



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

NOTICE OF APPLICATION

Tickner Farm Preliminary Plat (TUM-21-1683) and
Planned Unit Development (TUM-21-1695)
December 6, 2021

Description of Proposal: The City of Tumwater has received Preliminary Plat (TUM-21-1683) and Preliminary Planned Unit Development (TUM-21-1695) applications for a residential development on parcels located at 7747 Littlerock Road SW, Tumwater, WA 98512.

Applicant: SSHI, LLC dba DR Horton, Kevin Capuzzi, 11241 Slater Avenue NE, Suite 200, Kirkland, WA 98033

Location of Proposal: The property is located at 7747 Littlerock Road, Tumwater, WA 98512. The property is located within a portion of the northeast quarter of Section 8, and a portion of the northwest quarter of Section 9, all in Township 17 N, Range 2 W W.M. Portions of Thurston County Tax Parcel Nos 12708410100, 12709320100, & 09070001000.

Date of Complete Application: November 23, 2021.

Required Permits/Approvals: The following permits and approvals may be required: Preliminary and Final Plat approvals, Preliminary and Final Planned Unit Development permits, Environmental Review (SEPA determination), Transportation Concurrence ruling, Water and Sewer Availability certification, NPDES permit from Washington State Department of Ecology, IPMP approval from Thurston County Health, Landscape Plan approval, and Land Clearing, Grading, Building and Engineering permits.

Determination of Consistency: At this time, no determination of consistency with City of Tumwater plans, regulations, or standards has been made.

At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Ordinance, Tumwater Land Division Ordinance, Tumwater Environmental Policy Ordinance, Tumwater Transportation Concurrence Ordinance, Tumwater Development Guide (street, utility, and storm water standards), and the International Building and Fire Codes.

Environmental Review: Environmental review is required for this project. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

Utility Providers: The City of Tumwater will provide water and sewer service to the site. Puget Sound Energy will provide electricity and natural gas. Comcast will provide cable service. CenturyLink will provide telephone service. Pacific Disposal will provide refuse service.

Public Hearing: A public hearing is required for this project. No specific date has been set for the public hearing, however, persons receiving this notice will be informed of the date, time, and place of the hearing a minimum of 10 days prior to the hearing date.

Public Comment Period: The duration of the comment period for this notice is 14 days. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, by fax to 360-754-4138, or email to tmerriman@ci.tumwater.wa.us, and must be received by 5:00 p.m. on December 20, 2021.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

Do not publish below this line

Published: December 6, 2021

Posted: On or before December 6, 2021

Tickner Farm Preliminary Plat/PUD Project Narrative

Tickner Farm represents a preliminary plat and planned unit development comprised of 77.77 acres located adjacent to Black Hills High School and Littlerock Rd SW.

The project will provide a 10.86 acre tract which is planned for 250 multi-family units and 66.91 acres for 365 single-family detached lots. The project will include three phases (divisions). Division 1 will include 93 single-family lots and development of the multi-family tract. Division 2 will include 140 single-family lots and Division 3 will be construction of the remaining 132 single-family lots.

The development will provide a variety of home styles and designs including traditional front loaded garage homes and homes accessed from alleys and apartments.

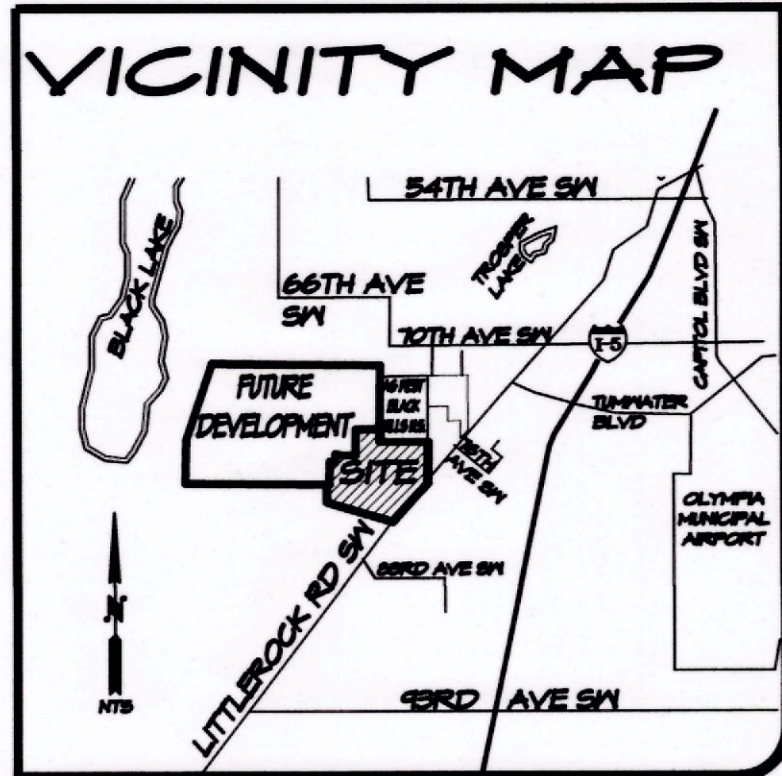
The project will provide 9.43 acres of open space, which will be improved for a variety of recreational purposes and the replanting of trees. A network of trails meandering throughout the planned/interconnected open spaces and pocket parks will provide amenities with passive and active recreational opportunities for the residents of Tickner Farm.

The street system will connect to Littlerock Road SW at two locations. The internal streets will be designed as Boulevards with landscaped medians incorporated throughout the development. The medians will serve a dual purpose for stormwater management in addition to the innovative landscape design and alley load concept.

Sanitary sewer will be extended along Littlerock Road from 73rd Avenue SE. The development will be served by gravity sewer. Water will be extended from Littlerock Road SW throughout the project site. Several technical reports have been prepared in support of the planned design, including the following, Geotechnical Report; Groundwater Report; Stormwater Report; Sanitary Sewer Alternatives Analysis; Wildlife Habitat Report; Wetland/Critical Area Report; Topographic Survey; Transportation Impact Analysis. The technical reports prepared to support the preliminary design may require amendments and/or updates as directed by the City of Tumwater during the project review process.

In accordance with the City's PUD application supporting documents requirements listed in TMC 18.36.040.C, we offer the following:

1. Each single-family lot associated with this subdivision will be individually owned and the tree/open space, private road/alley tracts will be owned by the Homeowner Association (HOA). The 10.86 acre multi-family tract will be sold and constructed by a separate developer after receiving site plan approval and related construction permits from the City.
2. Operation and maintenance of the landscaping in the tree/open space and private street/alley tracts will be the responsibility of a Homeowner Association (HOA) that will be formed for the project. In addition, all landscaping in the public rights-of-way will be maintained by the HOA.
3. Depending upon project approvals and market demands, it is anticipated that construction of the project could begin in Spring 2022 and continue through project completion.
4. As indicated in #2 above, an HOA will be formed and Covenants, Conditions, and Restrictions (CCR's) will be developed outlining maintenance responsibilities for the platted tracts provided for tree/open space and private street/alleys.



SURVEYORS NOTES

- TITLE INFORMATION NOTED/DEPICTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 31, 2019 UNDER FILE NO. 4266-3346410.
- THE LAND DESCRIBED HEREON IS LOCATED WITHIN AN UN-MAPPED FLOOD ZONE WHICH IS DESCRIBED AS BEING IN OTHER FLOOD AREAS, ACCORDING TO FEMA PANEL NUMBER 5206700202E, EFFECTIVE DATED OCTOBER 16, 2012. THE APPROXIMATE LIMITS, AS DEPICTED ON THE REFERENCED FEMA PANEL, ARE DEPICTED HEREON.
- THE LAND DESCRIBED HEREON IS COMPRISED OF 246.86 ACRES.
- ALL EXISTING FEATURES SHOWN ON THIS SURVEY WERE LOCATED BY CONVENTIONAL FIELD SURVEY METHODS/OBSERVATIONS.
- INTENTIONALLY OMITTED.
- THE EXISTING BUILDINGS SHOWN HEREON WERE MEASURED AT GROUND LEVEL. UNDERGROUND FOOTINGS MAY EXTEND BEYOND THE BUILDING LINES DEPICTED HEREON.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND SURFACE INDICATORS. ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE.
- THIS DRAWING IS BASED ON FIELD SURVEY PERFORMED IN FEBRUARY 2020. ALL SURVEY CONTROL, NOTED AS FOUND WAS RECOVERED IN FEBRUARY 2020 UNLESS OTHERWISE NOTED.
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- INTENTIONALLY OMITTED.
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- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO UNITED STATES OF AMERICA FOR TRANSMISSION STRUCTURES AND LINES RECORDED UNDER AUDITOR'S FILE NO. 422471.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO UNITED STATES OF AMERICA FOR TRANSMISSION STRUCTURES AND LINES RECORDED UNDER AUDITOR'S FILE NO. 453253.
- 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. 550226.
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- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RIGHTS GRANTED TO THURSTON COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS AS GRANTED IN DEED RECORDED UNDER AUDITOR'S FILE NO.S 807237, 807354, 807359 AND 807360.
- INTENTIONALLY OMITTED.
- 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. 493268.
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- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO UNITED STATES OF AMERICA FOR TRANSMISSION STRUCTURES AND LINES RECORDED UNDER AUDITOR'S FILE NO. 8023600075.
- INTENTIONALLY OMITTED.
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- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND THURSTON SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080051.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND THURSTON SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080051.
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- 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. 4603186.
- INTENTIONALLY OMITTED.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4605230.
- INTENTIONALLY OMITTED.
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PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF TICKNER FARM

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 17 NORTH, RANGE 2 WEST, W.L.M. TUMWATER, THURSTON COUNTY, WASHINGTON

DESCRIPTION
TRACT 1 OF SURVEY RECORDED ON JUNE 8, 2021 UNDER AUDITOR'S FILE NO. 4856779 RECORDS OF THURSTON COUNTY, WA

- LEGEND**
- POWER POLE
 - ZONING LINE
 - PHASE LINE
 - EXISTING BUILDING TO BE DEMOLISHED
 - INTENTIONALLY OMITTED
 - INTENTIONALLY OMITTED
 - EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO.S 422847 & 432133 (SEE SURVEYORS NOTE #21 & #22)
 - ACCESS EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 9408300139 (HATCHED AREA)
 - 70' WIDE EASEMENT GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO.S 9403080051 & 9403080052 (SEE SURVEYORS NOTE #35 & #36)
 - EASEMENT GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9505230065 (SEE SURVEYORS NOTE #38)
 - EASEMENT GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO.S 3391104 & 4621768 (SEE SURVEYORS NOTE #42)
 - EASEMENT FOR STORM WATER DRAINAGE GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO.S 530255 (SEE SURVEYORS NOTE #23)
 - EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 530268 (SEE SURVEYORS NOTE #24)
 - CENTERLINE OF EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO.S 807237, 807354, 807359 AND 807360 (SEE SURVEYORS NOTE #27)
 - 20' EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4605230 (SEE SURVEYORS NOTE #45)
 - EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 1114343 (SEE SURVEYORS NOTE #30)
 - 15' X 15' EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 913288 (SEE SURVEYORS NOTE #29)
 - APPROXIMATE LOCATION "NON-EXCLUSIVE" ACCESS EASEMENT GRANTED TO THE UNITED STATES OF AMERICA PURSUANT TO PARAGRAPH 4 OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8103600075 (SEE SURVEYORS NOTE #31)

- COLOR LEGEND**
- 37'X90' (REAR LOAD DETACHED)
 - 37'X90' (FRONT LOAD DETACHED)
 - 37'X100'+ (FRONT LOAD DETACHED)
 - MULTI-FAMILY
 - PUBLIC/PRIVATE ROADWAYS & ALLEYS
 - OPEN SPACE/PARKS
 - TRAIL

SITE DATA/PROJECT INFORMATION

-APPLICANT-
SSH, LLC
DBA: DR Horton
RAELYNN HILGUST, ENTITLEMENTS MANAGER
11241 SLATER AVENUE NE, SUITE 200
KIRKLAND, WA 98033
JEFF PANTIER
HATTON GODAT PANTIER, INC.
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
360-943-1599
JEFF@HATTONPANTIER.COM
(PORTIONS OF) 1270401000, 1270402000, 0407000000
SFL, SFM, MU, MFH, MFM
338,751 S.F. (7.71 Acres)
365

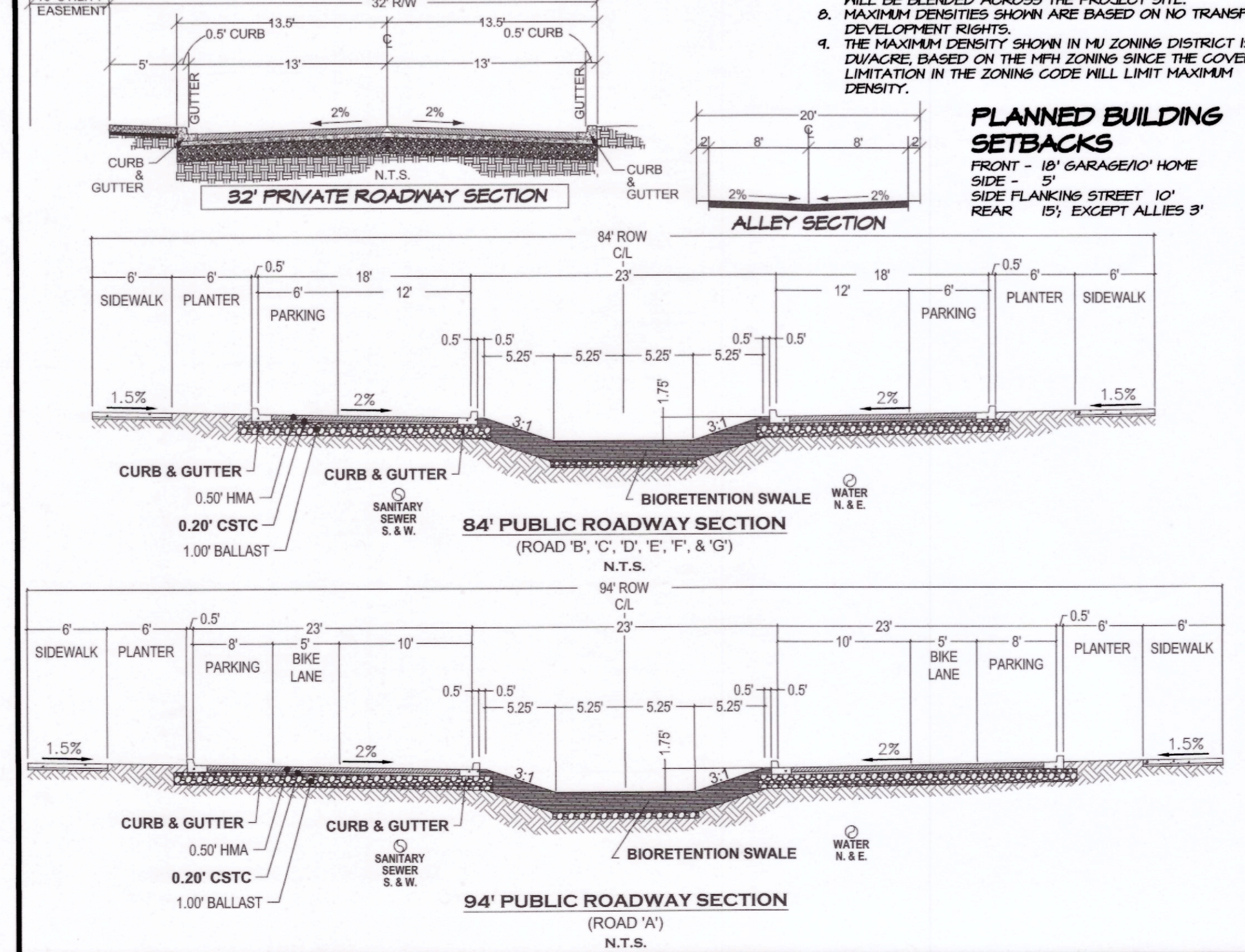
-ASSESSOR PARCEL NO.'S
365

-ZONING -
-TOTAL AREA
-NO. OF LOTS
-PUBLIC ROADWAY LENGTH
-PUBLIC ROADWAY AREA
-PRIVATE ROADWAY LENGTH
-PRIVATE ROADWAY AREA
-BPA ROW
-NET AREA
-MINIMUM DENSITY
-PLANNED DENSITY
-OPEN SPACE
-SMALLEST LOT AREA -
-AVERAGE LOT AREA -
-SEWER -
-WATER
-ELECTRICITY -
-NATURAL GAS
-COMMUNICATIONS -
-REFUSE
-SCHOOL DISTRICT -

23.40 ACRES
4,934 FT
11,130 S.F. (2.70 ACRES)
2.65 ACRES
48.52 ACRES
SEE TABLE
SEE TABLE
4.43 ACRES (12%)
3,060 S.F.
3,046 S.F.
CITY OF TUMWATER
CITY OF TUMWATER
RUST SOUND ENERGY
RUST SOUND ENERGY
CONCAST
LEHAY
TUMWATER

TRACT USAGE/AREAS

TRACT	USAGE	AREA (ACRES)
A	OPEN SPACE/TREE TRACT	0.80
B	OPEN SPACE/TREE TRACT	0.80
C	OPEN SPACE/TREE TRACT	0.33
D	OPEN SPACE/TREE TRACT	0.54
E	OPEN SPACE/TREE TRACT	1.30
F	ALLEY	0.27
G	ALLEY	0.18
H	ALLEY	0.24
I	ALLEY/PRIVATE RD	0.21
J	ALLEY	0.12
K	OPEN SPACE	0.80
L	OPEN SPACE/TREE TRACT	0.07
M	OPEN SPACE/TREE TRACT	0.03
N	PRIVATE RD	0.37
O	PRIVATE RD	0.11
P	OPEN SPACE	0.65
Q	OPEN SPACE/TREE TRACT	0.43
R	OPEN SPACE/TREE TRACT	1.04
S	ALLEY	0.27
T	ALLEY	0.04
U	PRIVATE RD	0.11
V	PRIVATE RD	0.16
W	ALLEY	0.16
X	ALLEY	0.22
XX	RESERVED FOR MULTI-FAMILY DEVELOPMENT	10.86



DENSITY CALCULATIONS

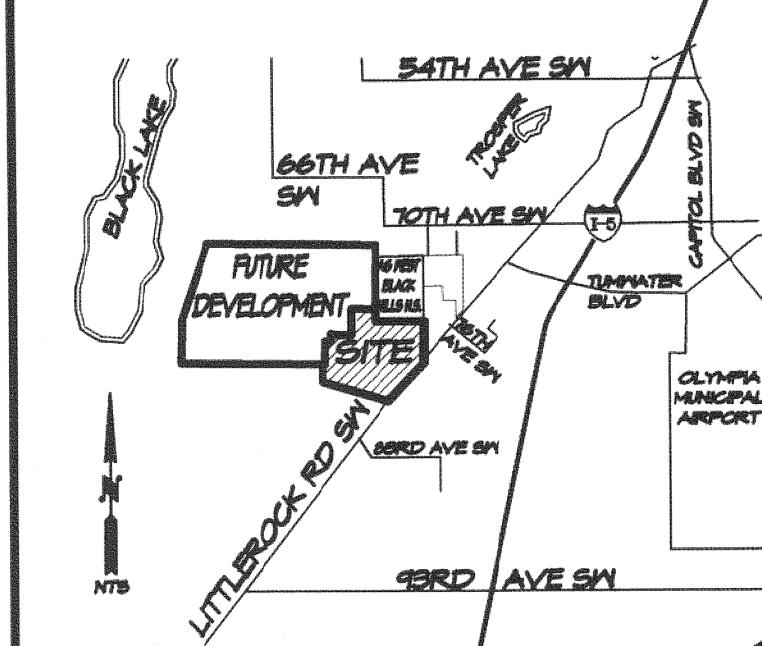
	SFL (4-7)	SFM (6-9)	MU (14)	MFM (9-15)	MFH (14-29)	Total	Planned
Area	1.43	12.90	26.91	32.43	4.10	77.77	
Wetlands	0.00	0.00	0.00	0.00	0.00	0.00	
Wetland Buffers	0.00	0.00	0.00	0.00	0.00	0.00	
Net (above)	1.43	12.22	26.91	32.43	4.10	75.12	
Streets	0.00	3.31	11.51	9.96	1.82	26.60	
Net Area (All)	0.00	8.37	15.40	22.47	2.28	48.52	
Minimum Density	4	6	14	9	14		
Minimum Units	0	50	216	202	32	500	615
Maximum Density	6	8	25	14	25		
Maximum Units	0	67	385	315	57	824	

SCALE: 1"=100 FEET

VERTICAL DATUM
NGVD 29
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK
B.M. NO. 1048
TO SURFACE MON W/ BRASS CAP STAMPED
NELSON/BARNES D.L.C. 3' NW OF CENTER OF
LITTLEROCK ROAD 125' SOUTH OF ENTRANCE RD
TO BLACK HILLS HIGH SCHOOL & 1.76 MILE NE
OF INTERSECTION OF 93rd AVE SW
ELEV. = 191.227

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com 19-089

VICINITY MAP



DESCRIPTION
TRACT 1 OF SURVEY RECORDED ON JUNE 8, 2021 UNDER AUDITOR'S FILE NO. 4856174 RECORDS OF THURSTON COUNTY, WA

PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF TICKNER FARM

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POWER POLE
ZONING LINE
PHASE LINE
EXISTING BUILDING TO BE DEMOLISHED
INTENTIONALLY OMITTED
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EASEMENT GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 FOR STORM DRAINAGE RECORDED UNDER AUDITOR'S FILE NO. 9505230065 (SEE SURVEYORS NOTE #38)
30' WIDE UTILITY EASEMENTS DESCRIBED UNDER AUDITOR'S FILE NO. S 9403080053 & 3262065 (SEE SURVEYORS NOTE #37)
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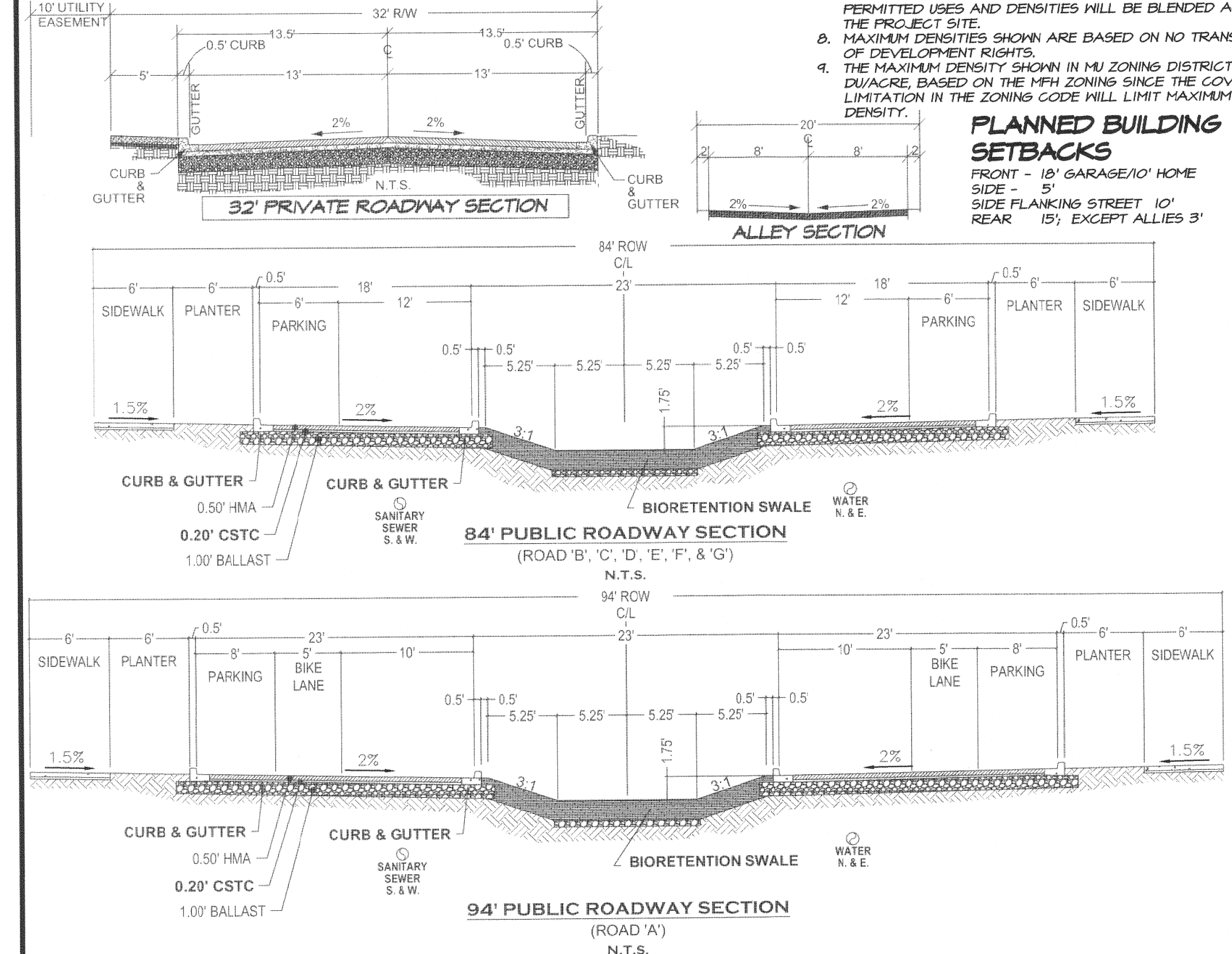
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- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1210840100 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1210820100 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON IS CURRENTLY CLASSIFIED AS FARM AND AGRICULTURE USE BY THURSTON COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 49811.
- A PORTION OF THE LAND DESCRIBED HEREON IS CURRENTLY CLASSIFIED AS FARM AND AGRICULTURE USE BY THURSTON COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 402020.
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- INTENTIONALLY OMITTED.
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- INTENTIONALLY OMITTED.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080051.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080052.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080053.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO AGREEMENT AND EASEMENT FOR STORMWATER POND BETWEEN CORNELIUS AND DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9505230065.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 4621768.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4605230.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.

PLAT NOTES

- TRACTS "A" THROUGH "Y" 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 AND THURSTON COUNTY RECORDS).
- ALL LOTS SHOWN HEREON ARE DESIGNATED FOR DETACHED SINGLE FAMILY HOMES. THE WIDTH OF THE LOTS WILL VARY IN SIZE FROM 34' TO 40'. THIS DRAWING INDICATES THE OVERALL AVERAGE WIDTH AT 37' WIDE. THE ACTUAL WIDTHS WILL VARY AT THE TIME OF FINAL PLAT. ALL EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED PER THURSTON COUNTY HEALTH AND D.O.E. STANDARDS.
- TOPOGRAPHIC INFORMATION (CONTOURS) DEPICTED HEREON ARE BASED ON FIELD SURVEY BY HATTON GODAT PANTIER.
- ALL EXISTING BUILDINGS TO BE DEMOLISHED.
- TICKNER FARM REPRESENTS A "PLANNED UNIT DEVELOPMENT" WHICH LIES IN 5 SEPARATE ZONING DESIGNATIONS, PURSUANT TO TUMWATER CODE, THE PERMITTED USES AND DENSITIES WILL BE BLENDED ACROSS THE PROJECT SITE.
- MAXIMUM DENSITIES SHOWN ARE BASED ON NO TRANSFER OF DEVELOPMENT RIGHTS.
- THE MAXIMUM DENSITY SHOWN IN MU ZONING DISTRICT IS 25 DU/ACRE, BASED ON THE MFM ZONING SINCE THE COVERAGE LIMITATION IN THE ZONING CODE WILL LIMIT MAXIMUM DENSITY.

PLANNED BUILDING SETBACKS
FRONT - 18' GARAGE/10' HOME
SIDE - 5'
SIDE FLANKING STREET 10'
REAR - 15', EXCEPT ALLIES 3'



DENSITY CALCULATIONS

Area	SFL (4-7)	SFM (6-9)	MU (14)	MFM (9-15)	MFH (14-29)	Total	Planned
Wetlands	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wetland Buffers	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BPA	1.43	1.22	0.00	0.00	0.00	2.65	
Net (above)	0.00	11.68	26.91	32.43	4.10	75.12	
Streets	0.00	3.31	11.51	9.96	1.82	26.60	
Net Area (All)	0.00	8.37	15.40	22.47	2.28	48.52	
Minimum Density	4	6	14	9	14		
Minimum Units	0	50	216	202	32	500	615
Maximum Density	6	8	25	14	25		
Maximum Units	0	67	385	315	57	824	

SITE DATA/PROJECT INFORMATION

-APPLICANT-
SSH, LLC
DBA: DR Horton
RAELYNN HULQUIST, ENTITLEMENTS MANAGER
1241 SLATER AVENUE NE, SUITE 200
KIRKLAND, WA 98033
JEFF PANTIER
HATTON GODAT PANTIER, INC.
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
360-443-1594
EPP@HATTONPANTIER.COM
(PORTIONS OF) 1210840100, 1210820100, 0407000000
SFL, SFM, MU, MFM, MFH
3,381,751 S.F. (77.171 Acres)

-REPRESENTATIVE-
-ASSESSOR PARCEL NO.'S
-ZONING -
-TOTAL AREA
-NO. OF LOTS
-PUBLIC ROADWAY LENGTH
-PUBLIC ROADWAY AREA
-PRIVATE ROADWAY LENGTH
-PRIVATE ROADWAY AREA
-BPA ROW
-NET AREA
-MINIMUM DENSITY
-PLANNED DENSITY
-OPEN SPACE
-SMALLEST LOT AREA -
-AVERAGE LOT AREA -
-SEWER -
-WATER
-ELECTRICITY -
-NATURAL GAS -
-COMMUNICATIONS -
-REUSE

TRACT USAGE/AREAS

TRACT	USAGE	AREA (ACRES)
A	OPEN SPACE/TREE TRACT	0.88
B	OPEN SPACE/TREE TRACT	0.88
C	OPEN SPACE/TREE TRACT	0.31
D	OPEN SPACE/TREE TRACT	0.33
E	OPEN SPACE/TREE TRACT	0.54
F	OPEN SPACE/TREE TRACT	1.30
G	ALLEY	0.21
H	ALLEY	0.18
I	ALLEY	0.24
J	ALLEY/PRIVATE RD	0.21
K	ALLEY	0.12
L	OPEN SPACE/TREE TRACT	0.88
M	OPEN SPACE/TREE TRACT	0.07
N	ALLEY	0.48
O	PRIVATE RD	0.37
P	PRIVATE RD	0.11
Q	OPEN SPACE	2.35
R	OPEN SPACE/TREE TRACT	0.43
S	OPEN SPACE/TREE TRACT	1.04
T	ALLEY	0.07
U	PRIVATE RD	0.11
V	PRIVATE RD	0.18
W	ALLEY	0.16
X	RESERVED FOR MULTI-FAMILY DEVELOPMENT	0.22
Y	ALLEY	
XX	RESERVED FOR MULTI-FAMILY DEVELOPMENT	10.86

VERTICAL DATUM
NOV 25
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK
B.M. NO. 1048
TO SURFACE MON W/ BRASS CAP STAMPED
"NELSON, BARNES D.L.C." 3' NW OF CENTER OF
LITTLEROCK ROAD 125' SOUTH OF ENTRANCE RD
TO BLACK HILLS HIGH SCHOOL & 1.75 MILE NE
OF INTERSECTION OF 93rd AVE SW
ELEV. = 191.227

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com 19-089A

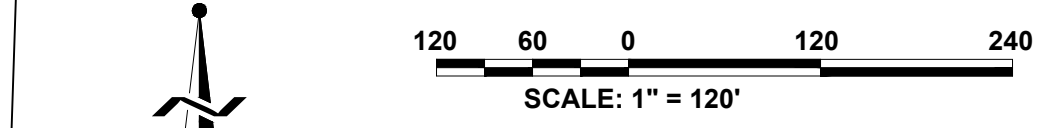
TICKNER FARM

LITTLEROCK RD SW, TUMWATER, WA 98512

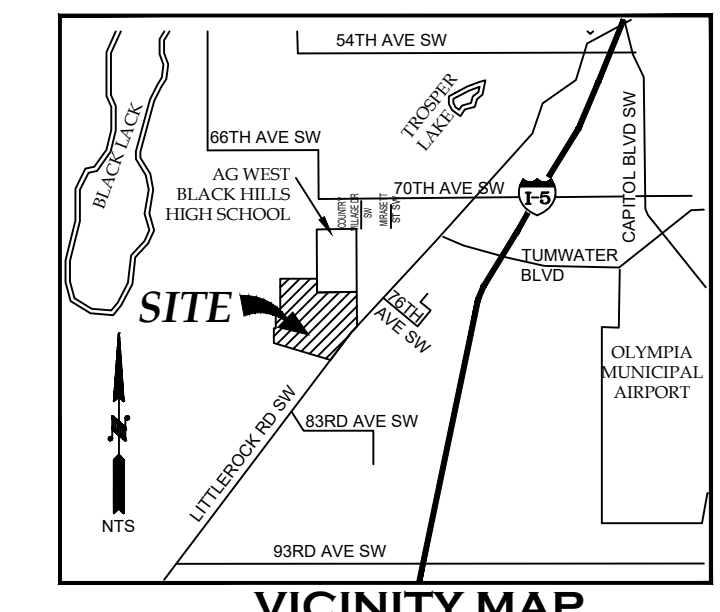
SITE DATA/PROJECT INFORMATION

-APPLICANT-	SSHI, LLC DBA: DR HORTON RAEYLN HULQUIST, ENTITLEMENTS MANAGER 11241 SLATER AVENUE NE, SUITE 200 KIRKLAND, WA 98033
-REPRESENTATIVE-	JEFF PANTIER HATTON GODAT PANTIER, INC. 3910 MARTIN WAY E, SUITE B OLYMPIA, WA 98506 360-943-1599
-ASSESSOR PARCEL NO.'S	JEFFP@HATTONPANTIER.COM (PORTIONS OF) 12708410100, 12709320100, 09070001000
-ZONING	SFL, SFM, MU, MFM, MFH
-TOTAL AREA	3,387,751 S.F. (77.77 Acres)
-NO. OF LOTS	365
-PUBLIC ROADWAY LENGTH	11,820 FT
-PUBLIC ROADWAY AREA	23.90 ACRES
-PRIVATE ROADWAY LENGTH	4,934 FT
-PRIVATE ROADWAY AREA	117,730 S.F. (2.70 ACRES)
-NET AREA	48.52 ACRES
-MINIMUM DENSITY	SEE TABLE
-PLANNED DENSITY	SEE TABLE
-OPEN SPACE	9.43 ACRES (12%)
-SMALLEST LOT AREA	5,046 S.F.
-AVERAGE LOT AREA	9,282 S.F.
-SEWER	CITY OF TUMWATER
-WATER	CITY OF TUMWATER
-ELECTRICITY	PUGET SOUND ENERGY
-NATURAL GAS	PUGET SOUND ENERGY
-COMMUNICATIONS	COMCAST
-REFUSE	LEWAY
-SCHOOL DISTRICT	TUMWATER

CITY OF TUMWATER	
VERTICAL DATUM (NGVD 29) THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BENCHMARK NO. 1048 TC SURFACE MONUMENT W/ BRASS CAP STAMPED NELSON / BARNES DLC ELEV. = 191.227	MERIDIAN (HORIZ DATUM) THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #1048 AND #6479 BEARING EQUALS N 35°2.12' E



PREPARED FOR
SSHI, LLC
DBA: DR HORTON
RAEYLN HULQUIST, ENTITLEMENTS MANAGER
11241 SLATER AVENUE NE, SUITE 200
KIRKLAND, WA 98033



TRACT USAGE / AREAS

TRACT	USAGE	AREA (ACRES)
A	OPEN SPACE/TREE TRACT	0.88/0.50
B	OPEN SPACE/TREE TRACT	0.68/0.25
C	OPEN SPACE/TREE TRACT	0.51/0.27
D	OPEN SPACE/TREE TRACT	0.33/0.19
E	OPEN SPACE/TREE TRACT	0.54/0.25
F	OPEN SPACE/TREE TRACT	1.30/0.55
G	ALLEY	0.27
H	ALLEY	0.18
I	ALLEY	0.24
J	ALLEY/PRIVATE RD	0.37
K	OPEN SPACE	0.12
L	OPEN SPACE/TREE TRACT	0.88/0.41
M	OPEN SPACE/TREE TRACT	0.07/0.07
N	ALLEY	0.43
O	PRIVATE RD	0.37
P	PRIVATE RD	0.11
Q	OPEN SPACE	2.65
R	OPEN SPACE/TREE TRACT	0.43/0.43
S	OPEN SPACE/TREE TRACT	1.04/0.34
T	ALLEY	0.07
U	ALLEY	0.09
V	PRIVATE RD	0.11
W	PRIVATE RD	0.18
X	ALLEY	0.18
Y	ALLEY	0.22
XX	RESERVED FOR MULTI-FAMILY DEVELOPMENT	10.86
TOTAL OPEN SPACE		9.43
TOTAL TREE TRACT AREA		3.26
TREE TRACT AREA REQUIRED (77.77 AC-23.90 AC (RW)) = 53.87 X .05		2.69

PRELIMINARY TREE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
	340	<i>x Cupressocyparis leylandii</i>	Leyland Cypress	6'-7' HT.	Open Space/Lots
	120	<i>Pseudotsuga menziesii</i>	Douglas Fir	6'-7' HT.	Open Space
	120	<i>Thuja plicata</i>	Western Red Cedar	6'-7' HT.	Open Space
	155	<i>Acer circinatum</i>	Vine Maple	6'-7' HT.	Open Space
	5	<i>Kousa Dogwood</i>	Kousa Dogwood	2" CAL. MIN.	Tract 'B'
	490	Street Tree - Various (City of Tumwater List)		2" CAL.	All Public Streets
TOTAL	1,170				
REQUIRED	493	77.77 AC X 12/AC = 993 TREES per TREE REPORT BY PROFESSIONAL FORESTRY 9/8/21			

CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DESIGNED BY: DL
DRAWN BY: DL
CHECKED BY: CC
DATE: SEPTEMBER 2021
SCALE: 1" = 120'
Y N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

REVISIONS: _____
DATE: _____

TICKNER FARM
LITTLEROCK RD SW, TUMWATER, 98512

PRELIMINARY TREE PLAN

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 11 NORTH, RANGE 2 WEST, WA.

AGENCY NO. _____
SHEET: 23 OF 23
H:\landscape\19-00019-089A\INDEX: 19-089A_pre-tree.dwg
JOB: 19-089A