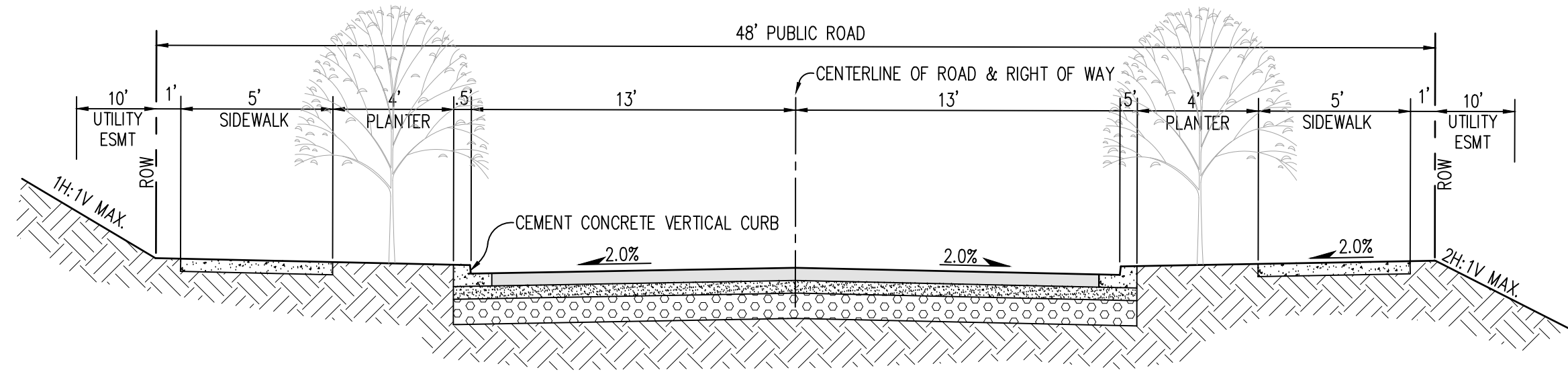
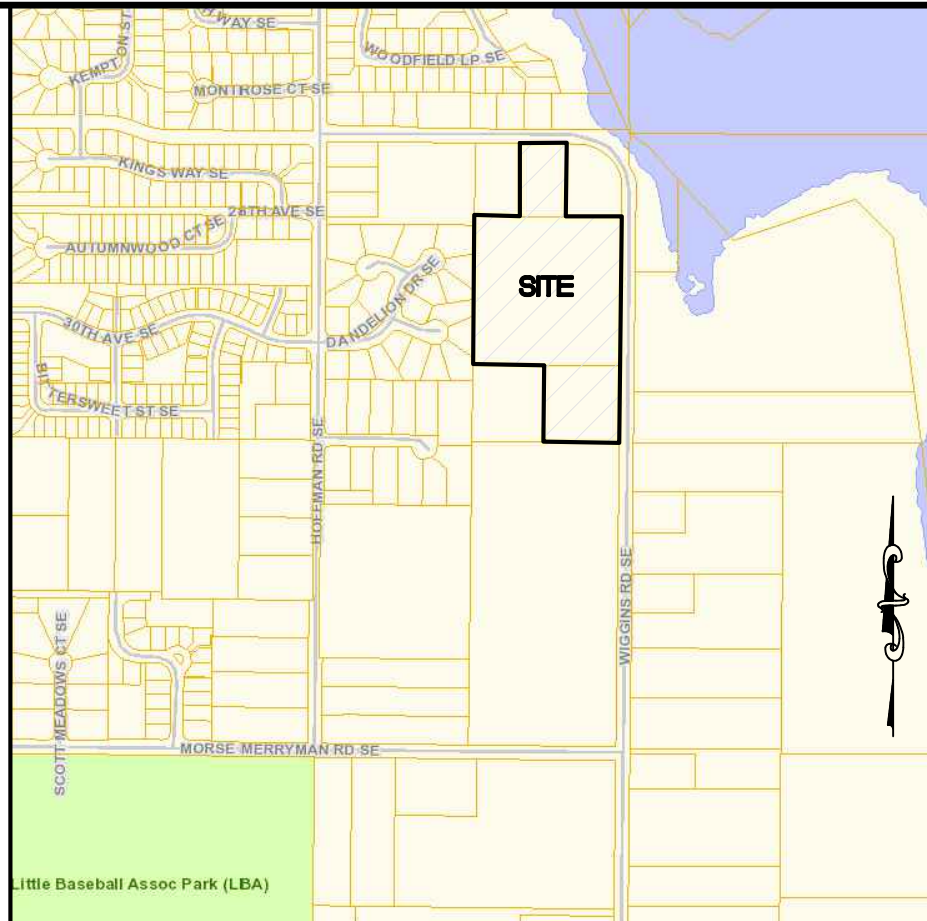
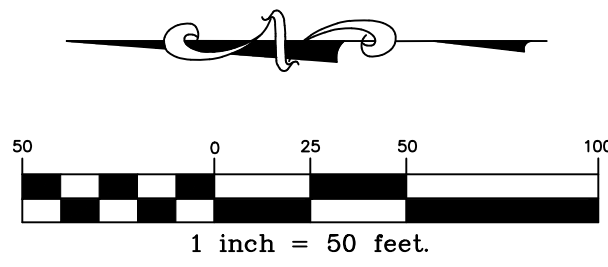


GONZALEZ ASSEMBLAGE

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



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



VICINITY MAP
NTS



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. IMPRV. 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
130 - 28TH ST. NE, SUITE D
FOYALL, WA 98572
PH: (360) 848-4282
ces@cesnw.com

GONZALEZ ASSEMBLAGE
PRELIMINARY SITE PLAN

Project: Client:
Designed: CAD
Drawn: JEH
Checked: CAD
Scale: 1"=50'
Date: 12/22/23
Job No.: 23229
Sheet No.:

SITE

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.