

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 SOUTHWEST 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, 668.88 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

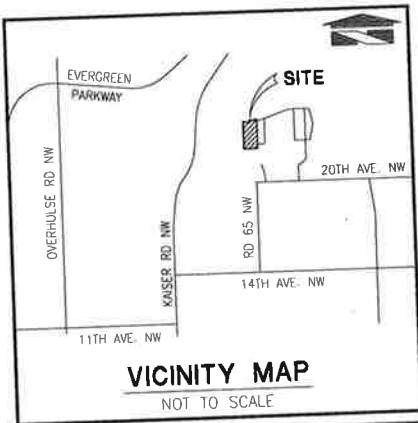
RESIDENTIAL DEVELOPMENT STANDARDS (RLI - RESIDENTIAL LOW IMPACT)
MAXIMUM HOUSING DENSITY IN UNITS PER ACRE: 4
MAXIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE: 4
MINIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE: 2
MINIMUM LOT SIZE: 2,000
MINIMUM LOT WIDTH: 30'
MINIMUM FRONT YARD SETBACK: 20'
MINIMUM 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 10:	4,000 SQ. FT.
TRACT A	90,640 SQ. FT.	LOT 11:	4,000 SQ. FT.
TRACT B	729 SQ. FT.	LOT 12:	4,000 SQ. FT.
TRACT C	7,200 SQ. FT.	LOT 13:	4,000 SQ. FT.
LOT 1:	5,559 SQ. FT.	LOT 14:	4,000 SQ. FT.
LOT 2:	4,634 SQ. FT.	LOT 15:	4,000 SQ. FT.
LOT 3:	4,000 SQ. FT.	LOT 16:	4,116 SQ. FT.
LOT 4:	4,000 SQ. FT.	LOT 17:	4,000 SQ. FT.
LOT 5:	4,000 SQ. FT.	LOT 18:	4,000 SQ. FT.
LOT 6:	4,000 SQ. FT.	LOT 19:	4,000 SQ. FT.
LOT 7:	4,000 SQ. FT.	LOT 20:	4,000 SQ. FT.
LOT 8:	4,000 SQ. FT.		
LOT 9:	4,000 SQ. FT.		

R/W DEDICATION 37,336 SQ. FT.



VICINITY MAP
NOT TO SCALE

DRAWN BY	KMA
DATE	7/03/15
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

SHT
1
OF
1

