

Exhibit 2

LEGEND AND ABBREVIATIONS

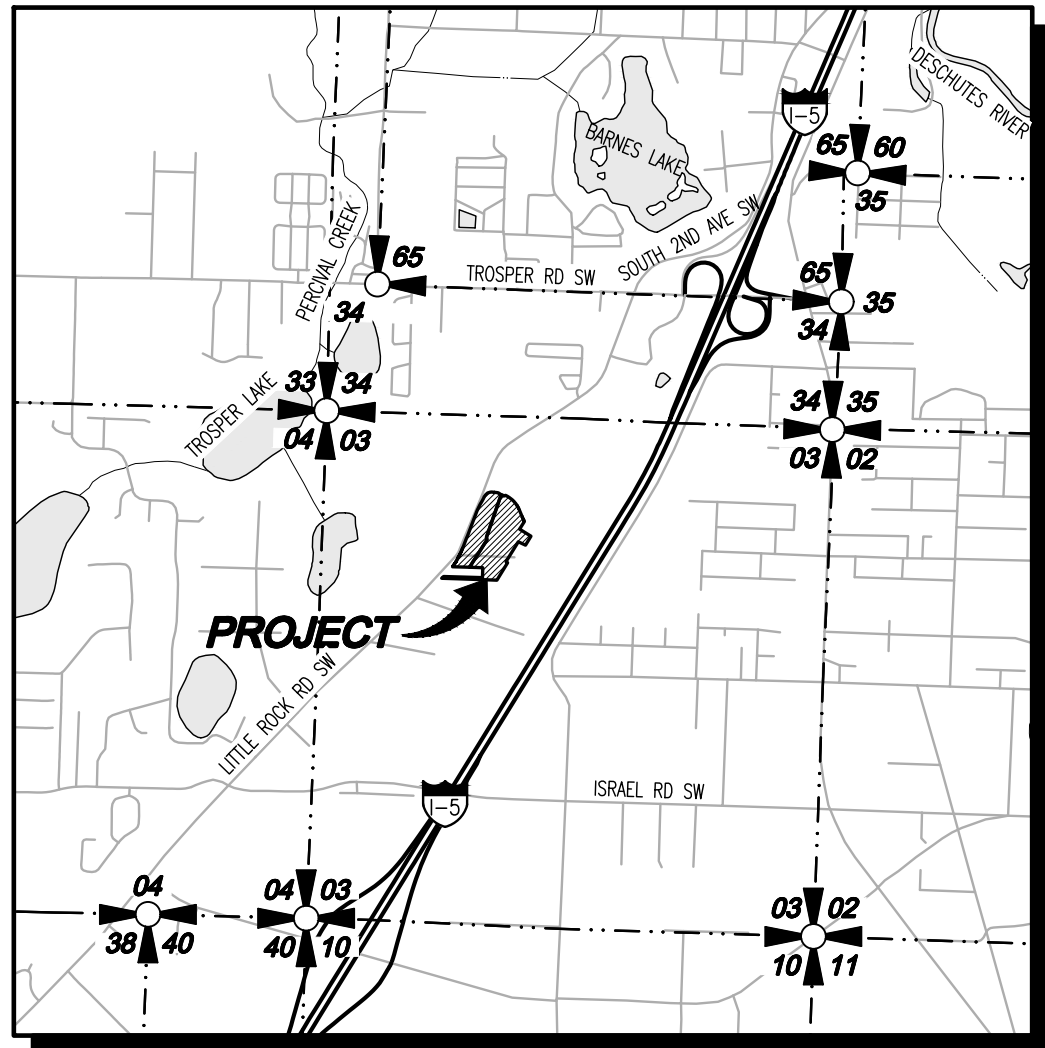
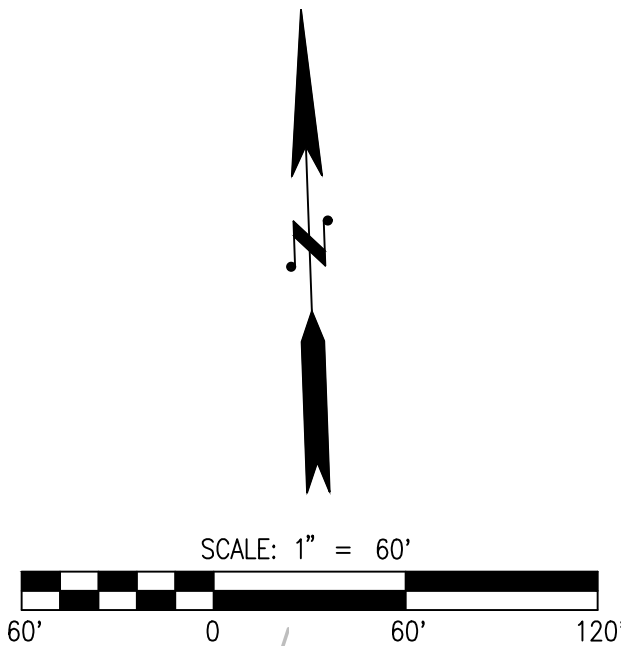
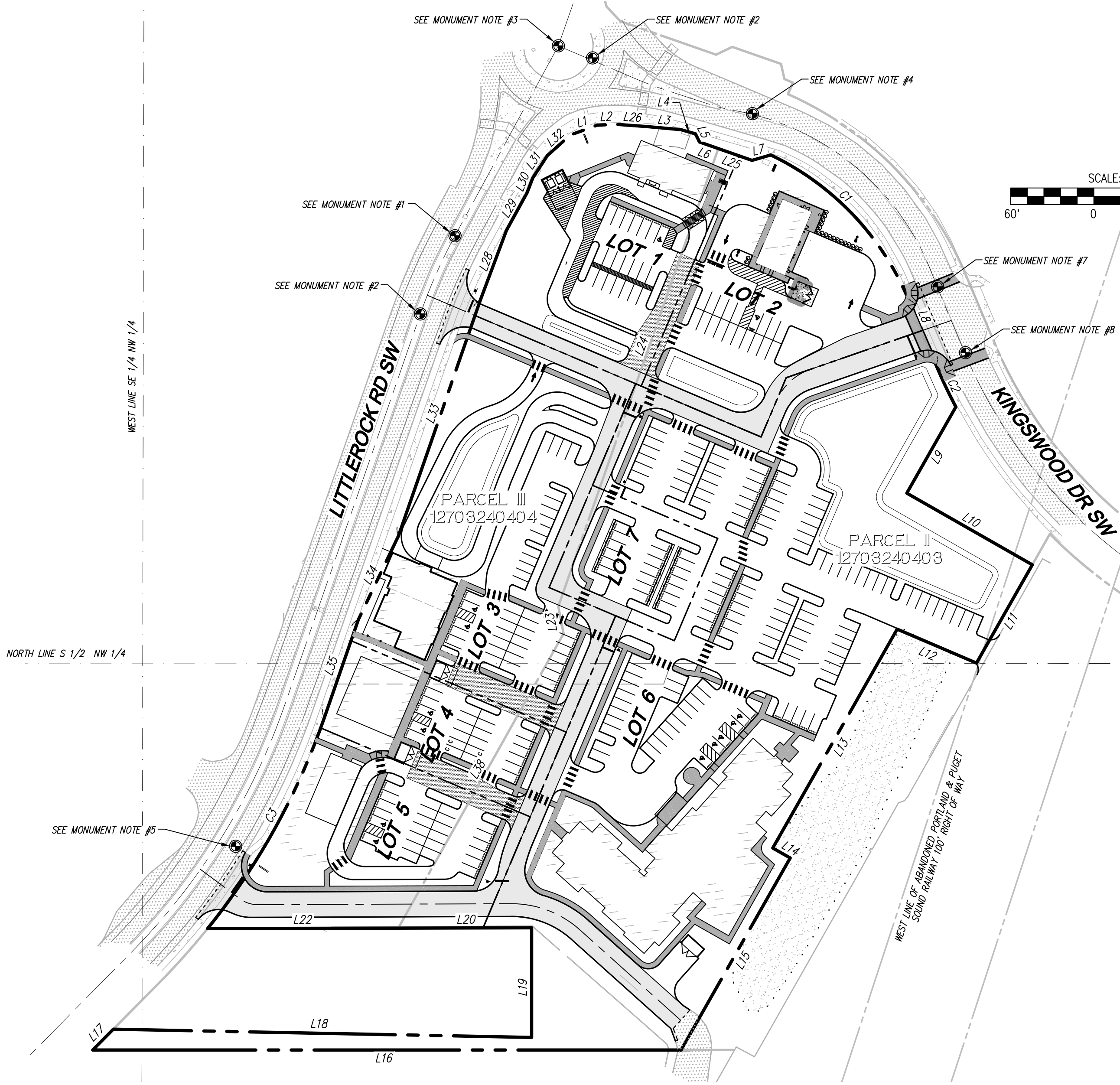
EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION		
	BRASS CAP	CB	CATCH BASIN
	PK NAIL	CL	CENTERLINE
	POWER POLE	CMP	CORRUGATED METAL PIPE
	GUY POLE	CP	CONCRETE PIPE
	JUNCTION BOX	EL	ELEVATION
	LUMINAIRE	EXIST.	EXISTING
	LUMINAIRE WITH SHORT ARM	FL	FLOWLINE
	TELEPHONE RISER	IE	INVERT ELEVATION
	TELEPHONE VAULT/MANHOLE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
	CABLE RISER/PEDESTAL	PL	PROPERTY LINE
	NATURAL GAS VALVE	PP	POWER POLE
	SEWER MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
	STORM MANHOLE	R/W	RIGHT-OF-WAY
	STORM CATCH BASIN	STA	STATION
	CULVERT	SD	STORM DRAIN
	WATER VALVE	SS	SANITARY SEWER
	WATER METER	SSMH	SANITARY SEWER MANHOLE
	IRRIGATION CONTROL VALVE	SWPE	SOLID WALL POLYETHYLENE PIPE
	STREET SIGNS	TYP	TYPICAL
	DECIDUOUS TREE	TBR	TO BE REMOVED
	DOUGLAS FIR TREE		
PROPOSED WATER SYMBOLS		PROPOSED STORM SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER CAP		SD CAP
	CONCRETE BLOCKING		TYPE 1 CATCH BASIN, GRATED LID
	BUTTERFLY VALVE		TYPE 1 CATCH BASIN, SOLID LID
	11' BEND		TYPE 2 CATCH BASIN, GRATED LID
	45' BEND		TYPE 2 CATCH BASIN, SOLID LID
	90' BEND		BEEHIVE MANHOLE COVER
	22' BEND		SQUARE YARD DRAIN
	VALVE		ROUND YARD DRAIN
	HYDRANT ASSEMBLY		STORM CLEAN OUT
	BLOW-OFF VALVE		STORM PIPE
	REDUCER		
	AIR-VAC ASSEMBLY	PROPOSED SEWER SYMBOLS	
	WATER METER	SYMBOL	DESCRIPTION
	WATER PIPE		SEWER CAP
			SEWER CLEANOUT
			SEWER MANHOLE
			SEWER PIPE

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

KINGSWOOD COMMERCIAL

PRELIMINARY BINDING SITE PLAN AND

FORMAL SITE PLAN REVIEW SUBMITTAL



VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL II:
PARCEL D OF CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT NO. BLA 03-7444 TW, ACCORDING TO SURVEY RECORDED FEBRUARY 4, 2003 UNDER RECORDING NO. 3500815, IN THURSTON COUNTY, WASHINGTON;
EXCEPT THAT PORTION CONVEYED TO CITY OF TUMWATER BY DEED RECORDED JUNE 6, 2003 UNDER RECORDING NO.3539066.

PARCEL III:
PARCEL D OF CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT NO. BLA 02-74327W, ACCORDING TO SURVEY RECORDED OCTOBER 24, 2002 UNDER RECORDING NO. 3472425, IN THURSTON COUN TY, WASHINGTON;
EXCEPT THAT PORTION CONVEYED TO CITY OF TUMWATER RECORDED JUNE 6, 2003 UNDER RECORDING NO.3539066;
ALSO EXCEPT THAT PORTION CONVEYED TO CITY OF TUMWATER RECORDED FEBRUARY 25, 2008 UNDER RECORDING NO.3991167;
AND EXCEPT THAT PORTION CONVEYED TO CITY OF TUMWATER RECORDED JUNE 30, 2010 UNDER RECORDING NO.4158266;
TOGETHER WITH THAT PORTION OF VACATED LITTLEROCK ROAD, ADJOINING OR ABUTTING THEREON, BY RIGHT OF WAY VACATION ORDINANCE NO. 02010-018 RECORDED MARCH 16, 2011 UNDER RECORDING NO. 4202517.

VERTICAL DATUM

VERTICAL DATUM FOR THIS SURVEY IS NGVD 29 BASED ON TIES TO THURSTON COUNTY MONUMENT 1302.

HORIZONTAL DATUM

HORIZONTAL DATUM FOR THIS SURVEY IS WASHINGTON STATE COORDINATES SOUTH ZONE, NAD 83/2011 BASED ON TIES TO THURSTON COUNTY MONUMENT 1302.

MONUMENT NOTES

- FOUND 3" BRASS CAP W/ PUNCH MARKED "LS 33138 NOV 2011" SET IN 6" CONC @ E LITTLEROCK RD SE @ POINT HEADING SOUTH OF ROUNDABOUT.
- FOUND 3" BRASS CAP W/ PUNCH MARKED "LS 33138 NOV 2011" SET IN 6" CONC @ E OF LITTLEROCK RD SE @ POINT OF CURVE HEADING SOUTH.
- FOUND 2-1/2" BRASS CAP W/ PUNCH MARKED "LS 33138" ON EAST SIDE OF ROUNDABOUT IN APRON.
- FOUND 2-1/2" BRASS CAP W/ PUNCH MARKED "LS 33138" IN 8" CONC @ E OF ROUNDABOUT.
- FOUND 2-1/2" BRASS CAP W/ PUNCH MARKED "LS 33138" IN 8" CONC @ E OF KINGSWOOD DR AND ± 30' EAST OF EAST NOSE OF ISLAND.
- FOUND 3" BRASS CAP W/ PUNCH MARKED "LS 33138" @ E OF "EAST" LANE OF LITTLEROCK RD NEAR NORTHERLY MOST ENTRANCE TO TUMWATER MIDDLE SCHOOL.
- FOUND 2" BRASS CAP W/ PUNCH SET IN CONC @ E KINGSWOOD DR NORTH OF WALMART ENTRANCE.
- FOUND 2" BRASS CAP W/ PUNCH SET IN CONC @ E KINGSWOOD DR SOUTH OF WALMART ENTRANCE.

SURVEY NOTES

- INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090
- SURVEY COMPLETED 10/2019.
- ALL MONUMENTS SHOWN AS FOUND VISITED 10/2019.
- CONTOURS WERE ESTABLISHED FROM ONSITE MAPPING USING A SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
- M2C WAS RETAINED BY KCI COMMERCIAL, INC TO VERIFY AND TO UPDATE EASEMENT INFORMATION OF SURVEY COMPLETED IN 10/2019. M2C JOB NO. 19-056. EASEMENTS SHOWN PER TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO. NCS-1112204-WA1.
- PLS RESPONSIBLE FOR THE SURVEYING OF THE PROJECT MUST OBTAIN A PERMIT FROM DNR BEFORE ANY MONUMENTS ARE DISTURBED

UTILITY NOTES

UTILITIES SHOWN HEREON ARE FROM MAPPING VISIBLE SURFACE APPURTENANCES, REFERRING TO AS-BUILT RECORDS AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

REFERENCED SURVEYS

- BLA AFN 3500815
- BLA AFN 9203030198
- DEED AFN 4158266
- DEED AFN 3539066
- DEED AFN 3991167

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN 2 COAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PROJECT INFORMATION

TAX PARCELS: 12703240403 & 12703240404
SITE ADDRESS: 1401 & 1551 KINGSWOOD DR SW, TUMWATER
SITE AREA: 390,907 SF 8.96 AC

TABLE OF CONTENTS

- COVER SHEET
- PRELIMINARY BINDING SITE PLAN
- PRELIMINARY GRADING AND DRAINAGE PLAN
- PRELIMINARY UTILITY PLAN
- PRELIMINARY EASEMENT PLAN

CONTACT LIST

APPLICANT:
KCI COMMERCIAL, INC
PO BOX 6979
TACOMA, WA 98417
CONTACT: TREVOR COLBY
EMAIL: trevor@kciwa.com

OWNER
KINGSWOOD CAPITAL, INC.
701 W GEORGIA ST STE 520 18M TOWER
VANCOUVER, BC V7Y1A1
CONTACT: TORBEN NELSON
EMAIL: torben@tnelsonconsulting.com

GEOTECH:
INSIGHT GEOLOGIC, INC.
1015 4TH AVE E
OLYMPIA, WASHINGTON 98506
CONTACT: WILLIAM E. HALBERT, L.H.C., L.E.G.
PHONE: (360) 754-2128
FAX: (360) 754-9299
EMAIL: billh@insightgeologic.com

CIVIL ENGINEER:
LDC, INC.
1411 STATE AVE NE, STE 200
OLYMPIA, WA 98506
CONTACT: TYRELL E. BRADLEY, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: tbradley@ldccorp.com

SURVEYOR:
MTN 2 COAST, LLC
2320 MOTTMAN RD SW, SUITE 106
TUMWATER, WA 98512
CONTACT: SETH E. PRIGGE, PLS
PHONE: (360) 688-1949

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.53	N71°59'44"E
L2	17.06	N88°47'27"E
L3	33.32	N82°48'02"W
L4	14.64	N71°48'44"W
L5	8.66	N23°56'30"W
L6	19.20	N68°40'18"W
L7	18.81	N76°05'39"E
L8	68.84	N20°44'20"W
L9	95.33	N31°41'38"E
L10	138.91	N58°14'03"W
L11	108.68	N31°41'42"E
L12	82.88	N64°47'29"W
L13	241.98	N31°41'42"E
L14	19.35	N58°18'18"W
L15	212.33	N31°41'42"E
L16	565.57	N87°55'41"W
L17	28.12	N46°45'58"E
L18	402.25	N86°48'00"W
L19	105.37	N02°04'19"E
L20	128.22	N88°03'37"W

LINE TABLE		
LINE	LENGTH	BEARING
L22	183.24	N88°03'37"W
L23	26.51	N08°58'20"W
L24	466.26	N21°19'43"E
L25	34.35	N68°40'35"W
L26	30.41	N83°42'32"W
L28	71.32	N22°36'24"E
L29	41.68	N30°45'35"E
L30	15.08	N23°07'41"E
L31	25.58	N35°10'04"E
L32	29.49	N50°04'33"E
L33	240.11	N21°13'01"E
L34	89.00	N27°40'17"E
L35	100.29	N21°13'01"E
L38	324.66	N31°22'46"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C1	196.06	270.00	041°36'16"	
C2	44.16	505.00	005°00'36"	
C3	232.36	676.41	019°40'57"	

REVISIONS					
NO.		DATE	DESCRIPTION	BY	

LDC
Surveying
Engineering
Planning

Woodinville
1411 State Avenue NE, #200
Olympia, WA 98506
www.LDCcorp.com
F: 425.482.2893

KCI COMMERCIAL, INC.

KINGSWOOD COMMERCIAL

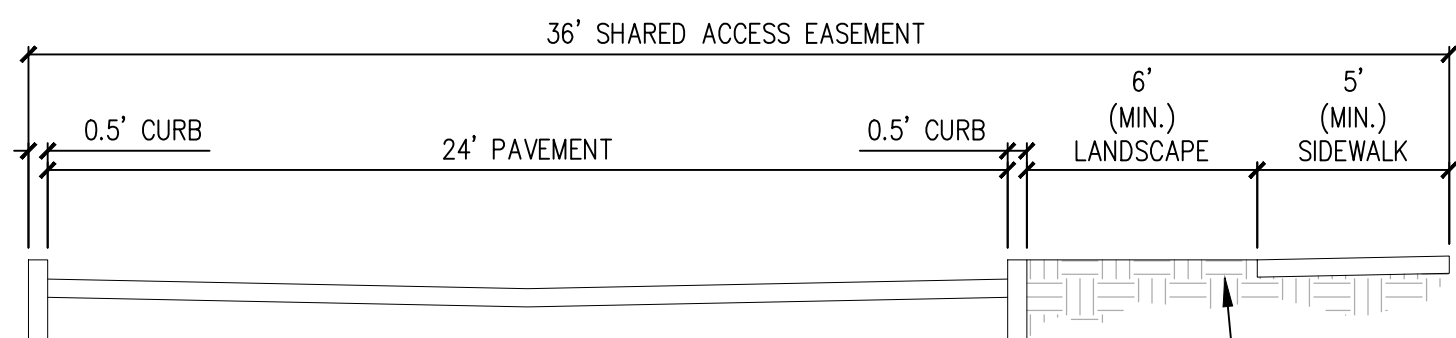
BINDING SITE PLAN

COVER SHEET



JOB NUMBER: C22151
DRAWING NAME: C22151P-CS-PL
DESIGNER: REW
DRAFTING BY: AJW
DATE: NOVEMBER, 2022
SCALE: 1"=60'
JURISDICTION: TUMWATER

Drawing: P:\Civil\2022\c22-151.kingswood commercial\Drawings\preliminary\c22151P-SP-PL.dwg Plotted: Nov 29, 2022 - 1:09pm



PHASE 1 PRIVATE ROAD A-A

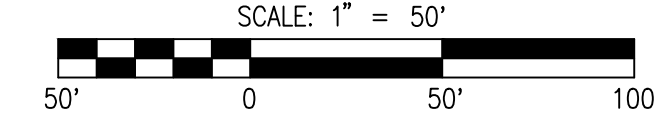
LEGEND

- 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 C-3-01 FOR BEARING AND DISTANCE TABLES OF EXTERIOR PROJECT BOUNDARY

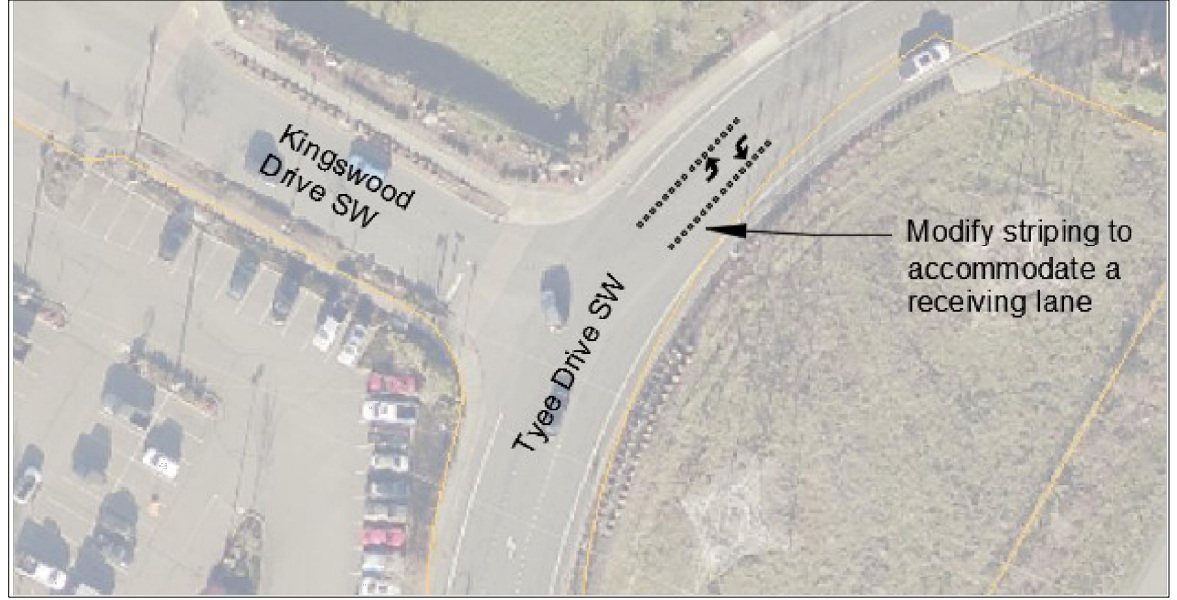
A PORTION OF SEC 03, TWN 17, RGE 2W, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

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

- RIGHT OF WAY
- ACCESSIBLE PATH
- ACCESSIBLE PARKING
- TRASH ENCLOSURE
- STOP SIGN
- SHOPPING CENTER FREE STANDING SIGN
- 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 (LEMAY)
 - 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:

- 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
- A MINIMUM 8-FOOT WALKWAY OR 6-FOOT WALKWAY WITH 3-FOOT LANDSCAPE STRIP IS REQUIRED BETWEEN THE BUILDING AND THE PARKING STALLS.
- 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.
- 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.
- 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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KCI COMMERCIAL, INC.

KINGSWOOD COMMERCIAL BINDING SITE PLAN

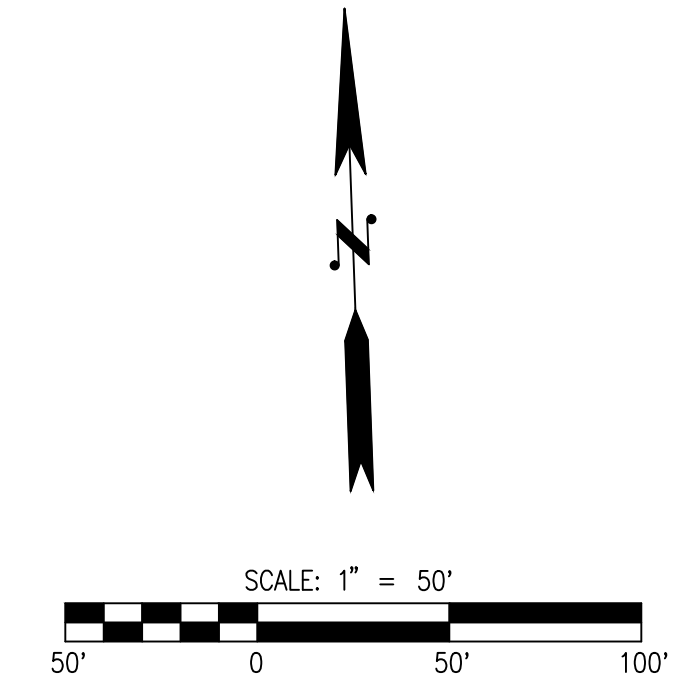
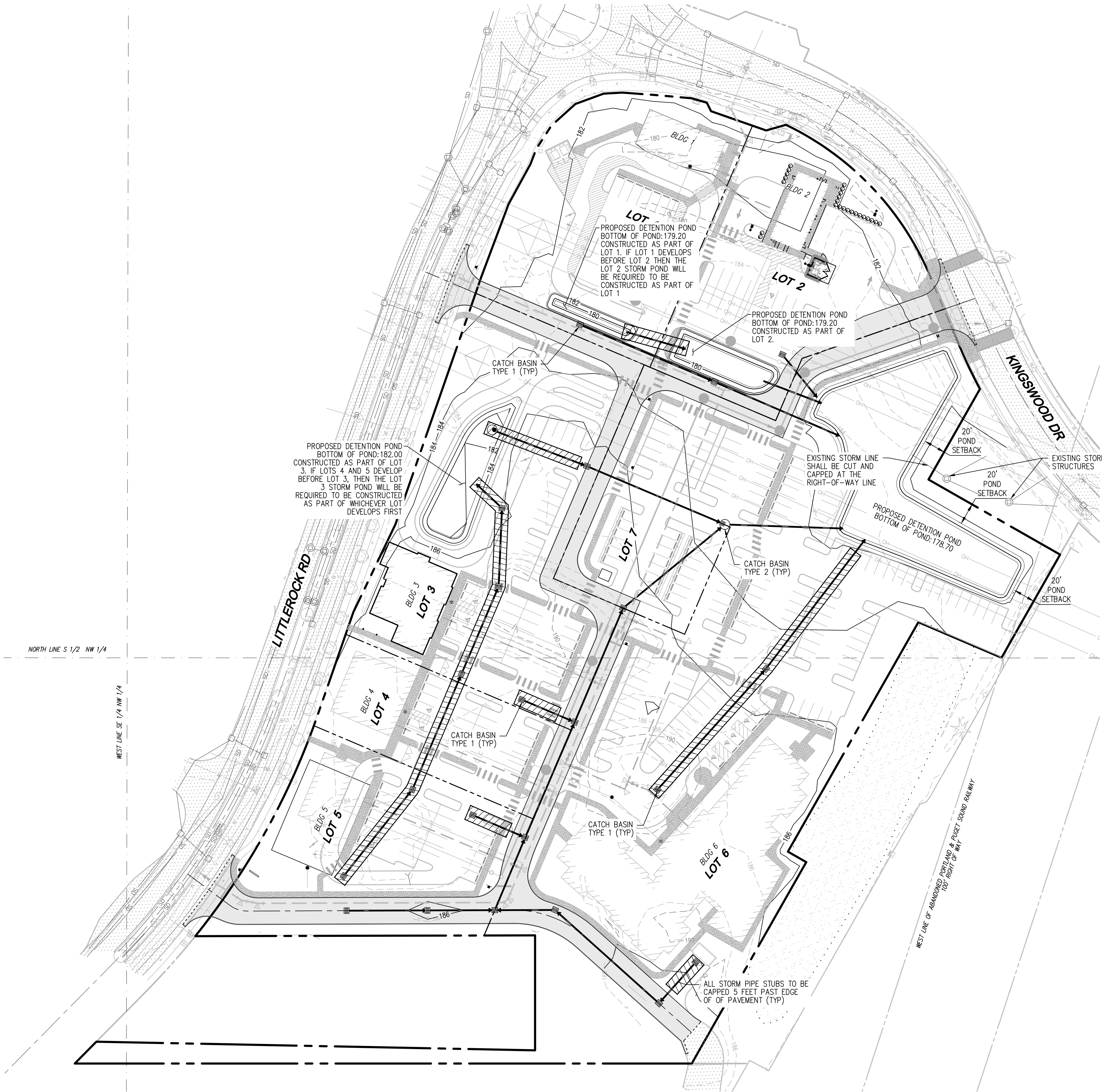
PRELIMINARY BINDING SITE PLAN



JOB NUMBER: C22151
DRAWING NAME: C22151P-SP-PL
DESIGNER: REW
DRAFTING BY: AJW
DATE: NOVEMBER, 2022
SCALE: 1"=50'
JURISDICTION: TUMWATER

SP-01

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



- LEGEND**
- TYPE 1 CATCH BASIN, GRATED LID
 - TYPE 1 CATCH BASIN, SOLID LID
 - TYPE 2 CATCH BASIN, GRATED LID
 - TYPE 2 CATCH BASIN, SOLID LID
 - STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - STORM PIPE - DEVELOPED AS PART OF INDIVIDUAL LOTS

GRADING NOTES

THE CITY OF TUMWATER REQUIRES THAT THE FIRM PROVIDING THE SOILS REPORT PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING:

INSIGHT GEOLOGIC, INC. 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 INSIGHT GEOLOGIC, INC. COMPACTION TESTING OF THE SOILS UNDER THE FIRE LANES AND THE BUILDING FOUNDATIONS AND UTILITY TRENCHES SHALL BE VERIFIED BY INSIGHT GEOLOGIC, INC. 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.

THAT NO VERTICAL OR COMBUSTIBLE CONSTRUCTION WILL BE ALLOWED ON THE CONSTRUCTION SITE UNTIL THE FIRE HYDRANTS AND PAVED ROADS ARE INSTALLED, TESTED AND APPROVED BY THE CITY OF TUMWATER. NOTE: TESTING WILL ALSO INCLUDE VERIFICATION OF FIRE FLOW BY THE FIRE DEPARTMENT.

DISCLAIMER

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REVISIONS		NO.	DATE	DESCRIPTION	BY

LDC | Surveying
Engineering
Planning

Woodinville
Olympia
Kent

1411 State Avenue NE, #200
Olympia, WA 98506

www.LDCcorp.com

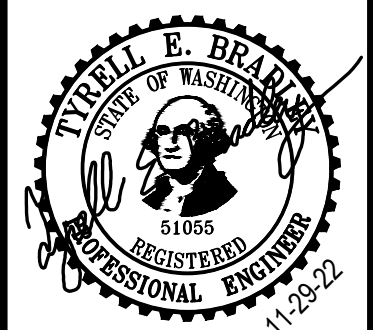
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KCI COMMERCIAL, INC.

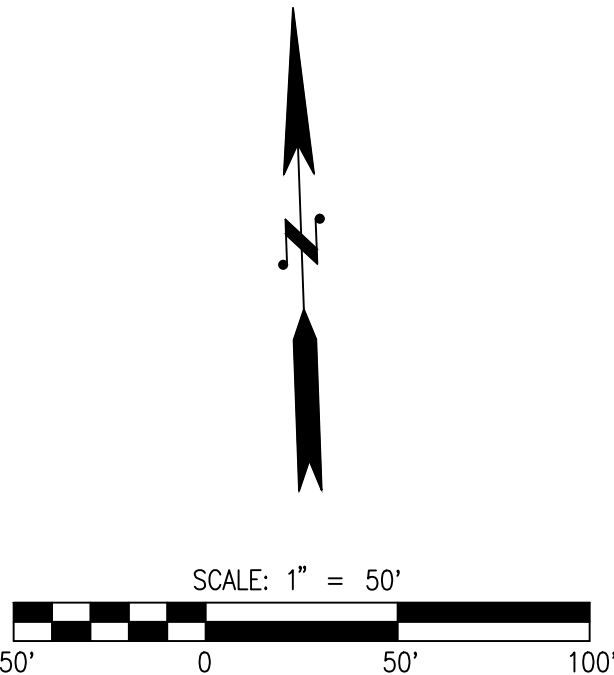
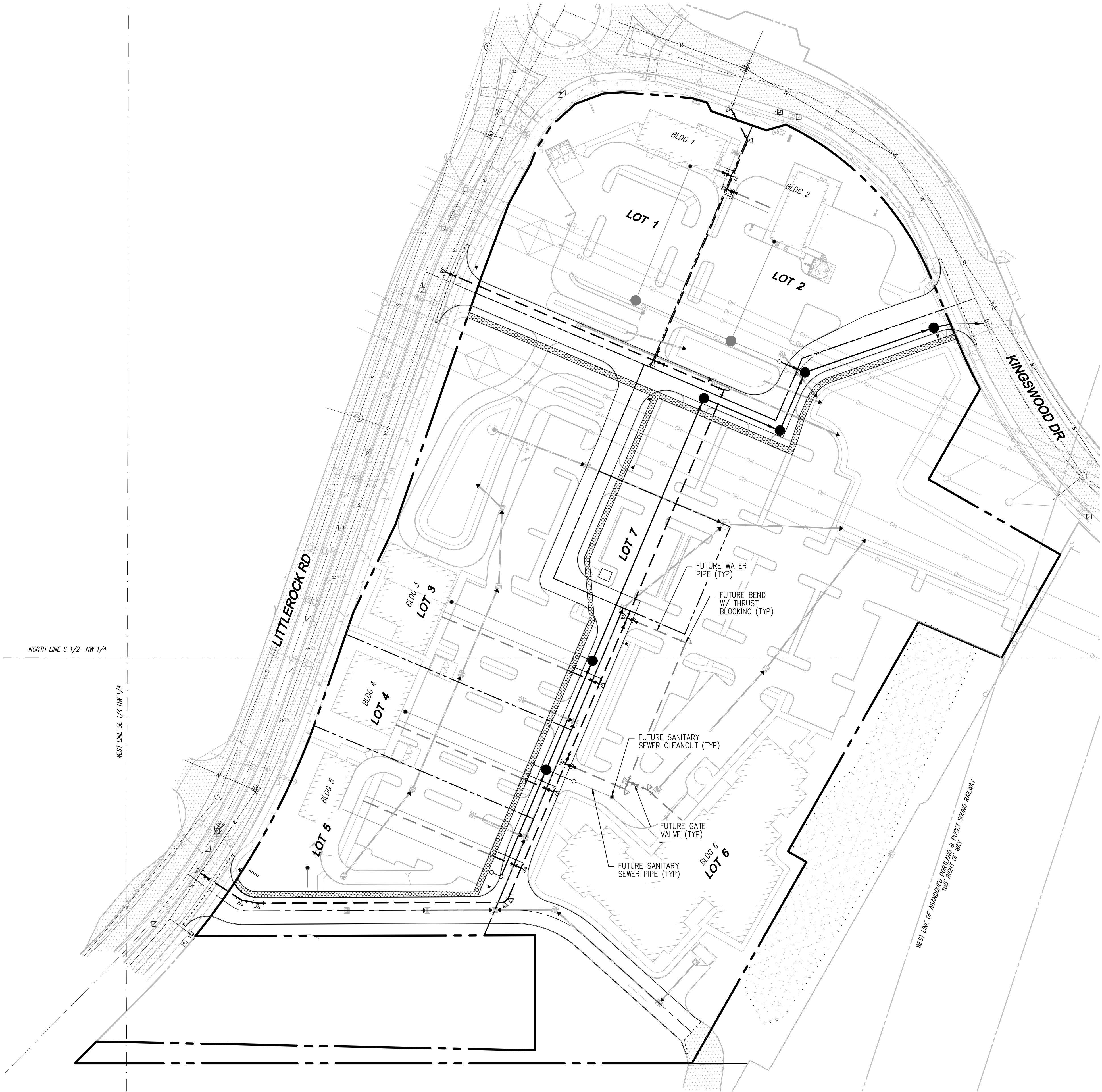
KINGSWOOD COMMERCIAL

BINDING SITE PLAN

PRELIMINARY GRADING AND DRAINAGE PLAN



JOB NUMBER:	C22151
DRAWING NAME:	C22151P-RD-PL
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	NOVEMBER, 2022
SCALE:	1"=50'
JURISDICTION:	TUMWATER



LEGEND			
	PROPOSED SANITARY SEWER MANHOLE		FUTURE SANITARY SEWER CLEANOUT
	PROPOSED SANITARY SEWER CLEANOUT		FUTURE THRUST BLOCKING
	THRUST BLOCKING		FUTURE GATE VALVE
	GATE VALVE		FUTURE 90° BEND W/ THRUST BLOCKING
	90° BEND W/ THRUST BLOCKING		FUTURE 11.25° BEND W/ THRUST BLOCKING
	11.25° BEND W/ THRUST BLOCKING		FUTURE 22.5° BEND W/ THRUST BLOCKING
	22.5° BEND W/ THRUST BLOCKING		FUTURE 45° BEND W/ THRUST BLOCKING
	45° BEND W/ THRUST BLOCKING		FUTURE WATER PIPE
	WATER CAP		JOINT UTILITY TRENCH
	SEWER PIPE		
	STORM PIPE		
	WATER PIPE		

DISCLAIMER
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REVISIONS				
NO.	DATE	DESCRIPTION	BY	

Surveying
Engineering
Planning

LDC

Woodinville

Olympia

1411 State Avenue NE, #200

Olympia, WA 98506

www.LDCcorp.com

Kent

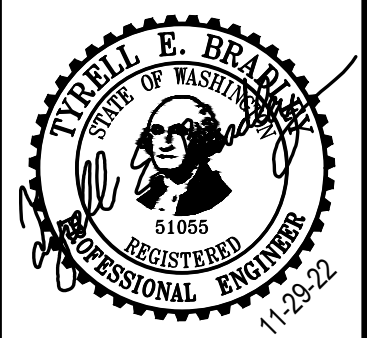
F 425.482.2893

KCI COMMERCIAL, INC.

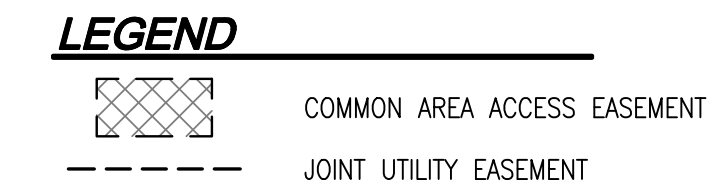
KINGSWOOD COMMERCIAL

BINDING SITE PLAN

PRELIMINARY UTILITY PLAN



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



CURVE	LENGTH	RADIUS	DELTA
C1	196.06	270.00	041°36'16"
C2	44.16	505.00	005°00'36"
C3	232.36	676.41	019°40'57"

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.53	N71°59'44"E
L2	17.06	N85°42'27"E
L3	33.32	N82°48'02"W
L4	14.46	N71°48'44"E
L5	8.66	N23°56'30"W
L6	19.20	N68°40'18"W
L7	18.81	N76°05'39"E
L8	66.84	N20°44'20"W
L9	95.33	N31°14'38"E
L10	138.91	N58°14'03"W
L11	108.68	N31°14'42"E
L12	82.88	N64°47'29"W
L13	241.98	N31°14'42"E
L14	19.35	N58°18'18"W
L15	212.33	N31°14'42"E
L16	565.57	N87°55'41"W
L17	28.12	N46°45'58"E
L18	402.25	N68°48'00"W
L19	105.37	N02°04'19"E
L20	128.22	N88°03'37"W
L22	183.24	N85°03'37"W
L23	26.51	N08°58'20"W
L24	466.26	N21°19'43"E
L25	34.35	N68°40'35"W
L26	30.41	N83°42'32"E
L28	71.32	N22°36'24"W
L29	41.68	N30°45'35"E
L30	15.08	N23°07'41"E
L31	25.58	N35°10'04"E
L32	29.49	N50°04'33"E
L33	240.11	N21°13'01"E
L34	89.00	N27°40'17"E
L35	100.29	N21°13'01"E
L38	324.66	N31°22'46"E

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[illegible]

LDC

Woodinville	Olympia	Kent
	1411 State Avenue NE, #200	
	Olympia, WA 98506	
T 425-806-1869	www.LDCcorp.com	F 425-482-2893

KCI COMMERCIAL, INC.

KINGSWOOD COMMERCIAL

BINDING SITE PLAN

PRELIMINARY EASEMENT PLAN



DB NUMBER:	C22151
DRAWING NAME:	C22151P-ES-PL
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	NOVEMBER, 2022
SCALE:	1"=50'
JURISDICTION:	TUMWATER

ES-01

SHEET **5** OF **5**