

PRELIMINARY PLAT OF THE ENCLAVE AT OAK TREE

A PORTION OF THE SOUTHWEST & SOUTHEAST QUARTER OF THE SOUTHWEST 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. 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. 15 11823430100, 11826100000, 11826103000  
ZONING MD, MODERATE-DENSITY RESIDENTIAL  
LD 3-6, LOW-DENSITY RESIDENTIAL  
TOTAL AREA 36.22 ACRES  
WETLANDS 2.56 ACRES  
BUFFERS 2.95 ACRES  
NET AREA 1.18 ACRES  
OAK TREES 29.53 ACRES  
LENGTH OF ROADS 5,322 L.F.  
AREA OF ROADS 8.90 ACRES  
TOTAL LOTS 182  
DENSITY 5.02 DU/AC (OVERALL)  
TOTAL OPEN SPACE 13.00 ACRES (36%)  
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: LACET  
SEWER: LACET

DIVISION SUMMARY

DIV 1 83 UNITS (24 TH)  
DIV 2 54 UNITS (21 TH)  
DIV 3 45 UNITS (0 TH)

DENSITY CALCULATIONS:

LD 3-6 ZONE  
TOTAL AREA 18.64 ACRES  
TOTAL AREA 2.56 ACRES  
WETLANDS 2.95 ACRES  
OAK TREES 1.18 ACRES  
NET AREA 1.18 ACRES  
NO. OF LOTS 30  
DENSITY 3.18 DU/ACRE

MD 6-12 ZONE  
TOTAL AREA 17.58 ACRES  
TOTAL AREA 0 ACRES  
WETLANDS 0 ACRES  
OAK TREES 17.58 ACRES  
NET AREA 144 TOTAL  
51 (34%)  
DENSITY 6.19 DU/ACRE

OPEN SPACE TRACT USAGE:

TRACT "A" WETLAND/TREE TRACT  
TRACT "B" OAKS/TREE TRACT  
TRACT "C" STORM DRAINAGE/ACTIVE REC  
TRACT "D" STORM DRAINAGE/ACTIVE REC  
TRACT "E" ACTIVE REC  
TRACT "F" OPEN SPACE/LANDSCAPING  
TRACT "G" OPEN SPACE/LANDSCAPING  
TRACT "H" OPEN SPACE/BUFFER  
TRACT "I" OPEN SPACE/BUFFER

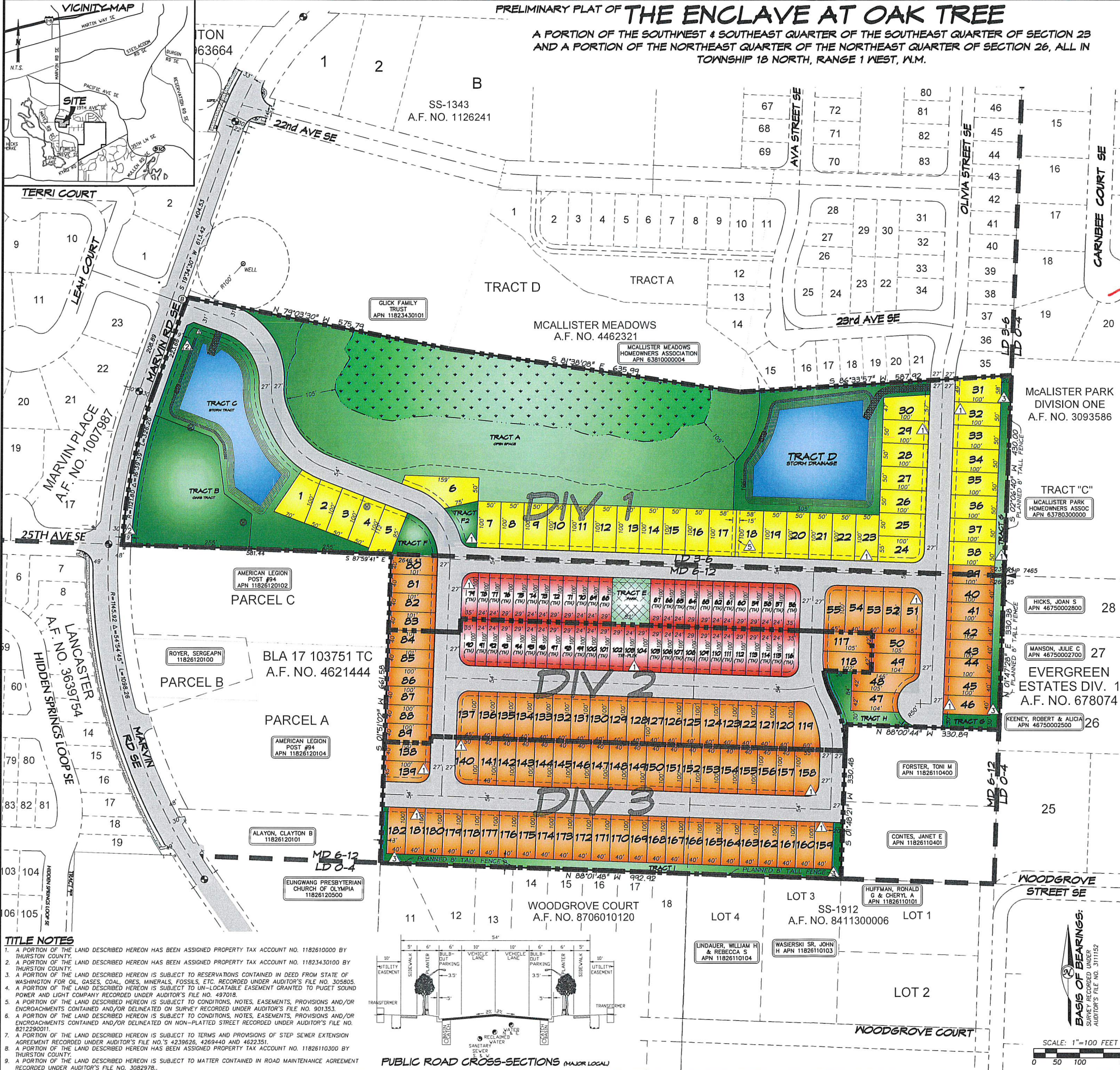
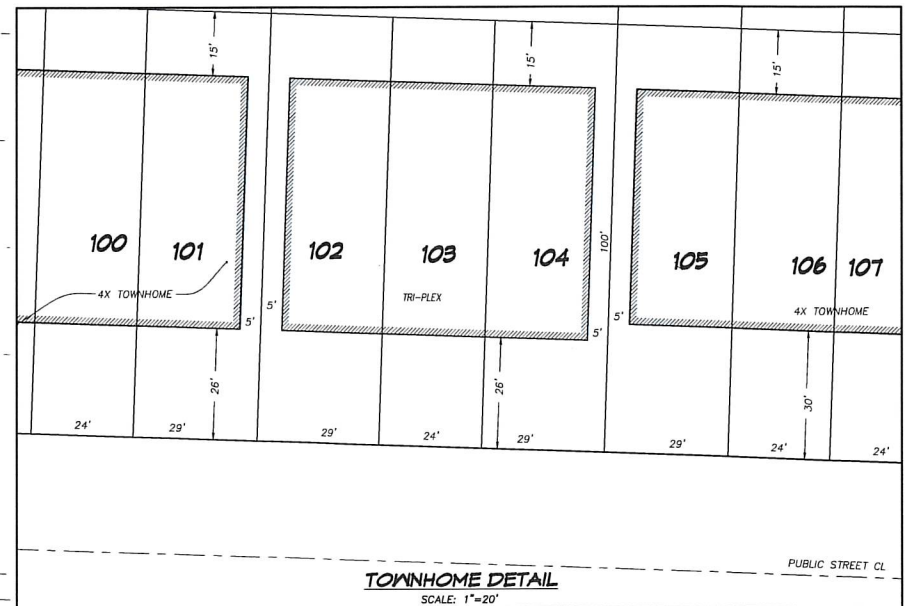
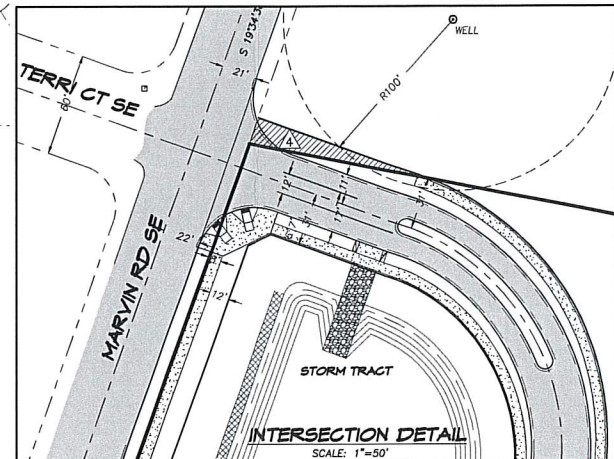
6.50 AC 20%  
1.18 AC 10%  
1.85 AC 10%  
0.20 AC  
0.29 AC  
0.10 AC  
0.42 AC  
0.18 AC  
0.54 AC

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 36-TH AND 40-116 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 ENVIROVECTOR.

COLOR LEGEND

- 50' WIDE FRONT LOAD DETACHED
- 24' FRONT LOAD ATTACHED TOWNHOMES
- 40' WIDE FRONT LOAD DETACHED
- OPEN SPACE/LANDSCAPE
- PAVED ROADWAYS
- STORM POND
- WETLAND
- PLANNED PARK/ACTIVE RECREATION



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. 487018.
- 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. 821229001.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO TERMS AND PROVISIONS OF STEP SEWER EXTENSION AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 4239626, 4269440 AND 4622351.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1182610300 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)

BASIS OF BEARINGS:  
SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 311152

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 19' RIGHT OF WAY DEDICATION
- MODIFIED INCOMPATIBLE USE BUFFER PURSUANT TO CHAPTER 21.80.055TCG (SEE HEARING EXAMINER DECISION FOR EMERSON CROSSING CASE NO. 2016106141)
- ADDITIONAL RIGHT OF WAY DEDICATION BY OTHERS
- PLANNED STORM DRAINAGE EASEMENT



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