

Community Development Department

555 Israel Road SW Tumwater, WA 98501 Phone: (360) 754-4180

NOTICE OF APPLICATION Littlerock Self-Storage TUM-23-0650 February 9, 2024

Proposal: Construction of a 4-story, 898-unit self-storage facility.

Applicant: Trevor Colby, 6820 6th Avenue, Suite 201, Tacoma, WA 98406.

Representative: Brandon Johnson, JSA Civil, LLC, 111 Tumwater Blvd SE, Tumwater, WA 98501.

Location of Proposal: 6115 & 6119 Littlerock Road SW, Tumwater, WA 98512. S 03, T 17, R 2W. Tax Parcel No's 12703211801 & 12703211802.

<u>Complete Application</u>: Application submitted: January 3, 2024. Application deemed complete: February 1, 2024.

Required Project Permit/Approvals: The following permits and approvals may be required: Site Plan Approval, SEPA Environmental Review, Conditional Use, Transportation Concurrency, Variance, Design Review, Landscaping, On-site Lighting, and Engineering and Building Permits.

<u>Environmental Documents Relating to the Project</u>: 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.

<u>Determination of Consistency</u>: 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.

<u>**Public Hearing:**</u> 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 February 23, 2024. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email to 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.

Published: February 9, 2024 Posted: February 9, 2024

OCK STORAGE C

Site Area Building Footprint Area Total Open Space Required

8' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

PROPOSED BUILDING A

4-STORY | TYPE II-B 113,367 GSF



AS OF THIS PRINTING, THERE ARE NO KNOWN WELLS AND THEIR ASSOCIATED 200' PROTECTION ZONE WITHIN THE PERIMETER OF THIS PROPERTY.







PROJECT INFORMATION

ADDRESS:	
PARCEL NUMBERS: ZONING DISTRICT: SITE AREA: WATER: SEWER:	

6115/6119 UTILE ROCK ROAD TUMMATER, WA THURSTON COUNTY 12703211802, 12703211801 GC (GENERAL COMMERCIAL) 77,046 SF (1.77 ACES) CITY OF TUMMATER CITY OF TUMMATER STORAGE (S-1) ACCESSORY OFFICE (B)

1 112,413 GSF 45/ 4-STORIES 0/ 20 TO SLF ZONE (SOUTH) SETBACKS: CONSTR. TYPE: TOTAL UNITS: FIRE PROTECTION: FULLY SPRINKLED CH 13

SCOPE OF WORK

ROAD SW

ROCK I

THE REPORSED PROJECT IS FOR DUE (I) A STORY BUILDING WHICH WILL HALL WILL AND A CONTROL THE STORY OF THE AD AN COVERED LICAMON AREA, ONE OF THE DESIRED CUSE CUSTO IN LITE REPORT. ON URL & RESULTAND LOOP WILL BE RESULTED FOR WHILE RESULTED COOK DUE THE STORY DUE TO THE STORY DUE

1 SPACE PER 100 UNITS
NO RESIDENTIAL MANAGER
TOTAL TEN (10) SPACES REQUIRED
TOTAL (10) PARKING SPACES PROVIDED
TOTAL (4) LOADING SPACES PROVIDED

MAX 85% IMPERVIOUS TOTAL LANDSCAPE AREA: 12,163 SF 12,163 SF / 77,046 SF = 15.8% ACTUAL IMPERVIOUS AREA = 84.2%

HYDROLOGY DESIGN

Stomwater flow control and water quality bediment will be in the torm of an undergoard detertion or lettification system and vault type use of the property of the LID performance standard can be met. Otherwise the LID performance standard can be met. Otherwise the LID performance standard can be met. Otherwise the LID performance standard can be met. 27 will be evaluated as

SITE PLAN PROJECT NPO 30 MOVEMBER 2023 FORMAL SITE PLAN REVIEW

A-1

LITTLE ROCK STORAGE CENTER
A NEW SELF-STORAGE FACILITY
81186119 LITTLE ROCK ROAD
TUMWATER, WA



TWO (2) SIGNIFICANT

TREES TO BE REMOVED MIN. 8' TALL HIGH SECURITY PERIMETER FENCING SYSTEM





6115/6119 LITTLE ROCK ROAD

TOTAL BLDG AREA: MAX. BLDG HEIGHT:

THE PROPOSED PROJECT IS FOR ONE (1) 4-STORY BUILDING WHICH

PARKING CALCULATIONS

IMPERVIOUS CALCULATIONS