



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.

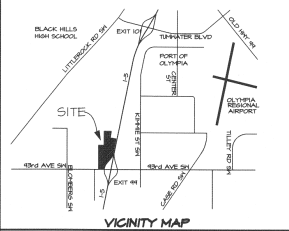
Public Hearing: A public hearing is required. No specific date has been set, however, persons receiving this notice will be informed of the date, time, and place of the hearing a minimum of 10 days prior to the hearing date.

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.

AMENDED PRELIMINARY PLAT OF I-5 COMMERCE PLACE

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 WEST, N.M.



DESCRIPTION

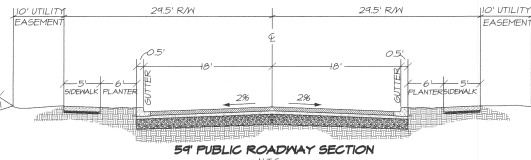
PARCEL A: THAT PORTION OF THE SOUTH 375 FEET OF THE EAST 100 FEET OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 WEST, N.M., LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEERS STATION AD 10583 T1 P.C. AS SHOWN ON SHEET 2 OF 3 SHEETS OF HIGHWAY ENGINEERS MAP DATED DECEMBER 21, 1989 AND 60 FEET DISTANT NORTHWESTERLY THEREFROM; THENCE EAST ALONG SAID SOUTH LINE 284.47 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OPPOSITE HIGHWAY ENGINEERS STATION DB 4485; AS SHOWN ON SAID MAP AND 40 FEET DISTANT NORTHERLY THEREFROM; THENCE CONTINUING WESTERLY PARALLEL WITH SAID 00 CENTERLINE TO A POINT OPPOSITE HIGHWAY ENGINEERS STATION DB 2450 AND THE END OF THIS LINE DESCRIPTION, EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THURSTON COUNTY FOR 43RD AVENUE SH BY DEED RECORDED UNDER AUDITORS FILE NO. 46069; ALSO EXCEPT THOSE PORTIONS CONVEYED TO THURSTON COUNTY BY DEED DATED JULY 16, 2010 UNDER AUDITORS FILE NO. 46069.

PARCEL B: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 WEST, N.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST 140 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 250.71 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 375 FEET, THENCE EAST 140 FEET, MORE OR LESS, TO A POINT 100 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE SOUTH 375 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM PORTIONS CONVEYED TO THURSTON COUNTY FOR 43RD AVENUE SH BY DEED RECORDED UNDER AUDITORS FILE NO. 46069; ALSO EXCEPT THOSE PORTIONS CONVEYED TO THURSTON COUNTY BY DEED DATED JULY 16, 2010 UNDER AUDITORS FILE NO. 46069.

PARCEL C: THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 WEST, N.M., LYING WESTERLY OF TRACTS CONVEYED TO THE STATE OF WASHINGTON, BY DEEDS RECORDED MAR 2, 1985, AUGUST 15, 1987 AND JULY 16, 1988 UNDER AUDITORS FILE NOS. 36480, 507182, AND 148347, RESPECTIVELY.

PARCEL D: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 WEST, N.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, 224.9 FEET EAST OF ITS SOUTHWEST CORNER; THENCE EAST ALONG SAID SOUTH LINE 24.9 FEET; THENCE NORTH 375 FEET; THENCE EAST 240 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE 145 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WESTERLY ALONG SAID NORTH LINE 309 FEET, MORE OR LESS, TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THURSTON COUNTY FOR 43RD AVENUE SH BY DEED RECORDED UNDER AUDITORS FILE NO. 46069; ALSO EXCEPT THOSE PORTIONS CONVEYED TO THURSTON COUNTY BY DEED DATED JULY 16, 2010 UNDER AUDITORS FILE NO. 46069.

IN THURSTON COUNTY, WASHINGTON.



-PREPARED FOR-
KAUFMAN REAL ESTATE LLC
1711 MARTIN WAY E
OLYMPIA, WA 98506
CONTACT: JOHN KAUFMAN

SITE DATA

PARCEL NO.'S

12161420000, 12168401000,
12168340102 & 12168340101

ZONING

LIGHT INDUSTRIAL (LI)

TOTAL ACREAGE

40.14 ACRES

NUMBER OF LOTS

12

OPEN SPACE

6.53 ACRES

LENGTH OF ROADS

1.816 L.F.

AREA OF ROADS

2.44 ACRES

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.

SANITARY SEWER

CITY OF TUMWATER

WATER

CITY OF TUMWATER

ELECTRICITY

FISKE SOUND ENERGY

COMMUNICATIONS

COMCAST

GAS

FISKE SOUND ENERGY

REFUSE COLLECTION

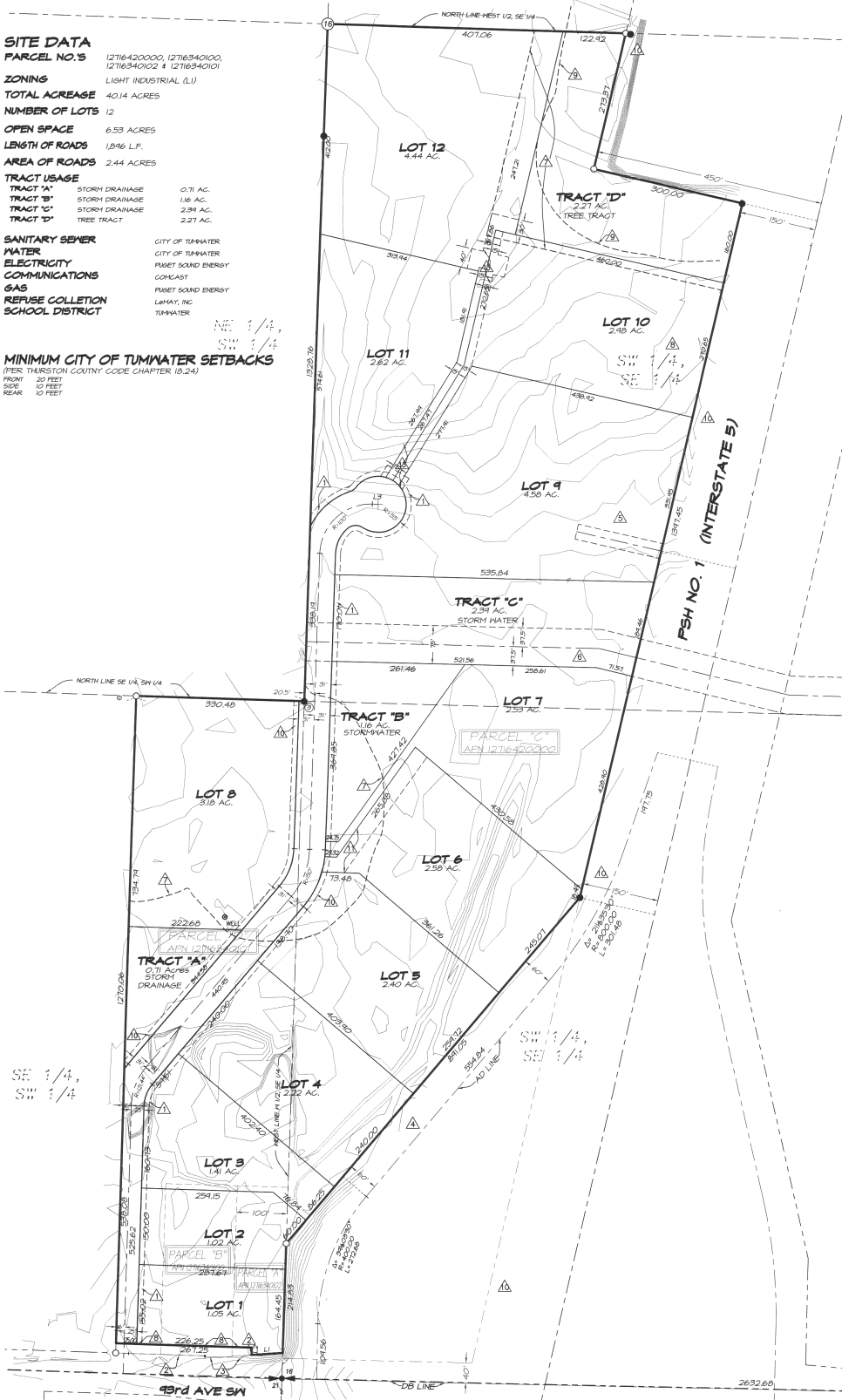
LAMAY, NC

SCHOOL DISTRICT

TUMWATER

MINIMUM CITY OF TUMWATER SETBACKS

(PER THURSTON COUNTY CODE CHAPTER 18.24)
FRONT 20 FEET
SIDE 10 FEET
REAR 10 FEET



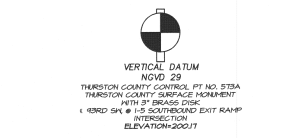
LEGEND

- LAND AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LSP 20073"
- △ PLANNED 10' WIDE UTILITY EASEMENT
- △ NORTH LINE RIGHT OF WAY CONVEYED TO THURSTON COUNTY AS DESCRIBED IN DEED RECORDED UNDER AUDITORS FILE NO. 480653
- △ NORTH LINE RIGHT OF WAY CONVEYED TO THE STATE OF WASHINGTON AS DESCRIBED IN DEED RECORDED UNDER AUDITORS FILE NO. 145846 (SEE SURVEYORS NOTE #1)
- △ RIGHT OF WAY LINE DESCRIBED IN DEED TO THE STATE OF WASHINGTON AS DESCRIBED IN DEED RECORDED UNDER AUDITORS FILE NO. 34581 (SEE SURVEYORS NOTE #1)
- △ 30' WIDE DRAINAGE EASEMENT DESCRIBED IN DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITORS FILE NO. 516480 (ALSO SEE SURVEYORS NOTE #4)
- △ APPROXIMATE LOCATION OF WIDE EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE AS DESCRIBED UNDER AUDITORS FILE NO. 107350 (SEE SURVEYORS NOTE #1)
- △ AREAS DEPICTED IN CRITICAL AREA BUFFER NOTICE RECORDED UNDER AUDITORS FILE NO. 378948 AND 378544 (SEE SURVEYORS NOTE #1)
- △ NOTE: THE BUFFER NOTICE SHOULD BE AMENDED FOLLOWING PERMITS AT APPROVAL TO REFLECT THE UPDATED INFORMATION. SAID AMENDMENT SHOULD BE SIGNED BY THE CITY ENGINEER AND THE COUNTY ENGINEER.
- △ RIGHT OF WAY IDENTIFICATION BY DEEDS RECORDED UNDER AUDITORS FILE NOS. 462103, 462154 & 481055
- △ 150' WETLAND BUFFER BASED ON REPORT BY KRIPPER CONSULTING, LLC DATED JANUARY 30, 2020
- △ RIGHT OF WAY LINE DESCRIBED IN DEED RECORDED UNDER AUDITORS FILE NO. 516490
- △ DEED SURVEYORS NOTE #1
- △ INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 7
- △ INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 6
- △ INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 10, 11 AND TRACT 'D'

NO.	BEARING	DISTANCE
L1	S 89°44'41" W	184.2
L2	S 01°45'22" W	144.3
L3	S 89°44'41" E	183.7

SURVEYORS NOTES:

1. THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NOS. 12161420000, 12168401000, 12168340102 AND 12168340101 BY THURSTON COUNTY.
2. TITLE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON REPORT DATED JULY 15, 2009 PREPARED BY OLD REVEREND NATIONAL TITLE INSURANCE COMPANY, THEREAFTER, THROUGH THE OLYMPIA TITLE COMPANY UNDER ORDER NUMBER T200903 AND INCLUDING ENCUMBRANCE NO. 1 DATED MARCH 11, 2009. THE OLYMPIA TITLE COMPANY HAS CONDUCTED AN INDEPENDENT SEARCH FOR TITLE INFORMATION THAT IS NOT DISCLOSED IN SAID REPORT.
3. THE LAND DESCRIBED HEREON IS SUBJECT TO ASSIGNMENT BETWEEN KAUFMAN REAL ESTATE LLC AND FISCHE WESTERN, INC. FOR COST SHARING AGREEMENT WITH PACIFIC NORTHWEST PIPELINE CORPORATION BY INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 4303640.
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, GAS, ORES, MINERALS, FOSSELS, ETC., AS RECORDED UNDER APPLICATION NO. 24182 UNDER APPLICATION NO. 14830 ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AS AN EASEMENT FOR RAILROAD RIGHTS GRANTED TO THURSTON COUNTY BY THE TERMINAL RAILROAD COMPANY UNDER APPLICATION NO. 8801 THROUGH CERTIFICATE NO. 3071, ISSUED JANUARY 8, 1982.
5. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON UNDER AUDITORS FILE NO. 389226. SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AS AN EASEMENT FOR RAILROAD RIGHTS GRANTED TO THURSTON COUNTY BY THE TERMINAL RAILROAD COMPANY UNDER APPLICATION NO. 8801 THROUGH CERTIFICATE NO. 3071, ISSUED JANUARY 8, 1982.
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, GAS, ORES, MINERALS, FOSSELS, ETC., AS RECORDED UNDER AUDITORS FILE NO. 462780. SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AS AN EASEMENT FOR RAILROAD RIGHTS GRANTED TO THURSTON COUNTY BY THE TERMINAL RAILROAD COMPANY UNDER APPLICATION NO. 8801 THROUGH CERTIFICATE NO. 3071, ISSUED JANUARY 8, 1982.
7. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO REINSTATEMENT 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 (I-5), AS DISCLOSED BY DEEDS RECORDED UNDER AUDITORS FILE NOS. 507182, 148346 AND 743847.
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 AUDITORS FILE NO. 516489.
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 AUDITORS FILE NOS. 380808 AND 507101 AND AS AMENDED BY INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 107350. SAID EASEMENT ALSO INCLUDES PROVISIONS FROM TEMPORARY CONSTRUCTION AREAS THAT EXCEED THE LIMITS OF THE PERMANENT EASEMENT. THE LIMITS AND TERMS OF SAID CONVEYED AREAS ARE NOT IDENTIFIED IN DOCUMENT RECORDED UNDER AUDITORS FILE NO. 34581. EASEMENTS CONTAINING AN UNUSUAL LEGAL DESCRIPTION ARE NOT RELIABLE. A FIELD LOCATE SHOULD BE PROVIDED BY PACIFIC NORTHWEST PIPELINE CORPORATION TO ALL LEGAL EASEMENTS BEING INCORPORATED INTO AN EASEMENT AGREEMENT.
10. UNDEVELOPED 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 2015. ALL SURVEY CONTROL NOTED AS FOUND WAS RECORDED IN OTHER INSTRUMENTS.
12. A TYPOGRAPHICAL ERROR APPEARS IN THE PARCEL 'A' LEGAL DESCRIPTION WHICH IS A RESULT OF AN ERROR IN THE VESTING DEED RECORDED UNDER AUDITORS FILE NO. 422541. THE INCORRECT PORTION IS THE BEARING OF SOUTH 208.41' 30" WEST, BASED ON DEED FROM THE STATE OF WASHINGTON RECORDED UNDER AUDITORS FILE NO. 149546. SAID BEARING SHOULD BE SOUTH 89.41' 30" WEST SURVEY.



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

SCALE: 1"=100 FEET

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

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.