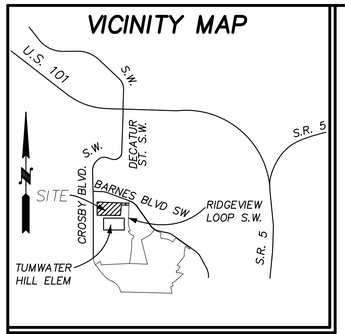
FOREST PARK

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 27, T.18N., R.2W., W.M.
CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

VICINITY MAP



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	99.55	155.72	89°33'36"
C2	167.91	196.56	67°07'13"
C3	35.00	33.41	54°41'39"
C4	715.10	59.81	4°47'32"

CONTRACTOR TO CALL UTILITY UNDERGROUND LOCATE AT 811 48 BEFORE PROCEEDING WITH ANY CONSTRUCTION. PROTECT EXISTING UTILITIES

PLAT NOTES:

1. UNIT 8 DECKS SHALL BE ALLOWED TO OVERHANG DRAINAGE EASEMENT PROVIDED THAT THE DECKS SHALL BE REMOVED AND REPLACED AT THE COST OF THE OWNER SHOULD WORK BE REQUIRED WITHIN DRAINAGE EASEMENT. THIS LANGUAGE TO BE ADDED TO FINAL PLAT DOCUMENTATION FOR DRAINAGE EASEMENT.

SITE DATA

SITE AREA:	7.73 ACRES (336,708 SQUARE FEET)
ZONING:	MFM (MIN 9 UNITS/AC – MAX 15 UNITS/AC)
DWELLING UNITS:	67 UNITS (22 BUILDINGS)
CLUBHOUSE	1 (WITHIN LOT 2)
LOTS:	22 (MULTI–FAMILY)
SMALLEST LOT SIZE:	0.13 AC (5,554 SF) – LOT 8
OPEN SPACE TRACTS:	2.96 AC (128,920 SF) [38.3% OF SITE]
REQUIRED OPEN SPACE:	1.16 AC (50,506 SF) [15% OF SITE]
TREE RETENTION AREA:	1.25 AC (54,536 SF)
ROAD TRACT:	1.34 AC (58,187 SF)
CRITICAL AREAS:	1.50 AC (65,218 SF)
NET DEVELOPABLE AREA:	4.89 AC (213,303 SF)
NET DENSITY:	13.7 UNITS/AC

SITE ADDRESS
XXX RIDGEVIEW LOOP S.W., TUMWATER

PARCEL NUMBER
55201200000 (7.73 ACRES)

ROADWAY LENGTHS
STARLIGHT LANE: 1,080'
MOONLIGHT LANE: 550'

UTILITIES:

WATER & SEWER
CITY OF TUMWATER
MATT WEBB (360) 754–4140

POWER/GAS
PUGET SOUND ENERGY
AMY TOUSLEY (888) 225–5773

CABLE/TELEPHONE
CENTURY LINK
ALEX JUANZEWS (253) 851–1236

STORMWATER
PRIVATE

REFUSE/RECYCLE
LEMAY PACIFIC DISPOSAL
(360) 923–0111

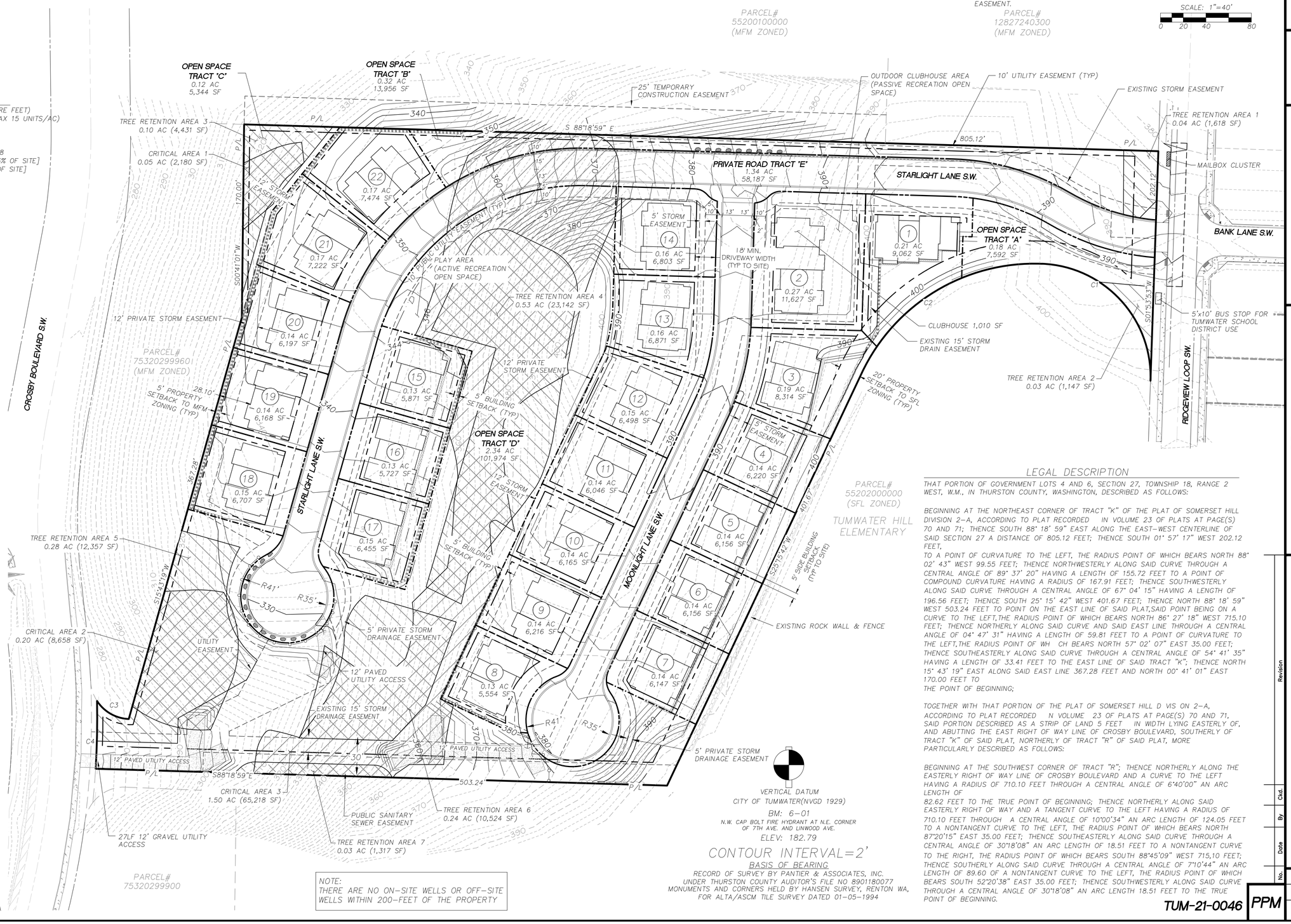
SCHOOL DISTRICT
TUMWATER SCHOOL DISTRICT
(360) 709–7000

APPLICANT/CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE,
SUITE 100
LACEY, WA 98503
TEL: (360) 292–7230
FAX: (360) 292–7231
CONTACT: MARK STEEPY, P.E.
EMAIL: MARK.STEEPY@KPFF.COM

OWNER
MORNINGSIDE DEVELOPMENT GROUP, LLC
P.O. BOX 218
DUPONT, WA 98327
TEL: (206) 283–9364
CONTACT: TOM REYNOLDS
EMAIL: TOMREYNOLDS@MSDEVELOPMENTGROUP.COM

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING SETBACK LINE
- TRACT LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY LINE
- STEM WALL
- ROCK WALL
- BLOCK WALL
- DITCH
- CRITICAL AREA
- TREE PROTECTION AREA
- OVERLAPPING CRITICAL/TREE AREA



VERTICAL DATUM
CITY OF TUMWATER(NVGD 1929)
BM: 6–01
N.W. CAP BOLT FIRE HYDRANT AT N.E. CORNER OF 7TH AVE. AND LINWOOD AVE.
ELEV: 182.79

CONTOUR INTERVAL=2'

BASIS OF BEARING
RECORD OF SURVEY BY PANTIER & ASSOCIATES, INC. UNDER THURSTON COUNTY AUDITOR'S FILE NO 8901180077 MONUMENTS AND CORNERS HELD BY HANSEN SURVEY, RENTON WA, FOR ALTA/ASCM TILE SURVEY DATED 01–05–1994

NOTE:
THERE ARE NO ON–SITE WELLS OR OFF–SITE WELLS WITHIN 200–FEET OF THE PROPERTY

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 4 AND 6, SECTION 27, TOWNSHIP 18, RANGE 2 WEST, W.M., IN THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "K" OF THE PLAT OF SOMERSET HILL DIVISION 2–A, ACCORDING TO PLAT RECORDED IN VOLUME 23 OF PLATS AT PAGE(S) 70 AND 71; THENCE SOUTH 88° 18' 59" EAST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 27 A DISTANCE OF 805.12 FEET; THENCE SOUTH 01° 57' 17" WEST 202.12 FEET,
TO A POINT OF CURVATURE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 88° 02' 43" WEST 99.55 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 37' 20" HAVING A LENGTH OF 155.72 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 167.91 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 04' 15" HAVING A LENGTH OF 196.56 FEET; THENCE SOUTH 25° 15' 42" WEST 401.67 FEET; THENCE NORTH 88° 18' 59" WEST 503.24 FEET TO POINT ON THE EAST LINE OF SAID PLAT,SAID POINT BEING ON A CURVE TO THE LEFT,THE RADIUS POINT OF WHICH BEARS NORTH 86° 27' 18" WEST 715.10 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 04° 47' 31" HAVING A LENGTH OF 59.81 FEET TO A POINT OF CURVATURE TO THE LEFT,THE RADIUS POINT OF WH CH BEARS NORTH 57° 02' 07" EAST 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 41' 35" HAVING A LENGTH OF 33.41 FEET TO THE EAST LINE OF SAID TRACT "K"; THENCE NORTH 15° 43' 19" EAST ALONG SAID EAST LINE 367.28 FEET AND NORTH 00° 41' 01" EAST 170.00 FEET TO
THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE PLAT OF SOMERSET HILL D VIS ON 2–A, ACCORDING TO PLAT RECORDED N VOLUME 23 OF PLATS AT PAGE(S) 70 AND 71, SAID PORTION DESCRIBED AS A STRIP OF LAND 5 FEET IN WIDTH LYING EASTERLY OF, AND ABUTTING THE EAST RIGHT OF WAY LINE OF CROSBY BOULEVARD, SOUTHERLY OF TRACT "K" OF SAID PLAT, NORTHERLY OF TRACT "R" OF SAID PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "R"; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CROSBY BOULEVARD AND A CURVE TO THE LEFT HAVING A RADIUS OF 710.10 FEET THROUGH A CENTRAL ANGLE OF 6°40'00" AN ARC LENGTH OF
82.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY AND A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 710.10 FEET THROUGH A CENTRAL ANGLE OF 10°00'34" AN ARC LENGTH OF 124.05 FEET TO A NONTANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 87°20'15" EAST 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'08" AN ARC LENGTH OF 18.51 FEET TO A NONTANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 88°45'09" WEST 715,10 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°10'44" AN ARC LENGTH OF 89.60 OF A NONTANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 52°20'38" EAST 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'08" AN ARC LENGTH 18.51 FEET TO THE TRUE POINT OF BEGINNING.

JOB NUMBER	DATE
10182000048	8/2/2021

SCALE: HORIZ.: 1" = 40' VERT.: N/A FIELD BOOK

DESIGNED: WED DRAWN: NLA CHECKED: TPA APPROVED: MRS

APPLICANT:
MORNINGSIDE DEVELOPMENT GROUP, LLC
P.O. BOX 218
DUPONT, WA 98327
PHONE: (206) 283–9364

kpff Consulting Engineers
612 Woodland Square Loop SE, Suite 100
Lacey, Washington 98503
(360) 292-7230 Fax (360) 292-7231

PRELIMINARY PLAT MAP

No.	Date	By	Ckd.	Revision

DRAWING NO. 7380CS1

TUM-21-0046 PPM

1 OF 1