



THURSTON COUNTY
WASHINGTON
SINCE 1952

Thurston County Resource Stewardship
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Supplemental Application SITE PLAN REVIEW

STAFF USE ONLY	DATE STAMP
<p style="font-size: 2em; opacity: 0.5;">LABEL</p> <p>PLEASE NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u></p>	<p>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.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Site plan. Refer to the application checklist for the required number of map copies.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Application checklist.	<input type="checkbox"/>
n/a <input type="checkbox"/>	Environmental Review (SEPA), if required.	<input type="checkbox"/>
n/a <input type="checkbox"/>	Critical Area Administrative Review (required only if SEPA is not required and critical areas affect the property).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other). <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i>	<input type="checkbox"/>

ZONING JURISDICTION

Rural County Zoning _____
 Lacey UGA Zoning MUHDC
 Tumwater UGA Zoning _____
 Olympia UGA Zoning _____
 Grand Mound UG Zoning _____

TYPE OF APPLICATION (Check the applicable box)

- Commercial Development
- Industrial Development
- Addition or Expansion (valuation of project _____)
- Alteration (valuation of project _____)
- Change of Land Use
- Multifamily, Condominiums or Townhouse Development with more than four dwelling units
- Multifamily, Condominiums or Townhouse Development with more than two dwelling units (Lacey UGA only)
- Home Occupation (Lacey UGA only)
- Other (describe) _____

Provide a Detailed Description of the Project. The project description shall be legible and include what is existing and what is proposed on the subject parcel. Be specific regarding parcel size, existing use, proposed use and activities to occur on-site, and type of critical area(s), if any. Attach a separate sheet if needed.

Lacey Food Bank will include a 1,953 sf Farm Stand (fresh produce market), a 5,797 Pantry (general grocery), and a 20,000 sf Veterans Garden. The facility will consist of two buildings. The Farm Stand will remodel the existing (former) Colonial Meat sales, and the Pantry will be a new Type IIb non-combustible structure replacing an existing commercial structure in poor condition. Other site improvements will include reoriented and striped parking, pedestrian circulation, fencing and landscaping. The project will be built in two phases, with Farm Stand sales starting by end of 2018. New water and sewer connections are proposed. An existing septic system will be abandoned, and existing well used for irrigation. The Veterans Garden will be managed in cooperation with the GRuB program of Olympia. Stormwater improvements will include on-site biofiltration of runoff from paved surfaces.

UTILITIES

Water Supply:

Existing: Single Family well Two party well Group B Well Public Utility

Name of water system: Thurston PUD water

Proposed: Single Family well Two Party well Group B Well Public Utility

Name of water system: Thurston PUD water

Is water system located/proposed on-site? No. If no, provide tax parcel number of the property the water system is located or proposed on _____. A note referencing the off-site water system and parcel number shall be made on the map.

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

How was this verified? DOE records

Sewage Disposal:

Existing: Single Family Septic System Community Septic System

Public Utility Name of Public Utility: Proposed: City of Lacey sewer connection

ACCESS:

Existing New Public Road Private Road

Private or Public Road Name: two existing driveway approaches from Martin Way E

How many other parcels have access by this road? Include vacant parcels. one

ADDITIONAL PROJECT INFORMATION:

1. What is the total square footage/acreage of the site? 59,553 sf
2. What is the gross square footage of existing non-residential buildings? ~8,960 sf
3. What is the gross square footage of proposed non-residential buildings? 8,130 sf
4. What is the square footage of existing impervious area? 21,843 sf Impervious area means pavement (compacted gravel, asphalt and concrete), roofs, revetments, or any other man-made surface which substantially impedes the infiltration of precipitation.
5. What is the total square footage of impervious area after the finished project? 33,646 sf
6. What is the height of existing buildings? ~20'
7. What is the height of proposed buildings? ~24'
8. Based on the most recent value assigned by the County Assessor, what is the assessed valuation of existing structures? \$36,500
9. What are the hours of operation? 11am - 3pm
10. What are the days of operation?
 Monday Tuesday Wednesday Thursday Friday Saturday Sunday
11. Are customers expected to visit the site? Yes No If no, skip to No. 12
12. What is the average number of vehicles visiting the site? per day _____ per week 132
13. Are delivery vehicles expected to visit the site? Yes No If yes, what is the average number of deliveries per day _____ per week 3. Describe the type of delivery vehicles
box truck
14. Are parking spaces being provided? Yes No If yes, how many 31
15. Will this proposal generate noise? Yes No If yes, describe the noise that will be generated:
16. Will there be any outside storage of materials or equipment? Yes No If yes, describe in detail what will be stored outside:

17. Is a sign proposed? Yes No If yes, how many? _____ What is the square footage and proposed lighting of each sign?

Signage is undetermined at this time.

18. Is landscaping proposed? Yes No If yes, describe:

Type III at frontage, type II on side yards, and type I at south (rear) property line in conjunction with the gardening area.

SITE PLAN REVIEW SUPPLEMENTAL AND SITE PLAN REQUIREMENT CHECKLIST

The application shall contain and/or address the following requirements in a clear, accurate and intelligible form. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	SITE PLAN REVIEW CHECKLIST	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 and/or non-residential uses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. One (1) 11" x 17" reduced copy of the map, drawn to a standard engineer scale. If submitting full-size maps, submit six (6) full-size maps and one (1) 11" X 17" reduced copy. The map shall contain or address the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. The property boundaries and property boundary dimensions of the entire property.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. The location of all existing and proposed structures, including but not limited to, fences, culverts, and bridges.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. The location and size of all existing and proposed parking and outside storage areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. The location of all loading spaces, including but not limited to, loading platforms and loading docks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. The location of all existing and proposed signage.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. Setback distances from all property lines (or road easements) to all existing and proposed buildings.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing and proposed wells, septic tanks, drainfields, reserve areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. All means, existing and proposed, vehicular and pedestrian ingress and egress to and from the site, including driveways, streets, fire access roads, including existing and proposed road names and existing county and state right of way.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Identify areas to be cleared, graded, filled, excavated or otherwise disturbed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	j. The 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, streams, flood zones, steep slopes, high groundwater and special habitats.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k. Topographic information for the entire property based on available County two (2) foot contour maps. This information may be provided on a separate map.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l. All existing vegetation proposed to remain onsite and all proposed landscaping, including location, type and height.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	m. Vicinity sketch showing the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	n. Directions to the site.	<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"/>