

SUPPLEMENTAL APPLICATION VARIANCE FROM ROADS/DRAINAGE STANDARDS

STAFF USE ONLY

PLEASE NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK ONLY

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

- ☒ Master Application
- ☒ Supporting Evidence
- ☒ Applicable processing fees. *Refer to current fee schedules. Additional fees may occur if base hours/fees at intake are exhausted.*

PROJECTS ASSOCIATED WITH THIS APPLICATION

FOLDER/SEQUENCE NUMBER

PROJECT NUMBER

DATE RECEIVED

Provide the chapter and section of the Thurston County Road Standards or Drainage Design and Erosion Control Manual the variance, adjustment or exception request is for:

We are requesting a variance from Thurston County Road Standards Grand Mound Minor Collector and Local Roadways Standard 16A. We are submitting a request for approval of custom detail.

-OVER-



Resource Stewardship | Permit Assistance Center
2000 Lakeridge Drive SW, Olympia, WA 98502
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Specifically outline the reason for the variance, adjustment or exception request with alternatives if appropriate:
(Use a separate sheet if necessary)

Based on this projects pre-submission meeting notes, we are required to follow road standards consistent with the Grand Mound UGA Minor Collector and Local Roadway Standard 16A. The intent of the Grand Mound road standards is to be public roads. This project proposes a private roadway adjacent to the existing homes which already have access to Tamarack Dr. This road also travels by an existing home which is 34 feet away from the neighboring property line. To accommodate the location of the existing home, the turn radius required to turn onto Tamarack Dr, as well as the width of the existing parcel, we are requesting a variance from Roadway Standard 16A to a custom detail as shown on the civil construction plans. Also a custom cross section exhibit has been included in this application for quick access. The major differences between this custom road section and road standard 16A are:

- 1.) Curb, gutter and sidewalk to follow along the west side of the development only. We are requesting a variance from the 16A standard which requires curb, gutter and sidewalk on both sides of the roadway.
- 2.) The Grand Mound Road Standards requires a planter strip between the curb and sidewalk. This development is requesting a private road to be maintained by an HOA. No through traffic is expected and will be designated to local only. The custom detail we are requesting does not have a planter strip.
- 3.) Standard 16A requires each lane of traffic be 11ft wide. We are requesting a variance to each lane of traffic to 10 ft as shown in the custom detail.

To be cont. on page 3

Provide supporting evidence demonstrating that a variance, adjustment or exception from these Standards is in the public interest, based on sound engineering judgment and that the requirements for safety, function, appearance, fire protection and maintainability are fully met. (Use a separate sheet if necessary)

The custom detail we are submitting is for a private roadway local access only. The custom detail will show we are providing full pedestrian access along the west side of the roadway. Entrances are provided at both ends of the development of the two lane roadway at both 198th Ave and Tamarack Dr for safe access for emergency services to enter and exit. You will find fire hydrants are accessible within a 400 ft radius of the development at both Tamarack Dr and 198th Ave. The roadway is to be paved as to Standard 16A and is designed with an inverted crown for appropriate drainage purposes.

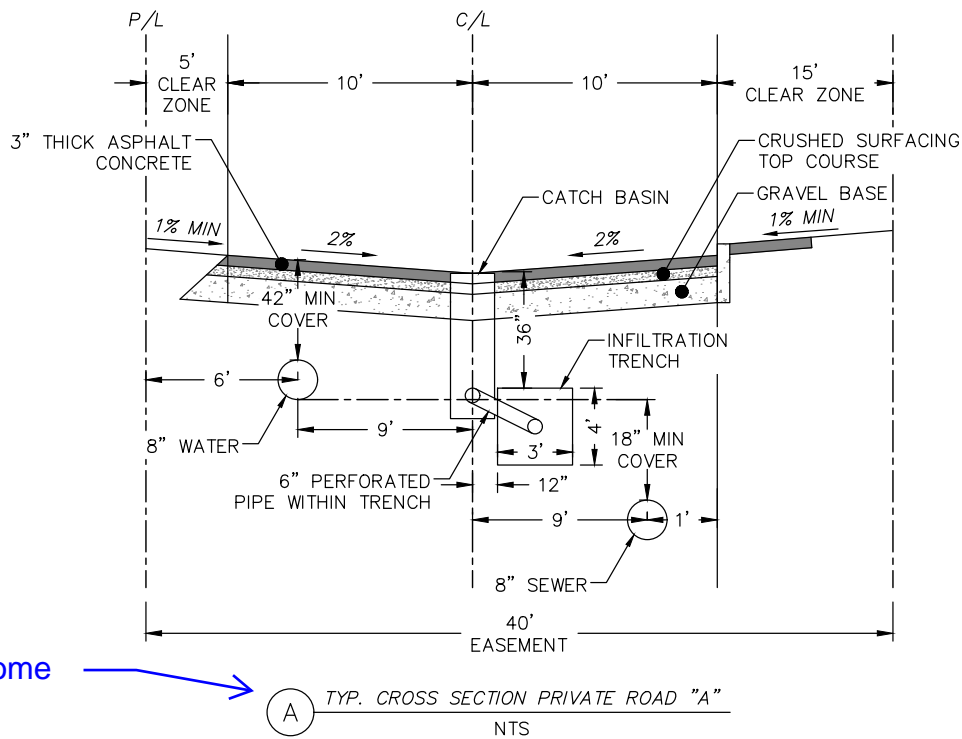
The main reason for request is to protect the existing structure and work within the existing property boundaries of the parcel. Without approval of the variance the existing structure would need to be demolished.

Note: Submitting the application and fee for variance review does not guarantee approval of a variance. Failure to provide any of the above requested information may result in a delay of the review process or the rejection of your application.



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4.) Roadway standard 16A shows a 50 ft easement. Shown per the site plan, we are requesting a variance to a 40 ft easement through the length of the roadway excluding along the existing garage shown on lot 1 where we are showing a 30 ft easement for 24 ft to accommodate the pre-existing structure that is to remain.



cross section for existing home area where reduced setback is requested

