



March 7, 2017

Community Planning and Development Department
City of Olympia
601 – 4th Avenue East, 2nd Floor
Olympia, WA 98501

Civil Engineers

Project: Cooper's Point Preliminary Plat, AHBL No. 2170066.10
Subject: Pre-Submission Meeting Request

Structural Engineers

Landscape Architects

To Whom It May Concern:

Community Planners

Please find attached our request for a pre-submission meeting for the Cooper's Point Preliminary Plat project in Olympia. Enclosed is a conceptual site plan for staff review and feedback at the meeting. A project narrative and specific questions are provided below.

Land Surveyors

Project Narrative

Neighbors

The Cooper's Point Preliminary Plat project is located off of Cooper Crest Drive NW in Olympia. The property is comprised of Tax Parcel 128-08-110200 and is currently vacant. The parcel is currently zoned Residential Low Impact (RLI).

This project proposes subdividing the parcel into 20 residential lots. Access to the site will be via Cooper Crest Drive NW, which will be extended to our site and connect to Crestwood Place NW. City water and sewer services will be extended to the site. Stormwater from the new impervious surfaces will be collected in accordance with the city's adopted stormwater manual.

Questions for Staff

1. What is the timeline for SEPA review?
2. What is the timeline for permit review?
3. Please describe the entitlement process and submittal checklist(s).
4. What storm manual is the City currently using?
5. Does the City have plans of adopting any new manuals or codes that would affect this project?
6. What environmental studies (geotech, traffic, wetland, etc.) would the City require for land use and SEPA?
7. Will the City accept a wetland report as a stand-alone submittal or does it need to be tied to SEPA?

TACOMA

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8. We are assuming we will need to dedicate the entire right of way but that we will only be required to construct half street improvements. Enclosed is the anticipated roadway section. Please confirm.
9. Please confirm no offsite or utility improvements will be required.
10. Please describe any connection or impact fees and provide amounts (if applicable).

Please contact me at 253-383-2422 with the next available meeting date. We look forward to meeting with City staff to discuss the project in detail.

Sincerely,

J. Matthew Weber, PE
Principal

JMW/el

Enclosures

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