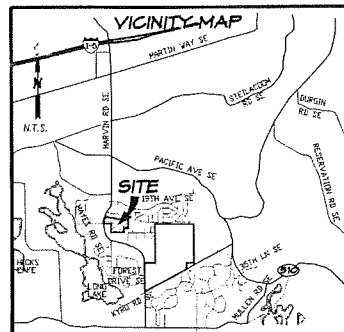


The Enclave at Oak Tree
Landslide Hazard Analysis

The subject site ranges in elevation from 234 feet at the Southeast corner of the property to an elevation of 166 feet at the wetland along the North boundary of the proposed Plat. Thurston County deems a "Landslide Hazard" as any slope that exceeds 40% or certain slopes, deemed unstable that are 15 - 39.9%. The steepest slope on the subject site is 12%; therefore not subject to the provisions of Thurston County Geologic /Landslide Hazards.



3/7/2023



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 110, NPS-0049, AS RECORDED DECEMBER 24, 1982,
UNDER RECORDING NO. 821224001, 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
TOTAL AREA 36.22 ACRES
WETLANDS 2.56 ACRES
BUFFERS 2.95 ACRES
OAK TREES 1.18 ACRES
NET AREA 29.53 ACRES
LENGTH OF ROADS 5,322 L.F.
AREA OF ROADS 6.90 ACRES
TOTAL LOTS 182
DENSITY 5.02 DU/AC (OVERALL)
TOTAL OPEN SPACE 13.00 ACRES (36%)
AREA OF LD ZONE 16.64 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: LACET
SEWER: LACET

DIVISION SUMMARY

DIV 1 88 UNITS (24 TH)
DIV 2 54 UNITS (21 TH)
DIV 3 45 UNITS (10 TH)

DENSITY CALCULATIONS:

LD 3-6 ZONE 18.64 ACRES
TOTAL AREA 2.56 ACRES
WETLANDS 2.95 ACRES
OAK TREES 1.18
NET AREA 11.95 ACRES
NO. OF LOTS 30
DENSITY 3.98 DU/ACRE

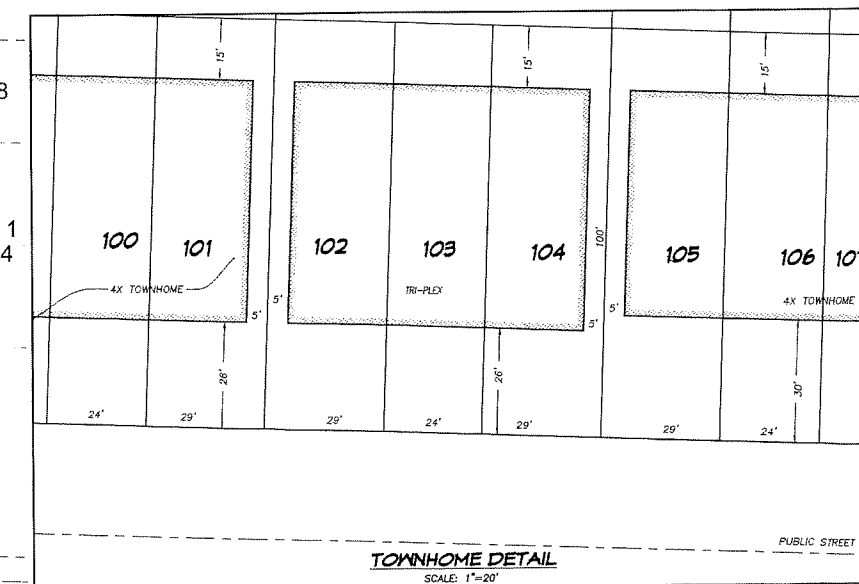
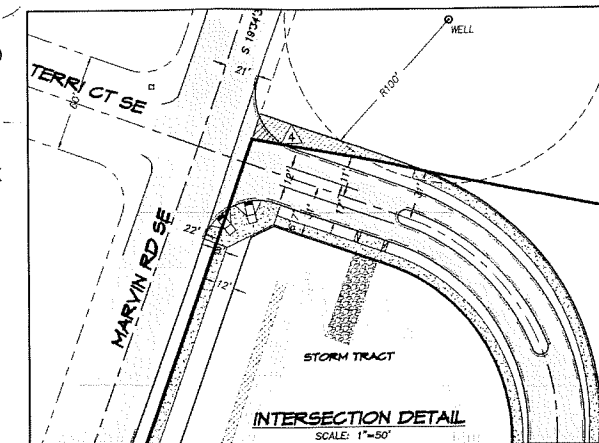
MD 6-12 ZONE 17.58 ACRES
TOTAL AREA 0 ACRES
WETLANDS 0 ACRES
BUFFERS 17.58 ACRES
NET AREA 144 ACRES
NO. OF LOTS 51 (34%)
DENSITY 8.19 DU/ACRE

OPEN SPACE TRACT USAGE:

TRACT "A" WETLAND/TREE TRACT 6.50 AC [20%]
TRACT "B" OAKS/TREE TRACT 1.18 AC [10%]
TRACT "C" STORM DRAINAGE/ACTIVE REC 1.05 AC [10%]
TRACT "D" STORM DRAINAGE/ACTIVE REC 0.20 AC [0.20%]
TRACT "E" ACTIVE REC 0.23 AC [0.23%]
TRACT "F" OPEN SPACE/LANDSCAPING 0.10 AC [0.10%]
TRACT "G" OPEN SPACE/LANDSCAPING 0.42 AC [0.42%]
TRACT "H" OPEN SPACE/LANDSCAPING 0.14 AC [0.14%]
TRACT "I" OPEN SPACE/BUFFER 0.54 AC [0.54%]

PLAT NOTES

- TRACTS "A" THROUGH "I" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY).
- LOTS 56-74 AND 80-116 ARE DESIGNATED TOWNHOMES, WHICH SHARE A COMMON PARTY WALL BETWEEN UNITS. A COVENANT WILL BE RECORDED FOR MAINTENANCE OF COMMON PARTY WALLS.
- WETLANDS SHOWN ARE BASED ON DELINEATION PROVIDED BY ENVIRONMENTAL ENGINEER.



- TITLE NOTES**
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1182610000 BY THURSTON COUNTY.
 - A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11823430100 BY THURSTON COUNTY.
 - 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.
 - 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.
 - 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.
 - 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. 821224001.
 - A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO TERMS AND PROVISIONS OF STEP SEWER EXTENSION AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 5 4239828, 4269440 AND 4622351.
 - A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11826110300 BY THURSTON COUNTY.
 - 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)

SCALE: 1"=100 FEET
0 50 100 200

LEGEND

- CURRENT INTERCITY TRANSIT STOP
- ZONING LINE
- WETLAND AREA
- UNDERGROUND INFIL FACILITIES
- EXISTING WELL
- WELL INFORMATION PROVIDED BY (THURSTON COUNTY)
- MONITORING WELL
- PLANNED 10' WIDE UTILITY EASEMENT
- PLANNED 15' RIGHT OF WAY DEDICATION
- MODIFIED INCOMPATIBLE USE BUFFER PURSUANT TO CHAPTER 21.80.055TC (SEE HEARING EXAMINER DECISION FOR EMERSON CROSSING CASE NO. 201610614)
- ADDITIONAL RIGHT OF WAY DEDICATION BY OTHERS
- PLANNED STORM DRAINAGE EASEMENT



VERTICAL DATUM
THURSTON COUNTY
PHOTOGRAMMETRY



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