

PRELIMINARY PLAT OF OAK SPRINGS

SITE DATA

ORIGINAL PARCEL NUMBER: 11825240000
TOTAL AREA: 20.02 ACRES
ZONING: LD3-6/Low-Density Residential
TOTAL LOTS: 88
DENSITY: 4.00 D.U. per acre (88/20.02)
OPEN SPACE: 3.60 acres (18%)

USE OF TRACTS
TRACT "A"
TRACT "B"
TRACT "C"

STORM DRAINAGE/ OAK HABITAT
OAK HABITAT/ TREE TRACT/
ACTIVE RECREATION
OPEN SPACE

SMALLEST LOT SIZE:
AVERAGE LOT SIZE:
LENGTH OF PUBLIC ROADS:
AREA OF PUBLIC ROADS:
WATER:
SEWER:

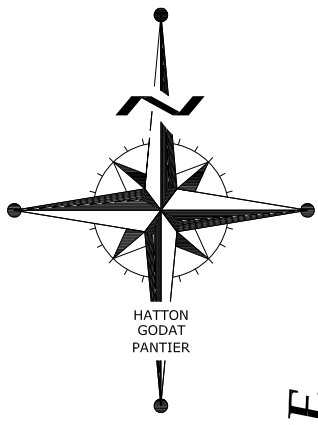
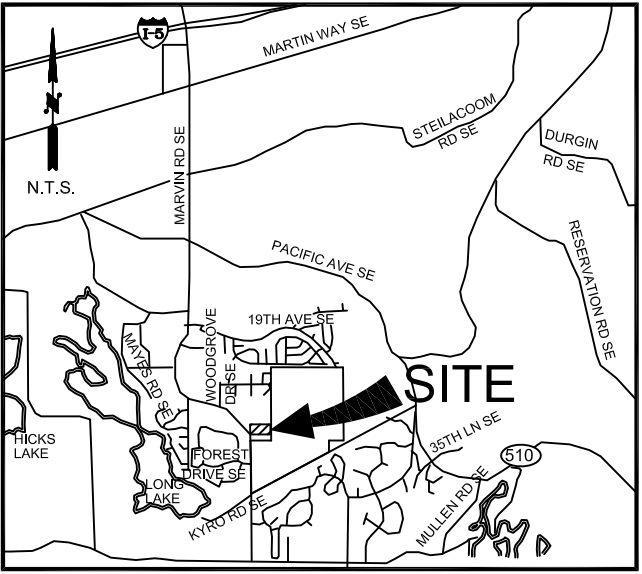
5,000 S.F.
6,106 S.F.
2,923 L.F.
3.81 ACRES
CITY OF LACEY
CITY OF LACEY

LEGAL DESCRIPTION

PARCEL "A"
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THAT PORTION IF ANY, LYING IN RIGHT OF WAY OF COUNTY ROAD KNOWN AS MARVIN ROAD, IN THURSTON COUNTY, WASHINGTON.
PARCEL "B"
AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER UPON AND THROUGH A 40 FOOT WIDE PORTION OF LAND AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 3, 2007 UNDER RECORDING NO. 3980798 IN THURSTON COUNTY, WASHINGTON.

PROJECT PROPONENT

CONWELL INVESTMENTS, LLC
2415 CARPENTER RD SE
LACEY, WA 98503
(360) 438-0525



CITY OF LACEY	
VERTICAL DATUM	
THURSTON COUNTY PHOTOGRAMMETRY NOVEMBER 2009	
MERIDIAN HORIZONTAL DATUM	

50 25 0 50 100
SCALE: 1" = 50'

DESIGNED BY: SDH
DRAWN BY: M/M
CHECKED BY: SDH
DATE: NOV. 2023
SCALE: H V

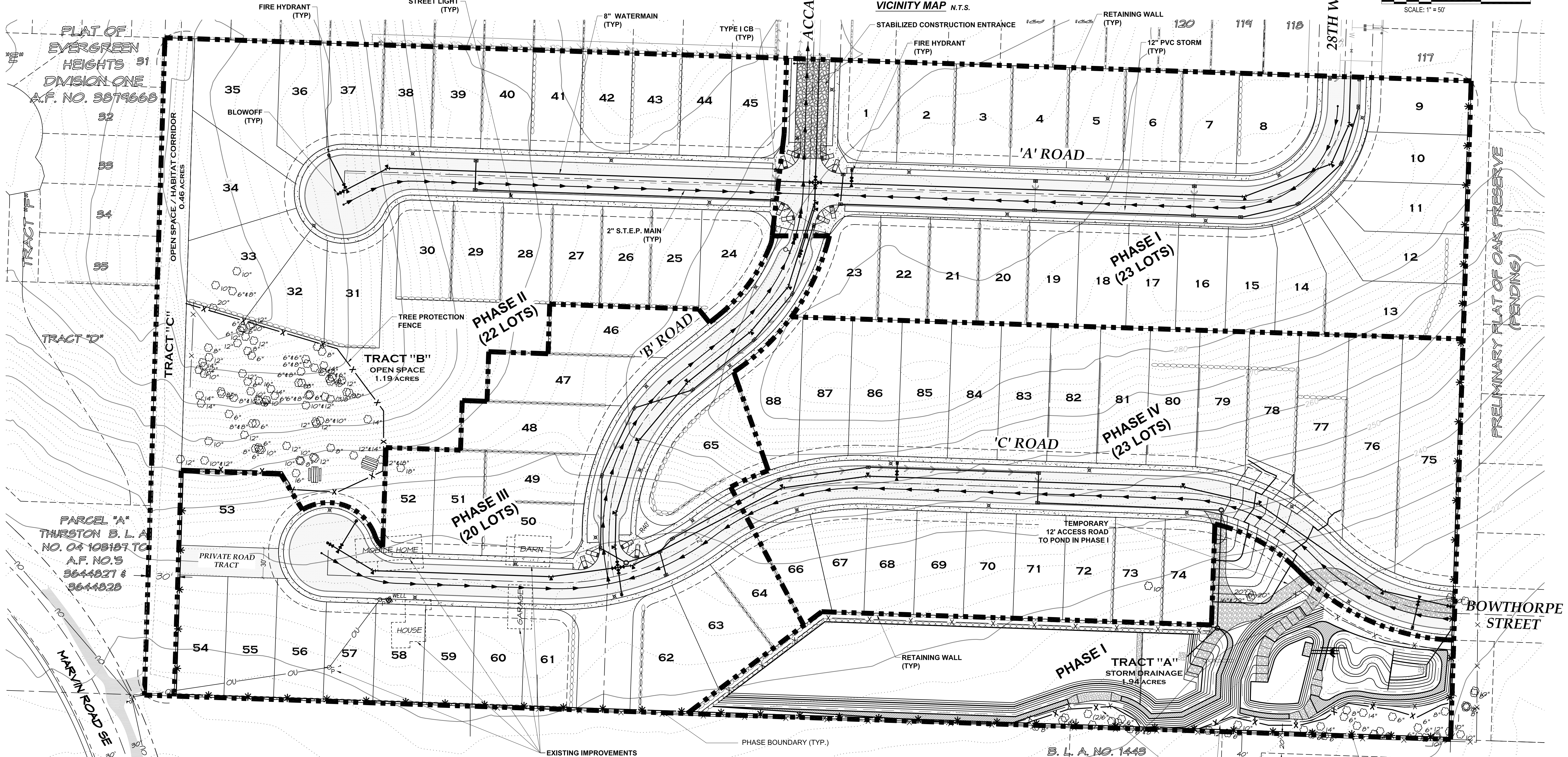


HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

REVISIONS: DATE: 04/08/2014
CITY COMMENTS

OAK SPRINGS
PRELIMINARY PLAT
PRELIMINARY SITE PLAN
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

AGENCY NO. 1 OF 1
SHEET: 13-046 site plan.dwg
INDEX: 13-046 site plan.dwg
JOB: 13-046



NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

LEGEND

- | | | | | |
|------------------------|------------------------|----------------------|--------------------------------------|-----------------------------------|
| EX. POWER POLE | EX. GAS LINE | EX. SEWER CLEANOUT | NEW PEDESTRIAN STREET LIGHT | NEW CATCHBASIN TYPE 1 |
| EX. POWER VAULT | EX. POWER JUNCTION BOX | EX. SEWER MANHOLE | NEW HIGH MAST W/ PED SCALE LIGHT | NEW CATCHBASIN TYPE 2-48 |
| EX. POWER TRANSFORMER | EX. CATCHBASIN TYPE 1 | EX. SEWER LINE | NEW LIGHTING J BOX | NEW STORM CATCHBASIN W/ SOLID LID |
| EX. POWER PEDESTAL | EX. STORM MAIN LINE | EX. CONCRETE | NEW TRANSFORMER & SERVICE DISCONNECT | NEW STORM MAIN LINE |
| EX. PVC RISER | EX. CULVERT | EX. EDGE OF PAVEMENT | NEW WATERMETER | NEW LOT DRAINAGE LINE |
| EX. OVERHEAD POWER | EX. SIGNS | EX. MAJOR CONTOUR | NEW HYDRANT | NEW SEWER CLEANOUT |
| EX. UNDER GROUND POWER | EX. FENCE | EX. MINOR CONTOUR | NEW VALVE | NEW SEWER MANHOLE |
| EX. TELEPHONE PEDESTAL | EX. WATERMETER | FINISH MAJOR CONTOUR | NEW BLIND FLANGE | NEW GRAVITY SEWER LINE |
| EX. TELEPHONE MANHOLE | EX. HYDRANT | FINISH MINOR CONTOUR | NEW PIGG LAUNCH PORT | NEW SEWER FORCEMAIN |
| EX. CABLE PEDESTAL | EX. VALVE | NEW ROCK WALL | | |
| EX. TELEPHONE LINE | EX. BLOWOFF | | | |
| EX. GAS VALVE | EX. WATER LINE | | | |

THURSTON COUNTY
RECEIVED
NOV 16 2023
DEVELOPMENT SERVICES