



# NOTICE OF LAND USE APPLICATION & PUBLIC MEETING

**Notice Mailed:** April 4, 2018

**File Number:** 18-1315

**Project Name:** Wellington Heights

**Project Address:** 2000 BLK 18<sup>TH</sup> Avenue SW

**Applicant:** ABS Investments  
PO Box 6130  
Olympia WA 98507

**Lead Planner:** Paula Smith, Assistant Planner  
Phone: (360) 753-8596  
E-mail: psmith@ci.olympia.wa.us

**Project Description:** Subdivide a 9.4 acre parcel into 56 residential lots with street connections being made to existing streets (Fern Street, Division Street and Cushing Street), Utilities, Stormwater Tracts and Soil and Vegetation Protection Areas (See preliminary plat map attached).

**Written Comment Period:** We invite your comments and participation in review of this project. While the first comment period ends on April 18, 2018 at 5:00 p.m., the City encourages and accepts public comments up to and through the public hearing. Comments and inquiries regarding this proposal should be directed to Paula Smith, Lead Planner, of the Olympia Community Planning & Development Department at the above e-mail address or PO Box 1967, Olympia, WA 98507.

**Neighborhood Meeting:** There is an informational meeting for the neighborhood that is hosted by City staff at **City Hall, 601 4<sup>th</sup> Avenue East, Council Chambers at 6:30 p.m. on April 23, 2018**. Questions about both the proposal and the City's review procedure will be welcomed.

**Public Hearing:** A public hearing is required as part of the review of this project, however it has not yet been scheduled. Prior to the hearing, the property will be posted and property owners and any parties of record will receive additional notice once the hearing is scheduled.

If you require special accommodations to attend and/or participate in any of the above mentioned meetings, please contact Community Planning & Development Department by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360.753.8314; e-mail: [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us). For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384. The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

**Decision:** Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision.

## Neighborhood Meeting

**April 23, 2018**

**6:30 p.m.**

**Olympia City Hall  
Council Chambers**

## First Public Comment Period Ends

**April 18, 2018 at 5:00 p.m.**

## Public Hearing

**To Be Determined**

## **Other Information about This Project**

**Application Received / Deemed Complete:** March 30, 2018

**Project Permits/Approvals Requested or Required:** Preliminary Plat Approval, SEPA Environmental Review, Construction Permits.

**The applicant prepared the following project plans and studies at the City's request:** Preliminary Plat Map, Utility Plans, Drainage and Erosion Control Report, Level 5 Soil and Vegetation Plan, Environmental Checklist and Traffic Impact Analysis

**All project submittal documents and other project information will soon be available on the city website at:** <http://olympiawa.gov/news-and-faq-s/construction-news.aspx>

**Government programs providing funds for this project:** None

Please note, at this time no determination of consistency with City or State plans, standards, or regulations has been made. At a minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection), Title 17 (Subdivision), and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to **agencies, neighborhood associations, neighboring property owners and the list of parties of record on file with the city.** Lists of specific parties notified are available upon request.

### VICINITY MAP





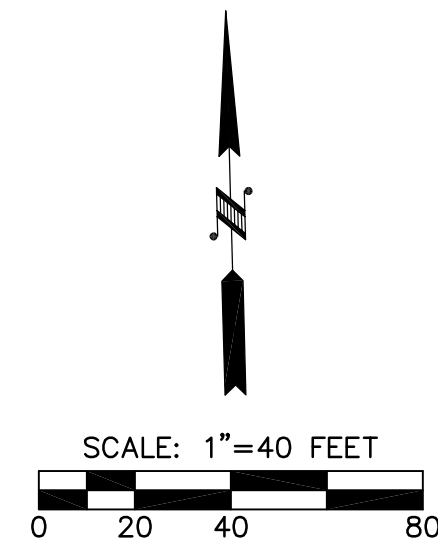
**SECTION 22, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.  
OLYMPIA, WASHINGTON**

Map of the Project Site area in Everett, Washington. The map shows the intersection of 14th Ave, Fern St, Division St, Cushing St, and Decatur St. The Project Site is a hatched rectangular area located between Division St and Cushing St, and between Carriage Loop and Carriage St. Other streets shown include Black Lake Blvd, Cooper Pt Rd, Hwy 101, Caton Way, and Evergreen Park Dr. Perovial Creek is also depicted.

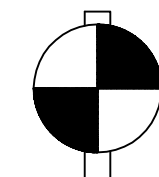
TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY J VH LAND SURVEYING, OCTOBER 2005, AND BY BRACY & THOMAS LAND SURVEYORS, JANUARY 2018. SOME SUPPLEMENTAL OFF-SITE UTILITY INFORMATION WAS OBTAINED FROM CITY RECORDS. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

590002001001	LOTS 1 THROUGH 3, BLOCK 2
590002002004	LOTS 4 AND 5, BLOCK 2
590002002006	LOTS 6 THROUGH 8, BLOCK 2
590002002009	LOTS 9 AND 10, BLOCK 2
590003001001	LOTS 1 THROUGH 10, BLOCK 4
590004001001	LOTS 1 THROUGH 5, BLOCK 3
590004006000	LOTS 6 AND 7, BLOCK 4
590004008000	LOTS 8 THROUGH 14, BLOCK
590005001001	LOTS 1 THROUGH 7, BLOCK 5
590006001001	LOTS 1 THROUGH 5, BLOCK 6
590007001001	LOTS 1 AND 2, BLOCK 7
590007003000	LOTS 3 THROUGH 5, BLOCK 7

ALL IN LEMON ADDITION TO THE CITY OF OLYMPIA, AS RECORDED IN VOLUME 5  
OF PLATS, PAGE 7.



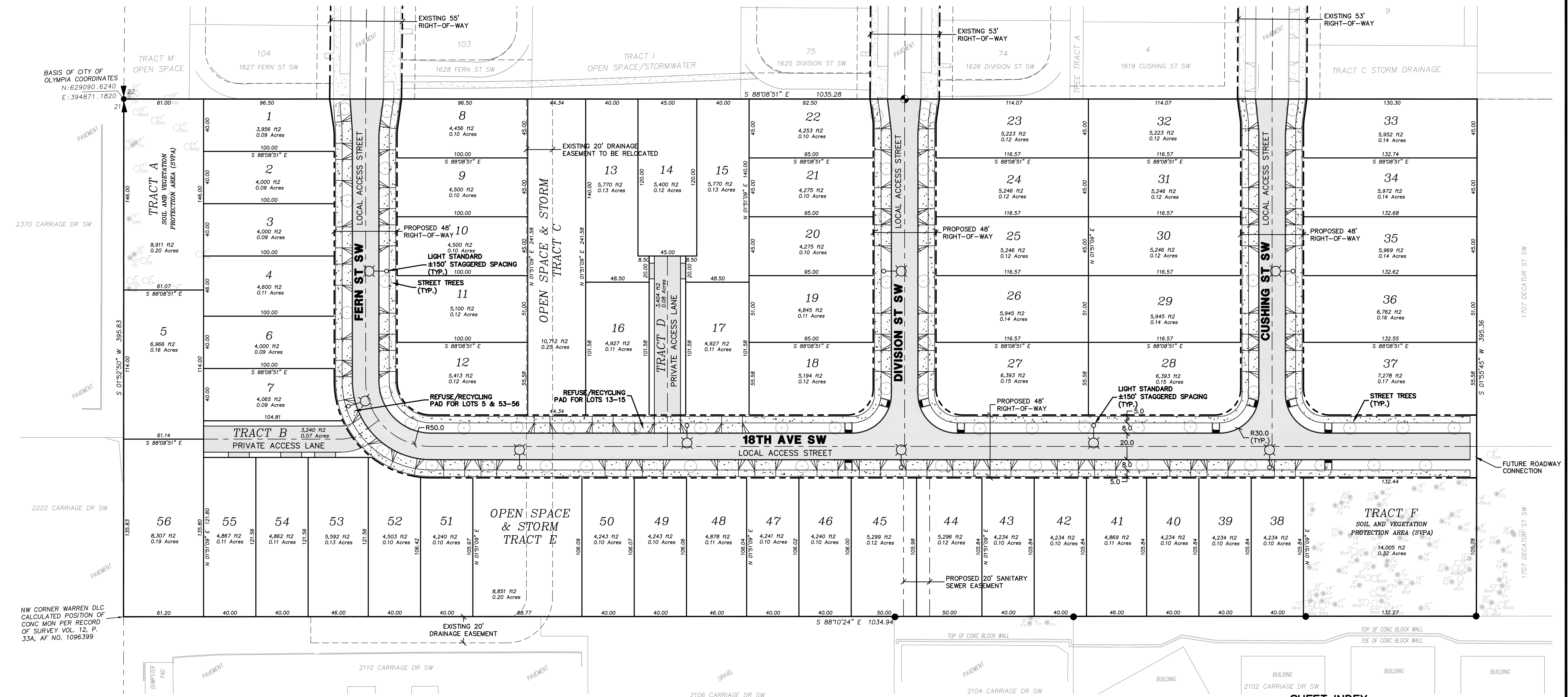
BASIS OF BEARINGS: N 65°47'00" E FROM  
THE FOUND MONUMENT AT THE WEST  
ONE-QUARTER CORNER TO THE FOUND  
MONUMENT AT THE INTERSECTION OF  
DIVISION AND 16TH.  
MEAS=666.78 CITY=666.84



VERTICAL DATUM  
NAVD 88

CITY OF OLYMPIA BM NO. 1534: BRASS  
DISC TOP OF CURB WEST SIDE OF  
DECATUR STREET ON EXTENSION OF 15TH  
AVENUE CENTERLINE.  
ELEVATION = 206.335' NAVD 88

APPLICANT:	ABS INVESTMENT, LLC PO BOX 6130 OLYMPIA, WA 98507	PUBLIC STREET AREA/ LENGTH:	1.750 ACRES / 1,625 LF
PARCEL NO:	59000200100, 59000200400 59000200600, 59000200900 59000300100, 59000400100 59000400600, 59000400800 59000500100, 59000600100 59000700100, 59000700300	GRADING:	±18,000 CY CUT & FILL
		SOILS:	ALDERWOOD GRAVELLY SANDY LOAM
		SEWER/WATER:	CITY OF OLYMPIA
SITE ADDRESS:	UNASSIGNED	POWER/GAS:	PUGET SOUND ENERGY
ZONING:	R6-12	TELECOMMUNICATIONS:	CENTURYLINK & COMCAST
		FIRE DISTRICT:	OLYMPIA
SITE AREA:	9.400 ACRES	SCHOOL DISTRICT:	OLYMPIA
OPEN SPACE/STORM AREA:	0.203 ACRES		
SVPA AREA:	0.526 ACRES		
NET DEVELOPABLE AREA:	8.671 ACRES	BUILDING SETBACKS:	20' FRONT, 0' SIDE, 20' REAR
# LOTS:	56 SINGLE-FAMILY	BUILDING HEIGHT:	2-STORY, 35' MAX.
DENSITY:	6.46 UNITS/ACRE		
SMALLEST LOT SIZE:	3,956 SF		



1 PRELIMINARY PLAT MAP  
2 PRELIMINARY EROSION CONTROL AND DRAINAGE PLAN  
3 PRELIMINARY WATER AND SANITARY SEWER PLAN  
4 PRELIMINARY DETAILS

[illegible]

## WELLINGTON HEIGHTS

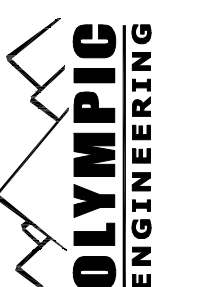
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# PRELIMINARY PLAT MAP

DESIGNED BY:	CMM
DRAWN BY:	CMM
CHECKED BY:	
SCALE:	1" = 40'
DATE:	3/29/18



PO Box 12690  
Olympia, WA 98508  
360.705.2474  
[www.olyeng.com](http://www.olyeng.com)



1

JOB NUMBER:  
17096

DRAWING NAME:  
17096\_PLAT

SHEET: 1 OF 4