



*Shaping
our community
together*

420 College Street SE
Lacey, WA 98503
360-491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED

VIA VIDEOCONFERENCE

MEETING DATE: **Wednesday, September 23, 2020**

TIME	PRE-SUB-MISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.				
10:00 a.m.				20-237 70220000700 4775 Whitman Ln SE <div style="float: right; text-align: right;"> QFC EV charging station Fant/Stiles CCD </div>
11:00 a.m.				
12:00 p.m.				
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				

RECEIVED

SEP 23 2020

OFFICIAL USE ONLY



CITY OF LACEY BY _____
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

CASE NUMBER:	20-237
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Austin Alarcon

ADDRESS: 4637 Chabot Drive #300 CITY: Pleasanton STATE: CA ZIP: 94588

PHONE NUMBER: (925) 965-0599 EMAIL: austin.alarcon@kimley-horn.com

REPRESENTATIVE: Austin Alarcon

ADDRESS: 4637 Chabot Drive #300 CITY: Pleasanton STATE: CA ZIP: 94588

PHONE NUMBER: (925) 965-0599 EMAIL: austin.alarcon@kimley-horn.com

PROJECT ADDRESS: 4775 Whitman Lane SE, Lacey, WA 98512
ASSESSOR'S TAX PARCEL NUMBER(S): 70220000700
BRIEF DESCRIPTION OF PROJECT: Conversion of nine (9) existing parking stalls located in a Kroger QFC parking lot for the use of four (4) EV fast charging stations and associated electrical equipment.
TOTAL ACREAGE: TOTAL SQ. FT OF BLDG: ZONING: CCD
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (X) COMMERCIAL () M.H. PARK
EXISTING ACCESS: PROPOSED ACCESS:

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 9/23/2020 TIME: 10:00 AM
--

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.



City of Lacey
DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 9/9/2020

Project No.: 210430

Project Name: Kroger QFC 126

Parcel No.: 70220000700

Project Address: 4775 Whitman Lane SE, Lacey, WA 98512

Applicant's Name: Austin Alarcon Phone: (925) 965-0599

Applicant's Address: 4637 Chabot Drive #300, Pleasanton, CA 94588

Existing Use

- Is there an existing use on the proposed project site: Yes No
- Has the existing use been vacant for more than 18 months? Yes No
- Will any of the existing buildings be demolished? Yes No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

Parking lot of a 40,217 SF Kroger QFC store with a total of 169 parking stalls. The total area of the property is 177,093 SF (4.07 acres).

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project Building Number	Site Size of	Gross Square Feet	Acres:	Number of Employees:	Number of Gas Pumps / Fueling Positions:	Number of Drive-through Windows:	Number of Service Bays:
164 stalls		Parking	Stalls:	Number of Car Wash Stalls:			
Number of Students / Children:		N/A		Number of Seats (Theaters, etc.):		N/A	
Number of Rooms (Hotels, etc.):		N/A		Number of Courts / Fields / Tees:		N/A	

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

Parking lot of a Kroger QFC store with EV fast charging stations.

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature  Date: 9/9/2020

For Official Use Only:

HTE Development Land Use Code: _____

Number: _____

Approved for Traffic Division By: _____

Reviewer: _____

Planner: _____

Discounts Applied: _____

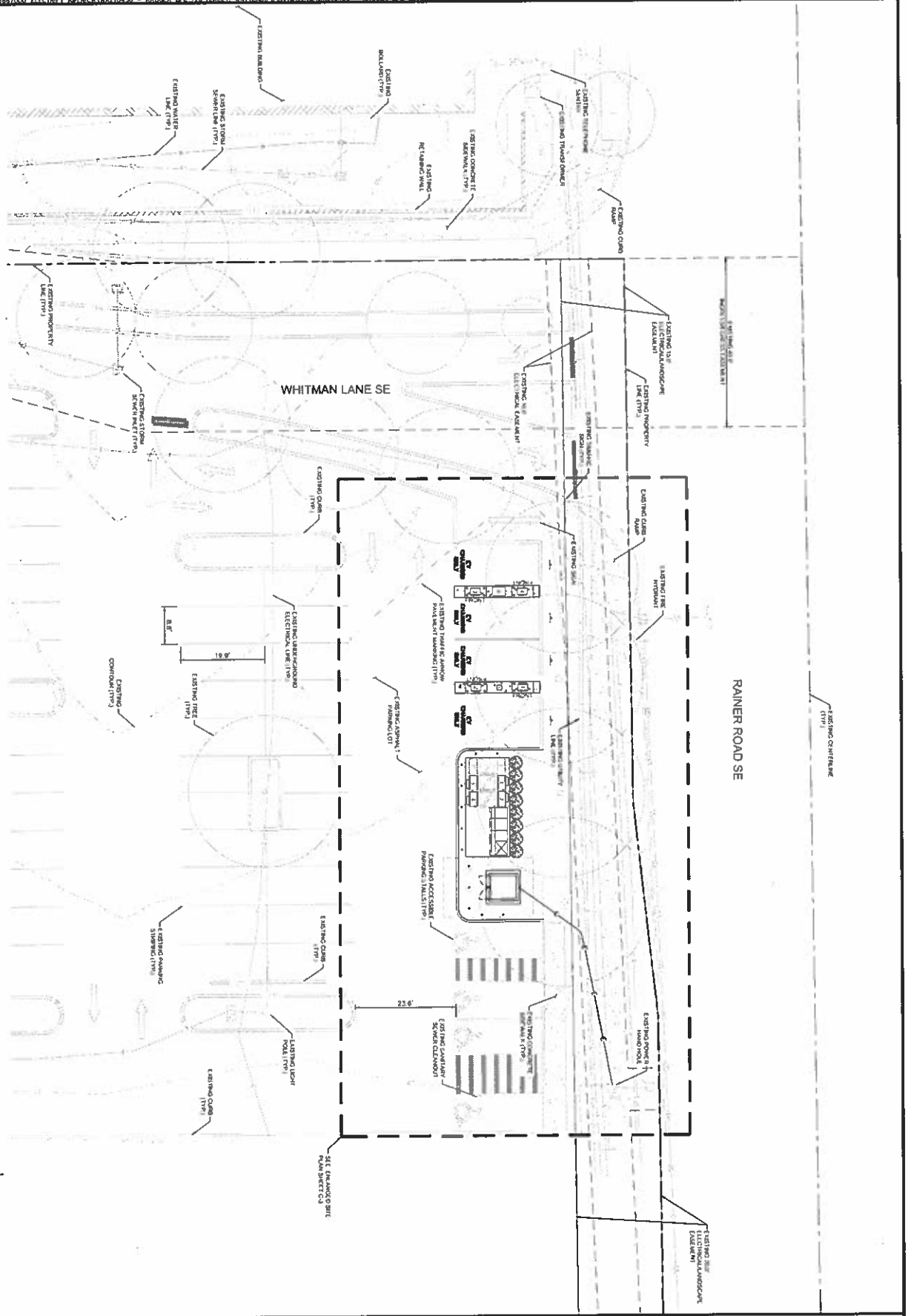
Total PM Peak Hour Trips: _____


New PM Peak Hour Trips: _____

Comments: _____

Calculated by: _____

OVERALL SITE PLAN





electric america
ELECTRIC AMERICA LLC
2005 COMMERCEWAY DRIVE
SUITE 200
MADISON, WISCONSIN

Kimley-Horn

405 S. WALSH STREET
DUBUQUE, IOWA
3200 2600200

OFC 126

1675 W. WASHINGTON LANE #B
MADISON, WISCONSIN

**FOR REVIEW ONLY
NOT FOR
CONSTRUCTION**

Kimley-Horn

1675 W. WASHINGTON LANE #B
MADISON, WISCONSIN

DATE: 08/12/2010
DRAWN: J. SMITH
CHECKED: J. SMITH
SCALE: AS SHOWN

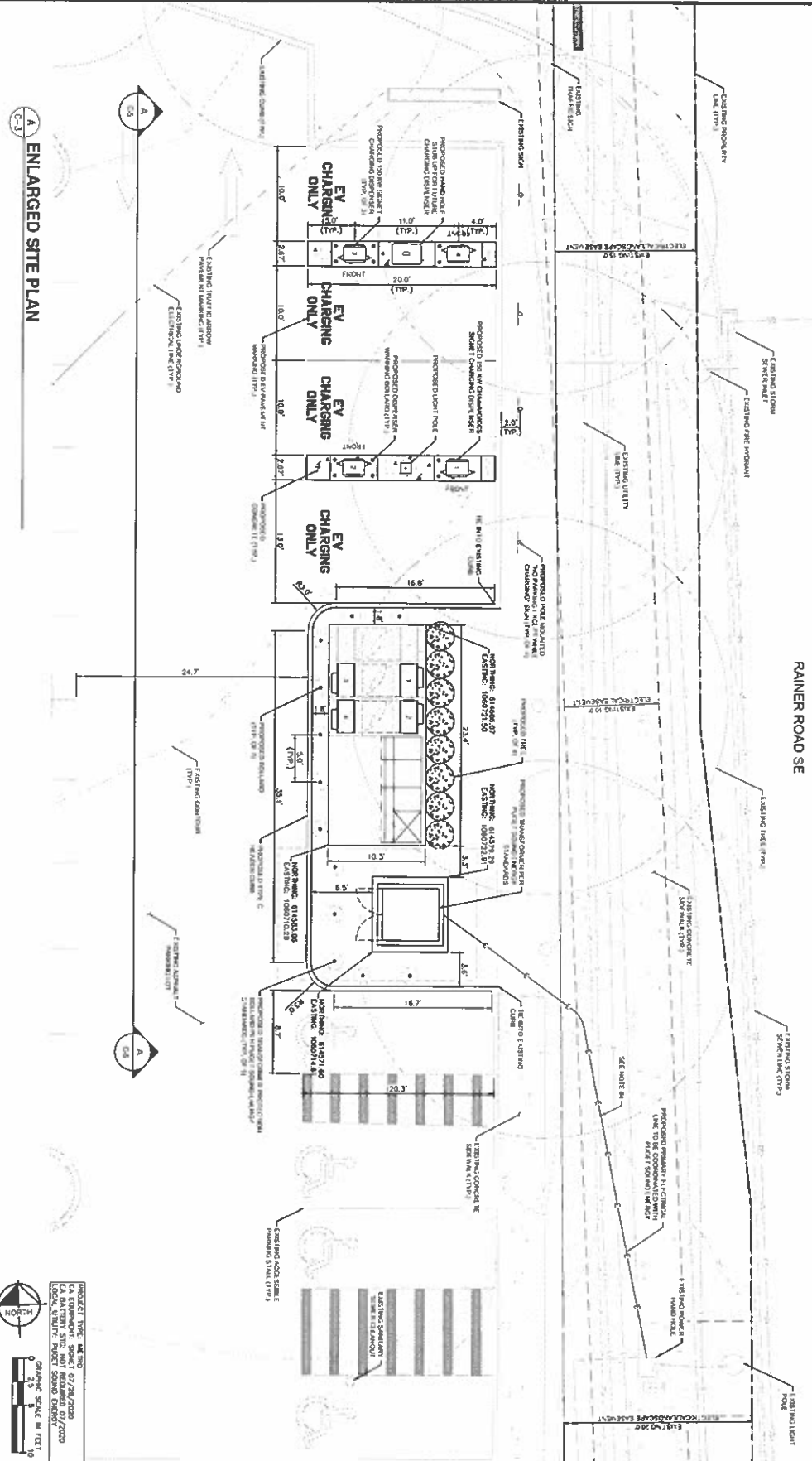
C-1

- NOTES**
1. SEE EXISTING PLAN FOR ALL UTILITIES IN THIS AREA. ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITIES AND AGENCIES.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE FACE UNLESS OTHERWISE NOTED.

PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	9
PROPOSED STALL COUNT	4
SITE HOST APPROVED STALL COUNT	9

PROPOSED DISPENSER	
DISPENSER NUMBER	150 KW
CABLE TYPE	CHADMO/CCS
CCS	X
CCS	X
CCS	X

DECIMAL FEET TO ARCHITECTURAL CONVERSIONS			
DECIMAL (ft)	ARCH. (ft)	DECIMAL (ft)	ARCH. (ft)
0.00'	0/16"	0.00'	0/16"
0.06'	1/16"	0.06'	1/16"
0.12'	1/8"	0.12'	1/8"
0.18'	3/16"	0.18'	3/16"
0.24'	1/4"	0.24'	1/4"
0.30'	3/8"	0.30'	3/8"
0.36'	1/2"	0.36'	1/2"
0.42'	5/8"	0.42'	5/8"
0.48'	1"	0.48'	1"
0.54'	1 1/8"	0.54'	1 1/8"
0.60'	1 1/4"	0.60'	1 1/4"
0.66'	1 1/2"	0.66'	1 1/2"
0.72'	1 3/4"	0.72'	1 3/4"
0.78'	1 7/8"	0.78'	1 7/8"
0.84'	2"	0.84'	2"
0.90'	2 1/8"	0.90'	2 1/8"
0.96'	2 1/4"	0.96'	2 1/4"
1.02'	2 1/2"	1.02'	2 1/2"
1.08'	2 3/8"	1.08'	2 3/8"
1.14'	2 1/2"	1.14'	2 1/2"
1.20'	2 5/8"	1.20'	2 5/8"
1.26'	2 3/4"	1.26'	2 3/4"
1.32'	2 7/8"	1.32'	2 7/8"
1.38'	3"	1.38'	3"
1.44'	3 1/8"	1.44'	3 1/8"
1.50'	3 1/4"	1.50'	3 1/4"
1.56'	3 1/2"	1.56'	3 1/2"
1.62'	3 3/8"	1.62'	3 3/8"
1.68'	3 1/2"	1.68'	3 1/2"
1.74'	3 5/8"	1.74'	3 5/8"
1.80'	3 3/4"	1.80'	3 3/4"
1.86'	3 7/8"	1.86'	3 7/8"
1.92'	4"	1.92'	4"



ENLARGED SITE PLAN

PROJECT TYPE: **NEW**
 DATE: **02/29/2020**
 CA BATTERY STC AND RECORDS OF 2020
 OWNER: **UTILITY PROJECT SCHEMA ENERGY**

CHANGING SCALE: **1/8" = 1'-0"**

C-3

Kimley-Horn
 400 S. EAST STREET
 SUITE 300
 DORFEN, CA 94521
 (925) 891-1266
 WWW.KIMLEY-HORN.COM

OFC 126

electricity america

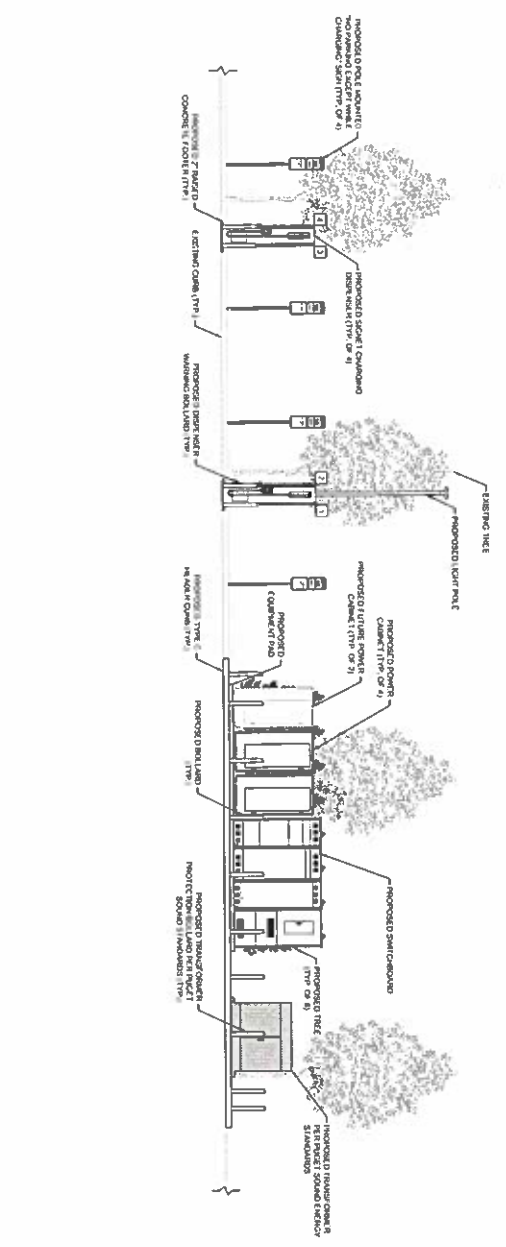
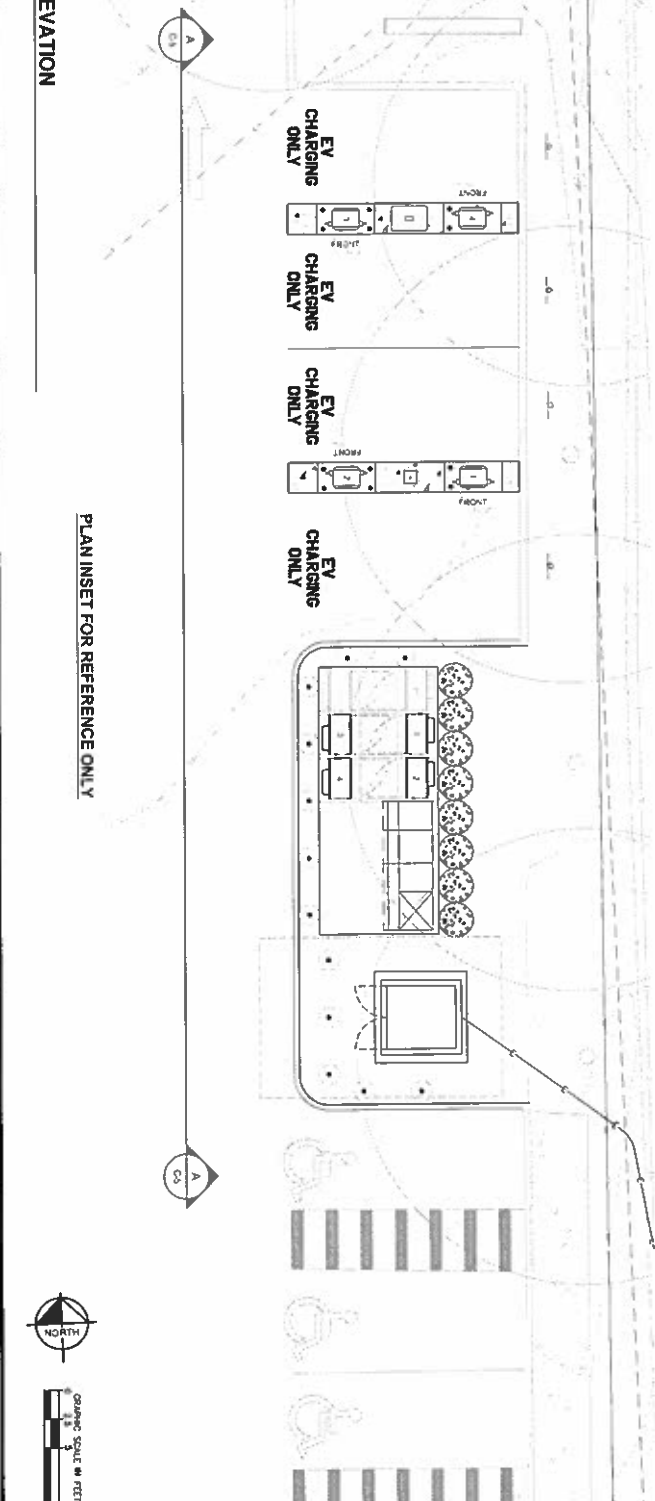
ELECTRICITY AMERICA, LLC
 2001 CALIFORNIA AVENUE
 RICHMOND, CA 94801

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**
Kimley-Horn
 A Division of Amec Paragon, Inc.

DATE: 02/29/2020
 TIME: 10:00 AM
 PROJECT: 126

A
C-5 SITE ELEVATION

PLAN INSET FOR REFERENCE ONLY



electricity america

Customer Service: 1-800-525-5252
 20015 WILSON ROAD
 SUITE 200
 WESTON, VA 20187

Kimley-Horn

4021 K. LESTER STREET
 SUITE 200
 WESTON, VA 20187
 540.368.2000

OFC 126

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 CONSTRUCTION**

Kimley-Horn

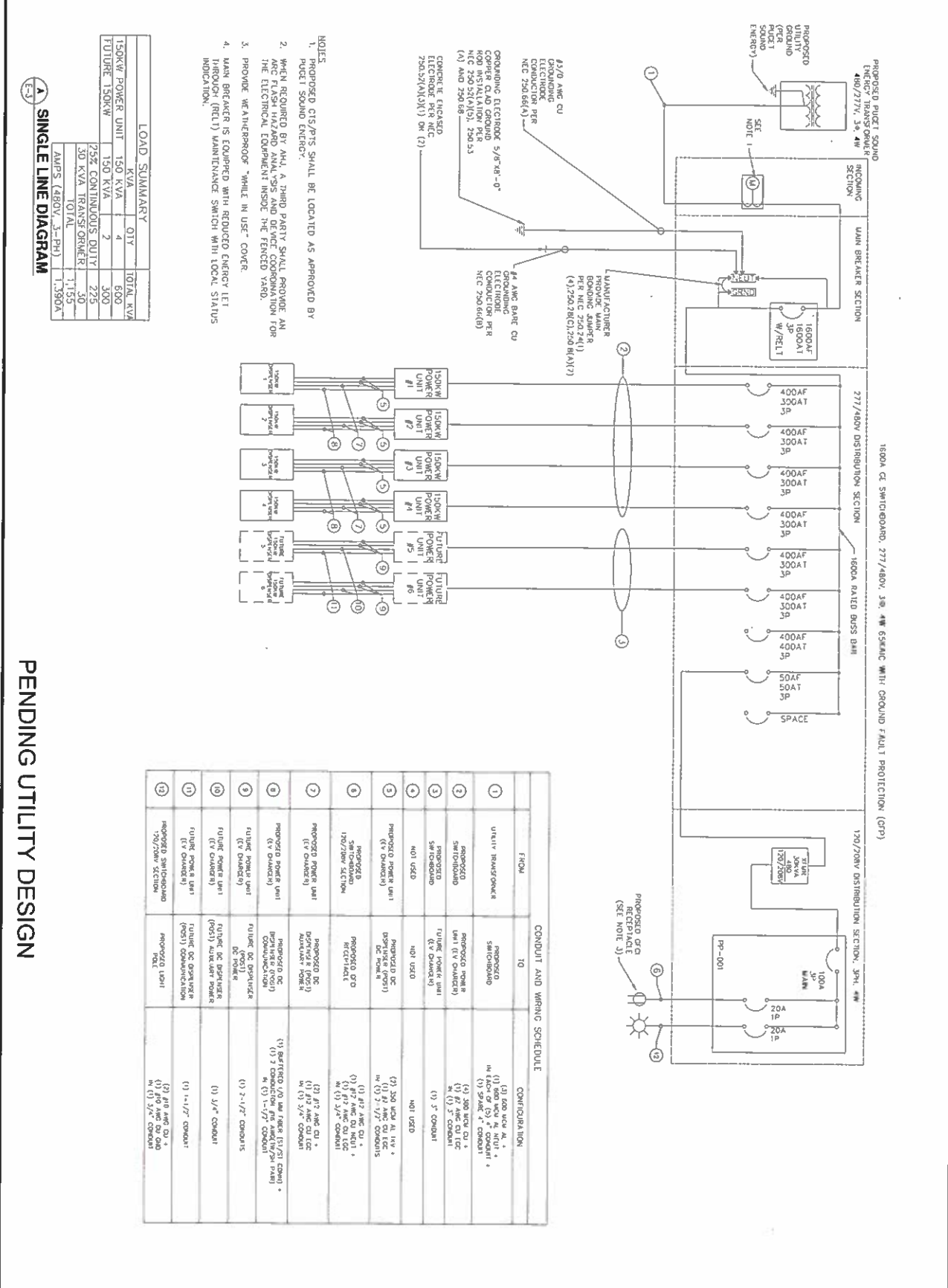
1001 D:\Projects\1000_ELECTRICAL\BIDDING - 0002.dwg 28 JAN 2015 10:44:22 AM

Scale & Notes

Scale: 1/8" = 1'-0"

Notes:

C-5



NOTES:

- PROPOSED CIS/PRTS SHALL BE LOCATED AS APPROVED BY PROJECT SOUND ENERGY.
- WHERE REQUIRED BY AHA, A THIRD PARTY SHALL PROVIDE AN AEG FLASH ANALYSIS AND ANALYSIS AND CONDUCTOR SELECTION FOR THE ELECTRICAL EQUIPMENT INSIDE THE FENCED YARD.
- PROVIDE WEATHERPROOF WHILE IN USE COVER.
- MAIN BREAKER IS EQUIPPED WITH REDUCED ENERGY LET INDICATION.

LOAD SUMMARY

LOAD SUMMARY	KVA	QTY	TOTAL KVA
150KW POWER UNIT	150 KVA	4	600
FUTURE 150KW	150 KVA	2	300
25% CONTINUOUS DUTY			225
30 KVA TRANSFORMER			1,150
TOTAL			1,390

AMPS (480V, 3-PH)

1 SINGLE LINE DIAGRAM

PENDING UTILITY DESIGN

Kimley-Horn
 465 S. LEXINGTON STREET
 SUITE 200
 CHARLOTTE, NC 28202
 704.383.8300

OFC 126

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**
 Kimley-Horn

electricity america
 ELECTRICITY AMERICA, LLC
 2001 BARRINGTON PLACE
 SUITE 200
 RAYLE, NC 28130

E-3

LEGAL DESCRIPTIONS

SEE PART ONE AND TWO RECORDS NO. 210430

LOT 7 OF THE SURVEYED LOTS OF PLAT OF BEARING COMMERCIAL PARK, RECORDED IN VOLUME 1 OF BEARING STR. PLATS, PAGES 89 THROUGH 93, UNDER T.C. NO. 940200703, LOCATED IN THE COUNTY OF HARRISON, STATE OF MISSOURI, HEREIN, WITH AN AREA APPROXIMATE HALF OF THE SECTION HEREIN.

BASIS OF BEARINGS

THE BEARINGS AND DISTANCES FOUND ON THIS FIELD OF BEARINGS AND DISTANCES WERE OBTAINED BY MEANS OF THE ELECTRONIC DISTANCE MEASUREMENT SYSTEM.

SURVEY REFERENCES

RECORDS OF HARRISON COUNTY, MISSOURI.

VERTICAL DATUM

NAVD83 WITH GRS CORRECTIONS.

SURVEYOR'S NOTES

1. THE SURVEYOR'S SURVEY SYSTEM WAS PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF MISSOURI, CHAPTER 193, R.S.M. AS AMENDED BY ACTS 188, 189, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

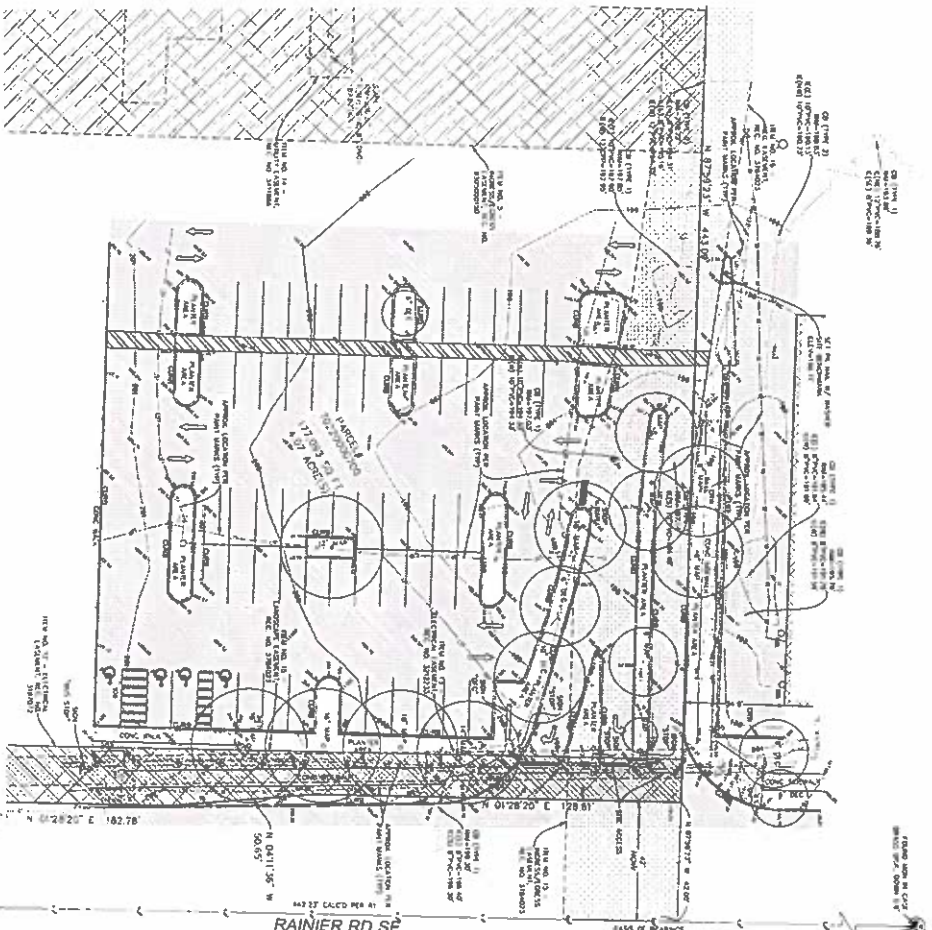
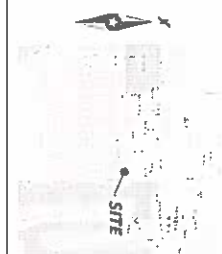
LEGEND

- 1. CONCRETE WALL
- 2. CONCRETE CURB
- 3. CONCRETE DRIVE
- 4. CONCRETE SIDEWALK
- 5. CONCRETE DRIVE
- 6. CONCRETE SIDEWALK
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- 99. CONCRETE DRIVE
- 100. CONCRETE SIDEWALK

EASEMENTS OF RECORD

1. RIGHT-OF-WAY EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
2. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
3. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
4. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
5. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
6. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
7. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
8. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
9. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
10. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
11. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
12. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
13. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
14. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)
15. EASEMENT OF RECORD, REC. NO. 210430 (SEE PART ONE AND TWO RECORDS NO. 210430)

VICINITY MAP



SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed and qualified Surveyor in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of Harrison County, Missouri, and that the same was made in accordance with the rules and regulations of the Board of Surveying and Mapping, State of Missouri, and that the same was made in accordance with the rules and regulations of the Board of Surveying and Mapping, State of Missouri, and that the same was made in accordance with the rules and regulations of the Board of Surveying and Mapping, State of Missouri.



DATE OF SURVEY: 08/14/2020
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT NO. 210430
PROJECT NAME: Rainier Loop SE
DATE: 08/14/2020
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED FOR: Electricity America, LLC
WESTWOOD
#210430
QFC 126
475 W. WHITMAN LANE SE
LAKE CHARLES, MISSOURI 64701
Terrane
Topographic Survey
1 of 1
DATE: 08/14/2020

