



# NOTICE OF PUBLIC HEARING

## LU 2023-017 SP/CUP SITE PLAN REVIEW & CONDITIONAL USE PERMIT Rock Creek Industrial (Panattoni) February 27, 2024 AT 7PM

**Public Notice** is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday, February 27, 2024 at 7:00 PM** on the proposal described below. Public testimony can be provided in writing prior to hearing or in person or by telephone during the live hearing. The hearing will be held at Sherwood City Hall (Community Room, 1<sup>st</sup> Floor), 22560 SW Pine St., Sherwood, OR and broadcast live on the City's YouTube channel at <https://www.youtube.com/user/CityofSherwood>

**Proposal:** An application for a Type IV Site Plan Review and Type III Conditional Use Permit to develop a 413,250 square foot warehousing and industrial structure with secondary office uses. A Conditional Use Permit is requested to allow a standalone warehousing and distribution facility over 150,000 square feet. The subject parcels are zoned Employment Industrial (EI), 20.00 acres (TL 400) and 8.16 acres (TL 100) in size, and located at 13700 SW Tonquin Road (Washington County Assessors Map and Tax Lot Number: 2S133BB00100 / 2S1330000400).

**Case File No.:** LU 2023-017 SP/CUP

**Tax Map/Lot:** 2S133BB00100 / 2S1330000400

**Location:** East of SW Tonquin Road, South of Commerce Court (pending road construction).

**Address:** 13700 SW Tonquin Road, Sherwood, OR, 97140

### **Applicant**

AHBL Inc on behalf of Panattoni Development  
Jessica Bruce, AHBL, Inc  
2215 N. 30th St.  
Tacoma, WA 98409

### **Owner**

Woodburn Industrial Capital Group, LLC  
395 Shenandoah Ln.  
Woodburn, OR 97071

**Staff Contact:** Hugo Agosto, Associate Planner [HamblinAgostoh@sherwoodoregon.gov](mailto:HamblinAgostoh@sherwoodoregon.gov)  
503-625-4271

### **Find out about the project on the City's website:**

<https://www.sherwoodoregon.gov/planning/project/lu-2023-017-sp-cup-panattoni-rock-creek-industrial>

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this matter

will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call Hugo Agosto at (503) 625-4271.

**The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal:** Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits; Chapter 16.31 – Industrial Land Use Districts; Chapter 16.58 – Vision Clearance and Fence Standards; Chapter 16.90 – Site Planning; Chapter 16.82 – Conditional Uses; Chapter 16.92 – Landscaping; Chapter 16.94 – Off-Street Parking and Loading; Chapter 16.96 – On-Site Circulation; Chapter 16.98 – On-Site Storage; Chapter 16.106 Transportation Facilities ; Chapter 16.108 Improvement Plan Review ; Chapter 16.110 Sanitary Sewers ; Chapter 16.112 Water Supply ; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private Utilities; Chapter 16.142 Parks, Trees, and Open Spaces; Chapter 16.146 Noise; Chapter 16.148 Vibrations ; Chapter 16.150 Air Quality ; Chapter 16.152 Odors ; Chapter 15.154 Heat and Glare.

**How to Provide Testimony:** Public testimony may be provided in writing, in person, or by phone.

- In Writing: Provide testimony in writing, prior to the hearing, via email to [reschc@sherwoodoregon.gov](mailto:reschc@sherwoodoregon.gov) or regular mail to Planning Department, Sherwood City Hall, 22560 SW Pine St., Sherwood, OR 97140. Must be received at least 1 hour prior to the hearing.
- In Person: Provide testimony in-person during hearing at Sherwood City Hall (Community Room, 1<sup>st</sup> Floor), 22560 SW Pine St., Sherwood, OR 97140
- By Telephone: Provide testimony by telephone during the hearing via ZOOM. Contact Colleen Resch at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at [reschc@sherwoodoregon.gov](mailto:reschc@sherwoodoregon.gov) or 503-625-4223.

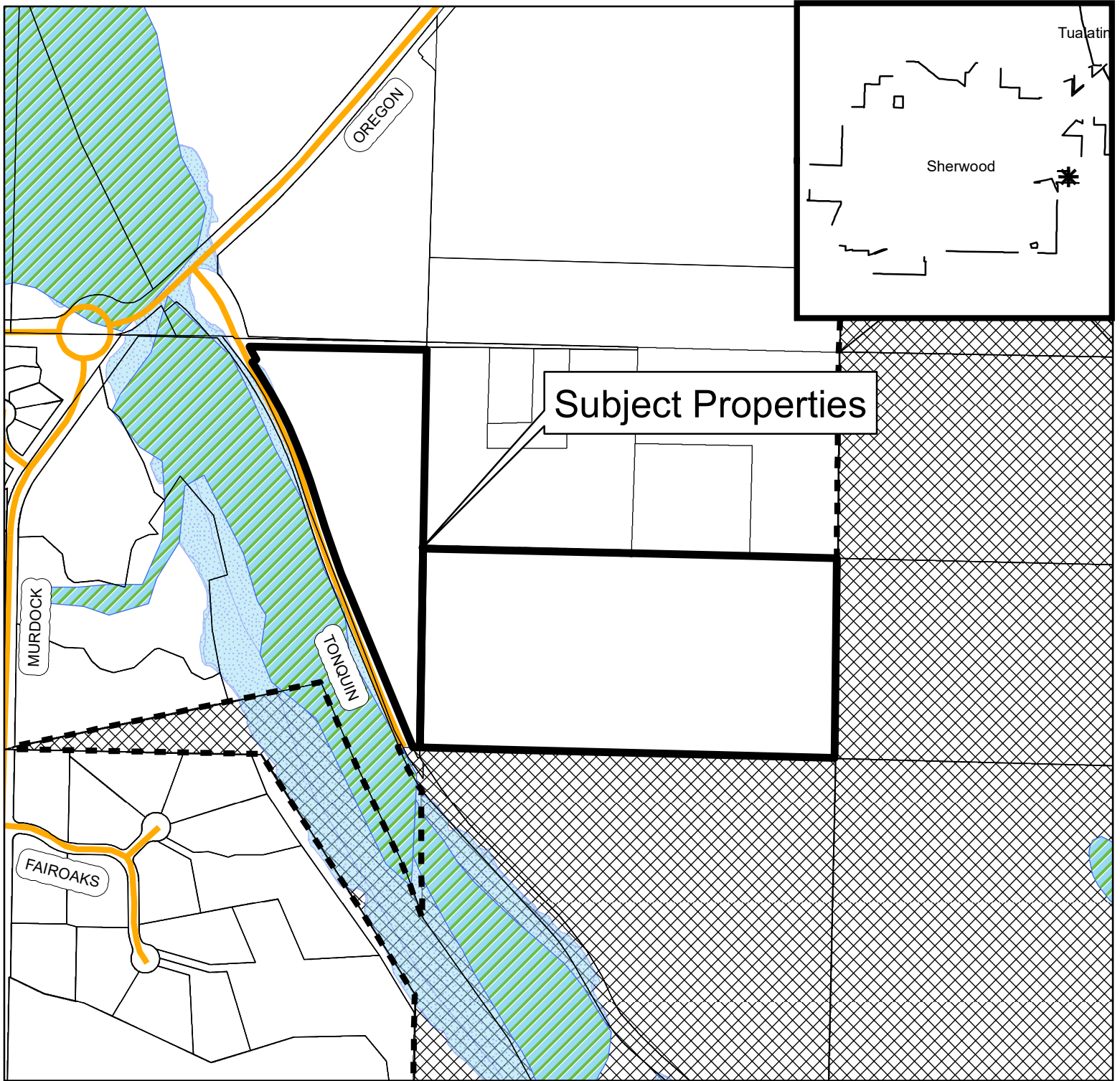
All testimony must clearly state that it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended. Written testimony must be received at least 1 hour in advance of the scheduled meeting time.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria, or other City or State applicable land use standards. Only those persons who provide testimony may appeal the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).

**Notice to mortgagee, lien holder, vendor or seller:** The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

# Vicinity Map

## 13700 SW Tonquin Road



### Legend

- Subject Property
- Taxlots
- City Limits
- Outside City Limits
- Major Arterial Highways
- Streets
- Wetlands
- FEMA Flood Plains



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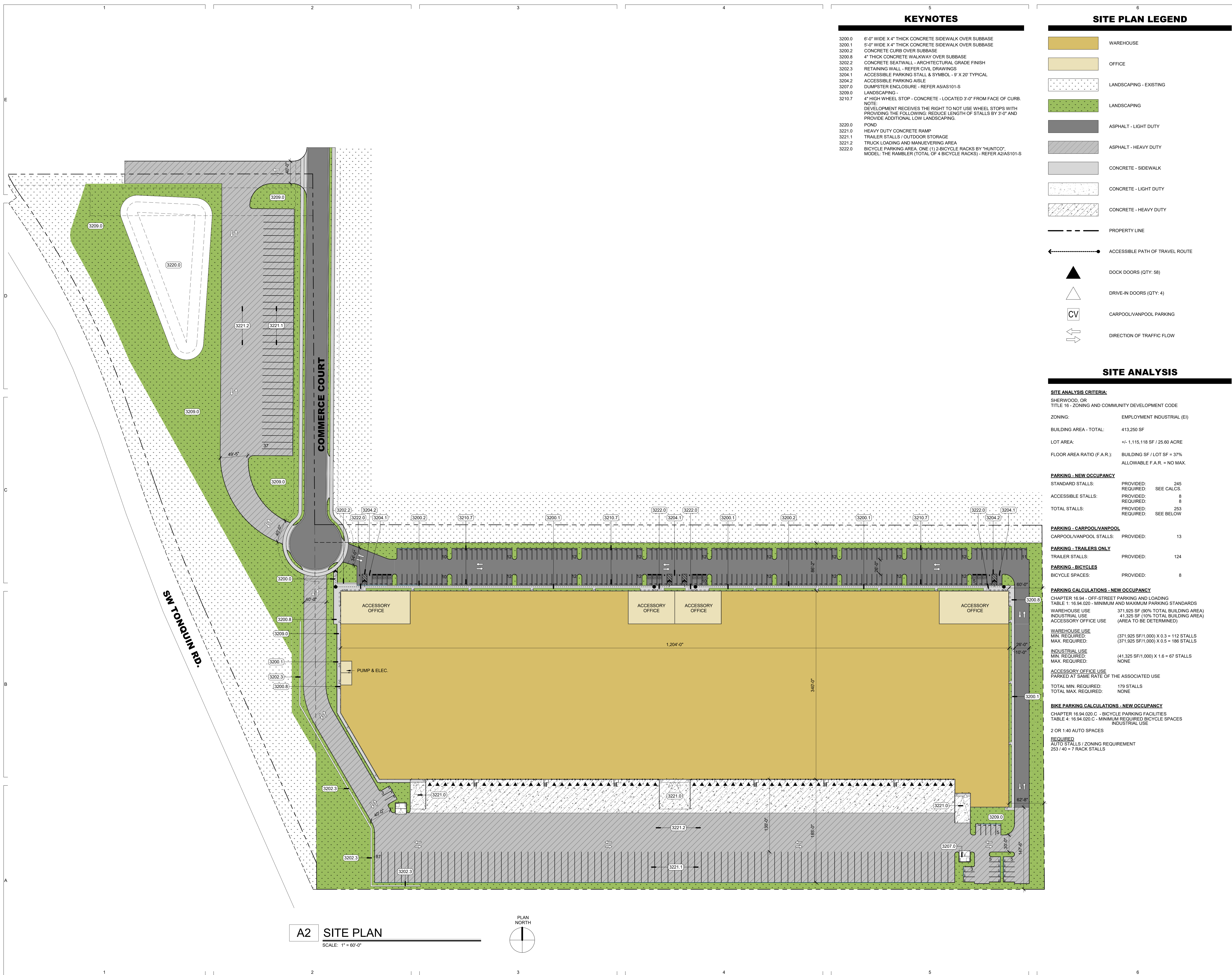


0 500 1,000 Feet









**KEYNOTES**

- 3200.0 6'-0" WIDE X 4" THICK CONCRETE SIDEWALK OVER SUBBASE
  - 3200.1 5'-0" WIDE X 4" THICK CONCRETE SIDEWALK OVER SUBBASE
  - 3200.2 CONCRETE CURB OVER SUBBASE
  - 3200.8 4" THICK CONCRETE WALKWAY OVER SUBBASE
  - 3202.2 CONCRETE SEATWALL - ARCHITECTURAL GRADE FINISH
  - 3202.3 RETAINING WALL - REFER CIVIL DRAWINGS
  - 3204.1 ACCESSIBLE PARKING STALL & SYMBOL - 9' X 20' TYPICAL
  - 3204.2 ACCESSIBLE PARKING AISLE
  - 3207.0 DUMPSTER ENCLOSURE - REFER A5/AS101-S
  - 3209.0 LANDSCAPING -
  - 3210.7 4" HIGH WHEEL STOP - CONCRETE - LOCATED 3'-0" FROM FACE OF CURB.
- NOTE:  
DEVELOPMENT RECEIVES THE RIGHT TO NOT USE WHEEL STOPS WITH PROVIDING THE FOLLOWING: REDUCE LENGTH OF STALLS BY 3'-0" AND PROVIDE ADDITIONAL LOW LANDSCAPING.
- 3220.0 POND
  - 3221.0 HEAVY DUTY CONCRETE RAMP
  - 3221.1 TRAILER STALLS / OUTDOOR STORAGE
  - 3221.2 TRUCK LOADING AND MANEUVERING AREA
  - 3222.0 BICYCLE PARKING AREA, ONE (1) 2-BICYCLE RACKS BY "HUNTCO" MODEL: THE RAMBLER (TOTAL OF 4 BICYCLE RACKS) - REFER A2/AS101-S

**SITE PLAN LEGEND**

- WAREHOUSE
- OFFICE
- LANDSCAPING - EXISTING
- LANDSCAPING
- ASPHALT - LIGHT DUTY
- ASPHALT - HEAVY DUTY
- CONCRETE - SIDEWALK
- CONCRETE - LIGHT DUTY
- CONCRETE - HEAVY DUTY
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL ROUTE
- DOCK DOORS (QTY: 58)
- DRIVE-IN DOORS (QTY: 4)
- CV CARPOOL/VANPOOL PARKING
- DIRECTION OF TRAFFIC FLOW

**SITE ANALYSIS**

**SITE ANALYSIS CRITERIA:**  
SHERWOOD, OR  
TITLE 16 - ZONING AND COMMUNITY DEVELOPMENT CODE

ZONING: EMPLOYMENT INDUSTRIAL (EI)

BUILDING AREA - TOTAL: 413,250 SF

LOT AREA: +/- 1,115,118 SF / 25.60 ACRE

FLOOR AREA RATIO (F.A.R.): BUILDING SF / LOT SF = 37%  
ALLOWABLE F.A.R. = NO MAX.

**PARKING - NEW OCCUPANCY**

STANDARD STALLS:	PROVIDED:	245
	REQUIRED:	SEE CALCS.
ACCESSIBLE STALLS:	PROVIDED:	8
	REQUIRED:	8
TOTAL STALLS:	PROVIDED:	253
	REQUIRED:	SEE BELOW

**PARKING - CARPOOL/VANPOOL**

CARPOOL/VANPOOL STALLS:	PROVIDED:	13
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**PARKING - TRAILERS ONLY**

TRAILER STALLS:	PROVIDED:	124
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**PARKING - BICYCLES**

BICYCLE SPACES:	PROVIDED:	8
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**PARKING CALCULATIONS - NEW OCCUPANCY**

CHAPTER 16.94 - OFF-STREET PARKING AND LOADING  
TABLE 1: 16.94.020 - MINIMUM AND MAXIMUM PARKING STANDARDS

WAREHOUSE USE	371,925 SF (90% TOTAL BUILDING AREA)
INDUSTRIAL USE	41,325 SF (10% TOTAL BUILDING AREA)
ACCESSORY OFFICE USE	(AREA TO BE DETERMINED)

**WAREHOUSE USE**

MIN. REQUIRED:	(371,925 SF / 1,000) X 0.3 = 112 STALLS
MAX. REQUIRED:	(371,925 SF / 1,000) X 0.5 = 186 STALLS

**INDUSTRIAL USE**

MIN. REQUIRED:	(41,325 SF / 1,000) X 1.6 = 67 STALLS
MAX. REQUIRED:	NONE

**ACCESSORY OFFICE USE**

PARKED AT SAME RATE OF THE ASSOCIATED USE

TOTAL MIN. REQUIRED:	179 STALLS
TOTAL MAX. REQUIRED:	NONE

**BIKE PARKING CALCULATIONS - NEW OCCUPANCY**

CHAPTER 16.94.020.C - BICYCLE PARKING FACILITIES  
TABLE 4: 16.94.020.C - MINIMUM REQUIRED BICYCLE SPACES  
INDUSTRIAL USE

2 OR 1:40 AUTO SPACES

**REQUIRED**

AUTO STALLS / ZONING REQUIREMENT  
253 / 40 = 7 RACK STALLS

**TWINSTERS ARCHITECTURE**  
DENVER | IRVINE | LOS ANGELES | SAN JOSE | SEATTLE  
www.twinstersarchitecture.com info@twinstersarchitecture.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TWINSTERS AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH TWINSTERS.

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PANATTONI  
**ROCK CREEK INDUSTRIAL**

13700 SW TONQUIN RD.  
SHERWOOD, OR 97140

ISSUED FOR SITE PLAN REVIEW 10/16/23

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REV.	DATE	REMARKS

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PANATTONI  
1821 DOCK STREET, STE 100  
TACOMA, WA 98402

**ARCHITECTURAL SITE PLAN**

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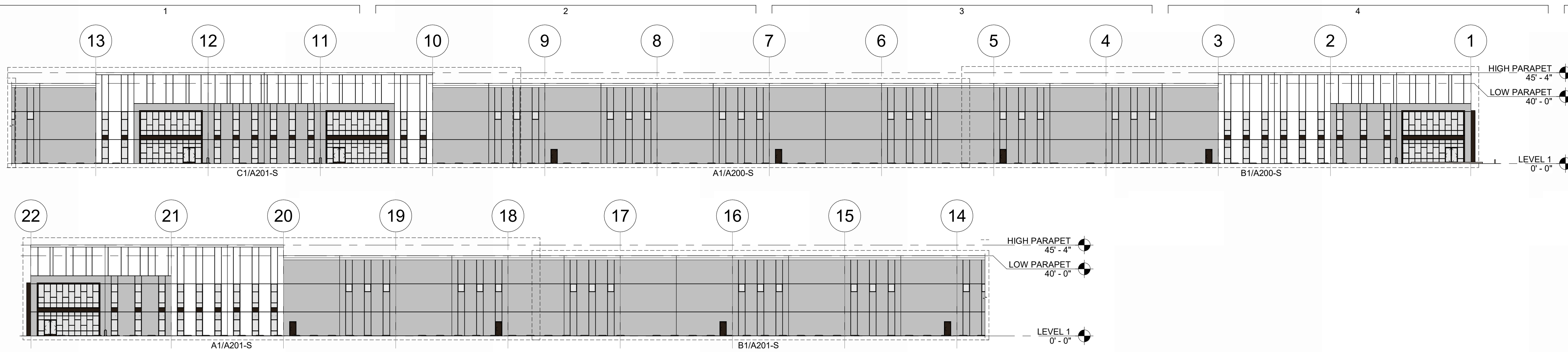
DATE: 01/10/24

JOB NO.: 23-136

AS100-S







**E1 NORTH ELEVATION - OVERALL -**

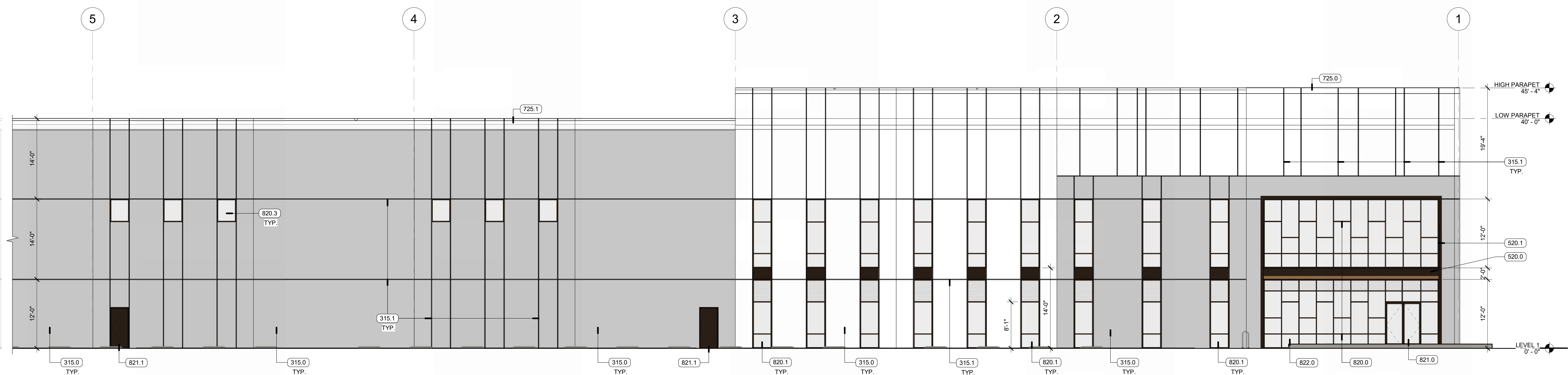
SCALE: 1/32" = 1'-0"

**PAINT LEGEND**

- PAINT - WHITE
- PAINT - GREY
- PAINT - DARK BRONZE OR BLACK TO MATCH MULLIONS
- STOREFRONT MULLION - DARK BRONZE OR BLACK

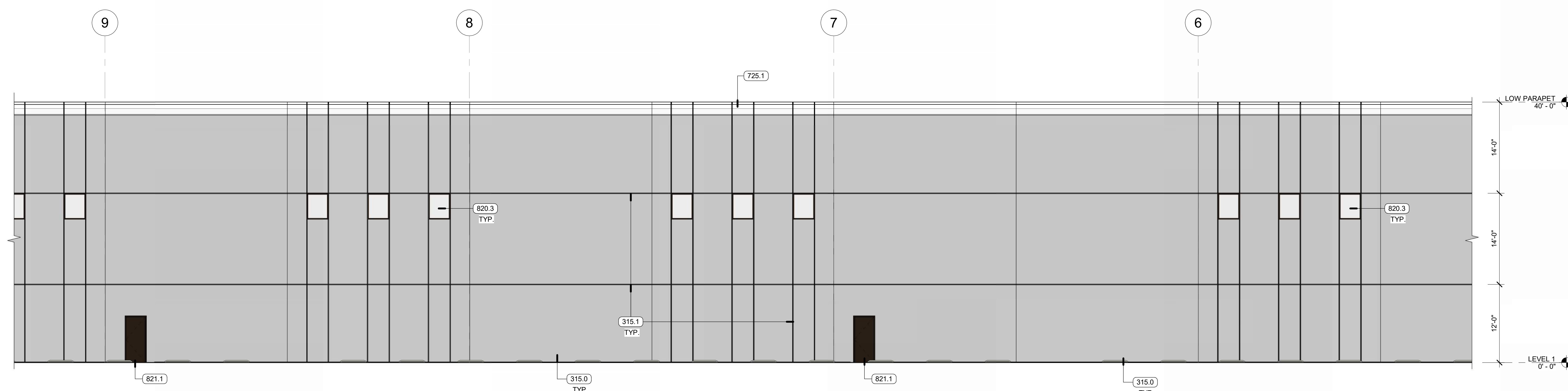
**KEYNOTES**

- 315.0 CONCRETE TILT-UP PANEL
- 315.1 3/4" WIDE "V" PROFILE REVEAL
- 520.0 METAL CANOPY WITH STEEL C-CHANNEL FRAME & WOOD PLANK SOFFIT
- 520.1 METAL CANOPY TIE-BACK ROD AND BRACKETS
- 725.0 PREFINISHED METAL PARAPET COPING - WHITE FINISH
- 725.1 PREFINISHED DUAL CLEAT METAL COPING OVER METAL STUD BUILT-UP PARAPET - WHITE FINISH
- 820.0 STOREFRONT - 24x 12 - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 820.1 STOREFRONT - 3x 12 - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 820.3 STOREFRONT - 3x 4 - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 821.0 PAIR 3x 8 STOREFRONT ENTRY DOOR
- 821.1 HOLLOW METAL DOOR & FRAME - 3x 8' - DARK BRONZE OR BLACK FACTORY FINISH TO MATCH STOREFRONT
- 822.0 1" INSULATED GLAZING - CLEAR



**B1 NORTH ELEVATION - 1**

SCALE: 1/8" = 1'-0"



**A1 NORTH ELEVATION - 2**

SCALE: 1/8" = 1'-0"

PANATTONI  
ROCK CREEK INDUSTRIAL

13700 SW TONQUIN RD.  
SHERWOOD, OR 97140

ISSUED FOR SITE PLAN REVIEW 10/16/23

REMARKS

REV. DATE

PANATTONI  
1821 DOCK STREET, STE 100  
TACOMA, WA 98402

**BUILDING ELEVATIONS**

DATE: 01/10/24  
JOB NO.: 23-136

**A200-S**

1/20/24 1:56:11 PM



**KEYNOTES**

- 315.0 CONCRETE TILT-UP PANEL
- 315.1 3/4" WIDE "V" PROFILE REVEAL
- 520.0 METAL CANOPY WITH STEEL C-CHANNEL FRAME & WOOD PLANK SOFFIT
- 520.1 METAL CANOPY TIE-BACK ROD AND BRACKETS
- 725.1 PREFINISHED DUAL CLEAT METAL COPING OVER METAL STUD BUILT-UP PARAPET - WHITE FINISH
- 820.0 STOREFRONT - 24x 12' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 820.1 STOREFRONT - 3x 12' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
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- 821.0 PAIR 3x 8' STOREFRONT ENTRY DOOR
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**PAINT LEGEND**

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**TWINSTERS ARCHITECTURE**  
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**ROCK CREEK INDUSTRIAL**

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SHERWOOD, OR 97140

ISSUED FOR SITE PLAN REVIEW 10/16/23

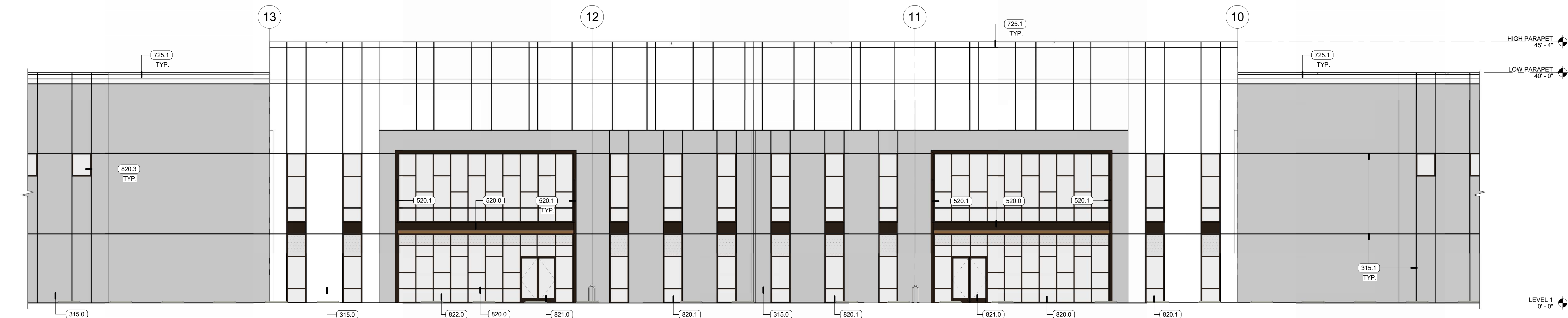
REV.	DATE	REMARKS

**PANATTONI**  
1821 DOCK STREET, STE 100  
TACOMA, WA 98402

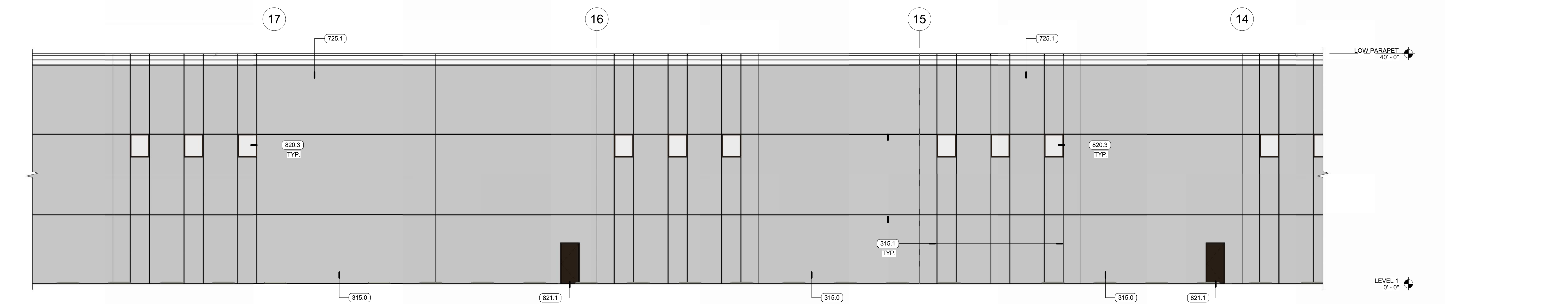
**BUILDING ELEVATIONS**

DATE: 01/10/24  
JOB NO.: 23-136

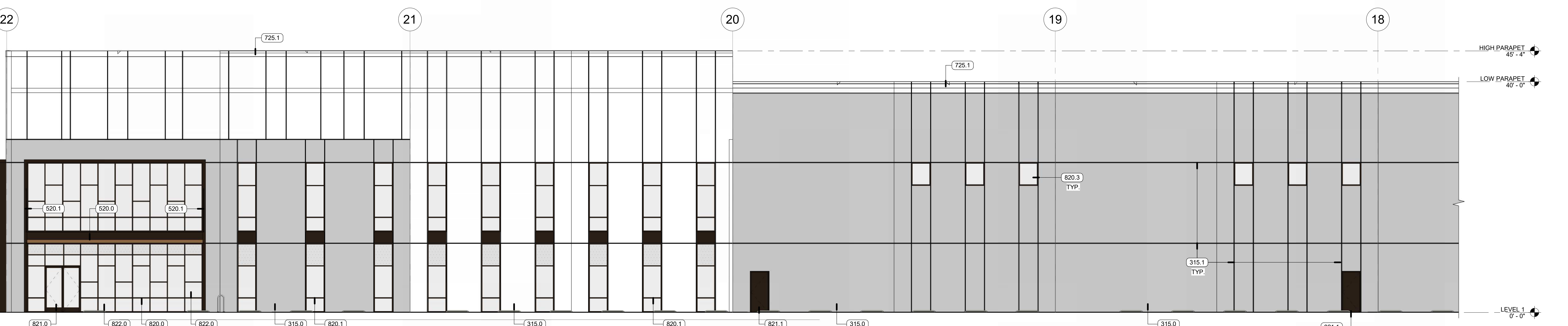
A201-S



**C1 NORTH ELEVATION - 3**  
SCALE: 1/8" = 1'-0"



**B1 NORTH ELEVATION - 4**  
SCALE: 1/8" = 1'-0"



**A1 NORTH ELEVATION - 5**  
SCALE: 1/8" = 1'-0"

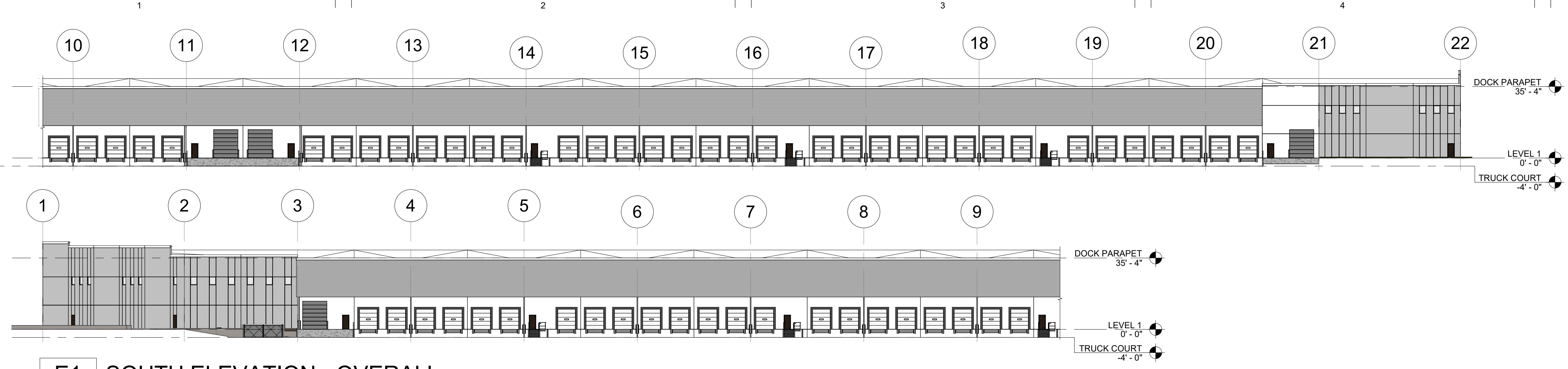












**E1 SOUTH ELEVATION - OVERALL -**

SCALE: 1/32" = 1'-0"

**PAINT LEGEND**

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- PAINT - DARK BRONZE OR BLACK TO MATCH MULLIONS
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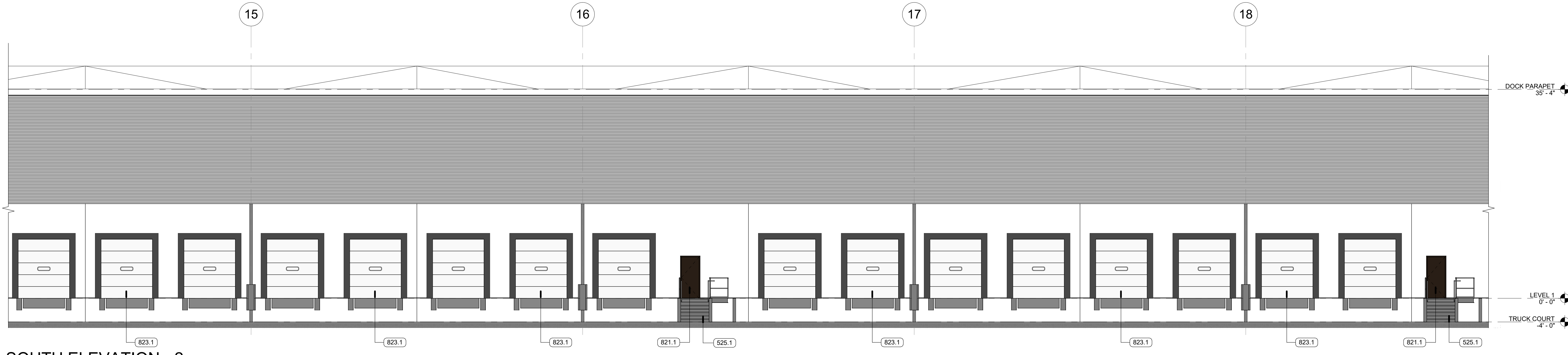
**KEYNOTES**

- 315.0 CONCRETE TILT-UP PANEL
- 315.1 3/4" WIDE "V" PROFILE REVEAL
- 525.1 STEEL STAIRS WITH STEEL GUARDRAIL AND HANDRAILS - PAINTED TO MATCH BUILDING COLOR
- 820.3 STOREFRONT - 3'x 4' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 821.1 HOLLOW METAL DOOR & FRAME - 3'x 8' - DARK BRONZE OR BLACK FACTORY FINISH TO MATCH STOREFRONT
- 823.1 OVERHEAD SECTIONAL DOCK HIGH DOOR
- 823.2 OVERHEAD SECTIONAL GRADE HIGH DOOR

**TWINSTERS ARCHITECTURE**

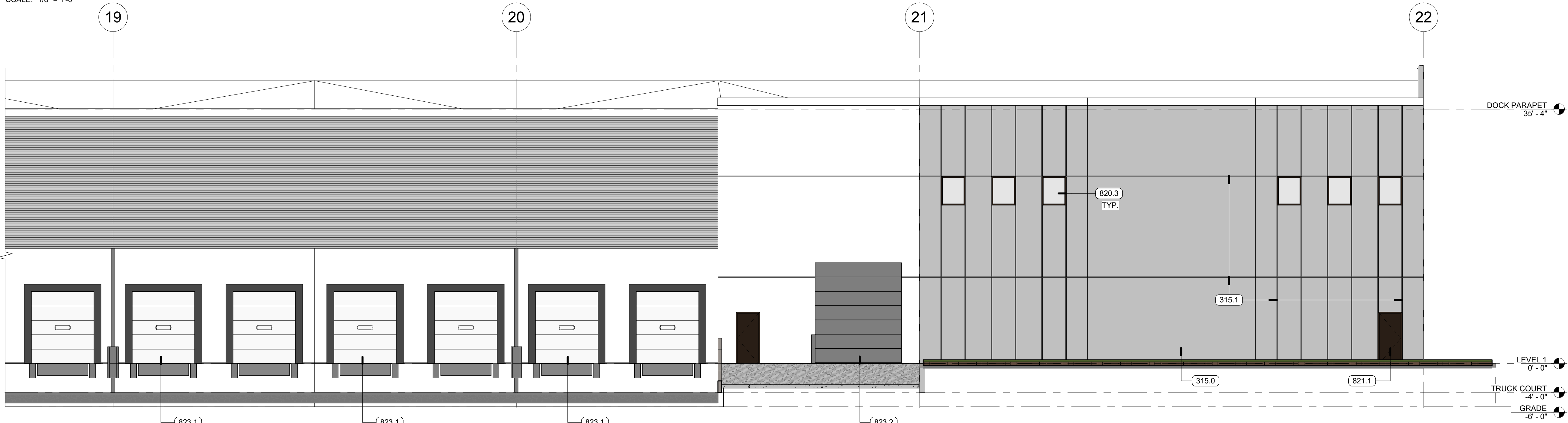
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**B1 SOUTH ELEVATION - 2**

SCALE: 1/8" = 1'-0"



**A1 SOUTH ELEVATION - 1**

SCALE: 1/8" = 1'-0"

**PANATTONI**  
**ROCK CREEK INDUSTRIAL**

13700 SW TONQUIN RD.  
SHERWOOD, OR 97140

ISSUED FOR SITE PLAN REVIEW 10/16/23

REV	DATE	REMARKS

**PANATTONI**  
1821 DOCK STREET, STE 100  
TACOMA, WA 98402

**BUILDING ELEVATIONS**

DATE: 01/10/24  
JOB NO.: 23-136

A204-S



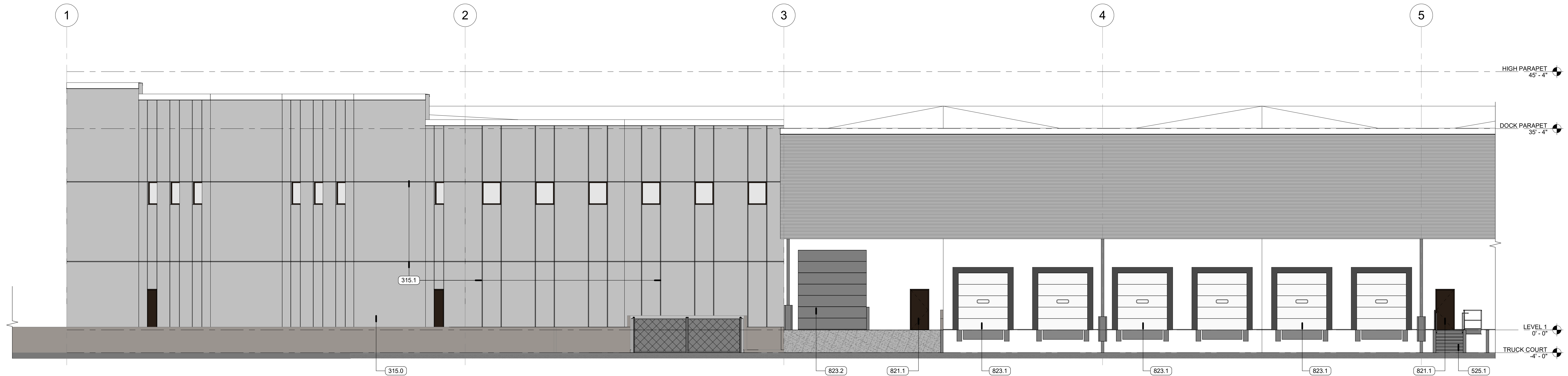
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**C1 SOUTH ELEVATION - 5**  
SCALE: 1/8" = 1'-0"



**B1 SOUTH ELEVATION - 4**  
SCALE: 1/8" = 1'-0"



**A1 SOUTH ELEVATION - 3**  
SCALE: 1/8" = 1'-0"

**PANATTONI**  
**ROCK CREEK INDUSTRIAL**  
 13700 SW TONQUIN RD.  
 SHERWOOD, OR 97140  
 ISSUED FOR SITE PLAN REVIEW 10/16/23

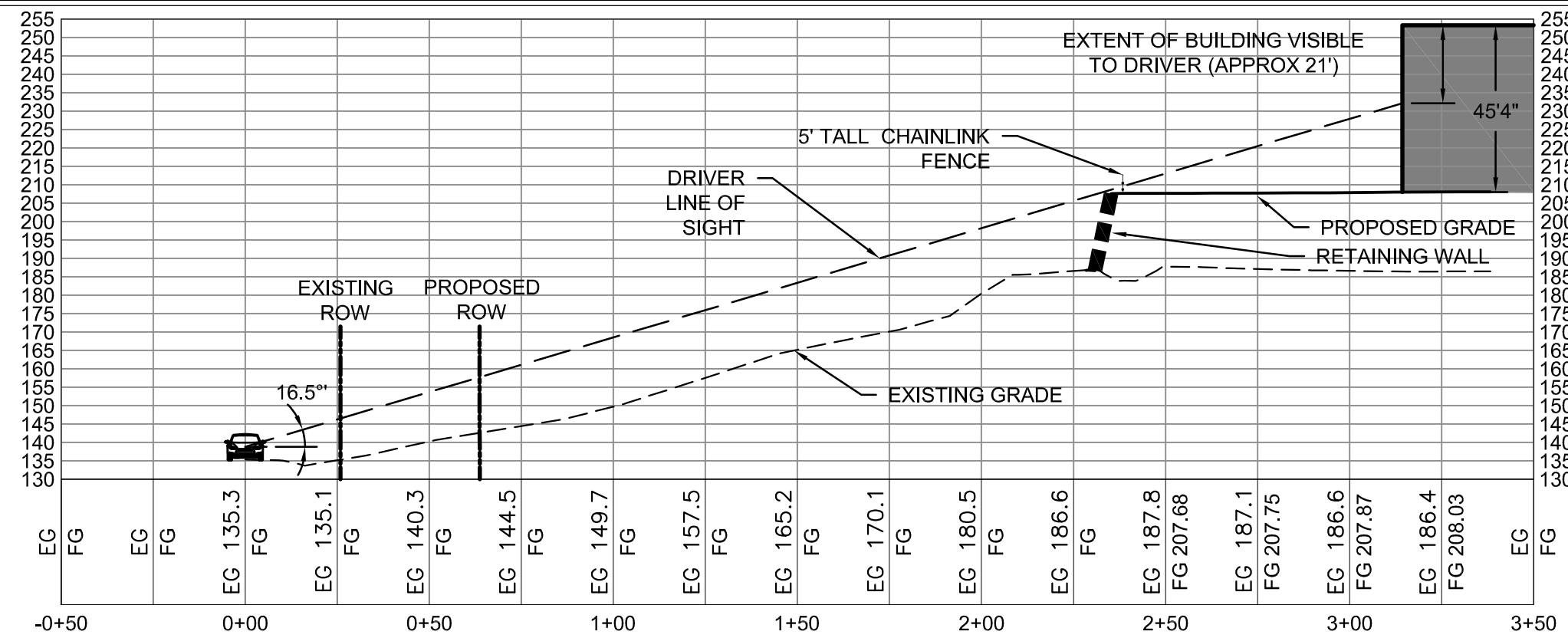
REV	DATE	REMARKS

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 TACOMA, WA 98402  
**BUILDING ELEVATIONS**

DATE: 01/10/24  
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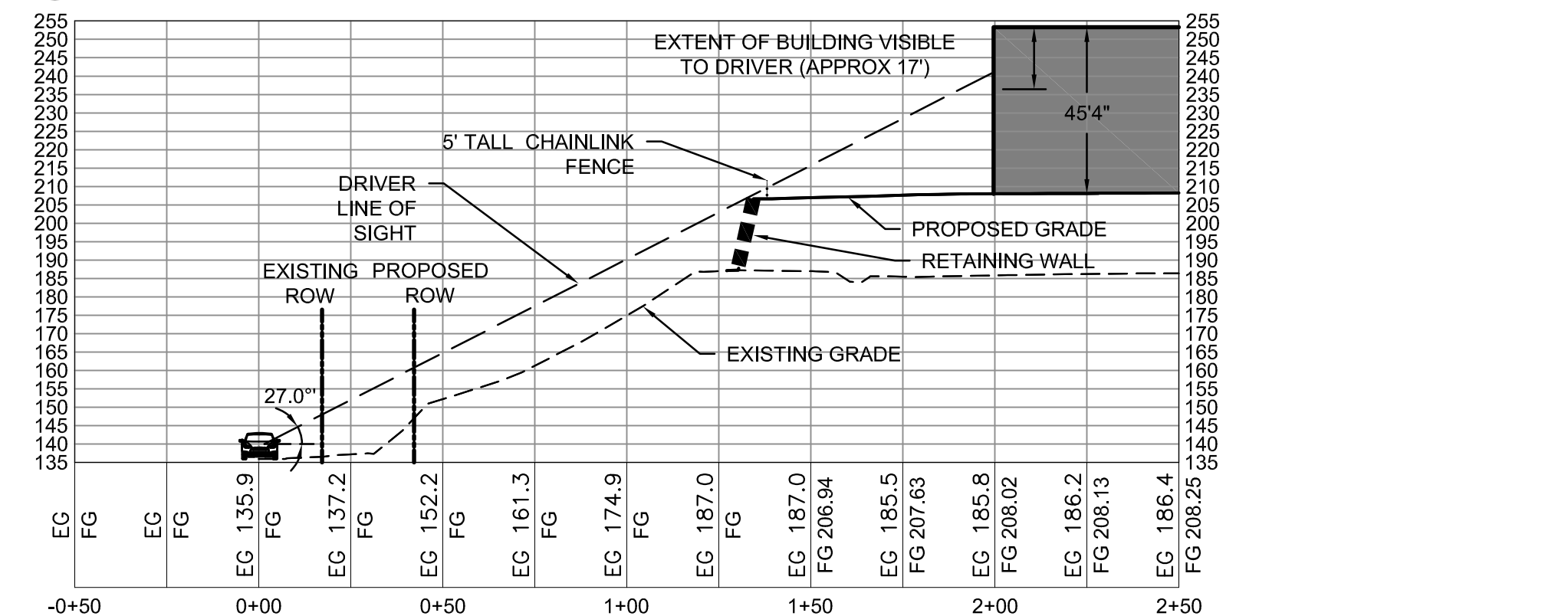
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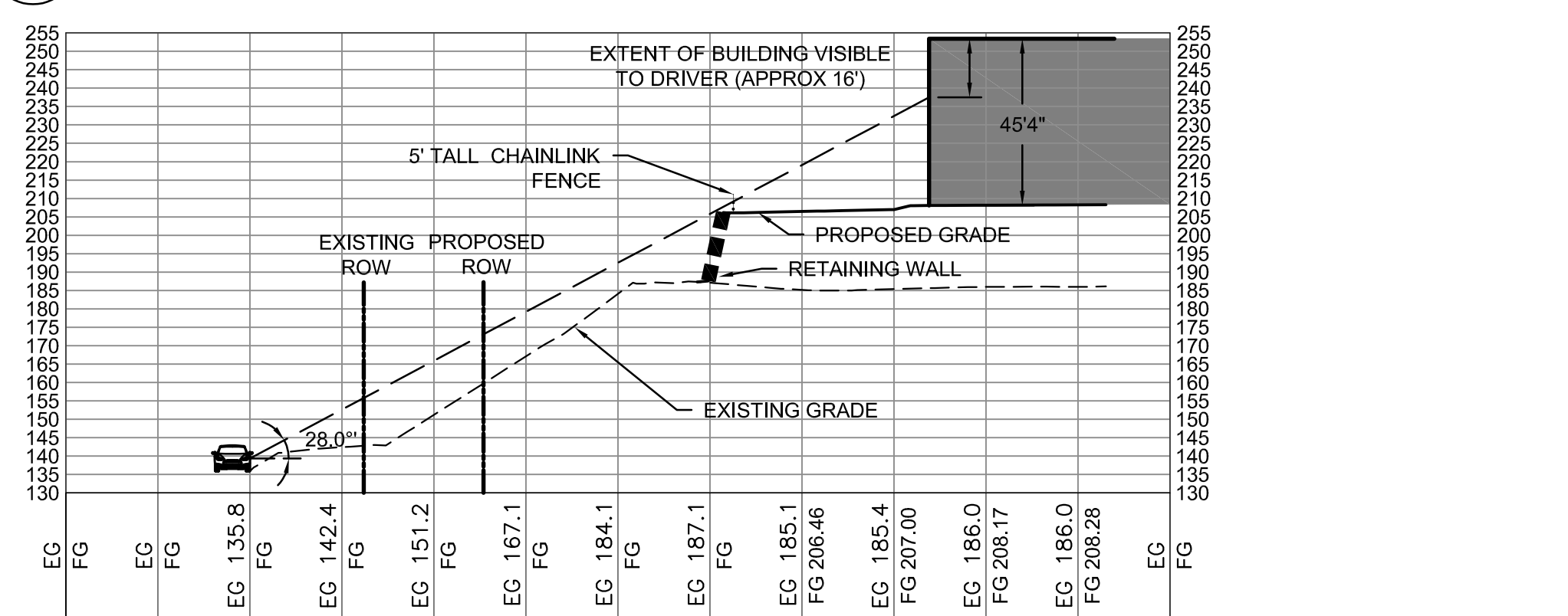
**A SOUTH EAST BOUND DRIVER SIGHT 1**

SCALE: H 1" = 40', V 1" = 40'



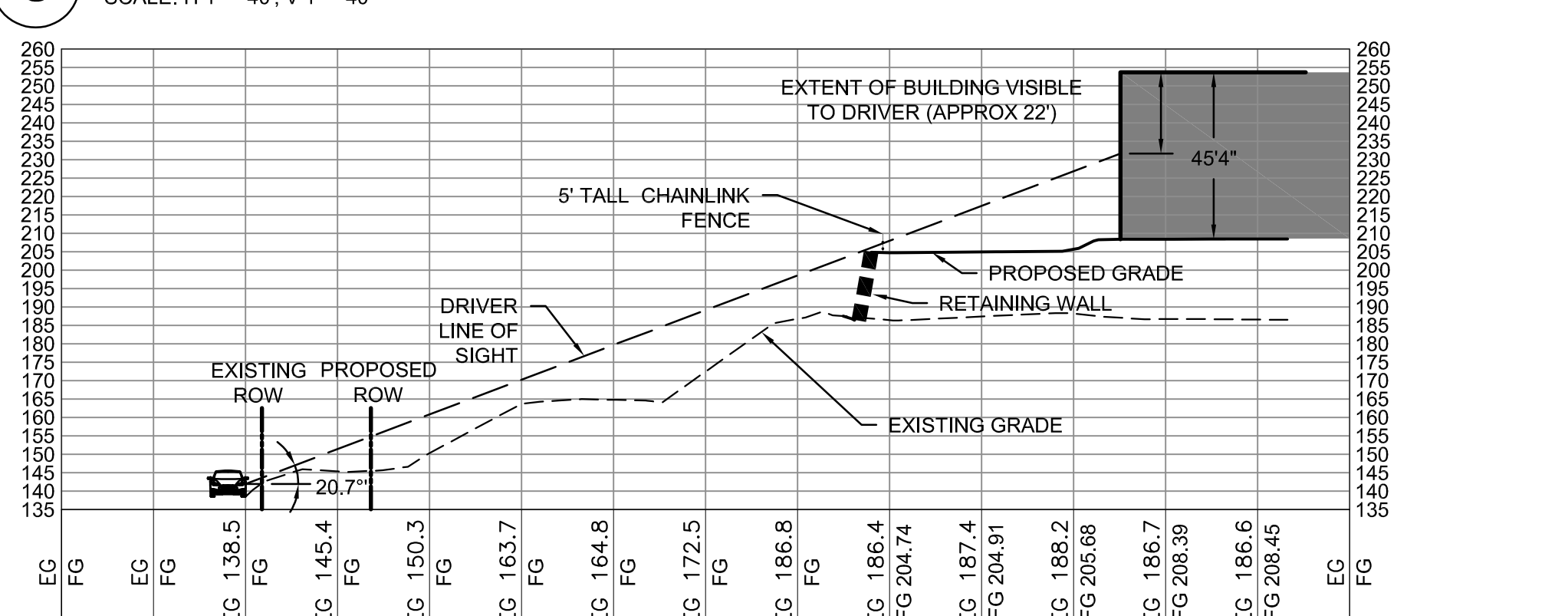
**B SOUTH EAST BOUND DRIVER SIGHT 2**

SCALE: H 1" = 40', V 1" = 40'



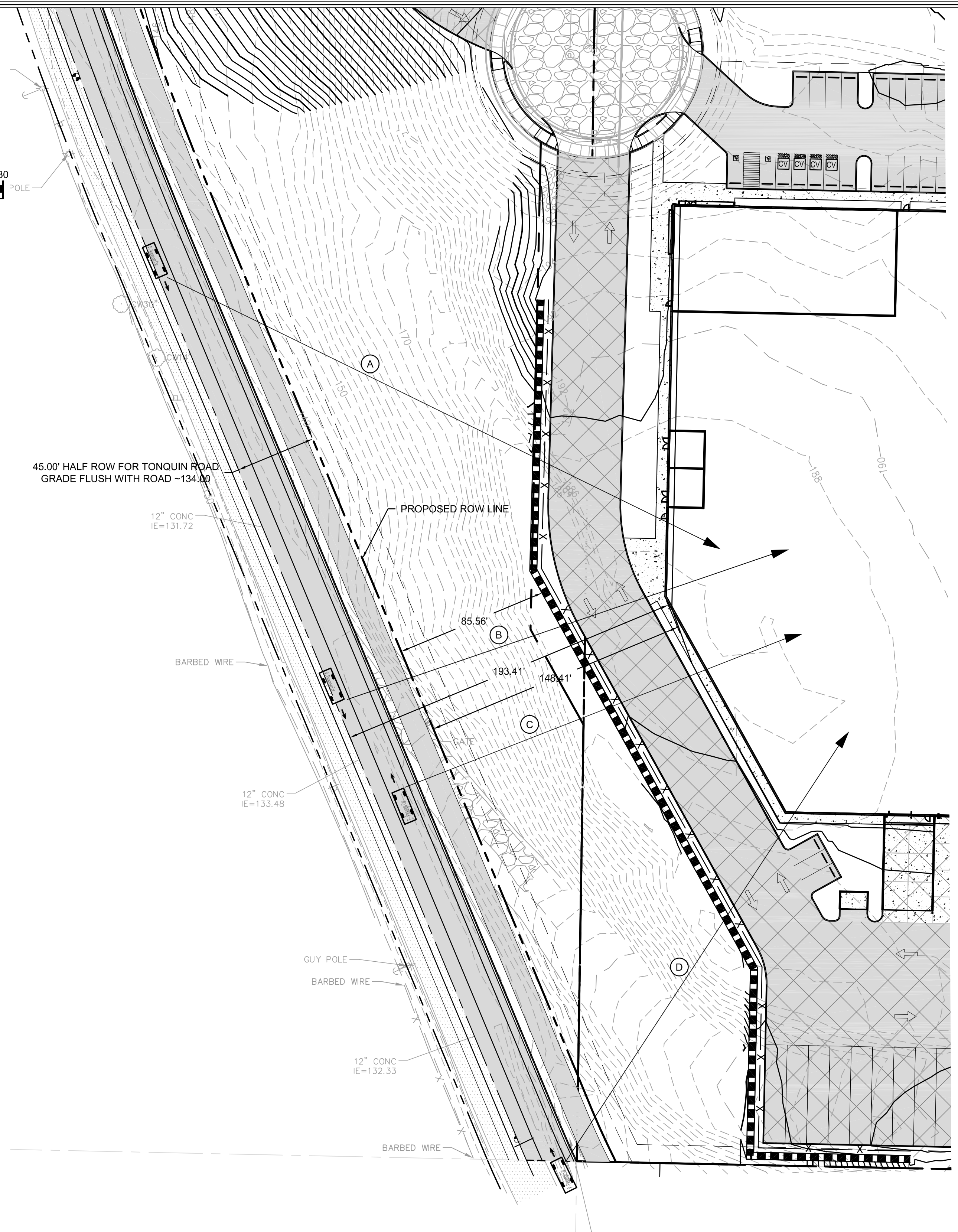
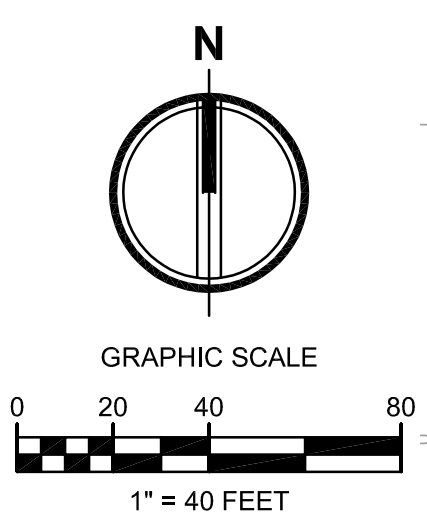
**C NORTH WEST BOUND DRIVER SIGHT 1**

SCALE: H 1" = 40', V 1" = 40'



**D NORTH WEST BOUND DRIVER SIGHT 2**

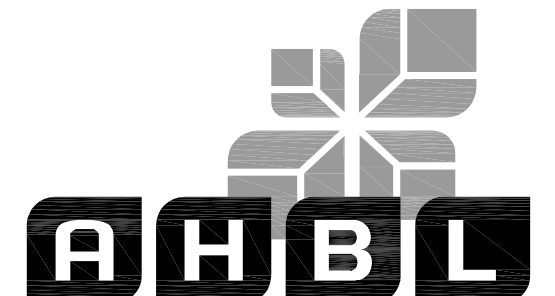
SCALE: H 1" = 40', V 1" = 40'



**NOTES:**

1. DRIVER LINE OF SIGHT TAKEN FROM 3.5' ABOVE EXISTING GRADE

PARCEL II OF LEGAL DESCRIPTION EASEMENT AGREEMENT 2609 INGRESS AND EGRESS, LOCATION APPROXIMATE RECORDED SEPTEMBER 17, 1975



2215 North 30th Street,  
Suite 300,  
Tacoma, WA 98403  
253.383.2422 TEL  
253.383.2572 FAX

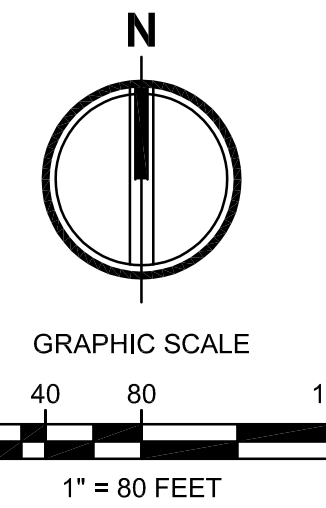
<b>ROCK CREEK INDUSTRIAL</b>	
<b>TONQUIN ROAD DRIVER VIEW EXHIBIT</b>	

JOB NO.	2230336.10
DATE:	12/11/2023
<b>EX-1</b>	



# ROCK CREEK INDUSTRIAL

A PORTION OF THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 02 S., RGE. 01 W., W.M.,  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.



## LEGEND

CEMENT CONCRETE PAVEMENT		HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT		HEAVY DUTY CEMENT CONCRETE PAVEMENT	

## PROJECT STATISTICS

EXISTING SITE AREA: 1,215,773 SF (29.91 ACRES)  
FINAL SITE AREA: 1,115,188 SF (25.60 ACRES)  
(AFTER DEDICATION FOR SW TONQUIN RD, SW COMMERCE CT, AND 32' DEEDED FROM 2S1330000400)

BUILDING AREA: 413,250 SF  
FAR: 37%  
IMPERVIOUS SURFACE COVERAGE: 72%

ZONE: EMPLOYMENT INDUSTRIAL  
FRONT YARD SETBACK: 20 FT  
SIDE YARD SETBACK: 0 FT  
REAR YARD SETBACK: 0 FT  
MAXIMUM HEIGHT: 50 FT

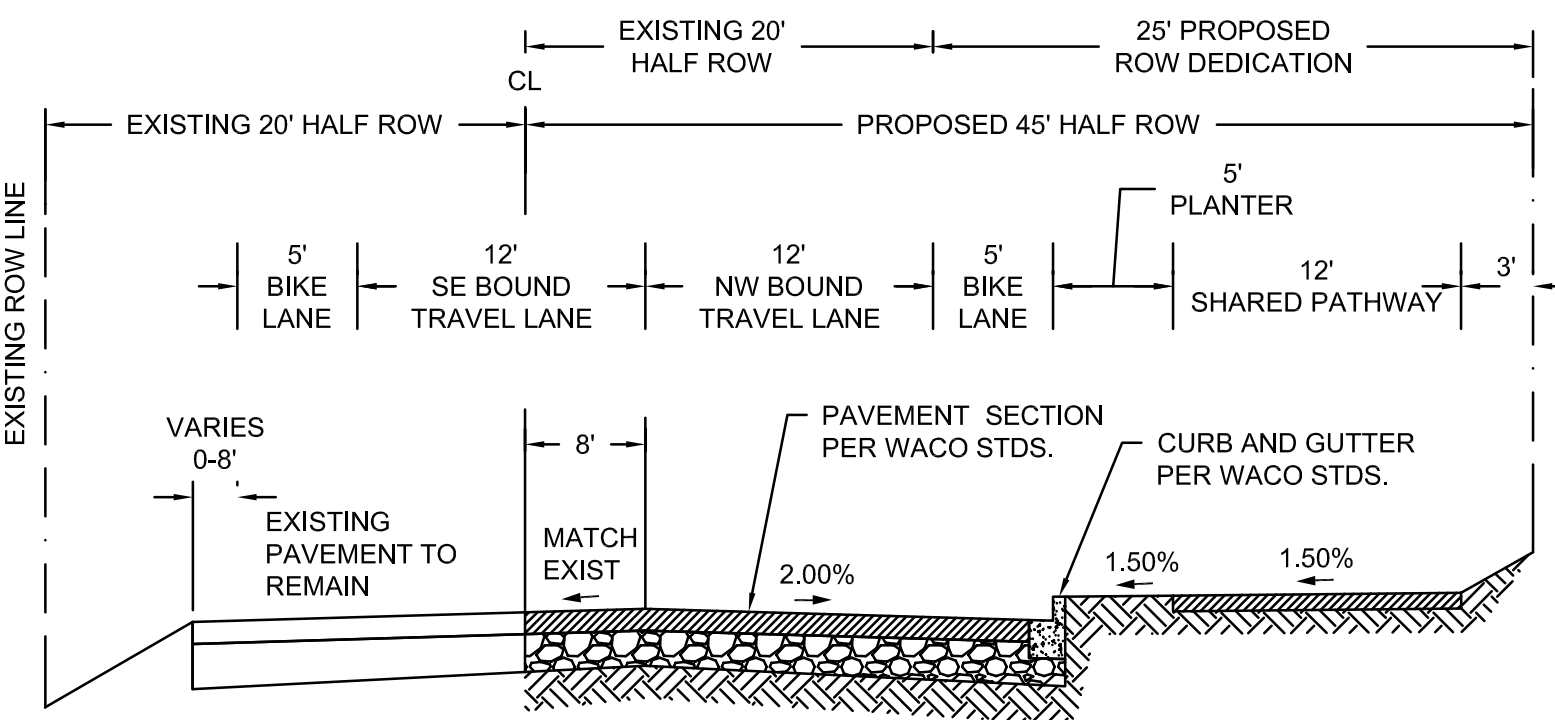
PARKING	AREA	MIN. RATIO	MIN. STALLS
90% WAREHOUSE:	371,925 SF	0.3/1,000 SF	112
10% INDUSTRIAL:	41,325 SF	1.6/1,000 SF	67
ACCESSORY OFFICE:	TBD	SAME RATE AS ASSOC. USE	

PARKING	AREA	MAX. RATIO	MAX. COUNT
90% WAREHOUSE:	371,925 SF	0.5/1,000 SF	186
10% INDUSTRIAL:	41,325 SF	NO MAX.	NO MAX.

TOTAL REQUIRED: 179  
TOTAL PROVIDED: 253 (INC 8 ADA AND 13 CARPOOL/VANPOOL STALLS)

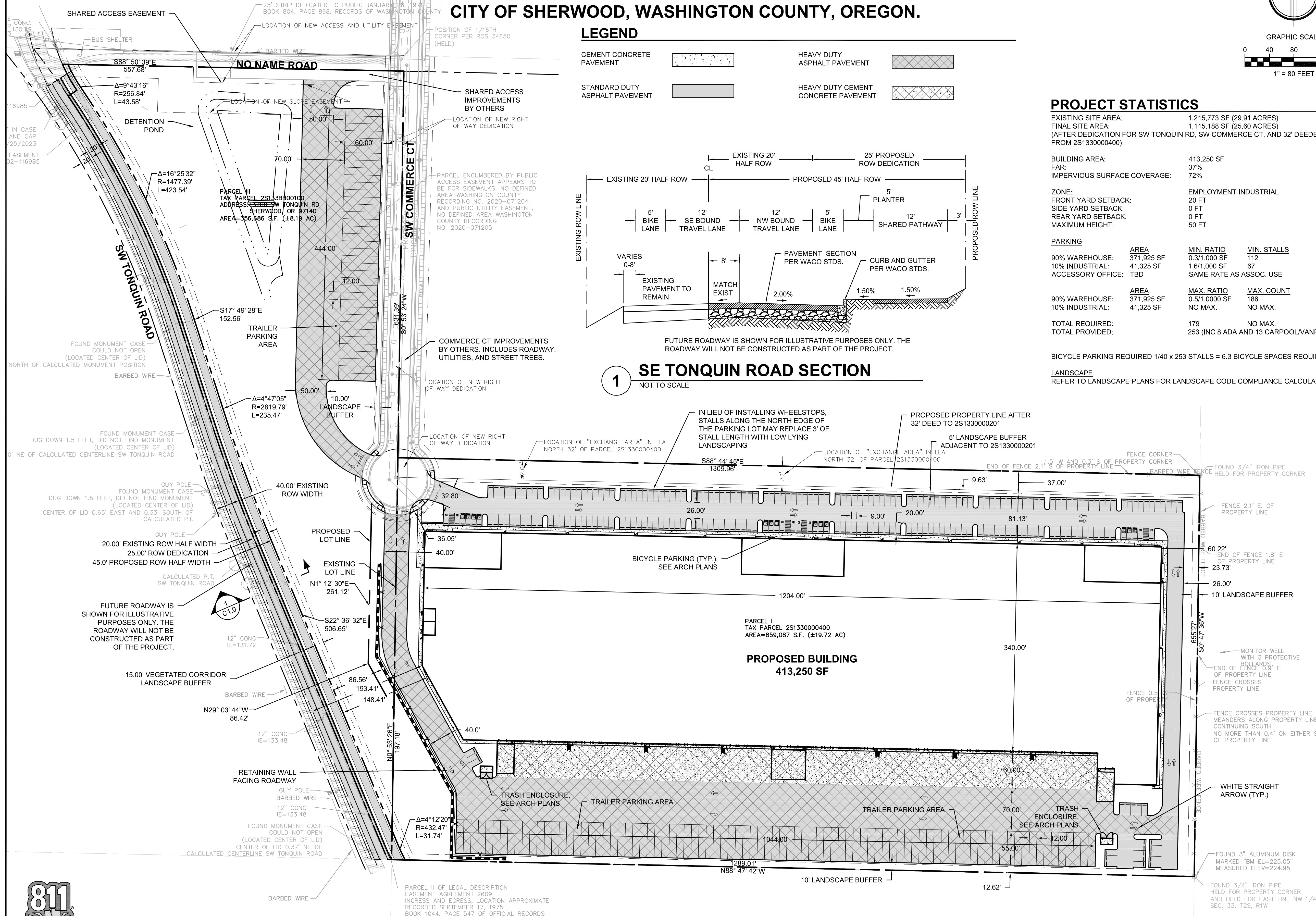
BICYCLE PARKING REQUIRED 1/40 x 253 STALLS = 6.3 BICYCLE SPACES REQUIRED, 8 PROVIDED

LANDSCAPE REFER TO LANDSCAPE PLANS FOR LANDSCAPE CODE COMPLIANCE CALCULATIONS



## 1 SE TONQUIN ROAD SECTION

NOT TO SCALE



## Project Title: ROCK CREEK INDUSTRIAL

Client:  
**PANATTONI DEVELOPMENT COMPANY, LLC**

1821 DOCK STREET, SUITE 100  
TACOMA, WA 98402

MS BRENDA FODGE

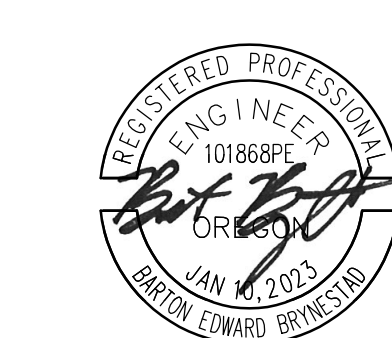
Project No.

2230336.10

Issue Set & Date:

## SITE PLAN REVIEW

1/8/2024



EXPIRATION DATE: 12/31/2025

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Revisions:

Sheet Title:

## PRELIMINARY SITE PLAN

Designed by: BB/EB Drawn by: TS/EB Checked by: BB

Sheet No.

# C1.0

3 of 6 Sheets

