



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 17-1387 Master File #: 16-0061 Date: 4/10/17
 Received By: W.SHAUFLER Related Cases: _____ Project Planner: C.MCCOY

One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted **electronically with the application**:

- | | |
|---|--|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input checked="" type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Soil and Vegetation Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | _____ |

Project Name: Woodard Lane Cohousing

Project Address: 1620 Woodard Ave NW Olympia, WA 98502

Applicant: Liv Monroe

Mailing Address: 1620 Woodard Ave NW Unit B4, Olympia, WA 98502

Phone Number(s): 360-357-4503

E-mail Address: livmonroe@gmail.com

Owner (if other than applicant): many others plus applicant

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Jim Anest

Mailing Address: 1620 Woodard Ave NW Unit C1, Olympia, WA 98502

Phone Number(s): 360-943-0909

E-mail Address: jpanest@gmail.com

Project Description: Co-Housing

Size of Project Site: 2.901 acres

Assessor Tax Parcel Number(s): 84690000200 = lot 2 bldg A, 84690000300 = lot 3 bldg D 84690000400 = lot 4, plus all the parcel numbers already assigned to the individually owned condominiums

Section : 10 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached):

Section 10 Township 18 Range 2W Quarter NE SW Plat Parker & Hayes Addition BSP1000220L LT2
Document 4148171. Replace "LT2" with "LT1", "LT3" and "LT4" to include all parts.

Zoning: R4-8

Shoreline Designation (if applicable): _____

Special Areas on or near Site (show areas on site plan):

Creek or Stream (name): Schneider Creek

Lake or Pond (name): _____

Swamp/Bog/Wetland

Historic Site or Structure

Steep Slopes/Draw/Gully/Ravine

Flood Hazard Area (show on site plan)

Scenic Vistas

None

Water Supply (name of utility if applicable): Olympia City Water

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): Olympia City Sewer

Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): Woodard Ave NW and Muirhead Ave NW

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature

Liv Monroe

Date 4/2/2017

_____ I understand that for the type of application submitted, **the applicant is required to pay actual Hearing**
Examiner
Initials **costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.



GENERAL LAND USE APPLICATION

SUBMITTAL REQUIREMENTS

REQUIRED FOR EVERY LAND USE APPLICATION AND SUPPLEMENTAL APPLICATION(S)

Provide the following:

- All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (Memory stick, USB drive etc.) and
- 2 complete full size hard copy sets of all required materials, reports and documents and
- Original signed application(s), accompanied by a scanned electronically submitted copy.
- All applicable fees are due at time of submittal.

The General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with a title-company certified list of property owners of record within 300 feet of the project site. (list requirements below). (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding SEPA exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

If your project requires a certified property owner list to be submitted:

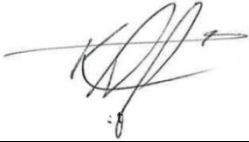
1. Before ordering a property owner list from a title company, please request from a Planner from Community Planning & Development Department to provide you with a map of the properties to be included. Generally, this will include properties within 300 feet of the project site and possibly additional properties depending on the location of your project.
2. The list of property owners shall be certified by a title company. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained.
3. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property:
 - Property owner's complete mailing address
 - Property complete mailing address. (Situs Address)
 - Tax parcel number(s) for each property
4. The cover sheet and list shall be submitted to the city in electronic format and hard copy.

USB Drive File Format-

Electronic Files provided on a USB Drive shall have:

- Each plan set, applications and reports required shall be listed individually on the USB Drive
- Document name examples to be used are referenced below:
 - Site Plan, Landscape Plan, Wetland Report, Wetland Survey, Soil and Vegetation Plan, Stormwater Site Plan, Drainage and Erosion Control Plan, Grading Plan, Architectural Plan Set, Civil Plan Set, Geotech Report, Integrated Pest Management Plan, Traffic Impact Analysis, Hydro-geological Report , Certified Property Owners List, Preliminary Plat Map...etc.)

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date



FINAL BINDING SITE PLAN

OFFICIAL USE ONLY

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PROJECT - Name: Woodard Lane Cohousing
 Project Address: 1620 Woodard Ave NW Olympia, WA 98502

APPLICANT - Name: Liv Monroe
 Mailing Address: 1620 Woodard Ave NW B4
 City, State and Zip: Olympia, WA 98502
 Phone Number(s): 360-357-4503
 E-Mail Address: livmonroe@gmail.com

SURVEYOR - Name: Chris Butler of Butler Surveying Inc.
 Mailing Address: 475 NW Chehalis Ave Chehalis, WA 98532
 Phone Number(s): 360-748-8803
 E-Mail Address: bsi@localaccess.com

Total Acreage 2.901 acres or 126,385 sf Number of Commercial Lots: 0

SQ. FT. OF LOT	PROPOSED USE OF LOT	# OF PARKING STALLS	LANDSCAPING AREA	IMPERVIOUS AREA
Lot 1 <u>119,535 sf</u>	<u>/ Condominium with 18 units, Common House, + /</u>	<u>29 32</u>	<u>/ 87,872 sf</u>	<u>/ 331,663 sf</u>
Lot 2 _____	<u>/ incorporated into Lot 1</u>	<u>/</u>	<u>/</u>	<u>/</u>
Lot 3 _____	<u>/ incorporated into Lot 1</u>	<u>/</u>	<u>/</u>	<u>/</u>
Lot 4 <u>6850 sf</u>	<u>/ field and forest</u>	<u>/</u>	<u>/ 6850 sf</u>	<u>/ 0 sf</u>
Lot 5 _____	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
Lot 6 _____	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
Lot 7 _____	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
Lot 8 _____	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
Lot 9 _____	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

Length of Private Streets: 0 Total Acreage in Private Streets: 0

Length of Public Streets: 0 Total Acreage in Public Streets: 0

The information for this application is required for review unless a written waiver is provided by City staff.
 "To be signed" originals should not be submitted until specifically requested

FINAL BINDING SITE PLAN

A final binding site plan application shall include:

1. Twelve (12) dark line prints of the plan, containing the following information:
 - Location and dimensions of existing and proposed site ingress and egress.
 - Layout and dimensions of internal vehicular and pedestrian circulation system.
 - Location, area and dimensions of proposed lots.
 - Layout and dimensions of emergency access to each lot.
 - Proposed land uses for each lot.
 - Impervious and porous (pervious) coverage for each lot and the site.
 - Location and dimensions of existing and proposed buildings or proposed building envelopes and the distances from property lines.
 - Location and dimensions of existing (to remain) and proposed landscape areas.
 - Location and dimensions of existing and proposed stormwater drainage and retention areas.
 - Location and dimensions of existing (to remain) and proposed parking areas, and
 - Location of existing and proposed utilities.
 - Approximate building locations.
 - A phasing plan and time schedule, if the site is intended to be developed in phases.
2. A current title report covering all properties within the boundaries of the site.
3. Recordable easements for all necessary and planned utilities.
4. Recordable easements for all shared ingress, egress, roadway and emergency accesses.
5. Recordable easements or covenants for use of shared open space, parking, stormwater facilities.
6. Recordable easements or covenants for maintenance and restrictions on redevelopment of shared areas.