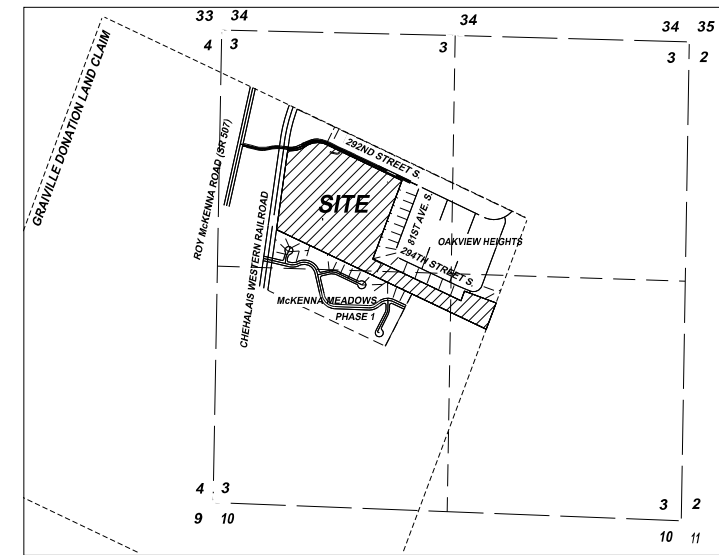


OAKVIEW PRELIMINARY PLAT

PORTIONS THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 17 NORTH, RANGE 02 EAST, W.M.
CITY OF ROY, PIERCE COUNTY, WASHINGTON

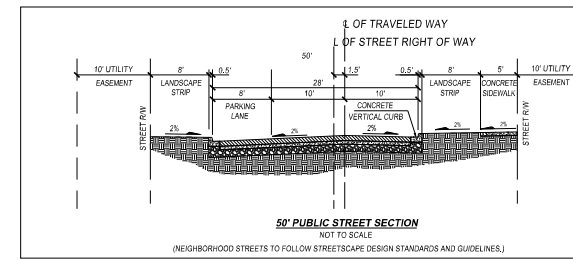
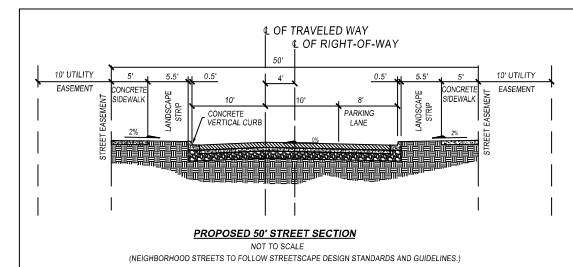
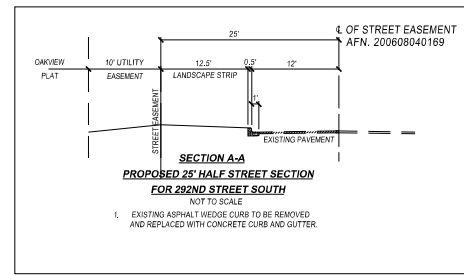
LEGAL DESCRIPTION
LOT 3, TOWN OF ROY SHORT PLAT RECORDED OCTOBER 11, 2006 UNDER RECORDING NUMBER 200610115003, RECORDS OF PIERCE COUNTY AUDITOR;
SITUATE IN THE CITY OF ROY, COUNTY OF PIERCE, STATE OF WASHINGTON.

UTILITIES
WATER : CITY OF ROY
SEWER : INDIVIDUAL SEPTIC / COMMUNITY SEPTIC SYSTEMS
POWER : CITY OF TACOMA
TELEPHONE : CENTURYLINK / COMCAST
CABLE TV : COMCAST

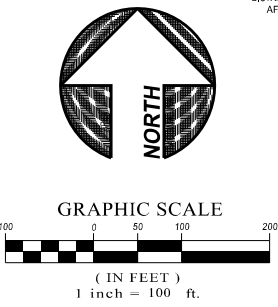


VICINITY MAP
SCALE : 1"=1000'

PLAT DATA
PLAT AREA : 1,670,933+/- SF. (38.36+/- ACRES) ASSESSOR'S RECORDS
PARCEL NUMBER : 021703-6-009
EXISTING ZONING : SFR
JURISDICTION : CITY OF ROY, WASHINGTON
SITE ADDRESS : 2940 SR 507 S.
NUMBER OF LOTS : 79
MIN. LOT AREA : 7,200 SF.
AVG. LOT AREA : 10,454+/- SF.
GROSS DENSITY : 2.05 DUS./AC.
NUMBER OF TRACTS : 7
TRACT "A"= 219,069+/- SF. OREGON WHITE OAK CONSERVATION
TRACT "B"= 24,537+/- SF. OPEN SPACE/PRIMARY & RESERVE DRAINFIELDS
TRACT "C"= 210,973+/- SF. OPEN SPACE/WETLAND AND W.L. BUFFER
TRACT "D"= 17,804+/- SF. OPEN SPACE/PRIMARY & RESERVE DRAINFIELDS
TRACT "E"= 71,539+/- SF. STORM FACILITY
TRACT "F"= 15,006+/- SF. OPEN SPACE/PRIMARY & RESERVE DRAINFIELDS
TRACT "G"= 6,232+/- SF. CELL TOWER TRACT
TOTAL TRACT AREA : 565,160+/- SF. (12.97+/- ACRES)
STREETS : 5,405+/- LF. 50' PUBLIC STREET R/W, 279,845+/- SF. (6.42+/- SF.)
YARD SETBACKS : FRONT YARD = 15 FEET DWELLING, 20 FEET GARAGE
SIDE YARD = INTERIOR 5 FEET FIRST FLOOR, 8 FEET SECOND FLOOR
STREET SIDE YARD = 15 FEET DWELLING, 20 FEET GARAGE
REAR YARD = 20 FEET
NOTE : SETBACKS SHOWN FOR DWELLING FIRST FLOOR



NOTES:
1. TRAIL DESIGNED TO ROY DESIGN STANDARDS AND GUIDELINES. STREET SCAPE ELEMENTS 2.1.7 MULTI-USE PATHS: ACCESSIBLE PATH DESIGN, SURFACE TO BE UNPAVED (CRUSHED STONE OR AGGREGATE), BUT SHOULD BE FIRM, STABLE, AND SLIP-RESISTANT. GRADES SHOULD GENERALLY BE LESS THAN 5%, BUT CAN BE UP TO 8% FOR SHORT DISTANCES, SUCH AS 10 FEET. LEVEL LANDINGS OR REST AREAS SHOULD BE PROVIDED AT APPROPRIATE INTERVALS ON GRADES STEEPER THAN 5%, DETERMINED AT CONSTRUCTION DRAWING STAGE, DUE TO SITE CONDITIONS.
2. THE TRAIL WILL INCLUDE FACILITIES SUCH AS BENCHES AND TRAILS.
3. THERE WILL NOT BE A DEDICATED BIKE PATH.



APPROXIMATE LOCATION LIMIT OF RAILROAD SIGHT DISTANCE EASEMENT AFN 9207300523

APPROXIMATE LOCATION INGRESS, EGRESS, UTILITY & SLOPE EASEMENT AFN 9207300523

NOTE: APPROXIMATE LOCATION OF MEMORANDUM OF LEASE AFN 200307290205

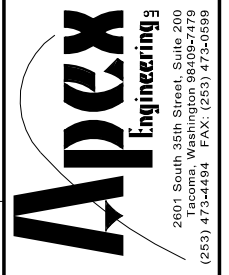
NOTE: SEE PROPOSED 25' HALF STREET SECTION FOR PLANTER, SIDEWALK & PAVEMENT

80' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER RECORDED PLAT OF OAKVIEW HEIGHTS AFN 200608040169

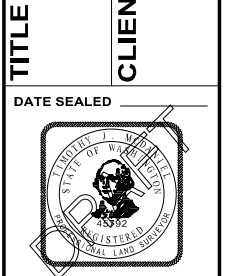
15' WATER EASEMENT AFN 9003070195 TO BE RELOCATED

15' WATER EASEMENT AFN 9003070195 TO BE RELOCATED

REV NO	REVISION DESCRIPTION	DATE BY



**OAKVIEW
PRELIMINARY PLAT**
CLIENT ROY MEADOWS DEVELOPMENT GROUP, LLC
1000 2ND AVE, SUITE 3200
SEATTLE, WA 98104-1074
(206)829-9947



PROJECT MANAGER
TRES KIRKEBO
DESIGN KRS
DRAWN KRS
CHECKED TK
SEC 03 T 17N R 02E
FILE NO 34816-C3D.DWG
DATE 05-11-22
SCALE 1"=100'
SHEET 1 OF 1
FILE NO 34816
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