



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF APPLICATION

Notice Mailed: June 19, 2020

Project Number: 2020102143

Related Application Numbers: 20-105911 ZH, 20-105976 XA, 20-105978 XE

Project Name: Manor House Planned Residential Development

Project Location: The properties are generally located at Mullen Rd SE, Kagy Rd Se and 58th Ave SE.

Tax Parcel Numbers: 09710001000, 09710005001, 097100050003, 09710005004, 11836330000, 11836330100, 11836330401, 11836330500, 11836330700.

Applicant: MK 58 LLC

Applicant Representative: Mark Steepy KPFF Consulting Engineers

County Planner-Point of Contact: Vince McDowell, Project Coordinator 360.867.2118

vince.mcdowell@co.thurston.wa.us

Project Description: The applicant proposes to subdivide approximately 82 acres into 620 units in four phases. The development will include single-family residential lots, multi-family units, open space tracts and areas for public access. A public road system will be constructed to provide access to all lots. City of Lacey sewer and water from Pattison Water utilities is proposed to serve each lot. The project includes logging 53 acres of a former Christmas tree farm. The property is located within the Lacey Urban Growth Area and is zoned MGSA.

This application and related documents are available for review online at www.thurstoncountybdc.com. Click the Search permit archives icon and enter the project number noted above. They are also available during normal business hours at the Building Development Center on the second floor of Building #1, Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, WA.

Comment Period: Thurston County invites your comments early in the review of this proposal. Comments can be emailed to the county planner/point of contact noted above, or mailed to their attention at:

Thurston County Courthouse Building 1
Community Planning and Economic Development Department
2000 Lakeridge Dr SW
Olympia, WA 980502

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON July 9, 2020

Additional Project information:

Applications for the project listed above were submitted to Thurston County on June 4, 2020. The application was deemed to be complete for the purpose of beginning the project review on June 4, 2020.

No preliminary determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations: Thurston County Comprehensive Plan, Zoning Ordinance (TCC 21), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05), and the Platting & Subdivision Ordinance (TCC 18).

Permits Requested by the Applicant: Preliminary Plat approval, SEPA, Forest Land Conversion

Other permits that must be obtained, to the extent known by the County at this time include: Construction permits

Environmental and Other Documents Submitted with the Application: Environmental checklist, narrative summary, logging plan, traffic analysis, preliminary drainage and erosion control reports, stormwater plan, habitat management plan, geotech report, a critical areas report, and a preliminary subdivision map.

Additional Information or Project Studies Requested by the County: To be determined

This notice has been provided to appropriate local and state agencies, tribes, sub-area project list subscribers, and property owners with 300 feet of the project site. These recipients, and any others who submit a written request to be placed on the mailing list, will also receive the following items when available:

- **Environmental Determination and Notice of Public Hearing.**

A public hearing is required for this type of project and will be scheduled at a later date.

The Hearing Examiner decision will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner decision for any aggrieved party. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

MULLEN RD SE (MAJOR COLLECTOR)

SHEET	DWG.	TITLE
1	C1.0	COVER SHEET
2	C1.1	EXISTING CONDITIONS MAP
3	C2.0	OVERALL PRELIMINARY PLAT MAP
4	C2.1	PRELIMINARY PLAT MAP PHASE 1)
5	C2.2	PRELIMINARY PLAT MAP PHASE 1)
6	C2.3	PRELIMINARY PLAT MAP PHASE 1)
7	C2.4	PRELIMINARY PLAT MAP PHASE 1)
8	C2.5	PRELIMINARY PLAT MAP PHASE 2)
9	C2.6	PRELIMINARY PLAT MAP PHASE 2)
10	C2.7	PRELIMINARY PLAT MAP PHASE 2)
11	C2.8	PRELIMINARY PLAT MAP PHASE 3)
12		TYPICAL DRAINAGE SECTIONS
13	C2.10	TYPICAL LOT LAYOUTS
14	C3.0	EXISTING & PROPOSED DRAINAGE PLAN
15	C3.1	EXISTING & PROPOSED DRAINAGE PLAN
16	C3.2	EXISTING & PROPOSED DRAINAGE PLAN
17	C3.3	EXISTING & PROPOSED DRAINAGE PLAN
18	C3.4	EXISTING & PROPOSED DRAINAGE PLAN
19	C3.5	EXISTING & PROPOSED DRAINAGE PLAN
20	C3.6	EXISTING & PROPOSED DRAINAGE PLAN
21	C3.7	EXISTING & PROPOSED DRAINAGE PLAN
22	C3.8	EXISTING & PROPOSED DRAINAGE PLAN
23	C3.9	EXISTING & PROPOSED DETAILS
24	C4.0	EXISTING IMPROVEMENTS PLAT MAP/LOT NO 50
25	C4.1	EXISTING IMPROVEMENTS PLAT MAP/LOT NO 50
26	C4.2	EXISTING IMPROVEMENTS PLAT MAP/LOT NO 50
27	C4.3	EXISTING IMPROVEMENTS PLAT MAP/LOT NO 50
28	C5.0	OVERALL UTILITY PLAN
29	C5.1	UTILITY PLAN PHASE 1)
30	C5.2	UTILITY PLAN PHASE 1)
31	C5.3	UTILITY PLAN PHASE 1)
32	C5.4	UTILITY PLAN PHASE 1)
33	C5.5	UTILITY PLAN PHASE 2)
34	C5.6	UTILITY PLAN PHASE 2)
35	C5.7	UTILITY PLAN PHASE 3)
36	C5.8	UTILITY PLAN PHASE 3)
37	C5.9	UTILITY DETAILS
38	C6.0	LANDSCAPING PLAN

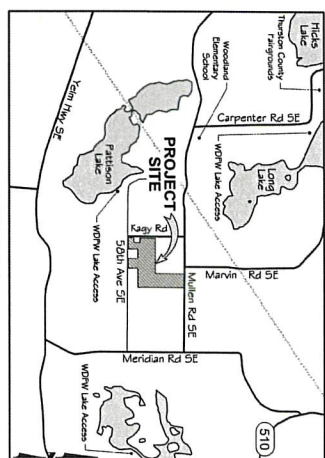
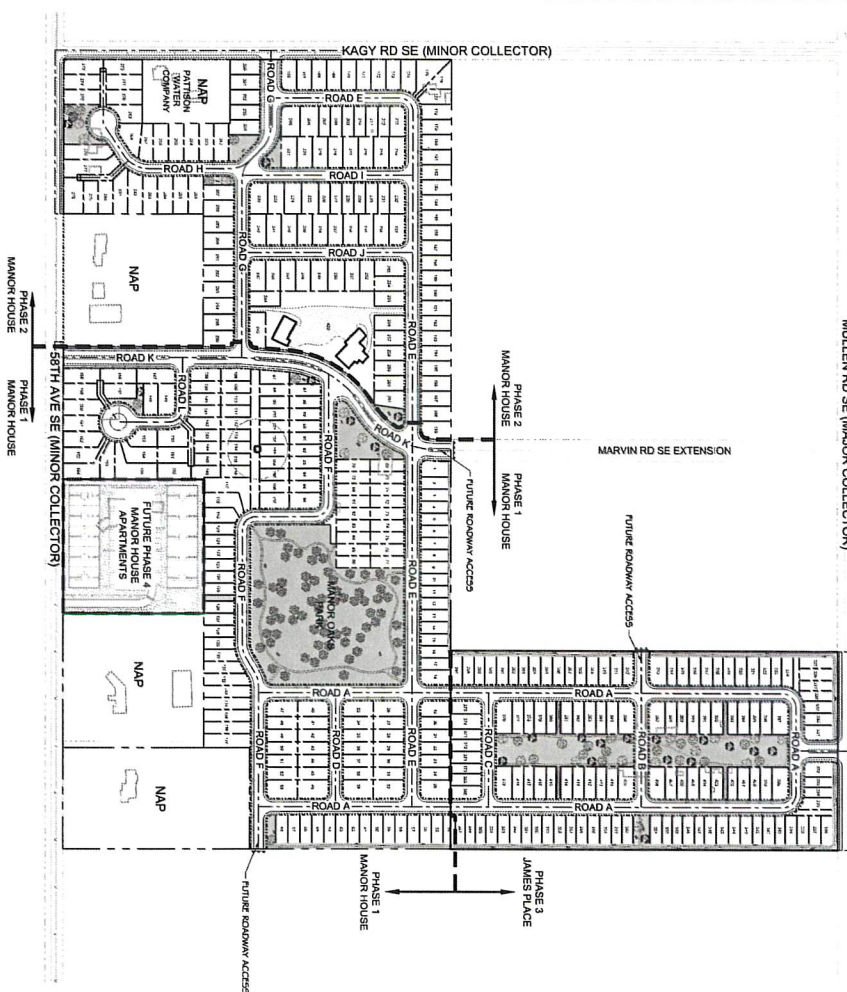
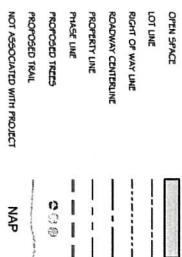
SITE SOILS:

1. NONUSUALLY LOAMY FINE SAND (M5G A)
2. SPANA GRAVELLY LOAM (M5G D)

DIRECTIONS TO SITE

FROM INTERSTATE 5 TAKE EXIT 111 TO MARVIN ROAD. DRIVE SOUTH ON MARVIN ROAD TO MULLEN ROAD (ABOUT 4 MILES). TURN EAST TOWARD MULLEN ROAD AND NORTHERN PROPERTY UNIT IS ON YOUR RIGHT ABOUT 650 FEET. FOR ACCESS TO WESTERN AND SOUTHERN PARTS OF SITE, TURN RIGHT AT MULLEN ROAD (WEST) PROCEED TO FAGY ROAD. TURN LEFT ON FAGY ROAD AND WEST PROPERTY UNIT STARTS 1/4 MILE ON YOUR LEFT.

LEGEND



VIOLETTA

SCALE: 11

SITE DATA:

ADDRESS:
5744 KAGY ST SE
OLYMPIA, WA 98513
PARCEL#: 11836330000

GEOTECHNICAL

INSIGHT GEOTECHNICAL
1015 E 4TH AVE
OLYMPIA, WA 98506
TEL: (360) 754-2128
CONTACT: WILLIAM HALBERT, P.E., L.H.C.

UTILITIES

WATER: PATTISON WATER COMPANY
SEWER: CITY OF LACEY
STORM: ON-SITE

SITE INFORMATION

ZONING: MCALUSTER GEOLOGICALLY SENSITIVE A
NUMBER OF LOTS: 420
MINIMUM LOT AREA: 3,162 SF
GROSS SITE AREA: 74.5 AC (PACTY UGAY)
OPEN SPACE REQUIRED: 30% (22.35 AC)

LENGTH OF ROADWAYS: 16.0

*EXCLUDES 4.7 AC APARTMENT PARCEL & DISTINGUISH HOME/PROPERTY (2.0 AC)

DU = (0.24, 16.25) 43.560

DU - 651 ALLOWED
TOTAL UNITS: 620

PHASE 3: 123
PHASE 4: 300

1100	71	600
TOTAL:		620

CLASSIFICATION	AREA
----------------	------

BLDG EXISTING:		
DC REMOVED:	51,300	1.16
REMAIN:	11,000	0.25
BL EXISTING:	62,300	1.43

ADDITIONS PROPOSED:
ITEMS (NEW): 561,4

ESTIMATED BUILDING COST	70,500	1.62
PROPOSED:	631,500	14.50
OTHER SURFACES:		
LEVEL SURFACES:	55,500	1.27

EXHIBENT 1 ROOM:	20,000
SITE CURB & SIDEWALK	163,000
TOTAL	183,000

NEWCASTLE:	100.000	2.48
OTHER:	876.500	20.12
TOTAL PROPOSED:	1,519,000	34.87
TOTAL PROJECT AREA:	3,530,014	81.24



**BASIS OF MERIDIAN
CITY OF LACEY
COORDINATE SYSTEM**

