

PROJECT PROPONENT
SBI DEVELOPING
CONTACT: KURT WILSON
PO BOX 73790
PUYALLUP, WA 98373

A PORTION OF SECTIONS 13 & 14, TOWNSHIP 17N, RANGE 2W, W.M.



CONTOURS SHOWN
ARE BASED ON
THURSTON COUNTY
AERIAL PHOTOGRAMMETRY

200 100 0 200 400

SCALE: 1" = 200'



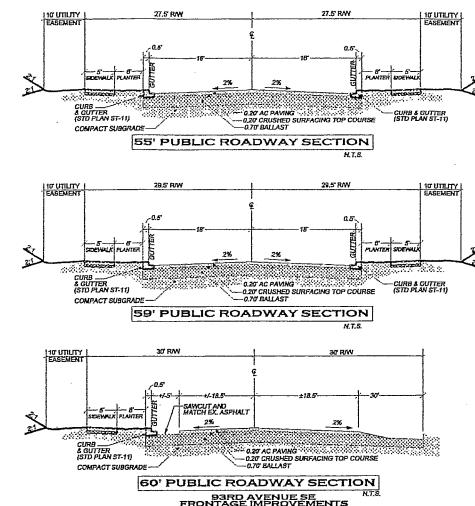
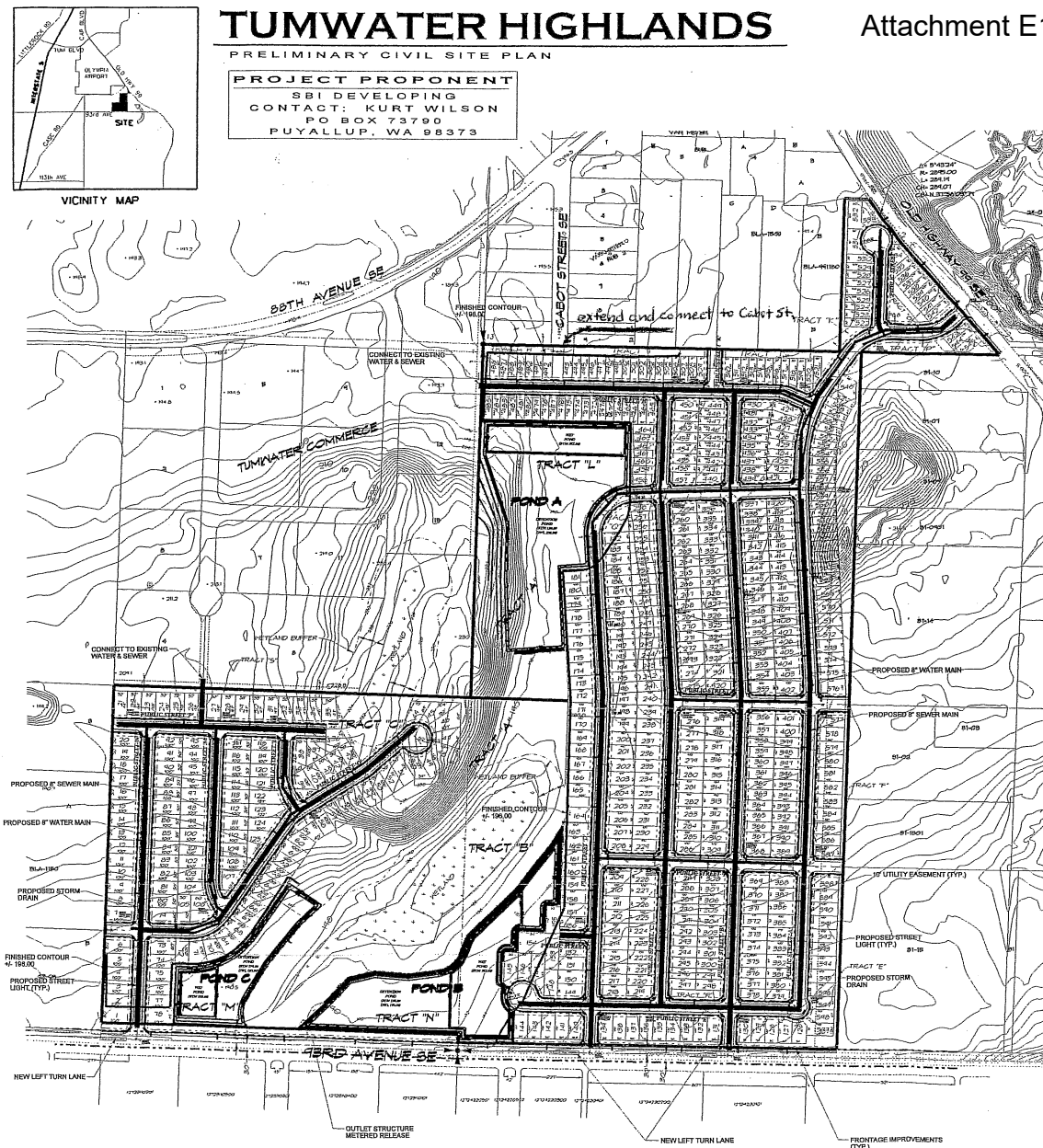
ATTENTION CODY PANTIER
ENGINEERS AND SURVEYORS
1840 BARNES BOULEVARD SW
TUMWATER, WA 98512
TEL: 360.943.1599 FAX: 360.357.5299

REVISIONS: _____
DATE: _____

WATER LANDS



DEVELOPMENT SERVICES EXHIBIT "D"



SITE DATA

[illegible]

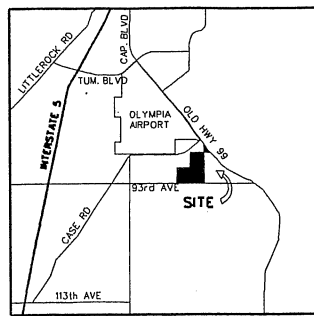
FEB 15 2006

TUMWATER HIGHLANDS

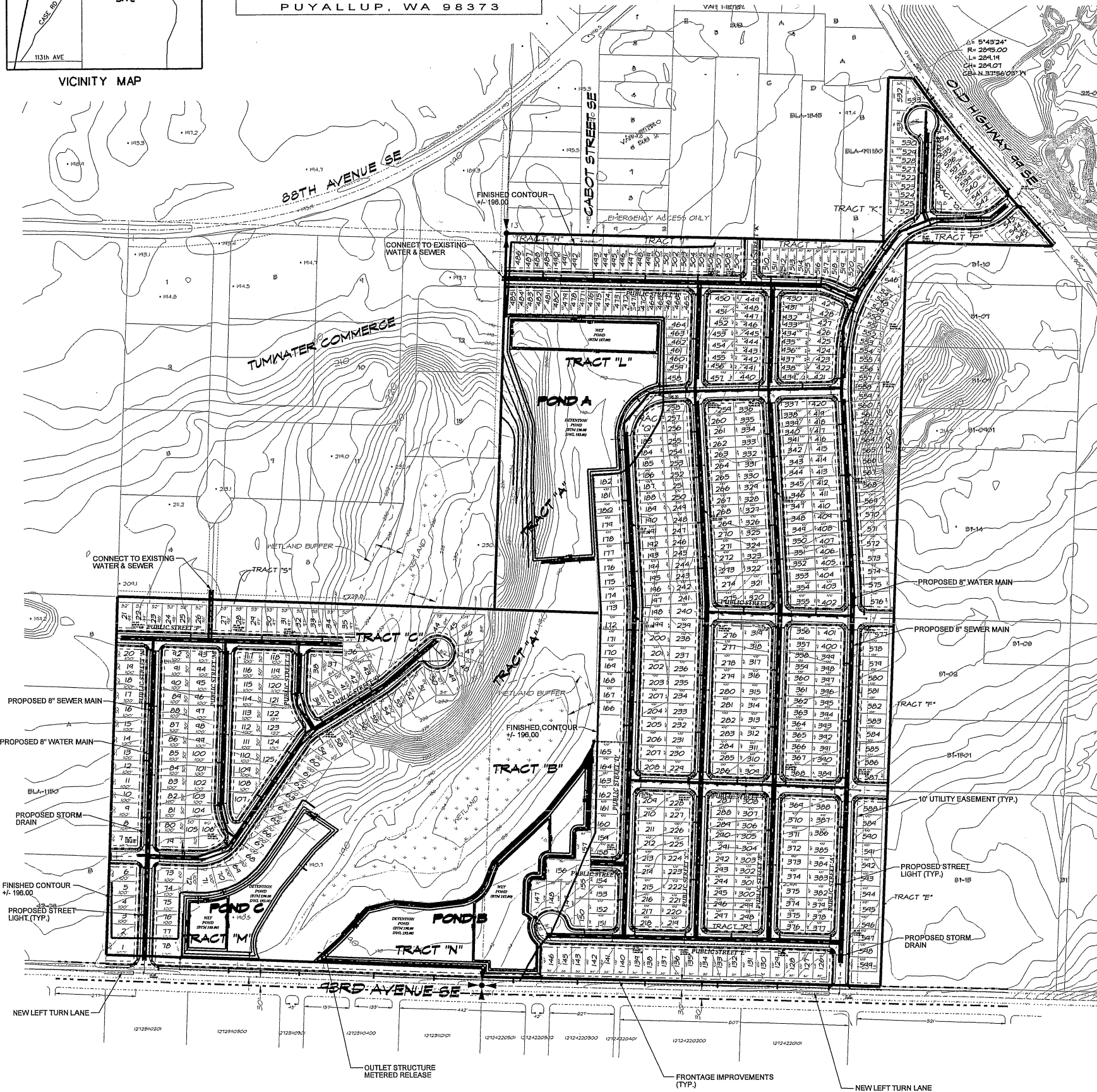
PRELIMINARY CIVIL SITE PLAN

PROJECT PROPONENT

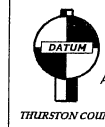
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VICINITY MAP

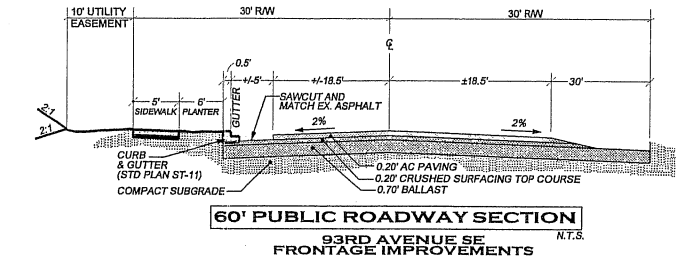
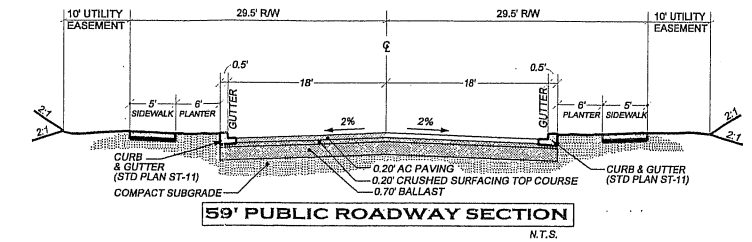
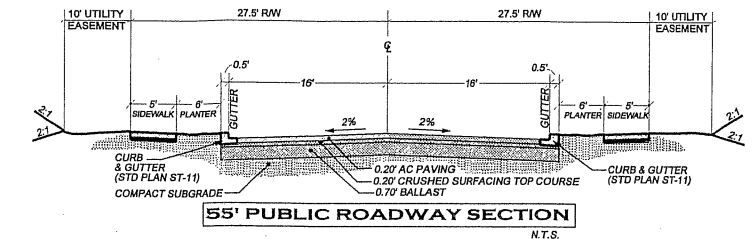


A PORTION OF SECTIONS 13 & 14, TOWNSHIP 17N, RANGE 2W, W.M.



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ARE BASED ON
THURSTON COUNTY
AERIAL PHOTOGRAMMETRY

SCALE: 1" = 200'



SITE DATA

PARCEL NUMBERS	12713240300, 12713320000, 12714440000	OPEN SPACE/TRACTS AND USAGE	
ZONING	MFM AND SFM	TRACT "A"	GOPHER TRACT 12.87 AC
TOTAL AREA	126.46 AC (GROSS)	TRACT "B"	WETLAND/BUFFERS 10.83 AC
SFM AREA	79.33 AC	TRACT "C"	WETLAND/BUFFERS 1.12 AC
MFM AREA	47.13 AC	TRACT "D"	TREELANDSCAPING 0.61 AC
TOTAL LOTS	889	TRACT "E"	TREELANDSCAPING 0.34 AC
TOTAL DWELLING UNITS	599 DU	TRACT "F"	TREELANDSCAPING 0.19 AC
SFM ZONING	50' x 100' 267 DU 40' x 100' 61 DU	TRACT "G"	TREELANDSCAPING 1.41 AC
MFM ZONING	50' x 100' 271 DU (412 ALLOWED) 40' x 100' 104 DU 30' x 100' 140 DU	TRACT "H"	TREELANDSCAPING 0.20 AC
LENGTH OF ROADS	18,363 LF	TRACT "I"	TREELANDSCAPING 0.37 AC
AREA OF ROADS	SFM AREA 14.45 AC MFM AREA 10.02 AC	TRACT "J"	TREELANDSCAPING 0.33 AC
SEWER	CITY OF TUMWATER	TRACT "K"	TREELANDSCAPING 0.50 AC
WATER	CITY OF TUMWATER	TRACT "L"	STORM POND 3.90 AC
GAS & ELECTRICITY	P.S.E.	TRACT "M"	STORM POND 2.10 AC
TELEPHONE	QWEST	TRACT "N"	STORM POND 4.28 AC
CABLE TV	COMCAST	TRACT "O"	TOTAL ACTIVE RECREATION 0.20 AC
SCHOOL DISTRICT	TUMWATER	TRACT "P"	TREELANDSCAPING 0.38 AC
BUILDING SETBACKS		TRACT "Q"	TOTAL ACTIVE RECREATION 0.18 AC
		TRACT "R"	TREELANDSCAPING 0.17 AC
		TRACT "S"	TREELANDSCAPING 0.37 AC
		TOTAL OPEN SPACE WITHOUT STORM PONDS	28.66 AC
		SFM OPEN SPACE	20.01 AC
		MFM OPEN SPACE	9.65 AC
		DENSITY CALCULATIONS	
		SFM DENSITY (6-9 DU/AC)	
		(GROSS AREA - (RM AREA + OPEN SPACE))	
		(19.33 AC - (14.45 AC + 20.01 AC)) x 6 =	264 UNITS (MIN)
		(19.33 AC - (14.45 AC + 20.01 AC)) x 9 =	409 UNITS (MAX)
		MFM DENSITY (9-15 DU/AC)	
		(GROSS AREA - (RM AREA + OPEN SPACE))	
		(17.13 AC - (10.02 AC + 9.65 AC)) x 9 =	261 UNITS (MIN)
		(17.13 AC - (10.02 AC + 9.65 AC)) x 15 =	412 UNITS (MAX)
		TOTAL DENSITY ALLOWED	530 UNITS (MIN)
		TOTAL DENSITY ALLOWED	815 UNITS (MAX)

DESIGNED BY: LCB
DRAWN BY: RLY
CHECKED BY: SDZ
DATE: DECEMBER 2005
SCALE: H
V



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hattonpantier.com

REVISIONS: DATE:

TUMWATER HIGHLANDS
PRELIMINARY CIVIL SITE PLAN

AGENCY NO. TLP 1-05
SHEET: 1 OF 2
INDEX: 04-079precov.dgn
JOB: 04-079