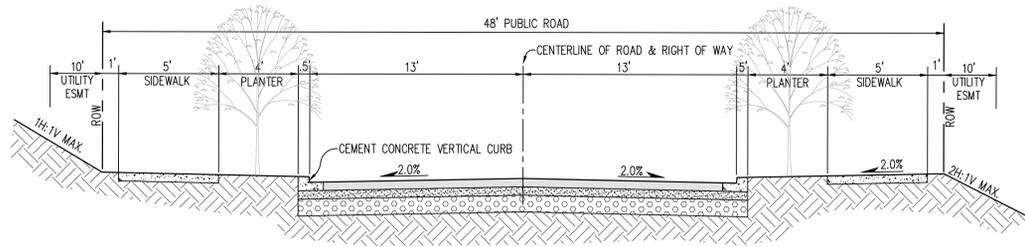
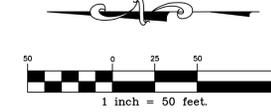


GONZALEZ ASSEMBLAGE

A PORTION OF 1/4 SEC 30, T18, R1W
WILLAMETTE MERIDIAN, THURSTON COUNTY, WASHINGTON



A ON-SITE ROAD SECTION
N.T.S.



VICINITY MAP
N.T.S.



WATER & SEWER CONNECTIONS
800'± SOUTH

PROJECT STATISTICS:	
ZONING:	RESIDENTIAL 4-8 (R-4-8)
SITE AREA:	501,930 SF (11.52 AC)
-STORM TRACT A:	27,156 SF (0.62 AC)
-TREE TRACT B:	10,999 SF (0.25 AC)
-TREE TRACT C:	9,750 SF (0.22 AC)
NET SITE AREA:	454,025 SF (10.42 AC)
MINIMUM DENSITY:	4 DU/AC
MAXIMUM DENSITY:	8 DU/AC
SITE DENSITY:	4.00 DU x 10.42 NET ACRES = 42 MIN LOTS
PROPOSED DENSITY:	5.66 DU
TOTAL LOTS PROPOSED:	59 LOTS
MINIMUM LOT SIZE:	4,000 SF
MINIMUM LOT WIDTH:	45'
MAXIMUM BLDG. HEIGHT:	35 FEET
MAX. BLDG. COVERAGE:	45%
MAX. IMPERV. COVERAGE:	45%
MAX. HARD SURFACE:	65%
SET BACKS	
FRONT:	20', 10' FLAG LOTS
SIDE YARD:	5', 10' FLANKING STREETS
REAR YARD:	20', 10' WEDGE SHAPED LOTS
SITE ADDRESS	
2727 WIGGINS RD SE OLYMPIA, WA 98501	
PARCEL NUMBERS	
11830110103 - 400,000 SF (9.18 AC)	
11830110400 - 101,930 SF (2.34 AC)	
OWNERS	
STEVEN & MICHELLE GONZALEZ 2727 WIGGINS RD SE OLYMPIA, WA 98501	
PETER & ELLEN LAURITZEN 2805 WIGGINS RD SE OLYMPIA, WA 98501	

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

GONZALEZ ASSEMBLAGE
PRELIMINARY SITE PLAN

Project: Client:
Designed: CAD
Drawn: JEH
Checked: CAD
Scale: 1"=50'
Date: 12/22/23
Job No.: 23228
Sheet No.:

SITE

1 of 1 Sheets

FEATURES CONTAINED IN THIS DRAWING, INCLUDING BUT NOT LIMITED TO, BOUNDARY, RIGHT-OF-WAY, EASEMENT, PARCEL LINES, BEARINGS, DISTANCES, WETLANDS AND BUFFERS, WERE DERIVED FROM PUBLIC RECORDS OR ACQUIRED FROM AUTOCAD DRAWINGS SUPPLIED BY OTHERS.