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

COMMUNITY DEVELOPMENT DEPARTMENT
PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED AT CITY HALL, 420 COLLEGE STREET SE.

MEETING DATE: **Wednesday, October 9, 2019**

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.				**19-267 South Bay Village Senior housing dev** **753900 00100/00400/00500/00600 Schelling/Stiles** **7415/7423/7431/7439 Hawks Prairie Rd NE CCD**
11:00 a.m.				
12:00 p.m.				
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				

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

OFFICIAL USE ONLY

CASE NUMBER:	19-267
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	SES
PW ASSIGNED:	

SEP 2 3 2019

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: Jeffrey and Jolene Holmes / South Bay Village Development

ADDRESS: 8120 61st Ave NE **CITY:** Olympia **STATE:** WA **ZIP:** 98516

PHONE NUMBER: 253-226-2606 **EMAIL:** jeffreylynnholmes@msn.com

REPRESENTATIVE: Jeffrey Holmes

ADDRESS: Same **CITY:** **STATE:** **ZIP:**

PHONE NUMBER: **EMAIL:**

PROJECT ADDRESS: South Bay Village Intersection of Marvin Road and Hawks' Prairie

ASSESSOR'S TAX PARCEL NUMBER(S): 11803100100 BSP #4603317 7539000000

BRIEF DESCRIPTION OF PROJECT: Look at option to develop multi-use 55+ senior housing on lots 1,4,5 and 6. Lots 2 and 3 will remain commercial.

TOTAL ACREAGE: 9 **TOTAL SQ. FT OF BLDG:** **ZONING:** CCD

PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK

EXISTING ACCESS: **PROPOSED ACCESS:**

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: Any Tuesday after 1 pm or anytime Thursday
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** 10/9 **TIME:** 10

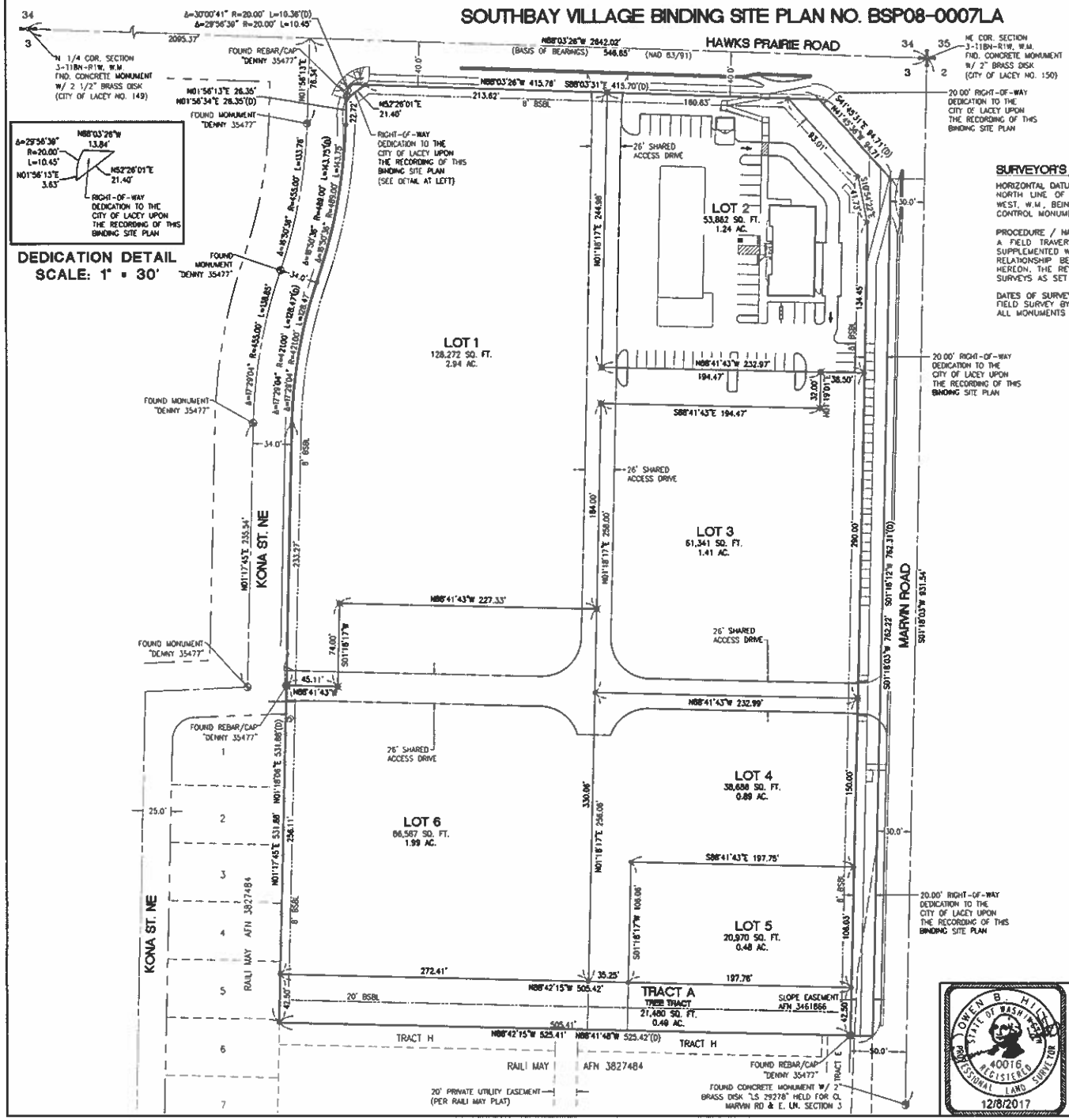
A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to 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.

Thank You! J Holmes 253-226-2606

FORM: PRE-2

CITY OF LACEY

SOUTHBAY VILLAGE BINDING SITE PLAN NO. BSP08-0007LA



SURVEYOR'S NOTES

HORIZONTAL DATUM/BASIS OF BEARINGS: NAD83/91
NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., BEING NORTH 88°03'26" EAST AS MEASURED BETWEEN CITY OF LACEY HORIZONTAL CONTROL MONUMENTS 150 AND 149.

PROCEDURE / NARRATIVE
A FIELD TRAVERSE USING A "SPECTRA-SP80" & A "SPECTRA FOCUS 30" TOTAL STATION SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE MONUMENTS, IMPROVEMENTS AND PROPERTY LINES AS SHOWN HEREON. THE RESULTING DATA MEETS OR OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

DATES OF SURVEYS:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN NOVEMBER, 2016. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

N
W E
S

0 30 60 120
SCALE: 1"=60'

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND REBAR/CAP "DENNY 35477"
- SET REBAR/CAP "BCE 40016"
- SET PK NAIL "BCE 40016"
- (D) DIMENSION PER DEED

NOTE: MONUMENTS VISITED IN NOVEMBER 2016

SEE SHEET 3 FOR NEW UTILITY EASEMENTS

OWEN B. HILL — STATE OF WASHINGTON — 40016 — REGISTERED PROFESSIONAL LAND SURVEYOR
12/8/2017

DATE	10/13/17
DRAWN BY	KMA
CHECKED BY	OBH
SCALE:	1" = 60'

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

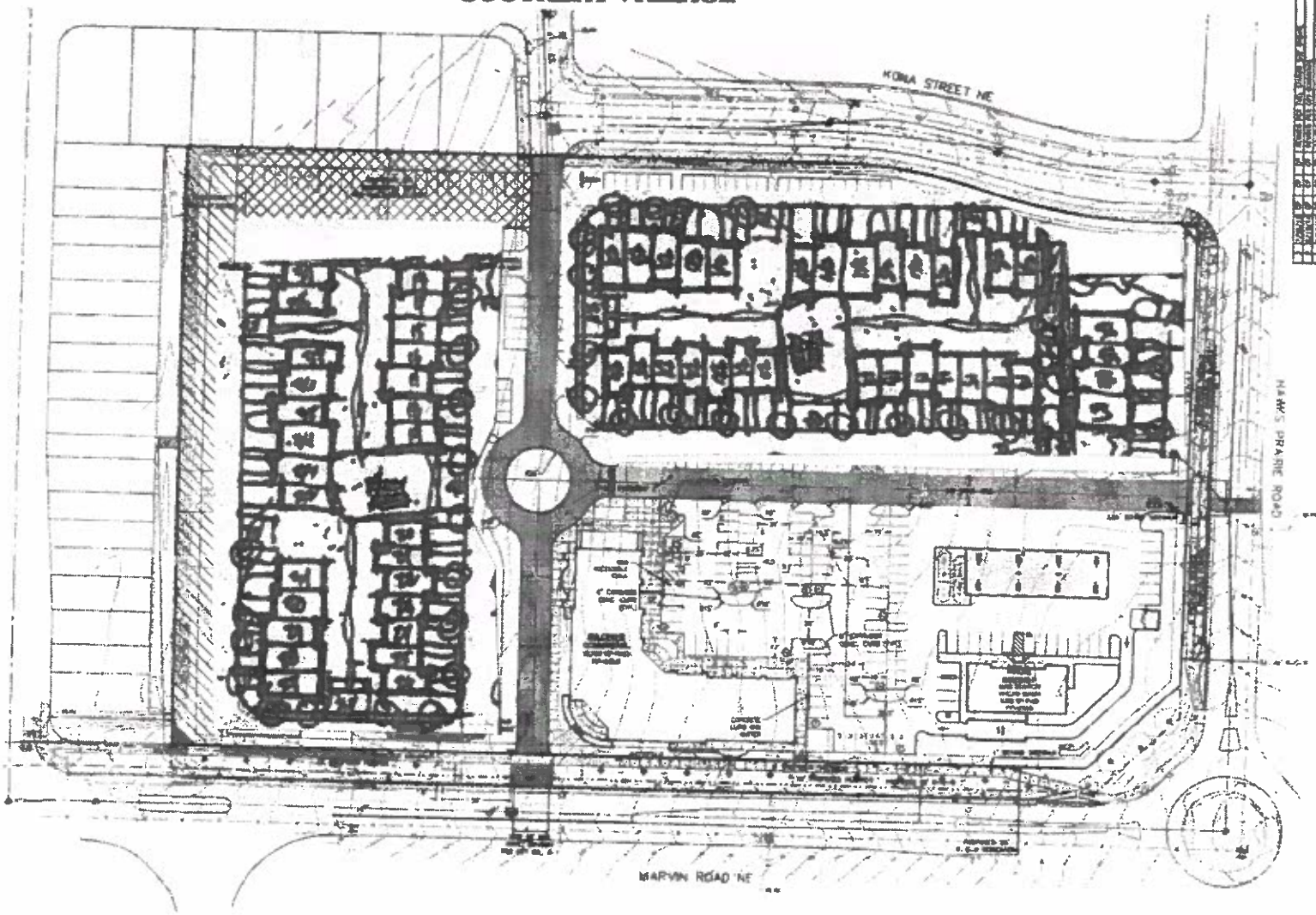
BCE JOB No. 15426

SHT 2 OF 3

File P:\15000s\15426\survey\plats\15426sp02.dwg Date/Time:12/8/2017 11:34 AM Scale:1" = 1 NANDERSON Xref ----

Proposed

CIVIL SITE PLAN
FOR
SOUTHBAY VILLAGE



LEGAL DESCRIPTION

A PORTION OF BOUNDARY LINE ADJUSTMENT LOT 1 IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 87°16'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 108.48 FEET; THENCE NORTH 88°03'31" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°16'12" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MARVIN ROAD FOR A DISTANCE OF 762.31 FEET; THENCE NORTH 88°41'46" WEST FOR A DISTANCE OF 525.42 FEET; THENCE NORTH 87°16'56" EAST FOR A DISTANCE OF 331.88 FEET; THENCE ALONG THE ARC OF A 421.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°28'06" FOR A DISTANCE OF 128.47 FEET; THENCE ALONG THE ARC OF A 49.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°57'34" FOR AN ARC DISTANCE OF 16.21.79 FEET; THENCE NORTH 87°16'34" EAST FOR A DISTANCE OF 28.35 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°07'41" FOR AN ARC DISTANCE OF 10.38 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAWKS PRAIRIE ROAD; THENCE SOUTH 88°03'31" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HAWKS PRAIRIE ROAD FOR A DISTANCE OF 4.5.11 FEET; THENCE SOUTH 41°15'31" EAST FOR A DISTANCE OF 94.71 FEET TO THE TRUE POINT OF BEGINNING, RECORDED IN THURSTON COUNTY, WASHINGTON.

SITUATE IN THE CITY OF LACEY, COUNTY OF THURSTON, STATE OF WASHINGTON.

CALL BEFORE YOU DIG

CITY OF LACEY VERTICAL BENCHMARK

BASIS OF BEARINGS

FOR THE CITY OF LACEY

BY _____ DATE _____

PUBLIC WORKS REVIEWER

Plans Expire Two Years from Above Date

CIVIL SITE PLAN
FOR
SOUTHBAY VILLAGE

EPCI
801 VALLEY AVENUE N.W.
PUYALLUP, WA 98371
(253) 922-3300

15435 2ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

15435

C1.00

Already accepted

CIVIL SITE PLAN
FOR
SOUTHBAY VILLAGE

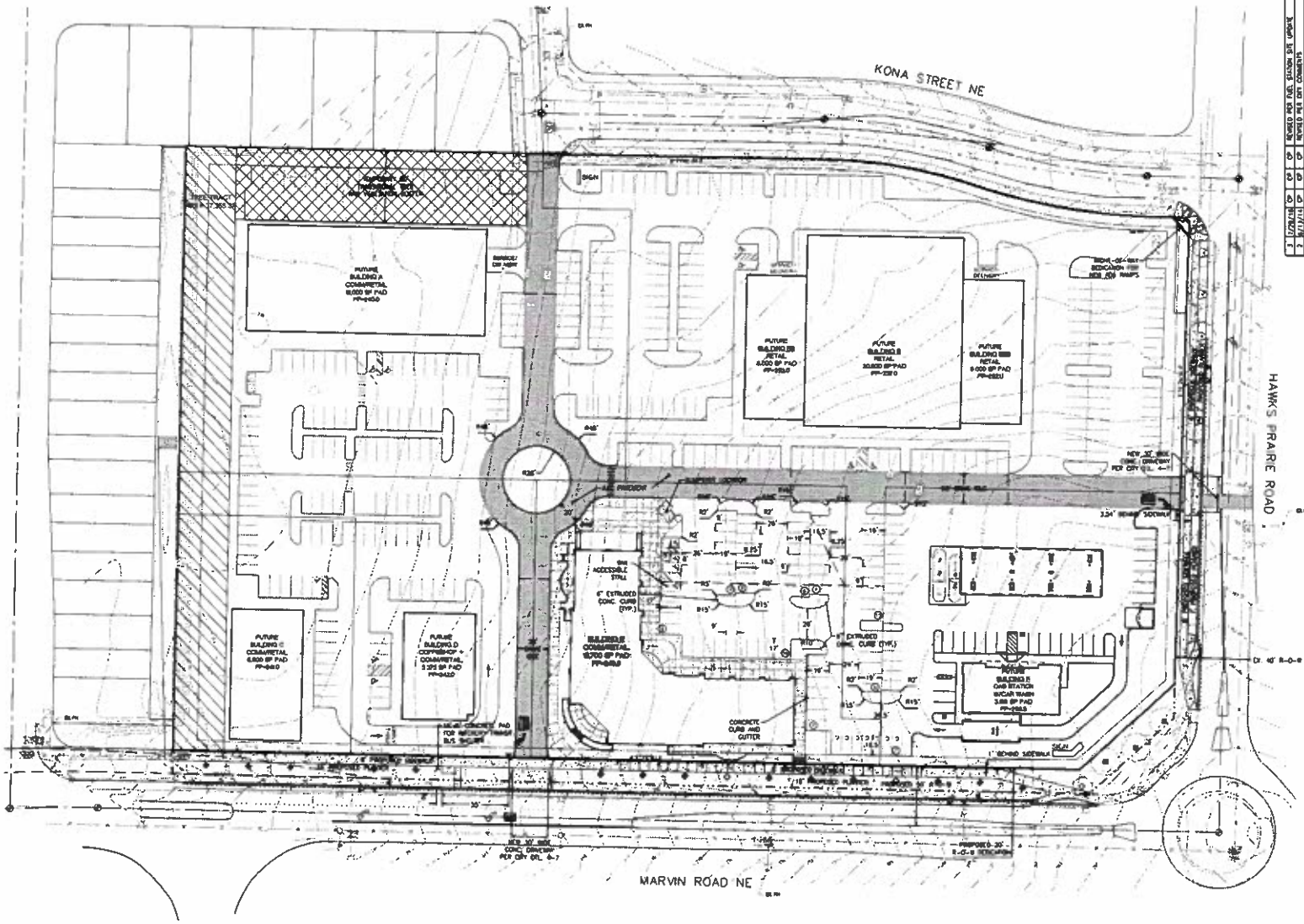
1"=40'

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 1 IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN THURSTON COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 01°18'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 108.48 FEET; THENCE NORTH 88°03'31" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°18'12" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MARVIN ROAD FOR A DISTANCE OF 762.31 FEET; THENCE NORTH 88°41'48" WEST FOR A DISTANCE OF 525.42 FEET; THENCE NORTH 01°18'06" EAST FOR A DISTANCE OF 531.88 FEET; THENCE ALONG THE ARC OF A 421.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°29'04" FOR A DISTANCE OF 128.47 FEET; THENCE ALONG THE ARC OF A 489.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°50'36" FOR AN ARC DISTANCE OF 143.75 FEET; THENCE NORTH 01°56'34" EAST FOR A DISTANCE OF 26.35 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°00'41" FOR AN ARC DISTANCE OF 10.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAWKS PRAIRIE ROAD; THENCE SOUTH 88°03'31" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HAWKS PRAIRIE ROAD FOR A DISTANCE OF 415.70 FEET, THENCE SOUTH 41°45'31" EAST FOR A DISTANCE OF 94.71 FEET TO THE TRUE POINT OF BEGINNING, RECORDS OF THURSTON COUNTY, WASHINGTON.

SITUATE IN THE CITY OF LACEY, COUNTY OF THURSTON, STATE OF WASHINGTON.



No.	Date	By	Chk	Appr	Revision
3	12/12/11	CP	CP	CP	REVISED PER FUEL STATION SITE UPDATE
2	8/11/11	CP	CP	CP	REVISED PER DRT COMMENTS
1	6/11/11	CP	CP	CP	REVISED PER DRT COMMENTS

Title: CIVIL SITE PLAN FOR SOUTHBAY VILLAGE

S 3, T18N, R1W, W.M. CITY OF LACEY, THURSTON COUNTY, WASHINGTON

For: BPCI, 801 VALLEY AVENUE N.W., PUYALLUP, WA 98371, (253) 922-3399

Scale: 1"=40' | Horizontal | Vertical: N/A | Date: 12/23/11

Designed: DHB | Drawn: CP | Checked: AS | Approved: DHB

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH, KENT, WA 98032, (425)251-6222, (425)251-8762 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 15426 | Sheet: C2.26

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

VERTICAL DATUM
CITY OF LACEY NGVD '29

CITY OF LACEY VERTICAL BENCHMARK:
BM #0,1101
EL = 266.64
8" CONC MON WITH 3" BRASS DISC LS# 29276
N: 646,357.6, E: 723,71.9

BASIS OF BEARINGS:
CITY OF LACEY GROUND SCALE COORDINATE SYSTEM

FOR THE CITY OF LACEY

BY: _____ DATE: _____
PUBLIC WORKS REVIEWER

Plans Expire Two Years from Above Date