



GENERAL LAND USE APPLICATION

Planning Division

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

RECEIVED
JAN 23 2012
COMMUNITY PLANNING AND DEVELOPMENT DIVISION
00-0958

OFFICIAL USE ONLY

Case #: 12-0007
Received By: K.C.

Master File #: 00-0958
Project Planner: K.C.

Date:
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):

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland
- Steep Slopes/Draw/Gully/Ravine
- Scenic Vistas
- Historic Site or Structure
- Flood Hazard Area (show on site plan)
- None

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.

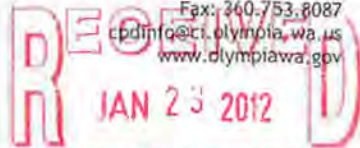


City of OLYMPIA

FINAL LONG PLAT SUPPLEMENT

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Related Cases: _____

Date: _____

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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

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	OPEN SPACE CALCS	
22	5,215.2	68	4,889.3	114	6,331.4	TRACT#	SQ. FT.
23	5,655.1	69	4,889.3	115	5,745.1	991	277,615.4
24	7,006.4	70	4,840.0	116	5,995.4	992	7,821.8
25	7,316.6	71	5,075.8	117	5,232.9	993	894.5
26	6,831.2	72	5,280.0	118	5,235.1	994	1,790.7
27	6,375.2	73	5,378.6	119	5,237.2	995	913.3
28	5,461.9	74	4,400.0	120	5,871.9	996	491,371.9
29	5,610.9	75	5,417.3	121	5,061.4		
30	9,566.7	76	4,889.3	122	5,063.4	SUM TOTAL SQ. FT. OF ALL OPEN SPACE 780407.6	
31	8,183.4	77	5,250.4	123	5,065.4		
32	4,487.6	78	5,694.3	124	5,467.7	ACRES: 17.92	
33	4,350.7	79	5,900.5	125	5,361.8		
34	5,970.7	80	6,829.3	126	4,958.8	CENTERLINE LENGTH IN STREET (EXCLUDING C.D.S.) 5233.6	
35	6,317.7	81	6,543.0	127	4,960.8		
36	5,647.2	82	4,963.8	128	4,962.8	SQUARE FOOTAGE AREA IN RIGHT-OF-WAY: 338,660.60	
37	7,023.8	83	5,424.7	129	5,763.3		
38	6,058.0	84	6,957.7	130	5,145.0	R/W ACRES: 7.78	
39	5,390.2	85	8,496.8	131	5,147.1		
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		
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		