

PARKWOOD ADDITION
Vol. 14, Pg. 99

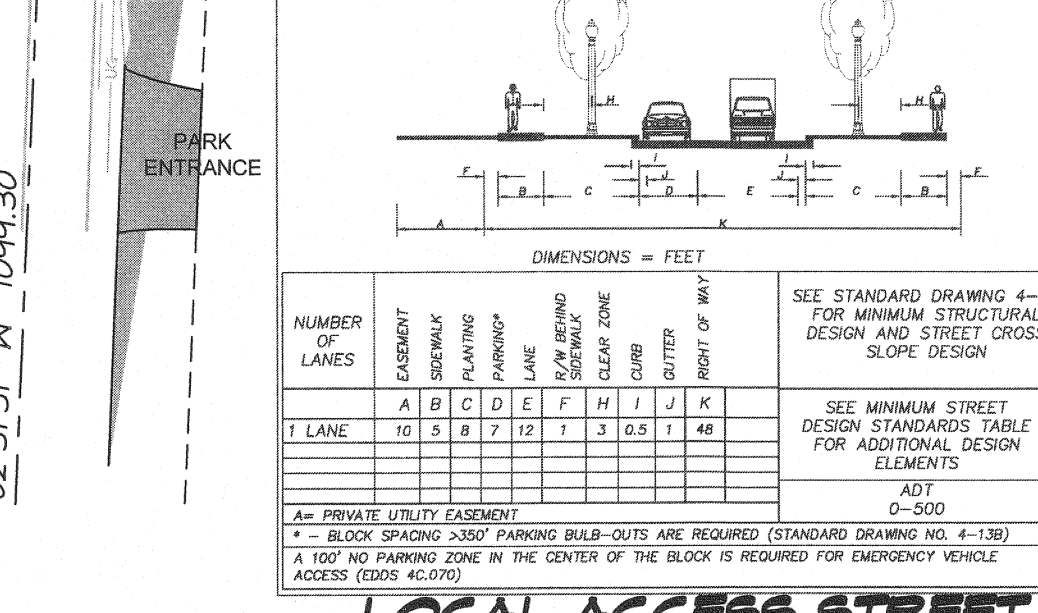


Table with 2 columns: NUMBER OF LANES, and a table of dimensions in feet for various road elements.

- LEGEND
- SIGNAGE FOR PUBLIC TRAIL/PARK
 - PLANNED FENCE
 - CONCRETE
 - ASPHALT
 - PLANNED 10' WIDE UTILITY EASEMENT
 - PLANNED 20' WIDE STORM DRAINAGE EASEMENT
 - MONITORING WELL TO BE ABANDONED PRIOR TO FINAL PLAT APPROVAL
 - SOIL LOG

CITY OF OLYMPIA
DEED
A.F. NO. 3150761

VERTICAL DATUM
NAVD83
CITY OF OLYMPIA
CITY OF OLYMPIA 2" BRASS CAP
(LS-46310)
TOP OF CONC CURB SE SIDE OF
ROUNDABOUT OF BOULEVARD RD & 22nd
(TCHP CONTROL POINT #6153)
ELEV.=205.24

-PREPARED FOR-
SUMMIT LAND DEVELOPMENT, LLC
1868 STATE AVENUE
OLYMPIA, WA 98501

DESCRIPTION
THE NORTH 756 FEET OF THE WILSON DONATION CLAIM NO. 45, IN SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., EXCEPT THE NORTH 150 FEET OF THE EAST 360 FEET. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF OLYMPIA BY DEED RECORDED APRIL 30, 1998 UNDER AUDITOR'S FILE NO. 3150761. ALSO EXCEPTING 22ND AVENUE ALONG THE NORTH BOUNDARY.

IN THURSTON COUNTY, WASHINGTON.

SITE DATA
ASSESSOR PARCEL NO.'S
ZONING
TOTAL AREA
TREE TRACTS
STORM DRAINAGE
NET AREA
NO. OF LOTS
DENSITY
LENGTH OF PUBLIC ROADS
AREA OF PUBLIC ROADS
LENGTH OF PRIVATE ACCESS LANE
AREA OF PRIVATE ACCESS LANE
MINIMUM LOT AREA
AVERAGE LOT AREA
OPEN SPACE
TOTAL IMPERVIOUS AREA
SEWER
WATER
SCHOOLS

09940068005, 09940069000
R-6-12
5.01 ACRES
0.39 ACRES
0.85 ACRES
3.71 ACRES
24
6.36 DU/ACRE
435 L.F.
0.80 ACRES
167 L.F.
0.11 ACRES
4,000 S.F.
4,112 S.F.
1.39 ACRES (28%)
12.30 ACRES (46%)
OLYMPIA
OLYMPIA
OLYMPIA HIGH SCHOOL
WASHINGTON MIDDLE SCHOOL
PIONEER ELEMENTARY SCHOOL

TRACT USAGE
TRACT "A" STORM/TREE TRACT 0.85 ACRES
TRACT "B" SOIL AND VEGETATION PRESERVATION AREA (SVPA) 0.39 ACRES
TRACT "C" OPEN SPACE/LANDSCAPING 0.04 ACRES
TRACT "D" OPEN SPACE FOR NATURAL VEGETATION BUFFER 0.11 ACRES
TRACT "E" PRIVATE ACCESS LANE 0.06 ACRES
TRACT "F" PRIVATE ACCESS LANE 0.05 ACRES

BUILDING SETBACKS
FRONT 20'
SIDE 5' (3' FOR ZERO LOT LINE LOTS)
SIDE FLANKING STREET 10'
REAR 20'

PLAT NOTES
1. TRACTS "A", "B", "C", "D", "E" & "F" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY).
3. ALL EXISTING STRUCTURES TO BE DEMOLISHED WITH SITE DEVELOPMENT.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE PLANNED AS ZERO LOT LINE LOTS TO CONFORM WITH 3' SIDE YARD SETBACKS AS PURSUANT TO CHAPTER 18.04 OMC.
5. THE BUILDING ENVELOPES SHOWN HEREON AND THE AREA TABLE BELOW ARE CONCEPTUAL ONLY AND MAY BE MODIFIED DURING THE RESIDENTIAL BUILDING PERMIT PROCESS.

AREA TABLE

| LOT # | HOUSE WIDTH (FT) | GARAGE WIDTH (FT) | % | LOT AREA (Sq. Ft.) | BUILDING AREA (Sq. Ft.) | % | IMPERVIOUS AREA (Sq. Ft.) | % |
|-------|------------------|-------------------|-----|--------------------|-------------------------|-----|---------------------------|-----|
| 1 | 34 | 19.25 | 51% | 4,267 | 1,608 | 38% | 2,178 | 52% |
| 2 | 34 | 19 | 56% | 4,200 | 1,618 | 38% | 2,168 | 52% |
| 3 | 34 | 19 | 56% | 4,200 | 1,640 | 39% | 2,140 | 51% |
| 4 | 40 | 19.5 | 49% | 5,250 | 2,263 | 43% | 2,834 | 54% |
| 5 | 34 | 19.25 | 51% | 4,200 | 1,608 | 38% | 2,178 | 52% |
| 6 | 34 | 19 | 56% | 4,200 | 1,618 | 38% | 2,168 | 52% |
| 7 | 34 | 19 | 56% | 4,200 | 1,640 | 39% | 2,140 | 51% |
| 8 | 40 | 19.5 | 49% | 5,250 | 2,263 | 43% | 2,834 | 54% |
| 9 | 34 | 19 | 56% | 4,226 | 1,618 | 38% | 2,282 | 51% |
| 10 | 34 | 19.25 | 51% | 4,244 | 1,608 | 38% | 2,187 | 52% |
| 11 | 40 | 19.5 | 49% | 7,195 | 2,263 | 31% | 3,464 | 48% |
| 12 | 34 | 19 | 56% | 4,621 | 1,618 | 35% | 2,180 | 47% |
| 13 | 34 | 19 | 56% | 4,607 | 1,640 | 36% | 2,140 | 46% |
| 14 | 34 | 19 | 56% | 4,658 | 1,608 | 34% | 2,184 | 47% |
| 15 | 34 | 19 | 56% | 4,665 | 1,618 | 35% | 2,200 | 47% |
| 16 | 34 | 19 | 56% | 4,624 | 1,640 | 35% | 2,140 | 46% |
| 17 | 40 | 19.5 | 49% | 5,760 | 2,263 | 39% | 2,834 | 49% |
| 18 | 40 | 19.5 | 49% | 6,482 | 2,263 | 35% | 2,834 | 44% |
| 19 | 34 | 19 | 56% | 4,999 | 1,618 | 32% | 2,168 | 43% |
| 20 | 34 | 19.25 | 51% | 4,200 | 1,608 | 38% | 2,178 | 52% |
| 21 | 34 | 19 | 56% | 4,200 | 1,640 | 39% | 2,140 | 51% |
| 22 | 40 | 19.5 | 49% | 9,270 | 2,263 | 24% | 9,925 | 42% |
| 23 | 34 | 19 | 56% | 4,200 | 1,618 | 39% | 2,168 | 52% |
| 24 | 34 | 19.25 | 51% | 4,200 | 1,608 | 38% | 2,178.22 | 52% |

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