
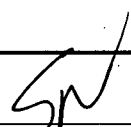




Thurston County Permit Assistance Center
 2000 Lakeridge Dr. SW, Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

Creating Solutions for Our Future

MASTER APPLICATION

STAFF USE ONLY  2013104463 13 112596 ZJ Site Address: 3146 MARVIN RD SE OLYMPIA WA 98503 Parcel #: 11825240000	DATE STAMP THURSTON COUNTY RECEIVED OCT 18 2013 DEVELOPMENT SERVICES Intake by: 
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The Master Application is required for all projects and shall accompany a project-specific supplemental application(s). The Master Application may not be submitted alone.

Property Tax Parcel Number(s): <u>11825240000</u>			
Subdivision Name (if applicable): <u>Oak Springs</u>		Lot #: <u>89</u>	
Property Address: <u>3146 Marvin Road SE</u>	City: <u>Olympia</u>	State: <u>WA</u>	Zip Code: <u>98503</u>
Directions to the Property: South on Marvin Road SE to sight located at 3146 Marvin Road SE. The site will be accessed via Accalia Street SE and 28th Way SE in the Evergreen Heights Division Two subdivision.			
Property Access Issues (locked gate, code required, dogs or other animals): <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Describe: _____			
OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.			

DESCRIPTION OF PROJECT PROPOSAL

Proposed Plat of Oak Springs proposes to subdivided 20.2 acres into 89 single family residential lots. The project is proposed to be constructed in three phases, consisting of 45 lots in Phase 1, 25 lots in Phase 2 and 19 lots in Phase 3. The proposed density is 4.45 dwelling units per acre. All lots to be served with City of Lacey water and sewer. The existing well will be abandoned and existing structure(s) to be demolished.

Type or Print: *Additional property owner sheet can be obtained online at www.co.thurston.wa.us/permitting or copy obtained from the Permit Assistant Center.*

Property Owner(s): Mark Conwell, Conwell Investments, LLC

Mailing Address: 2415 Carpenter Road SE

City: Lacey State: WA Zip Code: 98503

Phone #: _____ Ext. _____ Fax #: _____

Cell #: (360) 790-6385 E-mail: _____

Signature: *  Date: 10-19-2013

Applicant (if different than owner): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Ext. _____ Fax #: _____

Cell #: _____ E-mail: _____

Signature: * _____ Date: _____

Point of Contact: Steven D. Hatton, PE Hatton Godat Pantier, Inc.

Mailing Address: 3910 Martin Way E., Suite B

City: Olympia State: WA Zip Code: 98506

Phone #: (360) 943-1599 Ext. _____ Fax #: (360) 357-6299

Cell #: _____ E-mail: _____

Signature: *  Date: 10/17/13

BILLING INVOICES

The base application fee charged at the time of application covers base hours listed on the fee schedule. When the base hours by a Department are used, a monthly billing invoice will be generated for additional hours 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

*Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application 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.



Thurston County Resource Stewardship
 2000 Lakeridge Dr. S.W. Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

Supplemental Application DIVISION OF LAND

STAFF USE ONLY	DATE STAMP
<p style="font-size: 1.5em; font-weight: bold; margin-bottom: 10px;">13 112596 ZJ</p> <p>Permit Type: Preliminary Plat Sub Type: Lacey UGA Work Type: Subdivide Land Site: 3146 MARVIN RD SE OLYMPIA WA 98503 Assessor Property ID: 11825240000 Applicant: Steve Hatton/Hatton Godat Pantier Owner: CONWELL INVESTMENTS LLC</p>	<p style="font-size: 1.2em; font-weight: bold; margin-bottom: 10px;">THURSTON COUNTY RECEIVED</p> <p style="font-size: 1.5em; font-weight: bold; margin-bottom: 10px;">OCT 18 2013</p> <p style="font-size: 1.2em; font-weight: bold; margin-bottom: 10px;">DEVELOPMENT SERVICES</p> <div style="text-align: right; margin-top: 20px;"> </div> <p style="margin-top: 10px;">Intake by: _____</p>

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.	<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.	<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. **Name of Plat** Oak Springs (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 Development Services 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 89

 Single-Family 89 Multifamily _____ Townhomes _____

 Duplex _____ Commercial _____ Industrial _____

Total Acreage of Site 20.2 acres

Smallest Lot Area 5,000 s.f. Average Lot Area 6,106 s.f.

Acreage in Open Space 3.61 acres Total Length of Public Streets 2,923 l.f.

Acreage of Commercial Space 0 Total Length of Private Streets 0

Acreage in Critical Areas 0

UTILITIES:**Water Supply:**

Existing: ☐ Single Family well ☐ Two party well ☐ Group B Well ☐ Public Water System

Name of public water system: _____

Proposed: ☐ Single Family well ☐ Two Party well ☐ Group B Well ☒ Public Water System

Name of public water system: City of Lacey

Is water system located/proposed onsite? Select Or If no, provide tax parcel number of property the water system is located or proposed on _____

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

How was this verified? Unknown at this time as DOE website not available.

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

Are the test holes dug? ☐ Yes ☒ No If No, explain Public sewer

Is sewage system located/proposed onsite? Select One If no, provide tax parcel number of property the system is located or proposed on _____

ACCESS:

☒ Existing ☐ New ☐ Private Road ☐ Public Road

Private or Public Road Name Accalia Street SE and 28th Way SE

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

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: Aquifer Recharge Area and Well Head Protection Area

OTHER

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

If yes, what type of agricultural activity? _____

How long has the agricultural activity been ongoing? _____

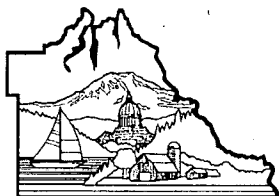
Division of Land Supplemental and Site Plan Checklist

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.

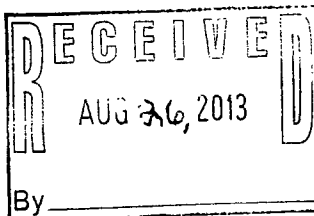
Applicant Use		Staff Use Only
<input checked="" type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for 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 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. 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"/>	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: 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"/>



THURSTON COUNTY
WASHINGTON
SINCE 1852



Gary C. Alexander
AUDITOR

Issued to:

Sabrena Orr
Hatton Godat Pantier
3910 Martin Way E. Suite B
Olympia, WA 98506

PLAT NAME RESERVATION CERTIFICATE

Date: August 22, 2013

The Plat name, **Oak Springs** has been reserved for future use by Hatton Godat Pantier.

I certify that I have checked the records of previously issued and reserved map names. The requested name has not been previously used in Thurston County nor is it currently reserved by any party.

This reservation will expire on **August 22, 2014**, one year from issuance. It may be renewed one year at a time. If the plat/map has not been recorded or the reservation renewed by the above date, it will be deleted.

Mandy Everett
Recording & Licensing Specialist III

Please present this certificate at the time of recording.

NARRATIVE SUMMARY

Oak Springs
Parcel Numbers: 11825240000

Project Description:

The proposed Plat of Oak Springs proposes to create 89 single family dwelling units on approximately 20.02 acres at a density of 4.45 units per acre. The project will also construct a stormwater tract and associated pond within the southeastern portion of the site. The project will require grading, encroachment, and building permits.

The project is located south of the Evergreen Heights subdivision off 28th Way SE within Thurston County, on tax parcel number 11825240000, in Section 25, Township 18 North, Range 1 West, W.M and within the Lacey Urban Growth Area. The current zoning classification for this parcel is Low Density, 3-6 dwelling units per acre. The current Comprehensive Plan Designation is Residential.

Approximately 89 peak hours trips during the afternoon hours will be generated by the project. Some 847 (see TIA) total trips in any given day are anticipated.

An estimated 91,000 cubic yards of cutting and filling of on-site material is anticipated. Only minimal quantities of import or export are likely.

The proposed project will be constructed in three phases with the first phase consisting of 45 lots, the second 25 lots and the third 19 lots.

Directions to the Site:

South on Marvin Road SE to sight located at 3146 Marvin Road SE. The site will be accessed by Accalia Street SE and 28th Way SE.

Existing Conditions:

The existing site consists of trees and brush on the northern portion of the site. The southern portion of the property has been cleared. Oak trees within the site have been identified and are shown on the site plan. There is an existing house, a mobile home, a garage, and a barn that are located near the southwest corner. All structures will be demolished. The site slopes from north to south with an elevation difference of approximately 90 feet.

Adjacent parcels to the north and west are currently developed as single family residential (Evergreen Heights Division 1 and 2). The parcel to the southwest is a single family home and the parcels south and east are currently undeveloped. This project will connect and extend the roads associated with the Evergreen Heights subdivision from the north. A stub street will be provided to the east for future connectivity.

The soil survey of Thurston County by the US SCS indicates onsite soils are Alderwood gravelly sandy loam, and Spanaway gravelly sandy loam. A soils report prepared by the Insight Geologic, Inc. for the site supports these soils being on site. The erosion potential for Alderwood and Spanaway soils are considered slight. Copies of the Soils Report and Thurston County Soil survey are provided with the application materials.

According to the Thurston County Planning Department and Geodata site, the property is located within an Aquifer Recharge Area and is partially located within a Well Head Protection Area. There are no other critical areas located on the site.

Access:

Site will be accessed from Marvin Road and several new public roads will be constructed throughout the development to serve the proposed lots.

Existing Utilities:

The following utilities including, electricity, natural gas, refuse, telephone, cable, City of Lacey water and sanitary sewer are located in Marvin Road. The project will require extension of these services by the appropriate purveyors.

Proposed Utilities:

Each lot will be served with electricity and natural gas (PSE), refuse (LeMay), telephone (CenturyLink), and sanitary sewer and water (City of Lacey).

Adjacent districts:

The project site is located within the following special districts: Lacey Fire Response District, North Thurston Public School District, and Medic Response District #3.

Common Area Tracts:

Common open space, tree and stormwater tracts shall become properties of the Oak Springs Homeowners Association and shall be maintained by the same in accordance with the covenants, rules and conditions of the final plat.