

# COOPER'S KNOLL PRELIMINARY PLAT

## SITE DATA:

LEGAL DESCRIPTION: (PER RECORD OF SURVEY, AFN 4477064)  
THAT PORTION OF THE EAST 330.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 02 WEST, WILLAMETTE MERIDIAN, THURSTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF, BEING THE SOUTHWEST CORNER OF LOT 122 OF THE PLAT OF COOPER CREST, RECORDED UNDER RECORDING NUMBER 3640731, RECORDS OF THURSTON COUNTY, WASHINGTON.  
THENCE NORTH 88°28'14" WEST, 330.03 FEET ALONG THE SOUTH LINE OF SAID WEST HALF TO THE WEST LINE OF THE WEST 330.00 FEET OF SAID WEST HALF;  
THENCE NORTH 02°14'40" EAST, 668.86 FEET ALONG SAID WEST LINE;  
THENCE SOUTH 75°09'12" EAST, 157.95 FEET;  
THENCE NORTH 02°14'40" EAST, 66.89 FEET;  
THENCE SOUTH 78°01'47" EAST, 102.84 FEET TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 39°41'39" EAST;  
THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 39°12'43", AND AN ARC LENGTH OF 82.12 FEET TO THE EAST LINE OF SAID WEST HALF TO A POINT 710.39 FEET NORTH 02°14'40" EAST OF THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 02°14'40" WEST, 710.39 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

TAX PARCEL NUMBER  
128-08-110200

EXISTING ZONING  
RLI - RESIDENTIAL LOW IMPACT

OLYMPIA SCHOOL DISTRICT  
ELEMENTARY SCHOOL: HANSEN  
MIDDLE SCHOOL: MARSHALL  
HIGH SCHOOL: CAPITAL

EMERGENCY RESPONSE DISTRICT  
OLYMPIA FIRE RESPONSE DISTRICT  
MEDIC 10 RESPONSE DISTRICT

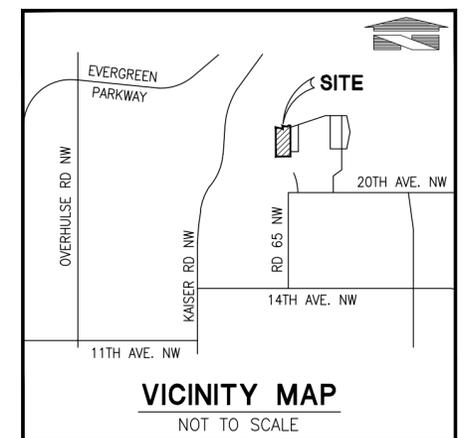
### RESIDENTIAL DEVELOPMENT STANDARDS (RLI - RESIDENTIAL LOW IMPACT)

MAXIMUM HOUSING DENSITY IN UNITS PER ACRE: 4  
MAXIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE: 4  
MINIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE: 2  
MINIMUM LOT SIZE: 2,000  
MINIMUM LOT WIDTH: 30'  
MINIMUM FRONT YARD SETBACK: 20'  
MINIMUM SIDE YARD SETBACK: 5'  
MINIMUM REAR YARD SETBACK: 10'  
MAXIMUM BUILDING HEIGHT: 40'  
MAXIMUM BUILDING COVERAGE: (SEE MAXIMUM IMPERVIOUS SURFACE COVERAGE)  
MAXIMUM IMPERVIOUS SURFACE COVERAGE: 2,500  
MINIMUM OPEN SPACE: N/A

SEE CHAPTER 9, GREEN COVE BASIN, FOR ADDITIONAL DEVELOPMENT STANDARDS

### AREA TABLE:

TOTAL SITE AREA: 222,430 SQ. FT.	LOT 3:	5,460 SQ. FT.
TRACT A: 118,128 SQ. FT.	LOT 4:	5,005 SQ. FT.
TRACT B: 729 SQ. FT.	LOT 5:	5,460 SQ. FT.
TRACT C: 4,623 SQ. FT.	LOT 6:	5,005 SQ. FT.
TRACT D: 455 SQ. FT.	LOT 7:	5,460 SQ. FT.
TRACT E: 455 SQ. FT.	LOT 8:	5,005 SQ. FT.
TRACT F: 455 SQ. FT.	LOT 9:	5,460 SQ. FT.
TRACT G: 455 SQ. FT.	LOT 10:	5,005 SQ. FT.
TRACT H: 7,876 SQ. FT.		
LOT 1: 5,460 SQ. FT.	R/W DEDICATION:	36,930 SQ. FT.
LOT 2: 5,005 SQ. FT.		



DRAWN BY:	KMA
DATE:	8/16/21
SCALE:	1"=50'
CHECKED BY:	
JOB NO.:	
PROJECT NO.:	

**NE1/4 OF NE1/4  
SECTION 8, T18N-R2W, W.M.**

**BRANBAR, LLC  
PO BOX 7157  
COVINGTON, WA 98042**

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OF  
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