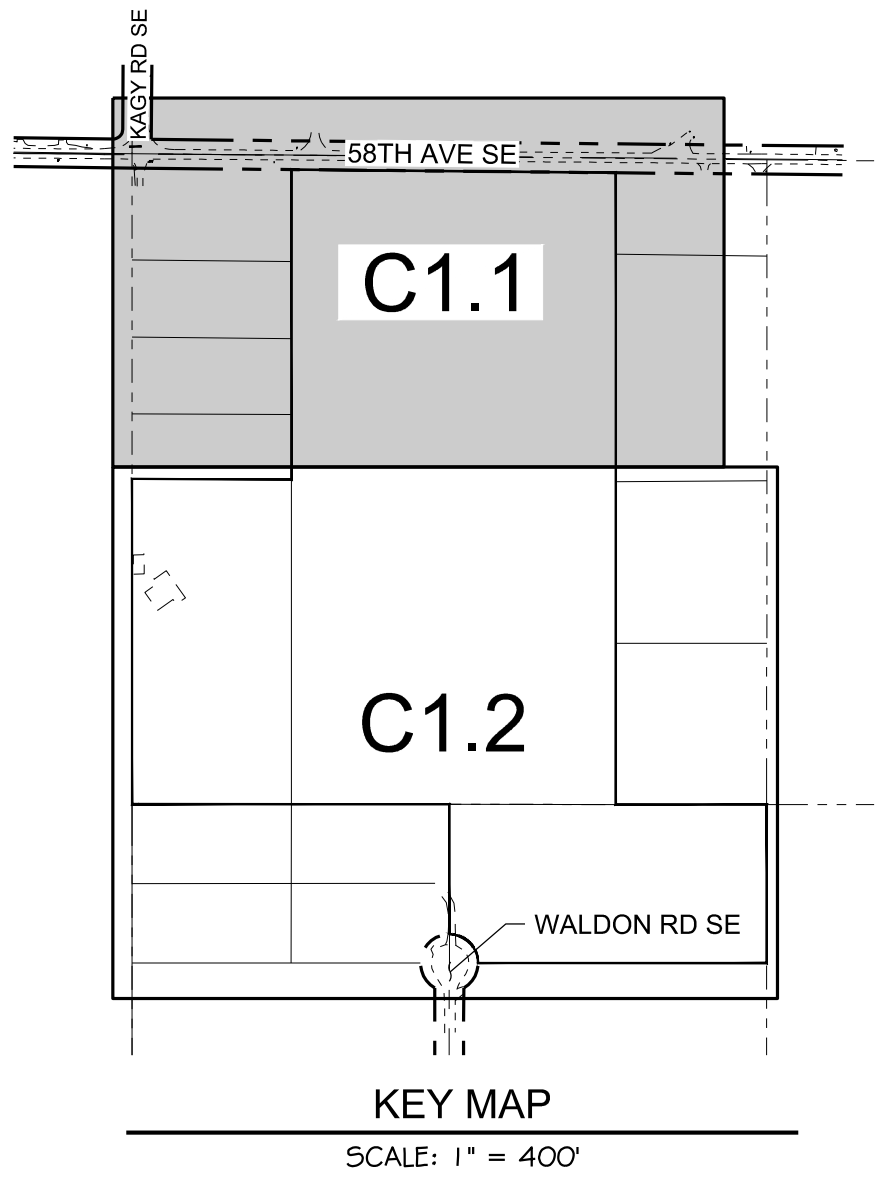
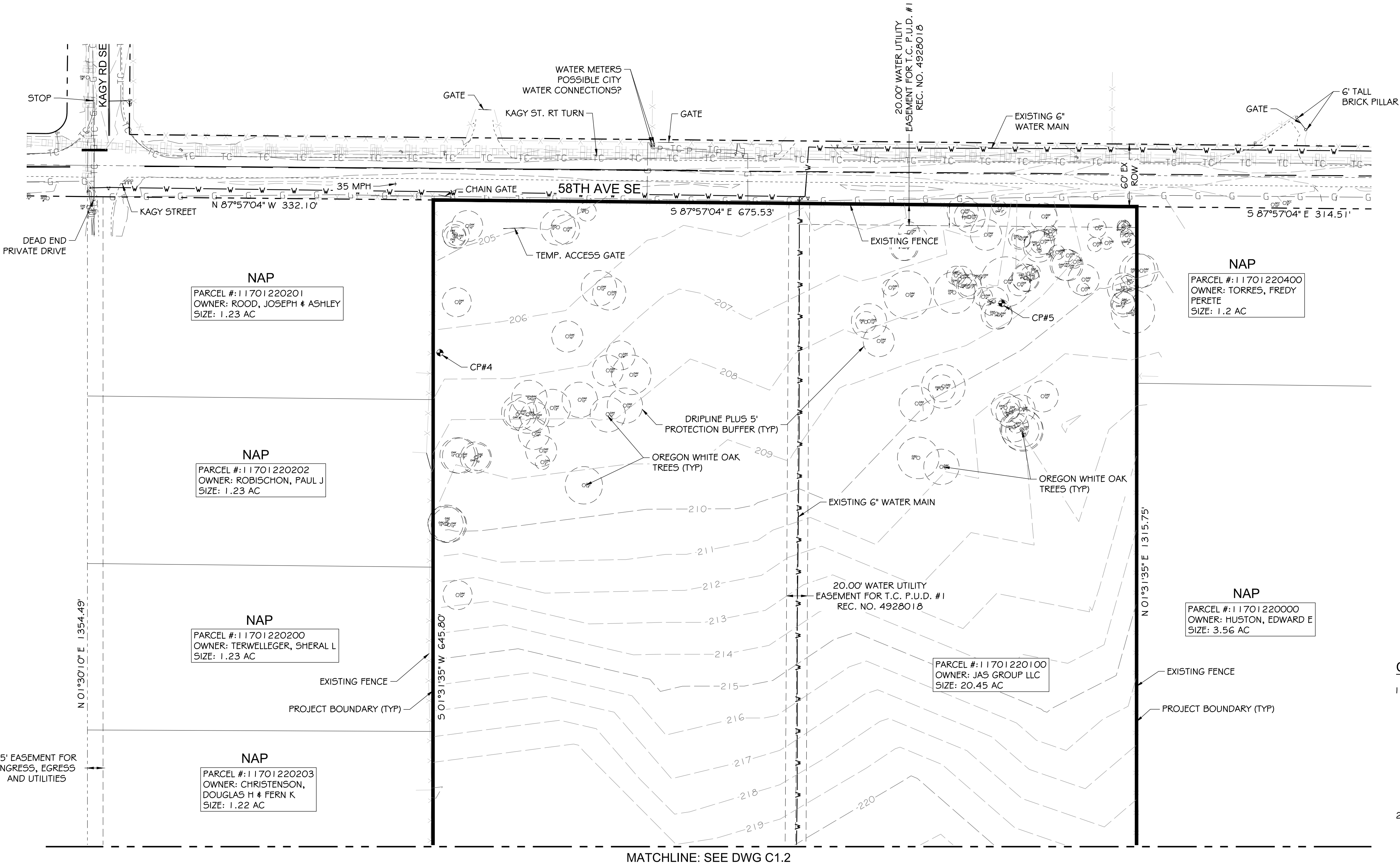


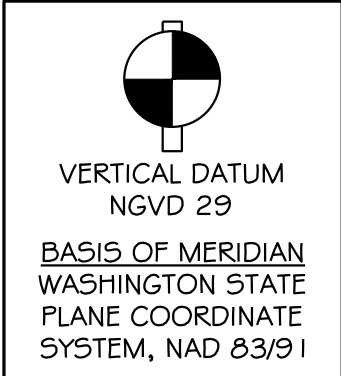
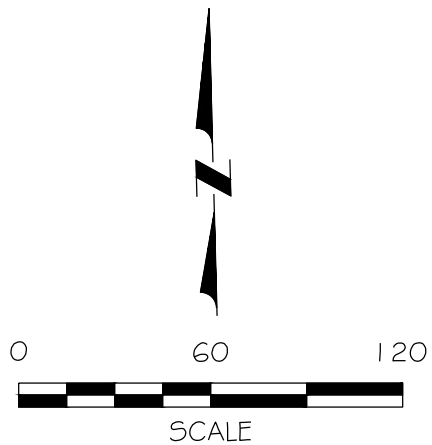
SECTION 01, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



- LEGEND**
- CONTROL POINTS
 - FOUND AS NOTE
 - TEST HOLE
 - POWER POLE
 - GUIDE POLE
 - TELECOMMUNICATIONS VAULT
 - TELECOMMUNICATIONS PEDESTAL
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - SIGN AS NOTED
 - MAILBOX
 - DECIDUOUS AS NOTED
 - CONIFER AS NOTED
 - PROPERTY LINE
 - FENCE AS NOTED
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - WATER LINE
 - UNDERGROUND POWER
 - OVERHEAD POWER
 - UNDERGROUND TELECOMMUNICATIONS
 - GAS LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR

- CRITICAL AREAS NOTES:**
- A CRITICAL AREAS REVIEW REPORT FOR THE PRESENCE OF MAZAMA POCKET GOPHERS (MPG) WAS PREPARED BY LAND SERVICES NORTHWEST AND IS DATED OCTOBER 18, 2022. THE EVALUATION CONCLUDED THAT THERE IS NO MPG ACTIVITY ON THE PROJECT SITE. AS THE SITE IS MAINLY FORESTED, THE EVALUATION WAS SUBMITTED TO THE COUNTY FOR A CRITICAL AREAS DETERMINATION (CAD) UNDER PROJECT NUMBER 2022105387. THURSTON COUNTY CONFIRMED AGREEMENT WITH THESE FINDINGS IN THE CAD RESPONSE LETTER DATED 11-3-2022, WHICH IS INCLUDED WITH THIS SUBMITTAL FOR REFERENCE. ACCORDINGLY, THE PROJECT DOES NOT REQUIRE REVIEW UNDER THE NEWLY ADOPTED HABITAT CONSERVATION PLAN (HCP) AS THE CRITICAL AREA DETERMINATION WAS COMPLETED PRIOR TO THE HCP DEADLINE AND IS VALID FOR THREE YEARS PER TCC 24.05.070.E.
 - THE SITE IS LOCATED WITHIN A CRITICAL AQUIFER RECHARGE AREA (CARA). A HYDROGEOLOGIC REPORT WAS PREPARED (INSIGHT GEOLOGIC, 2-7-2023) AND IS SUBMITTED TO THE COUNTY AS PART OF THE PRELIMINARY PRD APPROVAL. THE USE OF BIORETENTION FOR STORMWATER TREATMENT IS EXPECTED TO BE DEEMED ADEQUATE FOR THE UNDERLYING AQUIFER.
 - THE PROJECT BOUNDARY CONTAINS A 30' VEGETATION/INCOMPATIBLE USE BUFFER PROVIDED ADJACENT TO EXISTING OFFSITE RESIDENTIAL LOTS.
 - ALL ON-SITE OAK TREES WILL BE MAINTAINED AND WILL ESTABLISH A TREE PROTECTION AREA EXTENDING A MINIMUM OF 5' BEYOND THE DRIPLINE.

CONTROL POINT TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	613173.131	77033.434	228.16	HUB AND TACK
2	613184.018	77180.185	226.37	HUB AND TACK
3	612941.689	77543.678	224.72	HUB AND MAGNAIL
4	614252.233	77020.903	206.37	HUB AND MAGNAIL
5	614285.535	77561.489	208.38	HUB AND MAGNAIL



DESIGNED BY: N/A, JAF
CHECKED BY: BAL
DATE: 5-12-2023
JOB #: 10182200096

CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811

THURSTON COUNTY, WASHINGTON
AURORA OAKS
EXISTING CONDITIONS
PRELIMINARY PLAT DRAWING
C1.1
SHEET 2 OF 14

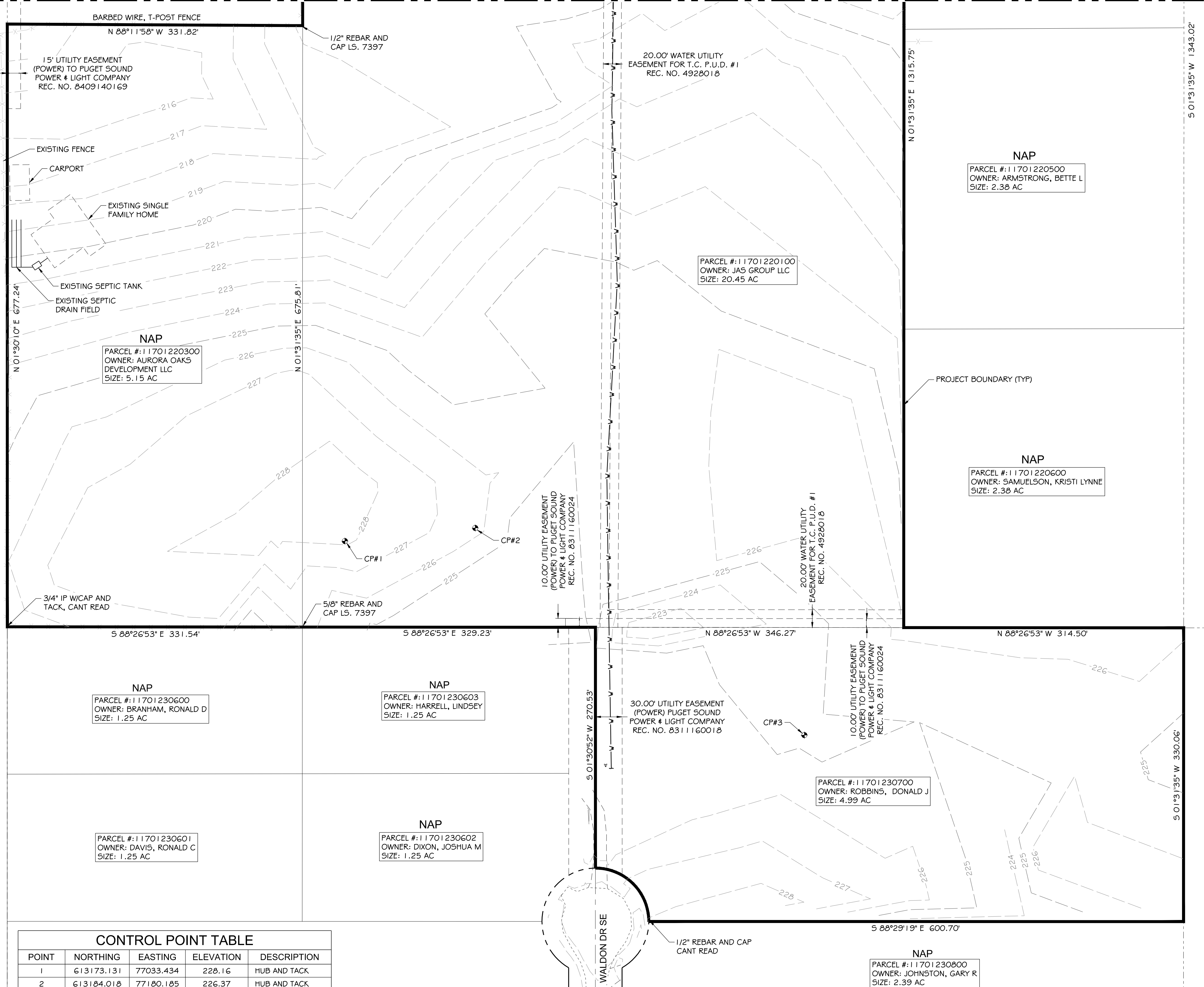
613 Woodland Square Loop,
Suite 100, WA 98503
360.292.7230
www.kpff.com

5-12-2023

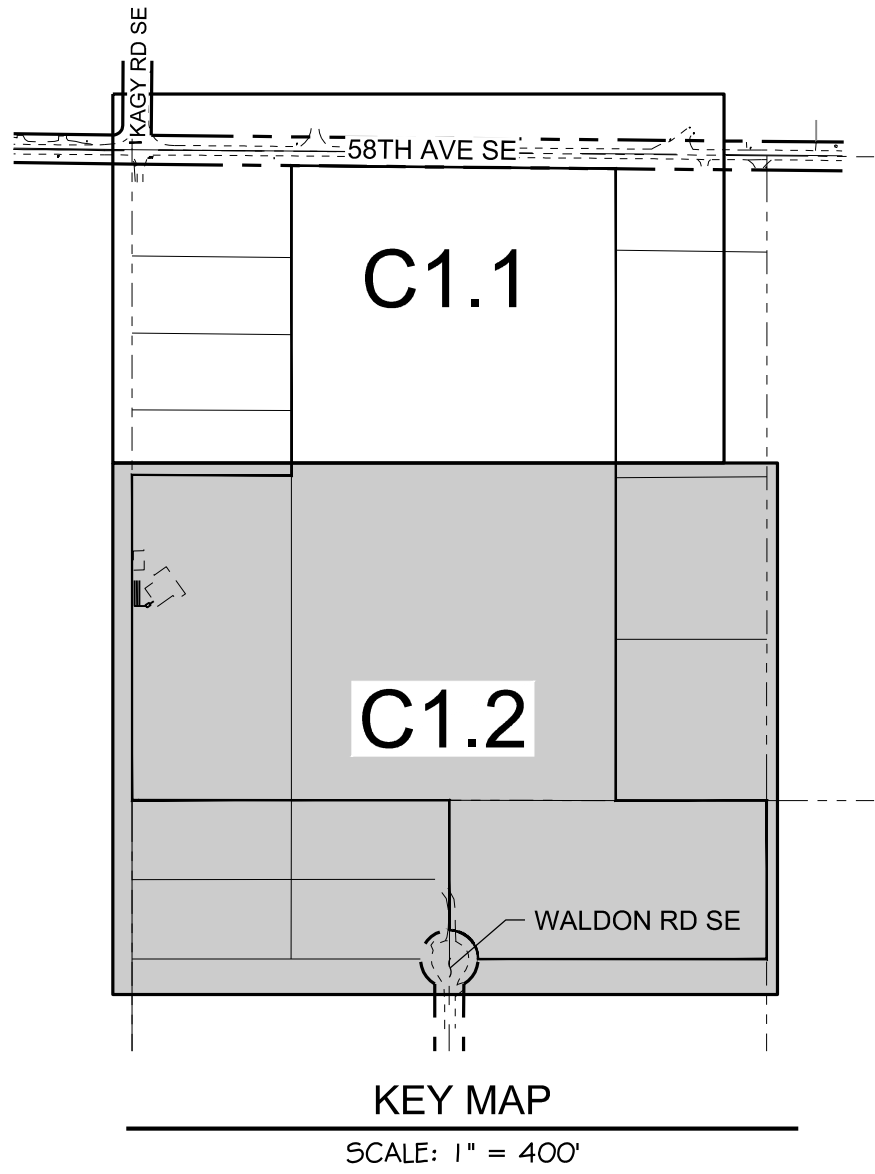
REVISION

SECTION 01, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

MATCHLINE: SEE DWG C1.1



CONTROL POINT TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	613173.131	77033.434	228.16	HUB AND TACK
2	613184.018	77180.185	226.37	HUB AND TACK
3	612941.689	77543.678	224.72	HUB AND MAGNAIL
4	614252.233	77020.903	206.37	HUB AND MAGNAIL
5	614285.535	77561.489	208.38	HUB AND MAGNAIL



- LEGEND**
- CONTROL POINTS
 - FOUND AS NOTE
 - TEST HOLE
 - POWER POLE
 - GUIDE POLE
 - TELECOMMUNICATIONS VAULT
 - TELECOMMUNICATIONS PEDESTAL
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - SIGN AS NOTED
 - MAILBOX
 - DECIDUOUS AS NOTED
 - CONIFER AS NOTED
 - PROPERTY LINE
 - FENCE AS NOTED
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - WATER LINE
 - UNDERGROUND POWER
 - OVERHEAD POWER
 - UNDERGROUND TELECOMMUNICATIONS
 - GAS LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR

CRITICAL AREAS NOTES:

- A CRITICAL AREAS REVIEW REPORT FOR THE PRESENCE OF MAZAMA POCKET GOPHERS (MPG) WAS PREPARED BY LAND SERVICES NORTHWEST AND IS DATED OCTOBER 18, 2022. THE EVALUATION CONCLUDED THAT THERE IS NO MPG ACTIVITY ON THE PROJECT SITE, AS THE SITE IS MAINLY FORESTED. THE EVALUATION WAS SUBMITTED TO THE COUNTY FOR A CRITICAL AREAS DETERMINATION (CAD) UNDER PROJECT NUMBER 2022105387. THURSTON COUNTY CONFIRMED AGREEMENT WITH THESE FINDINGS IN THE CAD RESPONSE LETTER DATED 11-3-2022, WHICH IS INCLUDED WITH THIS SUBMITTAL FOR REFERENCE. ACCORDINGLY, THE PROJECT DOES NOT REQUIRE REVIEW UNDER THE NEWLY ADOPTED HABITAT CONSERVATION PLAN (HCP) AS THE CRITICAL AREA DETERMINATION WAS COMPLETED PRIOR TO THE HCP DEADLINE AND IS VALID FOR THREE YEARS PER TCC 24.05.070.E.
- THE SITE IS LOCATED WITHIN A CRITICAL AQUIFER RECHARGE AREA (CARA). A HYDROGEOLOGIC REPORT WAS PREPARED (INSIGHT GEOLOGIC, 2-7-2023) AND IS SUBMITTED TO THE COUNTY AS PART OF THE PRELIMINARY PRD APPROVAL. THE USE OF BIORETENTION FOR STORMWATER TREATMENT IS EXPECTED TO BE DEEMED ADEQUATE FOR THE UNDERLYING AQUIFER.
- THE PROJECT BOUNDARY CONTAINS A 30' VEGETATION/INCOMPATIBLE USE BUFFER PROVIDED ADJACENT TO EXISTING OFFSITE RESIDENTIAL LOTS.
- ALL ON-SITE OAK TREES WILL BE MAINTAINED AND WILL ESTABLISH A TREE PROTECTION AREA EXTENDING A MINIMUM OF 5' BEYOND THE DRIPLINE.

DESIGNED BY: N/A, JAF
DRAWN BY: BAL
CHECKED BY: MRS
DATE: 5-12-2023
JOB #: 10182200098

CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811

PRELIMINARY PLAT DRAWING

C1.2

SHEET 3 OF 14

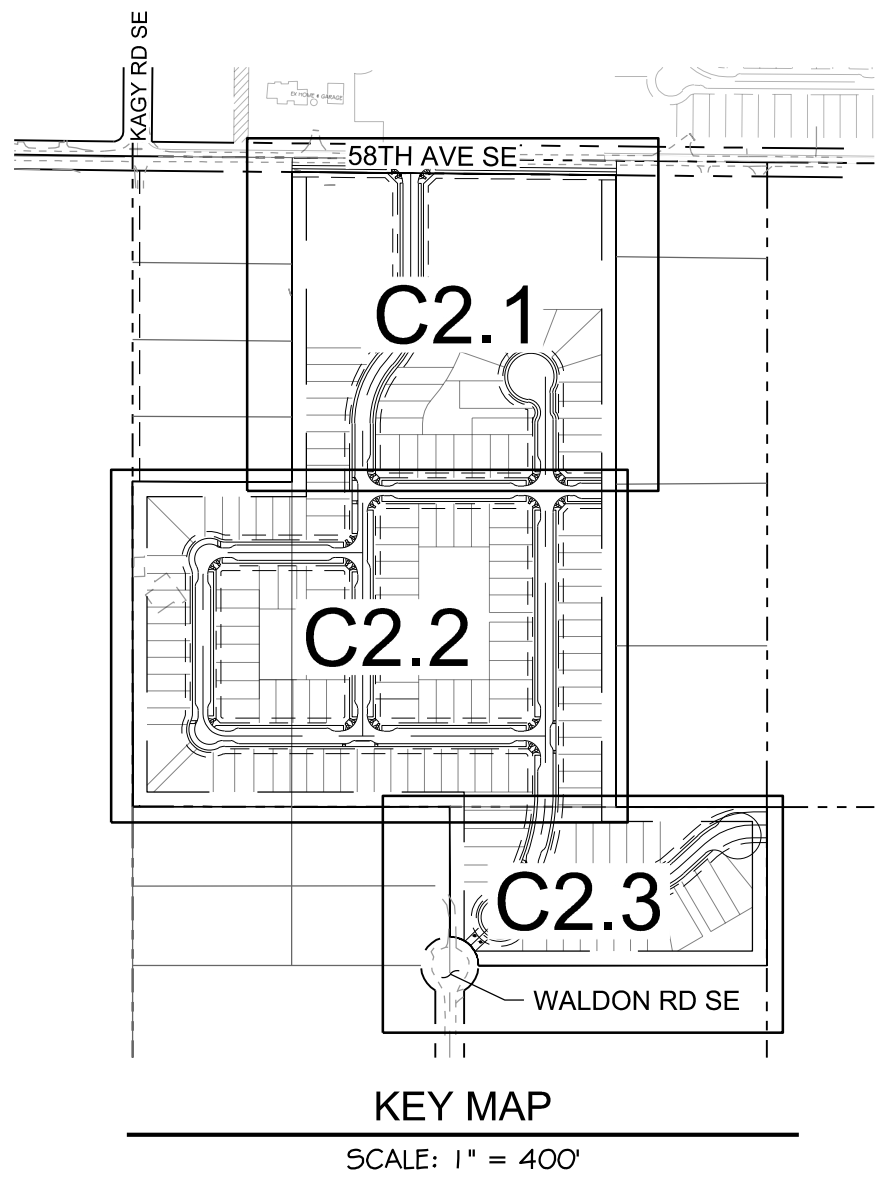
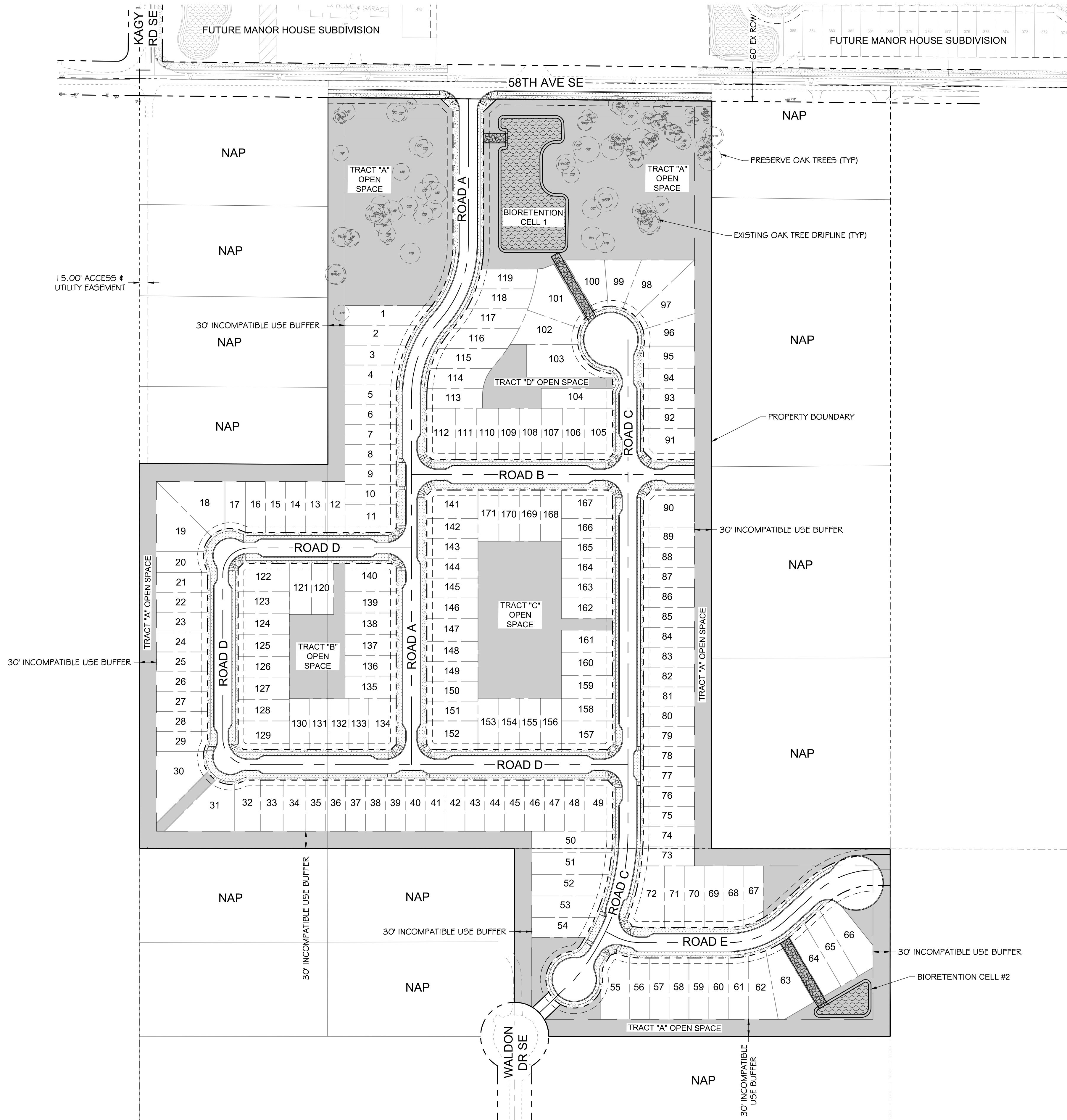
LAND SURVEYOR
STATE OF WASHINGTON
REGISTERED PROFESSIONAL
5-12-2023

kptff
619 Woodland Square Loop,
Suite 100, WA 98503
360.292.7230
www.kptff.com

AURORA OAKS
THURSTON COUNTY, WASHINGTON
EXISTING CONDITIONS

REVISION
BY: CHD/APPR
DATE
NO

SECTION 01, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

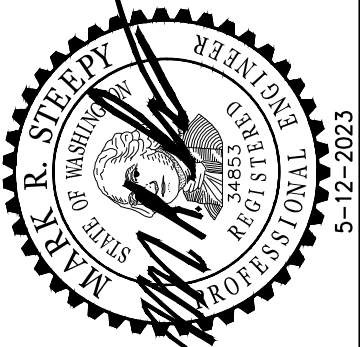
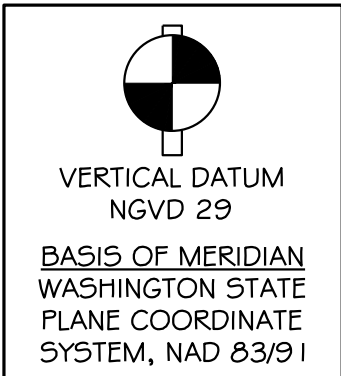
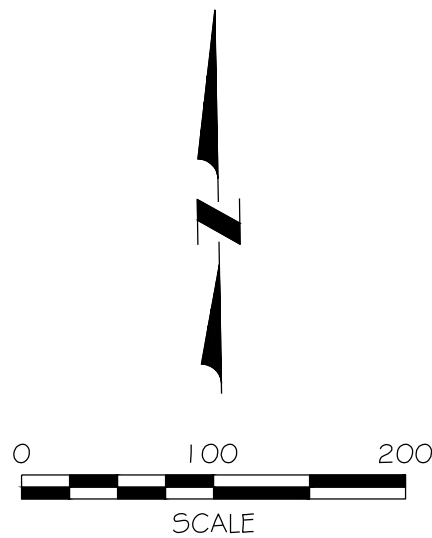


LEGEND

RIGHT OF WAY LINE	---
PROPERTY LINE	---
SETBACK LINE	---
UTILITY EASEMENT LINE	---
LOT LINE	---
ROADWAY CENTERLINE	---
SECTION LINE	---
BIORETENTION CELL	[Pattern]
OPEN SPACE TRACT	[Pattern]
SIDEWALK	[Pattern]
PLANTER	[Pattern]
NOT ASSOCIATED WITH PROJECT LOT NUMBERS	NAP #

TRACT TABLE		
TRACT	PURPOSE	OPEN SPACE (AC)
A	OPEN SPACE & OAK TREE PRESERVATION	8.13
B	OPEN SPACE	0.37
C	OPEN SPACE	0.97
D	OPEN SPACE	0.25
TOTAL OPEN SPACE TRACT AREA		9.72

NOTE:
SINGLE FAMILY LOT COUNTS ARE SUBJECT TO CHANGE +/- 10%, HOWEVER, NO MORE THAN 183 LOTS WILL BE PROVIDED PER THE MAXIMUM ALLOWED DENSITY.

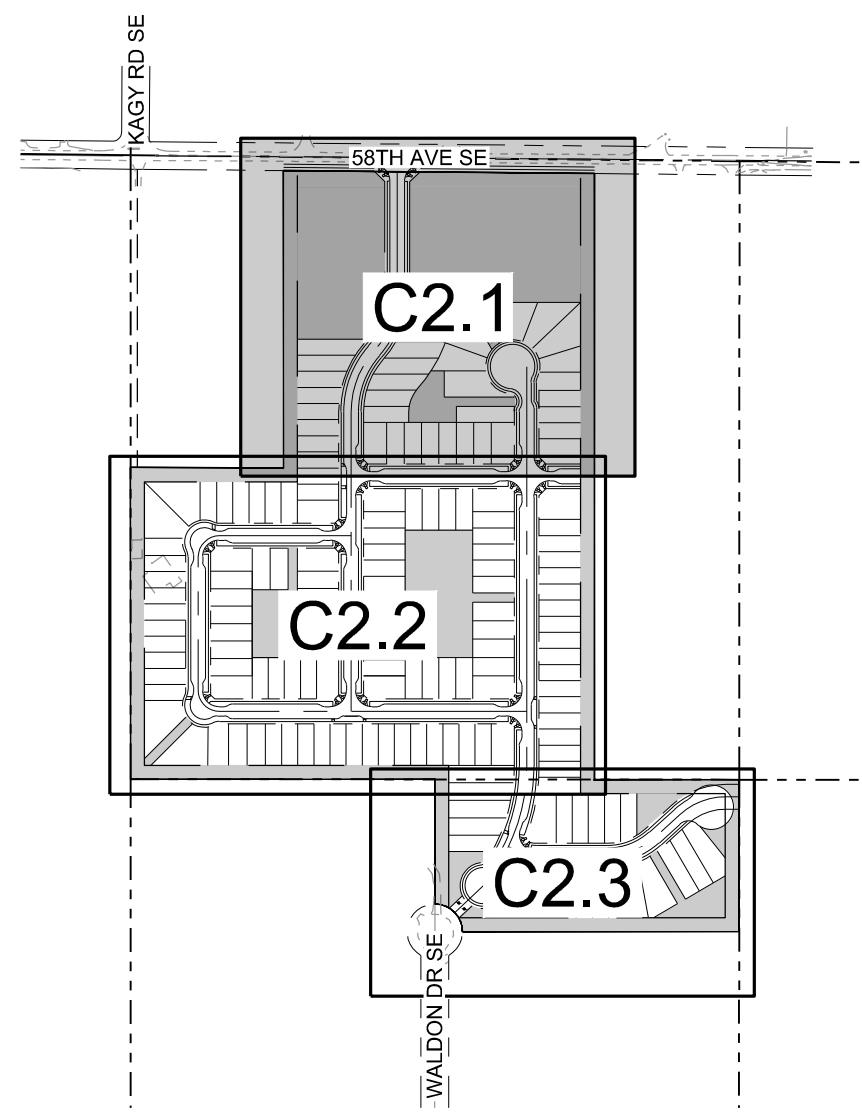
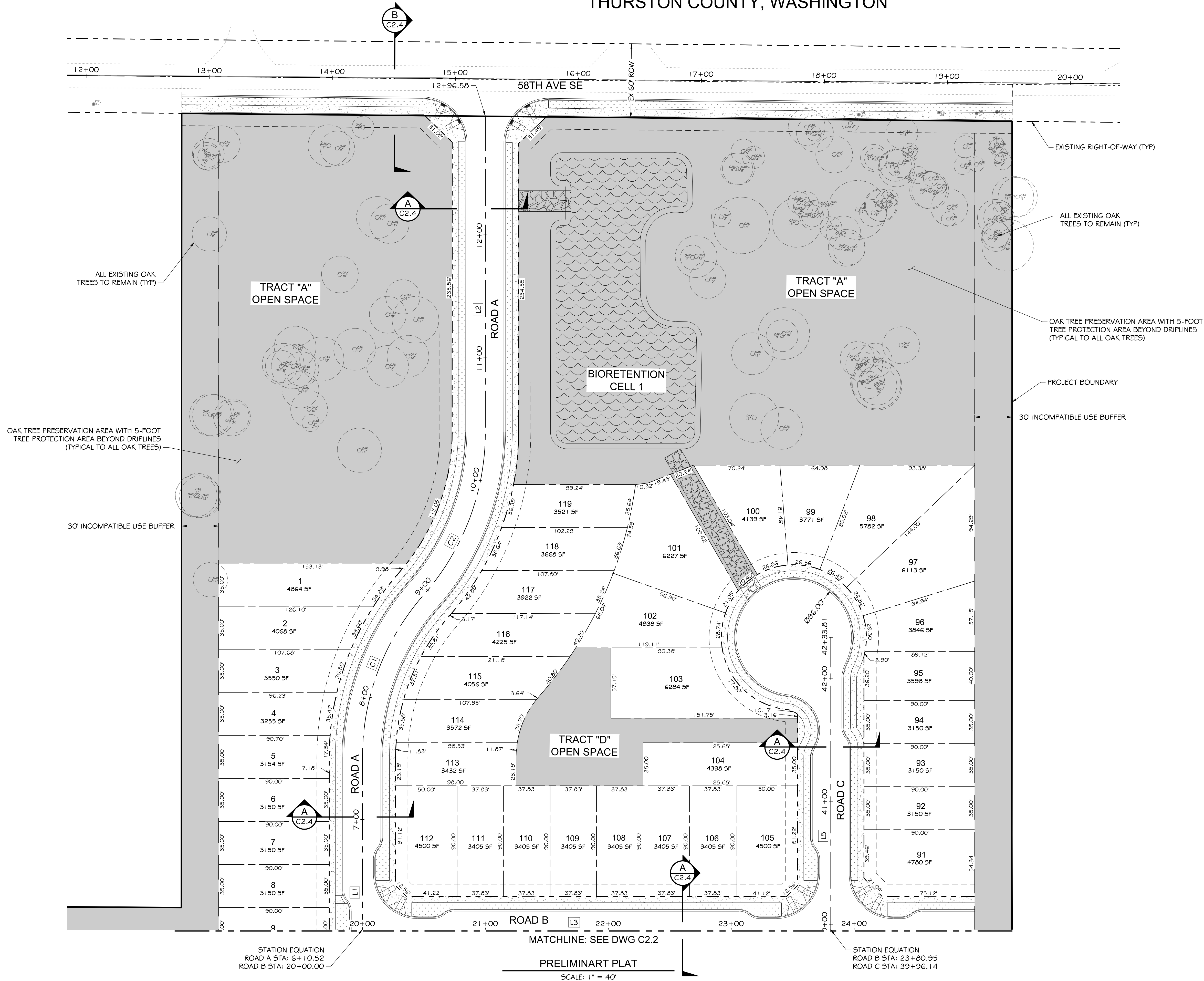


CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DESIGNED BY	BAL
DRAWN BY	NA, JAF
CHECKED BY	MRS
DATE	5-12-2023
JOB #	10182200098

SECTION 01, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

FILE: I:\2022\10182200098 - Aurora Oaks\CAIDD.DWG; PRELIMINARY PLAT MAP
PLOTTED: May 18, 2023 - 05:56:55 PLOTTED BY: Noe4a



KEY MAP

NTS

LEGEND

RIGHT OF WAY LINE	---
PROPERTY LINE	---
SETBACK LINE	---
UTILITY EASEMENT LINE	---
LOT LINE	---
ROADWAY CENTERLINE	---
SECTION LINE	---
BIORETENTION CELL	
OPEN SPACE TRACT	
SIDEWALK	
PLANTER	
LOT NUMBER	#
OAK TREE DRIPLINE PLUS 5' PROTECTION ZONE	

LINE TABLE

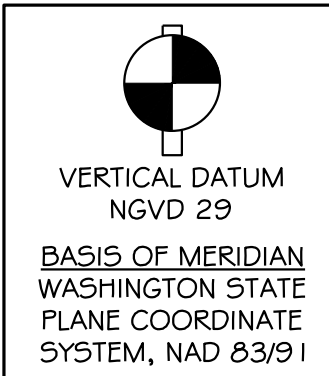
LINE #	LENGTH	BEARING
L1	650.70'	N01° 30' 10"E
L2	256.79'	N01° 30' 10"E
L3	497.95'	S88° 29' 50"E
L5	868.37'	N01° 30' 10"E

CURVE TABLE

CURVE #	RADIUS	LENGTH	Δ DELTA
C1	200.00'	144.55'	041°24'35"
C2	200.00'	144.55'	041°24'35"

NOTE:

REFER TO DWG C2.5 FOR TYPICAL LOT LAYOUT.



NO	DATE	BY	CHD/APPR	REVISION



CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY	DATE	JOB #
NA, JAF	BAL	5-12-2023	10182200098
CHECKED BY	APPROVED BY		
BAL	MRS		

AURORA OAKS
THURSTON COUNTY, WASHINGTON
PRELIMINARY PLAT MAP
PRELIMINARY PLAT
DRAWING
C2.1
SHEET 5 OF 14

STATION EQUATION
ROAD A STA: 6+10.52
ROAD B STA: 20+00.00

STATION EQUATION
ROAD B STA: 23+80.95
ROAD C STA: 39+96.14

RIGHT OF WAY LINE
PROPERTY LINE
SETBACK LINE
UTILITY EASEMENT LINE
LOT LINE
ROADWAY CENTERLINE
SECTION LINE
BIORETENTION CELL
OPEN SPACE TRACT
SIDEWALK
PLANTER
LOT NUMBER
OAK TREE DRIFLINE PLUS
5' PROTECTION ZONE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	650.70'	N01° 30' 10"E
L3	497.95'	S68° 29' 50"E
L5	868.37'	N01° 30' 10"E
L6	286.09'	N88° 29' 50"W
L7	289.52'	S01° 30' 10"W
L8	667.04'	S68° 29' 50"E

CURVE TABLE			
CURVE #	RADIUS	LENGTH	Δ DELTA
C3	400.00'	280.55'	040°11'09"
C4	46.00'	72.26'	090°00'00"
C5	46.00'	72.26'	090°00'00"

NOTE:
REFER TO DWG C2.5 FOR
TYPICAL LOT LAYOUT.

VERTICAL DATUM
NGVD 29
BASIS OF MERIDIAN
WASHINGTON STATE
PLANE COORDINATE
SYSTEM, NAD 83/

kpff
112 Woodland Square Loop,
Suite 100
Tacoma, WA 98503
460.292.7230

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY
NA, JAF	BAL
CHECKED BY	APPROVED BY
BAL	MRS
DATE	
5-12-2023	
JOB #: 10182200098	

AURORA OAKS
THURSTON COUNTY, WASHINGTON

PRELIMINARY PLAT MAP

PRELIMINARY PLAT
DRAWING

C2.2

SHEET 6 OF 14

PLOTTED: May 18, 2023 - 8:57a5p5 PLOTTED BY: NateA

FILE: I:\2022\10182200098 - Aurora Oaks\CADD\DWG\PRELIMINARY PLAT MAP

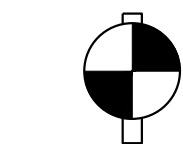
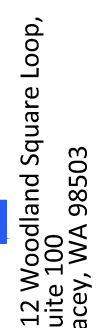


LEGEND

LINE TABLE

CURVE TABLE

NOTE

REVISION

CALL
ERGR
ATE TW
RKING
FORE Y
DIG
811

DRAWN BY DESIGNED BY

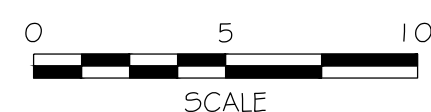
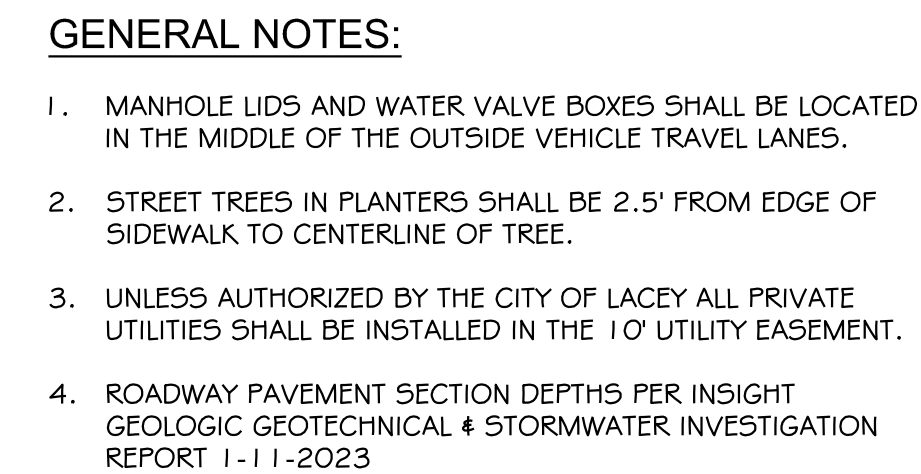
THURSTON COUNTY, WASHINGTON

PRELIMINARY PLAT MAP

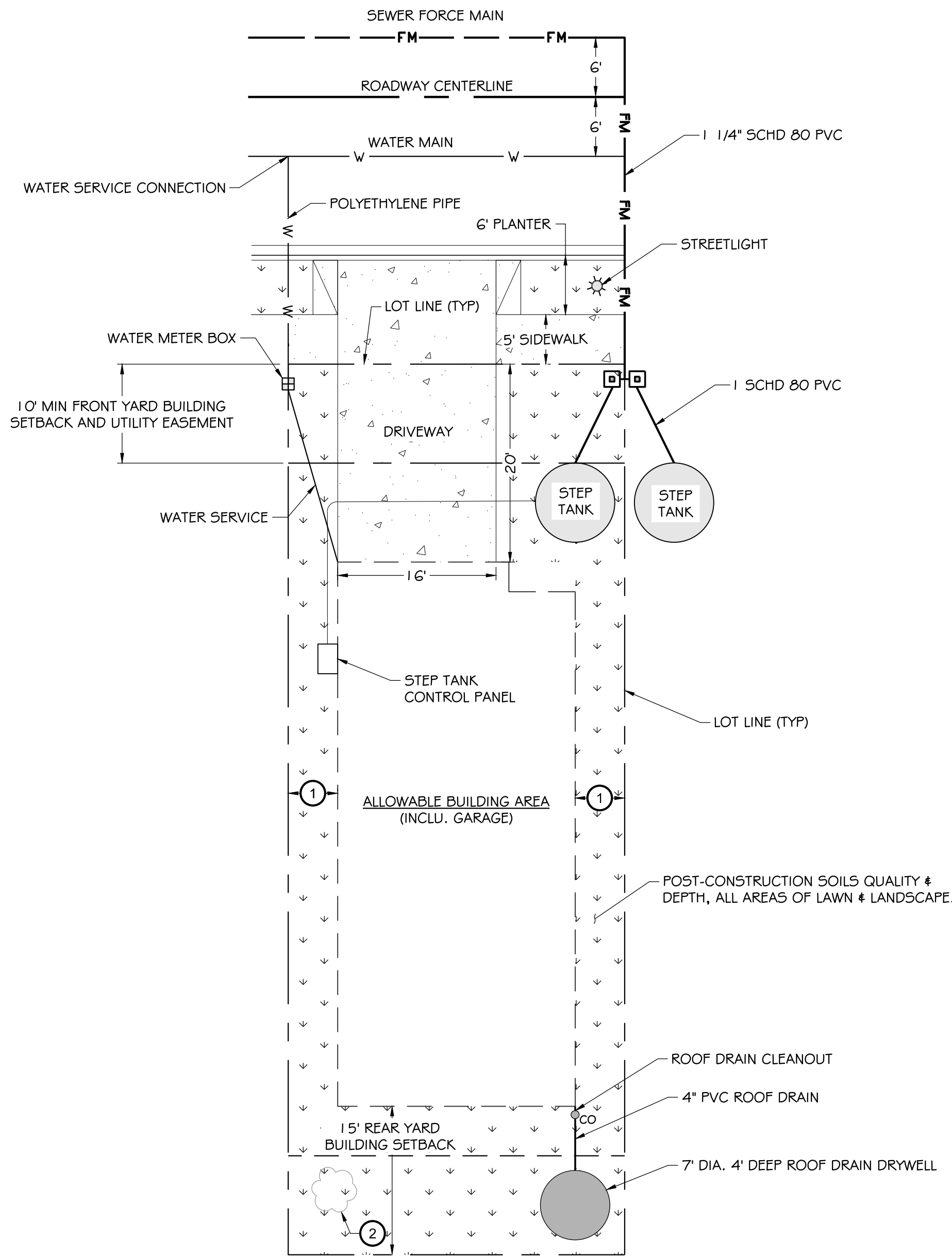
PRELIMINARY PLAT
DRAWING

C2.3

SHEET 7 OF 14



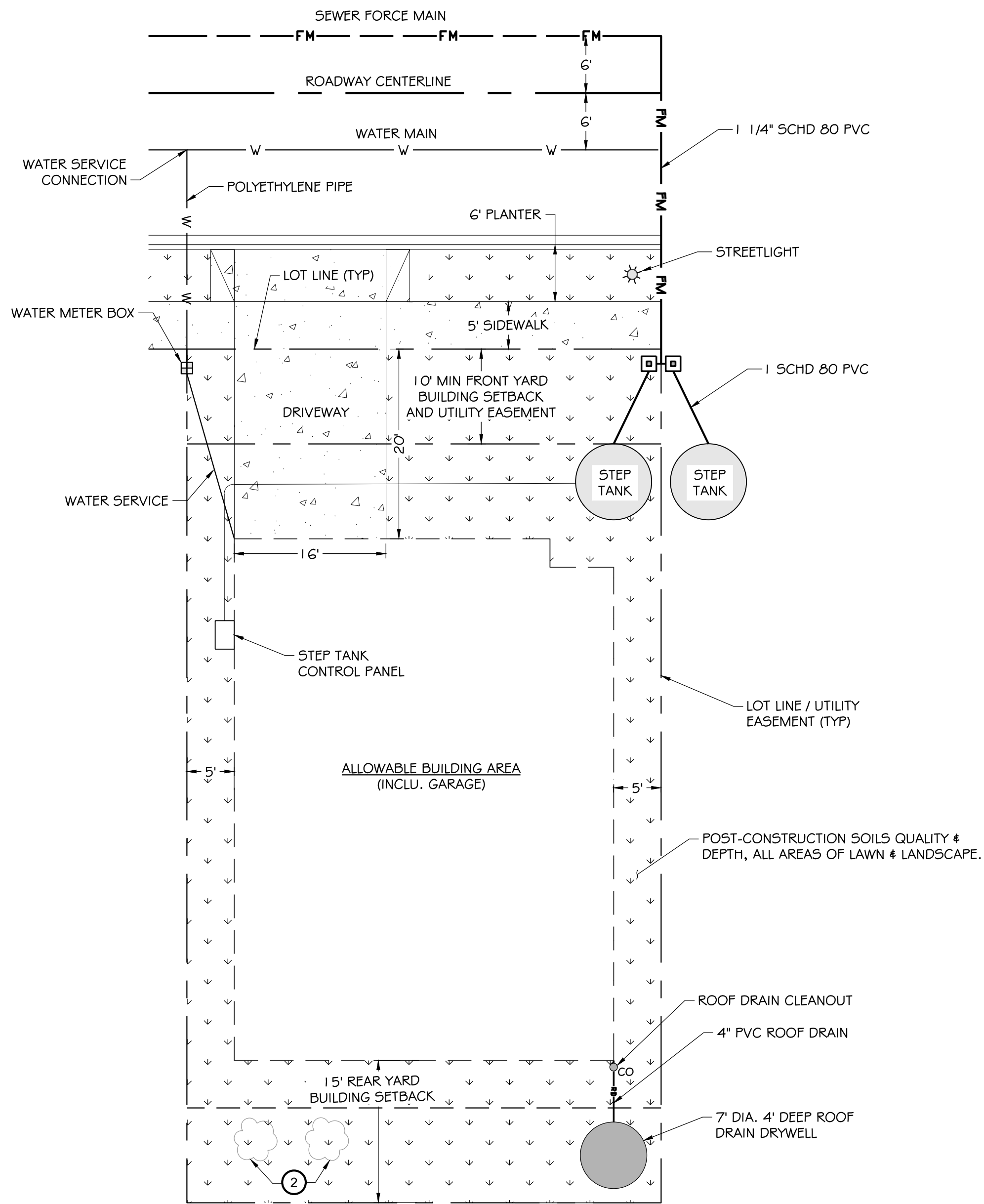
FILE: I:\2022\10182200098 - Aurora Oaks Dwg\CA00.DWG,TYPICAL ROADWAY SECTIONS PLOTTED: May 18, 2023 - 05:59:55 PLOTTED BY: Noe4A



TYPICAL LESS THAN 45' WIDE LOT LAYOUT
SCALE: 1" = 10'

APPLICABLE FOR LOTS:

1-10
12-48
50-54
56-71
73-89
92-102
104
106-111
113-121
123-133
135-139
142-151
153-156
158-166
68-71



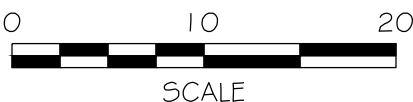
TYPICAL GREATER THAN 45' LOT LAYOUT
SCALE: 1" = 10'

APPLICABLE FOR LOTS:

11
49
55
90 & 91
103
105
112
122
129
134
140 & 141
152
157
167

NOTES:

- 3' MIN PROPERTY LINE SETBACK WHEN 10' OR MORE FROM ADJACENT STRUCTURE IS PROVIDED OR WHEN NOT ADJACENT TO A RESIDENTIAL LOT. 5' MIN PROPERTY LINE SETBACK WHEN ADJACENT TO RESIDENTIAL LOT.
- ONE TREE SHALL BE PLANTED (OR EXISTING TREE RETAINED) FOR EACH 4,000 SF OF LOT AREA. A MINIMUM OF ONE TREE SHALL BE PLANTED PER LOT (TCC 17.25.400(D)(5)(G)). SEE LANDSCAPE PLAN.
- PRIVATE OPEN SPACE OF AT LEAST 300 SF WITH A MINIMUM OF 15' DEPTH AND WIDTH SHALL BE PROVIDED FOR LOT WITH A DWELLING UNIT (TCC 21.60.140(A)(G)).



NO	DATE	BY	CHD/APPR	REVISION



CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DESIGNED BY	BAL
DRAWN BY	NA, JAF
CHECKED BY	MRS
DATE	5-12-2023
JOB #	10182200098

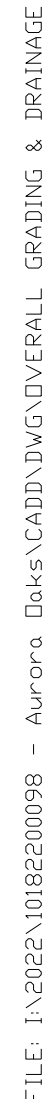
AURORA OAKS
THURSTON COUNTY, WASHINGTON

TYPICAL LOT LAYOUTS

PRELIMINARY PLAT
DRAWING

C2.5

SHEET 9 OF 14

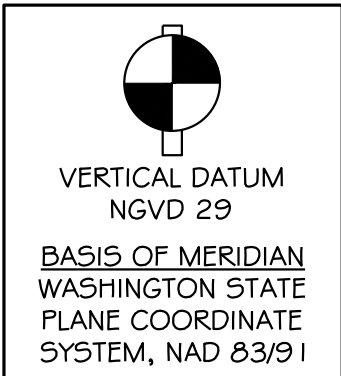
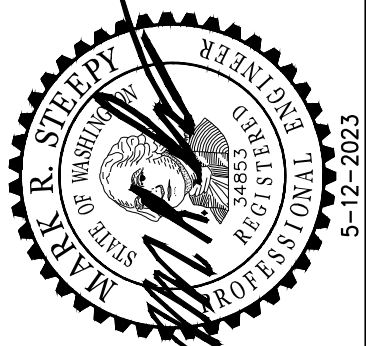


SCALE: 1" = 100'

OPEN SPACE	
LOT LINE	
RIGHT OF WAY LINE	
ROADWAY CENTERLINE	
PROPERTY LINE	
BIORETENTION CELL	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
CATCH BASIN TYPE I	
STORM DRAINAGE LINE	
GRADE FLOW ARROW	
SLOPE ARROW	

STORMWATER ON INDIVIDUAL LOTS WILL BE MANAGED ON THE LOT AS FOLLOWS:

- DOWNSPOUTS WILL BE DIRECTED TO INDIVIDUAL ON-LOT DRYWELLS. DESIGN SHALL BE PER THURSTON COUNTY DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR AREAS WITHIN THE COUNTY'S STORMWATER PERMIT BOUNDARY AND SIZED AT THE TIME OF BUILDING PERMIT APPLICATION. DESIGNER SHALL USE AN INFILTRATION RATE FOR THE UNDERLYING SOILS OF 15 INCHES PER HOUR PER THE INFILTRATION RATE EVALUATION PERFORMED BY INSIGHT GEOLOGIC DATED 5-1-2023.
- DRIVEWAY RUNOFF SHALL BE DIRECTED TO THE ROADWAY STORM SYSTEM FOR RUNOFF TREATMENT. ALL ON-SITE LAWN AREAS SHALL BE DIRECTED TO THE CONVEYANCE SYSTEM LOCATED IN THE PROPOSED ROADWAY. DRIVEWAY AND YARD RUNOFF CANNOT BE DIRECTED TO INFILTRATION TRENCHES OR DRYWELLS WITHOUT TREATMENT.
- ALL INFILTRATION FACILITIES ON-SITE SHALL MAINTAIN A 5-FT SETBACK TO PROPERTY LINES. A DESIGN DEVIATION WILL BE SUBMITTED TO THURSTON COUNTY THAT REDUCES THE SETBACK FROM 10-FT. IT IS ANTICIPATED THE DEVIATION WILL BE DEEMED ACCEPTABLE DUE TO THE WELL-DRAINING NATURE OF THE ON-SITE SOILS AND ADEQUATE OVERFLOW PATHS PROVIDED IN THE CASE OF EXTREME RAINFALL EVENTS.
- INFILTRATION FACILITIES WILL MAINTAIN A 10-FT SETBACK FROM ALL STEP TANKS/LINES AND ON-SITE STRUCTURES.
- ALL ON-SITE AREAS NOT COVERED BY ROOF OR DRIVEWAY SHALL BE RESTORED IN ACCORDANCE WITH THE REQUIREMENTS FOR POST-CONSTRUCTION SOILS RESTORATION IN THE 2022 THURSTON COUNTY DRAINAGE DESIGN AND EROSION CONTROL MANUAL. THIS TYPICALLY INCLUDES ADDING COMPOST OR STOCKPILED TOPSOIL AND TILLING IT TO A DEPTH OF AT LEAST 8 INCHES. SOILS BELOW 8 INCHES SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES.
- AS PART OF BUILDING PERMIT APPLICATION PROCESS EACH LOT WILL BE REQUIRED TO EXECUTE AN AGREEMENT TO MAINTAIN WITH THURSTON COUNTY INCLUDING AN O&M PLAN AND SOURCE CONTROL PLAN.

[illegible]

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY
NA, JAF	BAL
CHECKED BY	APPROVED BY
BAL	MRS
DATE	
5-12-2023	

JOB #: 10182200098

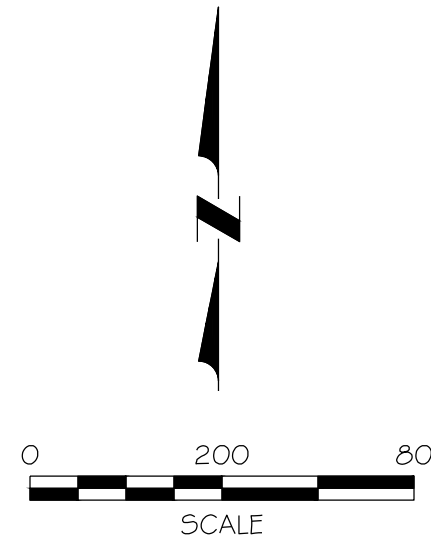
AURORA OAKS
THURSTON COUNTY, WASHINGTON

OVERALL GRADING & DRAINAGE PLAN

PRELIMINARY PLAT
DRAWING

C3.0

SHEET 10 OF 14



SHEET 12 OF 14

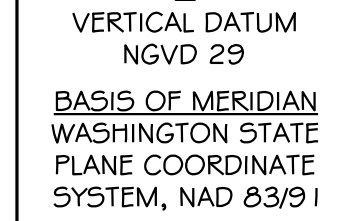
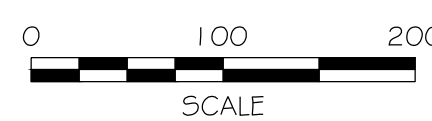
[illegible]



- ① CUT IN "T" TO CONNECT TO EXISTING WATER MAIN.
- ② CONNECT PROPOSED WATER LINE TO EXISTING WATER LINE IN WALDON DR SE.
- ③ TERMINATE SEWER FORCE MAIN AT PROPERTY LINE. INSTALL PIGGING PORT AND LOW POINT DRAIN PER CITY OF LACEY STANDARDS AS APPLICABLE.
- ④ PROVIDE WATER MAIN BLOWOFF AT PROPERTY LINE FOR FUTURE OFF-SITE CONNECTION.

Diagram illustrating the layout of a utility easement and its boundaries:

- WATER MAIN**: Indicated by a solid line with a 'W' marker.
- EXISTING WATER LINE**: Indicated by a dashed line with 'W' markers.
- SANITARY SEWER FORCE MAIN**: Indicated by a solid line with an 'FM' marker.
- OPEN SPACE**: A shaded rectangular area.
- LOT LINE**: Indicated by a dashed line.
- RIGHT OF WAY LINE**: Indicated by a dashed line.
- EASEMENT LINE**: Indicated by a dashed line.
- ROADWAY CENTERLINE**: Indicated by a dashed line.
- PROPERTY LINE**: Indicated by a solid line.



5-12-2023



CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY
NA, JAF	BAL
CHECKED BY	APPROVED BY
BAL	MRS
DATE	
5-12-2023	
JOB #: 10182200098	

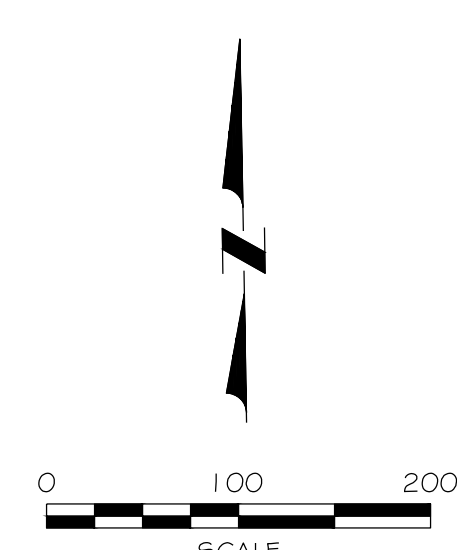
AURORA OAKS
 THURSTON COUNTY, WASHINGTON

OVERALL UTILITY PLAN

PRELIMINARY PLAT
DRAWING

C5.0

SHEET 13 OF 14



NOTES:

1. ALL BIORETENTION AREAS TO BE LANDSCAPED PER THURSTON COUNTY DRAINAGE DESIGN AND EROSION CONTROL MANUAL.
2. ALL DISTURBED AREAS NOT PROPOSED AS HARDSCAPE TO BE RESTORED PER POST - CONSTRUCTION SOIL QUALITY & DEPTH REQUIREMENTS



VERTICAL DATUM
NGVD 29

BASIS OF MERIDIAN
WASHINGTON STATE
PLANE COORDINATE
SYSTEM, NAD 83/91