

Brett –

The following email is regarding the

Enclave at Oak Tree

Project Number 2022105125

I own the property at 8348 Woodgrove Court SE noted as Lot 4 on plan sheet No. 2.

I wanted to preface this email by mentioning that as far as I know, there has been no contact between the developer or designers for this project and the adjacent property owners. I cannot speak for all the property owners but the ones that I know have had no contact. With that said, I understand that the SEPA process is the primary method for developers to notify adjacent property owners but after review of the project I see a number of items that as good neighbors the developer should address or provide information as this project will occur over a long period, I am assuming at least a one year construction window if not longer.

I ask that you take note of the items that I mention below and please provide responses. Most of these are pretty straightforward so if the due diligence was completed during design my expectation is that these items have been addressed someplace in the project documents.

The majority of my comments are in relation to the existing property owners that abut the project, mostly the properties along Woodgrove Court (lots 159 to 182)

My questions and comments are as follows:

Tract H –

Is noted on sheet No. 2 as a “Modified incompatible use buffer pursuant to Chapter 21.80.055TCC”. I have read the section in the Thurston County ordinance and I wanted to verify that this is in fact a “designated buffer” and that no activity should be occurring in this area, in other words my understanding is that it is not owned by the adjacent development property and is a true buffer. This is not clearly noted in the ordinance. Are there conditions to stop a property owner from just building a wall along the existing property line and expanding their backyard? The only reason why this area is “incompatible” is really due to grading.

I also wanted to verify that the width of the buffer is correct. The ordinance only references buffers of 30 and 35 foot width. I am assuming that the 20 foot width on the buffer noted on the plans was a deviation from county ordinance 21.80.055TCC as determined by the Hearings Examiner (can you verify)?

Also, please note that the width of the buffer is not noted anywhere in the plans other than plan sheet 104 which is a landscaping plan. Seems an odd place for such an important dimension.

Grading –

I noticed that there is significant grading directly off of the back of the existing property lines.

Based on the grading sheet (No. 12) it looks for some of the properties the grading will come right off of the property line directly into a 2:1 side slope. This may be problematic for existing fencing as it will undermine the strength of the existing fence foundations. If fencing is included in the project (see my fencing notes below) the depth of the fence foundations and embedment need to account for this side slope. With that said, it seems a little odd to approve a 2:1 side slope directly off of the property line without at least a one or two foot bench.

I am also a bit concerned about erosion of the slopes when they cut these slopes back. Depending upon the time of the year they do it and how robust their erosion control measures are will likely determine whether erosion into the adjacent property owner's property will be a problem.

Just a note to think about, I am sure there are some substantial trees on the existing properties that may or may not have drip lines that go over the property lines. If they do then cutting a 2:1 slope could damage tree roots and thus create problems with tree longevity and stability. Will they have an arborist to evaluate this work when it is being done?

Wood Fencing Along the property lines of lots 159 to 182 –

Plan sheet 104 notes installation of an "8' Solid Wood Fence".

I have a couple of questions regarding that:

- Is the plan to install a wood fence along the existing property lines for the existing properties along Woodgrove Court?
- There are no limits to where this fence will be installed that I can find on the plans.
- There is also no detail for what a "solid wood fence" that I can find on the plans. This could end up being anything, worst case just plywood nailed to posts. I think someone should look into this.
- My assumption is that the actual property lines will be surveyed and staked by a licensed professional land surveyor prior to any work.
- Is the fence being installed on the developer side of the line or on the existing property owners' side? Or right down the property line.
- Who will be the owner of the fence and who is responsible for maintaining it?
- There are properties that have existing fences along the back of their properties, is the plan to install a fence right next to an existing one or to remove the old fencing and replace it with the new one? Again, coordination would be needed to address this.

- There are properties that have pets that are contained with existing fencing. How will the construction be phased to ensure that properties remain secure during construction?
- If a fence is built, where will the aesthetic side of the fence face. Will it face towards the development or the existing properties?

Private Property Access and Easements -

As previously mentioned, no one from either the development company or the designers has reached out to any property owners that I know of. With that said, the implication is that ALL of the work can be completed without encroaching at any point onto private property. If that is the case that is fine, however if not there needs to be some coordination to address this.

Project Construction -

Just wondering, are there restrictions being placed on working hours for this project? Any specific noise restrictions? If this is following Thurston County standards, please let me know.