



Briggs Village West Residential Phase 1

Project Narrative

Briggs West Residential is the final single family residential plat of Briggs Village. Originally planned for 72 lots including a combination of single family detached and duplex units, the west residential area is now planned (as a result of the master plan amendment) for 54 total lots including single family detached, duplexes and townhome lots. At this time, only Phase 1 is being proposed for development. Phase 1 includes 46 lots, all single family detached with two townhouse lots.

This project previously had received preliminary plat approval in 2004, which has subsequently expired. A presubmission conference was held on February 7, 2017 to discuss project requirements. At that meeting and in subsequent discussions, several topics have been discussed and are part of this application. These include:

Gopher Study

Based on research performed by SCJ and Nicole Floyd subsequent to the presubmission meeting, it was determined that a gopher study is not required for the preliminary plat application.

Water Looping

During the original plat approval in 2004, water looping was required. We met with both public works and the parks department and a route for the water loop was determined. The attached plans reflect those discussions and the suggested routing that the parks department identified.

Wetlands

A new investigation of the south kettle wetland which had been previously delineated was performed and a wetland report was prepared (attached). It was determined that all proposed improvements are outside of the wetland and its associated buffer.

During the presubmission conference and subsequent meeting with the city, an offsite wetland was also identified as requiring investigation. Please see attached analysis of off-site wetland. In this analysis, it was determined that these wetlands fall outside of any potential influence by the Briggs West Residential Project.

Steep Slopes

We performed a new topographic survey of the south kettle and have identified all of the areas of slopes that are 40% or greater. We then mapped the required buffers of these landslide hazard areas to determine the required buffers. Per this mapping, we have modified the layout of a few lots and have moved an open space to allow for development of the full 45 lots identified in the master plan. Exhibits demonstrating the location of these slopes and their associated buffers have been attached to this narrative. Please note that the mapping program identifies all slope areas including those manmade slopes in other areas of the site. The regulated slopes are those within the kettle which effect only lots 36-38.



A geotech report has been prepared analyzing the steep slopes and has been attached. Buffers shown on the attached exhibit are based on the greater of the two requirements, those recommended by the geotech or 1/3 the height of the slope.

Access

Access to the site is provided by both Yelm Highway and Eagle Bend Drive. Per previous requirements of the original plat approval, we have added a pedestrian crossing and limited left turns out of the site at the Yelm Highway access.

Stormwater

A stormwater scoping meeting was held for the project on July 27, 2017. Stormwater from planned roadways will be collected, treated and directed to the south kettle. Drainage from the roofs will also be directed to the south kettle.

Transportation

Through the scoping process and in working with the City of Olympia it was determined that a Traffic Impact Analysis (TIA) was not required. SCJ has prepared a technical memo identifying traffic distribution as well as the project's a.m. and p.m. peak traffic counts.

Open Space/Tree Tract and Retention

The tree tract has been maintained as per the original plat application. An open space area is also proposed. These are in keeping with the overall open space and tree retention plan that was previously developed for the entire village.