

CES ♦ NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

December 22, 2023

City of Olympia Planning & Development
601 4th Avenue E
Olympia, WA 98501

RE: Gonzalez Assemblage – Presubmission Conference Request (CES #23225.0)

Dear City of Olympia Staff:

The following is the narrative for the Presubmission Conference for the potential single-family development on parcels 11830110103 and 11830110400 located at 2727 Wiggins Road Southeast, Olympia, WA 98501. The combined area of the two parcels is approximately 1.52 acres and is accessed from Wiggins Road Southeast. Abutting the north and west side of the parcels are existing single-family homes, to the east is Wiggins Road Southeast and to the south is a proposed future development.

The preliminary site plan depicts fifty-nine (59) single family lots, three tracts and two access/utility easements. One of the existing single-family homes will remain (on parcel 11830110103). A proposed stormwater facility is labeled as tract A, which is adjacent to Wiggins Road. Proposed Tracts B and C are for tree saves/planting to meet the existing/replacement tree units required for development.

Preliminary site research indicates the closest water connections to be at the intersection of Hoffman Road and Wiggins Road Southeast or at Wiggins Road Southeast and Morse Merryman Road Southeast. We understand there is a proposed sanitary sewer connection (with lift station) on the parcel to the south. Frontage improvements are anticipated and will be prepared according to traffic development standards.

Our schematic site plan is based on the following:

- Residential 4-8 Zoning (R 4-8)
- Setbacks:
 - Front: 20 feet except: 10 feet with side or rear parking
 - Rear: 20 feet except: 10 feet wedge shaped lots
 - Side: 5 feet except: 10 feet along flanking streets; except garages shall meet minimum front yard setbacks; 6 feet on one side of zero lot
- Maximum Height: 35 feet
- Maximum Building Coverage: 45%
- Maximum Impervious Surface Coverage: 45%
- Maximum Hard Surface: 65%
- The storm design will comply with City of Olympia Standards
- Sewer connection within Wiggins Road as proposed with the future lift station
- Water connection intersection of Hoffman Road and Wiggins Road Southeast or Wiggins Road and Morse Merryman Road (if the southern development is extending the water main).

Below are some specific questions we would like to discuss with City of Olympia staff at the presubmission conference meeting, which are as follows:

- Sanitary sewer, water and storm connection locations and fees;

- Sanitary sewer connection does not appear to be currently available. We are aware there is lift station proposed to the south approximately 800 feet on Wiggins Road. Any information the City has on sewer lift station such as timing, capacity and connection cost would be helpful.
- Water connection within Wiggins Road, potential extension with development to the south.
- Stormwater on-site will be managed with an on-site facility. Discharge and overflow connection point is the North East.
- Building setback, and height and orientation requirements and garage requirements;
- Block length requirements;
- Cul-de-sac requirements;
 - Planter island?
 - Maximum length of a cul-de-sac and possible deviations?
- Public roads proposed on-site;
 - The conceptual site plan utilizes the local road section (48 feet)
- Frontage improvements requirements if any;
- Roadway connectivity requirements;
- Shared access requirements;
- Landscaping;
 - Will any buffers be required from Wiggins Road?
 - Tree retention requirements
 - Any open space requirements?
- Critical area or wetland buffer requirements;
 - Chambers lake located east of site – as Wiggins Road is between the lake and the proposed development, does the City anticipate any buffer on-site?
- Aquifer Recharge Area and Hoffman wellhead requirements;
 - City’s requirements for development in an aquifer recharge area and Hoffman wellhead?
 - Is there an impervious surface limitation?
- Fire requirements – sprinklers/building constraints;
- Impervious surface thresholds;
 - Confirmation, once the development is built, each lot will have 45% limitation for the building coverage and impervious surface coverage and 65% limitation for hard surfaces?
- Walls
 - Does the City have any setback requirements between walls and home buildings?
 - Wall height limitations?
- Zoning and design overlay requirements;
- Traffic requirements;
- Preliminary Plat timing (current City of Olympia review times)
- SEPA requirements;
- Any applicable impact fees;

We look forward to working with the city on this project. Please contact us if you have any questions or need additional information to hold the Pre-submission Conference Meeting.

Sincerely,

Craig Deaver
Principal
Prepared by jh/jc