

**Building Development Center**

2000 Lakeridge Dr. SW, Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TDD Line (360) 754-2933

Email: permit@co.thurston.wa.uswww.thurstoncountybdc.com*Creating Solutions for Our Future***MASTER APPLICATION**

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
2023102411 23-106346 ZH Area: Site: UNKNOWN NOTE: 11701220100 IN BLAC Sub Type: Hearing Examiner - Single Family	THURSTON COUNTY RECEIVED MAY 30 2023 BUILDING DEVELOPMENT CENTER
Gopher Soils <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> Prairie Soils <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Intake By: _____

PROJECT DESCRIPTION ^{180±} ~~176~~ unit Single-Family PRD**PROPERTY INFORMATION**

1. Tax Parcel Number(s) 11701220100 ; 11701220300 ; 11701220700

2. Subdivision Name Aurora Oaks PRD Lot # _____

3. Property Address 8541 SE 58th Ave City Olympia Zip Code 98503

4. Directions to Property (from Thurston County Courthouse)
 From I-5 take exit 111 to Marvin RD, drive south on Marvin R to Mullen RD. Turn right at Mullen RD (west) proceed to Kagy RD, turn left. Proceed till road ends. Turn left on 58th and northern property limits starts 300' on your right.

PROPERTY ACCESS

5. Property Access ☐ Existing ☒ Proposed

6. Access Type ☐ Private Driveway ☐ Shared Driveway ☐ Private Road ☒ Public Road

7. Property Access Issues (locked gate, gate code, dogs or other animals) ☐ No ☒ Yes Call Point of Contact to Schedule
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

WATER/SEPTIC

8. Water Supply ☐ Existing ☒ Proposed

9. Water Supply Type ☐ Single Family ☐ Two Party Well ☒ Group A ☐ Group B
 WATER SYSTEM NAME Thurston PUD

10. Waste Water Sewage Disposal ☐ Existing ☒ Proposed

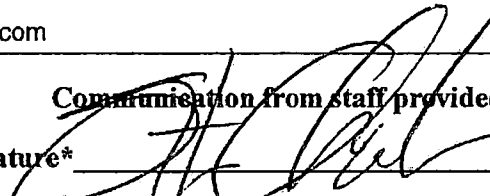
11. Sewage Disposal System Type ☐ Individual Septic System ☐ Community System ☒ Sewer
 NAME OF PUBLIC SYSTEM Lacey, City of

RECEIVED
JAN 10 1964
U.S. DEPT. OF AGRICULTURE
WASHINGTON, D.C.

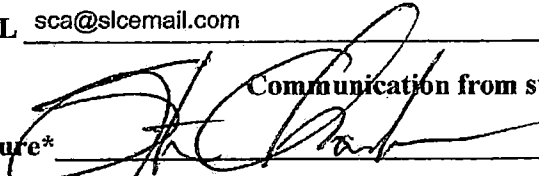
BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☒ Owner ☒ Applicant ☐ Point of Contact

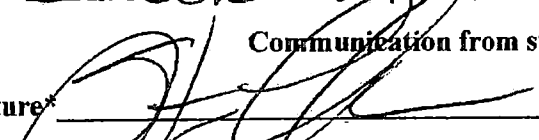
PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name <u>Aurora Oaks Development LLC</u>			
Mailing Address <u>4570 Avery Ln SE</u>	City <u>Lacey</u>	State <u>WA</u>	Zip Code <u>98503</u>
Phone (<u>360</u>) <u>888-6002</u>	Cell (<u> </u>)	Fax (<u> </u>)	
EMAIL <u>sca@slcemail.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Property Owner Signature* 		Date <u>Jan 16 2023</u>	

APPLICANT

Applicant Name <u>Aurora Oaks Development LLC</u>			
Mailing Address <u>4570 Avery Ln SE</u>	City <u>Lacey</u>	State <u>WA</u>	Zip Code <u>98503</u>
Phone (<u>360</u>) <u>888-6002</u>	Cell (<u> </u>)	Fax (<u> </u>)	
EMAIL <u>sca@slcemail.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* 		Date <u>Jan 16 2023</u>	

POINT OF CONTACT (Person receiving all County correspondence)

Name <u>Steve Chamberlain - SCA Group & Mark Steepy - KPFF</u>			
Mailing Address <u>4570 Avery Ln SE</u>	City <u>360</u>	<u>888-6002</u>	State <u>WA</u> Zip Code <u>98503</u>
Phone (<u>360</u>) <u>888-6002</u>	Cell (<u> </u>)	Fax (<u> </u>)	
EMAIL <u>sca@slcemail.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* 		Date <u>Jan 16 2023</u>	

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.

PRD MASTER APPLICATION

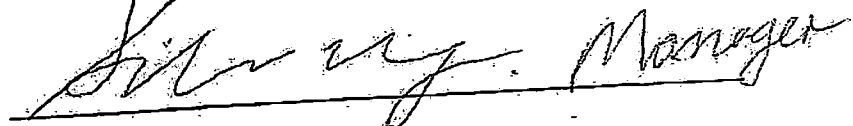
PROPERTY OWNER SUPPLEMENTAL SIGNATURE PAGE

To Whom It May Concerns:

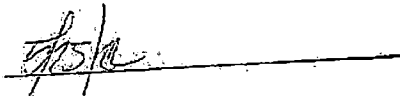
One, or more of the properties listed on the PRD application is or was on title according to Thurston County Geodata and by signing this form, it is acknowledged that the PRD applicant is purchasing the property and will be applying for a Division of Land application for a PRD preliminary plat that includes our parcels(s). We authorize and approve the processing and review of the application.

PARCEL: #11701220100

PROPERTY OWNER:

A handwritten signature in black ink, appearing to read "JAS Group LLC", is written over a horizontal line.

JAS Group LLC

A handwritten date "5/25/12" is written in black ink over a horizontal line.

Date

PRD MASTER APPLICATION

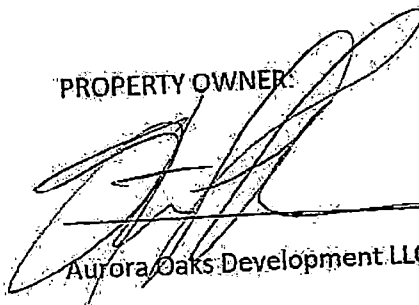
PROPERTY OWNER SUPPLEMENTAL SIGNATURE PAGE

To Whom it May Concerns;

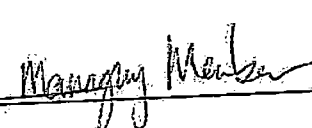
One, or more of the properties listed on the PRD application is or was on title according to Thurston County Geodata and by signing this form, I acknowledge that the PRD applicant, Aurora Oaks Development LLC, has applied for a Division of Land application for a PRD preliminary plat that includes our parcels(s). We authorize and approve the processing and review of the application.

PARCEL: #11701220300

PROPERTY OWNER:



Aurora Oaks Development LLC



Managing Member

MAY 10 2023

Date

PRD MASTER APPLICATION

PROPERTY OWNER SUPPLEMENTAL SIGNATURE PAGE

To Whom it May Concerns;

One, or more of the properties listed on the PRD application is or was on title according to Thurston County Geodata and by signing this form, it is acknowledged that the PRD applicant will be purchasing the property and will be applying for a Division of Land application for a PRD preliminary plat that includes our parcels(s). We authorize and approve the processing and review of the application.

PARCEL: #11701220300

PROPERTY OWNER:

Donald J. Robbins

Donald J. Robbins

5/9/2023

Date



Community Planning & Economic Development
 2000 Lakeridge Dr. S.W., Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 TTY/TDD Line 711 or 1-800- 833-6388
 Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com

Supplemental Application DIVISION OF LAND

STAFF USE ONLY	DATE STAMP
<p>2023102411 23-106346 ZH Area: Site: UNKNOWN 11701220100 Sub Type: Hearing Examiner - Single Family</p> <p>2023102411 23-106346 ZH Area: Site: UNKNOWN 11701220100 Sub Type: Hearing Examiner - Single Family</p>	<p>THURSTON COUNTY RECEIVED</p> <p>MAY 30 2023</p> <p>DEVELOPMENT SERVICES</p>
	Intake by: <u></u>

This application form cannot be submitted alone. In addition to this form, a complete application package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Preliminary map. Refer to the type of application listed below for required number of map copies.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Division of Land checklist.	<input type="checkbox"/>
<input type="checkbox"/>	Critical Area Administrative Review application if proposing four (4) dwelling units or fewer with critical areas. N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Environmental Review (SEPA) if proposing five (5) dwelling units or more.	<input type="checkbox"/>
<input type="checkbox"/>	Wetland Delineation Report, if applicable. <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i> N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Forest Practice Application, if applicable.	<input type="checkbox"/>

TYPE OF APPLICATION

- ☒ **Preliminary Plat** - Twelve (12) **folded** full size maps and one (1) 11" x 17" reduced copy of the preliminary map. If submitting additional reports, a minimum of three (3) copies of each report shall be submitted. If the report is bound submit one (1) unbound copy. Submittal of special reports must include original paper documents and electronic .pdf files.

Name of Plat Aurora Oaks (Note: Proposed name of the subdivision shall not duplicate nor resemble the name of another subdivision in Thurston County and shall be approved by the Resource Stewardship Department).

- ☒ Preliminary Plat Subdivision
 ☐ Amend Preliminary Plat (prior to recording)
 ☐ Plat Alteration (after recording)
☐ Amend Hearing Examiner Decision
 ☐ Extension of Time

- ☐ **Large Lot** - one (1) 11" x 17" reduced copy of the preliminary map. If maps prepared by a surveyor submit one reduced copy and five (5) full-size maps. **Name of Large Lot** _____

- ☐ Large Lot Subdivision
 ☐ Large Lot Map Amendment (prior to recording)
 ☐ Extension of Time
☐ Large Lot Alteration (after recording)

- ☐ **Short Plat** - one 11" x 17" reduced copy of the preliminary map. If maps prepared by a surveyor submit one reduced copy and five (5) full-size maps. **Name of Short Plat** _____

- ☐ Short Plat Subdivision
 ☐ Short Plat Amendment
 ☐ Extension of Time

☐ Short Plat Alteration (after recording)

PROJECT INFORMATION:

Number of Lots: Total Dwelling Units 171

Single-Family	<u>171</u>	Multifamily	<u>0</u>	Townhomes	<u>0</u>
Duplex	<u>0</u>	Commercial	<u>0</u>	Industrial	<u>0</u>

Total Acreage of Site 30.59

Smallest Lot Area 3,080 sf Average Lot Area 3,700

Acreage in Open Space 9.72 (includes Oak Trees) Total Length of Public Streets 4,800 LF +/-

Acreage of Commercial Space 0 Total Length of Private Streets 0

Acreage in Critical Areas 0.94 (Oak Trees)

UTILITIES:

Water Supply:

Existing: ☐ Single Family well ☐ Two party well ☐ Group B Well ☒ Public Water System
Name of public water system: Thurston PUD

Proposed: ☐ Single Family well ☐ Two Party well ☐ Group B Well ☒ Public Water System
Name of public water system: Thurston PUD

Is water system located/proposed onsite? No If no, provide tax parcel number of property the water system is located or proposed on n/a

Are there any off-site water supplies within 200 feet of the property? ☒ Yes ☐ No

How was this verified? Coordination with Thurston PUD

Sewage Disposal:

Existing: ☒ Single Family Septic System ☐ Community Septic System (Serves more than one home)
☐ Public Utility Name of Public Utility _____

Proposed: ☐ Single Family Septic Systems ☐ Community Septic System
☒ Public Utility Name: City of Lacey sewer system

Are the test holes dug? ☐ Yes ☒ No If No, explain N/A - Sanitary Sewer Connecton Proposed

Is sewage system located/proposed onsite? No If no, provide tax parcel number of property the system is located or proposed on n/a

ACCESS:

☐ Existing ☒ New ☐ Private Road ☐ Public Road

Private or Public Road Name 58th Ave SE, Waldon Dr.

If property being divided is accessed by a private road, how many other parcels have access by this road?
(Include vacant Parcels) n/a

CRITICAL AREAS:

Water on or within 300' of property: ☒ None ☐ Salt ☐ River/Creek ☐ Lake/Pond ☐ Wetland ☐ Ditch

Name of water body: _____

Has the property ever flooded? ☒ No ☐ Do not know ☐ Yes, when? _____ (If yes, show area on site plan)

Slopes greater than 30%? ☐ Yes ☒ No

Are there other Critical Areas? (e.g. oak trees, eagle's nest, high ground water, flood zones, etc.) ☒ Yes ☐ No

If yes, describe: Oak Trees & Critical Aquifer Recharge Area (Cat. I/II)

OTHER

Is there any agricultural activity occurring on the property? ☐ Yes ☒ No

If yes, what type of agricultural activity?

N/A

How long has the agricultural activity been ongoing?

N/A

Division of Land Supplemental and Site Plan Checklist

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use		Staff Use Only
<input checked="" type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Permit Assistance Center.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. A narrative summary of all uses and activities proposed on-site, including types of residential uses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Preliminary map (quantity and size as stated on the application form) at a scale of not less than two hundred feet to the inch (using a standard interval of engineer scale). The map must be prepared by a licensed surveyor if the property has critical areas and is located in the RRR 1/5 or RR 1/5 zoning district. The map shall address the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. The layout of proposed lots and blocks, the dimensions of each, and the number assigned to each lot.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. The type, location and height of all existing structures, including, but not limited to, buildings, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. The boundaries, including dimensions, of the property proposed to be developed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. All proposed and existing building setback lines sufficiently accurate to ensure compliance with setback requirements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. The location of all existing and proposed public and on-site utility structures and lines, including existing and proposed on-site sewage systems, sewer lines, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. The location of all existing and proposed easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. Location of all off-site water sources within 200 feet of the property boundaries. * If off-site utilities are proposed, a letter must be provided from the utility purveyor indicating under what conditions they are willing to serve the proposal. * If the applicant is denied information by adjacent property owners relative to water supply sources, the applicant shall document their efforts to gather this information and submit that documentation along with the project application. If the applicant questions the accuracy of information gathered from adjacent property owners relative to the location of water supply sources, the applicant shall raise those questions in their project application for further follow-up investigation by the county.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. The location of any area protected by covenant on the project site for water supply sources.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Existing location, flow direction and name of drainage/surface water on-site and the extent of the one-hundred-year floodplain and its ultimate elevation based upon the Thurston County Flood Insurance Rate Maps (FIRMs). Watercourses and drainage ways shall be located within an easement which grants to Thurston County the right to enter such properties for the purpose of flood control or maintenance.	<input type="checkbox"/>

Applicant Use		Staff Use Only
<input checked="" type="checkbox"/>	j. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k. General type and location of all existing vegetation proposed to remain on-site and proposed to be removed from the site.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l. Setback distance measurements from all property lines (or road access easements) to all existing and proposed buildings. For mobile/manufactured home parks, show the location and size of all mobile/manufactured home pads with dimensions of each yard and all proposed lighting.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	m. Location of any existing critical areas or buffers affecting the site, both on-site and on adjacent properties, including, but not limited to, shorelines, wetlands, high ground water, streams, flood zones, steep slopes and special habitats. Off-site information obtained from available county mapping is sufficient.	<input type="checkbox"/>
<input type="checkbox"/> N/A, re-plat not proposed	n. If the subdivision constitutes a replat, the lots, blocks and streets, of the original subdivision shall be shown with dotted lines in their proper positions in relation to the new arrangement of the subdivision; the new subdivision being clearly shown in solid lines so as to avoid ambiguity.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	o. A north arrow, map scale, datum, date, site address and directions to the site.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	p. Vicinity sketch, at a scale of not less than three inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways, schools, parks, shopping centers and similar facilities. This sketch may be placed on the preliminary map/site plan or on a separate sheet.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>
<input type="checkbox"/>	5. Where new or altered onsite sewage systems are proposed, soil test pits shall be dug in the proposed location of the on-site sewage system as prescribed in Article IV, Section 11.2.2, Sanitary Code. The soil test pit location shall be shown on the site plan. In some instances, the applicant may be required to retain the services of an on-site sewage system designer as defined in Article IV, Sanitary Code, to conduct further analysis of soil and site conditions.	<input type="checkbox"/>
In addition to the information requested above, the following must be addressed for Preliminary Plat proposals only.		
<input checked="" type="checkbox"/>	q. The boundaries of all areas, if any, to be preserved as buffers or to be dedicated to a public, private or community use or for open space under the provisions of this title.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	r. The location, width, name and approximate grade and radii or curves of streets. The relationship of streets to any projected streets as shown on any comprehensive plan or street plan that has been adopted in order to assure adequate traffic circulation.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	s. Approximate centerline grades, elevations, cuts and fills, including individual lot driveways that will require excessive cuts and fills, with extensions of these items for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and the nature and extent of street construction.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	t. Type and location of proposed stormwater drainage facilities.	<input type="checkbox"/>

Applicant Use		Staff Use Only
<input checked="" type="checkbox"/>	u. All means, existing and proposed, of vehicular and pedestrian ingress and egress to and from the site, including disabled parking and access provision, and the size and location of sidewalks (within urban areas), driveways, streets, internal circulation roads, and fire access roads, including existing and proposed road names, width and location, and existing easements and county and state rights-of-way. The location, width and names of all existing and proposed easements and rights-of-way adjacent to the project site shall also be provided.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	v. Existing adjacent/neighbor accesses to public road	<input type="checkbox"/>
<input checked="" type="checkbox"/>	w. All existing vegetation proposed to remain onsite and all proposed landscaping, including location and type.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6. Proposed name of the subdivision shall be on the site plan. This name shall not duplicate nor resemble the name of another subdivision in Thurston County and shall be approved by the Development Services Department. The Auditor's Office maintains a plat name reservation list.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Written estimate of trips to and from the site daily for the proposed use. Specifically list trucks and other traffic.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9. Provide the density calculations used in deriving the total number of dwelling units proposed for the project.	<input type="checkbox"/>
<input type="checkbox"/> N/A, all lots to be served by City of Lacey sewer system	10. For preliminary plat applications where new or altered on-site sewage systems are proposed, a soils report, as prescribed in Article IV of the Thurston County Sanitary Code ("Sanitary Code"), shall be submitted and soil test pits shall be dug in the proposed location of the on-site sewage system, as prescribed in Article IV of the Sanitary Code. For short plat and large lot applications where new or altered on-site sewage systems are proposed, soil test pits shall be dug in the proposed location of the on-site sewage system, as prescribed in Article IV of the Sanitary Code, and during the review of the project, county staff will initially perform the soils review. The location of soil test pits shall be shown on the site plan. In some instances, the applicant may be required to retain the services of an on-site sewage system designer, as defined in Article IV, Sanitary Code, to conduct further analysis of soil and site conditions.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Applicable environmental documents (e.g., SEPA Checklist, Critical Areas Administrative Review or written agreement to complete an Environmental Impact Statement).	<input type="checkbox"/>
<input type="checkbox"/>	12. For multi-family developments (more than two dwelling units on a single parcel), the following additional formation is required: N/A, no multi-family development proposed a. Program for development, including estimated phasing or timing of development, and estimated build-out data for each year during the construction period, b. Provisions to assure permanence and maintenance of common open space through homeowner's association formation, condominium development or other means acceptable, c. Dwelling unit breakdown by type and size. (Ord. 11398 § 10 (part), 1997) 18.10.050	<input type="checkbox"/>