

May 16, 2023

Thurston County  
Community Planning & Economic Development  
2000 Lakeridge Dr. S.W.  
Olympia, WA 98502

THURSTON COUNTY  
RECEIVED

MAY 24 2023

BUILDING DEVELOPMENT CENTER

**Re: Sienna 1 Plat – Preliminary Plat Project Narrative**

The Sienna 1 Plat project is the second phase of a two-phase subdivision development located at 7731 Littlerock Rd SW, Tumwater, WA 98512. The site is currently one parcel, #0909009000, sized 16.18-acres. The proposal is to subdivide and develop the site into 77 single-family lots and 1 community clubhouse lot with associated roads, stormwater, and utilities. The proposed development is summarized by the following characteristics and narrative:

Property Location: 7731 Littlerock Rd SW, Tumwater, WA 98512  
Tax Parcel Number: 0909009000  
Property Zoning: SFM  
Property Area: 16.18 acres  
Proposed Lot Count: 78 lots  
Project Type: Subdivision

**Site Description**

The property currently has the Sienna 2 access road and storm pond constructed along the eastern and central portions of the project. The remaining site area is low growing invasive vegetation such as scotch broom and Himalayan blackberry. To the south is the Sienna 2 subdivision, single family homes to the west, and farmland and vegetation to the east and north.

**Project Elements**

Water and Sewer Utilities:

The proposed development is served City of Tumwater through the Sienna 2 plat improvements. Utilities will be connected to the improvements installed as part of that project.

Frontage Improvements

Frontage improvements have been constructed as part of the Sienna 2 subdivision, including a new traffic signal at the Littlerock Rd and 77<sup>th</sup> Way intersection. Right of way dedication and frontage improvements along Littlerock Rd were also included within the Sienna 2 project.

Access/Streets/Parking:

Per TCC 20.44.030 requires 2 parking spaces per single-family dwelling. This proposed project would take access via a Littlerock Rd SW. The proposed development will provide approximately 162 parking stalls. Two within individual driveways and garage parking per home to meet parking requirement and 6 on the clubhouse lot.

Open Space:

The Sienna Phase I proposed development proposes a total of 2.3 acres (Tract A, B, C, & D) located throughout the project site including Tree Tracts.

Critical Areas:

High groundwater is present on the project site.

HQ: 20210 142nd Avenue NE, Woodinville, WA 98072 • Kent: 1851 Central Place South, Suite 101, Kent, WA 98030

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,

A handwritten signature in black ink, reading "Tyrell E. Bradley". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tyrell Bradley, PE  
Principal Engineer  
LDC, Inc.