



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

NOTICE OF APPLICATION
Kirsop Crossing Division 3
TUM-21-1887 and TUM-21-1889
January 3, 2022

Proposal: The applicant proposes to subdivide approximately 10.43 acres into a 41 single family lots.

Applicant: Evergreen Heights, LLC, 1868 State Avenue NE, Olympia, WA 98506.

Location: 6139 Kirsop Road SW, Tumwater, WA 98512. Section 05, Township 17N, Range 2W. Parcel # 79900002400.

Complete Application: Application submitted: December 9, 2021. Application deemed complete: December 30, 2021.

Project Permit/Approvals: The following permits or approvals may be required: Preliminary Plat, Preliminary Planned Unit Development, SEPA threshold determination, Transportation Concurrence Ruling, Site Development/Grading and Building Permits.

Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted.

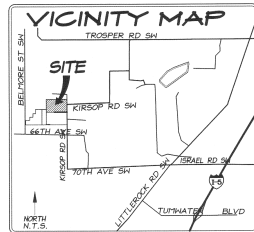
Preliminary Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required. No specific date has been set, however, persons receiving this notice will be informed of the date, time, and place of the hearing a minimum of 10 days prior to the hearing date.

Public Comment Period: The 15 day comment period ends at 5:00 p.m. on January 18, 2022. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email tmerriman@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF KIRSOP CROSSING DIVISION 3
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M.



DESCRIPTION
TRACT 24 OF THURSTON COUNTY FARMS, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 41 IN THURSTON COUNTY, WASHINGTON.

SITE DATA/PROJECT INFORMATION

-APPLICANT-
ROB RICE
EVERGREEN HEIGHTS, LLC
1008 STATE AVENUE NE
OLYMPIA, WA 98506
360-754-1000
BORNWICK@GMAIL.COM

-REPRESENTATIVE-
JEFF PANTIER
HATTON GODAT PANTIER, INC.
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
360-443-5941
JEFF@HATTONPANTIER.COM

-ASSESSOR PARCEL NO.15
79000002400

-ZONING-
SEL 4-4
454,161 S.F. (10.43 ACRES)

-TOTAL AREA-
108,383 S.F. (2.47 ACRES)

-PUBLIC ROADWAY LENGTH-
403 FT

-PRIVATE ROADWAY LENGTH-
18,491 S.F. (0.42 ACRES)

-NET AREA-
6.00 ACRES

-MINIMUM DENSITY SPL-
4 X 6,800-41 UNITS

-MAXIMUM DENSITY SPL-
6 X 6,800-41 UNITS

-PLANNED DENSITY-
330 ACRES (31.6M)

-OPEN SPACE-
4,000 S.F.

-SHALLEST LOT AREA-
4,000 S.F.

-SERIES-
CITY OF TURKISH

-WATER-
CITY OF TURKISH

-ELECTRICITY-
PUGET SOUND ENERGY

-NATURAL GAS-
PUGET SOUND ENERGY

-COMMUNICATIONS-
GORDON

-REUSE-
LEHAY

-SCHOOL DISTRICT-
TURKISH

NET AREA CALC

60000 AREA-PUBLIC 4
PRIVATE ROAD/TRACT A 4.01
10.43-1.52+0.43-1.50+0.10+6.80

TRACT USAGE/AREAS

TRACT USAGE	AREA (ACRES)
TRACT 24	1.50
TRACT 25	1.44
TRACT 26	0.28
TRACT 27	0.10
TRACT 28	0.10
TRACT 29	0.33

PLAT NOTES

- ALL KNOWN WATER SUPPLIES WITHIN 200' OF THE PROJECT BOUNDARY ARE SHOWN HEREON.
- TRACTS "A", "B", "C", "D", "E" AND "F" SHALL BE OWNED AND MAINTAINED BY THE OWNERS.
- ALL EXISTING STRUCTURES, HELLS AND SEPTIC SYSTEMS TO BE DEMOLISHED/ABANDONED PRIOR TO DEVELOPMENT.

SURVEYORS NOTES

- TITLE INFORMATION NOTED/DEFECTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED SEPTEMBER 17, 2014 UNDER COMMITMENT NO. THURSTON COUNTY (SECOND REPORT).
- THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 79000002400 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 820103003.
- THE LAND DESCRIBED HEREON IS INCLUDED IN THE AREA OF ANNECTION INTO THE CITY OF TURKISH PURSUANT TO ORDINANCE NO. 02006-01 RECORDED UNDER AUDITOR'S FILE NO. 3983782.

LEGEND

- FOUND BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ~ VEGETATION PRESERVATION AREA (150 ACRES)
- △ EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 820103003 (SEE SURVEY NOTE #5)
- △ EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA PER A.F. NO. 856007
- △ PLANNED 10' WIDE UTILITY EASEMENT
- △ PLANNED 11' WIDE RIGHT OF WAY DEDICATION
- △ PLANNED 26' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
- △ RIGHT OF WAY PER 55-20-0117-TW RECORDED UNDER AUDITOR'S FILE NO. 4639030

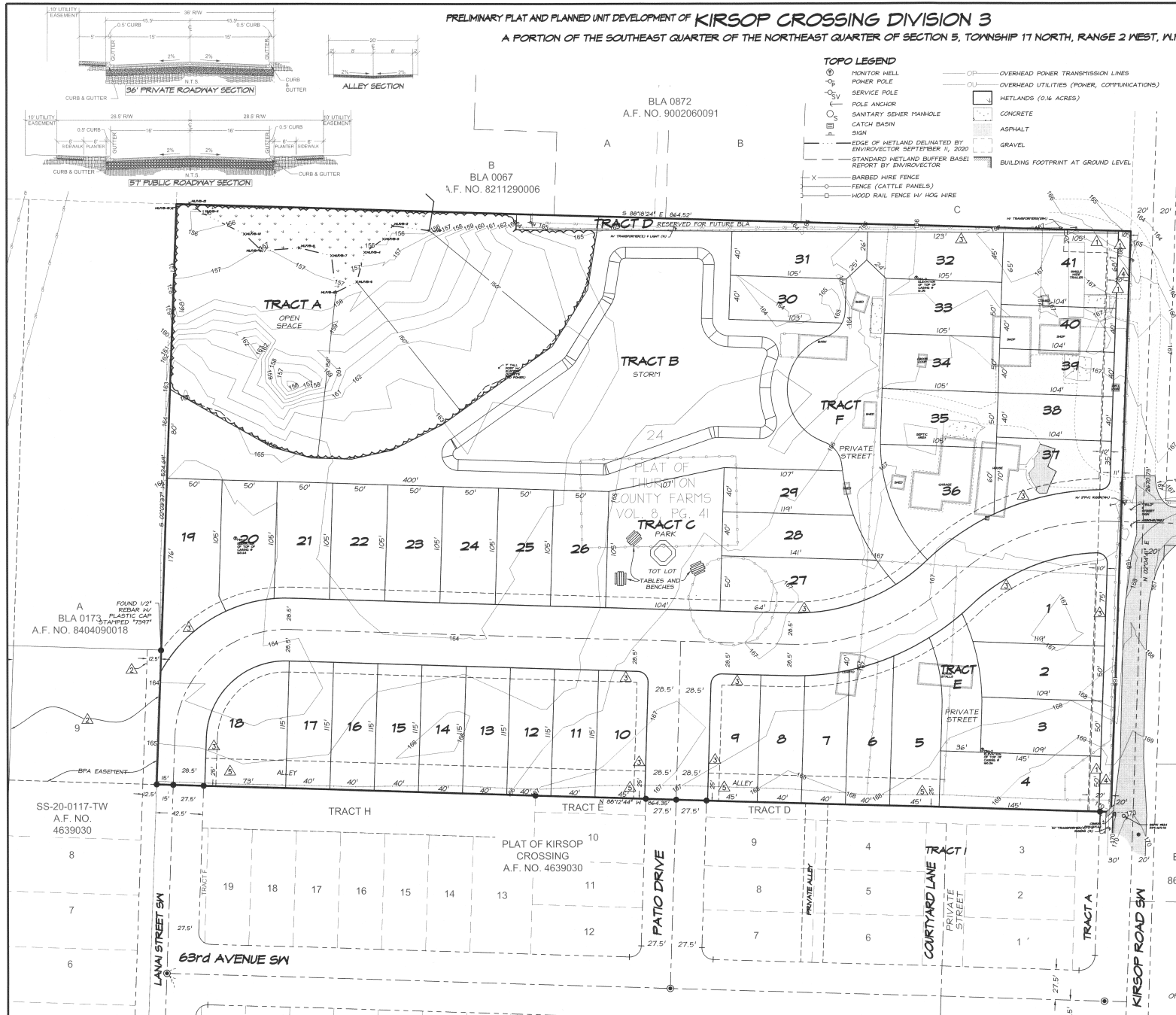
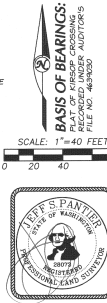
BLA-0420
A.F. NO.
8609250009



CITY OF TURKISH
BENCH MARK: BLACK
RAILROAD SPIKE IN
AND 66TH AVE.
OF INTERSECTION OF KIRSOP RD.
ELEVATION = 178.83

HATTON GODAT PANTIER

ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpanther.com



TOPO LEGEND

- MONITOR HELL
- POWER POLE
- SERVICE POLE
- POLE ANCHOR
- SANITARY SEWER MANHOLE
- CATCH BASIN
- SIGN
- EDGE OF WETLAND DELINEATED BY ENVIROVECTOR SEPTEMBER 11, 2020
- STANDARD WETLAND BUFFER BASED REPORT BY ENVIROVECTOR
- BARBED WIRE FENCE
- FENCE (CATTLE PANELS)
- HOOD RAIL FENCE W/ HOG WIRE
- OVERHEAD POWER TRANSMISSION LINES
- OVERHEAD UTILITIES (POWER, COMMUNICATIONS)
- WETLANDS (0.16 ACRES)
- CONCRETE
- ASPHALT
- GRAVEL
- BUILDING FOOTPRINT AT GROUND LEVEL