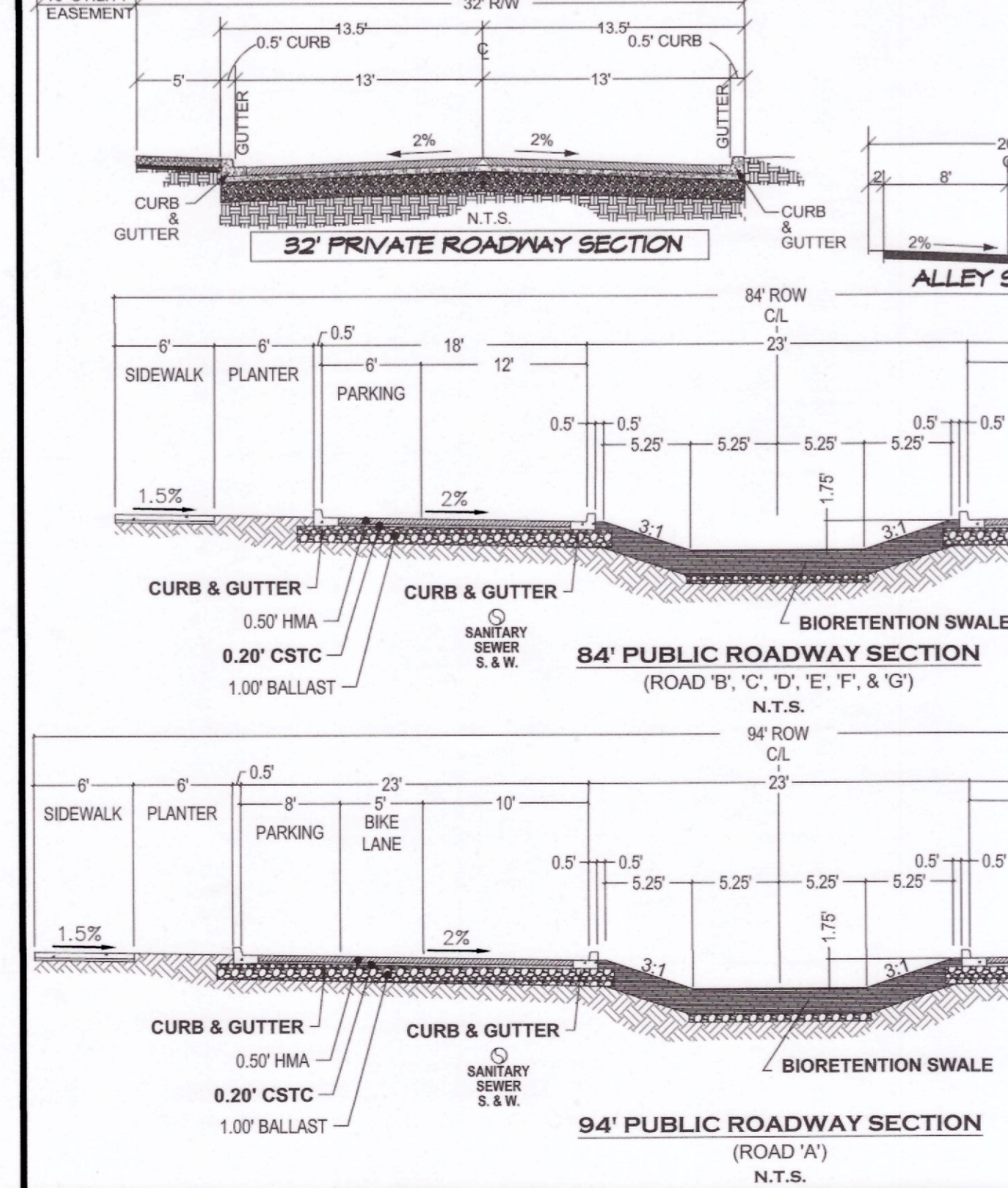


**SURVEYORS NOTES**

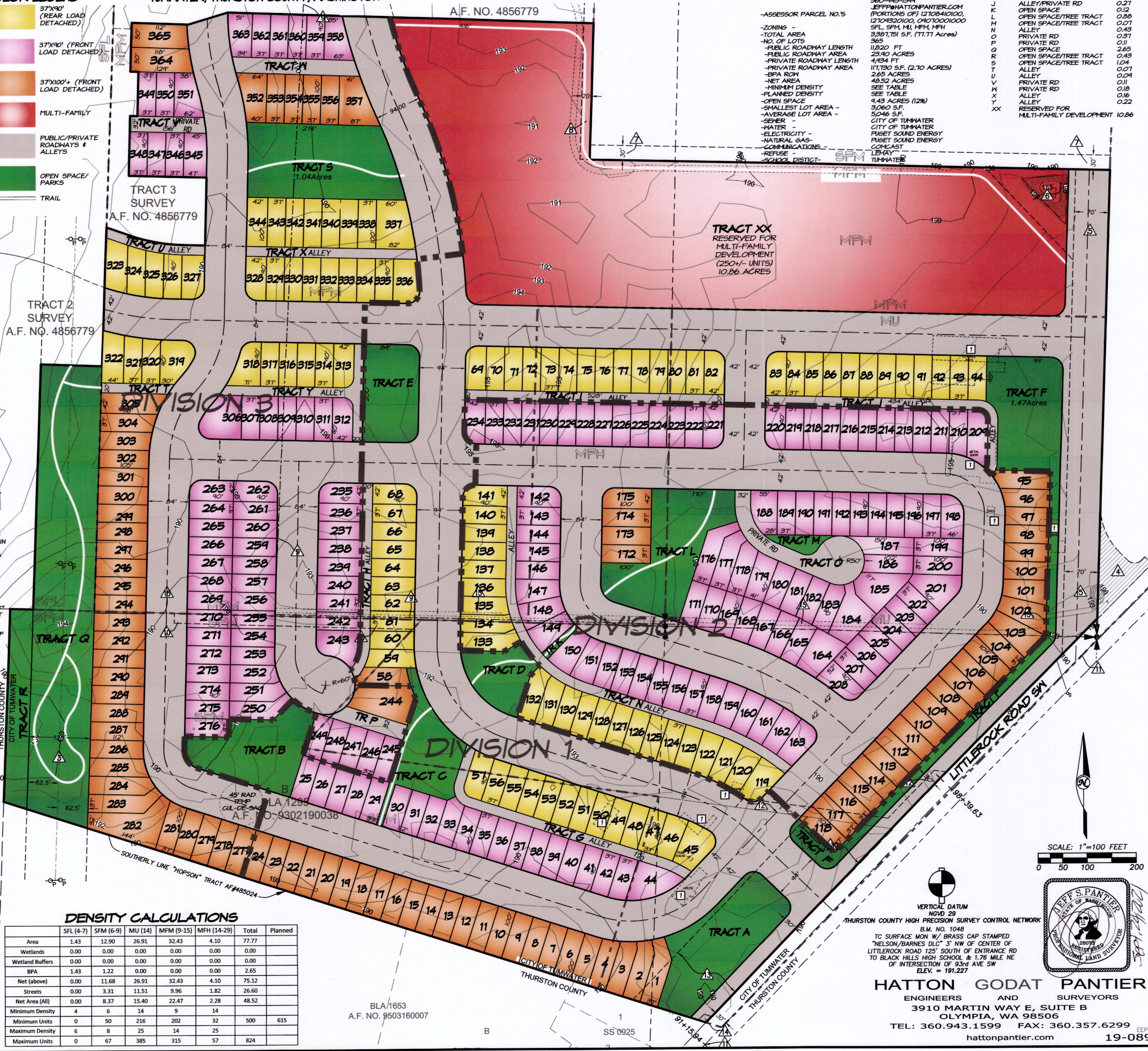
- TITLE INFORMATION NOTED/DEPICTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 31, 2019 UNDER FILE NO. 4266-334640.
- THE LAND DESCRIBED HEREON IS LOCATED WITHIN AN UN-MAPPED FLOOD ZONE WHICH IS DESCRIBED AS BEING IN OTHER FLOOD AREAS, ACCORDING TO FEMA PANEL NUMBER 5206100202E, EFFECTIVE DATED OCTOBER 16, 2012. THE APPROXIMATE LIMITS, AS DEPICTED ON THE REFERENCED FEMA PANEL, ARE DEPICTED HEREON.
- THE LAND DESCRIBED HEREON IS COMPOSED 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 RECORDED IN FEBRUARY 2020 UNLESS OTHERWISE NOTED.
- INTENTIONALLY OMITTED.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 0407000000 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 0407000000 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1270401000 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1270401000 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. 9403080051.
- 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. 404200.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- 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. 453233.
- 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.
- 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. 550226A.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- 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.
- 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.
- 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. 803260075.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- 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. 9403080052.
- 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. 9403080053.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AND EASEMENT FOR STORMWATER POND BETWEEN CORNELIUS AND DOELMAN AND THURSTON SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080065.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- 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. 4630186.
- 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.



**PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF TICKNER FARM**  
 A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 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)
  - 30' WIDE UTILITY EASEMENTS DESCRIBED 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. 530255 (SEE SURVEYORS NOTE #23)
  - EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 1114343 (SEE SURVEYORS NOTE #30)
  - CENTERLINE OF LITTLE ROCK ROAD SW BASED ON DEEDS 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. 810306075 (SEE SURVEYORS NOTE #31)

- 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 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 3 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 86 DU/ACRE. BASED ON THE MFH ZONING SINCE THE COVERAGE LIMITATION IN THE ZONING CODE WILL LIMIT MAXIMUM DENSITY.



**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	

**SITE DATA/PROJECT INFORMATION**

-APPLICANT-  
 SSI, LLC  
 DBA: DR Horton  
 RAELEYN HILGUST, 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  
 360-943-1549  
 JEFF@HATTONPANTIER.COM  
 (PORTIONS OF) 1270401000, 1270402000, 0407000000  
 SFL, SFM, MU, MFM, MFH  
 339,751 S.F. (77.77 Acres)  
 365

-REPRESENTATIVE-  
 JEFF PANTIER  
 HATTON GODAT PANTIER, INC.  
 3910 MARTIN WAY E, SUITE B  
 OLYMPIA, WA 98506  
 360-943-1549  
 JEFF@HATTONPANTIER.COM  
 (PORTIONS OF) 1270401000, 1270402000, 0407000000  
 SFL, SFM, MU, MFM, MFH  
 339,751 S.F. (77.77 Acres)  
 365

-ASSESSOR PARCEL NO.'S  
 365

-ZONING -  
 -TOTAL AREA 23.90 ACRES  
 -PUBLIC ROADWAY LENGTH 4,934 FT  
 -PRIVATE ROADWAY LENGTH 11,130 S.F. (2.70 ACRES)  
 -BPA ROW 2.65 ACRES  
 -NET AREA 48.52 ACRES  
 -MINIMUM DENSITY SEE TABLE  
 -PLANNED DENSITY SEE TABLE  
 -OPEN SPACE 9.43 ACRES (12%)  
 -SMALLEST LOT AREA - 3,060 S.F.  
 -AVERAGE LOT AREA - 3,060 S.F.

-ELECTRICITY -  
 -SEWER -  
 -WATER -  
 -NATURAL GAS -  
 -COMMUNICATIONS -  
 -REFUSE -  
 -SCHOOL DISTRICT -

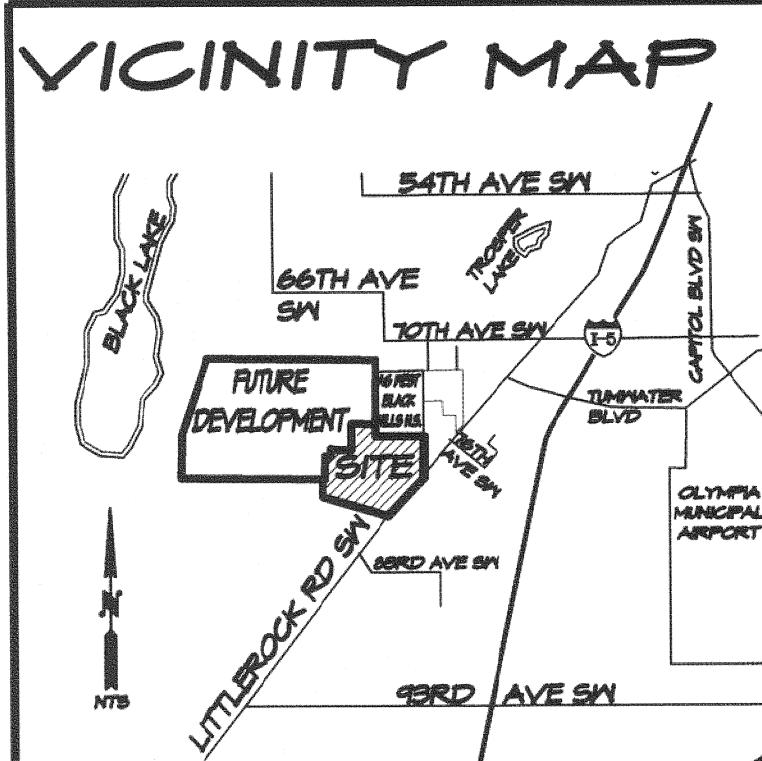
**TRACT USAGE/AREAS**

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

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  
 LITTLE ROCK 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



**DESCRIPTION**  
 TRACT I 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**  
 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 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M. TUMWATER, THURSTON COUNTY, WASHINGTON

**SITE DATA/PROJECT INFORMATION**

-APPLICANT-  
 SSM, LLC  
 DBA: DR Horton  
 RAELYN 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  
 EFP@HATTONPANTIER.COM  
 (PORTIONS OF) 12108410100, 12108320100, 04070001000  
 SFL, SFM, MU, MFM, MFH  
 3,391,751 S.F. (77.71 Acres)

-REPRESENTATIVE-  
 HATTON GODAT PANTIER, INC.  
 3910 MARTIN WAY E, SUITE B  
 OLYMPIA, WA 98506  
 360-443-1594  
 EFP@HATTONPANTIER.COM

-ASSESSOR PARCEL NO.'S  
 12108320100, 12108410100, 04070001000

-ZONING -  
 -TOTAL AREA 23.90 ACRES  
 -NO. OF LOTS 365  
 -PUBLIC ROADWAY LENGTH 11,820 FT  
 -PUBLIC ROADWAY AREA 48.52 ACRES  
 -PRIVATE ROADWAY LENGTH 4,934 FT  
 -PRIVATE ROADWAY AREA 11,730 S.F. (2.70 ACRES)  
 -BPA ROW 2.65 ACRES  
 -NET AREA 48.52 ACRES  
 -MINIMUM DENSITY SEE TABLE  
 -PLANNED DENSITY SEE TABLE  
 -OPEN SPACE 4.43 ACRES (12%)  
 -SMALLEST LOT AREA - 3,060 S.F.  
 -AVERAGE LOT AREA - 5,046 S.F.  
 -SEWER - CITY OF TUMWATER  
 -WATER - CITY OF TUMWATER  
 -ELECTRICITY - FUSEL SOUND ENERGY  
 -NATURAL GAS - FUSEL SOUND ENERGY  
 -COMMUNICATIONS - COMCAST  
 -REFUSE - LENAY TUMWATER

**TRACT USAGE/AREAS**

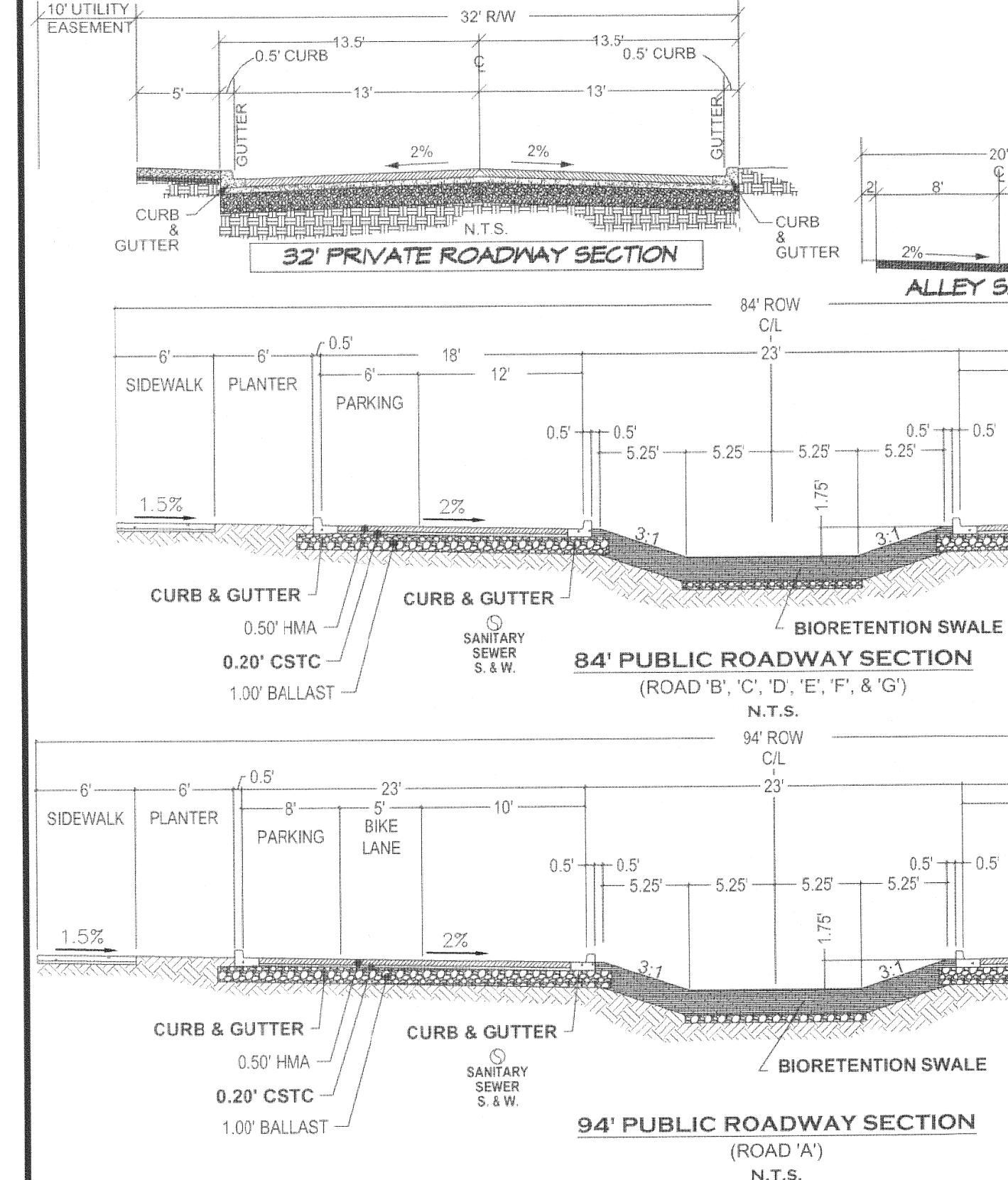
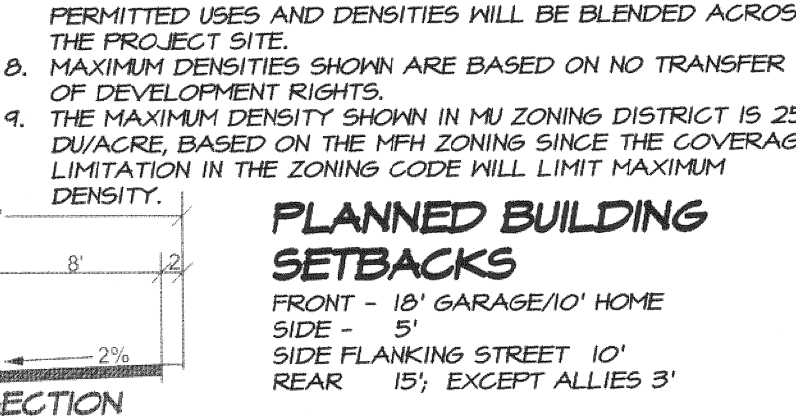
TRACT	USAGE	AREA (ACRES)
A	OPEN SPACE/TREE TRACT	0.88
B	OPEN SPACE/TREE TRACT	0.88
C	OPEN SPACE/TREE TRACT	0.31
D	OPEN SPACE/TREE TRACT	0.33
E	OPEN SPACE/TREE TRACT	0.54
F	OPEN SPACE/TREE TRACT	1.30
G	ALLEY	0.21
H	ALLEY	0.18
I	ALLEY	0.24
J	ALLEY/PRIVATE RD	0.21
K	ALLEY	0.12
L	OPEN SPACE/TREE TRACT	0.88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

**SURVEYORS NOTES**

- TITLE INFORMATION NOTED/DEPICTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 31, 2014 UNDER FILE NO. 4266-334640.
- THE LAND DESCRIBED HEREON IS LOCATED WITHIN AN UNHAPPY FLOOD ZONE WHICH IS DESCRIBED AS BEING IN BOTH FLOOD AREAS, ACCORDING TO FEMA PANEL NUMBER 590722002E, 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 RECORDED IN FEBRUARY 2020 UNLESS OTHERWISE NOTED.
- INTENTIONALLY OMITTED.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 04070001000 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 04070004000 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 12108410100 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 12108320100 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.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- 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. 422847.
- 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. 452183.
- 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. 350225.
- 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. 350268.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- 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. 801231, 801354, 801354 AND 801360.
- 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. 413288.
- 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. 413288.
- 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. 8103260075.
- 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. 1403080025.
- 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. 1403080025.
- 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. 1403080025.
- 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. 4505230065.
- 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. 465230.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.
- INTENTIONALLY OMITTED.

- 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 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)
  - EASEMENT FOR STORM WATER DRAINAGE GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO.'S 3391104 & 4621768 (SEE SURVEYORS NOTE #42)
  - CENTERLINE OF EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 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 LITTLEROCK ROAD SW BASED ON DEEDS 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. 465230 (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. 8103260075 (SEE SURVEYORS NOTE #31)

- 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.



**DENSITY CALCULATIONS**

Area	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	
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	

BLA 1653  
 A.F. NO. 9503160007

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

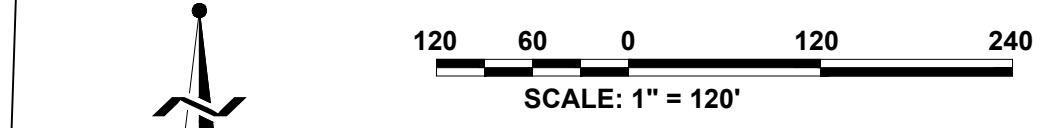
# TICKNER FARM

LITTLEROCK RD SW, TUMWATER, WA 98512

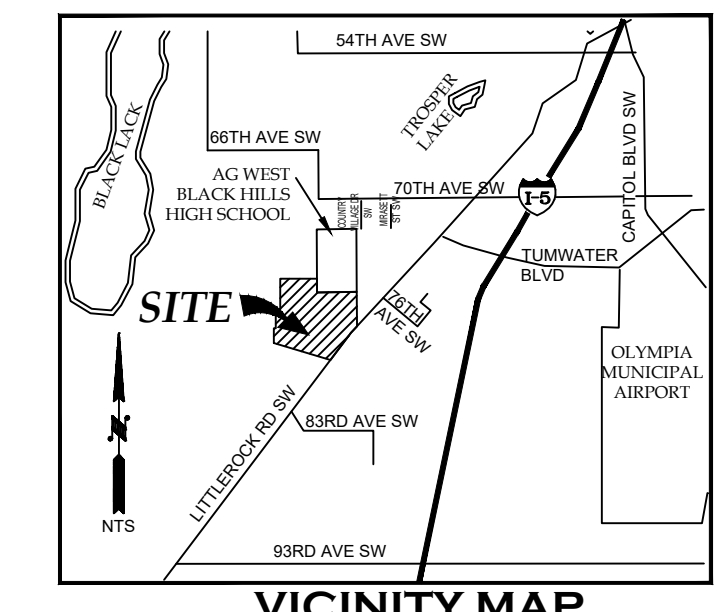
## SITE DATA/PROJECT INFORMATION

-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	3,060 S.F.
-AVERAGE LOT AREA	5,046 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

<b>VERTICAL DATUM (NGVD 29)</b> THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BENCHMARK NO. 1048 TC SURFACE MONUMENT W/ BRASS CAP STAMPED NELSON / BARNES DLC ELEV. = 191.227	<b>MERIDIAN (HORIZ DATUM)</b> 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	x <i>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.

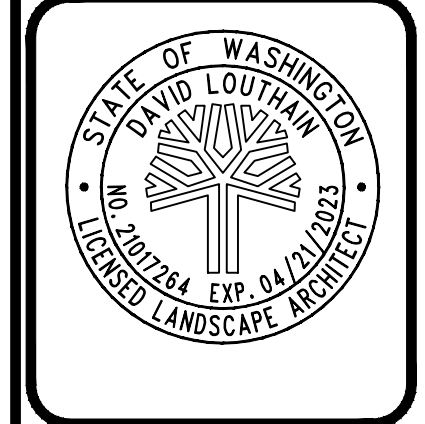
**RECORD DOCUMENTS:**  
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

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: H 1" = 120'  
V 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  
hatterpantier.com

REVISIONS: \_\_\_\_\_  
DATE: \_\_\_\_\_

TP# 12708410100\_12709320100\_09070001000  
**TICKNER FARM**  
LITTLEROCK RD SW, TUMWATER, 98512  
**PRELIMINARY TREE PLAN**  
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST 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