

Enclave and Oak Tree Preliminary Plat (HGP 21-088)  
Project Narrative

Enclave at Oak Tree represents a 182-lot preliminary plat on 36.22 acres located within the City of Lacey Urban Growth Area (UGA). The property has two separate zoning designations, with 18.64 acres of the site carrying a Low-Density Residential (LD) zone designation and 17.58 acres of the site carrying a Moderate-Density Residential (MD) zone designation. A total of 38 lots are proposed in the LD zone at a net density of 3.18 dwelling units per acre and 144 lots are proposed in the MD zone designation at a net density of 8.19 dwelling units per acre.

The project site is located within a portion of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of section 23 and a portion of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 26, Township 18 North, Range 1 West. Thurston County tax parcel numbers 11823430100, 11826110000 and 11826110300.

The development will provide a variety of home styles and designs including traditional detached front-loaded garage homes and front-loaded garage townhomes. The project includes 131 single-family detached lots and 51 townhome lots.

The project is proposed to include three divisions. Division One will include 59 single-family detached lots and 24 townhome lots. Division Two will include 27 single-family detached lots and 27 townhome lots. Division 3 will include 45 single-family detached lots.

The project will provide 12.63 acres of open space (34.9 % of the gross site area) in 8 separate tracts that will be owned and maintained by the Homeowners Association. Tract A is a tree/critical areas tract that is 7.08 acres in size. Tract B is an oaks/tree tract that is 0.93 acres in size. Tract C is an open space/stormwater tract 1.38. Tract D is an open space/stormwater tract 1.91 acres in size. Tract E is an active recreation/stormwater tract 0.19 acres in size. Tract F is an open space/landscape tract 0.42 acres in size. Tract G is an open space/incompatible use buffer tract 0.19 acres in size. Tract H is an open space/incompatible use buffer tract 0.53 acres in size.

The internal street system will connect to Marvin Road SE at the northwest corner of the site and Olivia Street SE at northeast corner of the site. In addition, the internal street system will be stubbed to neighboring properties at the SW and SE portions of the site for future extension.

The project is proposed to be served by the City of Lacey STEP sanitary sewer system and City of Lacey water system.

Several technical reports have been prepared in support of the planned design, including the following; Geotechnical Report, Groundwater Monitoring Report, Preliminary Storm Drainage Report, Wetland/Critical Area Report, Mazama Pocket Gopher Report, Oak Tree Report, Prairie Plant Report, Forester's Report, Topographic Survey and Transportation Impact Analysis.