



## NOTICE OF LAND USE APPLICATION AND PUBLIC MEETING

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

**Notice Mailed:** May 28, 2015  
**File Number:** 15-0071  
**Project Name:** Ashton Woods Preliminary Plat  
**Project Address:** 3355 Morse Merriman Road SE  
**Project Description:** 400 lot preliminary plat with 238 single-family lots and 162 townhome lots with associated street, stormwater, water, and sewer improvements. Other proposed elements include: 1) major collector half-street dedication (Hoffman Road), 2) tree tracts, 3) site grading (approximately 205,00 cubic yards cut and fill), 4) pedestrian pathways, and 5) filling of two on-site wetlands (218 sq. ft. and 2,129 sq. ft.).

**Applicant:** D.R. Horton  
12931 NE 126<sup>th</sup> Place, Building B  
Kirkland, Washington 98034

**Representative:** Wayne Potter  
Barghausen Consulting Engineers  
18215 72<sup>nd</sup> Avenue S.  
Kent, Washington 98032

**Lead Planner:** Cari Hornbein, Senior Planner  
Phone: 360-753-8048  
E-mail: [chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us)

### Neighborhood Meeting

Monday, July 6, 2015, 6:30 p.m.  
Grace Community Covenant Church  
5501 Wiggins Road SE  
Olympia, Washington 98501

First comment period ends at 5:00  
p.m. on Friday, June 26, 2015.

### How to Be Involved In the Review of This Project:

The City of Olympia has received a request for approval of the project described above. Except when in use, the application, plans and/or studies are available for review on regular business days at City Hall, 601 4<sup>th</sup> Avenue E, Olympia Washington.

### Written Comment Period:

We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Cari Hornbein, Lead Planner, of the Olympia Community Planning & Development Department at the above address. Failure to submit timely comments may result in an assumption of "no comment."

### Neighborhood Meeting:

This proposal will be the subject of an informational meeting for the neighborhood to be hosted by City staff starting at **6:30 p.m. on Monday, July 6, 2015 at Grace Community Covenant Church, 5501 Wiggins Road SE, Olympia, Washington 98501**. Questions about the proposal and the City's review procedure will be welcomed.

**Public Hearing:**

A public hearing is required prior to land use decision on this proposal. This hearing has not yet been scheduled, but the property will be posted and those receiving notification through the mail will receive additional notice once the public hearing date is scheduled.

If you require special accommodations to attend and/or participate in any of these meetings or hearing, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360-753-8314; e-mail: [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us). For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

**Appeal of the Decision**

Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision. The appeal forms are available at the Community Planning and Development Department.

**Other Information About This Project**

**Application Received: May 20, 2015**

**Application Deemed Complete: May 20, 2015**

**Project Permits/Approvals Requested or Required: Preliminary Plat**

**The applicant prepared the following project studies at the City's request: Traffic Impact Analysis; Preliminary Stormwater Site Plan; Geotechnical Report and Addendum; Level V Tree Protection Plan; Wetland, Fish, and Wildlife Habitat Assessment; Hydrogeologic Assessment; Source Control Plan; and Connectivity and Block Spacing Memorandum.**

**Existing environmental documents evaluating this project include: Environmental Checklist**

**Government programs providing funds for this project: N/A**

Please note that, at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection), Title 17 (Subdivision), and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA) and the State Shoreline Management Act.

This notice has been provided to **agencies, neighborhood associations, and neighboring property owners**. Lists of specific parties notified are available upon request.





ZIRLOT		1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100	
100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200																																																																																																					

**TOWNHOUSE LOTS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200

**LEGEND**

- 1. LOT OF 600 SQUAR
- 2. LOT OF 1200 SQUAR
- 3. LOT OF 1800 SQUAR
- 4. LOT OF 2400 SQUAR
- 5. LOT OF 3000 SQUAR
- 6. LOT OF 3600 SQUAR
- 7. LOT OF 4200 SQUAR
- 8. LOT OF 4800 SQUAR
- 9. LOT OF 5400 SQUAR
- 10. LOT OF 6000 SQUAR
- 11. LOT OF 6600 SQUAR
- 12. LOT OF 7200 SQUAR
- 13. LOT OF 7800 SQUAR
- 14. LOT OF 8400 SQUAR
- 15. LOT OF 9000 SQUAR
- 16. LOT OF 9600 SQUAR
- 17. LOT OF 10200 SQUAR
- 18. LOT OF 10800 SQUAR
- 19. LOT OF 11400 SQUAR
- 20. LOT OF 12000 SQUAR
- 21. LOT OF 12600 SQUAR
- 22. LOT OF 13200 SQUAR
- 23. LOT OF 13800 SQUAR
- 24. LOT OF 14400 SQUAR
- 25. LOT OF 15000 SQUAR
- 26. LOT OF 15600 SQUAR
- 27. LOT OF 16200 SQUAR
- 28. LOT OF 16800 SQUAR
- 29. LOT OF 17400 SQUAR
- 30. LOT OF 18000 SQUAR
- 31. LOT OF 18600 SQUAR
- 32. LOT OF 19200 SQUAR
- 33. LOT OF 19800 SQUAR
- 34. LOT OF 20400 SQUAR
- 35. LOT OF 21000 SQUAR
- 36. LOT OF 21600 SQUAR
- 37. LOT OF 22200 SQUAR
- 38. LOT OF 22800 SQUAR
- 39. LOT OF 23400 SQUAR
- 40. LOT OF 24000 SQUAR
- 41. LOT OF 24600 SQUAR
- 42. LOT OF 25200 SQUAR
- 43. LOT OF 25800 SQUAR
- 44. LOT OF 26400 SQUAR
- 45. LOT OF 27000 SQUAR
- 46. LOT OF 27600 SQUAR
- 47. LOT OF 28200 SQUAR
- 48. LOT OF 28800 SQUAR
- 49. LOT OF 29400 SQUAR
- 50. LOT OF 30000 SQUAR

**SCALE 1"=100'**

**DATE** \_\_\_\_\_

**BY** \_\_\_\_\_

**APPROVED FOR CONSTRUCTION**

**APPROVAL EXPIRES** \_\_\_\_\_

<p>12381</p> <p>C2 41</p>	<p><b>BARHAUSEN</b></p> <p>18215 72ND AVENUE SOUTH</p> <p>KNOX, WA 98043</p> <p>(425) 251-6222</p> <p>(425) 251-6792 FAX</p> <p>CIVIL ENGINEERING AND PLANNING</p> <p>SUBSISTENCE, TRANSPORTATION, SERVICES</p>	<p>For: <b>D.R. HORTON</b></p> <p><b>12910 TOTEM LAKE BLVD. NE, SUITE 220</b></p> <p><b>KIRKLAND, WA 98034</b></p> <p><b>(425) 821-2400</b></p>	<p><b>PRELIMINARY SITE PLAN</b></p> <p><b>FOR</b></p> <p><b>ASHTON WOODS</b></p>
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ASHTON WOODS  
VICINITY MAP



SITE

LIBA Park

Morse Meadows Dr

Huntington

Wiggins Rd