

Proposed Amendment - Case File No: 13-0094

# WOODBURY CROSSING

## A PORTION OF THE NW 1/4, NE 1/4, SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

### EASEMENT NOTES:

1. THE STORM DRAINAGE EASEMENTS (SDE) SHOWN ON THE FACE OF THIS PLAT ARE HEREBY GRANTED TO THE CITY OF OLYMPIA FOR ALL PURPOSES NOT INCONSISTENT WITH THEIR USE FOR STORM DRAINAGE PURPOSES.
2. THE WALL MAINTENANCE EASEMENT (WME) SHOWN WITHIN LOT 39 OF THIS PLAT IS HEREBY GRANTED TO THE HOMEOWNERS' ASSOCIATION FOR MAINTENANCE OF THE WALL LOCATION WITHIN THE EASEMENT AREA.
3. THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN ON THE FACE OF THE PLAT ARE HEREBY GRANTED TO THE LOT OWNERS WHO WOULD BENEFIT FROM THE EASEMENT. THE SPECIFIC EASEMENTS AND LOTS BENEFITED ARE AS LISTED BELOW AND AT RIGHT:  
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE LOT OWNERS WITHIN THIS PLAT UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN PRIVATE LOT DRAINAGE.
  - A. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 2, 3, AND 4 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1, THROUGH 4. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - B. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 7 THROUGH 10 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 6 THROUGH 11. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - C. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 13 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 12 AND 13. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - D. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 14 AND 15 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 14 THROUGH 16. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - E. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 18 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 17 AND 18. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - F. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 20 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 19 AND 20. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - G. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 21 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 21 AND 22. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - H. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 23 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 23 AND 24. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - I. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 25 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 25 AND 26. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - J. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 28 AND 29 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 27 THROUGH 29. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - K. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 30 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 30 AND 31. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - L. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 33 THROUGH 36 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 32 THROUGH 37. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - M. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 39 AND 40 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 38 THROUGH 41. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - N. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 42 THROUGH 44 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 42 THROUGH 45. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
  - O. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 47 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 46 AND 47. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

### EASEMENT NOTES: (continued)

- P. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 52 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 51 AND 52. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- Q. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 48 AND 49 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 48 THROUGH 50. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- R. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 53 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 53 AND 54. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- S. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 56 AND TRACT N IS FOR THE BENEFIT OF THE OWNERS OF LOTS 55 AND 56 AND TRACT N. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- T. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 57 THROUGH 60 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 57 THROUGH 60. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- U. THE 10-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 61 THROUGH 66 AND TRACT L IS FOR THE BENEFIT OF THE OWNERS OF LOTS 61 THROUGH 66 AND TRACT L. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- V. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 67 THROUGH 74 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 67 THROUGH 75. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- W. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 77 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 76 THROUGH 78. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- X. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 79 AND 80 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 79 THROUGH 81. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- Y. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 83 AND 84 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 82 AND 83. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- Z. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 85 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 84 THROUGH 86. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- AA. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 88 THROUGH 90 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 87 THROUGH 90. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- AB. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 92 AND 93 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 92 THROUGH 94. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- AC. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 95 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 95 AND 96. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- AD. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 97 THROUGH 99 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 97 THROUGH 100. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- AE. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 101 AND 102 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 100 THROUGH 103. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- AF. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN TRACT X IS FOR THE BENEFIT OF THE OWNERS OF LOT 104. THE OWNER OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

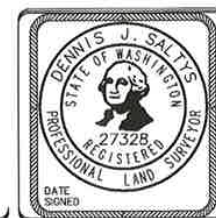
### NOTES AND RESTRICTIONS:

1. ALL DEVELOPMENT WITHIN THIS PLAT MUST CONFORM TO THE WOODBURY CROSSING MASTER PLAN AND DESIGN CRITERIA AS ADOPTED BY ORDINANCE \_\_\_\_\_ AND AS SUCH MAY HEREAFTER BE AMENDED.
2. TRACT C IS A SEWER LIFT STATION TRACT AND IS HEREBY DEDICATED TO THE CITY OF OLYMPIA WITH THE RECORDING OF THIS PLAT.
3. TRACTS B, H, L, M, AND N ARE OPEN SPACE TRACTS. SAID TRACTS ARE CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS PLAT.
4. TRACTS I, J, AND K ARE OPEN SPACE / TREE TRACTS. SAID TRACTS ARE CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS PLAT. NO AREA WITHIN A TREE TRACT MAY BE GRADED, FILLED, CLEARED OR OTHERWISE DISTURBED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF OLYMPIA.
5. TRACTS A AND D ARE TREE TRACTS. SAID TRACTS ARE CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS PLAT. NO AREA WITHIN A TREE TRACT MAY BE GRADED, FILLED, CLEARED OR OTHERWISE DISTURBED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF OLYMPIA.
6. TRACT G IS A STORM DRAINAGE TRACT. TRACT G IS CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS PLAT.
7. TRACTS E AND F ARE PRIVATE ALLEY TRACTS. SAID TRACTS ARE CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS PLAT. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACTS E AND F. AN EASEMENT IS GRANTED TO THE CITY OF OLYMPIA OVER ENTIRE TRACT F FOR MAINTENANCE OF THE SANITARY SEWER AND STORM DRAINAGE FACILITIES LOCATED WITHIN THE TRACT.
8. TRACTS X, Y, AND Z ARE FUTURE DEVELOPMENT TRACTS.
9. LOT 107 SHALL INCLUDE A FOOD STORE AND A RESIDENTIAL COMPONENT, CONSISTENT WITH APPLICABLE DEVELOPMENT AND LAND USE ZONING CODES.
10. LOT 107 MUST PROVIDE A "VILLAGE GREEN" OF AT LEAST ONE (1) ACRE IN COMBINATION WITH TRACT A AND TRACT B.
11. LOTS 1 THROUGH 56, 67, AND LOTS 74 THROUGH 104 ARE "ZERO LOT LINE" SINGLE FAMILY LOTS. THE MINIMUM SIDE YARD SETBACK ON SAID LOTS IS THREE FEET.
12. RESIDENCES CONSTRUCTED ON LOTS 1 THROUGH 4 AND LOTS 75 THROUGH 94 SHALL BE AT LEAST TEN (10) FEET FROM EACH OTHER AND AT LEAST TEN (10) FEET FROM RESIDENCES ON ANY OTHER LOT.
13. ON EACH AND EVERY LOT THE PLANTING AND MAINTENANCE OF ONE TREE PER 4,000 SQUARE FEET OF LOT AREA WILL BE REQUIRED AS A CONDITION OF THE INITIAL BUILDING PERMIT. ROSEWOOD DRIVE WAS FORMERLY KNOWN AS THAYER ROAD.
14. THE CITY OF OLYMPIA MAY INSTALL, USE, OWN, AND MAINTAIN ONE OR MORE WATER MONITORING WELLS (AFN 4109401) IN THE DEDICATED RIGHT OF WAY.
15. AS A MEANS OF PROTECTING THE UPPER PERCHED AQUIFER FROM IMPACTS OF THIS PLAT, THE FOLLOWING BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION AND REQUIRED AFTER DEVELOPMENT THROUGH COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs):
  - HOMEOWNER EDUCATION PROGRAMS REGARDING SENSITIVE AQUIFER AREA
  - LOW INPUT PLANTINGS IN COMMON LANDSCAPED AREAS (NATIVE, DROUGHT/DISEASE/PEST RESISTANT PLANTS)
  - RESTRICT THE USE OF LAWN CHEMICALS
  - EMPOWER THE HOMEOWNERS' ASSOCIATION TO COLLECT A FEE FOR THE STORM POND MAINTENANCE
  - PROHIBIT CAR WASHING/VEHICLE MAINTENANCE OUTSIDE OF DESIGNATED AREAS WITHIN THE PROJECT
  - PROHIBIT HIGH-RISK USES (DRY CLEANERS, GAS STATIONS, FURNITURE REFINISHING) IN THE COMMERCIAL SPACE
  - PROVIDE AN IMPERVIOUS TILL LINER IN WATER QUALITY POND
  - PROVIDE STANDARD COLLECTION AND CONVEYANCE SYSTEM THAT CAPTURES ALL ROOF AND IMPERVIOUS SURFACE RUNOFF
  - IMPLEMENT AN INTEGRATED PEST MANAGEMENT PLAN
16. INCREASED STORM WATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY, AND PARKING AREAS SHALL BE RETAINED ON SITE AND SHALL NOT BE DIRECTED TO ROADWAY DITCHES ADJACENT TO THE SITE.
17. IF SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.
18. THE OWNER AND/OR HOMEOWNERS' ASSOCIATION SHALL MAINTAIN THE PLANTER STRIPS (WEEDING, IRRIGATION, MOWING, ETC.) IN A HEALTHY AND GROWING MANNER IN PERPETUITY.
19. THE ARTICLES OF INCORPORATION FOR THE WOODBURY CROSSING HOMEOWNERS' ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.

File: P:\16000s\16000s\preliminary\11027\p01-amendment.DWG Date/Time: 8/10/09 09:00 Scale: 1" = 1' T: TOBIN Xref: ---



JOB NO. 11027



INDEX DATA  
**ALL OF SW1/4, SEC. 17-T18N-R2W, W.M.**  
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