PRELIMINARY PLAT OF

THE ENCLAVE AT OAK TREE

A PORTION OF THE SOUTHWEST & SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

DESCRIPTIONS

PARCEL 2 OF NON-PLATTED STREET SUBDIVISION NO. NPS-0049, AS RECORDED DECEMBER 29, 1982, UNDER RECORDING NO. 8212290011, IN THURSTON COUNTY, WASHINGTON.
ALSO;
THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

SITE DATA:

ASSESSOR'S PARCEL NO.'S	11823430100, 11826110000, 11826110300
ZONING	MD, MODERATE-DENSITY RESIDENTIAL LD 3-6, LOW-DENSITY RESIDENTIAL
TOTAL AREA	36.22 ACRES
WETLANDS	2.56 ACRES
BUFFERS	2.95 ACRES
OAK TREES	0.93 ACRES
NET AREA	29.78 ACRES
LENGTH OF ROADS	5,284 L.F.
AREA OF ROADS	6.93 ACRES
TOTAL LOTS	182
DENSITY	6.11 DU/AC (OVERALL)
TOTAL OPEN SPACE	12.63 ACRES (34.9%)
AREA OF LD ZONE	18.64 ACRES
AREA OF MD ZONE	17.58 ACRES
SMALLEST LOT AREA LD 3-6:	5,000 S.F.
SMALLEST LOT AREA MD 6-12:	4,000 S.F. (STANDARD)
SMALLEST LOT AREA:	2,400 S.F. (TOWNHOME)
AVERAGE LOT AREA:	4,385 S.F. (EXCLUDING TOWNHOMES)
WATER:	LACEY
SEWER:	LACEY

DIVISION SUMMARY

DIV 1	83 UNITS (24 TH)
DIV 2	97 UNITS (27 TH)

DENSITY CALCULATIONS:

LD 3-6 ZONE	
TOTAL AREA	18.64 ACRES
WETLANDS	2.56 ACRES
BUFFERS	2.95 ACRES
OAK TREES	0.93
NET AREA	11.95 ACRES
NO. OF LOTS	38
DENSITY	3.18 DU/ACRE
MD 6-12 ZONE	
TOTAL AREA	17.58 ACRES
WETLANDS	0 ACRES
BUFFERS	0 ACRES
NET AREA	17.58 ACRES
NO. OF LOTS	144 TOTAL
NO. OF TOWNHOMES	51 (34%)
DENSITY	8.19 DU/ACRE

OPEN SPACE TRACT USAGE:

TRACT "A"	WETLAND/TREE TRACT	7.08 AC.	22%
TRACT "B"	OAKS/TREE TRACT	0.93 AC.	
TRACT "C"	STORM DRAINAGE/ACTIVE REC	1.38 AC.	10%
TRACT "D"	STORM DRAINAGE/ACTIVE REC	1.41 AC.	
TRACT "E"	ACTIVE REC	0.19 AC.	
TRACT "F"	OPEN SPACE/BUFFER	0.42 AC.	
TRACT "G"	OPEN SPACE/LANDSCAPING	0.19 AC.	
TRACT "H"	OPEN SPACE/BUFFER	0.53 AC.	

PLAT NOTES

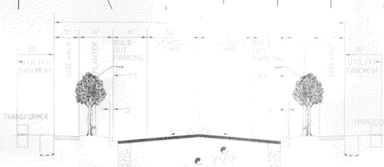
1. TRACTS "A" THROUGH "H" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY)
3. LOTS 56-79 AND 92-116 ARE DESIGNATED TOWNHOMES, WHICH SHARE A COMMON PARTY WALL BETWEEN UNITS. A COVENANT WILL BE RECORDED FOR MAINTENANCE OF COMMON PARTY WALLS.
4. WETLANDS SHOWN ARE BASED ON DELINEATION PROVIDED BY ENVIROVECTOR.

THURSTON COUNTY
RECEIVED
JUL 11 2023
DEVELOPMENT SERVICES

TITLE NOTES

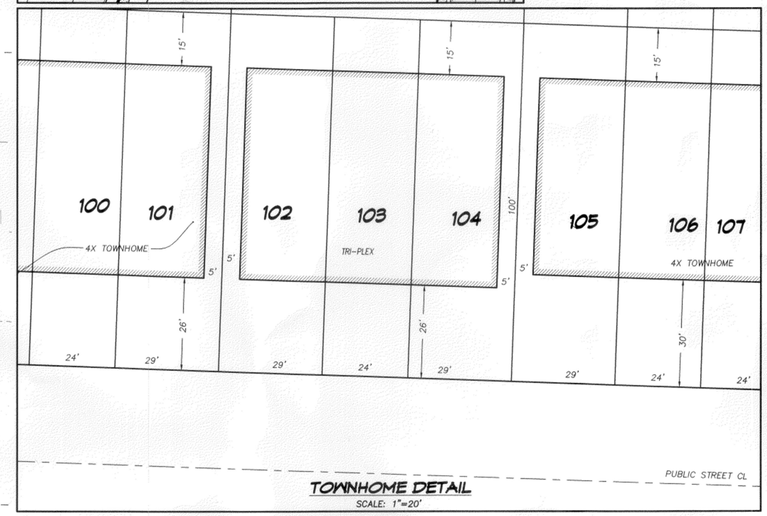
1. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11826110000 BY THURSTON COUNTY.
2. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11823430100 BY THURSTON COUNTY.
3. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM STATE OF WASHINGTON FOR OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC. RECORDED UNDER AUDITOR'S FILE NO. 305805.
4. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO UN-LOCATABLE EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 497018.
5. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 901353.
6. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON NON-PLATTED STREET RECORDED UNDER AUDITOR'S FILE NO. 8212290011.
7. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO TERMS AND PROVISIONS OF STEP SEWER EXTENSION AGREEMENT RECORDED UNDER AUDITOR'S FILE NO.'S 4239626, 4269440 AND 4622351.
8. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11826110300 BY THURSTON COUNTY.
9. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO MATTER CONTAINED IN ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 3082978..

PUBLIC ROAD CROSS-SECTIONS (MAJOR LOCAL)



INTERSECTION DETAIL

SCALE: 1"=50'



TOWNHOME DETAIL

SCALE: 1"=20'

LEGEND

- CURRENT INTERCITY TRANSIT STOP
- ISOLATED OAK TREE
- OAK TREE LIMITS
- ZONING LINE
- WETLAND AREA
- UNDERGROUND INFIL FACILITIES
- EXISTING WELL (INFORMATION PROVIDED BY THURSTON COUNTY)
- MONITORING WELL
- EDGE OF WETLAND AND HIGH GROUND WATER HAZARD BOUNDARY
- 50' HIGH GROUND WATER NO DEVELOPMENT ZONE (NDZ)
- MODIFIED INCOMPATIBLE USE BUFFER PURSUANT TO CHAPTER 21.80.055TCC (SEE HEARING EXAMINER DECISION FOR EMMERSON CROSSING CASE NO. 2016106141)
- HIGH GROUND WATER RESTRICTED DEVELOPMENT ZONE (RDZ) 2' VERTICAL
- 25% STORMWATER BUFFER REDUCTION
- PLANNED 10' WIDE UTILITY EASEMENT
- PLANNED 19' RIGHT OF WAY DEDICATION
- ADDITIONAL RIGHT OF WAY DEDICATION BY OTHERS
- PLANNED STORM DRAINAGE EASEMENT

VERTICAL DATUM
N.G.V.D. 29

THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK NO. 1051 WSDOT CASE MONUMENT W./ 3" BRASS CAP ON 3/4" IRON PIPE INSIDE POINT FALLS 5' NORTH OF CENTER OF 25TH AVE SE, 265' EAST OF SEVEN OAKS RD, 200' WEST OF HIDDEN SPRINGS LP SE & 0.14 MILE WEST OF MARVIN RD
ELEV.=170.78

SCALE: 1"=100 FEET
0 50 100 200

BASIS OF BEARINGS: SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3111152

June 30 2023

JEFF S PANTIER
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com
21-088