

PREPARED FOR:  
SUMMIT LAND DEVELOPMENT, LLC  
1868 STATE AVENUE  
OLYMPIA, WA 98501  
RECEIVED 0624 2019

**DESCRIPTION**  
THE NORTH 754 FEET OF THE WILSON DONATION CLAIM NO. 48, IN SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 WEST, 11M. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF OLYMPIA BY DEED RECORDED APRIL 30, 1993 UNDER AUDITOR'S FILE NO. 3150761. ALSO EXCEPTING 22ND AVENUE ALONG THE NORTH BOUNDARY.

**SITE DATA**

| ASSESSOR PARCEL NO.'S         | 09940068005, 09940068000                                                     |
|-------------------------------|------------------------------------------------------------------------------|
| ZONING                        | R-6-12                                                                       |
| TOTAL AREA                    | 5.01 ACRES                                                                   |
| TREE TRACTS                   | 0.34 ACRES                                                                   |
| STORM DRAINAGE                | 0.85 ACRES                                                                   |
| NET AREA                      | 3.71 ACRES                                                                   |
| NO. OF LOTS                   | 24                                                                           |
| DENSITY                       | 6.36 DU/ACRE                                                                 |
| LENGTH OF PUBLIC ROADS        | 435 LF                                                                       |
| AREA OF PUBLIC ROADS          | 0.80 ACRES                                                                   |
| LENGTH OF PRIVATE ACCESS LANE | 167 LF                                                                       |
| AREA OF PRIVATE ACCESS LANE   | 0.11 ACRES                                                                   |
| MINIMUM LOT AREA              | 4,000 S.F.                                                                   |
| AVERAGE LOT AREA              | 4,772 S.F.                                                                   |
| OPEN SPACE                    | 1.36 ACRES (27%)                                                             |
| TOTAL INTERVIEW AREA          | 2.13 ACRES (42%)                                                             |
| SEWER                         | OLYMPIA                                                                      |
| SCHOOLS                       | OLYMPIA HIGH SCHOOL<br>WASHINGTON MIDDLE SCHOOL<br>PIONEER ELEMENTARY SCHOOL |

**TRACT USAGE**

| TRACT     | USAGE                                        | AREA       |
|-----------|----------------------------------------------|------------|
| TRACT 'A' | STORMWATER TRACT                             | 0.82 ACRES |
| TRACT 'B' | SOIL AND VEGETATION PRESERVATION AREA (SVPA) | 0.34 ACRES |
| TRACT 'C' | OPEN SPACE/LANDSCAPING                       | 0.24 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 |

127 REQ  
231 = 81%

**BUILDING SETBACKS**

| FRONT                                        | 20'                            |
|----------------------------------------------|--------------------------------|
| SIDE <td>5' (5' FOR ZERO LOT LINE LOTS)</td> | 5' (5' FOR ZERO LOT LINE LOTS) |
| REAR <td>10'</td>                            | 10'                            |

**FLAT NOTES**

- TRACTS 'A' 1/2, 'C' 1/2, 'D' 1/2, 'E' 1/2, 'F' 1/2 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY).
- ALL EXISTING STRUCTURES TO BE DEMOLISHED WITH SITE DEVELOPMENT.
- ALL LOTS WITHIN THIS SUBDIVISION ARE PLANNED AS ZERO LOT LINE LOTS TO CONFORM WITH 5' SIDE YARD SETBACKS AS PERMITTED TO CHAPTER 16.04 RCW.
- THE BUILDING DEVELOPER'S 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.) | %   | INTERVIEW AREA (sq. ft.) | %   |  |
| 1          | 34               | 19.25             | 57% | 4,261              | 1,600                   | 38% | 2,176                    | 52% |  |
| 2          | 34               | 19                | 56% | 4,200              | 1,610                   | 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             | 57% | 4,200              | 1,600                   | 38% | 2,176                    | 52% |  |
| 6          | 34               | 19                | 56% | 4,200              | 1,610                   | 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% | 4,246              | 1,610                   | 38% | 2,282                    | 53% |  |
| 10         | 34               | 19.25             | 57% | 4,249              | 1,600                   | 38% | 2,197                    | 52% |  |
| 11         | 40               | 19.5              | 49% | 1,949              | 2,263                   | 31% | 3,464                    | 40% |  |
| 12         | 34               | 19                | 56% | 4,621              | 1,610                   | 35% | 2,180                    | 47% |  |
| 13         | 34               | 19                | 56% | 1,601              | 1,640                   | 36% | 2,140                    | 46% |  |
| 14         | 34               | 19                | 56% | 4,636              | 1,600                   | 34% | 2,184                    | 47% |  |
| 15         | 34               | 19                | 56% | 4,665              | 1,610                   | 35% | 2,200                    | 47% |  |
| 16         | 34               | 19                | 56% | 4,624              | 1,640                   | 35% | 2,140                    | 46% |  |
| 17         | 40               | 19.5              | 49% | 5,160              | 2,263                   | 35% | 2,834                    | 49% |  |
| 18         | 40               | 19.5              | 49% | 6,402              | 2,263                   | 35% | 2,834                    | 44% |  |
| 19         | 34               | 19                | 56% | 4,999              | 1,610                   | 32% | 2,160                    | 43% |  |
| 20         | 34               | 19.25             | 57% | 4,200              | 1,600                   | 38% | 2,118                    | 52% |  |
| 21         | 34               | 19                | 56% | 4,200              | 1,640                   | 39% | 2,140                    | 51% |  |
| 22         | 40               | 19.5              | 49% | 9,210              | 2,263                   | 24% | 3,425                    | 42% |  |
| 23         | 34               | 19                | 56% | 4,200              | 1,610                   | 38% | 2,168                    | 52% |  |
| 24         | 34               | 19.25             | 57% | 4,200              | 1,600                   | 38% | 2,176                    | 52% |  |

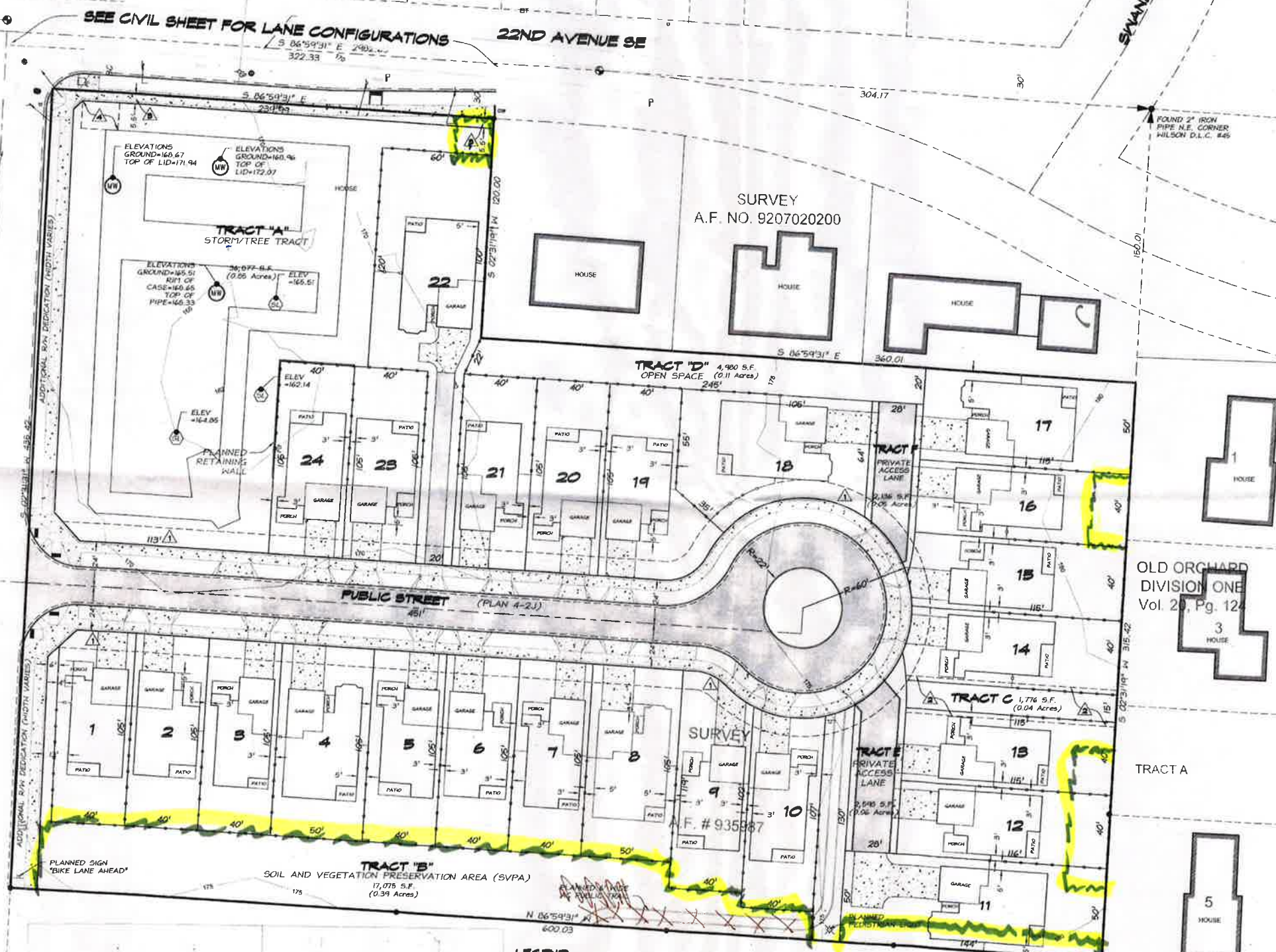
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PRELIMINARY PLAT OF THE VILLAGE AT CAIN ROAD

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 WEST, 11M.  
OLYMPIA LAND COMPANY'S  
AMENDED PLAT OF PARK ADDITION TO OLYMPIA  
Vol. 7, Pg. 30

SWANSON'S  
REPLAT  
Vol. 14, Pg. 5

SEE CIVIL SHEET FOR LANE CONFIGURATIONS  
CRAIN ROAD SE



PARKWOOD  
ADDITION  
Vol. 14, Pg. 99

| LOCAL ACCESS STREET |    |    |    |    |    |    |    |    |    |
|---------------------|----|----|----|----|----|----|----|----|----|
| 1                   | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
| 11                  | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21                  | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |

| MAJOR COLLECTOR |    |    |    |    |    |    |    |    |    |
|-----------------|----|----|----|----|----|----|----|----|----|
| 1               | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
| 11              | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21              | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |

- LEGEND**
- SIGNAGE FOR PUBLIC TRAIL/PARK
  - PLANNED FENCE
  - CONCRETE
  - ASPHALT
  - ▲ PLANNED 10' WIDE UTILITY EASEMENT
  - ▲ PLANNED 20' WIDE STORM DRAINAGE EASEMENT
  - ▲ PLANNED ADDITIONAL RIGHT OF WAY DEDICATION
  - ▲ PLANNED 15'x20' PUBLIC UTILITY EASEMENT FOR RELOCATED PRV
  - ▲ MONITORING WELL TO BE ABANDONED PRIOR TO FINAL PLAT APPROVAL
  - SOIL LOG

CITY OF OLYMPIA

DEED  
A.F. NO. 3150761

Tree Protection Fence

VERTICAL DATUM  
NAVD80  
CITY OF OLYMPIA  
CITY OF OLYMPIA 2" BRASS CAP  
(15-48310)  
TOP OF CONC CURB SE SIDE OF  
ROUNDOFF OF BOULEVARD RD & 22ND  
(TCHP CONTROL POINT #455)  
ELEV.=205.24