

CHAMBERS LAKE ESTATES
Project Narrative

April 21, 2021

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Location: Parcels 11829230100 11829320100 1182930101

The proposed project is the development of 120 single family lots on the combined three parcels of 39.51 acres.

The current plan is to place manufactured houses on the individual lots with restricted sales to 55 and older senior citizens. The development will be similar to DeTray's Lakeview Meadows manufactured house park located east of the site on SE 37th Avenue. The DeTrays are not involved in this project. Our research suggests that there is a market for senior owned manufactured homes on fee simple lots.

The site soils are similar to those in Lakeview Meadows and are found to be conducive to manufactured house placement on a structural fill pad.

A community clubhouse and central park are planned for the use of the neighborhood.

This project is located on the same site as Triway Enterprises 2007-08 proposed Chambers Lake preliminary plat that was not constructed. The Triway project proposed a sewage lift station to be located approximately 2,600 feet south of SE 37th Avenue.

This project proposed to develop a sewage lift station on the either parcel 11829220200 or 11829220300 located north of the proposed Chambers Lake Estates pending successful discussions regarding an easement with the current property owner. The project will then gravity flow to the lift station.

This project proposed to develop a water supply from the City of Olympia's existing location to the north end of the proposed project on the parcel 11829220300 pending successful discussions regarding an easement with the current property owner.