



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
Email: cdd@ci.tumwater.wa.us
(360) 754-4180

**PRELIMINARY PLAT
Application**

TUM - 21-

1887

Kerri

RCVD BY

DATE STAMP

December 9, 2021

Application fee: \$2,750.00, plus \$38.50 per lot.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): **6139 Kirsop Road SW, Tumwater, WA 98512**

PROJECT NAME: **Kirsop Crossing Division 3** PARCEL NUMBER(s): **79900002400**

APPLICANT (please print neatly)

NAME OF APPLICANT: **Evergreen Heights, LLC**

APPLICANT'S MAILING ADDRESS (COMPLETE): **1868 State Avenue NE, Olympia, WA 98506**

APPLICANT'S TELEPHONE(S): **360-754-7010** APPLICANT'S E-MAIL: **rob@robricehomes.com**

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: **Hatton Godat Pantier, Attn: Chris Carlson**

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): **3910 Martin Way East, Suite B, Olympia, WA 98506**

REPRESENTATIVE'S TELEPHONE(S): **360-943-1599** REPRESENTATIVE'S E-MAIL: **chrisc@hattonpantier.com**

PROPERTY OWNER

NAME OF PROPERTY OWNER: **Same as applicant**

OWNER'S MAILING ADDRESS (COMPLETE): _____

OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

The applicant is seeking preliminary plat and planned unit development approval to subdivide 10.43 acres zoned Single-Family Low Density Residential (SFL) into 41 lots and 6 community tracts.

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 to any and all employees and representatives of the City of Tumwater 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 of Applicant/Representative

Date

Please attach the **Preliminary Plat submittal checklist** to this Application.



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
Email: cdd@ci.tumwater.wa.us
(360) 754-4180
**PRELIMINARY PLANNED
UNIT DEVELOPMENT
Application**

TUM - 21- 1889 Kerri RCVD BY	DATE STAMP December 9, 2021
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Application fee: \$1,320.00, plus \$33.00 per lot.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): **6139 Kirsop Road SW, Tumwater, WA 98512**
PROJECT NAME: **Kirsop Crossing Division 3** PARCEL NUMBER(s): **79900002400**

APPLICANT (please print neatly)

NAME OF APPLICANT: **Evergreen Heights, LLC**
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PROPERTY OWNER

NAME OF PROPERTY OWNER: **Same as applicant**
OWNER'S MAILING ADDRESS (COMPLETE): _____
OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

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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 to any and all employees and representatives of the City of Tumwater 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 of Applicant/Representative

Date

Please attach the **Preliminary Planned Unit Development submittal checklist** to this Application.

Kirsop Crossing Division 3 Preliminary Plat/PUD Project Narrative

Kirsop Crossing Division 3 represents a 41-lot preliminary plat and planned unit development comprised of 10.43 acres zoned Single-Family Low Density Residential (SFL). The project site is located at 6139 Kirsop Road SW, Tumwater, WA 98512. Thurston County tax parcel number 79900002400.

The development will provide a variety of home styles and designs including traditional front loaded garage homes and homes accessed from an alley.

The project will provide 3.30 acres of open space. Proposed Tract A is a tree/critical areas tract that is 1.58 acres in size. Tract B is a tree/stormwater tract that is 1.44 acres in size. Tract C is .28 acres in size and will be a pocket park that will include both active and passive recreation elements.

The street system will connect to Kirsop Road SW at one location and the internal public street will connect to Patio Drive and Lanai Drive in the Kirsop Crossing neighborhood to the south. The project also includes two private street tracts and one private alley tract to serve the lots associated with the project.

Gravity sanitary sewer will be extended as far north along Kirsop Road SW as possible and will transition to a force main system to serve the lots north of the new public street proposed into the development. In addition, gravity sewer will be extended from the last sewer manhole on Lanai Drive in the Kirsop Crossing neighborhood to the south and internally to serve the remainder of the lots. Water will be extended along the Kirsop Road frontage, internally within the new street and will be looped into the existing City system in Patio Drive and Lanai Drive to the south.

Several technical reports have been prepared in support of the planned design, including the following, Geotechnical Report; Groundwater Report; Stormwater Report; Wetland/Critical Area Report; Wildlife Report; Forester's Report; Topographic Survey; Transportation Trip Generation and Distribution Memo. The technical reports prepared to support the preliminary design may require amendments and/or updates as directed by the City of Tumwater during the project review process.

In accordance with the City's PUD application supporting documents requirements listed in TMC 18.36.040.C, we offer the following:

1. Each single-family lot associated with this subdivision will be individually owned and the tree/open space, private road/alley tracts will be owned by the Homeowner Association (HOA).
2. Operation and maintenance of the landscaping in the tree/open space and private street/alley tracts will be the responsibility of a Homeowner Association (HOA) that will be formed for the project. In addition, all landscaping in the public rights-of-way will be maintained by the HOA.
3. Depending upon project approvals and market demands it is anticipated that construction of the project could begin in Spring 2022 and continue through project completion.
4. As indicated in #2 above, an HOA will be formed and Covenants, Conditions, and Restrictions (CCR's) will be developed outlining maintenance responsibilities for the platted tracts provided for tree/open space and private street/alleys.