Notice of Application

Application Name: 168th Place Retail Building
Commercial Site Development, LU18-0027/0063

Primary Contact: Joseph Donahou
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Application Submitted: January 24, 2019
Date of Complete Application: February 13, 2019
Notice of Application: February 22, 2019

Project Location: The subject property is located at 27026 168th Place SE, 27016 168TH PL SE, and 27025 169TH PL SE, Parcel Nos. 0766000110, -0100, and -0020, and is situated in the SW Quarter of Section 25, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct a 3,920 square foot, single-story commercial building which will consist of a total of two tenant spaces for restaurant and retail uses along with associated site improvements on 0.63 acres in the Mixed Commercial (MC) zone. The site will be accessed via 168th Place SE and 169th Place SE. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water & Sewer District. Emergency services will be provided by City of Covington and Puget Sound Regional Fire Authority. The site does not contain environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is Mixed Commercial (MC).

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 13-Surface Water regulations, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: February 22, 2019 – March 15, 2019

This is a Type 2 Application in accordance with CMC 14.30.040, whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application and is the SEPA official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Suite 100, Covington, WA 98042, no later than March 15, 2019. Please contact Permit Services at 253-480-2400 or via email at permitservices@covingtonwa.gov with any questions or comments pertaining to this proposal. Project documents are available for reference online at permits.covingtonwa.gov/citizen. Search by permit number (LU18-0027).
PROJECT DATA

SITE AREA: 27,834 SF
ZONING: MC
PARCEL NUMBER: 076600-0100, 076600-0110, 076600-0020
PROPERTY ADDRESS: 27026 168Th Pl. SE

<table>
<thead>
<tr>
<th>LABEL</th>
<th>BUILDING AREA</th>
<th>POTENTIAL BUILDING USE</th>
<th>PARKING REQUIRED</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUITE 101</td>
<td>1,010 SF</td>
<td>RESTAURANT</td>
<td>1/ 100 SF</td>
<td>14</td>
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<tr>
<td>SUITE 102</td>
<td>2,000 SF</td>
<td>RETAIL</td>
<td>2/ 1,000 SF</td>
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<tr>
<td></td>
<td>3,010 SF</td>
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<td></td>
<td>18</td>
</tr>
</tbody>
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PARKING PROVIDED: 24 STALLS

PROPOSED BUILDING

SCORCHED COLORED CONCRETE
PROPOSED STREET TREE IN GRATE
PROPOSED SEAT WALL RAISED PLANTER
PROPOSED BENCH

GROSS AREA: 2,000 SF
GROSS AREA: 3,010 SF
GROSS AREA: 1,010 SF

SITE PLAN

SCALE: 1" = 10'-0"