



April 30, 2024

Brett Bures  
 Development Services Manager  
 Thurston County Community Planning &  
 Economic Development  
 3000 Pacific Avenue SE, Suite 100  
 Olympia, WA 98501

Sent Via Email:

RE: Enclave at Oak Tree Plat - No 2022105125  
 Hearing Examiner Decision – Remand

Mr. Bures:

We are in receipt of the Remand Hearing Examiner Decision dated April 25, 2024. Based upon that Decision we offer the updated Preliminary Plat Map included herein for your consideration. We followed the Examiner's instructions and her Remand Paragraph 1 to revise the Plat Map in a manner that sets forth a 30-foot landscape buffer without need for variance. In doing so, we also reviewed and followed the design and approach approved in the Manor House decision, using a combination of tract and an easement on the adjacent lot to achieve the required 30-foot buffer pursuant to TCC 21.80.055(1)(b). Although this revision required us to lose a lot, we determined it would be more efficient and consistent with Code to present this revision, rather than pursue a variance.

The updated Preliminary Plat Map contains the following revisions for your consideration:

- A reduction in total lot count from 182 to 181.
  - 38 lots remain in the LD 3-6 Zone (detached residences); 143 lots now exist within the MD 6-12 Zone; 51 remain townhomes and 92 are now detached residences.
- A new Detail has been added to the Plat Map "Incompatible Use Lot Layout Detail" near the left side of the page with commitment to landscape the complete buffer consistent with TCC 21.80.055(3).
- The incompatible use buffer has been modified as follows:
  - Tract F has been removed from behind Lots 31-38 (omission of the buffer in this location as it is not required)
  - Tract F is 30 feet wide adjacent to Lot 36

- A 10-foot wide landscaping easement has been added to rear of Lots 39-46 (in addition to the already designed 20-foot wide Tract F)
- Tract H has been expanded to 30 feet wide adjacent to Lots 159 and 181.
- A 10-foot wide landscaping easement has been added to rear of Lots 159-181 (in addition to the already designed 20-foot wide Tract H).
- All Tract and Open Space Areas have been updated accordingly.

We believe these revisions comply with TCC 21.80.055(1)(b) and request staff and the examiner provide a similar Plat Condition to that which was received in the Manor House project. We further request that this submittal be expedited to receive the final plat decision.

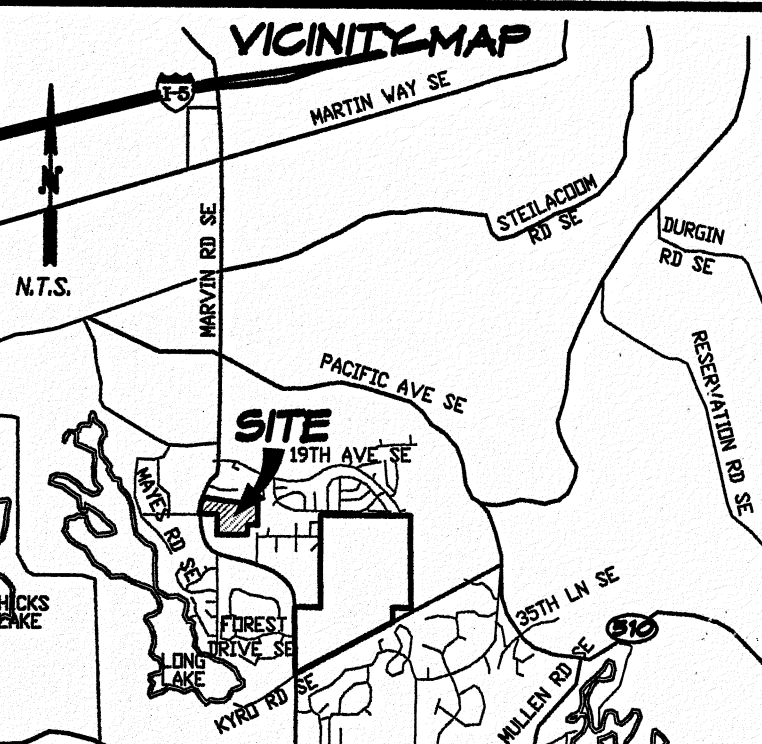
Regards  
D. R. Horton



Raelyn Hulquist  
Entitlements Manager

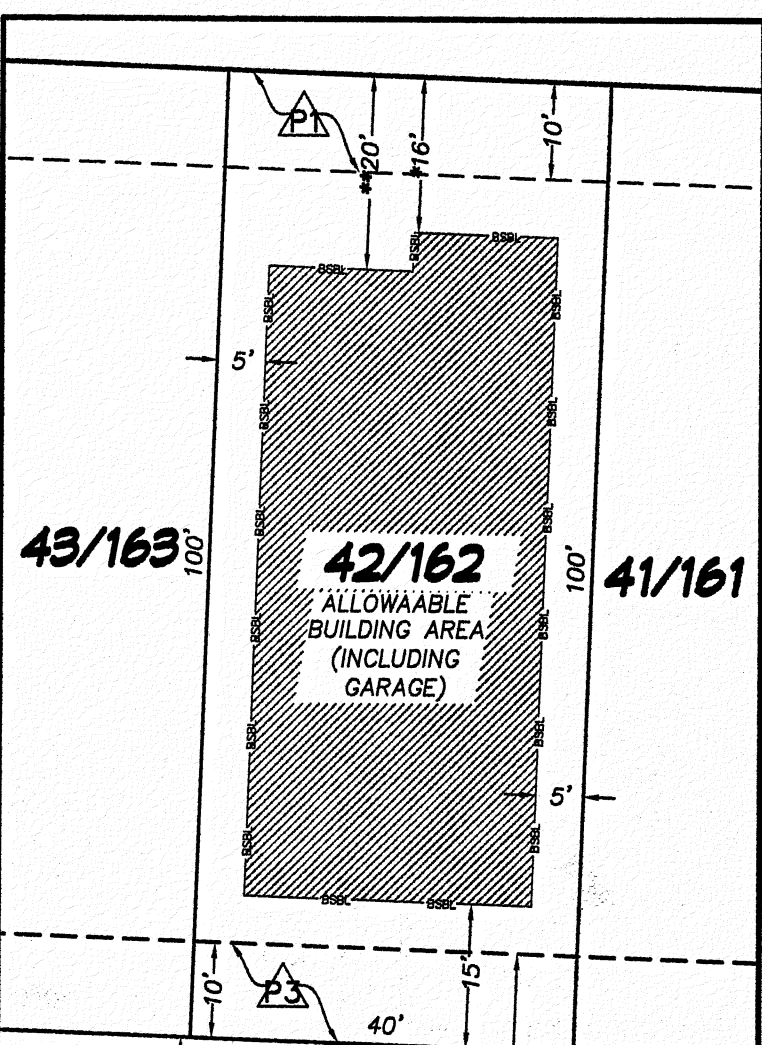
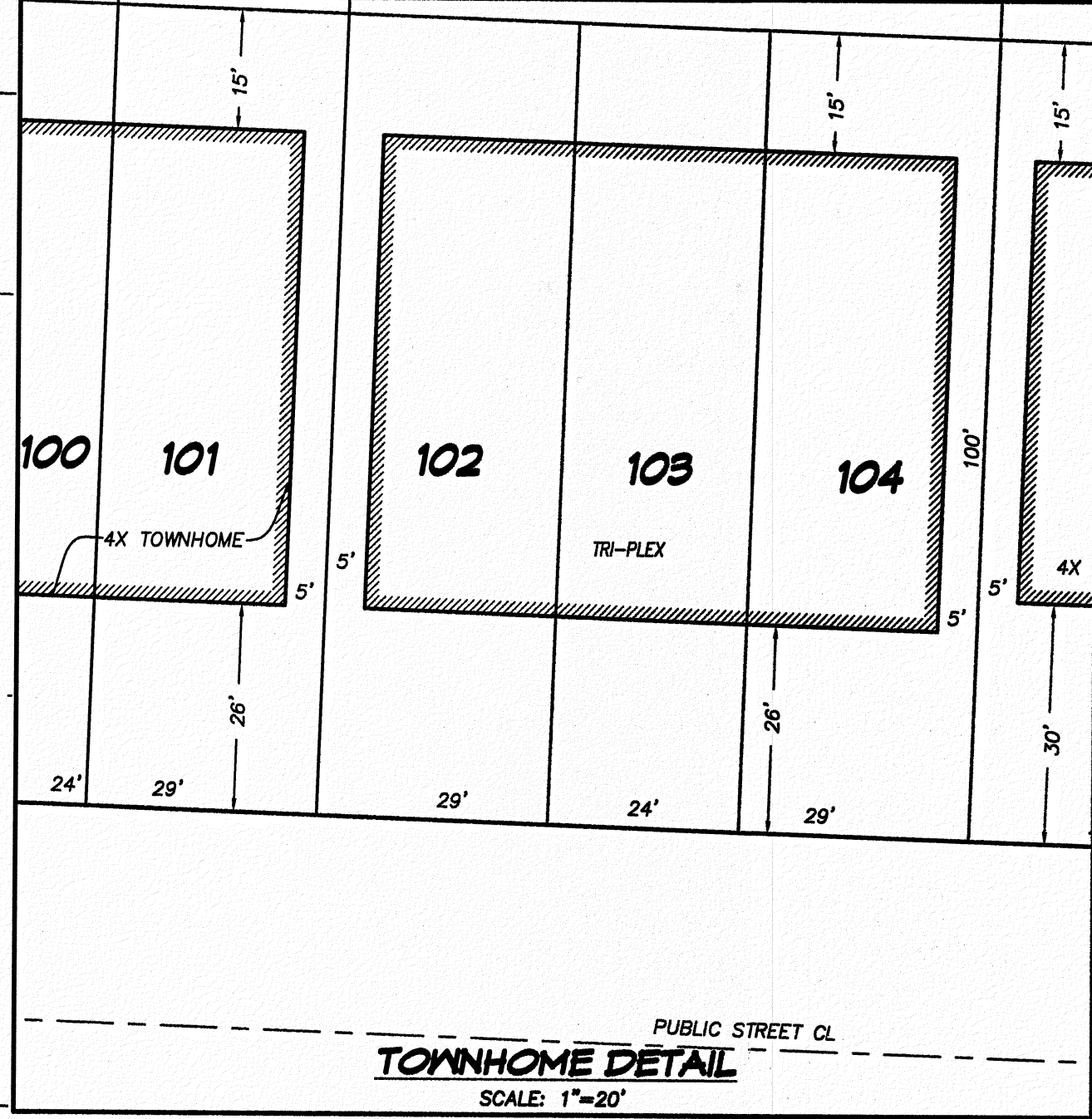
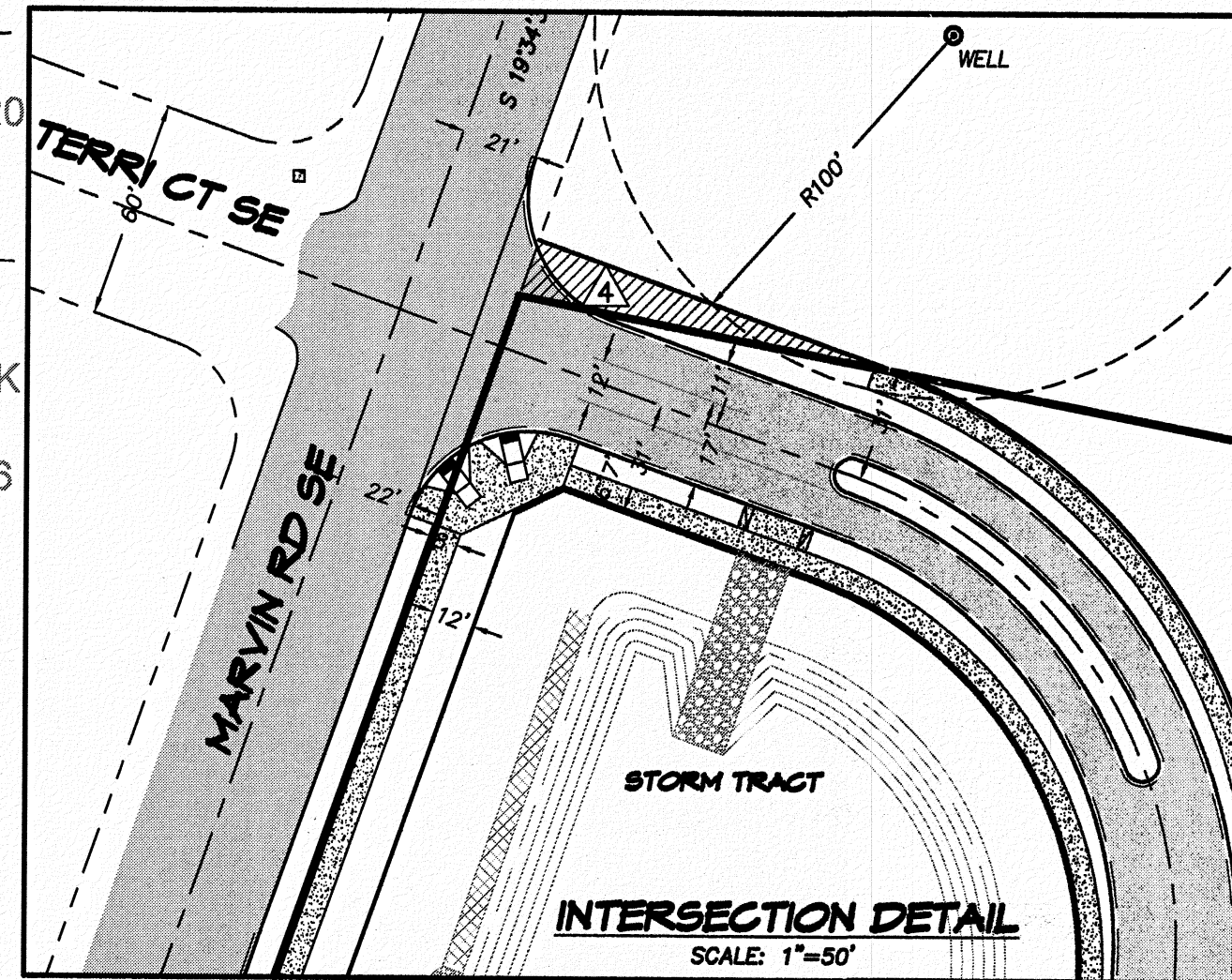
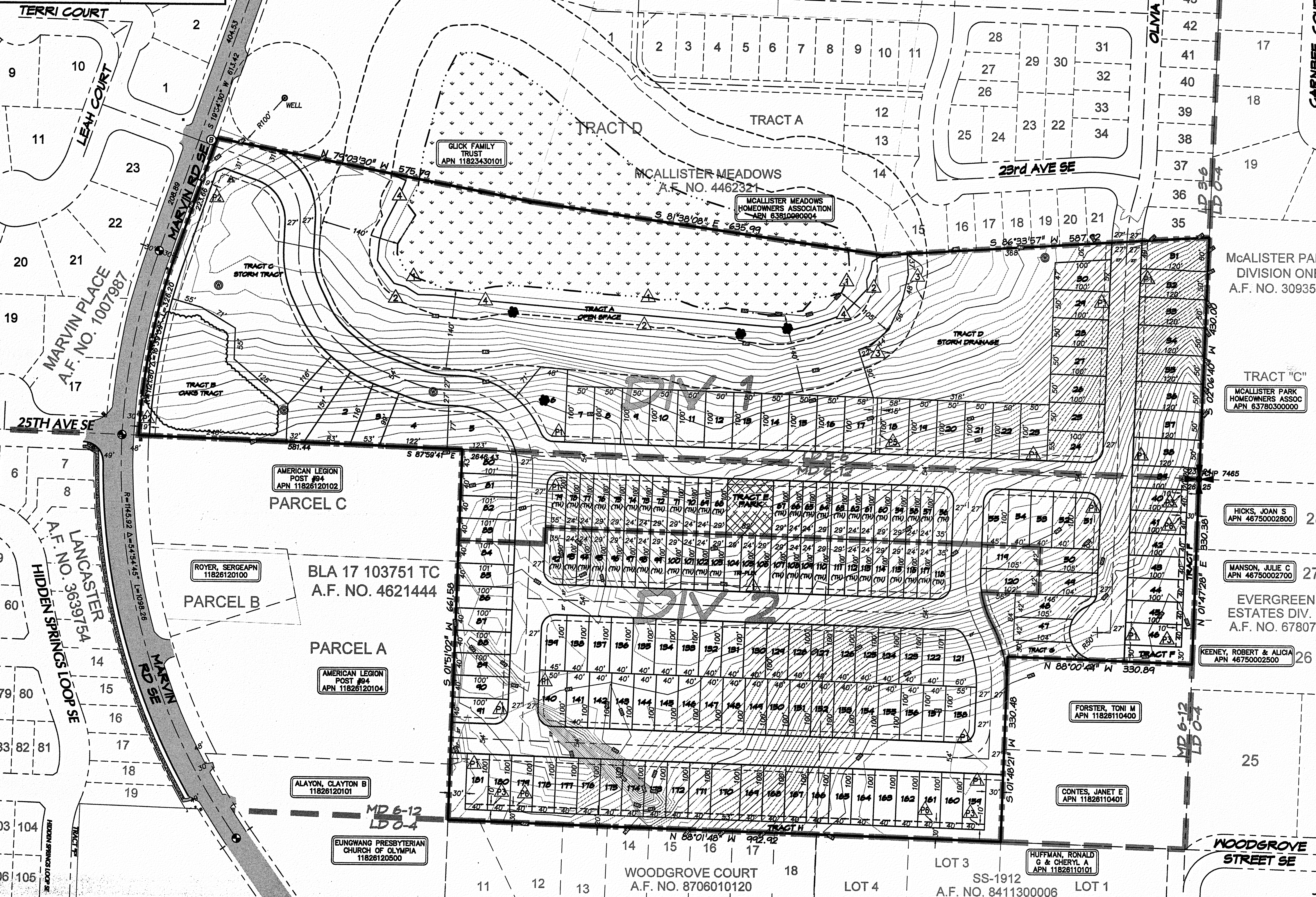
cc: Sonja Cady, Thurston County, Land Use Clerk @ [sonja.cady@co.thurston.wa.us](mailto:sonja.cady@co.thurston.wa.us)  
Duana Kolouskova, Johns Monroe Mitsunaga Koloušková, PLLC @ [kolouskova@jmmklaw.com](mailto:kolouskova@jmmklaw.com)  
Jeff Pantier, Hatton Godat Pantier @ [jeffp@hattonpantier.com](mailto:jeffp@hattonpantier.com)



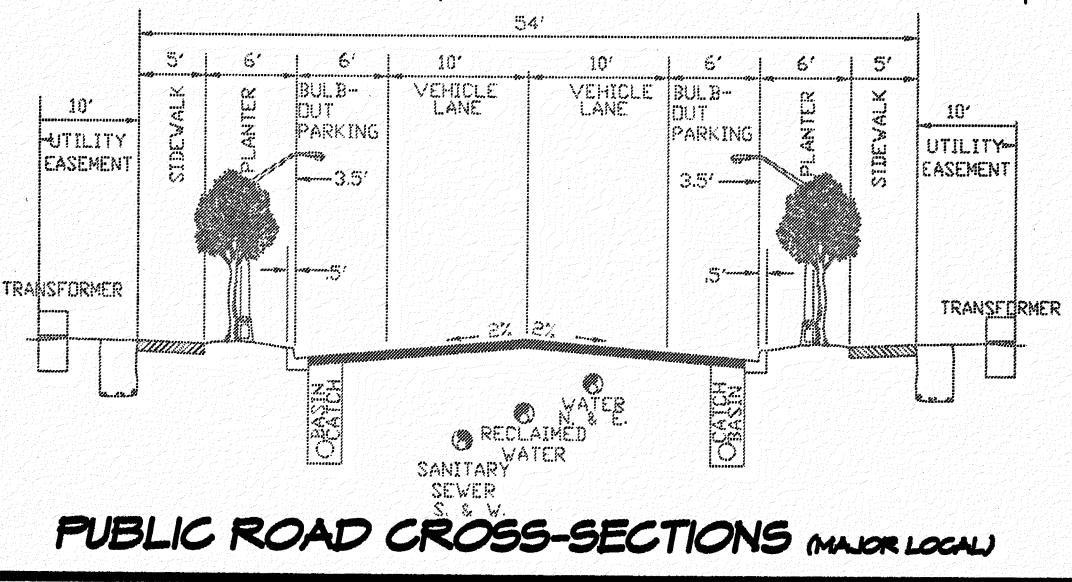


PRELIMINARY PLAT OF **THE ENCLAVE AT OAK TREE**  
A PORTION OF THE SOUTHWEST & SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23  
AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN  
TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

DESCRIPTIONS		DENSITY CALCULATIONS:	
PARCEL 2 OF NON-PLATTED STREET SUBDIVISION NO. NPS-0049, AS RECORDED DECEMBER 29, 1982, UNDER RECORDING NO. 8212290011, IN THURSTON COUNTY, WASHINGTON.		LD 3-6 ZONE	
ALSO:		TOTAL AREA	
THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.		18.64 ACRES	
SITE DATA:		WETLANDS	
ASSESSOR'S PARCEL NO.'S		2.56 ACRES	
ZONING		BUFFERS	
MD, MODERATE-DENSITY RESIDENTIAL		0.95 ACRES	
LD 3-6, LOW-DENSITY RESIDENTIAL		OAK TREES	
36.22 ACRES		11.95 ACRES	
TOTAL AREA		NO. OF LOTS	
36.22 ACRES		38	
WETLANDS		DENSITY	
2.56 ACRES		3.18 DU/ACRE	
BUFFERS		MD 6-12 ZONE	
0.95 ACRES		TOTAL AREA	
29.78 ACRES		17.58 ACRES	
5,284 L.F.		WETLANDS	
6.93 ACRES		0 ACRES	
TOTAL LOTS		BUFFERS	
181		17.58 ACRES	
DENSITY		NET AREA	
12.50 ACRES (OVERALL)		143 TOTAL	
TOTAL OPEN SPACE		NO. OF TOWNHOMES	
18.64 ACRES		51 (34%)	
AREA OF LD ZONE		DENSITY	
17.58 ACRES		8.13 DU/ACRE	
SMALLEST LOT AREA		OPEN SPACE TRACT USAGE:	
4,000 S.F. (STANDARD)		TRACT "A" WETLAND/TREE TRACT	
4,385 S.F. (TOWNHOME)		TRACT "B" OAKS/TREE TRACT	
4,385 S.F. (EXCLUDING TOWNHOMES)		TRACT "C" STORM DRAINAGE/ACTIVE REG	
LACEY		TRACT "D" STORM DRAINAGE/ACTIVE REG	
DIVISION SUMMARY		TRACT "E" ACTIVE REG	
DIV 1 83 UNITS (24 TH)		TRACT "F" OPEN SPACE/BUFFER	
DIV 2 98 UNITS (21 TH)		TRACT "G" OPEN SPACE/LANDSCAPING	
		TRACT "H" OPEN SPACE/BUFFER	



- TITLE NOTES**
1. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1182610000 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 4239826, 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. 302978.



**LEGEND**

- ⑥ 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)
- 25% STORMWATER BUFFER REDUCTION
- HIGH GROUND WATER RESTRICTED DEVELOPMENT ZONE (RDZ) 2' VERTICAL

**LEGEND**

- \* HOUSE SETBACK
- \*\* GARAGE SETBACK
- ▲ PLANNED 10' WIDE UTILITY EASEMENT
- ▲ PLANNED 10' WIDE LANDSCAPING EASEMENT
- ▲ PLANNED 30' INCOMPATIBLE USE LANDSCAPING BUFFER WITH SCREENING TO BE PROVIDED CONSISTENT WITH TCC 21.80.055(3)

**SCALE: 1"=100 FEET**

**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**