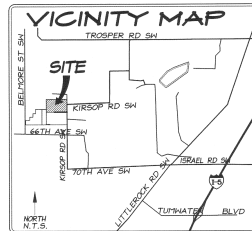


PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF KIRSOP CROSSING DIVISION 3
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M.

Attachment B5



DESCRIPTION
TRACT 24 OF THURSTON COUNTY FARMS, AS
RECORDED IN VOLUME 8 OF PLATS, PAGE 41
IN THURSTON COUNTY, WASHINGTON.

SITE DATA/PROJECT INFORMATION

-APPLICANT-
ROB RICE
EVERGREEN HEIGHTS, LLC
1008 STATE AVENUE NE
OLYMPIA, WA 98506
360-754-1000
ROB@EVERGREENHEIGHTS.COM

-REPRESENTATIVE-
JEFF PANTIER
HATTON GODART PANTIER, INC.
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
360-443-5941
JEFF@HATTONPANTIER.COM

-ASSESSOR PARCEL NO.15
79000002400

-ZONING-
SFL 4-4
454,161 S.F. (10.43 ACRES)

-TOTAL AREA
108,383 S.F. (2.48 ACRES)

-PUBLIC ROADWAY LENGTH
403 FT

-PRIVATE ROADWAY LENGTH
18,491 S.F. (0.42 ACRES)

-NET AREA
6.00 ACRES

-MINIMUM DENSITY SPL
4 X 6.00-41 UNITS

-MAXIMUM DENSITY SPL
6 X 6.00-41 UNITS

-PLANNED DENSITY
330 ACRES (31.6M)

-OPEN SPACE
4,000 S.F.

-SHALLEST LOT AREA -
4,000 S.F.

-SERIES -
CITY OF TURKISH

-WATER
CITY OF TURKISH

-ELECTRICITY -
PUGET SOUND ENERGY

-NATURAL GAS -
PUGET SOUND ENERGY

-COMMUNICATIONS -
GORDON

-REUSE
LEHAY

-SCHOOL DISTRICT-
TURKISH

NET AREA CALC

60000 AREA-PUBLIC A
PRIVATE ROAD/TRACT A A 0.01
10.43-0.02+0.43-1.50+0.01+0.00

TRACT USAGE/AREAS

TRACT USAGE	AREA (ACRES)
TRACT 24	1.50
TRACT 25	1.44
TRACT 26	0.28
TRACT 27	0.10
TRACT 28	0.10
TRACT 29	0.33

PLAT NOTES

1. ALL KNOWN WATER SUPPLIES WITHIN 200' OF THE PROJECT BOUNDARY ARE SHOWN HEREON.
2. TRACTS "A", "B", "C", "D", "E" AND "F" SHALL BE OWNED AND MAINTAINED BY THE OWNERS.
3. ALL EXISTING STRUCTURES, HELLS AND SEPTIC SYSTEMS TO BE DEMOLISHED/ABANDONED PRIOR TO DEVELOPMENT.

SURVEYORS NOTES

1. TITLE INFORMATION NOTED/DEFECTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED SEPTEMBER 17, 2014 UNDER COMMITMENT NO. THURSTON (SECOND REPORT).
2. THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 79000002400 BY THURSTON COUNTY.
3. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 820103003.
4. THE LAND DESCRIBED HEREON IS INCLUDED IN THE AREA OF ANNOTATION INTO THE CITY OF TURKISH PURSUANT TO ORDINANCE NO. 02006-01 RECORDED UNDER AUDITOR'S FILE NO. 3983792.

LEGEND

- FOUND BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ~ VEGETATION PRESERVATION AREA (150 ACRES)
- △ EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 820103003 (SEE SURVEY NOTE #5)
- △ EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA PER A.F. NO. 856007
- △ PLANNED 10' WIDE UTILITY EASEMENT
- △ PLANNED 11' WIDE RIGHT OF WAY DEDICATION
- △ PLANNED 26' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
- △ RIGHT OF WAY PER 55-20-0117-TN RECORDED UNDER AUDITOR'S FILE NO. 4639030

BLA-0420
A.F. NO.
8609250009



CITY OF TURKISH
BENCH MARK: BLACK
RAILROAD SPIKE IN
AND 66TH AVE.
OF INTERSECTION OF KIRSOP RD.
ELEVATION = 178.83

HATTON GODART PANTIER

ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506

TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com



SCALE: 1"=40 FEET

