK	ADIRONDACK CRABAPPLE		2" GAL.	B and B	DECIDUOUS
36		ACER R. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		2" GAL.	B and B	DECIDUOUS
4		PRUNUS SERRULATA	SNOW GOOSE CHERRY		2" GAL.	B and B	DECIDUOUS
25		SALIX LASIANDRA	PACIFIC WILLOW		2" GAL.	B and B	DECIDUOUS
50		PSEUDOTSUGA MENZIESII	DOUGLAS FIR		6'-7' HT.	B and B	EVERGREEN
SHRUBS							
133		CORNUS STOLONIFERA	RED-OSIER DOGWOOD		2 GAL.		STORMWATER / PLANT AS SHOWN
135		PHYSOCARPUS CAPITATUS	NINEBARK		2 GAL.		STORMWATER / PLANT AS SHOWN
134		SPIRAEA DOUGLASII	WESTERN SPIREA		2 GAL.		STORMWATER / PLANT AS SHOWN
HATCH LEGEND							
 1,074 TOTAL		REPLACEMENT TREES* - TRACT D PSEUDOTSUGA MENZIESII ALNUS RUBRA PINUS CONTORTA *SHALL BE INSTALLED WITH BROWSE PROTECTION SLEEVES.			DOUGLAS FIR (358) RED ALDER (358) SHORE PINE (358) 2+2 TRANSPLANT BARE ROOT STOCK, 48" HT MIN. 6.5" O.C.		
WET PONDS							
		HYDROSEED BIOSWALE MIX - STORM PONDS					
		NATIVE VEGETATION WITHIN TREE PROTECTION AREA TO REMAIN					
		HYDROSEED LAWN AREAS					

*CONTRACTOR TO VERIFY QUANTITIES AS SHOWN ON PLAN

MAINTENANCE NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAINED FOR THE LIFE OF THIS PROJECT. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE AND ALL REPLACEMENTS RE-GUARANTEED FOR ANOTHER FULL YEAR.

DESIGNED BY: JCHICAVDL
 DRAWN BY: JCHIDL
 CHECKED BY: CAVDL
 DATE: JUNE 2020
 SCALE: H Y



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

DATE: 10/07/20
 REVISIONS: CITY COMMENTS

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
 LANDSCAPE DETAILS
 A PORTION OF SECTION 15, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO.: 16-0016
 SHEET: 44 OF 48
 E:/landscape/13-000/13-051/
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 JOB: 13-051

TP# 12716340100, 12716340102, 1271634104, 12716420000

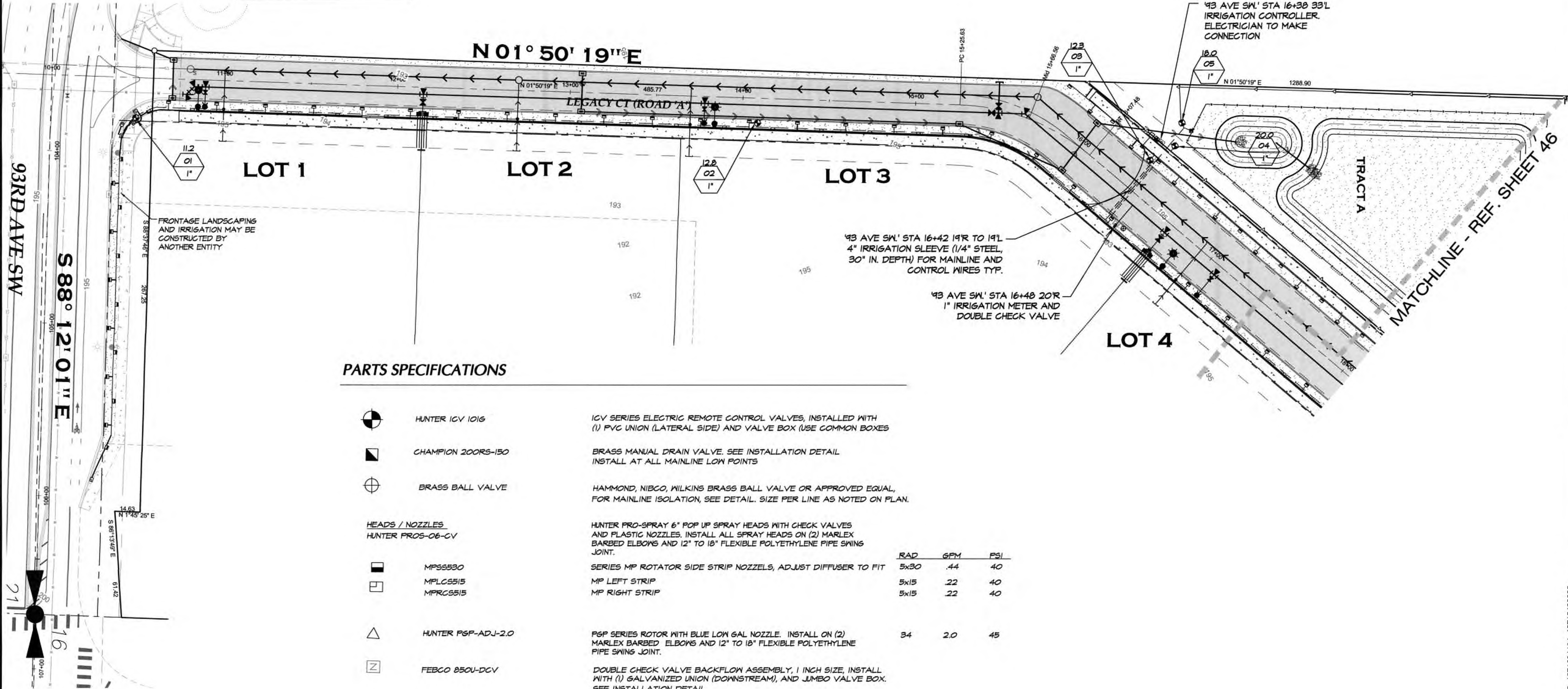
GFNFRA

I-5 COMMERCE

93RD AVENUE SW, TUMWATER, WA

PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230



PARTS SPECIFICATIONS

	HUNTER IGV 1016	ICV SERIES ELECTRIC REMOTE CONTROL VALVES, INSTALLED WITH (1) PVC UNION (LATERAL SIDE) AND VALVE BOX (USE COMMON BOXES)
	CHAMPION 200RS-150	BRASS MANUAL DRAIN VALVE. SEE INSTALLATION DETAIL. INSTALL AT ALL MAINLINE LOW POINTS
	BRASS BALL VALVE	HAMMOND, NIBCO, WILKINS BRASS BALL VALVE OR APPROVED EQUAL, FOR MAINLINE ISOLATION, SEE DETAIL. SIZE PER LINE AS NOTED ON PLAN.
<u>HEADS / NOZZLES</u>		
HUNTER PROS-06-CV		
	MPSS530	SERIES MP ROTATOR SIDE STRIP NOZZLES, ADJUST DIFFUSER TO FIT
	MPLCS515	MP LEFT STRIP
	MPRC515	MP RIGHT STRIP
	HUNTER PSP-ADJ-2.0	PSP SERIES ROTOR WITH BLUE LOW GAL NOZZLE. INSTALL ON (2) MARLEX BARBED ELBOWS AND 12\"/>
	FEBCO 850U-DCV	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY, 1 INCH SIZE, INSTALL WITH (1) GALVANIZED UNION (DOWNSTREAM), AND JUMBO VALVE BOX. SEE INSTALLATION DETAIL.
	HUNTER ICC2-PED-SS	SOLID STATE ELECTRONIC CONTROLLER WITH STAINLESS STEEL CABINET AND INTERNAL TRANSFORMER. INSTALL WITH ICM-2200 22 STATION EXPANSION MODULE. PEDESTAL MOUNT AS DETAILED (ELECTRICAL CONTRACTOR TO PROVIDE 120V PRIMARY TO PEDESTAL. ROUTE CONTROL WIRE PER N.E.C. REQUIREMENTS.
	MAINLINES	PRESSURE MAINLINE AND LATERALS SHALL BE CLASS 200 PVC, SOLVENT WELDED. TEFLON TAPE ALL THREADED JOINTS. BURY DEPTH: MAINS=18 INCHES, LATERALS= 12 INCHES MIN. SEE NOTES BELOW FOR PIPE BEDDING.
	LATERALS	
	SLEEVES	SLEEVES SHALL BE 1/4\"/>
	WIRING (NOT SHOWN)	LOW VOLT WIRING SHALL BE 14 GA. SINGLE STRAND UF/UL LISTED. WHITE=COMMON, RED=SIGAL. NO IN-LINE SPLICES, SPLICE AT VALVES WITH 3M WEATHER PROOF CONNECTORS OR APPROVED EQUAL. INSTALL (1) EXTRA COMMON AND (1) SPARE SIGNAL WIRE TO MAINLINE TERMINUS.

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

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

THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3\"/>

DESIGNED BY: JCHICADL
DRAWN BY: JCHIDL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: 1\"/>

STATE OF WASHINGTON
DAVID LOUTHAN
LICENSED LANDSCAPE ARCHITECT
2116121

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REVIEWS:
CITY COMMENTS
DATE: 10/07/20

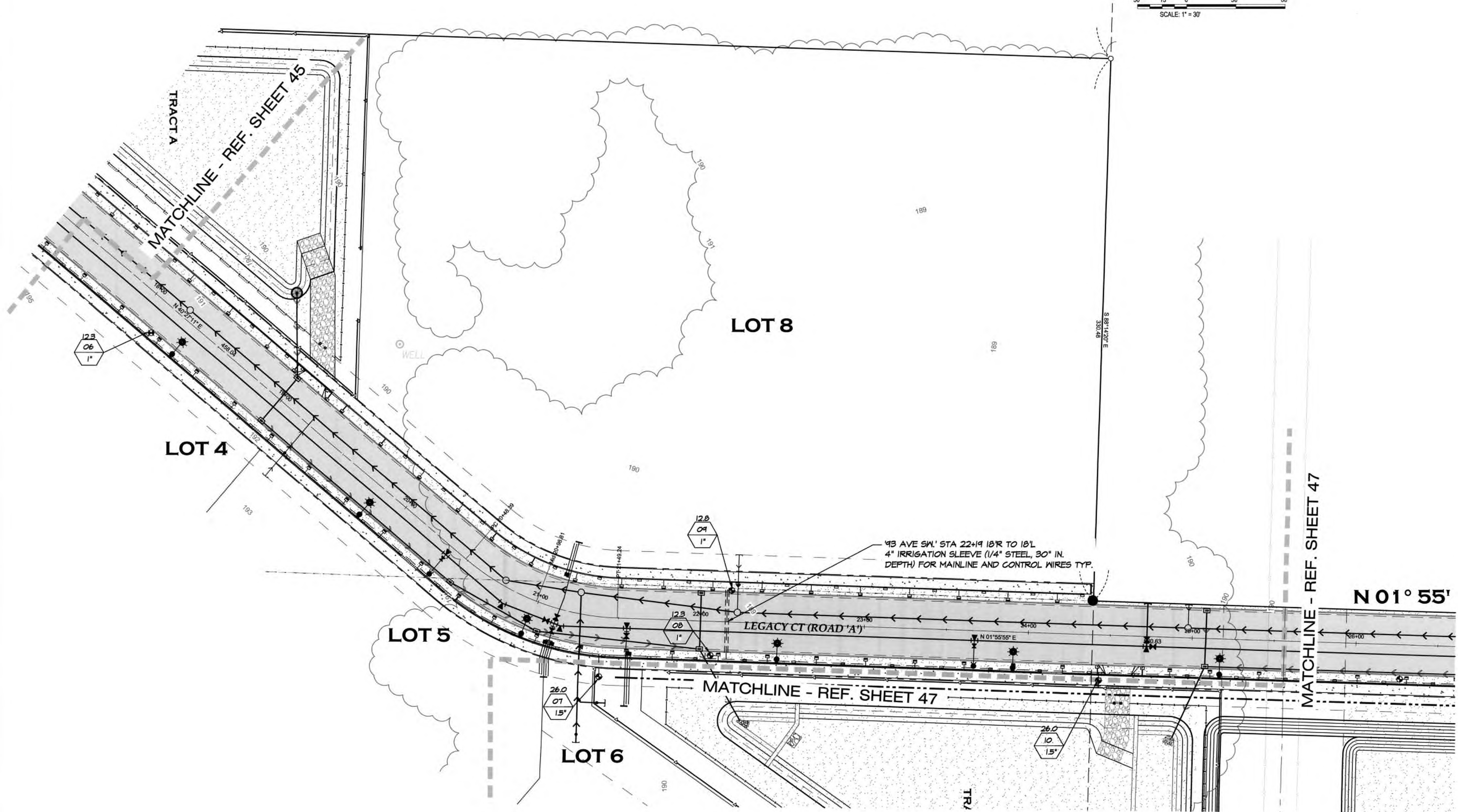
I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
IRRIGATION - 1
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

TP# 12716340100, 12716340102, 1271634104, 12716420000

AGENCY NO. 16-0016
SHEET: 45 OF 48
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INDEX: 13-051LA.dwg
JOB: 13-051

110

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3\"/>	
BASIS OF BEARINGS: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32\"/>	



DESIGNED BY: JCH/CDL	DRAWN BY: JCH/DL	CHECKED BY: CADL	DATE: JUNE 2020	SCALE: H 1\"/>
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

IRRIGATION - 2

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

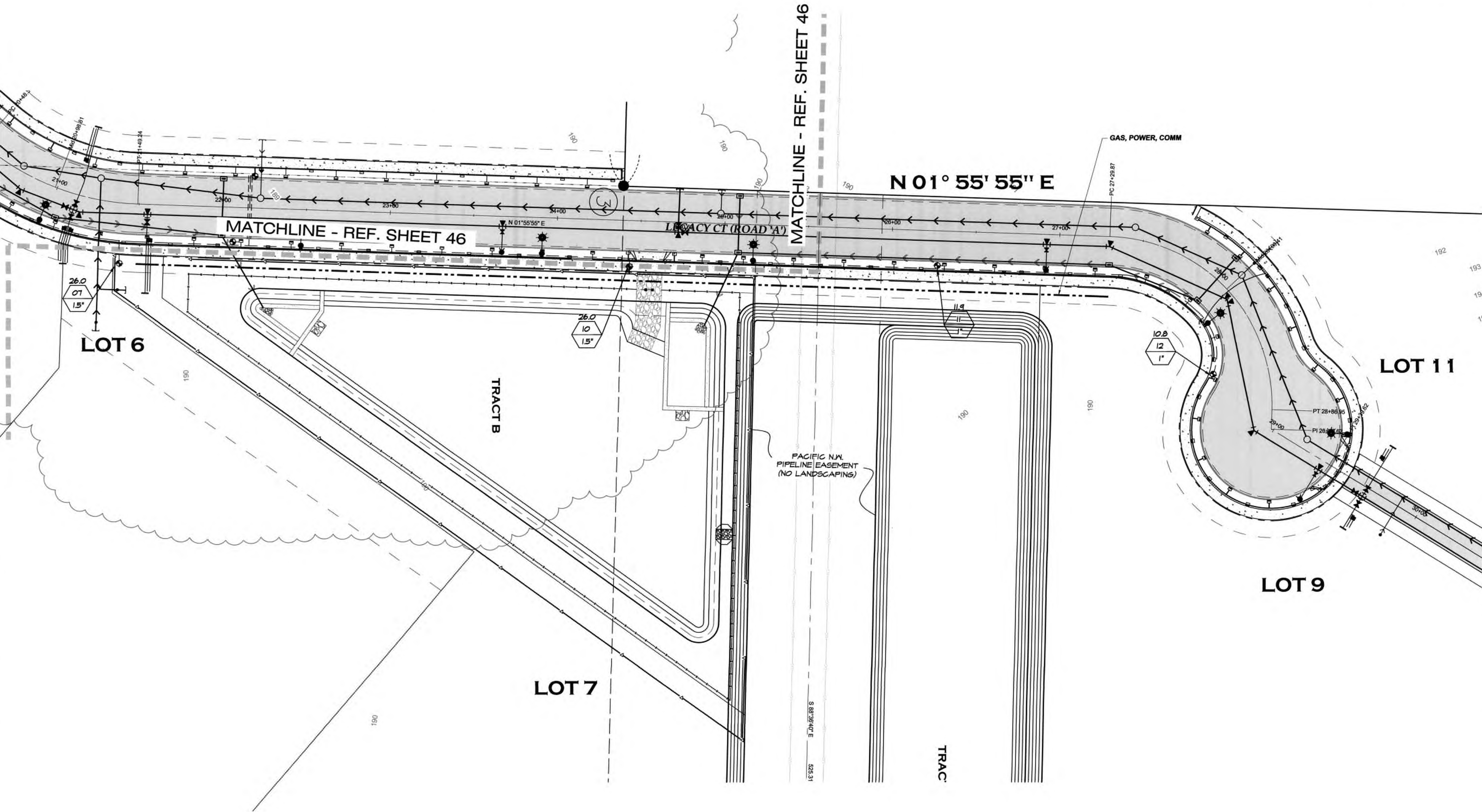
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I-5 COMMERCE

93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK C.L. 93RD AVE SW @ I-5 S.B. EXIT RAMP 1/S ELEVATION = 200.17	
BASIS OF BEARINGS: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E	



DESIGNED BY: JCH/CDL	DRAWN BY: JCH/CDL	CHECKED BY: CADL	DATE: JUNE 2020	SCALE: 1" = 30'



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IRRIGATION - 3

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

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I-5 COMMERCE

93RD AVENUE SW, TUMWATER, WA

IRRIGATION INSTALLATION NOTES

1. THIS PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES, HEADS, ETC. SHALL BE INSTALLED IN COMMON TRENCHES WHERE POSSIBLE. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN COMPLETE COVERAGE. ADJUST LOCATION OF HEADS, ARCS, AND RADIUS AS NECESSARY.
2. USE VAN SPRAY HEADS WHERE NECESSARY TO PREVENT OVER SPRAY.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLETE DRAINABILITY OF SYSTEM. ALL LATERALS AND MAINLINES SHALL SLOPE TO DRAIN LOCATION(S) WHERE INDICATED.
4. REFER TO DETAIL DRAWINGS FOR INSTALLATION AND FURTHER SPECIFICATIONS. IF DETAIL NOT PROVIDED, CONTRACTOR SHALL USE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
5. ALL MAINLINE PIPES SHALL BE PRESSURE TESTED PRIOR TO BACKFILL. PRESSURE TEST SHALL BE AT MAXIMUM LINE PRESSURE HELD FOR 1 HOUR WITH LESS THAN 5 PERCENT PRESSURE LOSS, OR 100 PSI FOR 15 MINUTES WITH LESS THAN 5% STATIC PRESSURE LOSS.
6. BACKFILL AROUND MAINLINES AND LATERALS SHALL BE FREE OF ROCKS AND DEBRIS. PIPE BEDDING MATERIAL SHALL BE SAND OR FINE SOILS WITH NO ROCKS LARGER THAN 1 INCH.
7. NO IN-LINE WIRE SPLICES WILL BE ALLOWED. SUPPLY VALVE BOXES (AMETEK, CARSON, OR EQUAL 12" STANDARD) AT COMMON VALVE LOCATIONS. CONTROL WIRES SHALL BE BUNDLED AND TAPED TO MAIN EVERY 20 FEET. RUN WIRES IN COMMON TRENCH. USE ONLY WATERPROOF CONNECTORS AS SPECIFIED AT VALVE CONNECTIONS.
8. CONTRACTOR SHALL PROVIDE SLEEVES IN LOCATIONS SHOWN. SLEEVE DEPTH SHALL BE 30 INCHES BELOW FINISH GRADE, AND EXTEND BEYOND CURB OR EDGE OF PAVEMENT A MINIMUM OF 12 INCHES. SEE SPECS FOR SLEEVE TYPE. TAPE ENDS OF SLEEVES TO BE USED FOR FUTURE PIPES, AND PROVIDE MARKER POST.
9. CONTRACTOR SHALL PROVIDE OWNER WITH A SET OF "AS-BUILT" RECORD DRAWINGS SHOWING ACTUAL LOCATIONS OF ALL SPRINKLER SYSTEM EQUIPMENT. CONTRACTOR SHALL ORIENT OWNER WITH COMPLETE SYSTEM OPERATION AND MAINTENANCE PROCEDURES.
10. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF SYSTEM INSTALLATION.
11. ANY IRRIGATION LINES PLACED WITHIN TREE PROTECTION ZONES ESTABLISHED FOR THE PROJECT MUST BE INSTALLED IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO THE ROOT PROTECTION ZONE, SUCH AS BY CUTTING ROOTS, DIGGING TRENCHES, OPERATION OF MACHINERY, ETC. SPECIAL CARE MUST BE TAKEN (HAND DIGGING TRENCHES, DESIGNING LINES TO STAY OUT OF THESE AREAS WHERE POSSIBLE, ETC.) TO ENSURE DAMAGE TO THE TREES DOES NOT OCCUR. IN THE EVENT DAMAGE TO THESE AREAS DOES OCCUR, THE CITY MAY REQUIRE, AT ITS DISCRETION, REPLACEMENT OF THE COMPARABLE LANDSCAPE VALUE OF THE TREES DAMAGED OR OTHER MEANS TO MAKE UP THAT LOSS.

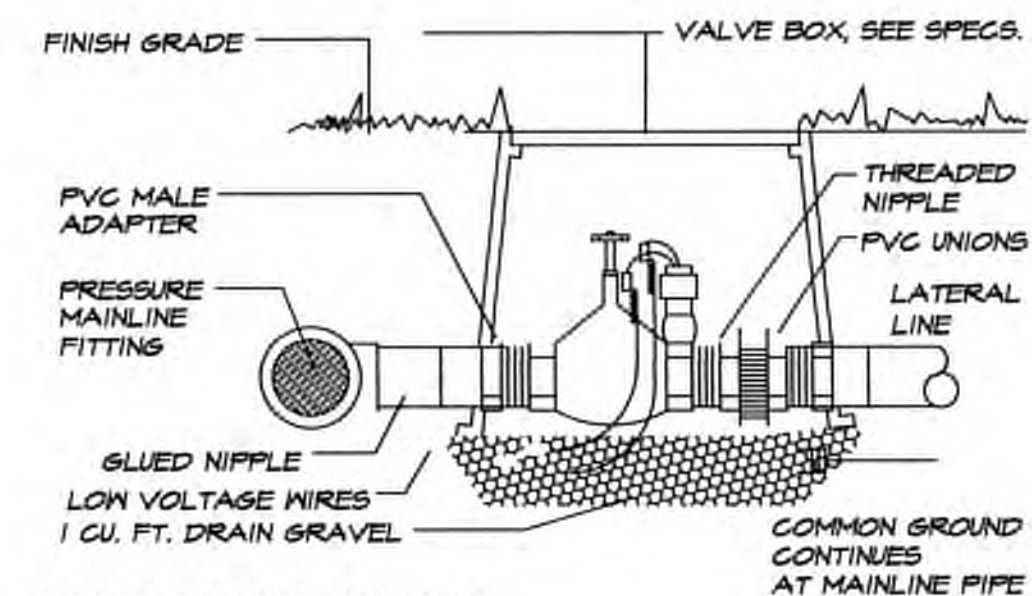
PVC LATERAL SEGMENTS SHALL BE SIZED BY CONTRACTOR DURING INSTALLATION SUCH THAT THE FLOW SHALL NOT EXCEED 4 FEET PER SECOND, OR THE FOLLOWING GALLONS PER MINUTE:

CL200 SIZE	MAX G.P.M.
3/4"	8
1"	14
1 1/4"	22
1 1/2"	28
2"	45

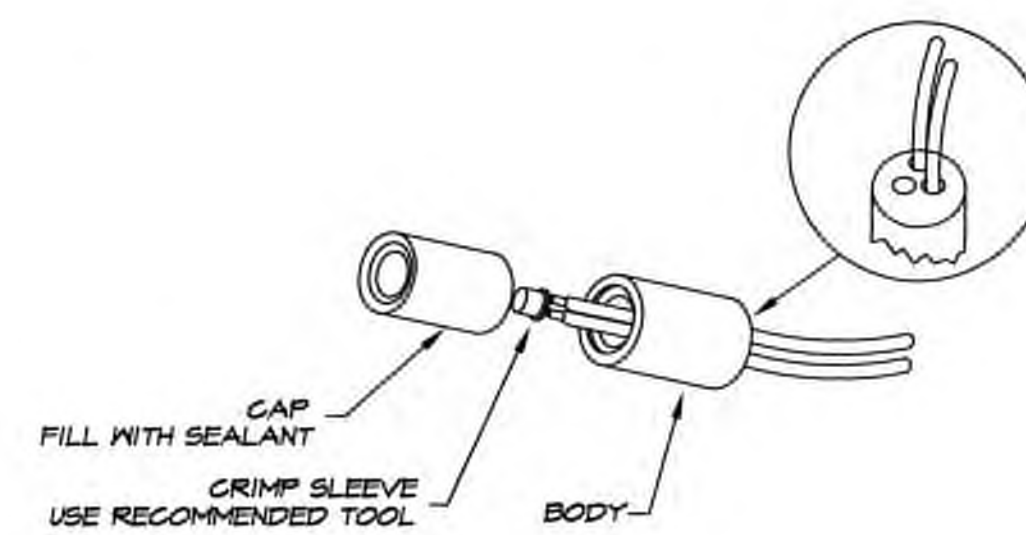
VALVE CHART

ZONE	SIZE	FLOW (GPM) (MAX=38)	SHEET #	DESCRIPTION
1	1"	11.2	45	CORNER STRIP, SPRAYS
2	1"	12.8	45	ROAD A STRIP, SPRAYS
3	1"	12.3	45	ROAD A STRIP, SPRAYS
4	1"	20.0	45	TRACT A STORM, ROTORS
5	1"	18.0	45	TRACT A STORM, ROTORS
6	1"	12.3	45	ROAD A STRIP, SPRAYS
7	1.5"	26.0	47	TRACT B STORM, ROTORS
8	1"	12.3	46	ROAD A STRIP, SPRAYS
9	1"	12.8	46	ROAD A STRIP, SPRAYS
10	1.5"	26.0	47	TRACT B STORM, ROTORS
11	1"	11.9	47	ROAD A STRIP, SPRAYS
12	1"	12.8	47	ROAD A STRIP, SPRAYS

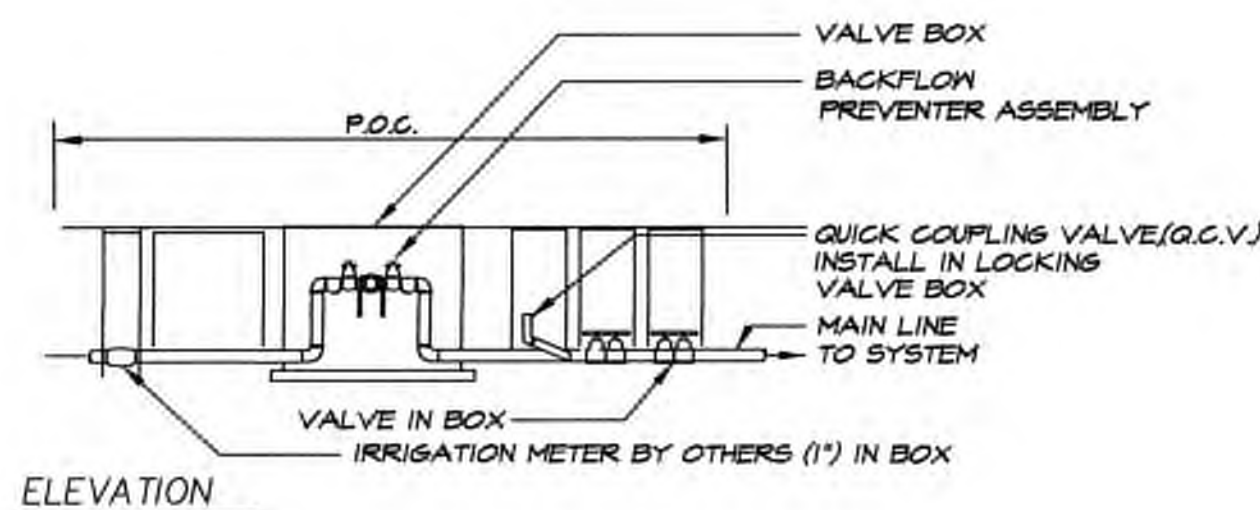
IRRIGATION INSTALLATION DETAILS



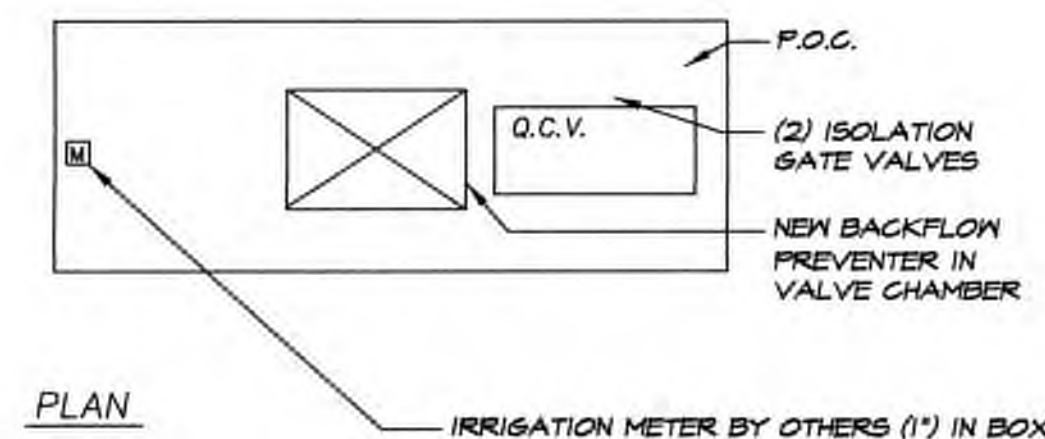
ELECTRIC CONTROL VALVE
NOT TO SCALE



TYPICAL WIRE CONNECTION
NOT TO SCALE

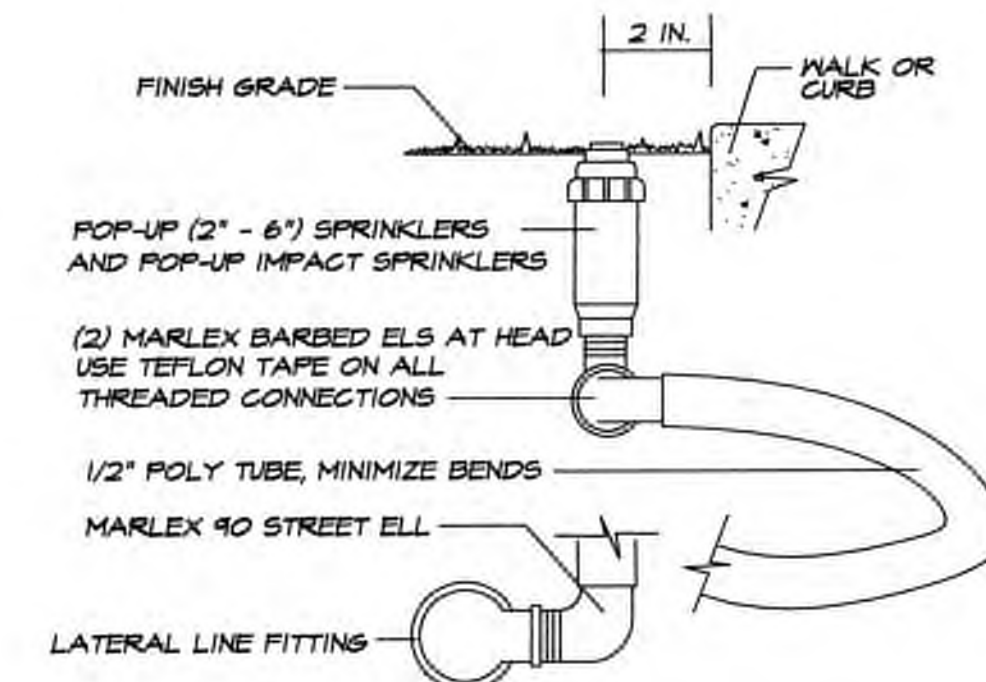


ELEVATION

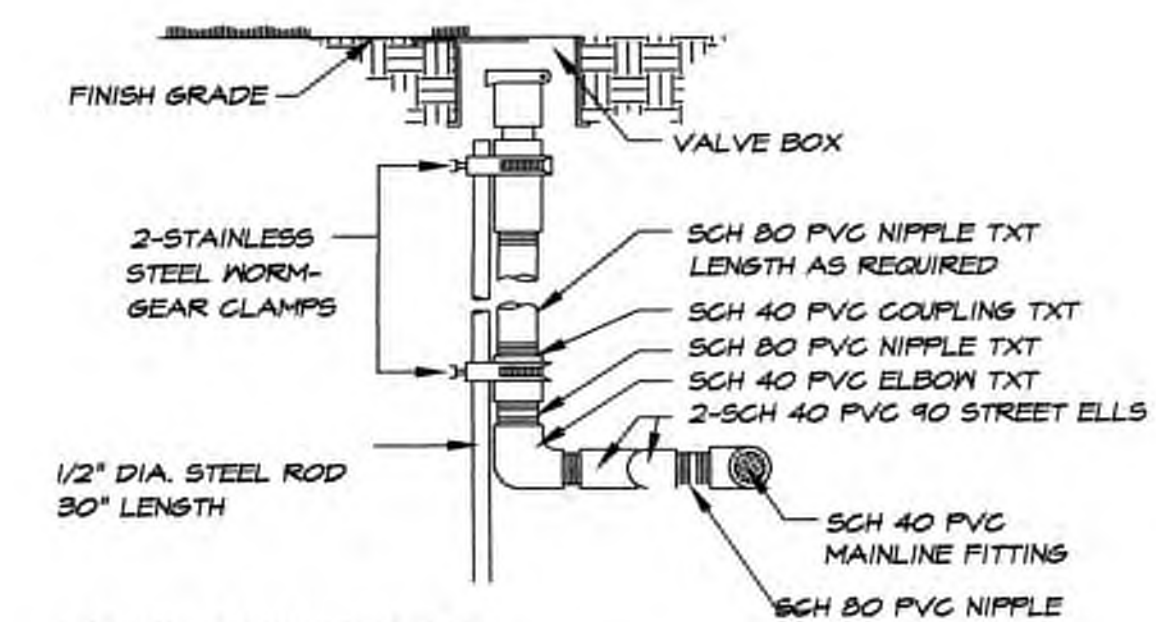


PLAN

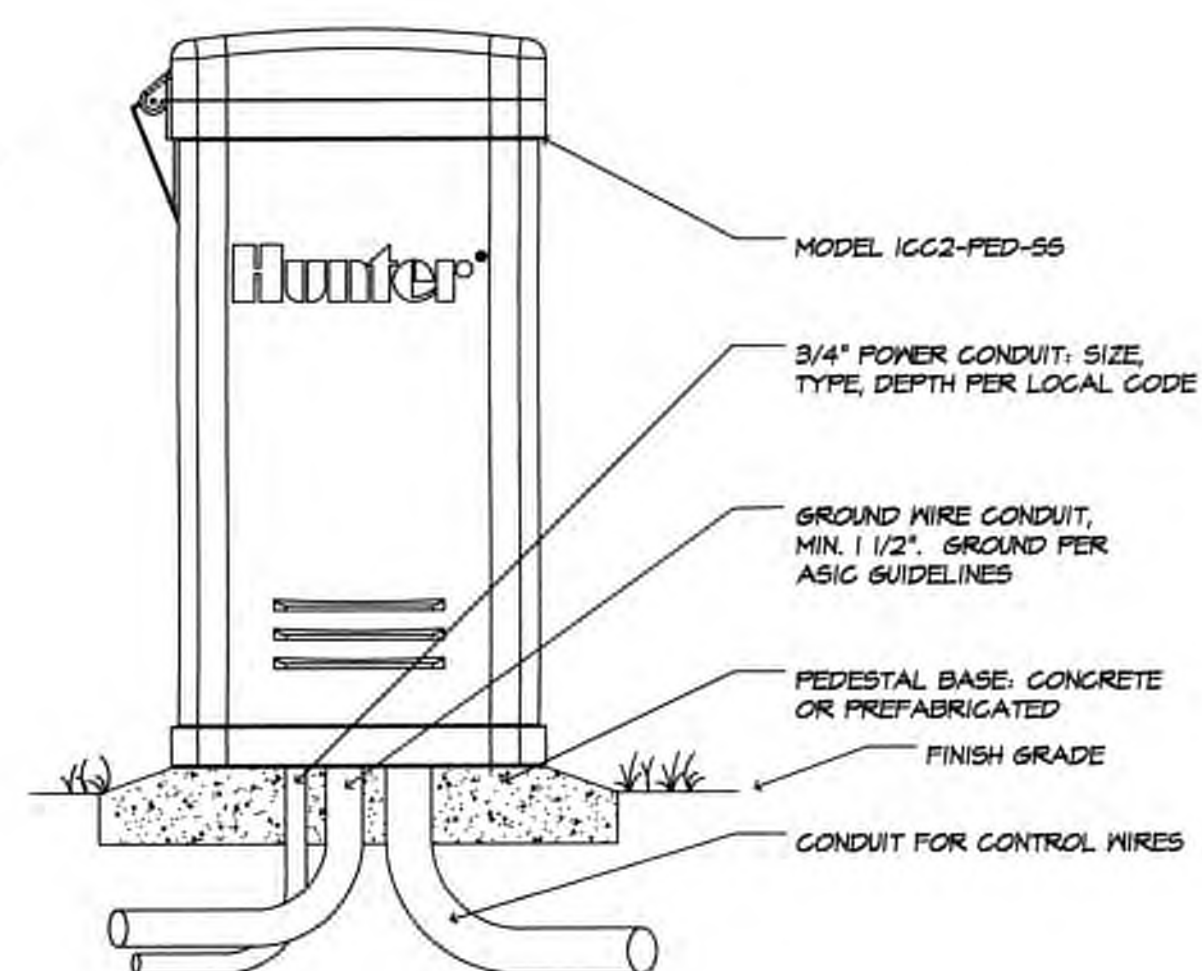
POINT OF CONNECTION SCHEMATIC
NOT TO SCALE



POP UP SPRINKLER ASSEMBLY
NOT TO SCALE



QUICK COUPLER VALVE
NOT TO SCALE



CONTROLLER- PEDESTAL MOUNT
NOT TO SCALE

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SCALE: H V



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IRRIGATION DETAILS

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