EXHIBIT “C”

Snoqualmie Mill

Planned Commercial/Industrial Application
UPDATED PCI Application Submittal

Updated March 2022
Updated January 2022
March 2017

GOLDSMITH
LAND DEVELOPMENT SERVICES

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UPDATED PCI Application Submittal

Prepared for:
Snoqualmie Mill Ventures, LLC

Updated March 2022
Updated January 2022
March 2017
Job Number: 17500

GOLDSMITH
LAND DEVELOPMENT SERVICES

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(11 x 17, color, b/w)

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A. Overall PCI Plan Description

In general, the Snoqualmie Mill PCIP proposes approximately 1.83 Million square feet of commercial, industrial and related land uses over a 10-to-15 -year period. Development is anticipated to occur in multiple phases. The PCIP proposes three separate development districts, identified as Planning Area "1", Planning Area "2", and Planning Area "3". Planning areas are based on existing site conditions, including the locations of environmental constraints, proximity to existing urban development and facilities. The sequencing and specific development program may vary based on market demand within the parameters analyzed in the Snoqualmie Mill PCI Plan EIS.

The planned development program is shown below. The Overall Snoqualmie Mill PCI Plan is shown on PCIP Plan Sheets SP-1 and SP-2.

PCI Plan - Planning Areas 1, 2 and 3

As discussed in Section 1, the PCI plan is divided into three (3) separate planning areas.

Planning Area 1

Planning Area 1 contains approximately 102 acres and is located in the northwest portion of the site. It is proposed to be comprised of a combination of warehouse/manufacturing, light industrial, upper story residential, and destination retail uses. This area is identified as the "Village" planned to feature a street walk of wineries, wine shops and other small retail spaces. The Village center will be aligned along an east-west pedestrian-oriented corridor and main private drive known as Mill Street. This will be the primary gateway for the entire Snoqualmie Mill PCIP development, directing future visitors' views toward the existing Weyerhaeuser Planer Building located along the east portion of the site as depicted on the PCIP Site Plan Sheet SP-2.

The site plan for Snoqualmie Mill proposes an integrated trail system throughout the site. The trails will include passive and active recreation opportunities within open spaces, wetland and stream buffers and provide educational opportunities for visitors and future employees working at the site.

Planning Area 1 does not propose any alterations to wetlands or streams. However, some impacts to buffers would occur, along with buffer restoration and enhancement that would result in substantial improvement to buffer functions and wetland protection, as discussed in the Snoqualmie Mill PCI Plan EIS. Grading activities partly within wetland buffers would involve:

- Grading the existing "berms" along the north boundary of the site.
- Realignment of a "new" Mill Pond Road and development of a stormwater outfall to the Snoqualmie River,
- Over-excavating the "berms" and revegetating perimeter areas as well as other degraded wetland buffer areas as enhanced open spaces and compensating flood storage,
- Excavating and planting areas of open space for water quality treatment and conveyance to the river which would also serve as compensating flood storage, and
- Grading open space areas for the proposed trail system network.

An Overall Landscape Plan (PCIP Plan Sheet LS-1) depicts a conceptual rendering of Planning Area 1 detailing the developed areas, open spaces and trail alignments, streetscapes, parking, trails, stormwater plan elements, and the main entry roundabout to Snoqualmie Mill Planning Area 1. Sections and details of various plan elements such as; a Mill Street profile and cross sections through Planning Area 1 and the relationship of site fill to the FEMA Base Flood Elevation, as well as typical sections for trails and Mill Street are included on PCIP Plan Sheet SP-3.

Planning Area 2

Planning Area 2 is approximately 56 acres in size and is located in the northeastern portion of the Snoqualmie Mill PCIP. There are approximately 15.7 acres lying outside of the City limit that are owned by the applicant but not included in the Snoqualmie Mill PCIP area due to their location outside the City. Albeit site planning for this area is at a programmatic level, it is anticipated that Planning Area 2 would consist of Warehouse/Manufacturing uses. Additional site analysis and planning will be required prior to development of this planning area.

Large scale industrial spaces / warehouses for a variety of light industrial uses with associated parking are envisioned in this northern planning area. The large blocks of industrial warehouse construction will accommodate light industrial production spaces, assuming homogeneous buildings spaced equally apart and docking areas between. The finished floor (FF) of the warehouses is assumed to be at or above the BFE, while the docking and parking areas are assumed to be approximately 4.0' lower in elevation.

The large central open space and constructed wetlands is anticipated in connection with development of Planning Areas 2 and/or 3 to serve as water quality treatment, wildlife connectors, compensating storage and mitigation for potential future wetland impacts, if proposed, for those future areas of development.

Planning Area 3

Planning Area 3, the Office/Campus District, is approximately 103 acres in size. It includes significant areas of the open space in the center and southeast portions of the site. It has the potential to be developed as a corporate or institutional campus, possibly by a single large user. Additional site analysis and planning will be required prior to development of this planning area.

Development within Planning Area 3 is assumed to require enhanced stormwater treatment. Stormwater wetlands constructed in or near wetland buffers with discharges to targeted locations within the main wetland system would provide sufficient hydrology into the system.

It is anticipated that site development within Planning Area 3 may require significant transportation improvements. These improvements are further discussed in the Snoqualmie Mill PCI Plan EIS.

The PCIP Plan Sheet SP-4 and the Overall Landscape Plan (PCIP Plan Sheet LS-1) conceptually show the future pedestrian trail system extending into Planning Areas 2 and 3. The specific trail alignment will be determined as development plans are prepared for these planning areas.

Discussion of Proposed uses - Gross Leasable Area

The following is an excerpt from the DEIS.

The table below identifies the mix and amounts of land uses by planning area. Proposed uses are consistent with the objective of developing an employment center and with the PCI zoning of the site. Quantities by category are considered approximate; development amounts could shift between categories, based on market conditions and the findings of the environmental analysis, and subject to an overall maximum of 1.85 million square feet of gross leasable area. As described further below, building footprint area would be approximately 50,000 square feet greater than leasable area, reflecting common areas, utility space, etc.

*A distinction in the calculations in the EIS Table (**Exhibit 2.3-2) below** should be noted. For purposes of analysis, the EIS uses gross leasable area and/or gross building footprint area to estimate impacts for different elements of the environment. Building area shown for individual land uses in the top half of -1 is gross leasable area (gla); this calculation is used in the EIS to identify impacts that will be driven by the number of employees or residents occupying the space devoted to the various land use categories. For these elements of the environment, it is ultimately the number of users or workers renting or occupying the space that will generate impacts, and users are typically estimated based on leasable area. Examples include transportation, air quality, noise, parks, and public services. Acreage figures shown in the bottom half of -1are based on building footprint area, i.e., the amount of area that would be physically covered by buildings. The EIS uses footprint area to calculate impacts related to site coverage, stormwater runoff, earthwork and flooding impacts, wildlife habitat and open space, land use, building bulk and scale, visual impacts, fiscal impacts, etc.*

Building footprint area is approximately 50,000 sf greater than gross leasable area for Planning Area 1; this difference equates to 8% of planned building space in Planning Area 1 and less than 3% of the PCI plan overall. The difference is a reflection of common areas, corridors, and space for utilities that has been identified in preliminary design for the mixed-use residential and retail buildings in Planning Area 1; the difference is specific to the residential and retail building types in Planning Area 1 and would not characterize planned development in Planning Areas 2 and 3. As noted previously, the calculations of area/acres in the Area Summary by Use table above is based on building footprints.

-1. Snoqualmie Mill Development Plan – Total Site (Gross Leasable Area/Gross Acres[1]) ***Exhibit 2.3-2***

	Planning Areas			
Land Use	1	2	3	**Site Totals [1]**
Warehouse/Manufacturing	280,000 sf	400,000 sf		680,000 sf [37%]
Light Industrial	120,000 sf			120,000 sf [7%]
Retail/Restaurant[2]	70,000 sf		25,000 sf	95,000 sf [5%]
Residential (Mixed-Use)[3]	134,000 sf			134,000 sf [7%]
Office/Campus	--	--	800,000 sf	800,000 sf [44%]
Total	604,000 sf	400,000 sf	825,000 sf	1,829,000 sf
Building Footprint Area (Gross)	11 acres [11%]	9 acres	19 acres	39 acres [15%]
Open Space[4]	69 acres [68%]	34 acres	63acres	166 acres [64%]
Roads/Other Impervious[5]	22 acres [22%]	13 acres	21 acres	56 acres [22%]
Total Area [6]	102 acres	56 acres [6]	103 acres	261 acres

Notes:

[1]Numbers are rounded.

[2]Includes restaurant uses (approximately 15,000 sf), specialty retail (49,000 sf), and indoor event center spaces (31,000 sf).

[3]Assumes 160 residential units@835 sf located on the 2nd floor through 4th or 5th floors of mixed-use buildings in Planning Area 1. Units would be rental, market rate, in a mix of 1- and 2-bedroom apartments.

[4]Total open space is comprised of several types and categories: natural open space, which includes wetlands, streams and their associated buffers; constructed wetlands; undeveloped land used for compensatory flood storage, habitat, trails and passive open space); active open spaces including landscaped areas, landscaping within public plazas and lawn areas, small outdoor spaces adjacent to individual buildings, ornamental plantings and parking area landscaping. Planning Area 1 contains approximately 69 acres of passive and natural open space (including 53 acres subject to a conservation easement) and 5 acres of landscaped open space area.

[5]Includes roads, sidewalks, parking areas, plazas, etc.

[6] The total area of the development plan and Planning Area 2 include 15.7 acres that are located in unincorporated King County, which will be annexed to the city prior to a development proposal for Planning Area 2. Of the 15.7 acres, 12 acres are identified as open space and 4 acres would be developed for warehouse uses. Refer to Snoqualmie Mill PCI Area Summary by Use Table for master plan calculations without the unincorporated parcel.

Source: Goldsmith 2018, 2020

B. Open Space and Critical Areas

One of the predominant requirements of the City's *Planned Commercial/Industrial District (PCI) Code- SMC 17.20.050.G* is the requirement to provide 35% of the site in Open Space. A fundamental concept of the PCI Plan is its open space, proposing approximately 165 acres ((64%) of the PCI Plan as total open space in various categories.

Site planning has carefully considered these opportunities and incorporated a network of open spaces that connect the large wetland in the northwest portion of the site, the central open space of the site, Borst Lake, and the Snoqualmie River. The central open space area provides a unique opportunity for constructed wetlands to serve as stormwater treatment as well as merging and enhancing existing degraded wetland buffer areas.

Open space areas excavated for constructed wetlands, enhanced buffers and graded surface overflow to the Snoqualmie River would serve as compensatory storage for proposed fill to be placed within the floodplain. These excavated areas could also serve as mitigation areas for any wetland alteration that may be proposed and deemed to be beneficial to these resources.

Open spaces proposed within Snoqualmie Mill are described as three types:

- **Natural Open Spaces** – including sensitive area wetlands and streams, buffers, regraded and revegetated buffers,
- **Passive Open Spaces** – including stormwater treatment areas (stormwater wetlands), passive recreation grasslands, active and passive trails,
- **Active Landscape Open Spaces** – including landscape areas incorporated into the site design, soft surface public gathering areas.

The proposed development is a very low density relative to what could be considered as an ultimate capacity of the site. As such, upland developable land would be underutilized leaving extensive open spaces where, together with critical area wetlands and buffers, opportunities are created for:

- Habitat connections and wildlife corridors,
- Perimeter screening and landscape
- Active / Passive open spaces,
- Stormwater treatment and conveyance,
- Flood storage,
- Trails.

Natural open space, as discussed, consists primarily of critical areas and critical area buffers. Critical areas include on-site wetlands and streams and buffers. Also included are compensating buffer areas mitigating areas of buffer reductions and degraded areas of existing buffers that will be enhanced and revegetated. Therefore, all of the natural open space areas will be designated as critical area buffers containing restrictions of future uses consistent with NMC 19.12. However, as part of the PCI Master Plan and consistent with SMC 17.20.050.I, a deviation is requested from minimum buffer dimensions and maximum buffer reduction dimensions for buffer averaging. The description in the DEIS and FEIS and in Section VII of this updated application more than support such a deviation.

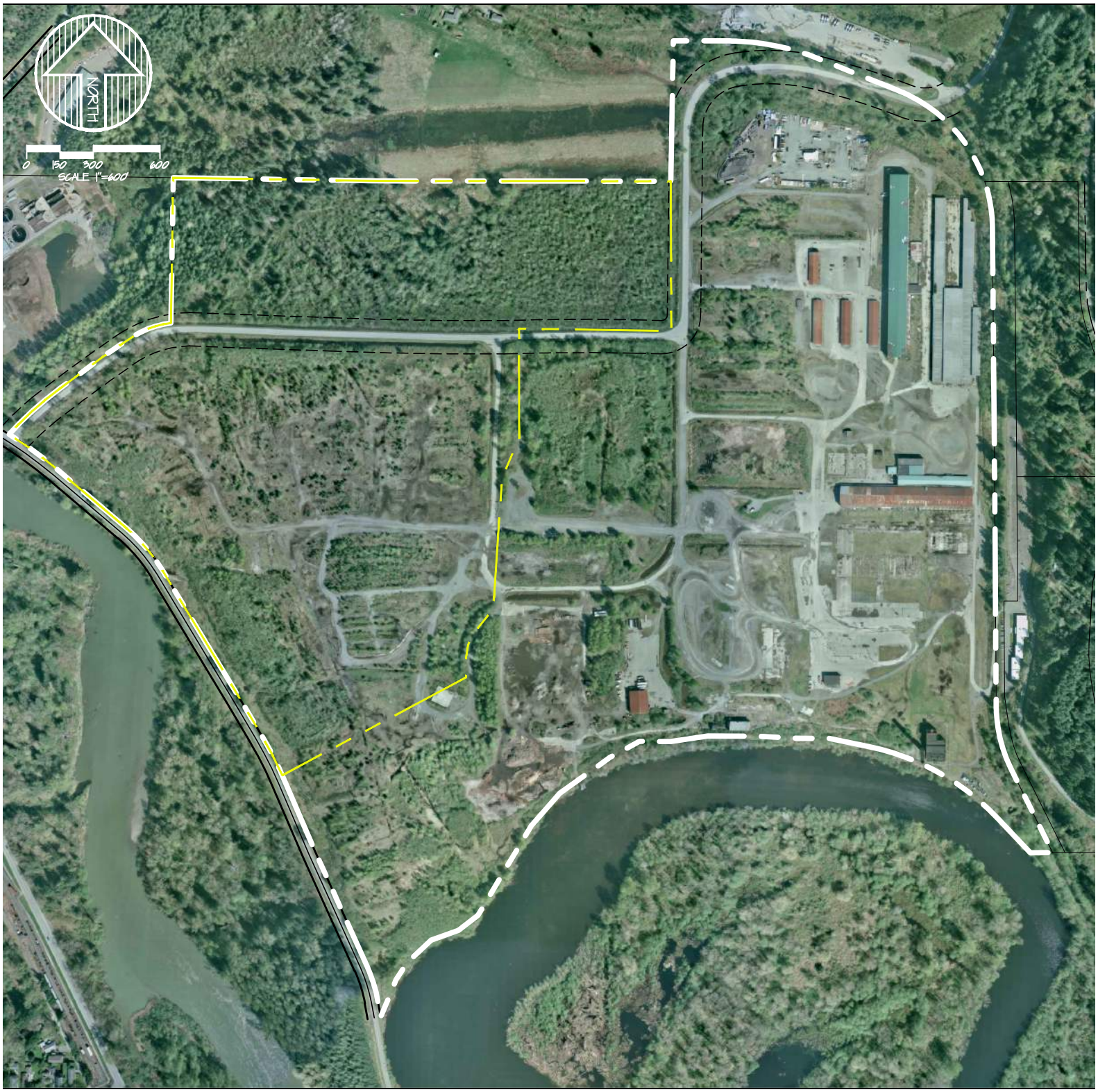
A summary of site areas, by use, and based on building footprint areas is shown on the following page. These areas include approximately 3.8 acres of existing impervious area and 11.9 acres of open space in Planning Area 2 which are outside of the City limit and outside of the current PCI Plan application.

Snoqualmie Mill PCI Area Summary by Use

	Planning Area 1 Mill Street (Ac.)	Planning Area 2 Warehouse District (Ac.)	Planning Area 3 Campus District (Ac.)	Total Area (Ac.)	*Total % Site Area*
Development Area	**37.7**	**25.4**	**44.8**	**107.9**	***41%***
Building Area	**10.8**	**9.2**	**18.9**	**39.0**	***15%***
Retail (Incl: Tasting rooms/restaurants) (sf)	*80,000*		*25,000*		
Light Industrial (sf)	*110,000*				
Residential (sf)	*160 DU*				
Warehouse/Manufacturing (sf)	*282,000*	*400,000*			
Office/Campus (sf)	*0*		*800,000*		
Other Impervious Area	**22.3**	**13.1**	**21.0**	**56.4**	***22%***
Roads (sf)	*130,000*		*48,000*		
Parking, Plaza's Sidewalks, etc. (sf)	*842,000*	*569,600*	*868,500*		
Active Landscape Open Space	**4.6**	**3.1**	**4.8**	**12.5**	***5%***
Including Active Manicured Lawns, Ornamental Planting and Parking Landscape Islands					
Open Space	**64.4**	**30.7**	**57.8**	**152.9**	***59%***
Natural Open Space	***57.0***	***29.7***	***54.4***	***141.1***	***54%***
- Critical Areas & Buffers both Natural and Mitigated					
Passive Open Space	***7.4***	***1.0***	***3.4***	***11.8***	***5%***
Including Open or Vegetated Open Space outside Critical Area Buffer including Trails & Stormwater Management					
Total Snoqualmie Mill PCI	***102.1***	***56.1***	***102.6***	***260.8***	***100%***

Notes:

1 ***Upper Story - Included in Program Area - Not included in Building Area***
2 PA 1 Ratio of parking to Bldg Area = approx. 1.78:1. PA 2 parking esstimated at 80% - no retail or residential
3 PA 1 Ratio of Active Landscape to parking area = 0.24:1 used to estimate PA 2 and 3 landscape
4 Total Developed area = Building + Other Impervious + Landscape
5 Planning Area 3 parking estimted by PA 1 ratio to bldg area - subtracting 75% Bldg Area for under bldg parking



GOLDSMITH
LAND DEVELOPMENT SERVICES

SNOQUALMIE MILL VENTURES, LLC
CITY OF SNOQUALMIE

AERIAL SITE PLAN
FOR
SNOQUALMIE MILL

17500
OCT. 2018
FIG. 1-2

L:\2017\17500\3 DEVELOPMENT\CAD\HOST DRAWINGS\MASTER DRAINAGE PLAN EXHIBITS\17500-FIG-1-2.DWG

Open Space Grading Concept

The grading concept in the central open space is proposed to provide compensating flood storage for proposed fill in Planning Areas 2 and 3. The ultimate plan for mass grading includes more than simply demonstrating that equivalent compensating storage has been provided in the floodplain. The open space grading is proposed in a manner to improve the path of floodwaters back to the river as the flood recedes.

Proposed grades for the future access to Planning Area 3 are such that low points are provided to allow flood waters to flow over the road whether a flood is rising or receding. Floodwater would enter the site from Borst Lake utilizing flood storage volumes on the site, then recede back over the road. However, in addition to receding back through Borst Lake, a drainage path / floodwater path is provided through the open space to the river discharge outfall to be constructed with Planning Area 1, as shown on PCIP Plan Sheets GR-1 and GR-2**.**

Normal flows from site runoff provide hydrology to the site wetlands and drain through Borst Lake, but once 10-year river stages, or above, are reached, the flood level exceeds elevation 418.0 and would inundate and utilize the open space flood storage and flow path for receding waters.

The project level grading proposed for Planning Area 1 will meet or exceed the requirements for compensating storage required by SMC 15.12 and SMC 19.12. Minor adjustments in the "Finished Grade" of future development permitting should not require new analysis provided that these approximate grades are achieved.

During future permitting of site grading and building, analysis of consistency with the provision of compensating storage will be provided. One concept would be the creation of a tracking matrix with the initial mass grade plan with Planning Area 1 which would be used throughout the project.

C. Stormwater Management Plan

The following description of the Snoqualmie Mill Stormwater Management Plan is an excerpt from Chapter 6 of the Master Drainage Plan (April 2020), Appendix A to the DEIS. The complete Chapter 6 is provided in Appendix D of this PCI Plan application book appended hereto.

The primary regulatory framework for stormwater management for Snoqualmie Mill (notwithstanding flood regulations) is the 2016 King County Stormwater Management Manual, City of Snoqualmie Addendum to the 2016 King County Surface Water Design Manual; and the 2012/2014 Stormwater Manual for Western Washington (Dept. of Ecology) specifically, Appendix I-E criteria for direct discharge exemption from flow control. These are referred to herein as *KCSWDM* and the *Ecology Manual*, respectively.

The site lies entirely within the Snoqualmie River Basin and currently drains to the Snoqualmie River from two (2) Threshold Discharge Areas. Drainage leaves the site at three (3) locations: directly to the river via overland flow, through Borst Lake (or the old Snoqualmie Mill Pond) via on-site ditches (Borst Lake drains over a manmade outlet weir and culvert under Mill Pond Road to the Snoqualmie River), and through the Northeast portion of the site that drains to the river via a large off-site wetland complex lying north of the property. The entire site (with the exception of some areas of the site above the Base Flood Elevation) as well as immediate downstream areas lie within the 100-year floodplain of the river.

The stormwater management strategy for development of Snoqualmie Mill is primarily flood control and compliance with Flood Hazard Regulations. But during normal rainfall, it is a combination of collection, treatment and direct discharge to the Snoqualmie River, and collection, treatment and discharge to on-site and off-site wetlands to maintain wetland hydrology. As discussed in the Regulatory Framework, the Snoqualmie River is designated as a *Direct Discharge Receiving Water Body* by the KCSWDM and the Ecology Manual, thus the site is exempt from flow control Core Requirement #3. Post developed drainage to on-site and off-site wetlands will be evaluated by the wetland biologist for consistency with current conditions. This applies to all wetlands and drainages between the site and the Snoqualmie River.

Therefore, the Stormwater Management Plan for Snoqualmie Mill can be described in four (4) primary components:

1) Direct Discharge to the Snoqualmie River,
2) Maintenance of Wetland Hydrology,
3) Runoff Treatment of Pollutant Generating Impervious and Pervious Surfaces (**PGIS and PGPS**),
4) Flood Control and Compliance with Flood Hazard Regulations.

<u>Planning Area 1 Detail</u>

Planning Area 1 will establish the initial grading of the site and is discussed in detail below under Flood Control and Compliance with Flood Hazard Regulations. Planning Area 1 grading and infrastructure development will include the initial relocation of Mill Pond Road for site entry, and the construction of a direct discharge outfall to the Snoqualmie River.

The outfall is proposed as a broad surface swale along portions of the realigned Mill Pond Road to provide surface flow to the OHWM of the river. Clean and/or treated runoff from the western portion of the site would be conveyed (through storm pipes) to the broad swale. The swale will be constructed

to provide positive drainage to the river by excavating a portion of the existing (to be abandoned) Mill Pond Road a portion of which may be part of a King County maintained Revetment. Design of the channel and the banks of the swale will include necessary stabilizing rock, Rip-Rap and vegetation to prevent destabilization of the existing Mill Pond Road embankment over time and may require stabilization review by King County.

Runoff from the eastern portion of the site would be conveyed to the river through on-site and off-site wetlands to maintain wetland hydrology as required by the Direct Discharge criteria. This is described in detail under **Maintenance of Existing Flows for Wetland Hydrology Mitigation**, in sub-section 2) in Appendix D. These wetlands are the existing conveyance paths for runoff from these site areas.

A preliminary engineering plan for grading and stormwater control for Planning Area 1 is depicted on PCIP Plan Sheet SD-1. Other depictions of the concept of fill for Planning Area 1 and compensating storage are shown on PCIP Plan Sheet GR-1. Figure 6-1 shows the concept for collection and conveyance of runoff, treatment areas and treatment types and discharge locations. It includes the location, based on preliminary design, of an outfall to the Snoqualmie River for direct discharge stormwater and for improved control of receding floodwater. A detailed Snoqualmie River Outfall Concept is shown on PCIP Plan Sheet LS-1.

Future design and permitting will provide actual analysis and appropriate sizing of storm conveyance facilities. However, preliminary estimates of the direct discharge flows are contained in DEIS Appendix A (MDP) the analysis Appendix B-5 to Chapter 8 for future assistance in sizing of basic treatment facilities for Planning Area 1 shown on PCIP Plan Sheet SD-1.

Site Grading and Compensating Storage

Proposed site grading at Snoqualmie Mill includes filling portions of the site within the floodplain, including raising some site areas and building pads above the BFE, and excavating compensating storage. To analyze compensating storage for the overall site, and to recognize the different levels of planning that has occurred for the site's 3 planning areas, different assumptions were required for Planning Areas 2 and 3 vs Planning Area 1, where more project specific detail is known.

From the monitoring and evaluations of groundwater provided in Chapter 4, it is assumed that for the vast majority of the site, the lowest elevation that can be considered as compensating storage during a flood is elevation 418.0. The exception to this is near the river, south and west of Planning Area 1. Proximate to the river, the seasonal high groundwater has been shown to be no higher than 412.0.

Flood storage is assumed as available storage volume, therefore, between the BFE elevation and elevation 418.0 for most of the site, and 412.0 near the river. Compensating storage is provided if analysis of equal available flood storage will exist when considering proposed grades with storage lost (due to fill) or storage gained (due to excavation) between elevation 418.0 (or 412.0 near the river) and the BFE.

Planning Area 1 Detailed Grading Concept

Planning Area 1 proposes to contain a mix of commercial/retail, light industrial, warehouse and second story residential development. Planning for this mixed commercial/retail is geared predominantly to wineries, wine making, tasting sales and hospitality. The area would be bisected by **"Mill Street"** with retail/restaurant associated with the street front, and production occurring behind the retail, in light industrial portions of the buildings.

For purposes of calculating flood storage across the site, digital terrain model (DTM) surfaces have been created for:

1) The current topography of the site,
2) The proposed grading plan for Planning Area 1,
3) The proposed grading plan including the Planning Area 2 and 3 grading concepts (described below),
4) The floodplain water surface utilizing the BFE elevations from FEMA cross sections proximate to the site.

A grading plan for Planning Area 1 is shown on PCIP Plan Sheet GR-2. Various Planning Area 1 cross-sections are shown on PCIP Plan Sheet SP-3 and are provided to facilitate grading analysis for compensating storage. The plan is assumed to be a rough grade plan representing maximum displacement from fill and is not a detailed plan of pavement grades, curbs and storm drainage low points.

The proposed grading would raise the main central portion of Mill Street above the Base Flood Elevation (BFE). It also proposes to raise grades for all finished floors (FF) of buildings to be at least 1.0' above the BFE. Currently, building finished floors are proposed to be elevation 426.0. Access areas to loading docks of buildings are proposed to be 4.0' lower than the FF at elevation 422.0. Grades of parking areas and drive aisles would range from 420.0 to 424.0.

Compensating storage for areas filled would be accomplished by excavating below current grade, primarily:

- Lowering grades of existing berms for the construction of the relocated Mill Pond Road,
- Significantly lowering grades of existing berms along the north margin of Planning Area 1 to restore the Wetland 12 buffer with uniform drainage and vegetation,
- The construction of stormwater wetlands for stormwater treatment.

Planning Areas 2 and 3 Grading Concept

Planning Area 2 is proposed to contain light industrial warehouse uses. The assumption is that the finished floor (FF) of the warehouses would be at or above the BFE. Finished floor has been assumed to be elevation 426.0. Docking and parking areas have been assumed to be 4.0' lower at elevation 422.0. However, Planning Area 2 does not have a preliminary site plan at this time. Therefore, an approximate development area, assuming homogeneous buildings equally spaced apart, with docking areas between, is shown on the Mass Grade Concept (PCIP Plan Sheet GR-1) in Appendix D to be filled to elevation 424.0. All other potential development of Planning Area 2 for access and parking, is

assumed to be filled to elevation 422.0. This approximates the amount of flood storage displacement that would occur with a future buildout of Planning Area 2 regardless of building layout or specific plan.

Planning Area 3 southern area is assumed to be developed as a corporate or institutional campus. Planning Area 3 has no preliminary site plan at this time. It is assumed that buildings would be raised above the BFE and provided with one level of ground level/below building parking. It is unknown at this time whether any restrictions will be placed on excavation in Planning Area 3 for environmental reasons, therefore, it has **not** been assumed that a parking level can be lowered to elevation 418.0 to maximize compensating storage. Therefore, most of this development area has been assumed to remain at its existing ground elevation of approximately 420.0. The northern area of Planning Area 3 is assumed to remain above the BFE. This provides a conservative estimate of potential flood storage displacement for Planning Area 3 to be compensated.

Compensating storage for Planning Areas 2 and 3 would be accomplished by excavating for future stormwater wetlands for runoff treatment similar to Planning Area 1, and the Open Space Grading Concept discussed below.

A Mass Grade Concept including Planning Areas 2 and 3, and Open Space is shown on PCIP Plan Sheets GR-1 and GR-2.

The floodplain water surface was overlaid with each of the three topographic surfaces to analyze the intervening volume to derive a volume of flood storage over the site for each topographic condition. The results of this analysis of floodplain storage are provided in the Table below. The existing Floodplain and Developed Floodplain for Planning Area 1 is shown on PCIP Plan Sheets GR-2. While the floodplain surface over the site for the existing and developed condition of the site, and the location and elevations of the FEMA cross-sections used for this analysis is shown on PCIP Plan Sheets GR-1.

Snoqualmie Mill

Floodplain Compensating Storage Analysis

Current Site Conditions	**Flood Storage Below Base Flood (BFE)**		**Increase or *(Decrease)***	
Current *(Existing)*	**931.3**	**Ac-Ft**		
Planning Area 1 Mass Grade	**1016.8**	**Ac-Ft**	**85.5**	**Ac-Ft**
Total Site Mass Grade[1]	**946.0**	**Ac-Ft**	**14.7**	**Ac-Ft**

1. ***The Floodplain storage shown on the Full Development Mass Grading Concept Plan and the Floodplain Inundation Exhibit assumes that Planning Area 3 be provided with below building parking in lieu of "fill" above the BFE.***

D. Utilities

Snoqualmie Mill is currently within the service area of the City of Snoqualmie for water and sanitary sewer. The City of Snoqualmie currently serves the Snoqualmie Mill Site with domestic water and sanitary sewer service, and will continue to serve the pre-existing, legal non-conforming uses. As stated in the Annexation Implementation Plan (AIP), future development or redevelopment of the site will be predicated upon adequate capacity to serve proposed uses at the time of formal Site Development application.

Below are evaluations of the City's capacity to serve Snoqualmie Mill with water and sewer based on the City's utility system plans in place at the time of the application and preparation of the DEIS. These include the **Water System Plan** (Gray & Osborn 2013), and the **General Sewer/Wastewater Facility Plan** (Gray & Osborn 2012). These are followed by discussions and understandings of the current efforts to update these system plans which are on-going. These discussions are based on the City's review comments of the Snoqualmie Mill DEIS and clarifications made thereafter.

1. Water System

The City completed an update to its Water System Plan (WSP) in 2013. The WSP evaluates the current City domestic water system capacity and the capacity to serve the projected growth for 20 years (i.e., approximate Year 2032) for the City and its service area, which includes the Mill Planning Area.

Summary of System and WSP (2013):

Per the 2013 WSP, the projected system demand based on anticipated growth is as follows:

	2010 Baseline	2032 Projected	Buildout
Average Daily Demand (ADD)	1,173,817 gpd	1,908,729 gpd	2,350,371 gpd
Number of ERUs	4,722 ERU	7,589 ERU	9,550 ERU

The WSP cites both a 2032 projection and a buildout projection. The 2032 projection specifically excludes projected demand from both the Mill Planning Area and the Snoqualmie Hills West area. The additional growth assumed to reach the buildout scenario anticipates approximately 945 residential dwelling units and 190 acres of commercial development resulting in approximately 1,300 new employees, beyond what is included in the 2032 plan projections.

The evaluation of available system capacity in the WSP is summarized as follows:

	Available	2018 Demand	2032 Demand
Storage Capacity	4,413,750 MG	1,709,364 MG	2,278,664 MG
Treatment Capacity	2,993 gpm	3,048 gpm	3,218 gpm
Annual Water Right	2,172 ac-ft/yr	1,998 ac-ft/yr	2,110 ac-ft/yr
Instantaneous Water Right	3,148 gpm	3,048 gpm	3,218 gpm

As shown, there is more than ample storage capacity for the City's projected demand as well as the projected buildout scenario. Although the WSP separates the Canyon Springs area from the Snoqualmie

Ridge area and concludes that there is inadequate storage capacity within Canyon Springs, the WSP cites in the system description:

> *"The two areas are connected by an intertie . . . The two areas used to operate fairly independently of each other, but with continued growth and demand requirement in both areas, the system is operated more holistically." (Ref. 2013 WSP pg. 1-4)*

As shown above, there is insufficient instantaneous water rights and treatment capacity for the projected 2032 growth.

According to the WSP, the City is taking measures to develop well claim sources and redevelop decommissioned wells, which would prolong the need for additional water rights or source capacity to beyond the 20-year plan. This would indicate that with these measures taken, the water system is adequate to serve the projected demands in the WSP.

<u>2015 Water System Capacity Analysis Update for the Mill Planning Area</u>

The 2013 Water System Plan evaluated the water system demands at a 2010 base year with "projected" growth together with committed service by contract or agreement to Snoqualmie Ridge and Snoqualmie Ridge II, and a reserve for service to the Lake Alice Community Association, pending a need through monitoring. Between 2010 and 2015, the City has experienced actual growth and has entered into additional commitments for service to Kimball Creek Development, the Salish Lodge Expansion, and the Mt. Si High School Renovation project.

Gray & Osborne, Inc., Consulting Engineers to the City of Snoqualmie, prepared a Technical Memorandum dated June 2, 2016 (Revision 1 dated June 27, 2016) that provides an updated capacity analysis of the City's water system in order to determine how much excess capacity currently exists beyond current uses and current commitments. The conclusion states:

> *The City has adequate annual water rights to provide all allocated water. However, the City currently lacks developed instantaneous water rights and source capacity to serve all customers to whom water has already been allocated. If the two groundwater claims are considered, the City has adequate instantaneous water rights to serve the allocated water and approximately 290 additional ERUs.*
>
> *The City's capacity to serve additional connections could be increased by the following measures:*
>
> - *If the City uses the two groundwater right claims and fully develops sources for those rights, the City could serve 290 ERUs in addition to existing demands and the demands already allocated for current development.*
> - *If the City were to curtail the augmentation of potable water to Eagle Lake and the reclaimed Class A irrigation systems, the City could regain up to approximately 315 ERUs of maximum day demand (corresponding to instantaneous withdrawal, Qi).*
> - *The construction of a backwash decant and recycle facility at the North Wellfield will allow the City to more efficiently use the existing water rights by decreasing the amount of wasted backwash water. If the backwash recycle system is able to recycle at least 50 percent of the backwash, the City could regain up to*

approximately 285 ERUs of maximum day demand (corresponding to instantaneous withdrawal, Qi).

According to the Technical Memorandum, the City has over-committed, or has over-allocated water service to planned development projects by approximately 152 ERUs over developed source capacity and, therefore, must implement one or more of the recommended measures to increase available capacity. The least of these being developing source capacity up to the maximum groundwater right claims providing approximately 290 ERUs of excess capacity in the system.

Anticipated results from implementing the recommended measures:

Groundwater Right Claims	+290 ERUs
Eagle Lake (Reclaimed Class A Irrigation)	+315 ERUs
Recycle Backwash Water	+285 ERUs
Total Anticipated Increase in Capacity	**+890 ERUs**

Implementation of the recommended measures, therefore, could potentially yield approximately 890 ERUs of excess capacity within the system for development within the Mill Planning Area or other growth areas within the City before additional water rights would become necessary for additional service.

City of Snoqualmie Capital Facilities Plan

Although the 2013 water system plan was the City's most recent plan at the time of the 2017 Snoqualmie Mill PCIP Application, the City's 2017 – 2022 Capital Facilities Plan indicates that the completion of the Water Reclamation and Wastewater Treatment Facility Improvement project is scheduled to occur between 2017 and 2018. By 2017, the City had issued public works contracts for Phase 2 of the project and appears to be on schedule.

Currently, the backwash water facility has been completed, and all new water rights claims have been granted to the City ***(Ecology Report of Examination for Water Right Change CG1-20316C, CG1-00059S and CG100060S issued December 2018).*** In addition, the City has completed a 2021 Draft Water System Plan which addresses the Snoqualmie Mill site as well as the entire 2011 annexation area within the service area and system planning. See further discussion of the 2021 Draft Water System plan below under the heading 2021 Draft Water System Plan Update.

Anticipated Demand for Snoqualmie Mill

The following discussion provides two estimates of water demand based on varying methodologies and assumptions about land uses and employment. The first estimate is derived from the methodology used in the adopted Comprehensive Plan (2014) and the 2013 WSP. It was prepared prior to submittal of the Snoqualmie Mill PCIP Application, and without specific knowledge of the proposed mix and amount of various land uses. It assumes generalized and hypothetical commercial/industrial land uses and estimates employment based on an average of employees per acre to calculate ERUs and demand.

The second methodology is more project-specific and is based on information in the PCIP Application. It is based on the types and amounts of commercial and industrial land uses anticipated to locate in the project and estimates of the number of employees per 1,000 square feet of developed area for each use to estimate water demand. The estimate also addresses the specific demands of winery production, which is anticipated to be a primary use in Planning Area 1.

An early evaluation was made in the Annexation Implementation Plan (AIP) for the Snoqualmie Mill property relating the size and uses anticipated for the property in relation to the estimated demand for similar uses within Snoqualmie Ridge contained in the WSP. The AIP estimated the ADD for non-residential development at Snoqualmie Ridge to be approximately 5.5 ERU/Ac. The total ERU estimated for Snoqualmie Mill using that assumption and the total developed area would yield approximately 594 ERU.

The following table shows an estimate of total demand similar to what was included in the initial Snoqualmie Mill PCIP Application (March 2017) utilizing the Comprehensive Plan generalized calculations of employees per acre. This resulted in a total demand estimate of approximately, 698 ERU and a Planning Area 1 demand of approx. 267 ERU. The MDP (Appendix A to the DEIS) has updated the evaluation of water demand using the current land use program assumptions, includes winery production estimates, and provides an analysis of Planning Area 1 detail. This has resulted in a project demand of approx. 799 ERU and a Planning Area 1 demand of approximately 239 ERU.

Snoqualmie Mill Water Usage Estimate

Residential						***Total ERU***
		Bldg Area (sf)		Num of Units	Est. ERU's	ADD (gpd)	
P.A 1		N/A		160	112	22,400	***112***
Light Industrial / Retail							
	Gross Area (Ac)	Bldg Area (sf) L.I.	Retail	Estimated Employees		ADD (gpd)	
P.A 1	26	120,000	70,000	237		20,100	***101***
P.A 2 - 3	5	0	25,000	42		3,750	***19***
Industrial Warehouse							
	Gross Area (Ac)	Bldg Area (sf)		Estimated Employees		ADD (gpd)	
P.A 1	12	280,000		280		10,860	***54***
P.A 2 - 3	25	400,000		400		17,000	***85***
Business Park Campus							
	Gross Area (Ac)	Bldg Area (sf)		Estimated Employees		ADD (gpd)	
P.A 2 - 3	40	800,000		1,600		65,440	***327***
P.A 1 Total	38	470,000		517		53,360	***267***
P.A 2 - 3 Total	70	1,225,000		2,042		86,190	***431***
Total	***108***	***1,695,000***		***2,559***		***139,550***	***698***

Assumptions:

Residential		
ERU's per Apt. Unit	0.7	
ADD (gpd per ERU)	200	2013 Snoqualmie Chapt. 2 (Gray & Osborn, Inc. Update Memorandum; June 27, 2016)
Water Use per Employee (gpd)	30	2013 Snoqualmie WSP
Light Industrial / Retail		
Light Industrial / Retail (gpd/Ac)	500	2013 Snoqualmie WSP for Commercial 1,000 gpd per acre) - applied to 50% Dev't Area
Light Industrial / Employee (sf)	1000	Per Snoqualmie 2032 - Snoqualmie Comprehensive Plan Element 7 Land use.
Retail / Restaurant / Employee (sf)	600	Per Snoqualmie 2032 - Snoqualmie Comprehensive Plan Element 7 Land use.
Business Park Campus		
Business Park Campus	436	2013 Snoqualmie WSP for Business Park
Business Park Campus / Employee (sf)	500	Per Snoqualmie 2032 - Snoqualmie Comprehensive Plan Element 7 Land use.
Industrial Warehouse		
Industrial (gpd/Ac)	200	2013 Snoqualmie WSP for Commercial (1,000 gpd per acre) - applied to 20% Dev't Area
Industrial / Employee	1000	Per Snoqualmie 2032 - Snoqualmie Comprehensive Plan Element 7 Land use.

Planning Area I Detail

Through the process of preparing the Snoqualmie Mill DEIS and specifically Appendix A (MDP), a greater level of detail is known about the development that is planned to occur within Planning Area 1. The development concept as a wine village requires that estimates of water demand include an estimate of wine production and unique water demand for that production. Also, the project program for the EIS includes specific estimates of employment that should be used to estimate demand as opposed to the Comprehensive Plan methods discussed above.

Winery Water Demand Estimate:

The Department of Ecology as part of their *draft* **Winery General Permit** has performed a great deal of research in recent years regarding water demand and the volumes and concentrations of wastewater from the production of wine in the State of Washington. Summaries of this research can be found in the **FACT SHEET for the Formal Winery General Permit** *(Formal Draft released on November 1, 2017)*.

The anticipated water demand from an estimated number and size range of wineries expected as part of the Snoqualmie Mill Planning Area 1 is shown below.

Snoqualmie Mill
Estimated Winemaking Water Demand
Range of Wineries anticipated at Snoqualmie Mill
(This is an estimated number and size for purposes of anticipated water demand. It is an estimate for EIS purposes only)

	No. of Wineries	Cases of Wine per Year	Volume of Wine[1] (gal)	Water Demand[2]	Daily Demand Sept. - Nov. (gpd)	ADD (gpd)
2,000 Cases per Year	4	8,000	19,040	114,240	1,269	313
3,500 Cases per Year	5	17,500	41,650	249,900	2,777	685
6,000 Cases per Year	2	12,000	28,560	171,360	1,904	469
10,000 Cases per Year	1	10,000	23,800	142,800	1,587	391
Totals	**12**	**47,500**	**113,050**	**678,300**	**7,537**	**1,858**

Notes:
1 2.38 gal of wine per case of wine
2 6 gal water demand per gal of wine - Per Ecology research under Winery General Permit
3 4 gal wastewater per gal of wine - Per Ecology research under Winery General Permit
4 Water Demand and Wastewater Flow (Sept. - Nov.) = total volume / 90 days
5 ADD Water Demand = total volume / 365 days

From this information and based on the project program specific estimates of employment, the Snoqualmie Mill Water Usage Estimate table is revised as shown below to represent a more realistic water demand for the project accounting for these employment levels and Winery production within Planning Area 1. See revised table below.

Snoqualmie Mill Water Usage Estimate

(Employee estimates per Snoqualmie Mill Land Use Program and Winery Demand Estimate)

Residential		Bldg Area (sf)		Num of Units	Est. ERU's		ADD (gpd)	***Total ERU***
P.A 1		N/A		160	112		22,400	***112***
Light Industrial / Retail								
	Gross Area (Ac)	Bldg Area (sf) L.I.	Retail	Estimated **Retail** Employees	L.I Winery ADD (gpd)	Gross Area / Retail ADD (gpd)	Total ADD (gpd)	
P.A 1	26	120,000	70,000	140	1,858	17,200	19,058	***95***
P.A. 2 - 3	5	0	25,000	40		3,700	3,700	***19***
Industrial Warehouse								
	Gross Area (Ac)	Bldg Area (sf)		Estimated Employees			Total ADD (gpd)	
P.A 1	12	280,000		130			6,360	***32***
P.A 2 - 3	25	400,000		190			10,700	***54***
Business Park Campus								
	Gross Area (Ac)	Bldg Area (sf)		Estimated Employees			Total ADD (gpd)	
P.A 2 - 3	40	800,000		2,670			97,540	***488***
P.A 1 Total	38	470,000		270			45,960	***239***
P.A 2 - 3 Total	70	1,225,000		2,900			111,940	***560***
Total	***108***	***1,695,000***		***3,170***			***157,900***	***799***

Assumptions:

Residential		
ERU's per Apt. Unit	0.7	
ADD (gpd per ERU)	200	2013 Snoqualmie Chapt. 2 (Gray & Osborn, Inc. Update Memorandum; June 27, 2016)
Commercial		
Water Use per Employee (gpd)	30	2013 Snoqualmie WSP
Light Industrial / Retail		
Retail / Restaurant (gpd/Ac)	500	2013 Snoqualmie WSP for Commercial 1,000 gpd per acre) - applied to 50% Dev't Area
Light Industrial Winery Water Use	678,300	Gal of water (based on 6 gal of water/gal of wine and 2.38 gal of wine/case of wine produced - September through November ***See Estimated Winemaking Water Demand Table***
Retail / Restaurant / Employee (sf)		Per Snoqualmie Mill Land Use Program and EIS
Business Park Campus		
Business Park Campus	436	2013 Snoqualmie WSP for Business Park
Business Park Campus / Employee (sf)		Per Snoqualmie Mill Land Use Program and EIS
Industrial Warehouse		
Industrial (gpd/Ac)	200	2013 Snoqualmie WSP for Commercial (1,000 gpd per acre) - applied to 20% Dev't Area
Industrial / Employee		Per Snoqualmie Mill Land Use Program and EIS

As shown by the table above, the total estimated water demand for full build out of Snoqualmie Mill is 799 ERU as opposed to the 699 ERU estimated in the initial PCI application (utilizing Comprehensive Plan methods for estimating demand). However, this increase is not due to the anticipated demand associated with wineries and wine production. Rather, it is due primarily to the methodology for estimating employment (i.e., employees per square foot of building area per land use category.

The current estimated demand from Planning Area 1, including estimated wine production demand, is believed to be closer to the prior estimate; as shown on the above table, demand is estimated to be 239 ERU as opposed to the original PCI estimates of 268 ERU. This estimate is on an annual basis. Wine production involves a significant increase in short term demand during the processing months, approximately September through November.

2021 Draft Water System Plan Update

At the time of this Application Update, the City has completed a Draft 2021 Water System Plan (WSP) for Agency review. This WSP fully includes the Snoqualmie Mill site as well as the entire 2012 annexation area in the Sewer Service Area and evaluations of projected growth.

The 2021 Draft WSP base year (2017) includes system improvements that have been completed since the 2013 system plan, such as:

- Completed capital facilities as discussed in the above evaluation of the 2013 Plan,
- Expanded Source and Supply from the recently granted water rights claims ***(Ecology Report of Examination for Water Right Change CG1-20316C, CG1-00059S and CG100060S issued December 2018).***

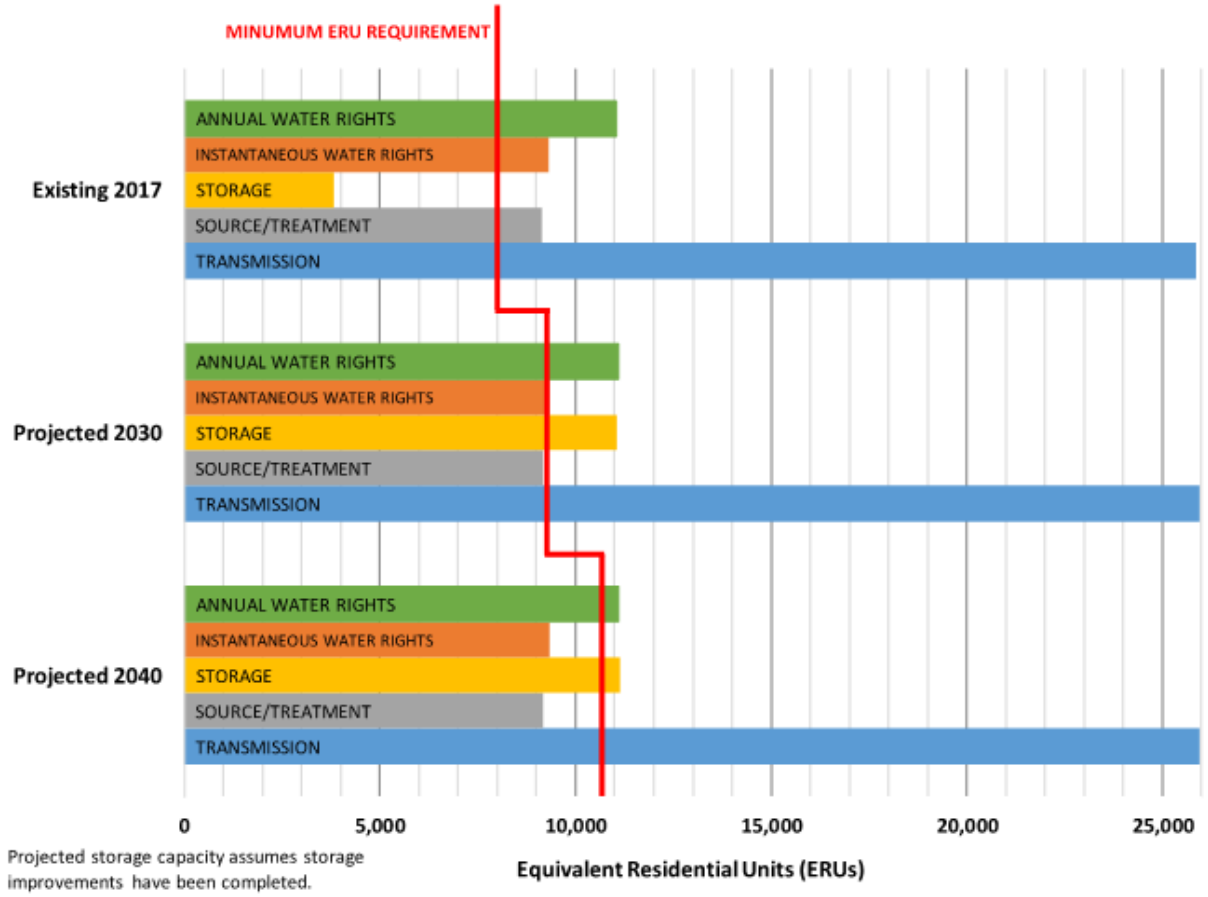
The Draft WSP evaluates existing and project system capacity for the base year (2017) and projected 2030 and projected 2040. The projected capacity includes improvements discussed above and additionally includes Capital Facility improvements in the plan for the 10-year planning period. These include **CIP F12 – 1.6 MG reservoir** in the 599 zone.

The capacity is represented in the WSP as follows:

	2017	2030	2040
Maximum System Capacity			
Maximum System Capacity (ERUs)	**3,819**	**9,164**	**9,164**
Limiting Facility	**Storage**	**Source and Treatment**	**Source and Treatment**
Unused Available System Capacity			
Maximum System Capacity (ERUs)	3,819	9,164	9,164
Projected ERUs	8,027	9,279	10,673
Unused Available System Capacity (ERUs)	**-4,208**	**-115**	**-1,508**

1 = Includes distribution system leakage.
2 = Projected storage capacity assumes storage improvements have been completed.

Chart 7-2
System Capacity Analysis



Projected storage capacity assumes storage improvements have been completed.

The 2021 Draft system plan addresses the system capacity as it relates to projected growth identified in the Comprehensive Plan. It acknowledges that Snoqualmie Mill is zoned Planned Commercial/Industrial (PCI) District and development of the PCI district is a part of the projected growth of the City.

Based on the direction of the City's water system plan update, as communicated by the City to the PCI Plan engineering consultant (RH2 Engineering, August 22, 2019 letter to City of Snoqualmie Wastewater Superintendent; and meeting with City staff and engineering consultants on October 10, 2019), the initial PCI Plan water system proposal is described as follows.

- To serve Snoqualmie Mill Planning Area 1, primary water supply to the site will be provided directly from the City's 599 Zone. This would be accomplished by installing a water main extended south along SE Mill Pond Road, along existing haul roads or along other alignments in order to connect to the City's existing 599 Zone water main near the intersection of Meadowbrook Way SE and SE Reining Road.

  New 599 Zone water main may be extended north along Railroad Avenue from Snoqualmie Parkway, crossing the Snoqualmie River (either on the State Route (SR) 202 bridge or under the river) to the Tokul Roundabout, then heading southeast on SE Mill Pond Road to the site.

- A proposed pressure reducing valve from the 705 Zone water main in SE Mill Pond Road near the Water Reclamation Facility may be installed to provide redundancy and backup water supply for Planning Area 1.

- To serve Snoqualmie Mill Planning Areas 2 and 3, a new 599 Zone water main may be extended north along Railroad Avenue from Snoqualmie Parkway, crossing the Snoqualmie River (either on the State Route (SR) 202 bridge or under the river) to the Tokul Roundabout, then heading southeast on SE Mill Pond Road to the site, or bored directly from Mill Pond Road to Snoqualmie Parkway.

- All proposed water mains will be sized by hydraulic analyses, and the conceptual water plan will be confirmed in the City's water model once more detailed information on the proposed development plan becomes available, but general sizes are shown in the 2021 Draft WSP.

- The development of Planning Area 2 and 3 may necessitate additional storage to support normal operational demands. As such, a new water storage facility may be required on or adjacent to the site to serve this extension of the 599 Zone under the Snoqualmie Mill Planning Areas 2 and 3 scenario. Although there is excess storage in the Snoqualmie Ridge area that may be transferred to the site under an emergency condition, there are storage limitations in the 599 Zone which affect the ability of the zone to fully support the Mill site under normal conditions. The water storage needs will be reviewed during the 2021 WSP Update and as more detailed information on the proposed development plan becomes available.

- The water plan for Snoqualmie Mill will conform to the system plan in effect or direction provided by the City at the time of project approval.

2. Sanitary Sewer System

The March 2017 Snoqualmie Mill PCIP Application provided a summary of the City's General Sewer/Wastewater Facilities Plan (WWP) from 2012 and concluded that there is likely residual capacity within the wastewater treatment plant beyond the anticipated 2032 "Buildout" of perhaps as much as 1500 ERU of development. Excerpts from that summary are included in the discussion below.

With this PCI Application Update, it is anticipated that the City will review the current actual growth and facility loading consistent with the 2021 Draft General Sewer Plan as it relates to the Snoqualmie Mill PCI plan buildout, and Snoqualmie Mill Phase I.

Summary of System (As described in the City's 2012 GSP)

At the time of application in 2017 the current General Sewer/Wastewater Facilities Plan (WWP) was the 2012 WWP by Gray and Osborn. The WWP evaluated the City sewer system and Wastewater Treatment Plant (WWTP) capacity and the capacity to serve the projected growth in the City for 20 years (i.e., approximate Year 2032) for the City and its service area. This included current service for the existing pump station within the Mill Planning Area and the current use (DirtFish), however, did not include Snoqualmie Mill, or growth within the Mill Planning Area in projected wastewater flows in the 2012 WWP.

The capacity of the WWTP is limited by the approved design criteria contained in the 2011 modification to the NPDES Permit for the City of Snoqualmie's Wastewater Treatment and Water Reclamation Facility (PERMIT # WA-002240-3).

The analysis of projected loading from anticipated growth is as follows:

	Permitted	2032 Projected	Residual Capacity
Max. Month Loading	2.15 MGD	1.95 MGD	.20 MGD
Number of ERUs*	8,052 ERU	7,286 ERU	766 ERU

** Projected ERUs based only on flow with constant Infiltration and Inflow (I&I) measured at the time of the WWP. I&I is variable and significantly different for new systems vs the historic city system. Significant actions are being taken by the City to reduce I&I over time.*

Like the Water System Plan (WSP), the WWP assumes a level of continued development beyond the 20-year projection (2032) that was considered in the design and the rating of the WWTP.

Also, like the WSP, the WWP assumes a significant rate of growth between the 2010 baseline and year 2018 coincident with anticipated completion of Snoqualmie Ridge and Snoqualmie Ridge II, after which the growth factors are significantly reduced.

A number of assumptions are included in the analysis and projections of the 2012 WWP which are of importance in anticipating the City's ability to serve the Mill Planning Area:

- When evaluating the residual capacity of the WWTP by the above projections it would indicate that there is approximately 0.20 MGD of maximum month residual capacity (2.15 MGD – 1.95 MGD).

- Based solely on the ERU analysis in the WWP this would equate to approximately 766 ERU of residual capacity assuming all projected growth at year 2032. However, as noted, the ERU analysis in the WWP does not consider efforts to make significant reductions in system I&I.

- It appears that the ultimate capacity of the WWTP will be the max. month flow limitation and be dependent on continued efforts of I&I reduction.

2021 Draft General Sewer Plan

At the time of this UPDATED Snoqualmie Mill PCIP Application, the City has completed a Draft 2021 General Sewer Plan (GSP) for Agency review. This GSP fully includes the Snoqualmie Mill site as well as the entire 2012 annexation area in the Sewer Service Area and evaluations of projected growth.

Since the 2012 GSP, there was a 2015 Engineering Report prepared for the Water Reclamation Facility (WRF), i.e., WWTP, that recommended capital projects to improve certain system deficiencies. As of the 2021 Draft GSP 10 of those projects have been completed. The current evaluation of the capacity of the WRF treatment facility from Chapter 7 of the 2021 GSP (Table 7-7) is as follows:

Existing WRF Flow and Loading Capacity Evaluation

Parameter	Existing WRF Design Criteria	Projected Flow and Loading 2030 (10 yrs)[2]	Projected Flow and Loading 2040 (20 yrs)[2]	Units
WRF Influent Flow and Loading				
Average Annual Flow (AAF)	1.64	1.42	1.60	MGD
Maximum Month Average Flow (MMF)	2.15[1]	**2.27**	**2.56**	MGD
Maximum Day Flow (MDF)	-	5.48	6.17	MGD
Peak Hour Flow (PHF)	7.30	5.89	6.63	MGD
Average Annual BOD_5	3,750	3,399	3,678	ppd
Maximum Month Average BOD_5	5,220[1]	**5,655**	**6,118**	ppd
Average Annual TSS	3,750	2,693	2,972	ppd
Maxumum Month Average TSS	5,220[1]	4,041	4,458	ppd
1 = City NPDES permit flow and loading design criteria value.				
2 = Bold values represent projected flow or loading is greater than the design criteria.				

From the 2021 Draft GSP:

"The NPDES permit stipulates that the City shall submit a plan and schedule for maintaining adequate WRF capacity when the flow or loading is projected to meet or exceed the rated capacity within the 5-year planning period. Based on the projections estimated in Chapter 4, both maximum month average flow and maximum month average 5-day BOD (BOD5) are projected to be greater than the existing WRF design criteria within the 5 year planning period. Further evaluation of existing liquid stream and solids handling individual process capacities are presented in the following sections and specific deficiencies are identified for development of recommended improvements in this GSP…"

In the 2021 Draft GSP, deficiencies were evaluated and placed into categories of "Major Improvements" and "Minor Improvements." These improvements are then included in the GSP Chapter 11 Capital

improvements as the number one priority for **"Existing System Deficiency Improvements**." The three primary Major Improvements were identified and included in the Chapter 11 CIP as:

- Oxidation Ditch Improvements
- Third Secondary Clarifier
- Reclaimed Water Filter Replacement.

Chapter 11 Capital Improvement Plan of the 2021 Draft GSP also identifies future system improvements and anticipate "Developer Funded" improvements such as **CIP DF5 Mill Site Pump Station Construction** described in the plan as *"At least one pump station facility will be required to serve new development at the Mill Site."*

Snoqualmie Mill Sewer System

The proposed sewer system for Snoqualmie Mill will be a combination of gravity collection systems and lift stations to convey sewage to the City's WWTP.

As mentioned previously, it is estimated that the City's wastewater treatment facility may not have sufficient BOD_5 treatment capacity to serve the full buildout of Snoqualmie Mill Planning Area 1 or Planning Areas 2 and 3 under the Proposed Action based on the 2020 GSP update. Additional improvements to increase the wastewater treatment facility's rated BOD_5 loading capacity are necessary to support full development of Snoqualmie Mill Planning Area 1 under the Proposed Action. These planned improvements are described below.

Planning Area 1

The sewer system for Planning Area 1 is planned to collect wastewater from Planning Area 1 and extend to the east boundary of PA 1 for future flows from Planning Area 2. See Conceptual Water and Sewer Plan (PCIP Plan Sheet WS-1). The gravity sewer for Planning Area 1 would be designed to accommodate flows from Planning Area 1 and future flows from Planning Area 2. See Planning Area 1 Conceptual Sewer Plan (PCI Plan Sheet WS-2).

Lift Station #1 would be located in the northwestern corner of the site per the recommendations of the *Draft Soils, Geology, Groundwater and Geologic Hazards Report for the Draft Environmental Impact Statement, Earth and Groundwater* (AESI June 2018). It would be designed to serve Planning Area 1 with ability to increase capacity in the future for Planning Area 2. Lift Station #1 would pump to the north under Mill Pond Road and discharge into a gravity manhole which flows directly into the City's wastewater treatment plant (WWTP).

Following PCI Plan approval and as part of the first development application, all proposed and existing affected sewer mains will be sized, and their hydraulic capacities will be determined. These will be determined consistent with flows and peaking factors promulgated in the 2020 GSP update and included in the engineering review for the first Snoqualmie Mill development project.

Planning Area 2 and 3

Planning Area 2 sewer would collect wastewater and flow to Lift Station #2 which would be located on the far eastern boundary of Planning Area 2 per soil conditions described by the *Draft Soils, Geology, Groundwater and Geologic Hazards Report for the Draft Environmental Impact Statement, Earth and*

Groundwater (AESI June 2018). Lift Station #2 would pump to the Planning Area 1 gravity sewer stubbed at the Planning Area 1 east boundary which would flow to Lift Station #1. Development of Planning Area 2 would require upgrading the pumping capacity of Lift Station #1.

Planning Area 3 sewer would collect wastewater and flow to Lift Station #3 which would be located on the far eastern boundary of Planning Area 3 per soil conditions described by the Geotechnical Engineer (AESI 2018). Lift Station #3 would be pumped independently to the City's WWTP by force main to the west under the Planning Area 3 future access road and to the north under Mill Pond Road. The Planning Area 3 force main would then discharge into a manhole draining directly to the WWTP.

The plan to serve Snoqualmie Mill Planning Areas 2 and 3 will be reevaluated when the proposed development for both these areas are more certain but prior to design of the utilities for both these areas. At that time, it should be evaluated if one lift station could be used to serve both Snoqualmie Mill Planning Areas 2 and 3 or if both these lift stations could pump to the lift station that will serve Snoqualmie Mill Planning Area 1. The City's objective is to minimize additional maintenance from new developments where feasible, which includes limiting the number of lift stations owned and operated by the City.

<u>Preplanning and Engineering for Utilities</u>

There are three aspects of the utility design and extensions which need careful preplanning and engineering for the development of Snoqualmie Mill beyond typical design standards set forth by the City and the Department of Ecology;

1. Stability and minimizing settlement of utilities in unconsolidated soil conditions,
2. Utility design within the floodplain,
3. Pre-planning and design for future development phases to minimize disruption of existing or new facilities, roadways or cause of re-work.

The development of Planning Area 1 and construction of the Mill Pond Road realignment would need to pre-plan and pre-design for the future extension of the Lift Station #3 force main from Planning Area 3. The construction of the Mill Pond Road realignment and entry into Planning Area 1 would need to either construct a portion of the Lift Station #3 force main or provide an easement and future installation alignment that would not require disruption of a newly constructed Mill Pond Road. The receiving manhole for the force mains from Lift Station #1 and Lift Station #3 would need to be designed and constructed in a manner that would accommodate the current connection from Planning Area 1 but would not require disruption of Mill Pond Road for the future connection from Planning Area 3.

Lying within the 100-year floodplain of the Snoqualmie River, it is essential, and required by SMC 15.12.150 and 19.12.150 (Flood Hazard Regulations and Critical Areas Regulations), that utilities be protected from floodwaters or potential contamination of floodwaters. This will require that materials and pipe connection methods minimize potential for leak or infiltration and inflow of groundwater, specifically for sanitary sewer extensions. The two primary protections proposed for Snoqualmie Mill are:

- Materials and pipe connections to be specified and reviewed by the City with development plans, and,
- Manholes and lift stations be designed such that the top elevation (access elevation) be designed above the 100-year base flood elevation.

As the site is underlain with unconsolidated fill soils susceptible to settlement, it is essential that the proposed Lift stations be placed in locations recommended by the Geotechnical Engineer. Thus, the locations for Lift station #1 in the northwest corner of the site and Lift Station #2 and #3 in the far eastern portion of the site provide the ability to design stable foundations for these critical facilities. The utility extensions would be placed within over-excavated utility trenches backfilled with a combination of geotextile fabric and/or rip-rap or compacted import soil to provide a firm unyielding trench bed. However, the design of gravity flow utilities would be provided with a conservative (additional) minimum slope to accommodate modest settlement overtime while maintaining a positive grade and gravity flow.

Planning Area 1 Winery Wastewater and Pretreatment

Part of the project program for Snoqualmie Mill is the Wine Village concept for Planning Area 1. Winery production generates wastewater with uniquely high concentrations of Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS). The Department of Ecology as part of their *draft* **Winery General Permit** has performed a great deal of research in recent years regarding water demand and the volumes and concentrations of wastewater from the production of wine in the State of Washington and following implementation by Ecology, individual wineries within Snoqualmie Mill which plan to produce 7,500 cases or more of wine per year will be required to apply and obtain a Winery General Permit.

One of the conditions of the Winery General Permit is for winery producing activity draining to a public wastewater treatment plant (WWTP). In such cases where the WWTP is a "Listed Facility" by Ecology for receiving winery wastewater, no other measures are necessary by the winery. However, if the WWTP is not a Listed Facility, such as the City of Snoqualmie WWTP, the requirement under the permit is to follow restrictions or pretreatment measures required by the WWTP.

City of Snoqualmie Code **SMC 13.04.460** requires notifying the City where discharges to the public sewer will likely contain a 5-day BOD of greater than 300 parts per million (ppm) or more than 350 parts per gallon by weight of suspended solids, or other toxins prohibited by law. Where necessary as determined by the Director (of Public Works), discharges may be required to provide pretreatment to:

- **Reduce BOD to 300 ppm,**
- **Reduce Suspended Solids (TSS) to 350 parts per million by weight.**

Typical winery wastewater (according to ecology) can consist of BOD_5 of 3,000ppm or more and TSS of 800ppm or more. The total estimated wastewater flow is shown below. If required by the City, wineries within Snoqualmie Mill could provide individual pretreatment facilities within each winery production space, or pretreatment could be provided in one consolidated facility for all winery production for Snoqualmie Mill. Package pretreatment facilities for small wineries are available from various manufacturers and operators. However, it is assumed that one consolidated facility would be more cost effective and provide better monitoring of total daily flow and concentration consistent with a Group 2 facility (See **FACT SHEET for the Formal Winery General Permit)**.

Snoqualmie Mill

Estimated Winemaking Wastewater Flow

Range of Wineries anticipated at Snoqualmie Mill

(This estimated winery number and size and anticipated wastewater flow is for EIS purposes only)

		No. of Wineries	Cases of Wine per Year	Volume of Wine[1] (gal)	Wastewater Flow[3] Sept. - Nov. (gal)	Wastewater Flow Sept. - Nov. (gpd)
2,000	Cases per Year	4	8,000	19,040	76,160	846
3,500	Cases per Year	5	17,500	41,650	166,600	1,851
6,000	Cases per Year	2	12,000	28,560	114,240	1,269
10,000	Cases per Year	1	10,000	23,800	95,200	1,058
Totals		**12**	**47,500**	**113,050**	**452,200**	**5,024**

Notes:
1 2.38 gal of wine per case of wine
2 6 gal water demand per gal of wine - Per Ecology research under Winery General Permit
3 4 gal wastewater per gal of wine - Per Ecology research under Winery General Permit
4 Water Demand and Wastewater Flow (Sept. - Nov.) = total volume / 90 days
5 ADD Water Demand = total volume / 365 days

PCI Plan Sheet WS-2 shows a schematic sanitary sewer system for Planning Area 1. The system would consist of collection of domestic sewage discharging to Lift Station #1. The system also shows separate collection of winery wastewater discharging first to a Pretreatment Facility, then to Lift Station #1. Lift Station #1 would then pump raw domestic sewage and pretreated winery wastewater to the headworks of the WWTP.

SMC 14.01.470 states… *"Where preliminary treatment facilities are provided for any waters or wastes, they shall be maintained continuously in satisfactory and effective operation and by the owner at his expense…"* However, as shown on PCI Plan Sheet WS-2, Snoqualmie Mill proposes to locate both the pretreatment facility and Lift Station #1 essentially in the same location as a unique combined facility in which the pretreatment facility could be dedicated to, owned and operated by the City along with the Lift Station.

The level of pretreatment of the winery wastewater before discharge to the City's sewer system needs to be finalized with the City as plans for the wineries are further developed. Some pretreatment is likely required, but a higher level of pretreatment including biological treatment may be better accomplished at the City's WRF. One option would be for these wineries to acquire sufficient treatment capacity in the City's WRF through appropriate connection fees and sewer service charges to have the winery wastewater treated at the WRF. This could be in the best interest of both the wineries and the City, especially if the City is already planning to increase the capacity of the WRF through conversion of existing treatment processes.

In the 2021 Draft GSP it is acknowledged that Snoqualmie Mill is currently planning wineries but does not attempt to include any increased levels of BOD or TSS in the models of capacity and treatment beyond normal sewage flows. The plan states that evaluations will be made at the time of future permits whether or not it is beneficial to require a level of pretreatment at Snoqualmie Mill. However, in the event that it is required, a location has been selected, along with the pump station (CIP DF5) and is shown on Sheet WS-2 of the PCI plans.

F. Roads, Access, and Parking

Traffic Impact Analyses (TIA) were prepared and included in the DEIS and Appendix F(TIA). As shown on the Overall and Planning Area 1 Site Plans (PCIP Plan Sheets SP-1 and SP-2), primary access to the site is from SR-202 at the Tokul Roundabout and Mill Pond Road. With Mill Pond Road as the gateway to Planning Area 1 and all access points to Planning Areas 2 and 3, new roadway improvements will be constructed starting with Planning Area 1. These improvements would include :

1) Realignment of a portion of the existing Mill Pond Road, moving and shifting it to the north and east.
2) Construction of a roundabout at the entrance to Planning Area 1 to provide access to Mill Street, the main street providing access through Planning Area 1, the mixed-use development area .
3) A future southerly extension of a new access road from Mill Pond Road easterly to serve Planning Areas 2 and 3

Mill Street extends through the mixed-use area linking with internal drive aisles that would connect to individual buildings and parking areas throughout Planning Area 1. A deviation from standard allowed under SMC 17.20.050.I is proposed for Mill Street (See Section VII). Mill Street would provide two travel lanes, with angle parking on both sides. Sidewalks are proposed on both sides and would be 20-feet wide (measured from building façade to curb) on the north side and 12 feet on the south side. Pedestrian amenities would include benches, outdoor seating areas associated with retail uses, street trees and planters. All on-site roads would be private and maintained by the owner. See PCIP Plan Sheet SP-3.

Mill Pond Road, the "entry roundabout" and all or portions of the "New Mill Pond Road" are proposed to be public roads and would, other than the entry Roundabout and possible soft surface trail in lieu of sidewalk, be constructed to City Neighborhood Collector Standards. All other access roads, drive aisles, or parking areas are proposed to be private and would be constructed to meet the standards for access and parking drive aisles.

The DEIS and Appendix F (TIA) analyzed if an additional access from SR-202 via a bridge over the Snoqualmie River is warranted or a planned improvement of the City of Snoqualmie. The EIS found that such an access would not be warranted for Planning Area 1 but that additional traffic studies would be required with Project Level environmental review for Planning Areas 2 and 3.

The majority of the existing Mill Pond Road is proposed to be abandoned, removed and converted to open space, landscaping, wildlife habitat and a recreational trail with a viewing lookout overlooking the stormwater outfall to the Snoqualmie River. These areas west of the "New Mill Pond Road" are proposed to be excavated to provide both conveyance of stormwater to the river as well as additional floodway / floodplain storage capacity.

<u>Phase I Detail</u>

Phase I is anticipated to include all of Planning Area 1. The DEIS and Appendix F (TIA) analyzed necessary routing and traffic volumes to adequately design the private access roads and drive aisles for size and circulation as well as capacity and design configuration for the entry roundabout and New Mill Pond Road.

The Light Industrial / Warehouse portion of Planning Area I is proposed to include ingress and egress from the existing private road north of the site primarily serving Planning Area 2. This private road is bordered on both sides by sensitive area wetland/streams. Future phases of development and future

environmental review will evaluate if and how the haul road needs to be improved to accommodate projected traffic and how wetland and streams would be impacted.

The following Planning Area 1 Parking Matrix evaluates the proposed site plan parking as related to the programmatic uses for Phase I and City parking standards. This information is provided for purposes of demonstrating the adequacy of the UPDATED PCI Plan Site Plan in addition to being studied in the EIS.

Snoqualmie Mill Planning Area I Parking Matrix

Land Use	***Bldg Area (sf)***	***Required Parking Stalls***	***Requirement per SMC 17.65 Table 1***
Residential	104,126	120	***1 stall per unit - 120 units proposed***
Retail	40,320	162	***1 stall per 250 gsf of Bldg Area***
Restaurant	28,052	187	***1 stall/4 persons - 1 person/25 sf of 66% of Bldg Area***
Event Facility	31,386	105	***Frequency of use and joint use parking; Assume 50% of Req'd Restaurant/building area***
Light Industrial	128,000	171	***1 stall per 750 gsf of Bldg Area***
Warehouse	304,690	305	***1 stall per 1000 gsf of Bldg Area***
Total Required		***1,050***	
Total Provided on Phase I Plan		***1,114***	

Appendix D

DEIS Appendix A - Master Drainage Plan (April 2020) – Chapter 6

6. Drainage Control Plan

A. Stormwater Management Description

As discussed in **Chapter 3**, the primary regulatory framework for stormwater management for Snoqualmie Mill (notwithstanding flood regulations) is the 2016 King County Stormwater Management Manual, City of Snoqualmie Addendum to the 2016 King County Surface Water Design Manual; and the 2012/2014 Stormwater Manual for Western Washington (Dept. of Ecology) specifically, Appendix I-E criteria for direct discharge exemption from flow control. These are referred to herein as *KCSWDM* and the *Ecology Manual*, respectively.

As determined in **Chapter 5 Existing Conditions**, the site lies entirely within the Snoqualmie River Basin and currently drains to the Snoqualmie River from two (2) Threshold Discharge Areas. Drainage leaves the site at three (3) locations: directly to the river via overland flow, through Borst Lake (or the old Snoqualmie Mill Pond) via on-site ditches (Borst Lake drains over a manmade outlet weir and culvert under Mill Pond Road to the Snoqualmie River), and through the Northeast portion of the site that drains to the river via a large off-site wetland complex lying north of the property. The entire site (with the exception of some areas of the site above the Base Flood Elevation) as well as immediate downstream areas lie within the 100 year floodplain of the river.

The stormwater management strategy for development of Snoqualmie Mill is primarily flood control and compliance with Flood Hazard Regulations. But during normal rainfall, it is a combination of collection, treatment and direct discharge to the Snoqualmie River, and collection, treatment and discharge to on-site and off-site wetlands to maintain wetland hydrology. As discussed in the Regulatory Framework, the Snoqualmie River is designated as a *Direct Discharge Receiving Water Body* by the KCSWDM and the Ecology Manual, thus the site is exempt from flow control Core Requirement #3. Post developed drainage to on-site and off-site wetlands will be evaluated by the wetland biologist for consistency with current conditions. This applies to all wetlands and drainages between the site and the Snoqualmie River.

Therefore, the Stormwater Management Plan for Snoqualmie Mill can be described in four (4) primary components:

1) Direct Discharge to the Snoqualmie River,
2) Maintenance of Wetland Hydrology,
3) Runoff Treatment of Pollutant Generating Impervious and Pervious Surfaces (**PGIS and PGPS**),
4) Flood Control and Compliance with Flood Hazard Regulations.

B. Stormwater Management Plan

1) Direct Discharge to the Snoqualmie River

The qualification as a Direct Discharge site has been demonstrated in **Chapter 3** – Regulatory Framework. This allows that any runoff from the site directly discharging to the Snoqualmie River is exempt from flow control (per KCSWDM Core Requirement #3), provided that hydrology to wetlands is maintained approximating "*existing conditions*". Uniquely, Snoqualmie Mill currently

contains a vast amount of existing impervious surface (see discussion in Chapter 1). Therefore, in those areas heavily covered by effective impervious surface, the stormwater plan must direct most or all the future runoff to the on-site wetlands even though direct discharge is allowed, and flow control requirements are exempt (See **Maintenance of Existing Flows for Wetland Hydrology Mitigation**, below).

Planning Area 1 Detail

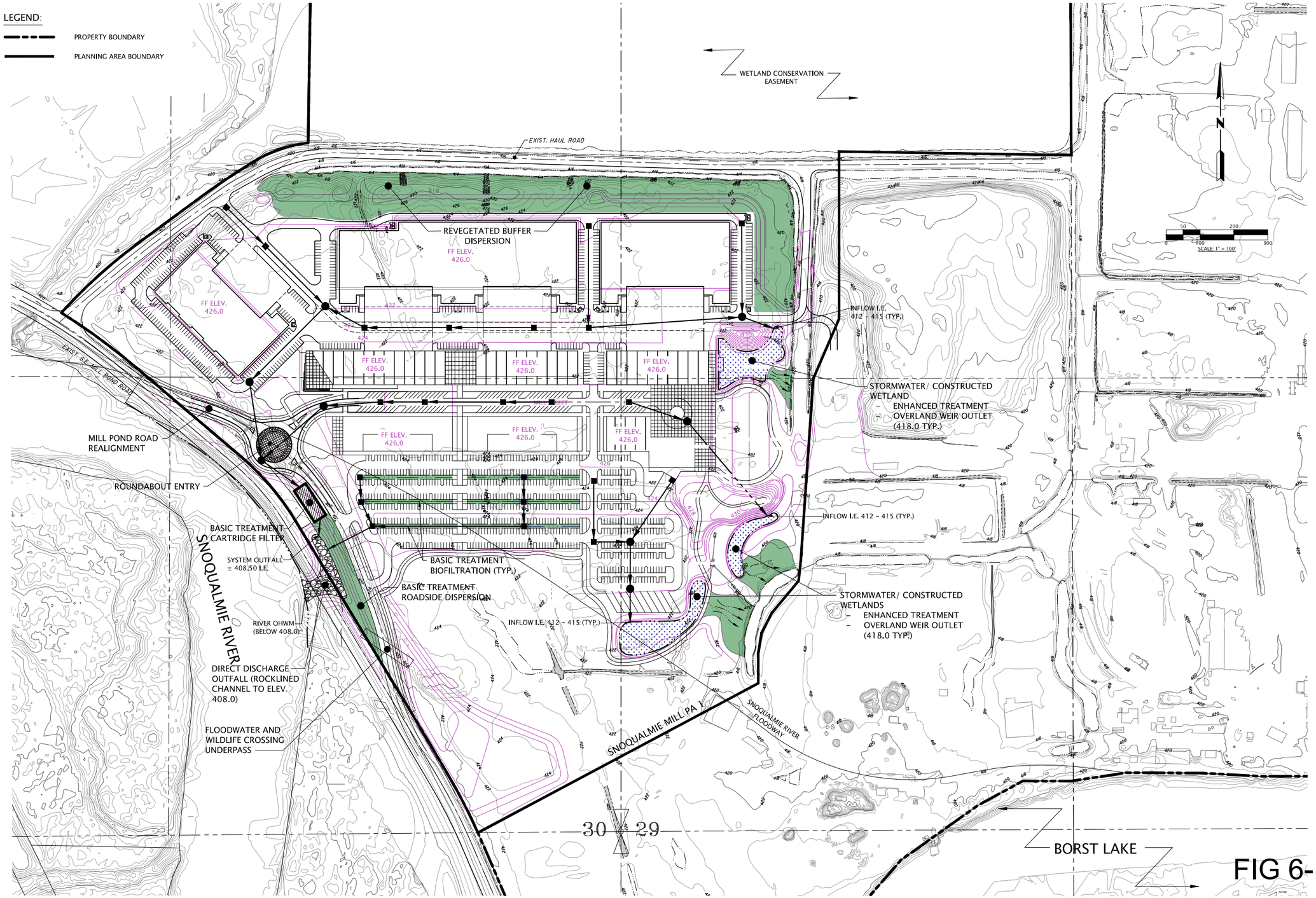
Planning Area 1 will establish the initial grading of the site and is discussed in detail below under Flood Control and Compliance with Flood Hazard Regulations. Planning Area 1 grading and infrastructure development will include the initial relocation of Mill Pond Road for site entry, and the construction of a direct discharge outfall to the Snoqualmie River.

The outfall is proposed as a broad surface swale along portions of the realigned Mill Pond Road to provide surface flow to the OHWM of the river. Clean and/or treated runoff from the western portion of the site would be conveyed (through storm pipes) to the broad swale. The swale will be constructed to provide positive drainage to the river by excavating a portion of the existing (to be abandoned) Mill Pond Road a portion of which may be part of a King County maintained Revetment. Design of the channel and the banks of the swale will include necessary stabilizing rock, Rip-Rap and vegetation to prevent destabilization of the existing Mill Pond Road embankment over time and may require stabilization review by King County.

Runoff from the eastern portion of the site would be conveyed to the river through on-site and off-site wetlands to maintain wetland hydrology as required by the Direct Discharge criteria. This is described in detail under **Maintenance of Existing Flows for Wetland Hydrology Mitigation**, in sub-section 2) on the following pages. These wetlands are the existing conveyance paths for runoff from these site areas.

A preliminary engineering plan for grading and stormwater control for Planning Area 1 is depicted on **Figure 6-1.** Other depictions of the concept of fill for Planning Area 1 and compensating storage are shown in Chapter 2 (**Figures 2-6 through 2-9**). Figure 6-1 shows the concept for collection and conveyance of runoff, treatment areas and treatment types and discharge locations. It includes the location, based on preliminary design, of an outfall to the Snoqualmie River for direct discharge stormwater and for improved control of receding floodwater. A detailed Snoqualmie River Outfall Concept is shown on **Figure 6-2.**

Future design and permitting will provide actual analysis and appropriate sizing of storm conveyance facilities. However, preliminary estimates of the direct discharge flows are contained in the analysis Appendix B-5 to Chapter 8 for future assistance in sizing of basic treatment facilities for Planning Area 1 shown on **Figure 6-1**.



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SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

SHEET

PLANNING AREA 1 STORMWATER PLAN
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE WASHINGTON

EX-03

MILL STREET
MILL POND ROAD
FUTURE CONNECTION
TO SNOQUALMIE
RIVER TRAIL
OLD MILL POND ROAD
REVEGETATED
EXISTING
VEGETATION
PARKING
OUTFALL LOOKOUT
STORMWATER OUTFALL
MILL POND ROAD
SNOQUALMIE RIVER
OLD MILL POND
ROAD, REVEGETATED
DRAINAGE
UNDERPASS
EXISTING
VEGETATION
FUTURE CONNECTION
TO SNOQUALMIE
RIVER TRAIL
0' 15' 30' 60'

FIGURE 6-2

Planning Areas 2 and 3 Concept

It is explained below (in **Maintenance of Wetland Hydrology** subsection 2) that future development for all on-site Planning Areas will be required to maintain surface water hydrology levels to wetlands and streams. The concept for Planning Areas 2 and 3 direct discharge would be to demonstrate appropriate treatment and hydrology levels flowing through any on-site wetlands, with a mass grading plan to provide bypass and overflow drainage to the river. This mass grade concept is shown on **Figure 6-13.**

Open space grading for compensating storage will provide direct conveyance paths to the river for overflow and receding floodwaters. This is described in more detail in sub-section 4 below under **Flood Control and Compliance with Flood Hazard Regulation.**

2) Maintenance Wetland Hydrology

Wetland Hydrology Existing Conditions

The evaluations in **Existing Conditions** discuss that a major source of hydrology to many of the on-site and off-site hydrologic features is groundwater and may not be susceptible to significant impact from changes in surface water runoff from Snoqualmie Mill. However, it is the intent of the development of Snoqualmie Mill to maintain surface runoff discharges from the site to these features consistent with current existing conditions. As discussed in the Regulatory Framework, an acceptable level of hydrology maintenance sufficient to prevent wetland impact is defined in the KCSWDM Reference 5 Guide Sheet 3B.

The site has been separated into three (3) site discharge sub-basins; On-site Wetland 12 system and Borst Lake, northeastern discharge to Wetland 11 and the Snoqualmie River, and the western discharge to the Snoqualmie River as shown on **Figure 5-1**. For this MDP, hydrology modeling analysis is provided for impacts associated with Planning Area 1, but evaluation of impacts for future Planning Areas 2 and 3 is provided at a programmatic level of probable changes to effective impervious surfaces within the sub-basin.

Hydrologic Analysis for Planning Area 1

Studies referenced in Chapter 4 **Baseline Data Collection and Site Mapping** show that most of the site runoff is collected by the Wetland 12 system which is a long linear wetland from the south end of the site where it discharges into Borst Lake, extending through the site to the north and west. Other drainage areas of small wetlands that collect runoff ultimately drain to Wetland 12. For purposes of evaluating impacts, the Wetland 12 System and Borst Lake Drainage site discharge sub-basin is divided into smaller sub-basins and modeled by the Ecology Manual Western Washington Hydrology Model (WWHM). Wetlands that could be impacted with increased or decreased hydrology by the development of Planning Area 1 are modeled to demonstrate consistency with Ecology Appendix I-E and KCSWDM Reference 5 Guide Sheet 3B. These sub-basins are depicted on Existing Conditions On-Site Sub-Basin Drainage **(Figure 6-3)** and Developed Conditions Sub-Basin Drainage for Wetland **Hydrology (Figure 6-4)**.

The Appendix I-E criteria for maintenance of wetland hydrology is proposed to be met by a WWHM analysis of the KCSWDM Reference 5 Guide Sheet 3B. The Appendix I-E criteria for maintenance of hydrology to Stream 2 is proposed to be met by a WWHM analysis of flow durations in Stream 2 from these Wetland 12 system sub-basins.

Site Sub-Basins for Modeling

For evaluation of wetland hydrology per Guide Sheet 3B sub-basin delineations are primarily based on a downstream controlling elevation for the wetland or wetland system being modeled, such as Wetland 28. In the case of Wetland 12 on Snoqualmie Mill, the controlling elevation for most of the wetland system is the invert of the culvert shown as the downstream point of Sub-Basin 12 C. This elevation controls the hydrology for Wetland 12 throughout Sub-basin 12C and Sub-basin 12 NW as well as Sub-basin Wetland 12 W at higher stages. However, separate sub-basins have been created for Wetland 12 NW and 12 W (**Reference Figure 6-3**). The purpose of this is as follows:

- Sub-basin WL 12 NW has been isolated for purposes of future design of a proposed Stormwater Wetland water quality treatment facility,
- Sub-basin WL 12 W isolates the wetland hydrologic analysis of lower volume storm flows when the hydrology of this west portion of Wetland 12 may be separated from control elevation of Sub-basin 12 C,
- Sub-basin WL 12 W is also isolated for purposes of future design of proposed Stormwater Wetland water quality treatment facilities.

The analysis of wetland hydrology per Guide Sheet 3B is provided for:

- Wetland 28 (runoff from Sub-basin WL 28),
- Wetland 12 within Sub-basin WL 12 W (including runoff from Sub-basin WL 12 W and tributary flow from Sub-basin WL 28),
- Wetland 12 within Sub-basin WL 12 C (including runoff from Sub-basin WL 12 C, runoff from Sub-basin WL 12 NW, runoff from Sub-basin WL 12 E, and tributary flow from Sub-basin WL 12 W).

Stream flow hydrology per Ecology Appendix I-E is provided for:

- Stream 2 within Sub-basin 12 (including runoff from Sub-basin 12 and tributary flow from Sub-basin WL 12 C).

The Existing Site Discharge Sub-Basin Table following on the pages below represents the area and the land use characteristics of each site discharge sub-basin. The areas shown in the table as “not measured” are those areas that either:

- Drain directly to the Snoqualmie River, or
- Are not relevant to the analysis for Planning Area 1 for maintenance of wetland hydrology or stormwater wetland preliminary design, or
- Are not relevant to the programmatic evaluation of impervious surface impacts for Planning Areas 2 and 3.

FIGURE 6-3

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SNOQUALMIE MILL VENTURES, LLC

EXISTING CONDITIONS ON-SITE
SUB-BASIN DRAINAGE
SNOQUALMIE MILL

CITY OF SNOQUALMIE WASHINGTON

JOB NO. 17500
SHEET
EX-07

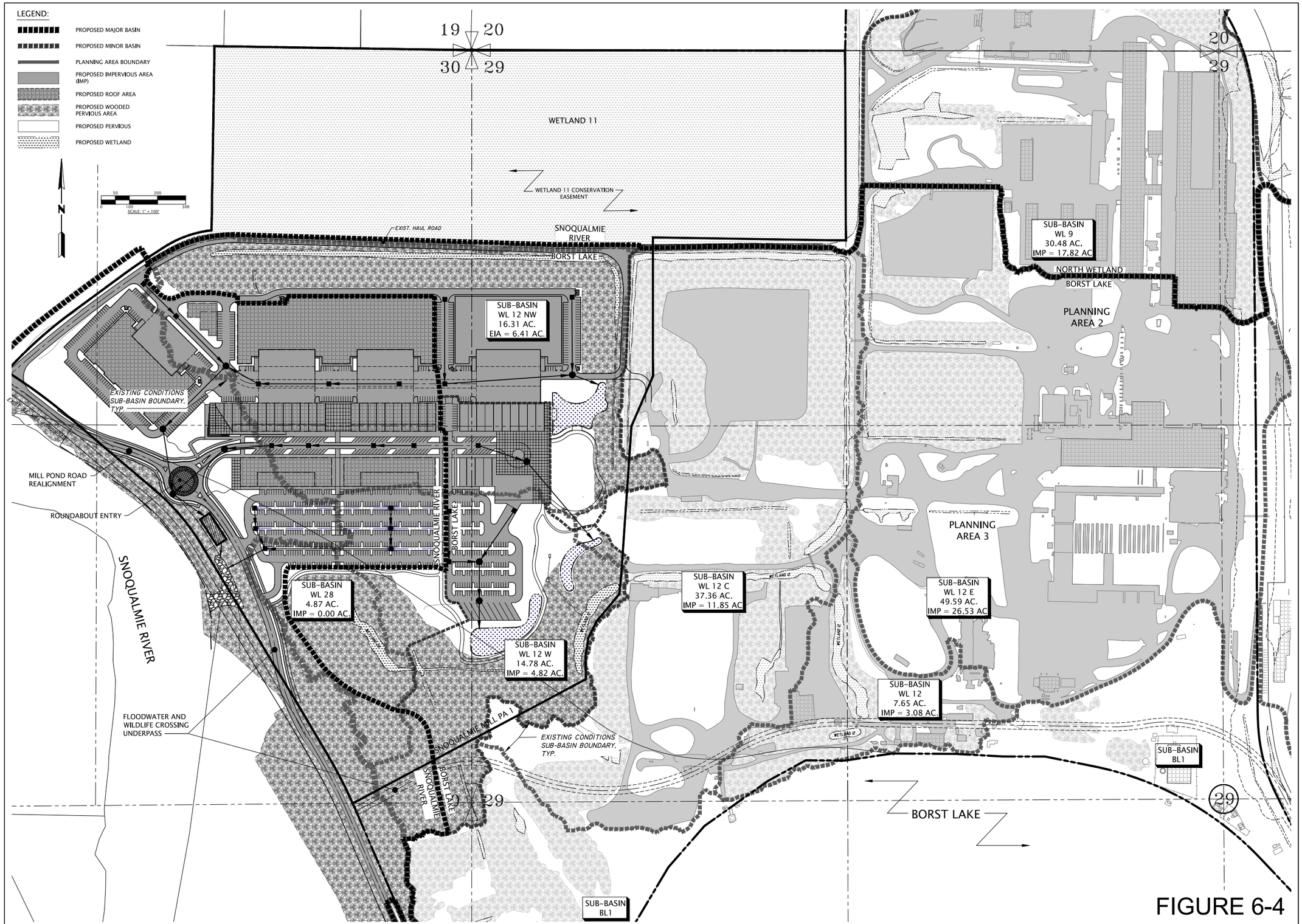

FIGURE 6-4

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PRELIMINARY

SNOQUALMIE MILL VENTURES, LLC

DEVELOPED CONDITIONS SUB-BASIN DRAINAGE FOR WETLAND HYDROLOGY

SNOQUALMIE MILL

CITY OF SNOQUALMIE WASHINGTON

JOB NO. 17500

SHEET EX-05

Existing Site Discharge Sub-Basins

Sub-Basin	Description	Total Area (Ac)	EIA (Ac)	Wetlands (Ac)	Pervious Wooded (Ac)	Pervious Other (Ac)
Wetland 12 and Borst Lake		**147.22**	**47.55**	**3.68**	**45.12**	**50.88**
WL 28	Runoff to Wetland 28 - tributary to Sub-Basin 12 W	***4.38***	*0.00*	*0.25*	*3.70*	*0.43*
WL 12 W	Runoff to the westernmost lobe of Wetland 12 - tributary to Sub-Basin 12 C	***17.30***	*2.60*	*0.39*	*8.62*	*5.70*
WL 12 NW	Runoff to the northwest extension of Wetland 12 - tributary to Sub-Basin 12C	***30.68***	*2.89*	*0.74*	*7.97*	*19.07*
WL 12 E	Runoff to the eastern extensions of Wetland 12 - tributary to Sub-Basin 12C	***49.59***	*26.53*	*0.35*	*6.96*	*15.76*
WL 12 C	Runoff tributary to the central portion of Wetland 12 - Headwater to Stream 2	***37.62***	*12.46*	*1.53*	*14.86*	*8.77*
WL 12	Runoff directly to Stream 2 - Stream 2 is tributary to Borst Lake	***7.65***	*3.08*	*0.43*	*3.01*	*1.14*
BL 1	Runoff directly to Borst Lake not tributary to the Wetland 12 system			**Not Measured**		
Northeastern to Wetland 11		**30.48**	**17.82**	**0.61**	**5.80**	**6.26**
WL 9	Runoff tributary to Wetland 9 in the northeastern portion of the site and discharge to Wetland 11	***30.48***	*17.82*	*0.61*	*5.80*	*6.26*
Western to Snoqualmie River				**Not Measured**		
Totals		**177.70**	**65.37**	**4.29**	**50.91**	**57.14**

Wetland Hydrology Developed Conditions

Hydrologic modeling, using Ecology's Western Washington Hydrologic Model (WWHM) or other applicable model, will be conducted at the time of development of each Planning Area to demonstrate that on-site and off-site wetlands will be provided with equivalent hydrology after development. This modeling will be provided for any development permit involving an area altering the watershed of a wetland.

Modeling for Planning Area 1 has been conducted based on the PCI Plan and is included in this MDP; results are provided in the Planning Area 1 Detail subsection below. For Planning Areas 2 and 3, this MDP performed an empirical evaluation based on anticipated pre- and post-development impervious area of the basins; modeling would not be practical or meaningful for these Planning Areas at this time as there are no specific site plans to model at this time.

Planning Area 1 Detail

Planning Area 1 involves converting areas that are currently pervious to impervious surfaces and converting areas of little vegetation and compacted earth to vegetated pervious surfaces and restored critical area buffers. Significant portions of stormwater runoff from Planning Area 1 would be routed directly to the proposed direct discharge outfall. Remaining areas are intended to provide a balance of impervious and pervious areas to minimize changes in volume of runoff to wetlands and streams. Evaluations of groundwater by Associated Earth Sciences (AESI; 2020) and evaluations of the on-site wetlands by Raedeke Associates (2012 –2018) have determined that the main Wetland 12 system across the site is supported primarily by groundwater and not sensitive or susceptible to modest changes to surface water hydrology. However, it is the intent of the development of Snoqualmie Mill to maintain surface runoff discharges from the site to these features consistent with current existing conditions. As discussed in the Regulatory Framework, an acceptable level of hydrology maintenance sufficient to prevent wetland impact is defined in the KCSWDM Reference 5 Guide Sheet 3B.

The previous subsection defined the wetlands and streams to be analyzed with this MDP as those potentially impacted by changes in hydrology from the development of Planning Area 1. These are; Wetland 28, the western lobe of Wetland 12 within Sub-basin WL 12 W, the central and northwestern lobes of Wetland 12 within Sub-basins WL 12 C and 12 NW, and Stream 2 within Sub-basin 12 receiving tributary flow from Sub-basin 12 C.

For purposes of modeling and reporting of these Sub-basin analyses for critical area hydrology, the results and graphics are referred to as:

- **Wetland 28,**
- **Wetland 12 W,**
- **Wetland 12 C,**
- **Stream 2.**

The following table represents the proposed land use parameters for these sub-basins as shown on **Figures 6-3** and **Figure 6-4** *(existing and developed sub-basin figures)* for purposes of analysis:

Developed (PA 1) Site Discharge Sub-Basins

Sub-Basin	Description	Total Area (Ac)	EIA (Ac)	Wetlands (Ac)	Pervious Wooded (Ac)	Pervious Other (Ac)
Wetland 12 and Borst Lake		**130.55**	**52.68**	**4.71**	**41.95**	**31.21**
WL 28	Runoff to Wetland 28 - tributary to Sub-Basin 12 W	***4.87***	*0.00*	*0.25*	*3.80*	*0.82*
WL 12 W	Runoff to the westernmost lobe of Wetland 12 - tributary to Sub-Basin 12 C	***14.78***	*4.82*	*1.01*	*6.58*	*2.37*
WL 12 NW	Runoff to the northwest extension of Wetland 12 - tributary to Sub-Basin 12C	***16.31***	*6.41*	*1.15*	*6.74*	*2.01*
WL 12 E	Runoff to the eastern extensions of Wetland 12 - tributary to Sub-Basin 12C	***49.59***	*26.53*	*0.35*	*6.96*	*15.75*
WL 12 C	Runoff tributary to the central portion of Wetland 12 - Headwater to Stream 2	***37.36***	*11.85*	*1.53*	*14.86*	*9.12*
WL 12	Runoff directly to Stream 2 - Stream 2 is tributary to Borst Lake	***7.65***	*3.08*	*0.43*	*3.01*	*1.13*
BL 1	Runoff directly to Borst Lake not tributary to the Wetland 12 system			**Not Measured**		
Northeastern to Wetland 11		**30.48**	**17.82**	**0.61**	**5.80**	**6.25**
WL 9	Runoff tributary to Wetland 9 in the northeastern portion of the site and discharge to Wetland 11	***30.48***	*17.82*	*0.61*	*5.80*	*6.25*
Western to Snoqualmie River				**Not Measured**		
Totals		**161.03**	**70.50**	**5.32**	**47.74**	**37.46**

Note: Faded Sub-Basins remain undisturbed with PA 1 Development

Analysis results for wetland and stream hydrology consistent with Ecology Appendix I-E and KCSWDM Reference 5 Guide Sheet 3B are shown on **Figures 6-5A through 6-10** below.

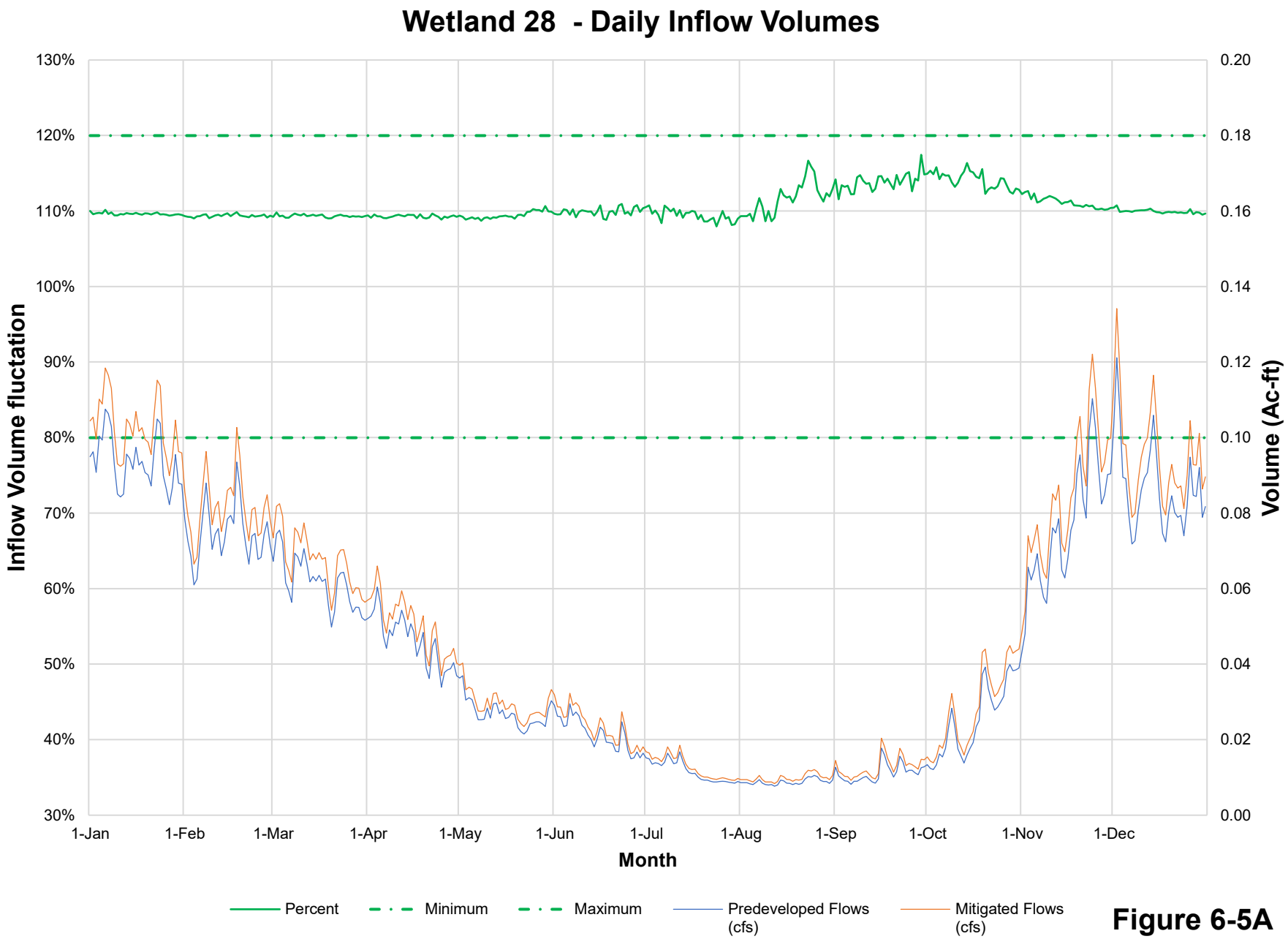
Wetland 28 - Daily Inflow Volumes
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
Inflow Volume fluctation
0.20
0.18
0.16
0.14
0.12
0.10
0.08
0.06
0.04
0.02
0.00
Volume (Ac-ft)
1-Jan
1-Feb
1-Mar
1-Apr
1-May
1-Jun
1-Jul
1-Aug
1-Sep
1-Oct
1-Nov
1-Dec
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-5A

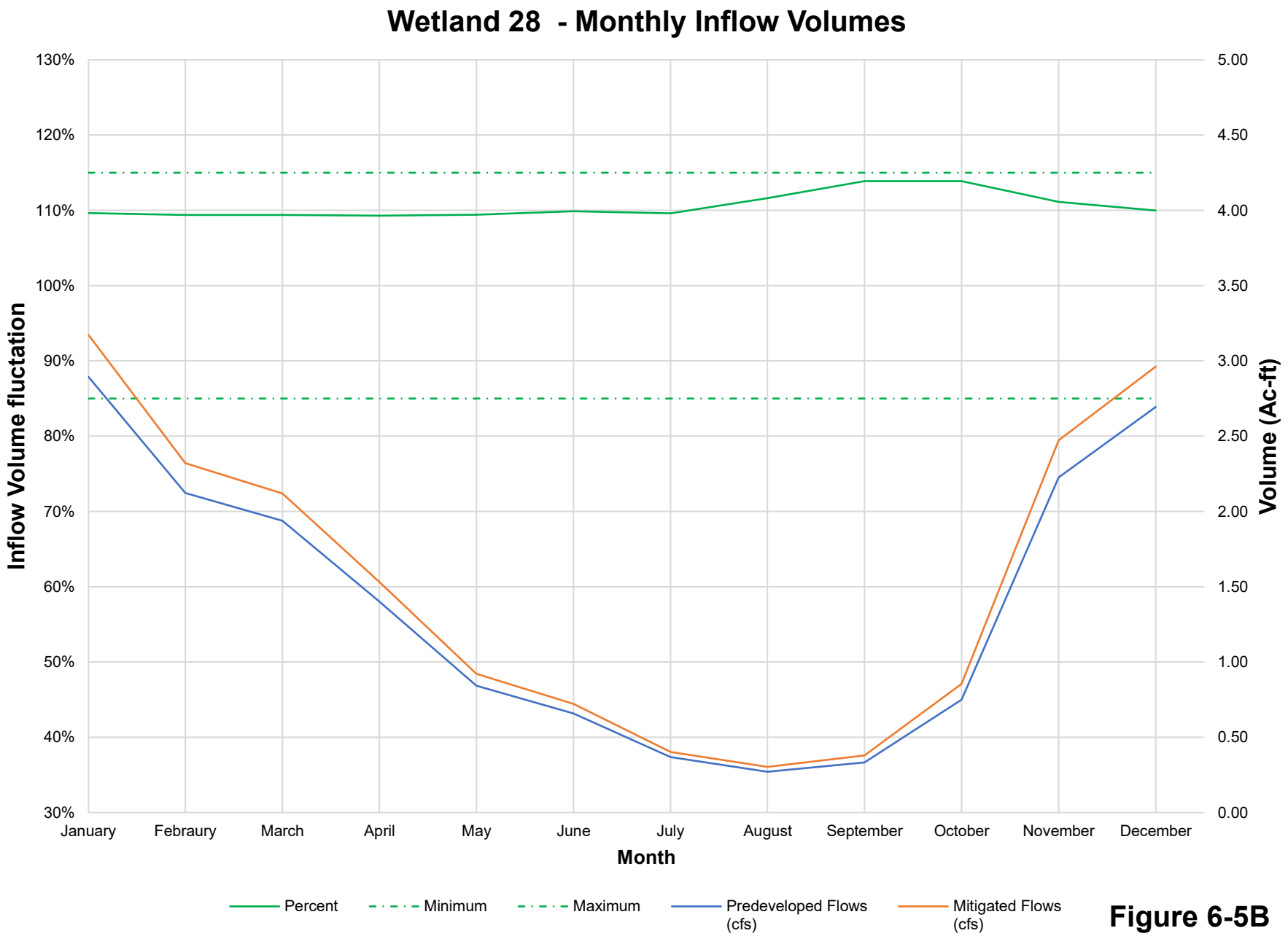
Wetland 28 - Monthly Inflow Volumes
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
Inflow Volume fluctation
5.00
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
0.00
Volume (Ac-ft)
January
Febraury
March
April
May
June
July
August
September
October
November
December
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-5B

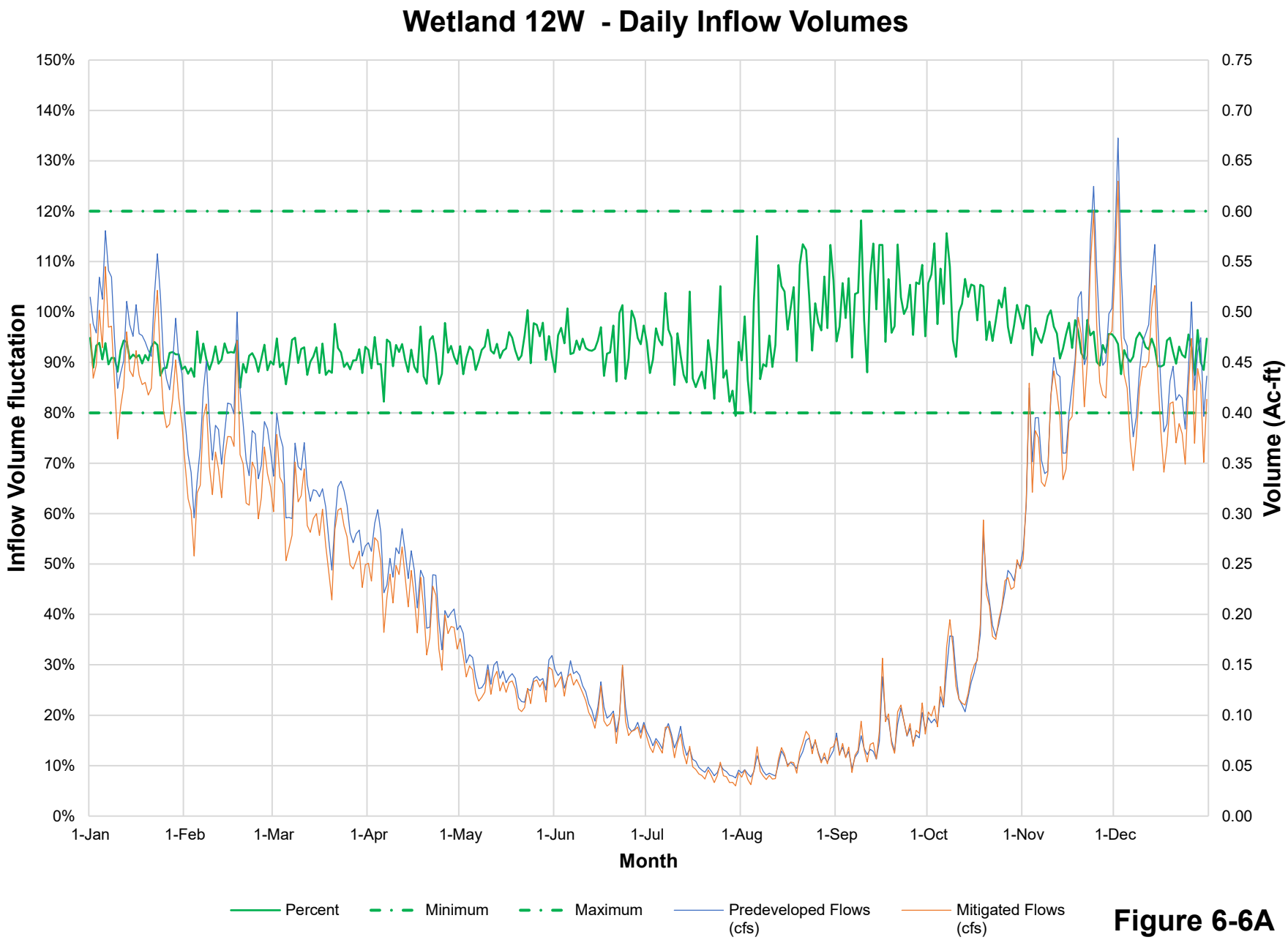
Wetland 12W - Daily Inflow Volumes
Inflow Volume fluctation
150%
140%
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Volume (Ac-ft)
0.75
0.70
0.65
0.60
0.55
0.50
0.45
0.40
0.35
0.30
0.25
0.20
0.15
0.10
0.05
0.00
1-Jan
1-Feb
1-Mar
1-Apr
1-May
1-Jun
1-Jul
1-Aug
1-Sep
1-Oct
1-Nov
1-Dec
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-6A

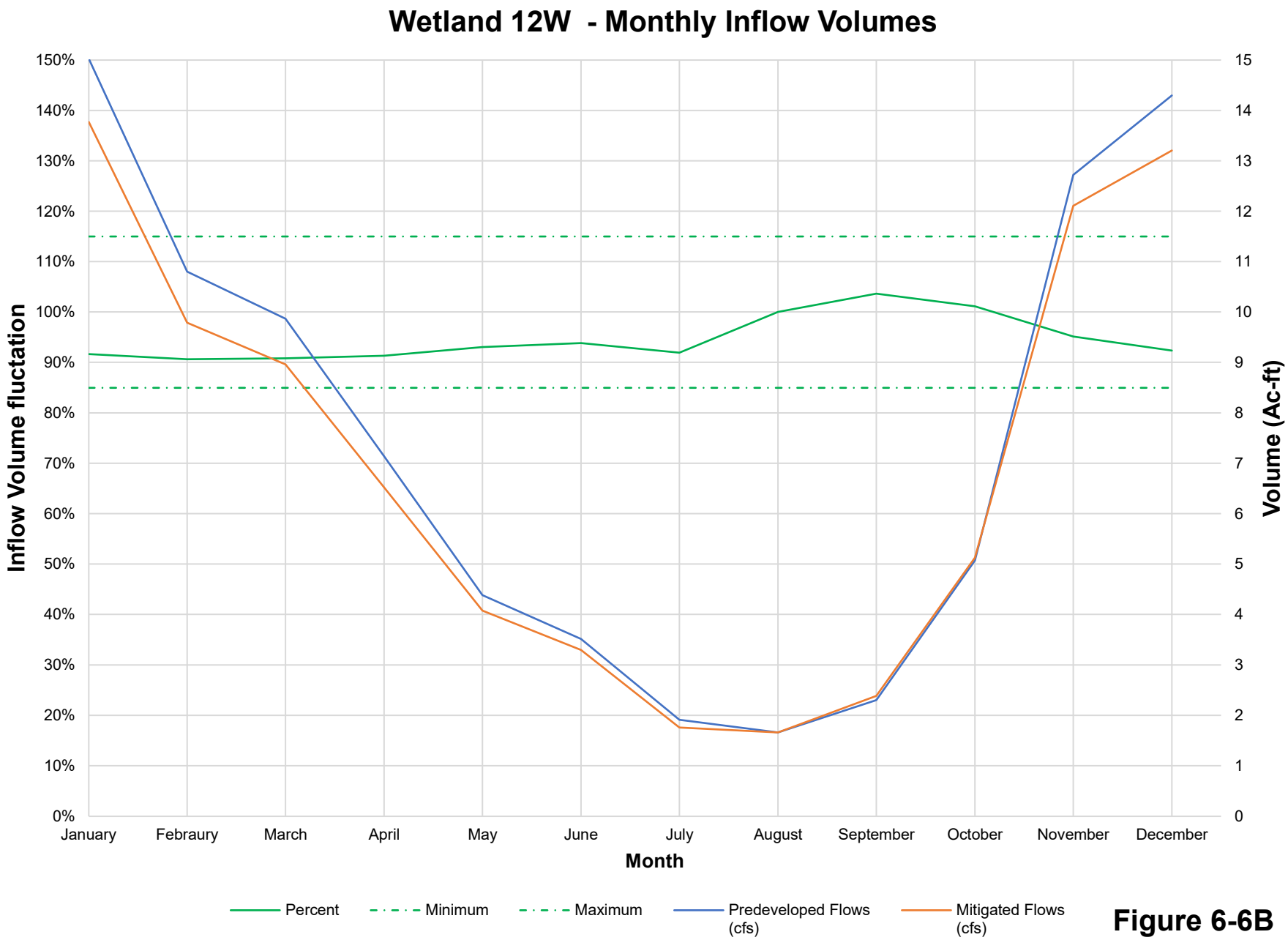
Wetland 12W - Monthly Inflow Volumes
Inflow Volume fluctation
Volume (Ac-ft)
150%
140%
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
0
January
Febraury
March
April
May
June
July
August
September
October
November
December
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-6B

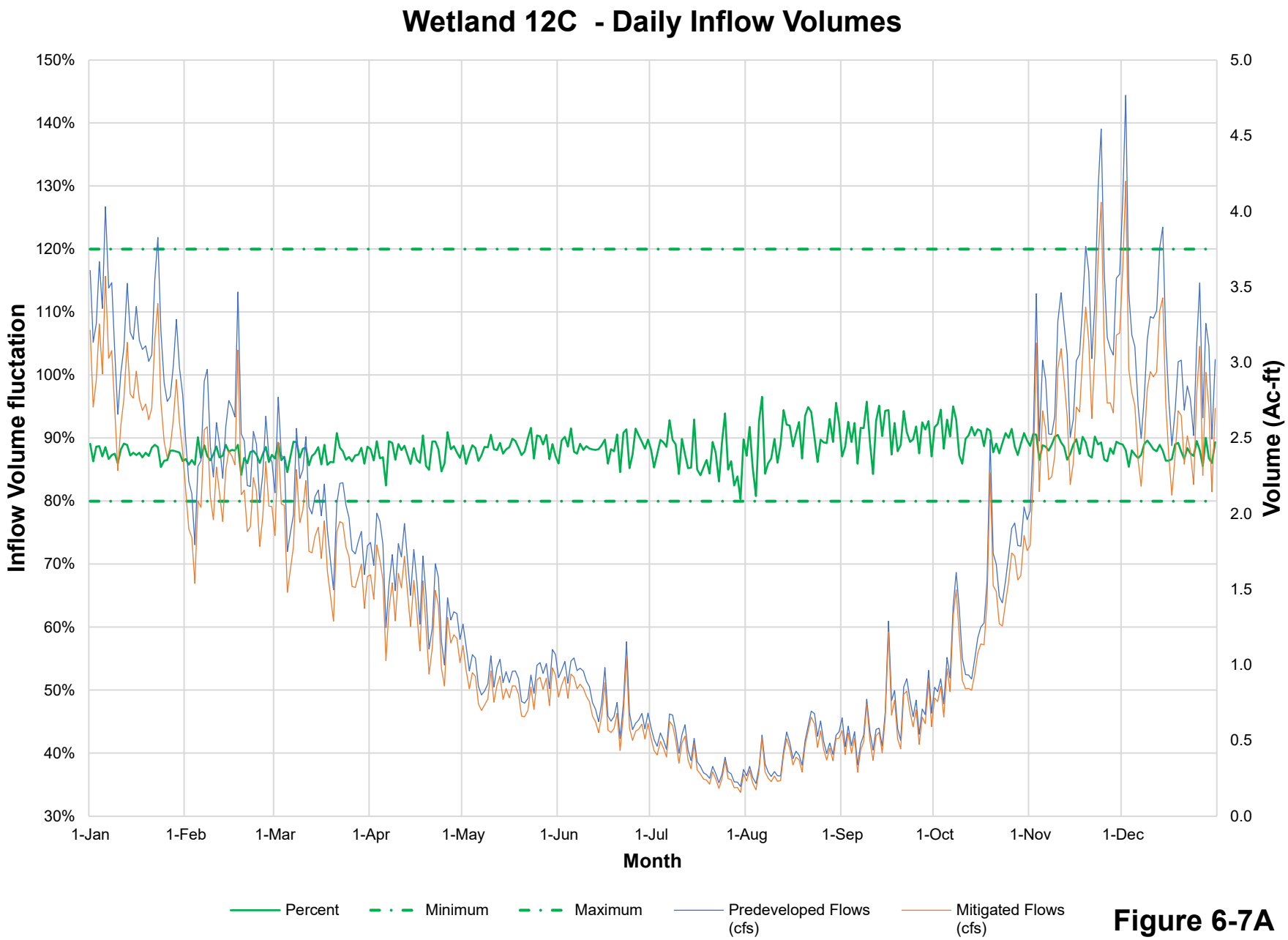
Wetland 12C - Daily Inflow Volumes
Inflow Volume fluctation
150%
140%
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
Volume (Ac-ft)
5.0
4.5
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
1-Jan
1-Feb
1-Mar
1-Apr
1-May
1-Jun
1-Jul
1-Aug
1-Sep
1-Oct
1-Nov
1-Dec
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-7A

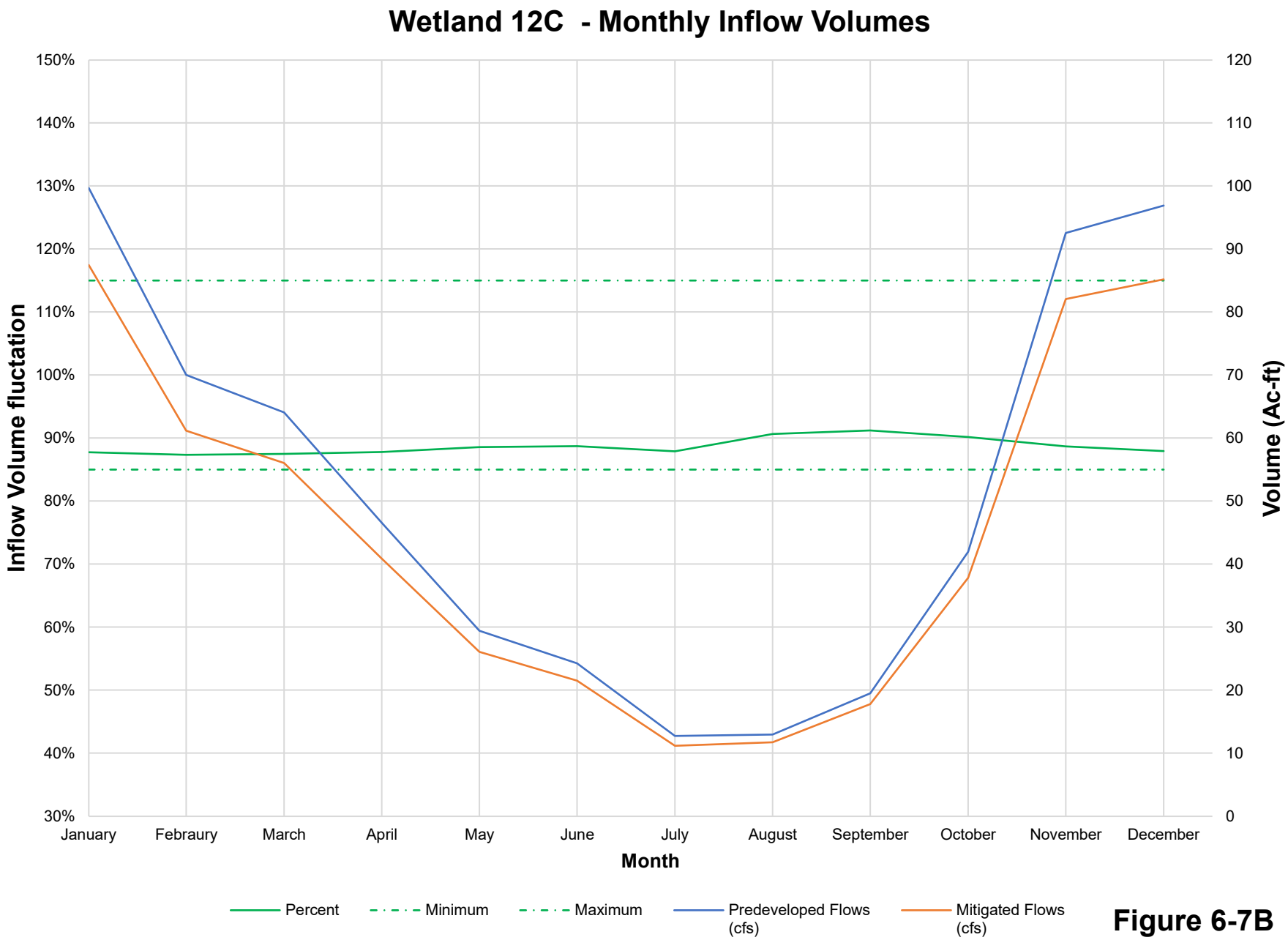
Wetland 12C - Monthly Inflow Volumes
Inflow Volume fluctation
150%
140%
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
Volume (Ac-ft)
120
110
100
90
80
70
60
50
40
30
20
10
0
January
Febraury
March
April
May
June
July
August
September
October
November
December
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-7B

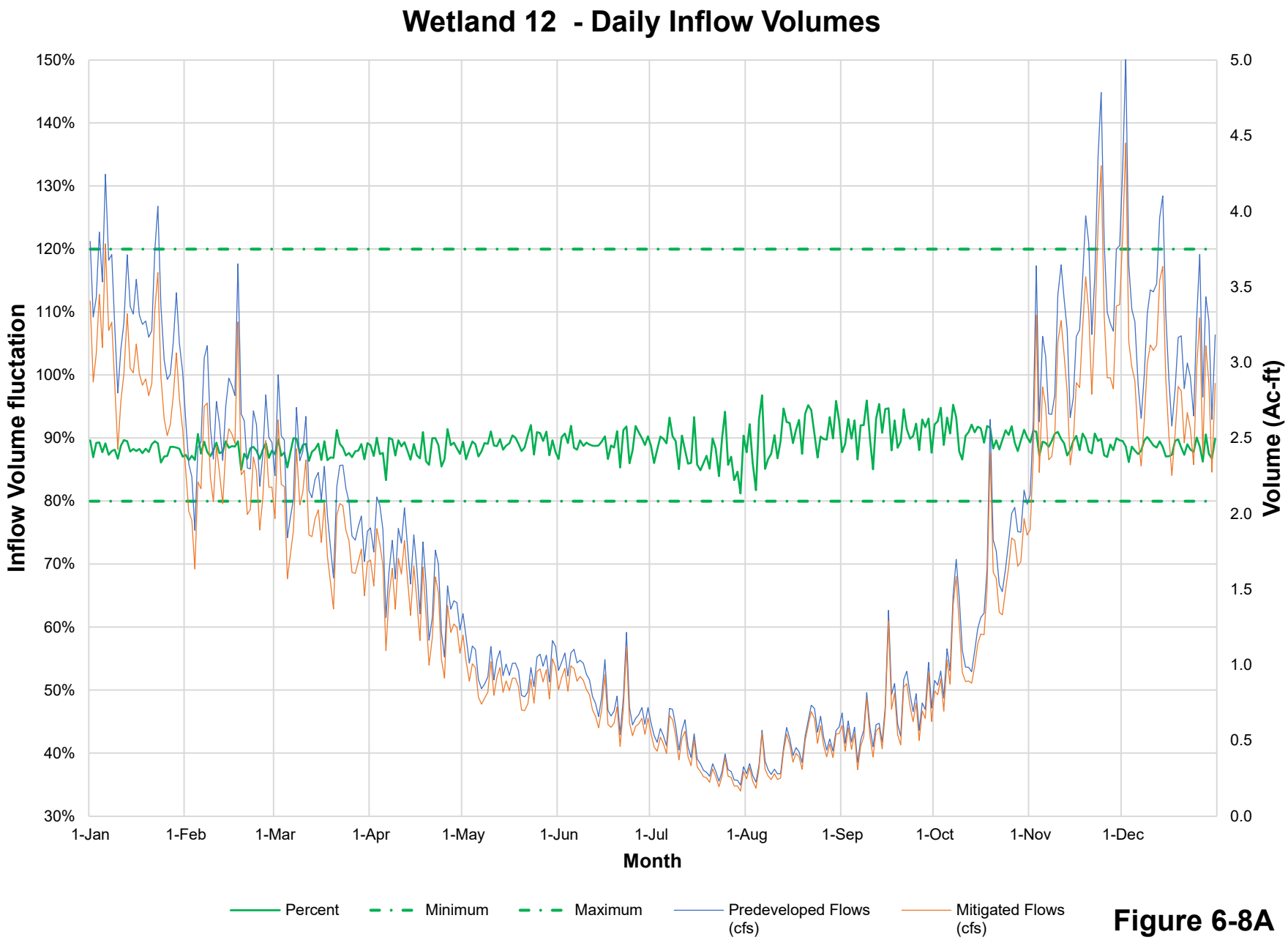
Wetland 12 - Daily Inflow Volumes
Inflow Volume fluctation
150%
140%
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
Volume (Ac-ft)
5.0
4.5
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
1-Jan
1-Feb
1-Mar
1-Apr
1-May
1-Jun
1-Jul
1-Aug
1-Sep
1-Oct
1-Nov
1-Dec
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-8A

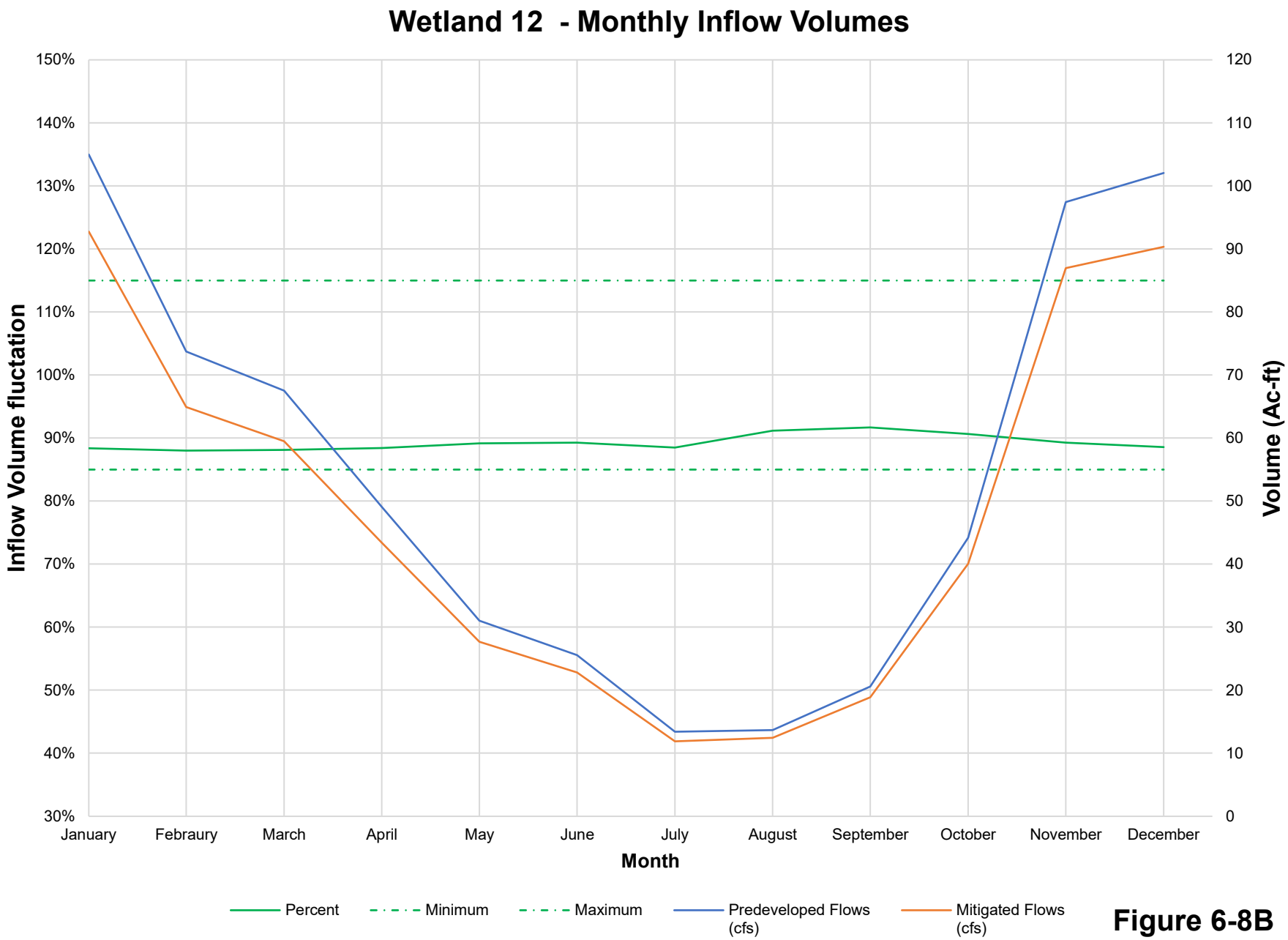
Wetland 12 - Monthly Inflow Volumes
Inflow Volume fluctation
Volume (Ac-ft)
150%
140%
130%
120%
110%
100%
90%
80%
70%
60%
50%
40%
30%
120
110
100
90
80
70
60
50
40
30
20
10
0
January
Febraury
March
April
May
June
July
August
September
October
November
December
Month
Percent
Minimum
Maximum
Predeveloped Flows (cfs)
Mitigated Flows (cfs)

Figure 6-8B

Stream 2 - Return Periods Summary

Flow Frequency Return Periods (CFS)

Storm Event	Pre-Developed	Mitigated
2-year	40.745	38.151
5-year	63.608	58.142
10-year	81.872	74.161
25-year	108.801	97.883
50-year	131.855	118.291
100-year	157.641	141.225

Annual Peakflows (CFS)

Year	Pre-Dev.	Mitigated	Year	Pre-Dev.	Mitigated	Year	Pre-Dev.	Mitigated
1949	47.023	43.023	**1970**	25.431	24.841	**1991**	83.838	75.171
1950	68.535	61.477	**1971**	45.029	42.858	**1992**	63.438	56.047
1951	45.129	40.696	**1972**	56.215	53.006	**1993**	23.634	22.797
1952	24.3	25.034	**1973**	21.266	20.886	**1994**	81.428	76.315
1953	30.064	28.825	**1974**	31.339	30.292	**1995**	41.215	39.098
1954	42.921	40.001	**1975**	45.981	41.744	**1996**	63.237	56.028
1955	26.89	25.413	**1976**	32.087	29.99	**1997**	185.966	163.593
1956	30.296	28.584	**1977**	38.754	38.816	**1998**	44.19	41.631
1957	32.54	29.858	**1978**	32.164	30.619	**1999**	117.644	105.693
1958	20.35	20.59	**1979**	19.344	19.393	**2000**	46.107	42.363
1959	31.894	30.609	**1980**	28.536	27.097	**2001**	42.277	40.445
1960	28.674	27.358	**1981**	52.164	47.641	**2002**	70.926	64.419
1961	21.324	20.732	**1982**	22.802	23.037	**2003**	52.483	48.03
1962	19.973	19.817	**1983**	37.948	36.508	**2004**	112.654	100.754
1963	32.333	30.095	**1984**	61.412	55.555	**2005**	41.95	38.63
1964	73.972	64.786	**1985**	29.966	29.432	**2006**	39.07	35.729
1965	37.156	34.407	**1986**	42.15	41.417	**2007**	108.313	95.689
1966	22.048	22.346	**1987**	81.404	72.367	**2008**	91.234	80.508
1967	51.341	54.817	**1988**	26.586	26.1	**2009**	54.819	53.033
1968	24.908	24.237	**1989**	25.696	24.623			
1969	63.412	58.161	**1990**	52.543	47.918			

Figure 6-9

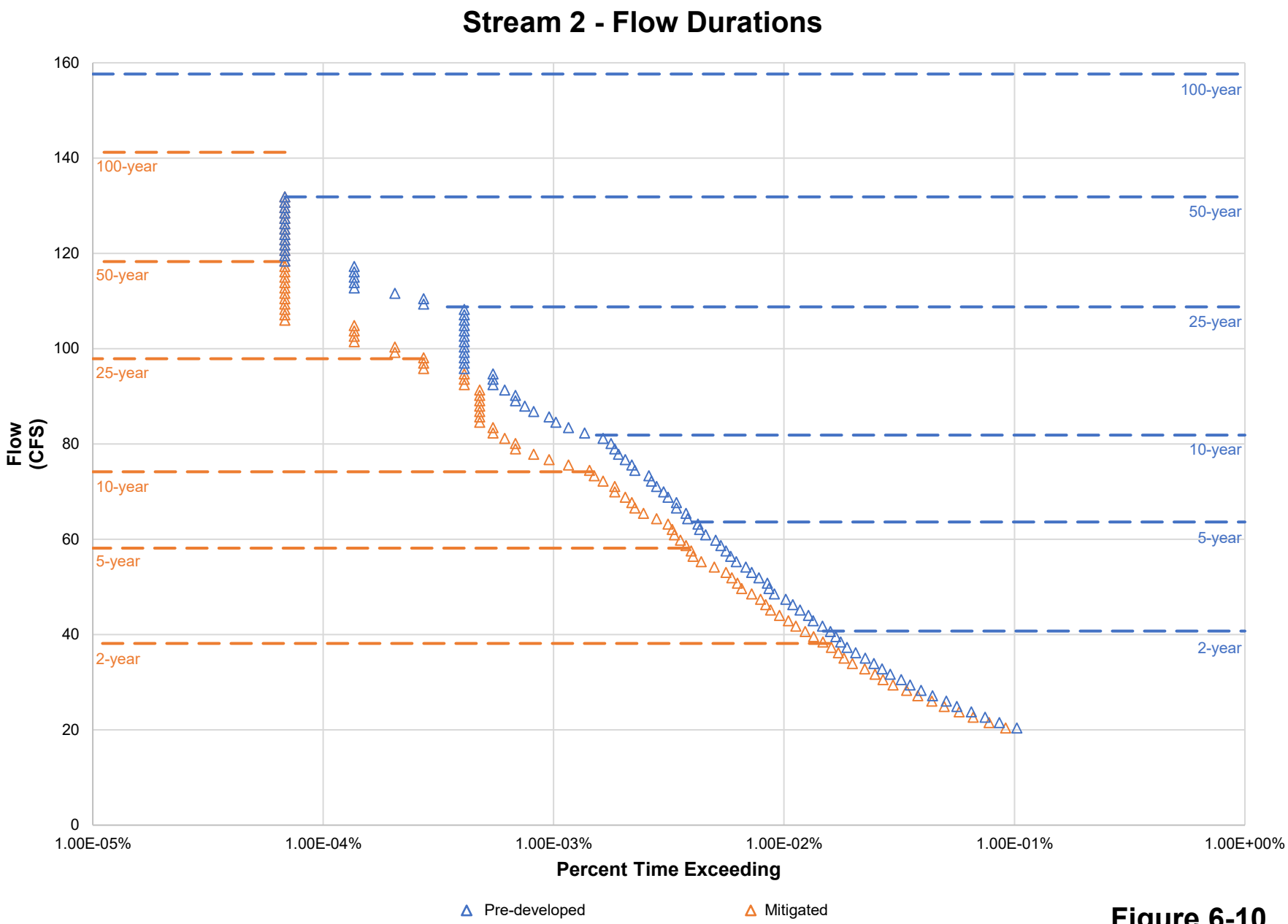
Stream 2 - Flow Durations
160
140
120
100
80
60
40
20
0
Flow (CFS)
100-year
50-year
25-year
10-year
5-year
2-year
100-year
50-year
25-year
10-year
5-year
2-year
1.00E-05%
1.00E-04%
1.00E-03%
1.00E-02%
1.00E-01%
1.00E+00%
Percent Time Exceeding
Pre-developed
Mitigated

Figure 6-10

Summary of Results for Planning Area 1

Figures 6-5A through 6-10 show that Snoqualmie Mill Planning Area 1 can be developed with a large portion of the site discharging directly to the Snoqualmie River while maintaining hydrology to existing on-site wetland and stream critical areas. This is shown by demonstrating consistency with wetland hydrology criteria in KCSWDM Reference 5 Guide Sheet 3B, and the stream flow criteria in the Ecology Manual Appendix I-E Direct Discharge criteria.

The description and details of the WWHM analysis are provided in Chapter 8 and Appendix B-1 through B-5 to Chapter 8.

As discussed in the **Regulatory Framework**, Chapter 3, this level of analysis for maintenance or consistency with existing hydrology of these on-site resources assures avoidance or mitigation of any probable impacts from Snoqualmie Mill to these resources or to Borst Lake. Future variations or changes in hydrology or water levels may be evidenced in the future through causes outside of impacts from Snoqualmie Mill. Potential causes of these such as weir failures and the elimination of augmentation from the Tokel Creek diversion have been well documented.

Planning Areas 2 and 3 Programmatic Analysis

Planning Area 3 and southern portions of Planning Area 2 drain primarily to the on-site Wetland 12 system, then to the Snoqualmie River via Borst Lake in what is shown as **Sub-basin WL 12 C, and Sub-basin WL 12 E**. The northern portion of Planning Area 2 drains to on-site Wetland 9, then toward the river through the large Wetland 11 complex in what is shown as **Sub-basin WL 9**.

The **Existing Site Discharge Sub-basins** table shows that the land use characteristics for Sub-basins WL 12 C, WL 12 E and WL 9 include approximately **60.0 Ac. of existing impervious surfaces**.

The PCI Plan does not define detailed site plan configurations or building footprints for Planning Areas 2 and 3, because planning for these portions of the site is ongoing. However, the PCI application and EIS do define and evaluate a maximum level of buildout for these later phases of development. The **PCI Area Summary By Use** table in Chapter 2 estimates the total development area of impervious surfaces for Planning Areas 2 and 3 to be **approximately 62.2 Ac.** which includes the 15.7 Ac. portion of the property that is currently outside of the City limit and outside of the current PCI application.

The future total impervious surfaces for Planning Areas 2 and 3 may be slightly higher or slightly lower than existing with total roads, trails and stormwater wetlands for treatment. Other areas that are currently impervious may or may not be planted and landscaped which would affect the total future effective impervious area (EIA).

Development planning for Planning Areas 2 and 3 is not sufficiently advanced at this time to determine what areas would drain to which wetland. This would be planned and analyzed similar to Planning Area 1 at the time of development application and further environmental review for Planning Areas 2 and 3. However, the analysis of Planning Area 1 has shown that this is achievable. Therefore, there is no anticipated significant impact that would occur to these wetlands from site runoff.

3) Runoff Treatment of PGIS and PGPS

Treatment requirements for Snoqualmie Mill identified in the KCSWDM and the Ecology Manual depend on the receiving waters of developed PGIS. As discussed in Regulatory Framework, the PCI zone uses would ordinarily necessitate Enhanced Treatment per Core Requirement #8 of the KCSWDM, however, the Snoqualmie River is designated by Ecology and KCSWDM as a *Basic Treatment Receiving Water*. Therefore, treatment of runoff from PGIS draining directly to the Snoqualmie River would be provided with Basic Treatment only. Development runoff from PGIS draining into any of the on-site or off-site wetlands or streams prior to discharging to the Snoqualmie River would be provided with Enhanced Treatment.

- Basic Treatment – per the Basic Treatment Menu in Chapter 6 of the KCSWDM,
- Enhanced Treatment - per the Enhanced Treatment Menu in Chapter 6 of the KCSWDM.

The strategy of draining treated runoff through the on-site wetlands and streams is integral to the Open Space component of the PCIP master plan. Natural Open Space areas, consisting of treatment facilities, existing wetlands with restored or enhanced buffers, and created lowlands for flood storage and flood flow conveyance, would all provide corridors through the site for unique aquatic or other wildlife habitat opportunities.

The efficacy, or treatment goals of Basic Treatment per the KCSWD Manual are described as follows:

> *"**Treatment Goal**: The Basic Water Quality menu facility choices are designed to remove 80% of total suspended solids (TSS) for flows or volumes up to and including the WQ design flow or volume (defined in Section 6.2.1, p. 6-17). Flows and volumes in excess of the WQ design flow or volume may be routed around the WQ facility or may be passed through untreated.*
>
> ***Basis:***
>
> *The use of TSS as an 'indicator' pollutant for sediment is well established.*
>
> *The control of TSS leads to indirect control of other pollutants of concern that can adhere to suspended solids in stormwater runoff.*
>
> *80% TSS removal level is reasonably attainable using properly designed, constructed and maintained structural stormwater BMPs (for typical ranges of TSS concentration found in stormwater runoff.*
>
> *For higher removal rates, there are diminishing returns, and relatively less treatment is gained for incremental increases in facility size.*
>
> *WA Ecology TAPE guidance finds 80% removal to be achievable by and a suitable criterion for proprietary 'emerging' technologies."*

The efficacy, or treatment goals of Enhanced Treatment per the Manual are described as follows:

> *"Treatment Goal: The Enhanced Basic WQ menu is designed to achieve >30% dissolved copper removal and >60% dissolved zinc removal; in addition to the Basic treatment (80% TSS removal) for flows up to and including the WQ design flow or volume (defined in Section*

6.2.1, p. 6-17). The goal assumes that dissolved copper concentrations for untreated runoff are between 5 and 20 micrograms per liter, and that dissolved zinc concentrations for untreated runoff are between 20 and 300 micrograms per liter.

Basis: The treatment goal is expressed in terms of dissolved copper and zinc removal. Copper and zinc are reliable indicators of a wider range of heavy metals and are typically found in stormwater runoff from industrial, commercial, and high density residential land uses at levels that are toxic to fish and other aquatic biota. Many metals are readily absorbed onto particulates in the runoff, usually the finer fraction of the particulates. Facility combinations that remove more of the particulate load than the Basic menu, including the finer fraction, are specified by the Enhanced Basic menu. Facilities providing organic binding sites that enhance metal adsorption are also specified. The treatment goals have been found by WA Ecology to be achievable."

These are the types and levels of treatment that will be implemented and achieved on The Snoqualmie Mill PCIP site for purposes of control of water quality impacts to wetlands and wildlife.

The proposed option for Snoqualmie Mill is described in the Planning Area 1 Detail below.

Planning Area 1 Detail

Planning Area 1 entails the implementation of both basic and enhanced treatment. **Planning Area 1 Stormwater Plan (Figure 6-1)** shows a concept plan for storm drainage collection, treatment facility areas and discharge locations.

Large **basic treatment** areas, which are areas draining to the Snoqualmie River direct discharge outfall, would primarily utilize a proprietary media filter. As shown, though, Planning Area 1 may also utilize some parking lot landscaping to provide basic biofiltrations swales. The project is exempt from the Core Requirement #9 Flow Control BMPs; however, this may serve to enhance the parking area and reduce the size of the media filter. **Figure 6-1** also shows that basic filter strips may be used for road runoff from the new Mill Pond Road.

For the **enhanced treatment** areas, it is proposed that Stormwater Wetlands be used (See **Figures 6-11 and 6-12** for conceptual plans). The Snoqualmie Mill site is very flat and has very little topographic fall between the developed areas and locations of discharge into the on-site wetlands. **All facilities** in the Enhanced Treatment menu, **with the exception of a stormwater wetland**, require some form of sand filter.

Sand filters function by gravity, flowing through the sand from above and discharging from below. This requires enough topography for the inflow storm drains below the surface to discharge at the top of the sand filter and the outflow at the bottom of the sand filter with adequate head for the treatment function. This further requires that the outflow elevation be above the receiving resource. As discussed above, Snoqualmie Mill lacks sufficient topography to make the use of sand filters practical.

Stormwater wetlands can function whereby the inflow can enter the facility below the outflow elevation, rise through the facility and overflow at the top, which would then flow to the receiving water. Snoqualmie Mill would design these facilities with overland surface flow outlets (surface weirs) at or above the elevation of the receiving wetland. This allows storm drains to enter the facility as much as 8.0' below the outlet and the receiving wetland elevation.

0′ 15′ 30′ 60′

FIGURE 6-11

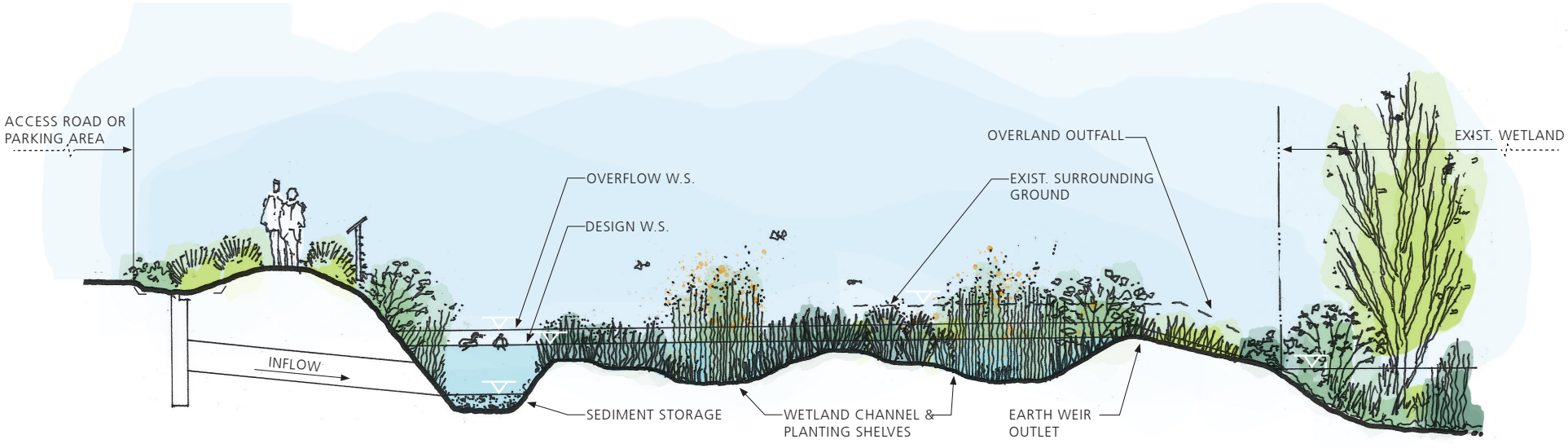
ACCESS ROAD OR
PARKING AREA
OVERFLOW W.S.
DESIGN W.S.
INFLOW
SEDIMENT STORAGE
WETLAND CHANNEL &
PLANTING SHELVES
OVERLAND OUTFALL
EXIST. SURROUNDING
GROUND
EARTH WEIR
OUTLET
EXIST. WETLAND

FIGURE 6-12

During design and permitting of the first mass grade plan for Planning Area 1, the design parameters of the Stormwater Wetlands will be provided in the form of a Tracking Matrix of tributary area and pollutant generating impervious surface contribution to the facilities. This would be used in the event Planning Area 1 is developed in phases to ensure the appropriate levels of runoff to any particular treatment facility is maintained.

Planning Area 2 and 3 Concept

It is assumed that all development within Planning Areas 2 and 3 would require enhanced treatment. The concept is the same as Planning Area 1: stormwater wetlands would be constructed in or near wetland buffers and discharge to the main wetland system in targeted locations to provide sufficient hydrology to the system broadly, and where limitations on 8.0' depths of storm drains may occur.

Planning Areas 2 and 3 have not been planned at sufficient detail at this time to show the proposed locations of stormwater wetlands . This design feature would be planned and analyzed, similar to that for Planning Area 1 to maintain a balance of surface water hydrology for those wetlands not primarily supported by the shallow aquifer, as discussed above. Such analysis and design would occur at the time of future permitting and supplemental environmental review for Planning Areas 2 and 3.

4) Flood Control and Compliance with Flood Hazard Regulation

There are many elements to flood hazard regulations which will require compliance such as building flood proofing and restricted uses. The three (3) elements of Flood Hazard Regulation addressed in this MDP are:

- **Site Grading and Compensating Storage (per SMC 15.12.150 and 19.12.150), and,**
- **No increase in the Base Flood Elevation (BFE), i.e., the 100 year floodplain (per SMC 15.12.160 and 15.12.170),**
- **Downstream Flooding Effects**

Site Grading and Compensating Storage

Proposed site grading at Snoqualmie Mill includes filling portions of the site within the floodplain, including raising some site areas and building pads above the BFE, and excavating compensating storage. To analyze compensating storage for the overall site, and to recognize the different levels of planning that has occurred for the site's 3 planning areas, different assumptions were required for Planning Areas 2 and 3 vs Planning Area 1, where more project specific detail is known.

From the monitoring and evaluations of groundwater provided in Chapter 4, it is assumed that for the vast majority of the site, the lowest elevation that can be considered as compensating storage during a flood is elevation 418.0. The exception to this is near the river, south and west of Planning Area 1. Proximate to the river, the seasonal high groundwater has been shown to be no higher than 412.0.

Flood storage is assumed as available storage volume, therefore, between the BFE elevation and elevation 418.0 for most of the site, and 412.0 near the river. Compensating storage is provided if analysis of equal available flood storage will exist when considering proposed grades with storage lost (due to fill) or storage gained (due to excavation) between elevation 418.0 (or 412.0 near the river) and the BFE.

Planning Area 1 Detailed Grading Concept

Planning Area 1 proposes to contain a mix of commercial/retail, light industrial, warehouse and second story residential development. Planning for this mixed commercial/retail is geared predominantly to wineries, wine making, tasting sales and hospitality. The area would be bisected by **"Mill Street"** with retail/restaurant associated with the street front, and production occurring behind the retail, in light industrial portions of the buildings.

For purposes of calculating flood storage across the site, digital terrain model (DTM) surfaces have been created for:

1) The current topography of the site,
2) The proposed grading plan for Planning Area 1,
3) The proposed grading plan including the Planning Area 2 and 3 grading concept (described below),
4) The floodplain water surface utilizing the BFE elevations from FEMA cross sections proximate to the site.

A grading plan for Planning Area 1 is shown on **Figure 6-1** along with various Planning Area 1 cross-sections **(Figures 2-5 through 2-11)** in Chapter 2; it is provided to facilitate grading analysis for compensating storage. The plan is assumed to be a rough grade plan representing maximum displacement from fill and is not a detailed plan of pavement grades, curbs and storm drainage low points.

The proposed grading would raise the main central portion of Mill Street above the Base Flood Elevation (BFE). It also proposes to raise grades for all finished floors (FF) of buildings to be at least 1.0' above the BFE. Currently, building finished floors are proposed to be elevation 426.0. Access areas to loading docks of buildings are proposed to be 4.0' lower than the FF at elevation 422.0. Grades of parking areas and drive aisles would range from 420.0 to 424.0.

Compensating storage for areas filled would be accomplished by excavating below current grade, primarily:

- Lowering grades of existing berms for the construction of the relocated Mill Pond Road,
- Significantly lowering grades of existing berms along the north margin of Planning Area 1 to restore the Wetland 12 buffer with uniform drainage and vegetation,
- The construction of stormwater wetlands for stormwater treatment.

Planning Areas 2 and 3 Grading Concept

Planning Area 2 is proposed to contain light industrial warehouse uses. The assumption is that the finished floor (FF) of the warehouses would be at or above the BFE. Finished floor has been assumed to be elevation 426.0. Docking and parking areas have been assumed to be 4.0' lower at elevation 422.0. However, Planning Area 2 does not have a preliminary site plan at this time. Therefore, an approximate development area, assuming homogeneous buildings equally spaced apart, with docking areas between, is shown on the Mass Grade Concept (**Figure 6-13**) to be filled to elevation 424.0. All other potential development of Planning Area 2 for access and parking, is assumed to be filled to elevation 422.0. This approximates the amount of flood storage displacement that would occur with a future buildout of Planning Area 2 regardless of building layout or specific plan.

Planning Area 3 southern area is assumed to be developed as a corporate or institutional campus. Planning Area 3 has no preliminary site plan at this time. It is assumed that buildings would be raised above the BFE and provided with one level of ground level/below building parking. It is unknown at this time whether any restrictions will be placed on excavation in Planning Area 3 for environmental reasons, therefore, it has **not** been assumed that a parking level can be lowered to elevation 418.0 to maximize compensating storage. Therefore, most of this development area has been assumed to remain at its existing ground elevation of approximately 420.0. The northern area of Planning Area 3 is assumed to remain above the BFE. This provides a conservative estimate of potential flood storage displacement for Planning Area 3 to be compensated.

Compensating storage for Planning Areas 2 and 3 would be accomplished by excavating for future stormwater wetlands for runoff treatment similar to Planning Area 1, and the Open Space Grading Concept discussed below.

A Mass Grade Concept including Planning Areas 2 and 3, and Open Space is shown on **Figure 6-13.**

The floodplain water surface was overlaid with each of the three topographic surfaces to analyze the intervening volume to derive a volume of flood storage over the site for each topographic condition. The results of this analysis of floodplain storage is provided in the Table below. The existing Floodplain and Developed Floodplain for Planning Area 1 are shown on **Figures 6-14 and 6-15.** These figures show the floodplain surface over the site for the existing and developed condition of the site, and the location and elevations of the FEMA cross-sections used for this analysis.

Snoqualmie Mill

Floodplain Compensating Storage Analysis

Current Site Conditions	Flood Storage Below Base Flood (BFE)		Increase or *(Decrease)*	
Current *(Existing)*	931.3	Ac-Ft		
Planning Area 1 Mass Grade	1016.8	Ac-Ft	85.5	Ac-Ft
Total Site Mass Grade[1]	946.0	Ac-Ft	14.7	Ac-Ft

1. ***The Floodplain storage shown on the Full Development Mass Grading Concept Plan and the Floodplain Inundation Exhibit assumes that Planning Area 3 be provided with below building parking in lieu of "fill" above the BFE.***

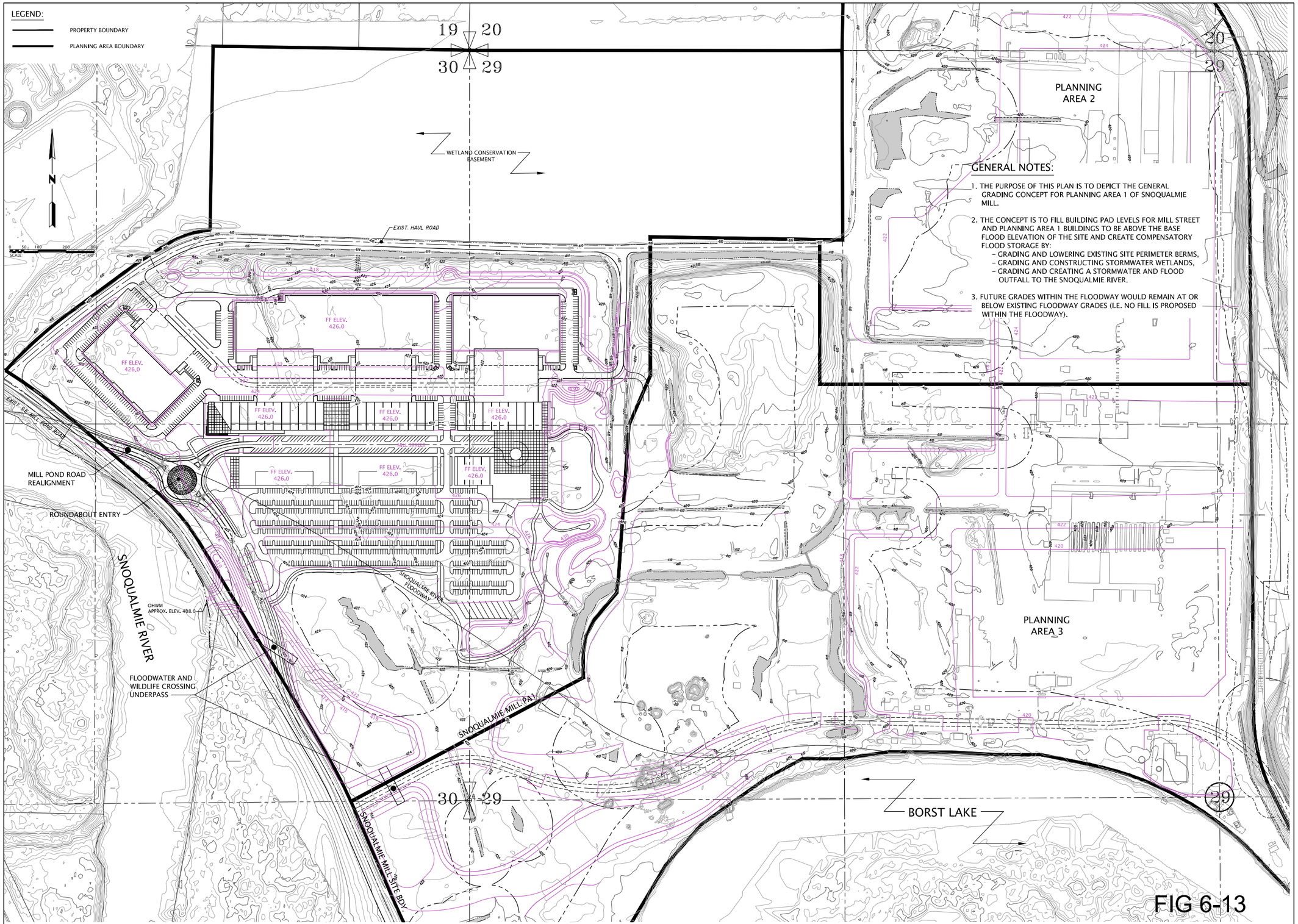

FIG 6-13

GOLDSMITH
LAND DEVELOPMENT SERVICES

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DRAWN:	####
DESIGNED:	####
APPROVED:	####
FIELD BOOK:	####
PAGE #:	####

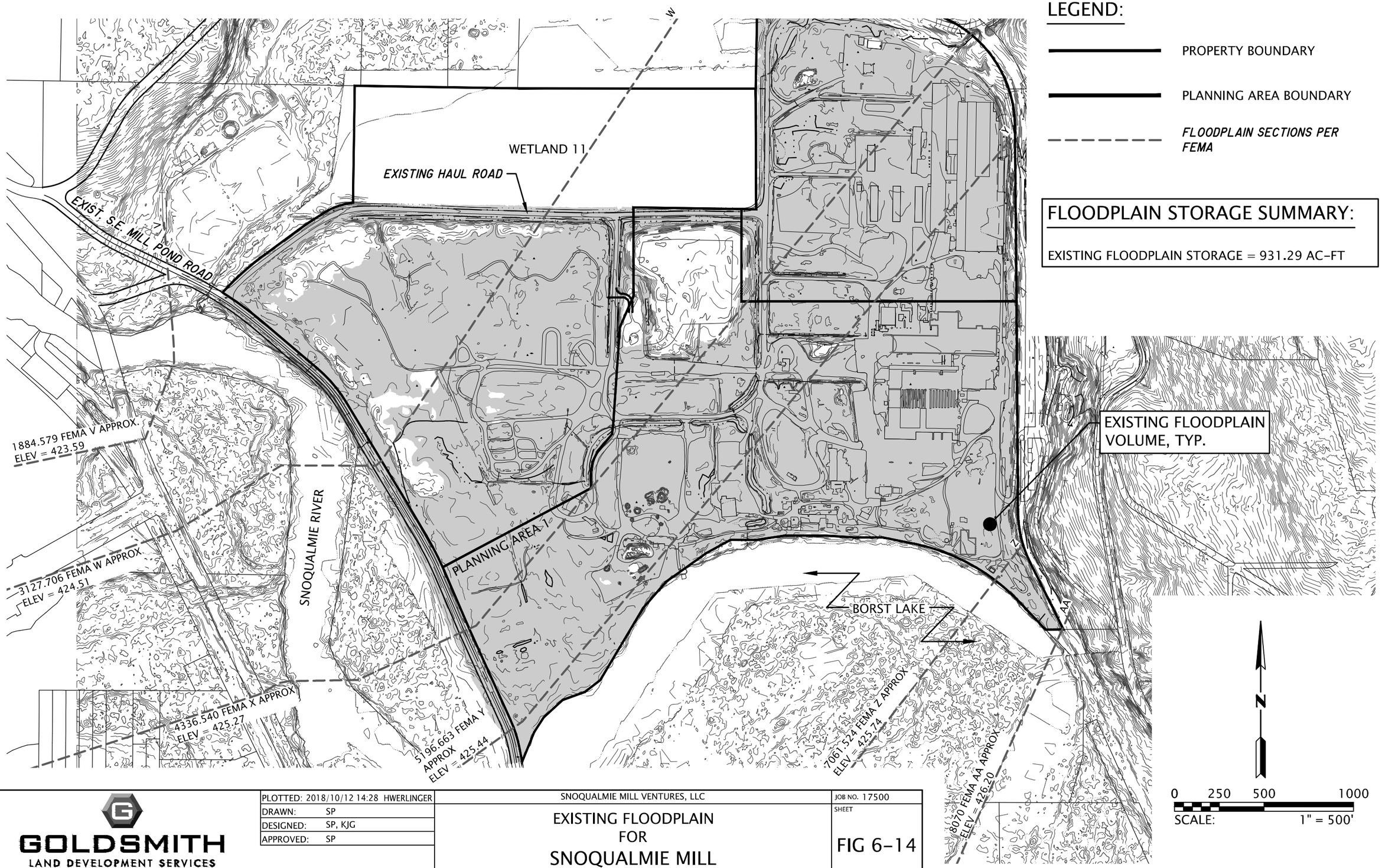
SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

MASS GRADE CONCEPT
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE WASHINGTON

SHEET EX-04



GOLDSMITH
LAND DEVELOPMENT SERVICES
12151 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

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DRAWN:	SP
DESIGNED:	SP, KJG
APPROVED:	SP

SNOQUALMIE MILL VENTURES, LLC

EXISTING FLOODPLAIN
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE WASHINGTON

JOB NO. 17500

SHEET

FIG 6-14

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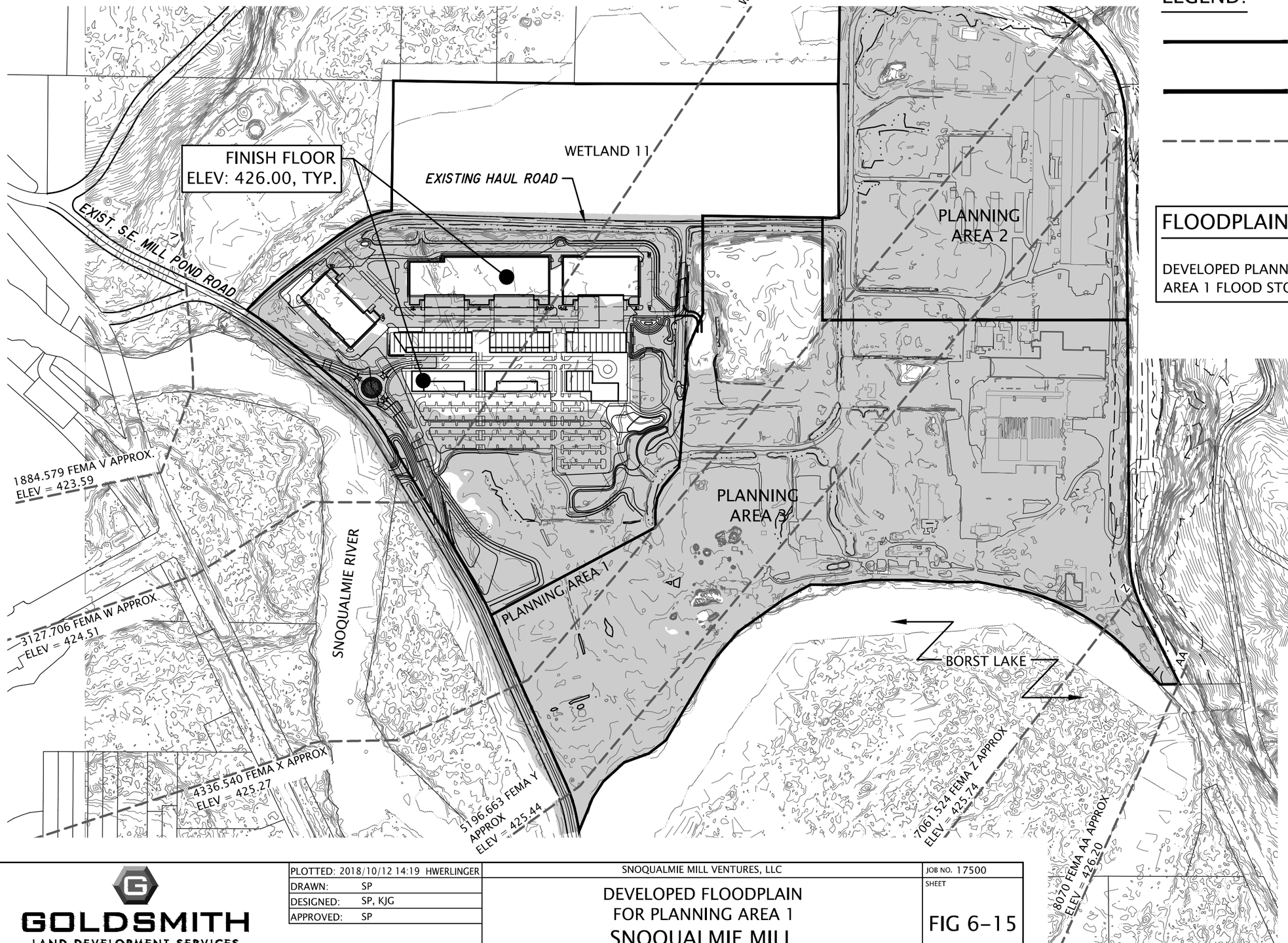


LEGEND:

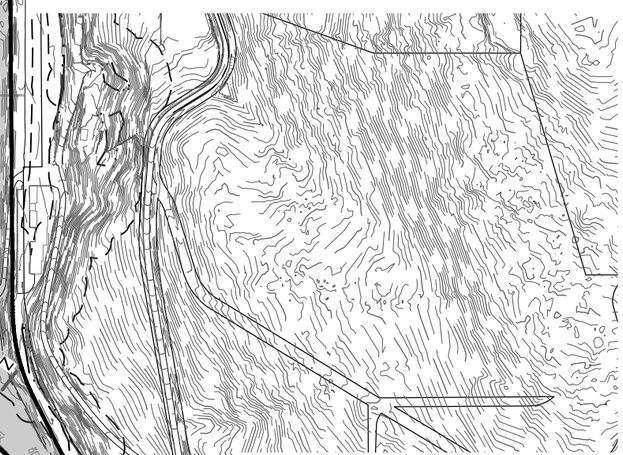
PROPERTY BOUNDARY

PLANNING AREA BOUNDARY

FLOODPLAIN SECTIONS PER FEMA

FLOODPLAIN STORAGE SUMMARY:

DEVELOPED PLANNING
AREA 1 FLOOD STORAGE: = 1,013.44 AC-FT



N

0 250 500 1000

SCALE: 1" = 500'

GOLDSMITH
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PLOTTED:	2018/10/12 14:19 HWERLINGER
DRAWN:	SP
DESIGNED:	SP, KJG
APPROVED:	SP

SNOQUALMIE MILL VENTURES, LLC

DEVELOPED FLOODPLAIN
FOR PLANNING AREA 1
SNOQUALMIE MILL

CITY OF SNOQUALMIE WASHINGTON

JOB NO. 17500

SHEET

FIG 6-15

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Open Space Grading Concept

Grading concept in the central open space is proposed to provide compensating flood storage for proposed fill in Planning Areas 2 and 3. The ultimate plan for mass grading includes more than simply demonstrating that equivalent compensating storage has been provided in the floodplain. The open space grading is proposed in a manner to improve the path of floodwaters back to the river as the flood recedes.

Proposed grades for the future access to Planning Area 3 are such that low points are provided to allow flood waters to flow over the road whether a flood is rising or receding. Floodwater would enter the site from Borst Lake utilizing flood storage volumes on the site, then recede back over the road. However, in addition to receding back through Borst Lake, a drainage path / floodwater path is provided through the open space to the river discharge outfall to be constructed with Planning Area 1, as shown on **Figure 6-1 and Figure 6-13**.

Normal flows from site runoff provide hydrology to the site wetlands and drain through Borst Lake, but once 10 year river stages, or above, are reached, the flood level exceeds elevation 418.0 and would inundate and utilize the open space flood storage and flow path for receding waters.

Conclusion

The project level grading proposed for **Planning Area 1 will meet or exceed the requirements for compensating storage** required by SMC 15.12 and SMC 19.12. Minor adjustments in the "Finished Grade" of future development permitting should not require new analysis provided that these approximate grades are achieved.

The analysis demonstrates that **compensating storage can be achieved** for the planned development and the mass grading concept shown for Planning Areas 2 and 3 future development of Snoqualmie Mill.

During future permitting of site grading and building, analysis of consistency with the provision of compensating storage will be provided. One concept would be the creation of a tracking matrix with the initial mass grade plan with Planning Area 1 which would be used throughout the project.

No increase in Base Flood Elevation (BFE), i.e., the 100 year floodplain

The demonstration of no increase in base flood levels, or "no net rise" requires a Hydrologic and Hydraulic analysis performed for the Snoqualmie River base flood for both pre-development and post-development project conditions. This analysis was performed by ***Watershed Sciences and Engineering*** (WSE) and is provided in Chapter 8.

Flood flow models following FEMA protocol were created for:

- A Duplicate Effective Model – a duplicate model run from existing FEMA Models through this reach of the Snoqualmie River,
- A Corrected Effective Model – a model with modest corrections to ineffective flow areas or other geospatial data to achieve the reported BFE by FEMA,

- An Existing Conditions Model – with minor corrections to the Corrected Effective Model representing more accurate topographic information from 2016 King County LiDAR (PSLC 2017),
- Proposed Conditions Models – modifying the Existing Conditions Model to represent the Snoqualmie Mill PCIP, one model for Planning Area 1 proposed grading, and one model for the proposed Mass Grade Concept.

The detailed results are presented in Chapter 8, but it is clear that with the provision of compensating storage together with consideration of effective and non-effective flood flow areas the location of compensating storage, the effect on the floodplain would **not** result in any rise, i.e. **"no net rise"** in the FEMA Base Flood Elevation.

It should be noted, however, that the Proposed Conditions Model for the Mass Grade Concept **(Figure 6-13)** utilized the site grading concept discussed above under **Site Grading and Compensating Storage**. This provides an approximation of displacement of storage due to assumed fill conditions primarily in Planning Area 2 and minimal fill in Planning Area 3 with assumed raised buildings and ground floor parking. But it is demonstrated at this time that with the level of additional storage proposed for Planning Area 1, future application for development of Planning Areas 2 and 3 and through subsequent environmental review, achieving compensating storage and "no net rise" will be feasible.

It should be further noted that all the analysis and reporting of Base Flood Elevations (BFE) discussed above and in **Chapter 8** are based on the river conditions in the 2010 LOMR issued by FEMA. As such, all flood models for the "no net rise" analysis included only the channel improvements by the Corps of Engineers 205 project in the Duplicate and Corrected Effective models from which to analyze impacts from Snoqualmie Mill. This results in reporting base flood elevations consistent with the FEMA published BFE from the 2010 LOMR. As discussed in Chapter 5, the channel improvements and lowering of the PSE weir at Snoqualmie Falls are not included in these models.

Downstream Flooding Effects

As discussed in **Chapter 5** – **Existing Conditions and Downstream Analysis**, the King County Flood Control District initiated a Hydraulic and Hydrologic Study to investigate reported changes in flood conditions in the lower Snoqualmie Valley. In April of 2015 the **Snoqualmie River Hydraulic Study** was issued which included an evaluation the downstream impacts of both the Corps of Engineers 205 project as well as the PSE weir project.

The Snoqualmie River Hydraulic Study was prepared for King County by ***Watershed Sciences and Engineering*** (WSE). Therefore, for this MDP, WSE was asked to utilize King County's downstream river model to evaluate whether proposed grade changes on Snoqualmie Mill and any affects on the upstream floodplain could cause any probable adverse impact on the lower river valley.

The result is discussed in Chapter 8. It concludes that there would be no impact or measurable change in any flood event or the Base Flood in the lower river valley as a result of the development of Snoqualmie Mill in the manner proposed by the PCIP.

Appendix E

UPDATED Snoqualmie Mill PCI Plan Application Plans –
Updated March 2022

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

SNOQUALMIE MILL

PLANNED COMMERCIAL/INDUSTRIAL PLAN APPLICATION

UPDATED MARCH 2022

SURVEY NOTES:

1. HORIZONTAL DATUM: NAD 83/91. THE BOUNDARY SHOWN HEREON REFERENCED THE FOLLOWING SURVEY SOURCES:

A) AMENDED SUBDIVISION SURVEY FOR KING COUNTY BLA NO. L10L0024 RECORDED UNDER RECORDING NO. 20120702900002.

B) AMENDED RECORD OF SURVEY AS RECORDED IN VOLUME 289 OF SURVEYS, PAGES 259 THROUGH 263, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

C) WASHINGTON STATE COUNCIL OF COUNTY SURVEYORS - SURVEY CONTROL PROJECT 2001 DATA.

2. BASIS OF POSITION: HELD MONUMENTED SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST. (ALSO KNOWN AS KING COUNTY GPS SURVEY CONTROL POINT NO. KC*2594 (N 194515.962, E 1393227.800)).

3. BASIS OF BEARING: HELD BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND FOUND N 1/4 CORNER SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M. TO BE N 45°37'25" E PER DIRECT INVERSE AS CALCULATED FROM THE ABOVE NOTED AMENDED BLA NO. L10L0024.

4. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED IN APRIL, 2012.

5. SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:

A) FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.

B) ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCRP1201+.

C) TOPCON HIPER LITE PLUS GNSS EQUIPMENT.

D) TOPCON GR-3 GNSS EQUIPMENT.

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

6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. GRID DISTANCES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.999977835, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE THE ONLY TRUE STATE PLANE COORDINATE IS THE ABOVE NOTED BASIS OF POSITION.

7. VERTICAL DATUM: NAVD 1988 (BASED ON KING COUNTY SURVEY CONTROL MONUMENTS)

MASTER BENCHMARK: KING COUNTY GPS SURVEY CONTROL POINT 5997 (AKA BM P8)- FOUND 3" BRASS DISK SET IN THE NORTHWEST CORNER OF POWER VAULT AT THE SOUTHWEST CORNER OF INTERSECTION OF TOKUL ROAD AND STEARN ROAD STAMPED "KING COUNTY KC-P-8 1995". (SEE KING COUNTY SURVEY DATABASE FOR A MORE DETAILED DESCRIPTION) ELEVATION = 479.73 FEET.

SITE BM NO. 1: GOLDSMITH SURVEY CONTROL POINT #108- SET MAG NAIL AND SCRIBED "X" IN "H" OF HELIPAD NORTH OF MAIN OFFICE. NAIL WAS SET AT THE WEST LEG AT THE CROSS BAR AT THE CROSS BAR. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 450.99 FEET.

SITE BM NO. 2: GOLDSMITH SURVEY CONTROL POINT #104- SET REBAR AND CAP +/- 25 FEET S 85° W OF FIRE HYDRANT #10 AND +/- 50 FEET NORTH OF A SHED NEAR THE NORTHEAST CORNER OF PROPERTY. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 423.97 FEET.

SITE BM NO. 3: GOLDSMITH SURVEY CONTROL POINT #106- SET REBAR AND CAP +/- 6 FEET SOUTHERLY OF 6 FOOT CHAIN LINK FENCE WITH 1 FOOT BARBED WIRE, +/-7.3 FEET NORTHERLY OF THE NORTH EDGE SWALE AND +/- 50 FEET WESTERLY OF THE GATE TO THE CONSTRUCTION YARD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 419.48 FEET.

SITE BM NO. 4: GOLDSMITH SURVEY CONTROL POINT #115- SET REBAR AND CAP ON THE NORTH SIDE OF "PIPELINE" TRACK AT TURNOUT TO WEST OF START AND +/- 55 FEET NORTH OF THE NORTH EDGE OF ROAD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 422.15 FEET.

SITE BM NO. 5: GOLDSMITH SURVEY CONTROL POINT #114- SET MAG NAIL AND TAG WITH 3 LEGGED PAINTED TARGET AT THE INTERSECTION OF MILL POND ROAD AND ROAD TO 5 MILE PIT. NAIL IS AT EAST EDGE OF TRAVELED WAY OF MILL POND ROAD, +/- 35 FEET NORTHWESTERLY OF THE FOG LINE AT THE SOUTHEAST FILLET OF SAID INTERSECTION AND +/- 25 FEET EAST OF THE WEST EDGE OF PAVING OF MILL POND ROAD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 420.84 FEET.

SITE BM NO. 6: GOLDSMITH SURVEY CONTROL POINT #113- SET REBAR AND CAP ON THE EAST SIDE OF MILL POND ROAD +/- 7.4 FEET EASTERLY OF THE FOG LINE AND +/- 7.9 FEET SOUTHERLY OF THE SOUTHERLY END OF ECOLOGY BLOCK WALL/BARRICADE ACROSS FROM UTILITY POLE LABELED 219774/175499. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 417.70 FEET.

SITE BM NO. 7: GOLDSMITH SURVEY CONTROL POINT #114- SET MAG NAIL AND TAG AT THE EAST END OF MILL POND ROAD. NAIL IS 0.5 FEET EAST OF THE CENTER OF FOG LINE AT THE NORTH EDGE OF PULL OUT ON THE WEST SIDE OF ROAD AND +/- 160 FEET SOUTHERLY OF A GUY POLE ON THE EAST SIDE OF ROAD AT THE APPROXIMATE POINT OF CURVE. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 415.27 FEET.

SITE BM NO. 8: GOLDSMITH SURVEY CONTROL POINT #109- SET REBAR AND CAP +/- 85 FEET NORTH OF INSULATION BUILDING TO THE WEST OF THE POWER PLANT, +/- 17 FEET NORTH OF BROKEN CONCRETE AND +/- 15 FEET OF A 15 FOOT X 20 FOOT CONCRETE PAD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 419.55 FEET.

8. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER A COMBINATION OF CONTOURS PROVIDED BY DEGROSS AERIAL SURVEY FLOWN ON APRIL 21, 2012 AND GOLDSMITH FIELD OBTAINED DATA OBTAINED FROM MAY 2012 TO FEBRUARY 2018.

9. WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY RAEDEKE ASSOCIATES, INC. AND FIELD LOCATED BY GOLDSMITH FROM MAY 2012 TO SEPTEMBER 2012. INFORMATION IS CURRENT TO THOSE DATES ONLY.

LEGAL DESCRIPTION:

PARCEL A: (302408-9004-05)

TRACT C OF KING COUNTY BOUNDARY LINE ADJUSTMENT AND LARGE TRACT SEGREGATION NUMBER L10L0024, RECORDED UNDER RECORDING NO. 20100630900006, LOCATED IN SECTIONS 29 AND 30 OF TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B: (292408-9009-03)

LOT 1 OF KING COUNTY BOUNDARY LINE ADJUSTMENT AND LARGE TRACT SEGREGATION NUMBER L10L0024, RECORDED UNDER RECORDING NO. 20100630900006, LOCATED IN SECTIONS 29 AND 30 OF TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL C: (302408-9001-08)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL D: (302408-9069-07)

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°03'26" WEST 913.57 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 0°56'34" WEST 654.35 FEET TO A LINE 30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF AN ASPHALT ROAD;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 390 FEET, AN ARC DISTANCE OF 181.05 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 57°08'55" WEST 71.90 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,530 FEET;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 92.24 FEET; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 53°41'40" WEST 241 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 1,530 FEET;
THENCE CONTINUING SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 344.73 FEET TO THE NORTHEASTERLY MARGIN OF S.E. MILL POND ROAD AND THE TERMINUS OF SAID LINE.

PARCEL E: (302408-9070-04)

THAT PORTION OF GOVERNMENT LOT 8 IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF COUNTY ROAD NO. 61 (S.E. MILL POND ROAD) AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 89 ° 03'26" WEST 913.57 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE.
THENCE SOUTH 0°56'34" WEST 654.35 FEET TO A LINE 30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF AN ASPHALT ROAD;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 390 FEET, AN ARC DISTANCE OF 181.05 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 57°08'55" WEST 71.90 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,530 FEET;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 92.24 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 53°41'40" WEST 241 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 1,530 FEET;
THENCE CONTINUING SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 344.73 FEET TO THE NORTHEASTERLY MARGIN OF S.E. MILL POND ROAD AND THE TERMINUS OF SAID LINE.

PARCEL F: (292408-9022-06)

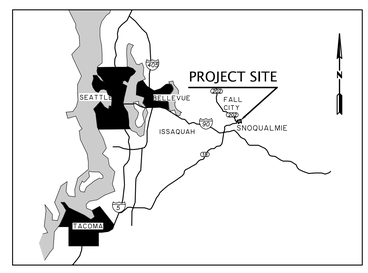
LOT E OF CITY OF SNOQUALMIE LOT LINE ADJUSTMENT NUMBER LLA15-01, RECORDED UNDER RECORDING NUMBER 20151106900001, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL G: (292408-9006-06)

LOT 2 OF KING COUNTY BOUNDARY LINE ADJUSTMENT AND LARGE TRACT SEGREGATION NUMBER L10L0024, RECORDED UNDER RECORDING NUMBER 20100630900006, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

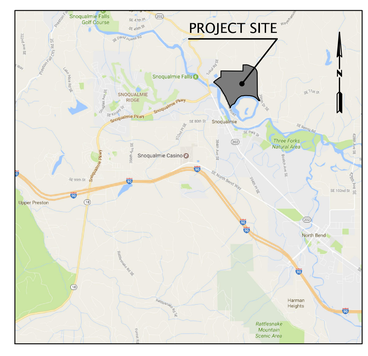
PARCEL H: (292408-9023-05)

LOT D OF CITY OF SNOQUALMIE LOT LINE ADJUSTMENT NUMBER LLA15-01, RECORDED UNDER RECORDING NUMBER 20151106900001, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.



VICINITY MAP

N.T.S.



VICINITY MAP

N.T.S.

DEVELOPMENT CONTACT

OWNER/APPLICANT/AGENT
TOM SROUFE, AGENT
SNOQUALMIE MILL VENTURES, LLC
249 MAIN AVENUE S., SUITE 107, PMB 364
NORTH BEND, WA 98045
PHONE: 425-444-0882

ARCHITECT/LANDSCAPE ARCHITECT
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THE MILLER HULL PARTNERSHIP, LLP
SUITE 600
SEATTLE, WA 98104
PHONE: 206-254-2043
FAX: 206-467-0627

ENGINEER/SURVEYOR
KEITH J. GOLDSMITH, PE
LEE D. NYQUIST, PLS
GOLDSMITH LAND DEVELOPMENT SERVICES
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BELLEVUE, WA 98004
PHONE: 425-462-1080
FAX: 425-462-7719

LANDSCAPE ARCHITECT:
NICK HAGEN, ASLA (PRINCIPAL)
WEISMAN DESIGN GROUP
2235 E MADISON ST.
SEATTLE, WA 98112
PHONE: 206-322-1732, EXT. 214

PROJECT INFORMATION

TAX PARCEL #:	3024089004, 2924089009, 3024089001, 3024089069, 3024089070, 2924089022, 2924089006, 2924089023
SITE LOCATION:	7001 396TH DRIVE SE, SNOQUALMIE, WA 98065
AREA:	260 ACRES APPROXIMATELY
EXISTING ZONE:	PLANNED COMMERCIAL/INDUSTRIAL (PCI)/ OPEN SPACE (OS)
DENSITY:	N/A
PROPOSED USE:	LIGHT INDUSTRIAL, WAREHOUSE/MANUFACTURING, MIXED USE RETAIL/RESIDENTIAL, OFFICE SPACE AND OPEN SPACE
SEWER/WATER:	CITY OF SNOQUALMIE
FIRE DISTRICT:	CITY OF SNOQUALMIE FIRE DEPARTMENT
SCHOOL DISTRICT:	SNOQUALMIE SCHOOL DISTRICT
REFUSE:	WASTE MANAGEMENT
STORM WATER:	CITY OF SNOQUALMIE

SHEET INDEX

Sheet #	DESCRIPTION
	COVER
1	OWNERSHIPS/ ZONING/ LAND USES
EX-1	EXISTING CONDITIONS
EX-2	EXISTING CONDITIONS
SP-1	OVERALL PCI SITE PLAN
SP-2	SITE PLAN PCI PLANNING AREA 1
SP-3	SITE PLAN AND ROAD SECTIONS
SP-4	OVERALL OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN
GR-1	OVERALL MASS GRADING AND FLOOD COMPENSATION PLAN
GR-2	PLANNING AREA 1 GRADING PLAN
SD-1	PLANNING AREA 1 STORMWATER PLAN
WS-1	CONCEPTUAL WATER AND SANITARY SEWER PLAN
WS-2	PLANNING AREA 1 CONCEPTUAL SANITARY SEWER PLAN
CA-1	CRITICAL AREA IMPACT AND MITIGATION PLANNING AREA 1
LS-1	LANDSCAPE PLAN PLANNING AREA 1(by others)

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SNOQUALMIE MILL VENTURES, LLC
249 MAIN AVENUE S., SUITE 107, PMB 364, NORTH BEND, WA 98045, 425-444-0882

CITY OF SNOQUALMIE

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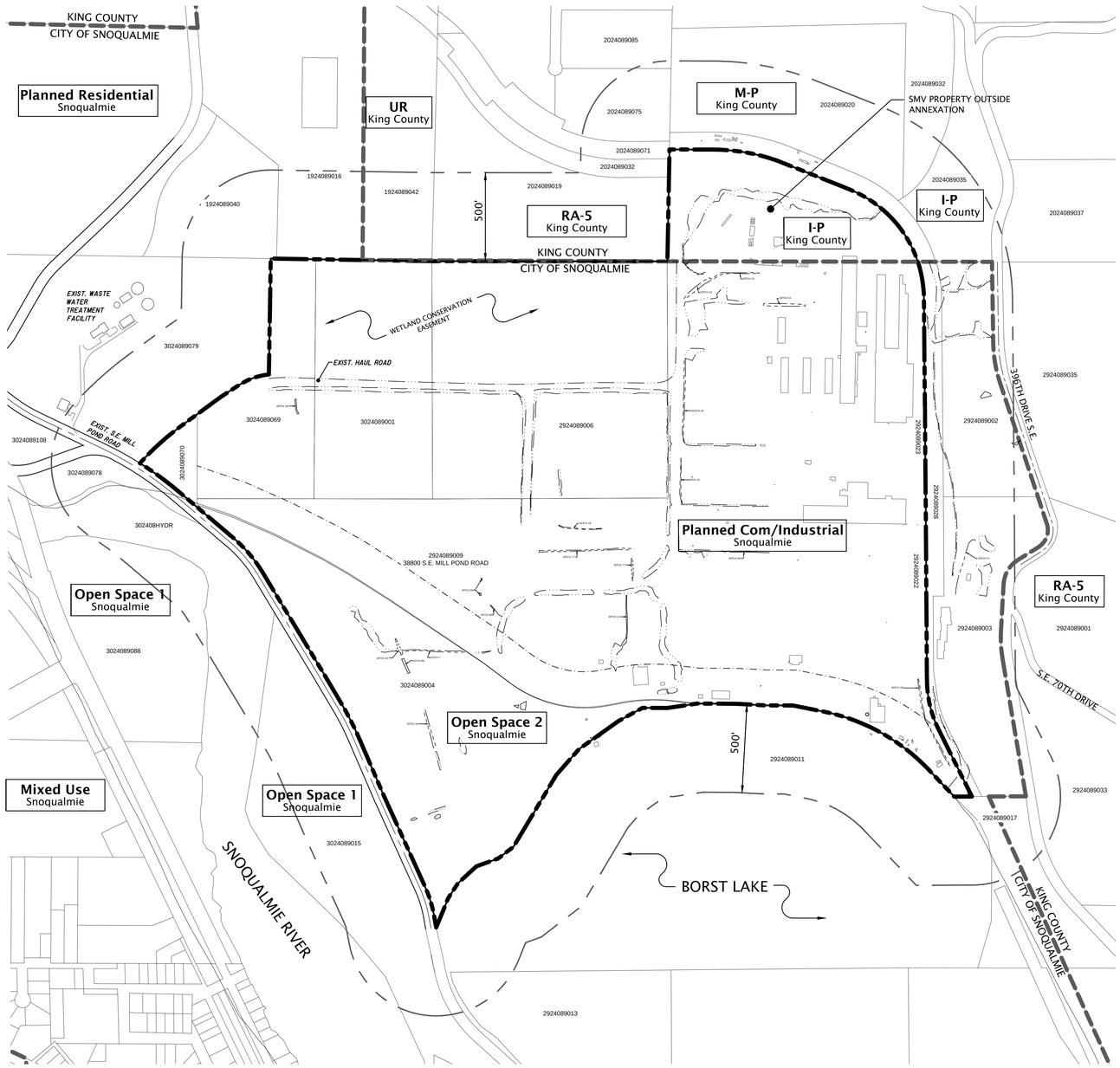
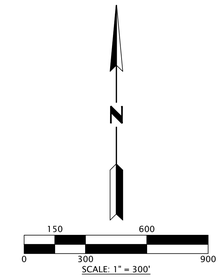
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON





LEGEND

- PROJECT BOUNDARY
- PROJECT TAX PARCEL
- CRITICAL AREA/STREAM
- 500' ADJACENT OWNERSHIPS
- 2724059006 — TAX PARCEL NUMBER, TYP.
- Planned Com/Industrial Snoqualmie — ZONING CLASSIFICATION
- EXIST. STRUCTURE, TYP.

GOLDSMITH
LAND DEVELOPMENT SERVICES
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KEITH J. GOLDSMITH — STATE OF WASHINGTON — 46597 — REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

OWNERSHIPS/ ZONING/ LAND USES
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

SHEET 1

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

NOTES

1. HORIZONTAL DATUM: NAD 83/91. THE BOUNDARY SHOWN HEREON REFERENCED THE FOLLOWING SURVEY SOURCES:
   - A) AMENDED SUBDIVISION SURVEY FOR KING COUNTY BLA NO. L10L0024 RECORDED UNDER RECORDING NO. 20120702900002.
   - B) AMENDED RECORD OF SURVEY AS RECORDED IN VOLUME 289 OF SURVEYS, PAGES 259 THROUGH 263, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
   - C) WASHINGTON STATE COUNCIL OF COUNTY SURVEYORS - SURVEY CONTROL PROJECT 2001 DATA.
2. BASIS OF POSITION: HELD MONUMENTED SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST, (ALSO KNOWN AS KING COUNTY GPS SURVEY CONTROL POINT NO. KC"2594 (N 194515.962, E 1393227.800)).
3. BASIS OF BEARING: HELD BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND FOUND N 1/4 CORNER SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M. TO BE N 45°37'25" E PER DIRECT INVERSE AS CALCULATED FROM THE ABOVE NOTED AMENDED BLA NO. L10L0024.
4. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED IN APRIL, 2012.
5. SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
   - A) FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
   - B) ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCRP1201+.
   - C) TOPCON HIPER LITE PLUS GNSS EQUIPMENT.
   - D) TOPCON GR-3 GNSS EQUIPMENT.
   - E) ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. GRID DISTANCES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.999977835, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE THE ONLY TRUE STATE PLANE COORDINATE IS THE ABOVE NOTED BASIS OF POSITION.
7. VERTICAL DATUM: NAVD 1988 (BASED ON KING COUNTY SURVEY CONTROL MONUMENTS)

   MASTER BENCHMARK: KING COUNTY GPS SURVEY CONTROL POINT 5997 (AKA BM P8)- FOUND 3" BRASS DISK SET IN THE NORTHWEST CORNER OF POWER VAULT AT THE SOUTHWEST CORNER OF INTERSECTION OF TOKUL ROAD AND STEARN ROAD STAMPED "KING COUNTY KC-P-8 1995". (SEE KING COUNTY SURVEY DATABASE FOR A MORE DETAILED DESCRIPTION) ELEVATION = 479.73 FEET.

   SITE BM NO. 1: GOLDSMITH SURVEY CONTROL POINT #108- SET MAG NAIL AND SCRIBED "X" IN "H" OF HELIPAD NORTH OF MAIN OFFICE. NAIL WAS SET AT THE WEST LEG AT THE CROSS BAR AT THE CROSS BAR. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 450.99 FEET.

   SITE BM NO. 2: GOLDSMITH SURVEY CONTROL POINT #104- SET REBAR AND CAP +/- 25 FEET S 85° W OF FIRE HYDRANT #10 AND +/- 50 FEET NORTH OF A SHED NEAR THE NORTHEAST CORNER OF PROPERTY. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 423.97 FEET.

   SITE BM NO. 3: GOLDSMITH SURVEY CONTROL POINT #106- SET REBAR AND CAP +/- 6 FEET SOUTHERLY OF 6 FOOT CHAIN LINK FENCE WITH 1 FOOT BARBED WIRE, +/-7.3 FEET NORTHERLY OF THE NORTH EDGE SWALE AND +/- 50 FEET WESTERLY OF THE GATE TO THE CONSTRUCTION YARD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 419.48 FEET.

   SITE BM NO. 4: GOLDSMITH SURVEY CONTROL POINT #115- SET REBAR AND CAP ON THE NORTH SIDE OF "PIPELINE" TRACK AT TURNOUT TO WEST OF START AND +/- 55 FEET NORTH OF THE NORTH EDGE OF ROAD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 422.15 FEET.

   SITE BM NO. 5: GOLDSMITH SURVEY CONTROL POINT #114- SET MAG NAIL AND TAG WITH 3 LEGGED PAINTED TARGET AT THE INTERSECTION OF MILL POND ROAD AND ROAD TO 5 MILE PIT. NAIL IS AT EAST EDGE OF TRAVELED WAY OF MILL POND ROAD, +/- 35 FEET NORTHWESTERLY OF THE FOG LINE AT THE SOUTHEAST FILLET OF SAID INTERSECTION AND +/- 25 FEET EAST OF THE WEST EDGE OF PAVING OF MILL POND ROAD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 420.84 FEET.

   SITE BM NO. 6: GOLDSMITH SURVEY CONTROL POINT #113- SET REBAR AND CAP ON THE EAST SIDE OF MILL POND ROAD +/- 7.4 FEET EASTERLY OF THE FOG LINE AND +/- 7.9 FEET SOUTHERLY OF THE SOUTHERLY END OF ECOLOGY BLOCK WALL/BARRICADE ACROSS FROM UTILITY POLE LABELED 219774/175499. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 417.70 FEET.

   SITE BM NO. 7: GOLDSMITH SURVEY CONTROL POINT #114- SET MAG NAIL AND TAG AT THE EAST END OF MILL POND ROAD. NAIL IS 0.5 FEET EAST OF THE CENTER OF FOG LINE AT THE NORTH EDGE OF PULL OUT ON THE WEST SIDE OF ROAD AND +/- 160 FEET SOUTHERLY OF A GUY POLE ON THE EAST SIDE OF ROAD AT THE APPROXIMATE POINT OF CURVE. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 415.27 FEET.

   SITE BM NO. 8: GOLDSMITH SURVEY CONTROL POINT #109- SET REBAR AND CAP +/- 85 FEET NORTH OF INSULATION BUILDING TO THE WEST OF THE POWER PLANT, +/- 17 FEET NORTH OF BROKEN CONCRETE AND +/- 15 FEET OF A 15 FOOT X 20 FOOT CONCRETE PAD. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 419.55 FEET.
8. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER A COMBINATION OF CONTOURS PROVIDED BY DEGROSS AERIAL SURVEY FLOWN ON APRIL 21, 2012 AND GOLDSMITH FIELD OBTAINED DATA OBTAINED FROM MAY 2012 TO FEBRUARY 2018.
9. WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY RAEDEKE ASSOCIATES, INC. AND FIELD LOCATED BY GOLDSMITH FROM MAY 2012 TO SEPTEMBER 2012. INFORMATION IS CURRENT TO THOSE DATES ONLY.
10. WETLAND BUFFERS ARE PER CURRENT CITY OF SNOQUALMIE CODE AS REPORTED IN THE TECHNICAL MEMORANDUM DATED JUNE 29, 2016 BY RAEDEKE ASSOCIATES, INC.

LEGAL DESCRIPTION

PARCEL A: (302408-9004-05)

TRACT C OF KING COUNTY BOUNDARY LINE ADJUSTMENT AND LARGE TRACT SEGREGATION NUMBER L10L0024, RECORDED UNDER RECORDING NO. 20100630900006, LOCATED IN SECTIONS 29 AND 30 OF TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B: (292408-9009-03)

LOT 1 OF KING COUNTY BOUNDARY LINE ADJUSTMENT AND LARGE TRACT SEGREGATION NUMBER L10L0024, RECORDED UNDER RECORDING NO. 20100630900006, LOCATED IN SECTIONS 29 AND 30 OF TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL C: (302408-9001-08)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL D: (302408-9069-07)

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°03'26" WEST 913.57 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 0°56'34" WEST 654.35 FEET TO A LINE 30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF AN ASPHALT ROAD;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 390 FEET, AN ARC DISTANCE OF 181.05 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 57°08'55" WEST 71.90 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,530 FEET;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 92.24 FEET; THENCE
CONTINUING ALONG SAID PARALLEL LINE SOUTH 53°41'40" WEST 241 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 1,530 FEET;
THENCE CONTINUING SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 344.73 FEET TO THE NORTHEASTERLY MARGIN OF S.E. MILL POND ROAD AND THE TERMINUS OF SAID LINE.

PARCEL E: (302408-9070-04)

THAT PORTION OF GOVERNMENT LOT 8 IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF COUNTY ROAD NO. 61 (S.E. MILL POND ROAD) AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 89 ° 03'26" WEST 913.57 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 0°56'34" WEST 654.35 FEET TO A LINE 30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF AN ASPHALT ROAD;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 390 FEET, AN ARC DISTANCE OF 181.05 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 57°08'55" WEST 71.90 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,530 FEET;
THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 92.24 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 53°41'40" WEST 241 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 1,530 FEET;
THENCE CONTINUING SOUTHWESTERLY ALONG SAID PARALLEL LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 344.73 FEET TO THE NORTHEASTERLY MARGIN OF S.E. MILL POND ROAD AND THE TERMINUS OF SAID LINE.

PARCEL F: (292408-9022-06)

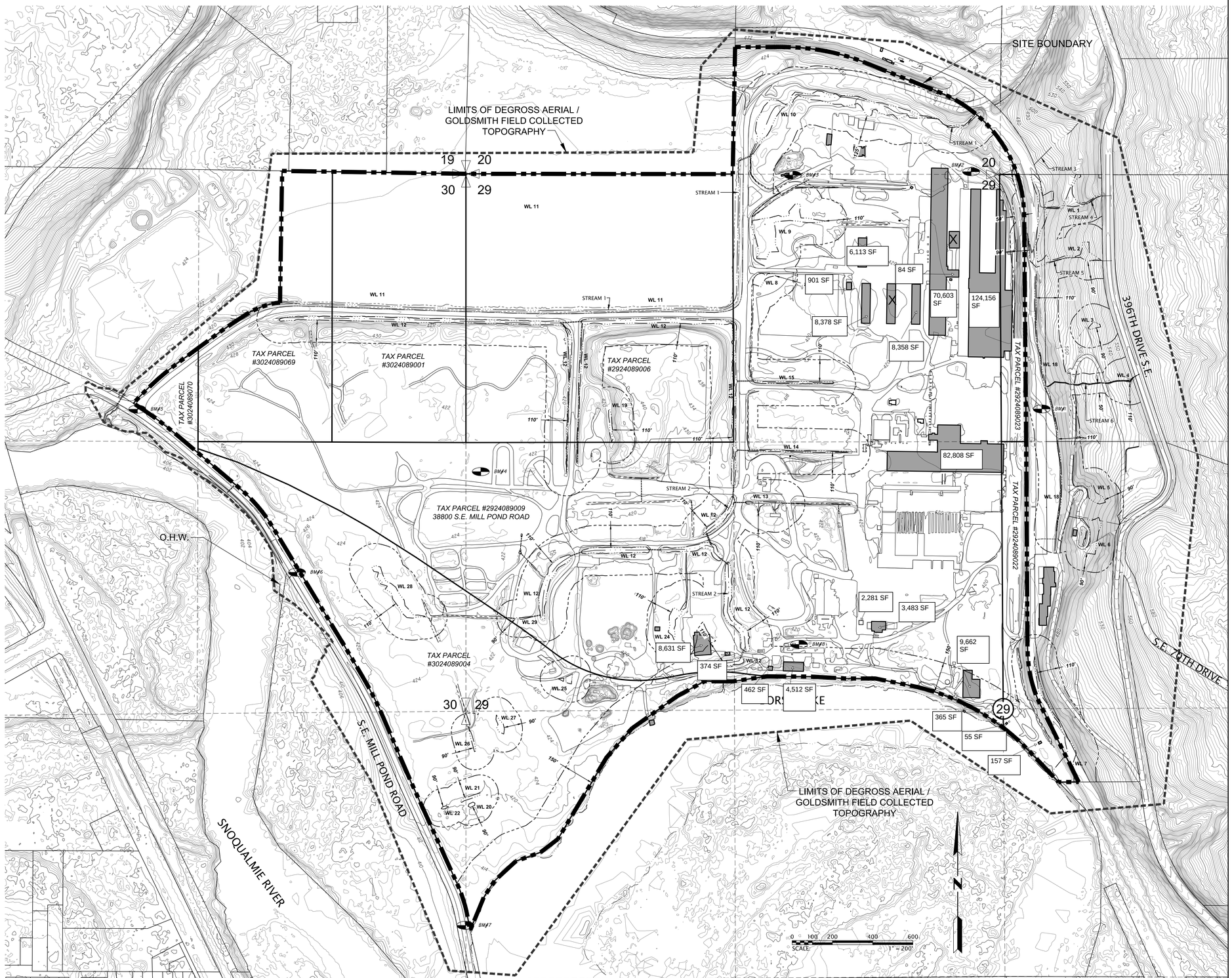
LOT E OF CITY OF SNOQUALMIE LOT LINE ADJUSTMENT NUMBER LLA15-01, RECORDED UNDER RECORDING NUMBER 20151106900001, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL G: (292408-9006-06)

LOT 2 OF KING COUNTY BOUNDARY LINE ADJUSTMENT AND LARGE TRACT SEGREGATION NUMBER L10L0024, RECORDED UNDER RECORDING NUMBER 20100630900006, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL H: (292408-9023-05)

LOT D OF CITY OF SNOQUALMIE LOT LINE ADJUSTMENT NUMBER LLA15-01, RECORDED UNDER RECORDING NUMBER 20151106900001, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.



GOLDSMITH
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KEITH J. GOLDSMITH, STATE OF WASHINGTON, 34597, REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

EXISTING CONDITIONS
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

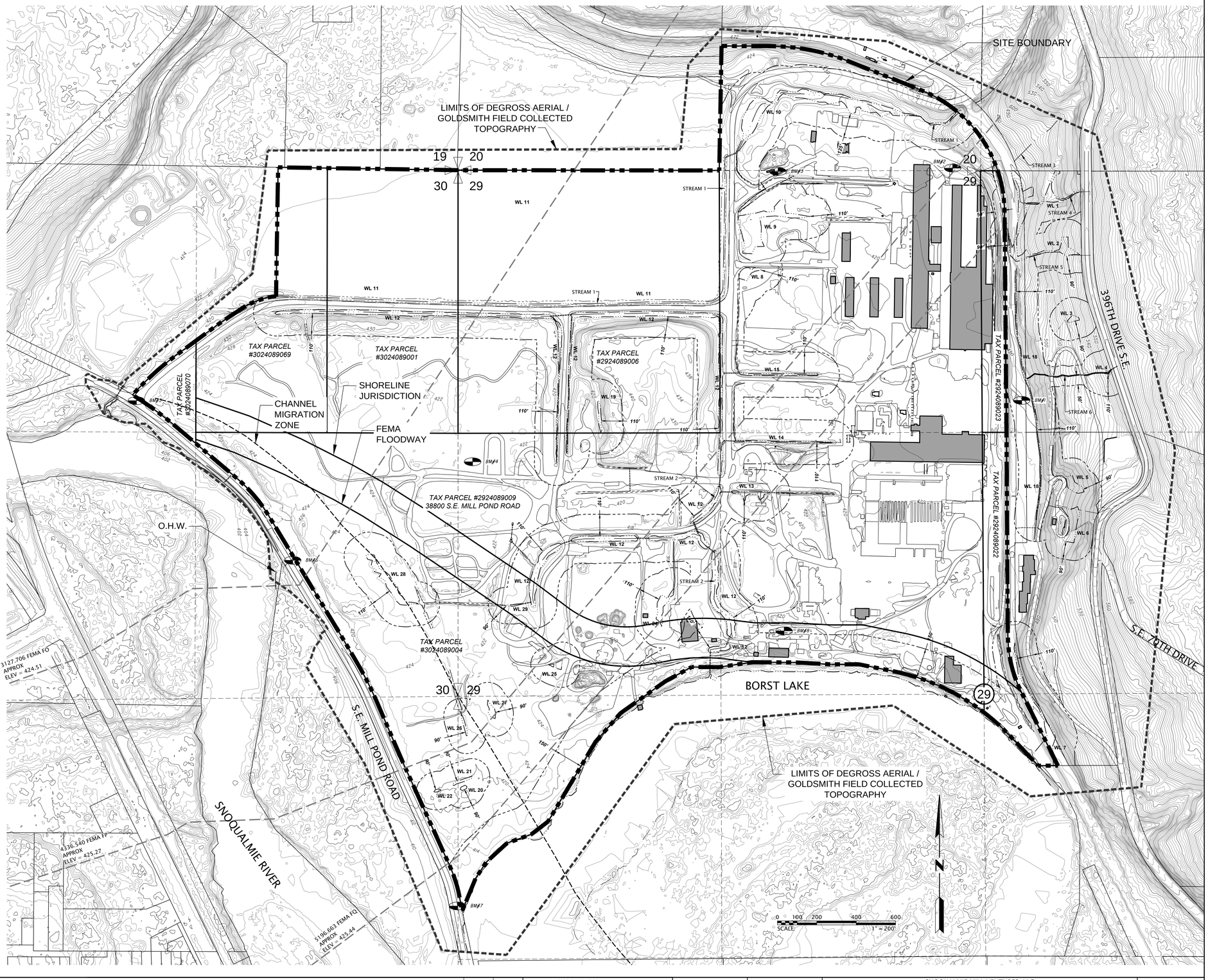
SHEET
EX-1

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

LEGEND:

- FEMA FIRM SECTION *
- CHANNEL MIGRATION ZONE
- SHORELINE JURISDICTION
- FEMA FLOODWAY (COINCIDENT WITH LIMIT OF OS-2 ZONE)
- WL 11 — EXISTING WETLAND
- STREAM 1 — EXISTING STREAM
- EXISTING BUFFER DIMENSION PER SMC 19.12
- EXISTING GRAVEL ROAD OR PAVEMENT
- EXISTING BUILDING
- EXISTING GROUND CONTOUR

* FEMA SECTIONS PER PANEL 0737 G,
MAP # 53033C0737G, REV. AUGUST 19, 2020



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KEITH J. GOLDSMITH, STATE OF WASHINGTON, 46597, REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

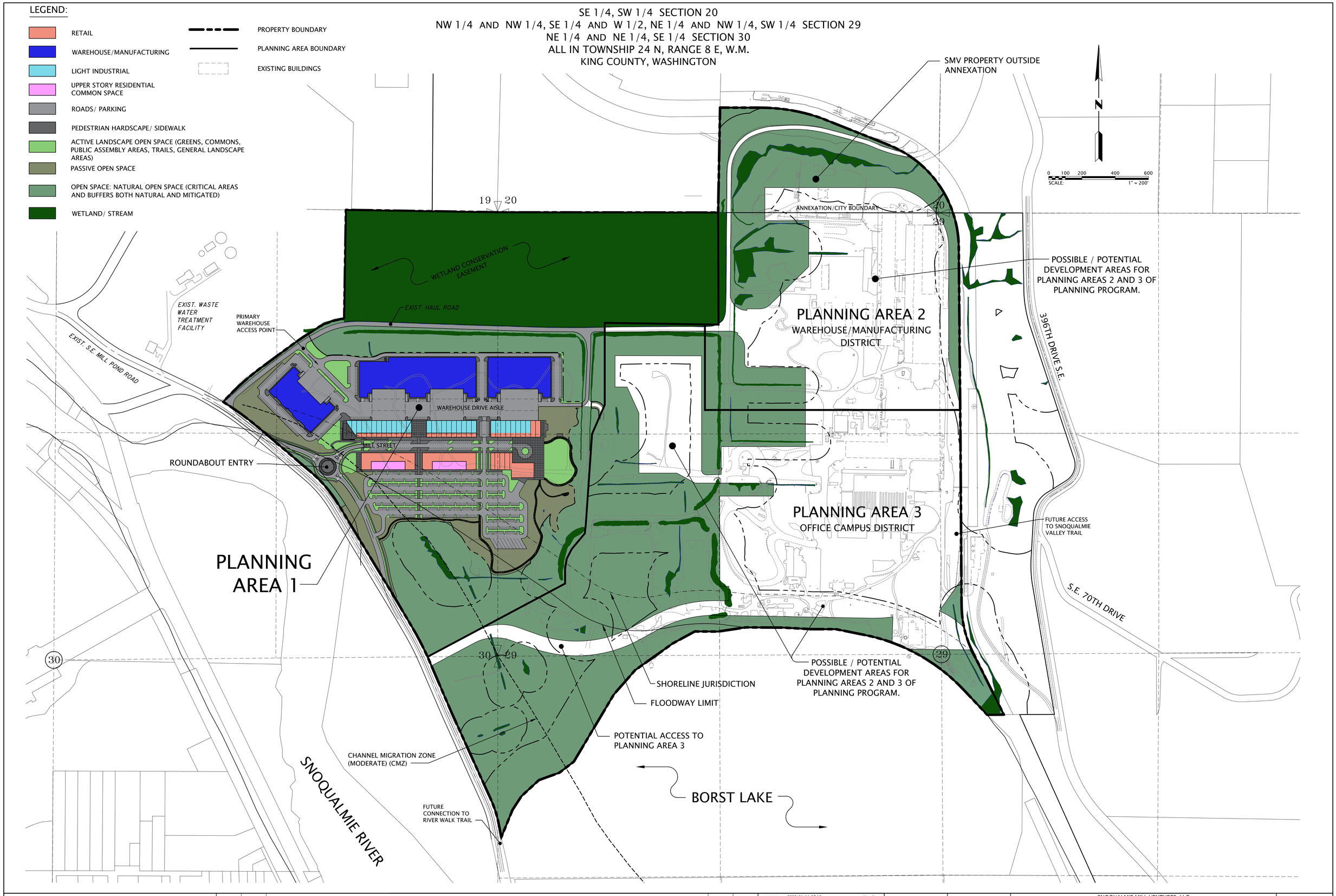
JOB NO. 17500

EXISTING CONDITIONS
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

SHEET
EX-2

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON



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KEITH J. GOLDSMITH, STATE OF WASHINGTON, 34597, REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

OVERALL PCI SITE PLAN
FOR
SNOQUALMIE MILL

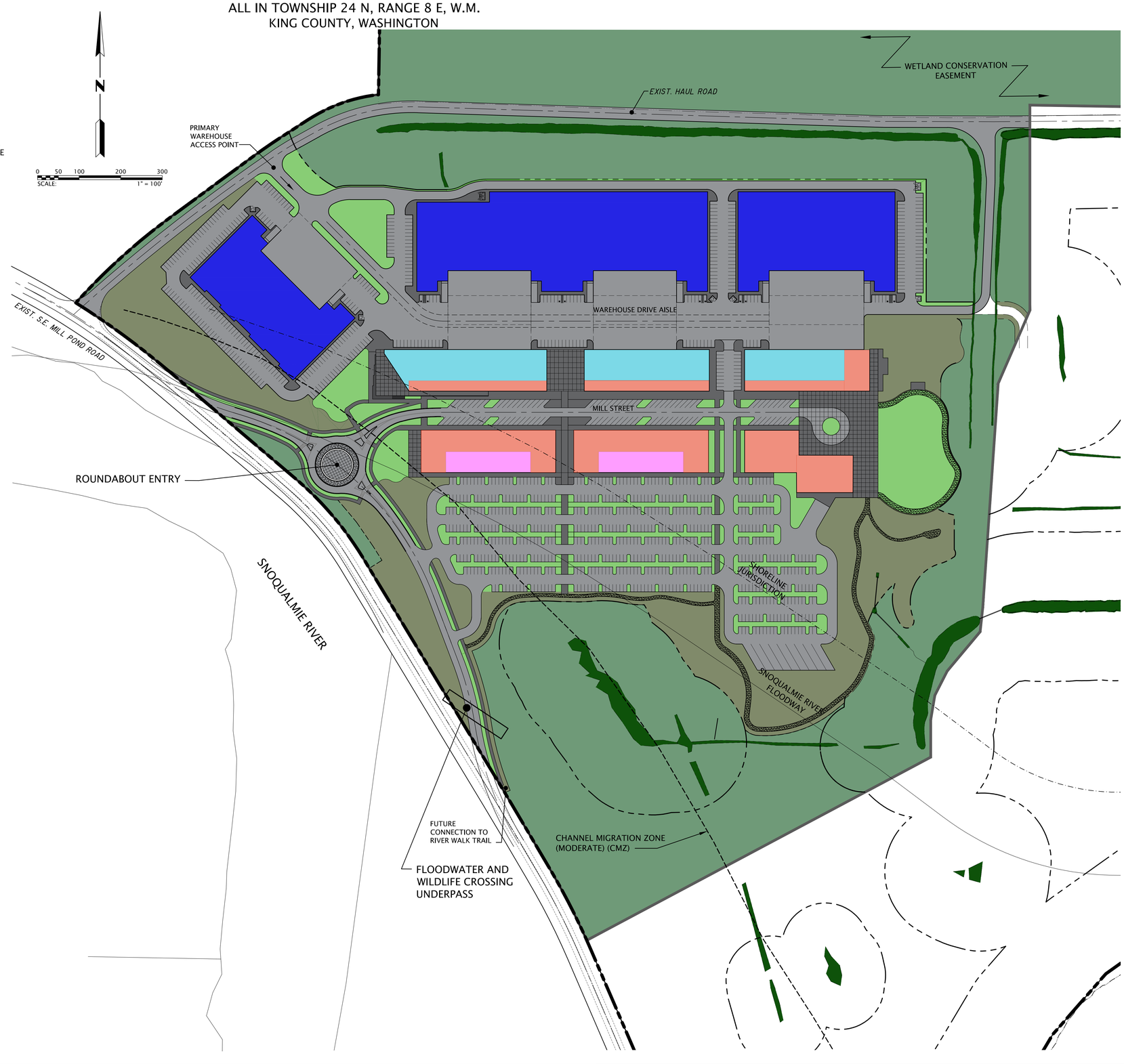
CITY OF SNOQUALMIE KING COUNTY WASHINGTON

JOB NO. 17500
SHEET
SP-1

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

LEGEND:

- RETAIL
- WAREHOUSE/MANUFACTURING
- LIGHT INDUSTRIAL
- UPPER STORY RESIDENTIAL COMMON SPACE
- ROADS/ PARKING
- PEDESTRIAN HARDSCAPE/ SIDEWALK
- ACTIVE LANDSCAPE OPEN SPACE (GREENS, COMMONS, PUBLIC ASSEMBLY AREAS, TRAILS, GENERAL LANDSCAPE AREAS)
- PASSIVE OPEN SPACE
- OPEN SPACE: NATURAL OPEN SPACE (CRITICAL AREAS AND BUFFERS BOTH NATURAL AND MITIGATED)
- WETLAND/ STREAM
- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY



1. Snoqualmie Mill Development Plan – Total Site (Gross Leasable Area/Gross Acres[1])

Land Use	Planning Areas 1	2	3	Site Totals [1]
Warehouse/Manufacturing	280,000 sf	400,000 sf		680,000 sf [37%]
Light Industrial	120,000 sf			120,000 sf [7%]
Retail/Restaurant[2]	70,000 sf		25,000 sf	95,000 sf [5%]
Residential (Mixed-Use)[3]	134,000 sf			134,000 sf [7%]
Office/Campus	--	--	800,000 sf	800,000 sf [44%]
Total	604,000 sf	400,000 sf	825,000 sf	1,829,000 sf
Building Footprint Area (Gross)	11 acres [11%]	9 acres	19 acres	39 acres [15%]
Open Space[4]	69 acres [68%]	34 acres	63acres	166 acres [64%]
Roads/Other Impervious[5]	22 acres [22%]	13 acres	21 acres	56 acres [22%]
Total Area [6]	102 acres	56 acres [6]	103 acres	261 acres

Notes:

[1]Numbers are rounded.

[2]Includes restaurant uses (approximately 15,000 sf), specialty retail (49,000 sf), and indoor event center spaces (31,000 sf).

[3]Assumes 160 residential units@835 sf located on the 2nd floor through 4th or 5th floors of mixed-use buildings in Planning Area 1. Units would be rental, market rate, in a mix of 1- and 2-bedroom apartments.

[4]Total open space is comprised of several types and categories: natural open space, which includes wetlands, streams and their associated buffers; constructed wetlands; undeveloped land used for compensatory flood storage, habitat, trails and passive open space); active open spaces including landscaped areas, landscaping within public plazas and lawn areas, small outdoor spaces adjacent to individual buildings, ornamental plantings and parking area landscaping. Planning Area 1 contains approximately 69 acres of passive and natural open space (including 53 acres subject to a conservation easement) and 5 acres of landscaped open space area.

[5]Includes roads, sidewalks, parking areas, plazas, etc.

[6] The total area of the development plan and Planning Area 2 include 15.7 acres that are located in unincorporated King County, which will be annexed to the city prior to a development proposal for Planning Area 2. Of the 15.7 acres, 12 acres are identified as open space and 4 acres would be developed for warehouse uses. Refer to Snoqualmie Mill PCI Area Summary by Use Table for master plan calculations without the unincorporated parcel.

Source: Goldsmith 2018, 2020

GOLDSMITH
LAND DEVELOPMENT SERVICES
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KEITH J. GOLDSMITH STATE OF WASHINGTON 34597 REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

SHEET

SITE PLAN PCI
PLANNING AREA 1
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

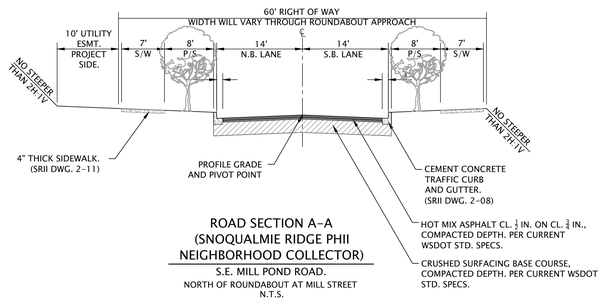
SP-2

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

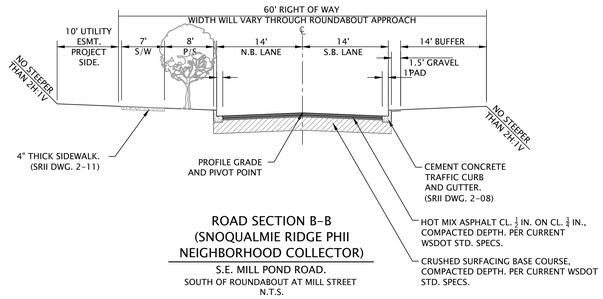
LEGEND:

PROPERTY BOUNDARY

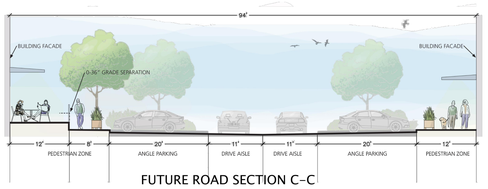
PLANNING AREA BOUNDARY



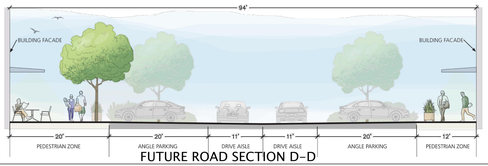
ROAD SECTION A-A
(SNOQUALMIE RIDGE PHII NEIGHBORHOOD COLLECTOR)
S.E. MILL POND ROAD.
NORTH OF ROUNDABOUT AT MILL STREET
N.T.S.



ROAD SECTION B-B
(SNOQUALMIE RIDGE PHII NEIGHBORHOOD COLLECTOR)
S.E. MILL POND ROAD.
SOUTH OF ROUNDABOUT AT MILL STREET
N.T.S.



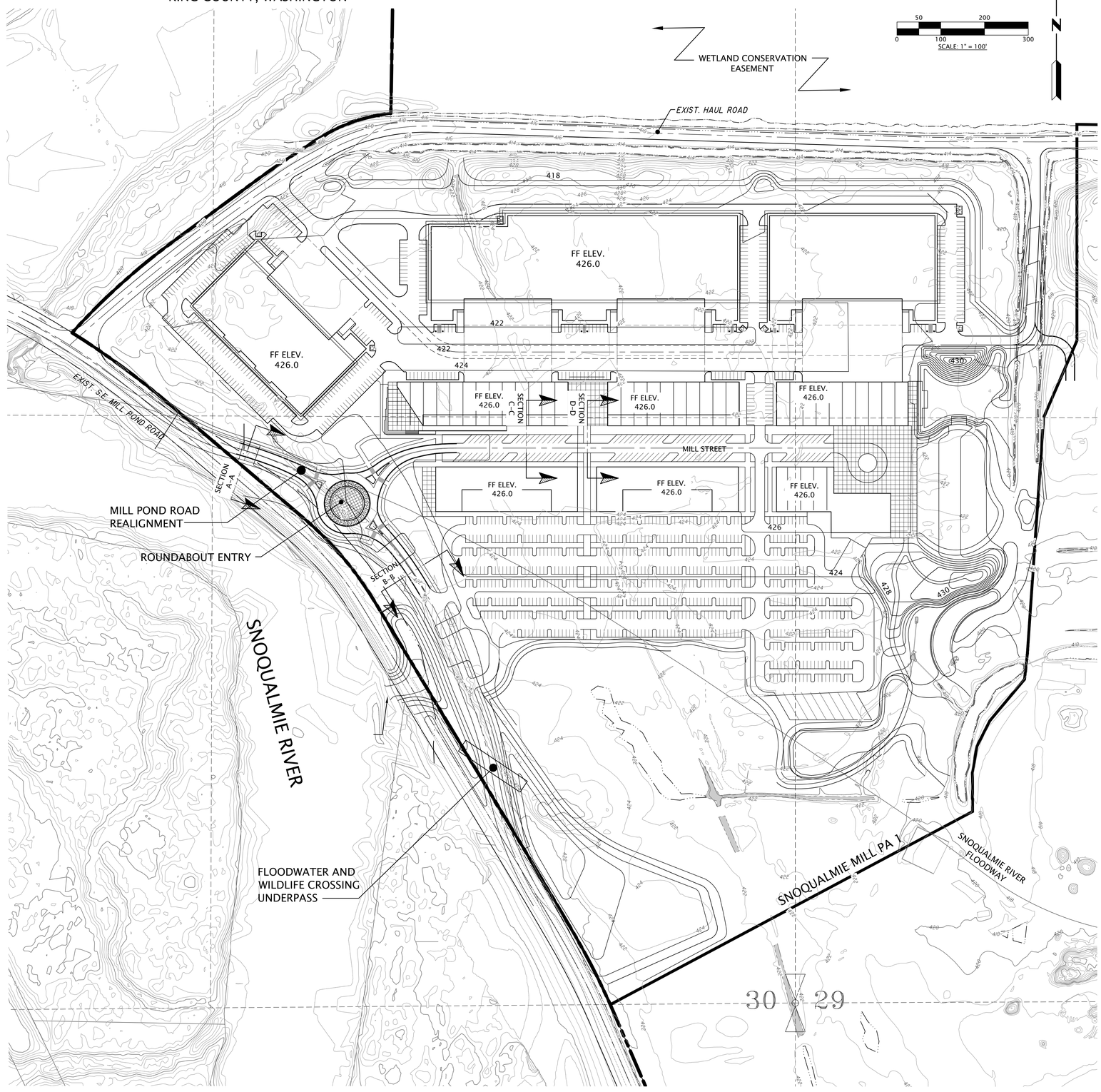
FUTURE ROAD SECTION C-C



FUTURE ROAD SECTION D-D

FIGURE 2-5

SNOQUALMIE MILL — MILL STREET SECTION, FACING EAST — WEISMANDESIGNGROUP



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STATE OF WASHINGTON — KEITH J. GOLDSMITH — 24597 — REGISTERED PROFESSIONAL ENGINEER
01/13/2022

SNOQUALMIE MILL VENTURES, LLC

PLANNING AREA 1 SITE PLAN AND ROAD SECTIONS
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE — KING COUNTY — WASHINGTON

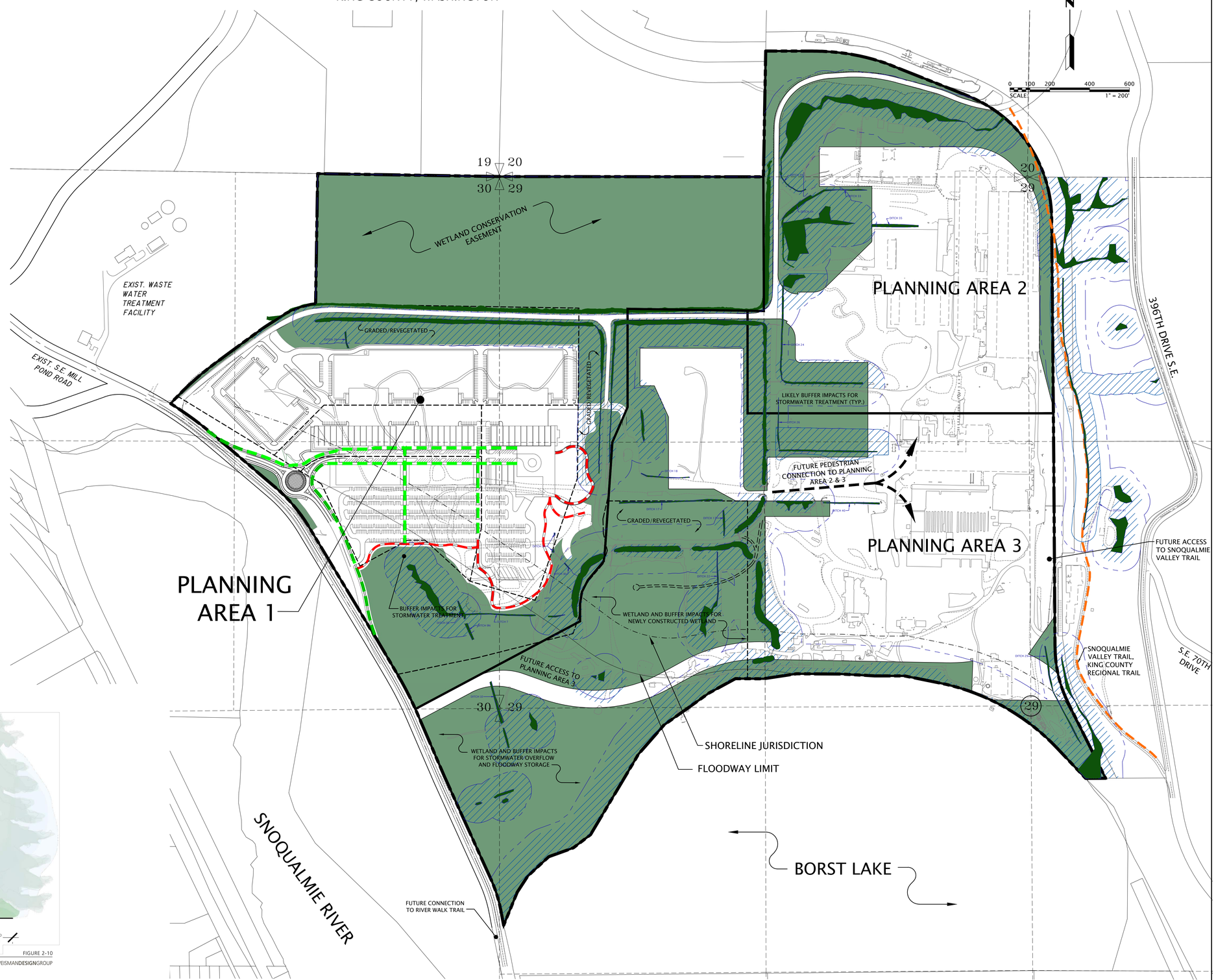
JOB NO. 17500

SHEET
SP-3

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

LEGEND:

- OPEN SPACE: NATURAL AREAS (SENSITIVE AREAS, STORMWATER MANAGEMENT, FLOODPLAIN MANAGEMENT, GRADED REVEGETATED BUFFERS),
- WETLAND/ STREAM
- EXISTING CONDITIONS FUNCTIONAL BUFFER
- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- LLA PARCEL BOUNDARY
- PROPOSED TRAIL SYSTEM
- HARD SURFACE SIDEWALK – PA1
- PROPOSED TRAIL SYSTEM – PA1
- SNOQUALMIE VALLEY TRAIL



Snoqualmie Mill PCI Area Summary by Use	Planning Area 1 Mill Street (Ac.)	Planning Area 2 Warehouse District (Ac.)	Planning Area 3 Campus District (Ac.)	Total Area (Ac.)	*Total % Site Area*
Development Area	**37.7**	**25.4**	**44.8**	**107.9**	***41%***
Building Area	**10.8**	**9.2**	**18.9**	**39.0**	***15%***
Retail (Incl. Tasting rooms/restaurants) (sf)	*80,000*		*25,000*		
Light Industrial (sf)	*110,000*				
Residential (sf)	*160 DU*				
Warehouse/Manufacturing (sf)	*282,000*	*400,000*			
Office/Campus (sf)	*0*		*800,000*		
Other Impervious Area	**22.3**	13.1	**21.0**	**56.4**	***22%***
Roads (sf)	*130,000*		*48,000*		
Parking, Plaza's Sidewalks, etc. (sf)	*842,000*	*569,600*	*868,500*		
Active Landscape Open Space *Including Active Manicured Lawns, Ornamental Planting and Parking Landscape Islands*	4.6	3.1	4.8	**12.5**	***5%***
Open Space	**64.4**	**30.7**	**57.8**	**152.9**	***59%***
Natural Open Space	*57.0*	*29.7*	*54.4*	*141.1*	***54%***
- Critical Areas & Buffers both Natural and Mitigated					
Passive Open Space *Including Open or Vegetated Open Space outside Critical Area Buffer including Trails & Stormwater Management*	*7.4*	*1.0*	*3.4*	*11.8*	***5%***
Total Snoqualmie Mill PCI	***102.1***	***56.1***	***102.6***	***260.8***	***100%***

Notes:
1 ***Upper Story - Included in Program Area - Not included in Building Area***
2 PA 1 Ratio of parking to Bldg Area = approx. 1.78:1. PA 2 parking exstimated at 80% - no retail or residential
3 PA 1 Ratio of Active Landscape to parking area = 0.24:1 used to estimate PA 2 and 3 landscape
4 Total Developed area = Building + Other Impervious + Landscape
5 Planning Area 3 parking estimted by PA 1 ratio to bldg area - subtracting 75% Bldg Area for under bldg parking

FIGURE 2-10
SNOQUALMIE MILL — TRAIL SECTION — WEISMANDESIGNGROUP

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KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24597 — REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

OVERALL OPEN SPACE AND PEDESTRIAN CIRCULATION PLAN
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE — KING COUNTY — WASHINGTON

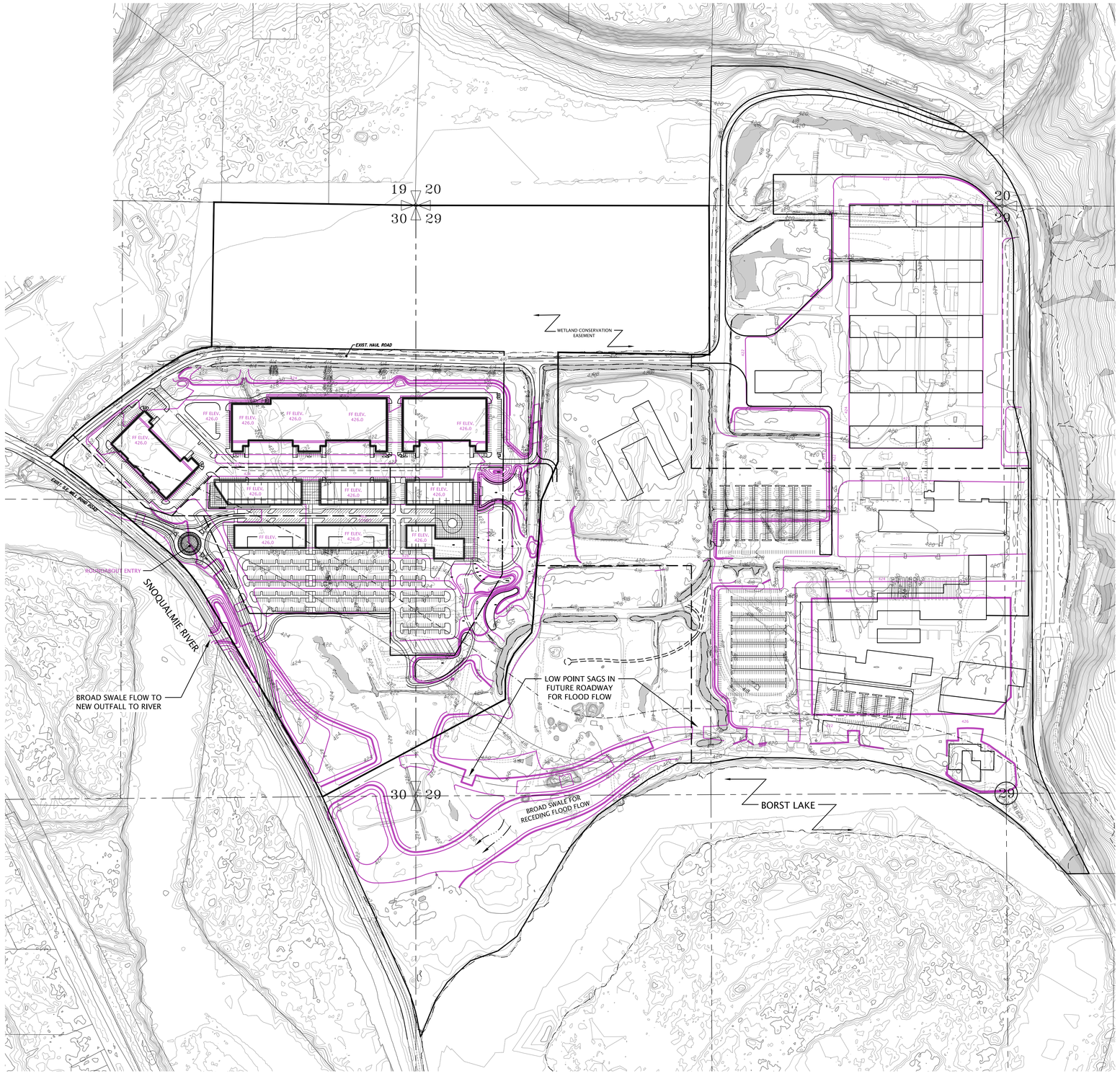
JOB NO. 17500
SHEET
SP-4

LEGEND:

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- LLA PARCEL BOUNDARY
- PROPOSED TRAIL SYSTEM
- EXISTING BUILDINGS
- EXISTING GROUND 2' CONTOUR
- EXISTING GROUND 10' CONTOUR
- FINISHED GRADE 2' CONTOUR
- FINISHED GRADE 10' CONTOUR

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE GENERAL GRADING CONCEPT ACROSS THE PCI SITE THAT WOULD RESULT IN FUTURE BUILDING AREAS ABOVE THE BASE FLOOD ELEVATION AND COMPENSATING STORAGE EXCAVATION AREAS.
2. THE CONCEPT INCLUDES THE EXCAVATION AND REMOVAL OF EXISTING "BERMS" ALONG THE SITE NORTH AND WEST PERIMETER AND PROVIDING FLAT RE-VEGETATED WETLAND BUFFERS OR PERIMETER LANDSCAPE.
3. THE CONCEPT INCLUDES PORTIONS OF EXCAVATED COMPENSATION STORAGE TO PROVIDE A BROAD SWALE FLOW PATH FOR RECEDING WATER TO MINIMIZE DAMAGE OR DISRUPTION OF FUTURE IMPROVEMENTS AND AVOIDANCE OF TRAPPED LOW POINTS.



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KEITH J. GOLDSMITH, STATE OF WASHINGTON, 54597, REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

OVERALL MASS GRADING AND FLOOD COMPENSATION PLAN
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

JOB NO. 17500

SHEET GR-1

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

LEGEND:

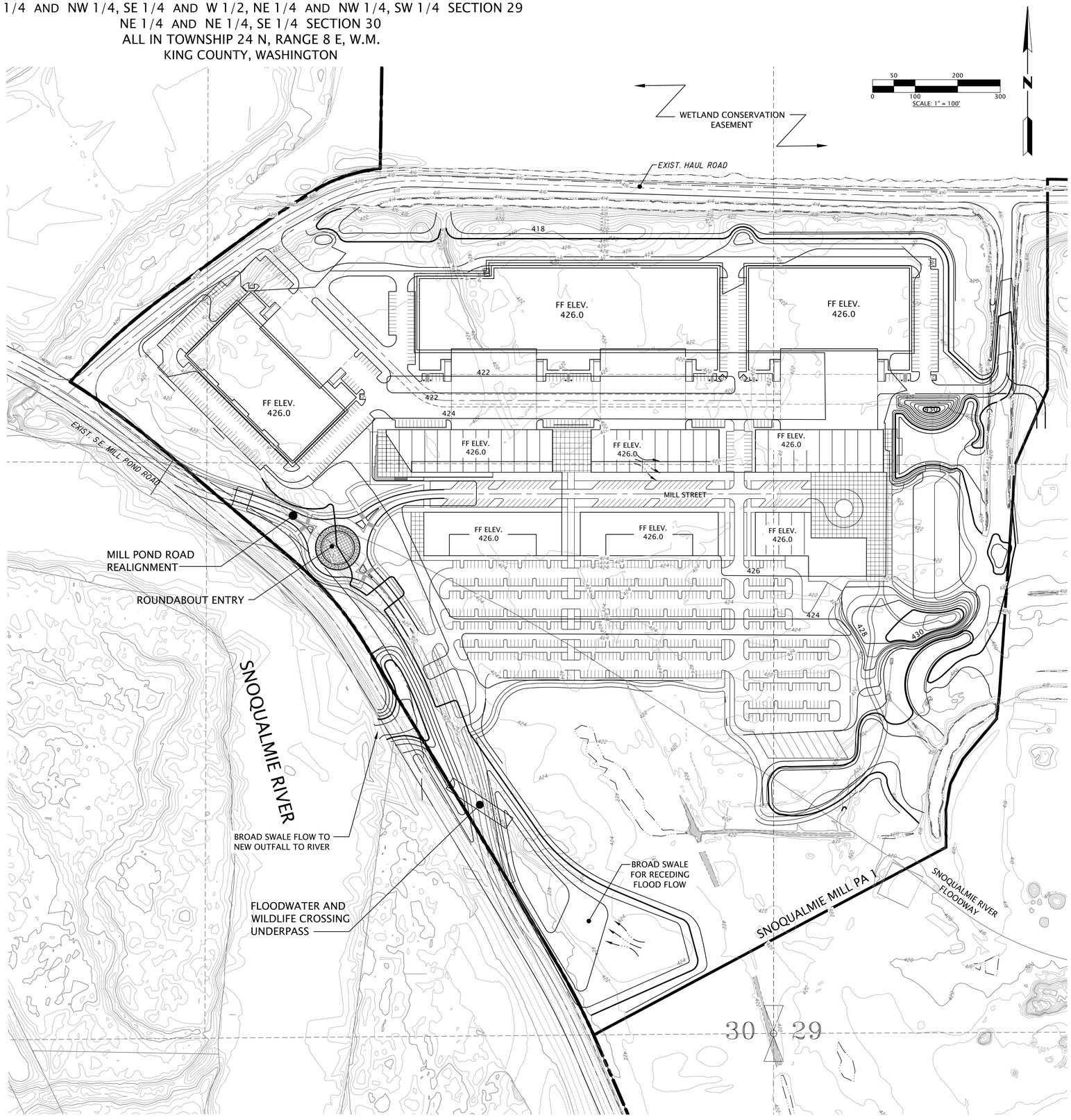
- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- LLA PARCEL BOUNDARY
- PROPOSED TRAIL SYSTEM
- EXISTING BUILDINGS
- EXISTING GROUND 2' CONTOUR
- 420 EXISTING GROUND 10' CONTOUR
- FINISHED GRADE 2' CONTOUR
- 430 FINISHED GRADE 10' CONTOUR

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE GENERAL GRADING CONCEPT FOR PLANNING AREA 1 OF SNOQUALMIE MILL.

2. THE CONCEPT IS TO FILL BUILDING PAD LEVELS FOR MILL STREET AND PLANNING AREA 1 BUILDINGS TO BE ABOVE THE BASE FLOOD ELEVATION OF THE SITE AND CREATE COMPENSATORY FLOOD STORAGE BY:
   - GRADING AND LOWERING EXISTING SITE PERIMETER BERMS,
   - GRADING AND CONSTRUCTING STORMWATER WETLANDS,
   - GRADING AND CREATING A STORMWATER AND FLOOD OUTFALL TO THE SNOQUALMIE RIVER.

3. FUTURE GRADES WITHIN THE FLOODWAY WOULD REMAIN AT OR BELOW EXISTING FLOODWAY GRADES (I.E. NO FILL IS PROPOSED WITHIN THE FLOODWAY).



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01/10/2022

SNOQUALMIE MILL VENTURES, LLC

PLANNING AREA 1 GRADING PLAN
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

JOB NO. 17500
SHEET
GR-2

LEGEND:

PROPERTY BOUNDARY

PLANNING AREA BOUNDARY

WETLAND CONSERVATION EASEMENT

N

0 50 100 200 300

SCALE: 1" = 100'

EXIST. HAUL ROAD

REVEGETATED BUFFER DISPERSION

FF ELEV. 426.0

INFLOW I.E. 412 – 415 (TYP.)

STORMWATER/ CONSTRUCTED WETLAND
- ENHANCED TREATMENT
- OVERLAND WEIR OUTLET (418.0 TYP.)

EXIST. S.E. MILL POND ROAD

MILL STREET

MILL POND ROAD REALIGNMENT

ROUNDABOUT ENTRY

BASIC TREATMENT CARTRIDGE FILTER

SYSTEM OUTFALL ± 408.50 I.E.

BASIC TREATMENT BIOFILTRATION (TYP.)

BASIC TREATMENT ROADSIDE DISPERSION

SEE SHT. D-1

SEE SECTION THIS SHEET

STORMWATER/ CONSTRUCTED WETLANDS
- ENHANCED TREATMENT
- OVERLAND WEIR OUTLET (418.0 TYP.)

SNOQUALMIE RIVER

RIVER OHWM (BELOW 408.0)

DIRECT DISCHARGE OUTFALL (ROCKLINED CHANNEL TO ELEV. 408.0)

FLOODWATER AND WILDLIFE CROSSING UNDERPASS

SNOQUALMIE MILL PA 1

SNOQUALMIE RIVER FLOODWAY

30 29

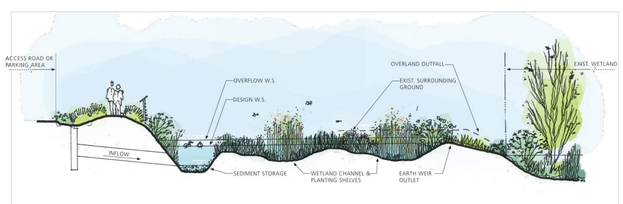

FIGURE 6-12

SNOQUALMIE MILL — STORMWATER WETLAND SECTION — WEISMANDESIGNGROUP

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01/10/2022

SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

PLANNING AREA 1 STORMWATER PLAN FOR SNOQUALMIE MILL

CITY OF SNOQUALMIE — KING COUNTY — WASHINGTON

SHEET SD-1

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
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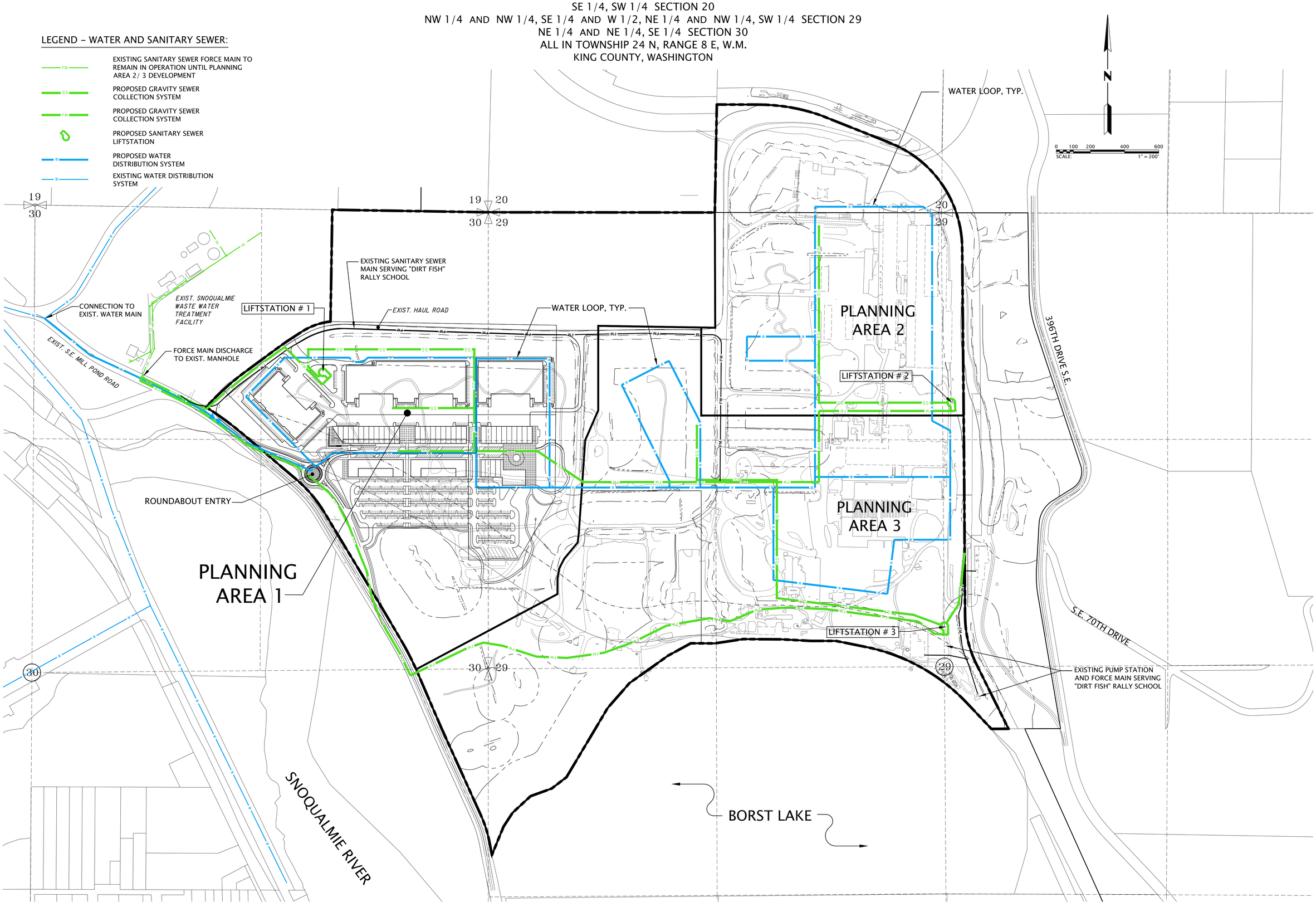

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KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER
01/10/2022

SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

CONCEPTUAL WATER AND SANITARY SEWER PLAN
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

SHEET
WS-1

SE 1/4, SW 1/4 SECTION 20
NW 1/4 AND NW 1/4, SE 1/4 AND W 1/2, NE 1/4 AND NW 1/4, SW 1/4 SECTION 29
NE 1/4 AND NE 1/4, SE 1/4 SECTION 30
ALL IN TOWNSHIP 24 N, RANGE 8 E, W.M.
KING COUNTY, WASHINGTON

LEGEND:

PROPERTY BOUNDARY

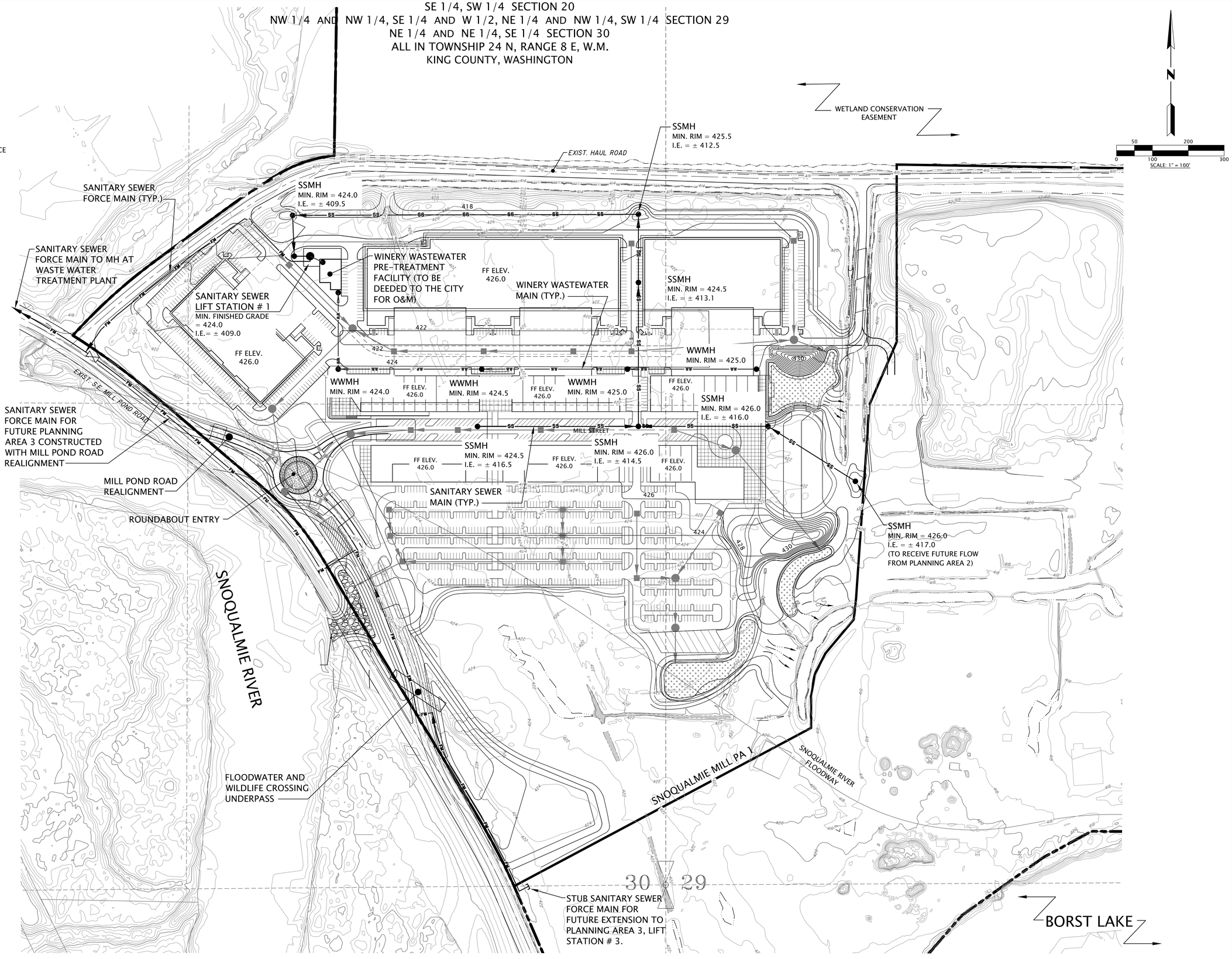
PLANNING AREA BOUNDARY

LEGEND – SANITARY SEWER:

SS — PROPOSED GRAVITY SEWER COLLECTION SYSTEM

FM — PROPOSED SANITARY SEWER FORCE MAIN COLLECTION SYSTEM

WW — PROPOSED WINERY WASTE WATER COLLECTION SYSTEM



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01/10/2022

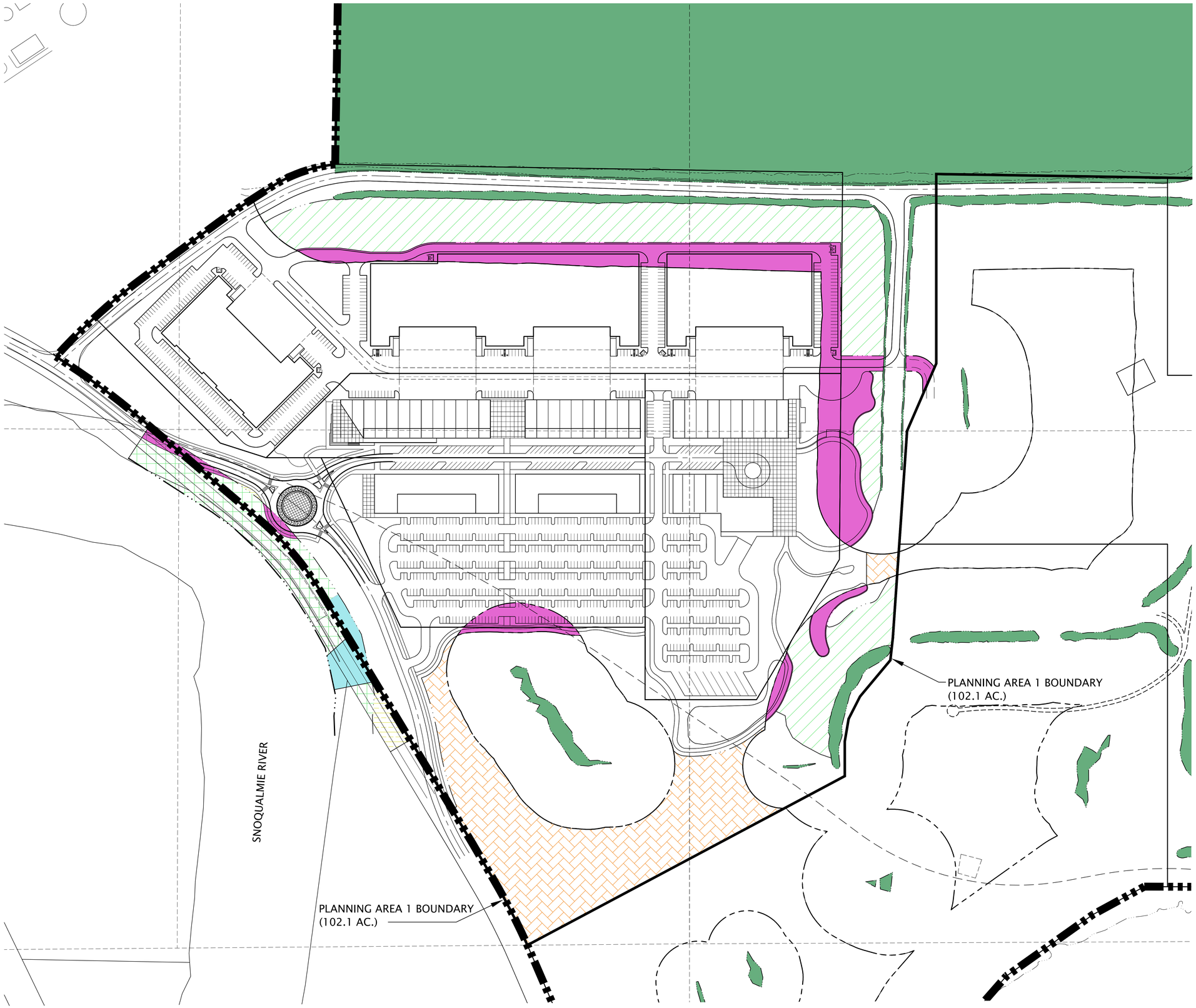
SNOQUALMIE MILL VENTURES, LLC

JOB NO. 17500

PLANNING AREA 1 CONCEPTUAL SANITARY SEWER PLAN
FOR
SNOQUALMIE MILL

CITY OF SNOQUALMIE WASHINGTON

SHEET
WS-2



N

0 100 200 400 600
SCALE: 1" = 200'

LEGEND:

- ADDITIONAL BUFFER (4.28 AC.)
- PERMANENT BUFFER IMPACT (4.10 AC.)
- EXISTING WETLAND
- EXISTING BUFFER TO BE ENHANCED
- EXISTING RIVERINE BUFFER TO BE ENHANCED
- ADDITIONAL RIVERINE BUFFER TO BE ENHANCED
- PROPOSED STORMWATER OUTFALL

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KEITH J. GOLDSMITH
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01/10/2022

SNOQUALMIE MILL VENTURES, LLC

CRITICAL AREA IMPACT AND MITIGATION PLAN
PLANNING AREA 1
SNOQUALMIE MILL

CITY OF SNOQUALMIE KING COUNTY WASHINGTON

JOB NO. 17500
SHEET
CA-1

FIGURE 2-10

SNOQUALMIE MILL — TRAIL SECTION — WEISMANDESIGNGROUP

FIGURE 6-2

SNOQUALMIE MILL — SNOQUALMIE RIVER OUTFALL CONCEPT — WEISMANDESIGNGROUP

FIGURE 2-11

SNOQUALMIE MILL — MILL POND ROAD SECTION — WEISMANDESIGNGROUP

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SNOQUALMIE MILL VENTURES, LLC

LANDSCAPE PLAN
PLANNING AREA 1
SNOQUALMIE MILL

CITY OF SNOQUALMIE — KING COUNTY — WASHINGTON

JOB NO. 17500

SHEET LS-1

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