



CITY COUNCIL

ANDY RYDER

Mayor

CYNTHIA PRATT

Deputy Mayor

LENNY GREENSTEIN

MICHAEL STEADMAN

CAROLYN COX

ED KUNKEL

MALCOLM MILLER

CITY MANAGER

SCOTT SPENCE

LACEY CITY COUNCIL AGENDA*

JUNE 25, 2020

4:00 P.M.

REMOTE ATTENDANCE

To comply with Governor Inslee's Proclamation 20-28, the City Council meeting will be conducted remotely, not in-person. However, you may view the Council meeting by watching live through video streaming on [Live Meetings](#), [YouTube](#), [Facebook](#), or Thurston Community Media, Channel 3 with your local cable provider.

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or (877) 853-5247 - when prompted enter Webinar ID **414 847 991**
press # (participant ID not required)

CALL TO ORDER:

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA & CONSENT AGENDA ITEMS*

A. [Council Meeting minutes of June 11, 2020.](#)

B. [A motion to approve payment of claims, wages, and transfers for June 4, 2020 through June 17, 2020.](#)

**Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. PUBLIC RECOGNITIONS AND PRESENTATIONS:

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA*

**Public comments may be submitted by email to publiccomment@ci.lacey.wa.us. The commenting period will close at 12:00 p.m. on the day of the Council meeting. Comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record.*

5. PUBLIC HEARING:

6. PROCLAMATIONS:

7. REFERRAL FROM PLANNING COMMISSION:

8. REFERRAL FROM HEARINGS EXAMINER:

A. [Project #19-194 Conditional Use Permit and Wetland Development Permit Applications for Hawks Prairie Sister Standpipe Reservoir](#) (Sarah Schelling)

9. RESOLUTIONS:

- A. [Resolution No. 1094: Extension of Emergency Resolution No. 1090](#) (*Dave Schneider*)

10. ORDINANCES:

11. MAYOR'S REPORT:

- A. [Lacey Youth Council Policy Recommendation](#) (*Kelly Adams*)
B. Appointment of Robin Vazquez as Planning Commissioner (*Mayor Ryder*)
C. Council Meeting Schedule (*Mayor Ryder*)

12. CITY MANAGER'S REPORT:

13. STANDING GENERAL COMMITTEE:

14. OTHER BUSINESS:

15. BOARDS, COMMISSIONS AND COMMITTEE REPORTS:

16. ADJOURN TO WORKSESSION

- A. Community Based Committee on Homelessness Selection (*Scott Spence*)

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
JUNE 11, 2020, REMOTE ATTENDANCE

CALL TO ORDER: Mayor Ryder called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Ryder led the Pledge of Allegiance.

COUNCIL PRESENT: A. Ryder, C. Pratt, L. Greenstein, C. Cox,
S. Steadman E. Kunkel, M. Miller (remote attendance)

STAFF PRESENT: J. Burbidge, S. Egger, D. Schneider, R. Walk, T. Woo,
J. Wilson, E. Fontaine (remote attendance)

APPROVAL OF AGENDA
AND CONSENT AGENDA: Consent Agenda Items:
A. Council Meeting Minutes of May 28, 2020.
B. A motion to approve payment of claims, wages
and transfers for May 21, 2020, through June 3,
2020.

COUNCILMEMBER GREENSTEIN MOVED TO
APPROVE THE CONSENT AGENDA AND AGENDA.
COUNCILMEMBER STEADMAN SECONDED.
MOTION CARRIED.

RESOLUTIONS: Dave Schneider, City Attorney, presented Council with
Resolution No. 1093 amending Resolution 1087 related to
temporary procedures in response to COVID-19.

On March 26, 2020, the Lacey City Council adopted
Resolution 1087 providing for temporary procedures
in response to COVID-19. Council took this action in
recognition that the health, safety and welfare of City

residents, businesses, visitors and staff was of utmost importance to the City and that additional measures were needed to protect and assist the community. Resolution 1087 provided some economic relief to citizens and businesses suffering significant economic effects. The Resolution also modified certain Council procedures at meetings, changed meeting times from 7:00 p.m. to 4:00 p.m., and cancelled worksessions. While the bulk of the temporary procedures remain necessary, some of the procedures are no longer needed. Specifically, staff recommends restoring suspended items back to Council agendas, and restoring Worksessions

COUNCILMEMBER STEADMAN MOVED TO APPROVE RESOLUTION 1093 AMENDING RESOLUTION 1087 RELATED TO TEMPORARY PROCEDURES IN RESPONSE TO COVID-19. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

Councilmember Greenstein advised there is a conflict with the June 18, 2020, 4:00 p.m. Worksession and June 18, 2020, 5:00 p.m. Regional Housing Council.

COUNCILMEMBER GREENSTEIN MOVED TO CHANGE THE JUNE 18, 2020, WORKSESSION FROM 4:00 P.M. TO 7:00 P.M. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

Mayor Ryder stated the position of City Council in relation to the current international human rights movement and the community.

Councilmember Kunkel apologized to the community regarding his recent social media posts.

CITY MANAGER'S REPORT: Scott Egger, Public Works Director, requested Council award Lacey Contract Number PW 2020-16 to low bidder OSG Dozing, LLC from Olympia, Washington in the amount of \$1,025,154.59.

This project outlines the 25th Loop Improvements that were anticipated and included in Lacey's 2020 Budget.

This contract provides for the installation of approximately 2,900 LF of 2-inch diameter sewer force main and 8-inch diameter sewer gravity main, 1,700 LF of 8-inch diameter water main and 1200 LF of stormwater infiltration gallery in the neighborhood off of 25th Ave SE on 25th Lp SE. The work will include service lines, meters, valves, transfer of water and sewer services, connections to existing water, sewer and stormwater systems, main abandonments, catch basins, pavement and lawn restoration and other work. The start date of the project is anticipated to be July 2020, and there are 60 working days allotted.

DEPUTY MAYOR PRATT MOVED TO APPROVE AWARDING LACEY CONTRACT NUMBER PW 2020-16 TO LOW BIDDER OSG DOZING, LLC FROM OLYMPIA, WASHINGTON IN THE AMOUNT OF \$1,025,154.59. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

Jen Burbidge, Parks and Recreation Director, presented Council with an update of the 2020 Long Lake Park Lifeguard Program.

The Parks and Recreation Department will be unable to provide lifeguards at Long Lake Park this summer due to lack of current certified staff, and an inability to certify new staff. Getting adequate staffing for the lake has been a challenge for the past few years; however

the addition of the COVID-19 public health crisis has caused an even bigger challenge for 2020.

Rick Walk, Community and Economic Development Director, presented on CARES Act Awards.

The CARES Act Lacey grant allocation is for costs incurred due to the public health emergency with respect to the COVID-19 during the period of March 1, 2020, through October 31, 2020. Use of the funds must meet a six-part test. Staff highlighted options on best utilization of the funds for Council to consider.

Council shared their support to submit for reimbursement for the small business grant program as well as discuss further detailed options at the June 18, 2020, Worksession.

Mayor Ryder adjourned the meeting at 5:02 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



LACEY CITY COUNCIL MEETING

June 25, 2020

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 6/4/2020 through 6/17/2020. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	6/5/2020	251647	251729	121,086.06
	6/12/2020	251730	251811	2,007,281.10

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	6/5/2020	833,824.89
	6/11/2020	8,434.43
	6/12/2020	196,674.45
	6/17/2020	233.00

Payroll:	<u>Month Ended:</u>	<u>Wages</u>
----------	---------------------	--------------

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Coast to Coast Turf	\$ 645,780.19	RAC Field Replacement
LOTT Wastewater Alliance	\$1,246,506.04	LOTT Reserve Cap Fees/ERU's
Murraysmith, Inc.	\$ 106,065.93	337 Zone Reservoir and Liftstation 21
PumpTech, Inc.	\$ 59,816.37	Well 7 Repairs
South Sound Contractors	\$ 231,745.23	Liftstation 15 Rehab, Capitol City Ph 1
Waunch Construction	\$ 180,076.66	Rumac Street Wastewater Imp.

SUMMARY OF HEARINGS EXAMINER REPORT TO CITY COUNCIL

SUBJECT: Project #19-194 –Conditional Use Permit and Wetland Development Permit for City of Lacey Hawks Prairie Sister Standpipe Water Reservoir

DESCRIPTION OF PROPOSAL: Request for approval to construct a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and storm water system improvements. A Class IV Forest Practices Permit application is included for tree removal. A wetland development permit application is included for impacts to the buffer of an off-site wetland. The project has been classified as a Type III Essential Public Facility. Project Location: 4040 Marvin Road NE, Lacey, Washington. The parcel number 11935310200. The project takes place at the location of the existing Hawks Prairie Reservoir.

SUMMARY OF CONCLUSIONS: The Hearing Examiner conducted a public hearing on Friday May 22, 2020. The hearing was held as a zoom webinar that allowed for public testimony. All hearing notices provided information necessary for the public and interested parties to attend the virtual hearing. Staff and the applicant provided testimony about the project. No members of the community attended the public hearing, one neighbor submitted comments regarding construction noise. Topics of discussion at the hearing included: neighborhood compatibility; storm water management; wetland impacts and wetland mitigation; and tree protection.

The Hearings Examiner has recommended approval of the conditional use permit application. The conditions of approval recommended to the City Council for the project are substantially as recommended by City staff. Staff is requesting the Council approve the proposal including adoption of findings, conclusions and conditions outlined in the written recommendation of the Hearings Examiner dated June 10, 2020.

ACTION OPTIONS FOR CITY COUNCIL: The City Council may take one of the following actions:

1. Approve the recommendation of the Hearings Examiner.
2. Reverse the decision of the Hearings Examiner.
3. Modify the recommendation of the Hearings Examiner.

Any decision to modify or reject the Examiner's decision shall be made based on the open record hearing and supported by findings of fact and conclusions.

**BEFORE THE HEARINGS EXAMINER
FOR THE CITY OF LACEY**

In the Matter of the Application of	)	No. 19-194
	)	
Jessica Wilson, City of Lacey Public Works	)	Hawks Prairie Reservoir Works
Department, on behalf of the City of Lacey	)	
	)	
For Approval of a Conditional Use Permit,	)	
Wetland Development Permit, and	)	FINDINGS, CONCLUSIONS,
<u>Class IV Forest Practices Permit</u>	)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearings Examiner recommends that the Lacey City Council **APPROVE** the proposal for a Conditional Use Permit, along with associated Wetland Development Permit and Class IV Forest Practices Permit applications, to construct a two-million gallon reservoir, including an access road, off-site road improvements, and stormwater system improvements, at 4040 Marvin Road Northeast. Conditions are necessary to address specific impacts of the proposed project.

SUMMARY OF RECORD

Hearing Date:

The Hearings Examiner for the City of Lacey held an open record hearing on the request on May 22, 2020, using remote technology in light of the COVID-19 outbreak. The record was left open until May 27, 2020, to assure that any member of the public having difficulty connecting to the remote hearing would have the opportunity to provide comments on the request. No additional comments were received, and the record closed on May 27, 2020.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Sarah Schelling, City Senior Planner
David Matz, P.E.
Doug Christenson, City Water Resources Engineer
Jessica Wilson, Applicant Representative

Exhibits:

The following exhibits were admitted into the record:

1. List of Exhibits
2. Staff Report, dated May 13, 2020
3. General Land Use Application, received March 24, 2020
4. Conditional Use Permit Supplemental Application, received March 24, 2020

*Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
City Public Works Department
CUP, WDP, and Class IV Forest Practices Permit
No. 19-194*

5. Wetland Development Permit Supplemental Application, received March 24, 2020
6. Land Clearing/Class IV Forest Practices Application, dated March 16, 2020
7. SEPA Environmental Checklist, dated March 17, 2020
8. New Site Plan (Drawing No. C01), plot date March 6, 2020
9. Preliminary Landscape and Irrigation Plans (4 sheets), dated March 19, 2020
10. Preliminary Civil Drawing Plan Set (30 percent review) (29 sheets)
11. Hawks Prairie Sister Standpipe Wetland Report, RH2 Engineering, Inc., dated March 2020
12. Hawks Prairie Sister Standpipe Preliminary Drainage Report, RH2 Engineering, Inc., dated March 2020
13. Preliminary Tree Protection Plan, Washington Forestry Consultants, Inc., dated February 28, 2020
14. Transmittal Memorandum, dated April 2, 2020
15. Notice of Application with the Optional DNS Process, undated
16. Notice of Application, for publishing April 3, 2020; Order Confirmation, *The Olympian*, run date April 3, 2020; legal notice, published April 3, 2020
17. Initial Stormwater Review Memorandum from Doug Christenson to Sarah Schelling, dated April 14, 2020
18. City of Lacey Development Review Public Works Division Conditional Use Permit Conditions comments from Tom Stiles, dated April 13, 2020
19. Email from Jeff Cook to Sarah Schelling, dated April 3, 2020, with email string and attached Building Division Presubmission Conference Notes, meeting date July 24, 2019
20. Department of Ecology letter to Sarah Schelling, dated April 16, 2020
21. Email from Michael Donovan to Jessica Wilson, dated April 15, 2020
22. Mitigated Determination of Nonsignificance, issued May 7, 2020
23. Notice of Public Hearing
24. Legal notice of hearing, published May 13, 2020
25. Certification of Public Notice, dated May 13, 2020
26. Staff PowerPoint Presentation

The Hearings Examiner enters the following findings and conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

Application and Notice

1. Jessica Wilson, on behalf of the City of Lacey Public Works Department (Applicant), requests approval of a Conditional Use Permit (CUP) to construct a two-million gallon reservoir and associated improvements, including a new water main, paved access roads, various frontage improvements, and stormwater system improvements. The Applicant also requests approval of an associated Wetland Development Permit to allow for the installation of a security fence within two Category IV wetland buffers and a Class IV Forest Practices Permit to remove more than 5,000 board feet of timber from the property

Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
City Public Works Department
CUP, WDP, and Class IV Forest Practices Permit
No. 19-194

as part of development. The property is located at 4040 Marvin Road Northeast, the site of the existing City of Lacey Hawks Prairie Reservoir.¹ *Exhibit 2, Staff Report, pages 1 through 8; Exhibits 3 through 6; Exhibits 8 through 11.*

2. The City of Lacey (City) determined that the application was complete on April 2, 2020. The same day, the City provided notice of the application by routing notice to reviewing City departments and government agencies and by posting notice on-site. The next day, the City published notice of the application in *The Olympian*. The City provided notice of the open record hearing associated with the application by mailing notice to all property owners within 300 feet of the property on May 12, 2020, and by posting notice on-site and publishing notice in the *The Olympian* on May 13, 2020. In addition, the Applicant sent notice of the proposal to residents within 1,000 feet of the property and created an informational website to provide residents with project data. The City received one public comment in response to its notice materials. Area resident Michael Donovan expressed concerns about construction noise and requested the City limit construction activity to normal business hours. *Exhibit 2, Staff Report, pages 4 and 5; Exhibit 14; Exhibit 15; Exhibit 16; Exhibit 21; Exhibit 23; Exhibit 24; Exhibit 25.*

State Environmental Policy Act

3. The City Community Development Department (CDD) acted as lead agency and analyzed the environmental impact of the proposal, as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). CDD consolidated notice of the SEPA review and application comment periods under the optional process provided for by Washington Administrative Code (WAC) 197-11-355, with a comment deadline of April 16, 2020. The notice materials stated that CDD expected to issue a Determination of Nonsignificance (DNS) for the project. The City received one comment specific to SEPA, from the Washington State Department of Ecology (DOE). DOE commented that the proposed project would be in an area that may have been contaminated with heavy metals due to emissions from the former Asarco smelter. DOE provided recommendations for conditions of approval prior to issuance of any site development permits or the initiation of grading, filling, or clearing activity. CDD reviewed the comments received in response to its notice materials, as well as the Applicant's Environmental Checklist and other information on file, and determined that, with mitigation, the proposal would not have a significant adverse impact on the environment. Accordingly, CDD issued a Mitigated Determination of Nonsignificance (MDNS) on May 7, 2020. The MDNS requires the Applicant to analyze on-site soils for arsenic, lead, and other contaminants and, if contamination of soil is found, to take

¹ The property is identified by tax parcel number: 11935310000. *Exhibit 2, Staff Report, page 1.* A legal description of the property is included with the Land Clearing/Class IV Forest Practices Application. Exhibit 6.

appropriate measures, and it requires the Applicant to implement all mitigation measures volunteered by the Applicant in its Environmental Checklist. The MDNS provided for an appeal deadline of May 21, 2020. The MDNS was not appealed. *Exhibit 2, Staff Report, page 2; Exhibit 7; Exhibit 15; Exhibits 17 through 20; Exhibit 22.*

Existing Site, Comprehensive Plan, and Zoning

4. The project area is located on a 5.67-acre parcel that is partially developed with the Hawks Prairie reservoir facility, which consists of a water treatment facility, a four-million gallon reservoir tank, a pump station and a booster pump station, telecommunication facilities, stormwater ponds, gravel access roads, and parking areas. The Hawks Prairie reservoir facility is the largest of the City's seven reservoir facilities and provides municipal water service to more than 70,000 Lacey residents and customers. An inspection of the existing reservoir tank revealed that the structure needs repair work and recoating. The Applicant proposes to construct a two-million gallon reservoir tank and associated improvements to maintain a minimum level of water service while the existing reservoir tank undergoes necessary repairs and maintenance. Following completion of the repairs, the new reservoir tank would provide additional storage capacity for the City water system. The proposed reservoir tank would measure approximately 623 feet in diameter and 84 feet in height and would be located south of the existing improvements, near the southern property line. The southwest portion of the site is generally flat, with a gentle slope from the west to the east. The property does not contain any wetlands but is encumbered to the southwest by a portion of two, category IV wetland buffers. The Applicant proposes to install a 6-foot-tall chain link fence with barbed wire around the entirety of the parcel to secure the facility from unauthorized access, which would encroach into the two wetland buffers. The Applicant also proposes to construct off-site frontage improvements to Marvin Road, including construction of a retaining wall, 8-foot-wide sidewalk, 18-foot-wide planting strip, and an 11-foot-wide drive lane to tie-in to the roadway sections constructed north and south of the project site. The proposed project has been identified in the water section of the City Capital Facilities Plan as "Project No. 22." *Exhibit 2, Staff Report, pages 1 through 7; Exhibit 8; Exhibits 10 through 12.*
5. The City and Thurston County prepared a joint planning document, the "City of Lacey and Lacey Urban Growth Area Comprehensive Plan" (Comprehensive Plan) under the Growth Management Act, to account for long-term growth and planning within the community. The Comprehensive Plan designates the subject property as being within the Hawks Prairie Planning Area, which is characterized as a mix of residential and light industrial uses. City staff identified the following Comprehensive Plan goals and policies as relevant to the proposal:
 - Framework Land Use Policy G: Plan to accommodate a projected 2035 city population of 53,090 and potential annexations of areas within the UGA.

- Utilities and Capital Facilities Goal 1: Ensure that existing utility customers, and future customers, are adequately served by water, sewer, and stormwater utility services that consider both growth demand projections and asset management.
- Utilities and Capital Facilities Policy A: Provision of utilities shall be consistent with polices of the Land Use Element, further the intent of GMA strategies, and be consistent with county-wide planning policies.
- Water Resources Goal 1: Ensure the long-term protection and preservation of both the quality and quantity of groundwater and surface waters for all uses.
- Water Resources Policy A: Ensure that policies, requirements, and standards promote compliance with the Federal Clean Water Act and source water protection provisions of the Safe Drinking Water Act.
- Water Resources Policy B: Regularly review and update City of Lacey requirements, standards, and Water, Wastewater and Stormwater Comprehensive Plans, as needed, to reflect the best available science and applicable state and federal regulations.
- Essential Public Facilities Goal 1: Minimize impacts associated with the siting of essential public facilities and provide appropriate standards for facilities that will protect neighborhoods and the community.
- Essential Public Facilities Policy A: Maintain consistency with the CWPP's and state law for siting requirements associated with essential public facilities.
- Essential Public Facilities Policy B: Continue to provide for essential public facilities through the conditional use permitting process to provide for meaningful review, early public input, impacts to critical areas, and mitigation of probable significant adverse impacts.

Exhibit 2, Staff Report, pages 2 and 3.

6. The property is zoned Open Space/Institutional and Light Industrial. Under Lacey Municipal Code (LMC) 16.48.010, the intent of the Open Space/Institutional zoning district is to:
 - A. Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational, and similar facilities;
 - B. Provide for the social needs of the community as those needs relate to public services, open space, and institutions whether publicly or privately sponsored;
 - C. Enhance the identity and image of the community as a desirable place for human growth and development;
 - D. Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;
 - E. Provide and protect parks, open space, and other natural, physical assets of the community to improve the aesthetic and functional features of the community.

Exhibit 2, Staff Report, pages 3 and 4.

7. Under LMC 16.40.010, the intent of the Light Industrial zoning district is to:
 - A. Provide for the development of areas in which certain types of light industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan.
 - B. Implement the policies of the Comprehensive Land Use Plan for light industrial areas in the Hawks Prairie Planning Area.
 - C. Protect light industrial areas from other uses that may interfere with the purpose and efficient functioning of said areas.
 - D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas.
 - E. Provide criteria for the location and standards for the development of said areas.
 - F. Prohibit uses that are not primarily conducted indoors, that involve hazardous materials, or that involve truck terminals or cross dock facilities where materials are unloaded from an incoming semi-trailer truck and loaded directly into outbound trucks with no storage in between and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
 - G. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial and surrounding zone districts. Consequently, the site activities and structures should be regulated within this zone, including a design review element.
 - H. Use design review to ensure that development is of a scale and look that is complementary to the rest of the zone and the surrounding area.
 - I. Meet Lacey's goals for diversification of its industrial base and expansion of its employment base.

Exhibit 2, Staff Report, pages 3 and 4.

8. Property to the south and east of the project site is zoned light industrial and is currently being developed with large warehouse distribution facilities. Property to the north is developed with a planned residential community consisting of approximately 1,600 single-family homes. Property to the west is within unincorporated Thurston County and is developed with larger-lot, single-family homes. The north and west property lines of the project site contain tree buffers of 50 and 100 feet that screen the existing reservoir facility from view. *Exhibit 2, Staff Report, pages 3 and 4.*

Conditional Use Permit
General Considerations

9. The municipal code makes certain uses conditional in specific zoning districts. *LMC 16.66.010 and .020*. A *conditional use* is a use that, because of special requirements, unusual character, size or shape, infrequent occurrence or possible detrimental effects on surrounding property, or other, similar reasons, is allowed in certain districts only with a CUP granted by the City Council. *LMC 16.06.240*. Essential public facilities are allowed in the Open Space/Institutional and Light Industrial zones with a CUP. *LMC 16.34.020.D; LMC 16.48.020.C; LMC 16.66.020; LMC 16.66.060*. *Exhibit 2, Staff Report, pages 4 and 5*.
10. Essential public facilities are “public or privately owned or operated facilities while, although serving a public purpose, are typically difficult to site.” *LMC 16.66.060.A*. Essential public facilities are classified as one of three types based on the span of area served by the facilities. *LMC 16.66.060.D* grants the City the authority to determine the classification of essential public facilities. Here, the City determined that the proposed facility would be classified as a Type III essential public facility because it would mainly affect individuals within the City of Lacey or those with City of Lacey water accounts. *LMC 16.66.060.C.3*. Unlike Type I and Type II essential public facilities, applications for Type III essential public facilities are not subject to early notification or alternative site analysis requirements. *LMC 16.66.060.E and G*. *Exhibit 2, Staff Report, page 5*.
11. *LMC 16.66.050* provides that the design standards established for the underlying zoning district serve as the initial base of reference in determining the design standards for conditional uses in the zoning district. City staff reviewed the proposal to expand the existing reservoir under the design standards and setbacks applicable to development in the Light Industrial zone and determined that, with conditions, the proposal would comply with code requirements. *Exhibit 2, Staff Report, pages 5, 8, and 9*.
12. All conditional uses must satisfy the environmental standards of Chapter 16.57 LMC. The standards govern maximum noise levels; emissions, including those of air pollutants, toxic substances, sewage, waste, or radioactive materials; and vibration or concussions. *LMC 16.57.030 and .040*. City staff reviewed the application and other information submitted by the Applicant and determined that the environmental standards would be satisfied. Specifically, City staff noted that the existing reservoir facility is screened by surrounding tree buffers, does not produce noise, and does not generate vehicular traffic apart from occasional City maintenance and Public Works water reservoir staff. City staff further noted that the new standpipe would be located more than 200 feet from the Marvin Road right of way and would be adequately screened by existing trees. Additionally, the Applicant proposes to install a 15-foot landscape screen around the perimeter of the site that would supplement existing vegetation. Regarding temporary construction noise that would be generated by the project, City staff noted that a

recommended condition of approval would prohibit construction activity between the hours of 9 pm and 7 am in accordance with LMC 14.38.010. *Exhibit 2, Staff Report, page 8.*

13. All conditional uses must also ensure that adequate protection is provided for the locality where the use is to be permitted. *LMC 16.66.100.* As discussed above, tree buffers along the project site's property lines provide screening that limits visual and noise impacts to residential properties to the north and west of the subject property, and the reservoir facility would not generate vehicular traffic apart from City maintenance and Public Works water reservoir staff. Additionally, with appropriate stormwater management and wetland buffer mitigation measures, the project would be compatible with surrounding property uses, as discussed in detail below. *Exhibit 2, Staff Report, pages 4 through 15.*

Additional Considerations

14. Chapter 14.32 LMC provides for the protection and preservation of trees and vegetation. In accord with the requirements of this chapter, the Applicant submitted a Class IV Forest Practices Permit to remove more than 5,000 board feet of timber from the property. *LMC 14.32.045.* Washington Forestry Consultants, Inc., provided a tree protection plan on behalf of the Applicant, dated February 28, 2020. The tree protection plan noted that the proposed project would require the removal of 147 trees, including 13 trees from the footprint of the proposed new tank location, 23 dead or diseased trees, and 111 trees along Marvin Road to allow for proposed frontage improvements. Under LMC 14.32.066, the Applicant would be required to retain or replant 2 trees per 10,000 square feet of the site area, for a total of 48 trees for the 246,985 square foot site. The Applicant's tree protection plan notes that the Applicant would exceed this requirement by retaining 126 trees on-site. Additionally, the Applicant would plant 11 street trees in association with the proposed frontage improvements to Marvin Road, in accord with the street tree requirements of LMC 14.32.067. *Exhibit 2, Staff Report, page 8; Exhibit 6; Exhibit 9; Exhibit 10; Exhibit 13.*
15. RH2 Engineering, Inc., provided a preliminary stormwater drainage report on behalf of the Applicant, dated March 2020. The drainage report noted that the site currently manages stormwater on-site through a bioswale for water quality and a detention pond for flow control. The Applicant would install an offline water quality facility upstream of the existing swale and detention pond and would expand the existing detention pond to accommodate runoff from the additional impervious surface generated by the project. City Water Resources Engineer Doug Christensen reviewed the Applicant's proposed stormwater management plan and determined that it would be feasible. Mr. Christensen requested, however, that the proposed discharge pipe be extended to drain to the detention pond, rather than to the existing bio-swale, and that the Applicant provide erosion protection at the pipe discharge. City staff incorporated these requests in its

recommended conditions of approval for the project. *Exhibit 2, Staff Report, page 12; Exhibit 12.*

16. The City Building Department reviewed the proposal and noted that the proposal must comply with all of the codes and ordinances adopted by the City, including the 2015 International Building Code and 2015 International Fire Code. The Building Department further noted that a Washington State licensed engineer would be required for the project. *Exhibit 19.*
17. City Development Review Engineer Tom Stiles also reviewed the proposal and provided detailed notes about requirements related to water, sewer, stormwater, and transportation improvements, as well as requirements related to surveying and development guideline standards. *Exhibit 18.*

Wetland Development Permit

18. As noted above, the Applicant also requests approval of a Wetland Development Permit (WDP) to install a 6-foot-tall chain link fence with barbed wire around the entirety of the parcel that would encroach into two category IV wetland buffers at the southeastern portion of the site. RH2 Engineering, Inc., prepared a wetland report on behalf of the Applicant, dated March 2020. The wetland report determined notes that no wetlands or streams were present on the subject property but that four category IV depressional wetlands were located within 200 feet of the southwest property line. The wetland report further determined that two of the four category IV wetlands have 100-foot buffers that extend onto the southwest corner of the subject property, both of which would be impacted by the proposed installation of a security fence along the perimeter of the site. The report notes that more than half of the on-site buffer areas are disturbed and provide only minimal water quality and hydrologic functions to their respective wetlands, as well as minimal to no value to wildlife habitat. *Exhibit 2, Staff Report, pages 5 through 7; Exhibit 5; Exhibit 11.*
19. Under LMC 14.28.100.D, Category IV wetlands “have the lowest levels of functions . . . and are often heavily disturbed,” and they are the types of wetlands “that can be replaced, or in some cases improved.” LMC 14.28.350.D provides that unavoidable and necessary impacts to Category IV wetlands “can be demonstrated where the proposed activity is the only reasonable alternative which will accomplish the applicant’s objectives.” City staff reviewed the Applicant’s proposal to install a security fence within the category IV wetland buffers and determined that the impacts to the buffers was unavoidable and necessary. Specifically, City staff noted that increased security measures for the reservoir were necessary because of the potential for increased access to the reservoir resulting from proposed frontage and sidewalk improvements to Marvin Road, as well from adjacent development projects that would include the installation of a pedestrian path south of the site. *Exhibit 2, Staff Report, pages 5 and 6; Exhibit 11.*

Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
City Public Works Department
CUP, WDP, and Class IV Forest Practices Permit
No. 19-194

20. RH2 Engineering, Inc., prepared a wetland buffer “Mitigation Plan” on behalf of the Applicant that addressed measures to mitigate for the project’s impacts to the two category IV wetland buffers. As summarized in the wetland report, under the Mitigation Plan:

- The Applicant would compensate for the separation of approximately 6,257 square feet of undisturbed naturally functioning buffer habitat at a 2:1 ratio.
- The Applicant would enhance existing undisturbed scrub-shrub and forested wetland buffer habitat on-site through planting of native woody shrubs and trees.
- To the maximum extent practicable considering the continued on-site maintenance and operation needs, the Applicant would restore the disturbed corridor within and adjacent to the existing wetland buffers along the southern property line. Restoration would involve conversion of grassed areas back to native scrub-shrub and forest.
- The Applicant would install critical areas signage every 100 feet along the wetland buffer mitigation area to provide long-term protection of the buffer mitigation areas.

In addition, the Mitigation Plan includes a monitoring and maintenance component that the Applicant would follow to ensure that the proposed mitigation measures are successful over the long term. *Exhibit 11.*

21. LMC 14.28.445 provides performance standards for wetland mitigation measures, which include requirements that mitigation achieve equivalent or greater biological functions, that mitigation result in no net loss, that mitigation address functions affected by the alteration to achieve functional equivalency or improvements, and that mitigation actions occur in a specified order of preference. City staff reviewed the Applicant’s wetland report and wetland buffer Mitigation Plan and determined that, with recommended conditions, the proposal would meet the performance standards of LMC 14.28.445. Specifically, City staff noted that the proposed Mitigation Plan would achieve greater biological functions within the buffer, there would be no net loss of wetland area resulting from the project or mitigation activities, the proposed mitigation measures would improve the current function and value of the buffer, and the monitoring and maintenance program would ensure that restoration and enhancement of the buffer is successful over the long term. *Exhibit 2, Staff Report, pages 6 and 7.*

Testimony

22. City Senior Planner Sarah Schelling testified generally about the proposal and how it would comply with the City Comprehensive Plan, zoning ordinances, and the requirements for a conditional use permit, a wetland development permit, and a Class IV forest practices permit. She explained that the proposal to construct a two-million gallon reservoir tank and associated improvements is intended to sustain the City’s water service while the existing four-million gallon main reservoir is offline for maintenance and will

provide additional service capacity in the future. Ms. Schelling described the project site and surrounding property, noting that tree buffers at the north, east, and west of the property screen the existing facility. She explained that the project is considered a Type III essential public facility, which is allowed in all zoning districts with a conditional use permit, and that the City provided notice of the proposal to all property owners within 1,000 feet of the property, rather than the 300-foot notice requirement typically required by the municipal code. Ms. Schelling explained that the City only received one public comment in response to its notice materials, concerning construction noise, and noted that the project area would be located a significant distance from the Marvin Road right-of-way and screened by existing tree buffers, which would limit the project's visual impacts and construction noise impacts. Ms. Schelling stated that impacts to the wetland buffers from the proposed security fence would mainly consist of limiting wildlife migration through some portions of the wetland buffer, but noted that proposed mitigation measures would restore and enhance buffer habitat and water quality on the reservoir site overall. Finally, Ms. Schelling testified that, because the project is already identified in the City's Capital Facilities Plan (as "Project No. 22"), the Applicant expects to move forward with the project soon and complete construction in a timely manner. *Testimony of Ms. Schelling.*

23. David Matz of RH2 Engineering, Inc., testified on behalf of the Applicant and provided additional details about how stormwater would be addressed on-site and off-site (with the construction of off-site improvements). He explained that stormwater on-site would generally be addressed through use of an existing detention pond at the southeast corner of the site, which would be upsized to handle runoff from the increase in impervious area attributed to the project. Mr. Matz noted, however, that some low impact development techniques, such as routing roof drainage to vegetative buffers, would potentially be possible and the Applicant would work with the City to determine the feasibility of using such methods. Mr. Matz also explained that, with off-site improvements, stormwater would be routed to existing municipal stormwater facilities for detention and treatment. *Testimony of Mr. Matz.*
24. City Water Resources Engineer Doug Christenson testified that the preferred option for addressing stormwater would be through infiltration, but that a second option would be to convey stormwater through the City's system so long as it is determined that there is sufficient capacity. *Testimony of Mr. Christenson.*
25. Applicant Representative Jessica Wilson testified that the proposed project is essential to the City's municipal water service. In response to a question from the Hearings Examiner, Ms. Wilson noted that the Applicant has not discussed security concerns with FEMA but explained that the project would be more secure than previously, in light of the installation of security fencing. *Testimony of Ms. Wilson.*

Staff Recommendation

26. Ms. Schelling testified that City staff determined that the proposal would be consistent with the Comprehensive Plan, zoning code, and other applicable codes and regulations, and with the requirements for approval of a conditional use permit, a wetland development permit, and a Class IV forest practices permit if specific conditions are attached to approval. Accordingly, the City recommends approval of the proposal.
Testimony of Ms. Schelling.

CONCLUSIONS

Jurisdiction

The Hearings Examiner has authority to receive and examine all available information, conduct public hearings, and prepare a record thereof, and make a recommendation to the City Council on Conditional Use Permits and Wetland Development Permits. *LMC 2.30.090.B; LMC 14.28.110.* Chapter LMC 14.28 (Wetlands Protection) provides that, when more than one application for a proposed development is required, the Applicant may elect to have all applications submitted for review at one time in conformance with Section 1B.030 of the City of Lacey Development Guidelines and Public Works Standards. *LMC 14.28.230.* Class IV forest practice applications shall be processed concurrently with, and using the same process as, the underlying land use application. *LMC 14.32.045.E.*

Criteria for Review

Conditional Use Permit

Conditional use permits are reviewed under Chapter 16.66 LMC. In order to recommend approval of a conditional use permit, the Hearings Examiner must:

- Ensure that conditional uses comply with the environmental performance standards, as described in Chapter 16.57 LMC, and meet stricter environmental performance standards upon a finding that stricter standards are necessary and reasonable to protect adjacent properties, community health, or the general welfare. *LMC 16.66.040.A.*
- Use the design standards for permitted uses in a given district as the initial base of reference in determining the design standards for conditional uses in the same district while allowing for alternations of those design standards, including size and shape of lots, building coverage, development coverage, parking, and landscaping. *LMC 16.66.050.*
- Impose all Title 16 LMC requirements for the proposed use, as well as other conditions and safeguards necessary to secure adequate protection for the locality where the use is to be permitted. *LMC 16.66.100.*
- Recommend a time limit for beginning or completion, or both, of action on the conditional use. *LMC 16.66.100.*

Wetland Development Permit

A Wetland Development Permit (WDP) is required prior to undertaking grading, filling, clearing, or other listed activities, including the placing of obstructions, in a regulated wetland or its buffer. *LMC 14.28.110*. Approval of a WDP shall be granted only if, as conditioned, the decision is consistent with the provisions of Chapter 14.28 LMC, including:

1. A proposed action avoids adverse impacts to regulated wetlands or their buffers or takes affirmative and appropriate measures to minimize and compensate for unavoidable impacts;
2. The proposed activity results in no net loss;
3. Denial of a permit would cause an extraordinary hardship on the applicant.

LMC 14.28.270.

Land Clearing/Class IV Forest Practices

LMC 14.32.020 provides the following criteria used for the issuance of Land Clearing/Class IV Forest Practices:

- A. To implement strategies for the management and protection of Lacey's urban forest resources pursuant to the goals and policies of the Lacey Urban Forest Management Plan;
- B. To implement the purposes of the State Growth Management Act relating to conservation of natural resources, including Lacey's urban forest resources, pursuant to RCW 36.70A.050, 36.70A.060 and 36.70A.080;
- C. To implement the purposes of the State Growth Management Act pursuant to RCW 36.70A.172, considering the many environmental benefits of the urban forest as described in Lacey's Urban Forest Management Plan;
- D. To promote the public health, safety, and general welfare of the citizens of Lacey without preventing the reasonable development of land;
- E. To preserve and enhance the city's physical and aesthetic character by preventing indiscriminate removal or destruction of trees and ground cover and to insure the protection of trees chosen to remain during construction;
- F. To minimize surface water and ground water runoff and diversion and to prevent erosion and reduce the risk of slides;
- G. To retain and utilize trees to assist in site planning, considering the abatement of noise, visual screening, protection from wind, and other site design issues;

Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
City Public Works Department
CUP, WDP, and Class IV Forest Practices Permit
No. 19-194

- H. To acknowledge that trees and ground cover have significant environmental and quality of life benefits as identified in Lacey's Urban Forest Management Plan, such as the production of pure oxygen from carbon dioxide, the reduction of air pollution, help in providing clean water, control of soil erosion, use in design for energy efficiency and temperature control, noise attenuation, and wildlife habitat;
- I. To promote building and site planning practices that are consistent with the city's natural topography, soils, and vegetation features. At the same time certain factors may require the removal of certain trees and ground cover for things such as, but not limited to disease, danger of falling, proximity to existing and proposed structures and improvements, interference with utility services, protection of scenic views, protection of solar access and the realization of a reasonable enjoyment of property;
- J. To insure prompt development, restoration, replanting, and effective erosion control of property after land clearing;
- K. To reduce water pollution from siltation in the city's streams and lakes;
- L. To implement the goals and objectives of the Washington State Environmental Policy Act;
- M. To implement and further the City's Comprehensive Land Use Plan and its Environmental Protection and Resource Conservation Element;
- N. To encourage protection of wildlife and/or wildlife habitat whenever possible.

The criteria for review adopted by the Lacey City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

Conclusions Based on Findings

Conditional Use Permit

1. **With conditions, the proposal would satisfy the requirements for a Conditional Use Permit under Chapter 16.66 LMC.** The City gave reasonable notice of the application and provided opportunity to comment on the proposal. The City received one public comment expressing concerns about construction noise and requesting the City to limit the project's construction activity to normal business hours. A condition of approval limiting construction activity to specified hours in accordance with LMC 14.38.010 would adequately address concerns related to temporary construction activity. The City's Community Development Department (CDD) reviewed the Applicant's environmental

Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
City Public Works Department
CUP, WDP, and Class IV Forest Practices Permit
No. 19-194

checklist and determined that, with mitigation, the project would not have a probable significant adverse impact on the environment. CDD therefore issued an MDNS. The MDNS was not appealed. The project conforms to the standards, provisions, and policies of the City as expressed in its various adopted plans and ordinances, and the Applicant has not requested any variances or deviations from the requirements of the adopted plans or ordinances, apart from those related to wetland buffers (as detailed below).

The proposal would allow for construction of a two-million gallon reservoir tank and associated improvements (an essential public facility) on a 5.67-acre parcel that is partially developed with the existing Hawks Prairie reservoir facility. The project is necessary for the City to maintain a minimum level of water service while an existing reservoir tank undergoes necessary repairs and maintenance.

LMC 16.66.050 requires that the design standards established for the underlying zoning district serve as the initial base of reference in determining the design standards for conditional uses in the zoning district. City staff reviewed the proposal to expand the existing reservoir under the design standards and setbacks applicable to development in the Light Industrial zone and determined that, with conditions, the proposal would comply with code requirements. The Hearings Examiner concurs with City staff's assessment.

All conditional uses must satisfy the environmental standards of Chapter 16.57 LMC. The standards govern maximum noise levels; emissions, including those of air pollutants, toxic substances, sewage, waste, or radioactive materials; and vibration or concussions. Project plans and submitted exhibits show that the proposal would comply with these requirements.

All conditional uses must also ensure that adequate protection is provided for the locality where the use is to be permitted. *LMC 16.66.100*. Existing tree buffers along the north and west property lines of the site, together with the Applicant's proposal to install an additional 15-foot landscape screen around the perimeter of the site, would ensure compatibility with the residential land uses to the north and west of the site by protecting against potential noise and visual impacts of the project. The proposed expansion of the existing reservoir facility would not have traffic impacts affecting surrounding land uses because access to the facility would be limited to occasional City maintenance and Public Works water reservoir staff. Additionally, as an essential public facility providing water service, the proposal would maintain the necessary infrastructure to support all surrounding land uses. The City's water resources engineer reviewed the Applicant's preliminary stormwater plan, determined that it was feasible, and requested certain changes to the plan that City staff incorporated into its recommended conditions of approval. The Hearings Examiner agrees with City staff's proposed conditions related to

stormwater management and incorporates those conditions in his recommendation to the City Counsel.

Conditions unique to the proposal and those required of all development permits are necessary to ensure development meets all requirements of the municipal code and the City's other development standards, and to ensure that all concerns raised by reviewing departments and agencies have been adequately addressed. *Findings 1 – 26.*

2. **The Hearings Examiner recommends a time limit for completion of development of basic infrastructure related to the proposal.** City Senior Planner Sarah Schelling testified that, because this proposal is identified in the City's Capital Facilities Plan, work is expected to begin in and be completed in a timely manner. Accordingly, the Hearings Examiner recommends that the CUP lapse if the basic infrastructure related to the proposal has not been completed within five years. *Finding 22.*

Wetland Development Permit

3. **With conditions, the proposal would meet the requirements for a Wetland Development Permit.** The property was investigated for the presence of potentially regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species. The wetland report determined that no wetlands or streams were present on the subject property but that four Category IV depressional wetlands were located within 200 feet of the southwest property line. The buffers to two of the Category IV wetlands off-site extend into the southwest corner of the subject property and would be impacted by the proposal to install a security fence along the perimeter of the property. LMC 14.28.350.D provides that unavoidable and necessary impacts to Category IV wetlands "can be demonstrated where the proposed activity is the only reasonable alternative which will accomplish the applicant's objectives." The impacts to the buffers from the installation of a security fence are unavoidable and necessary to ensure the safety of the City's water supply. Therefore, denying the Applicant a wetland development permit to allow for the security fence would cause an extraordinary hardship on the Applicant.

The Applicant has submitted a wetland buffer Mitigation Plan, which shows that the Applicant would adequately mitigate for impacts to the wetland buffers by compensating for the separation of approximately 6,257 square feet of undisturbed naturally functioning buffer habitat at a 2:1 ratio, enhancing existing undisturbed buffer area through planting of native woody shrubs and trees, and restoring portions of the disturbed buffer to native scrub-shrub and forest habitat. The Mitigation Plan also includes monitoring and maintenance components to ensure long-term success. City staff reviewed the Applicant's Mitigation Plan for compliance with the performance standards for mitigation measures, under LMC 14.28.445, and determined that it would achieve greater biological functions within the buffer, that there would be no net loss of wetland area resulting from the project or mitigation activities, and that the proposed mitigation

measures would improve the current function and value of the buffer. The Hearings Examiner agrees with staff's assessment.

Conditions unique to the proposal and those required of all development permits are necessary to ensure development meets all requirements of the municipal code and the City's other development standards and to ensure that all concerns raised by reviewing departments and agencies have been adequately addressed. *Findings 1 – 26.*

Forest Practices Permit

4. **With conditions, the proposal would meet the requirements for a Class IV Forest Practices Permit.** The Applicant's tree protection plan shows that the proposal to remove 147 trees and retain 126 trees on the 5.67-acre site would meet all requirements under the City code provisions for the protection and preservation of trees. Conditions unique to the proposal are necessary to ensure that the Applicant's proposal satisfies the requirements of the municipal code and would be consistent with the criteria for approval of a Class IV Forest Practices Permit. *Finding 14.*

RECOMMENDATION

The Hearings Examiner recommends that the proposal for a Conditional Use Permit and for the associated Wetland Development Permit and Class IV Forest Practices Permit related to construction of a two-million gallon reservoir, including an access road, off-site road improvements, and stormwater system improvements, at 4040 Marvin Road Northeast be **APPROVED**, with conditions:²

Conditions Unique to this Application:

The conditions below are those that the reviewing departments and agencies have determined are necessary to address unique aspects of this application.

1. The project shall proceed in substantial conformance with the plans submitted on March 24, 2020, except as may be modified by the conditions herein.
2. All requirements of the Mitigated Determination of Non-Significance issued on May 7, 2020 shall be satisfied.
3. Outside construction activities shall be limited per Chapter 14.38 LMC – Outside Construction Activities; no outside construction activities shall take place between the hours of 9:00 PM and 7:00 AM.

² Conditions include both legal requirements applicable to all developments and requirements to mitigate the specific impacts of this development.

4. No trees shall be removed until a grading permit has been issued. The location of all save trees and tree protection fencing shall be shown on the grading plans and civil drawings.
5. The site plans, grading plan and other development plans shall reflect the recommendations specified in the mentioned "Tree Protection Plan." Trees to be saved shall be protected throughout all phases of construction by temporary chain link fencing on driven posts located at the edge of the critical root zone, as recommended in the Tree Protection Plan. The location of the protective fencing shall be identified on the grading plans and a detail of the fencing shall be included on the plans.
6. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Washington Forestry Consultants to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held with Washington Forestry Consultants shall be shown on the grading plans for the project. Confirmation from the Forester that the meeting has been held shall be provided to the Community Development Department prior to the start of site construction or grading activity.
7. Prior to site construction activity the contractor completing any tree removal or logging work shall sign and submit the "Acknowledgement of Responsibilities for Professionals Doing Tree Removal in the City of Lacey." The form shall be submitted to the Planning Department with the Class IV Forest Practices application.
8. The conceptual wetland buffer restoration plan, described in the Hawks Prairie Sister Standpipe Wetland Report dated March 2020, is approved. Prior to any site disturbing activities, a revised, final wetland buffer restoration plan in accordance with Chapter 14.28 LMC shall be submitted to the Planning Department for review and approval.
9. The restoration improvements to the buffer area and the mitigation area shall follow strict adherence to an approved buffer restoration plan. Minor modifications to the plan must be approved by the Director of Community Development; major modifications will require the approval of the Hearings Examiner and the City Council.
10. The implementation of the buffer restoration plan shall be under the supervision of a wetland biologist (LMC 14.28.065).
11. Prior to any construction activities occurring on-site, the exact boundaries of the identified wetland buffer edges, shall be clearly marked in the field with orange construction fencing and identified with temporary signs placed along the orange construction fence stating: "Wetland Buffer. Alteration or disturbance is prohibited. Please call the City of Lacey for more information 491-5642." The fencing shall be maintained through the duration of construction activities. A detail of the fencing and

signage and its location shall be clearly shown on the grading and Public Works Construction Drawings (LMC 14.28.380).

12. Erosion control measures shall be implemented prior to any activity on the site in a manner that eliminates any potential erosion and/or sediments from disturbed areas from entering the wetland buffer. Erosion control methods shall be consistent with approved methods in the City of Lacey's 2016 Stormwater Design Manual. Erosion methods shall be identified on the grading and construction drawings submitted to the City of Lacey for approval.
13. The new landscaping in the buffer areas shall be irrigated for a period of 2-years during the spring and summer months to insure plant survivability, or for as long as recommended in the approved mitigation/buffer enhancement plan. A temporary irrigation system (drip or similar) may be installed or a plan for manual watering may be implemented, or a combination of the above if approved by the City of Lacey Community Development Department. Details regarding the irrigation system shall be included in the revised wetland (LMC 14.28.510).
14. Wetland buffers shall be permanently identified by signage or fencing. The design and location shall be approved by the Planning Department prior to installation. A detail of the fencing and the placement locations shall be clearly shown on the grading and Public Works Construction Drawings and the fencing shall be installed prior to issuance of any building permits (LMC 14.28.380.A.3).
15. The grading plan shall be designed to minimize impacts on wetland buffer areas. Tree removal in these areas shall be avoided to the maximum extent possible, except where the forester has identified hazard trees for removal. Tree replacement or replanting may be required, if tree tract areas will not meet requirements of LMC 14.32.065.
16. A Washington State licensed architect and engineer are required for the project (Chapter 18.43 RCW).
17. The project shall comply with all of the codes and ordinances adopted by the City of Lacey, including the International Building Code, International Fire Code, International Existing Building Code and the 2017 NEC.
18. The 12-inch water main located on the property to the south shall be tied into the City's water system (Development Guidelines and Public Works Standards [DG&PWS] 6.020).

19. The raw waterline located in Marvin Road shall be extended on-site and connected to the City water system as necessary (DG&PWS 6.020).
20. Additional water mains shall be extended on-site to support the reservoir and the existing City of Lacey water system (DG&PWS 6.020).
21. The existing 8-inch gravity main shall be used as needed for disposal of reservoir water.
22. Treatment and infiltration/flow control facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site along with the half street stormwater associated with the frontage of Marvin Road (City of Lacey 2016 Stormwater Design Manual [SDM] Chapter 1).
23. The project site is located in a Category 1 Critical Aquifer Recharge Area; enhanced treatment for stormwater will be required (SDM 8.3.4).
24. The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "Roof downspout infiltration systems shall be placed on the lot being developed and shall be sized to accommodate storm runoff per the City of Lacey 2016 Stormwater Design Manual." If site conditions cannot support individual downspout infiltration or dispersion systems, a note shall be included on the civil drawings indicating that roof drains shall be tied into the site stormwater system with a perforated connection. (SDM 2.2.5 and 7.4.10)
25. To provide for long-term maintenance access of the stormwater facility, the maximum depth of an infiltration facility is 20 feet below the surrounding finished ground elevation.
26. The stormwater features on the plans in the drainage report, with thin lines and text in light green, are too difficult to see on-screen or when printed; on the final document use darker or thicker lines.
27. On drawing C09 extend the discharge pipe from the water quality facility to the detention pond rather than discharging to the existing bio-swale. If the bio-swale is to remain as-is and is providing a water quality flow path for the existing storm system, then the added flow should be kept separate. Provide erosion protection at the pipe discharge.
28. On the plans, the scale bar should be in feet.

29. In the drainage report, include Ecology's GULD document for the proposed treatment system.
30. Modified frontage improvements per detail 4-2.2 of the 2017 City of Lacey Development Guidelines and Public Works Standards Manual shall be installed with the project. These improvements shall match the improvements installed with the Northpoint project immediately adjacent and to the south of this project; the improvements shall match the arterial roadway detail, except that the future lane shall be incorporated into the planter strip and constructed at a later time.

General Conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

31. A final detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 LMC shall be satisfied.
32. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the City may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss (Chapter 16.80 LMC).
33. All applicable requirements of the City Zoning Code shall be satisfied (Title 16 LMC).
34. The Applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), and any others. These permits will require additional review time from the appropriate agencies.

*Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
City Public Works Department
CUP, WDP, and Class IV Forest Practices Permit
No. 19-194*

35. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health, the Department of Ecology, and the City of Lacey Fire Code Official's standards (DG&PWS, Water 6.010).
36. Water mains shall be extended throughout the project to satisfy the City of Lacey Water Comprehensive Plan requirements. Mains shall also be extended to assure that fire, water quality, and domestic water requirements can be satisfied. Water mains shall be extended on the north or east side of roadways or drive aisles six feet off centerline (DG&PWS, Water 6.020).
37. Sanitary sewer improvements associated with the project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Cleanwater Alliance, and the Department of Ecology (DG&PWS, Sewer 7A.010).
38. The project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
39. A final stormwater site plan, including drainage report and drainage plans designed in conformance with current stormwater design manual standards, shall be submitted prior to final Public Works Department civil design approval. Key elements of the report include: description of how each of the Core Requirements are addressed; a construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 data files produced with the model); summary data of sub basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement; and a stormwater facilities maintenance manual (SDM 2.2.1).
40. The project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis to determine wet-season soil and groundwater conditions to establish a long-term design infiltration rate (SDM 2.2.5 & 7.2).
41. A construction stormwater pollution prevention plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work. A complete SWPPP consists of a narrative and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP elements, as identified in Chapter 5 of the City of Lacey 2016 Stormwater

Design Manual, shall be addressed and included in the Construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.

42. A stormwater facility Maintenance Plan, per chapter 3 of the City of Lacey 2016 Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater site plan. The maintenance manual shall also be prepared as a stand-alone document for the post-development facility owner.
43. Clearing, grading, and other soil disturbing activities shall be prohibited between October 1 through April 30th unless shown to the satisfaction of the City of Lacey that sediment-laden run-off will be prevented from leaving the site (SDM 5.2.3).
44. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. All street light designs shall be prepared by an engineering firm capable of performing such work (DG&PWS, Transportation 4B.025).
45. All public streets will be planted with trees as required by the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4G.100).
46. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from the Lacey Public Works Department (DG&PWS 3.025).
47. The City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from the Lacey Public Works Department (DG&PWS 3.025).
48. Right-of-way shall be dedicated for a project that requires a conditional use permit. The requirement to dedicate right-of-way shall be determined by City or regional transportation plans, by a traffic impact analysis, or as determined by the Public Works Department. Dedications shall be determined by a professional land surveyor licensed in the state of Washington. Dedications shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).
49. All improvements shall satisfy the City of Lacey Development Guidelines and Public Works Standards in place at the time of complete application (as determined by the City of Lacey Community and Economic Development Department).

50. All Public Works improvements shall be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval (DG&PWS 3.040).

RECOMMENDED this 10th day of June 2020.



ANDREW M. REEVES
Hearings Examiner
Sound Law Center

LIST OF EXHIBITS

City of Lacey Project #19-194; Hawks Prairie Sister Standpipe Conditional Use Permit, Wetland Development and Class IV Forest Practices Applications

<u>Exhibit #</u>	<u>Description</u>
1	List of Exhibits
2	Staff Report
3	General Land Use Application
4	Conditional Use Permit Supplemental Application
5	Wetland Development Permit Supplemental Application
6	Class IV Forest Practices
7	SEPA Environmental Checklist dated March 17, 2020
8	Site Plan Packet
9	Hawks Prairie Sister Standpipe Wetland Report by RH2 – dated March 2020
10	Preliminary Hawks Prairie Sister Standpipe Drainage Report by RH2 – dated March 2020
11	Preliminary Tree Protection Plan dated February 28, 2020
12	Agency Routing Sheet dated April 2, 2020
13	Notice of Application issued April 2, 2020
14	Legal Notice of Application, published April 3, 2020
15	Comments from Doug Christenson, April 14, 2020
16	Comments from Tom Stiles, Public Works Department – Development Review dated April 13, 2020
17	Email (dated April 3, 2020) and project comments dated July 24, 2019 from Jeff Cook, City of Lacey Building Department
18	Comments from the Department of Ecology, dated April 16, 2020
19	Email comment from Michael Donovan to Jessica Wilson dated April 15, 2020
20	SEPA Mitigated Determination of Non Significance issued May 7, 2020
21	Notice of Public Hearing, mailed May 12, 2020
22	Legal notice of hearing, published May 13, 2020
23	Certification of Notice



STAFF REPORT

Date: May 13, 2020
To: City of Lacey Hearings Examiner
From: City of Lacey Community & Economic Development Department
Subject: City of Lacey Project #19-194 – Hawks Prairie Reservoir – Sister Standpipe
Conditional Use Permit and Wetland Development Permit Applications

I. GENERAL INFORMATION

- A. Applicant/Property Owner:
City of Lacey
420 College Street, Lacey, Washington 98503
- B. Authorized Representative:
Jessica Wilson, City of Lacey Public Works Department
(360)456-7791
jjwilson@ci.lacey.wa.us

II. DESCRIPTION OF PROPOSAL

Construction of a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and stormwater system improvements. A Class IV Forest Practices Permit application is included for tree removal and a wetland development permit application is included for impacts to the buffer of two off-site wetlands. The project has been classified as a Type III Essential Public Facility.

III. ADDRESS AND LEGAL DESCRIPTION OF SUBJECT PARCEL

The project is located at 4040 Marvin Road Northeast; legally described as that portion of the Northwest Quarter of the Southwest Quarter of Section 35, Township 19 North, Range 1W W.M. Situated in the City of Lacey, County of Thurston, State of Washington, recorded under Auditor's File Number 4012355. The parcel number is 11935310000.

IV. SITE PLAN INFORMATION

Project Size: The total parcel size is 5.67 acres.
Water: City of Lacey
Sewer: City of Lacey
Power/Natural Gas: Puget Sound Energy
Fire Protection: Lacey Fire District 3



Site Characteristics: The site is partially developed and home to the City of Lacey Hawks Prairie reservoir facility. The existing site improvements include a water treatment facility, a 4.0 million gallon reservoir tank, a pump station and booster pump station, telecommunications facilities, stormwater ponds and gravel drives and parking areas. The proposed sister standpipe reservoir will be located south of the existing improvements near the southern property line. The southwest portion of the site is generally flat, gently sloping from the western property line to the east. Slopes are less than 1%. The site is encumbered to the southeast by a portion of the buffers of two category IV wetlands. A wetland development permit is required for review of impacts to the buffer. Forested tree buffers are located on the north and west property lines.

Surrounding Land Uses: The property is surrounded by developed and developing land uses. To the south and east is property zoned light industrial that is currently being developed with large warehouse distribution facilities. To the north of the project site across 41st Avenue, is the Hawks Prairie Planned Community, a residential community of approximately 1600 single-family homes. West of the site, across Marvin Road, are larger lot single-family homes located in unincorporated Thurston County. The north and west property lines include tree buffers of 50 and 100 feet, effectively screening the existing reservoir from view.

Access: Access to the site is from Marvin Road at the existing access point to the site. No new access points will be provided with the project.

Zoning: The site is zoned Open Space Institutional and Light Industrial. Water reservoirs are permitted by conditional use permit approval in both zones.

V. ENVIRONMENTAL EVALUATION

The environmental checklist for this project has been reviewed and a mitigated determination of non-significance was issued on May 7, 2020. The Optional DNS process was used and the comment period for the project began on April 2, 2020. Notice of the comment period was given by posting the site and publishing a notice in The Olympian. The City received comments on the environmental checklist and the application materials from the Department of Ecology and from internal City Departments. These comments are included in this report as exhibits. A Mitigated Determination of Nonsignificance (MDNS) was issued in accordance with the procedures of WAC 197-11-355 and RCW 43.21C. The MDNS is attached as an exhibit.

VI. APPLICABLE COMPREHENSIVE GOALS AND POLICIES

The City of Lacey Comprehensive Plan: This document, known as the comprehensive land use plan, was prepared as a joint planning document by the City of Lacey and Thurston County for Lacey and the Lacey Urban Growth Area. There are other general policies in the Comprehensive Land Use Plan, which could apply, but the issues they cover are specifically detailed in the Lacey Zoning Ordinance, which is reviewed in the next section VIII. The following sections of the Comprehensive Plan apply to this proposal:

Framework Land Use Policies

- Policy G: Plan to accommodate a projected 2035 City population of 53,090 and potential annexations of areas within the UGA

Utilities and Capital Facilities Goals and Policies:

- Goal 1: Ensure that existing utility customers, and future customers, are adequately served by water, sewer and stormwater utility services that consider both growth demand projections and asset management.
 - Policy A: provision of utilities shall be consistent with policies of the land use element, further the intent of GMA strategies, and be consistent with county-wide planning policies.
- Water Resources – Goal 1: Ensure the long-term protection and preservation of both the quality and quantity of groundwater and surface waters for all uses.
 - Policy A: ensure that policies, requirements, and standards promote compliance with the Federal Clean Water Act and source water protection provisions of the Safe Drinking Water Act.
 - Regularly review and update City of Lacey requirements, standards, and Water, Wastewater and Stormwater Comprehensive Plans, as needed, to reflect best available science and applicable state and federal regulations.

Essential Public Facilities Goals and Policies:

- Goal 1: Minimize impacts associated with the siting of essential public facilities and provide appropriate standards for facilities that will protect neighborhoods and the community.
 - Policy A: Maintain consistency with CWPP's and state law for siting requirements associated with essential public facilities.
 - Policy B: Continue to provide for essential public facilities through the conditional use permitting process to provide for meaningful review, early public input, impacts to critical areas, and mitigation of probable significant adverse impacts.

VII. APPLICABLE MUNICIPAL CODE STANDARDS

The following list identifies the applicable sections of the Lacey Municipal Code that Planning staff relied upon when evaluating this proposal for land use approval:

- Title 14 – Buildings and Construction – all applicable code sections including:
 - 14.24 Environmental Policy
 - 14.27 Stormwater Management
 - 14.32 Tree and Vegetation Protection and Preservation
 - 14.28 Wetland Protection
 - 14.38 Outside Construction Activities
- Title 16 – Zoning
 - 16.40 Light Industrial
 - 16.80 Landscaping Requirements
 - 16.66 Conditional Uses and Permits

VIII. NOTIFICATION

The application for Conditional Use Permit was received on March 24, 2020, and was deemed complete pursuant to RCW 36.70B.070 on April 2, 2020. The Notice of Complete Application had a 14-day comment period that ended on April 16, 2020. A notice was published in The Olympian and the site was posted with the notice of complete application at the entrance drive to the site. These notices are attached to this report as exhibits. The City received agency comments on the application but no public comments were received during the application review period. Agency comments are attached to this report as exhibits and where appropriate included as conditions of approval.

Written notice of the public hearing was sent to all property owners within 300 feet of the site on Tuesday May 12, 2020, and notice was published in The Olympian and posted on-site on May 13, 2020.

IX. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT ANALYSIS

In review of the application, staff evaluated several items related to the proposal. Summarized below is an evaluation of the conditional use permit and essential public facilities determination; review of the wetland development permit request; and a summary of the forest practices permit related to the application.

Conditional Use Permit Project Review

The City of Lacey Public Works Department requests approval to construct a water reservoir approximately 84 feet tall with a storage capacity of 2.0 million gallons at the site of the existing City of Lacey Hawks Prairie Reservoir. The reservoir will serve as a secondary sister standpipe to the existing water tower. The project is necessary in order for the City to maintain water service to northeast Lacey water customers while the existing is down for repair and service. The need for the structure was demonstrated during an inspection of the existing reservoir, which found that the structure requires repair work and recoating. A subsequent alternatives analysis study found that a new tank is the best alternative to maintain a minimum level of water service while the existing reservoir is down for service. The existing reservoir is one of seven in the City water system and is an essential facility for providing municipal water service. It is the largest city reservoir and provides water service to more than 70,000 Lacey residents and water customers. As the main, and largest, water reservoir in the City system, it cannot be taken offline for repair without an alternate means to maintain service. The proposed containment tank will take over storage while the existing is offline and when the repairs are complete, the sister standpipe will provide additional storage capacity for the City water system. This project is identified in the City of Lacey Capital Facilities Plan under the water section of the plan as project #9.

The reservoir property is located in the light industrial and open space institutional zoning districts and has been classified as an essential public facility per LMC 16.66.060; essential public facilities are public or privately owned or operated facilities, that serve a public purpose but are often difficult to site. As an essential public facility, the project is permitted to locate in any zoning district following the conditional use permit application review process.

Per LMC 16.66.060, essential public facilities are separated into three types; Type I, Type II, and Type III. The type of essential public facility is determined by the City and is based on the level of impact of the proposed facility. Types I and II essential public facilities typically impact citizens over a large geographic area, often across multiple jurisdictions. These types of essential public facilities require a higher-level review, alternative sites analysis, and additional early public notification. The proposed project has been classified as a Type III essential public facility because it mainly affects individuals within the City of Lacey or with those with City of Lacey water accounts. Early notification is not required for Type III facilities; however, the applicant with the Public Works Department did provide an informational website to provide project data to surrounding residents. During the application review period, the Public Works Department also sent project notices to residents within 1000 feet of the property, which is a greater radius than is required by the quasi-judicial review procedures identified in the City of Lacey Development Guidelines and Public Works Standards. Only one comment was received as a result of the website and the additional notice and it was related to construction noise.

The original water reservoir was approved in 2007; this is an expansion on the same property, and takes place on the southern portion of the property wholly within the portion zoned light industrial. Per LMC 16.66, essential public facilities are required to undergo review through the conditional use application permit process and per the chapter are subject to the lot design and zoning standards of the underlying zoning chapter. This expansion at the existing reservoir was reviewed with the design standards of the light industrial chapter in terms of setbacks and development design standards.

Wetland Development Permit Review

The applicant has submitted a wetland development permit application and report to address permanent buffer impacts associated with the installation of a site security fence. There are no wetlands located on the project site; however, the buffers of two category IV depressional wetlands extend onto the southeast corner of the property.

Lacey Municipal Code 14.28 Wetland Protection identifies the regulated activities within wetlands and buffers and further identifies the mitigation requirements related to wetland impacts. LMC 14.28.100 describes the Wetlands Rating System and defines the four categories of wetlands. Wetlands are categorized from I through IV with a category I wetland being the highest class and representing the most environmentally sensitive area with a high conservation value worthy of the largest buffers and protection. Typically, mitigation, preservation, and buffering requirements are greater as the sensitivity of the wetland increases. A category IV wetland however is the least sensitive and per LMC 14.20.100D is addressed as follows:

Category IV wetlands have the lowest levels of functions and are often heavily disturbed. These are wetlands that can be replaced, or in some cases improved. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be protected to some degree

Per the wetland, report prepared by the applicant the wetland buffers are low quality with limited habitat value. Although the Lacey Municipal Code places emphasis on avoidance of wetland impacts, in regards to category IV wetlands the code provides the following allowance:

LMC 14.28.350D: With respect to Category IV wetlands, unavoidable and necessary impacts can be demonstrated where the proposed activity is the only reasonable alternative which will accomplish the applicant's objectives.

The applicant proposes unavoidable and necessary impacts to the buffer for site and reservoir security. The reservoir site is currently unfenced from all sides, with the exception of a gate at the driveway entrance to the property that prohibits vehicle access. This has not historically been a problem as the site was surrounded mainly by undeveloped, forested property on two of four sides. The other two sides, the north and the west, are major arterial roadways, currently without sidewalks adjacent to the reservoir property. Recently though, the parcel surrounding the reservoir site, to the south and east, was cleared and development of three large warehouses is underway. As part of the project improvements for the adjacent warehouse development, the developer is required to install a pedestrian path from 41st Ave Northeast, that will connect south through the site and to Marvin Road on the south side of the reservoir property. This development, along with the installation of site frontage improvements and sidewalks on Marvin Road required as part of the reservoir project, will make the reservoir site much more accessible to the public. As an essential facility, serving water to a very large number of City of Lacey water customers, new security measures are an essential part of the project and will create permanent impacts within the wetland buffer. The City proposes to install a six-foot tall chain link fence, topped with security barbed wire, along the entirety of the property, including through the portions of wetland buffers that extend onto the property. This fence will cut off the portions of the buffer on the City property from the remainder of the buffer to the south.

Although portions of the buffer are forested, more than half of the area contained within the regulated buffer at the reservoir site is disturbed and maintained as lawn area. Its primary function is to filter or slow stormwater. Per the wetland report submitted by the applicant, the disturbed buffer area provides minimal water quality and hydrologic function and minimal wildlife habitat. As mentioned above, the applicant is proposing to install a permanent fence within the buffer for site security, effectively cutting-off the on-site buffer from the off-site. However, because of the existing state of the buffer, it is not anticipated that the impacts will significantly alter the existing hydrologic patterns, soil conditions, or water quality functions of the buffer. The largest impact the fence will have on the buffer functions relate to wildlife migration through the buffer to the wetland. However, the fence will only restrict movement across a small portion of the buffer located on the City property. The remaining buffer off-site is open and allows pass through for wild animals that may use the buffer and wetland for habitat.

The applicant proposes to mitigate for the permanent impacts to the buffer by enhancing existing undisturbed buffer area and to restore portions of the disturbed buffer to native scrub/shrub and forested habitat. This will create habitat on the reservoir site for birds and other small mammals, and, with the restoration of some of the lawn areas, will also improve water quality and

treatment functions of the buffer. The applicant proposes to mitigate the impacts to the buffer by replanting and restoring portions of the onsite buffer to improve overall function. The table below identifies the area disturbed and the proposed mitigation summary:

Area of Cat. IV Buffer Onsite (sf)	Native Buffer Area (sf)	Disturbed Buffer Area (sf)	Mitigation Area (sf)	Buffer Restoration Area (sf)	Buffer Enhancement Area (sf)
14,935	6,257	8,678	13,215 ¹	6,630 ²	6,585 ³

¹ Accounts to a 2:1 ratio of functioning native buffer habitat separated through installation of the perimeter fence.

² Restoration of disturbed buffer areas to the maximum extent practicable to restore scrub-shrub and forested vegetation conditions, and wetland habitat, water quality, and hydrologic functions.

³ Enhancement of native scrub-shrub and forested buffer areas to add more woody native species, vegetative structure, and indirectly enhance wetland functions.

Mitigation Plan and Notes and Details Sheets are provided in **Appendix C**. These plans provide construction-specific detail, as well as summarizing this report's mitigation goals, performance standards, and additional mitigation plan components.

Mitigation Goals and Objectives

The following goals and objectives are guiding buffer mitigation:

- Ensure no net loss of wetland buffer habitat, functions, or values.
- Complete buffer mitigation activities over 13,215 sf of area focused in the southeast corner of the HP Reservoir facility site, which accounts to a 2:1 ratio to compensate for the disconnection of functioning buffer habitat from perimeter fence installation.
- Restore approximately 6,630 sf of disturbed wetland buffer through clearing of non-native grass, augmentation of soils, and installation of native tree and shrubs, intended to return disturbed buffer to scrub-shrub and forested buffer habitat.
- Enhance approximately 6,585 sf of existing undisturbed wetland buffer through installation of additional native trees and shrubs to increase bird habitat, water quality, and hydrologic functions of buffer habitat.
- Provide permanent protection for the on-site buffer mitigation areas through the installation of critical areas signage.

LMC 14.28 does not provide regulatory guidance for mitigation requirements for buffer impacts. As such, the applicant is proposing to improve the buffer at a ratio of approximately 2:1 in order to meet the objectives of LMC 14.28.445 Performance standards- mitigation requirements. As proposed, the mitigation plan would achieve greater biological functions within the buffer; there will be no net-loss of wetland area resulting from the project or mitigation activities, and the mitigation activities proposed will improve the current function and value of the buffer if followed per the submitted report and mitigation plan. Additionally, the plan includes a monitoring and maintenance program that meets the requirements of LMC 14.28 and will ensure that the restoration and enhancement is successful over the long term. In order to ensure that the project proceeds in conformation with the LMC 14.28, conditions are included that address wetland protection during and after construction as well as conditions relating to implementation of the wetland mitigation plan.

Class IV Forest Practices

Per the requirements of LMC 14.32, the applicant has submitted a Class IV Forest practices permit application for removal of more than 5000 board feet of timber from the property. With the application materials, the applicant submitted a tree report prepared by the City of Lacey Forester who determined that approximately 147 trees will need to be removed from the project site. Some of the 147 trees are hazardous and others need to be removed for installation of the standpipe or for construction of associated site frontage improvements. To meet minimum tree per lot requirements of two trees per 10,000 square feet of site area a minimum of 48 trees need to be either retained or planted on site. The forester estimates that 126 trees will remain on site after construction of the facility and installation of site frontage improvements. Trees to remain will need to be protected during all phases of site construction. Conditions have been included that address on site tree protection.

Temporary Construction impacts

The project is well sited and is expected to have minimal negative impacts on the adjacent properties. The existing facility is well screened by surrounding tree buffers, does not produce noise, and traffic is limited on the site to occasional city maintenance and Public Works water reservoir staff. The new standpipe will be located more than 200 feet from the right-of-way of Marvin Road and will be adequately screened by existing trees. The applicant is also proposing to install a 15-foot landscape screen around the perimeter of the site. This landscape screen will supplement existing vegetation and provide further screening on the facility. Although long-term impacts will be minimal, there may be short term, temporary construction related impacts associated with the facility.

As noted earlier in this report, the City Public Works Department did receive a comment on the project as a result of their adjacent property project notice. This comment email is attached as an exhibit, and is the only public comment received during the application review process. The comment was related to noise and construction activity at the site. Construction noise is a temporary impact that is exempt from environmental noise designation limits specified in LMC 16.57 'Environmental Performance Standards', however, hours of construction activity on site can be limited. While there will be noise associated with the site construction, the work will be limited to the hours permitted under LMC 14.38 – Outside Construction Activities. This section limits the hours of construction and prohibits outside construction activities between the hours of 9pm and 7am in areas abutting residentially zoned properties. There are residential properties located adjacent to the site, on the west side of Marvin Road. Staff has recommended a condition that would ensure outside construction activities will be limited to the hours prescribed by LMC 14.38.

Following review of the proposal, with particular review of the items discussed above, and as further conditioned below, staff finds the proposal is consistent with the goals and policies of the 2016 Lacey Comprehensive Plan and with the provisions of Lacey Municipal Code. Recommended conditions have been included which are intended to address and mitigate impacts related to wetland protection, tree protection and outside construction activities. Conditions are also included to ensure that all requirements of the Lacey Municipal Code and the

Development Guidelines and Public Works Standards are met during project review and construction.

X. HEARING EXAMINER AUTHORITY

The Hearings Examiner has the responsibility and authority to recommend action to the City Council on Conditional Use and Wetland Development permits. Pursuant to section 2.30.140 of the Lacey Municipal Code, the Examiner has the authority to render a decision on the application which may be to grant, deny, or grant with such conditions, limitations, modifications and restrictions as the Examiner finds necessary to make the application compatible with its environment, the comprehensive plan, other official policies and objectives and land use regulatory enactments.

XI. SUMMARY OF STAFF ANALYSIS

Staff finds that the proposed permits are consistent with the City Comprehensive Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below, under Section XII, are implemented.

XII. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED APPLICATIONS

Based upon the above analysis, city staff recommends approval of the Conditional Use, Wetland Development, and Class IV Forest Practices permits. The project shall proceed in substantial conformance with the plans on file, except as modified by the conditions below:

CONDITIONS OF PROJECT APPROVAL

Conditions unique to this application:

Community and Economic Development Department:

Planning Department Review

1. The project shall proceed in substantial conformance with the plans submitted on March 24, 2020, except as may be modified by the conditions herein.
2. All requirements of the Mitigated Determination of Non-Significance issued on May 7, 2020 shall be satisfied.
3. Outside construction activities shall be limited per LMC 14.38 – Outside Construction Activities; no outside construction activities shall take place between the hours of 9pm and 7am.
4. No trees shall be removed until a grading permit has been issued. The location of all save trees and tree protection fencing shall be shown on the grading plans and civil drawings.

5. The site plans, grading plan and other development plans shall reflect the recommendations specified in the mentioned "Tree Protection Plan". Trees to be saved shall be protected throughout all phases of construction by temporary chain link fencing on driven posts located at the edge of the critical root zone, as recommended in the Tree Protection Plan. The location of the protective fencing shall be identified on the grading plans and a detail of the fencing shall be included on the plans.
6. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Washington Forestry Consultants to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held with Washington Forestry Consultants shall be shown on the grading plans for the project. Confirmation from the Forester that the meeting has been held shall be provided to the Community Development Department prior to the start of site construction or grading activity.
7. Prior to site construction activity the contractor completing any tree removal or logging work shall sign and submit the "Acknowledgement of Responsibilities for Professionals Doing Tree Removal in the City of Lacey". The form shall be submitted to the Planning Department with the Class IV Forest Practices application.
8. The conceptual wetland buffer restoration plan, described in the Hawks Prairie Sister Standpipe Wetland Report dated March 2020, is approved. Prior to any site disturbing activities, a revised, final wetland buffer restoration plan in accordance with LMC 14.28 shall be submitted to the Planning Department for review and approval.
9. The restoration improvements to the buffer area and the mitigation area shall follow strict adherence to an approved buffer restoration plan. Minor modifications to the plan must be approved by the Director of Community Development; major modifications will require the approval of the Hearings Examiner and the City Council.
10. The implementation of the buffer restoration plan shall be under the supervision of a wetland biologist (LMC 14.28.065).
11. Prior to any construction activities occurring on site, the exact boundaries of the identified wetland buffer edges, shall be clearly marked in the field with orange construction fencing and identified with temporary signs placed along the orange construction fence stating: "Wetland Buffer. Alteration or disturbance is prohibited. Please call the City of Lacey for more information 491-5642." The fencing shall be maintained through the duration of construction activities. A detail of the fencing and signage and its location shall be clearly shown on the grading and Public Works Construction Drawings. (LMC 14.28.380)
12. Erosion control measures shall be implemented prior to any activity on the site in a manner that eliminates any potential erosion and/or sediments from disturbed areas from entering the wetland buffer. Erosion control methods shall be consistent with

approved methods in the City of Lacey's 2016 Stormwater Design Manual. Erosion methods shall be identified on the grading and construction drawings submitted to the City of Lacey for approval.

13. The new landscaping in the buffer areas shall be irrigated for a period of 2-years during the spring and summer months to insure plant survivability, or for as long as recommended in the approved mitigation/buffer enhancement plan. A temporary irrigation system (drip or similar) may be installed or a plan for manual watering may be implemented, or a combination of the above if approved by the City of Lacey Community Development Department. Details regarding the irrigation system shall be included in the revised wetland. (LMC 14.28.510)
14. Wetland buffers shall be permanently identified by signage or fencing. The design and location shall be approved by the Planning Department prior to installation. A detail of the fencing and the placement locations shall be clearly shown on the grading and Public Works Construction Drawings and the fencing shall be installed prior to issuance of any building permits. (LMC 14.28.380.A.3)
15. The grading plan shall be designed to minimize impacts on wetland buffer areas. Tree removal in these areas shall be avoided to the maximum extent possible, except where the forester has identified hazard trees for removal. Tree replacement or replanting may be required, if tree tract areas will not meet requirements of LMC 14.32.065.

Building Department Review

16. A Washington State licensed architect and engineer are required for the project (RCW 18.43).
17. The project shall comply with all of the codes and ordinances adopted by the City of Lacey, including the International Building Code, International Fire Code, International Existing Building Code and the 2017 NEC.

Department of Public Works

Specific Water Improvements

18. The 12-inch water main located on the property to the south shall be tied into the City's water system (Development Guidelines and Public Works Standards (DG&PWS) 6.020).
19. The raw waterline located in Marvin Road shall be extended onsite and connected to the City water system as necessary (DG&PWS 6.020).
20. Additional water mains shall be extended on site to support the reservoir and the existing City of Lacey water system (DG&PWS 6.020).

Specific Sewer Requirements

21. The existing 8-inch gravity main shall be used as needed for disposal of reservoir water.

Specific Stormwater Requirements

22. Treatment and infiltration/flow control facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site along with the half street stormwater associated with the frontage of Marvin Road (City of Lacey 2016 Stormwater Design Manual (SDM) Chapter 1).
23. The project site is located in a Category 1 Critical Aquifer Recharge Area; enhanced treatment for stormwater will be required (SDM 8.3.4).
24. Individual roof drain infiltration systems shall be installed for the reservoir roof area (SDM 7.4.10).
25. To provide for long-term maintenance access of the stormwater facility, the maximum depth of an infiltration facility is 20 feet below the surrounding finished ground elevation.

Specific Stormwater Report Review Comments:

26. The stormwater features on the plans in the drainage report, with thin lines and text in light green, are too difficult to see on-screen or when printed; on the final document use darker or thicker lines.
27. On drawing C09 extend the discharge pipe from the water quality facility to the detention pond rather than discharging to the existing bio-swale. If the bio-swale is to remain as-is and is providing a water quality flow path for the existing storm system, then the added flow should be kept separate. Provide erosion protection at the pipe discharge.
28. On the plans, the scale bar should be in feet.
29. In the drainage report, include Ecology's GULD document for the proposed treatment system.

Specific Transportation Requirements

30. Modified frontage improvements per detail 4-2.2 of the 2017 City of Lacey Development Guidelines and Public Works Standards Manual shall be installed with the project. These improvements shall match the improvements installed with the Northpoint project immediately adjacent and to the south of this project; the improvements shall match the arterial roadway detail, except that the future lane shall be incorporated into the planter strip and constructed at a later time.

General Conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

Community & Economic Development Department:

31. A final detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied. (LMC 16.80)
32. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the city may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss. (LMC 16.80)
33. All applicable requirements of the City Zoning Code shall be satisfied (LMC Title 16).
34. The applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), and any others. These permits will require additional review time from the appropriate agencies.

General Public Works Requirements

Water

35. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health, the Department of Ecology, and the City of Lacey Fire Code Official's standards (DG&PWS, Water 6.010).

36. Water mains shall be extended throughout the project to satisfy the City of Lacey Water Comprehensive Plan requirements. Mains shall also be extended to assure that fire, water quality, and domestic water requirements can be satisfied. Water mains shall be extended on the north or east side of roadways or drive aisles six feet off centerline (DG&PWS, Water 6.020).

Sewer

37. Sanitary sewer improvements associated with the project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Cleanwater Alliance, and the Department of Ecology (DG&PWS, Sewer 7A.010).

Stormwater

38. The project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
39. A final stormwater site plan, including drainage report and drainage plans designed in conformance with current stormwater design manual standards, shall be submitted prior to final Public Works Department civil design approval. Key elements of the report include: description of how each of the Core Requirements are addressed; a construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 data files produced with the model); summary data of sub basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement; and a stormwater facilities maintenance manual (SDM 2.2.1).
40. The project shall retain, disperse and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis to determine wet-season soil and groundwater conditions to establish a long-term design infiltration rate (SDM 2.2.5 & 7.2).
41. A construction stormwater pollution prevention plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work. A complete SWPPP consists of a narrative and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP elements, as identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual, shall be addressed and included in the Construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.
42. A stormwater facility Maintenance Plan, per chapter 3 of the City of Lacey 2016 Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater

site plan. The maintenance manual shall also be prepared as a stand-alone document for the post-development facility owner.

43. Clearing, grading, and other soil disturbing activities shall be prohibited between October 1 through April 30th unless shown to the satisfaction of the City of Lacey that sediment-laden run-off will be prevented from leaving the site (SDM 5.2.3).

Transportation

44. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. All street light designs shall be prepared by an engineering firm capable of performing such work (DG&PWS, Transportation 4B.025).
45. All public streets will be planted with trees as required by the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4G.100).

General Surveying Requirements

46. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from the Lacey Public Works Department (DG&PWS 3.025).
47. The City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from the Lacey Public Works Department (DG&PWS 3.025).
48. Right-of-way shall be dedicated for a project that requires a conditional use permit. The requirement to dedicate right-of-way shall be determined by City or regional transportation plans, by a traffic impact analysis, or as determined by the Public Works Department. Dedications shall be determined by a professional land surveyor licensed in the state of Washington. Dedications shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

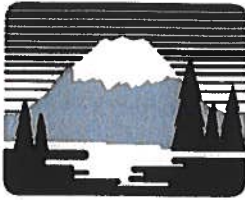
Other Public Works Requirements

49. All improvements shall satisfy the City of Lacey Development Guidelines and Public Works Standards in place at the time of complete application (as determined by the City of Lacey Community and Economic Development Department).
50. All Public Works improvements shall be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval (DG&PWS 3.040).

RECEIVED

MAR 26 2020

BY _____



Shaping
our community
together

CITY OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY	
Date:	3-24-20
Case #:	19-194
Received By:	CC
Planner:	SARAH
Related Cases:	

GENERAL LAND USE APPLICATION

Please Identify Supplemental Forms Accompanying This Application:

- | | |
|---|--|
| ☐ Binding Site Plan (Preliminary)
☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment
☒ Conditional Use Permit
☒ Environmental Checklist (SEPA) (must include 2 CD's containing .pdf copies of all submittal materials, including applications)
☐ Joint Aquatic Resources Permit Application (JARPA)
☐ Landclearing Permit/Class IV Forest Practices
☐ Limited Administrative Review (separate application form is <u>not</u> required) | ☐ Planned Residential Development (Preliminary)
☐ Planned Residential Development (Final)
☐ Short Subdivision (Preliminary)
☐ Short Subdivision (Final)
☐ Site Plan Review
☐ Street Merchant Supplemental
☐ Subdivision (Preliminary)
☐ Subdivision (Final)
☐ Townhouse Development Permit
☒ Wetland Development Permit
☐ Woodland District Supplemental |
|---|--|

*Applicant/Property Owner Information

Owner: City of Lacey

Mailing Address: 420 College Street SE, Lacey, WA 98503

Phone Number(s): 360-456-7791

E-mail Address: jjwilson@ci.lacey.wa.us

Signature: *Jessica Wilson*

* For projects with multiple owners, attach a separate sheet with above owner information and signatures.

Applicant: Jessica Wilson

Mailing Address: 420 College Street SE, Lacey, WA 98503

Phone Number(s): 360-456-7791

E-mail Address: jjwilson@ci.lacey.wa.us

*Authorized Representative: Jessica Wilson

Mailing Address: 420 College Street SE, Lacey, WA 98503

Phone Number(s): 360-456-7791

E-mail Address: jjwilson@ci.lacey.wa.us

*The authorized representative will be the primary staff contact for all project related questions and correspondence.



Project InformationProject Name: Hawks Prairie Sister Standpipe

Project Description: The project proposes construction of a 2.0 million gallon reservoir to sustain the City's drinking water system,
while the existing on-site reservoir is down for maintenance. Construction will include reservoir, access road,
off-site road improvements, piping, storm system, wetland mitigation, existing detention pond expansion and electrical work.

Property DescriptionSite Address: 4040 Marvin Road NE, Lacey, WA 98516Full Legal Description of Subject Property (attached ☒):

Section: 35 Township: 19 North Range: 01 westAssessor Tax Parcel Number(s): 11935310200Zoning District: Proposed improvements in Light Industrial, northern portion of parcel is in Open space InstitutionalShoreline Designation (if applicable): N/AArea of Project Site (in square feet if less than 1 acre; in acres if greater): 5.67 acres

Critical Areas on or near Site (show areas on site plan):

- ☐ None
☐ Creek or stream (name): _____
☐ Lake or pond (name): _____
☐ Endangered or threatened species (identify): _____
☒ Encumbrances, such as wells with radius, and easements: _____

- ☒ Wetland
☐ Steep slopes/draw/gully/ravine
☐ Historic site or structure
☐ Flood hazard area, provide FEMA flood zone and map number: _____

Utilities (Existing and Proposed)Water: Existing Reservoir, pump station, treatment facility Proposed New ReservoirSewer: Existing gravity Proposed None for reservoirAccess (name of street(s) from which access will be gained): Existing access from Marvin Road NE

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Jessica J. Wilson

Print Name

Jessica J. Wilson

Signature

3/13/20

Date

Please attach all applicable supplemental forms

After recording return document to:

City of Lacey
Department of Public Works
420 College St. Se.
Lacey, WA 98503

Thurston County Treasurer
Real Estate Excise Tax Paid None
By 1/27/2014 Mark Deputy

Document Title: **RIGHT OF WAY DEDICATION DEED**

Grantor(s) (Last name first, then first name and initials):

1. **CITY OF LACEY**

2. _____

3. _____

4. _____

5. Additional name(s) on page _____ of document.

Grantee: **PUBLIC**

Abbreviated Legal Description (i.e. lot, block, plat or section, township, range):

That portion of the Northwest Quarter of the Southwest Quarter of Section 35, Township 19 North, Range 1 West W.M., Situated in the City of Lacey, County of Thurston, State of Washington, recorded under Auditor's File No. 4012355

Actual legal is on page 2 of document.

Assessor's Property Tax Parcel Number: **11935310000**

Section, Township, Range: S 35, T 19 N, R 1W, W.M.

Fronting Street: **MARVIN RD. NE.**

Cross Street: **41st AVE. NE.**

11935310000 RW

1



RIGHT-OF-WAY DEDICATION DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned GRANTOR, **CITY OF LACEY, a municipal corporation of the State of Washington** grants and conveys to the **PUBLIC**, a, for use of the public forever for public street right-of-way purposes, all interest in the following described property situated in the City of Lacey, Thurston County, Washington, TO WIT:

PARCEL:

That portion of the Northwest Quarter of the Southwest Quarter of Section 35, Township 19 North, Range 1 West W.M., Situated in the City of Lacey, County of Thurston, State of Washington, recorded under Auditor's File No. 4012355, records of said county, described as follows:

Commencing at the Northwest corner of the above said Southwest Quarter; thence along the North line of said Southwest Quarter S87°55'34"E 30.00 feet to the easterly right of way line of Marvin Road Northeast and **POINT OF BEGINNING**; thence continuing along said North line S87°55'34"E 384.42 feet; thence S02°04'26"W 300.00 feet; thence S87°55'34"E 228.38 feet; thence S02°04'26"W 220.00 feet; thence N87°55'34"W 609.26 feet to the easterly right of way line of Marvin Road Northeast; thence along said right of way N01°41'00"E 520.01 feet to the point of beginning.

RIGHT OF WAY:

Commencing at the Northwest corner of the above said Southwest Quarter; thence along the North line of said Southwest Quarter S87°55'34"E 30.00 feet to the easterly right of way line of Marvin Road Northeast and **POINT OF BEGINNING**; thence continuing along said North line S87°55'34"E 70.77 feet; thence S02°04'26"W 12.00 feet; thence parallel with said north line N87°55'34"W 16.40 feet to the beginning of a curve to the left, having a radius of 42.00 feet; thence southwesterly 66.26 feet along said curve through a central angle of 90°23'26"; thence parallel with said easterly right of way of Marvin Road Northeast S01°41'00"W 26.30 feet; thence N88°19'00"W 12.00 feet to said easterly right of way; thence along said right of way N01°41'00"E 80.67 feet to the point of beginning.

Containing 2,057 sq. ft.

See Exhibit "A" attached hereto and by this reference made apart hereof.

(Description prepared by or under the direction of Monty K. Bryant PLS#48748 on 01-02-2014.)

TOGETHER WITH the right to make and maintain slopes for cuts or fills upon the property adjacent to that specifically described, in order that the street or streets may be graded to the proposed grade level in a reasonable and proper manner.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of January, 2014.

CITY OF LACEY

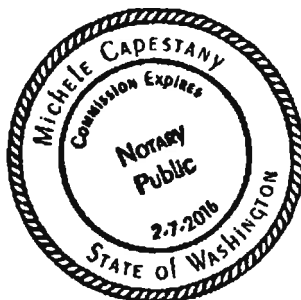
BY [Signature]
Scott Spence
IT'S City Manager
City Manager

BY _____
IT'S _____
(Title)

STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

On this day personally appeared before me **Scott Spence**, respectively, of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes herein mentioned, and on oath stated that they were authorized to execute the said instrument.

GIVEN under my hand and official seal this 24th day of January, 2014



[Signature: Michele Capestany]
Notary Public in and for the State of
Washington, residing at Olympia
My commission expires: 2-7-2016

Accepted by the City of Lacey, Washington. this 24 day of JANUARY, 20 14.

BY: Scott Egger
Director of Public Works
Scott Egger

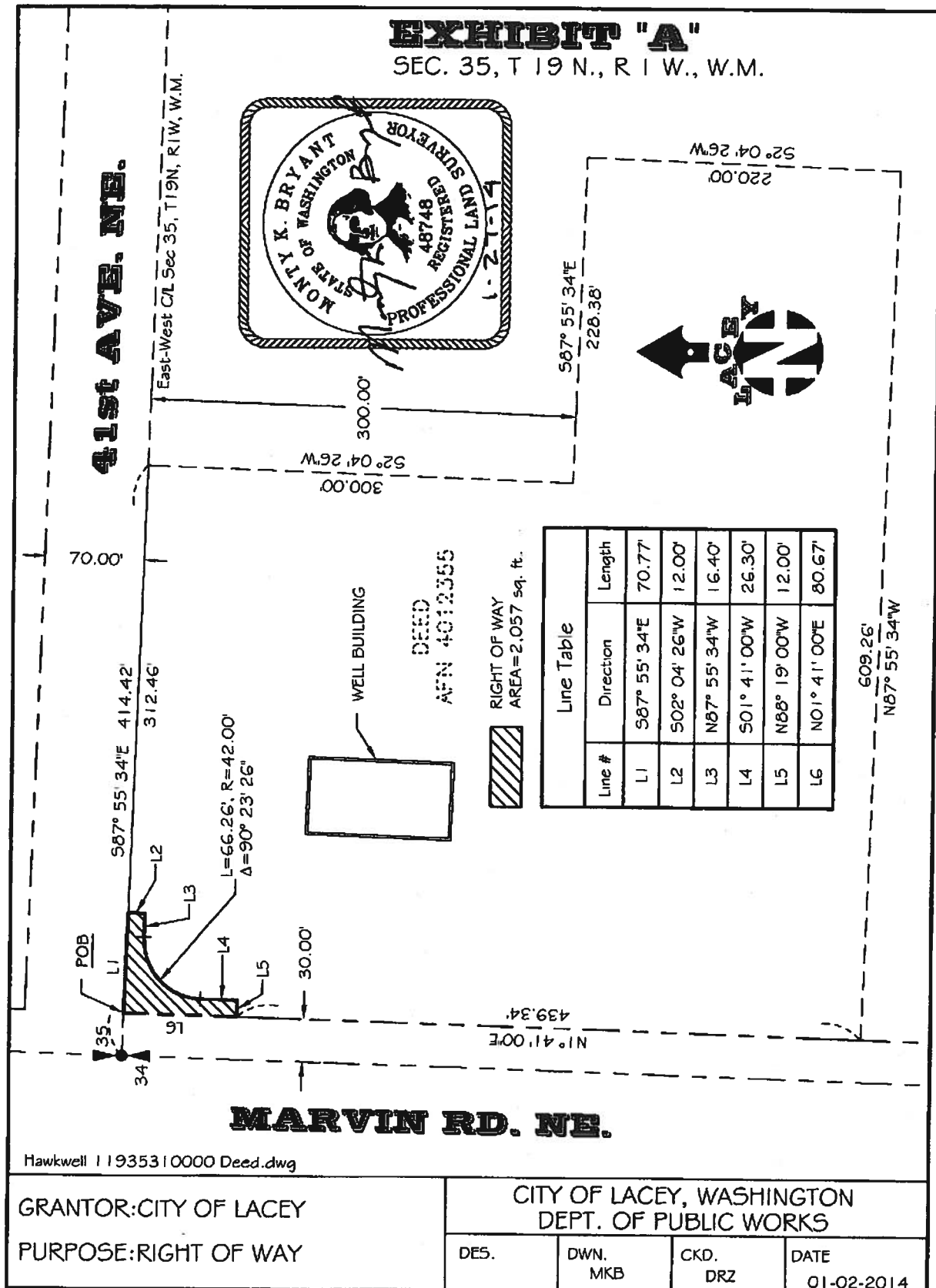
STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

On this day, personally appeared before me, Scott Egger, to me known to be the Public Works Director of City of Lacey, a municipal corporation, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes herein mentioned, and on oath stated (he/she) is authorized to execute the said instrument.

Given under my hand and official seal this 24th day of January, 20 14.

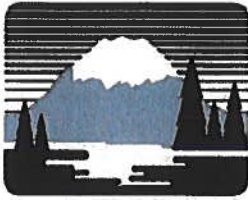


Michele Capestany
Notary Public in and for the State of
Washington, residing at Olympia
My commission expires: 2-7-2016



RECEIVED

MAR 26 2020



Shaping
our community
together

CITY OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

BY _____

OFFICIAL USE ONLY

Date: _____

Case #: 19-194Received By: CCPlanner: SARAH

Related Cases: _____

CONDITIONAL USE PERMIT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Project Information

Applicant Name and Phone Number: Jessica Wilson 360-456-7791

Authorized Rep. Name and Number: Jessica Wilson 360-456-7791

Project Name: Hawks Prairie Sister Standpipe

Planning Project Number: 19-194

Summary Of Request (list types of uses)

Construction of new 2.0 MG steel reservoir on site. Currently site has existing reservoir, wells treatment building and booster pump station.

Hours of Operation (include number of days per week): 24 hours/day-7 days/week

Total Square Footage of Site: 246,985 SF Total Square Footage in Paved or Covered Surfaces: 45,738 SF

Number of Dwelling Units: Proposed: 0 Permitted: _____

Existing Zoning

Existing Zoning Designation: LI -Light Industrial Comprehensive Plan Designation: LI

How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)? Existing site consists of domestic water facilities (well, reservoir, booster pump station and treatment building). New reservoir will conform to existing use and meet zoning ordinance requirements.

Essential Public Facility? yes Type One: _____ Type Two: _____ Type Three: yes

Commercial Uses

Total gross square footage of commercial buildings: Not Applicable

Description of each commercial use: Not Applicable

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development? Setbacks, existing buffers and landscape screening will be provided.

What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood? Reservoir will be constructed to match existing reservoir conditions.
Existing buffer, trees and proposed landscaping will provide screening to surrounding
neighborhood. Off-site road improvements will match existing road cross section and conditions.

Protective Covenants

Are there protective covenants for the subdivision in which this use is to be located? N/A
If so, attach a copy of the covenants and explain how the proposed use does or does not conform to the covenants. Cite specific section(s) of the covenants for reference: _____

Day Care Centers And Nursery Schools N/A

Maximum Number of Students: _____ Estimated Maximum Vehicular Trips Generated: _____
How are these vehicular trips distributed by mode and time of day? _____
Attach a commercial traffic generation worksheet to the application form.

Essential Public Facilities Identified:

Does the proposed use meet the definition and criteria of 16.66.060 for essential public facilities review:

☒ Yes ☐ No

If yes, what type of facility is it classified as:

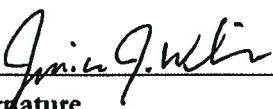
☐ Type 1 ☐ Type 2 ☒ Type 3

Please see additional submittal requirements for Type 1 and 2 essential public facilities below.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Jessica Wilson

Print Name


Signature

3/13/20
Date

Please attach all applicable supplemental forms



Shaping
our community
together

CITY OF **LACEY**

DEPARTMENT OF COMMUNITY DEVELOPMENT
420 College Street S.E., Lacey, WA 98503 (360) 491-5642

RECEIVED

MAR 24 2020

BY _____

OFFICIAL USE ONLY

Date: _____

Case #: 19-194

Received By: CC

Planner: SARAM

Related Cases: _____

WETLAND DEVELOPMENT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Applicant or Authorized Representative: Applicant: Jessica Wilson. Agent: Alicia Pettibone

Telephone Number: J. Wilson: 360 456 7791 A. Pettibone: 425-951-5436

I certify, under penalty of perjury, I have been furnished a copy of the Wetlands Protection Ordinance, that the information furnished by me is true and correct, and that the applicable requirements of the City will be met.

Signed: _____

Jessica Wilson

The Applicant shall submit the following information with the appropriate fee:

- ☒ 15 Copies of the General Land Use application
- ☒ 15 Copies of the Wetland Development Supplemental application
- ☒ Copies of all other applicable applications (preliminary plat, site plan review, etc.) the amount specified on the specific supplemental application form.
- ☒ 6 Copies of a wetland report, which shall include the information outlined on the following pages
- ☒ 15 copies of all supporting data as noted below and in Section 14.28.190 of the Wetlands Protection Ordinance
 1. A description and maps overlaid on an aerial photograph at a scale no smaller than 1" = 400' showing the entire parcel of land owned by the applicant and the exact boundary pursuant to Section 14.28.090 of the wetland on the parcel;
 2. A description of the vegetative cover of the wetland and the adjacent area including dominant species;
 3. 15 full size, and one 11" x 17", copies of a site plan for the proposed activity overlaid on an aerial photograph at a scale no smaller than 1" = 400' showing the location, width, depth and length of all existing and proposed structures, roads, sewage treatment, and installations within the wetland and its buffer;
 4. the exact sites and specifications for all regulated activities including the amounts and methods;
 5. Elevations of the site and adjacent lands within the wetland and its buffer at contour intervals of no greater than five feet;
 6. Top view and typical cross section views of the wetland and its buffer to scale;
 7. The purposes of the project and an explanation why the proposed activity cannot be located at other sites including an explanation of how the proposed activity is dependent upon wetlands or water-related resources as described in Section 14.28.350; and
 8. Specific means to mitigate any potential adverse environmental impacts of the applicant's proposal
 9. The City may require additional information including: an assessment of wetland functional characteristics, including a discussion of the methodology uses; documentation of the ecological, aesthetic, economic, or other values of a wetland; and/or a study of flood, erosion, or other hazards at the site and the effect of any protective measures that might be taken to reduce such hazards.
- ☐ A wetland delineation and wetland rating form - N/A, no wetland onsite; wetland offsite (Hawks Prairie Logistics Park)
- ☒ Maps, visuals, and other supporting information as required by the City staff to fulfill the spirit and intent of the Wetlands Protection Ordinance; and

- Mailing labels of all surrounding property owners, provided by a title company, within 300' of the subject property containing the wetland(s) as filed with the Thurston County Assessor's Office. This list shall consist of MAILING addresses, not site addresses, and must be submitted on label sheets. A paper copy of the labels must also be submitted.

The Wetland Report Contents

Note: All items marked with an asterisk (*) require a map or other visual in addition to the text. At a minimum a USGS topographical map, an aerial photograph and a National Wetlands Identification map will be required.

■ Introduction:

- A. Describe the purpose of the report
- B. Describe the proposed development
 - 1) Give location, size, name of project, and relationship to adjacent properties *
 - 2) Note the present and proposed land use
- C. Briefly explain the major findings from the report

■ Physical Conditions

- A. Soils – describe the on site soils using the most recent version of the local soil survey and results of on site work.
- B. Hydrology
 - 1) Describe the wetland and its relationship to the surrounding land and water bodies *
 - 2) Identify if the site is mapped as a 100-year floodplain, and describe flood storage capacity and/or conveyance during the wet seasons
 - 3) Identify if springs are present and what contribution the site would have for summer surface water supply
 - 4) Identify the contribution that the site has for ground water recharge*
- C. Vegetation
 - 1) Identify any threatened, endangered, or sensitive plant species per the National Heritage Program, Department of Natural Resources
 - 2) Note whether the site has been identified as high quality native wetland
 - 3) Describe the on site vegetation in the wetland and in the buffer*
 - 4) Describe the contribution of the on site vegetation within the wetland and buffer to: (a) sediment control; (b) water quality, and (c) instream habitat for fish populations
- D. Habitat
 - 1) Identify any threatened, endangered, or sensitive animal species per the Department of Wildlife
 - 2) Note if the site contains any priority habitats or species
 - 3) Describe the animal species that are present on the site
 - 4) Identify any threatened, endangered, or sensitive fish species per the Department of Fish and Wildlife
- E. Human Use
 - 1) Describe the existing and proposed uses of the site*
 - 2) Describe the aesthetic/visual characteristics of the wetlands and the buffer areas

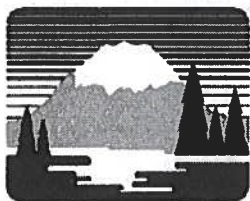
■ Impacts

- A. Identify and describe those areas of the site, including the wetland and the buffer, which would be impacted by the proposed development.* Note the impacts on each of the categories, A through E, above.

■ Mitigation Measures

Mitigation includes those actions which avoid, minimize, rectify, reduce, eliminate, compensate, or correct otherwise probable significant adverse environmental impacts. (WAC 197.11.768)

- A. Describe the level of mitigation according to the above referenced definition. Mitigation measures may include coverage, setbacks and buffers, size of lots and development sites, height limits, density limits, restoration of ground cover and landscaping, innovative design and construction methods, provisions for access of right-of-way, and enhancement to increase wildlife or aquatic habitat value.



*Shaping
our community
together*

**CITY
OF LACEY**

DEPARTMENT OF COMMUNITY DEVELOPMENT
420 College Street S.E. Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY

Date: _____

Case #: _____

Received By: _____

Planner: _____

Related Cases: _____

LAND CLEARING/CLASS IV FOREST PRACTICES APPLICATION

LANDOWNER, TIMBER OWNER AND OPERATOR INFORMATION

Name of Landowner: City of Lacey

Mailing Address: 420 College Street SE, Lacey, WA 98503

Phone Number(s): 360-456-7791

E-mail Address: jjwilson@ci.lacey.wa.us

Name of Timber Owner: City of Lacey

Mailing Address: 420 College Street SE, Lacey, WA 98503

Phone Number(s): 360-456-7791

E-mail Address: jjwilson@ci.lacey.wa.us

Name of Operator: TBD

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Contact Person: Jessica Wilson

Phone Number(s): 360-456-7791

E-mail Address: jjwilson@ci.lacey.wa.us

If you are harvesting timber, enter the Forest Tax Reporting Account Number of the Timber Owner:
_____. To receive a tax number, call the Department of Revenue at (800) 548-8829.

PROPERTY INFORMATION (PLEASE ATTACH A MAP ASSOCIATED WITH THE HARVEST AREA.)

Legal Description of Property: See attached

Parcel Number: 11935310200

Number of Acres Being Harvested: 0.60 acres

ANSWER EACH QUESTION AS IT APPLIES TO YOUR PROPOSED FOREST PRACTICE:

☒ No ☐ Yes Is the activity within 500 feet of a public park? Park name: _____

☒ No ☐ Yes Is the activity located on lands platted after January 1, 1960?

☐ No ☒ Yes Is the activity within 200 feet of saltwater ____ lake ____ river/creek/stream ____ pond ____ wetland X seasonal runoff ____ slopes which exceed 15 % ____

What is the expected duration of FPA? 3 months

Proposed start date: January 1, 2021 Proposed end date: March 31, 2021

Are you cutting or removing timber?

☐ No ☒ Yes – Complete the table below and identify all timber harvest and salvage activity boundaries on the activity map.

Unit #	Harvest Type	Yarding Method	Acres (net)	Volume to be Harvested (mbf)	Steepest Slope in Harvest Unit (%)
1	Salvage	Shovel Log	0.38	18.9	10%

Are you constructing or abandoning roads:

☒ No ☐ Yes – Complete the table below. Show locations and identify all road activities on the activity map.

Type of Activity	Total Length (feet)	Steepest Side Slope (%)	Abandonment date (Mo/Yr)
Road Construction			Does Not Apply
Temp Road Construction			
Road Abandonment			

Work in or over typed water may require a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW) and a review and approval under the City's sensitive area restrictions. If you have questions concerning the HPA, visit the WDFW website at www.wdfw.wa.gov/habitat.htm.

Are you installing or replacing water-crossings?

☒ No ☐ Yes – Complete the table below. Show locations and identify all proposed water-crossings on the activity map.

Crossing Identifier	Crossing Type	Dimensions (width x length)	Crossing Identifier	Crossing Type	Dimensions (width x length)

Mark the following activities that are proposed in or over typed water: N/A

Activity in or over:	Type I Stream	Type II Stream	Type III Stream	Type IV Stream	Type V Stream
Removing culverts of bridges					
Equipment crossing					
Ground skidding					
Suspending cables					
Cable yarding					
Falling and bucking					
Other _____					

What is proposed to mitigate impacts to these areas and habitats? N/A

Does the site have a wetland or wetland buffer? Tree removal is prohibited in wetlands and wetland buffers. Show locations and identify all wetlands and buffers on the activity map.

Wetland Identifier	Wetland Type (I, II, III, IV, Other)	Activity Type in Wetland	Activity Type in Buffer	Total Wetland Area (acres)	Total Area Drained (acres)	Total Area Filled (acres)
I	II	none	none	0.24	0	0

Describe how the following are identified on the ground.

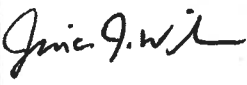
Harvest boundaries/unit corners: Trees have been marked for removal (paint/ribbon)

Right-of-way limits and centerlines for road work, culverts, and bridges: N/A

Critical areas and critical area buffer boundaries: Flagged

Have you reviewed this forest practices activity area to determine whether it may involve historic sites and/or Native American cultural resources? ☐ No ☒ Yes N/A

We affirm that the information contained herein is true, and understand that this proposed forest practice is subject to the Forest Practices Act and Rules and City of Lacey Urban Forest Management Plan and Tree Protection Ordinance as well as all other federal, state or local regulations. Compliance with the Forest Practices Act and Rules and the City of Lacey Urban Forest Management Plan and Tree Protection Ordinance does not ensure compliance with the Endangered Species Act or other federal, state or local laws.

Signature of LANDOWNER 	Signature of TIMBER OWNER (if different than landowner)	Signature of OPERATOR (if different than landowner)
Print Name: <u>Jessica Wilson</u> Date: <u>3/16/20</u>	Print Name: Date:	Print Name: Date:

Per City of Lacey Ordinance 14.32.045, the application must meet requirements of Lacey Urban Forest Management Plan of tree protection requirements. To evaluate this application, a site map is required pursuant to LMC 14.32.060B1. Please include a site map with the following information:

- Harvest boundaries and retention areas.
- The approximate location of any structures.
- The location of all existing and proposed streets, right-of-ways, easements, skid roads, haul roads, and landings within the proposal.
- Site topography at contour intervals not greater than ten feet.
- Critical areas and critical area buffers regulated pursuant to the City of Lacey's Critical Areas Ordinance.
- Drainage ways and culverts.
- Site area targeted for further harvest including proposed timing.
- North arrow and scale shall be shown on all site plans. The scale shall be appropriate to show required information.
- Location of fixed markers for staff: Staff asks that, at a minimum, the corners of the harvest unit(s) be flagged for clear identification.

NOTE: Copies of all FPA Applications will be forwarded to Lacey Public Works for stormwater and erosion control review. Projects which disturb more than one acre (regardless of total lot size) will require an engineered stormwater plan consistent with the Lacey Phase 2 NPDES Municipal Stormwater Discharge and Elimination Permit requirements. Applicants will be charged for Public Works staff time to review these plans and applications.

Property owners should also be aware that the Washington State Department of Ecology (WSDOE) might ask for a NPDES (National Pollution Discharge Elimination System) Permit. The threshold for such a permit is equivalent to Lacey's threshold. WSDOE will notify applicants through SEPA review if a NPDES is required. An NPDES is not a prerequisite for FPA approval. It is the responsibility of the applicant to obtain this permit when required.

**Departmental Review
(For Office Use Only)**

Site visit: _____

Date approved: _____

City of Lacey Community Development

Legal Description

That portion of the Northwest Quarter of the Southwest Quarter of Section 35, Township 19 North, Range 1 West W.M., Situated in the City of Lacey, County of Thurston, State of Washington, recorded under Auditor's File No. 4012355, records of said county, described as follows:

Commencing at the Northwest corner of the above said Southwest Quarter; thence along the North line of said Southwest Quarter S87°55'34"E 30.00 feet to the easterly right of way line of Marvin Road Northeast and **POINT OF BEGINNING**; thence continuing along said North line S87°55'34"E 384.42 feet; thence S02°04'26"W 300.00 feet; thence S87°55'34"E 228.38 feet; thence S02°04'26"W 220.00 feet; thence N87°55'34"W 609.26 feet to the easterly right of way line of Marvin Road Northeast; thence along said right of way N01°41'00"E 520.01 feet to the point of beginning.

RECEIVED

MAR 24 2020

BY _____



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

WAC 197-11-960
ENVIRONMENTAL CHECKLIST

OFFICIAL USE ONLY

Case Number: 19-194

Date Received: _____

By: CC

Related Case Numbers:

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

EXHIBIT

7

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Hawks Prairie Sister Standpipe

2. Name of applicant: [\[help\]](#)

City of Lacey

3. Address and phone number of applicant and contact person: [\[help\]](#)

420 College Street SE, Lacey, WA 98503 - (360) 456-7791 - Jessica Wilson

4. Date checklist prepared: [\[help\]](#)

3/2/20

5. Agency requesting checklist: [\[help\]](#)

City of Lacey

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Design 2020 and Construction of new reservoir to start in 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

After construction, City will perform routine monthly and yearly maintenance on reservoir

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geo-technical memorandum, Wetland report and site development plans/reports

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

There are no applications pending, but site development, building and electrical permits will be submitted and processed through City. Water system plans will be submitted and approved by Washington State Department of Health.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Lacey Site Development Permit, Building Permit, Electrical Permit: DOH Water System Plan approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

A 2.0 MG, 96' high by 66' diameter steel reservoir will be designed, permitted and constructed.

Construction will include reservoir, access road, off-site road improvements, piping, storm system, wetland mitigation, existing detention pond excavation and electrical work.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

4040 Marvin Road NE, Lacey WA 98516 Section 35, Township 19 North, Range 01 West

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other gradual slope from NW to SE

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

50% at NE side of existing reservoir

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Dense gravelly sandy silt (ML). During construction soils will be graded and some removed from the site to allow for structural fill.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

On-site and off-site grading will consist of moving approximately 4,200 CY of material. Structural fill will be used for on-site foundation construction

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

[\[help\]](#) There is the possibility for on-site erosion during construction until the site is stabilized. Erosion control measures will be provided.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

19%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Native, wetland and landscape buffers will be provided to reduce and control erosion. Erosion control (silt fence, catch basin inserts, collection swales) will be designed and installed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction, contractor equipment (generator, crane, excavator, bull dozer, dump truck, concrete truck) will be on-site and emit emissions. After construction, City trucks and service equipment will be on-site one to two times a week.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Contractor will not be able to idle equipment during construction. Specifications will dictate when, how, and cover emission control.

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

There are wetlands located on the adjacent southern property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, construction will be within 200' of existing wetlands. There will be construction of perimeter fencing in the wetland buffer but most construction will be outside of the 100' wetland buffer. Refer to wetland report.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general

There are two existing wells on-site (S19 and S31) and will continue to operate during construction. S19 produces 750 gpm. S31 produces 800 gpm.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

On-site storm water will be directed to existing detention pond after receiving water quality treatment. Existing detention pond will be expanded to accommodate increased impervious area.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

There is always a possibility that if illegal waste material is disposed on-site, it could enter the groundwater.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the system will match the existing drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

On-site and off-site detention systems will be sized to meet City storm drainage standards.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

There will be trees removed along the frontage and proposed reservoir location. The site will be cleared in the construction zone.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Site will retain significant trees and a landscape plan will be prepared to preserve and enhance existing vegetation.

e. List all noxious weeds and invasive species known to be on or near the site.

Scotch Broom, Tansy Ragwort, Blackberry, and English Ivy

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Bald eagle

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

no

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A majority of the site will be left in existing and native condition

e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Existing electric power will be used on-site for operation of reservoir.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The height of the tank and location may cast a shadow on the adjacent lots but should not affect the potential use of solar energy.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Reservoir will be designed to meet current energy codes and conservation features.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

During construction, there is always a possibility for construction spills, fire, or other

- 1) Describe any known or possible contamination at the site from present or past uses.

None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Typical construction chemicals may be on-site during the construction process. (Diesel, paints, cleaning supplies, oil, etc.)

- 4) Describe special emergency services that might be required.

Medical aid and fire service may be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Controlled construction methods, will help reduce or control environmental health

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Construction equipment, generator operation and maintenance activities traffic for concrete trucks and material deliveries.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short term will be the construction noise. Work hours will be within City limits except for approximately 3 extended work hour days. During concrete pours, the hours will need to be extended to 14 hours. After construction, noise should be minimal.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Enforce City work hour requirements.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The property is zoned LI- Light Industrial with residential homes to the north and industrial buildings to the east and south. There will be no effect on current land uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site. [\[help\]](#)

On the existing northern parcel there is an existing water reservoir, BPS, generator, well, access, and treatment building.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

no

- e. What is the current zoning classification of the site? [\[help\]](#)

LI- Light Industrial

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Light Industrial

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There is a wetland buffer

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

City water staff, number will vary.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Permitting through the City of Lacey would ensure that the proposal is compatible with existing and projected land uses and plans.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

none

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Structure will be approximately 96 feet tall with roof structure. The reservoir will be steel.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
Existing trees will be maintained to help buffer the reservoir

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
There will be some outside lighting on the reservoir
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
none
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
N/A
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
N/A
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

City GIS data was evaluated and there is no evidence of potential impacts

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Access to the site will be from the existing access off of Marvin Rd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, Willamette and Marvin Road

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Parking stalls would remain the same

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Off-site road improvements to Marvin Road will be required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Limited trips to the site for maintenance will occur. Maybe one to two trips per week

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

A traffic control plan will be prepared and approved by the City for construction activities

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No, it will match existing conditions for the existing reservoir and BPS.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed. [\[help\]](#)

Electricity- Telephone/SCADA Water-City Sewer-City
PSE Centurylink

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead
agency is relying on them to make its decision.

Signature: Jessica J. Wilson

Name of signee Jessica Wilson

Position and Agency/Organization Utility Engineer, City of Lacey, Public Works, Water Resources

Date Submitted: 3/17/20

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

During construction there will be release of some storm water and emissions to the air along with construction equipment noise. After construction there will only be some noise during reservoir maintenance activities.

Proposed measures to avoid or reduce such increases are:

Restrictions during construction of the contractor will help mitigate some of the emissions and discharge of storm water.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Construction of the facility will affect some of the plants and trees on-site

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Landscape plans will be prepared to mitigate impacts to the surrounding area. Buffers have been provided and will be protected during on-site activities.

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Construction of the perimeter fencing will affect the wetland buffer.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Wetland buffer mitigation/planting will help in the restoration of the buffer.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

none

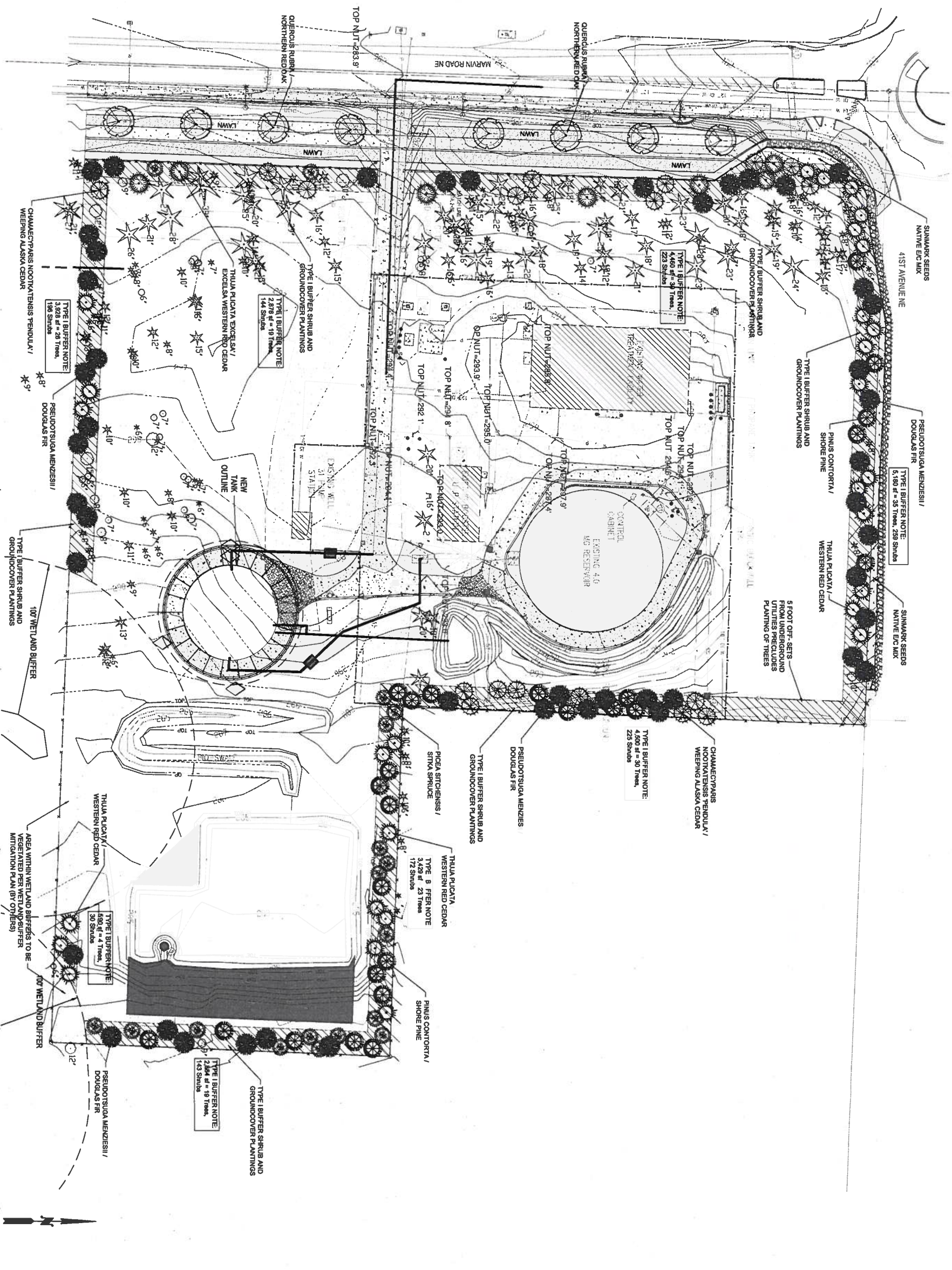
Proposed measures to reduce or respond to such demand(s) are:

Proposed reservoir will provide an increase in water storage.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

SCALE: 1"=30'-0"



4040 Marvin Road, Lacey, Washington



BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

mail 4330 N Leckington St
Tacoma, WA 98407

location 4358 St Helens Ave
Tacoma, WA 98402

1.253.277.4848
1.253.276.0132

www.bradleydc.com
info@bradleydc.com

BDG

REVISION	By	Date	No.

EXHIBIT

EXHIBIT

trioles®

9

Sheet No.

4

of 2 Sheets

1

1003

SPACING, CONDITION & REMARKS

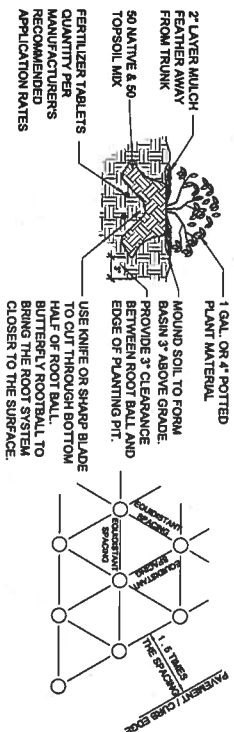
DECIDUOUS SHRUBS (2' GALL., FULL FOLIAGE 5' O.C.)
CORNUS TO OINIFERA, REDTING DOGWOOD
HOLDISCUS DISCOLOR / OCEAN SPRAY
PHILADELPHUS LEWISII / MOCK ORANGE
PHYSCOCARPUS CAPTATUS / NINEBARK
RHAMNUS PURSHIANA / CASPCA
RIBES SAURURINELLA / RED FL. OVERBING CR. BRANT
VACUINUM OVATUM / EVERGREEN HUCKLEBERRY
EVERGREEN SHRUBS (2' GALL., FULL FOLIAGE 5' O.C.)
CEANOTHUS VELUTINUS / SNOWBUSH
LEDUM GROENLANDICUM / LABRADOR TEA
MAHONIA AUSTRALIS / OREGON GRAPE
MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE
VACUINUM OVATUM / EVERGREEN HUCKLEBERRY
GROUNDCOVERS (4' POTTS, 36" O.C.)
ARCTOSTAPHYLOS UVA-URS / KININON
FARGRAEIA CHLOEENSIS / SAND STRAWBERRY
GALLIHERBA SHALLOON / SALAL
MAHONIA REPENS / GREENING MAHONIA

— SUNMARK SEEDS NATIVE E/C MIX

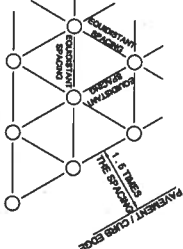
45%	HORDEUM BRACHYANTHERUM / MEADOW BARLEY
35%	BROMEUS CARINATUS / CALIFORNIA BROME
20%	FESTUCA RUBRA RUBRA / NATIVE RED RESCUE
3%	DESCHAMPSIA CESPITOSA / TUFTED HAIRGRASS
2%	AGROSTIS EXERATA / SPIKE BENTGRASS

Diagram illustrating the application of fertilizer tablets to a tree. The diagram shows a cross-section of a tree trunk and its root system. A circular area around the trunk is labeled "50 NITRATE & 50 TOPSOIL MIX". A horizontal line indicates the "12" GREATER THAN FOOT" distance from the trunk to the application area. A vertical line indicates the "7" LAYER MULCH" distance from the trunk to the application area. The application area is labeled "MOUND SOIL TO FORM BASIN 6" ABOVE GRADE". The fertilizer tablets are labeled "FERTILIZER TABLETS QUANTITY PER MANUFACTURERS RECOMMENDED APPLICATION RATES". The diagram also shows "CUT AND REMOVE BURLAP FROM TOP 1/2 OF BALL" and "TREATED OR NON BIO-DEGRADABLE MATERIAL".

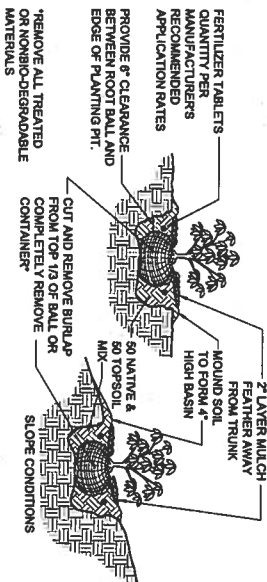
(NOT TO SCALE)



(NOT TO SCALE)



(Not To Scale)



(NOT TO SCALE)

GENERAL NOTES:

- A. Point listed the submission: within 30 calendar days after receipt of the notice to proceed, landowner contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, address and telephone number of all plant material suppliers and growers.
- I.A. Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and area of container or ball.
- I.B. Contractor shall provide a signed statement from the plant supplier certifying that the plants are of the botanical and common name being supplied by botanical and common name plant tags and listing that all of the plants supplied by them are in healthy growing condition meeting the American Standard for Nursery Stock (ANSI Z60.1).
- 1.C. Submit a project installation schedule, coordinated with the proposed construction schedule, to the project engineer for review and approval. The schedule shall be submitted at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized by the project engineer. Substitutions shall be in writing by the project engineer or owner. If a plant is substituted that is not on the project specification list, and a proposal is not submitted for use of the material, replacement shall be at the owner's expense. Substitutions shall be submitted and submitted in writing to the landowner architect or owner at least 30 days prior to start of work under this section. These substitutions shall not relieve contractor of the responsibility of obtaining specified materials in advance of special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landowner architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not imply the subsequent right of inspection and rejection during progress of the work. Contractor shall give landowner architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall also place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or damage.

NOTES:

1. Verify types and plant layout with landscape architect prior to commencing work.
2. Verify that the conditions are acceptable prior to beginning work. Do not install any site elements or plant materials until sustainability conditions are confirmed. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
3. Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
4. Install protective fencing for all soil seating areas and vegetation to remain, and plant materials located on adjacent property prior to commencing work. The critical root protection area of all trees to remain shall be established as a 1' buffer around the trunk for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is larger. The critical root protection area shall be established as a 1' buffer around the trunk for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is larger. To be installed with stakes driven into the ground and not painted on color blocks. Stakes shall be affixed to the marking tree trunks. No E-90, The Tree Protection Award. See seating area and vegetation protection detail for additional information.

- Impermeable filter**, incorporated into a drainage facility or engineered structural fill or slope abutal, at project completion, demonstrates the following:
- 1) General Soil Requirements: The topsoil layer shall have a minimum depth of 8 inches; the underlying layers shall have a minimum depth of incorporation of 6 inches; and the bottom layer shall have a minimum depth below the topsoil layer that will be scarified at least 18 inches with some incorporation of fine upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for 75-90% sand and 5-10% loam for planting areas). The soil portion must be 75-90% sand and 5-10% loam for turf areas, and 5-15% loam for planting areas, and 1-5-5:5 for stress planted with seed tolerant or native plantings.
 - 2) Requirements for Amending Existing Soil in Place:
 - Turf areas: Place and root 1.75 inches of composed material two 7.75 inches of existing soil and for a total depth of 8.5 inches, and a seeded depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches.
 - Planting beds - Place and root 3 inches of composed material two 8.5 inches of existing soil and for a total depth of 9.5 inches, and a seeded depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches (unincorporated soil. Do not scarify until drip lines of existing trees be retained).

- 3) Requirements for Applying Improved Topsoil:
 - a) Turf Areas and Planting Areas – Scarify or till subgrade in two directions to 6 inches depth. Entire surface should be disturbed by scarification. Do not evenly mix chips from existing trees to be retained. Place 4 inches of topsoil topped mix on surface and till to 2 inches of soil. Place second 4 of 4 inches topped mix on surface.
 - 4) Requirements for Reestablishing Stripped/Destroyed Topsoil:
 - a) Turf Areas – Reestablish topsoil and root mat in 1.75 inches of compacted material for a combined minimum depth of 6 inches of soil and compost.
 - b) Planting Beds – Reestablish topsoil and root mat in 3 inches of compacted material for a combined minimum depth of 6 inches of soil and compost.
 - 5) Which Stormwater Systems – On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all amendments uniformly throughout the area given soil treatment. Amended soil shall be placed horizontal layers in no greater than 12" lifts. Allow soils to compact on site naturally. Areas can be wetted after soil is placed to speed consolidation. Areas that are not wetted with water with the system installed will be properly settled. Flow direction with the system control measures must be treated to protect the brecciation area from sedimentation.
 - 6) Plants shall be planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
 7. Fertilizer at installed plants during beneficial operations with organic fertilizer as recommended by manufacturer.
 8. Mutch all painted areas with a minimum 2 inch (2") depth of medium fine bark mulch. Fresh grade of mulch shall be one inch (1") below top of adjacent land surface.
 9. All dirt material to be runny green and sticky and not to be in a healthy, vigorous, well branched, disease and insect free condition.
 10. Plant trees, shrubs and groundcover as shown in the planting details. Roughly equalize sides of the planting pit. Install plant material at finish grade and backfill with bark mulch every from base of plant. Water plant jobs thoroughly/mulch thoroughly backfilling and soil factorize layers. Backfill and backfill material that cannot be installed immediately shall be placed in, mulched and watered regularly to keep root ball moist.
 11. Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, weeding, fertilizing, pruning, reseeding of plants, mulch bed watering, spraying, adjustments to staking and removal of weeds/diseases as required for healthy plant growth.
 12. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
 13. Replacement of plantings: remove any plant from the site either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit within the normal planting season. All replacement plants shall be installed within the same period as specified. Identify those replacements and what replacement material is necessary to prevent similar damage of additional plant material.
 14. Plants not burler in a mound or bear pattern for two plantings within a burler is located within the 5 linear feet of any paved surface. Designated universal number (M3-B1-2 (or approved equal). Install per manufacturer's recommendations.
- Warranty:
- The warranty shall include replacing and planting the same size and species of plant material, as shown on the landscape plan and that has been designated by the landscape architect to be replaced. Except for loss due to excavatory series designations contractors (20 year warranty) and for any other reasons against defective work to be guaranteed until the end of one month season against defective work to be guaranteed except for cases of neglect or abuse by the owners or contractors. All plants, especially shall be re-installed under three plant guaranty conditions.

4040 Marvin Road, Lacey, Washington

[illegible]

Drawing MEW Project Number MEW Material KBR Date 19 March 2020	Sheet No. L-2 of 2 Sheets
---	--

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

mail 4300 N. Lexington St.
Tacoma, WA 98401

location 4555 St. Helens Ave.
Tacoma, WA 98402

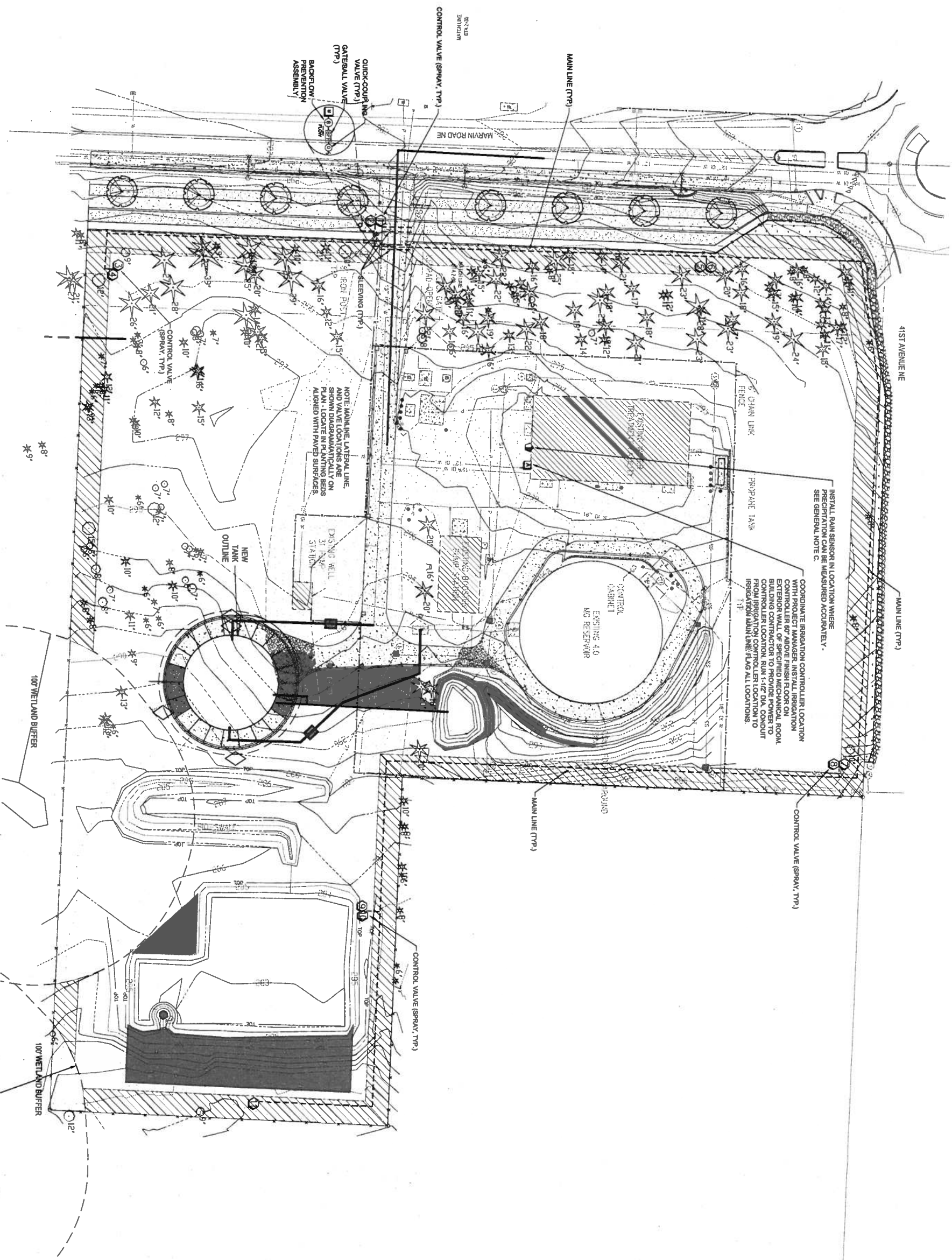
1.253.272.4848
1.253.276.0132

www.bradtrec.com
info@bradtrec.com

BDC



SCALE: 1"=30'-0"



Water Reservoir Expansion

City of Lacey

4040 Marvin Road, Lacey, Washington



4330 N Lexington St
Tacoma, WA 98407

location
455B St Helens Ave,
Tacoma, WA 98402

1.253.272.4848
1.253.276.0132

www.bradtrec.com
info@bradtrec.com



REVISION		
No.	Date	By

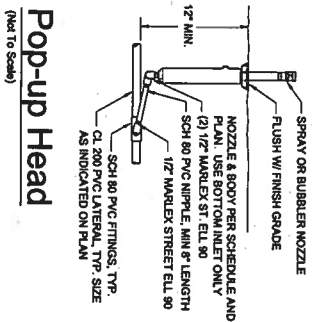
Designer MFV	Sheet No. IR-1
Project Manager MFV	
Fabricator KBR	
Date 19 March 2020	

EQUIPMENT SCHEDULE

HUNTER IRRIGATION EQUIPMENT SHOWN IN SCHEDULE. TORO, RAINBIRD, WEATHERMATIC OR EQUIVALENT IRRIGATION EQUIPMENT MAYBE SUBSTITUTED, WITH LANDSCAPE ARCHITECTS WRITTEN APPROVAL ONLY.

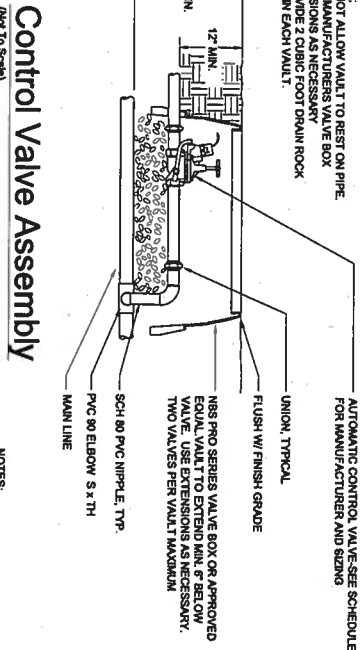
SYMBOL	DESCRIPTION	P.S.I.	RADIUS
	HUNTER MP1000 ROTATOR, 12" ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	4x28', 4x14'
	HUNTER MP2000 ROTATOR, 17' & 18' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	12'
	HUNTER MP3000 ROTATOR, 27' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	17'-18'
	HUNTER MP CORNER ROTATOR, 12" RADIUS HEADS, ADJUSTABLE ARC NOZZLE, WITH MATCHED PRECIPITATION RATES	30	27'
	HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 4" RADIUS	30	12'
	HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 2" RADIUS	30	4'
	HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 5" NOZZLE	30	2'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 8" NOZZLE (FOR ADJUSTABLE ARCS, TT AND TQ HEAD USE NOZZLE 8A)	30	6'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 10" NOZZLE (FOR ADJUSTABLE ARCS, TT & TQ HEAD USE NOZZLE 10A)	30	8'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 12" NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 12A)	30	10'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 15" NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 15A)	30	12'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 17" NOZZLE (FOR ADJ. ARCS, T, TT, TQ, & F HEAD USE NOZZLE 17A)	30	15'
	HUNTER STRIP PATTERN - L CORNER, R CORNER, SIDE STRIP, END STRIP, & CENTER STRIP	30	17'
	BRASS GATE VALVE - RUB Ball Valve - Model 895F43 (Round Handle) - SIZE TO FIT MAINLINE	30	5x30', 5x15'
	BACKFLOW ASSEMBLY - FERCO LF850 (SIZE TO MATCH METER)		
	AUTOMATIC CONTROL VALVE, HUNTER ICV, SEE VALVE KEY		
	1-1/2" WATER METER (BY OTHERS - COORDINATE POC WITH CONSTRUCTION MANAGER)		
	QUICK COUPLER - HUNTER HQ-44-LRC-AW		
	RAIN SENSOR - HUNTER RAIN-CLK-WIRELESS RAIN SENSOR (WRC-INT) OR EQUAL, SEE GENERAL NOTE C		
	CONTROLLER - HUNTER I-CORE WITH DUAL IC1200-PL (12 STATION EXTERIOR, WALL MOUNT, PLASTIC ENCLOSURE)		
	CLASS 200 PVC LATERAL LINE PIPING, SIZE PER PLAN		
	2" SCHEDULE 40 PVC MAIN LINE		
	CLASS 200 PVC SLEEVE 2X PIPE DIAMETER, 4" MIN.		
	#14 AWG TYPE UP CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, ORANGE= SPARE		
	Not Shown		

EQUIPMENT DETAILS:

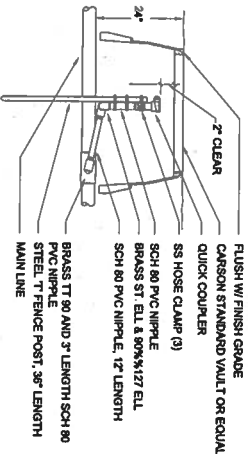


- NOTES:
1. DO NOT ALLOW VALVE TO REST ON PIPE. USE EXTENSIONS AS NECESSARY.
 2. VALVE TO BE SET PLUMB.
 3. CONSTRUCTION TO PROVIDE GCV KEY WITH SPRING TENSION TO VALVE.
 4. PROVIDE 6" DEPTH DRAIN ROCK.

Control Valve Assembly



- NOTES:
1. DO NOT ALLOW VALVE TO REST ON PIPE.
 2. VALVE TO BE SET PLUMB.
 3. CONSTRUCTION TO PROVIDE GCV KEY WITH SPRING TENSION TO VALVE.
 4. SUFFICIENT CLEARANCE MUST BE PROVIDED FOR TESTING & MAINTENANCE.



Quick Coupler

(Not To Scale)

VALVE KEY

VALVE	SIZE	PSI
1	1-1/2"	25 Max.
2	1-1/2"	25 Max.
3	1-1/2"	25 Max.
4	1-1/2"	25 Max.
5	1-1/2"	25 Max.
6	1-1/2"	25 Max.
7	1-1/2"	25 Max.
8	1-1/2"	25 Max.
9	1-1/2"	25 Max.
10	1-1/2"	25 Max.
11	1-1/2"	25 Max.
12	Open	25 Max.

SIZE PIPING AS FOLLOWS:

- 0 - 8 GPM = 3/4" PIPE
9 - 16 GPM = 1" PIPE
17 - 24 GPM = 1 1/4" PIPE
25 - 32 GPM = 1 1/2" PIPE
33 - 50 GPM = 2" PIPE

GENERAL NOTES

- A. IRRIGATION DESIGN ASSUMES 65 PSI STATIC WATER PRESSURE IS AVAILABLE ON SITE. VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 55 PSI. IRRIGATION DESIGN IS BASED ON 30 PSI.
- B. USE 4" POP-UP HEADS WITHIN ALL LAWN AREAS AND 6" POP-UP HEADS WITHIN ALL SHRUB AREAS. 12" POP-UP HEADS ARE OPTIONAL IN SHRUB BEDS WITH OWNERS REQUEST.
- C. RAIN SENSOR TO BE INSTALLED ON SOUTH OR WEST SIDE OF BUILDING, AT A MINIMUM OF 8 FEET ABOVE GRADE WHERE SENSOR IS FREE FROM VANDALISM, TREE CANOPIES, BUILDING OVER HANGS OR OTHER STRUCTURAL / NATURAL RAIN IMPEDIMENTS. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.

IRRIGATION NOTES

1. PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.
2. CONTRACTOR TO TEST EXISTING WATER PRESSURE AND PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.
3. REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.
4. REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.
5. PROVIDE 2" (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.
6. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL.
7. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.
8. ALL IRRIGATION UNDER ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 2" (TWO) TIMES THE DIAMETER OF THE INSERTED PIPE OR AS INDICATED.
9. ALL PIPING IS DIAGRAMMATIC. PIPING SHOWN WITHIN PAVING OR ADJACENT / PARALLEL TO PLANTED AREAS ARE INTENDED TO BE PLACED WITHIN PLANTING BEDS WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNERS PROPERTY.
10. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.
11. WHEN SLEEVING, PIPING OR HEAD LAYOUT IS REQUIRED IN R.O.W., CONTRACTOR TO COORDINATE LOCATION WITH THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. INDICATE EXACT LOCATION OF SLEEVES AND PIPING ON THE AS-BUILT DRAWINGS.
12. PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNERS REQUEST.
13. LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.
14. PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.
15. LOCATE IRRIGATION BACK-FLOW PREVENTER DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.
16. COORDINATE LOCATION OF CONTROLLER WITH PROJECT MANAGER. INSTALL CONTROLLER AT 60" ABOVE (FINISH FLOOR / FINISH GRADE) ON EXTERIOR WALL OF (BUILDING). PROVIDE A 110 GFI POWER OUTLET AT CONTROLLER LOCATION FOR POWER SUPPLY. PROVIDE CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO OUTSIDE PLANTING BED. FLAG ALL LOCATIONS.

IRRIGATION SCHEDULE, NOTES & DETAILS

Water Reservoir Expansion

City of Lacey

4040 Marvin Road, Lacey, Washington

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

4330 N. Lacey Blvd.
Tacoma, WA 98407

4338 St Helens Ave
Tacoma, WA 98402

1.233.272.4848
1.233.276.0132

www.bradleydesign.com
info@bradleydesign.com

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

4330 N. Lacey Blvd.
Tacoma, WA 98407

4338 St Helens Ave
Tacoma, WA 98402

1.233.272.4848
1.233.276.0132

www.bradleydesign.com
info@bradleydesign.com

NO.	REVISION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

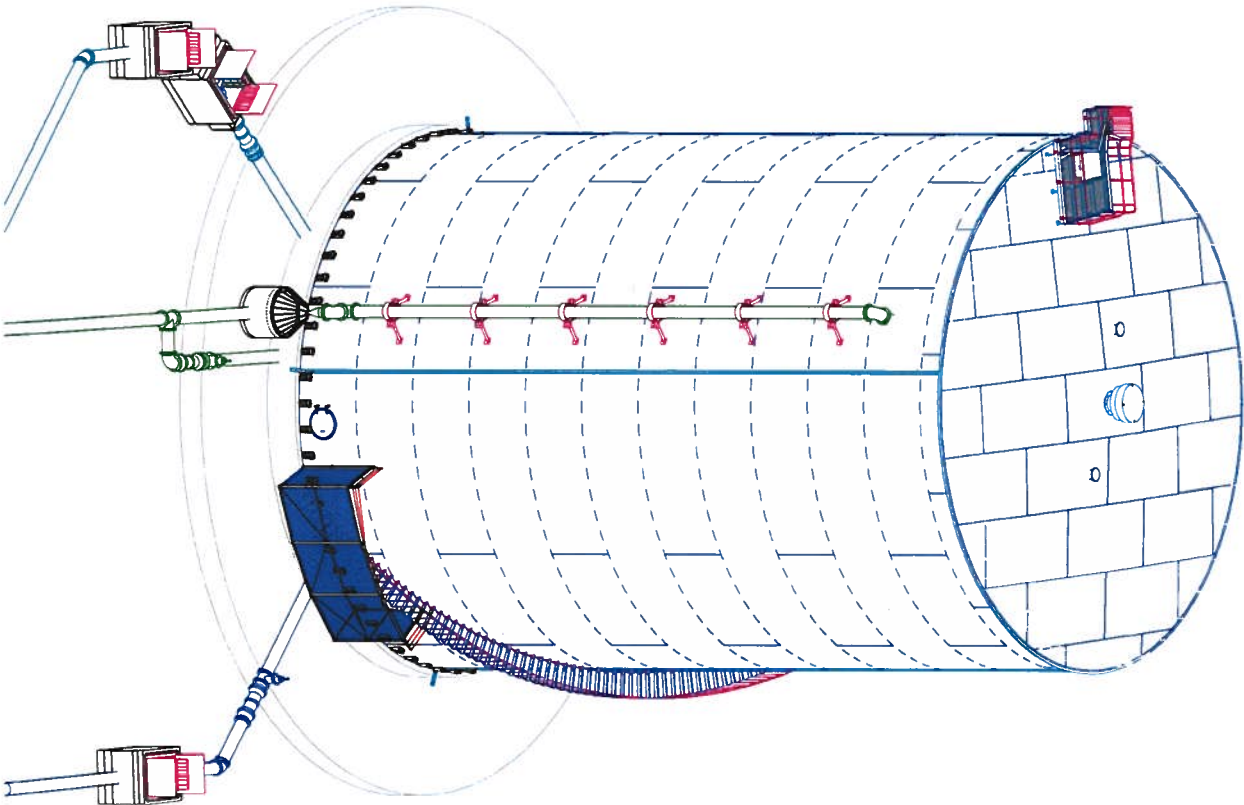
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	5
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	---

CITY OF LACEY

HAWKS PRAIRIE SISTER STANDPIPE

30% REVIEW
DRAWINGS



CITY OF LACEY OFFICIALS

MAYOR:	ANDY RYDER
DEPUTY MAYOR:	CYNTHIA PRATT
CITY MANAGER:	SCOTT SPENCE
PUBLIC WORKS DIRECTOR:	SCOTT EGGER, P.E.
CITY ATTORNEY:	DAVID SCHNEIDER
CITY ENGINEER:	ROGER SCHOESSL, P.E.
CITY COUNCIL:	
LENNY GREENSTEIN	
MICHAEL STADMAN	
CAROLYN COX	
ED KUNKEL	
MALCOLM MILLER	



DIRECTOR OF PUBLIC WORKS

tabbles

EXHIBIT

10

LEGEND

NEW LEGEND

EXISTING LEGEND

- | | |
|---|--------------------------|
|  | WATER PIPING |
|  | SANITARY SEWER PIPING |
|  | EASEMENT |
|  | PROPERTY LINE |
|  | UNDERGROUND POWER |
|  | UNDERGROUND TELEPHONE |
|  | NATURAL GAS |
|  | FENCE |
|  | RIGHT OF WAY LINE |
|  | STORM DRAIN PIPE |
|  | WOOD FENCE |
|  | WETLAND |
|  | TOP OF SLOPE |
|  | TOE OF SLOPE |
|  | DITCH |
|  | STORM DRAIN CULVERT |
|  | BREAK LINE |
|  | TOPO FLOW LINE |
|  | WATER GATE VALVE |
|  | WATER METER |
|  | FIRE HYDRANT (2 PORT) |
|  | WATER MANHOLE |
|  | WATER WELL |
|  | WATER SAMPLING STATION |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEANOUT |
|  | SANITARY SEWER VALVE |
|  | STORM DRAIN MANHOLE |
|  | STORM CATCH BASIN |
|  | POWER METER |
|  | JUNCTION BOX (TYPE 1, 2) |
|  | TELEPHONE PEDESTAL |
|  | STREET LIGHT ASSEMBLY |
|  | NATURAL GAS VALVE |
|  | BOLLARD |
|  | SIGN |
|  | TEST PIT |
|  | FENCE POST |
|  | TREE (CONIFER) |
|  | TREE (DECIDUOUS) |
|  | BRUSH |
|  | STUMP |
|  | QUARTER CORNER |
|  | SECTION CORNER |

NEW LEGEND TO BE INCLUDED WITH 60% DESIGN PLANS

Sheet List Table

SHEET NO.	DESCRIPTION	DWG NO.
01	COVER	COV
02	GENERAL NOTES 1	G01
03	GENERAL NOTES 2	G02
04	GENERAL NOTES 3	G03
05	NEW ROADWAY SECTIONS	RS01
06	SITE PREPARATION AND ALIGNMENT CONTROL STA 0+00 TO STA 2+80	P01
07	SITE PREPARATION AND ALIGNMENT CONTROL STA 2+80 TO STA 5+25	P02
08	WATER MAIN PLAN AND PROFILE	W01
09	WATER MAIN CONNECTION DETAILS	W01
10	WATER STANDARD DETAILS	W01
11	FRONTAGE IMPROVEMENTS AND UTILITY PLAN STA 0+00 TO STA 2+80	R01
12	FRONTAGE IMPROVEMENTS AND UTILITY PLAN STA 02+80 TO STA 5+25	R02
13	STORMING AND SERVICE PLAN	R03
14	RIGHT OF WAY DETAILS 1	R001
15	RIGHT OF WAY DETAILS 2	R002
16	TRAFFIC CONTROL PLAN 1	T01
17	TRAFFIC CONTROL PLAN 2	T02
18	TRAFFIC CONTROL PLAN 3	T03
19	CONSTRUCTION SIGNING PLAN	W01
20	EXISTING SITE PLAN	C01
21	DEMOLITION AND TEST PLAN	C02
22	CONSTRUCTION GRADING PLAN	C03
23	CONSTRUCTION GRADING SECTIONS	C04
24	NEW GRADING PLAN	C05
25	NEW GRADING AND SUBGRADE SECTIONS	C06
26	NEW OVERALL SITE PLAN	C07
27	NEW SITE AND UTILITY PLAN	C08
28	NEW DRAINAGE AND STORAGE PLAN	C09
29	NEW STORM POND SECTIONS	C10
30	NEW PAVING PLAN	C11
31	SITE AND UTILITY DETAILS	D01
32	LANDSCAPING PLAN	L01
33	LANDSCAPING DETAILS	L02
34	IRRIGATION PLAN AND DETAILS	L03
35	RESERVOIR GENERAL STRUCTURAL NOTES	RS01
36	RESERVOIR PLAN AND ELEVATION	S02
37	RESERVOIR ROOF ACCESS PLAN	S03
38	RESERVOIR LOWER SECTIONS AND DETAILS	S04
39	RESERVOIR STRUCTURAL DETAILS I	S05
40	RESERVOIR STRUCTURAL DETAILS II	S06
41	RESERVOIR MECHANICAL PLAN	M01
42	RESERVOIR MECHANICAL SECTIONS	M02
43	MECHANICAL WALL PLAN	M03
44	MECHANICAL DETAILS	M04
45	ELECTRICAL LEGEND	E01
46	ONE-LINE DIAGRAM	E02
47	ELECTRICAL SITE PLAN	E03
48	RESERVOIR ELECTRICAL PLANS I	E04
49	RESERVOIR ELECTRICAL PLANS 2	E05
50	ELECTRICAL DETAILS	E06
51	ELECTRICAL SCHEDULES	E07
52	RTU - POWER AND COMMUNICATIONS DIAGRAM	E08
53	RTU - PLC INPUT AND OUTPUT WIRING 1	E09

NOTE TO CITY:
THESE SHEETS WILL BE
* INCLUDED IN THE 80%
DESIGN SET



VICINITY MAP

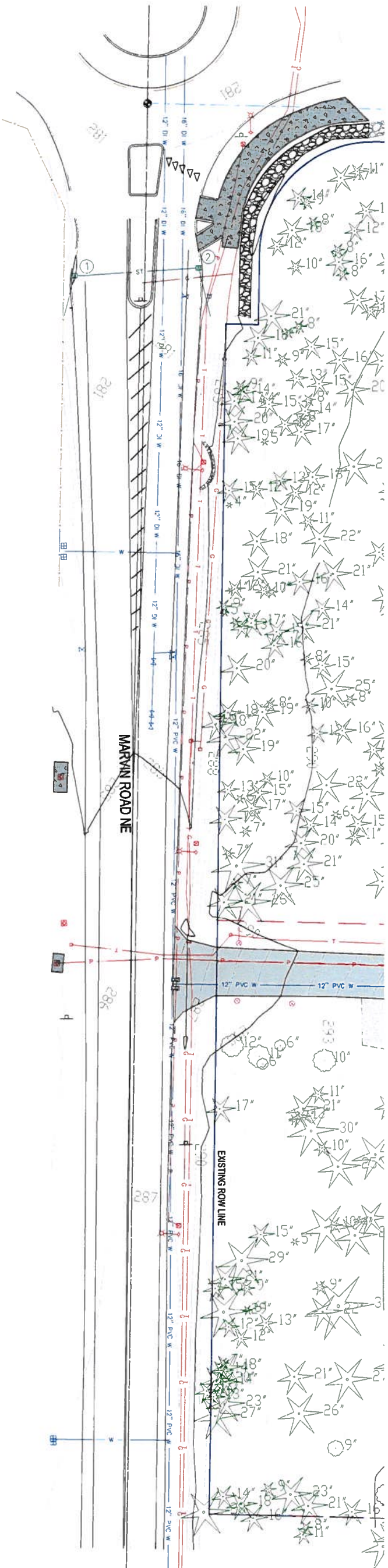
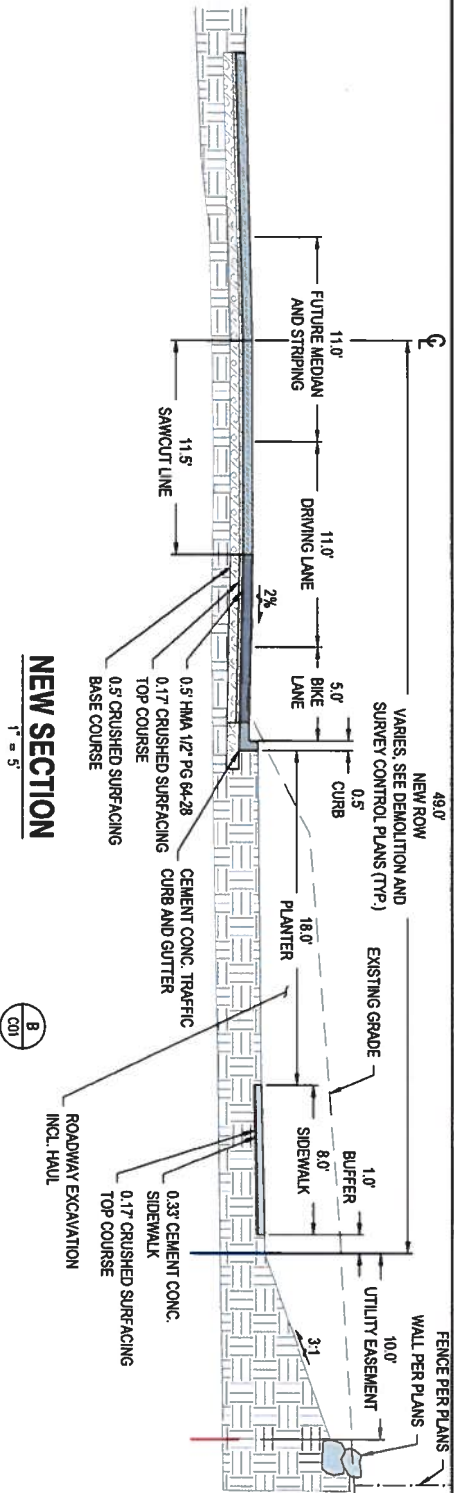
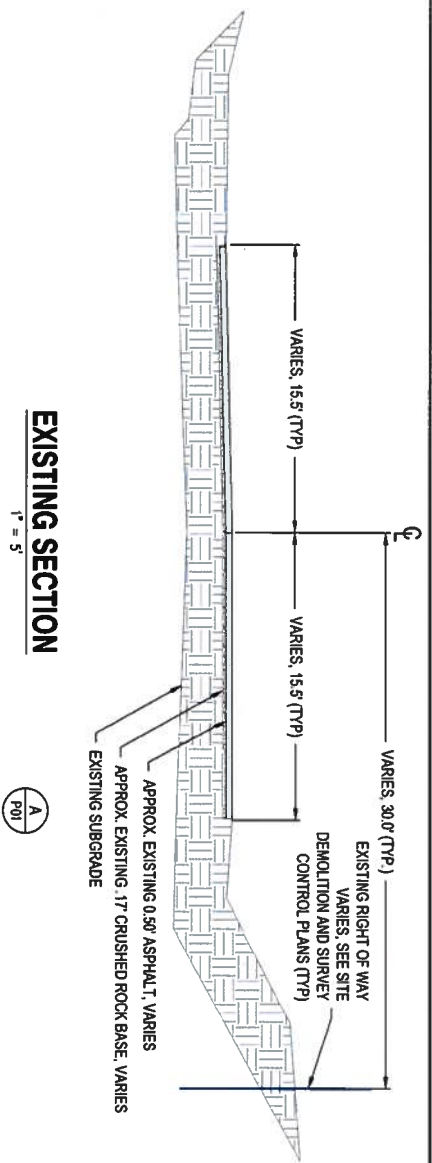
DWG NO.: G01	DRAWING IS FULL SCALE WHEN BRI MEMBERS 2"	SHEET NO.: 02	53	SCALE: SHOWN	ENGINEER: PJJ		SAVE DATE: Mar 9, 2020	CLIENT: LAC	JOB NO: 519-157	
					REVIEWED: DJM		PLOT DATE: Mar 9, 2020	FLDNAME: HP-D-GEN01.DWG		
					REVISIONS					
30% REVIEW DRAWINGS										
					NO.	DATE	DESCRIPTION	BY	REVIEW	



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

GENERAL NOTES 1





OVERALL EXISTING RIGHT-OF-WAY

1" = 20'



ENGINEER: PJJ	DATE: Mar 9, 2020	CLIENT: LAC	JOB NO: 519-157
REVIEWED: DJM	DATE: Mar 9, 2020	FILENAME: HP-D-SEC.DWG	
REVISIONS			
30% REVIEW DRAWINGS			
NO.	DATE	DESCRIPTION	BY REVIEW
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

NEW ROADWAY SECTIONS





GENERAL NOTES

- 1) NEW SURFACE FEATURES AND UTILITIES SHOWN IN GRAY FOR CONTRACTORS CONVENIENCE IN IDENTIFYING IMPROVEMENT LIMITS.
- 2) TREES SHOWN IN RED ARE TO BE REMOVED. TREES SHOWN IN GREEN ARE TO REMAIN. SEE FORESTRY REPORT FOR ADDITIONAL INFORMATION.



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

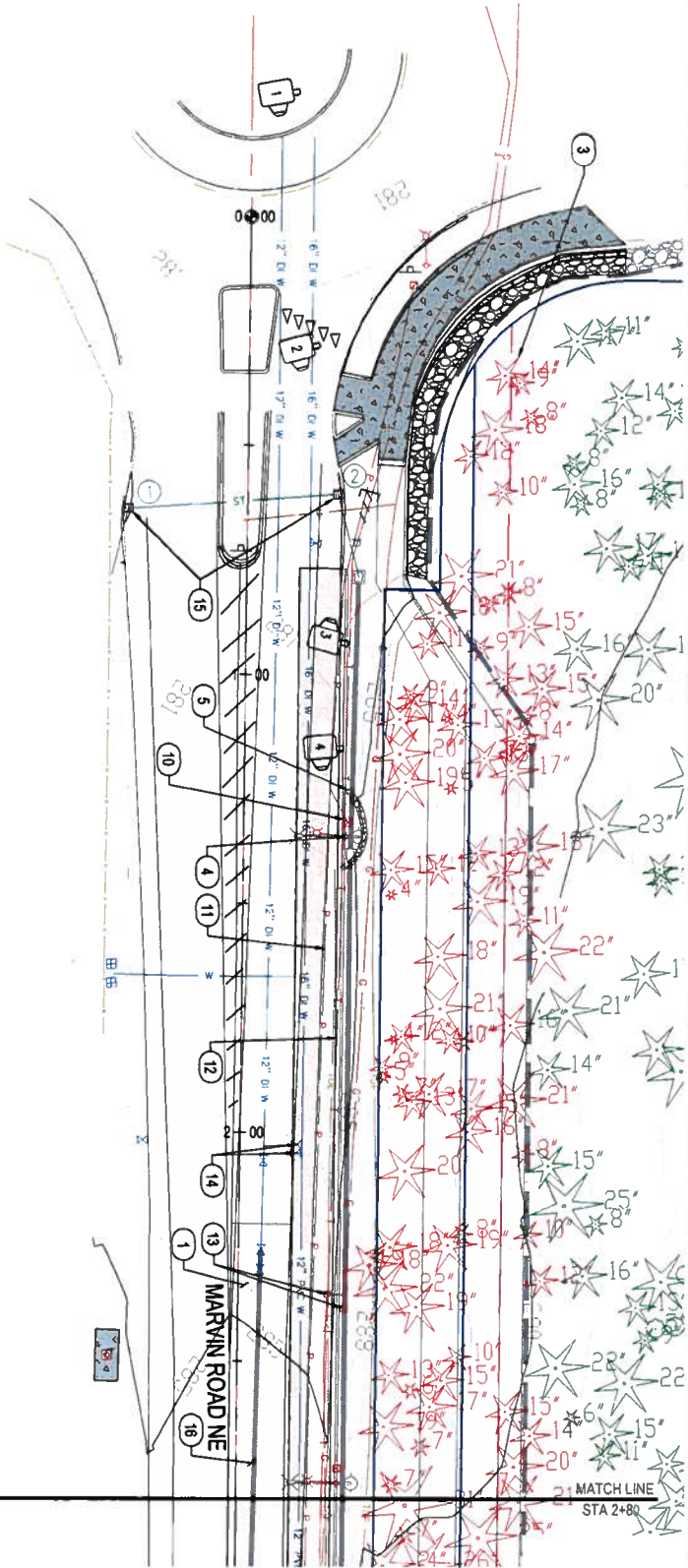
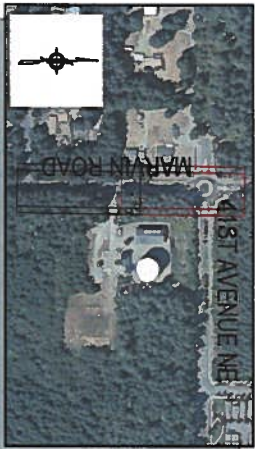


SITE PREPARATION AND ALIGNMENT
CONTROL STA 0+00 TO STA 2+80

DEMOLITION NOTES

- 1) REMOVE ASPHALT
- 2) REMOVE SIGN TEMPORARILY AND REPLACE
- 3) REMOVE TREE (TVP)
- 4) REMOVE LIGHT POLE AND FOUNDATION
- 5) REMOVE RETAINING WALL
- 6) REMOVE IRON POST
- 7) REMOVE GATE
- 8) REMOVE FENCE
- 9) REMOVE CULVERT
- 10) REMOVE JUNCTION BOX
- 11) RELOCATE POWER LINE
- 12) RELOCATE TELEPHONE LINE
- 13) ADJUST GAS VALVE
- 14) ADJUST WATER VALVE
- 15) PROVIDE INLET PROTECTION
- 16) PROVIDE PLANING OF BITUMINOUS PAVEMENT

VICINITY MAP



PLAN VIEW
1" = 20"



1 SITE PHOTO



2 SITE PHOTO

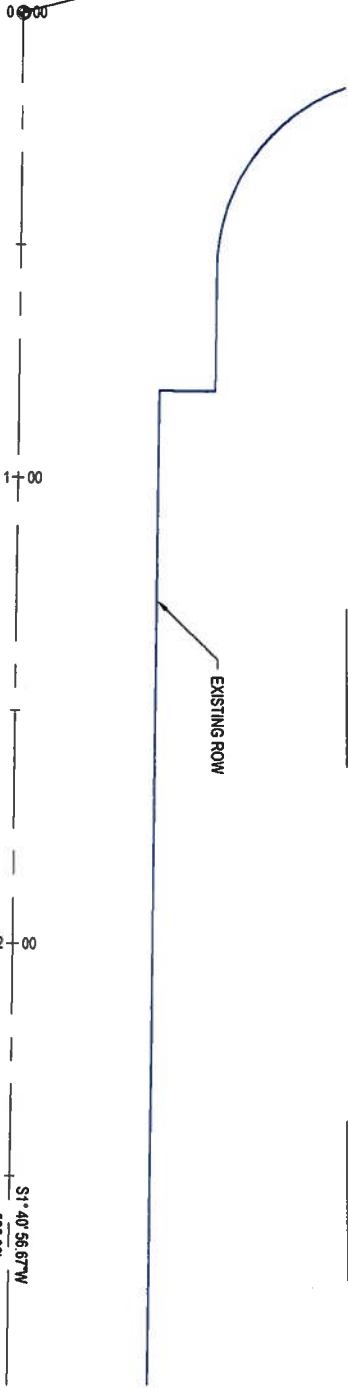


3 SITE PHOTO



4 SITE PHOTO

STA. 0+00.000
CONSTRUCTION ALIGNMENT
BEGINNING
N. 648992.146
E. 72448.512



ALIGNMENT CONTROL
1" = 20"

ENGINEER: PJJ	SAVE DATE: Mar 8, 2020	CLIENT: LAC	JOB NO.: 519-157
REVIEWED: DJM	PLOT DATE: Mar 8, 2020	FILENAME: HP-D-PREP.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

ENGINEER: PJJ	SAVE DATE: Mar 8, 2020	CLIENT: LAC	JOB NO.: 519-157
REVIEWED: DJM	PLOT DATE: Mar 8, 2020	FILENAME: HP-D-PREP.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

ENGINEER: PJJ	SAVE DATE: Mar 8, 2020	CLIENT: LAC	JOB NO.: 519-157
REVIEWED: DJM	PLOT DATE: Mar 8, 2020	FILENAME: HP-D-PREP.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

SITE PREPARATION AND ALIGNMENT
CONTROL STA 2+80 TO STA 5+25



JOB NO: 519-157

CLIENT: LAC

SAVE DATE: Mar 9, 2020

ENGINTEER: PJJ

REVISIONS

REVISIONS

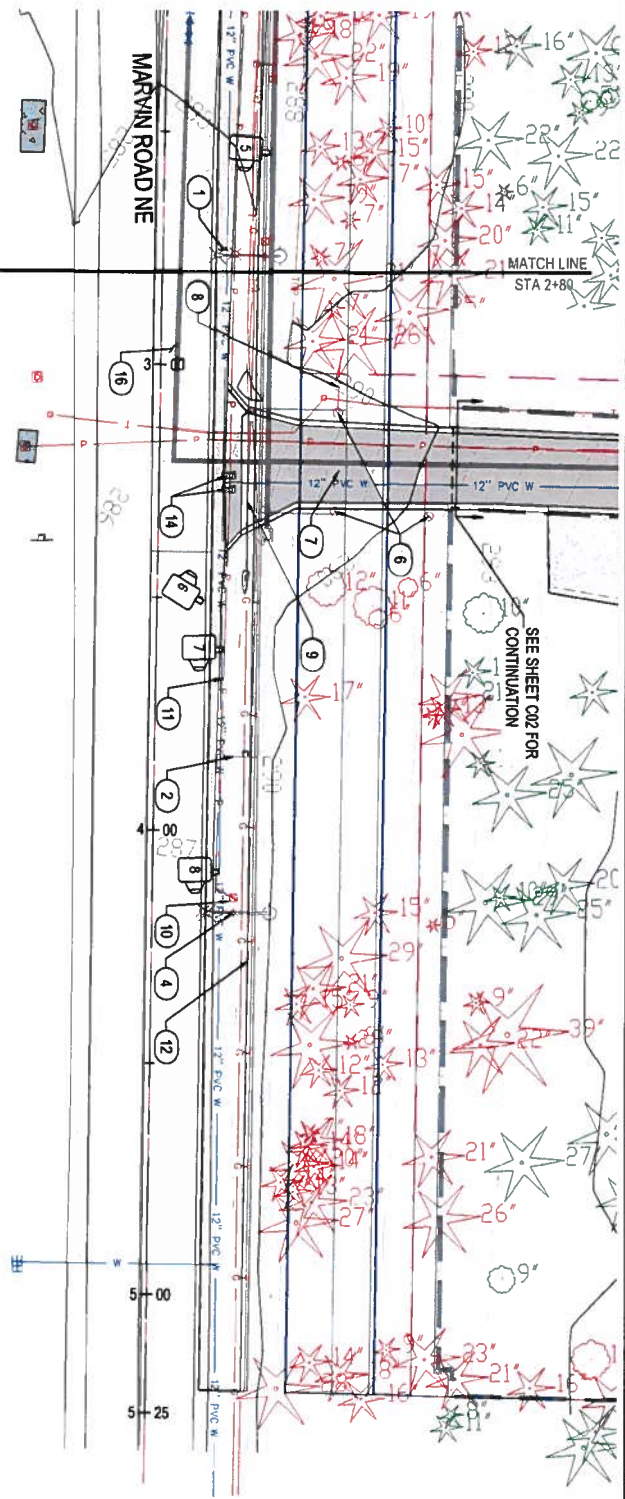
30% REVIEW
DRAWINGS

VICINITY MAP



GENERAL NOTES

- 1) NEW SURFACE FEATURES AND UTILITIES SHOWN IN GRAY FOR CONTRACTORS CONVENIENCE IN IDENTIFYING IMPROVEMENT LIMITS.
- 2) TREES SHOWN IN RED ARE TO BE REMOVED. TREES SHOWN IN GREEN ARE TO REMAIN. SEE FORESTRY REPORT FOR ADDITIONAL INFORMATION.



PLAN VIEW
1\"/>



5 SITE PHOTO



6 SITE PHOTO



7 SITE PHOTO

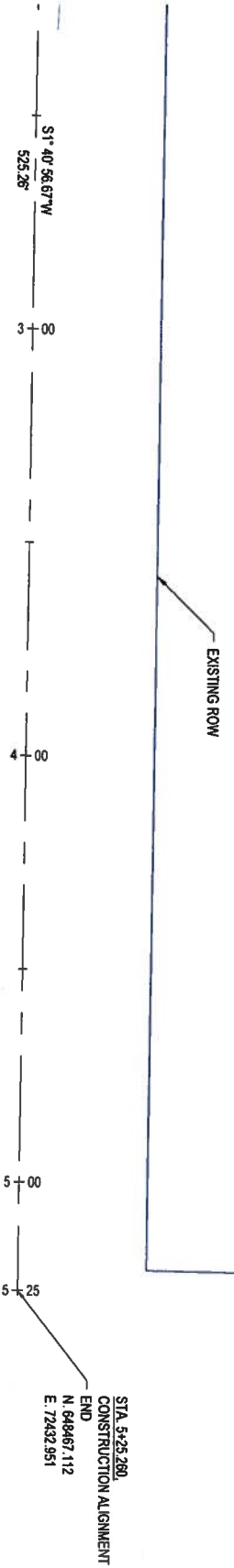


8 SITE PHOTO

DEMOLITION NOTES

- 1) REMOVE ASPHALT
- 2) REMOVE SIGN TEMPORARILY AND REPLACE
- 3) REMOVE TREE (T/P)
- 4) REMOVE LIGHT POLE AND FOUNDATION
- 5) REMOVE RETAINING WALL
- 6) REMOVE IRON POST
- 7) REMOVE GATE
- 8) REMOVE FENCE
- 9) REMOVE CULVERT
- 10) REMOVE JUNCTION BOX
- 11) RELOCATE POWER LINE
- 12) RELOCATE TELEPHONE LINE
- 13) ADJUST GAS VALVE
- 14) ADJUST WATER VALVE
- 15) PROVIDE INLET PROTECTION
- 16) PROVIDE PLANING OF BITUMINOUS PAVEMENT

ALIGNMENT CONTROL



1\"/>



- 1) EOP ELEVATIONS REFERENCED IN THE PROFILE VIEWS REPRESENT THE ASPHALT ELEVATION AT THE EDGE OF PAVEMENT. ELEVATIONS ARE PROJECTED THROUGH INTERSECTIONS.
- 2) ALL DRIVEWAY WIDTHS GIVEN IN DESIGN TABLE SHALL BE MEASURED SYMMETRICALLY ABOUT STATION GIVEN IN TABLE AND MEASURED AT FACE OF CURB.
- 3) UTILITY RELOCATION TO THE NEW UTILITY EASEMENT TO BE INCLUDED IN THE 60% DESIGN PLAN.
- 4) NEW IRRIGATION METER AND PIPING TO BE INCLUDED IN THE 60% DESIGN PLANS.
- 5) 12" DI RAW WATER MAIN EXTENSION TO BE INCLUDED IN THE 60% DESIGN PLANS.
- 6) NEW GRADING TO BE INCLUDED IN THE 60% DESIGN PLANS

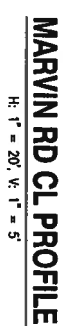
[illegible]

CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

FRONTAGE IMPROVEMENTS AND UTILITY PLAN STA 0+00 TO STA 2+80



- 1) EOP ELEVATIONS REFERENCED IN THE PROFILE ITEMS REPRESENT THE ASPHALT ELEVATION AT THE EDGE OF PAVEMENT. ELEVATIONS ARE PROJECTED THROUGH INTERSECTIONS.
- 2) ALL DRIVEWAY WIDTHS GIVEN IN DESIGN TABLE SHALL BE MEASURED SYMMETRICALLY ABOUT STATION GIVEN IN TABLE AND MEASURED AT FACE OF CURB.
- 3) UTILITY RELOCATION TO THE NEW UTILITY EASEMENT TO BE INCLUDED IN THE 60% DESIGN PLANS.
- 4) NEW IRRIGATION METERS AND PIPING TO BE INCLUDED IN THE 60% DESIGN PLANS.
- 5) 12" DI. RAW WATER MAIN EXTENSION TO BE INCLUDED IN THE 60% DESIGN PLANS.
- 6) NEW GRADING TO BE INCLUDED IN THE 60% DESIGN PLANS.

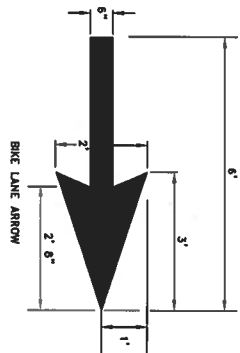


DRAWING IS FULL SCALE WHEN BMD MEASURES 2"	SHEET NO.: 12	R02	SCALE: SHOWN 	ENGINEER: PJJ DATE: Mar 9, 2020 CLIENT: LAC JOB NO.: 519-157
	DRAWING NO.: 53			REVIEWED: DJM PLOT DATE: Mar 9, 2020 FILENAME: HPD-CIV.DWG
REVISIONS 30% REVIEW DRAWINGS				
NO.	DATE	DESCRIPTION	BY	REVIEW



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

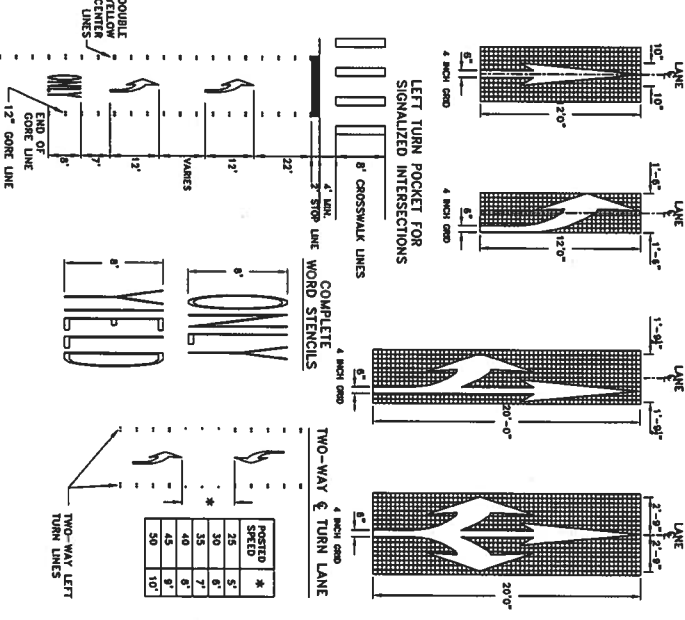
FRONTAGE IMPROVEMENTS AND UTILITY PLAN STA 02+80 TO STA 5+25



- GENERAL NOTES:
1. THE MATERIALS USED FOR ALL STOP LINES, CROSSWALK LINES, PARKING DELINEATION LINES, LETTERS, AND SYMBOLS SHALL BE 1/2\"

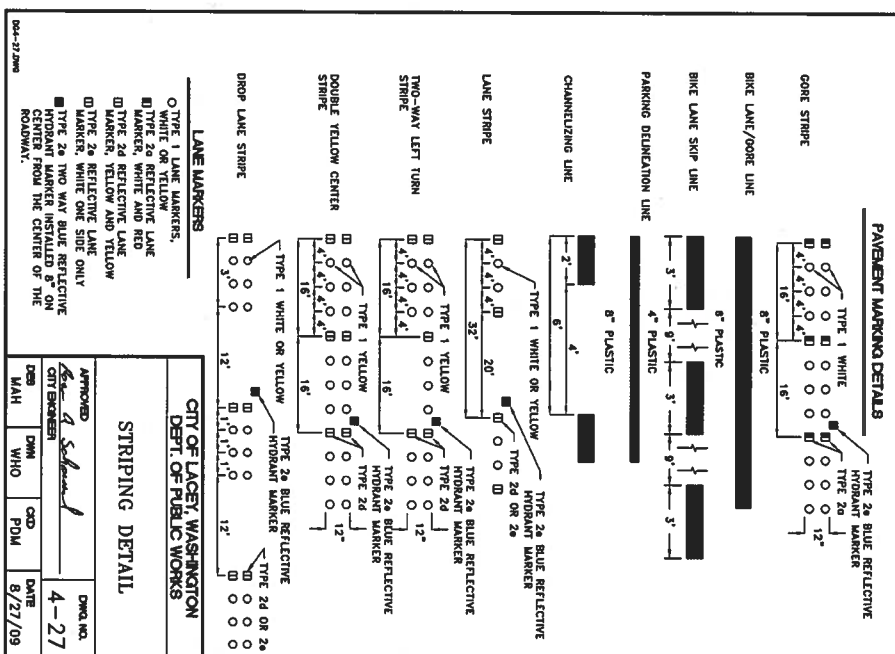
CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS				
PAVEMENT MARKINGS BICYCLE LANES				
APPROVED <i>Russ S. Schubert</i> CITY ENGINEER		DMA NO. 4-28.2		
DES	WHO	DMH	WHO	CRO
				RAS
DATE		8/27/09		

06-28.2.DWG



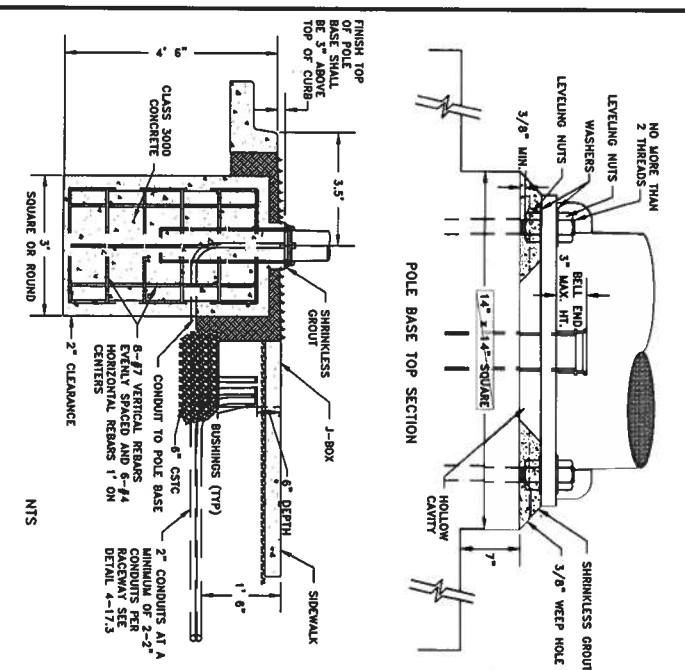
DEPT. OF PUBLIC WORKS				
PAVEMENT MARKINGS				
APPROVED <i>Rae A. Schmalz</i>		DMA NO. 4-28.		
CITY ENGINEER				
DES	DRAWN	CHECKED	DATE	
PDM	WHO	MAH	8/27/09	

06-28.1.DWG



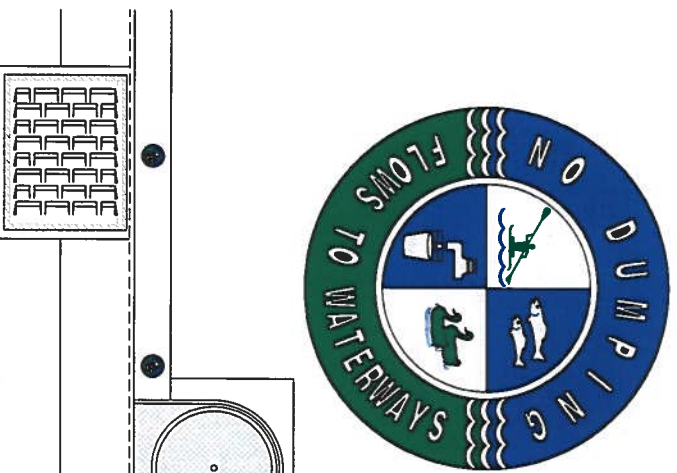
CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS			
STRIPING DETAIL			
APPROVED CITY ENGINEER	<i>Ken A. Schenkel</i>		DMA NO. 4-27
DSS MAH	DWM WHO	ODD PDM	DATE 8/27/09

06-27.DWG



CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS			
LUMINAIRE FOUNDATION FOR 30' & 40' POLES			
APPROVED <i>Eg. A Schmitt</i>		DMA NO. 4-17	
DES WHO	DMA WHO	CED RAS	DATE 12/15/2014
CITY ENGINEER			

06-17.DWG

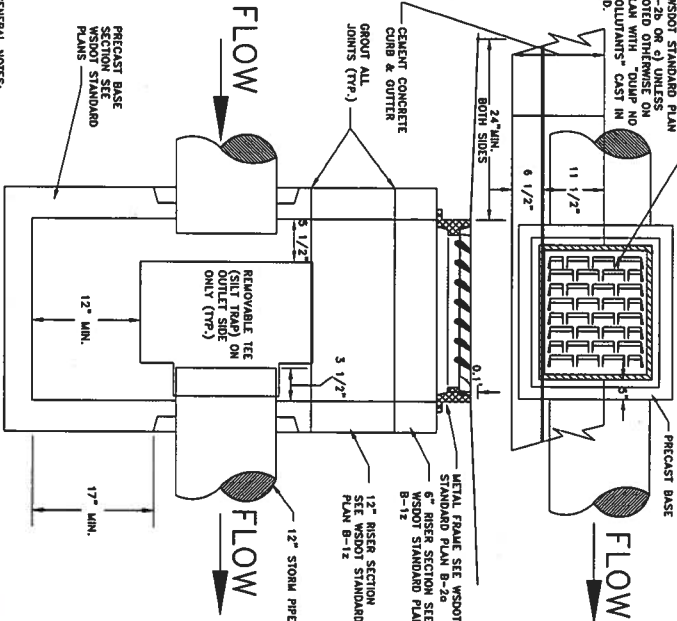


The image contains two distinct graphical elements. On the left is a technical drawing of a catch basin, showing a top-down view of a circular basin with concentric circles and a central dot, and a side elevation view showing its rectangular structure and a circular opening. To the right is a circular logo with a green border containing the text 'INTERWAYS' and 'PING'. The center of the logo is divided into two halves: the left half is blue with a white silhouette of a person walking, and the right half is white with a blue silhouette of a person walking. Below the silhouettes are three wavy lines representing water.

- GENERAL NOTES:
1. ALL DECALS SHALL BE 840 TUM-TUM MANUFACTURED SPECIFIC.
 2. (06-22) SHALL BE PURCHASED AND ATTACHED BY THE CONTRACTOR/DEVELOPER.
 3. DECALS SHALL BE ADHERED TO CLEAN, DRY CONCRETE (EXCLUSIVELY WITH SPECIFIC ADHESIVE).
 4. FINISHED PRODUCT SHALL BE INSPECTED AS PART OF THE CITY'S FINAL WALK THROUGH PROCESS.

CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS			
CATCH BASIN ANTI-DUMP MESSAGE			
APPROVED CITY ENGINEER <i>[Signature]</i>		DRAW NO. 5-1	
CHECK COL	DATE	QCD TW	DATE
	08/24/2017		

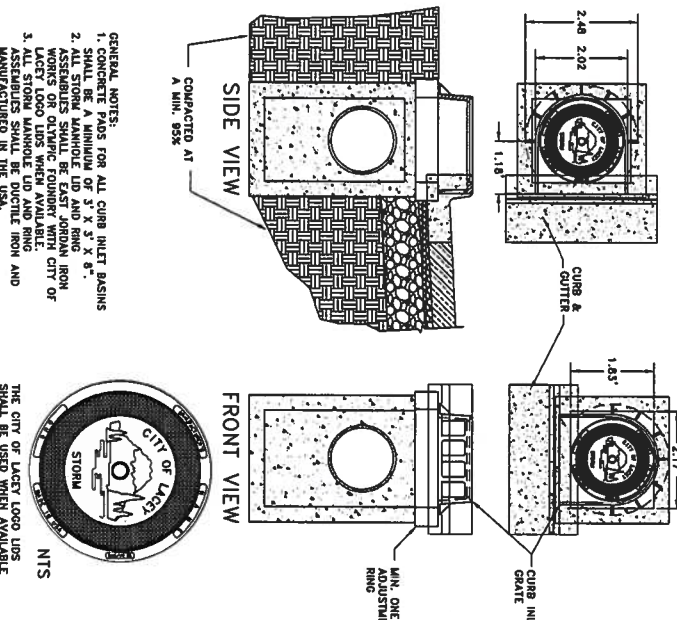
06-1-1.DWG



- GENERAL NOTES:
1. CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS IN WSDOT STANDARD PLANS FOR ALL REQUIREMENTS.
 2. SEE DETAIL PLAN B-20 FOR B-DIRECTIONAL FLOWS.
 3. REMOVABLE SILT TRAP TEES SHALL BE INSTALLED IN THE CENTER OF THE BASIN.
 4. WHEN REMOVABLE SILT TRAP TEES ARE NOT USED, THE BASIN SHALL BE DESIGNED TO ELIMINATE THE NEED FOR THEM.
 5. THE BASIN SHALL BE DESIGNED TO ELIMINATE THE NEED FOR THEM.
 6. THE BASIN SHALL BE DESIGNED TO ELIMINATE THE NEED FOR THEM.

CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS			
SILT TRAP TEE & DEPRESSION DETAIL FOR CATCH BASINS			
APPROVED CITY ENGINEER 		DMA NO. 5-4	
DESIGNED BY WHO	DRAWN BY WHO	CHECKED BY RAS	DATE 12/15/2014

06-5.DWG



FRONT VIEW

A technical drawing showing the front view of a curb inlet grate assembly. It consists of a square grate with a circular opening in the center, mounted on a rectangular curb. The curb has a raised edge on one side. The entire assembly is shown within a square frame.

CURB INLET GRATE

MIN. ONE INCH ADJUSTMENT RING

1.63"

A technical drawing showing the top view of the curb inlet grate assembly. It shows the square grate with a circular opening, mounted on a rectangular curb. A dimension line indicates a width of 1.63 inches. The curb has a raised edge on one side.

The logo of the City of Lacey, Washington. It features a circular seal with "CITY OF LACEY" at the top and "WASHINGTON" at the bottom. In the center is a stylized illustration of a person standing next to a large tree. The word "STORM" is written vertically on the left side of the seal.

NTS

THE CITY OF LACEY, WASH. DOES NOT
WARRANT OR GUARANTEE THE
SUITABILITY OF ANY PRODUCT

- GENERAL NOTES:
1. CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS IN WSDOT STANDARD PLANS FOR ALL REQUIREMENTS.
 2. SEE DETAIL PLAN B-20 FOR B-DIRECTIONAL FLOWS.
 3. REMOVABLE SILT TRAP TEES SHALL BE INSTALLED IN THE CENTER OF THE BASIN.
 4. WHEN REMOVABLE SILT TRAP TEES ARE NOT USED, THE BASIN SHALL BE DESIGNED TO ELIMINATE THE NEED FOR THEM.
 5. THE BASIN SHALL BE DESIGNED TO ELIMINATE THE NEED FOR THEM.
 6. THE BASIN SHALL BE DESIGNED TO ELIMINATE THE NEED FOR THEM.

CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS			
CURB INLET GRATE & CATCH BASIN INSTALLATION			
APPROVED <i>John A. Schumacher</i>		DMA NO. 5-5	
CITY ENGINEER			
DES WHO	DMH WHO	ORD RAS	DATE 08/24/2017

06-5.DWG

MINIMUM LANE CLOSURE TAPER LENGTH = L (FEET)												
LANE WIDTH (FEET)	POSTED SPEED (MPH)											
	25	30	35	40	45	50	55	60	65	70		
10	105	150	205	270	450	500	550	-	-	-		
11	115	165	225	295	495	550	605	660	-	-		
12	125	180	245	320	540	600	660	720	780	840		

MINIMUM SHOULDER TAPER LENGTH = L/3 (FEET)												
SHOULDER WIDTH (FEET)	POSTED SPEED (MPH)											
	25	30	35	40	45	50	55	60	65	75		
8'	40	40	60	60	90	120	130	150	160	190		
10'	40	60	60	90	90	150	170	190	200	220	240	

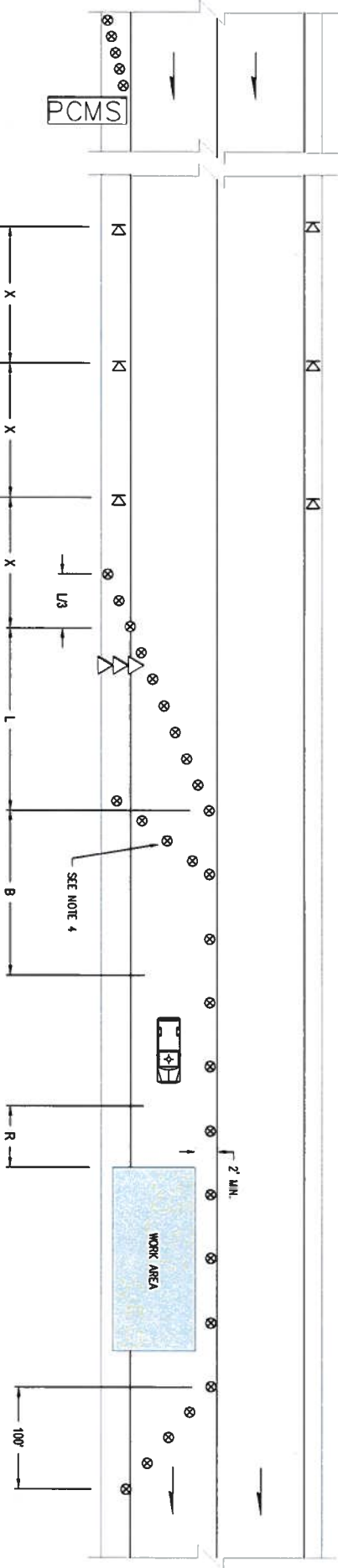
USE A MINIMUM 3 DEVICES TAPER FOR SHOULDER LESS THAN 8'.

SIGN SPACING = X(1)		
FREWAYS & EXPRESSWAYS	55 / 70 MPH	1500'
RURAL HIGHWAYS	60 / 65 MPH	800'
RURAL ROADS	45 / 55 MPH	500'
RURAL ROADS & URBAN ARTERIALS	35 / 40 MPH	350'
RURAL ROADS, URBAN ARTERIALS, RESIDENTIAL & BUSINESS DISTRICTS	25 / 30 MPH	200' (2)
URBAN STREETS	25 MPH OR LESS	100' (2)

1. ALL SPACING MAY BE ADJUSTED TO ACCOMMODATE INTERSECTIONS AND DRIVEWAYS.
2. THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS.

PCMS	
1	2
RIGHT LANE CLOSURE	1 MILE AHEAD
2.0 SEC.	2.0 SEC.

FIELD LOCATE 1 MILE IN ADVANCE OF LANE CLOSURE SIGNING.



CHANNELIZATION DEVICE SPACING (FEET)			
MPH	TAPER	TANGENT	
50 / 65	40	80	
35 / 45	30	60	
25 / 30	20	40	

BUFFER DATA													
LONGITUDINAL BUFFER SPACE = B													
SPEED (MPH)	25	30	35	40	45	50	55	60	65	70			
LENGTH (FEET)	155	200	250	305	360	425	485	570	645	730			
BUFFER VEHICLE ROLL AHEAD DISTANCE = R													
TRANSPORTABLE ATTENUATOR:											30 FEET MIN. 10 100 FEET MAX.		
MINIMUM HOST VEHICLE WEIGHT 15,000 LBS. THE MAXIMUM WEIGHT SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.											NO SPECIFIED DISTANCE REQUIRED		
PROTECTIVE VEHICLE:													
MAY BE A WORK VEHICLE STRATEGICALLY LOCATED TO SHIELD THE WORK AREA.													

- LEGEND
- TEMPORARY SIGN LOCATION
 - TRAFFIC SAFETY DRUM
 - SEQUENTIAL ARROW SIGN
 - PROTECTIVE VEHICLE
 - PORTABLE CHANGEABLE MESSAGE SIGN
- NOTES:
- NO FLAGGERS OR SPOTTERS.
 - EXTEND DEVICE TAPER AT L/3 ACROSS SHOULDER.
 - DEVICES SHALL NOT ENCR OACH INTO THE ADJACENT LANE.
 - USE TRANSVERSE DEVICES IN CLOSED LANE EVERY 1000' (RECOMMENDED).
 - DEVICE SPACING FOR THE DOWNSTREAM TAPER SHALL BE 20'.
 - ALL SIGNS ARE BLACK AND ORANGE.
 - SEE SPECIAL PROVISIONS FOR WORK HOUR RESTRICTIONS.

SINGLE-LANE CLOSURE FOR MULTI-LANE ROADWAYS

NOT TO SCALE

ENGINEER: PLJ

REVIEWED: DJM

SAVE DATE: Mar 7, 2020

CLIENT: LAC

FLDNAME: HP-Q-TC.DWG

JOB NO.: 519-157

REVISIONS

30% REVIEW DRAWINGS

NO.

DATE

DESCRIPTION

BY

REVIEW

CITY OF LACEY

HAWKS PRAIRIE SISTER STANDPIPE

TRAFFIC CONTROL PLAN 1

SCALE: SHOWN

DWG NO.: TC1

SHEET NO.: 16

53



BY	REVIEW
----	--------

30% REVIEW
DRAWINGS

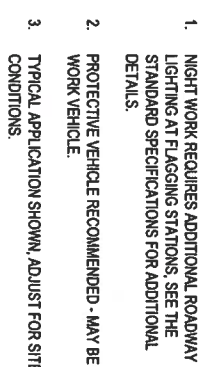
DRAWING IS FULL SCALE WHEN

53 17 102

SPACING (FEET)

SIGN SPACING = X(1)

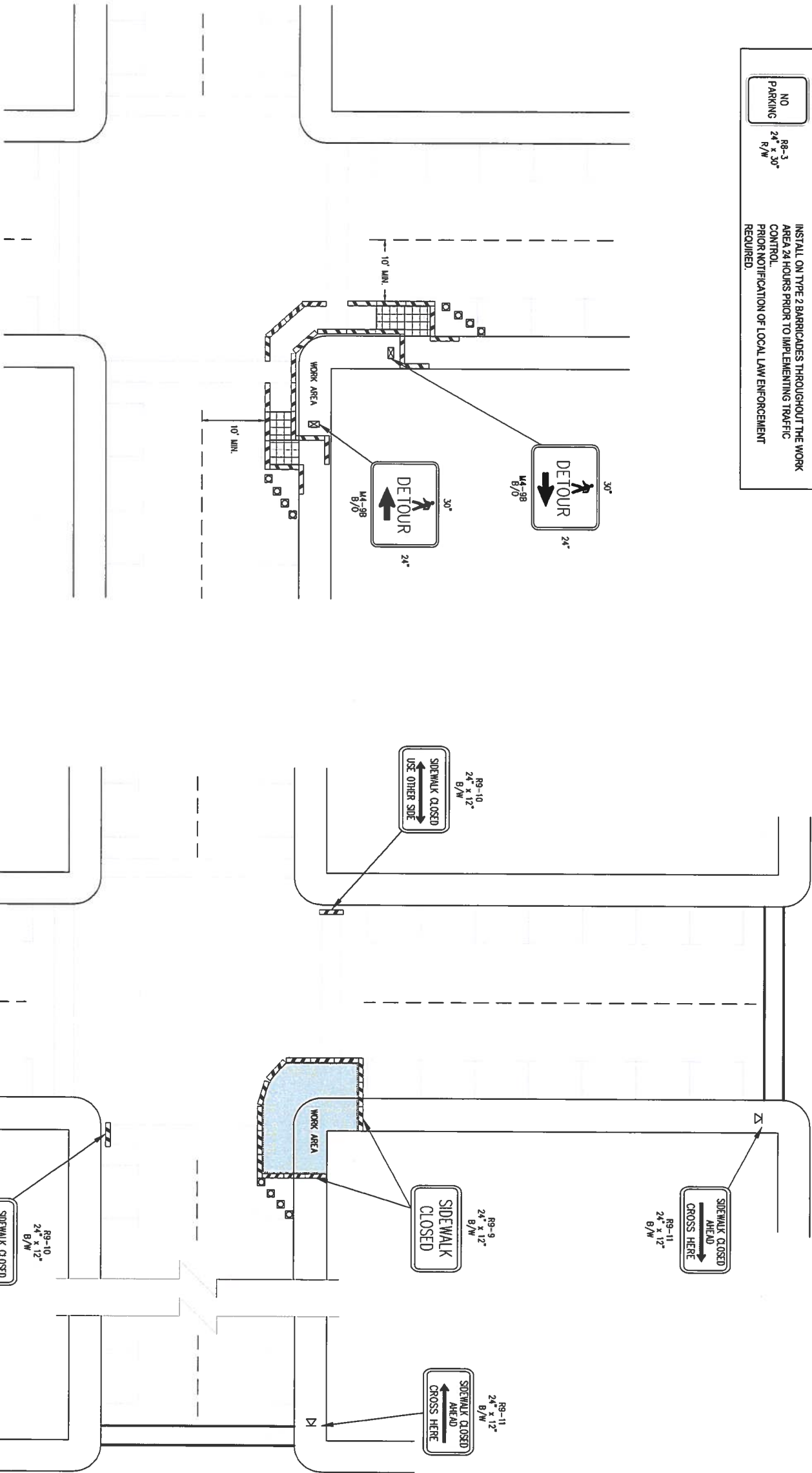
1. ALL SPACING MAY BE ADJUSTED TO ACCOMMODATE INTERCHANGE RAMPS, AT-GRADE INTERSECTIONS AND DRIVEWAYS.
2. THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS.



OPERATION

NO
PARKING
24' x 30'
R/W

INSTALL ON TYPE 2 BARRICADES THROUGHOUT THE WORK
AREA 24 HOURS PRIOR TO IMPLEMENTING TRAFFIC
CONTROL.
PRIOR NOTIFICATION OF LOCAL LAW ENFORCEMENT
REQUIRED.



SIDEWALK DIVERSION

SIDEWALK DETOUR

LEGEND

M

TEMPORARY SIGN LOCATION

□

CHANNELIZING DEVICES

▨

PEDESTRIAN CHANNELIZING DEVICES

▧

TEMPORARY PEDESTRIAN RAMP FOR SIDEWALKS

- NOTES
1.

CONTROLS SHOWN ARE FOR PEDESTRIAN TRAFFIC ONLY.
2.

A 60' PEDESTRIAN PATH WIDTH SHOULD BE MAINTAINED (48' IS THE MINIMUM)
3.

CONTACT AND COORDINATE IMPACTED TRANSIT AGENCIES PRIOR TO IMPLEMENTING ANY CLOSURES.
4.

SEE SHEET TC-82 FOR TEMPORARY PEDESTRIAN RAMP DETAILS.
5.

ADA PEDESTRIAN FACILITIES MUST BE MAINTAINED. SEE STANDARD SPECIFICATION 1-10.2(7)B.
6.

TEMPORARY PEDESTRIAN PUSH BUTTONS SHALL BE PLACED ON THE DIVERTED PATH WHEN EXISTING BUTTONS ARE NOT ACCESSIBLE TO PEDESTRIANS.

INTERSECTION PEDESTRIAN
TRAFFIC CONTROL

NOT TO SCALE

ENGINEER: PJJ

DATE DATE: May 7, 2020

CLIENT: LAC

JOB NO.: 519-157

REMOVED: DJM

PLOT DATE: May 7, 2020

FILENAME: HP-D-TC.DWG

REVISIONS

30% REVIEW
DRAWINGS

NO.

DATE

DESCRIPTION

BY

REVIEW

CITY OF LACEY

HAWKS PRAIRIE SISTER STANDPIPE

TRAFFIC CONTROL PLAN 3

REL MAR 11 2020

REL MAR 11 2020

RH2



W20-1
36" x 36"

1

W20-2
36" x 18"

2

LEGEND

CLASS A CONSTRUCTION SIGN



CONSTRUCTION SIGNING PLAN

1" = 200'

DRAWING NO.: WZ1	SHEET NO.: 19	53	0 1 2 DRAWING IS FULL SCALE WHEN BAR MEASURES 2"	ENGINEER: PJJ	SAVE DATE: Mar 7, 2020	CLIENT: LAC	JOB NO.: 519-157
				REVIEWED: DJM	PLOT DATE: Mar 7, 2020	FILENAME: HP-D-CLASSA.DWG	
SCALE: SHOWN							
REVISIONS							
30% REVIEW DRAWINGS							

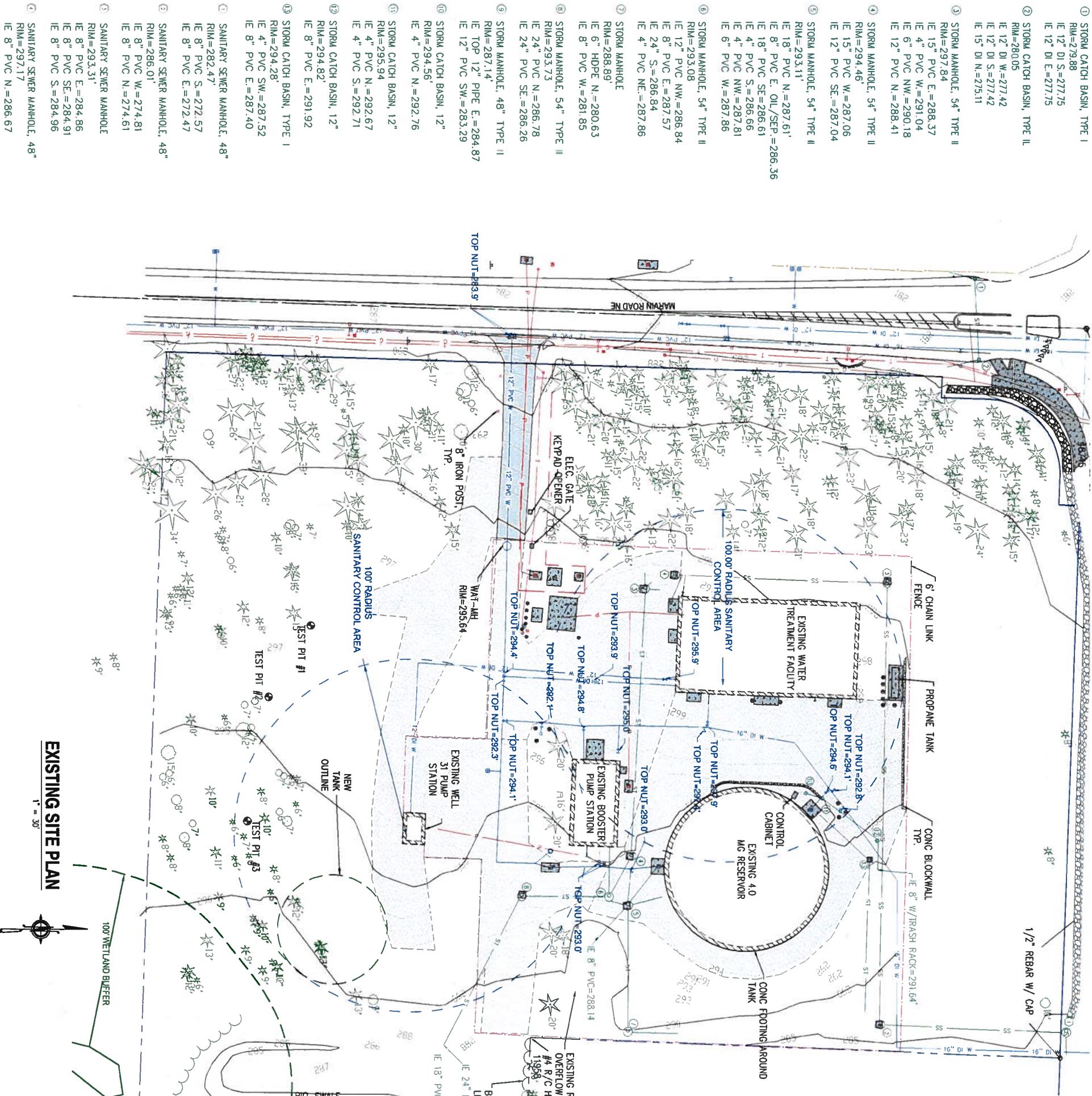


CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

CONSTRUCTION SIGNING PLAN



TEST PIT EXPLORATION RESULTS		
TEST PIT NUMBER	DEPTH MEASURED	DESCRIPTION
1	0 - 1.0 FEET	TOP SOIL
	1.0 - 2.5 FEET	GRAVELLY SANDY SILT (M), BROWN, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, ORGANIC MATERIAL, ROOTS, DRY TO MOST, COMPACT. (WEATHERED GLACIAL TILL)
	2.5 - 6.0 FEET	GRAVELLY SANDY SILT (M), LIGHT BROWN TO GRAY, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, TRACE BOULDERS, DRY, PARTIALLY COHESIVE, DENSE TO VERY DENSE. (WEATHERED TO UNWEATHERED GLACIAL TILL) NO GROUND WATER SEEN. SIGNALS STABLE.
2	0 - 1.0 FEET	TOP SOIL
	1.0 - 2.0 FEET	GRAVELLY SANDY SILT (M), BROWN, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, ORGANIC MATERIAL, ROOTS, DRY TO MOST, COMPACT. (WEATHERED GLACIAL TILL)
	2.0 - 7.5 FEET	GRAVELLY SANDY SILT (M), LIGHT BROWN TO GRAY, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, TRACE BOULDERS, DRY, PARTIALLY COHESIVE, DENSE TO VERY DENSE. (UNWEATHERED GLACIAL TILL) NO GROUND SEEPAGE. SIDEWALLS STABLE.
3	0 - 1.0 FEET	TOP SOIL
	1.0 - 2.0 FEET	GRAVELLY SANDY SILT (M), BROWN, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, ORGANIC MATERIAL, ROOTS, DRY TO MOST, COMPACT. (WEATHERED GLACIAL TILL)
	2.0 - 6.5 FEET	GRAVELLY SANDY SILT (M), LIGHT BROWN TO GRAY, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, TRACE BOULDERS, DRY, PARTIALLY COHESIVE, DENSE TO VERY DENSE. (UNWEATHERED GLACIAL TILL) NO GROUND WATER SEEPAGE. SIDEWALLS STABLE UNLESS DISTURBED.



- 1 STORM CATCH BASIN, TYPE I
RIM=279.88
IE 12" DI S.=277.75
IE 12" DI E.=277.75
- 2 STORM CATCH BASIN, TYPE II
RIM=280.05
IE 12" DI W.=277.42
IE 12" DI S.=277.42
IE 15" DI N.=275.11
- 3 STORM MANHOLE, 54" TYPE II
RIM=297.84
IE 15" PVC E.=288.37
IE 4" PVC W.=291.04
IE 6" PVC NW=290.18
IE 12" PVC N.=288.41
- 4 STORM MANHOLE, 54" TYPE II
RIM=294.46
IE 15" PVC W.=287.06
IE 12" PVC SE.=287.04
- 5 STORM MANHOLE, 54" TYPE II
RIM=293.11
IE 18" PVC N.=287.61
IE 8" PVC E. OIL/SEP.=286.36
IE 18" PVC SE.=286.61
IE 4" PVC S.=286.66
IE 4" PVC NW=287.81
IE 6" PVC W.=287.86
- 6 STORM MANHOLE, 54" TYPE II
RIM=293.08
IE 12" PVC NW.=286.84
IE 8" PVC E.=287.57
IE 24" S.=286.84
IE 4" PVC NE.=287.86
- 7 STORM MANHOLE
RIM=288.89
IE 6" HDPE N.=280.63
IE 8" PVC W.=281.85
- 8 STORM MANHOLE, 54" TYPE II
RIM=293.73
IE 24" PVC N.=286.78
IE 24" PVC SE.=286.26
- 9 STORM MANHOLE, 48" TYPE II
RIM=287.14
IE TOP 12" PIPE E.=284.87
IE 12" PVC SW.=283.29
- 10 STORM CATCH BASIN, 12"
RIM=294.56
IE 4" PVC N.=292.76
- 11 STORM CATCH BASIN, 12"
RIM=295.94
IE 4" PVC N.=292.67
IE 4" PVC S.=292.71
- 12 STORM CATCH BASIN, 12"
RIM=294.82
IE 8" PVC E.=291.92
- 13 STORM CATCH BASIN, TYPE I
RIM=294.28
IE 4" PVC SW.=287.52
IE 8" PVC E.=287.40
- 14 SANITARY SEWER MANHOLE, 48"
RIM=282.47
IE 8" PVC S.=272.57
IE 8" PVC E.=272.47
- 15 SANITARY SEWER MANHOLE, 48"
RIM=286.01
IE 8" PVC W.=274.81
IE 8" PVC N.=274.61
- 16 SANITARY SEWER MANHOLE
RIM=293.31
IE 8" PVC E.=284.86
IE 8" PVC SE.=284.91
IE 8" PVC S.=284.96
- 17 SANITARY SEWER MANHOLE, 48"
RIM=297.17
IE 8" PVC N.=286.67

TEST PIT EXPLORATION RESULTS		
TEST PIT NUMBER	DEPTH MEASURED	DESCRIPTION
1	0 - 1.0 FEET	TOP SOIL
	1.0 - 2.5 FEET	GRAVELLY SANDY SILT (M), BROWN, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, ORGANIC MATERIAL, ROOTS, DRY TO MOST, COMPACT. (WEATHERED GLACIAL TILL)
	2.5 - 6.0 FEET	GRAVELLY SANDY SILT (M), LIGHT BROWN TO GRAY, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, TRACE BOULDERS, DRY, PARTIALLY COHESIVE, DENSE TO VERY DENSE. (WEATHERED TO UNWEATHERED GLACIAL TILL) NO GROUND WATER SEEN. SIGNALS STABLE.
2	0 - 1.0 FEET	TOP SOIL
	1.0 - 2.0 FEET	GRAVELLY SANDY SILT (M), BROWN, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, ORGANIC MATERIAL, ROOTS, DRY TO MOST, COMPACT. (WEATHERED GLACIAL TILL)
	2.0 - 7.5 FEET	GRAVELLY SANDY SILT (M), LIGHT BROWN TO GRAY, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, TRACE BOULDERS, DRY, PARTIALLY COHESIVE, DENSE TO VERY DENSE. (UNWEATHERED GLACIAL TILL) NO GROUND SEEPAGE. SIDEWALLS STABLE.
3	0 - 1.0 FEET	TOP SOIL
	1.0 - 2.0 FEET	GRAVELLY SANDY SILT (M), BROWN, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, ORGANIC MATERIAL, ROOTS, DRY TO MOST, COMPACT. (WEATHERED GLACIAL TILL)
	2.0 - 6.5 FEET	GRAVELLY SANDY SILT (M), LIGHT BROWN TO GRAY, NON-PLASTIC FINES, FINE TO MEDIUM SAND, FINE TO MEDIUM SUBROUND GRAVEL, SOME COBBLES, TRACE BOULDERS, DRY, PARTIALLY COHESIVE, DENSE TO VERY DENSE. (UNWEATHERED GLACIAL TILL) NO GROUND WATER SEEPAGE. SIDEWALLS STABLE UNLESS DISTURBED.

ENGINEER: PJJ
REVIEWED: DJM

SHEET NO.: 20

DATE: Mar 7, 2020

FILENAME: HP-D-CIV01.DWG

REVISIONS

30% REVIEW DRAWINGS

NO. DATE DESCRIPTION BY REVIEW

CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

EXISTING SITE PLAN

ENGINEER: PJJ
REVIEWED: DJM

SHEET NO.: 20

DATE: Mar 7, 2020

FILENAME: HP-D-CIV01.DWG

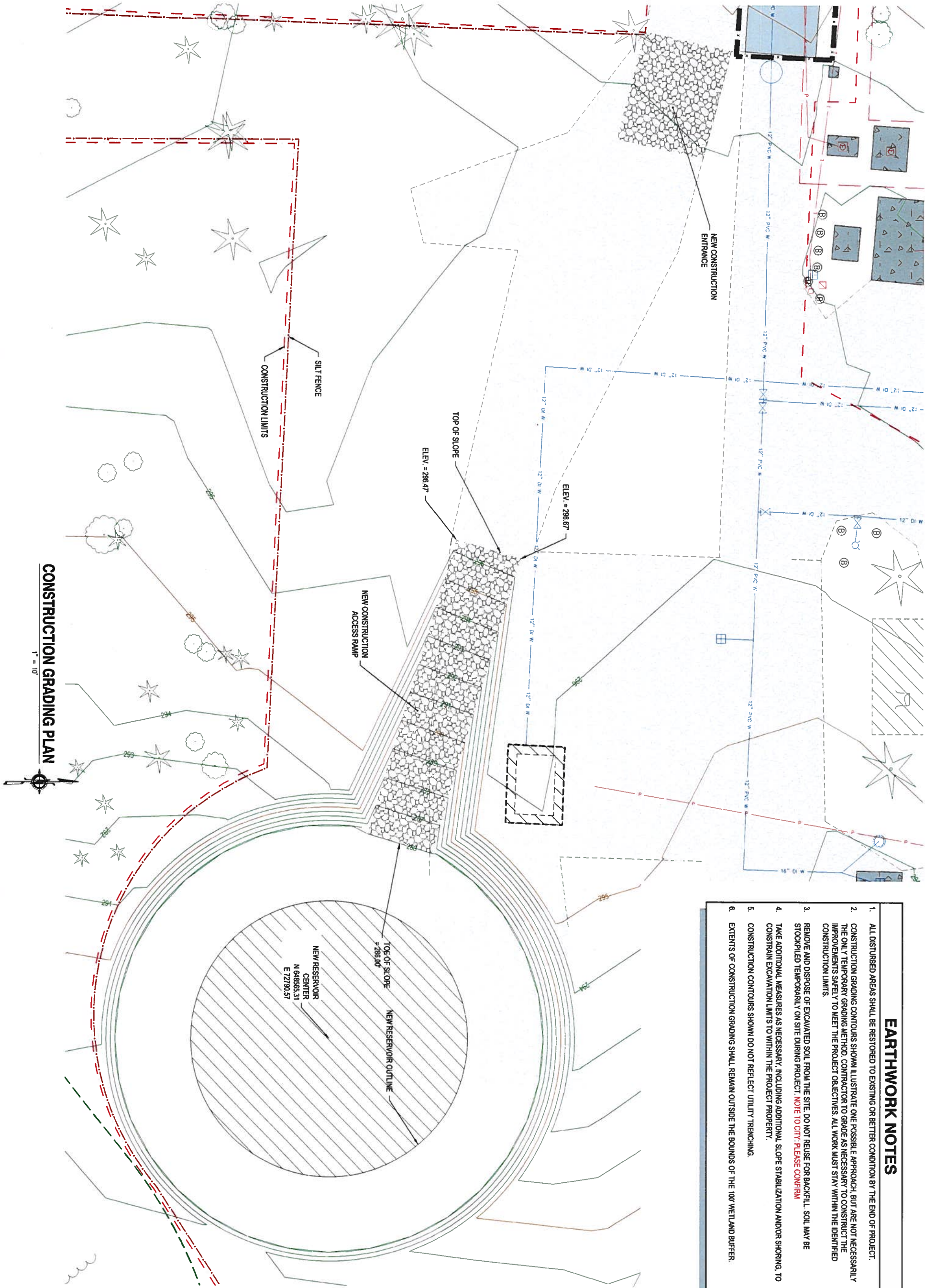
REVISIONS

30% REVIEW DRAWINGS

NO. DATE DESCRIPTION BY REVIEW

EARTHWORK NOTES

1. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING OR BETTER CONDITION BY THE END OF PROJECT.
2. CONSTRUCTION GRADING CONTOURS SHOWN ILLUSTRATE ONE POSSIBLE APPROACH, BUT ARE NOT NECESSARILY THE ONLY TEMPORARY GRADING METHOD. CONTRACTOR TO GRADE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS SAFELY TO MEET THE PROJECT OBJECTIVES. ALL WORK MUST STAY WITHIN THE IDENTIFIED CONSTRUCTION LIMITS.
3. REMOVE AND DISPOSE OF EXCAVATED SOIL FROM THE SITE. DO NOT REUSE FOR BACKFILL. SOIL MAY BE STOCKPILED TEMPORARILY ON SITE DURING PROJECT. **NOTE TO CITY: PLEASE CONFIRM**
4. TAKE ADDITIONAL MEASURES AS NECESSARY, INCLUDING ADDITIONAL SLOPE STABILIZATION AND/OR SHORING, TO CONSTRAIN EXCAVATION LIMITS TO WITHIN THE PROJECT PROPERTY.
5. CONSTRUCTION CONTOURS SHOWN DO NOT REFLECT UTILITY TRENCHING.
6. EXTENTS OF CONSTRUCTION GRADING SHALL REMAIN OUTSIDE THE BOUNDS OF THE 100' WETLAND BUFFER.



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

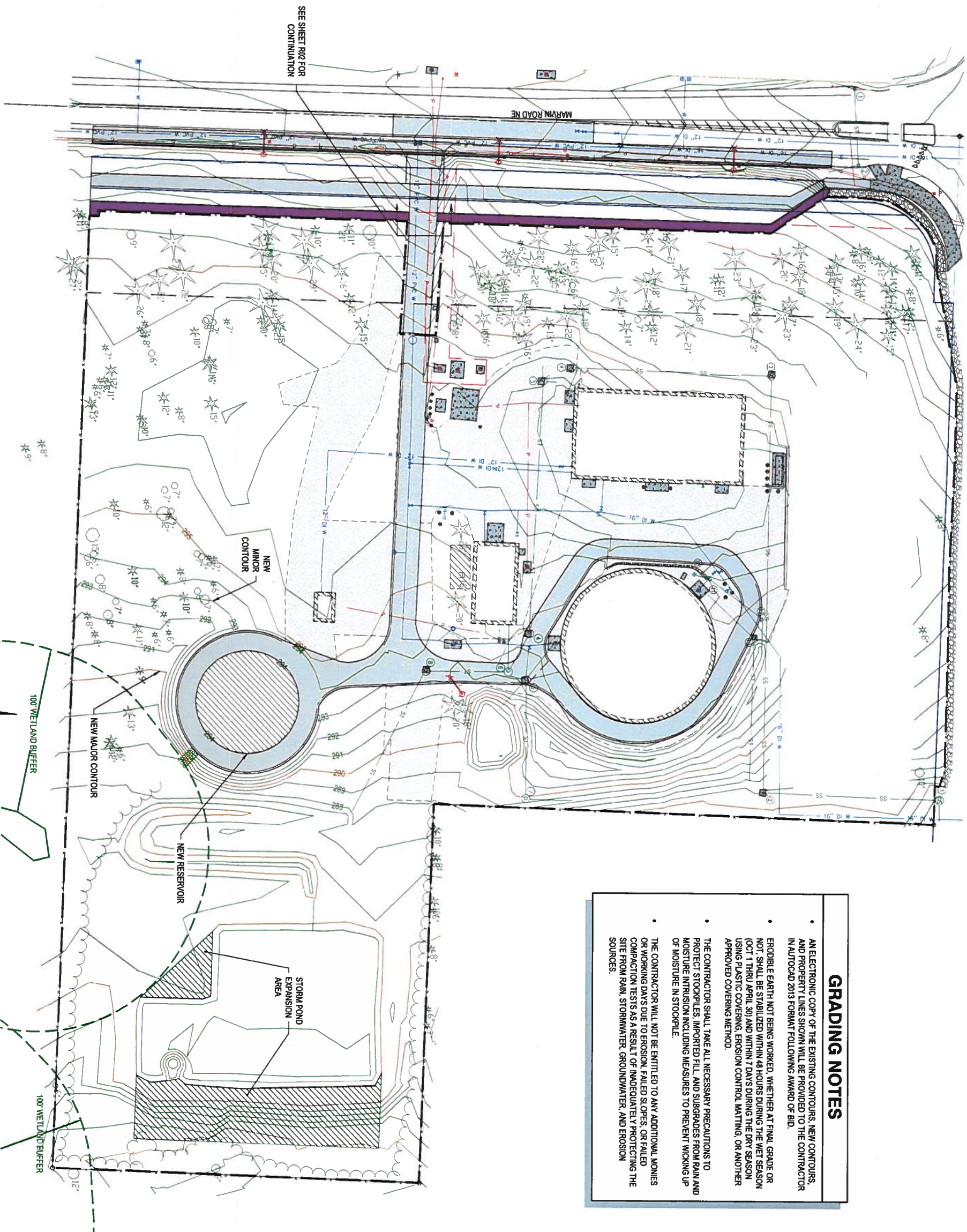
CONSTRUCTION GRADING PLAN



ENGINEER: PJJ	SAVE DATE: Mar 9, 2020	CLIENT: LAC	JOB NO: 519-157
REVIEWED: DJM	PLOT DATE: Mar 9, 2020	FILENAME: HP-D-CIV03.DWG	
REVISIONS			
30% REVIEW DRAWINGS			
NO.	DATE	DESCRIPTION	BY REVIEW

CONSTRUCTION GRADING PLAN

1" = 10'



GRADING NOTES

- AN ELECTRONIC COPY OF THE EXISTING CONTOURS, NEW CONTOURS, AND PROPERTY LINES SHOWN WILL BE PROVIDED TO THE CONTRACTOR IN AUTOCAD 2013 FORMAT FOLLOWING AWARD OF BID.
- ERODIBLE EARTH NOT BEING WORKED, WHETHER AT FINAL GRADE OR NOT, SHALL BE STABILIZED WITHIN 48 HOURS DURING THE WET SEASON (OCT 1 THRU APRIL 30) AND WITHIN 7 DAYS DURING THE DRY SEASON USING PLASTIC COVERING, EROSION CONTROL MATTING, OR ANOTHER APPROVED COVERING METHOD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT STOCKPILES, IMPORTED FILL, AND SUBGRADES FROM RAIN AND MOISTURE INTRUSION INCLUDING MEASURES TO PREVENT WICKING UP OF MOISTURE IN STOCKPILE.
- THE CONTRACTOR WILL NOT BE ENTITLED TO ANY ADDITIONAL MONIES OR WORKING DAYS DUE TO EROSION, FAILED SLOPES, OR FAILED COMPACTION TESTS AS A RESULT OF INADEQUATELY PROTECTING THE SITE FROM RAIN, STORMWATER, GROUNDWATER, AND EROSION SOURCES.



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

NEW GRADING PLAN



ENGINEER: PJJ	SAY DATE: Mar 9, 2020	CUSTOMER: LAC	JOB NO: 519-157
REVIEWED: DJM	PLOT DATE: Mar 9, 2020	FILENAME: HP-D-CIV04.DWG	
REVISIONS			
		30% REVIEW DRAWINGS	
NO.	DATE	DESCRIPTION	BY

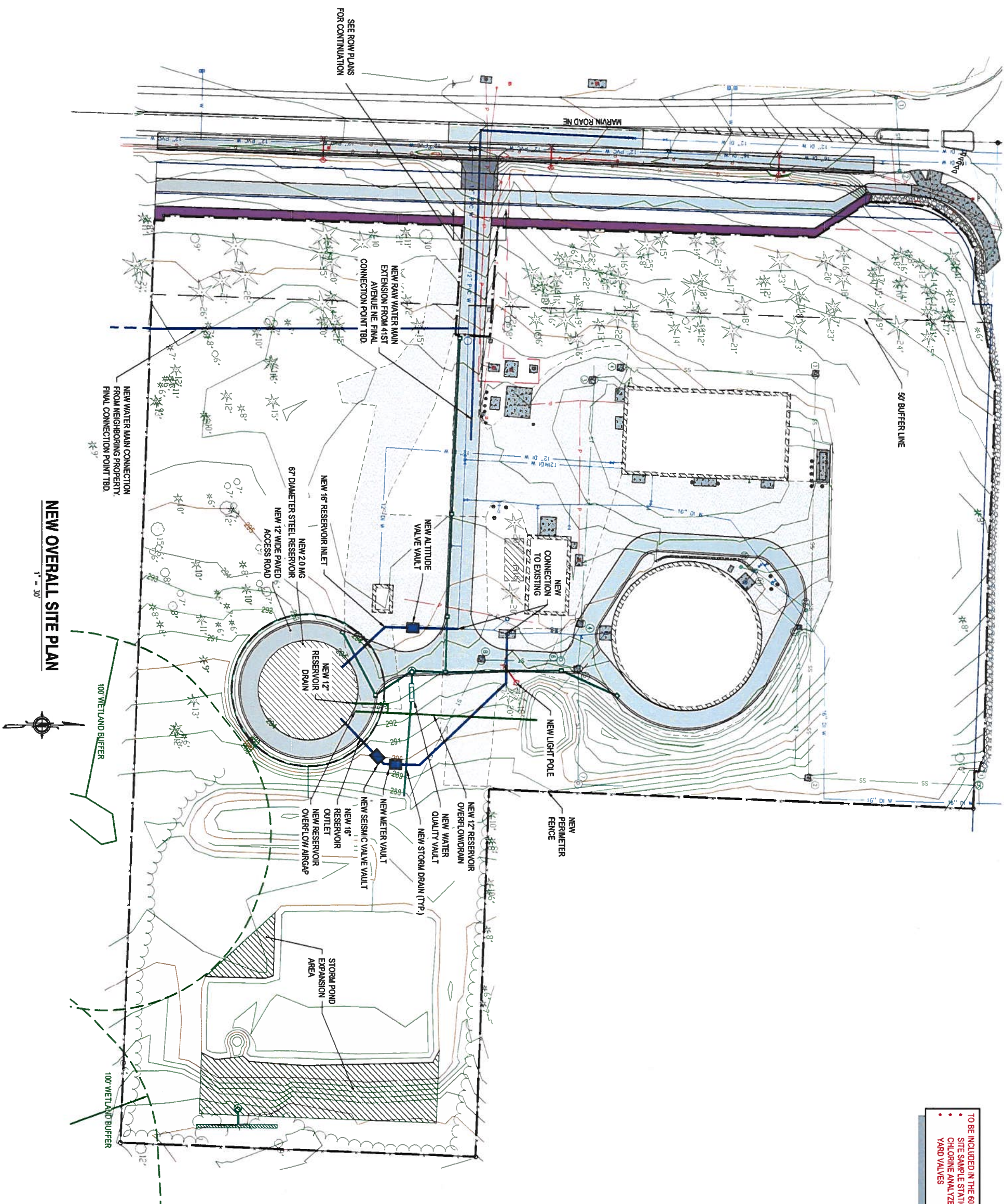
30% REVIEW
DRAWINGS

SCALE: SHOWN

NEW GRADING PLAN



DMG NO.: C05
SHEET NO.: 24
53



- TO BE INCLUDED IN THE 60% DESIGN:
- SITE SAMPLE STATION
- CHLORINE ANALYZER
- YARD VALVES



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

NEW OVERALL SITE PLAN



ENGINEER: PJJ	SAVE DATE: Mar 8, 2020	CLIENT: LAC	JOB NO: 519-157
REVIEWED: DJM	PLOT DATE: Mar 8, 2020	FILENAME: HP-D-CIVOS.DWG	
REVISIONS			
NO.	DATE	DESCRIPTION	BY REVIEW

30% REVIEW
DRAWINGS

SCALE: SHOWN

DRAWING IS FULL SCALE WHEN
NOT INDICATED

C07

26

53

GENERAL STRUCTURAL NOTES



GEOTECHNICAL PARAMETERS:
MAXIMUM NET BEARING
SOIL PROFILE TYPE
SOILS REPORT REFERENCE

4,000 PSF STATIC
C
TECHNICAL MEMORANDUM PREPARED BY RH2
NOVEMBER 2019

- CRUSHED SURFACING TOP COURSE, WHERE SHOWN ON PLANS, SHALL BE COMPACTED AND PROOF ROLLED TO FIRM AND UNYIELDING CONDITION WITH VISUAL INSPECTION AND APPROVAL OF PROOF ROLL BY ENGINEERING GEOLOGIST OR OWNER'S GEOTECHNICAL ENGINEER. CONTRACTOR SHALL MAINTAIN COMPACTED CONDITION DURING PLACEMENT OF FORMS AND REBAR WITH VISUAL INSPECTION BY ENGINEER.
- PRIOR TO PLACING CRUSHED ROCK, NATIVE MATERIAL SHALL BE PROOF ROLLED TO A FIRM AND UNYIELDING CONDITION AREAS THAT ARE SOFT, LOOSE, OR YIELDING SHALL BE COMPACTED TO MEET THESE SPECIFICATIONS OR REMOVED AND REPLACED. IF BACKFILL IS REQUIRED IT SHALL BE SELECT CLASS B GRAVEL BACKFILL IN CONFORMANCE WITH WSDOT 9.04.12(1)B, COMPACTED TO 95% MAX DRY DENSITY PER ASTM D1557 (MODIFIED PROCTOR) PROCEDURE B OR C. MAX #7 LIFTS. PROOF ROLLING SHALL THEN BE PERFORMED TO VERIFY COMPACTON AND STABILIZATION WITH VISUAL INSPECTION OF PROOF ROLL BY CITY'S GEOTECHNICAL ENGINEER.
- PROOF ROLLING SHALL BE DONE WITH A 10-TON VIBRATORY ROLLER OR OTHER METHOD APPROVED BY THE ENGINEER.

OTHER LOADING PARAMETERS:

WIND LOAD
SNOW LOAD
SEISMIC PARAMETERS (AWMA D100-05)
SPECTRAL RESPONSE
IMPORTANCE FACTOR
SEISMIC DESIGN CATEGORY
SEISMIC-FORCE-RESISTING SYSTEM
RESPONSE MODIFICATION FACTORS

107 MPH PER ASCE 7-16
25 PSF
S_{ds} = 0.882g, S_{d1} = 0.464g
I_e = 1.5
D
MECHANICALLY ANCHORED STORAGE TANK
IMPULSIVE = 3, CONNECTIVE = 15

OTHER DESIGN VALUES USED:

OCCUPANCY CATEGORY
CONCRETE
CORROSION ALLOWANCE

ESSENTIAL FACILITY
4,000 PSI WITH 80,000 PSI REINFORCING
1/16"

LIVE LOADS:

100 PSF LIVE LOAD, 300 LB CONCENTRATED

PLATFORMS AND STAIRS

CRITERIA:

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AWMA D100-11, IBC 2018, AND ASCE 7-16.
- ALL SHOP DRAWINGS AND STRUCTURAL CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN WASHINGTON STATE.
- THE FOLLOWING ITEMS SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS: PIPING, ROOF VENT, SHELL ACCESS PORT AND VANDAL SHIELD
- THE TANK SHELL, FLOOR, ROOF SUPPORT SYSTEM, PLATFORMS, HANDRAILS, LADDERS, ROOF ACCESS PATCH, PIPE SUPPORTS, AND OTHER MINOR APPURTENANCES SHALL BE DESIGNED BY THE CONTRACTOR AS SPECIFIED. THE GENERAL ARRANGEMENT AND OVERALL DIMENSIONS OF THE ITEMS SHALL BE AS SHOWN ON THE DRAWINGS.

GENERAL:

ALL LINES SHOWN ON DRAWINGS MAY BE ASSOCIATED WITH CAD MODELING AND MAY NOT REPRESENT REQUIRED OR ALLOWED JOINTS. SEE DETAILS FOR CLARIFICATION ON REQUIRED AND ALLOWED JOINTS.

WELDS:

- DESIGN AND FABRICATION PER AWMA D100-11, UNLESS OTHERWISE NOTED
- WELD SIZES TO EQUAL THICKNESS OF THE THINNER MEMBER BEING JOINED
- FOR FILLET WELD SIZES NOT SHOWN, USE MINIMUM WELD SIZE PER AWMA D100, SECTION 8.12.1

REINFORCED CONCRETE:

- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-99 AND 318-11. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH THE FOLLOWING TABLE.
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - FOOTINGS AND OTHER UNIFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
 - FORMED SURFACES EXPOSED TO EARTH (WALLS BELOW GRADE), WATER OR WEATHER (#6 BARS OR LARGER)..... 2"
 - COLUMN TIES OR SPIRALS AND BEAM STIRRUPS..... 2"
 - SLABS AND INTERIOR FACES..... 2"

ABBREVIATIONS:

	MINIMUM STRAIGHT DEVELOPMENT LENGTHS	MINIMUM LAP SPICE LENGTHS	MINIMUM EMBEDMENT LENGTHS
AL - ALUMINUM			
CHK - CHECKED			
CL - CENTERLINE			
CLR - CLEAR			
EA - EACH			
EF - EACH FACE			
EW - EACH WAY			
FB - FLAT BAR			
HORIZ - HORIZONTAL			
LIV - LONG LEG VERTICAL			
O.C. - ON CENTER			
PL - PLATE			
RB - ROUND BAR			
RST - REINFORCING STEEL			
SST - STAINLESS STEEL			
T&B - TOP AND BOTTOM			
VERT - VERTICAL			

REQUIRED SPECIAL INSPECTIONS				
SYSTEM OR MATERIAL	INSPECTION		FREQUENCY	
	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	CONTRACT	PERIODIC
SOILS				
VERIFY FOOTING BEARING CAPACITY AND SUBGRADE PREPARATION FOR FILLS	1704.7	GEOTECHNICAL REPORT	X (a)	
FILL MATERIAL VERIFICATION			X (a)	
LIFT PLACEMENT AND COMPACTION			X (a)	
LIFT THICKNESS			X (a)	
CONCRETE				
REINFORCING STEEL PLACEMENT	1704.4 1907.5 1913.4	ACI 318 1.3.2.C ACI 318 7.5		X
PLACEMENT OF CAST - IN - PLACE ANCHOR BOLTS	1704.4 1911.1 1912.1	ACI 318 1.3.2.C	X	
VERIFYING USE OF REQUIRED MIX DESIGNS	1704.4 1904 1905.2.4 1913.2 1913.3	ACI 318 1.3.2.A ACI 318 CH.4 ACI 318 5.2.4		X
CONCRETE PLACEMENT	1704.4 1905.9-10	ACI 318 1.3.2.D ACI 318 5.3-10	X	
CONCRETE CURING	1704.4 1905.11-13 1913.9	ACI 318 1.3.2.D ACI 318 5.11-13		X (e)
VERIFICATION OF FORMWORK	1704.4 1906.1	ACI 318 6.1.1		X (e)

(a) = PERIODIC SPECIAL INSPECTION DEFINED IN CONTRACT SPECIFICATIONS.

REQUIRED TESTING FOR SPECIAL INSPECTIONS				
SYSTEM OR MATERIAL	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY	
			CONTINUOUS	PERIODIC
GEOTECHNICAL				
FILL IN - PLACE DENSITY OF PREPARED SUBGRADE DENSITY	1704.7	VARIES; CLASSIF. & TESTING OF CONTROLLED FILL MATERIALS	EA. 3000 SF OF PREPARED SUBGRADE	
MATERIAL VERIFICATION				X (e)
CONCRETE				
CONCRETE STRENGTH		ASTM C39		
CONCRETE SLUMP	1704.4	ASTM C143	EACH 40 CY OF SLAB OR	
CONCRETE AIR CONTENT	1905.6	ASTM C231	WALL PLACED EACH DAY	
CONCRETE TEMPERATURE		ASTM C1064		
SHOTCRETE STRENGTH	1704.4	ASTM C39	EACH 40 CY OF WALL	
	1914.10		PLACED EACH DAY	
(e) = PERIODIC SPECIAL INSPECTION DEFINED IN CONTRACT SPECIFICATIONS.				

(a) = PERIODIC SPECIAL INSPECTION DEFINED IN CONTRACT SPECIFICATIONS.

CONCRETE ANCHORS SHALL BE EITHER HIT-IT-HIT-RE 500-V3 INJECTABLE MORTAR, SIMPSON STRONG-TIE SET-XP ANCHORING ADHESIVE, OR POWERS PE1000+ ADHESIVE ANCHORS AS SPECIFIED, WHERE SIZE IS CALLED OUT ON THE DRAWINGS. PROVIDE MINIMUM EMBEDMENT DEPTHS AS SHOWN ON THE FOLLOWING TABLES. PROVIDE MINIMUM EDGE DISTANCES AND SPACING AS SHOWN ON THE FOLLOWING TABLES UNLESS SPECIFICALLY DETAILED OTHERWISE. SPECIAL INSPECTION REQUIRED.

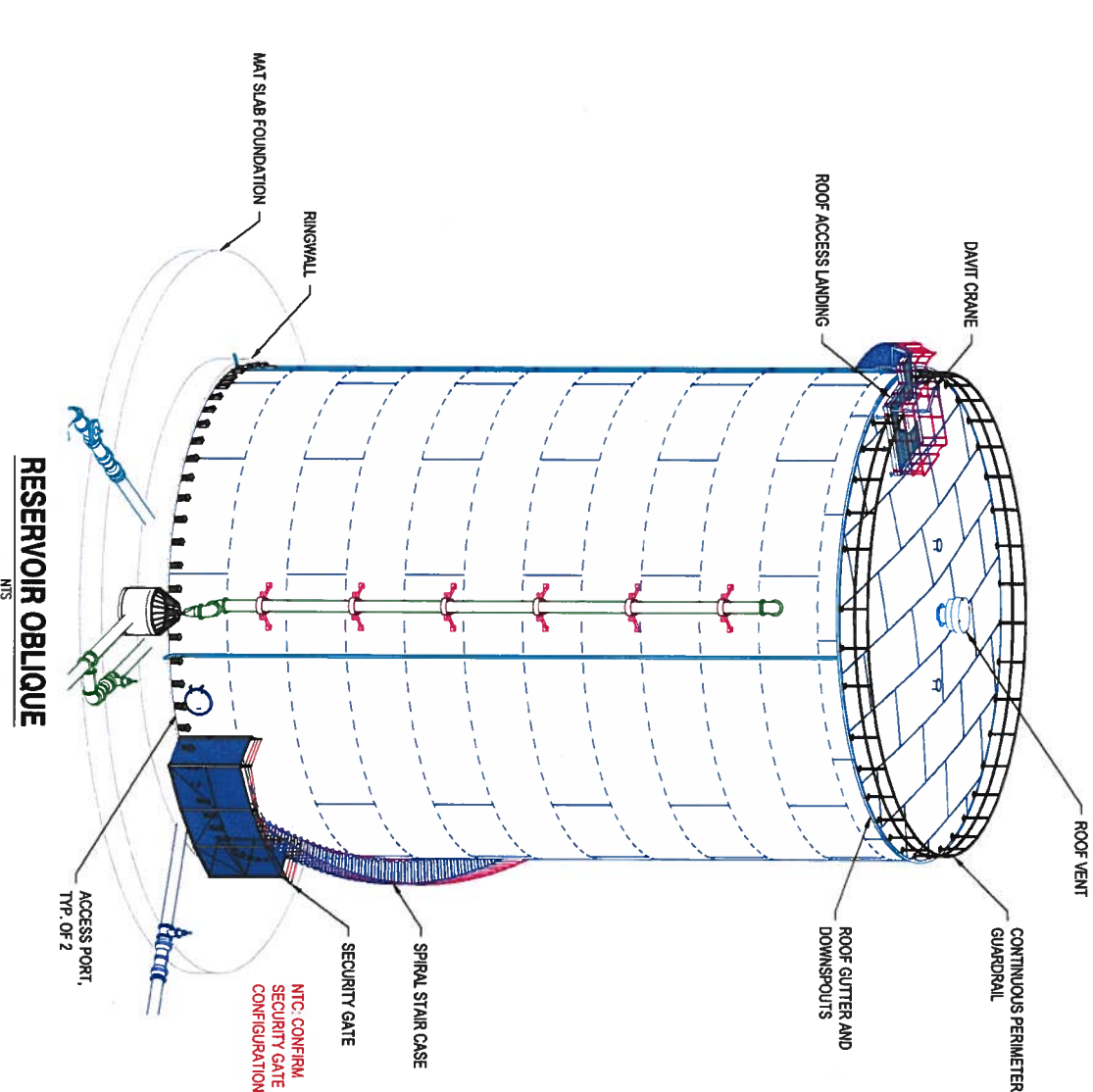
INSTALL ANCHORS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

NOTIFY OWNER 48 HOURS IN ADVANCE OF INSTALLATION OF ALL ANCHORS.

WHERE SIZE IS NOT CALLED OUT, ANCHOR SHALL BE SELECTED BASED ON DESIGN LOADS IF THE MINIMUM EDGE DISTANCE AND/OR MINIMUM SPACING CAN NOT BE ACHIEVED. REFER TO PRODUCT INFORMATION FOR REDUCTION IN ALLOWABLE LOADS.

CONCRETE ANCHORS					
HIT-IT-HIT-RE 500-V3, SIMPSON STRONG-TIE SET-XP & POWERS PE1000+					
DIA. OF ROD (INCHES) OR REBAR SIZE NO.	MIN. EDGE DISTANCE (INCHES)	MIN. EMBEDMENT (INCHES)	MIN. ANCHOR SPACING (INCHES)	ALLOWABLE LOAD BASED ON BOND STRENGTH (POUNDS)	
				TENSION	SHEAR
1/2	2-1/2	2-3/4	2-1/2	1,027	2,210
5/8	3-1/8	3-1/8	3-1/8	1,312	2,827
3/4	3-3/4	3-1/2	3-3/4	1,556	3,351
7/8	4-3/8	3-1/2	4-3/8	1,556	3,351
#4	2-1/2	4-1/2	2-1/2	1,520	3,516
#5	3-1/8	5-5/8	3-1/8	1,775	5,494
#6	3-3/4	6-3/4	3-3/4	2,225	7,570
#7	4-3/8	7-7/8	4-3/8	2,440	9,428
#8	5	9	5	4,520	11,507

CONCRETE ANCHOR



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE
RESERVOIR GENERAL
STRUCTURAL NOTES



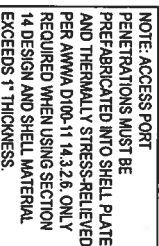
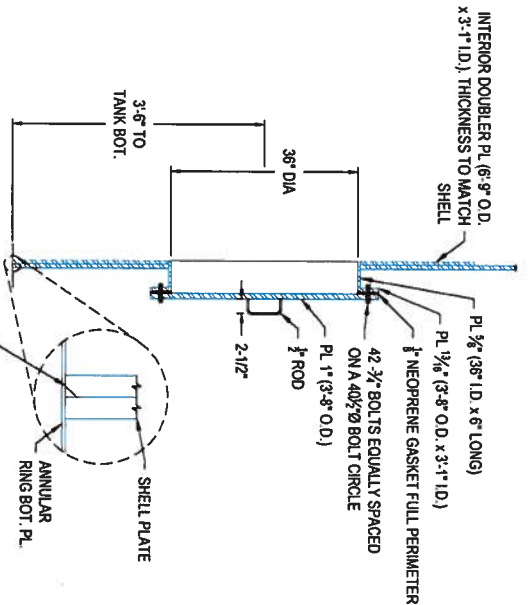
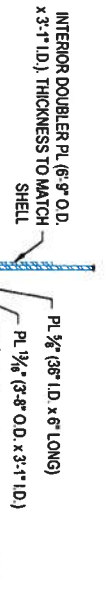
ENGINEER: CPC	DATE: Mar 9, 2020	CLIENT: LAC	JOB NO.: 519-157
REVIEWED: JMC	PLAT DATE: Mar 9, 2020	FILENAME: HP-D-S01.DWG	

REVISIONS

NO.	DATE	DESCRIPTION	BY	REVIEW

[illegible]

SCALE: SHOWN	
0" 	1" 
DRAWING IS FULL SCALE WHEN BAR MEASURES 1"	
DWG NO.: S04	SHEET NO.: 38
	 53



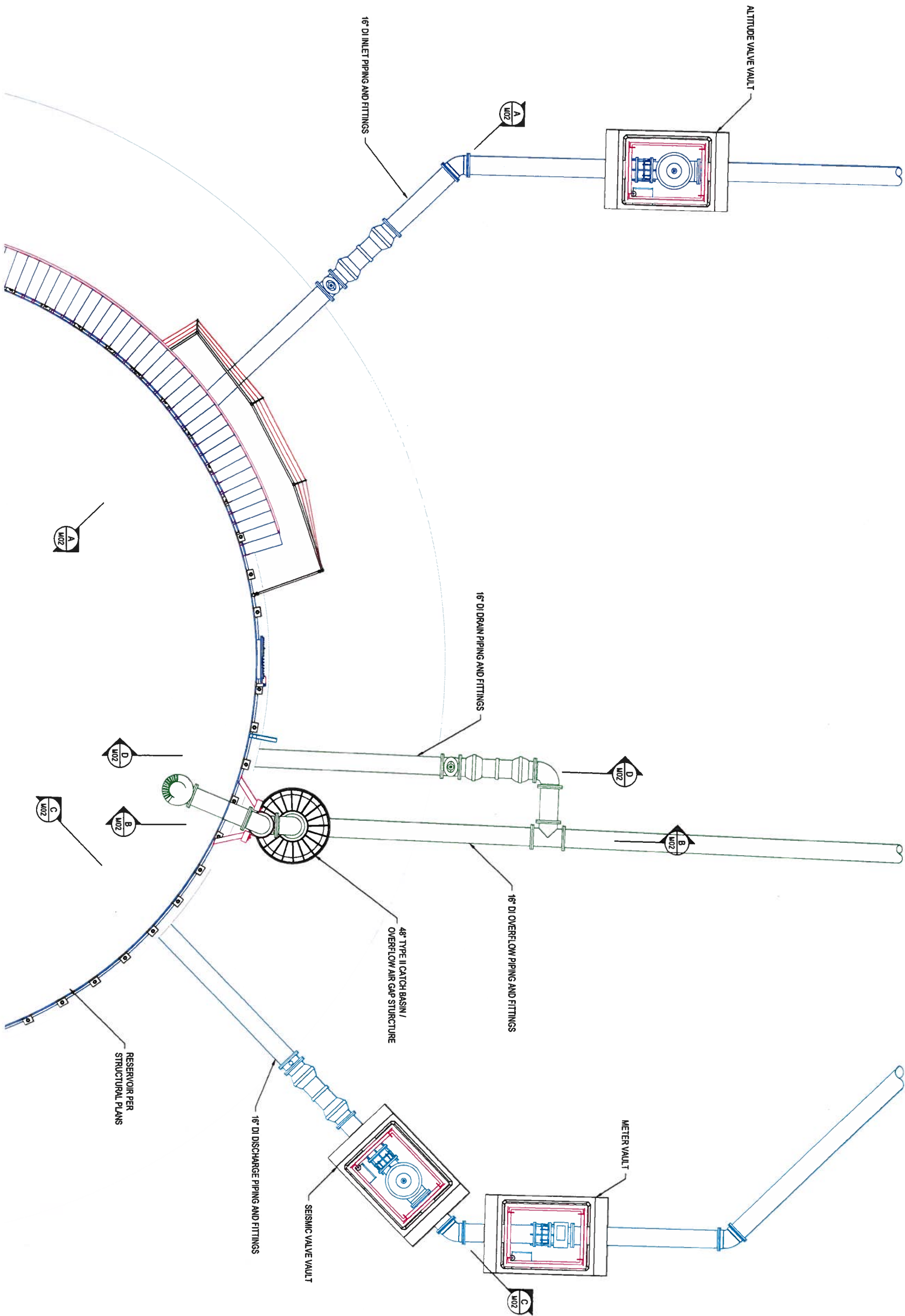
ANCHOR BOLT NOTES:

- 1) FIELD VERIFY HORIZONTAL ALIGNMENT OF ANCHOR BOLTS WITHIN TOLERANCE REQUIRED FOR CONNECTION TO TANK SHELL PRIOR TO PLACING CONCRETE.
- 2) PROVIDE POSITIVE VERTICAL SUPPORT FOR BOLT TO ELIMINATE VERTICAL DEFLECTION DURING CONCRETE PLACEMENT.

ANCHOR BOLT CHAIR

SECTION THROUGH 36" Ø
ACCESS PORT
NTS

TYPICAL ACCESS PORT COVER
 $\gamma = 1.0^{\circ}$



RESERVOIR MECHANICAL PLAN

1" = 1'-0"



DRAWING SCALE: NEW DATE: 03/09/2020 SHEET NO.: 41 53	ENGINEER: PJJ	SAVE DATE: Mar 9, 2020	CLIENT: LAC	JOB NO.: 519-157
	REVIEWED: DJM	PLOT DATE: Mar 9, 2020	FILENAME: HP-D-MEC01.DWG	
	REVISIONS			
	30% REVIEW DRAWINGS			
SCALE: SHOWN	NO.	DATE	DESCRIPTION	BY REVIEW



CITY OF LACEY
HAWKS PRAIRIE SISTER STANDPIPE

RESERVOIR MECHANICAL PLAN



TM

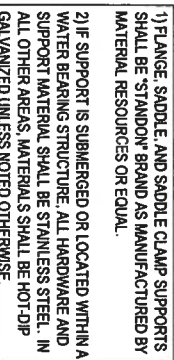
- SEE PIPE STANCHION DETAIL
FOR MORE INFORMATION, TYP.



TYPE B - SADDLE SUPPORT

TYPE B - SADDLE SUPPORT

SEE PIPE STANCHION DETAIL
FOR MORE INFORMATION, TYP.

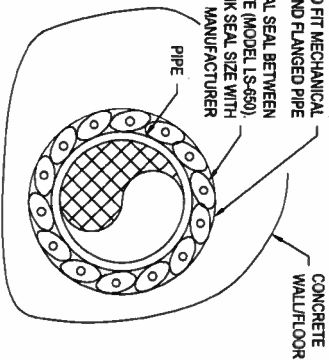


NOT TO SCALE

CORE DRILL CONCRETE,
 OVERSIZE TO FIT MECHANICAL
 SEAL AND FLANGED PIPE

CONCRETE
 WALL/FLOOR

PROVIDE MECHANICAL SEAL BETWEEN



PIPE AND CONCRETE (MODEL LS-650).
VERIFY INK SEAL SIZE WITH

1) ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE AND SOUND RATING OF INTERIOR.

- 1) ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE AND SOUND RATING OF INTERIOR.
- 2) ALL BELOW GRADE AND/OR SUBMERGED PENETRATIONS SHALL BE SEALED WATERTIGHT.
- 3) MECHANICAL SEALS SHALL BE INSTALLED OR APPROVED EQUAL. MECHANICAL SEALS SHALL BE SELECTED BASED ON THE APPLICATION. SEE TABLE A FOR APPLICATION MATRIX.
- 4) WHERE PIPE PENETRATION IS LOCATED IN THE FLOOR OVER A POTABLE WATER BEARING STRUCTURE (CEILING SHALL EXTEND 1" MIN. ABOVE FLOOR TO FURTHER PREVENT WATER INTRUSION).

NTS

1. FOR PIPE SIZES 18" ARE NOT LISTED IN ABOVE TABLE, THE NEXT LARGER PIPE SIZE SHALL BE USED FOR DETERMINING LOADING AND SUPPORT SPACING.

8. ALL CONNECTIONS TO CONCRETE SHALL BE CONCRETE ANCHORS, SEE SPECIFICATIONS AND
DETAIL 302

1. ALL STRUCTURAL AND PIPE ATTACHMENT, PIPE SUPPORT RACKS AND TRAPEZE HANGER COMPONENTS SHALL BE HOT DIPPED GALVANIZED FOR ABOVE GRADE SERVICE, AND STAINLESS STEEL FOR SUBMERGED SERVICE.

4. CONIKRACIOR SHALL PROVIDE SUPPORT AS NEEDED TO SECURE PIPING SYSTEM IN NORMAL AND TEST OPERATING CONDITIONS.



MECHANICAL DETAILS



30% REVIEW
DRAWINGS

SCALE: SHOWN

DRAWING IS FULL SCALE WHEN
NOT SPECIFIED

M04	44	53
-----	----	----

8-A Hearings Examiner Recommendation for Project #19-194 CUP Hawks Prairie Sister Standpipe Wetland Report

Due to the size of this file, the item is available [online](#).

8-A Hearings Examiner Recommendation for Project #19-194 CUP Hawks Prairie Sister Standpipe Stormwater Report

Due to the size of this file, the item is available [online](#).

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Tree Protection Plan -

HAWK'S PRAIRIE RESERVOIR - CITY OF LACEY

4040 Marvin Rd. NE
Lacey WA 98516

Prepared for: Jessica Wilson - City of Lacey Public Works

Prepared by: Washington Forestry Consultants, Inc.

Date of Report: February 28, 2020

Introduction and Overview

The project proponent is planning to construct a new reservoir tank on 5.67 acres in the City of Lacey. Widening Marvin Rd. NE is also part of the overall project. The City of Lacey has retained WFCI to:

- Evaluate all existing trees on the site, pursuant to Chapter 14.32 (August, 2006) of the Lacey Tree Protection and Vegetation Preservation Ordinance.
- Make recommendations for trees suitable to be saved in the project area, along with required protection and cultural measures.

Observations

Methodology: WFCI conducted an inventory and evaluation of trees outside the clearing limits of the project site to determine the number, distribution and condition of existing trees. The potential of trees over 4" diameter at breast height (DBH) to be incorporated into the new project was assessed. Many smaller trees were evaluated in the project area as well. The tree evaluation phase used methodology developed by Matheny and Clark (1998)¹ the International Society of Arboriculture.

¹ Nelda Metheny and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees during Land Development. International Society of Arboriculture, Champaign, IL.

Site Description: The 5.67-acre parcel in northeast Lacey contains both flat and gently sloping topography. The flat portions of the site contain an existing reservoir tank, a workshop, a storm-water detention area, and several outbuildings. The parcel slopes abruptly to the north onto 41st Ave. NE and into Marvin Rd. NE on the west. The property is bordered to the south by a warehouse development and to the east by tree tract. Access to the property is by Marvin Rd. NE on the west.

Soil Depth and Productivity: According to the USDA Natural Resource Conservation Service Thurston County Web Soil Survey, there is one soil type on the property: the Alderwood gravelly sandy loam. The Alderwood gravelly sandy loam is a moderately deep, moderately well drained soil found on glacial till plains. It is formed in ablation till overlying basal till. A weakly cemented hardpan is at a depth of 20 to 40 inches. Permeability is moderately rapid above the hardpan and very slow in the pan. Available water capacity is low. The effective rooting depth for trees is 20-40 inches. A perched seasonal high water table is at a depth of 18-36 inches from November to March. The potential for windthrow of trees is moderate under normal conditions. New trees require irrigation for establishment.

Tree Conditions: There are 2 forest cover types for the purposes of description. The location and extent of these cover types are illustrated on the aerial photo in Attachment 1.

Forest Cover Type I is a young, mixed species stand of native conifers and broad-leaved trees with a few scattered larger trees and the open portions of the site. There are 72 trees over 4 in DBH outside the clearing limits in this cover type that range in size up to 29 in DBH. Tree condition ranges from 'Poor' to 'Good,' with most trees described as being in 'Fair' condition or better. Species include Douglas-fir (*Pseudotsuga menziesii*), Scouler's willow (*Salix scouleriana*), bitter cherry (*Prunus emarginata*), black cottonwood (*Populus trichocarpa*), cascara (*Rhamnus purshiana*), red alder (*Alnus rubra*), Pacific madrone (*Arbutus menziesii*), and Pacific dogwood (*Cornus nuttallii*).

Table 1. Summary of Trees in Cover Type I

Species	DBH Range (in.)	Condition Range	# of Healthy Trees	# of Unhealthy Trees	Total # of Trees	% Composition
Douglas-fir	5-20	Poor - Good	44	9	53	73.6
Scouler's Willow	5-9	Poor - Fair	7	1	8	11.1
Cascara	7-10	Fair - Good	3	0	3	4.1
Black Cottonwood	5-17	Poor - Good	1	1	2	2.8
Bitter Cherry	4-10	Poor - Fair	1	1	2	2.8
Red Alder	7	Poor	0	2	2	2.8
Pacific Madrone	8	Good	1	0	1	1.4
Pacific Dogwood	11	Good	1	0	1	1.4
Total			58	14	72	100.0%

Healthy trees are labeled at the base with a blue number corresponding to the table in Attachment 3. Unhealthy trees are similarly labeled in orange.

Understory vegetation in Cover Type I is dense includes native and naturalized species including blackberry (*Rubus armeniacus*), trailing blackberry (*Rubus ursinus*), Scotch broom (*Cytisus scoparius*), salal (*Gaultheria shallon*), sword fern (*Polystichum munitum*), Oregon-grape (*Mahonia nervosa*), grasses and broadleaved weeds.



Photo 1. View of Trees in Cover Type I

Forest Cover Type II is a mature stand of Douglas-fir on the western portion of the project area. Some broad-leaved trees such as Pacific madrone and Scouler's willow also occur in the understory. There are 109 trees outside the clearing limits in this cover type that range in size from 4 to 34 inches DBH and 111 trees in the area to be cleared for the widening of Marvin Road NE. . Tree condition ranges from 'Poor' to 'Good,' with most trees described as being in 'Fair' condition or better.

Table 1. Summary of 109 Residual Trees in Cover Type II

Species	DBH Range (in.)	Condition Range	# of Healthy Trees	# of Unhealthy Trees	Total # of Trees	% Composition
Douglas-fir	8 - 34	Very Poor - Good	79	20	99	90.8
Pacific Madrone	4 - 11.5	Poor - Fair	7	1	8	7.4
Scouler's Willow	6 - 9	Poor - Fair	1	1	2	1.8
Total			87	22	109	100.0%

Understory plants in Cover Type II include mostly native plants such as sword fern, western hazel (*Corylus cornuta*), Oregon-grape, trailing blackberry, and salal.



Photo 2. View of Trees in Cover Type II. View looking south.

Hazard Trees: A patch of laminated root rot (*Phellinus sulphurascens*) occurs mostly on the property to the east of the project area, but 2 on-site trees were found to be infected with the disease. These trees are hazardous to current and proposed targets such as the City reservoir and its employees. Two (2) additional hazard trees were identified in Cover Type II that are at risk to fail and impact traffic on 41st Ave. NE. All hazard trees are marked with an orange dot at eye-level and at the base in addition to the orange painted number. These 4 trees should be removed immediately.

Table 3. Summary of Hazard Trees at the Hawk's Prairie Reservoir Site.

Tree #	Species	DBH (in.)	Condition	Risk Rating	Target	Recommended Work
151	Douglas-fir	12	Very Poor - Whip, Falling Over	High - Whole Tree	Reservoir, Workers	Remove
165	Douglas-fir	8	Very Poor - Whip, Falling Over	High - Whole Tree	Reservoir, Workers	Remove
180	Douglas-fir	29	Very Poor - Laminated Root Rot	High - Whole Tree	41 st Ave. NE.	Remove
181	Douglas-fir	19	Very Poor - Laminated Root Rot	High - Whole Tree	41 st Ave. NE.	Remove



Photo 3. View of hazard trees in eastern portion of Hawk's Prairie Reservoir project area. View looking east.

Discussion

The proposed reservoir will occupy a small area in the southeast portion of the project area (Cover Type I). Thirteen trees will be removed from the footprint of the new tank location.

Additionally, proposed Marvin Road NE frontage improvements will require the clearing of a 34 ft. wide strip with 111 trees along Marvin Rd. NE (Cover Type II). This will result in the reduction of parcel size by 9,120 ft.² Most of the inventoried trees on the site will remain unaffected by site clearing and development.

Twenty-three trees are dead, diseased, or dying among the save tree areas of the project site and require removal. These are all marked with orange paint dots and numbers. In total, ±147 trees will need to be removed from the reservoir site for the new tank construction and Marvin Road NE widening project.

The City of Lacey Tree and Vegetation Protection and Preservation Ordinance (Chapter 14.32) requires 2 trees to be retained or planted per 10,000 ft.² of buildable area for developing commercial or industrial projects. The following is a summary of the tree retention calculations:

Total Project Area:	5.67 Acres
Area Excluded from Tree Density Calculations: (Dedicated Public Rights-of-Way)	<u>0.21 Acres</u>
Finished Parcel Size:	5.46 Acres (237,837 ft. ²)
Minimum Tree Retention Requirement: (2 trees/10,000 ft. ²)	48 Trees
Total # of Trees outside Clearing Limits:	181 Trees
Trees Excluded from Calculations: (Unhealthy, Diseased, or Dangerous)	36 Trees
Additional Trees to Be Removed from Project Area: (Trees in Footprint of Improvements)	<u>19 Trees</u>
Total # of Healthy Trees to Remain on Site:	126 Trees
Excess of Minimum Tree Density Requirement: (126 Retained Trees - 48 Min. Requirement)	78 Trees

By retaining 126 significant trees outside clearing limits, this plan exceeds the minimum tree density requirement by 78 trees. No replanting of trees will be necessary to meet the minimum tree density requirement.

Street Trees: Frontage improvements along Marvin Rd. NE will require the planting of street trees in the proposed planter strip. Northern red oak (*Quercus rubra*) is the preferred street tree along Marvin Rd. between 44th Ave. NE and Martin Way E. Eleven (11) trees planted on 45 ft. centers will be necessary to serve as street trees for this 480 ft. frontage.

Table 4. Recommended Street Trees.

Street	Length of Frontage	Tree Species	Botanical Name	# of Trees	Minimum Size	Spacing
Marvin Rd. NE	480 ft.	Northern Red Oak	<i>Quercus rubra</i>	11	2 in. caliper B&B	45 ft. OC
Sum				11		

It is projected that the installed cost of the street trees will be \$4,800.

Tree Protection Requirements: Trees and tree tracts to be saved must be protected during construction by temporary orange mesh or chain-link fencing on driven posts, located at the edge of the critical root zone. The individual critical root zones are 5 feet outside the dripline of all edge trees unless otherwise delineated by WFCI.

There should be no equipment activity (including rototilling) within the critical root zone. No irrigation lines, trenches, or other utilities should be installed within the critical root zone. If

roots are encountered outside the critical root zone, they should be cut cleanly with a saw and covered immediately with moist soil. Noxious vegetation within the critical root zone should be removed by hand. If a proposed save tree must be impacted by grading or fills, then the tree should be re-evaluated by WFCI to determine if the tree can be saved and mitigating measures, or if the tree should be removed.

Pruning and Thinning: All trees to be saved along the edges of the project area should have their crowns raised to provide a minimum of 8 feet of ground clearance over sidewalks and landscape areas, 15 feet over parking lots or streets, and at least 10 feet of building clearance. This pruning should be done according to the ANSI A300 standards for pruning, and be completed by an International Society of Arboriculture Certified Arborist®, or be supervised by a Certified Arborist®.

Forest Practices Permit: Trees removed from this project will contain more than 5,000 board ft. of timber. Therefore, a forest practices permit is required.

Timeline for Tree Protection Activity

1. Add the tree protection fence locations, fence detail, and 'timeline for tree protection activity' to the grading plan and label one copy as the 'tree protection plan'. This should be submitted to the City of Lacey for approval.
2. Prepare a landscape plan that includes all of the required street trees as per the Lacey landscape ordinance. WFCI should review the landscape plan.
3. Stake the clearing limits and flag the tree protection fence locations where applicable.
4. Conduct a pre-job conference with WFCI prior to the start of clearing.
5. Complete the logging and clearing.
6. Install tree protection fences. Maintain fences throughout construction. WFCI should be contacted to inspect the fences prior to the start of grading.
7. Construct project.
8. Plant street trees, during the appropriate season of planting (October 15 through December 1 and March 1 through April 15).
9. If street trees are planted prior to lot construction, then these trees need to be watered in the summer months and protected with tree protection fencing during construction on the lot.

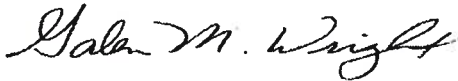
Summary

The City of Lacey is planning to construct a new reservoir tank and frontage improvements along Marvin Rd. NE on 5.46 acres. This plan retains 126 healthy significant trees on 2 cover types within the project area. This exceeds the minimum tree density requirement by 78 trees. Replacement trees will not be required as a part of this project. Eleven (11) red oaks will need to be planted to serve street trees for the new frontage along Marvin Rd. NE.

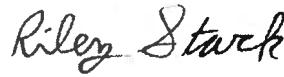
Please give us a call if you have any questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.



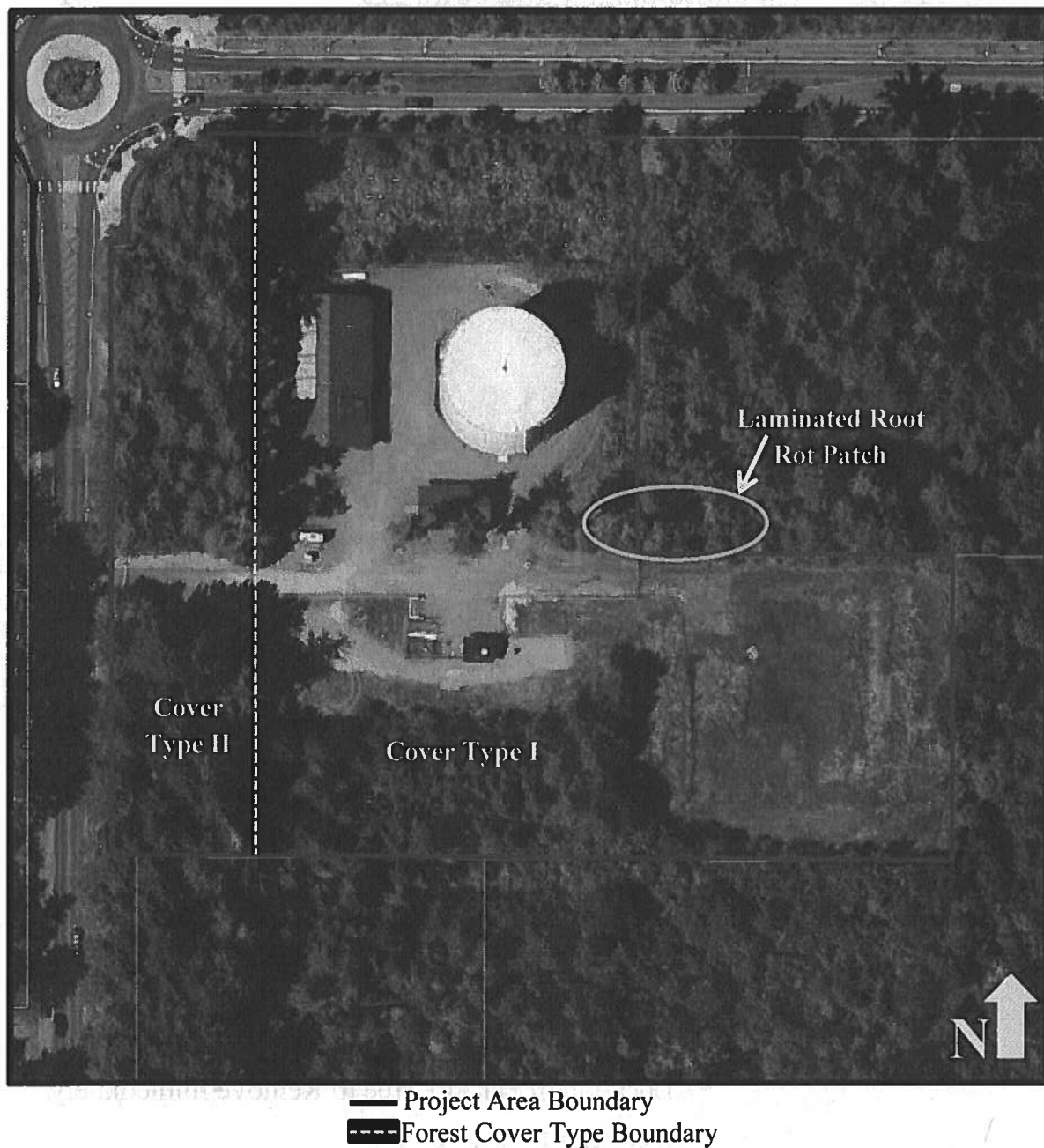
Galen M. Wright, ACF, AS
ISA Bd. Certified Master Arborist PN-129BU
Certified Forester No. 44
ISA Tree Risk Assessor Qualified
ASCA Tree and Plant Appraisal Qualified



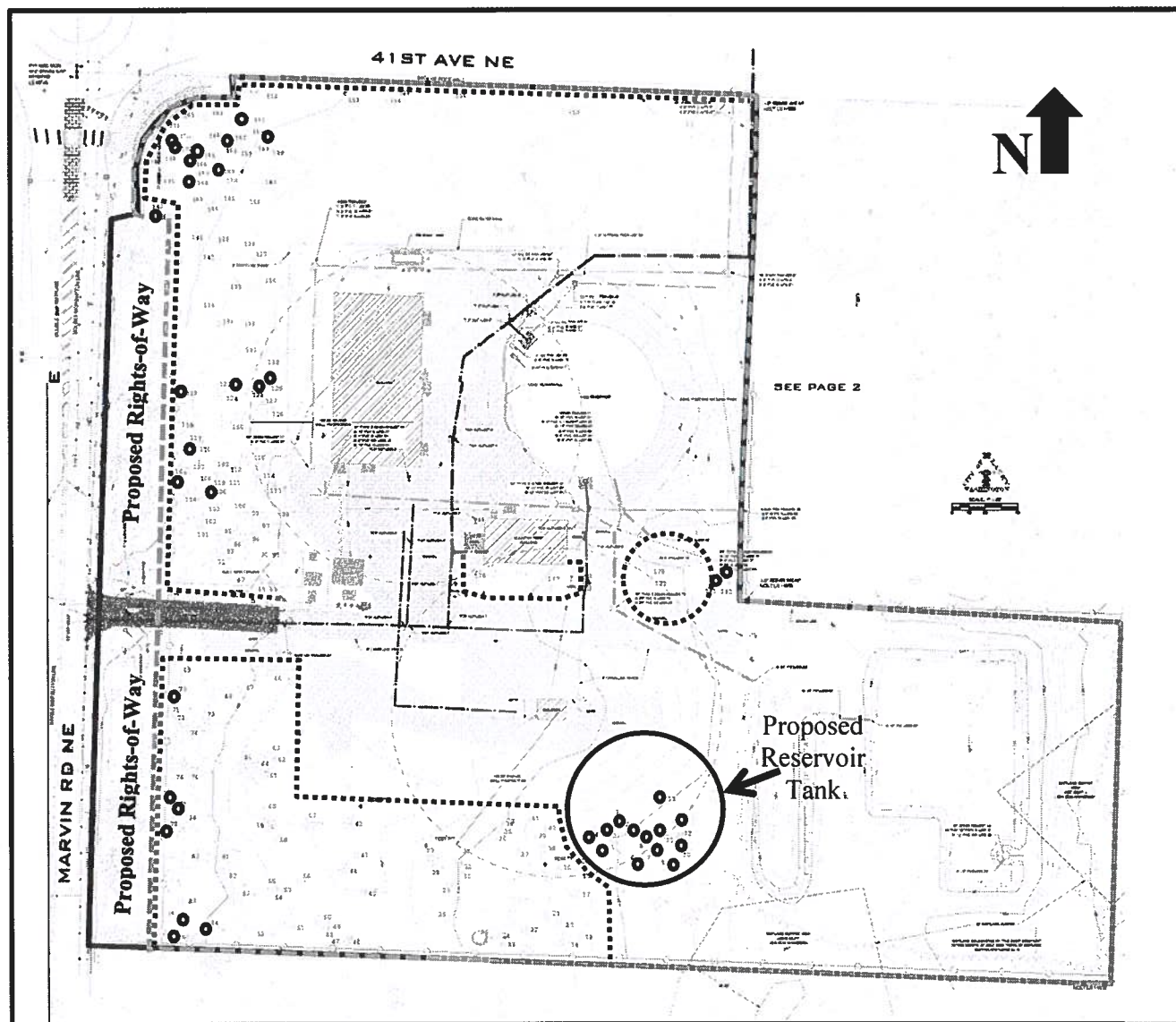
Riley Stark, Professional Forester
ISA Bd. Certified Master Arborist
Municipal Specialist, PN-7780BM
ISA Tree Risk Assessor Qualified

**Attachment 1. Aerial Photo of Hawk's Prairie Reservoir Project area
with Forest Cover Types Indicated**

(2018 Thurston County GeoData)



Attachment 2. Hawk's Prairie Site Plan/Tree Protection Map



- Existing Parcel Boundary
- - - Finished Project Area Boundary
- Location of Tree to Remove
- Location of Hazard Tree to Remove Immediately
- Location of Other Tree
- Location of Tree Protection Fencing

Attachment 3. List of Trees at Hawk's Prairie Reservoir Project Area – Does Not Include 111 Trees to be Removed from Footprint of the Marvin Road NE, Road Widening Project

(4 Pages)

Tree #	Species	DBH (in.)	Condition	Save Tree Based on Site Plans? Yes or No	Minimum Root Protection Zone (ft. Radius, Direction to Grading)	Cover Type
1	Douglas-fir	5	Poor - Suppressed	No	N/A	I
2	Douglas-fir	15	Good	No	N/A	I
3	Douglas-fir	6	Fair	No	N/A	I
4	Douglas-fir	8	Good	No	N/A	I
5	Douglas-fir	4.5	Fair	No	N/A	I
6	Douglas-fir	7	Good	No	N/A	I
7	Douglas-fir	10	Good	No	N/A	I
8	Douglas-fir	10	Good	No	N/A	I
9	Douglas-fir	9	Fair	No	N/A	I
10	Douglas-fir	9	Good	No	N/A	I
11	Douglas-fir	7	Fair	No	N/A	I
12	Douglas-fir	12	Good	No	N/A	I
13	Douglas-fir	13, 9	Good	No	N/A	I
14	Douglas-fir	6	Fair	Yes	6NE	I
15	Douglas-fir	11	Good	Yes	8NE	I
16	Douglas-fir	7.5	Fair	Yes	7NE	I
17	Douglas-fir	9	Good	Yes	9N	I
18	Douglas-fir	8	Fair	Yes	8NE	I
19	Bitter Cherry	10	Fair	Yes	10N	I
20	Scouler's Willow	7	Fair	Yes	7NE	I
21	Scouler's Willow	7	Fair	Yes	7NE	I
22	Scouler's Willow	7.5	Fair	Yes	8NE	I
23	Cottonwood	5	Poor - Stem Defect	Yes	N/A	I
24	Bitter Cherry	4	Poor - Stem Defect	Yes	N/A	I
25	Cottonwood	17	Good	Yes	14N	I
26	Douglas-fir	11	Good	Yes	10NE	I
27	Douglas-fir	5	Fair	Yes	6NE	I
28	Red Alder	7	Poor - Stem Defect	Yes	N/A	I
29	Scouler's Willow	5, 6	Poor - Stem Defect	Yes	N/A	I
30	Cascara	10	Fair	Yes	6NE	I
31	Douglas-fir	5.5	Fair	Yes	6NE	I
32	Scouler's Willow	7	Fair	Yes	6NE	I
33	Douglas-fir	6	Fair	Yes	6NE	I
34	Douglas-fir	4	Fair	Yes	6E	I
35	Scouler's Willow	7	Fair	Yes	6E	I
36	Cascara	7	Good	Yes	6E	I
37	Douglas-fir	7	Fair	Yes	6E	I
38	Douglas-fir	10.5	Good	Yes	7E8E	I
39	Scouler's Willow	6	Fair	Yes	6NE	I
40	Red Alder	7	Poor - Stem Defect	Yes	N/A	I
41	Douglas-fir	4, 5	Fair	Yes	6E	I

Hawk's Prairie Reservoir - Tree Protection Plan

Tree #	Species	DBH (in.)	Condition	Save Tree Based on Site Plans? Yes or No	Minimum Root Protection Zone (ft. Radius, Direction to Grading)	Cover Type
42	Douglas-fir	20	Good	Yes	14N	I
43	Douglas-fir	9	Fair	Yes	7NE	I
44	Douglas-fir	13	Good	Yes	10N	I
45	Douglas-fir	10	Fair	Yes	8NE	I
46	Douglas-fir	13	Fair	Yes	10N	I
47	Douglas-fir	5	Poor - Whip	Yes	N/A	I
48	Douglas-fir	8	Fair	Yes	8NE	I
49	Douglas-fir	12	Fair	Yes	10N	I
50	Douglas-fir	14	Fair	Yes	11N	I
51	Douglas-fir	7	Fair	Yes	6NE	I
52	Douglas-fir	34	Fair	Yes	26W	II
53	Douglas-fir	8	Poor - Suppressed	Yes	N/A	I
54	Douglas-fir	6.5	Poor - Suppressed	Yes	N/A	I
55	Douglas-fir	9	Poor - Suppressed	Yes	N/A	I
56	Cascara	7	Fair	Yes	6W	I
57	Douglas-fir	16	Good	Yes	12W	I
58	Douglas-fir	10	Fair	Yes	8W	I
59	Scouler's Willow	6, 9, 7	Fair	Yes	10W	I
60	Douglas-fir	8	Fair	Yes	7W	I
61	Douglas-fir	11	Fair	Yes	8W	I
62	Douglas-fir	18.5	Fair	Yes	14W	I
63	Douglas-fir	28.5	Fair	Yes	22W	II
64	Douglas-fir	22, 8	Fair	Yes	17W	II
65	Douglas-fir	17.5	Fair	Yes	14W	II
66	Douglas-fir	16	Good	Yes	12N	II
67	Douglas-fir	13	Fair	Yes	10n	II
68	Douglas-fir	15.5	Fair	Yes	13NW	II
69	Scouler's Willow	6, 3	Fair	Yes	6NW	II
70	Douglas-fir	33	Good	No	N/A	II
71	Douglas-fir	10	Poor - Suppressed	Yes	N/A	II
72	Douglas-fir	23	Fair	Yes	15W	II
73	Douglas-fir	30	Fair	Yes	22W	II
74	Douglas-fir	21	Fair	Yes	16W	II
75	Douglas-fir	24	Fair	Yes	17W	II
76	Douglas-fir	30	Good	No	N/A	II
77	Douglas-fir	9	Poor - Suppressed	No	N/A	II
78	Douglas-fir	29, 22	Fair	Yes	14W	II
79	Douglas-fir	23	Fair	No	N/A	II
80	Douglas-fir	30	Fair	Yes	18W	II
81	Douglas-fir	32	Fair	Yes	22W	II
82	Douglas-fir	25	Fair	Yes	19W	II
83	Douglas-fir	29	Fair	Yes	21W	II
84	Pacific Madrone	11.5	Poor - Stem Defect	No	N/A	II
85	Scouler's Willow	9	Poor - Stem Decay	No	N/A	II
86	Douglas-fir	16	Poor - In Decline	No	N/A	II
87	Douglas-fir	24	Fair	Yes	16S	II

Hawk's Prairie Reservoir - Tree Protection Plan

Tree #	Species	DBH (in.)	Condition	Save Tree Based on Site Plans? Yes or No	Minimum Root Protection Zone (ft. Radius, Direction to Grading)	Cover Type
88	Pacific Madrone	5	Fair	Yes	6S	II
89	Pacific Madrone	7	Fair	Yes	8S	II
90	Douglas-fir	15	Fair	Yes	12S	II
91	Pacific Madrone	4.5	Fair	Yes	6S	II
92	Douglas-fir	23	Fair	Yes	17S	II
93	Douglas-fir	19, 12	Fair	Yes	16S	II
94	Douglas-fir	13	Fair	Yes	10S	II
95	Douglas-fir	15	Fair	Yes	12S	II
96	Douglas-fir	15	Fair	Yes	12S	II
97	Douglas-fir	24	Fair	Yes	17S	II
98	Douglas-fir	17	Fair	Yes	13S	II
99	Douglas-fir	20	Fair	Yes	14S	II
100	Douglas-fir	6	Fair	Yes	6S	II
101	Douglas-fir	11	Fair	Yes	7S	II
102	Douglas-fir	14	Fair	Yes	10S	II
103	Douglas-fir	23	Fair	Yes	16W	II
104	Douglas-fir	25	Good	No	N/A	II
105	Douglas-fir	12	Poor - Suppressed	No	N/A	II
106	Douglas-fir	9	Poor - Suppressed	No	N/A	II
107	Douglas-fir	17	Fair	Yes	16W	II
108	Douglas-fir	13	Fair	Yes	12W	II
109	Douglas-fir	22	Fair	Yes	14W	II
110	Pacific Madrone	4	Fair	Yes	6W	II
111	Pacific Madrone	4	Fair	Yes	6W	II
112	Pacific Madrone	5	Fair	Yes	6W	II
113	Douglas-fir	13	Fair	Yes	12W	II
114	Douglas-fir	24	Fair	Yes	17W	II
115	Douglas-fir	19	Fair	Yes	15W	II
116	Douglas-fir	8	Poor - Suppressed	No	N/A	II
117	Douglas-fir	28	Fair	No	N/A	II
118	Douglas-fir	14	Fair	No	N/A	II
119	Douglas-fir	14	Poor - Suppressed	No	N/A	II
120	Douglas-fir	21	Fair	No	N/A	II
121	Douglas-fir	23	Fair	No	N/A	II
122	Douglas-fir	19	Fair	Yes	14W	II
123	Douglas-fir	19	Very Poor - Mostly Dead	No	N/A	II
124	Douglas-fir	27	Fair	Yes	21W	II
125	Douglas-fir	17	Fair	Yes	16W	II
126	Douglas-fir	15	Fair	Yes	12W	II
127	Pacific Madrone	6	Fair	Yes	6W	II
128	Douglas-fir	21.5	Poor - In Decline	No	N/A	II
129	Douglas-fir	12	Poor - Whip	No	N/A	II
130	Douglas-fir	23	Fair	Yes	17W	II
131	Douglas-fir	21	Fair	Yes	16W	II
132	Douglas-fir	27.5	Fair	Yes	19W	II
133	Douglas-fir	10, 12	Fair	Yes	11W	II

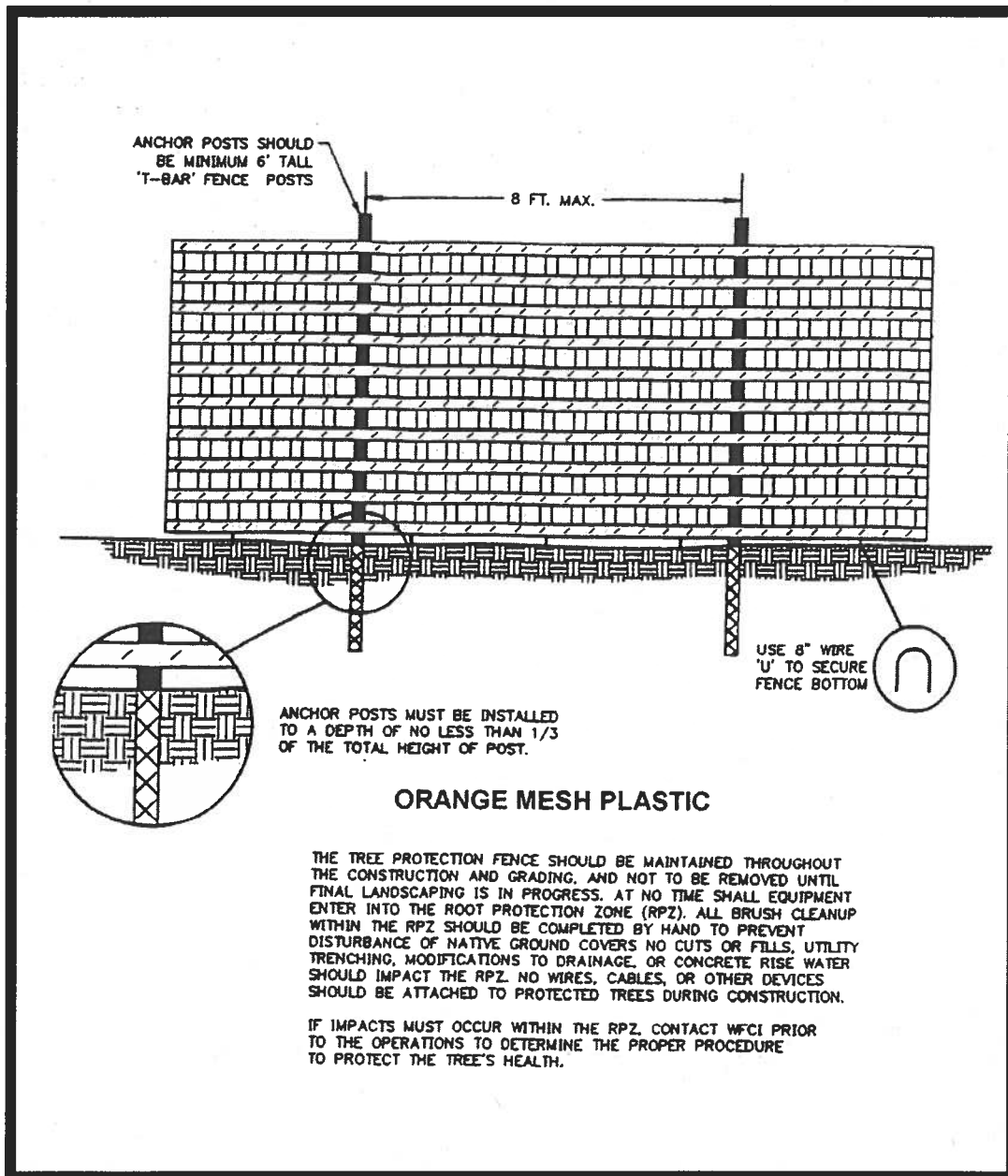
Hawk's Prairie Reservoir - Tree Protection Plan

Tree #	Species	DBH (in.)	Condition	Save Tree Based on Site Plans? Yes or No	Minimum Root Protection Zone (ft. Radius, Direction to Grading)	Cover Type
134	Douglas-fir	24	Fair	Yes	16W	II
135	Douglas-fir	27, 12	Good	Yes	21W	II
136	Douglas-fir	22	Fair	Yes	17W	II
137	Douglas-fir	25	Good	Yes	17W	II
138	Douglas-fir	18	Fair	Yes	14W	II
139	Douglas-fir	20	Fair	Yes	15W	II
140	Douglas-fir	22	Fair	Yes	16W	II
141	Douglas-fir	17	Fair	Yes	12W	II
142	Douglas-fir	20	Very Poor - Red Ring Rot	No	N/A	II
143	Douglas-fir	18	Fair	Yes	10SW	II
144	Douglas-fir	13	Fair	Yes	14SW	II
145	Douglas-fir	17	Fair	Yes	14SW	II
146	Douglas-fir	19	Fair	Yes	15W	II
147	Douglas-fir	26	Good	Yes	19W	II
148	Douglas-fir	16	Fair	Yes	12W	II
149	Douglas-fir	13	Very Poor - Whip, Falling Over	No	N/A	II
150	Douglas-fir	17	Fair	Yes	12W	II
151	Douglas-fir	13	Poor - Falling Over	No	N/A	II
152	Douglas-fir	5	Good	Yes	6W	I
153	Douglas-fir	7	Good	Yes	6W	I
154	Pacific Dogwood	11	Good	Yes	9SW	I
155	Douglas-fir	6	Good	Yes	6SW	I
156	Douglas-fir	4, 4	Good	Yes	6S	I
157	Douglas-fir	6	Good	Yes	6S	I
158	Pacific Madrone	8	Good	Yes	8S	I
159	Douglas-fir	12	Fair	Yes	9SW	II
160	Douglas-fir	12	Fair	Yes	9SW	II
161	Douglas-fir	14	Poor - No Top	No	N/A	II
162	Douglas-fir	11	Fair	Yes	10S	II
163	Douglas-fir	17	Fair	Yes	15SW	II
164	Douglas-fir	14	Fair	Yes	11SW	II
165	Douglas-fir	12	Very Poor - Falling Over	No	N/A	II
166	Douglas-fir	8	Very Poor - Whip	No	N/A	II
167	Douglas-fir	17	Fair	Yes	14SW	II
168	Douglas-fir	9	Poor - Suppressed	No	N/A	II
169	Douglas-fir	15	Very Poor - No Top	No	N/A	II
170	Douglas-fir	10	Poor - Whip	No	N/A	II
171	Douglas-fir	14	Fair	Yes	10W	II
172	Douglas-fir	9	Poor - Suppressed	No	N/A	II
173	Douglas-fir	21	Fair	Yes	14SW	II
174	Douglas-fir	13	Fair	Yes	9W	II
175	Douglas-fir	11	Fair	Yes	9W	II
176	Douglas-fir	26	Fair	Yes	18S	II
177	Douglas-fir	26	Fair	Yes	18S	II
178	Douglas-fir	27	Fair	Yes	18S	I
179	Douglas-fir	25	Fair	Yes	18S	I

Hawk's Prairie Reservoir - Tree Protection Plan

Tree #	Species	DBH (in.)	Condition	Save Tree Based on Site Plans? Yes or No	Minimum Root Protection Zone (ft. Radius, Direction to Grading)	Cover Type
180	Douglas-fir	29	Poor - Laminated Root Rot	No	N/A	I
181	Douglas-fir	19	Poor - Laminated Root Rot	No	N/A	I

Attachment 4. Tree Protection Fence Detail



Attachment 5. Tree Risk Assessment - A Description of the Process

The purpose of this document is to summarize the methodology of modern tree risk assessment for users of this type of information. This methodology has been put into place by the International Society of Arboriculture and has been in use in its present form since 2013. It updates the initial changes put into place in 2011.

Tree risk assessment is the systematic and qualitative process to identify, analyze, and evaluate tree risk. Tree risk evaluation is the process of comparing the assessed risk against given risk criteria to determine the significance of the risk. This methodology is based on the ANSI A300 standard² for tree risk assessment. This standard is supported by a best management practices guide³.

Those qualified to do tree risk assessment have the qualification from the International Society of Arboriculture called '**Tree Risk Assessor Qualified.**' The methodology for tree risk assessment is more recently detailed in the authoritative tree risk assessment manual⁴, which provides the state of the art for tree risk assessment.

Risk is the evaluation and categorizing of both the likelihood (probability) of occurrence of a tree or tree part failure, and the severity of consequences (value of and damage to the target that is impacted). The magnitude of risk can be categorized and compared to the client's tolerances to determine if the risk is acceptable.

Tree risk management is the application of policies, procedures and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk. It is up to the tree owner to determine what level of risk they are able to tolerate, and to conduct any mitigation required when that risk is unacceptable.

There are 3 levels of tree risk assessment:

Level 1 – assessment is limited to a visual assessment of the tree(s) near specified targets, such as along roadways or utility rights-of-ways to identify specified conditions or obvious defects. Assessment shall be from a specified perspective such as foot, vehicle, or aerial patrol.

Level 2 – assessment shall include a 360 degree, ground based visual inspection of the tree crown, trunk, trunk flare, above-ground roots, and site conditions around the tree in relation to targets. It may include sounding the stem to look for internal decay and/or the use of hand tools, or binoculars to view the crown better. Surrounding site conditions are also evaluated.

² ANSI A300 (Part 9 – 2011) – *American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Management – Standard Practices (Tree Risk Assessment a. Tree Structure Assessment)*. American National Standards Institute, Inc. Washington D.C. 14 pgs.

³ Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. 2011. *Best Management Practices – Tree Risk Assessment*. International Society of Arboriculture. Champaign, IL.

⁴ Dunster, Dr. Julian et al. 2013. *Tree Risk Assessment Manual*. International Society of Arboriculture. Champaign, IL.

Level 3 – all of the level 2 techniques, plus advanced methodologies such as coring or drilling the tree stem or roots to look for decay, a climbing assessment, probing, pull testing, or radiation, sonic, or subsurface root assessments.

In tree risk assessment, **targets** are people who could be injured, property that may be damaged, or activities that could be disrupted by a tree failure. A tree must have a target for there to be a risk rating higher than 'Low'. The target has a value and people are the highest value target, followed by structures, cars and other high value objects. Fences would be a low value target. As part of a target assessment, the assessor considers if the target can be moved out of reach of the tree or tree part that might fail, or if people could be excluded from the target area of the tree.

As part of the risk analysis, the assessor must conduct a site analysis. This may include looking for signs of recent tree removal that may expose a previously sheltered subject tree to winds, construction activity that severed roots of the tree, or other site or soils conditions/changes that affected drainage or tree health.

Defects often predispose a tree or part of a tree to failure. A key part of tree risk assessment is to categorize the likelihood of failure of the tree or a defective part. The tree or defect is examined, and the likelihood of failure is categorized in a matrix (below) as: **Improbable, Possible, Probable, or Imminent**. A tree with a lifting root plate would likely be categorized as 'Imminent' to fail. A tree with a broken and hanging branch that is still attached would likely be categorized as 'Improbable' or 'Possible.' Cracks in a trunk or branch would likely be categorized as 'Probable' or 'Imminent' to fail.

This rating of '**Likelihood of Failure**' is then brought forward into the Likelihood of Failure and Impact matrix to assign a level of risk of the tree. The level of risk is then categorized as **Low, Moderate, High, or Extreme**.

The following 2 tables are used by Tree Risk Assessor Qualified professionals to rate the risk of the tree. Note: this system does not use a numerical rating system as old systems used.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Attachment 6. Description of Tree Evaluation Methodology

The evaluation of the tree condition on this site included the visual assessment of:

1. Live-crown ratio,
2. Lateral and terminal branch growth rates,
3. Presence of dieback in minor and major scaffold branches and twigs,
4. Foliage color,
5. Stem soundness and other structural defects,
6. Visual root collar examination,
7. Presence of insect or disease problems.
8. Windfirmness: if tree removal will expose this tree to failure.

In cases where signs of internal defect or disease were suspected, a core sample was taken to look for stain, decay, and diameter growth rates. Also, root collars were exposed to look for the presence of root disease.

In all cases, the overall appearance of the tree was considered relative to its ability to add value to either an individual lot or the entire subdivision. Also, the scale of the tree and its proximity to both proposed and existing houses was considered.

Lastly, the potential for incorporation into the project design is evaluated, as well as potential site plan modifications that may allow otherwise removed tree(s) to be both saved and protected in the development.

Trees that are preserved in a development must be carefully selected to make sure that they can survive construction impacts, adapt to a new environment, and perform well in the landscape. Healthy, vigorous trees are better able to tolerate impacts such as root injury, changes in soils moisture regimes, and soil compaction than are low vigor trees.

Structural characteristics are also important in assessing suitability. Trees with significant decay and other structural defects that cannot be treated are likely to fail. Such trees should not be preserved in areas where damage to people or property could occur.

Trees that have developed in a forest stand are adapted to the close, dense conditions found in such stands. When surrounding trees are removed during clearing and grading, the remaining trees are exposed to extremes in wind, temperature, solar radiation, which causes sunscald, and other influences. Young, vigorous trees with well-developed crowns are best able to adapt to these changing site conditions.

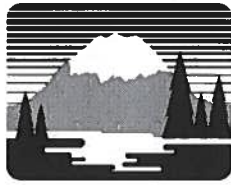
Hawk's Prairie Reservoir - Tree Protection Plan

RATING	SYMBOL	DEFINITION
Very Good	VG	- Balanced crown that is characteristic of the species - Normal lateral and terminal branch growth rates for the species and soil type - Stem sound, normal bark vigor - No root problems - No insect or disease problems - Long-term, attractive tree
Good	G	- Crown lacking symmetry but nearly balanced - Normal lateral and terminal branch growth rates for the species and soil type - Minor twig dieback O.K. - Stem sound, normal bark vigor - No root problems - No or minor insect or disease problems – insignificant - Long-term tree
Fair	F	- Crown lacking symmetry due to branch loss - Slow lateral and terminal branch growth rates for the species and soil type - Minor and major twig dieback – starting to decline - Stem partly unsound, slow diameter growth and low bark vigor - Minor root problems - Minor insect or disease problems - Short-term tree 10-30 years
Poor	P	- Major branch loss – unsymmetrical crown - Greatly reduced growth - Several structurally important dead or branch scaffold branches - Stem has bark loss and significant decay with poor bark vigor - Root damage - Insect or disease problems – remedy required - Short-term tree 1-10 years
Very Poor	VP	- Lacking adequate live crown for survival and growth - Severe decline - Minor and major twig dieback - Stem unsound, bark sloughing, previous stem or large branch failures, very poor bark vigor - Severe root problems or disease - No or minor insect or disease problems - Mortality expected within the next few years
Dead	DEAD	Dead

Attachment 7. Assumptions and Limiting Conditions

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.



*Shaping
our community
together*

**CITY
OF LACEY**

TRANSMITTAL MEMORANDUM

*Department of Community Development
420 College St. SE, Lacey, WA 98503
360-491-5642*

Date: April 2, 2020

Project Name: Hawks Prairie Sister Standpipe

H.T.E. Case Number: 19-194

Parcel Number(s): 11935310200

Please review the attached project information and notify Sarah Schelling, Senior Planner, in our office in writing of any comments or recommendations by April 16, 2020. Your comments will become part of the record and utilized in the decision-making process. You may either mail your comments to the above-mentioned address or e-mail them to sschelli@ci.lacey.wa.us.

TYPE OF APPLICATION:

Conditional use permit, wetland development permit, class IV forest practices

TO:

- | | |
|-------------------------------------|--|
| ✓ Building Codes – Jeff | ✓ Thurston County, adjacent jurisdiction |
| ✓ Fire Codes – Terry | ○ Resource Stewardship |
| ✓ Development Review Division - Tom | ○ Public Works Development Review |
| ✓ Traffic Division | ✓ WA State Dept. of Fish and Wildlife |
| ✓ Water Resources Engineer - Doug | ○ Regional Biologist |
| ✓ Erosion Control - Carlos | ✓ WA State Department of Ecology |
| ✓ Site Plan Review Committee | ✓ US Army Corps of Engineers |
| ○ R. Walk, S. Egger, S. Spence | ✓ WA State Historic Preservation Office |
| ✓ City Arborist | ✓ Nisqually Tribe |
| ✓ City Engineer | ✓ Squaxin Island Tribe |

If comments are not received by the date noted above, it will be construed that your agency/department does not have any comments or objections to the project as proposed.



NOTICE OF APPLICATION WITH THE OPTIONAL DNS PROCESS

The City of Lacey Department of Community Development has received the following application for Conditional Use Permit:

Date Application Received: March 24, 2020

Project Name: Hawks Prairie Sister Standpipe Project

Project Description: Construction of a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and stormwater system improvements. A Class IV Forest Practices Permit application is included for tree removal. A wetland development permit application is included for impacts to the buffer of an off-site wetland. The project has been classified as a Type III Essential Public Facility.

Project Location: 4040 Marvin Road NE, Lacey, Washington. The parcel number 11935310200. The site is at the location of the existing Hawks Prairie Reservoir.

The following studies and/or reports are required as a part of this application:
Stormwater report, wetland report

This Application will undergo the following approval process:

Environmental Review: A review of the submitted Environmental Checklist and other supporting studies will be conducted.

Other Permits/Approvals

Required: Public Works construction drawing approval, building and grading permits.

At minimum, this project will be subject to the following regulations:

Lacey Municipal Code (LMC) 16.40 "Light Industrial;" LMC 16.48 "Open Space Institutional;" LMC 16.66 "Conditional Uses and Permits;" LMC 16.80 "Landscaping Requirements;" the International Building Code; the International Fire Code; and the Public Works Development Guidelines and Public Works Standards.

On April 2, 2020 this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either, at the time



of this notice, or subsequently, if new information is required or if substantial changes in the proposal occur.

Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The Optional Process enables the comment periods for the environmental review and notice of application to be integrated. The City of Lacey expects to issue a determination of non-significance for this project. This commenting period may be your only opportunity to comment on the environmental impacts of the proposal. Copies of the environmental checklist and supporting materials may be reviewed by contacting City of Lacey Staff at the email address identified below.

Anyone may review any document submitted as part of this project application and may comment on this proposal. No action will be taken on this application for 14 days from the date of this notice or before April 16, 2020; comments on the application will be taken until the day of the public hearing (date TBD).

If you would like to make written comments, these may be directed to Sarah Schelling, Senior Planner, in the Department of Community Development at the address below or by email at sschelli@ci.lacey.wa.us. If a public hearing is required as part of the application review process, any member of the public may request to be notified, and may give written or oral comment on the proposal to the Hearings Examiner, and may request a copy of any decisions made on the project. A request for advance notification should be made to the Department of Community Development.

NOTE: Pursuant to RCW 43.21C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within ten (10) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

Lacey Community Development Department
420 College St. SE
Lacey, WA 98503
(360) 491-5642
sschelli@ci.lacey.wa.us

NOTICE OF APPLICATION

Notice is hereby given that the City of Lacey received a conditional use, a class IV forest practices and a wetland development permit application on March 24, 2020, for the following proposal:

Application # 19-194: Jessica Wilson for the City of Lacey Public Works Department, requests approval of a conditional use, wetland development, and class IV forest practices applications to construct a 2.0 million gallon water reservoir to sustain the City of Lacey drinking water system while the existing system is down for maintenance. Construction will include the reservoir, access road and stormwater improvements. The site address is 4040 Marvin Road NE, Lacey Washington. The parcel number is 11935310200 and is located in Lacey, Thurston County, Washington.

On April 2, 2020, this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The City of Lacey expects to issue a determination of nonsignificance (DNS) for this project. The complete application, notice of application, supporting documents and project information may be reviewed at the City of Lacey Community Development Department. Any one who wishes to make comment on this application may do so within 14 days from the date the application was deemed complete. If you would like to comment on this proposal please contact Sarah Schelling, of the City of Lacey Department of Community Development at the email address or telephone number located below. Comments on this application shall be received by the city before 5:00 p.m., April 16, 2020.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
420 College Street SE
Lacey, WA 98503
(360) 491-5642
sschelli@ci.lacey.wa.us

Do not publish below this line

Please Publish: April 3, 2020

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.



Order Confirmation

Customer

CITY OF LACEY

Customer Account

258711

Customer Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Customer Phone

360-491-3214

Customer Fax

360-412-3181

Sales Rep

cdaniels@mcclatchy.com

Payor Customer

CITY OF LACEY

Payor Account

258711

Payor Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Payor Phone

360-491-3214

Customer EMail

pedmonds@ci.lacey.wa.us

Order Taker

cdaniels@mcclatchy.com

PO Number

Payment Method

Invoice

Blind Box

Tear Sheets

1

Proofs

0

Affidavits

1

Net Amount

\$261.32

Tax Amount

\$0.00

Total Amount

\$261.32

Payment Amount

\$0.00

Amount Due

\$261.32

Ad Order Number

0004616080

Order Source

Ordered By

Sarah Schelling

Special Pricing

Promo Type

Materials

Invoice Text

NOTICE OF APPLICATION

Package Buy

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004616080-01	OLY-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
1 X 63 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-OL-The Olympian	0300 - Legals Classified	1	\$202.60

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6728 NOTICE OF APPLICATION Notice is h	0301 - Legals & Public Notices

<u>Run Dates</u>
04/03/2020

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-upsell.theolympian.com	0300 - Legals Classified	1	\$58.72

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6728 NOTICE OF APPLICATION Notice is h	0301 - Legals & Public Notices

<u>Run Dates</u>
04/03/2020

NOTICE OF APPLICATION

Notice is hereby given that the City of Lacey received a conditional use, a class IV forest practices and a wetland development permit application on March 24, 2020, for the following proposal:

Application # 19-194: Jessica Wilson for the City of Lacey Public Works Department, requests approval of a conditional use, wetland development, and class IV forest practices applications to construct a 2.0 million gallon water reservoir to sustain the City of Lacey drinking water system while the existing system is down for maintenance. Construction will include the reservoir, access road and stormwater improvements. The site address is 4040 Marvin Road NE, Lacey Washington. The parcel number is 11935310200 and is located in Lacey, Thurston County, Washington.

On April 2, 2020, this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The City of Lacey expects to issue a determination of nonsignificance (DNS) for this project. The complete application, notice of application, supporting documents and project information may be reviewed at the City of Lacey Community Development Department. Any one who wishes to make comment on this application may do so within 14 days from the date the application was deemed complete. If you would like to comment on this proposal please contact Sarah Schelling, of the City of Lacey Department of Community Development at the email address or telephone number located below. Comments on this application shall be received by the city before **5:00 p.m., April 16, 2020.**

**LACEY COMMUNITY DEVELOPMENT
DEPARTMENT**

420 College Street SE
Lacey, WA 98503
(360) 491-5642
sschelli@ci.lacey.wa.us

Published: April 3, 2020



Initial Stormwater Review Memo

Date: April 14, 2020
Planner: Sarah Schelling, AICP, Senior Planner
Reviewer: Doug Christenson, Water Resources Engineer

PROJECT: Hawks Prairie Sister Standpipe CUP Application
Location: 4040 Marvin Road NE
Applicant: City of Lacey c/o Jessica Wilson
Parcel No.: 11935310200
SUBMITTAL: Preliminary Stormwater Site Plan dated March 2020
Engineer: RH2 Engineering, Tacoma WA
HTE Case No.: 19-194

The draft Stormwater Site Plan (SSP) is sufficiently complete for initial stormwater review, and the proposed stormwater management concept appears to be feasible. I only have a few minor comments:

1. The drainage report and the drainage plans are well-presented. However, the stormwater features on the plans, with thin lines and text in light teal color (e.g. on Dwg. C01 site plan), are hard to see on-screen, and are so faint as to be nearly invisible when printed (even in black & white). For example, on Dwg. C01, the catch basin and pipe data listed on the left side, and the existing storm system layout, are almost unreadable (at least to me), so please use darker color and/or thicker lines (the thicker lines of the proposed storm on Dwg. C09 are much more visible).
2. On Dwg. C09, please extend the discharge pipe from the proposed water quality facility to the detention pond, rather than discharging to the existing bio-swale. If the bio-swale is remaining as-is and providing a WQ flow path for the existing storm system, then the added flow should be kept separate. Please provide erosion protection at the pipe discharge.
3. On the plans, the bar scale at bottom right should be in feet.
4. In the drainage report, please include Ecology's GULD document for the proposed treatment system.
5. One typo noted in the drainage report; in Section 1, second paragraph, it says the reservoir diameter is 623 feet, so presumably a decimal point is missing (or, it's a really huge reservoir!).

End of initial stormwater review comments. Thank you.



**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
CONDITIONAL USE PERMIT
CONDITIONS**



PW FILE #: 119-35-310200

OWNER: City of Lacey

APPLICANT: City of Lacey (Jessica Wilson)

PROPOSED USE: New 1.5 Million Gallon Reservoir

PLANNER: Sarah Schelling

COMMENTS DATE: April 13, 2020

H.T.E. CASE NUMBER: 19-194

NOTES BY: Tom Stiles

Specific Water Improvements:

1. With the construction of this project, the 12-inch main on the property to the south of the City reservoir shall be tied into the City's water system. City of Lacey 2017 Development Guidelines and Public Works Standards (DG&PWS) 6.020
2. With the construction of this project, the raw waterline currently located in Marvin Road shall be extended on site and connected to the City's water system as needed. (See Brandon McAllister for specifics) (DG&PWS 6.020)
3. Additional water mains shall be extended on site to support the reservoir and existing City system. (DG&PWS 6.020)

General Water Improvements:

4. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. (DG&PWS, Water 6.010)
5. Extend water mains throughout the project to satisfy City of Lacey Water Comprehensive Plan requirements. Also, extend water mains throughout the site to assure fire, water quality and domestic requirements can be satisfied. Water mains shall be extended on North or East sides of roadways or drive aisles six feet off the centerline. (DG&PWS, Water 6.020)

EXHIBIT

18

Specific Sewer Improvements:

6. Utilize the existing 8-inch gravity main as needed for disposal of reservoir water.

General Sewer Improvements:

7. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

Specific Stormwater Improvements:

8. Treatment and infiltration/flow control facilities shall be constructed for stormwater associated with the site, adjacent properties currently discharging to the site along with the half street stormwater associated with the frontage along Marvin Road. City of Lacey 2016 Stormwater Design Manual (SDM) Chapter 1.
9. Since the project is located in a Category I Critical Aquifer Recharge Area, Enhanced treatment for stormwater will be required. (SDM 8.3.4)
10. Individual roof drain infiltration systems shall be installed for the reservoir roof area. (SDM 7.4.10)
11. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation, in order to provide for long-term maintenance access to the facility. (SDM 7.3)

Please see Doug Christenson's comments for additional specific stormwater conditions

General Stormwater Improvements:

12. This project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
13. A final Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be

included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 Data files produced with the model); summary data of sub-basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities maintenance manual (SDM 2.2.1).

14. This project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2)
15. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.
16. A Stormwater Facility Maintenance Manual per chapter 3 of the City of Lacey 2016 Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater site plan.

The maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.

17. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site. (SDM 5.2.3)

Specific Transportation Improvements:

18. Marvin Road NE is classified as an Arterial roadway. Modified frontage improvements per detail (4-2.2) of the City of Lacey 2017 Development Guidelines and Public Works Standards Manual shall be installed as a condition of this project; these improvements shall match the improvements currently being installed with the Northpoint project immediately adjacent to the south of this project (rather than constructing it at this time, the future

Marvin Road lane shall be incorporated in the planter strip area). All other improvements shall match the Arterial roadway detail.

Frontage improvements are not required for 41st Avenue.

Please see Martin Hoppe's comments for additional specific transportation conditions

General Transportation Improvements:

19. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. Street lighting is required for all streets fronting this project (Street lighting per City of Lacey spacing Standards). All street light designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010).
20. Fiber optic conduit shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).
21. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)
22. Traffic mitigations as determined by the Commercial Traffic Generation worksheet are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.
23. All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)

General Surveying Requirements:

24. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from Lacey Public Works Department. (DG&PWS 3.025)
25. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. (DG&PWS 3.025)

26. Right-of-Way shall be dedicated for a project that requires a conditional use permit. The requirement to dedicate Right-of-Way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

Other Requirements:

27. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (as determined by the City of Lacey Community Development Department).
(LMC)

28. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)

End of Comments

Sarah Schelling

From: Jeff Cook
Sent: Friday, April 03, 2020 12:37 PM
To: Sarah Schelling
Subject: RE: City of Lacey Project #19-194 - Notice of Application and Project Documents

Could please add my pre submission comments to the conditions for the building Dept? Thanks, Jeff.

From: Sarah Schelling
Sent: Thursday, April 2, 2020 1:56 PM
To: Jeff Cook ; Terry McDaniel ; Tom Stiles ; Martin Hoppe ; Doug Christenson ; Rick Walk ; Scott Egger ; Scott Spence ; Galen Wrigt (galenwfci@aol.com) ; Roger Schoessel ; Jessica J. Wilson
Subject: FW: City of Lacey Project #19-194 - Notice of Application and Project Documents

Good afternoon;

Attached find a link to an FTP site for documents related to City of Lacey Project #19-194 – Hawks Prairie Sister Standpipe Conditional Use, Wetland Development and Class IV Forest Practices application; documents on the FTP site include the application routing sheet, notice of application, applications, SEPA checklist, plans and other supporting documents.

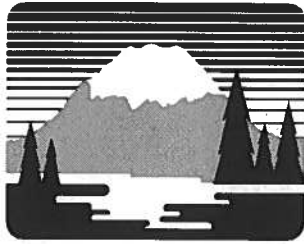
The comment period closes on April 16, 2020 at 5pm. Please let me know if you have any questions, or have difficulty accessing any documents. Please note that the ftp site should be accessible through any browser EXCEPT for Microsoft Edge.

ftp://ftp.ci.lacey.wa.us/CommunityDev/19_194%20HP%20Sister%20Standpipe%20CUP/

Thank you, Sarah

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
360.438.2689
sschelli@ci.lacey.wa.us





*Shaping
our community
together*

**CITY
OF LACEY**

**CITY OF LACEY
BUILDING DIVISION
PRESUBMISSION CONFERENCE NOTES**

CASE NUMBER: 19-194

APPLICANT: City of Lacey

PROJECT ADDRESS: 4040 Marvin Rd NE

MEETING DATE: July 24, 2019

APPLICABLE STANDARDS AND COMMENTS:

- 1. RCW 18.08 & 18.43 – A Washington State licensed engineer is required for this proposed project.**
- 2. The proposed project shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2015 International Building Code, 2015 International Fire Code, 2015 International Existing Building Code and the 2017 NEC.**

**Jeff Cook
Senior Building Code Specialist**



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 16, 2020

Sarah Schelling, AICP, Senior Planner
City of Lacey
Community Development Department
PO Box 3400
Lacey, WA 98509-3400

Dear Sarah Schelling:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Hawks Prairie Sister Standpipe Project (19-194) located at 4040 Marvin Road Northeast. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP/TACOMA SMELTER PLUME:

Eva Barber, Technical Assistance Coordinator (360) 407-7094

This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/smeltersearch/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.



- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - 1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology's website at: <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.
 - 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 - 3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health:
<https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html>.

For assistance and information about Tacoma Smelter Plume and soils contamination, the applicant shall contact, Eva Barber with the Toxics Cleanup Program at (360) 407-7094 or via email at Eva.Barber@ecy.wa.gov.

TOXICS CLEANUP: Thomas Middleton (360) 407-7263

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to

identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at (360) 407-7263.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Sheila Marcoe (360) 407-6329**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater

Sarah Schelling
April 16, 2020
Page 4

pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD: 202001906)

cc: Eva Barber, TCP/TSP
Thomas Middleton, TCP
Derek Rockett, SWM
Sheila Marcoe, WQ

NOTICE OF PUBLIC HEARING

This is to notify you that the City of Lacey Hearings Examiner will conduct a public hearing on May 22, 2020 at 1:30pm, the hearing will be held virtually via Zoom Web Conferencing, and is for consideration of the following item(s):

City of Lacey Project #19-194: Hawks Prairie Sister Standpipe Project - construction of a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and stormwater system improvements. A Class IV Forest Practices Permit application is included for tree removal. A wetland development permit application is included for impacts to the buffer of an off-site wetland. The project has been classified as a Type III Essential Public Facility. Project Location: 4040 Marvin Road NE, Lacey, Washington. The parcel number 11935310200. The project takes place at the location of the existing Hawks Prairie Reservoir.

If you want to state your opinion of this project, please register at the below web address to virtually attend the public hearing. Be prepared to speak briefly to the Hearings Examiner. What you say will then become part of the public record. If you cannot attend the virtual public hearing but wish to comment, please write a letter to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. Your letter will become part of the public record if we receive it before the hearing.

Information on this project, including a study of possible environmental impacts, is available upon request to the Community Development Department at (360) 491-5642, or to the project planner, Sarah Schelling, via email at sschelli@ci.lacey.wa.us

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the business day before the hearing. To register to participate in the hearing please go to https://us02web.zoom.us/webinar/register/WN_adnRZuXvQXGL_8v3RyDCpw. **You must register prior to the hearing in order to testify.**

LACEY COMMUNITY DEVELOPMENT DEPARTMENT

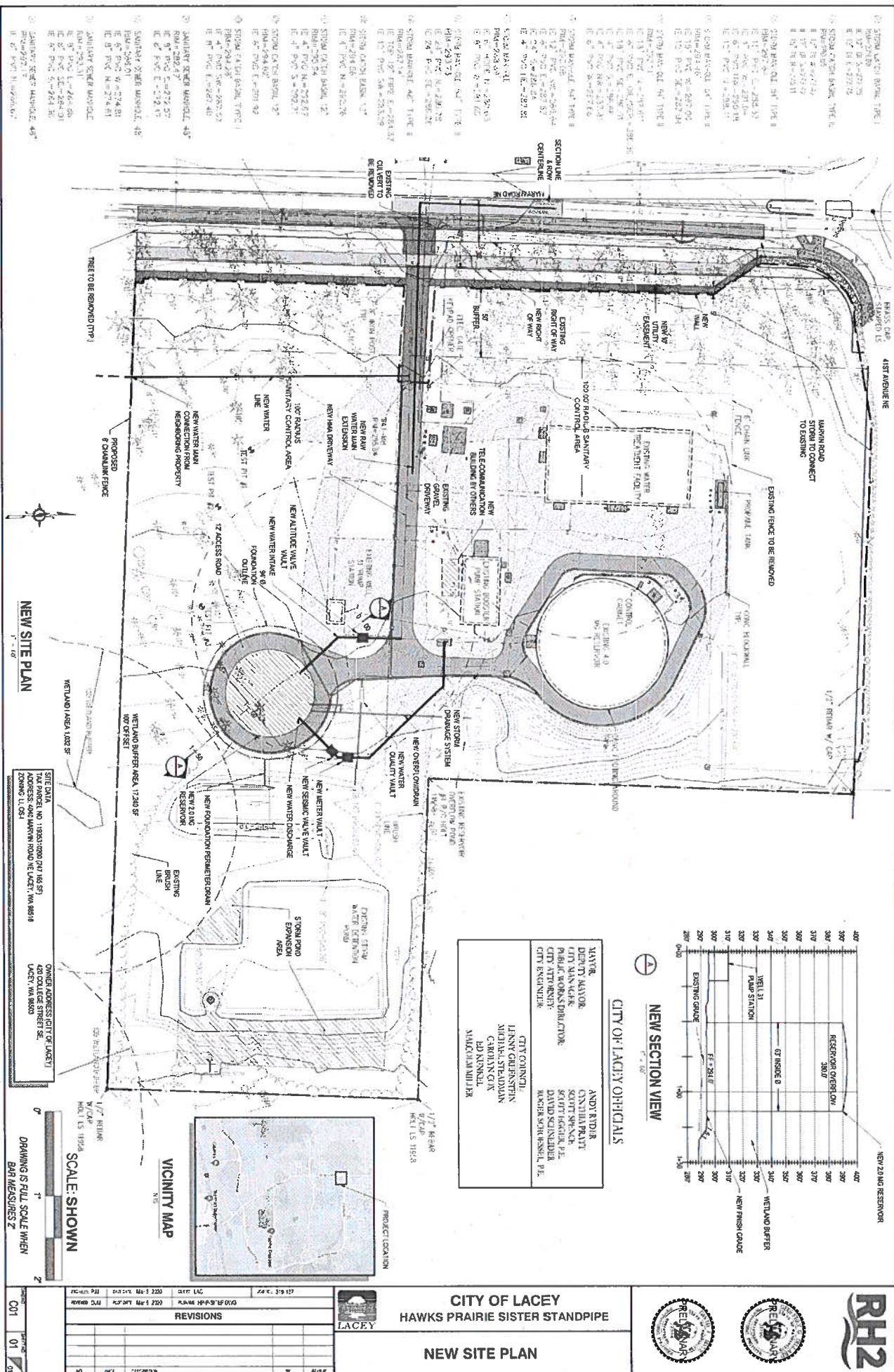
Sarah Schelling, Senior Planner

sschelli@ci.lacey.wa.us

420 College St. SE

Lacey, WA 98503

**DID YOUR NEIGHBORS RECEIVE THIS NOTICE?
PLEASE SHARE IT WITH THEM!**



From: Michael Donovan
Sent: Wednesday, April 15, 2020 8:03 PM
To: Jessica J. Wilson
Subject: New Reservoir at Hawks Prairie

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms Wilson –

Today I received a letter from the City of Lacey which referred me to www.ci.lacey.wa.us/HPStandpipe . Please be advised that this link only served to produce an error message, "Your search - www.ci.lacey.wa.us/HPStandpipe - did not match any documents."

Nonetheless I would offer the following comment: during construction of the existing reservoir on the site, the only issue we had with the project was noise from two stages of construction:

- Sandblasting
- Pumping

These operations produce an incredible racket, beyond any environmentally acceptable level, and they persisted for more than 12 hours. I suspect that the recoating of the existing reservoir will require the same operations.

While I understand that these stages of construction are necessary, I would ask the City of Lacey to limit the duration of these operations to normal business hours: one 8-hour shift per day.

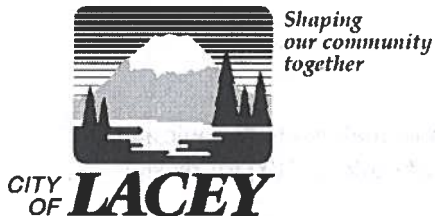
Thank you.

Regards,

Michael Donovan

Cell: (360) 870-2230





CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

LENNY GREENSTEIN
MICHAEL STEADMAN
CAROLYN COX
ED KUNKEL
MALCOLM MILLER

CITY MANAGER
SCOTT SPENCE

MITIGATED DETERMINATION OF NONSIGNIFICANCE
SEPA/Case Number: 19-194

Description of Proposal: Construction of a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and stormwater system improvements. A Class IV Forest Practices Permit application is included for tree removal. A wetland development permit application is included for impacts to the buffer of an off-site wetland. The project has been classified as a Type III Essential Public Facility.

Proponent: Jessica Wilson, City of Lacey Public Works

Location of Proposal: 4040 Marvin Road NE, Lacey, Washington. The parcel number 11935310200. The site is at the location of the existing Hawks Prairie Reservoir.

Lead Agency: City of Lacey Community Development Department

Threshold Determination: As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that, with the mitigation described in the conditions below, the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a significant adverse impact upon the environment, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C), and the City of Lacey will not require additional mitigation measures under SEPA, other than those described below. This decision was made after review of an Environmental Checklist and other information on file with the City. This information is available to the public upon request.

☐ There is no comment period for this DNS.

☐ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by

☒ The comment period, pursuant to WAC 197-11-355, was combined with the Notice of Application comment period, using the Optional DNS Process. The comment period closed on April 16, 2020.



Environmental Conditions:

1. Prior to site disturbing work the soils on site shall be sampled and analyzed for arsenic and lead. The soil sampling results shall be sent to the Department of Ecology (ECY) for review.
2. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (WAC 173-340) the owners, potential buyers, construction workers and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360)407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.
3. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, prior to grading permit issuance the applicant shall:
 - a) Enter into the Voluntary Cleanup Program with Ecology prior to issuance of any site development or disturbance permits;
 - b) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under MTCA;
 - c) Provide the City with written verification from Ecology that development permits are consistent with the cleanup action plan developed under the requirements of the Voluntary Cleanup Program.
4. If soils are found to be contaminated with arsenic, lead or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas.
5. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (WAC 173-350). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.
6. All mitigation measures volunteered by the developer and described within each element of the submitted environmental checklist shall be implemented into the design and/or development of the proposed development.

Findings of Fact:

1. The Washington State Department of Ecology (Ecology) has identified this property on its Tacoma Asarco Smelter Plume map as one that is likely contaminated with heavy metals due to the air emissions originating from the former Asarco smelter in Tacoma. Additionally, nearby properties have identified contaminants originating from the Asarco Smelter.
2. Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Construction workers, landscapers, gardeners, and others who work in the soils are at risk.
3. Based on information from the Department of Ecology's ongoing Tacoma Smelter Plume Toxics Cleanup Program the Responsible Official has determined that there is potential for soils contaminated with lead and/or arsenic to be located on the subject site. The potential identified probable significant adverse impacts to site development workers and future residents will be mitigated with soil sampling, analysis and a cleanup plan if contamination is found.

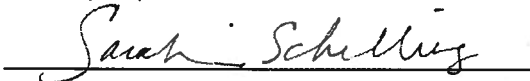
4. No other probable significant adverse impacts were identified through the review of the environmental checklist and application materials that would not be addressed and/or governed by the provisions of the Lacey Municipal code.

Assigned Staff Person: Sarah Schelling, AICP, Senior Planner

Responsible Official: Rick Walk, AICP, Director of Community & Economic Development

Address: 420 College Street SE, Lacey, WA 98503

Phone: (360) 491-5642 **Fax:** (360) 438-2669

Date: May 7, 2020 **Signature:** 

Appeal Deadline: 5:00 p.m. on May 21, 2020

NOTE: Pursuant to RCW 43.21.C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within fourteen (14) days of the issuance of the written decision (refer to the Lacey City Code for timeperiods on appeals filed with the Community Development Department).

cc: Department of Ecology
Reviewing Agencies

NOTICE OF PUBLIC HEARING

This is to notify you that the City of Lacey Hearings Examiner will conduct a public hearing on May 22, 2020 at 1:30pm, the hearing will be held virtually via Zoom Web Conferencing, and is for consideration of the following item(s):

City of Lacey Project #19-194: Hawks Prairie Sister Standpipe Project - construction of a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and stormwater system improvements. A Class IV Forest Practices Permit application is included for tree removal. A wetland development permit application is included for impacts to the buffer of an off-site wetland. The project has been classified as a Type III Essential Public Facility. Project Location: 4040 Marvin Road NE, Lacey, Washington. The parcel number 11935310200. The project takes place at the location of the existing Hawks Prairie Reservoir.

If you want to state your opinion of this project, please register at the below web address to virtually attend the public hearing. Be prepared to speak briefly to the Hearings Examiner. What you say will then become part of the public record. If you cannot attend the virtual public hearing but wish to comment, please write a letter to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. Your letter will become part of the public record if we receive it before the hearing.

Information on this project, including a study of possible environmental impacts, is available upon request to the Community Development Department at (360) 491-5642, or to the project planner, Sarah Schelling, via email at sschelli@ci.lacey.wa.us

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the business day before the hearing. To register to participate in the hearing please go to https://us02web.zoom.us/webinar/register/WN_adnRZuXvQXGL_8v3RyDCpw. **You must register prior to the hearing in order to testify.**

LACEY COMMUNITY DEVELOPMENT DEPARTMENT

Sarah Schelling, Senior Planner

sschelli@ci.lacey.wa.us

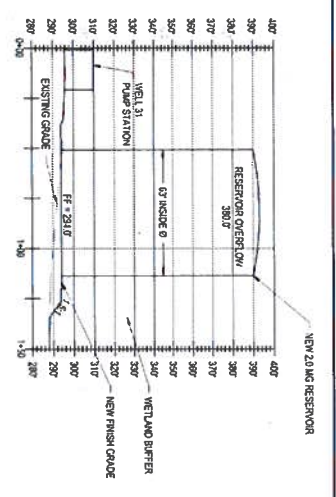
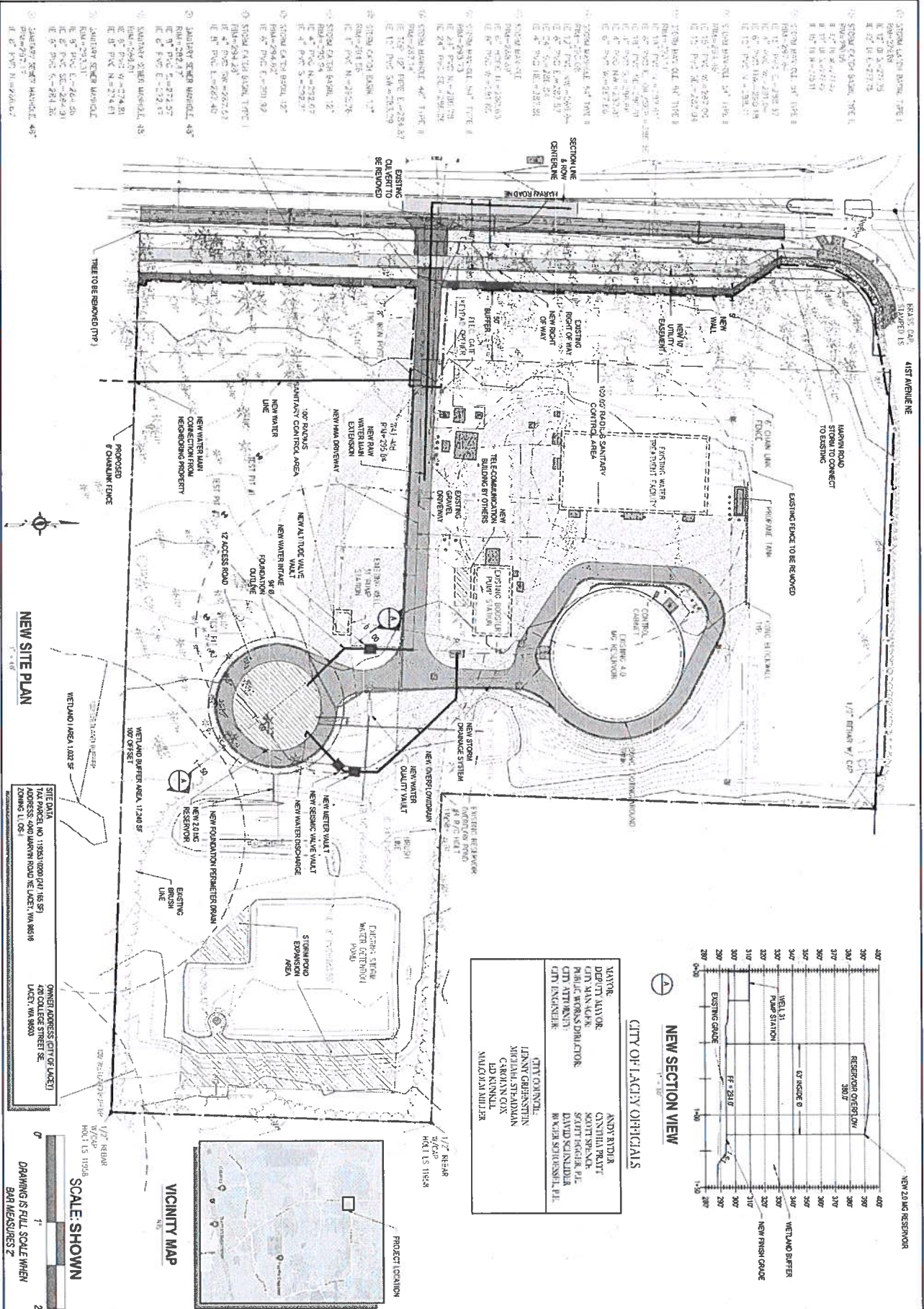
420 College St. SE

Lacey, WA 98503

DID YOUR NEIGHBORS RECEIVE THIS NOTICE?
PLEASE SHARE IT WITH THEM!

EXHIBIT

23

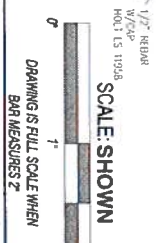


CITY OF LACEY OFFICIALS													
WAVOR	ANDY BODER												
DEPUTY WAVOR	CYNTHIA PRATT												
PUBLIC WORKS DIRECTOR	DAVID SCUDLARK, P.E.	CITY ATTORNEY	BRUCE STORVICK, P.L.L.C.	CITY ENGINEER		CITY COUNCIL		MICHAEL STEADMAN		CAROLYN COX		WILLIAM MILLER	
CITY ATTORNEY	BRUCE STORVICK, P.L.L.C.	CITY ENGINEER		CITY COUNCIL		MICHAEL STEADMAN		CAROLYN COX		WILLIAM MILLER			
CITY ENGINEER		CITY COUNCIL		MICHAEL STEADMAN		CAROLYN COX		WILLIAM MILLER					
CITY COUNCIL		MICHAEL STEADMAN		CAROLYN COX		WILLIAM MILLER							
MICHAEL STEADMAN		CAROLYN COX		WILLIAM MILLER									
CAROLYN COX		WILLIAM MILLER											
WILLIAM MILLER													

NEW SITE PLAN

SITE DATA
 TAX PARCEL NO. 118531 0000 P41 166 S71
 ADDRESS 4400 MARION ROAD NE LACEY, WA 98516
 LACEY, WA 98503

OWNER ADDRESS (CITY OF LACEY)
 426 COLLEGE STREET SE
 LACEY, WA 98503



NOTICE OF PUBLIC HEARING

This is to notify you that the City of Lacey Hearings Examiner will conduct a public hearing on May 22, 2020 at 1:30pm, the hearing will be held virtually via Zoom Web Conferencing, and is for consideration of the following item(s):

City of Lacey Project #19-194: Hawks Prairie Sister Standpipe Project - construction of a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and stormwater system improvements. A Class IV Forest Practices Permit application is included for tree removal. A wetland development permit application is included for impacts to the buffer of an off-site wetland. The project has been classified as a Type III Essential Public Facility. Project Location: 4040 Marvin Road NE, Lacey, Washington. The parcel number 11935310200. The project takes place at the location of the existing Hawks Prairie Reservoir.

The purpose of the public hearing is to give citizens an opportunity to testify to the Hearings Examiner regarding the above proposal. Any interested citizen may testify at the virtual hearing by registering to testify ahead of the hearing at the following web address:

https://us02web.zoom.us/webinar/register/WN_adnRZuXvQXGL_8v3RyDCpw. Anyone who cannot attend the virtual meeting may give testimony in a letter addressed to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal, including an environmental impact analysis, may be obtained by contacting Sarah Schelling, Senior Planner, at the City of Lacey Community and Economic Development Department by phone at (360) 491-5642 or email at sschelli@ci.lacey.wa.us.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
Sarah Schelling, Senior Planner

Do not publish below this line

Please Publish: May 13, 2020

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.



Order Confirmation

Customer

CITY OF LACEY

Customer Account

258711

Customer Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Customer Phone

360-491-3214

Customer Fax

360-412-3181

Sales Rep

cdaniels@mcclatchy.com

Payor Customer

CITY OF LACEY

Payor Account

258711

Payor Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Payor Phone

360-491-3214

Customer EMail

pedmonds@ci.lacey.wa.us

Order Taker

cdaniels@mcclatchy.com

PO Number

Legal Notice

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

1

Net Amount

\$261.58

Tax Amount

\$0.00

Total Amount

\$261.58

Payment Amount

\$0.00

Amount Due

\$261.58

Ad Order Number

0004645948

Order Source

Ordered By

Sarah Schelling

Special Pricing

Promo Type

Materials

Invoice Text

Hearing Notice to Olympian

Package Buy

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004645948-01	OLY-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
1 X 66 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-OL-The Olympian	0300 - Legals Classified	1	\$201.40

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6846 NOTICE OF PUBLIC HEARING This is	0301 - Legals & Public Notices

Run Dates
05/13/2020

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-upsell.theolympian.com	0300 - Legals Classified	1	\$60.18

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6846 NOTICE OF PUBLIC HEARING This is	0301 - Legals & Public Notices

Run Dates
05/13/2020

NOTICE OF PUBLIC HEARING

This is to notify you that the City of Lacey Hearings Examiner will conduct a public hearing on May 22, 2020 at 1:30pm, the hearing will be held virtually via Zoom Web Conferencing, and is for consideration of the following item(s):

City of Lacey Project #19-194: Hawks Prairie Sister Standpipe Project - construction of a 2.0 million gallon reservoir to sustain the City of Lacey drinking water system, while the existing system is down for maintenance. Construction will include the reservoir, access road, off-site road improvements, piping and stormwater system improvements. A Class IV Forest Practices Permit application is included for tree removal. A wetland development permit application is included for impacts to the buffer of an off-site wetland. The project has been classified as a Type III Essential Public Facility. Project Location: 4040 Marvin Road NE, Lacey, Washington. The parcel number 11935310200. The project takes place at the location of the existing Hawks Prairie Reservoir.

The purpose of the public hearing is to give citizens an opportunity to testify to the Hearings Examiner regarding the above proposal. Any interested citizen may testify at the virtual hearing by registering to testify ahead of the hearing at the following web address: https://us02web.zoom.us/join/registration/WN_adnRZuXvQXGL_Bv3RyDCpw. Anyone who cannot attend the virtual meeting may give testimony in a letter addressed to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal, including an environmental impact analysis, may be obtained by contacting Sarah Schelling, Senior Planner, at the City of Lacey Community and Economic Development Department by phone at (360) 491-5642 or email at sschelli@ci.lacey.wa.us.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

LACEY COMMUNITY DEVELOPMENT
DEPARTMENT
Sarah Schelling, Senior Planner

CERTIFICATION OF PUBLIC NOTICE

I, Sarah Schelling, AICP, Senior Planner, for the City of Lacey hereby certify that public notice for the Hawks Prairie Sister Standpipe (project #19-194) was given as follows:

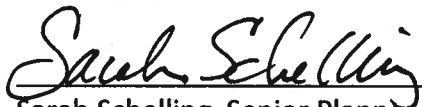
APPLICATION

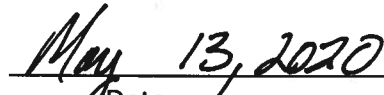
Notice of Application Published:	April 3, 2020
Notice of Application Posted:	April 2, 2020
Posting Locations:	Driveway entrance to 4040 Marvin Road NE
Environmental Determination Issued:	May 7, 2020

HEARING

Notice of Public Hearing Published:	May 13, 2020
Notice of Public Hearing Posted:	May 13, 2020
Posting Locations:	Driveway entrance to 4040 Marvin Road NE
Notice of Public Hearing Mailed to Mailing List:	May 12, 2020

The above is an accurate accounting of the public notice provided for the project.


Sarah Schelling, Senior Planner


Date

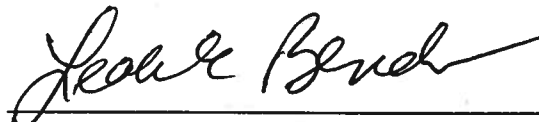
STATE OF WASHINGTON)

) ss.
County of Thurston)

This is to certify that on May 13, 2020 before the undersigned Notary Public, personally appeared Sarah Schelling Planner for the City of Lacey.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.





Notary Public in and for the State of Washington, residing at: Lacey WA

My Commission Expires: 08-08-2022



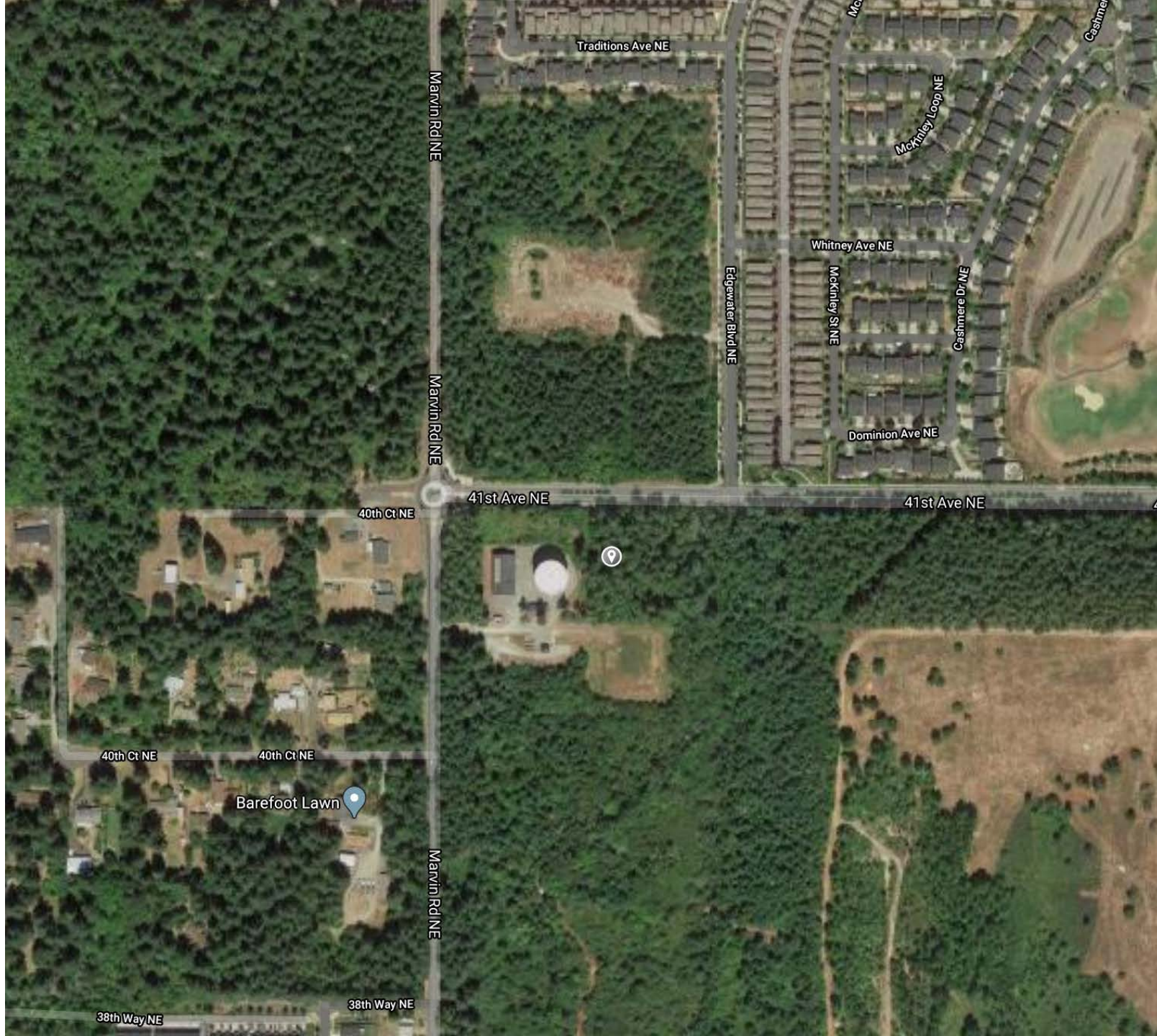
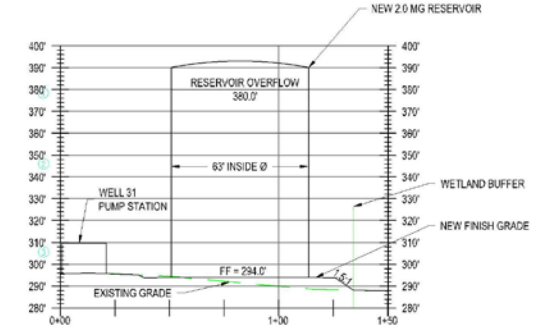
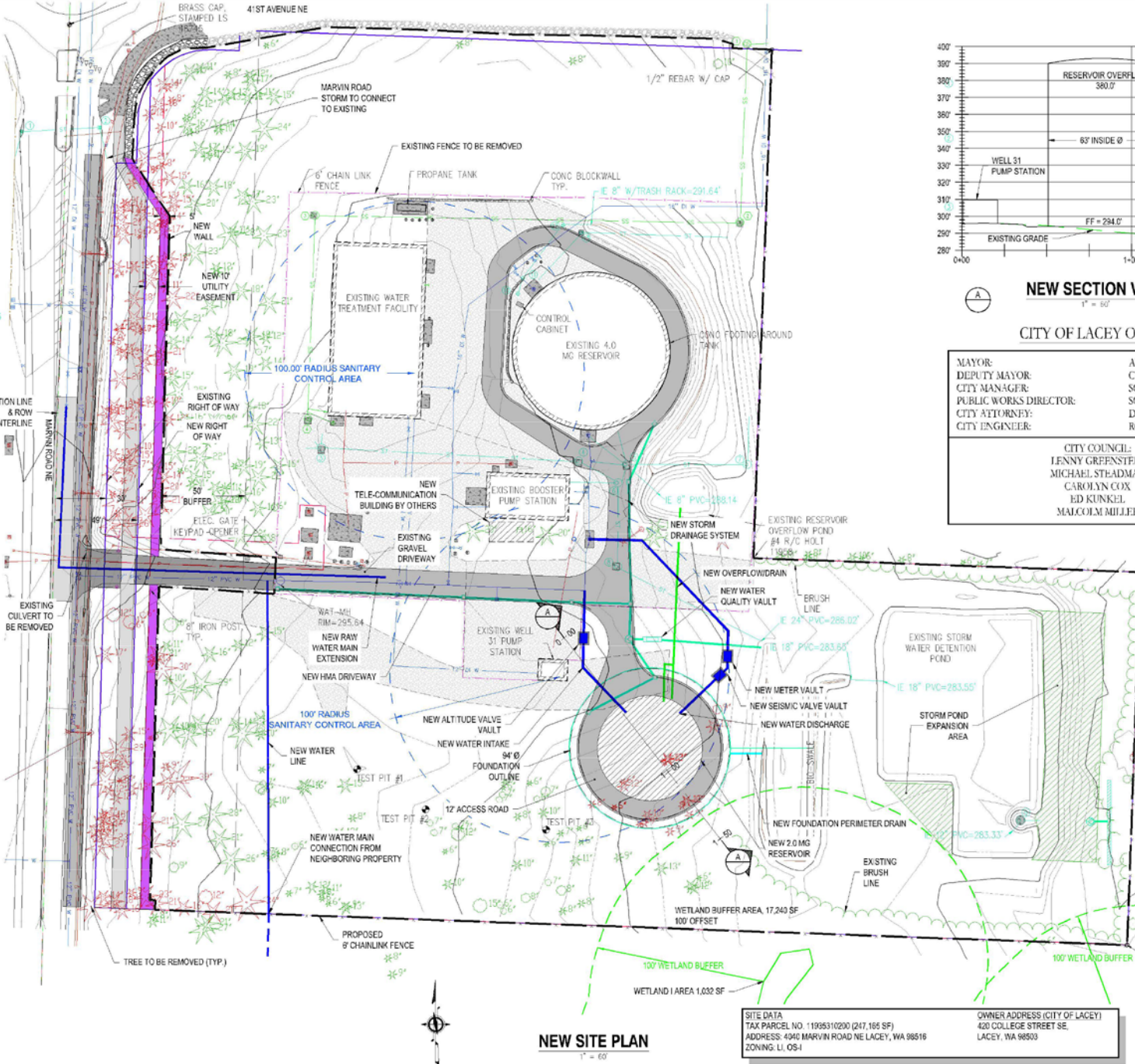


Exhibit #26

NO.	DATE	BY	CHKD	DESCRIPTION
1	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	ISSUED FOR SETTING
2	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
3	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
4	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
5	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
6	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
7	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
8	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
9	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
10	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
11	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
12	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
13	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
14	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
15	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
16	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
17	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
18	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
19	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
20	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
21	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
22	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
23	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
24	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
25	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
26	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
27	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
28	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
29	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
30	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
31	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
32	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
33	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
34	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
35	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
36	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
37	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
38	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
39	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
40	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
41	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
42	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
43	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
44	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
45	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
46	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
47	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
48	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
49	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
50	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
51	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
52	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
53	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
54	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
55	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
56	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
57	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
58	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
59	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
60	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
61	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
62	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
63	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
64	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
65	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
66	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
67	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
68	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
69	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
70	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
71	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
72	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
73	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
74	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
75	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
76	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
77	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
78	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
79	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
80	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
81	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
82	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
83	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
84	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
85	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
86	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
87	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
88	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
89	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
90	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
91	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
92	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
93	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
94	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
95	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
96	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
97	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
98	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
99	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS
100	03/01/2020	DAVID SCHNEIDER	DAVID SCHNEIDER	REVISIONS

- ① STORM CATCH BASIN, TYPE I
RIM=279.88
IE 12" DI S=277.75
IE 12" DI E=277.75
- ② STORM CATCH BASIN, TYPE I
RIM=280.05
IE 12" DI W=277.42
IE 12" DI S=277.42
IE 15" DI N=275.11
- ③ STORM MANHOLE, 54" TYPE II
RIM=297.84
IE 15" PVC E=288.37
IE 4" PVC W=291.04
IE 6" PVC NW=290.18
IE 12" PVC N=288.41
- ④ STORM MANHOLE, 54" TYPE II
RIM=294.46
IE 15" PVC W=287.06
IE 12" PVC SE=287.04
- ⑤ STORM MANHOLE, 54" TYPE II
RIM=293.11
IE 18" PVC N=287.61
IE 8" PVC E OIL/SEP=286.36
IE 18" PVC SE=286.61
IE 4" PVC S=286.66
IE 4" PVC NW=287.81
IE 6" PVC W=287.86
- ⑥ STORM MANHOLE, 54" TYPE II
RIM=293.08
IE 12" PVC NW=286.84
IE 8" PVC E=287.57
IE 24" S=286.84
IE 4" PVC NE=287.86
- ⑦ STORM MANHOLE
RIM=288.89
IE 6" HDPE N=280.63
IE 8" PVC W=281.85
- ⑧ STORM MANHOLE, 54" TYPE II
RIM=293.73
IE 24" PVC N=286.78
IE 24" PVC SE=286.26
- ⑨ STORM MANHOLE, 48" TYPE II
RIM=287.14
IE TOP 12" PIPE E=284.87
IE 12" PVC SW=283.29
- ⑩ STORM CATCH BASIN, 12"
RIM=294.56
IE 4" PVC N=292.76
- ⑪ STORM CATCH BASIN, 12"
RIM=295.94
IE 4" PVC N=292.67
IE 4" PVC S=292.71
- ⑫ STORM CATCH BASIN, 12"
RIM=294.82
IE 8" PVC E=291.92
- ⑬ STORM CATCH BASIN, TYPE I
RIM=294.28
IE 4" PVC SW=287.52
IE 8" PVC E=287.40
- ⑭ SANITARY SEWER MANHOLE, 48"
RIM=282.47
IE 8" PVC S=272.57
IE 8" PVC E=272.47
- ⑮ SANITARY SEWER MANHOLE, 48"
RIM=286.01
IE 8" PVC W=274.81
IE 8" PVC N=274.61
- ⑯ SANITARY SEWER MANHOLE
RIM=293.31
IE 8" PVC E=284.86
IE 8" PVC SE=284.91
IE 8" PVC S=284.96
- ⑰ SANITARY SEWER MANHOLE, 48"
RIM=297.17
IE 8" PVC N=286.67

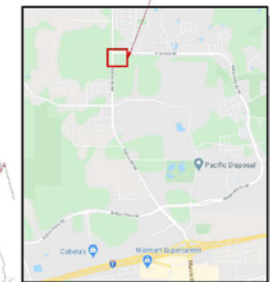


NEW SECTION VIEW
1" = 60'

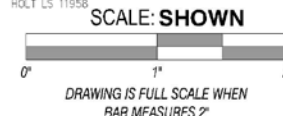
CITY OF LACEY OFFICIALS

MAYOR:	ANDY RYDER
DEPUTY MAYOR:	CYNTHIA PRATT
CITY MANAGER:	SCOTT SPENCE
PUBLIC WORKS DIRECTOR:	SCOTT EGGER, P.E.
CITY ATTORNEY:	DAVID SCHNEIDER
CITY ENGINEER:	ROGER SCHOESSEL, P.E.

CITY COUNCIL:
LENNY GREENSTEIN
MICHAEL STEADMAN
CAROLYN COX
ED KUNKEL
MALCOLM MILLER



VICINITY MAP
NTS



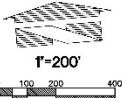
NEW SITE PLAN
1" = 60'

SITE DATA
TAX PARCEL NO. 11955310200 (247,165 SF)
ADDRESS: 4040 MARVIN ROAD NE LACEY, WA 98516
ZONING: LI, OS-I

OWNER ADDRESS (CITY OF LACEY)
420 COLLEGE STREET SE
LACEY, WA 98503



Know what's below.
Call before you dig.



LEGAL DESCRIPTION PER TITLE REPORT PROVIDED BY CHICAGO T.L.E. COMPANY, COMMENT NO. 180022357 DATED MAY 4, 2018 AT 08:00 AM

THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 1 WEST, W.M.; EXCEPTING THEREFROM THE SOUTH 370 FEET THEREOF, ALSO EXCEPTING THEREFROM COUNTY ROAD 4000 KNOWN AS MARVIN ROAD, ALSO EXCEPTING THEREFROM COMPRISED TO THE CITY OF LACEY BY DEED RECORDED MAY 23, 2008 UNDER AUDITOR'S FILE NO. 4012355; IN THURSTON COUNTY, WASHINGTON

HORIZONTAL DATUM - BASE OF BEARINGS
BASIS OF BEARING CITY OF LACEY COORDINATES ARE GPS DERIVED, BASED ON CITY OF LACEY CONTROL STATION 41 ONE SOUTH 1/4 CORNER OF SECTION 35, N61.0 FOR POSTION AND A NETWORK ANALYSIS INCLUDING CITY OF LACEY CONTROL STATIONS 326, 332 AND 334.

VERTICAL DATUM - BASE OF ELEVATIONS
NOV 29 - CITY OF LACEY CONTROL STATION 334 (E1/4 CORNER 35-19-1N) ELEV. = 252.45'

PROCEDURE / NARRATIVE

A FIELD TRIP USING A "TOPCON CIT" ROBOTIC TOTAL STATION, "TOPCON GPS" AND "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH GPS AND FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR DISTANCE, BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA WERE USED TO FIX THE STATIONWIS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 352-130-020.

DATES OF SURVEYS
FIELD SURVEY BY BARSHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN AUGUST 22, 2018. ALL MONUMENTS SHOWN AS FOUND WERE VISITED IN JUNE 2005 AND JUNE 2012.

TAX ACCOUNT NUMBER:
110357-0000

CALCULATED AREA:
5,714,510.1 SQ. FT. (131.19 ACRES) ±

PROPERTY ADDRESSES:
3500 MARVIN RD NE
LACEY, WA 98516

SPECIAL EXCEPTIONS PER TITLE REPORT PROVIDED BY CHICAGO T.L.E. COMPANY, COMMENT NO. 180022357 DATED MAY 4, 2018 AT 08:00 AM
ITEM 1-4 HAVE NOT BEEN INCLUDED BECAUSE THEY ARE NOT SURVEY RELATED.

5. RESERVATIONS AND EXCEPTIONS CONTAINED IN THE CDD

GRANTOR: BURLINGTON NORTHERN RAILROAD PROPERTIES, INC.
RECORD NO.: 880670021

AS FOLLOWS: RESERVING AND EXCEPTING ALL OF THE COAL, OIL, GAS OIL-AND-GAS AND ALL ORES OR MINERALS OF VARIOUS KIND AND NATURE
SHOWN HEREON

6. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING DATE: JUNE 30, 1994
RECORDING NO.: 840500705
AFFECTS: PORTION OF SA D PREMISES
INGRESS/EGRESS EASEMENT IS BLANKET IN NATURE, UNABLE TO LOCATE.

7. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: CONSTRUCTION AND GRAD EASEMENT
RECORDING DATE: JUNE 29, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

8. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

9. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

10. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

11. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

12. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

13. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

14. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

15. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

16. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

17. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

18. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

19. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

20. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

21. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

22. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

23. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

24. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

25. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

26. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

27. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

28. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

29. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

30. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

31. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

32. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

33. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

34. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

35. EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TARGET CORPORATION
PURPOSE: SLOPES, CUTS AND FILLS
RECORDING DATE: JULY 2, 2001
RECORDING NO.: 3362185
AFFECTS: PORTION OF SA D PREMISES
SHOWN HEREON

LEGEND

SURVEY MONUMENT	PROPOSED TYPE II CATCH BASIN	PROPOSED TYPE I CATCH BASIN
EX. POWER VAULT	PROPOSED UNDERGROUND DRAIN FLOW ARROW	PROPOSED STORM DRAINAGE LINE
EX. UNDERWATER (ULM)	PROPOSED TRENCH DRAIN	PROPOSED SANITARY SEWER LINE
EX. LOT LIGHT	PROPOSED SANITARY SEWER CLEANOUT	PROPOSED WATERMAIN
EX. POWER POLE	PROPOSED FIRE HYDRANT	PROPOSED WATER VALVE
EX. JUNCTION BOX	PROPOSED WATER VALVE	PROPOSED CATCH BASIN
EX. CATCH BASIN (CB)	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. SANITARY SEWER MANHOLE (SSMH)	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. GAS METER	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. GAS VALVE	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. WATER VALVE (WV)	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. FIRE HYDRANT (FH)	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EXISTING SPOT ELEVATIONS	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
MAIL BOX	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. WATER METER	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. SIGN	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. WATER LINE	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. SANITARY SEWER LINE	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. STORM DRAINAGE LINE	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. POWER UNDERGROUND	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. POWER OVERHEAD	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. METAL FENCE	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. WOOD FENCE	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EX. CONTOURS	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN

GENERAL CONSTRUCTION NOTES (ALL PUBLIC WORKS IMPROVEMENTS)

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF LACEY STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA). IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
- THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WASH. AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.
- ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF LACEY SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION APPROVALS AND PERMITS.
- IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS.
- PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF LACEY CONSTRUCTION INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CITY OF LACEY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP.
- 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 811 NOT LESS THAN TWO BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LOCATED MARKS ONCE THE UTILITIES HAVE BEEN LOCATED.
- TEMPORARY STREET PATCHING SHALL BE ALLOWED FOR AS APPROVED BY THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF 1 1/2 INCH MAXIMUM ASPHALT CONCRETE OR 2 INCH MAXIMUM ASPHALT CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.

UTILITY CONFLICT NOTE

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND DIRECTION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING. THE UTILITIES AND COVERING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 1-800-424-5952 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED INFORMATION AND ARE SUBJECT TO CHANGE. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARSHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE (509) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
OLYMPIA, WASHINGTON 98504-7050
P.O. BOX 47800
OLYMPIA, WASHINGTON 98504-7050

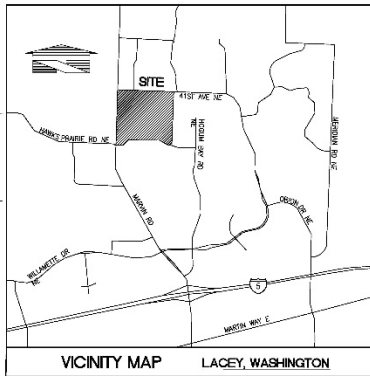
UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DISCRETION OF THE CONTRACTOR. FURNISHING TO THESE REGIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

CIVIL ENGINEER
BARSHAUSEN CONSULTING ENGINEERS
18215 72ND AVE SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: JED MONAGH

SURVEYOR
BARSHAUSEN CONSULTING ENGINEERS
18215 72ND AVE SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: LES HILLERBRAND

OWNER
NORTHPOINT DEVELOPMENT, LLC
4825 NW 41ST STREET SUITE 500
RIVERSIDE, MO 64150
CONTACT: JED MONAGH

ARCHITECT
MACROSOPE ASSOCIATES ARCHITECTS
18215 72ND AVE SOUTH
BULLING TOWN, SUITE 1400
ATLANTA, GA 30339
(770) 432-0400
CONTACT: RICHARD LEONARD



INDEX TO SHEETS

- E1 OF 12 GRADE AND FILL COVER SHEET
- E2 OF 12 EXISTING CONDITIONS AND DEMOLITION PLAN
- E3 OF 12 TESC PLAN OVERVIEW
- E4 OF 12 TESC PLAN (NORTHWEST)
- E5 OF 12 TESC PLAN (NORTHEAST)
- E6 OF 12 TESC PLAN (SOUTHWEST)
- E7 OF 12 TESC PLAN (SOUTHEAST)
- E8 OF 12 TESC SECTIONS A AND B
- E9 OF 12 TESC SECTIONS B AND C
- E10 OF 12 TESC SECTIONS D AND E
- E11 OF 12 TESC SECTION E
- E12 OF 12 EROSION CONTROL NOTES AND DETAILS

SPECIAL NOTES

- SPECIAL INSPECTION IS REQUIRED FOR THE PLACEMENT OF ALL SOILS. INSPECTIONS SHALL BE PERFORMED BY A WASHINGTON STATE LICENSED SOILS SPECIALIST.
- ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY TORMA ASSOCIATES INC. DATED AUGUST 10, 2018.
- PER IRC SECTION 1803.5.
- THE MINIMUM ACCEPTABLE IN-PLACE DRY DENSITY EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY (ASTM D-1557 MODIFIED PROCTOR) SHALL BE 90 PERCENT.
- THE NUMBER AND FREQUENCY OF IN-PLACE DENSITY TESTS SHALL BE DETERMINED AS FOLLOWS:
 - MINIMUM ONE TEST FOR EVERY 300 CUBIC YARDS OF PLACED AND COMPACTED FILL. TEST LOCATIONS ARE TO BE DISTRIBUTED THROUGHOUT THE FILL AREAS SUCH THAT 100% REPRESENTATION IS ACHIEVED.
- GRADING IN EXCESS OF 3.000 CY SHALL BE DEEMED "ENGINEERED" GRADING.

INSPECTION REQUIREMENTS

- CIVIL ENGINEER
 - GENERAL CONSTRUCTION OBSERVATION.
 - CONSTRUCTION OF ESTABLISHMENT OF LINE, GRADE, AND SURFACE DRAINAGE FEATURES.
 - REVIEW AND PROCESS RFI AND FIELD CHANGES.
- SOILS ENGINEER/ENGINEERING GEOLOGIST
 - GENERAL OBSERVATION AND INSPECTION DURING SITE WORK PREPARATION AND PLACEMENT AND CONSTRUCTION OF FILL MATERIAL.
 - CONSTRUCTION TESTING AND FIELD REPORT PREPARATION.
 - RECOMMENDATIONS FOR CHANGED FIELD CONDITIONS AND UNFORESEEN CIRCUMSTANCES.

COMPLETION OF WORK REQUIREMENTS

- AS-BUILT GRADING PLAN.
- AS CONSTRUCTION LOCATIONS OF SURFACE DRAINAGE AND SUBSURFACE DRAINAGE.
- CIVIL ENGINEER'S STATEMENT OF COMPLETION OF WORK IN ACCORDANCE WITH APPROVED PLANS.
- FINAL REPORT BY SOILS ENGINEER/ENGINEERING GEOLOGIST, INCLUDING LOCATIONS AND ELEVATIONS OF FIELD DENSITY TESTS, LABORATORY TESTS, FIELD CHANGES, AND OTHER DATA.
- SOILS ENGINEER/ENGINEERING GEOLOGIST STATEMENT OF COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS AND ANY UPDATED REQUIREMENTS BASED ON CONDITIONS NOTED DURING GROWING WORK.

NOTES

- RETAINING WALLS SHALL REQUIRE A SEPARATE PERMIT.
- CONTRACTOR TO INSTALL CATCH BASIN PROTECTION ON ALL EXISTING CATCH BASINS WITHIN THE VICINITY OF THE PROJECT. BOTH TYPES OF CATCH BASIN TYPES WHICH MAY BE AFFECTED BY EXISTING OPERATION.
- ANY NEW CATCH BASINS CONSTRUCTED DURING SITE WORK MUST BE EQUIPPED WITH CATCH BASIN PROTECTION DURING CONSTRUCTION. ALL NEW CATCH BASINS AND CONVEYANCE SYSTEMS SHALL DISCHARGE TO A PREEXISTING POND PRIOR TO FINISH.
- ANY ACCESS POINT THAT CANNOT BE GRADED SO AS TO ALLOW FOR FIRE ACCESS SHALL BE SIGNED "NO ENTRY" PRIOR TO FINISH.
- CONTRACTOR TO PHASE THE CLEARING LINES IN ORDER TO PREVENT SOIL EROSION TO THE MAXIMUM EXTENT POSSIBLY. REVISIONS AND COVER PRACTICE OF THE DISTURBED SOIL SHALL BE AN INTEGRAL PART OF CLEARING ACTIVITIES.
- PRIOR TO ANY SITE CONSTRUCTION ACTIVITIES, WORK PLACE A PRECONSTRUCTION MEETING SHALL BE HELD WITH WASHINGTON FORESTRY CONSULTANTS, INC. TO REVIEW THE LOCATION OF THE TREE PROTECTION FENCING. CONFIRMATION FROM THE FORESTER THAT THE MEETING HAS BEEN HELD SHALL BE PROVIDED TO THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE START OF SITE CONSTRUCTION OR GROWING ACTIVITY.

ESTIMATED EARTH-WORK VOLUMES

CUT: 568,000 CY ±
FILL: 568,000 CY ±

GENERAL SOIL TYPE

ALDERWOOD GRAVELLY SANDY LOAM

CECCL
TEO

PROJECT STATISTICS	
PROPOSED BUILDING 1 ROOF AREA	1,267,110 SF
PROPOSED BUILDING 2 ROOF AREA	587,500 SF
PROPOSED BUILDING 3 ROOF AREA	61,000 SF
LIGHT DUTY PAVEMENT	340,760 SF
HEAVY DUTY PAVEMENT	801,900 SF
CONCRETE PAVEMENT	599,330 SF
TREE TRACT	749,300 SF

GRADE AND FILL
COVER SHEET
FOR
HAWKS PRAIRIE LOGISTICS PARK

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150

For



Scale: 1" = 200'

Designed: JLM
Drawn: JLM
Checked: JLM
Approved: JLM
Date: 11/29/19

Scale: 1" = 1'

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-6702 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.

Barshausen Consulting Engineers, Inc.



MITIGATION GOALS AND OBJECTIVES

- **RESEARCHER'S RESPONSIBILITIES:**
 - **RESEARCHER'S OBLIGATIONS TO PARTICIPANTS:**
 - **INFORMED CONSENT:** Participants must be fully informed of the purpose, procedures, risks, and benefits of the research before agreeing to participate.
 - **CONFIDENTIALITY AND ANONYMITY:** Researchers must ensure that participants' identities and responses are kept confidential and anonymous where possible.
 - **MINIMIZATION OF HARM:** Researchers must take steps to minimize any potential physical, psychological, or social harm to participants.
 - **DEBRIEFING:** Participants should be debriefed after the study, informed of the results, and given an opportunity to ask questions or express concerns.
 - **RESEARCHER'S OBLIGATIONS TO SOCIETY:**
 - **ETHICAL APPROVAL:** Research must be approved by an Institutional Review Board (IRB) or similar ethics committee.
 - **TRANSPARENCY:** Researchers should be transparent about their methods, data, and findings.
 - **ACCOUNTABILITY:** Researchers are accountable for their actions and the outcomes of their research.

PERFORMANCE MEASURES AND STANDARDS

[illegible][illegible]

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–406

- [illegible]

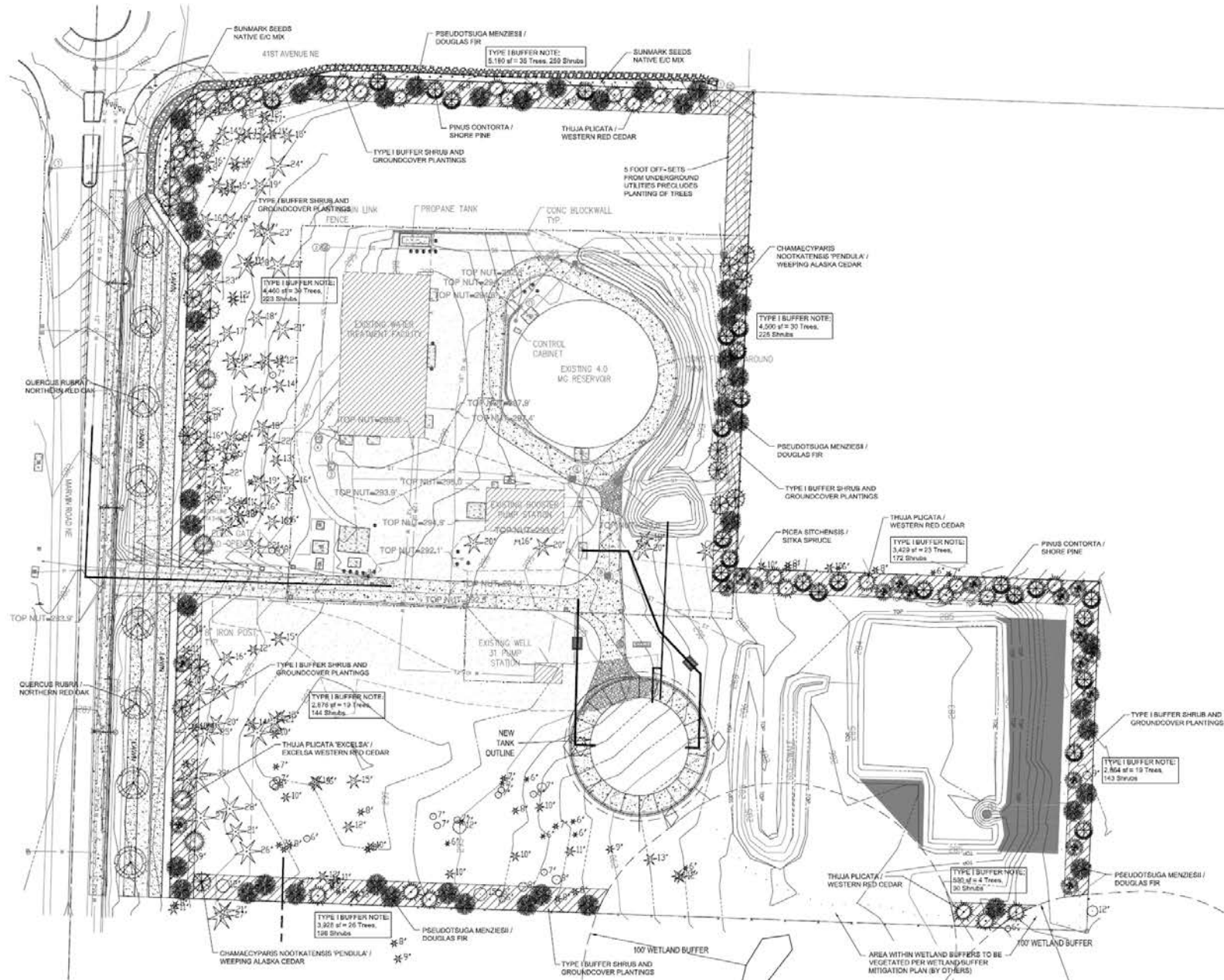
MITIGATION LEGEND

SUPPLEMENTAL ON-CAMPUS SCHEDULE							
SYMBOL	SYMBOL NAME	SYMBOL CODE	LOCATION	DT	DD	SYMBOL PLANT NUMBER	NATURE CODE
SYMBOL DESCRIPTION							
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT	SYMBOL PLANT NUMBER	SYMBOL PLANT NUMBER	NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT	SYMBOL PLANT NUMBER	NATURE CODE	
SYMBOL DESCRIPTION							
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT	SYMBOL PLANT NUMBER	SYMBOL PLANT NUMBER	NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE
	SYMBOL DESCRIPTION	SYMBOL CODE	LOCATION	DT			NATURE CODE

[illegible]

GENERAL LEGEND

- **Control** - the ability to influence the environment
- **Agency** - the ability to act on the environment
- **Power** - the ability to influence others
- **Authority** - the ability to influence others



Preliminary Landscape Plan

BDG

BRADLEY DESIGN GROUP, Inc.
LANDSCAPE ARCHITECTURE & SITE PLANNING

mail
4330 N Lexington St
Tacoma, WA 98407

location
4338 St Helens Ave
Tacoma, WA 98402

1.253.272.4848
1.253.278.0132
www.bradtree.com
info@bradtree.com



PRELIMINARY LANDSCAPE PLAN

Water Reservoir Expansion

City of Lacey
4040 Martin Road, Lacey, Washington

REVISION		
No.	Date	By

1" = 30'

Sheet No.
L-1

14 March 2024 of 2 Sheets

BDG

30013







The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "Roof downspout infiltration systems shall be placed on the lot being developed and shall be sized to accommodate storm runoff per the City of Lacey 2016 Stormwater Design Manual"

If site conditions cannot support individual downspout infiltration or dispersion systems, a note shall be included on the civil drawings indicating that roof drains shall be tied into the site stormwater system with a perforated connection. (SDM 2.2.5 and 7.4.10)



LACEY CITY COUNCIL MEETING

June 25, 2020

SUBJECT: Extension of Emergency Declaration in response to the COVID-19 outbreak

RECOMMENDATION: Approve Resolution No. 1094 extending the provisions of Resolution 1085 declaring an emergency in the City of Lacey regarding the outbreak of novel coronavirus (COVID-19) in Thurston County.

STAFF CONTACT: Scott Spence, City Manager 
Dave Schneider, City Attorney

ORIGINATED BY: City Manager's Office

ATTACHMENTS: 1. [Resolution No. 1085](#)
2. [Proposed Resolution No. 1094](#)

PRIOR REVIEW: None.

BACKGROUND:

On March 19, 2020, the Lacey City Council passed Resolution No. 1085 finding the COVID-19 outbreak to constitute an emergency. The provisions of Resolution 1085 allow the City to request available state and federal assistance in response to the COVID-19 health emergency, and waive specific bidding requirements in order to enter into contract in the most efficient manner in response to the emergency. The provisions of Resolution 1085 were extended by the Council on April 23, 2020, and again on May 28, 2020. The provisions are now set to expire on June 25, 2020, unless further extended.

Due to the significance of this health event and the potential for ongoing resources to be used by the City of Lacey in response, the provisions set forth in Resolution 1085 should be extended.

ADVANTAGES:

1. Continued waiver of the city's purchasing rules allow the procurement of services and contracts necessary to effectively respond to the ongoing public health emergency created by COVID-19.
2. The extension allows the city to continue to seek state and federal assistance as it responds to the COVID-19 health emergency as it maintains continuity of operations.
3. The extension reinforces and communicates the severity of the COVID-19 health emergency to the Lacey community.

DISADVANTAGES:

1. None foreseen.

RESOLUTION NO. 1085

CITY OF LACEY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LACEY FINDING THAT THE NOVEL CORONAVIRUS (COVID-19) CONSTITUTES AN EMERGENCY.

WHEREAS, on January 31, 2020, the United States Department of Public Health and Human Services Secretary Alex Azar declared a public emergency for the novel coronavirus (COVID-19) beginning on January 27, 2020; and

WHEREAS, on February 29, 2020, Governor Jay Inslee signed a Proclamation declaring a State of Emergency exists in all counties in the State of Washington due to the number of confirmed cases of COVID-19 in the state and directed that the plans and procedures of the Washington State Comprehensive Emergency Management Plan be implemented; and

WHEREAS, the United States Centers for Disease Control and Prevention identifies the potential public health threat posed by COVID-19 as high, and has advised that person-to-person spread of COVID-19 will continue to occur; and

WHEREAS, the Washington State Department of Health has confirmed localized person-to-person spread of COVID-19 in the State of Washington, significantly increasing the risk of exposure and infection to the general public, and creating an extreme public health risk that may spread quickly; and

WHEREAS, on March 12, 2020, the Thurston County Board of Commissioners passed a Resolution declaring the COVID-19 outbreak a local emergency; and

WHEREAS, on March 12, 2020, the Thurston County Board of Health passed a Resolution imposing restrictions on events over 250 people and requiring social distancing measures for events under 250 people to assist with the prevention of the spread of COVID-19; and

WHEREAS, the Mayor of the City of Lacey declared a local emergency on March 13, 2020, which allowed the City of Lacey to undertake emergency purchases and emergency public works pursuant to RCW 36.32.270 and RCW 39.04.020 as such purchases or public works required immediate action occasioned by the emergency; and

WHEREAS, on March 16, 2020, Governor Jay Inslee imposed additional restrictions prohibiting gatherings of fifty (50) people or more and implementing measures to contain the spread of the virus; and

WHEREAS, on March 17, 2020, the Center for Disease Control and Prevention issued recommendations limiting gatherings to ten (10) persons or fewer.

NOW THEREFORE, the Lacey City Council declares as follows:

Section 1. The conditions stated in the above recitals, incorporated herein, constitute an emergency for the City of Lacey, which necessitates activation of the City of Lacey Comprehensive Emergency Management Plan and the utilization of emergency powers granted pursuant to 38.52.070(2) and LMC 6.01 (Ordinance no. 1103).

Section 2. Pursuant to the emergency declared at Section 1, City departments and offices, as designated pursuant to the PLAN, are authorized to enter into contracts and incur obligations necessary to combat such emergency to protect the health and safety of persons, property, and the environment, and provide emergency assistance to the victims of such emergency, consistent with the PLAN.

Section 3. The City Manager is authorized to request all available state and federal assistance necessary to respond to this emergency.

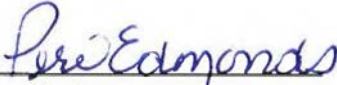
Section 4. The provisions of this Resolution shall become effective upon adoption and expire on April 28, 2020, unless further extended by formal action of the Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 19th day of March, 2020.

LACEY CITY COUNCIL

By 
Mayor

Attest:



City Clerk

Approved as to form:



City Attorney

RESOLUTION NO. 1094

CITY OF LACEY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LACEY EXTENDING THE PROVISIONS OF RESOLUTION 1085 FINDING THAT THE NOVEL CORONAVIRUS (COVID-19) CONSTITUTES AN EMERGENCY.

WHEREAS, on March 19, 2020 the Lacey City Council passed Resolution No. 1085 finding the COVID-19 outbreak to constitute an emergency; and

WHEREAS, on April 23, 2020 the Lacey City Council passed Resolution No. 1088 extending the provisions of Resolution 1085 until May 28, 2020; and

WHEREAS, on May 28, 2020 the Lacey City Council passed Resolution No. 1090 extending the provisions of Resolution 1085 until June 25, 2020; and

WHEREAS, the provisions of City of Lacey Resolution No. 1085 will expire on June 25, 2020, unless further extended by formal action of the Council; and

WHEREAS, the Lacey City Council finds that the conditions constituting an emergency continue to exist and necessitate the extension of the provisions of Resolution No. 1085.

NOW THEREFORE, the Lacey City Council declares as follows:

Section 1. The provisions of Resolution 1085 are hereby extended and shall remain effective until July 24, 2020, unless further extended by formal action of the Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this ____ day of June, 2020.

LACEY CITY COUNCIL

By _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



LACEY CITY COUNCIL MEETING

June 25, 2020

SUBJECT: Lacey Youth Council Policy Recommendation

RECOMMENDATION: Motion to adopt proposed policy for Lacey Youth Council for inclusion in Lacey City Council Policies and Procedures.

STAFF CONTACT: Scott Spence, City Manager *SS*
Kelly Adams, Lacey Youth Council Coordinator

ORIGINATED BY: City Manager's Office

ATTACHMENTS: 1. [Lacey Youth Council Policy Draft](#)

FISCAL NOTE: NONE

PRIOR REVIEW: Lacey Youth Council Worksession on February 4, 2020
Lacey Youth Council Meeting on February 11, 2020
Lacey City Council Worksession on March 5, 2020

BACKGROUND:

The Lacey City Council created the Lacey Youth Council to proactively engage with our community's youth and to develop future leaders. At the October 24, 2019, Council Meeting, City Council confirmed the appointed seven members of the Lacey Youth Council as recommended by Mayor Ryder.

As their first project, the Youth Council developed and approved an official policy draft for presentation to the Lacey City Council. This policy defines the purpose, structure, operations and recruitment process of the Lacey Youth Council.

ADVANTAGES:

1. No current policy governing the Lacey Youth Council exists. The recommended policy provides clear guidance and structure for the initiative.
2. This policy is based on and aligned closely with other Council policies, such as those governing Boards and Commissions.
3. Feedback and approval of the Lacey Youth Council policy would provide closure to this learning opportunity and allow the Youth Council to move forward on community projects.

DISADVANTAGES:

1. None

Chapter X.XX
Lacey Youth Council

Sections:

X.XX.010	Purpose
X.XX.020	Structure
X.XX.030	Meeting Times
X.XX.040	Council Interactions
X.XX.050	Projects
X.XX.060	Recruitment
X.XX.070	Selection Process
X.XX.080	Replacement Process

X.XX.010 Purpose

- A. The Lacey Youth Council serves as an avenue for the Lacey City Council to proactively engage with our community's youth and empower Lacey's youth to become future leaders.

X.XX.020 Structure

- A. The Youth Council is comprised of seven members recruited from the following organizations: North Thurston High School, River Ridge High School, South Sound High School, Timberline High School, Northwest Christian High School, Pope John Paul II High School, and home school organizations.
- B. The Youth Council selects a Mayor and Deputy Mayor from among its members. At the first meeting of the year, Youth Council Members indicate if they are interested in serving as Mayor or Deputy Mayor. Staff present candidate names in alphabetical order for a vote of the Youth Council. The first candidate to secure a majority of votes receives the appointment.
- C. All members of the Youth Council have an equal vote. The Mayor is responsible for chairing the meeting and ensuring that the meeting follows the set agenda. The Mayor also assigns Youth Council members to deliver bi-monthly reports to the Lacey City Council. The Mayor represents the Youth Council at any outside meetings requiring the attendance of the Youth Council. The Deputy Mayor assumes the role of Chair in the absence of the Chair.
- D. Youth Council Members serve for up to two (2) terms. If a student graduates or leaves high school, they are no longer eligible to serve on the Council.
- E. The Youth Council utilizes and follows Robert's Rules of Order.

X.XX.030 Meeting Times

- A. The Youth Council meets at least once a month during the school year or from September to June. Meetings take place in the evening and are limited to two (2) hours.
- B. The Youth Council may schedule worksessions, as needed.

X.XX.040 City Council Interaction

- A. The Lacey City Council serves in a mentoring role for the Youth Council. Council members will be assigned a meeting to attend during the year. During an assigned meeting, City Council members will share their experiences as an elected official.
- B. Each Youth Council member pairs with a City Council member for mentoring and guidance. Mentoring assignments occur at the first Youth Council meeting of the year.
- C. Every two (2) months, the Youth Council members deliver a report of their activities to the Lacey City Council during the second City Council Meeting of that month.

X.XX.050 Projects

- A. The Youth Council may pursue public service and community engagement projects that are youth-focused.
- B. At the first scheduled worksession, Youth Council Members present project proposals. The Youth Council discusses each project proposal and votes to select which project(s) will be their focus for the year. City of Lacey staff provide guidance and review for all project proposals. Lacey City Council provides final approval of projects.

X.XX.060 Recruitment

- A. City of Lacey Staff coordinate with North Thurston Public Schools, Pope John Paul II, Northwest Christian High School, and home school organizations to promote the Youth Council and solicit applications to the Youth Council.
- B. Recruitment efforts begin in March of each year.

X.XX.070 Selection Process

- A. Applicants must be in their sophomore or junior year at the time of application.
- B. The Mayor reviews all applications and selects candidates for interview. The interview panel consists of the Mayor, members of Youth Council and City of Lacey staff.

- C. After candidate interviews, the Mayor selects individuals to recommend to City Council for service on the Lacey Youth Council. City Council provides final confirmation of selected individuals.
- D. Once confirmed, staff notify the selected individuals of meeting times, training requirements and next steps. Staff conducts an orientation training before the first Youth Council Meeting.

X.XX.080 Replacement Process

- A. If a member of the Youth Council resigns, moves, graduates from high school, or is removed due to behavior, conduct, or failure to attend meetings, then the vacated position will be filled as soon as possible.
- B. Previous eligible applicants receive notification of the vacancy and recruitment activities take place to fill the position. The Lacey City Mayor reviews potential candidates and appoints an individual to the position. Where possible, the Mayor backfills the position with a candidate from the origin school of the departing Youth Councilmember.