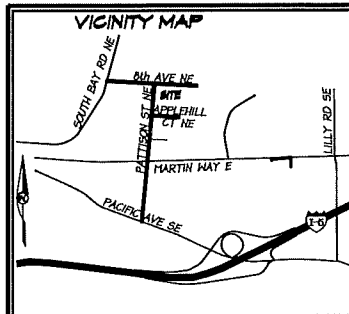




PRELIMINARY PLAT OF **PATTISON STREET**
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, N.M.

~PREPARED FOR~
NORTHWEST FAMILY HOMES, INC.
PO BOX 12144
OLYMPIA, WA 98508

BLOCK 3
JUDSONS 1st ADDITION TO OLYMPIA
VOLUME 3 PAGE 121

BLOCK 2

DESCRIPTION

TRACT 31, BERRY FARMS ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 28, IN THURSTON COUNTY, WASHINGTON.

SITE DATA

ASSESSOR PARCEL NO.	34203100000
ZONING	R-6-12
TOTAL AREA	5.49 ACRES
TREE TRACT	0.28 ACRES
STORM DRAINAGE	0.64 ACRES
NET AREA	4.57 ACRES
NO. OF LOTS	37
DENSITY	8.06 DU/ACRE
LENGTH OF PUBLIC ROADS	876 L.F.
AREA OF PUBLIC ROADS	43,946 S.F. (1.01 ACRES)
SMALLEST LOT AREA	3,880 S.F.
AVERAGE LOT AREA	4,103 S.F.
OPEN SPACE	0.92 ACRES (16%)
SEWER	OLYMPIA
WATER	OLYMPIA
SCHOOLS	OLYMPIA HIGH SCHOOL REEVES MIDDLE SCHOOL ROOSEVELT ELEMENTARY SCHOOL

TRACT USAGE

TRACT "A"	STORM	0.62 ACRES
TRACT "B"	TREE TRACT	0.28 ACRES

PLAT NOTES

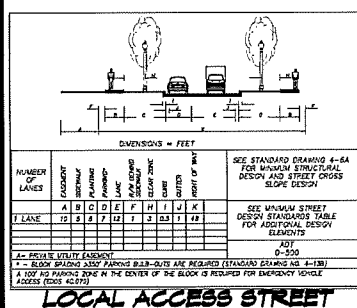
- TRACTS "A" & "B" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY).
- ALL EXISTING STRUCTURES TO BE DEMOLISHED WITH SITE DEVELOPMENT.
- ALL LOTS WITHIN THIS SUBDIVISION ARE PLANNED AS ZERO LOT LINE LOTS TO CONFORM WITH 3' SIDE YARD SETBACKS AS PURSUANT TO CHAPTER 18.04 CMR.
- 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 #	MAX HOUSE WIDTH (ft)	GARAGE WIDTH (ft) 2-STORY	%	LOT AREA (Sq. Ft.)	MAX BUILDING AREA (Sq. Ft.)	%	MAX IMPERVIOUS AREA (Sq. Ft.)	%
1	30.04	18.5	60%	4,506	1,830	41	2,523	55%
2	30	18.0	60%	3,980	1,785	45	2,184	55%
3	30	18.0	60%	3,980	1,785	45	2,184	55%
4	30	18.0	60%	3,980	1,785	45	2,184	55%
5	24	14.4	60%	3,303	1,428	42	1,861	55%
6	24	14.4	60%	3,303	1,428	42	1,861	55%
7	24	14.4	60%	3,303	1,428	42	1,861	55%
8	36	21.6	60%	4,571	2,142	47	2,517	55%
9	36	21.6	60%	3,980	1,785	45	2,184	55%
10	36	21.6	60%	4,571	2,142	47	2,517	55%
11	36	21.6	60%	4,571	2,142	47	2,517	55%
12	34.5	20.7	60%	4,413	2,058	42	2,102	55%
13	30	18.0	60%	4,006	1,804	45	2,203	55%
14	36	21.6	60%	4,603	2,162	47	2,532	55%
15	36	21.6	60%	4,594	2,154	47	2,524	55%
16	36	21.6	60%	4,594	2,154	47	2,524	55%
17	30	18.0	60%	3,942	1,781	45	2,145	55%
18	30	18.0	60%	3,904	1,781	45	2,144	55%
19	30	18.0	60%	3,925	1,784	45	2,142	55%
20	31.9	19.1	60%	4,647	1,887	41	2,556	55%
21	47.5	28.5	60%	6,206	2,826	46	3,418	55%
22	36	21.6	60%	4,571	2,142	47	2,517	55%
23	36	21.6	60%	4,571	2,142	47	2,517	55%
24	24	14.4	60%	3,303	1,428	42	1,861	55%
25	24	14.4	60%	3,303	1,428	42	1,861	55%
26	30	18.0	60%	3,980	1,785	45	2,184	55%
27	30	18.0	60%	3,980	1,785	45	2,184	55%
28	30	18.0	60%	3,980	1,785	45	2,184	55%
29	31	18.6	60%	4,625	1,880	41	2,544	55%
30	32.5	19.5	60%	4,662	2,023	42	2,674	55%
31	30	18.0	60%	4,044	1,837	45	2,227	55%
32	30	18.0	60%	4,030	1,824	45	2,221	55%
33	30	18.0	60%	4,028	1,821	45	2,215	55%
34	24	14.4	60%	3,419	1,431	42	1,878	55%
35	24	14.4	60%	3,407	1,445	42	1,874	55%
36	36	21.6	60%	4,510	2,150	47	2,524	55%
37	36	21.6	60%	4,503	2,147	47	2,521	55%

LEGEND

- 2" BRASS DISC 1/4" PUNCH STAMPED "LS 11019"
- FOUND AS NOTED
- SANITARY SEWER MANHOLE
- GUY POLE
- BUILDING SETBACK BASED ON ZONING SETBACKS
- WATER
- OVERHEAD POWER
- FENCE LINE
- FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LS 11019"
- FOUND 5/8" REBAR (3.16' WEST OF FOUND 1/2" REBAR # 11019)
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 9608" "JAP"
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 9608" "JAP" (0.18' NORTH OF CALC PROP LINE)
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "H15653" "HOLMAN" (0.45' WEST OF CALC RM)
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "H15653" "HOLMAN" (0.40' WEST OF CALC RM)
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "H15653" "HOLMAN" (0.70' WEST OF CALC RM)
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "H15653" "HOLMAN" (N 17°55' W 2.07' FROM CALC POSITION)
- PLANNED 10' WIDE UTILITY EASEMENT

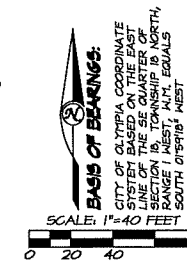


MINIMUM BUILDING SETBACKS

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



VERTICAL DATUM
NAVD 88
BENCH MARK: TCHP SURVEY
CONTROL POINT NO. 4780SP-R1-4
3 1/4" HIGH HORIZONTAL CONTROL
DISK/HOSP-R1-4
ELEVATION=164.37



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