

CITY COUNCIL MEETING
Olympia, Washington
March 13, 2012

Evergreen Pointe Final Plat

CITY MANAGER'S RECOMMENDATION: Move to approve and authorize the Mayor to sign the Evergreen Pointe Final Plat as proposed, finding that the subdivision conforms to all terms of the preliminary plat approval and meets the requirements of local and state laws (Project #12.0007).

STAFF CONTACT: Kraig Chalem, Associate Planner, (360) 753-8319

ORIGINATED BY: Land Oakpointe, LLC
10220 NE Points Drive, Suite #310
Kirkland, WA 98033

PRESENTERS AND OTHERS NOTIFIED: Kraig Chalem, Associate Planner, presenting.
Land Oakpointe, LLC, notified.

ATTACHMENTS:

1. Conditions of Preliminary Plat Approval excerpt (with staff comments) from Hearing Examiner Decision issued on March 15, 2004.
2. Final Plat Application
3. Proposed Final Plat

BUDGET IMPACT: Nominal increase in property tax collected, and any cost of providing public services.

PRIOR COUNCIL REVIEW: None.

BACKGROUND: State and local regulations require a two-step review process for proposals to divide the ownership of a parcel of land into ten or more lots. The first step, known as the 'preliminary plat,' is a conceptual review by the City and other agencies and includes a public hearing held by the City's Hearing Examiner. The preliminary plat must conform to a variety of State and local standards. If the Examiner grants preliminary approval, the applicant has five or eight years in which to construct associated public improvements, such as streets and utilities. (The specific time period depends upon location and applicable regulations.)

Upon completing these improvements and otherwise conforming with other conditions of the Examiner's decision, the applicant submits a "final plat" application. Generally review of this a final application by staff and other agencies must be completed and presented to the

Council for a decision within thirty days. The Council's role is 'ministerial,' in other words it is limited to determining whether the conditions of preliminary approval have been met. The Council's approval includes accepting any land, rights-of-way or easements to be dedicated to the City. If approved, the final subdivision documents are recorded with Thurston County. The developer may then sell the lots or begin building homes or both.

The plat of Evergreen Pointe, also known as "Evergreenhills.com," consists of 150 single-family residential units, stormwater facilities, Open Space/Tree Preservation, Wetland Protection, and public use (Tracts A-H). Preliminary approval was final on March 31, 2004, and pursuant to a special Green Cove basin extension, is in effect until March 31, 2012.

The site is approximately 50 acres, and zoned Residential 4-units per acre at the time application for subdivision was received; and, has since been rezoned to Residential Low Impact (RLI). With the exception of a small apartment complex on the southeast of the site at 14th Avenue NW and Road 65, the area around the subject site is largely undeveloped, and is bordered by Kaiser Road to the west which is outside the City's Urban Growth Area in Thurston County and designated a rural road, and 14th Avenue along with some single-family homes to the south. Hansen Elementary and the Goldcrest subdivision are located to the east of the site, and near to the south is the City of Olympia's Grass Lake Nature Park.

ANALYSIS AND OPTIONS:

Chapter 17.24 of the Olympia Municipal Code (OMC) sets forth the review standard and procedures for final plats. Final plat applications are reviewed for conformance to the detailed survey and record document standards, and terms of preliminary plat approval. Upon approval of reviewing agents, the plat is presented to City Council for approval and acceptance of dedications and easements as shown on the plat by the subsequent signature of the Mayor.

Pursuant to OMC 17.44.020, the Revised Code of Washington (RCW) 58.17.130, and the Engineering Design and Development Standards, the operation and maintenance of all public improvements for Storm Drainage, Domestic Water, Sanitary Sewer, Roadways, Street Trees, and Walking Paths are assured through Assignments of Savings in the amount of \$393,370. Associated documents include Covenants and Restrictions, Dedication, Stormwater Maintenance Agreement, Integrated Pest Management Plan, Title Report, Lot Closures, and as-built plans for improvements have been received and reviewed in accordance with local ordinances.

The Evergreen Pointe subdivision creates new public streets and associated improvements consisting of Hudson Court, Hudson Avenue, Goldcrest Drive, Butler Court, Hammersley Way, Gallagher Way, Gallagher Court, and Frye Way. Review by applicable agents demonstrates the proposed final plat application substantially conforms to the applicable local and state laws and the terms and conditions of preliminary plat approval subject at the time the preliminary plat was approved. (See Attachment 1.)

Option 1:

Move to approve and authorize the Mayor to sign the final plat application for the Evergreen Pointe as proposed, finding that the subdivision conforms to all terms of the preliminary plat approval and meets the requirements of local and state laws.

Implications

1. The plat would be recorded enabling the applicant to sell lots and subsequently building permits to be sought for residential construction.

Option 2:

Deny the final plat specifying the manner in which the plat fails to conform to the preliminary approval or local or state law.

Implications

1. Ensure that all applicable laws are met.
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Excerpt of Conditions from City of Olympia Hearing Examiner Decision issued March 15, 2004

1. The applicant shall construct such off-site improvements as necessary to conform downstream drainage systems flowing to Grass Lake and/or Green Cove Creek with the respective and applicable Drainage Manuals of the City of Olympia and Thurston County. *(This is a SEPA based condition and Mitigating Measure #2.)*

Staff Response: Work is completed and easements have been recorded.

2. Due to the extraordinary topography and extent of proposed grading and to provide for system adjustments if problems should arise during housing construction, the plat shall include storm water easements along the rear and side yard property lines of lots for the conveyance of storm water as determined necessary by the development Engineering Supervisor. The specific location and width of easements are to be determined during the engineering review and prior to final plat approval.

Staff Response: Easements have been established and shown on the face of the plat.

3. Due to the steepness of the site and its location in the Green Cove Creek basin, seasonal grading restrictions shall be imposed to protect downstream resources. Clearing and grading of the site shall only be permitted from May 1st through October 1st in any year.

Staff Response: These procedures were followed throughout the construction of the plat improvements.

4. At final plat applicant must show schedule showing lot grading, building envelope, foundation, type, and how on-site drainage (roof, yard, and foundation water) will be conveyed to avoid problems and meet Building Code requirements.

Staff Response: All lots have been provided with individual connections to storm water conveyance system.

5. The applicant may elect to eliminate the bypass pipe system and instead plumb the wetland overflow directly into the main storm water system.

Staff Response: The wetland overflow was plumbed to the storm water system.

6. The Plat shall provide a 20' storm water easement from the street to the wetland in the vicinity of proposed Lot 76. As part of the wetland construction plan review, the Development Engineering Supervisor may require that the applicant make the wetland

connection as part of the project, or later at public expense. Right to access and construct an outfall in the tract shall be provided on the face of the final plat.

Staff Response: Easements have been provided and shown on the face of the plat.

7. All catch basins in sump/low points shall have curb face inlets.

Staff Response: Done.

8. All outfall locations shall have engineering energy dissipation splash pads, sized for 100 year peak flows.

Staff Response: Done.

9. Any orifice smaller than 2-inches should have a protection screen, either self-cleaning or that can be accessed and cleaned.

Staff Response: Done.

10. The applicant shall pay a storm water fee-in-lieu to the City for both detention and treatment based on the City's standard methodology of calculation.

Staff Response: Done.

11. Prior to issuance of engineering permits, the Drainage Report shall be revised to provide consistency and accuracy between the model input information and these tables. The proposed ponds shall be remodeled and sized for all of the impervious surfaces. The revised Drainage Report shall be supplemented with soil borings at the pond locations to evaluate the effect ground water will have on the ponds.

Staff Response: Done.

12. The applicant shall obtain any necessary permits and easements for discharge over the adjacent properties prior to issuance of engineering and construction permits for the subdivision.

Staff Response: Done.

13. The applicant shall obtain and present to the City a water quality or storm water discharge (NPDES) permit from the Washington Department of Ecology (407-6437) or a letter of exception from such permit for grading of this site. Written confirmation shall

be submitted to the Olympia Community Planning and Development Department prior to issuance of engineering permits.

Staff Response: Done.

14. Prior to issuance of grading permits, the applicant shall submit a description of the household debris on site and proposed disposal plan.

Staff Response: Debris has been removed.

15. Extend Goldcrest Drive through the plat west to Kaiser Road as a Neighborhood Connection.

Staff Response: Done.

16. Include a north-south road as required by the Comprehensive Plan conforming to the City's Neighborhood Collector standard with terminuses designed and signed for future extension. The applicant shall place a note on the final plat and install signs stating that these roads will be connected at some time in the future.

Staff Response: Done.

17. The applicant shall construct frontage improvements along Kaiser Road meeting rural collector standards of Thurston County, including a 6-foot paved shoulder, recoverable slopes and associated storm water flow improvements. *(This is a SEPA based condition and Mitigating Measure #3)*

Staff Response: Done.

18. The applicant shall either construct right-turn channelization and tapers at Kaiser Road and 14th Avenue, and at Kaiser Road and Goldcrest Drive, or shall demonstrate to the Hearing Examiner a lack of proportionality between the probable impacts of this development and the need for such improvements. *(This is a SEPA based condition and Mitigating Measure #5)*

Staff Response: Done.

19. Applicant shall either construct improvements at the Evergreen Parkway ramps of Mud Bay Road, or pay to Thurston County (and provide a receipt copy to the Olympia Community Planning and Development) a voluntary fee of \$14,420.00 for impacts to this facility. *(This is a SEPA based condition and Mitigating Measure #6.)*

Staff Response: Mitigation fees for \$14,420.00 have been remitted to the City.

20. Prior to final plat approval a traffic signal shall be installed at this intersection and lane improvements constructed in accordance with the Capital Facilities Plan of Olympia, including north and southbound left-turn lanes and shared through-right lanes on Kaiser Road and east and westbound left-turn lanes on Harrison Avenue. Should the applicant construct such improvements, the applicant may seek impact fee credits for the cost of such improvements not to exceed 40% of the City's budgeted cost of the improvements. Alternatively, the applicant may await construction of such improvements by other parties. *(This is a SEPA based condition and Mitigating Measure #7)*

Staff Response: Since this plat received preliminary approval, the City has made improvements to Harrison Avenue.

21. The applicant shall demonstrate to the satisfaction of the County Engineer that the proposed intersection of Goldcrest Drive and Kaiser Road conforms to applicable standards, or propose alternative means of conforming to the neighborhood collector linkage illustrated on Map 6-3 of the Olympia Comprehensive Plan. *(This is a SEPA based condition and Mitigating Measure #4.)*

Staff Response: Improvements completed under the City Capital Facilities Plan and Mitigation fees for the plat's proportionate mitigation paid under 19.

22. See Conclusion 35.

Staff Response: N/A

23. To minimize slope, the proposed pathway labeled as Tract 991 shall be re-oriented east-west, instead of north-south. At the applicant's discretion this pathway may be in the form of public alley or private easement to provide vehicular access to adjacent lots.

Staff Response: Done.

24. The final plat shall include a public pathway connecting either proposed Road F, or the northerly portion of Road E (or the applicant may elect both) to Kaiser Road with a terminus location and form on Kaiser Road.

Staff Response: Improvements started and bonded for.

25. To the extent feasible, pathways within wetland and tree tracts shall be located along existing routes or through disturbed areas. Slopes shall not exceed 15 percent. Any pathway in the vicinity of the wetland will be subject to OMC 14.10.339(55), including:

impervious surfaces shall be minimized (pavement width generally not to exceed 5 feet); removal of trees, shrubs, snags, stumps and other wildlife habitat shall be the minimum necessary for trail construction, standard trail construction and maintenance standards shall be followed, no more than one bench or other feature shall be installed within the wetland buffer, water quality protection measures shall be employed to assure that storm water run-off does not flow directly to wetlands, and an alignment shall be utilized that minimizes damage to wetlands and their functional value.

Staff Response: No pathways were recommended through the wetlands by the school district due to safety concerns for children.

26. Prior to final plat approval all new streets shall be named and lots numbered in accordance with the Uniform Street Naming and Housing Numbering Ordinance of Olympia (OMC 12.48)

Staff Response: Done

27. Olympia access standards require that vehicular access to corner lots be taken from the lesser street. To ensure conformance to the standard; an appropriate 'no vehicle access' prohibition shall be placed on the face of the final plat with regard to Lots 116, 125, 142, 143, 146, and 147. Proposed lots shall be accessed from the easement proposed from Road E and not from Kaiser Road or Goldcrest Drive.

Staff Response: Noted on face of plat.

28. The applicant shall reimburse the City of Olympia Traffic Division for the construction and installation of required traffic control street name and other signs.

Staff Response: City policy has changed since preliminary approval and now requires the Developer's contractor to install signs per a private sign company.

29. The applicant shall install required street lighting.

Staff Response: Done.

30. The applicant shall install temporary street barricades across the temporary dead-end streets. These barricades will be removed when roads are extended to adjacent developments.

Staff Response: Done.

31. Removable bollards shall be placed at the terminus of all pathways.

Staff Response: Due to narrow width required by standards at time of preliminary approval (5' wide) no bollards were required.

32. The applicant shall construct or improve such off site walkways and curbs as necessary to provide safe walkways conforming to the Americans with Disabilities Act standards from the site to Hansen Elementary School and to Marshall Middle School. *(This is a SEPA based condition and Mitigating Measure #8)*

Staff Response: Done.

33. Water main extensions shall be installed to provide adequate domestic supply and fire flow protection complete with internal system looping and a loop to Kaiser Road from Goldcrest Drive.

Staff Response: Done.

34. A 12-inch water main shall be extended north from the intersection of 14th at Kaiser Road along the full Kaiser Road frontage to the northwest corner of the plat as described in Olympia's Water Master System Plan.

Staff Response: Done.

35. The applicant shall construct such off-site improvements as necessary to connect the proposed lots to the municipal sewer wastewater system in a manner conforming to the Master Plan of the City of Olympia. *(This is a SEPA based condition and Mitigating Measure #1)*

Staff Response: Improvements have been either constructed or bonded for.

36. The applicant shall install sewer main extensions and appurtenances to and through the development complying with the City's Sewer Master Plan, with a sewer lift station in the vicinity of the southwest corner of the plat near Kaiser Road at 14th Avenue. In addition, the applicant shall construct sewer force main extensions and downstream lift station upgrades as required to accommodate added flows in accordance with the Master Plan.

Staff Response: Done.

37. Proposed Tract 999, the pump station, shall be dedicated 'in fee' to the City of Olympia.

Staff Response: The entire site was able to install gravity sewer mains eliminating the requirement for a pump station.

38. All proposed limits of clearing shall also be limits of grading and staked and fenced in accordance with Olympia's Urban Forestry Manual prior to such activities.

Staff Response: Done.

39. Trees to be felled outside tree protection and critical area buffers shall not be felled into such areas.

Staff Response: Done.

40. Prior to final plat approval the applicant shall submit a hazard tree report to the Olympia urban forester identifying any hazard trees within the tree protection area including a proposal for removal of such trees , as well any selective pruning proposed to improve the health of trees within the tree protection areas. Such proposals shall be implemented upon and only with the written approval of the Olympia urban forester.

Staff Response: Done.

41. The Urban Forester may require that hazard trees to be felled within tree and wetland tracts remain in such areas and not be removed, and in the alternative may require that snags be created as habitat enhancement.

Staff Response: Done.

42. After initial clearing of the road right-of-ways, any trees to be retained on the individual lots shall be flagged in the field by the applicant's forester, and protected with a temporary 4-foot (minimum) chain link fence, or other protective measures as deemed necessary by the Olympia urban forester, installed at the minimum distance from the trees necessary to provide protection of the critical root system pursuant to OMC 16.60.

Staff Response: No trees were able to be retained.

43. Prior to final plat approval, the applicant will be required to plant or provide financial surety for all trees proposed for planting. A portion of the performance surety will be retained for 3-years from the time of planting to ensure proper maintenance of the trees.

Staff Response: Completion assignment of savings set aside for \$40,370.00 posted to cover the installation and maintenance.

44. All tree reserves shall become the property of the homeowners association to be established pursuant to conditions of approval of this plat.

Staff Response: Tree tracts are noted on the face of the plat.

45. See Conclusion 13-21, Wetlands and Buffers.

Staff Response: N/A.

46. Prior to issuance of grading and clearing permits, the applicant shall demonstrate to the satisfaction of the Principal Planner that the plat has been redesigned to exclude steep slopes and required buffers in the vicinity of proposed Lots 15 through 17.

Staff Response: Area has been made a common area tract of land.

47. Prior to issuance of grading or other construction permits, the applicant shall submit additional geotechnical analysis demonstrating to the satisfaction of the Development Engineering Supervisor that steep slopes within proposed Tract 990 will not be destabilized by the proposed activities.

Staff Response: Done.

48. Before construction begins the applicant shall submit a complete set of construction drawings to CP&D for review and approval. Construction drawings shall be prepared according to the Development Guidelines and Public Works Standards.

Staff Response: Done.

49. Prior to start of construction the applicant shall submit engineered design plans to CP&D for review, approval and permitting, including sewers, storm sewer streets, water mains, curbs, walkways, lighting, clearing and grading and erosion controls.

Staff Response: Done.

50. Erosion control measures are to be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by storm water run-off erosion and sediment control practices shall be used on the construction site and adjacent areas to prevent sediments from entering drainage areas or downstream surface waters. The applicant is responsible for carefully monitoring the site to determine effectiveness of the plan and ensuring that it is upgraded as necessary during the construction period. All areas

disturbed or newly created by construction activities shall be seeded, vegetated, or given some other equivalent type of protection against erosion.

Staff Response: Done.

51. Notice of proposed clearing, grading, and construction activity shall be clearly posted upon the site or at the nearest adjacent public street at least 10 days prior to such activity.

Staff Response: Done.

52. Notice of the off-site improvements shall be provided by first class mail by the applicant to all adjacent property owners in accordance with Olympia Public Works Department practices at least 30 days prior to construction of such improvements.

Staff Response: Done.

53. The following fees are collected before plat improvement construction permits are issued: engineering construction plan review fees, Engineering Construction Permit/Inspection fees, and Storm Drainage Service Charge (OMC 04.24.010.D.I.c) for single-family parcels.

Staff Response: Done.

54. Any and all existing septic systems or other wastewater disposal systems on the site shall be abandoned in accordance with the standards set-forth in the Thurston County Sanitary Code.

Staff Response: No septic systems were found on the site.

55. Any and all existing wells on the site shall be abandoned in accordance with Department of Ecology standards. Written verification of such abandonment from a licensed well driller will be required prior to final plat approval.

Staff Response: No wells were found on the site.

56. Maintenance of the storm water system shall be the responsibility of the developer and the homeowners association and shall be outlined in a maintenance agreement provided by the City, except maintained in a maintenance agreement provided by the City, except maintenance of all underground transmission lines in the right-of-way will be by the City.

Staff Response: Through the Covenants Conditions and Restrictions (CC&Rs) the Homeowners Association (HOA) will be responsible for the maintenance of these systems.

57. A homeowners association shall be created, prior to final plat approval, and vested with the responsibility to maintain the storm water system, including the storage, treatment and retention areas.

Staff Response: These documents are ratified by the recording of the plat.

58. The City shall be granted permanent access to all storm water storage and treatment facilities. This access shall be conveyed as an easement which may be exercised by the City in case of emergency, or default on maintenance by the applicant or owner.

Staff Response: Easements for these grants are shown on face of plat.

59. The applicant shall file an agreement with the City to assure the full and faithful performance of the operation and maintenance of all public improvements and the site storm water facilities for a period of two years following final construction approval. This guarantee through the appropriate surety shall be in place and approved by the City before final plat approval. The amount of the bonding will be 25 percent of the cost of the improvements. (See PWS 3.090, Appendix.)

Staff Response: Done.

60. Except as conditioned by this decision, the applicant shall install the improvements as depicted on the approved preliminary plat map and associated document. Said map shall not be altered in any way except as modified by these conditions of approval or as may be modified or approved by the Community Planning and Development Department.

Staff Response: Done.

61. All required major improvements are to be constructed prior to submitting for final plat approval. Major improvements shall be satisfactorily installed prior to "Final Plat Approval." Prior to requesting "Final Plat Approval" the applicant shall either install the required minor improvements or execute and file with the City an agreement with surety specifying the period within which required improvements shall be completed.

Staff Response: All major improvements are either constructed or bonded for with \$100,000.00 for maintenance on the plat improvements and \$253,000.00 for the completion of sewer pump station improvements.

62. The applicant shall provide for the relocation of any utilities which must be relocated to accommodate street or other required improvements.

Staff Response: None encountered.

63. The applicant shall install individual sanitary sewer laterals to each lot within the plat from mains constructed to City of Olympia Standards.

Staff Response: Done.

64. The utility system shall be extended to the plat boundary at each street "stub."

Staff Response: Done.

65. The applicant shall depict all wells within 100 feet of the plat boundary on the final plat map with the required 100 foot protective radius.

Staff Response: None encountered.

66. The applicant shall install fire hydrants in locations as determined by the Fire Department.

Staff Response: Done.

67. The applicant shall install individual water meters and mains constructed to City of Olympia Standards to each lot.

Staff Response: Done.

68. Except as specifically authorized by the Director for model homes, prior to issuance of building permits, water mains, hydrants and all crossings of roadways by utilities shall be completed and accepted by the City.

Staff Response: Done.

69. At least 30-days before submitting a final plat application, the applicant shall submit an Integrated Pest Management Plan to the City and to the Thurston County Health Department for review and approval.

Staff Response: Done.

70. All Thurston County Environmental Health fees associated with the review of this project, if any, shall be paid prior to final plat approval.

Staff Response: Thurston County's signature is required on the face of the final plat, and they will not sign if all fees are not paid in full.

71. The final plat map shall clearly indicate all utility easements which are required for telephone, electric, gas, cable, and other services, and the applicant shall furnish the City with copies of all easements, dedications or other which are required with each service utility company.

Staff Response: These are shown on the face of plat.

72. In addition to the other notations required by other conditions of approval, the following notations shall appear on the face of the final plat map:

ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING OWNER AND THEIR SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED BY THE CITY OF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES. STORWATER, WETLAND AND TREE TRACTS ARE AND SHALL BE OWNED BY A HOMEOWNERS ASSOCIATED AND SHALL BE MAINTAINED FOR THE BENEFITY OR ALL LOT OWNERS.

PURSUANT TO CITY ORDINANCE, THE CITY OF OLYMPIA MAY DENY ISSUANCE OF BUILDING OR OCCUPANCY PERMITS FOR ANY STRUCTURE WITHIN THIS PLAT UNTIL STREET, SIDEWALK, OR OTHER REQUIRED PAT IMPROVEMENTS HAVE BEEN INSTALLED. IT IS INTENDED THAT ROADS HEREIN DEDICATED TO THE CITY AND BARRICADED AT THE BOUNDARY OF THE PLAT WILL BE OPENED AND CONNECCTED BY THE CITY IN THE FUTURE.

Staff Response: These conditions are shown on the face of the plat.

73. Except as otherwise specifically authorized, all improvements shall be installed and accepted by the City prior final plat approval. (See OMC 17.32.140.A.5)

Staff Response: All improvements authorized to be deferred by the City have been bonded for.

74. General Facility Charges for the City utilities (water, sewer, storm water, and solid waste) and LOTT sanitary sewer Capacity Development Charge (CDC) will be assessed after final plat approval when individual residential construction permits are issued. (See OMC 13.16)

Staff Response: Will be done at time of Building Permit Application.

75. Prior to issuance of grading and clearing permits, the applicant shall submit a supplemental Hydrogeological Report to identify and quantify likely effects of lateral pond interflow upon adjacent downhill properties.

Staff Response: Done.

76. The applicant shall indemnify the City for three years following final plat approval against any harm to homes and property between the site and 14th Avenue resulting from impacts directly related to increased surface and interflow. These impacts may include failure of on-site septic systems (as determined by the Thurston County Health Department), flooding erosion, or harm to structures. Downstream owners should be notified at least 60 days prior to start of construction of the opportunity at their expense to establish a record of the pre-development situation, i.e., existing condition of their property, including the possibility of submitting a property inspection report to the City. See Conclusion 31.

Staff Response: An Indemnification Agreement has been submitted, reviewed and approved.

77. The applicant shall agree to connect or pay the cost of connecting any southerly adjacent homes to City sewer if within three years of final plat approval the Health Department determines that such system has failed and was not failing prior to plat construction.

Staff Response: Part of indemnification agreement in 77.

78. The applicant shall install curtain drains at the property line, excavated below the till, with pipe leading to Kaiser Road and/or the proposed southerly pond release points.

Staff Response: Done.

79. All known, available, and reasonable erosion control and sediment treatment technologies shall be employed to prevent violation of surface water quality standards; these technologies shall include chemical treatment, unless otherwise approved by the City. The applicant may also be required to collect run-off and surface water samples to verify compliance with applicable standards and performance guidelines.

Staff Response: Done.

80. To discourage direct access, dumping, of debris, and entry by pets prior to final plat approval, the applicant shall install a minimum 5-foot chain link or other form of fence approved by the senior planner along the boundary of all lots adjoining wetland tract 989. Gates shall only be installed at approved common access points and a notation on the face of the plat shall so state.

Staff Response: Bonded to be installed in first 6 months following final plat before occupancy of first home.

81. Prior to issuance of grading and clearing permits, the applicant shall submit and obtain written approval from the senior planner of a proposed planting plan for the “gravel pit” portion of tract 989. Such plan shall include invasive plant removal and financial surety provision for maintenance, and shall be implemented prior to final plat approval.

Staff Response: Done.

82. The grading plan for the project shall be adhered to as necessary to avoid any substantial drainage into the wetland tract from adjacent lots.

Staff Response: Done.

83. An appropriate presentation of missing data followed by review in accordance with conclusion 31 is necessary.

Staff Response: Done.



GENERAL LAND USE APPLICATION

Community Planning & Development Dept
837 - 7th Ave SE - PO Box 1967
Olympia WA 98507-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympiawa.us
www.olympiawa.gov



OFFICIAL USE ONLY

Case #: 12-0007

Master File #: 00-0958

Date: _____

Received By: K.C.

Project Planner: K.C.

Related Cases: 00-0958

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- Adjacent Property Owner List
- Annexation Notice of Intent
- Annexation Petition (with BRB Form)
- Binding Site Plan
- Boundary Line Adjustment (Lot Consolidation)
- Conditional Use Permit
- Design Review – Concept (Major)
- Design Review – Detail
- Environmental Review (Critical Area)
- Final Long Plat
- Final PRD
- Land Use Review (Site Plan) Supplement
- Large Lot Subdivision
- Parking Variance
- Preliminary Long Plat
- Preliminary PRD
- Reasonable Use Exception (Critical Areas)
- SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Tree Plan
- Variance or Unusual Use (Zoning)
- Other _____

Project Name: Evergreen Pointe (A.K.A. Evergreenhills.com)

Project Address: Kaiser Rd and Goldcrest Drive NW

Applicant: Evergreen Land Oakpointe, LLC

Mailing Address: 10220 NE Points Drive, Suite 310, Kirkland, WA 98033

Phone Number(s): 425-898-2100

E-mail Address: rkemp@oakpointe.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: 150 lot subdivision

Size of Project Site: 49.47 acres

Assessor Tax Parcel Number(s): 12808420000, 12808420100, 12808130102

Section : 8 _____ Township: 18N _____ Range: 2W _____

Full Legal Description of Subject Property (attached):

Zoning: R4 _____

Shoreline Designation (if applicable): _____

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

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Lake or Pond (name): _____ | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | |
| <input type="checkbox"/> Scenic Vistas | |

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia _____

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia _____

Access (name of street(s) from which access will be gained): Goldcrest Drive _____

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.

Ryan Kemp _____

Print Name



Signature

1/23/12 _____

Date

RK
 Initials

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

Applicants are 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.

Each complete **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 typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding 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.)

LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF PARCEL 2 OF SHORT SUBDIVISION NO. 55-5017 RECORDED IN VOLUME 3 OF SHORT SUBDIVISIONS, PAGES 1 THROUGH 6 INCLUSIVE UNDER RECORDING NO. 961623, IN THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING EASTERLY OF COUNTY ROAD KNOWN AS KAISER ROAD AND LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DICKERSON D.L.C. NO. 48, SAID TOWNSHIP AND RANGE; RUNNING THENCE NORTH 87°54'43" WEST ALONG THE EXTENDED NORTH LINE OF SAID CLAIM 216.63 FEET TO A POINT 660 FEET DISTANT OF THE WESTERLY MARGIN OF ROAD KNOWN AS SIXTY-FIVE ROAD;
THENCE NORTH 86°52'54" WEST 1,253.65 FEET TO THE EASTERLY MARGIN OF SAID KAISER ROAD;

EXCEPTING THEREFROM THAT PART LYING EASTERLY OF A LINE RUNNING PARALLEL TO AND 660 FEET WESTERLY AT RIGHT ANGLES THERETO, THE WESTERLY MARGIN OF SAID FIFTY-FIVE ROAD.

PARCEL B:

THAT PORTION OF PARCEL 2 OF SHORT SUBDIVISION NO. 55-5017 RECORDED IN VOLUME 3 OF SHORT SUBDIVISIONS, PAGES 1 THROUGH 6 INCLUSIVE UNDER RECORDING NO. 961623, IN THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING EASTERLY OF COUNTY ROAD KNOWN AS KAISER ROAD AND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DICKERSON D.L.C. NO. 48, SAID TOWNSHIP AND RANGE; RUNNING THENCE NORTH 87°54'43" WEST ALONG THE EXTENDED NORTH LINE OF SAID CLAIM 216.63 FEET TO A POINT 660.00 FEET DISTANT OF THE WESTERLY MARGIN OF ROAD KNOWN AS SIXTY-FIVE ROAD;
THENCE NORTH 86°52'54" WEST 1,253.65 FEET TO THE EASTERLY MARGIN OF SAID KAISER ROAD;

EXCEPTING THEREFROM THE NORTH 172.01 FEET.

PARCEL C:

THAT PORTION OF LOT 2 OF SHORT SUBDIVISION NO. 5505017 RECORDED IN VOLUME 3 OF SHORT SUBDIVISIONS, PAGES 1 THROUGH 6 INCLUSIVE UNDER RECORDING NO. 961623, IN THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH 387.01 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTH 172.01 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING EASTERLY OF COUNTY ROAD KNOWN AS KAISER ROAD.



FINAL LONG PLAT SUPPLEMENT

Planning Division

Community Planning & Development
837 - 7th Ave SE - PO Box 1967
Olympia WA 98507-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov



OFFICIAL USE ONLY

Case #: 12-0007

Master File #: 00-0958

Date: _____

Received By: K.C.

Related Cases: _____

Project Planner: 00-0958

Attached with General Land Use Application

USE BLACK INK ONLY

Surveyor:

KEN LONG

Name

13000 HIGHWAY 99 SOUTH

Address

EVERETT, WA. 98204

(425) 356-2700

Phone

KENL@WESTERNENGINEERS.COM

E-Mail Address

Engineer:

JESSE JARELL

Name

13000 HIGHWAY 99 SOUTH

Address

EVERETT, WA. 98204

(425) 356-2700

Phone

JESSEJ@WESTERNENGINEERS.COM

E-Mail Address

Land Use Breakdown (calculate to nearest hundredth)

Total Acreage 49.47 ACRES

Number of Single-Family Residential Lots 150

Number of Commercial Lots .. NONE

Smallest Lot Area 4350.7 SQ. FT.

Total Acreage in Open Space 17.92 acres

Length of Public Streets 5233.6

Length of Private Streets ZERO

Number of Multifamily Residential Lots NONE

Number of Industrial Lots NONE

Average Lot Area 5600.5 SQ. FT.

Total Acreage in Parks NONE

Total Acreage in Public Streets 7.78 Acres

S. Total Acreage in Private Streets ZERO

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.

LOT #	LOT SQ. FT.	LOT #	LOT SQ. FT.	LOT #	LOT SQ. FT.	LOT #	LOT SQ. FT.
1	4,407.4	47	5,231.6	93	4,975.0	139	4,920.8
2	5,474.2	48	5,064.9	94	5,635.4	140	4,925.2
3	5,073.1	49	5,394.9	95	5,376.4	141	4,929.6
4	5,036.3	50	5,444.2	96	4,965.1	142	5,329.8
5	5,534.9	51	4,635.5	97	4,967.7	143	5,288.9
6	4,958.7	52	5,380.0	98	4,981.3	144	4,795.2
7	4,953.4	53	5,657.6	99	6,242.0	145	4,796.6
8	4,967.3	54	5,789.6	100	5,950.0	146	4,797.9
9	5,565.4	55	4,946.8	101	5,585.7	147	4,801.5
10	5,217.9	56	6,686.7	102	7,058.2	148	4,802.9
11	5,875.7	57	7,517.6	103	6,955.2	149	4,804.3
12	5,466.8	58	6,818.4	104	5,708.2	150	5,448.0
13	6,382.1	59	5,926.3	105	6,461.2		
14	6,421.6	60	5,773.9	106	4,894.4	SUM TOTAL SQ. FT. OF ALL LOTS: 840070.1	
15	6,487.9	61	5,621.5	107	4,890.1		
16	6,279.5	62	6,115.1	108	5,625.0	SMALLEST LOT AREA: 4351 SQ. FT. (LOT 33)	
17	5,831.8	63	5,294.3	109	5,705.2		
18	6,484.8	64	5,145.9	110	4,945.2	AVERAGE LOT SQ. FT. (SUM TOTAL S.F./150 LOTS) 5600.47	
19	6,445.6	65	5,003.6	111	4,949.6		
20	6,639.7	66	5,494.7	112	5,672.8		
21	5,957.3	67	5,747.6	113	6,048.2		
22	5,215.2	68	4,889.3	114	6,331.4	OPEN SPACE CALCS	
23	5,655.1	69	4,889.3	115	5,745.1	TRACT#	SQ. FT.
24	7,006.4	70	4,840.0	116	5,995.4	991	277,615.4
25	7,316.6	71	5,075.8	117	5,232.9	992	7,821.8
26	6,831.2	72	5,280.0	118	5,235.1	993	894.5
27	6,375.2	73	5,378.6	119	5,237.2	994	1,790.7
28	5,461.9	74	4,400.0	120	5,871.9	995	913.3
29	5,610.9	75	5,417.3	121	5,061.4	996	491,371.9
30	9,566.7	76	4,889.3	122	5,063.4		
31	8,183.4	77	5,250.4	123	5,065.4		
32	4,487.6	78	5,694.3	124	5,467.7		
33	4,350.7	79	5,900.5	125	5,361.8		
34	5,970.7	80	6,829.3	126	4,958.8	SUM TOTAL SQ. FT. OF ALL OPEN SPACE 780407.6	
35	6,317.7	81	6,543.0	127	4,960.8		
36	5,647.2	82	4,963.8	128	4,962.8	ACRES: 17.92	
37	7,023.8	83	5,424.7	129	5,763.3		
38	6,058.0	84	6,957.7	130	5,145.0		
39	5,390.2	85	8,496.8	131	5,147.1	CENTERLINE LENGTH IN STREET (EXCLUDING C.D.S.) 5233.6	
40	5,634.7	86	6,268.1	132	5,149.3		
41	5,946.1	87	4,477.4	133	5,627.7		
42	6,566.5	88	5,021.6	134	5,634.2		
43	5,764.1	89	4,939.0	135	5,168.5	SQUARE FOOTAGE AREA IN RIGHT-OF-WAY: 338,660.60	
44	6,108.3	90	5,232.8	136	5,173.4		
45	5,227.4	91	4,905.4	137	5,178.3		
46	5,756.1	92	4,993.0	138	5,719.6	R/W ACRES: 7.78	

LEGAL DESCRIPTION

CHICAGO TITLE COMMITMENT NO. 2084417 DATE JANUARY 4, 2012

PARCEL "A":

THAT PORTION OF PARCEL 2 OF SHORT SUBDIVISION NO. SS-5017, RECORDED IN VOLUME 3 OF SHORT SUBDIVISIONS, PAGES 1 THROUGH 6, INCLUSIVE, UNDER RECORDING NO. 961623, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING EASTERLY OF COUNTY ROAD KNOWN AS KAISER ROAD AND LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DICKERSON D.L.C. NO. 48, SAID TOWNSHIP AND RANGE; RUNNING THENCE N.87°54'43"W., ALONG THE EXTENDED NORTH LINE OF SAID CLAIM 216.63 FEET TO A POINT 880 FEET DISTANT OF THE WESTERLY MARGIN OF ROAD KNOWN AS SIXTY-FIVE ROAD;

THENCE N.86°52'54"W., 1,253.65 FEET TO THE EASTERLY MARGIN OF SAID KAISER ROAD; EXCEPTING THEREFROM THAT PART LYING EASTERLY OF A LINE RUNNING PARALLEL TO AND 660 FEET WESTERLY AT RIGHT ANGLES THERETO, THE WESTERLY MARGIN OF SAID SIXTY-FIVE ROAD; IN THURSTON COUNTY, WASHINGTON.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS. SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF PARCEL 2 OF SHORT SUBDIVISION NO. SS-5017, RECORDED IN VOLUME 3 OF SHORT SUBDIVISIONS, PAGES 1 THROUGH 6, INCLUSIVE, UNDER RECORDING NO. 961623, DESCRIBED AS FOLLOWS:

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THENCE N.86°52'54"W., 1,253.65 FEET TO THE EASTERLY MARGIN OF SAID KAISER ROAD; EXCEPTING THEREFROM THE NORTH 172.01 FEET; IN THURSTON COUNTY, WASHINGTON.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS. SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PARCEL "C":

THAT PORTION OF LOT 2 OF SHORT SUBDIVISION NO. SS-5017, RECORDED IN VOLUME 3 OF SHORT SUBDIVISIONS, PAGES 1 THROUGH 6, INCLUSIVE, UNDER RECORDING NO. 961623, DESCRIBED AS FOLLOWS:

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SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS. SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

ACKNOWLEDGMENT

STATE OF WASHINGTON)

)SS

COUNTY OF THURSTON)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF EVERGREEN LAND OAKPOINTE, LLC, A DELEWARE LIMITED LIABILITY COMPANY, TO BE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

PLAT OF EVERGREEN POINTE
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION DRAINAGE AND MAINTENANCE OF SAID ROADS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2012.

CONDITIONS OF PLAT

- 1. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING OWNER AND THEIR SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED BY THE CITY IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
2. THE FOLLOWING TRACT DESIGNATIONS SHALL BE BINDING ON CURRENT AND FUTURE OWNERS OF INTEREST: TRACTS "A" AND "B" SHALL BE DESIGNATED FOR STORM WATER DETENTION. TRACTS "C" AND "D" SHALL BE DESIGNATED FOR TREES, WETLAND AND OPEN SPACE. TRACTS "E" AND "G" THRU "J" SHALL BE DESIGNATED FOR OPEN SPACE AND PEDESTRIAN WALKWAYS. TRACTS "F" SHALL BE DESIGNATED FOR OPEN SPACE AND PLAT SIGNAGE, IF ANY.
3. PURSUANT TO CITY ORDINANCE, THE CITY OF OLYMPIA MAY DENY ISSUANCE OF BUILDING OR OCCUPANCY PERMITS FOR ANY STRUCTURE WITHIN THIS PLAT UNTIL STREET, SIDEWALK, OR OTHER REQUIRED PLAT IMPROVEMENTS HAVE BEEN INSTALLED.
4. SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, AGREEMENTS AND NOTES, AS CONTAINED IN SHORT SUBDIVISION NO. SS-5017, RECORDED UNDER RECORDING NUMBER 961623.
5. SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY IN EXISTING BURIED TELEPHONE CABLE RUNNING WESTERLY AND NORTHERLY FROM ROAD SIXTY-FIVE TO KAISER ROAD DISCLOSED BY UNRECORDED SURVEY DATED NOVEMBER 1978 DISCLOSED BY SELLERS ASSIGNMENT OF REAL ESTATE CONTRACT AND DEED RECORDED UNDER AUDITOR'S FILE NO. 8303010082.
6. A UTILITY EASEMENT IS HEREBY RESERVED AND DEDICATED FOR ANY AND ALL UTILITY COMPANYS THAT PROVIDE PUBLIC AND PRIVATE UTILITIES TO THE LOTS AND/OR TRACTS, AND THEIR SUCCESSOR(S) AND/OR ASSIGNS UNDER, OVER, ACROSS AND UPON THE TEN (10) FEET PARALLEL AND CONTINUOUS TO THE RIGHT OF WAY OF ALL ROADS ALONG ALL LOTS AND TRACTS. (IE. TELEPHONE, CABLE, BROADBAND, ELECTRICITY, NATURAL GAS, SANITARY SEWER AND WATER COMPANIES).
7. A STORM WATER UTILITY EASEMENT IS HEREBY RESERVED AND DEDICATED FOR ANY AND ALL STORM WATER DRAINAGE UNDER, ACROSS AND UPON THE TEN (10) FEET PARALLEL AND CONTINUOUS TO THE RIGHT OF WAY OF ALL ROADS ALONG ALL LOTS AND TRACTS.
8. THE TEMPORARY HAMMERHEAD EASMENT LOCATED ACROSS A PORTION OF LOTS 55 THRU 58 SHALL AUTOMATICALLY EXTINGUISH AND VACATE UPON CONSTRUCTION COMPLETION, JURISDICTIONAL APPROVAL AND ACCEPTANCE OF THE ROAD EXTENSION.
9. REFER TO AUDITOR'S FILE NO. _____ FOR STORM DRAINAGE MAINTENANCE COVENANTS.
10. THE 10.00' PEDESTRIAN WALKWAY EASEMENT DEPICTED ACROSS LOTS 13 & 14 AND A PORTION OF TRACT "C" IS HEREBY RESERVED AND GRANTED TO THE CITY OF OLYMPIA, A MUNICIPAL CORPORATION, FOR ANY AND ALL PEDESTRIAN INGRESS AND EGRESSES TO AND FROM THE PLAT.
11. LOTS 43, 46, 47, 116, 125, 142 AND 143 SHALL NOT TAKE VEHICULAR ACCESS FROM KAISER ROAD OR GOLDCREST DRIVE NW.
12. THE CITY OF OLYMPIA SHALL BE GRANTED THE RIGHT OF UNLIMITED ACCESS TO TRACT "D" FOR THE PURPOSES OF INSTALLING AND/OR MAINTAINING A STORMWATER OUTFALL OVER, UNDER, ACROSS AND THROUGH THE TRACT FROM THE WETLAND AREA TO THE PUBLIC ROAD.
13. COMMUNITY TRACTS SHALL BE OWNED AND MAINTAINED IN COMMON INTEREST FOR THE BENEFIT OF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF COMMUNITY AREAS. THE OWNERSHIP IN EACH COMMUNITY TRACT SHALL BE STATED IN THE DEED TO EACH LOT.
14. A MINIMUM FIVE (5) FOOT CHAINLINK FENCE, OR OTHER FORM OF FENCE APPROVED BY THE SENIOR PLANNER, SHALL BE INSTALLED ALONG THE BOUNDARY OF ALL LOTS ADJOINING THE TRACT "D" WITH ANY AND ALL GATES INSTALLED ONLY AT APPROVED COMMON ACCESS POINTS.
15. A PEDESTRIAN INGRESS AND EGRESSES EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF OLYMPIA, A MUNICIPAL CORPORATION, FOR ANY AND ALL PEDESTRIAN INGRESS AND EGRESSES TO AND FROM THE PLAT AND LOTS UTILIZING THE CONSTRUCTED PEDESTRIAN WALKWAYS CONTAINED IN TRACTS "E", "G", "H", "I", AND "J".
16. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STREET TREES IN ACCORDANCE WITH APPROVED PLANS.

DATED THIS _____ DAY OF _____, 2012.

BY

EVERGREEN LAND OAKPOINTE, LLC
A DELEWARE LIMITED LIABILITY COMPANY

TITLE

AF#

APPROVALS
CITY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

CITY OF OLYMPIA ENGINEER

HEALTH OFFICER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

THURSTON COUNTY HEALTH OFFICER

ASSESSOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

THURSTON COUNTY ASSESSOR

TREASURER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

THURSTON COUNTY TREASURER

AUDITOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

THURSTON COUNTY AUDITOR

CITY OF OLYMPIA PLANNING DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

CITY OF OLYMPIA PLANNING DIRECTOR

MAYOR FOR OLYMPIA CITY COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

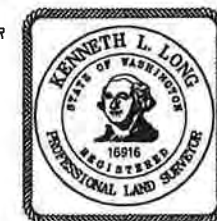
MAYOR FOR OLYMPIA CITY COUNCIL

ATTEST:

CITY OF OLYMPIA CLERK

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF OAKPOINTE, LLC IN OCTOBER, 2011.



KENNETH L. LONG
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 16916

DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF WESTERN ENGINEERS, INC., THIS _____ DAY OF _____, 2012, AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____; RECORDS OF THURSTON COUNTY, WASHINGTON.

COUNTY AUDITOR

DEPUTY AUDITOR

SHEET INDEX

- SHEET 1: COVER SHEET
SHEET 2: SECTION CONTROL
SHEET 3: PLAT BOUNDARY AND SHEET INDEX
SHEET 4: BOUNDARY DETAIL #1
SHEET 5: NORTH LOT LAYOUT
SHEET 6: MIDWEST LOT LAYOUT
SHEET 7: SOUTHWEST LOT LAYOUT & SITUS ADDRESSES
SHEET 8: SOUTHEAST LOT LAYOUT

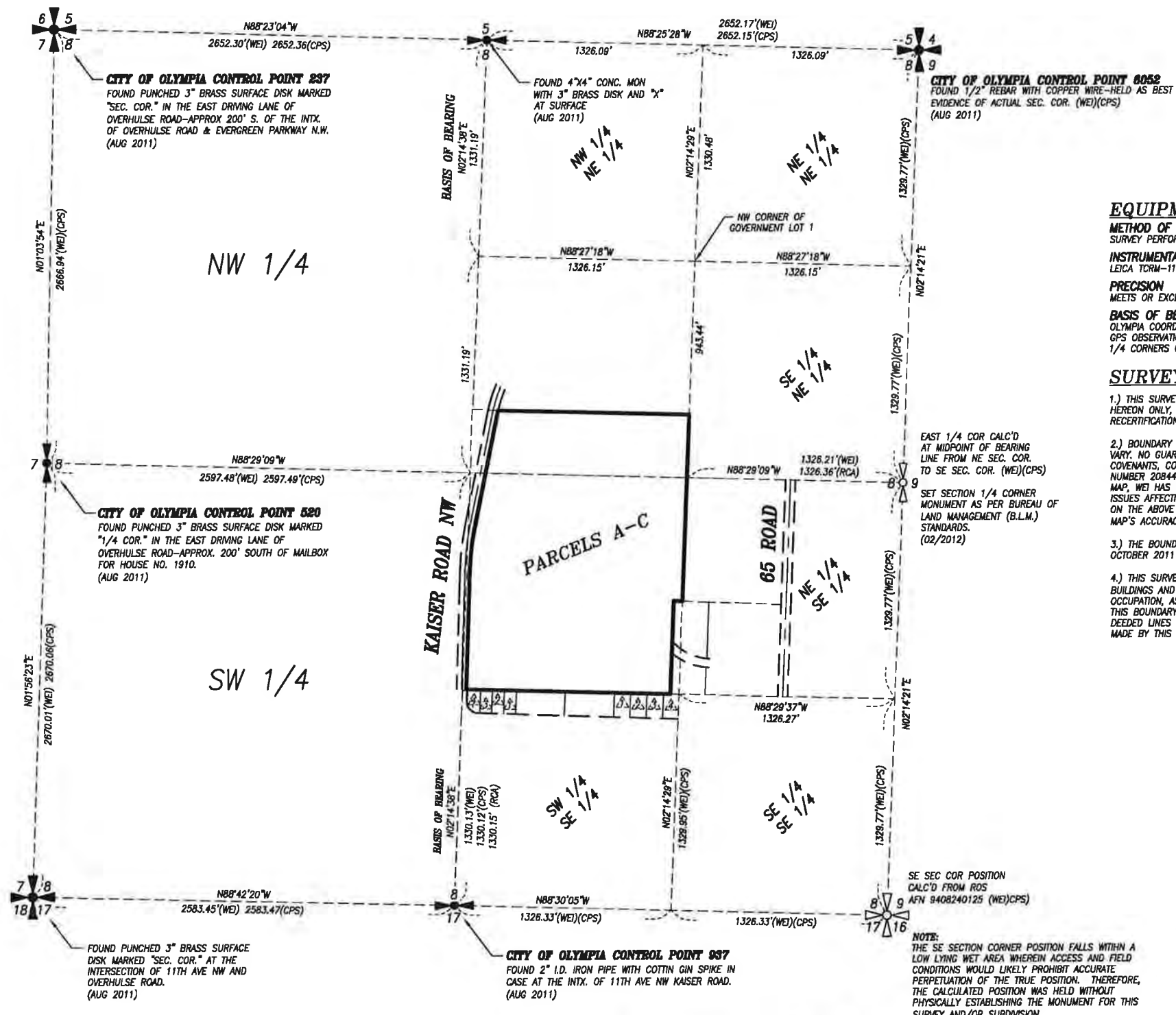
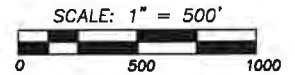
SEE SHEET 3 OF 8 FOR SYMBOL LEGEND

Western Engineers, Inc. (425) 356-2700
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 13000 HWY 99 SOUTH • EVERETT • WA • 98204 ***
WWW.WESTERNENGINEERS.COM

PLAT OF EVERGREEN POINTE
CITY OF OLYMPIA PFN 00-0958
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON
DRAWN BY DATE REV. BY DATE PROJECT MANAGER SCALE
MLL 10/2011 06 MLL 02/2012 M. LONG N.T.S.
DRAWING FILE NAME CHK'D F.B. NO. JOB NO. SHT. NO.
03429B FSP PG1-4.DWG KLL 443 03-429-B 1 of 8

PLAT OF EVERGREEN POINTE

NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



EQUIPMENT AND PROCEDURES

METHOD OF SURVEY
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION
LEICA TC1R-1105 ELECTRONIC TOTAL STATION

PRECISION
MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING
OLYMPIA COORDINATE SYSTEM: STATE PLANE, NAD 83, WASHINGTON SOUTH ZONE AS DETERMINED BY GPS OBSERVATION, THE BEARING OF N 02°14'38" E WAS HELD BETWEEN THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 8, T18N, R2W, W.M.

SURVEY NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 2084417 DATED JANUARY 4, 2012. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, WEI HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS WEI AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. WEI HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 3.) THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED OCTOBER 2011 THRU JANUARY 2012.
- 4.) THIS SURVEY HAS DEPICTED OCCUPATIONAL INDICATORS (IE: EDGE OF ASPHALT DRIVE, FENCE LINES, BUILDINGS AND RETAINING WALLS—SEE MAP FOR SITE SPECIFICS) AS PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF WESTERN ENGINEERS, INC.

AF# _____



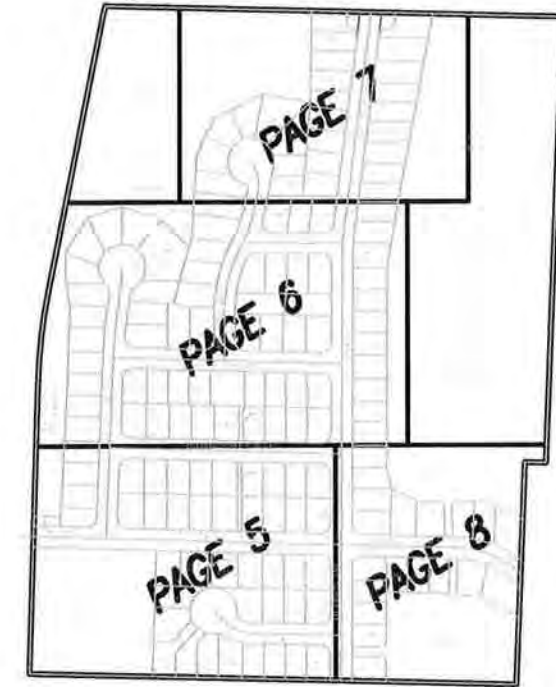
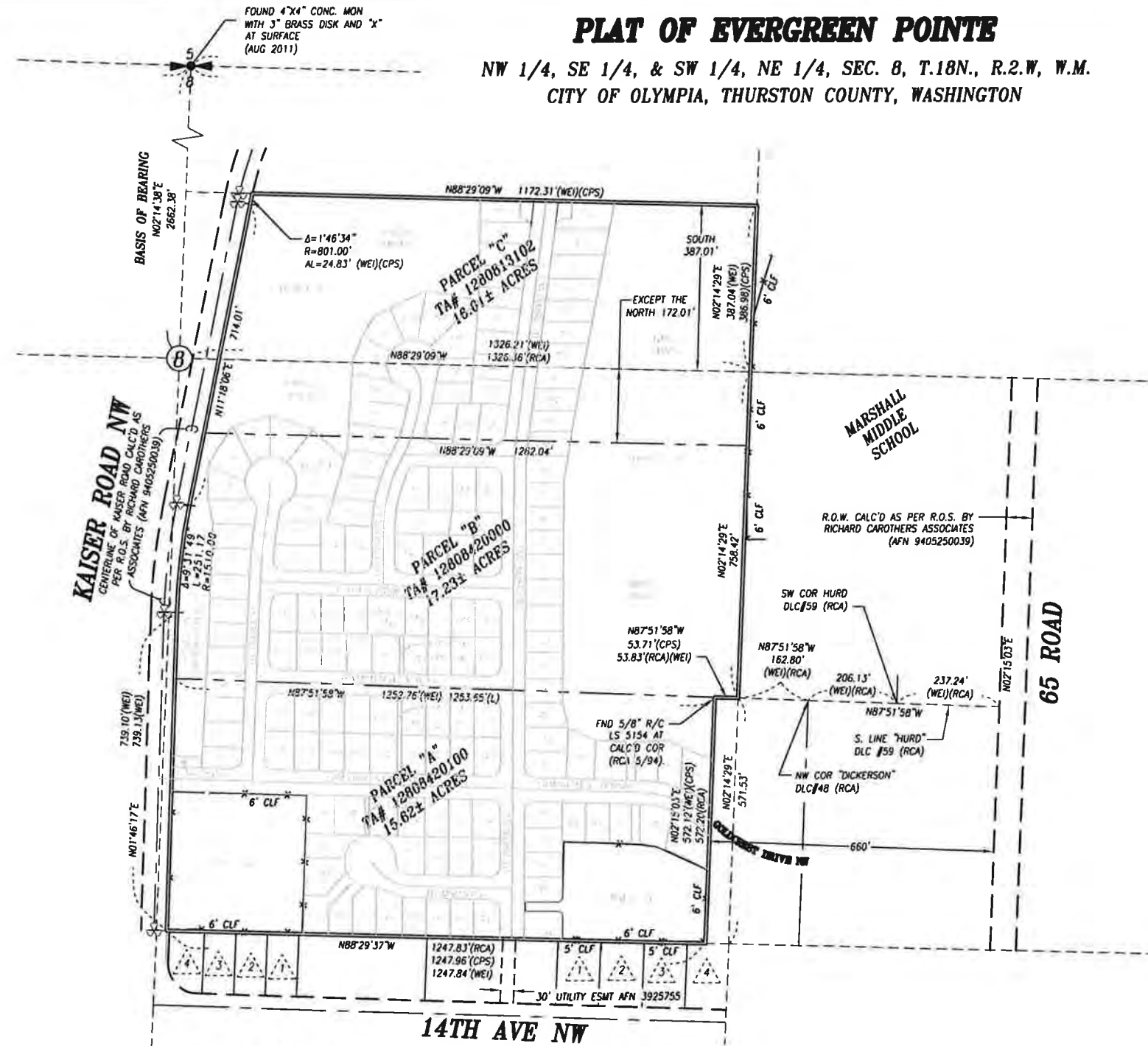
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PLAT OF EVERGREEN POINTE
CITY OF OLYMPIA PFN 00-0958
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

DRAWN BY MLL	DATE 10/2011	REV. BY 06	DATE 02/2012	PROJECT MANAGER M. LONG	SCALE 1"=500'
DRAWING FILE NAME 03429B FSP PG1-4.DWG	CHK.'D KLL	F.B. NO. 443	JOB NO. 03-429-B	SHT. NO. 2 of 8	

PLAT OF EVERGREEN POINTE

NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



SYMBOL LEGEND

	FND SECTION CORNER (WEI)	WESTERN ENGINEERS, INC.
	FND SECTION 1/4 CORNER (RCA)	RICHARD CAROTHERS ASSOCIATES RECORD OF SURVEY (AF NO 9405250039)
	SECTION CORNER NOT FOUND (CPS)	UNRECORDED PRELIMINARY PLAT OF EVERGREEN HILLS BY CENTERPOINT SURVEYING DATED: OCTOBER 30, 2003
	SECTION 1/4 CORNER NOT FOUND (CL)	CENTERLINE
	SET BRASS SURFACE MON "WEI #18916"	ADJACENT LOT NUMBER PER ROS (VOL.15, PG.113)
	SET BRASS SURFACE OFFSET MON "WEI #18916"	(WDF) WOOD FENCE
	SET LEAD & TACK WITH FLASHER "SURVEY CONTROL - DO NOT REMOVE"	(CLF) CHAIN LINK FENCE
	SET 5/8" x 24" REBAR/CAP WEI 18916 (DRY PLATTED LOT CORNER MONUMENTS)	FENCE (AS NOTED)
	FOUND REBAR/CAP AS NOTED	ROW CENTER LINE
		PROPERTY LINE
		RIGHT OF WAY
		EXISTING LOT LINES
		SECTION / SUBDIVISION LINES



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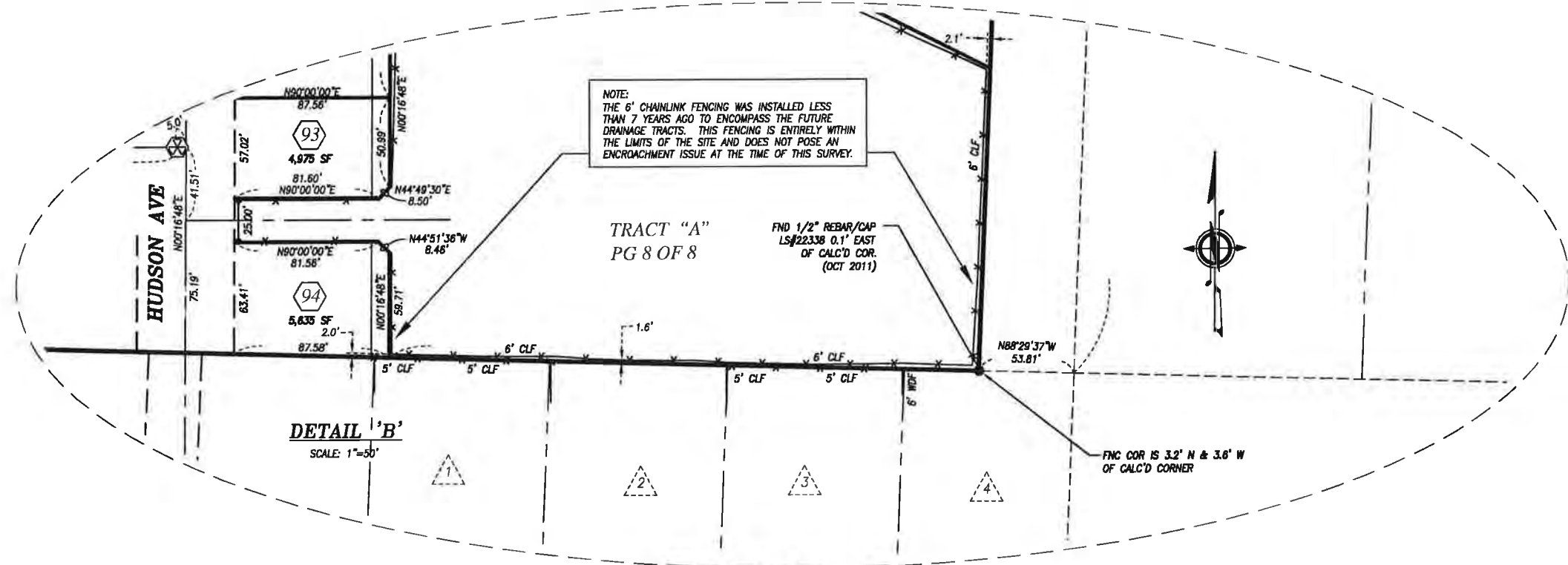
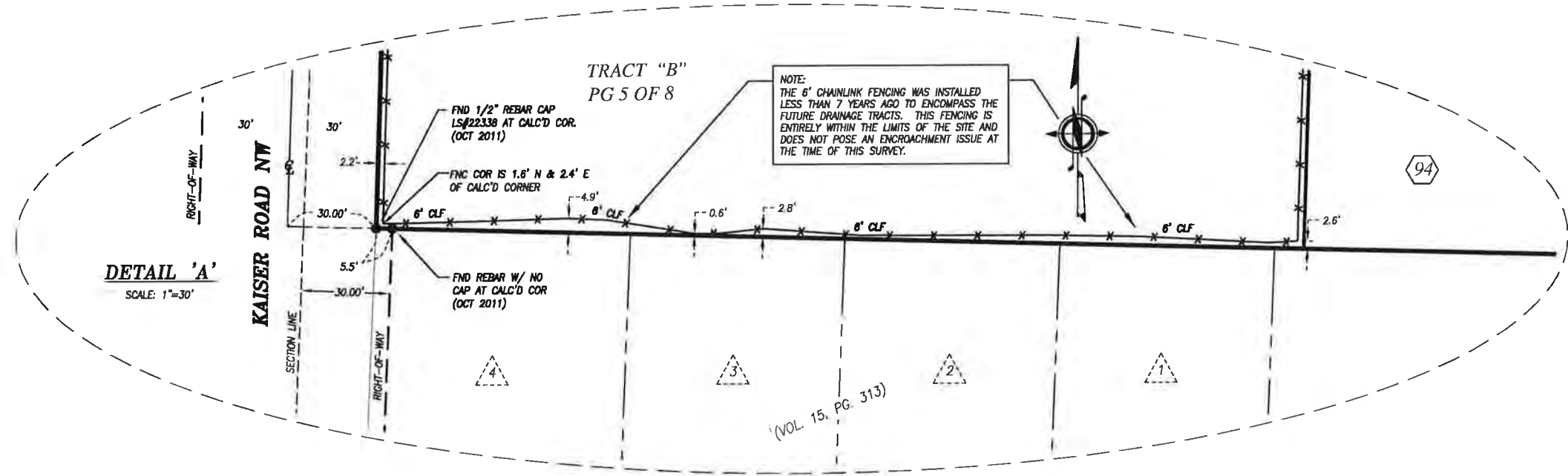
PLAT OF
EVERGREEN POINTE
CITY OF OLYMPIA PFN 00-0958
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
MLL	11/2011	02 MLL	2/2012	M. LONG	1"=200'
DRAWING FILE NAME		CHK'D	F.B. NO.	JOB NO.	SHT. NO.
03429B FSP PG1-4.DWG		KLL	443	03-429-B	3 of 8

AF#

PLAT OF EVERGREEN POINTE

NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



AF# _____

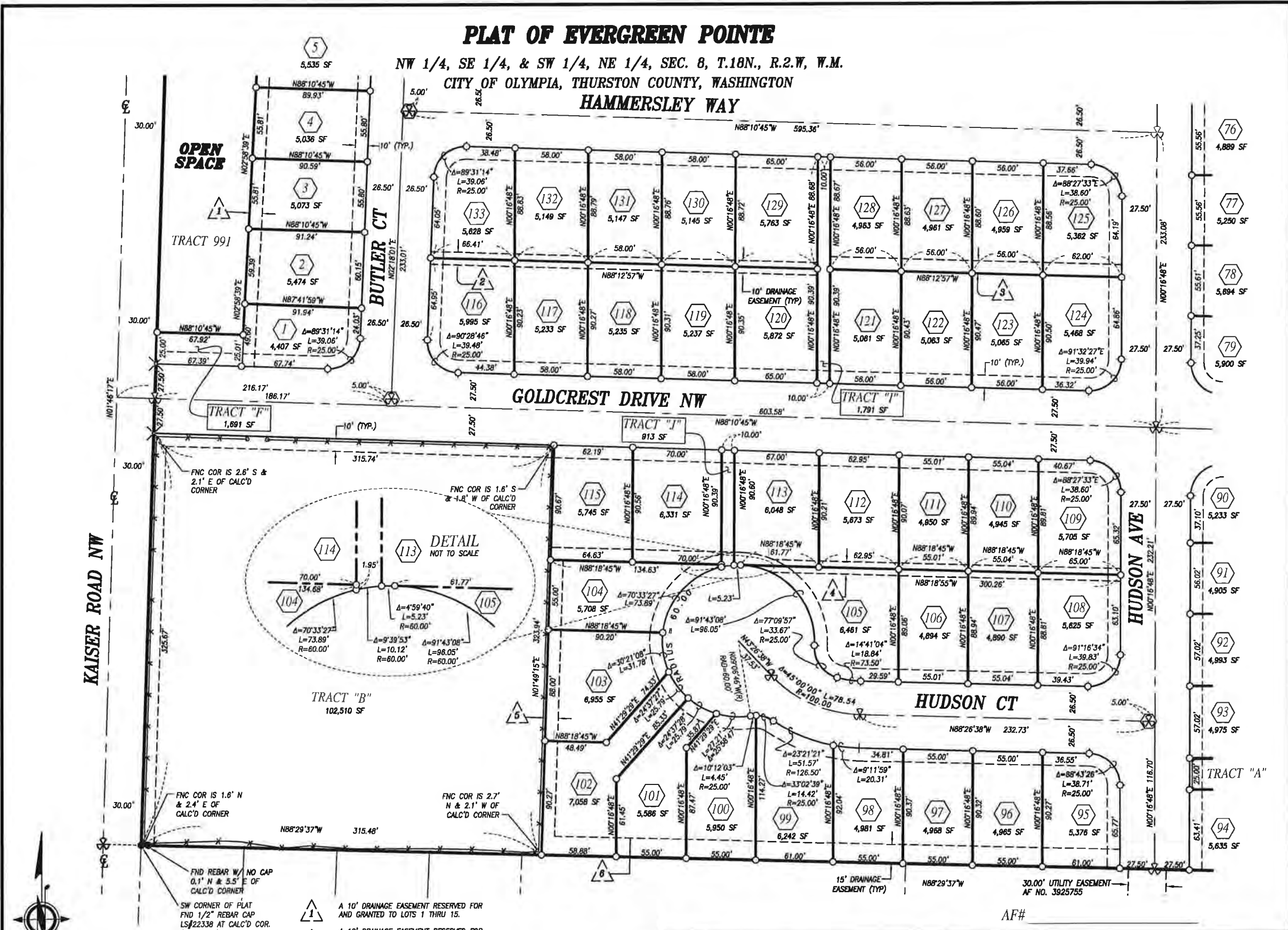


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PLAT OF EVERGREEN POINTE			
CITY OF OLYMPIA PFN 00-0958			
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M. CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON			
DRAWN BY	DATE	REV. BY	DATE
MLL	10/2011	MLL	02/2012
PROJECT MANAGER		SCALE	
M. LONG		N.T.S.	
CHK'D	F.B. NO.	JOB NO.	SHT. NO.
KLL	443	03-429-B	4 of 8

PLAT OF EVERGREEN POINTE

NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
 CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON
HAMMERSLEY WAY



- 1 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 1 THRU 15.
- 2 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 116 THRU 120 AND LOTS 129 THRU 133.
- 3 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 121 THRU 128.
- 4 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 104 THRU 115.
- 5 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 102 THRU 104.
- 6 A 15' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 95 THRU 102.



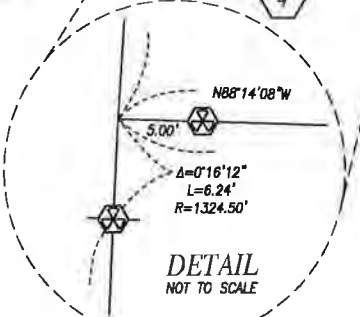
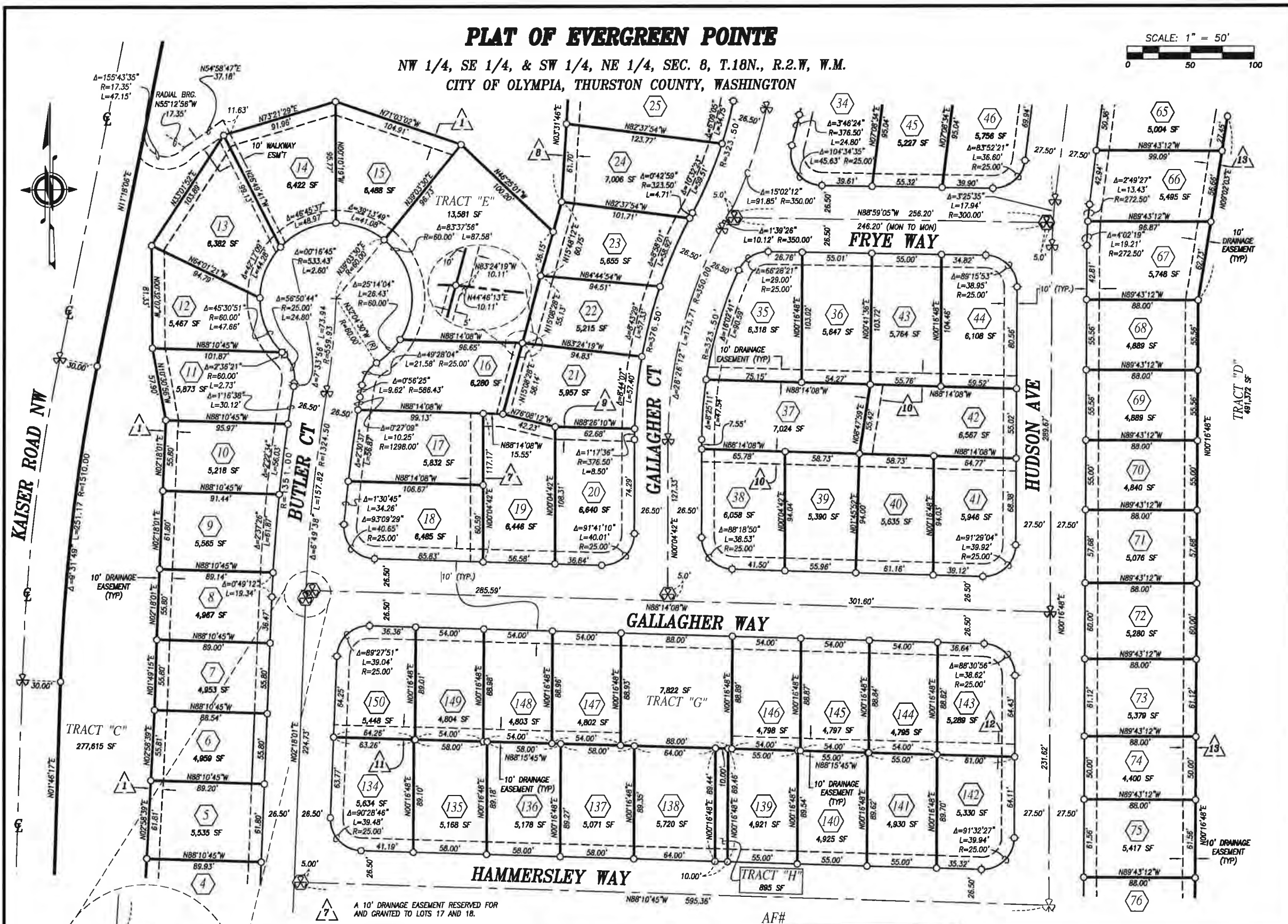
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PLAT OF EVERGREEN POINTE
 CITY OF OLYMPIA PFN 00-0958
 NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
 CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
MLL	11/2011	07 MLL	02/2012	M. LONG	1" = 50'
DRAWING FILE NAME	CHK'D	F.B. NO.	JOB NO.	SHT. NO.	
03429B FSP PG5-8.DWG	KLL	443	03-429-B	5 of 8	

PLAT OF EVERGREEN POINTE

NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



- 7 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 17 AND 18.
- 8 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOT 16 AND LOTS 21 THRU 30.
- 9 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOT 16 AND LOTS 19 THRU 30.
- 10 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 35 THRU 44.
- 11 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 134 THRU 137 AND LOTS 147 THRU 150.
- 12 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 139 THRU 146.

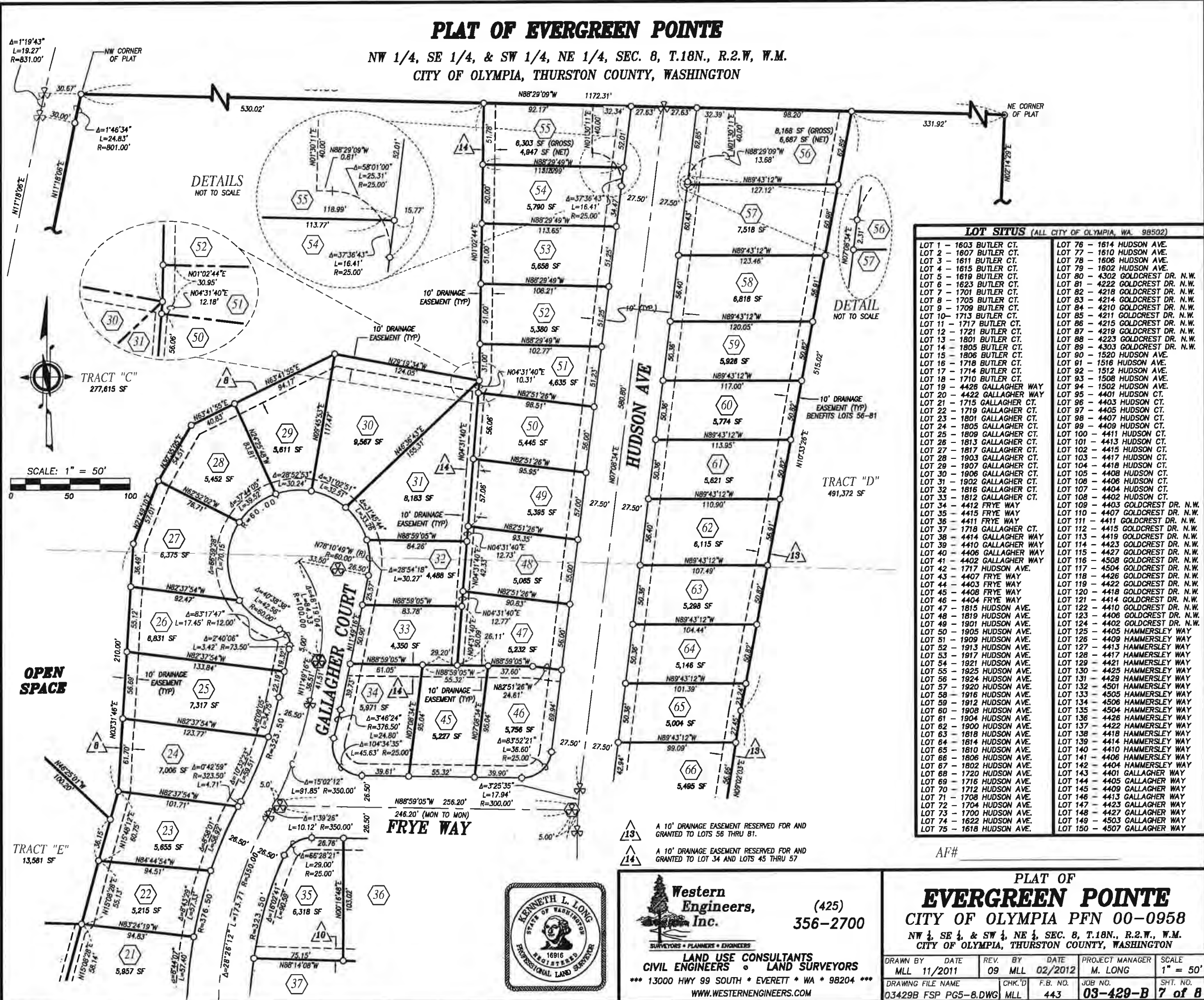


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PLAT OF EVERGREEN POINTE			
CITY OF OLYMPIA PFN 00-0958			
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.			
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON			
DRAWN BY	DATE	REV. BY	DATE
MLL	11/2011	10 MLL	02/2012
PROJECT MANAGER	SCALE		
M. LONG	1" = 50'		
DRAWING FILE NAME	CHK. D	F.B. NO.	JOB NO.
03429B FSP PG5-8.DWG	KLL	443	03-429-B
SHT. NO.			6 of 8

PLAT OF EVERGREEN POINT

NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



LOT SITUS (ALL CITY OF OLYMPIA, WA. 98502)	
LOT 1 - 1603 BUTLER CT.	LOT 76 - 1614 HUDSON AVE.
LOT 2 - 1607 BUTLER CT.	LOT 77 - 1610 HUDSON AVE.
LOT 3 - 1611 BUTLER CT.	LOT 78 - 1606 HUDSON AVE.
LOT 4 - 1615 BUTLER CT.	LOT 79 - 1602 HUDSON AVE.
LOT 5 - 1619 BUTLER CT.	LOT 80 - 4302 GOLDCREST DR. N.W.
LOT 6 - 1623 BUTLER CT.	LOT 81 - 4222 GOLDCREST DR. N.W.
LOT 7 - 1701 BUTLER CT.	LOT 82 - 4218 GOLDCREST DR. N.W.
LOT 8 - 1705 BUTLER CT.	LOT 83 - 4214 GOLDCREST DR. N.W.
LOT 9 - 1709 BUTLER CT.	LOT 84 - 4210 GOLDCREST DR. N.W.
LOT 10 - 1713 BUTLER CT.	LOT 85 - 4211 GOLDCREST DR. N.W.
LOT 11 - 1717 BUTLER CT.	LOT 86 - 4215 GOLDCREST DR. N.W.
LOT 12 - 1721 BUTLER CT.	LOT 87 - 4219 GOLDCREST DR. N.W.
LOT 13 - 1801 BUTLER CT.	LOT 88 - 4223 GOLDCREST DR. N.W.
LOT 14 - 1805 BUTLER CT.	LOT 89 - 4303 GOLDCREST DR. N.W.
LOT 15 - 1806 BUTLER CT.	LOT 90 - 1520 HUDSON AVE.
LOT 16 - 1718 BUTLER CT.	LOT 91 - 1516 HUDSON AVE.
LOT 17 - 1714 BUTLER CT.	LOT 92 - 1512 HUDSON AVE.
LOT 18 - 1710 BUTLER CT.	LOT 93 - 1508 HUDSON AVE.
LOT 19 - 4426 GALLAGHER WAY	LOT 94 - 1502 HUDSON AVE.
LOT 20 - 4422 GALLAGHER WAY	LOT 95 - 4401 HUDSON CT.
LOT 21 - 1715 GALLAGHER CT.	LOT 96 - 4403 HUDSON CT.
LOT 22 - 1719 GALLAGHER CT.	LOT 97 - 4405 HUDSON CT.
LOT 23 - 1801 GALLAGHER CT.	LOT 98 - 4407 HUDSON CT.
LOT 24 - 1805 GALLAGHER CT.	LOT 99 - 4409 HUDSON CT.
LOT 25 - 1809 GALLAGHER CT.	LOT 100 - 4411 HUDSON CT.
LOT 26 - 1813 GALLAGHER CT.	LOT 101 - 4413 HUDSON CT.
LOT 27 - 1817 GALLAGHER CT.	LOT 102 - 4415 HUDSON CT.
LOT 28 - 1903 GALLAGHER CT.	LOT 103 - 4417 HUDSON CT.
LOT 29 - 1907 GALLAGHER CT.	LOT 104 - 4418 HUDSON CT.
LOT 30 - 1908 GALLAGHER CT.	LOT 105 - 4408 HUDSON CT.
LOT 31 - 1902 GALLAGHER CT.	LOT 106 - 4408 HUDSON CT.
LOT 32 - 1816 GALLAGHER CT.	LOT 107 - 4404 HUDSON CT.
LOT 33 - 1812 GALLAGHER CT.	LOT 108 - 4402 HUDSON CT.
LOT 34 - 4412 FRYE WAY	LOT 109 - 4403 GOLDCREST DR. N.W.
LOT 35 - 4415 FRYE WAY	LOT 110 - 4407 GOLDCREST DR. N.W.
LOT 36 - 4411 FRYE WAY	LOT 111 - 4411 GOLDCREST DR. N.W.
LOT 37 - 1718 GALLAGHER CT.	LOT 112 - 4415 GOLDCREST DR. N.W.
LOT 38 - 4414 GALLAGHER WAY	LOT 113 - 4419 GOLDCREST DR. N.W.
LOT 39 - 4410 GALLAGHER WAY	LOT 114 - 4423 GOLDCREST DR. N.W.
LOT 40 - 4406 GALLAGHER WAY	LOT 115 - 4427 GOLDCREST DR. N.W.
LOT 41 - 4402 GALLAGHER WAY	LOT 116 - 4508 GOLDCREST DR. N.W.
LOT 42 - 1717 HUDSON AVE.	LOT 117 - 4504 GOLDCREST DR. N.W.
LOT 43 - 4407 FRYE WAY	LOT 118 - 4426 GOLDCREST DR. N.W.
LOT 44 - 4403 FRYE WAY	LOT 119 - 4422 GOLDCREST DR. N.W.
LOT 45 - 4408 FRYE WAY	LOT 120 - 4418 GOLDCREST DR. N.W.
LOT 46 - 4404 FRYE WAY	LOT 121 - 4414 GOLDCREST DR. N.W.
LOT 47 - 1815 HUDSON AVE.	LOT 122 - 4410 GOLDCREST DR. N.W.
LOT 48 - 1819 HUDSON AVE.	LOT 123 - 4406 GOLDCREST DR. N.W.
LOT 49 - 1901 HUDSON AVE.	LOT 124 - 4402 GOLDCREST DR. N.W.
LOT 50 - 1905 HUDSON AVE.	LOT 125 - 4405 HAMMERSLEY WAY
LOT 51 - 1909 HUDSON AVE.	LOT 126 - 4409 HAMMERSLEY WAY
LOT 52 - 1913 HUDSON AVE.	LOT 127 - 4413 HAMMERSLEY WAY
LOT 53 - 1917 HUDSON AVE.	LOT 128 - 4417 HAMMERSLEY WAY
LOT 54 - 1921 HUDSON AVE.	LOT 129 - 4421 HAMMERSLEY WAY
LOT 55 - 1925 HUDSON AVE.	LOT 130 - 4425 HAMMERSLEY WAY
LOT 56 - 1924 HUDSON AVE.	LOT 131 - 4429 HAMMERSLEY WAY
LOT 57 - 1920 HUDSON AVE.	LOT 132 - 4501 HAMMERSLEY WAY
LOT 58 - 1916 HUDSON AVE.	LOT 133 - 4505 HAMMERSLEY WAY
LOT 59 - 1912 HUDSON AVE.	LOT 134 - 4506 HAMMERSLEY WAY
LOT 60 - 1908 HUDSON AVE.	LOT 135 - 4504 HAMMERSLEY WAY
LOT 61 - 1904 HUDSON AVE.	LOT 136 - 4426 HAMMERSLEY WAY
LOT 62 - 1900 HUDSON AVE.	LOT 137 - 4422 HAMMERSLEY WAY
LOT 63 - 1818 HUDSON AVE.	LOT 138 - 4418 HAMMERSLEY WAY
LOT 64 - 1814 HUDSON AVE.	LOT 139 - 4414 HAMMERSLEY WAY
LOT 65 - 1810 HUDSON AVE.	LOT 140 - 4410 HAMMERSLEY WAY
LOT 66 - 1806 HUDSON AVE.	LOT 141 - 4406 HAMMERSLEY WAY
LOT 67 - 1902 HUDSON AVE.	LOT 142 - 4402 HAMMERSLEY WAY
LOT 68 - 1720 HUDSON AVE.	LOT 143 - 4401 GALLAGHER WAY
LOT 69 - 1716 HUDSON AVE.	LOT 144 - 4405 GALLAGHER WAY
LOT 70 - 1712 HUDSON AVE.	LOT 145 - 4409 GALLAGHER WAY
LOT 71 - 1708 HUDSON AVE.	LOT 146 - 4413 GALLAGHER WAY
LOT 72 - 1704 HUDSON AVE.	LOT 147 - 4423 GALLAGHER WAY
LOT 73 - 1700 HUDSON AVE.	LOT 148 - 4427 GALLAGHER WAY
LOT 74 - 1622 HUDSON AVE.	LOT 149 - 4503 GALLAGHER WAY
LOT 75 - 1618 HUDSON AVE.	LOT 150 - 4507 GALLAGHER WAY

▲ 13 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOTS 58 THRU 81.
▲ 14 A 10' DRAINAGE EASEMENT RESERVED FOR AND GRANTED TO LOT 34 AND LOTS 45 THRU 57



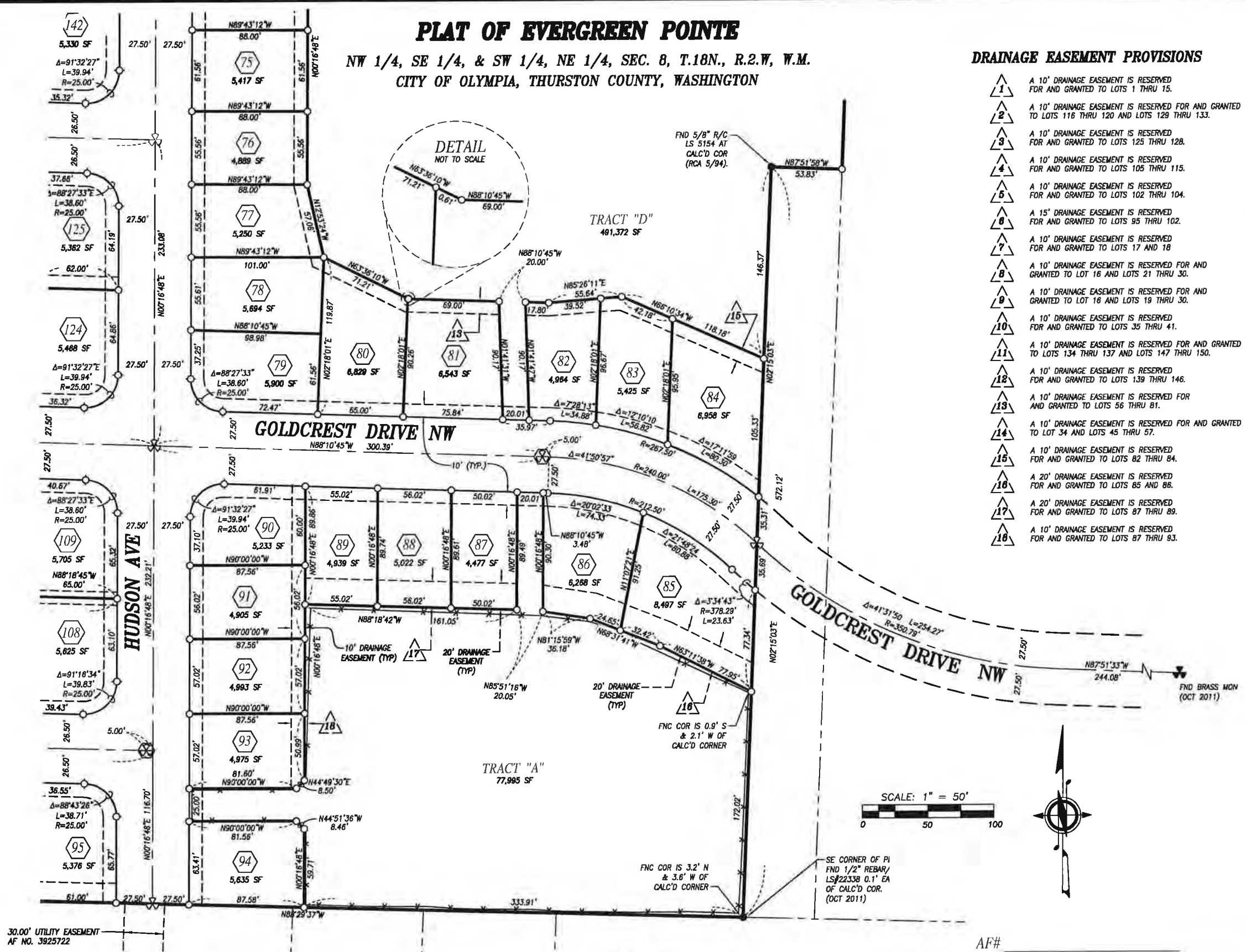
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PLAT OF EVERGREEN POINT
CITY OF OLYMPIA PFN 00-0958
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
MLL	11/2011	09 MLL	02/2012	M. LONG	1" = 50'
DRAWING FILE NAME	CHK'D	F.B. NO.	JOB NO.	SHT. NO.	
03429B FSP PG5-B.DWG	MLL	443	03-429-B	7 of 8	

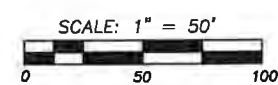
PLAT OF EVERGREEN POINTE

NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



DRAINAGE EASEMENT PROVISIONS

- 1 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 1 THRU 15.
- 2 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 116 THRU 120 AND LOTS 129 THRU 133.
- 3 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 125 THRU 128.
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- 7 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 17 AND 18.
- 8 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOT 16 AND LOTS 21 THRU 30.
- 9 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOT 16 AND LOTS 19 THRU 30.
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- 11 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 134 THRU 137 AND LOTS 147 THRU 150.
- 12 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 139 THRU 146.
- 13 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 86 THRU 81.
- 14 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOT 34 AND LOTS 45 THRU 57.
- 15 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 82 THRU 84.
- 16 A 20' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 85 AND 86.
- 17 A 20' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 87 THRU 89.
- 18 A 10' DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 87 THRU 93.



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PLAT OF EVERGREEN POINTE			
CITY OF OLYMPIA PFN 00-0958			
NW 1/4, SE 1/4, & SW 1/4, NE 1/4, SEC. 8, T.18N., R.2.W., W.M. CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON			
DRAWN BY	DATE	REV. BY	DATE
MLL	11/2011	MLL	02/2012
PROJECT MANAGER		SCALE	
M. LONG		1" = 50'	
DRAWING FILE NAME	CHK'D	F.B. NO.	JOB NO.
03429B FSP PG5-B.DWG	KLL	443	03-429-B
			SHT. NO.
			8 of 8

30.00' UTILITY EASEMENT
AF NO. 3925722

14TH AVE NW

AF#