



*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 – LINK WILL BE SENT PRIOR TO MEETING

MEETING DATE: **Wednesday, October 13, 2021**

SPR Team Meeting will be held on the Tuesday prior to presub meeting date

TIME	PRE-SUB-MISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
10:00 a.m.				21-352 Millsap Pickleball Court 118024 30900 Seymour/Stiles 2555 Hogum Bay Rd NE HPBD-C
11:00 a.m.				21-358 TwinStar Credit Union New Branch 371100 00600 Schelling/Stiles 2509 Marvin Rd NE HPBD-C
1:30 p.m.				21-340 Thomas Architecture MF Development 118152 30501/30500/23010 Fant/Stiles 6329 Martin Way E CBD-7
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:	21352
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

SEP 30 2021

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: Craig Millsap- C&S Construction NW Inc

ADDRESS: 8464 30th Ave NE	CITY: Lacey	STATE: WA	ZIP: 98516
PHONE NUMBER: 360-790-1280	EMAIL: craig.millsap@yahoo.com		

REPRESENTATIVE: Chris Cramer- Patrick Harron and Assoc. LLC

ADDRESS: 8270 28th Court NE, Suite 201	CITY: Lacey	STATE: WA	ZIP: 98502
PHONE NUMBER: 360.459.1102	EMAIL: chris@patrickharron.com		

PROJECT ADDRESS: no assigned address- south of Willamette Dr between Marvin Rd		
ASSESSOR'S TAX PARCEL NUMBER(S):	118024 30900	2555 Huguenot Rd NE
BRIEF DESCRIPTION OF PROJECT: construction of pickleball courts- 5 outside, 6 inside with pro shop, restaurant, stage area and out door gathering space		
TOTAL ACREAGE:	TOTAL SQ. FT OF BLDG:	ZONING:
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:		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 10/13/21	TIME: 10:00

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: 9-29-21

Project No.: _____

Project Name: Pickleball

Parcel No.: 11802430900

Project Address: no assigned address

Applicant's Name: Craig Millsap

Phone: 360.491.2285

Applicant's Address: 8464 30th Ave NE, lacey WA 98516

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.):

17,265 sf in total of covered space. 11 total pickleball courts, restaurant, pro shop, outdoor stage, and gathering space. Hours of operation 8am till midnight. Number of employees 12 onsite.

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:

1.16 ac Project Site Gross Acres: Number of Gas Pumps / Fueling Positions: 0
 17,265 Building Size Gross Square Feet: Number of Drive-through Windows: 0
 12 Number of Employees: Number of Service Bays: 0
 46 Number of Parking Stalls: Number of Car Wash Stalls: 0
 Number of Students / Children: 0 Number of Seats (Theaters, etc.): 0
 Number of Rooms (Hotels, etc.): 0 Number of Courts / Fields / Tees: 11

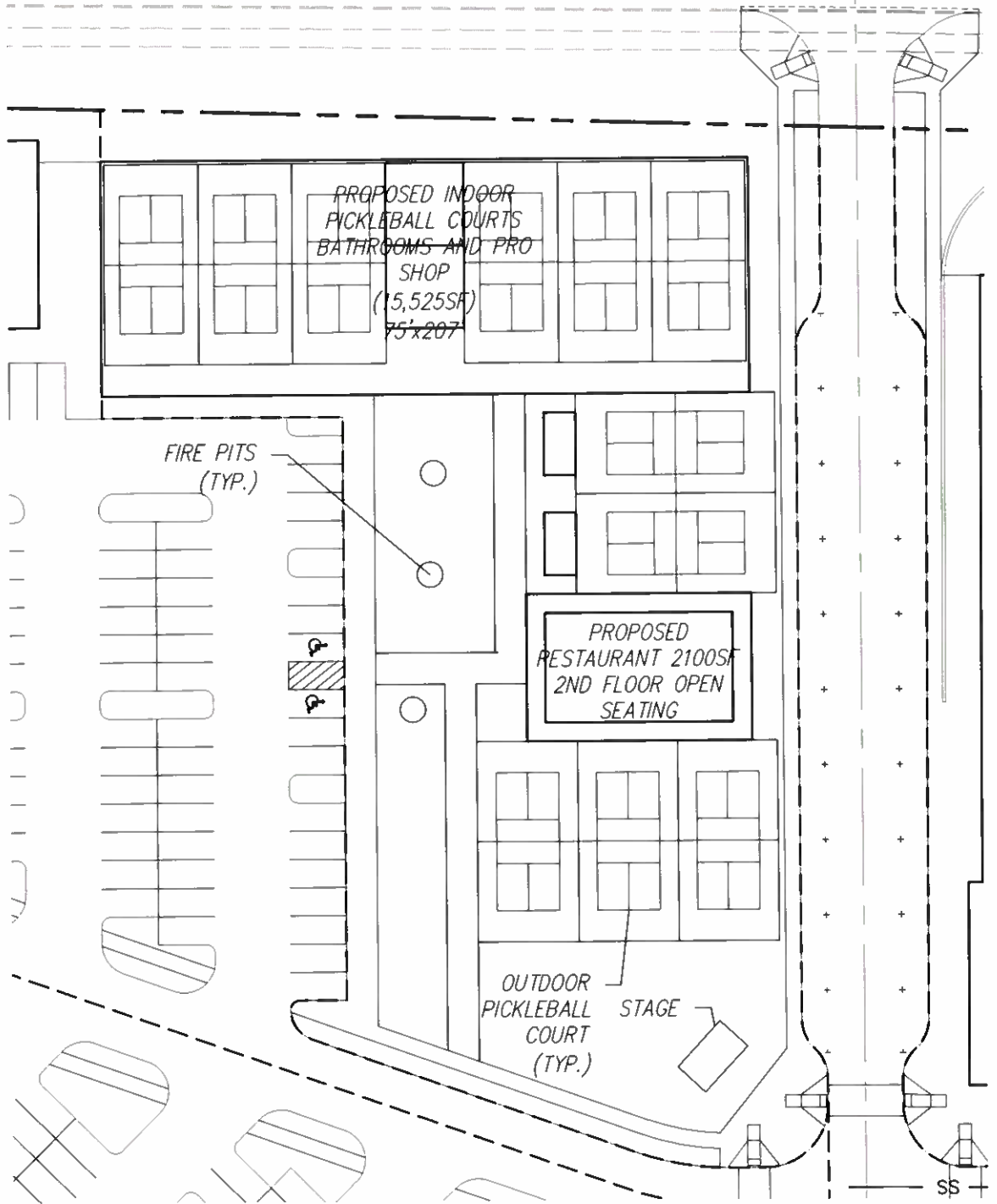
Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

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 chris cramer Date: 9-29-21

For Official Use Only:			
HTE	Number:	Approved for Traffic Division	By:
Development	Reviewer:	Planner:	_____
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips:	_____	New PM Peak Hour Trips:	_____
Comments:	_____		
Calculated by:	_____		

WILLAMETTE DR

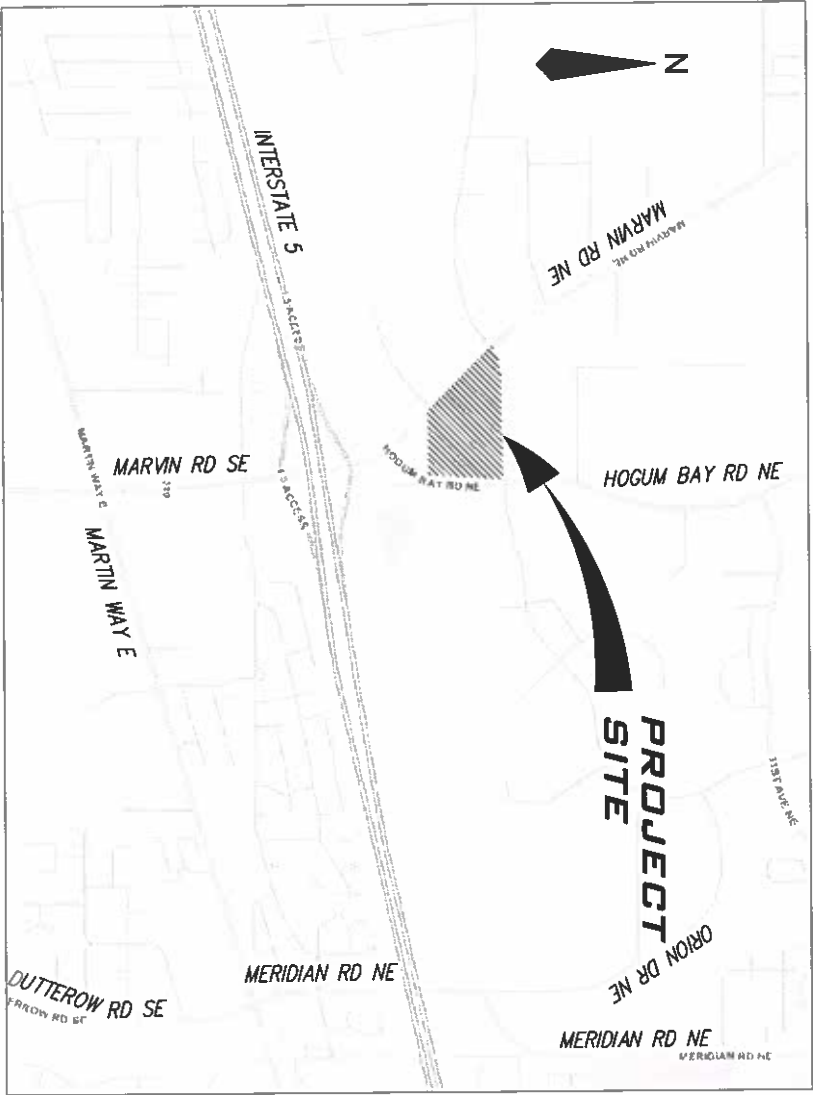


Civil Engineering & Planning
 8270 28th Court NE, Suite 201
 Lacey, WA 98516
 Phone : 360.459.1102
 Web: www.patrickharron.com

DWN. BY
DAW
 CHKD. BY
CMC

DATE
9/29/21
 SCALE
1" = 50'

JOB NO.
21521
 SHEET
1 of 1



VICINITY MAP

NTS

RECEIVED

OCT 13 2021



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

BY

OFFICIAL USE ONLY

CASE NUMBER:	11-358
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: **TwinStar Credit Union**

ADDRESS: 4501 Intelco Loop	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 360-923-4549	EMAIL: ekniestedt@twinstarcu.com		

REPRESENTATIVE: Erick Kniestedt

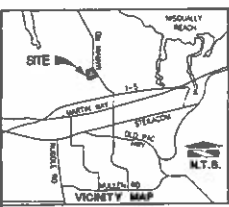
ADDRESS: 4501 Intelco Loop SE	CITY: Lacey	STATE: WA	ZIP: 98513
PHONE NUMBER: 360-923-4549	EMAIL: ekniestedt@twinstarcu.com		

PROJECT ADDRESS: 2509 Marvin Rd NE Lacey WA 98516
ASSESSOR'S TAX PARCEL NUMBER(S): 3711-00-00600
BRIEF DESCRIPTION OF PROJECT: aprox. 2500 sq. ft. bank branch with 3 lane drive through.
TOTAL ACREAGE: 1.32 TOTAL SQ. FT OF BLDG: 2000-3000 ZONING: HPBD-C
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: from Britton Parkway PROPOSED ACCESS:

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: 10/13/2021 ANYTIME BETWEEN 8-3:00 PM
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 10/13/21 TIME: 8 AM - 3:00 PM

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.

BSP 4544040 '13



CITY OF LACEY
BRITTON PLAZA
BINDING SITE PLAN NO. BSP 11-0001LA-2ND AMENDMENT
 PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
 PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
ORIGINAL TRACT:
ASSESSOR'S PARCEL NO: 37110000200

PURPOSE OF AMENDMENT:
 THE PURPOSE OF THIS BINDING SITE PLAN 2ND AMENDMENT IS TO CREATE 7 ADDITIONAL LOTS, TO BE KNOWN AS LOTS 4 THROUGH 10, WITHIN LOT 2 OF BRITTON PLAZA BINDING SITE PLAN NO BSP 11-0001LA (1S) AMENDMENT, RECORDED UNDER RECORDING NO. 4294983.

NOTES:
 1. THE BOUNDARIES OF THE BINDING SITE PLAN DERIVED AS CITY OF LACEY UTILITY EASEMENT RESERVES THE RIGHT FOR THE CITY OF LACEY TO ENTER UPON OVER AND ABOVE SAID REAL PROPERTY FROM TIME TO TIME TO CONSTRUCT, REPAIR, ALTER, MAINTAIN, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS AND UTILITIES BUILDINGS OR OTHER STRUCTURES SHALL NOT BE CONSTRUCTED OVER THE UTILITY EASEMENTS SHOWN ON THIS DOCUMENT.
 2. TREES MAY NOT BE REMOVED FROM INDIVIDUAL LOTS WITHOUT FIRST OBTAINING A LAND CLEARING PERMIT FROM THE CITY OF LACEY OR A TREE REMOVAL EXEMPTION FROM THE CITY OF LACEY.
 3. ALL LAND WITHIN THE BOUNDARIES OF THIS BINDING SITE PLAN IS WITHIN A COMMUNITY FACILITIES DISTRICT OF THE CITY OF LACEY AND ALL LIABLE LOTS ARE SUBJECT TO ALL SERVICE FEES AND CHARGES WHICH MAY BE levied BY THE CITY OF LACEY FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF ANY COMMUNITY FACILITIES AND FOR LEVIES FOR ANY UNPAID SERVICE FEES OR CHARGES.
 4. INDICES OF THE CITY OF LACEY AND OTHERWISE SERVICE THE PRIVATE ROADS WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS BINDING SITE PLAN.
 5. ANY DEVELOPMENT ON SUBJECT LAND SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF THE SITE PLAN APPROVAL. ANY DEVELOPMENT ON SUBJECT LAND SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF THE SITE PLAN REVIEW APPROVAL ISSUED BY THE CITY OF LACEY ON MAY 14, 2008 PROPOSED CHANGES SHALL BE REVIEWED AND APPROVED BY THE CITY OF LACEY COMMUNITY DEVELOPMENT DEPARTMENT.
 6. THE LOTS OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING AND LOCATING ALL OPTICATOR LINES LOCATED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE BRITTON PLAZA BINDING SITE PLAN.

CERTIFICATION OF CONFORMANCE
 I HEREBY CERTIFY THAT THIS BINDING SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE PLATING AND SUBDIVISION ORDINANCE AS THE BINDING SITE PLAN DOES NOT CREATE NEW LOTS CONTAINING INSUFFICIENT LOT AREA AND DIMENSION TO MEET THE MINIMUM REQUIREMENTS FOR BOTH AREA AND AREA FOR BUILDING SITES.

PLANNING DEPARTMENT DATE: _____
 ASSESSOR (NAME AND APPROVED THIS MAP ON January 2017)
 TREASURER (NAME AND APPROVED THIS MAP ON January 2017)
 AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 15TH DAY OF JANUARY 2017 AT 10:15 AM AT THE REQUEST OF WARREN PHASE LLC. REC'D FILE NO. 4544040

ORIGINAL LEGAL DESCRIPTION
 LOT 2 OF BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA, RECORDED MARCH 15, 2012 UNDER RECORDING NO. 4294983 AND AS AMENDED OCTOBER 18TH, 2012 UNDER RECORDING NO. 4294985.

SURVEYOR'S NOTES
 1. HORIZONTAL DATUM AND SECTION SUBDIVISION: CITY OF LACEY COORDINATE SYSTEM BASED ON SURVEY RECORDED UNDER APN 3111192.

CITY OF LACEY ADDRESSES
 LOT 2 - 2121 MARINA ROAD NE, LACEY, WA 98516
 LOT 4 - 2159 MARINA ROAD NE, LACEY, WA 98516
 LOT 5 - 2165 MARINA ROAD NE, LACEY, WA 98516
 LOT 6 - 2169 MARINA ROAD NE, LACEY, WA 98516
 LOT 7 - 2115 MARINA ROAD NE, LACEY, WA 98516
 LOT 8 - 2145 MARINA ROAD NE, LACEY, WA 98516
 LOT 9 - 2129 MARINA ROAD NE, LACEY, WA 98516
 LOT 10 - 2133 MARINA ROAD NE, LACEY, WA 98516

DECLARATION
 I, THE UNDERSIGNED, HEREBY AFFIRM, ADOPT, AND HOLD HARMLESS THE CITY OF LACEY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL COSTS OR DAMAGES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES INCURRED AS A RESULT OF THIS SUBDIVISION NOT BEING THE OWNER OF THE PROPERTY BEING DIVIDED, SUCH COSTS AND DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LITIGATION, VOLUNTARY COURT FEES, RECORDS FEES, LOSS OF USE OF ALL OR A PORTION OF REAL PROPERTY AND Slander OF TITLE.

I, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THIS BINDING SITE PLAN HAS BEEN MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR OBLIGATIONS.

THE ATTACHED BINDING SITE PLAN MAP AND LEGAL DESCRIPTION OF PARCEL ARE MADE PART OF THIS DECLARATION.

WARREN PHASE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 881 WALLER AVENUE NW
 PUYALLUP, WA 98371

EASEMENTS AND RESTRICTIONS
 A PLAN CERTIFICATE PROVIDED BY CH2M HILL RESOURCE COMPANY, THEIR ORDER NO. 14081889 AND DATED MARCH 12, 2014 WAS RELIED UPON FOR RECORD INFORMATION PERTAINING THIS SITE. ACCORDING TO THIS DOCUMENT THIS SITE IS SUBJECT TO THE FOLLOWING INTERESTS:

- NOT APPLICABLE TO BE SHOWN ON SURVEY
- EASEMENT TO CITY OF LACEY FOR SANITARY SEWER APN 8003270020 AND 8003270021 (SHOWING)
- RIGHT TO MAKE NECESSARY SHORES FOR CUTS OR FILLS APN 3238272
- CONVEYANCE, CONDITIONS, RESTRICTIONS, EASEMENTS, DEEDS, AGREEMENTS AND NOTES AS CONTAINED IN BOUNDARY LINE ADJUSTMENT NO. BLA2100001A APN 3583333 AND 3443334 (SHOWING)
- CONVEYANCE, CONDITIONS, RESTRICTIONS, EASEMENTS, DEEDS, AGREEMENTS AND NOTES AS CONTAINED IN BOUNDARY LINE ADJUSTMENT NO. BLA210001A APN 4023277 AND 4023279
- EASEMENT TO CITY OF LACEY FOR SANITARY SEWER LAC. APN 8003270020 (SHOWING) - TO TERMINATE UPON COMPLETION OF SEWER CONSTRUCTION
- RIGHT TO MAKE NECESSARY SHORES FOR CUTS OR FILLS APN 3238272
- CONVEYANCE, CONDITIONS, RESTRICTIONS, EASEMENTS, DEEDS, AGREEMENTS AND NOTES AS CONTAINED IN BOUNDARY LINE ADJUSTMENT NO. BLA08-0013A APN 4023279
- EASEMENT TO ADJUST SOUND ENERGY FOR GAS AND ELECTRICITY UTILITY SYSTEM APN 4270015 (CONTINGENT UPON FACILITIES AS CONSTRUCTED TO BE CONSTRUCTED, EXTENDED OR RELOCATED)
- EASEMENT TO DWEST CORPORATION FOR TELECOMMUNICATIONS UTILITY SYSTEM APN 4270015 (APPROXIMATE LOCATION OF 20' x 20' EASEMENT SHOWN ALSO CONTINGENT UPON FACILITIES AS CONSTRUCTED TO BE CONSTRUCTED, EXTENDED OR RELOCATED)
- CONVEYANCE, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEEDS, AGREEMENTS AND INSTRUMENTS, IF ANY, AS SET FORTH IN OR DERIVED FROM THE PLAN OF BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA APN 4256072 (SHOWING) SAID INSTRUMENT WAS MADE BY INSTRUMENT RECORDED OCTOBER 18, 2012 UNDER RECORDING NO. 4294985
- STORMWATER DRAINAGE FACILITY EASEMENT AGREEMENT AND TERMINATION OF EXISTING EASEMENT APN 4272072 (SHOWING)
- AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN APN 4273559 (SHOWING)
- AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN APN 4273560 (SHOWING)
- REVISED STORMWATER DRAINAGE FACILITY EASEMENT AND TERMINATION OF EASEMENTS APN 4273560 (SHOWING)
- RESERVE AREA STORM DRAINAGE FACILITY EASEMENT APN 4273587 (SHOWING)
- CONVEYANCE, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE DOCUMENT ENTITLED OPERATION AND EASEMENT DECLARATION FOR BRITTON PLAZA APN 4219804 (SHOWING)

APPROVED FOR RECORDING
 1/17/17

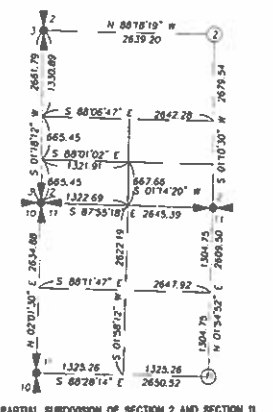
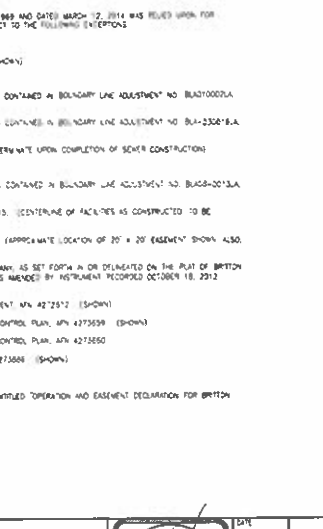
ACKNOWLEDGMENTS
 STATE OF WASHINGTON
 COUNTY OF WA
 ON THIS DAY PERSONALLY APPEARED BEFORE ME Barbara Shanks JESSIE known to be the ASSISTANT CLERK of WA County and I, the undersigned, a Notary Public in and for the State of Washington, duly sworn in and did certify that the above and purposes therein mentioned were done by and on behalf of the said day of January 2017.

Barbara Shanks
 Notary Public in and for the State of Washington
 DATED: Jan 11 2017
 MY COMMISSION EXPIRES _____

STATE OF WASHINGTON
 COUNTY OF WA
 ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT PEARSON and SHARLA PEARSON known to me to be the persons who acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the use and purposes therein mentioned.

DWYER JENSEN & ASSOCIATES, PLLC
 1201 3rd Avenue
 Tacoma, WA 98501
 Notary Public in and for the State of Washington
 DATED: _____
 MY COMMISSION EXPIRES _____

SHEET INDEX
 SHEET 1 - LEGAL DESCRIPTION, SECTION CONTROL, DECLARATION, NOTES & APPROVALS
 SHEET 2 - LOT LAYOUT & DIMENSIONS, EXISTING EASEMENTS
 SHEET 3 - UTILITY & PRIVATE STORM EASEMENT DETAILS



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A MAP MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT IN WASHINGTON, 2014 AT THE REQUEST OF WARREN PHASE LLC

DATE: 02/26/17
 DRAWN BY: JMA
 CHECKED BY: DJS
 SCALE: N/A

STATE OF WASHINGTON
 SURVEYOR REGISTRATION NO. 27318

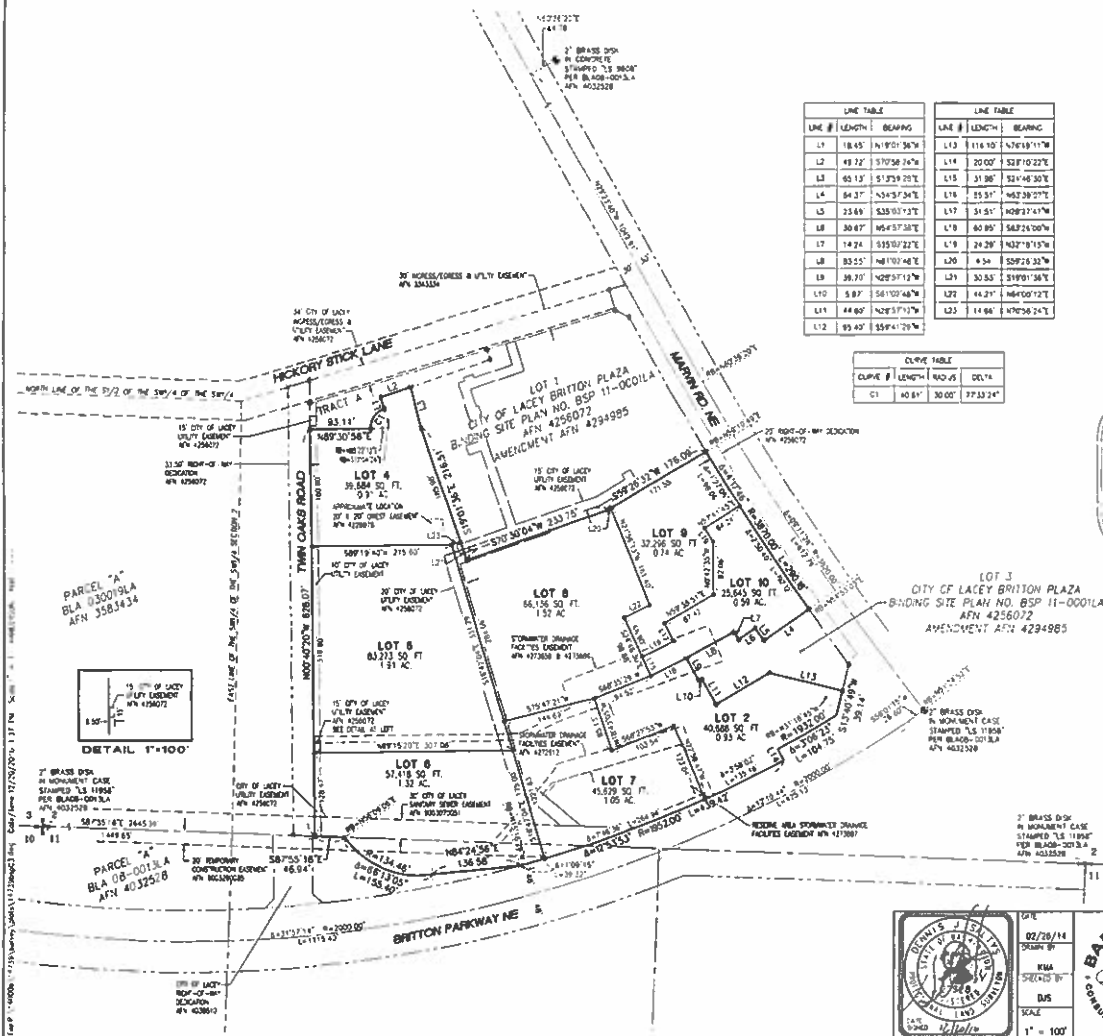
BARGHAUSEN CONSULTING ENGINEERS INC.
 18215 72ND AVENUE SOUTH
 KEMET, WA 98032
 (425)251-8222
 (425)251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
 BCE JOB NO. 14730

SHT 1 OF 3

BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA 2ND AMENDMENT

LOT LAYOUT & DIMENSIONS, EXISTING EASEMENTS

BSP 4544040 2/3



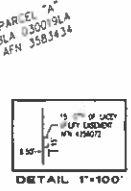
LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	18.45	N19°01'56"W	L13	116.10	N76°19'11"W
L2	49.22	S70°58'24"E	L14	20.00	S21°10'22"E
L3	60.12	S1°29'29"E	L15	31.86	S21°48'30"E
L4	64.27	N34°3'24"E	L16	25.51	N62°38'20"E
L5	23.69	S35°03'12"E	L17	31.51	N09°27'41"W
L6	30.87	N54°37'38"E	L18	60.89	S42°24'00"W
L7	14.24	S35°03'22"E	L19	24.29	N32°18'15"W
L8	83.25	N61°03'48"E	L20	4.34	S22°18'32"W
L9	26.70	N29°57'12"W	L21	30.55	S19°01'38"E
L10	5.87	S61°03'48"W	L22	44.21	N64°00'24"E
L11	44.80	N29°57'12"W	L23	14.64	N76°38'24"E
L12	95.40	S54°41'29"W			

CURVE TABLE			
CURVE #	LENGTH	MO/VS	DD/TA
C1	40.81	30.00	37.3324



LEGEND

- ✦ SECTION CORNER AS NOTED ON BLACK-0015LA, AFN 402528
- ⊕ QUARTER CORNER AS NOTED ON BLACK-2013LA, AFN 420218
- ⊙ ROAD MONUMENT AS NOTED ON BLACK-2013LA, AFN 420218
- ⊙ 1/2" REPAIR PLASTIC CAP STAMPED "BSP 2003" AS NOTED ON 2478-2913A, AFN 425228
- ⊙ REBAR AND CAP STAMPED "247829 SET 154" BINDING SITE PLAN, AFN 425672 AND BINDING SITE PLAN AMENDMENT, AFN 429485
- ⊙ 1/2" REBAR AND CAP STAMPED "BSP 1518" WHEN CONSTRUCTION IS COMPLETED

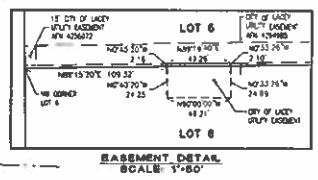
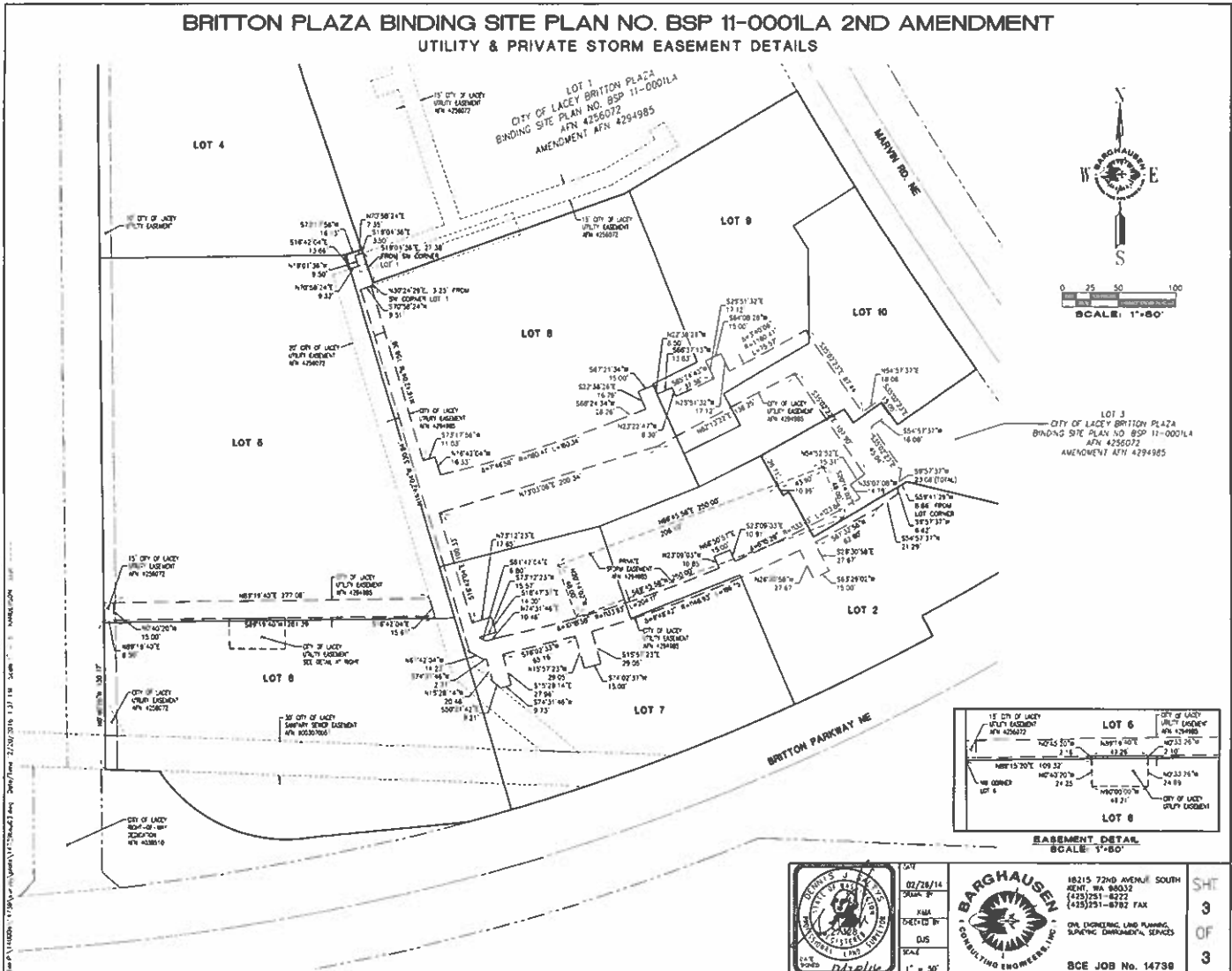


DATE 02/28/14		18215 72ND AVENUE SOUTH HEMET, WA 99632 (425)251-8222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES BCE JOB No. 14738	SHT 2 OF 3
DRAWN BY RMA			
CHECKED BY DMS			
SCALE 1" = 100'			

BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA 2ND AMENDMENT
UTILITY & PRIVATE STORM EASEMENT DETAILS

BSP 4544040 3/3

4544040 Page 3 of 3 01/11/2017 02:51 PM Thurston County WA



DATE: 02/28/14
 DRAWN BY: KMA
 CHECKED BY: DJS
 SCALE: 1" = 80'



18215 72ND AVENUE SOUTH
 RENT, WA 98532
 (425)251-8272
 (425)251-8792 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, DRAINAGE, SERVICES

SHT
 3
 OF
 3

BCE JOB No. 14739

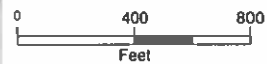
2509 Marvin



Legend

- | | |
|--|--|
| Parcel Boundaries | Cities |
| Roads - Major (Large Scale) | Capital Forest |
| - <all other values> | County Background |
| - 15 ACCESS: US 101 ACCESS: US 101 SB OFF RAMP | Roads - Major |
| - 15: US 101 | - <all other values> |
| Roads (Large Scale) | - 15 ACCESS: US 101 ACCESS: US 101 SB OFF RAMP |
| - Railroads | - 15: US 101 |
| □ County Border | - Roads |
| ○ Olympia Municipal Airport | - Railroads |
| □ Water Bodies (River - Small Scale) | □ County Border |
| □ Water Bodies (Other) | □ Olympia Municipal Airport |
| Parks | □ Water Bodies (River - Large Scale) |
| | □ Water Bodies (Other) |

Scale 1: 8,549



Map Created Using GeoData Public Website

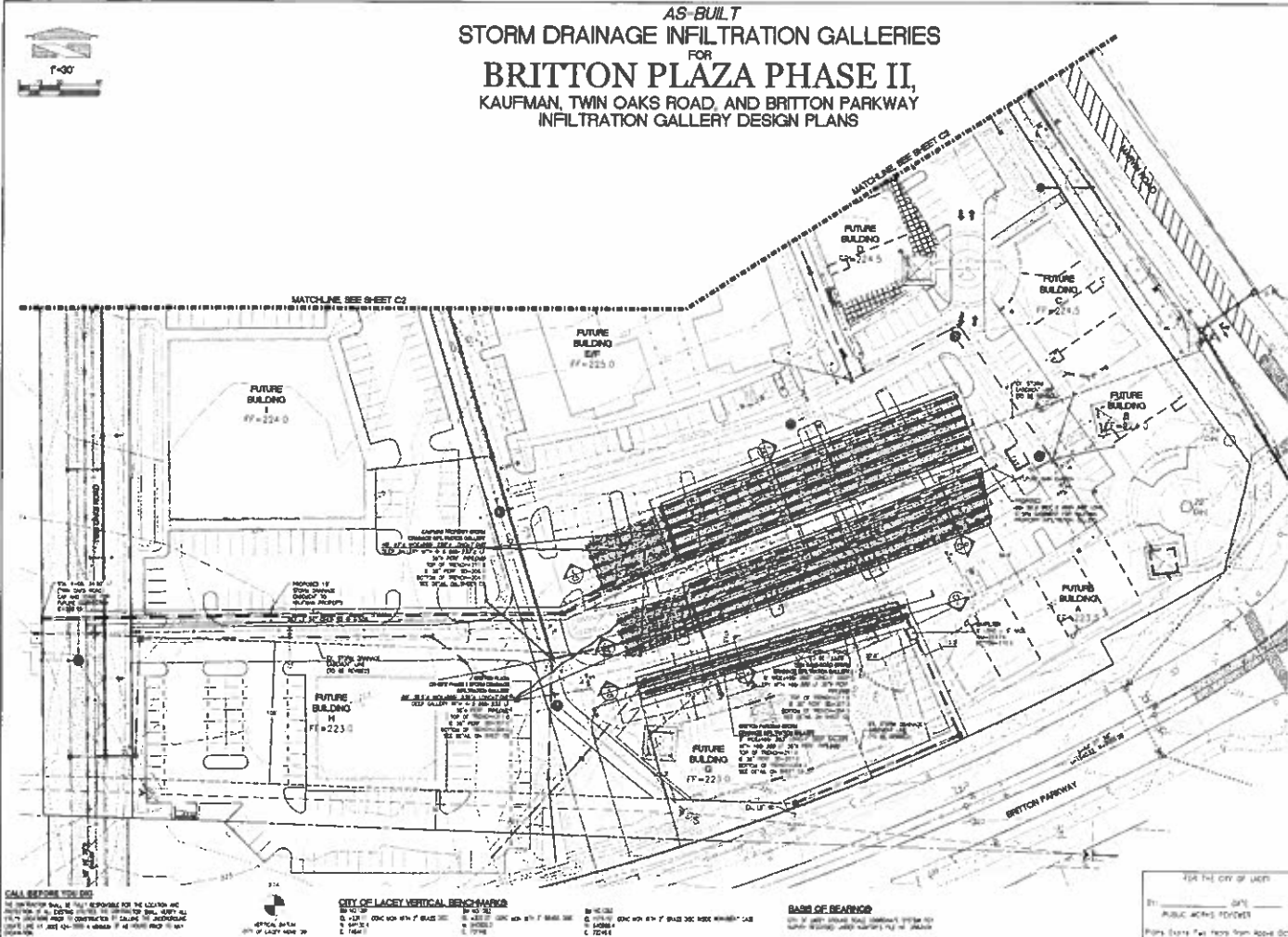
Published: 10/6/2021

Note:



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AS-BUILT
 STORM DRAINAGE INFILTRATION GALLERIES
 FOR
BRITTON PLAZA PHASE II,
 KAUFMAN, TWIN OAKS ROAD, AND BRITTON PARKWAY
 INFILTRATION GALLERY DESIGN PLANS



THE CITY OF LACY VERTICAL BENCHMARKS
 STORM DRAINAGE INFILTRATION GALLERIES
 BRITTON PLAZA PHASE II KAUFMAN
 TWIN OAKS ROAD AND BRITTON PARKWAY
 INFILTRATION GALLERY DESIGN PLANS

BPCI
 801 VALLEY AVENUE NW,
 PUYALLUP, WA 98471
 (253) 922-3389

NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/14/2018	ISSUED FOR PERMIT	JM	MS
2	08/14/2018	ISSUED FOR PERMIT	JM	MS
3	08/14/2018	ISSUED FOR PERMIT	JM	MS
4	08/14/2018	ISSUED FOR PERMIT	JM	MS
5	08/14/2018	ISSUED FOR PERMIT	JM	MS
6	08/14/2018	ISSUED FOR PERMIT	JM	MS
7	08/14/2018	ISSUED FOR PERMIT	JM	MS
8	08/14/2018	ISSUED FOR PERMIT	JM	MS
9	08/14/2018	ISSUED FOR PERMIT	JM	MS
10	08/14/2018	ISSUED FOR PERMIT	JM	MS



CALL BEFORE YOU DIG
 800-4-A-DAWG
 CITY OF LACY VERTICAL BENCHMARKS

CITY OF LACY VERTICAL BENCHMARKS
 801 VALLEY AVENUE NW
 PUYALLUP, WA 98471
 (253) 922-3389

BASIS OF BEARING
 THE 2018 NORTH ARCADE BENCHMARK IS THE BASIS OF BEARING FOR THIS PLAN.

FOR THE CITY OF LACY
 BY: JAMES M. BRIEN
 PUBLIC WORKS DIVISION
 PLANS SHALL BE FILED FROM APPROX. 2018



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

OFFICIAL USE ONLY

CASE NUMBER:	21-340
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

RECEIVED

PRESUBMISSION CONFERENCE REQUEST FORM SEP 17 2021

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: Thomas Archtiecture Studio Inc.

ADDRESS: 525 Columbia St SW **CITY:** Olympia **STATE:** WA **ZIP:** 98501
PHONE NUMBER: 360-915-8775 **EMAIL:** design@tasolympia.com

REPRESENTATIVE: Josh Gobel

ADDRESS: 525 Columbia St SW **CITY:** Olympia **STATE:** WA **ZIP:** 98501
PHONE NUMBER: Olympia **EMAIL:** josh@tasolympia.com

PROJECT ADDRESS: 6329 MARTIN WAY EAST. LACEY, WASHINGTON. 98516		
ASSESSOR'S TAX PARCEL NUMBER(S): 11815230501, 11815230500, and 1181523010		
BRIEF DESCRIPTION OF PROJECT: FOUR STORY 94 UNIT MULTIFAMILY AND 7,000 SF SINGLE STORY COI		
TOTAL ACREAGE: 3.11	TOTAL SQ. FT OF BLDG: 81,200SF	ZONING: CBD-7
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: MARTIN WAY		PROPOSED ACCESS: MARTIN WAY AND CARPENTER

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 10/13	TIME: TBD

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: 9/17/21

Project No.: _____

Project Name: _____

Parcel No.: 11815230501, 11815230500, and 1181523010

Project Address: 6329 MARTIN WAY EAST. LACEY, WASHINGTON. 98516

Applicant's Name: Josh Gobel Phone: 360-915-8775

Applicant's Address: 525 Columbia St SW Olympia WA 98501

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.):

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:

SEE BELOW

Project Building	Site Size	Gross Square Feet	3.11 Acres	Number of Employees:	Number of Service Bays:	Number of Gas Pumps / Fueling Positions:	0
Number	of	Parking	Stalls:	Number of Car Wash Stalls:	0	Number of Drive-through Windows:	0
Number of Students / Children: _____				Number of Seats (Theaters, etc.): _____			
Number of Rooms (Hotels, etc.): _____				Number of Courts / Fields / Tees: _____			

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

FOUR STORY 81,200 SF 94 UNIT MULTIFAMILY AND SINGLE STORY 7,000 SF COMMERCIAL BUILDING.

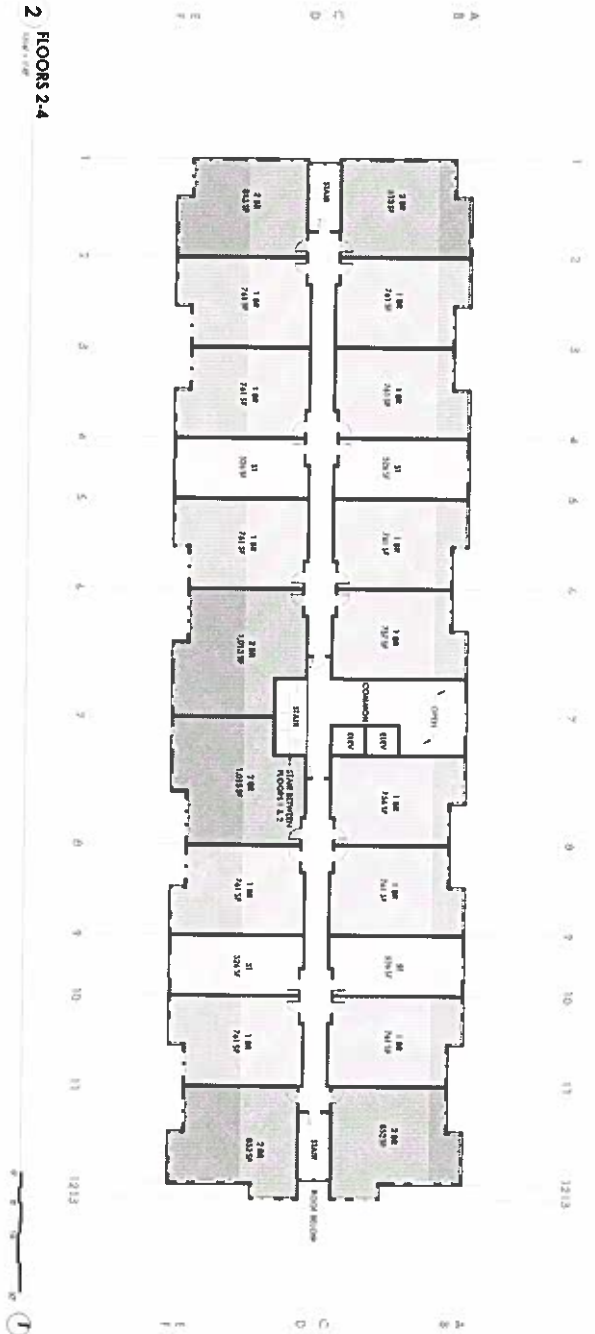
I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature  Date: 9/17/21

For Official Use Only:			
HTE Development Land Use	Number: _____	Approved for Traffic	Division By: _____
	Reviewer: _____	Planner: _____	
	Code: _____	Discounts	Applied: _____
Total PM Peak Hour Trips: _____		New PM Peak Hour Trips: _____	
Comments: _____			
Calculated by: _____			

UNIT TYPE	COUNT	TOTAL AREA
1 BR	48	36,497 SF
2 BR	22	19,719 SF
TOTALS:	86	44,427 SF

2 FLOORS 2-4



1 FLOOR 1



A201
PLANS

CARPENTER RD & MARTIN WAY

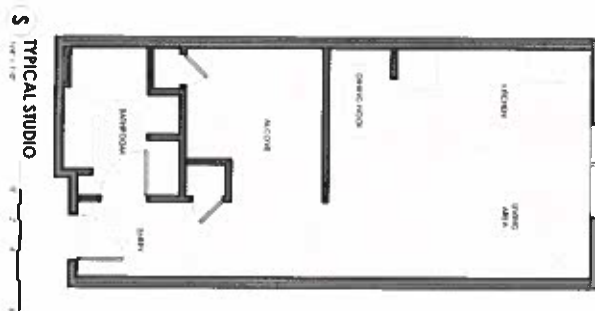
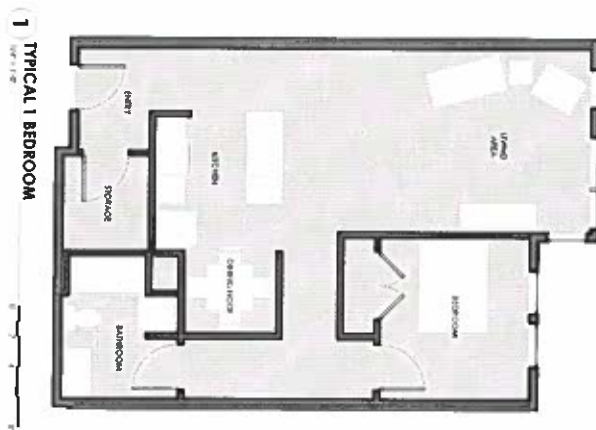
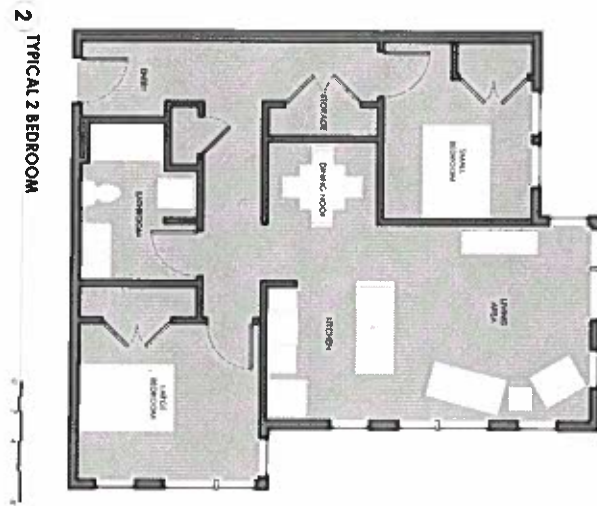
6329 MARTIN WAY E | LACEY, WA 98516

CONCEPT DESIGN | JUNE 2021



CARPENTER RD & MARTIN WAY
 6329 MARTIN WAY E | LACEY, WA 98516
 CONCEPT DESIGN | JUNE 2021





A401
UNIT PLANS

CARPENTER RD & MARTIN WAY

6329 MARTIN WAY E | LACEY, WA 98516

CONCEPT DESIGN | JUNE 2021