



NISQUALLY INDIAN TRIBE
Tribal Historic Preservation Office

4820 She-Nah-Num Drive S.E.
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

June 15, 2023

To: Holly Borth, Historic Preservation Officer
City of Olympia
Community Planning & Development Department
601 4th Avenue E
Olympia, WA 98507

Re: Kaiser Woods Park Development

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and requests that a cultural resources survey be required as a condition of permitting. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

The location of the Kaiser Woods Park is uniquely located between several known village sites at Tumwater Falls, Mud Bay, and Black Lake. For this reason, I would like all areas proposed for ground disturbance to be surveyed for the existence of cultural materials and the entire project area surveyed for the existence of culturally modified trees (CMT).

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-528-1084
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe



July 21, 2023

Lydia Moorehead, Associate Planner
Olympia Planning & Community Development Department
601 4th Avenue East
PO Box 1967
Olympia WA 98507-1967

RE: Kaiser Woods Park, File # 23-3261 – Tumwater Permit TUM-23-0976

Ms. Moorehead:

The City of Tumwater has had an opportunity to review the submittal documents in regards to the project above and provide the following comments. Please feel free to reach out to me if you have any questions.

GENERAL

1. All designs/construction shall be according to the City of Tumwater's Development Guide and WSDOT standards.
2. All proposed City utility improvements require engineered plans stamped by and performed by or under the supervision of a State of Washington licensed professional engineer.
3. Any private or public utility relocation is the responsibility of the applicant.
4. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
5. Provide all easements and bills-of-sale documents with the engineered plans.

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

www.ci.tumwater.wa.us

6. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
7. The applicant is responsible for all plan check, inspection and connection fees.
8. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2017 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300` DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
9. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
10. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
11. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
12. Testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

STREET

1. Street sections shall be per City of Tumwater standards, including private roads.

The proposed on-site private road shall provide a minimum of 20' of pavement. Parking should be eliminated that backs up into the vehicle path. Parallel parking or off-street parking is acceptable. The structural section of the road shall be per City private road standards and consist of 0.20' HMA, 0.20' CSTC, and 0.70' CSBC.
2. The private road will require an easement/agreement allowing for future dedication to the City of Tumwater as a public road when deemed necessary by the City of Tumwater.

3. Frontage improvements along Black Lake Blvd shall be constructed per City of Tumwater standards.

The project shall match existing improvement constructed directly north. These improvements include but are not limited to construction of additional pavement, curb and gutter, planter strip, sidewalk, street lighting, and dedication of additional right-of-way to contain the improvements.

4. All access to the property shall be consistent with City standards and policies. Access will consist of an approved concrete driveway section.

SANITARY SEWER

1. City of Tumwater sewer is not available to the site.

WATER


1. City of Tumwater water is not available to the site.

STORM

1. Stormwater design shall be per the 2022 City of Tumwater Drainage Design and Erosion Control Manual.
2. Stormwater facilities will be owned and maintained by the property owner/developer.
3. This project will be paying a monthly stormwater utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
4. Test pits conducted for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pits will be conducted between December and April to accommodate for seasonal high groundwater.
5. If the depth from the bottom of the proposed facility to the high groundwater elevation or other restrictive layer is less than 6-feet, stormwater modeling per the current DOE standards will be required. The applicant will be responsible for the cost of a third party review of the onsite and offsite storm water impacts and mitigations.

Thank you for the opportunity to comment and work together on this project.

Sincerely,



Tami Merriman, Permit Manager



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

July 21, 2023

Nicole Floyd, SEPA Contact
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Nicole Floyd:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Kaiser Woods Park Project (23-3261) located at 2549 Black Lake Boulevard as proposed by City of Olympia Parks, Diane Utter. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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 your 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 or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Thomas Middleton (360) 999-9594

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 the phone number provided above.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Jacob Neuharth (360) 706-4599**

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.

Nicole Floyd
July 21, 2023
Page 2

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 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. For additional information on contaminated construction sites, please contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

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

Nicole Floyd
July 21, 2023
Page 3

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

(JKT:202303125)

cc: Derek Rockett, SWM
Thomas Middleton, TCP
Jacob Neuharth, WQ



FW: Kaiser Woods Park Project Questions

From Diane Utter <dutter@ci.olympia.wa.us>
Date Fri 10/20/2023 13:30
To Lydia Moorehead <lmoorehe@ci.olympia.wa.us>

Hi Lydia, Please see the message below from Jared Crews at Tumwater. I will include it with our CUP re-submission.

~Diane

Diane Utter P.E. (she/her)
Parks Project Engineer
Olympia Parks, Arts, and Recreation
Office: 360-753-8282
<http://olympiawa.gov/parks>

All email to and from this address is a public record and subject to disclosure.

From: Jared Crews <JCrews@ci.tumwater.wa.us>
Sent: Friday, October 20, 2023 10:37 AM
To: Diane Utter <dutter@ci.olympia.wa.us>
Cc: Sarah Giannobile <sgiannob@ci.olympia.wa.us>
Subject: RE: Kaiser Woods Park Project Questions

Diane,

See my responses below in red. I apologize for the delay, I was having some difficulties accessing Matt's email archive to confirm previous conversations.

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering

From: Diane Utter [<mailto:dutter@ci.olympia.wa.us>]
Sent: Friday, October 6, 2023 4:22 PM
To: Jared Crews <JCrews@ci.tumwater.wa.us>
Cc: Sarah Giannobile <sgiannob@ci.olympia.wa.us>
Subject: Kaiser Woods Park Project Questions

Hi Jared,

I'm working on responding to the comments in our conditional use permit application and I thought of a few more questions for you. They are based on the attached Feasibility Site Plan Alex Baruch sent us last summer:

- On the note about utilities, it says "Fire flow?" We are not planning to provide a hydrant on site. The nearest ones will be at Grace Community Church on Black Lake Boulevard and at the west end of Park Drive. If we need to install one, please let us know. Most of our parks do not have interior hydrants. Our fire

department did not request one. **If your fire department did not request a hydrant and our building department does not need one than you can disregard that comment as well.**

- Also on the plan, it says “6’ minimum SW/LS or match existing. Dedication? Concrete drive approach. Street light.” We discussed in the meeting that we would match the frontage improvements by the church and that no streetlight would be needed because the nearest Olympia one is close enough. Do we need to dedicate any right-of-way to Tumwater? **Matching the existing improvement to the north should suffice. Asking for dedication is just a standard comment. If the required improvements fit with the existing right-of-way than no additional dedication should be required. Agreed on not needing an additional street light.**
- One note says “45-degree one way?” I think that was related to trying to make a parking lot with one way traffic and angled parking. The terrain would make that very difficult. I think the red rectangle is related to this note as well. **Agreed. We are fine with the parking being located where you currently propose it so you can disregard the 45-degree on way parking comment.**
- The Questions on the left of the plan have been resolved, as far as I know so they could become statements. Matt said we are good to use a 20’ wide access lane with no striping. Water will be accessed from City of Olympia. We are not planning to have a sewer connection. We will use a restroom with a vault for sewage that is pumped periodically. **Agreed.**

In addition, here are the questions we discussed last month:

- Can we leave the parking lot location and have parking on both sides of the drive lane with cars backing up into the lane? (We hope Matt approved this in his email.) **Yes.**
- Is it ok to propose a smaller roadway base with geotechnical report and engineering analysis? (You answered yes on this.) **Yes.**
- What sort of agreement will be required between Olympia and Tumwater regarding the private road becoming public later? (You said Tumwater will draft something and give it to us for review.) **It would be an agreement/easement for future dedication of the access road. It wouldn’t need to be recorded until project completion so we have some time look at examples.**

I really wish I had resolved these questions last August when we got the site plan and Matt’s email. I’m hoping both the Conceptual Site Plan notes (attached) and the CUP application comments can be revised to be consistent with Matt’s email, our conversation and your follow-up. This project is going to take a while and I want to be really clear about what we need to do.

Give me a call if you want to talk more about this.

Thanks again for your help.

~Diane

Diane Utter P.E. (she/her)

Parks Project Engineer

Olympia Parks, Arts, and Recreation

Office: 360-753-8282

<http://olympiawa.gov/parks>

All email to and from this address is a public record and subject to disclosure.



Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: (360) 754-4180

January 3, 2025

Lydia Moorehead, Associate Planner
Olympia Planning & Community Development Department
601 4th Avenue East
PO Box 1967
Olympia WA 98507-1967

RE: Kaiser Woods Park, File # 23-3261 – Tumwater Permit TUM-23-0976 Resubmittal
Comments

Ms. Moorehead:

The City of Tumwater has had an opportunity to review the resubmittal documents in regards to the project above and provide the following comments. Please feel free to reach out to me if you have any questions.

The comments below remain unchanged. Attached are redlined comments on the submittal plans to assist you and the applicant moving forward.

GENERAL

1. All designs/construction shall be according to the City of Tumwater's Development Guide and WSDOT standards.
2. All proposed City utility improvements require engineered plans stamped by and performed by or under the supervision of a State of Washington licensed professional engineer.
3. Any private or public utility relocation is the responsibility of the applicant.
4. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
5. Provide all easements and bills-of-sale documents with the engineered plans.
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8. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2017 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300` DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
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STREET

1. Street sections shall be per City of Tumwater standards, including private roads.
The proposed on-site private road shall provide a minimum of 20' of pavement. The structural section of the road shall be per City private road standards and consist of 0.20' HMA, 0.20' CSTC, and 0.70' CSBC.
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The project shall match existing improvement constructed directly north. These improvements include but are not limited to construction of additional pavement, curb and gutter, planter strip, sidewalk, street lighting, and dedication of additional right-of-way to contain the improvements.
4. All access to the property shall be consistent with City standards and policies. Access will consist of an approved concrete driveway section.

SANITARY SEWER

1. City of Tumwater sewer is not available to the site.

WATER

1. City of Tumwater water is not available to the site.

STORM

1. Stormwater design shall be per the 2022 City of Tumwater Drainage Design and Erosion Control Manual.
2. Stormwater facilities will be owned and maintained by the property owner/developer.
3. This project will be paying a monthly stormwater utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
4. Test pits conducted for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pits will be conducted between December and April to accommodate for seasonal high groundwater.
5. If the depth from the bottom of the proposed facility to the high groundwater elevation or other restrictive layer is less than 6-feet, stormwater modeling per the current DOE standards will be required. The applicant will be responsible for the cost of a third party review of the onsite and offsite storm water impacts and mitigations.

Thank you for the opportunity to comment and work together on this project.

Sincerely,



Tami Merriman, Permit Manager

**PRELIMINARY DESIGN
NOT FOR CONSTRUCTION**



KAISER WOODS PARK
2549 BLACK LAKE BLVD SW

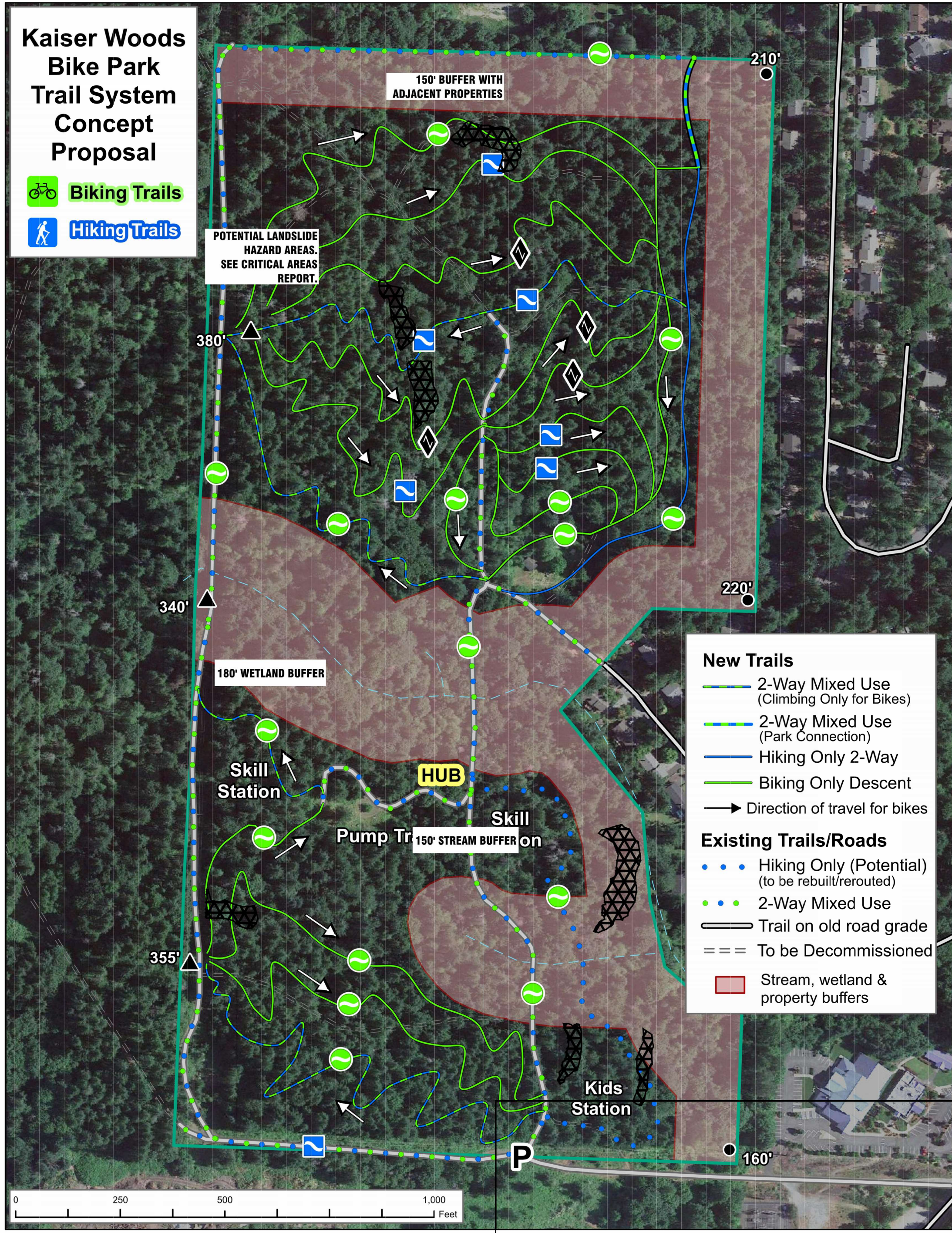
**KAISER WOODS PARK
DEVELOPMENT**



OVERALL SITE PLAN

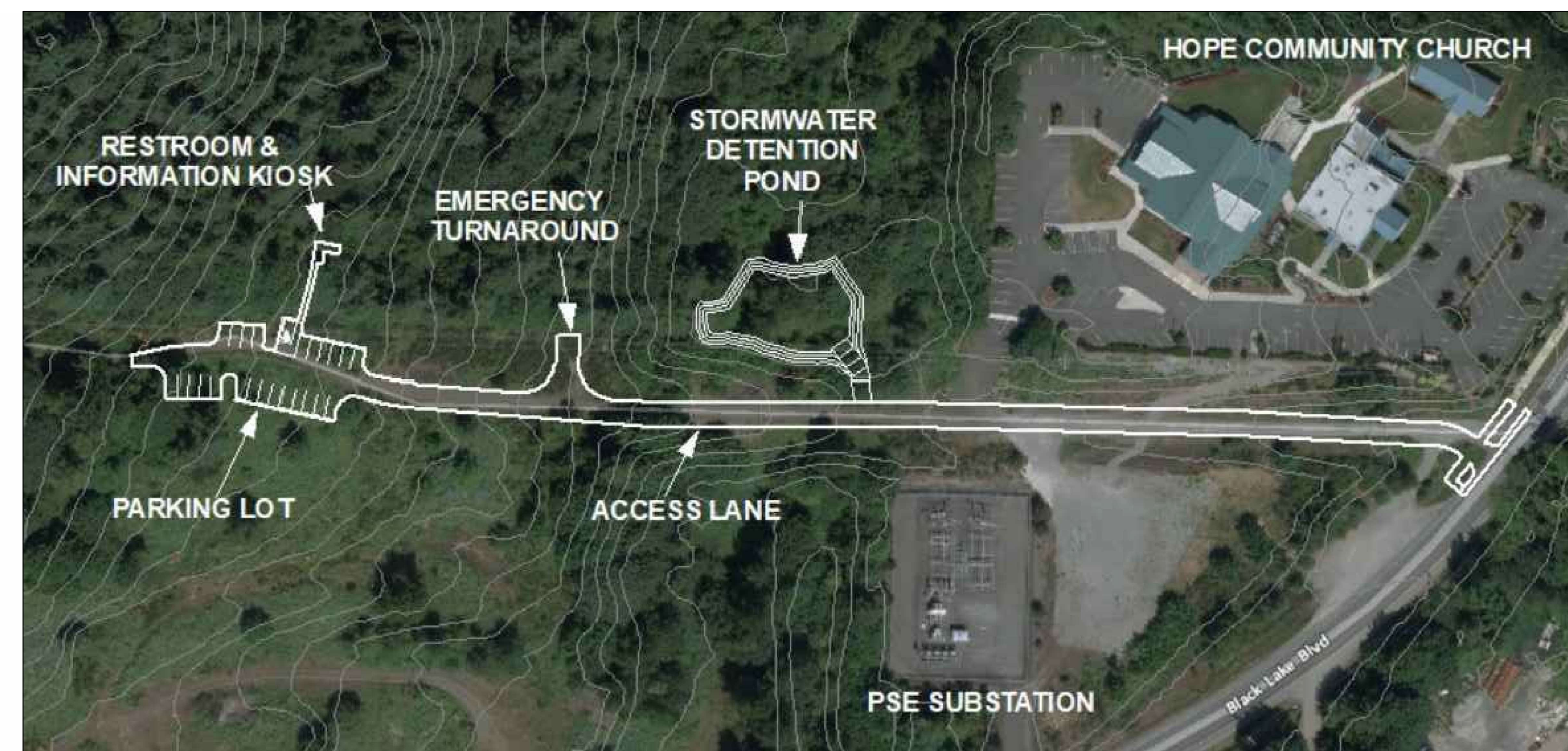
NO.	DATE	REVISION	REVISION PER CIPRO SUBSTANTIVE REVIEW COMMENTS
1	11/26/2024		REVISED PER CIPRO SUBSTANTIVE REVIEW COMMENTS

DATE: 6/6/2023
SCALE: NOT TO SCALE
DESIGNED: DU
DRAWN: DU
CHECKED:
PROJECT #: 1857H

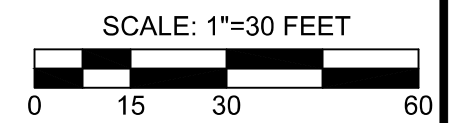


SEE INSET THIS SHEET AND PLAN SHEETS C2.1 & C2.2

TRAIL CONCEPT PROPOSALS WERE DEVELOPED BY A CITY-HIRED CONSULTANT. TRAIL LOCATIONS ARE PRELIMINARY.



**PRELIMINARY DESIGN
NOT FOR CONSTRUCTION**



KAISER WOODS PARK
2549 BLACK LAKE BLVD SW

**KAISER WOODS PARK
DEVELOPMENT**



**PRELIMINARY CIVIL PLAN
LOWER ACCESS LANE**

REVISION

NO. DATE

1 11/26/2024 REVISED PER GRAD SUBSTANTIVE REVIEW COMMENTS

DATE: 6/6/2023

SCALE: _____

DESIGNED: DU

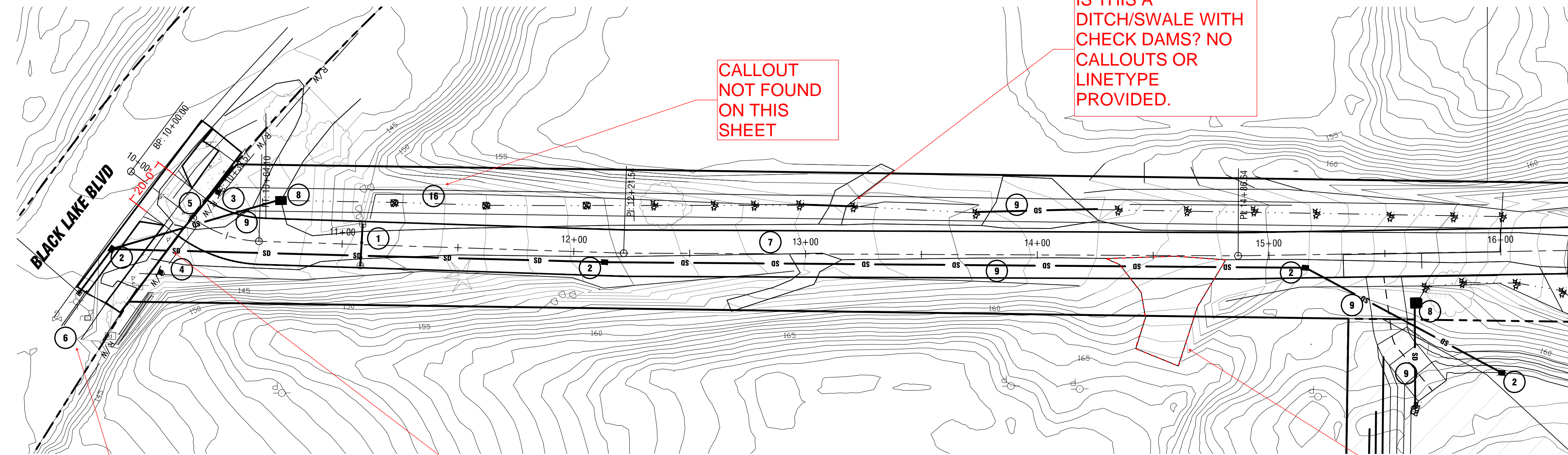
DRAWN: DU

CHECKED: _____

PROJECT #: 1857H

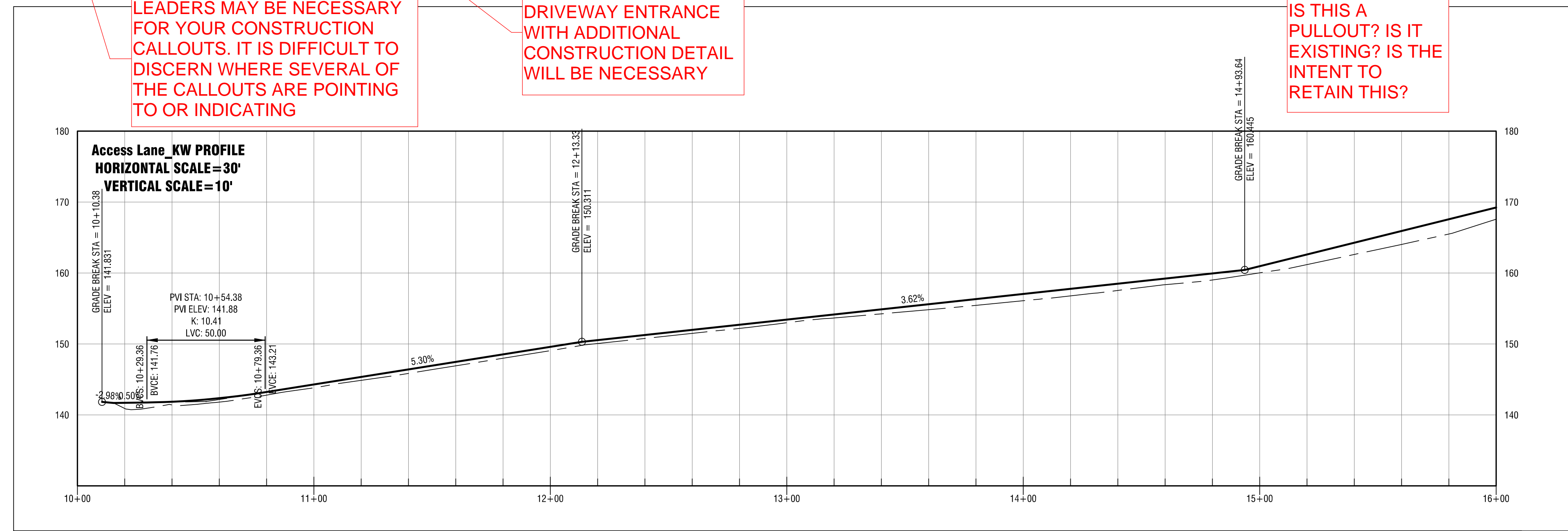
C2.1

SHEET 4 OF 7



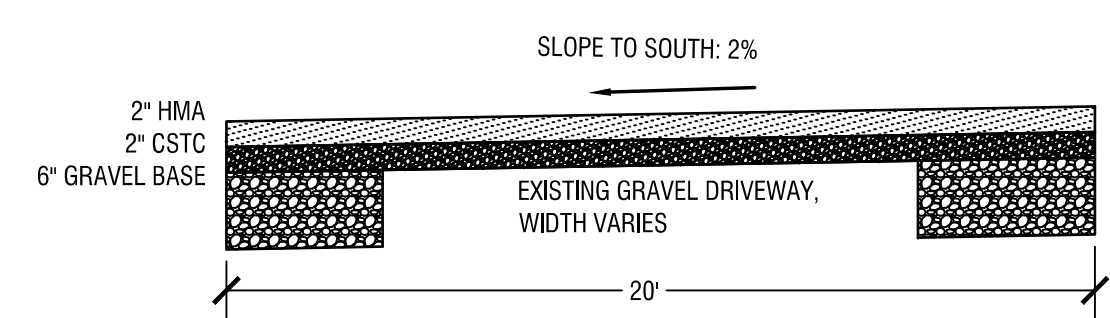
RECOMMEND ADJUSTING
CONTOUR LINE TYPE TO
MAKE THE PLAN SET MORE
READABLE (TYP)

RECOMMEND HATCHING THE
PAVEMENT AREA TO MAKE
THE PLAN SET MORE
READABLE (TYP)



CONSTRUCTION NOTES

- 1 REPLACE EXISTING GATE WITH NEW GATE
- 2 INSTALL STORMWATER MAINTENANCE HOLE WITH SOLID LID.
- 3 INSTALL STOP SIGN
- 4 INSTALL KAISER WOODS PARK SIGN, PROVIDED BY CITY
- 5 CONSTRUCT DRIVEWAY PER DETAIL, SHEET C2.2
- 6 NO NEW STREETLIGHT REQUIRED IN RIGHT-OF-WAY, PER CITY OF TUMWATER.
- 7 CONSTRUCT 20' WIDE ASPHALT ACCESS LANE. BASE AND ASPHALT COULD BE INCORPORATED INTO FUTURE MAJOR COLLECTOR.
- 8 INSTALL FILTERRA DEVICE.
- 9 INSTALL 8" PVC STORMWATER PIPE.



CROSS SECTION



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



SCALE: 1"=30 FEET
0 15 30 60

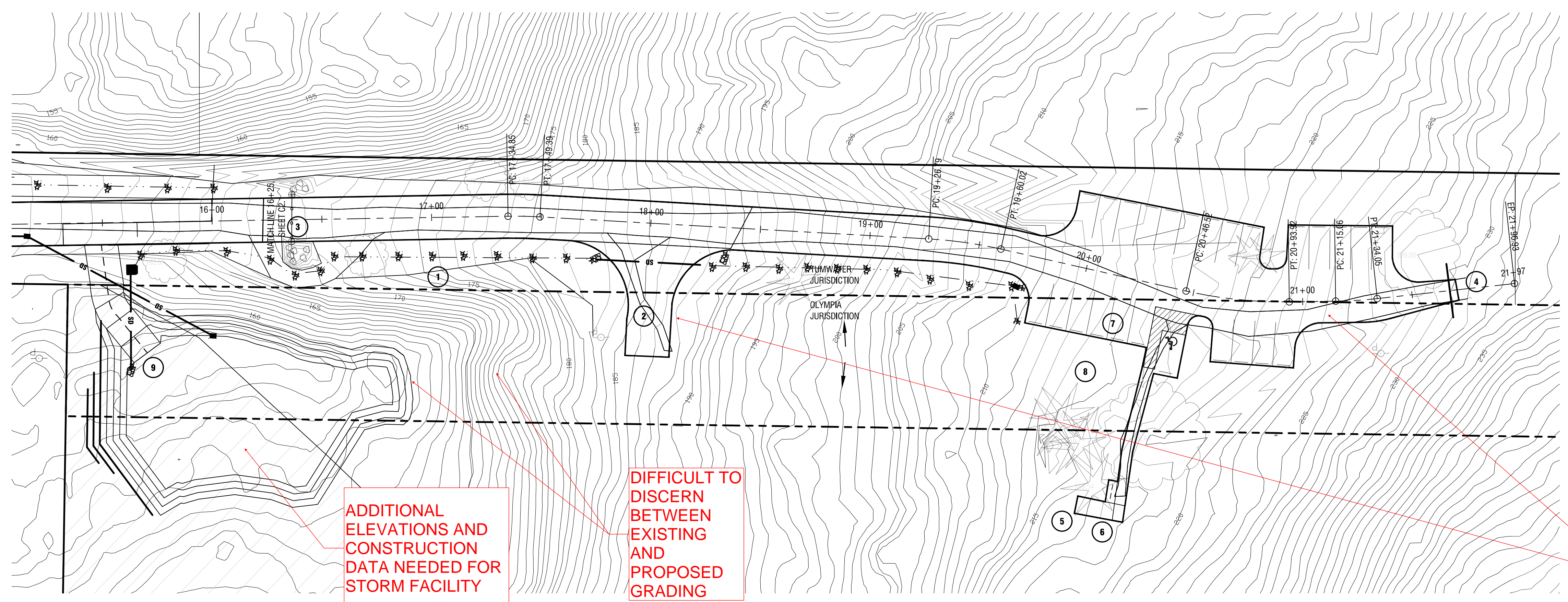


KAISER WOODS PARK
2549 BLACK LAKE BLVD SW

KAISER WOODS PARK
DEVELOPMENT



PRELIMINARY CIVIL PLAN
PARKING LOT & UPPER ACCESS LANE

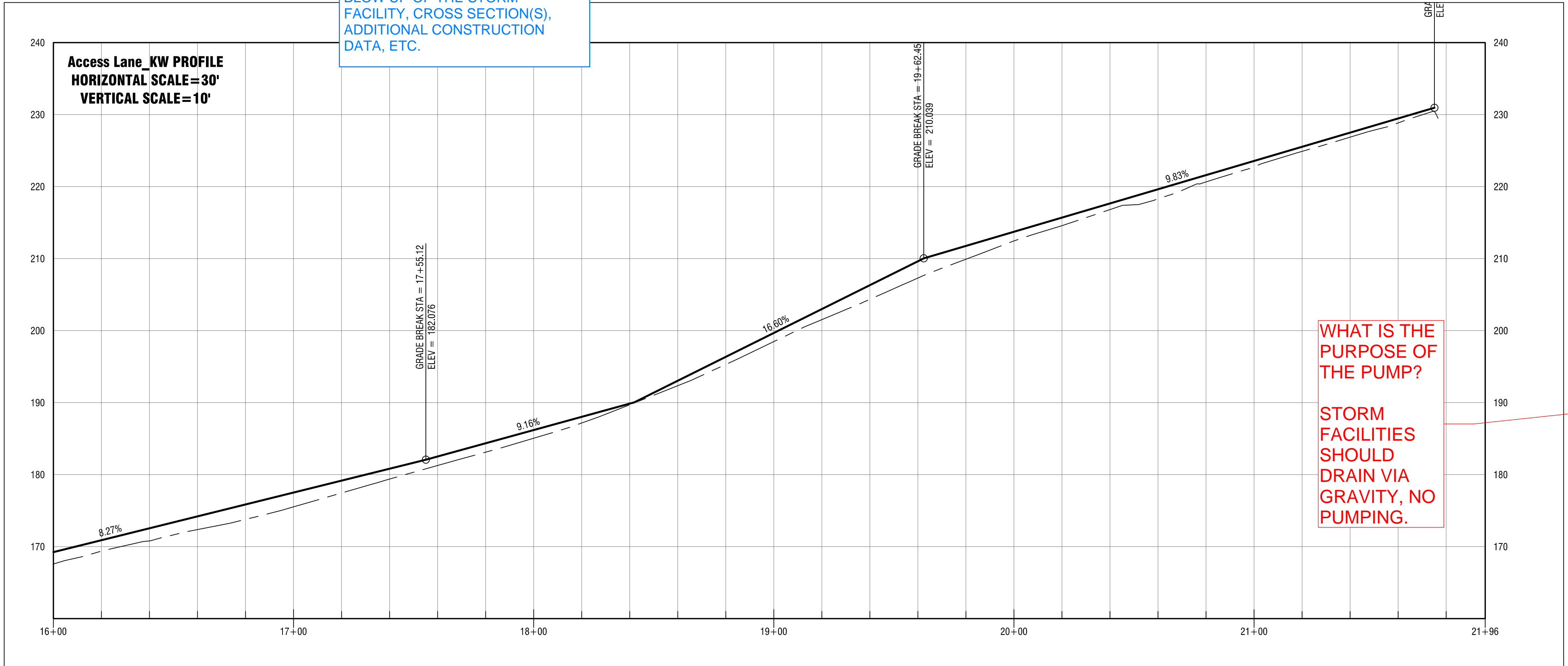


ADDITIONAL ELEVATIONS AND CONSTRUCTION DATA NEEDED FOR STORM FACILITY

DIFFICULT TO DISCERN BETWEEN EXISTING AND PROPOSED GRADING

HOW WILL THESE AREAS DRAIN? RECOMMEND ADDING ADDITIONAL CUT SHEETS AT AN ENLARGED SCALE WITH GRADE CALLOUTS

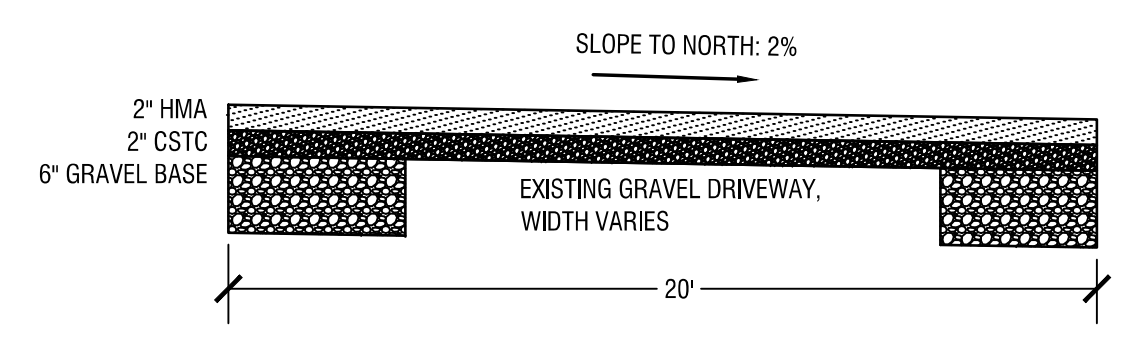
MOST PROJECTS WILL PROVIDED AN ADDITIONAL SHEET WITH A BLOW UP OF THE STORM FACILITY, CROSS SECTION(S), ADDITIONAL CONSTRUCTION DATA, ETC.



WHAT IS THE PURPOSE OF THE PUMP?
STORM FACILITIES SHOULD DRAIN VIA GRAVITY, NO PUMPING.

CONSTRUCTION NOTES

- 1 CONSTRUCT 20' WIDE ASPHALT ACCESS LANE. BASE AND ASPHALT COULD BE INCORPORATED INTO FUTURE MAJOR COLLECTOR.
- 2 CONSTRUCT EMERGENCY VEHICLE TURNAROUND.
- 3 REMOVE AND DISPOSE OF EXISTING GATE.
- 4 INSTALL GATE.
- 5 CONSTRUCT RESTROOM BUILDING WITH WATER SERVICE AND SEWER VAULT.
- 6 CONSTRUCT INFORMATIONAL KIOSK WITH TWO BICYCLE PARKING DEVICES.
- 7 CONSTRUCT PARKING LOT WITH ONE VAN ACCESSIBLE PARKING STALL AND 24 ADDITIONAL STALLS. NO CURBING AROUND PARKING LOT.
- 8 EXISTING TREES, SEE SOIL AND VEGETATION PLAN.
- 9 CONSTRUCT DETENTION POND WITH PUMP AND 8" PVC PIPE OUTLET.



CROSS SECTION



NO.	DATE	REVISION	REVISION PER CP&D SUBSTANTIVE REVIEW COMMENTS
1	11/26/2024		

DATE:	6/6/2023
SCALE:	
DESIGNED:	DU
DRAWN:	DU
CHECKED:	
PROJECT #:	1857H

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



KAISER WOODS PARK
2549 BLACK LAKE BLVD SW

KAISER WOODS PARK
DEVELOPMENT



DETAILS

NO.	DATE	REVISION
1	11/26/2024	REVISED PER CP&D SUBSTANTIVE REVIEW COMMENTS

DATE:	6/6/2023
SCALE:	NO SCALE
DESIGNED:	DU
DRAWN:	DU
CHECKED:	
PROJECT #:	1857H

DIMENSIONS PRECEDED BY "*" ARE CRITICAL AND MAY NOT BE MODIFIED WITHOUT CONSULTING CONTECH

SECTION A-A
GREEN INFRASTRUCTURE INLET - TOP FLUSH WITH TOP OF CURB, NOT INTENDED FOR SIDEWALK APPLICATIONS (-)

SECTION A-A
BASIN - CURB INLET OR PIPE INLETS OPTIONAL (-B)

SECTION A-A
PIPE INLET (-P)

FTBSVIB CONFIGURATION
(OPTIONS: BASIN "B", GREEN INFRASTRUCTURE (GI) INLET "I", PIPE INLET "P", SLOTTED THROAT INLET "T")

VAULT SIZE (L x W)	MEDIA AREA (SF)	LONG SIDE INLET DESIG. / PART NO.	SHORT SIDE INLET DESIG. / PART NO.	AVAILABILITY	MAX. OUTLET / BYPASS PIPE DIA.	MAX. BYPASS FLOW (CFS)	UNDER-DRAIN PIPE DIA. (PERF)	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	16	FTBSVB0404	FTBSVB0404	ALL	6" SDR 35	1.42	4" SDR 35	1
6 x 4	24	FTBSVB0604	FTBSVB0604	ALL	6" SDR 35	1.89	4" SDR 35	1
8 x 4	32	FTBSVB0804	FTBSVB0804	ALL	6" SDR 35	1.89	4" SDR 35	1
7.83 x 4.5	35	FTBSVB078045	FTBSVB045078	ALL (EXCEPT DELAWARE, PA, VA, WV ONLY)	6" SDR 35	1.89	4" SDR 35	1
6 x 6	36	FTBSVB0606	FTBSVB0606	ALL	6" SDR 35	1.89	4" SDR 35	1
8 x 6	48	FTBSVB0806	FTBSVB0806	ALL	6" SDR 35	2.37	4" SDR 35	1
10 x 6	60	FTBSVB1006	FTBSVB1006	ALL	10" SDR 35	2.37	6" SDR 35	2
8 x 6	64	FTBSVB0806	FTBSVB0806	CA, TX ONLY	10" SDR 35	2.37	6" SDR 35	2
12 x 6	72	FTBSVB1206	FTBSVB1206	ALL	10" SDR 35	2.37	6" SDR 35	2
10 x 8	80	FTBSVB1008	FTBSVB1008	CA, TX ONLY	10" SDR 35	2.37	6" SDR 35	2
13 x 7	91	FTBSVB1307	FTBSVB0713	ALL	10" SDR 35	2.37	6" SDR 35	2
12 x 8	96	FTBSVB1208	FTBSVB0812	CA, TX ONLY	10" SDR 35	2.37	6" SDR 35	2
14 x 8	112	FTBSVB1408	N/A	ALL	10" SDR 35	2.37	6" SDR 35	3
16 x 8	128	FTBSVB1608	N/A	ALL	10" SDR 35	2.37	6" SDR 35	3
15 x 9	135	FTBSVB1509	N/A	OR WA ONLY	10" SDR 35	2.37	6" SDR 35	3
18 x 8	144	FTBSVB1808	N/A	CALL CONTECH	10" SDR 35	2.37	6" SDR 35	3
20 x 8	160	FTBSVB2008	N/A	CALL CONTECH	10" SDR 35	2.37	6" SDR 35	4
22 x 8	176	FTBSVB2208	N/A	CALL CONTECH	10" SDR 35	2.37	6" SDR 35	4

UTILIZES (2) CURB OPENINGS WITH MIN 1" SPACING

INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING ON VAULT SIZE

CONTECH
ENGINEERED SOLUTIONS LLC
www.contech3.com
9100 Centra Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

WILL NEED TO SELECT A SPECIFIC SIZE THIS IS JUST A GENERAL CHART

NEED TO ADD A STANDARD DETAIL FOR SIDEWALK CONSTRUCTION ALONG BLACK LAKE BLVD, CURB CONSTRUCTION, CATCH BASINS (ETC.) SHOULD BE TUMWATER OR WSDOT STANDARD DETAILS

IF THIS IS FOR STORM THEN YOU WILL WANT TO USE THE WSDOT STANDARD DETAILS. PROBABLY A TYPE II STRUCTURE.

PLAN VIEW TYPE 3

PLAN VIEW TYPE 4

SECTION E

SECTION F

ISOMETRIC VIEW TYPE 3 - PAY LIMITS

ISOMETRIC VIEW TYPE 4 - PAY LIMITS

CEMENT CONCRETE DRIVEWAY ENTRANCE TYPES 1, 2, 3, & 4 STANDARD PLAN F-80.10-04
SHEET 2 OF 2 SHEETS

APPROVED FOR PUBLICATION
Carson Jeff Carpenter, Jeff
10115 2016 E 222 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

R. SCOTT JARLES
STATE OF WASHINGTON
201690
REGISTERED PROFESSIONAL ENGINEER
Scott Jarles
Jul 18 2016 7:07 AM

TYPE 1 MAINTENANCE HOLE

NOTES:

- THIS DETAIL OUTLINES THE CITY OF OLYMPIA MODIFICATIONS TO THE WSDOT TYPE 1-48 INCH, 54 INCH AND 60 INCH MAINTENANCE HOLE.
- PRECAST MAINTENANCE HOLE SHALL MEET THE REQUIREMENTS OF ASTM C478. JOINTS SHALL BE RUBBER GASKETED, CONFORMING TO ASTM C443 AND SHALL BE GROUTED FROM THE INSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MAINTENANCE HOLE.
- THE FIRST STEP OR HANDHOLD SHALL BE A MAXIMUM OF 12 INCHES FROM THE TOP OF THE COVER.
- CONNECTION TO MAINTENANCE HOLE SHALL BE MADE BY KOR-N-SEAL FITTING ONLY. KOR-N-SEAL SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. KNOCKOUTS WILL NOT BE ALLOWED.
- SEE OLYMPIA STANDARD DRAWING 7-3 FOR MAINTENANCE HOLE COLLAR INSTALLATION.

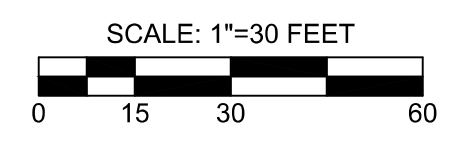
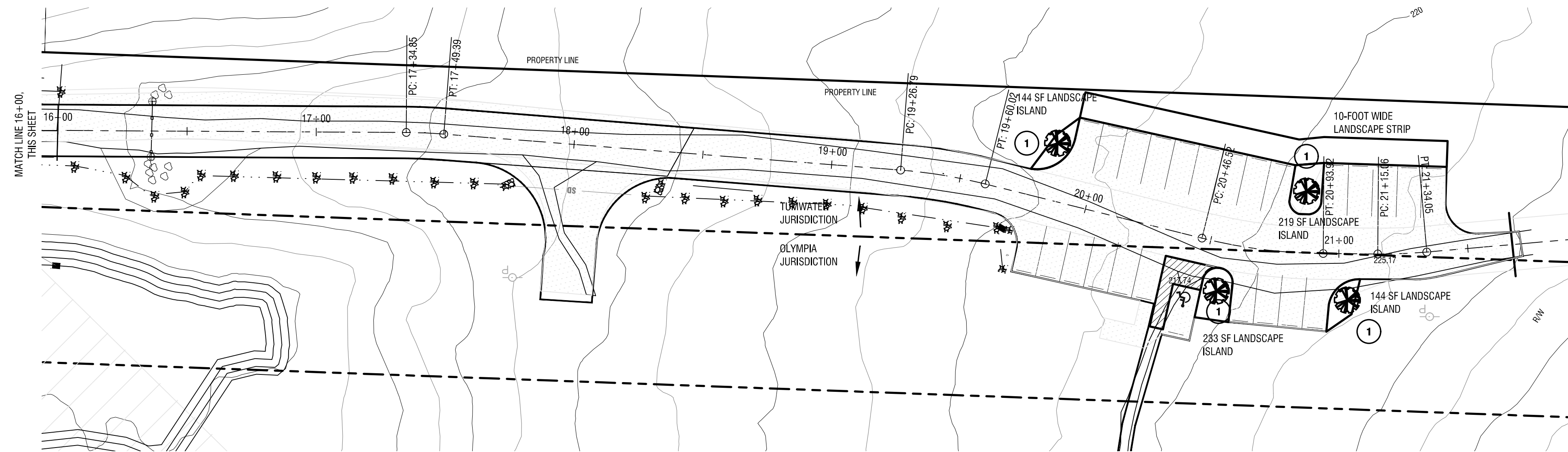
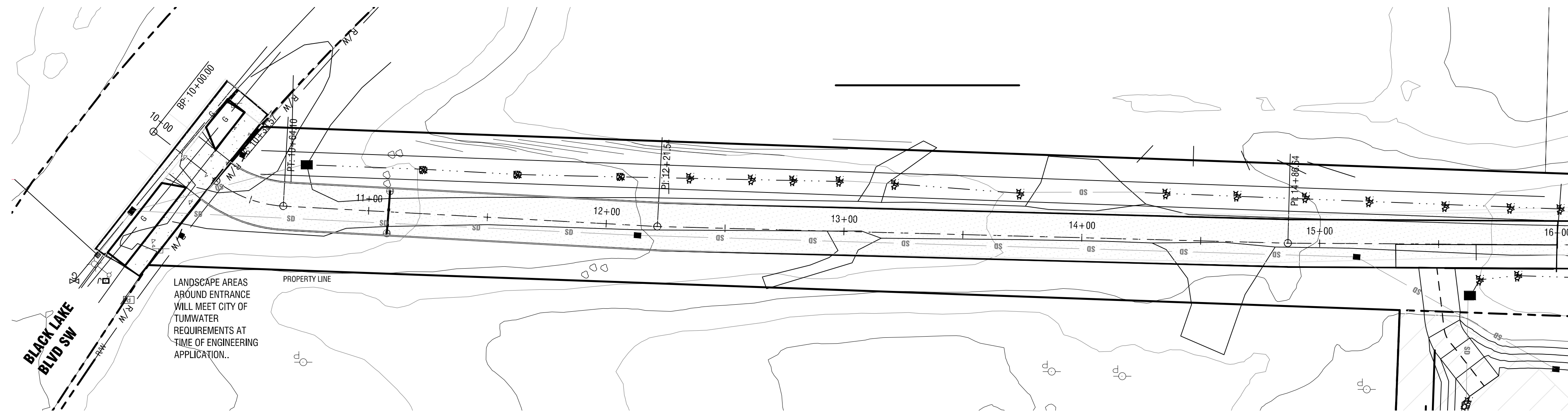
APPROVED BY: JEFF JOHNSTONE, PE, CITY ENGINEER
REVISED DATE: 11/1/2023
CITY OF OLYMPIA
STD. DWG. NO.: 7-1



**PRELIMINARY DESIGN
NOT FOR CONSTRUCTION**

GENERAL LANDSCAPE NOTES

1. ALL TREES SHALL BE PLANTED PER DETAIL ON THIS SHEET. TREES OVER 6' IN HEIGHT SHALL BE STAKED PER DECIDUOUS TREE PLANTING DETAIL.
2. ALL PLANT TYPES AND CONDITION MUST BE APPROVED BY THE CITY PARKS DEPARTMENT PRIOR TO INSTALLATION.
3. PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES. SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
4. ALL PLANTS SHALL BE WATERED IN THOROUGHLY AFTER PLANTING TO REMOVE AIR POCKETS.
5. ALL PLANTING MATERIALS SHALL BE GUARANTEED FOR ONE YEAR.
6. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
7. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT PROJECT ENGINEER FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER. IF SUBSTITUTIONS OCCUR, AN UPDATED PLANTING PLAN SHALL BE SUBMITTED TO COMMUNITY PLANNING & DEVELOPMENT.
8. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE PROJECT ENGINEER.
9. ALL LOCATE ALL EXISTING UTILITIES WITHIN LIMIT OF WORK BEFORE CONSTRUCTION.
10. CITY FORESTER SHALL INSPECT AND APPROVE ALL TREES PRIOR TO PLANTING. TREE SUBSTITUTIONS SHALL BE APPROVED BY THE CITY FORESTER.

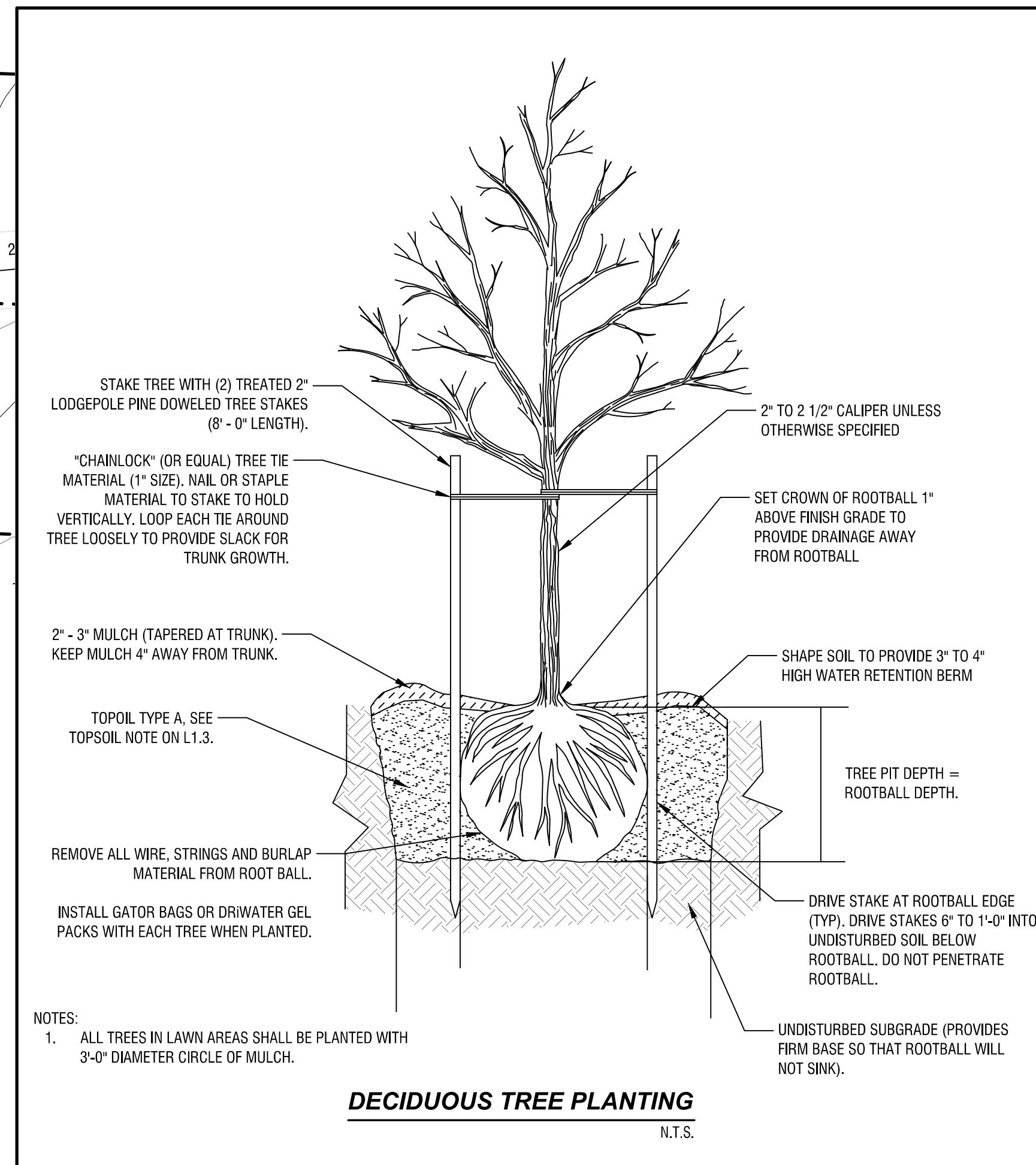


LANDSCAPE NOTES

- 1 PLANT DROUGHT-TOLERANT, DECIDUOUS TREE, AT LEAST 6' FROM PAVEMENT

FOUR LANDSCAPE ISLANDS: 144 + 219 + 233 + 144 = 740 SF
(MINIMUM REQUIREMENT: 27 SF PER STALL x 25 STALLS = 675 SF)
COMPLIANT WITH TUMWATER MUNICIPAL CODE SECTION 18.47 AND OLYMPIA MUNICIPAL CODE SECTION 18.36.

PROVIDE TREE ROOT BARRIER DETAIL



KAISER WOODS PARK
2549 BLACK LAKE BLVD SW

**KAISER WOODS PARK
DEVELOPMENT**



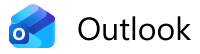
LANDSCAPE PLAN

NO.	DATE	REVISION	REASON	PER. (C/P)	REVIEWER	COMMENTS
1	11/26/2024		REVISED PER CP&D			SUBSTANTIVE REVIEW COMMENTS

DATE: 6/6/2023
SCALE: _____
DESIGNED: DU
DRAWN: DU
CHECKED: _____
PROJECT #: 1857H



L1.1
SHEET 7 OF 7



RE: Kaiser Woods Resubmittal 23-3261

From Tami Merriman <TMerriman@ci.tumwater.wa.us>

Date Mon 4/20/2026 18:32

To Casey Mauck <cmauck@ci.olympia.wa.us>

Hi Casey
Sorry, this got lost in my "to do".
Tumwater has no further comments.

Thanks!



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Casey Mauck <cmauck@ci.olympia.wa.us>
Sent: Thursday, April 2, 2026 2:34 PM
To: Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: Kaiser Woods Resubmittal 23-3261

Howdy Tami,

We have received the 4th round submittals for Kaiser Woods mountain bike park, which straddles our cities. Your last round of comments only concerned the landscaping plan - updated one is attached. I also included the site plan but can include more documents (there are many) if you would like. It would be great to have Tumwater's input by April 16th if possible.

Have a lovely weekend! I'm volunteering at the egg dash with Bri 😊

Thanks,

Casey Mauck, AICP (she/her)
Associate Planner | City of Olympia
601 4th Ave E. | Olympia, WA 98501
Ph: 360.753.8048
Web: olympiawa.gov
[Olympia Municipal Code](#) (OMC) | [Permit Portal](#)

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