



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

RECEIVED

OCT 27 2016

BY _____

OFFICIAL USE ONLY

CASE NUMBER:	16-289
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

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

APPLICANT: ^{TBD} MHK PROPERTIES LLC - TALLOW MIXED USE

ADDRESS: 8725 TALLOW LN ^{NE} CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ EMAIL: _____

REPRESENTATIVE: Glenn Wells, architect

ADDRESS: 324 West Bay Drive Suite 102 CITY: Olympia STATE: WA ZIP: 98502

PHONE NUMBER: 360-352-4553 EMAIL: glennwellsarchitect@gmail.com

PROJECT ADDRESS:	<u>Lot 1 Hawks Rest Business Park</u>	<u>8725 Tallow Lane</u>
ASSESSOR'S TAX PARCEL NUMBER(S):	<u>529600 00100</u>	
BRIEF DESCRIPTION OF PROJECT:	<u>New mixed use project - 4 stories with 5,000 SF retail and 30 resid. units</u>	
TOTAL ACREAGE:	<u>42,954 SF</u>	TOTAL SQ. FT OF BLDG: <u>42,000 SF</u>
ZONING: <u>MU - HOC MFDc</u>		
PROPOSED LAND USE:	<input type="checkbox"/> SINGLE-FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> INDUSTRIAL DUPLEX <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> M.H. PARK	
EXISTING ACCESS:	<u>Tallow</u>	PROPOSED ACCESS: <u>Tallow</u>

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: NOV 9th TIME: 10:00

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

TALLON LANE NE

HOH DR. NE

SOLID WASTE

61 PARKING STALLS

PEDESTRIAN PLAZA
W/ BENCHES, ETC

FOUNTAIN

FITNESS
CENTER

LOUNGE

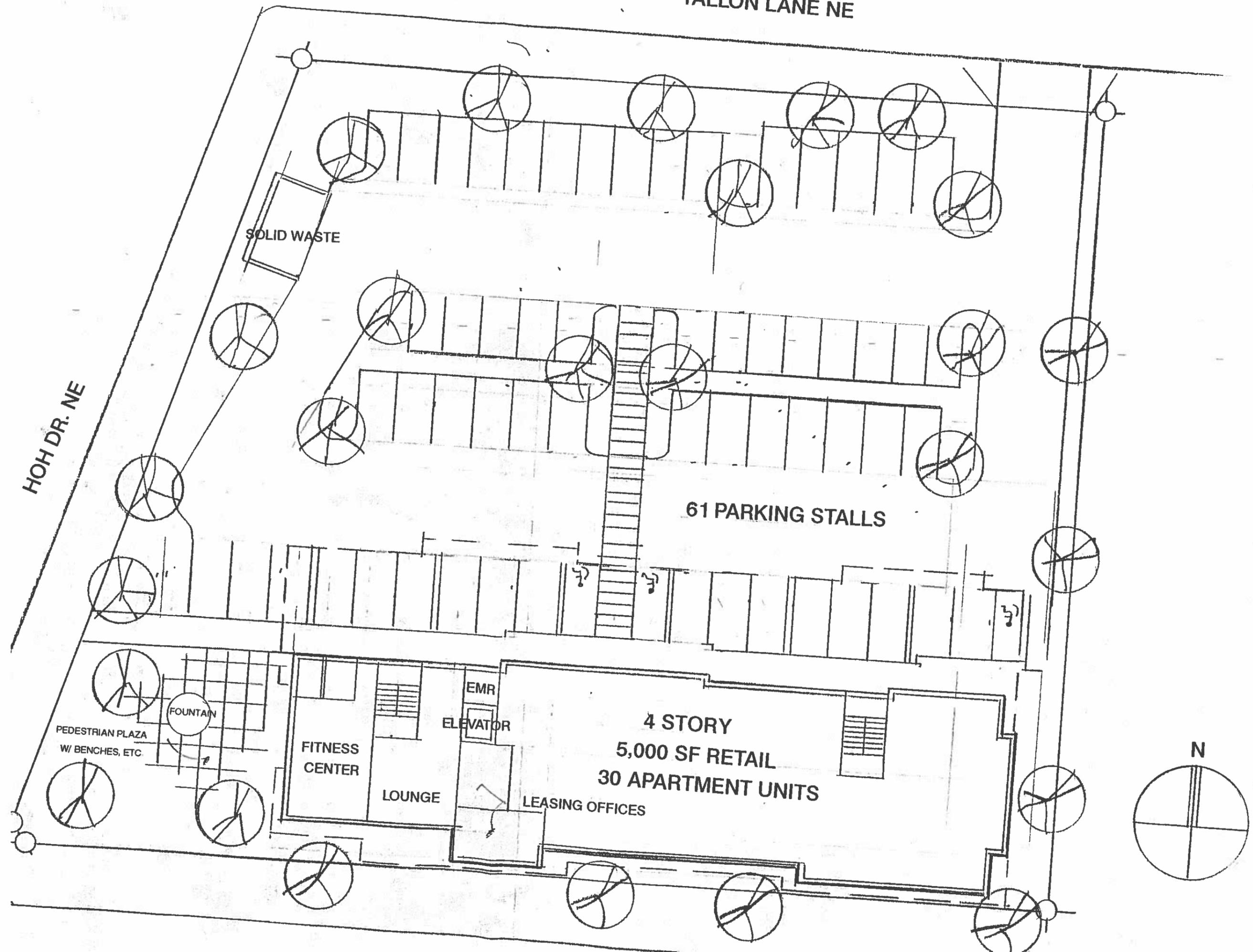
ELEVATOR

EMR

LEASING OFFICES

4 STORY
5,000 SF RETAIL
30 APARTMENT UNITS

N





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

OFFICIAL USE ONLY

CASE NUMBER:	16-290
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

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

APPLICANT: Berschauer Group, Inc - Regan Berschauer, Vice President

ADDRESS: 344 Cleveland Avenue, Suite C **CITY:** Olympia **STATE:** WA **ZIP:** 98501
PHONE NUMBER: 360.539.7252 **EMAIL:** regan@berschauergroup.com

REPRESENTATIVE: meyArchitecture - Neil A Meyer, RA, AIA, President

ADDRESS: 2626 Country Club Road NW **CITY:** Olympia **STATE:** WA **ZIP:** 98502
PHONE NUMBER: 360.701.4706 **EMAIL:** meyArchitecture@comcast.net

PROJECT ADDRESS: 8845 Tallon Lane NE; Lacey, WA 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 52960000500
BRIEF DESCRIPTION OF PROJECT: Create two (2) new single-story retail/office buildings, for up to 4 tenants with associated parking, walks, and other site development requirements.
TOTAL ACREAGE: 0.99 TOTAL SQ. FT OF BLDG: 10,000 ZONING: MHDC
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL () M.H. PARK
EXISTING ACCESS: Tallon Lane NE PROPOSED ACCESS: Tallon Lane NE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 11.09.2016 TIME: 10:00 am
--

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

SITE ANALYSIS DATA

ADDRESS: 8845 TALLON LANE NE
LACEY, WA 98503

PARCEL NO: 52960000500

ZONE: MIXED USE HIGH DENSITY CORRIDOR (MHDC)

USE: PROPOSED: RETAIL & OFFICE (ALLOWED)

LOT SIZE: 42,965 SF (0.99 ACRES)

SETBACKS: FRONT: 0-15'
SIDE: 10' MIN
REAR: 15' MIN

BUILDING: REQ'D: 35% MAX
COVERAGE PROPOSED: 10,000/42,965 = 23.3%

DEVELOP: REQ'D: 60% MAX
COVERAGE PROPOSED: 28,757/42,965 = 66.9%

INCREASES: PEDESTRIAN PLAZA = 35%
THROUGH-BLOCK CORRIDOR = 15%

HEIGHT: REQ'D: 45' MAX
PROPOSED: +/- 20'

PARKING: RETAIL: 2-4/1,000 SF
REQ'D: 10,000 x (2-4/1,000) = 20-40
PROPOSED: 29 (W/ 2 BEING ADA)

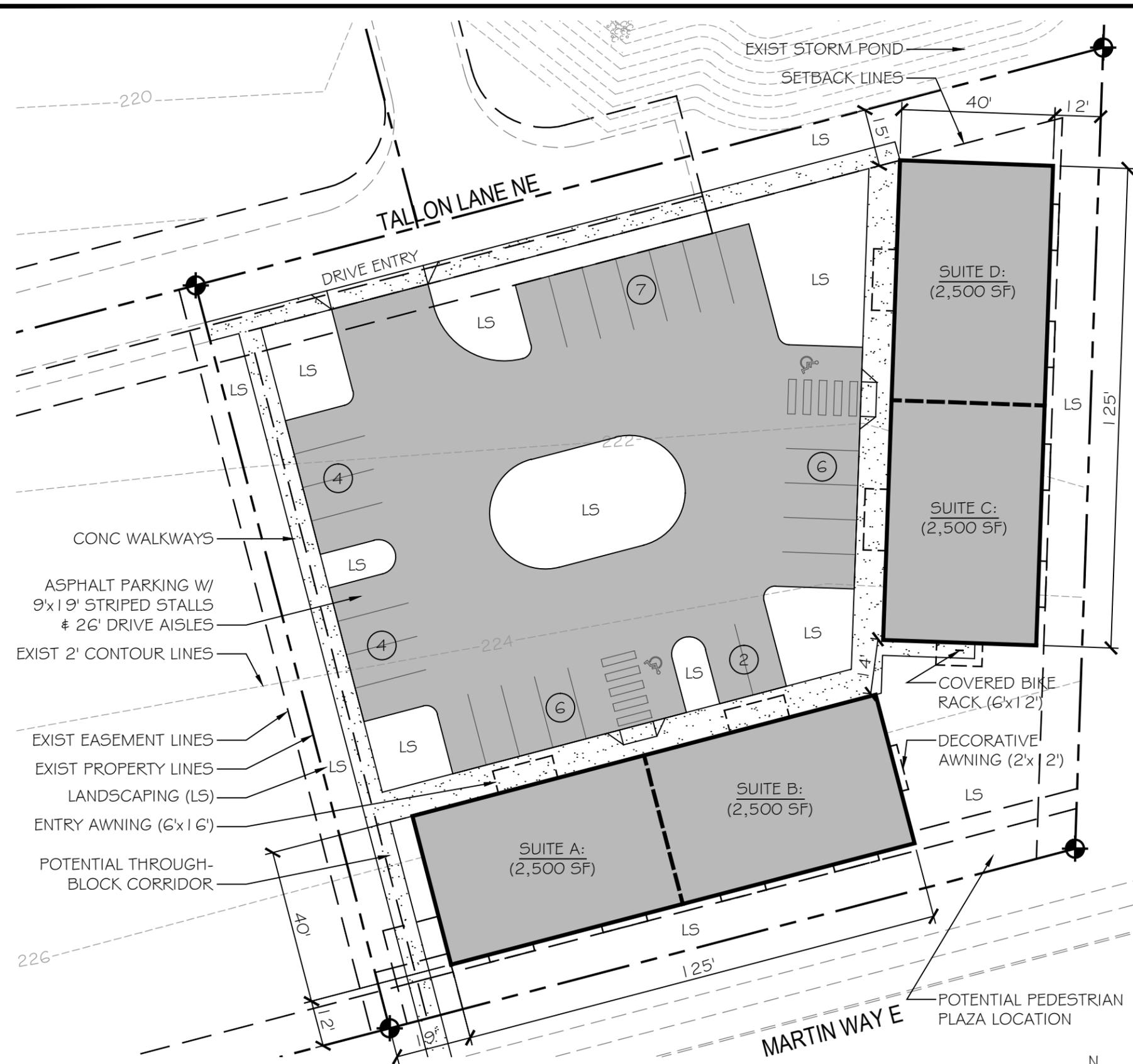
BIKES: RETAIL: 1/20 PARKING STALLS (2 MIN)
REQ'D: 29/20 = 1.45
PROPOSED: 2 COVERED



PROJECT SITE

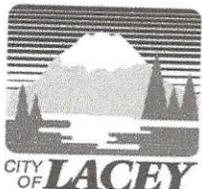
B VICINITY MAP

SCALE: NTS



A SITE PLAN

SCALE: 1" = 30'



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

OFFICIAL USE ONLY

CASE NUMBER:	16-288
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

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

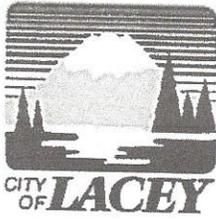
APPLICANT: C+S Construction NW Inc.
 ADDRESS: 7034 Betti Lane CITY: Lacey STATE: WA ZIP: 98516
 PHONE NUMBER: 360-790-1280 EMAIL: craig.millsap@yahoo.com

REPRESENTATIVE: Craig Millsap
 ADDRESS: 7034 Betti Lane CITY: Oly STATE: WA ZIP: 98516
 PHONE NUMBER: 790-1280 EMAIL: craig.millsap@yahoo.com

PROJECT ADDRESS:	<u>30th AVE NE</u>		
ASSESSOR'S TAX PARCEL NUMBER(S):	<u>61360000800</u>		
BRIEF DESCRIPTION OF PROJECT:	<u>10,000 sq ft new building for a rebar fabrication shop (10,000 future 2nd bldg.)</u>		
TOTAL ACREAGE:	<u>1.6</u>	TOTAL SQ. FT OF BLDG:	<u>10,000</u>
ZONING:		<u>Light Industrial</u>	
PROPOSED LAND USE:	<input type="checkbox"/> SINGLE-FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input checked="" type="checkbox"/> INDUSTRIAL DUPLEX
			<input checked="" type="checkbox"/> COMMERCIAL
			<input type="checkbox"/> M.H. PARK
EXISTING ACCESS:	<u>30th AVE NE</u>	PROPOSED ACCESS:	<u>30th AVE NE</u>

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 11/9/16 TIME: open *Am/PM*

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



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

**COMMERCIAL
 TRAFFIC
 GENERATION
 WORKSHEET**

Date: 10/31/14 Project No.: _____
 Project Name: ALAN Light Industrial Parcel No.: 613600000800
 Project Address: Lot 3, 30th AVE NE
 Applicant's Name: CAS Construction NW Phone: 509-790-1280
 Applicant's Address: 71034 Bethel LN NE
Oly, WA 98514

Existing Use

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

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

The 10,000 sq ft. rental building will be used M-F 7-4:30 as a rebar fabrication shop. A second 10,000 sq ft building would be erected in 1-3 yrs and be leased space available. We have two employees.

BETSCHART INDUSTRIAL PARK

SEC 2, TW 18 N, RANGE 1 W, WM.

N 643511.0956
E 77018.4011

HOGUM BAY PRODUCTION, LLC
7 PIMMOTH LN E
ELMA, VA 98541

PAUL M & SHERIE L BRESSI
10246 MARTIN WAY E
OLTMPIA, VA 98516

3897 SF

(BASIS OF BEARINGS)
S89°19'E 584.93

SINTHIA C J COVERT
8426 3351 AVE NE
OLTMPIA, VA 98516

FOUND 2" ALUMINUM MONUMENT

N 643494.4619
E 77583.1282

SANG HO & MIYOUNG CHOI
4061 PACIFIC AVE. SE
LACEY, WA 98503

YATES ENTERPRISES, LLC
8209 MARTIN WAY E
LACEY, WA 98516

UNLIMITED HOLDING, LLC
1210 HAWAIIAN DR SE
LACEY, WA 98503

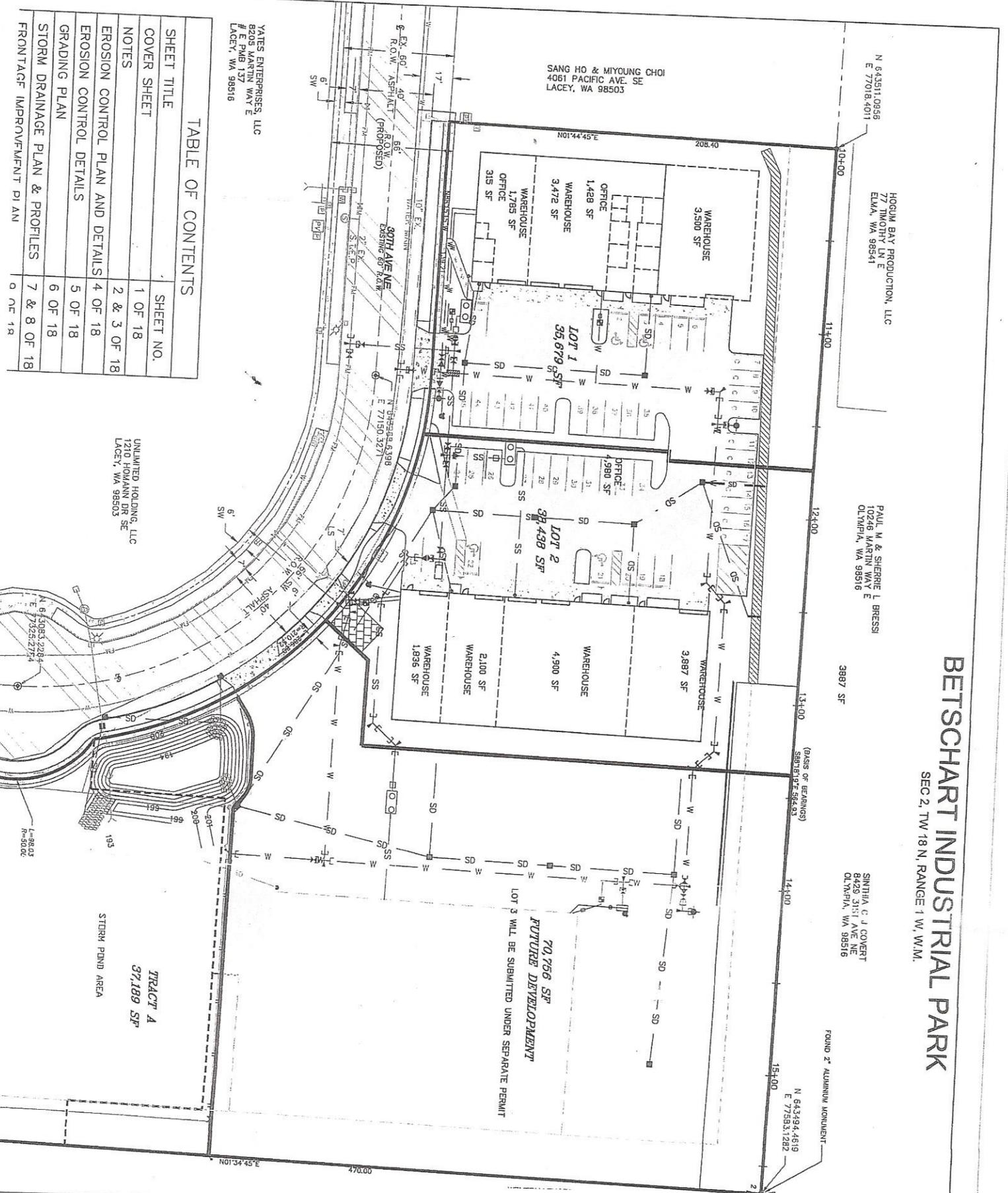
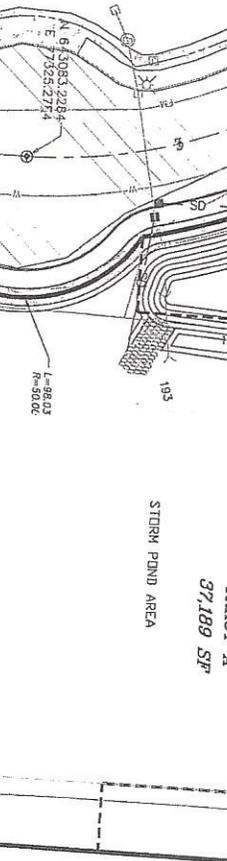
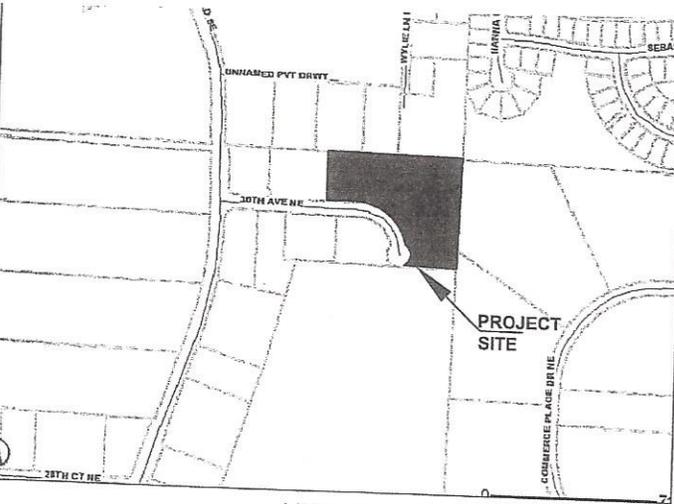
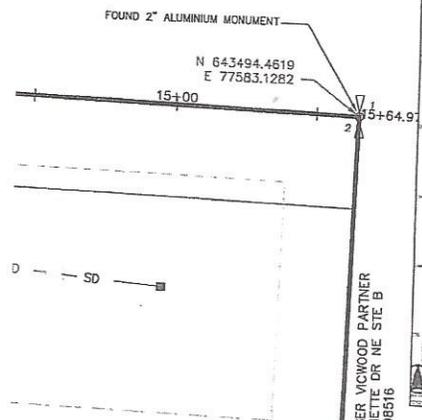


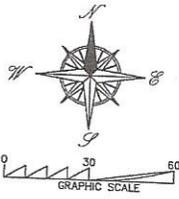
TABLE OF CONTENTS

SHEET TITLE	SHEET NO.
COVER SHEET	1 OF 18
NOTES	2 & 3 OF 18
EROSION CONTROL PLAN AND DETAILS	4 OF 18
EROSION CONTROL DETAILS	5 OF 18
GRADING PLAN	6 OF 18
STORM DRAINAGE PLAN & PROFILES	7 & 8 OF 18
FRONTAGE IMPROVEMENT PLAN	9 OF 18





VICINITY MAP
N.T.S.



PROJECT INFORMATION:

DEVELOPER/OWNER:
MARDY BETSCHART
P.O. BOX 5758
LACEY, WA 98509
253.405.9800

SITE ADDRESS:
NONE ASSIGNED
OLYMPIA, WA 98516

CIVIL ENGINEER/PRIMARY CONTACT:
PATRICK HARRON & ASSOCIATES, LLC
CHRIS CRAMER P.E.
8270 28TH COURT NE
LACEY, WA 98516
360.459.1102

GEOTECHNICAL ENGINEER
BRADLEY-NOBLE GEOTECHNICAL SERVICES
P.O. BOX 12267
OLYMPIA, WA 98508
360.357.7883

SURVEYOR
ROBERT L. SWIFT, PLS.
LARSON & ASSOCIATES, INC
4401 SOUTH 66TH STREET
TACOMA, WA 98409
253.474.3404

LEGAL DESCRIPTION:
MARTIN INDUSTRIAL PARK LOT 8 OF BLA
NO. BLA-0291, AS RECORDED JULY 25,
1985 UNDER AUDITOR'S FILE NO.
8507250077; IN THURSTON COUNTY,
WASHINGTON

BASIS OF BEARINGS:
CITY OF LACEY HOLDING THE NORTH LINE
OF THE SOUTHEAST QUARTER S2, T18N,
R1W

CONTROLLING BENCHMARK:
NGVD 1929; CITY OF LACEY
BENCH MARK #1016
ELEVATION 221.92

HORIZONTAL DATUM:
CITY OF LACEY BENCH MARK #1016
2" BRASS CAP AT CENTERLINE
INTERSECTION OF HOGUM BAY ROAD &
30th AVE NE ELEVATION = 221.92
N & E

NE PROPERTY CORNER 2" ALUMINUM
MONUMENT
N 643494.4619; E 77583.1282

NW PROPERTY CORNER REBAR W/ CAP
MARKED: LS 9608.
N 643511.0956; E 77018.4011

*The following plans submitted to
the City of Lacey for review have
been reviewed under my supervision.*

BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS

FOR THE CITY OF LACEY
BY: _____ DATE: _____
PUBLIC WORKS REVIEWER

Plans Expires Two Years from Above Date

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
1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR
TO ANY EXCAVATION.

RF#	DATE	DESCRIPTION
1	11/16/08	REVISIONS PER CITY COMM
2	3/5/09	REVISIONS PER CITY COMM
3	11/21/11	REVISIONS FOR 3 LOT E
4	7/3/12	REVISIONS PER CITY COMM



EXPIRES 10/13

COVER SHEET



Civil Engineering & Planning
8270 28th Court NE, Suite 201, Lacey, WA 98516
Phone: 360.459.1102 / Fax: 360.459.1013
Web: patrickharron.com

PROJ. NO:	07543	DESIGN BY:	MJS
DRAWN BY:	MUS	CHECK BY:	CMC

Betschart Industrial Park
Parcel #6136000080

MARDY BETSCHART

CONSTRUCTION PLAN

DATE:	10/30/08
SCALE:	1" = 30'
DRAWING NO.:	1 OF 18

