

**DESIGN COMMISSION
MEETING**

**October 13, 2021
6:00 p.m.**

AGENDA



“Where Dreams Can Soar”

The City of Bonney Lake’s Mission is to protect the community’s livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

www.ci.bonney-lake.wa.us

Location: With the recommendations and guidance from the Centers for Disease Control and Prevention, and state and local health authorities, regarding social distancing and limitations on public gatherings and Governor Inslee's Proclamations and Stay At Home Orders to help slow the spread of COVID-19, the public is invited to call in to the Design Commission Meetings at 408-740-7256 (Meeting ID: 489 270 457#). This will be for audio only, no comments will be taken during the meetings. All Citizen Comments must be submitted at least one hour prior to the meetings to mcdonaldd@cobl.us.

Design Commission Members:

Debbie Strous-Boyd (Chari)
Thomas Kennedy (Vice-Chair)
Jamie Bendon
David Colbeth
Paul Webber
Joseph Parente
Vacancy

City Staff:

Jason Sullivan, Planning and Building Supervisor
Mary Reinbold, Associate Planner
Debbie McDonald, Design Commission Clerk

I. Call to Order

II. Roll Call

Pg. 2 **III. Approval of Minutes**

IV. Public Comments and Concerns

V. Old / Continuing Business

VI. New Business

Pg. 4 **A. PLN-2021-02623 - Walmart Remodel**

VII. For the Good of the Order

A. Correspondence

B. Staff Comments

C. Commissioner Comments

VIII. Adjournment

Next Meeting: TBD 2022

**DESIGN COMMISSION
MEETING**

**September 21, 2021
6:00 p.m.**

DRAFTED MINUTES



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

www.ci.bonney-lake.wa.us

Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake.

I. Call to Order: The meeting was called to order at 6:02 P.M.

II. Roll Call: Design Commissioners in attendance were Chair Debbie Strous-Boyd, Vice-Chair Thomas Kennedy and Commissioner David Colbeth

Absent: Commissioner Joseph Parente, Commissioner Jamie Bendon and Commissioner Paul Webber

Staff members in attendance were Planning and Building Supervisor Jason Sullivan and Design Commission Clerk Debbie McDonald

III. Approval of Minutes:

Motion was made by Commissioner Colbeth and seconded by Vice-Chair Kennedy to approve the August 25, 2021 minutes with no corrections.

Motion Approved 3-0

IV. Public Comment and Concerns: NONE

V. New Business:

A. PLN-2021-02608 - Kohl's Department Store

Planning and Building Supervisor Sullivan introduced from the Kohl's project lead Jeff Nance.

Mr. Nance presented what changes would be made to the existing building. Any landscaping will just be replacing any dead plants. Will replace the outside light fixtures with LED fixtures.

Planning and Building Supervisor Sullivan walked through the staff report. He explained how they will meet current design standards.

Commissioner Colbeth thanked all the people for attending, asked about the roof coloring.

Planning and Building Supervisor Sullivan responded there is no work being done on the roof so it will stay the same. Has not heard of any complaints on the coloring of roof.

Motion was made by Commissioner Colbeth and seconded by Vice-Chair Kennedy to approve the design review application as conditioned in this report. Commissioner Colbeth added the fourth condition as a friendly approval.

Motion Approved 3-0

B. PLN-2021-02602 - Mountain View Chiropractic and Wellness Center

Planning and Building Supervisor Sullivan explained how they are subject to a development agreement, vested through an older zoning code and environment impact statement. Introduced Jamie Sandberg.

Ms. Sandberg introduced Cameron Walker to take the lead on the presentation.

Mr. Walker presented the project.

Planning and Building Supervisor Sullivan walked through the staff report and a few conditions that need to be made to the landscaping plan. Landscaping will need to be added to create dense landscaping around the trash enclosure. The project is compliant with the City's lighting and parking standards.

Dr. John asked if moving the stripe ADA section over in front of the door, would that be considered blockage in front of the entrance and not a parking space.

Planning and Building Supervisor Sullivan cannot say on the fly if that modification will work, it might be a good resolution. He discussed the conditions listed in the staff report.

Commissioners all agreed the project looks good.

Motion was made by Commissioner Colbeth and seconded by Vice-Chair Kennedy to approve the design review application as conditioned in this report.

Motion Approved 3-0

VII. Old/Continuing Business: NONE

VIII. For the Good of the Order:

A. Correspondence: NONE

B. Staff Comments: Planning and Building Supervisor stated there will be a meeting October 13. Will be trying to limit Design Commission meetings to the second Weds. of each month. Will have the Walmart project coming to the October meeting.

C. Commissioner Comments: NONE



X. Adjournment:

Motion was made by Vice-Chair Kennedy and seconded by Commissioner Colbeth to adjourn the meeting.

Motion Approved 3-0

Meeting adjourned at 7:19

Debbie McDonald Planning Commission Clerk

PROJECT NAME Walmart Remodel	FILE NUMBER PLN-2021-02623	HEARING/MEETING DATE October 13, 2021
STAFF CONTACT Mary M Reinbold	PROPERTY OWNER WALMART REAL ESTATE BUSINESS TRUST	APPLICANT Zachary Stone on behalf of Galloway & Company, Inc.
ADDRESS 19205 State Route 410 E	TAX PARCEL(S) 7000040102	
ZONING DESIGNATION Midtown Core	LAND USE DESIGNATION Commercial-Core	SUBAREA Midtown
BRIEF SUMMARY OF REQUEST The applicant proposes an outdoor remodel to accommodate additional pick up/online order customers.		
COMPREHENSIVE PLAN CONSISTENCY The proposed development is consistent with the adopted comprehensive plan, <i>Bonney Lake 2035</i>, specifically implementing Goal CD-2 to develop dynamic and vibrant centers.		
DEVELOPMENT CODE CONSISTENCY The proposed development is a permitted use in the Midtown Zoning District and is consistent with applicable development regulations provided that the recommended conditions of approval are imposed on the project.		
RECOMMENDED ACTION Approval of Design Review with the recommended conditions of approval included in the staff report.		
ALTERNATIVE ACTIONS <ol style="list-style-type: none"> 1. Approval of the Design Review Application with additional conditions of approval; or 2. Continue the item to a later date to acquire additional information; or 3. Deny the the Design Review Application. 		
PLANNING AND BUILDING SUPERVISOR APPROVAL Jason Sullivan  Date October 7, 2021		
ATTACHMENTS <ol style="list-style-type: none"> 1. Narrative 2. Site Plan 3. Elevations 4. Notice of Application 		

This Page Intentionally Left Blank

I. BACKGROUND

A. Site Characteristics

The site is a developed 26.09 acres commercial site. There is an existing Walmart Store and stormwater management facility on-site. The site slopes up to the south with steeper slopes and an existing retaining wall to the south of the existing store and stormwater detention pond.

B. Surrounding Properties

Direction	Land Use Designation	Zoning	Existing Use
North	Right of way	Right of way	SR 410
South	Open Space-Private	R-1 Low Density Residential	Open Space Private
West	Residential Medium Density	R-2 Medium Density Residential	Residential
East	Commercial-Core	Midtown Core	Shopping Center

C. State Environmental Policy Act (SEPA)

The project is exempt from SEPA review, pursuant to WAC 197-11-800(3).

D. Shoreline Code

No part of the project is within the shoreline jurisdiction.

E. Critical Areas Code

The proposed project is within the ten (10) year time-of-travel zone for the City's water system wells, which is regulated as a Critical Aquifer Recharge Area. However, this project falls under the exemption found in BLMC 16.20.070.A.10 and no CARA report is required.

F. Processing Background

The complete design review application was received by the City's permit center on August 16, 2021. The application was deemed complete on August 24, 2021, and the notice of application was posted on August 27, 2021. The comment period concluded on September 13, 2021. No public comments were received during the comment period related to this proposal. As of the date of the anticipated design commission meeting (October 13, 2021), this application will have been under review for 35 days calculated using the methodology in BLMC 14.10.070.

G. Public Outreach

Public notice of the application was provided during the application processing as mentioned above. As a type 2B permit, no public hearing is required prior to an administration decision on this application being rendered. However, the Design Commission will hear the proposal during a public meeting on October 13, 2021.

II. PROJECT SUMMARY

This project proposes to remodel some portions of the exterior of an existing Walmart store to accommodate the expansion of the existing Online Pickup service.

The new design, which will include an internal tenant improvement outside the scope of this design review, creates the ability for Walmart Online Pickup services to fulfill an estimated maximum of 1,000 orders per day. The

exterior components of this proposal are minor in nature, however they do not meet the exemptions from design review. Design review is the process by which the City ensures that the exterior of commercial buildings in the City meet the design requirements for the zone in which they are located. The existing parking lot will be remodeled to include pickup service towers. There will be parking stalls installed which will require landscaping.



Figure 1- Proposed elevation view submitted by applicant

III. ANALYSIS

Design review is required for all property improvements, except for those identified in BLMC 14.95.020. The proposed project does not meet one of the exemptions provided in BLMC 14.95.020 and therefore is required to go through the design review process. While the purpose of design review is provided in Chapter 14.95 BLMC, there are no specific standards listed in this chapter. Therefore, the required design standards are those standards established in other chapters of the Development Code.

A. Midtown Core District (Chapter 18.27 BLMC)

1. 18.27.010 General intent.

The general intent of the midtown core district is to provide appropriately located areas for office uses, retail stores and service establishments offering commodities and services. This proposal complies with the general intent of the zone.

2. 18.27.020 Permitted uses.

Permitted uses are listed in the zoning matrix of Chapter 18.08 BLMC. Retail stores and supercenters are allowed uses within the zone.

3. 18.27.030 Setback and bulk regulations.

The proposal meets the required setback of 30 feet from residential zones. Other setbacks are as necessary for landscaping which will be discussed below.

4. 18.27.040 Off-street parking and loading requirements.

The applicant does not propose any changes to existing parking facilities except as necessary for landscaping. Further discussion regarding parking is included below.

B. Midtown Development Standards (Chapter 18.39 BLMC)

1. 18.39.030 Lighting.

Lighting is required to be installed so that lighting does not spill onto adjacent parcels. As the proposal involves the creation of multiple drive up and drive through areas the applicant is required to install lighting in all loading and circulation areas, this lighting shall incorporate cutoff shields to prevent off site glare. At the time of writing, the applicant had not submitted a photometric plan for review. Therefore a condition is added to this approval requiring a photometric plan be included with the building permit application.

2. 18.39.040 Drive-through facilities.

Drive-through windows and stacking lanes are prohibited along facades of buildings that face a right-of-way unless they are visually screened from the street by Type 3 landscaping and/or architectural elements that are consistent with the building design. The applicant proposes architectural design that effectively screens the lanes. The stacking lanes are required to be physically separated from the parking lot, sidewalk, and pedestrian areas by Type 3 landscaping and/or architectural elements that are consistent with the building design. The applicant is proposing new installation of landscaping end caps on parking rows and architectural elements to meet this requirement.

3. 18.39.050 Parking.

This proposal does include a change in existing parking. The plan does not however include a change in the design of parking facilities. Additional discussion about parking is included below. The applicant's proposal is consistent with BLMC 18.39.050.

4. 18.39.060 Pedestrian circulation.

Project design is required to include pedestrian walkways which provide direct connections between roadways, parking lots, and building entrances. Additionally, internal sidewalks must extend to property lines to facilitate pedestrian connections between adjacent developments. The applicant does include a pedestrian walkway which is designed to meet these requirements. However, the applicant's proposal does not seem to complete with the American with Disabilities Act. Therefore a condition is added to this approval required an updated pedestrian path be included with the building permit application. The applicant may choose to amend the siting of the pedestrian path or add appropriate curb cuts to the design.

5. 18.39.070 Building design.

The proposed external changes to the building comply with the required design requirements for commercial buildings greater than 100 feet wide. The proposal adds a change in color to the building plane and a change in roofline. The existing structure, provides modulation at required intervals. The proposal is consistent with BLMC 18.39.070.



Figure 2- Proposed front elevation

C. Parking (BLMC 18.31.010)

Existing and proposed parking spaces are as follows:

Type	Existing	Proposed
Standard	989	968
ADA	27	26
Pickup	14	14
Total	1,030	1,008

Shopping centers are required to have one space per 250 square feet of net leasable area. The applicant has 4.8. The applicant’s proposal is consistent with the required number of spaces for the development.

D. Landscaping (Chapter 16.68 BLMC)

Based on the applicant’s submittal the City is unable to determine the extent of the clearing necessary to complete the project. If any trees greater than 6 inches in diameter at breast height or required by landscaping standards are to be removed, or if more than 0.4 acres are to be cleared a separate land clearing/tree removal permit shall be required pursuant to BLMC 16.62.010 and 16.64.030.

BLMC 16.68.090(3) establishes that the current landscaping standards shall only apply to the portions of the vehicular use area to be amended by the proposal. A five foot wide type 3 landscaping buffer shall be required along the newly proposed parking spaces to the southwest of the new pick up area. Alternatively, the applicant can supply documentation which demonstrates the existing landscape meets the standard. The applicant’s proposal includes the use of bark mulch, mulch must comply with BLMC 16.68.030(H). Two landscaped islands are being amended. The applicant’s proposal conforms with BLMC 16.68.090(E). The applicant may choose to

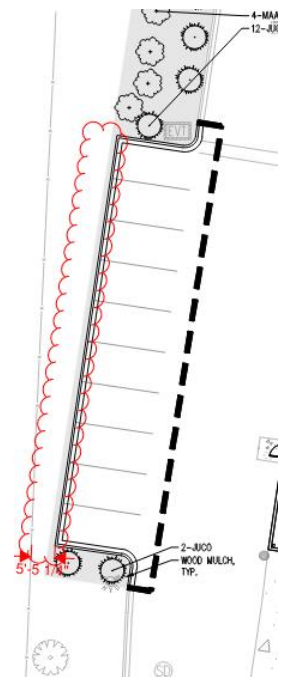


Figure 3 - New parking strip, red area requires landscaping

amend the submitted landscaping plan to incorporate a pedestrian connection similar to detail C in BLMC 16.68.090(E)(4).

Newly landscaped areas must comply with BLMC 16.68.030(A) through (N). A condition has been added to this approval that the applicant amend their landscaping plan to include the City's details and notes.

IV. CONCLUSION

Based on the above analysis, the design review proposal for this project is consistent with the applicable development regulations, provided that the following conditions are made a part of project approval:

1. The applicant shall submit a revised landscaping plan as part of a complete building permit application to modify the required landscaping buffer around the new parking stalls and utilize the City of Bonney Lake adopted landscaping details and notes.
2. Verification of compliance with BLMC 18.39.030, lighting doesn't not spill onto adjacent properties, and lighting is provided in all loading, storage and circulation areas with cut-off shield. This compliance shall be provided through photometric plan and a letter of compliance at before final inspection. Lighting shall be dark sky compliant.
3. The applicant shall submit a revised site plan as part of a complete building permit application to modify the proposed pedestrian pathway from the eastern edge of the development to the front entrance.



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Attachment 1

August 12, 2021

Nate Schildmeyer
City of Bonney Lake
Public Services Department
9002 Main Street East, Suite 300
Bonney Lake, WA 98391

RE: Design Review – PRE-2021-00181 – Walmart Online Pick-up Service

Walmart is proposing to expand the existing Online Pickup service at 19205 SR 410 E., Bonney Lake, Washington. The scope of work includes, but is not limited to, reconfiguring approximately 30,000 sf of existing sales floor to serve as a dedicated area to marshal online pickup orders, the demolition of the existing Garden Center, and associated improvements. The existing parking lot will be reconfigured to accommodate the addition of the pickup service towers and the altered traffic flow for the proposed pickup area. Additional parking stalls will be added which will require some areas of landscaping to be modified adjacent to the existing Auto Care facility at the southwest corner of the building. The project proposes minor modifications to the existing stormwater infrastructure.

The design reflects the ability for Walmart Online Pickup service to fulfill an estimated maximum 1000 orders per day. The service is available from 7 a.m. to 7 p.m. Pickup orders are controlled by scheduled one hour time frame for pickup. This means a maximum of 84 orders may be picked up per hour. The model also includes 15 pickup bays, which results in an order processing of 10 minutes for each vehicle to check in, secure the order and depart. On average, the current pickup transaction is approximately 4-5 minutes.

Please find enclosed site plan, landscape plan, and exterior elevations for additional details relative to the proposed modifications. We understand that a photometric plan and tree survey will be required for this project and these items will be provided upon receipt. The critical areas report is currently underway and will be provided upon completion. These remaining items are anticipated to be completed no later than August 31. Thank you in advance for your consideration.

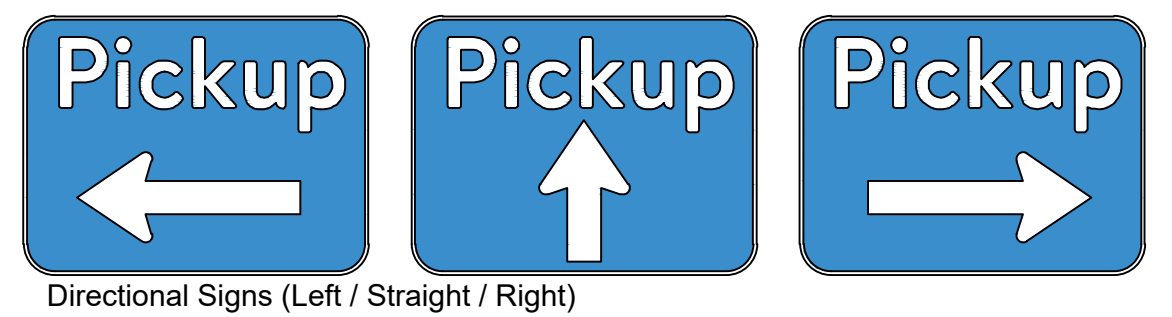
Sincerely,
GALLOWAY

Zachary Stone, PE
Civil Project Engineer
(303) 770-8884
ZacharyStone@Gallowayus.com

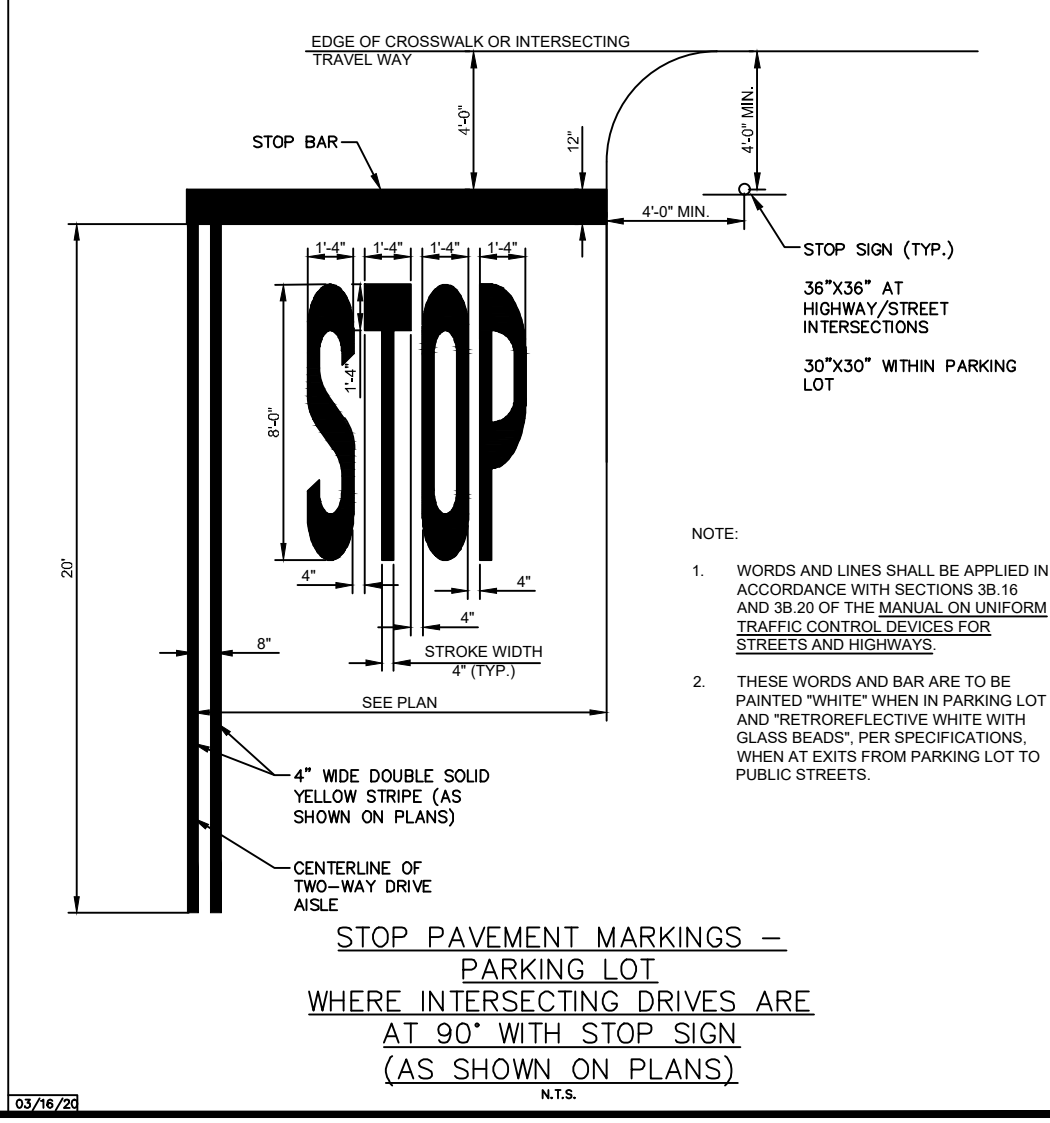
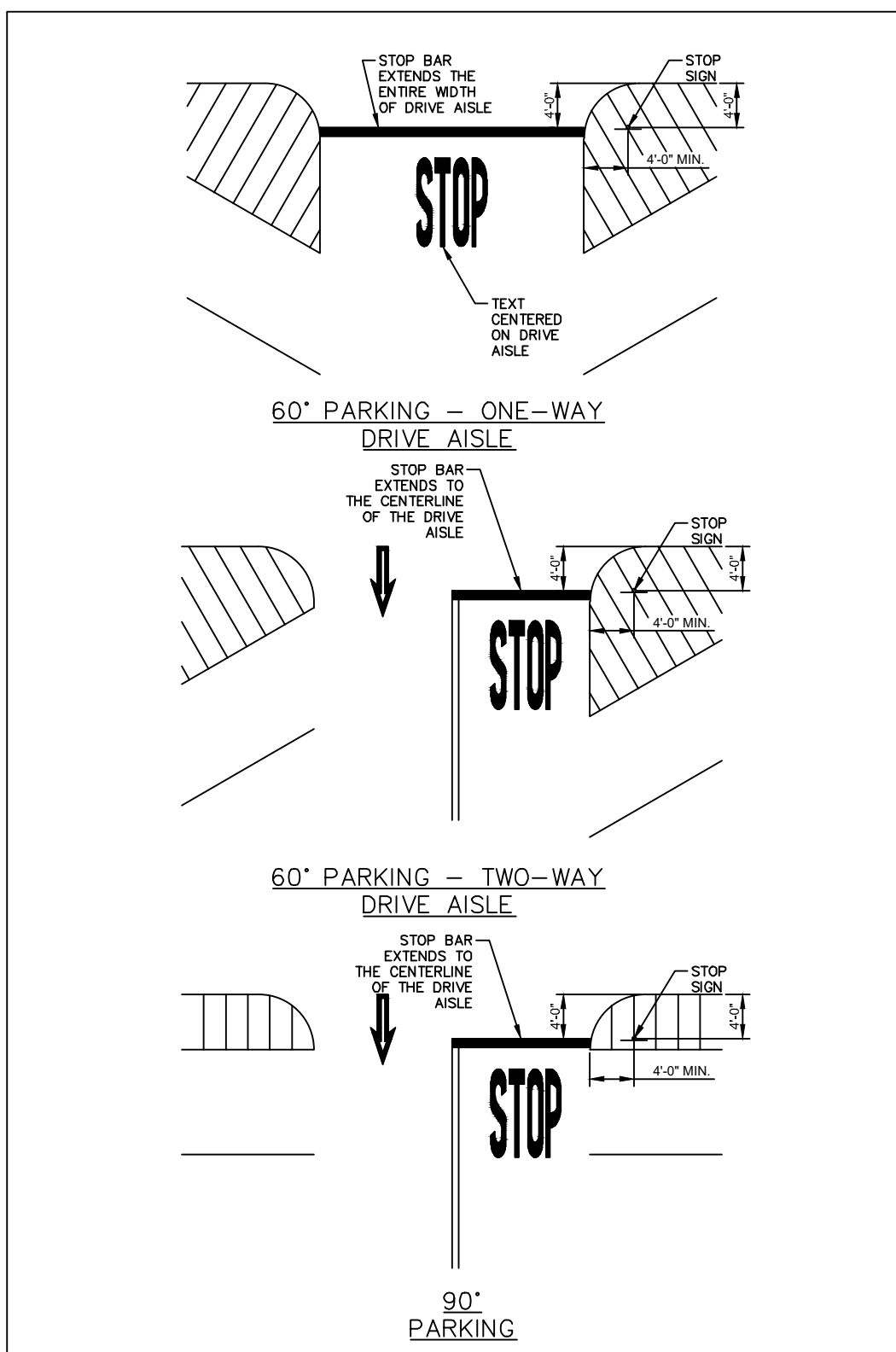
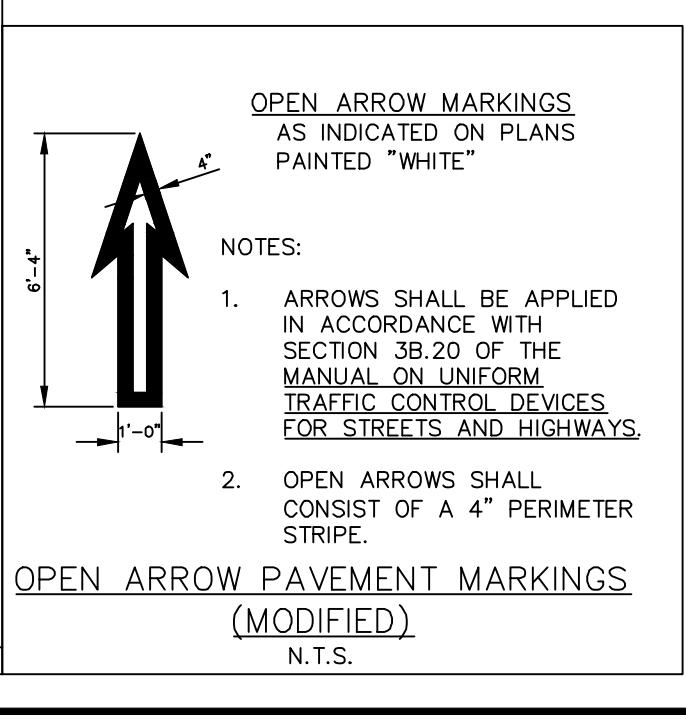
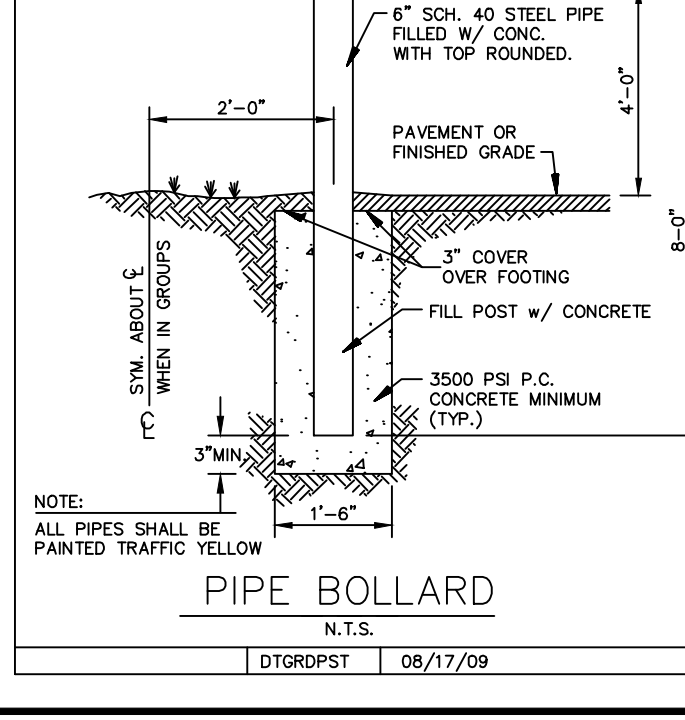
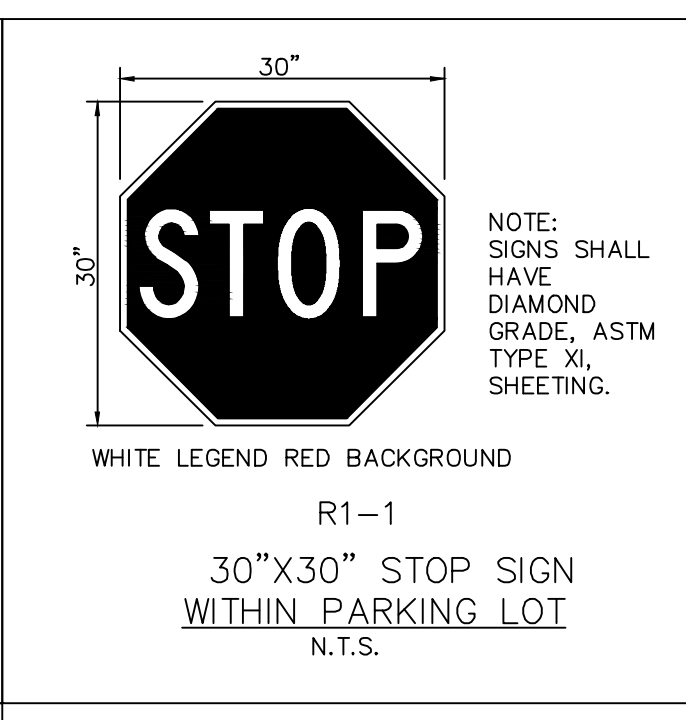
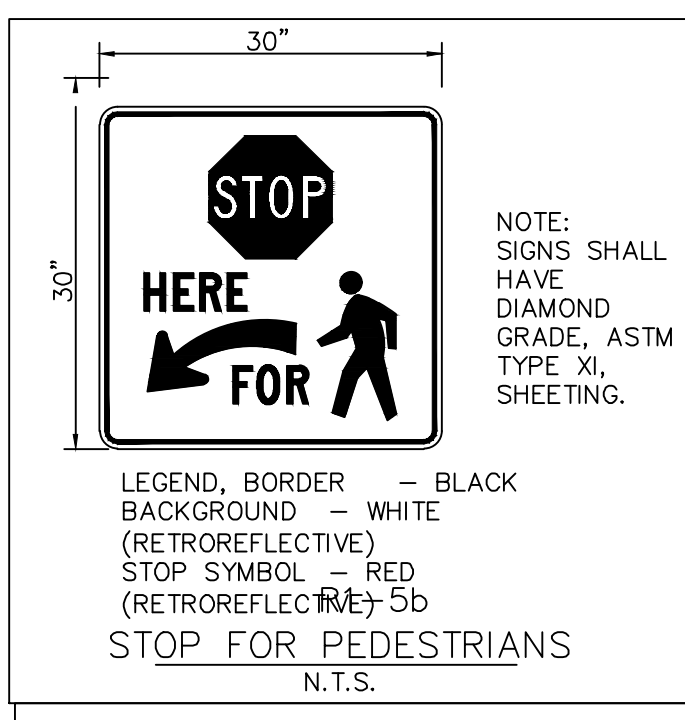
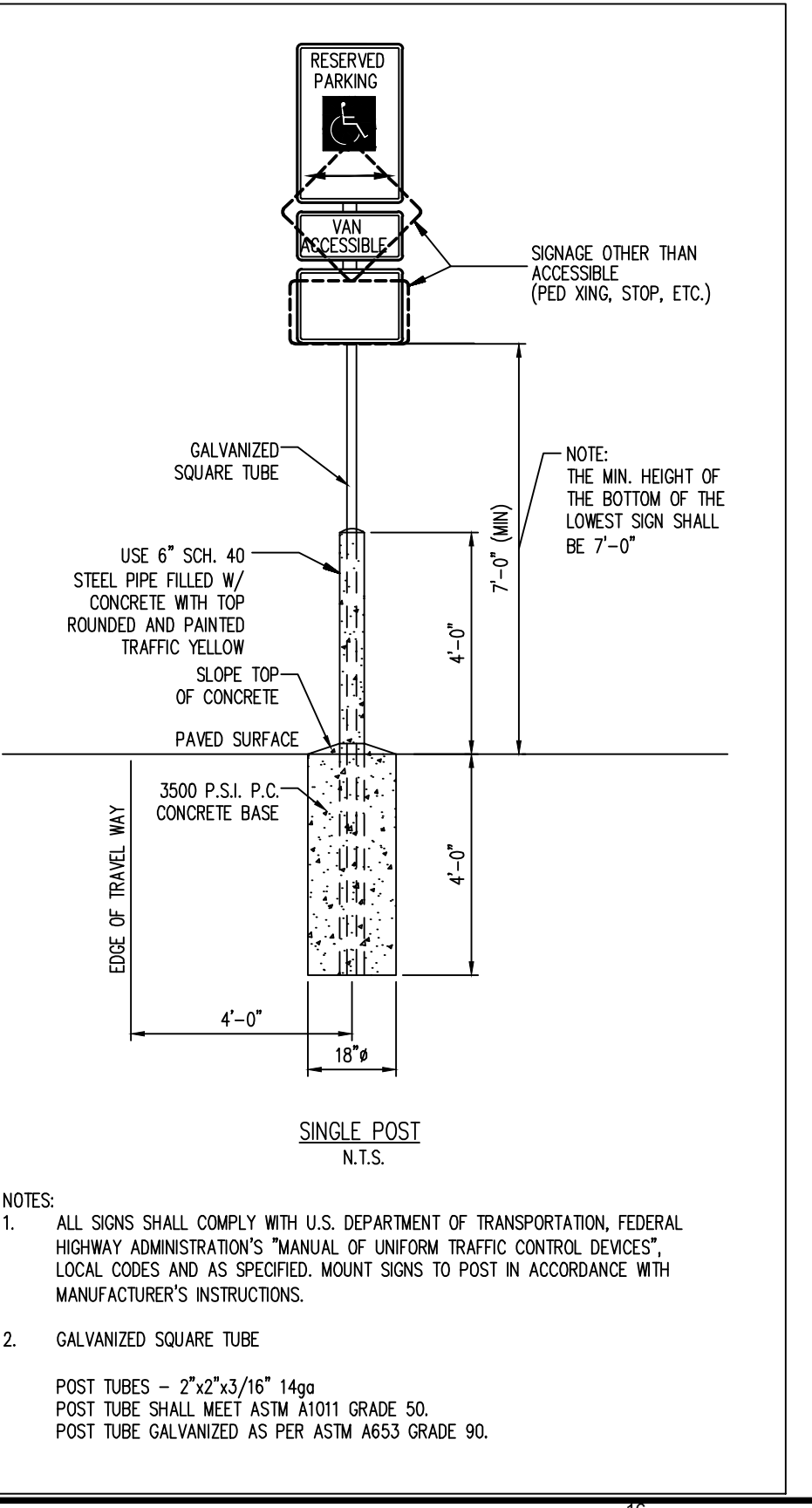
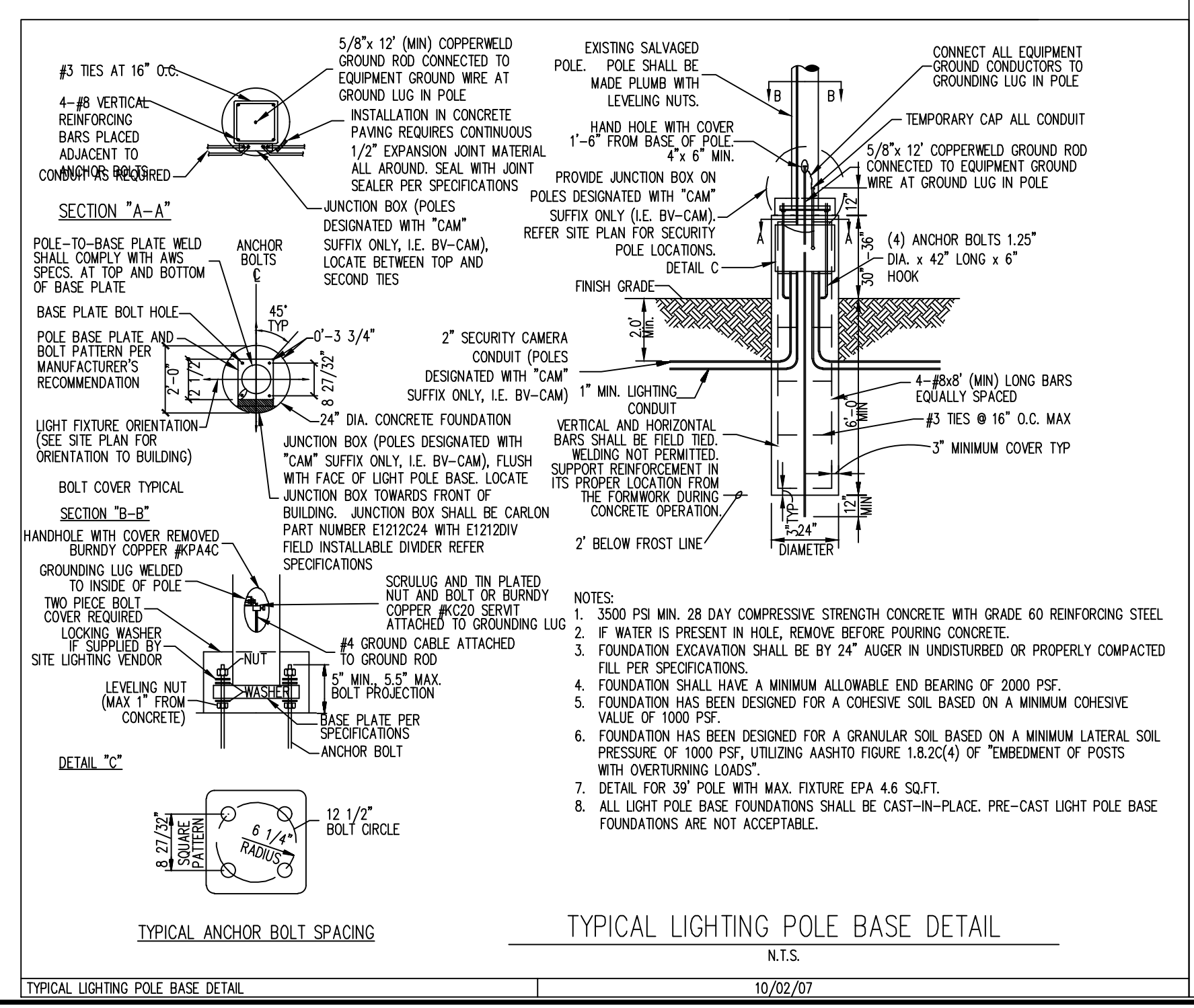
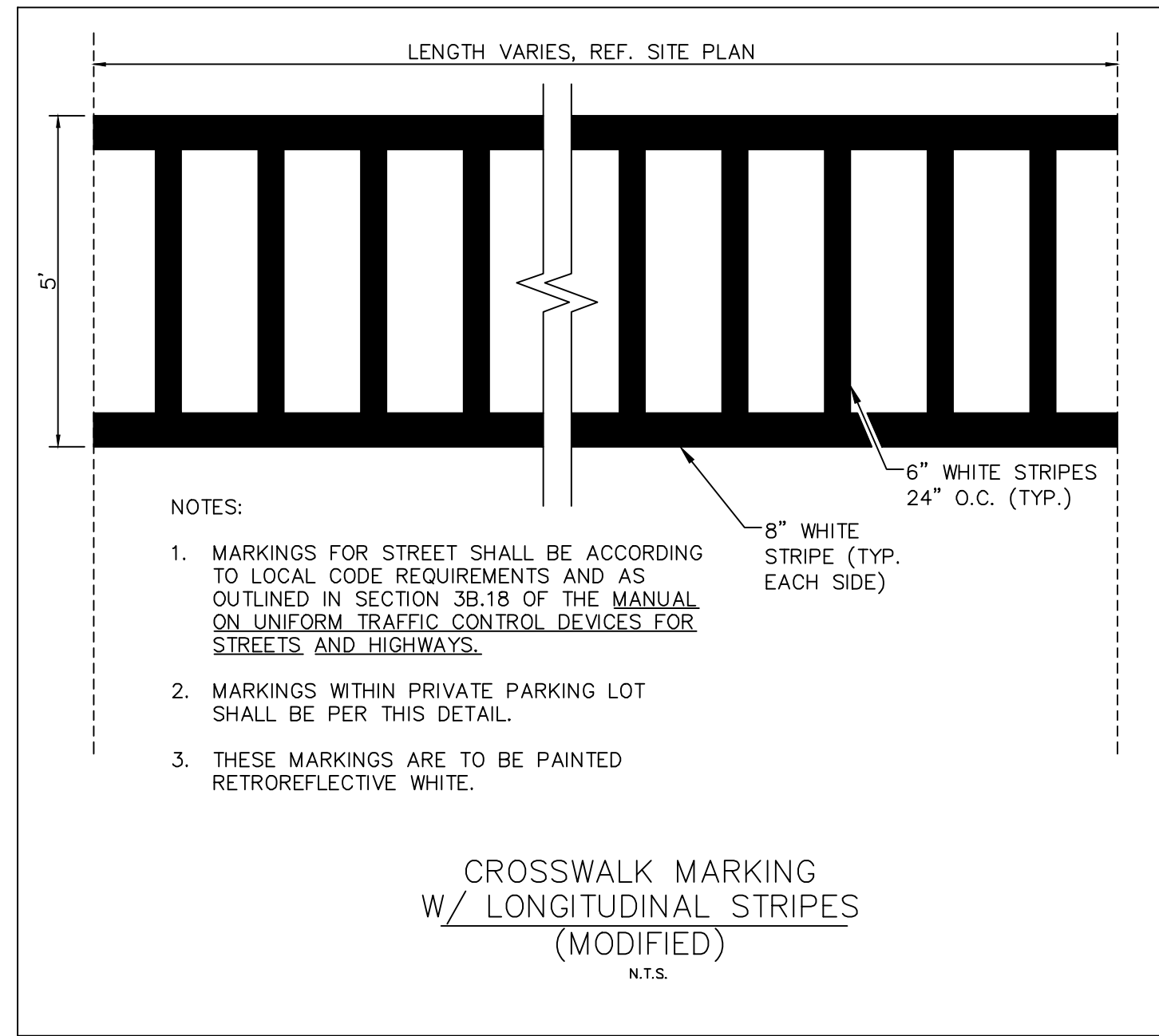
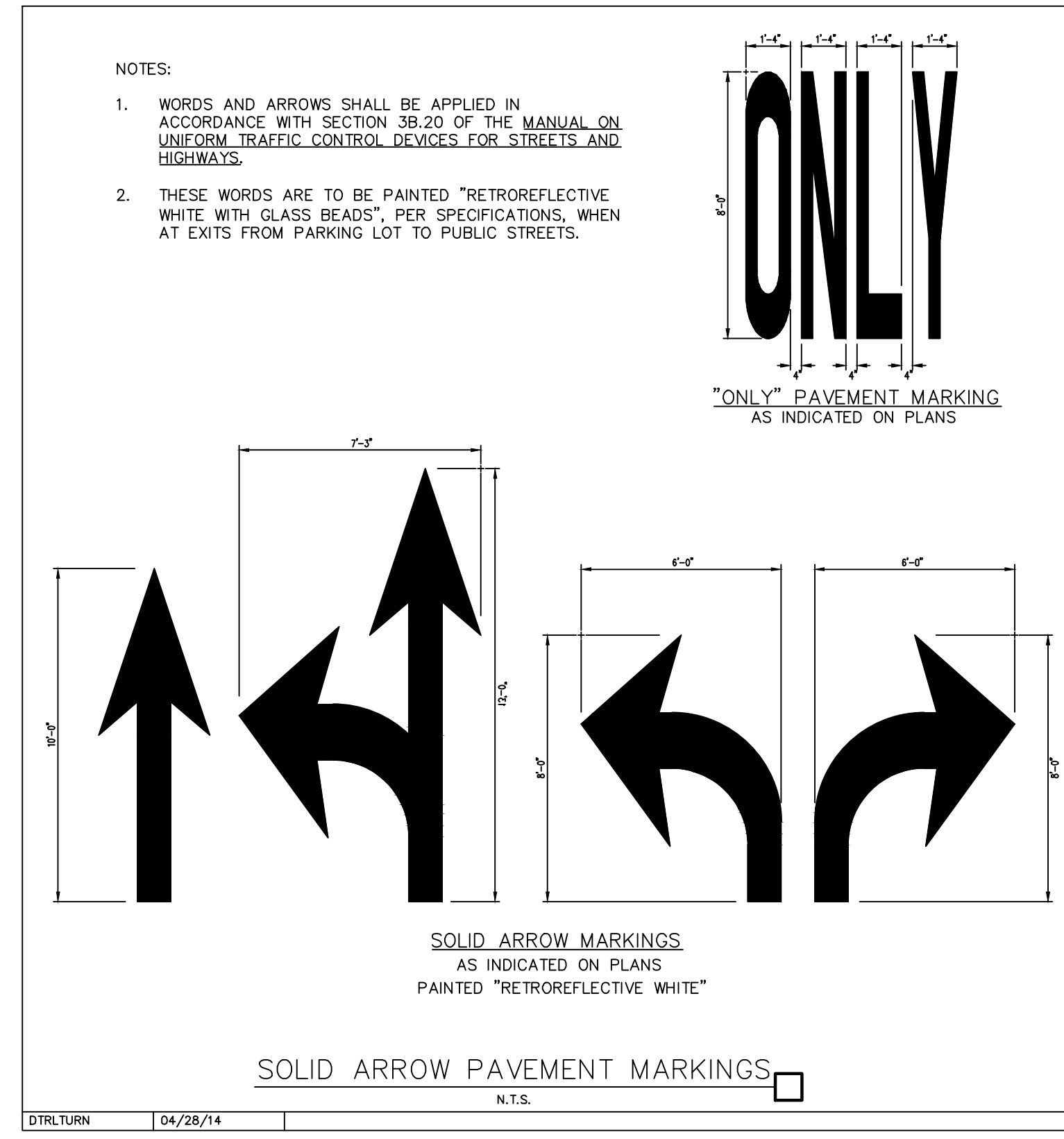


STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR
PROJECT NO. 19205 STATE RTE. 410 E
AT 90° WITH STOP SIGN.
DATE: 08/09/2021. AND IT IS NOT
TO BE REUSED FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION OF
GALLOWAY. ANY REUSE OF THIS
DRAWING WITHOUT THE WRITTEN
PERMISSION OF GALLOWAY IS IN
VIOLATION OF THE LAW.

Walmart
BONNEY LAKE, WA
19205 STATE RTE. 410 E
STORE NO: 05041-257
JOB NUMBER: SGA05041.20 [PHOTO: PICKUP ENTICEMENT]



Directional Signs (Left / Straight / Right)
18" x 24" 3.00 SF
"PICKUP" SIGNAGE



ISSUE BLOCK

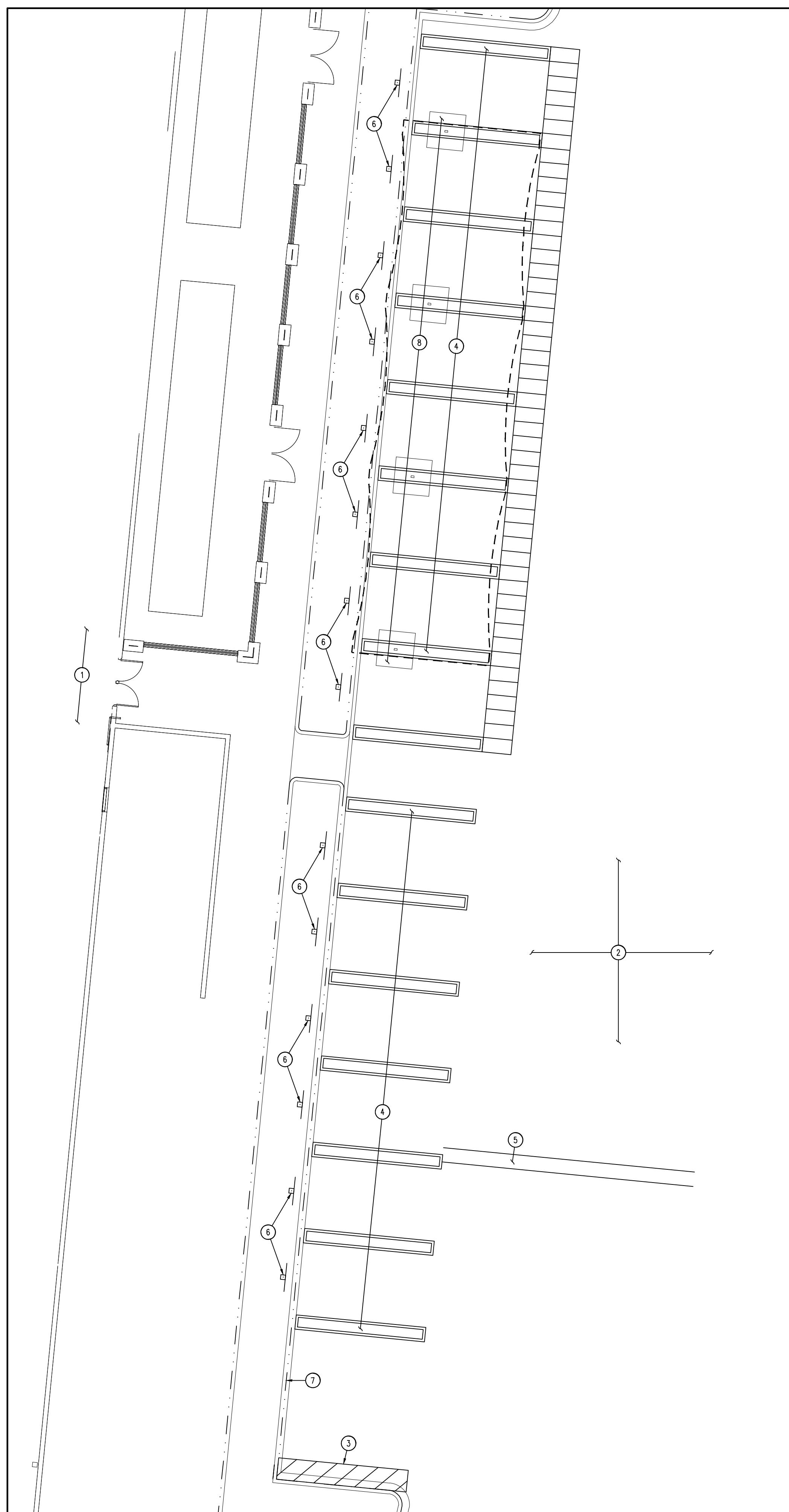
NO.	DATE	DESCRIPTION

CHECKED BY: RCJ
DRAWN BY: TLW
PROTO CYCLE: -
DOCUMENT DATE: 08/09/21

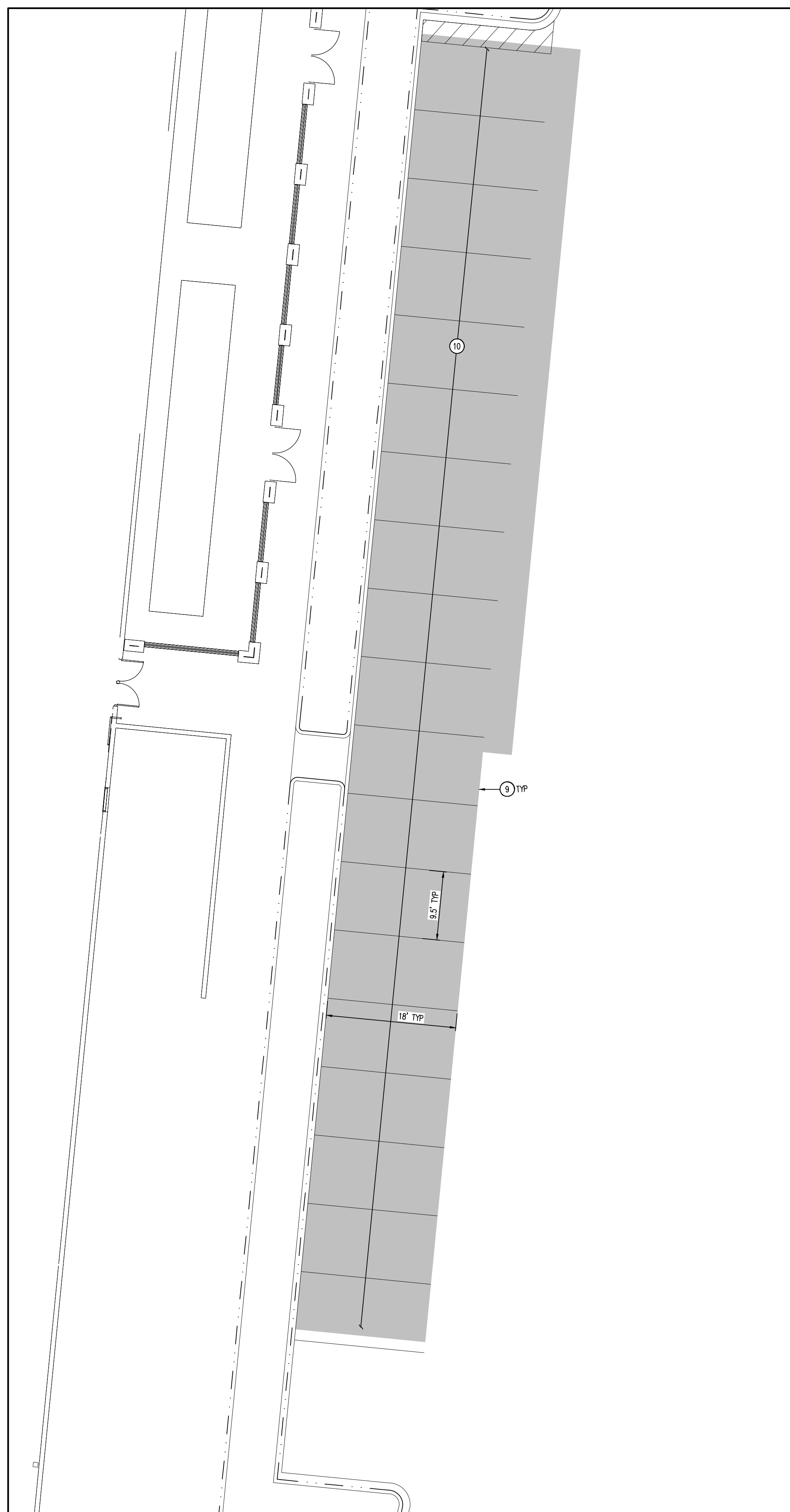
NOT FOR CONSTRUCTION

SITE DETAILS

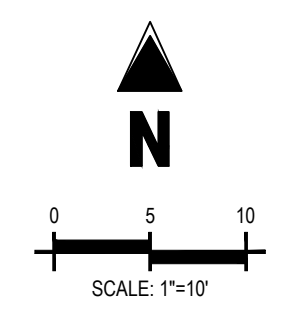
SHEET: C2.2



DEMOLITION PLAN - EXISTING PICKUP LOCATION
SCALE: 1"=10'



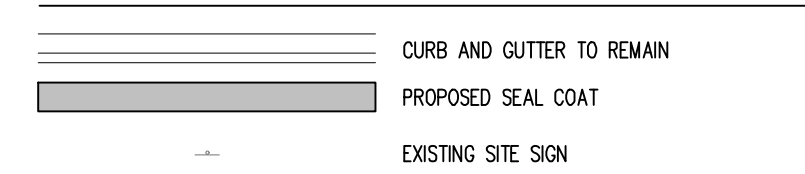
SITE PLAN - EXISTING PICKUP LOCATION
SCALE: 1"=10'



SCHEDULE

- 1 EXISTING WALMART BUILDING TO REMAIN
- 2 EXISTING ASPHALT PAVEMENT TO REMAIN
- 3 EXISTING PARKING LOT STRIPING TO REMAIN
- 4 EXISTING PICKUP STRIPING TO BE REMOVED (15 STALLS)
- 5 EXISTING FIRE LANE STRIPING TO REMAIN
- 6 EXISTING SIGN POST (AND BOLLARD WHERE APPLICABLE) TO BE REMOVED
- 7 EXISTING CURB AND GUTTER TO REMAIN
- 8 EXISTING CANOPY AND COLUMNS TO BE REMOVED
- 9 PROPOSED SEAL COAT OF EXISTING PAVEMENT
- 10 PROPOSED 4" WIDE SOLID YELLOW PARKING LOT STRIPING (19 STALLS)

LEGEND



SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLUR PAVING, SEWALWS, COT PURPOSES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
7. EXISTING PARKING COUNTS IN THE PROVIDED TABLE ARE BASED ON EXISTING PLANS COMPLETED BY PACLAND DATED SEPTEMBER 6, 2005.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASES OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

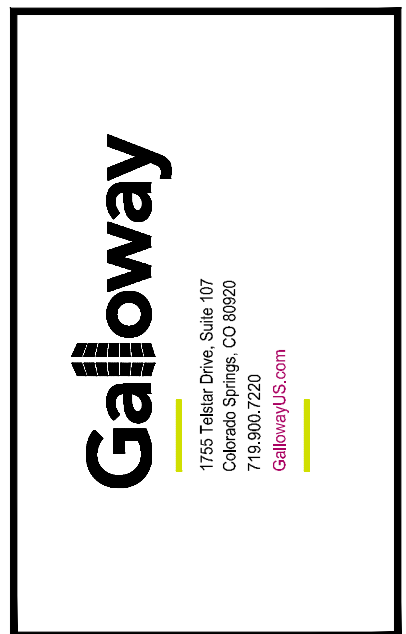
NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



STIPULATION FOR REUSE: THIS DRAWING WAS PREPARED FOR BONNEY LAKE, WA. THE DATE OF THIS DRAWING IS 08/09/21. THIS DRAWING IS NOT TO BE REUSED FOR ANY OTHER PROJECT SITE OR AT A LATER DATE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES, PERMITS, AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES PRIOR TO ANY REUSE OF THIS DRAWING.

Walmart
BONNEY LAKE, WA
19205 STATE RTE. 410 E
STORE NO: 05041-257
JOB NUMBER: SGA05041.20 [PHOTO: PICKUP] ENTINCMENT

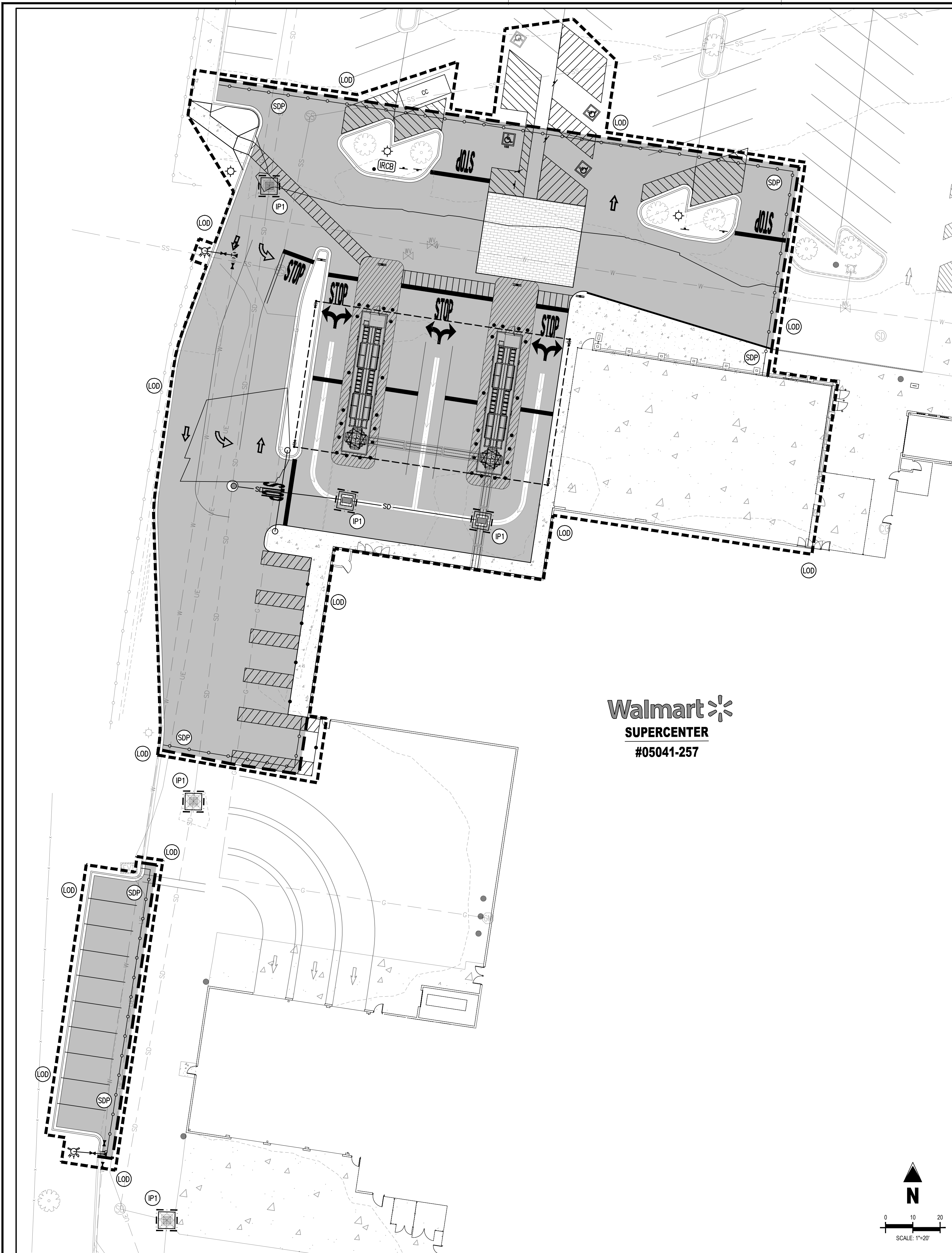
ISSUE BLOCK

CHECKED BY: RCJ
DRAWN BY: TLW
PROTO CYCLE: -
DOCUMENT DATE: 08/09/21

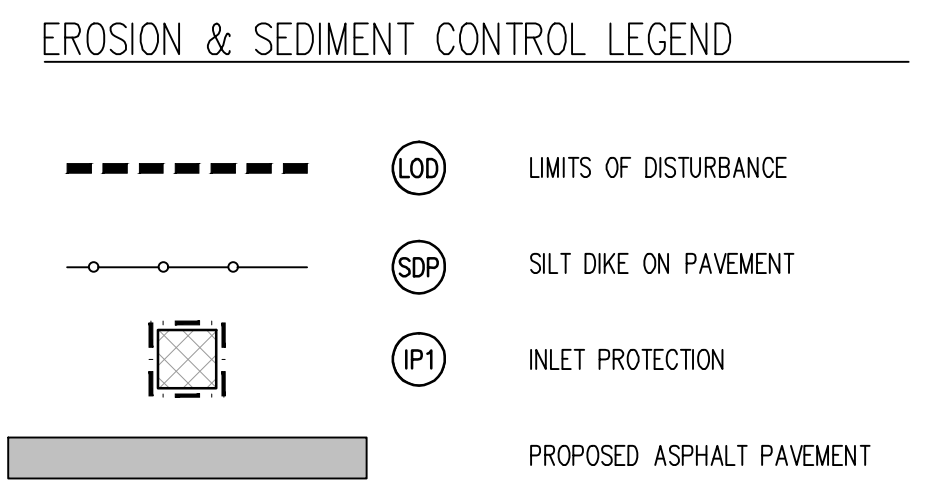
NOT FOR CONSTRUCTION

OGP DEMOLITION AND SITE PLAN

SHEET: C2.4



Walmart
SUPERCENTER
#05041-257



NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

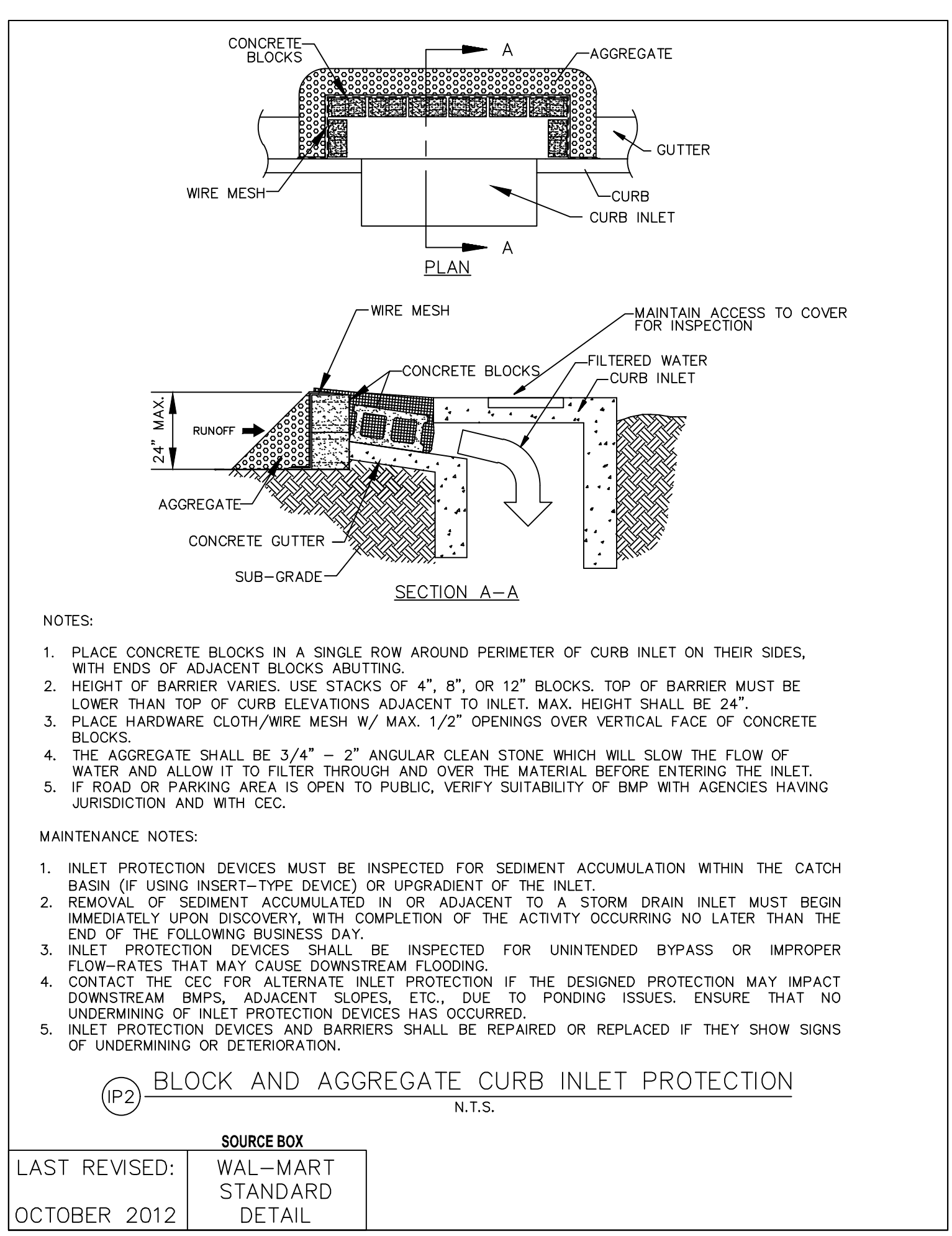
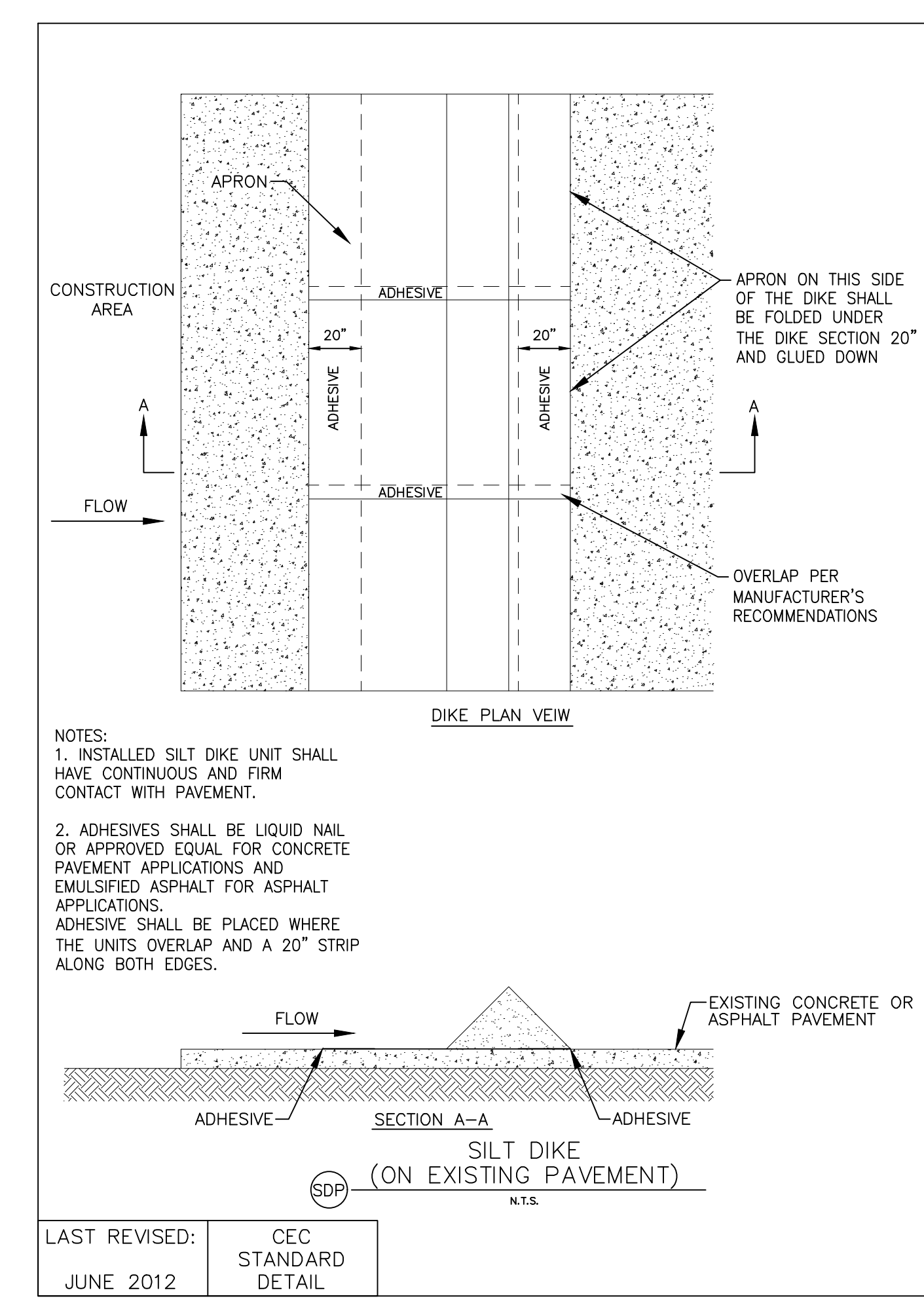
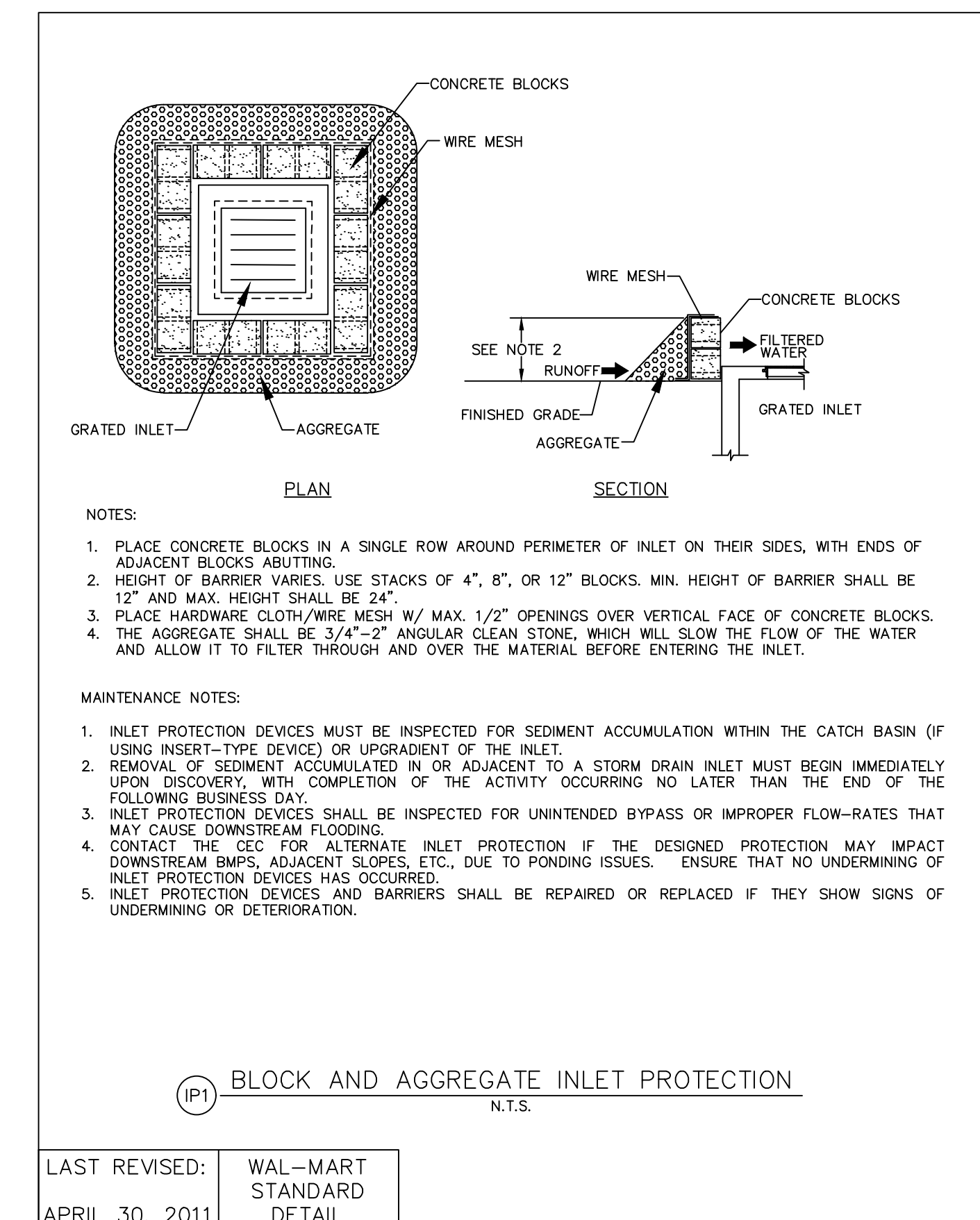
UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway
1925 Main Drive, Suite 107
Bonney Lake, WA 98002
Phone: 206.835.1000
www.galloway.com

THIS DRAWING WAS PREPARED FOR REUSE. THE ORIGINAL DRAWING WAS PREPARED BY GALLOWAY CONSULTING ENGINEERS, INC. ON 08/09/2011. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY GALLOWAY CONSULTING ENGINEERS, INC. OR ITS EMPLOYEES. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF GALLOWAY CONSULTING ENGINEERS, INC. IS PROHIBITED.

Walmart
BONNEY LAKE, WA
19205 STATE RTE. 410 E
STORE NO: 05041-257
JOB NUMBER: SGA05041.20 [PHOTO: PICKUP ENTINCMNT]

ISSUE BLOCK

CHECKED BY: RCJ
DRAWN BY: TLW
PROTO CYCLE: -
DOCUMENT DATE: 08/09/21

NOT FOR CONSTRUCTION

EROSION & SEDIMENT CONTROL PLAN

SHEET: C4.0



MFC PERSPECTIVE

9881 REGISTERED ARCHITECT
 JOHN HOWARD HEIMAN
 STATE OF WASHINGTON

08/03/2021



**NOTICE OF LAND USE
APPLICATION - SEPA
Attachment 4 EXEMPT**

The public has the right to review the contents of the official file for the proposal, provide written comments, participate in the public hearings/meetings, and request a copy of the final decision. The most current application materials are available for public review by clicking on the application number(s) provided in this notice, or by requesting a link from the staff contact listed in this notice. Comments may be emailed to the staff contact identified in the notice, mailed to the attention of the staff contact to P.O. Box 7380, Bonney Lake, WA 98391, or delivered to the Public Services Department located at 9002 Main Street East, Suite 300, Bonney Lake, WA 98391. Comments will be accepted if filed with the Public Services Department on or before 5PM on 9/13/2021.

Application Submittal:	8/16/2021	Application Complete:	8/24/2021
Notice Date:	8/27/2021	Comment Due Date:	9/13/2021
Application Type:	Design Review		
Project Description:	Remodeling a portion of the existing Walmart store to accommodate an expanded online order pick-up service area.		
Project Name:	Walmart Remodel		
Name of Applicant(s):	Zachary Stone, Galloway	Site Address:	19205 SR 410 E. Bonney Lake, WA 98391
Application Number(s):	PLN-2021-02623	Tax Parcel Number(s):	7000040102
Environmental Review:	NOTICE IS HEREBY GIVEN that the City has determined that the project described above is categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(3).		
Public Hearing:	The above application is classified as Type 2 Permit pursuant to BLMC 14.30.010 and does not require a public hearing pursuant to BLMC 14.30.020.		
Other Applications:	Civil permit(s), building permit(s), level 1 hydrogeological assessment report review.		
Staff Contact:	Nate Schildmeyer, Associate Planner; (253) 447-4350 or schildmeyern@cobl.us		
Documentation Available:	Site/landscaping plan set, project narrative, elevation illustrations, land use application form.		