

DEVELOPER

SAGE-LACEY I, LLC
9505 19TH AVENUE SE, SUITE 118
EVERETT, WA 98208
CONTACT: ALBERT TORRICO
PHONE: (206) 890-5149

WETLAND BIOLOGIST

DAVID EVANS AND ASSOCIATES
14432 SE EASTGATE WAY, SUITE 400
BELLEVUE, WA 98007
CONTACT: GRAY RAND
PHONE: (425) 519-6500
FAX: (425) 519-5361

ARCHITECT

BSB DESIGN
970 W 190TH STREET, SUITE 250
TORRANCE, CA 90502
CONTACT: DIRK THELEN
PHONE: (310) 217-8885

TRAFFIC ENGINEER

TRANSPORTATION ENGINEERING NW (TENW)
11400 SE 8TH STREET, SUITE 200
BELLEVUE, WA 98004
CONTACT: KEES WESTRA
PHONE: (425) 519-5361

ENGINEER/SURVEYOR

ESM CONSULTING ENGINEERS, L.L.C.
33400 8TH AVENUE SOUTH #205
FEDERAL WAY, WA 98003
CONTACT: LAURA BARTENHAGEN, PE
PHONE: (253) 838-6113
FAX: (253) 838-7104

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC
15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
CONTACT: STEVE AVRIL
PHONE: (425) 449-4704
FAX: (425) 449-4711

SITE INFORMATION

SITE ADDRESS:
5216, 5224 & 5228 NE 15TH AVENUE
LACEY, WA 98516

PARCEL #S

11809310100
11809310600
11809310700

SITE AREA: 18.69 ACRES
PROJECT AREA AFTER BLA: 9.89 ACRES

SQUARE FOOTAGE OF HIGH-DENSITY ZONE: 315,103 SF
SQUARE FOOTAGE OF MODERATE-DENSITY ZONE: 98,245 SF
SQUARE FOOTAGE OF LOW-DENSITY ZONE: 17,459 SF

LOT COVERAGE BY STRUCTURE

FOOTPRINT OF ALL STRUCTURES
MAXIMUM PROPOSED
HIGH-DENSITY ZONE 50% 25%
MODERATE-DENSITY ZONE 50% 13%
LOW-DENSITY ZONE 50% 6%

DENSITY BY ZONE

MAXIMUM MINIMUM PROPOSED
HIGH-DENSITY ZONE N/A 12 DU/AC 31.3 DU/AC
MODERATE-DENSITY ZONE 16 DU/AC 8 DU/AC 15.96 DU/AC

DEVELOPMENT COVERAGE

FOOTPRINT OF ALL STRUCTURES PLUS HARDSCAPE
MAXIMUM PROPOSED
HIGH-DENSITY ZONE 85% 68%
MODERATE-DENSITY ZONE 75% 28%
LOW-DENSITY ZONE 65% 55%

PARKING

TOTAL REQUIRED = 393
TOTAL PROVIDED = 401

RESIDENT SPACES: 393
GUEST SPACES: 8
TOTAL SPACES: 401

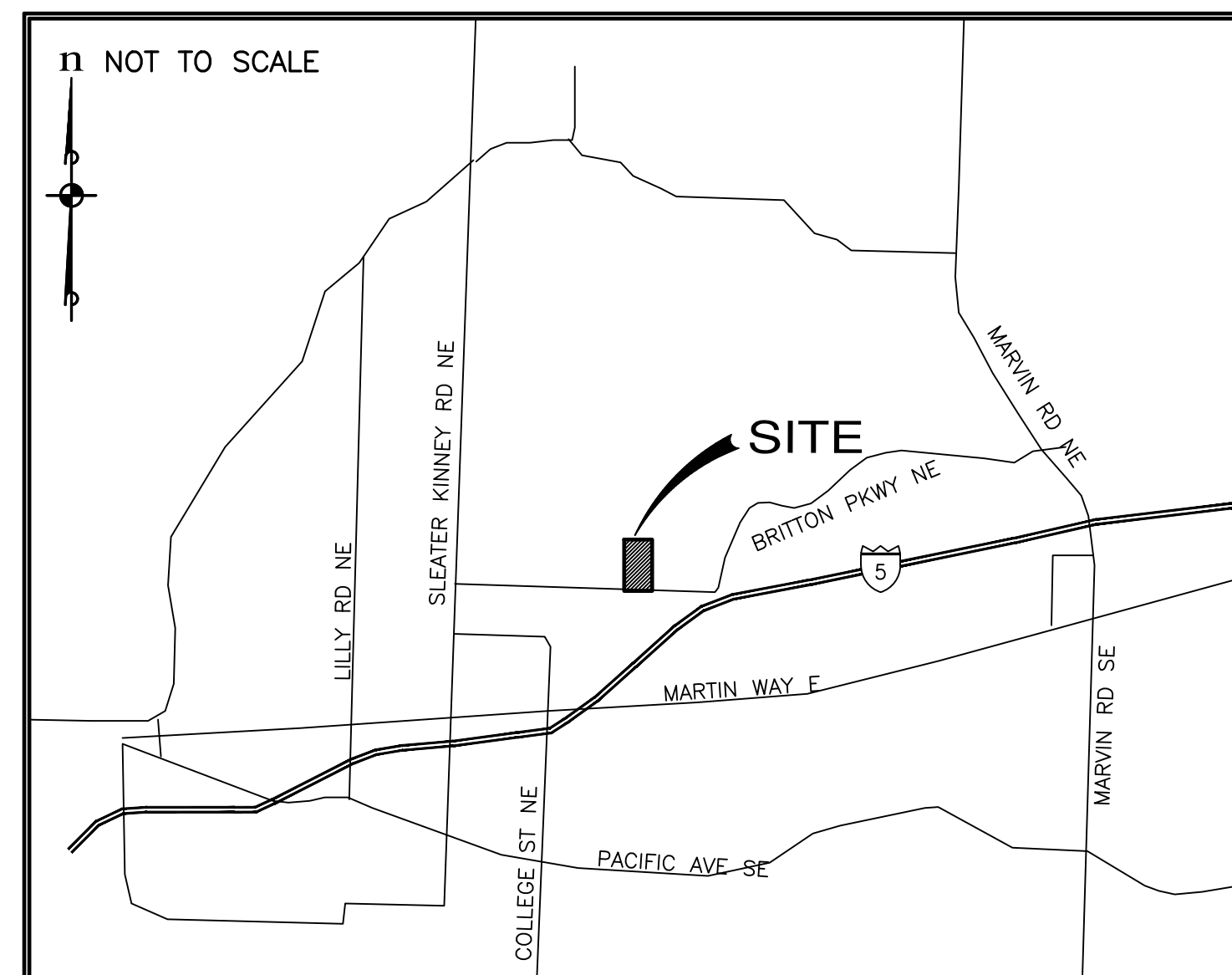
MAX COMPACT SPACES ALLOWED: 50% 206 SPACES
COMPACT SPACES PROVIDED: 37% 151 SPACES

ADA SPACES PROVIDED: 18 SPACES

EV SPACES REQUIRED: 5% 21 SPACES
EV SPACES PROVIDED: 5% 21 SPACES

BICYCLE PARKING REQUIRED: 40 SPACES
BICYCLE PARKING PROVIDED: 48 SPACES

Vicinity Map



SITE PLAN AND MULTI-FAMILY DESIGN REVIEW PLANS

for

WILLIAMS CROSSING APARTMENTS

prepared for

SAGE-LACEY I, LLC

**9505 19TH AVENUE SE, SUITE 118
EVERETT, WA 98208**

A PORTION OF THE SECTION 09, T. 18 N., R. 1 W., W.M.

prepared by



33400 8th Ave S, Suite 205
FEDERAL WAY, WASHINGTON 98003
Phone: (253) 838-6113



ESM JOB NO. 2345-002-023

SHEET 1 OF 8

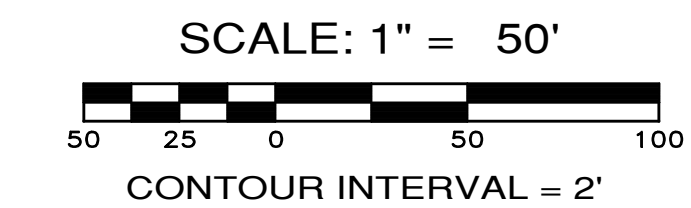
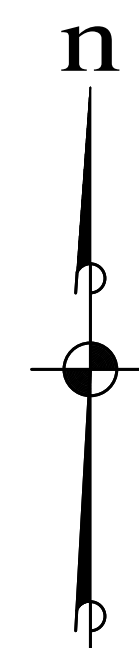
Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	CV-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS
3	EX-02	EXISTING CONDITIONS
4	ST-01	PRELIMINARY HORIZONTAL & OVERALL SITE PLAN
5	UT-01	PRELIMINARY COMPOSITE UTILITY PLAN
6	GR-01	PRELIMINARY GRADING PLAN
7	LA-01	PRELIMINARY LANDSCAPE PLAN
8	LA-02	PRELIMINARY OPEN SPACE PLAN



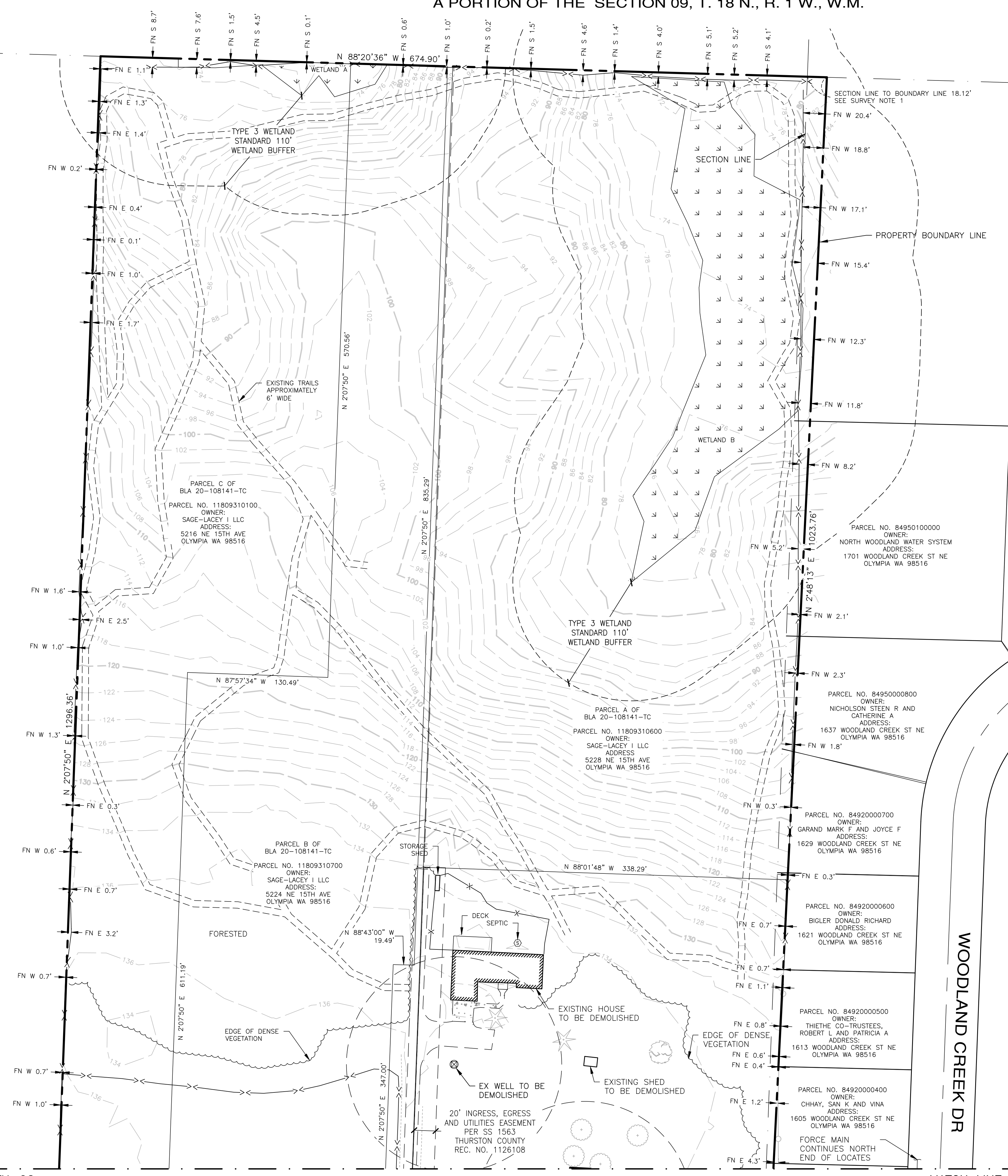
Know what's below.
Call 48 hours before you dig.

A PORTION OF THE SECTION 09, T. 18 N., R. 1 W., W.M.



LEGEND

X	FENCE GATE END	⊙	FOUND BRASS CAP
⊙	LIGHT POST WITH ARM	⊕	FOUND CONCRETE MONUMENT
□	MAIL BOX	⊞	FOUND MONUMENT IN CASE
⊙	STREET SIGN	●	FOUND REBAR AND CAP
⊙	GAS VALVE	⊙	SET NAIL
⊙	POWER CONDUIT	⊙	SET PK
⊙	POWER GUY ANCHOR	⊙	TELEPHONE MANHOLE
⊙	POWER GUY POLE	⊙	TELEPHONE POLE
⊙	POWER JUNCTION BOX	⊙	CEDAR
⊙	POWER METER	⊙	FIR
⊙	POWER POLE WITH DROP	⊙	HOLLY
⊙	POWER POLE WITH DROP, LIGHT AND TRANSFORMER	⊙	WATER FIRE HYDRANT
⊙	POWER POLE WITH DROP AND LIGHT	⊙	WATER IRRIGATION CONTROL VALVE
⊙	STORM CATCH BASIN	⊙	WATER METER
⊙	STORM CULVERT	⊙	WATER VALVE
⊙	STORM YARD DRAIN	⊙	PRIVATE WELLHEAD
⊙	SANITARY SEWER MANHOLE	⊙	FIBER OPTIC UNDERGROUND
⊙	SANITARY SEWER CLEANOUT	⊙	GAS UNDERGROUND
—	CENTERLINE RIGHT OF WAY	⊙	POWER STRUCTURE
—	SECTION LINE	⊙	POWER UNDERGROUND
—	EDGE OF RIGHT OF WAY	⊙	POWER OVERHEAD
—	ADJACENT PROPERTY LINES	⊙	SANITARY SEWER
—	SURVEY BOUNDARY	⊙	SANITARY SEWER FORCE MAIN
—	CENTERLINE ASPHALT	⊙	STORM DRAINAGE
—	ROAD STRIPING	⊙	TELEPHONE STRUCTURE
—	CURB LINE	⊙	TELEPHONE UNDERGROUND
—	GRADE BREAK	⊙	WATER UNDERGROUND
—	STORM DITCH	⊙	
—	BARBED WIRE FENCE		
—	BOARD FENCE		
—	CHAIN LINK FENCE		
—	GUARD RAIL		
—	EDGE RIP RAP		
—	EDGE LANDSCAPING		
—	EDGE GRAVEL		
—	EDGE VEGETATION		



BASIS OF HORIZONTAL DATUM:

WASHINGTON COORDINATE SYSTEM (WCS) - SOUTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JULY OF 2023.

BASIS OF VERTICAL DATUM:

NGVD29 BASED ON GPS OBSERVATIONS (NAVD 88) AND THEN LOWERED 3.41' TO NGVD 29 HOLDING MOUNTAIN TO COASTS VERTICAL DATUM CONVERSION UTILIZED DURING TOPOGRAPHIC MAPPING, VERIFIED BY ESM.

LEGAL DESCRIPTION:

PARCELS A, B AND C OF BOUNDARY LINE ADJUSTMENT NO. BLA 20-108141-TC RECORDED DECEMBER 1, 2020 UNDER RECORDING NOS. 4804473 AND 4804474;

SURVEY INSTRUMENTATION:

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

- FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)
- ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCR1110S PLUS, TRIMBLE S5.
- TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.
- FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

SURVEY NOTES:

- THE EAST BOUNDARY OF THE SUBJECT PROPERTY AS DEPICTED HEREON AS WELL AS SHOWN ON SHORT SUBDIVISION NO. SS-1563, THURSTON COUNTY RECORDING NO. 1126108, WAS ESTABLISHED AND CONVEYED BY QUIT CLAIM DEED, THURSTON COUNTY RECORDING NO. 728418, WHEREIN THE OWNER(S) OF THE ADJACENT PLATTED LOTS AND TRACTS TO THE EAST (WOODLAND CREEK ADD. DIV. TWO, REC. NO. 711874) CONVEYED A STRIP OF LAND ALONG THE SECTION LINE TO THE OWNERS OF THE PROPERTY ABUTTING TO THE WEST, THE DIMENSIONS OF WHICH ARE SHOWN HEREON, THEREFORE, NO GAPS OR OVERLAPS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
- TOPOGRAPHIC SURVEY MAPPING CONTAINED HEREON WAS ORIGINALLY PREPARED BY MOUNTAIN 2 COAST LAND SURVEYING IN NOVEMBER OF 2020 AND VERIFIED BY ESM CONSULTING ENGINEERS IN JULY, 2023.
- SURVEY REFERENCES DOCUMENTS:
 - BOUNDARY LINE ADJUSTMENT BLA 20-108141-TC, THURSTON COUNTY REC. NO. 4804474.
 - SHORT SUBDIVISION NO. SS-1563, THURSTON COUNTY REC. NO. 1126108.
 - BOUNDARY LINE ADJUSTMENT BLA-0568, THURSTON COUNTY REC. NO. 8712150041.
 - PLAT OF WOODLAND CREEK ADD. DIV. TWO, THURSTON COUNTY REC. NO. 711874.
 - QUIT CLAIM DEED, THURSTON COUNTY REC. NO. 728418.
- BURIED UTILITIES AS SHOWN HEREON WERE LOCATED AND MARKED IN THE FIELD BY APPLIED PROFESSIONAL SERVICES (APS) IN JULY 2023. THE LOCATIONS OF SAID UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION IN THE VICINITY.

PARCEL NO. 11809310200
OWNER:
CANFIELD LINDA D
ADDRESS:
5118 NE 15TH AVE
OLYMPIA WA 98516

PARCEL C OF
BLA 20-108141-TC
OWNER:
SAGE-LACEY I LLC
ADDRESS:
5216 NE 15TH AVE
OLYMPIA WA 98516

PARCEL A OF
BLA 20-108141-TC
OWNER:
SAGE-LACEY I LLC
ADDRESS:
5228 NE 15TH AVE
OLYMPIA WA 98516

PARCEL NO. 84950100000
OWNER:
NICHOLSON STEEN R AND
CATHERINE A
ADDRESS:
1637 WOODLAND CREEK ST NE
OLYMPIA WA 98516

PARCEL NO. 84920000700
OWNER:
GARAND MARK F AND JOYCE F
ADDRESS:
1629 WOODLAND CREEK ST NE
OLYMPIA WA 98516

PARCEL NO. 84920000600
OWNER:
BIGLER DONALD RICHARD
ADDRESS:
1621 WOODLAND CREEK ST NE
OLYMPIA WA 98516

PARCEL NO. 84920000500
OWNER:
THIETHE CO-TRUSTEES,
ROBERT L AND PATRICIA A
ADDRESS:
1613 WOODLAND CREEK ST NE
OLYMPIA WA 98516

PARCEL NO. 84920000400
OWNER:
CHHAY, SAN R AND VINA
ADDRESS:
1605 WOODLAND CREEK ST NE
OLYMPIA WA 98516

20' INGRESS, EGRESS
AND UTILITIES EASEMENT
PER SS 1563
THURSTON COUNTY
REC. NO. 1126108

MATCH LINE SEE SHEET EX-02

MATCH LINE SEE SHEET EX-02

REVISIONS		
NO.	DESCRIPTION/DATE	BY

03/06/2024

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com
Land Surveying
Project Management
Land Planning
Landscape Architecture

WASHINGTON
EXISTING CONDITIONS
CITY OF LACEY

SAGE-LACEY I, LLC

WILLIAMS CROSSING

JOB NO.: 2345-002-023

DWG. NAME: EX-01

DESIGNED BY: LGB

DRAWN BY: JH

CHECKED BY:

DATE: 03/06/2024

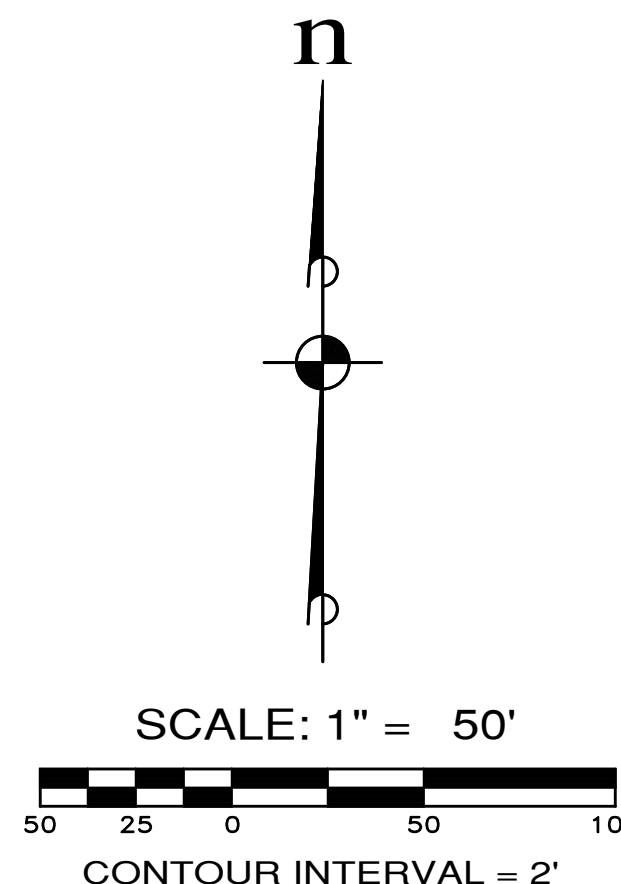
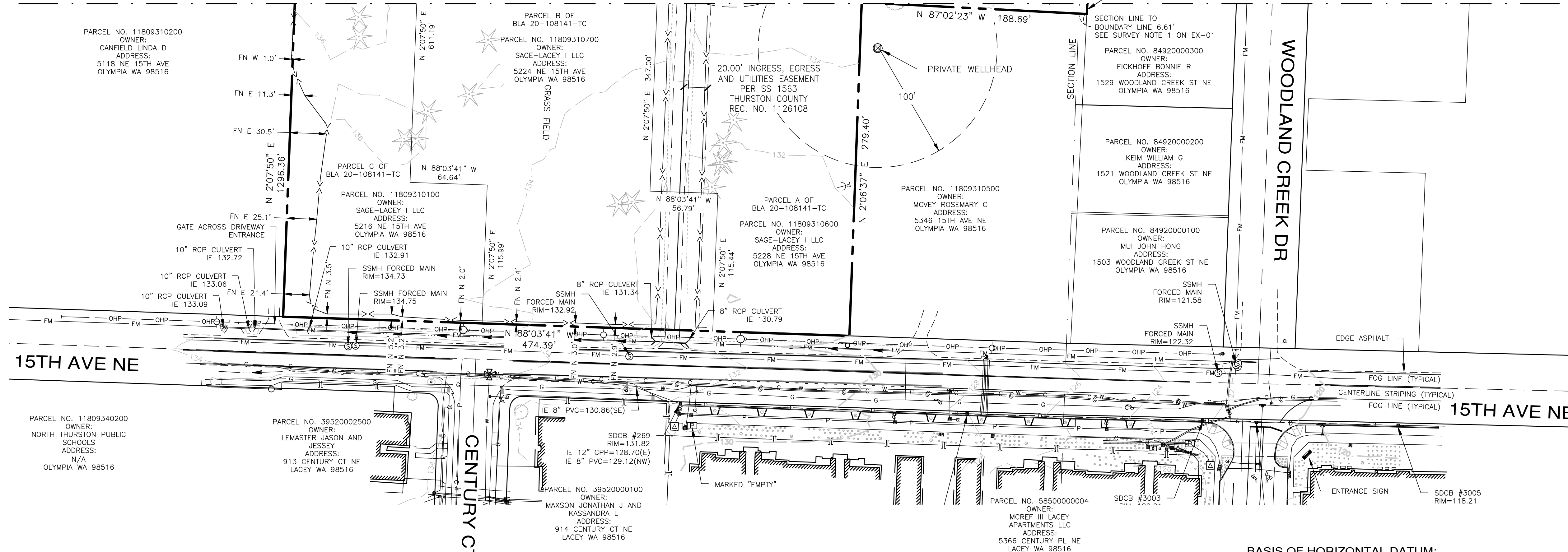
DATE OF PRINT:

EX-01

2 OF 8 SHEETS

MATCH LINE SEE SHEET EX-01

MATCH LINE SEE SHEET EX-01



LEGEND

- X FENCE GATE END
- ☀ LIGHT POST WITH ARM
- ☐ MAIL BOX
- ⊕ STREET SIGN
- ⊕ GAS VALVE
- ⊕ POWER CONDUIT
- ⊕ POWER GUY ANCHOR
- ⊕ POWER GUY POLE
- ⊕ POWER JUNC BOX
- ⊕ POWER METER
- ⊕ POWER POLE WITH DROP
- ⊕ POWER POLE WITH DROP, LIGHT AND TRANSFORMER
- ⊕ POWER POLE WITH DROP AND LIGHT
- ⊕ STORM CATCH BASIN
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- SECTION LINE
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- OHP POWER OVERHEAD
- S SANITARY SEWER
- FM SANITARY SEWER FORCE MAIN
- D STORM DRAINAGE
- T TELEPHONE STRUCTURE
- W TELEPHONE UNDERGROUND
- WATER UNDERGROUND

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LEGAL DESCRIPTION

PARCELS A, B AND C OF BOUNDARY LINE ADJUSTMENT NO. BLA 20-108141-TC RECORDED DECEMBER 1, 2020 UNDER RECORDING NOS. 4804473 AND 4804474.

IN THURSTON COUNTY, WASHINGTON

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

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REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 836-6113
 (206) 837-9900
 www.esmengineers.com

SAGE-LACEY I, LLC
WILLIAMS CROSSING
 EXISTING CONDITIONS
 CITY OF LACEY

JOB NO.: 2345-002-023
 DWG. NAME: EX-02
 DESIGNED BY: LGB
 DRAWN BY: JH
 CHECKED BY:
 DATE: 03/06/2024
 DATE OF PRINT:
EX-02
 3 OF 8 SHEETS

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 Plotted By: Rosette Garcia
 Printed: 3/4/2024 12:56 PM

PARKING

TOTAL REQUIRED = 393
 TOTAL PROVIDED = 401

RESIDENT SPACES: 393
 GUEST SPACES: 8
 TOTAL SPACES: 401

MAX COMPACT SPACES ALLOWED: 50% 206 SPACES
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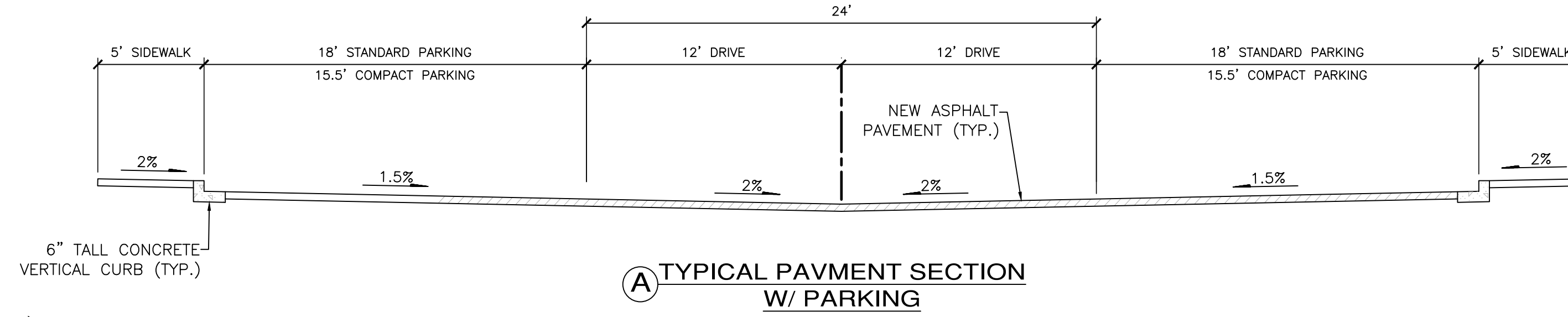
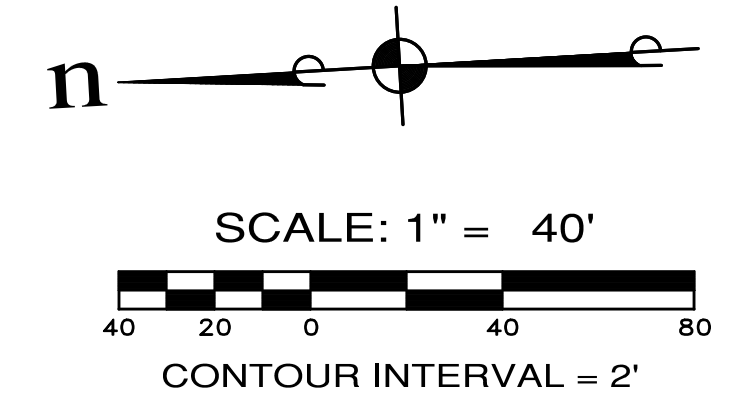
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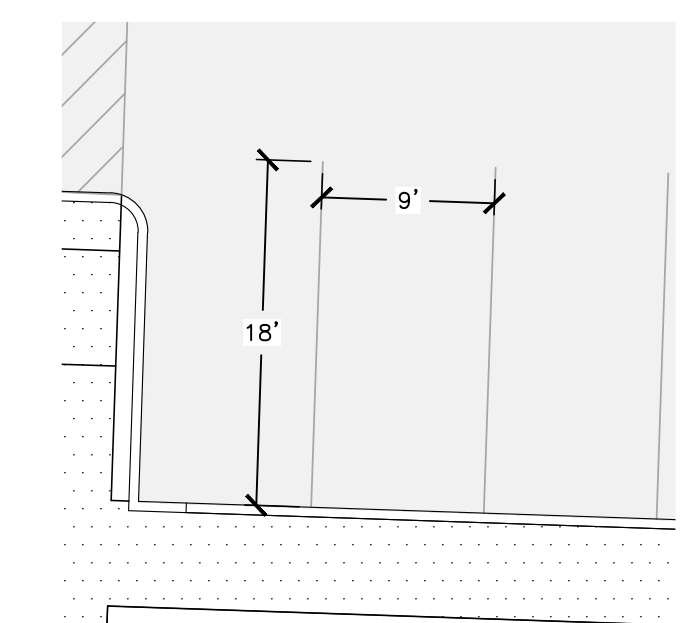
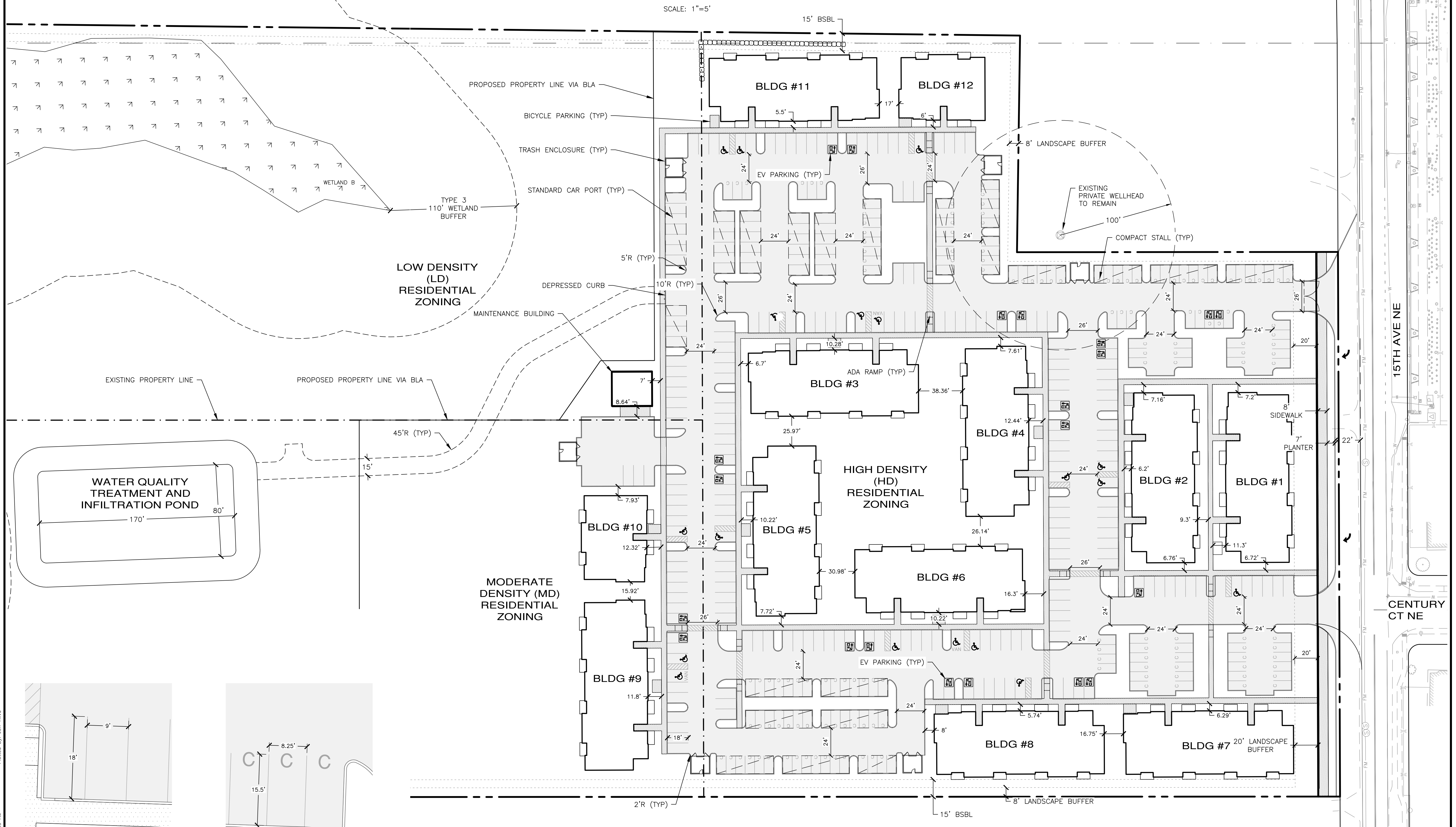
A PORTION OF THE SECTION 09, T. 18 N., R. 1 W., W.M.

LEGEND

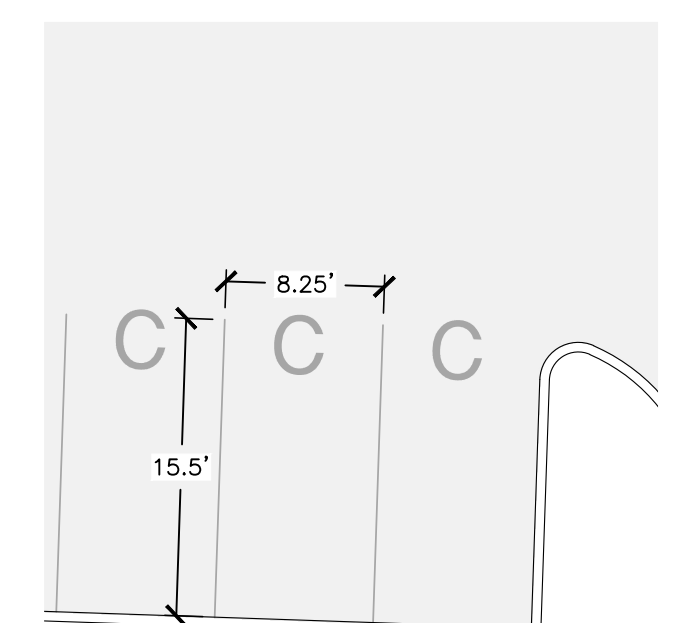
-  CONCRETE SIDEWALK / PATIO
-  ASPHALT PAVEMENT
-  ADA ACCESSIBLE STALL STRIPING



(A) TYPICAL PAVMENT SECTION W/ PARKING
 SCALE: 1"=5'



TYPICAL STANDARD PARKING STALL
 SCALE: 1"=10'



TYPICAL COMPACT PARKING STALL
 SCALE: 1"=10'

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 www.esmcivil.com

LAURE G. BARTENWAGEN
 PROFESSIONAL ENGINEER
 4011 REGISTERED
 03/06/2024

Civil Engineering | Land Surveying | Land Planning
 Public Works | Project Management | Landscape Architecture

SAGE-LACEY I, LLC
WILLIAMS CROSSING
 PRELIMINARY HORIZONTAL & SITE PLAN

CITY OF LACEY WASHINGTON

JOB NO.: 2345-002-023
 DWG. NAME: ST-01
 DESIGNED BY: LGB
 DRAWN BY: JHJ
 CHECKED BY:
 DATE: 03/06/2024
 DATE OF PRINT:

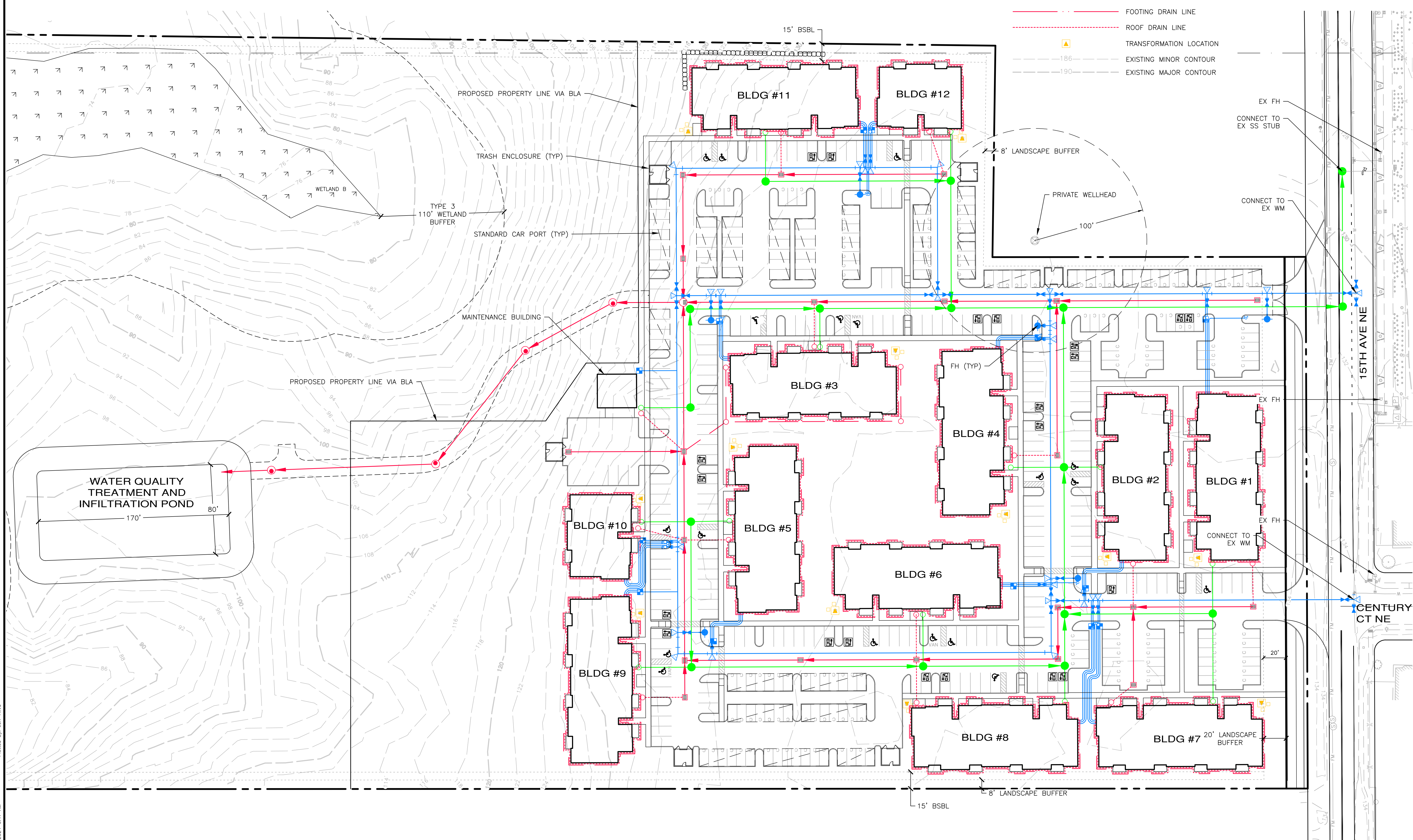
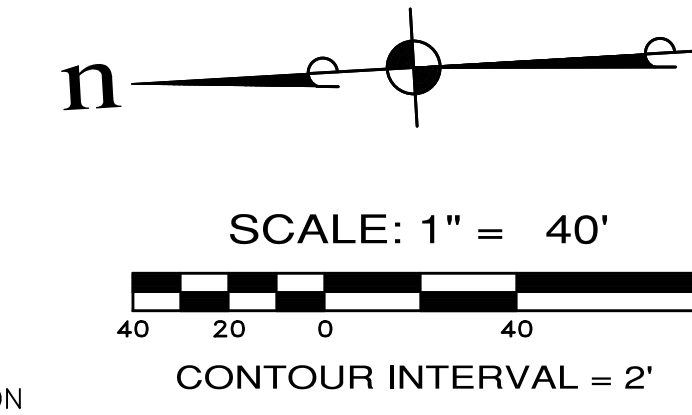
ST-01
 4 OF 8 SHEETS

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 Plotted By: Jeff Hilla

A PORTION OF THE SECTION 09, T. 18 N., R. 1 W., W.M.

LEGEND

- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LINE
- FIRE HYDRANT
- A FIRE DEPARTMENT CONNECTION
- WATER METER
- STORM DRAIN LINE
- - - FOOTING DRAIN LINE
- - - ROOF DRAIN LINE
- ▲ TRANSFORMATION LOCATION
- - - 186 EXISTING MINOR CONTOUR
- - - 190 EXISTING MAJOR CONTOUR



REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM
CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Landscape Architecture

WASHINGTON

SAGE-LACEY I, LLC
WILLIAMS CROSSING
PRELIMINARY COMPOSITE UTILITY PLAN

CITY OF LACEY

JOB NO.:	2345-002-023
DWG. NAME:	UT-01
DESIGNED BY:	LGB
DRAWN BY:	JUH
CHECKED BY:	
DATE:	03/06/2024
DATE OF PRINT:	

UT-01
5 OF 8 SHEETS

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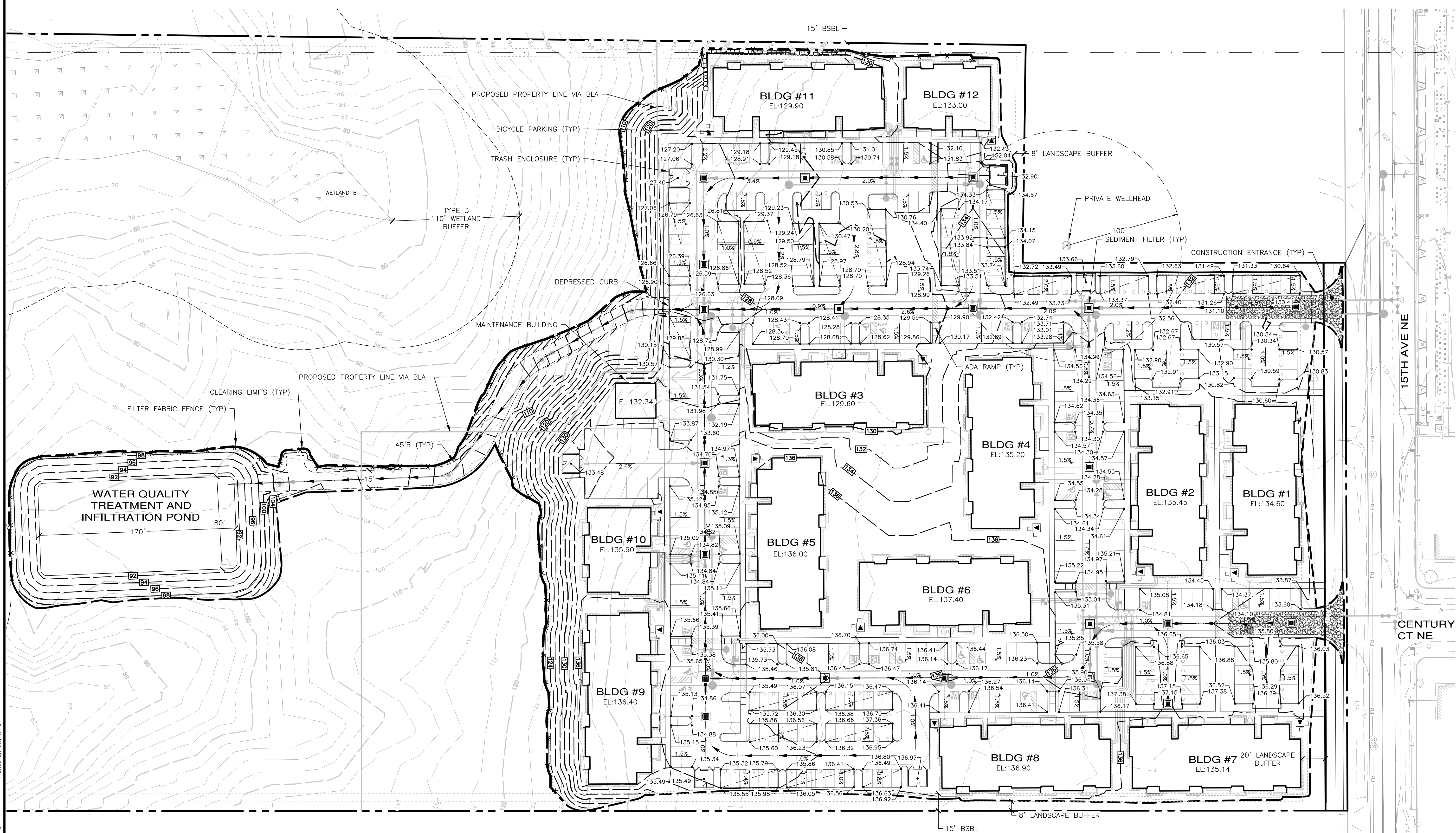
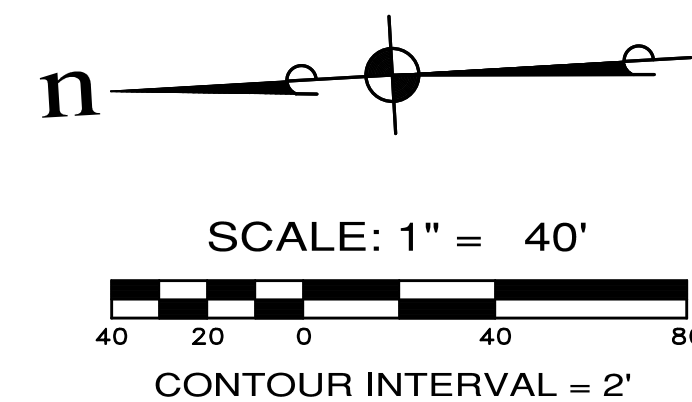
EARTHWORK QUANTITIES

6" STRIPPING ASSUMED	7,200 CY
CUT	18,000 CY
FILL	23,000 CY
NET FILL	5,000 CY

NOTE: EARTHWORK QUANTITIES ARE "NEAT LINE" ONLY AND DO NOT ACCOUNT FOR SHRINK OR SWELL FACTORS. FURTHERMORE, EXISTING TOPOGRAPHY IS A COMBINATION OF FIELD AND AERIAL INFORMATION. AERIAL TOPOGRAPHY MAY VARY FROM FIELD CONDITIONS. CONTRACTOR SHALL CALCULATE EARTHWORK VOLUMES FOR BID PURPOSES AND VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

- CLEARING LIMITS
- x-x- FILTER FABRIC FENCE
- - - INTERCEPTOR DITCH
- ▨ CONSTRUCTION ENTRANCE
- SEDIMENT FILTER



REVISIONS		
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03/06/2024

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WASHINGTON

SAGE-LACEY I, LLC
WILLIAMS CROSSING
 PRELIMINARY GRADING PLAN

CITY OF LACEY

JOB NO.:	2345-002-023
DWG. NAME:	GR-01
DESIGNED BY:	LGH
DRAWN BY:	JUH
CHECKED BY:	
DATE:	03/06/2024
DATE OF PRINT:	

GR-01
 6 OF 8 SHEETS

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PRELIMINARY TREE PALETTE FOR TYPE II LANDSCAPE BUFFER

ALL PROPOSED TREES ARE NATIVE, DROUGHT TOLERANT SPECIES PURSUANT TO LMC 16.80.050.C.2.1

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	COMMENTS
	CALOCEDRUS DECURRENS/ INCENSE CEDAR	7' MIN. HT.	32	CONIFER, FULL, VIGOROUS, B&B
	PINUS CONTORTA/ SHORE PINE	"	30	CONIFER, FULL, VIGOROUS, B&B
	CHAMAECYPARIS NOOTKATENSIS/ ALASKAN CEDAR	"	45	CONIFER, FULL, VIGOROUS, B&B
	RHAMNUS PURSHIANA/ CASCARA	2" CAL.	35	DECIDUOUS, FULL, VIGOROUS, B&B
	AMELANCHIER ALNIFOLIA/ WESTERN SERVICEBERRY	2" CAL.	32	DECIDUOUS, FULL, VIGOROUS, B&B
	ACER GLABRUM VAR. 'DOUGLASII' DOUGLAS MAPLE	2" CAL.	37	DECIDUOUS, FULL, VIGOROUS, B&B
	NATIVE, DROUGHT TOLERANT SHRUB SPECIES SELECTIONS TO BE DETERMINED	1-5 GAL. 16" HT. MIN. AT INSTALL	886	EVERGREEN AND DECIDUOUS SPECIES WITH A MATURE HT. BETWEEN 3'-4'

PRELIMINARY TREE PALETTE FOR TYPE IV PARKING AREAS

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	COMMENTS
	ULMUS PROPINQUA 'JFS-BIEBERICH' SUNSHINE ELM	2" CAL.	26	DECIDUOUS, FULL, VIGOROUS, B&B
	ACER SACCHARUM 'BARRET COLE' SUGAR MAPLE	2" CAL.	37	DECIDUOUS, FULL, VIGOROUS, B&B
	STEWARTIA PSEUDOCAMELLIA/ JAPANESE STEWARTIA	2" CAL.	32	DECIDUOUS, FULL, VIGOROUS, B&B

A PORTION OF THE SECTION 09, T. 18 N., R. 1 W., W.M.

PRELIMINARY TYPE II LANDSCAPE BUFFER DATA

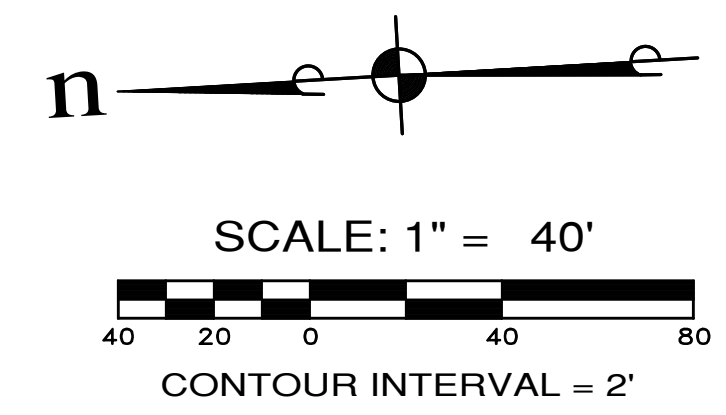
PURSUANT TO LMC 16.80.050.C, TYPE II LANDSCAPING REQUIRES:
 PROVIDE AT LEAST ONE TREE PER THREE HUNDRED SQUARE FEET OF LANDSCAPED AREA. AT
 LEAST FIFTY PERCENT OF THE TREES MUST BE CONIFERS. TREES MAY BE CLUSTERED TO AVOID
 BLOCKING VIEWS BETWEEN WINDOWS AND PUBLIC SPACES AND/OR PRIVATE YARD AREAS WHERE
 DESIRABLE. PERMITTED TREE SPECIES ARE THOSE WITH THE ABILITY TO DEVELOP A MINIMUM
 BRANCHING WIDTH OF EIGHT FEET WITHIN FIVE YEARS.

PROVIDE SHRUBS AT A RATE OF ONE SHRUB PER TWENTY SQUARE FEET OF LANDSCAPED AREA.

TOTAL SQUARE FEET WITHIN TYPE II LANDSCAPE BUFFERS: 17,710 SF
 NUMBER OF TOTAL TREES REQUIRED = 17,710 / 300 = 59
 MIN. NUMBER OF CONIFER TREES REQUIRED (50%) = 30
 NUMBER OF SHRUBS REQUIRED = 17,710 / 20 = 886
 TOTAL NUMBER OF TREES PROPOSED = 211
 OF THE TOTAL 211 TREES, NUMBER OF CONIFER TREES PROPOSED = 107 (50.7%)
 MINIMUM NUMBER OF SHRUBS TO BE PROVIDED = 886

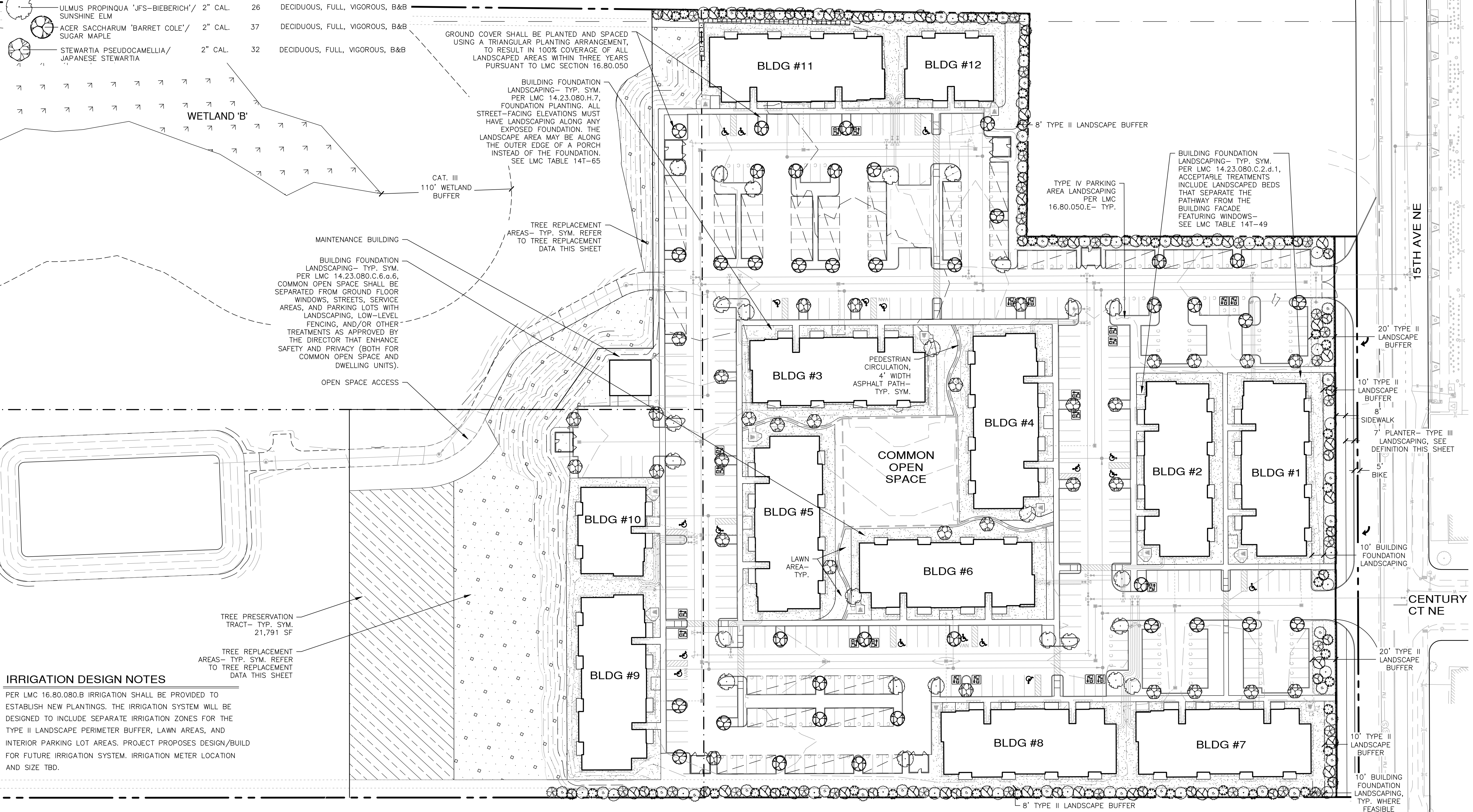
PRELIMINARY TREE PRESERVATION & REPLACEMENT DATA

TREE PRESERVATION: 5% OF GROSS SITE AREA REQUIRED = 21,540 SF
 TOTAL TREE PRESERVATION AREA PROVIDED = 21,791 SF, MEETS MIN. 5% REQUIREMENT
 TREE REPLACEMENT: 4 TREES PER 5,000 SF REQUIRED = 345
 TOTAL REPLACEMENT TREES PROVIDED:
 211 IN TYPE II PERIMETER BUFFER AREA
 134 IN TREE PRESERVATION TRACT AT 18' ON-CENTER SPACING,
 MEETS REQUIREMENT



TYPE III LANDSCAPE AT 7' R.O.W. PLANTER STRIP

CITY OF LACEY MUNICIPAL CODE 16.80.050.D-
 STREET TREES FOR A LARGE OVERSTORY CANOPY ALONG STREETS AND PEDESTRIAN CORRIDORS
 AND GRASS. STREET TREES ALONG ARTERIALS AND COLLECTORS SHALL BE THOSE SPECIES
 DESCRIBED IN THE CITY'S URBAN BEAUTIFICATION PROGRAM AND STREET TREE LIST. TREES USED
 ALONG LOCAL ACCESS STREETS OR PEDESTRIAN WALKS THROUGH PARKING LOTS SHALL BE A
 SPECIES APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT AND SHALL
 BE CHOSEN FOR ATTRACTIVENESS, ROOTING HABITS, DISEASE AND PEST RESISTANCE, AND
 HABITAT VALUE. ALL TREES SHALL BE A MINIMUM OF TWO INCHES IN CALIPER MEASURED SIX
 INCHES ABOVE THE BASE AT PLANTING.



IRRIGATION DESIGN NOTES
 PER LMC 16.80.080.B IRRIGATION SHALL BE PROVIDED TO
 ESTABLISH NEW PLANTINGS. THE IRRIGATION SYSTEM WILL BE
 DESIGNED TO INCLUDE SEPARATE IRRIGATION ZONES FOR THE
 TYPE II LANDSCAPE PERIMETER BUFFER, LAWN AREAS, AND
 INTERIOR PARKING LOT AREAS. PROJECT PROPOSES DESIGN/BUILD
 FOR FUTURE IRRIGATION SYSTEM. IRRIGATION METER LOCATION
 AND SIZE TBD.

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 Leanne D. Kuhlman
 CERTIFICATE NO. 743

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SAGE-LACEY I, LLC
WILLIAMS CROSSING
 PRELIMINARY LANDSCAPE PLAN
 CITY OF LACEY

JOB NO.: 2345-002-023
 DWG. NAME: LA-01
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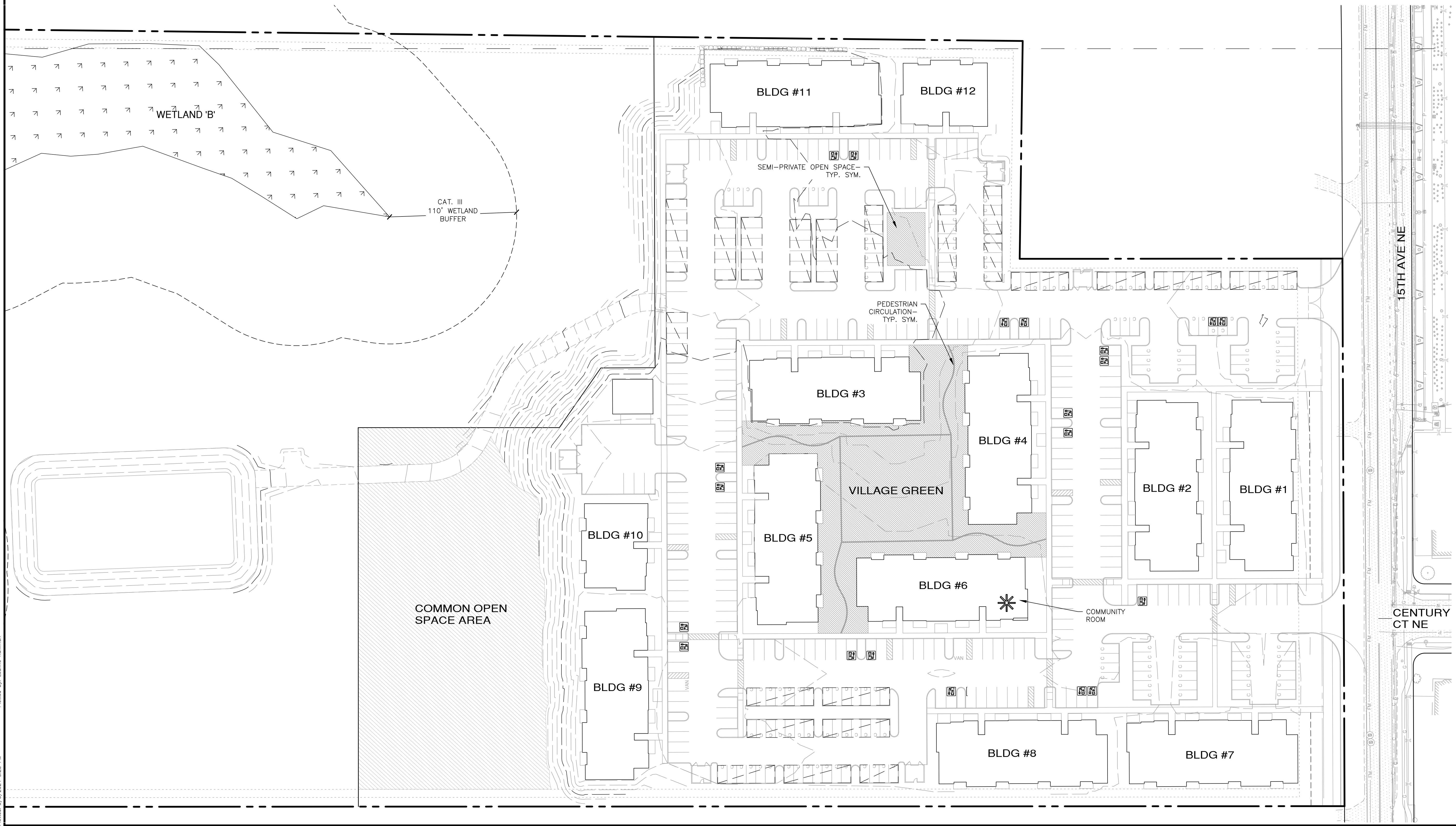
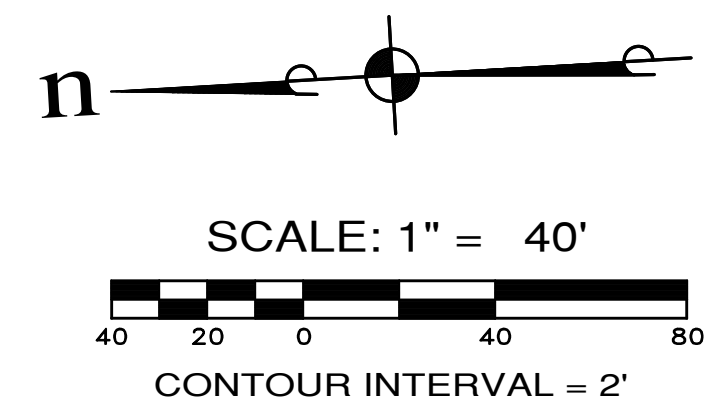
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PRELIMINARY TOTAL OPEN SPACE CALCULATIONS

	AREA
TOTAL LOT ACRES	9.89 AC (430,807 SF)
TOTAL OPEN SPACE REQUIRED— 20% OF TOTAL LOT SF	86,162 SF
TOTAL OPEN SPACE PROVIDED	91,340 SF

PRELIMINARY COMMON AREA & PRIVATE OPEN SPACE CALCULATIONS

	AREA
COMMON OPEN SPACE PROVIDED	46,374 SF (48.9%)
PRIVATE OPEN SPACE REQUIRED	43,081 SF MIN.
PRIVATE OPEN SPACE PROVIDED:	44,966 SF (52%)
PRIVATE PATIOS AND DECKS (68 SF / UNIT X 262 UNITS)	17,860 SF
VILLAGE GREEN	23,748 SF
COMMUNITY ROOM	1,858 SF
SEMI-PRIVATE OPEN SPACE	1,500 SF



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WASHINGTON

WILLIAMS CROSSING
PRELIMINARY OPEN SPACE PLAN

CITY OF LACEY

JOB NO.:	2345-002-023
DWG. NAME:	LA-02
DESIGNED BY:	LDK
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