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CITY OF LACEY

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DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street S.E., Lacey, WA 98503 (360) 491-5642

SITE PLAN REVIEW SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application Form)

Project Name: McClanahan Village & Neil Commons

Address of Project:
Not currently addressed

Applicant:
Housing Authority of Thurston County Craig Chance

Project Description:

The 5-acre site will be a planned residential development consisting of; McClanahan village with 36 senior cottage unit, and Neil Commons with 24 two story town homes style cottage units

List Types of Use: Residential

Present Use of the Property: Undeveloped

Total Gross Square Footage of Proposed Commercial Buildings: 0

Total Gross Square Footage of Proposed Industrial Buildings: 0

Project Value: _____

Development Standards

Proposed Building Coverage: 47,270sf

Proposed Development Coverage: 150,775sf

Percentage of Landscaped Area: 55.16%

Area of Open Space: 127,363sf

Area of Tree Tract: 12,000sf

Multi-Family Housing Proposal

Zoning: OS I, Open Space/Institutional

Total Units: 60

Total Density: 11.28 units/ac

Permitted Density: Maximum Building Coverage 35%, 70% for development

To apply for Site Plan Review approval, the following shall be submitted:

☐ 15 copies of the General Land Use Application
☐ 15 copies of the Site Plan Review Supplemental Application
☐ Environmental Checklist (SEPA) **(must include thumbdrive containing .pdf copies of all submittal materials, including applications)**
☐ Vicinity map at a scale of 1" = 200, 600, or 1,000 feet showing the following information: existing streets (with names), intersections and driveways within 200 feet of the proposed site, fire hydrants within 660 feet of the site, street lighting within 300 feet of the project site (330 feet for commercial projects)
☐ 15 copies of the site plan
☐ One 11" x 17" copy of the site plan
☐ All other items requested at the presubmission conference
☐ All application fees

The site plan shall be at a scale of 1"= 20, 40 or 60 feet and shall show specifically and clearly, all of the following features on one or more sheets:

1. The location of existing and proposed structures
2. Location of fences
3. Sidewalks, curbs, and gutters
4. Parking lots, marked spaces, proposed ingress and egress showing width, including curb cuts
5. Storm drains and stormwater retention ponds and drainage pattern shown by arrows
6. Landscape and buffers
7. Existing and proposed easements
8. Existing and proposed utilities including: sanitary sewer with sizing information, water lines with size, storm sewer, fire hydrants and street lights
9. Loading spaces, including loading platforms/docks
10. Proposed location of refuse areas, and mechanical equipment
11. Handicapped facilities, including parking spaces, ramps, walks, and landings
12. Land clearing (inventory of existing trees with those to be removed identified)
13. Grading and relocation of top soil if over 50 yards of excavation is proposed
14. Location of any abandoned structures, septic tanks, fuel tanks, etc