



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

**NOTICE OF APPLICATION**  
**Kingswood Commercial**  
Permit No. TUM-22-0234  
December 15, 2022

**Proposal:** The applicant is proposing a new seven lot commercial binding site plan with associated open space, parking, landscaping and infrastructure.

**Applicant:** KCI Commercial, Inc., PO Box 6797, Tacoma, WA 98417.

**Representative:** Tyrell Bradley, 1411 Slate Ave NE, Suite 200, Olympia, WA 98506

**Location:** 1401 and 1551 Kingswood Dr. SW, Tumwater, WA 98512 in Section 03, T17, 2W. Parcel # 12703240404 and 12703240403.

**Complete Application:** Application submitted: November 29, 2022. Application deemed complete: December 8, 2022.

**Project Permit/Approvals:** The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Variance, Preliminary and Final Binding Site Plan, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

**Environmental Documents Relating to the Project:** A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

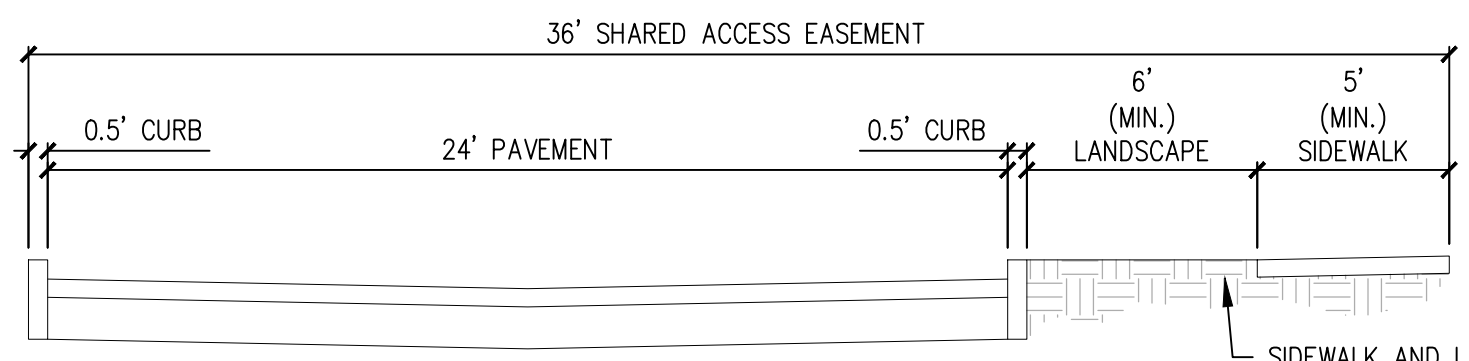
**Determination of Consistency:** No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 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 for this project and public notice will take place once the meeting date is scheduled.

**Public Comment Period:** The 14 day comment period ends at 5:00 p.m. on December 30, 2022. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us).

If you have any questions or would like additional information, please contact Alex Baruch, Associate Planner, at 360-754-4180.

A PORTION OF SEC 03, TWN 17, RGE 2W, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON



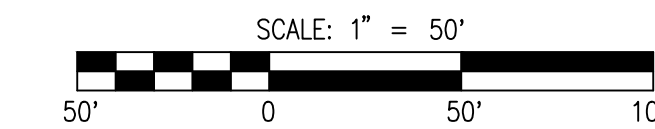
PHASE 1 PRIVATE ROAD A-A

LEGEND

- PROPERTY LINE
- LOT LINE
- SITE DEVELOPMENT GRADING LINE
- PROPOSED BUILDING
- PROPOSED SITE DEVELOPMENT GRADING PAVEMENT
- AREA SHALL BE CONSTRUCTED BY WHICHEVER LOT BUILDS FIRST
- OPEN SPACE
- PEDESTRIAN ACCESS ROUTE
- WHEEL STOP
- PEDESTRIAN CROSSWALK
- EXISTING STREET LIGHT
- STOP BAR
- STAMPED CONCRETE CROSSWALK

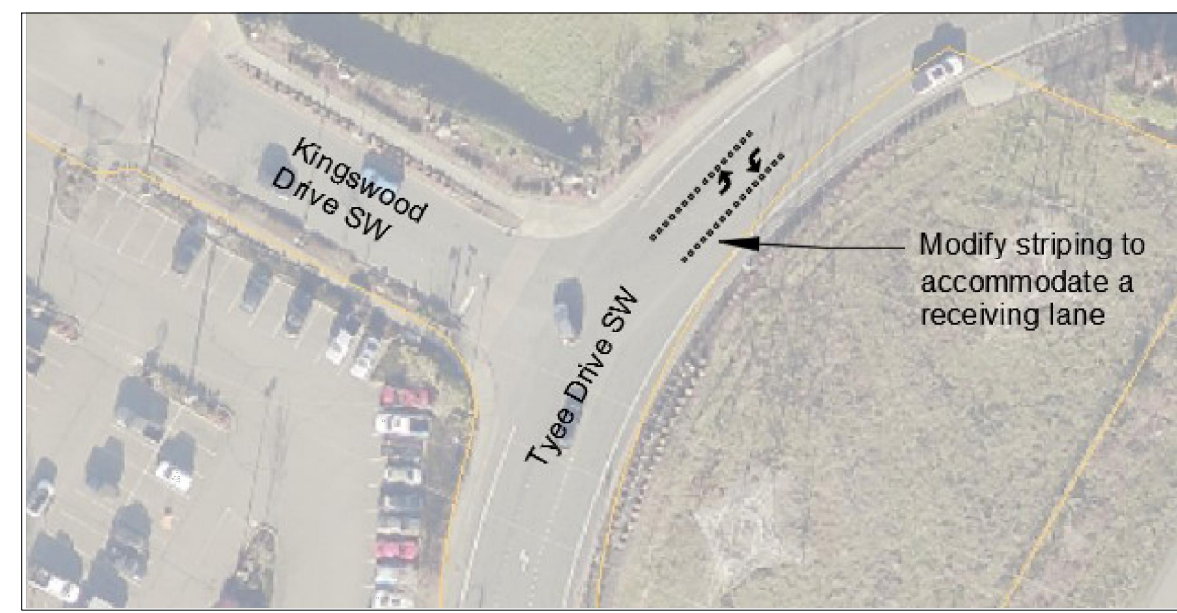
EXISTING OVERALL PARCEL BOUNDARY (TYP.) SEE SHEET ES-01 FOR BEARING AND DISTANCE TABLES OF EXTERIOR PROJECT BOUNDARY

SIGHT DISTANCE TRIANGLE FOR 25 MPH ROADWAY PLANTINGS ON LOT 2 AND WITHIN THE RIGHT-OF-WAY WILL BE ASSESSED DURING THE SITE DEVELOPMENT GRADING AND LOT 2 PERMITTING



CONSTRUCTION NOTES

1. RIGHT OF WAY
2. ACCESSIBLE PATH
3. ACCESSIBLE PARKING
4. TRASH ENCLOSURE
5. STOP SIGN
6. SHOPPING CENTER FREE STANDING SIGN
7. ADA RAMP



TYEE/KINGSWOOD INTERSECTION IMPROVEMENTS (COMPLETED AS PART OF SITE DEVELOPMENT GRADING)

BINDING SITE PLAN INFORMATION

- SITE INFORMATION**
- SITE ADDRESS: 1401 & 1551 KINGSWOOD DR SW, TUMWATER
  - TAX PARCEL NUMBER(S): 12703240403 & 12703240404
  - SITE AREA: 8.96 AC
  - NO RECORD OF ANY WELLS WITHIN 200 FEET OF PROPERTY WERE FOUND
  - ZONING: GENERAL COMMERCIAL (GC)
  - WATER: CITY OF TUMWATER
  - SEWER: CITY OF TUMWATER
  - POWER/GAS: PUGET SOUND ENERGY
  - CABLE/PHONE: COMCAST, CENTURYLINK, WAVE
  - REFUSE COLLECTION: WASTE CONNECTIONS (LEMA)
  - SCHOOL DISTRICT: CITY OF TUMWATER
  - MAXIMUM LOT COVERAGE (IMPERVIOUS SURFACE) ALLOWED: 85%
  - PROPOSED IMPERVIOUS SURFACE COVERAGE PROVIDED: 4.80 AC (54%)
  - PROPOSED PERVIOUS SURFACE COVERAGE PROVIDED: 3.15 AC (35%)
  - MAXIMUM BUILDING HEIGHT: 65 FEET

PROPOSED ADDRESSES

- LOT 1: 1477 KINGSWOOD DR SW, TUMWATER, WA 98512
- LOT 2: 1453 KINGSWOOD DR SW, TUMWATER, WA 98512
- LOT 3: 6104 LITTLEROCK RD SW, TUMWATER, WA 98512
- LOT 4: 6142 LITTLEROCK RD SW, TUMWATER, WA 98512
- LOT 5: 6208 LITTLEROCK RD SW, TUMWATER, WA 98512
- LOT 6: 1436 KINGSWOOD DR SW, TUMWATER, WA 98512
- LOT 7: 1421 KINGSWOOD DR SW, TUMWATER, WA 98512

PROPOSED USE:

- LOT 1: FAST FOOD RESTAURANT
- LOT 2: OIL CHANGE SERVICE STATION
- LOT 3: FAST FOOD RESTAURANT & SEATED RESTAURANT
- LOT 4: RETAIL/OFFICE
- LOT 5: FAST FOOD RESTAURANT
- LOT 6: HOTEL
- LOT 7: CAR CHARGING STATION

PARKING:

- LOT 1: \*21 PARKING STALLS (1 EV STALL REQUIRED)
- LOT 2: \*19 PARKING STALLS (1 EV STALL REQUIRED)
- LOT 3: \*\*41 PARKING STALLS (EV PARKING PROVIDED ON LOT 7)
- LOT 4: 24 PARKING STALLS (1 EV STALL REQUIRED)
- LOT 5: 25 PARKING STALLS (1 EV STALL REQUIRED)
- LOT 6: 130 PARKING STALLS (121 UNITS PLUS 9 PARKING STALLS FOR 1,500 SF MEETING ROOM. EV PARKING PROVIDED ON LOT 7)
- LOT 7: 20 CAR CHARGING STALLS

\*A SHARED PARKING AND CROSS ACCESS AGREEMENT WILL BE PREPARED FOR ALL 7 LOTS. HOWEVER, IF LOT 1 IS CONSTRUCTED BEFORE LOT 2, THEN LOT 1 SHALL CONSTRUCT A MINIMUM OF 5 PARKING STALLS ON THE WEST END OF LOT 2 PARKING LOT, AS LOT 1 IS UNDER THE 26 PARKING STALL REQUIREMENT AS A STANDALONE PARCEL. LOT 2 WILL REQUIRE 4-6 PARKING BASED ON USE (SIMILAR TO JIFFY LUBE IN USE) AND CURRENTLY IS PROVIDING 19 PARKING STALLS.

\*\*A SHARED PARKING AND CROSS ACCESS AGREEMENT WILL BE PREPARED FOR ALL 7 LOTS. HOWEVER, IF LOT 3 IS CONSTRUCTED BEFORE LOT 4, THEN LOT 3 SHALL CONSTRUCT A MINIMUM OF 6 PARKING STALLS ON THE NORTH END OF LOT 4 PARKING LOT, AS LOT 3 IS UNDER THE 47 PARKING STALL REQUIREMENT AS A STANDALONE PARCEL. LOT 4 REQUIRES 13 PARKING STALLS AS RETAIL/OFFICE AND CURRENTLY IS PROVIDING 24 PARKING STALLS.

REQUIRED BICYCLE PARKING: (LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)

- LOT 1: 2 SHORT TERM
- LOT 2: 2 SHORT TERM
- LOT 3: 2 SHORT TERM
- LOT 4: 2 SHORT TERM
- LOT 5: 2 SHORT TERM
- LOT 6: 7 SHORT TERM AND 2 LONG TERM
- LOT 7: NOT APPLICABLE TO USE

GENERAL NOTES:

1. PARCELS 3, 4, AND 5 UP TO THE BPA TRANSMISSION LINE EASEMENT ARE SUBJECT TO THE CITY OF TUMWATER DESIGN GUIDELINES, APPENDIX A, PAGE A-9, AND THE DESIGN GUIDELINES FOR BUILDINGS ALONG SIGNATURE ROADS 2.B.2.1 THROUGH 2.B.2.7
2. A MINIMUM 8-FOOT WALKWAY OR 6-FOOT WALKWAY WITH 3-FOOT LANDSCAPE STRIP IS REQUIRED BETWEEN THE BUILDING AND THE PARKING STALLS.
3. FIRE LANE SIGNS AND YELLOW STRIPING SHALL BE PROVIDED ON-SITE TO IDENTIFY FIRE DEPARTMENT ACCESS ROADS AND PROHIBIT THE OBSTRUCTION THEREOF. IFC 503.3.
4. LANDSCAPE SCREENING SHALL BE PROVIDED BETWEEN PUBLIC RIGHT-OF-WAY AND ALL DUMPSTER ENCLOSURES TO THAT THE ENCLOSURE IS OBSTRUCTED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY. THIS WILL BE SHOWN ON THE SITE DEVELOPMENT GRADING LANDSCAPE PLANS FOR EACH INDIVIDUAL LOT.
5. LANDSCAPE DESIGN SHALL BE CONSISTENT THROUGHOUT THE ENTIRE BINDING SITE PLAN AND ALL LOTS.

OPEN SPACE:

OVERALL SITE OPEN SPACE: 41,830 SF (0.96 AC) 11% OF TOTAL SITE

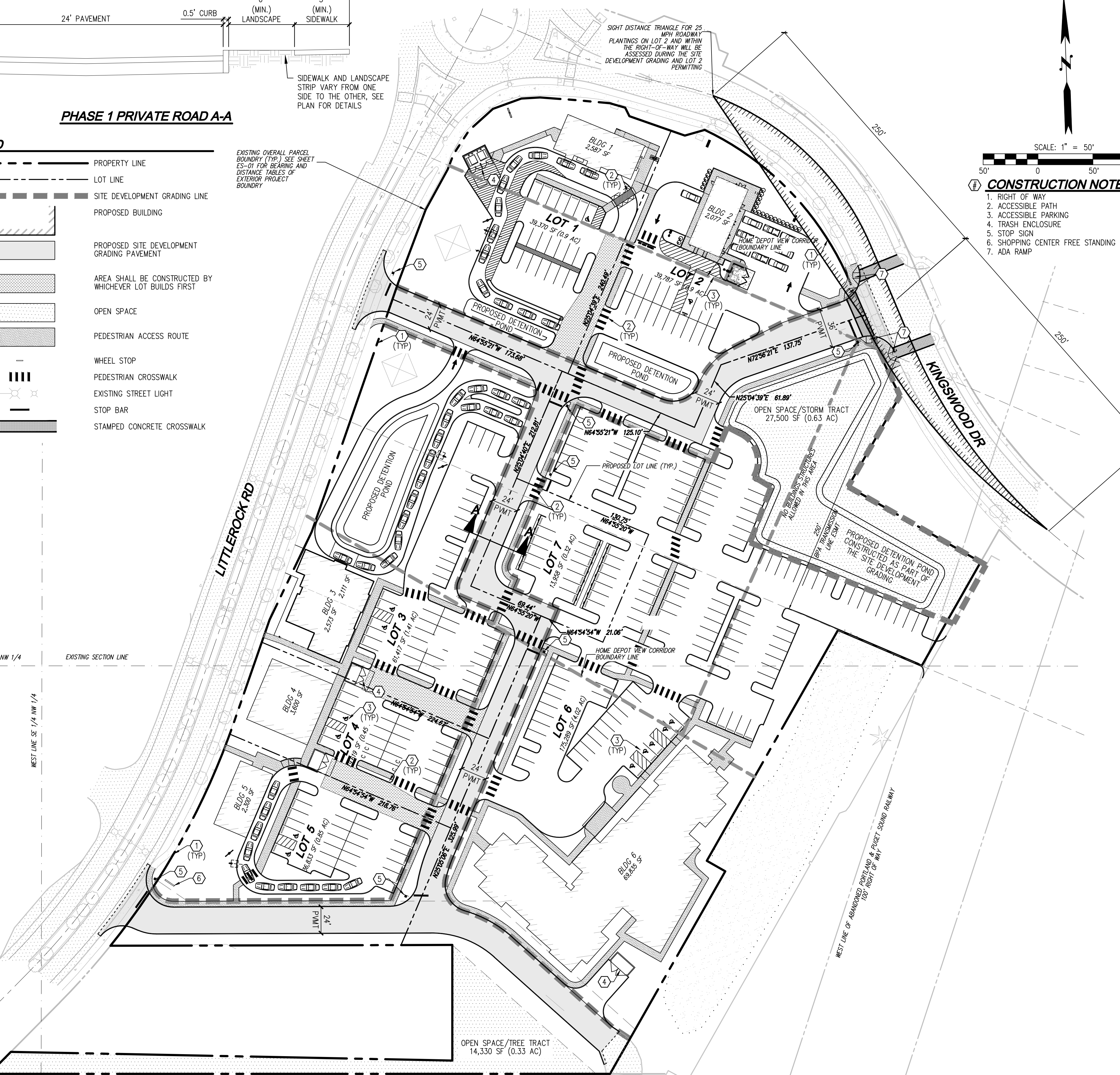
\*REQUIRED OPEN SPACE: (LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)

- LOT 1: 419 SF
- LOT 2: 419 SF
- LOT 3: 640 SF
- LOT 4: 232 SF
- LOT 5: 391 SF
- LOT 6: 2,451 SF
- LOT 7: NOT APPLICABLE TO USE

\*1% OF THE GROUND FLOOR OF NON-RESIDENTIAL BUILDING FOOTPRINT PLUS 1% OF THE SITE AREA IS REQUIRED AS NON-RESIDENTIAL OPEN SPACE. THE OPEN SPACE MAY BE IN THE FORM OF PEDESTRIAN-ORIENTED OPEN SPACE (GUIDELINE 2.C.2.1), GARDEN, PLAY AREA OR OTHER OPEN SPACE FEATURE THAT SERVES BOTH AS A VISUAL AMENITY AND A PLACE FOR HUMAN ACTIVITY.

DISCLAIMER

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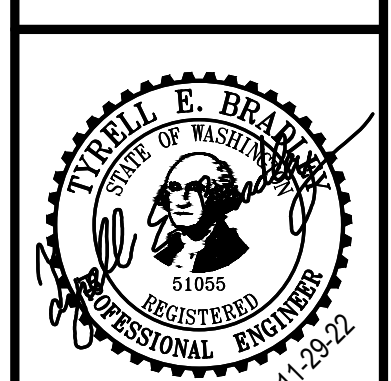
**LDC** | Surveying Engineering Planning

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www.LDCcorp.com

F: 425.482.2893

KCI COMMERCIAL, INC.  
**KINGSWOOD COMMERCIAL**  
BINDING SITE PLAN  
PRELIMINARY BINDING SITE PLAN



JOB NUMBER:	C22151P
DRAWING NAME:	C22151P-SP-PL
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	NOVEMBER, 2022
SCALE:	1" = 50'
JURISDICTION:	TUMWATER

Drawing: P:\CWA\2022\c22-151\_kingswood\_commercial\Drawings\preliminary\C22151P-SP-PL.dwg Plotted: Nov 29, 2022 - 1:09pm