



Easements & Building Setbacks

Nisqually River Forest Reserve Communities



Overview

Easements & Building Setbacks

Nisqually River Forest Reserve Communities

EASEMENTS

Primary Road ROWs	Shared Road ROWs	Power and Telephone	Entries	Footpaths	Multi-Purpose trails	Community Areas
<p>Right-of-Ways (ROWs) are 100' in width in total or 50' from the approximate centerline of the roadway.</p> <p>The Nisqually River Forest Reserve Association maintains these roads subject to each respective neighborhood association CC&Rs</p>	<p>Rights-of-Ways are 60' in width in total or 30' from the approximate centerline of the roadway.</p> <p>These roads are considered to be private driveways serving up to 7 lots and are maintained by those lots that are subject to the easement agreement and NOT the Nisqually River Forest Reserve Association.</p>	<p>Both the Primary and Driveway road easements include provisions that allow for utilities to be installed within a respective ROW. There are only minor exceptions where a separate easement agreement applies outside a ROW.</p> <p>All such easements are recorded documents and can be found within an applicable lot's title report. <i>Example:</i> if a utility easement crosses a particular lot then there will be an easement recorded indicating this.</p>	<p>Each entry includes a sufficient easement area that enables the association to maintain fencing, gates, utilities, and landscaping. These easements vary in size.</p> <p>Legal descriptions can be found within each respective neighborhood's CC&Rs.</p> <p>The Nisqually River Forest Reserve Association maintains these easements.</p>	<p>Physically, all footpaths are generally about 4' in width. Their respective easements vary depending on footpath's location and can vary in total width from about 50' to over 100'.</p> <p>Check the Nisqually River Forest Reserve Association CC&Rs for legal descriptions.</p> <p>The Nisqually River Forest Reserve Association maintains these trails and establishes appropriate rules and regulations.</p>	<p>Physically, all multi-purpose trails are about 5' in width and are situated within the Primary Road ROW; therefore, parallel with the Primary Roadway.</p> <p>As with the footpaths, the Nisqually River Forest Reserve Association maintains these trails and establishes appropriate rules and regulations.</p>	<p>Each community area is situated within an easement area granted for all to use.</p> <p>Legal descriptions can be found in the Nisqually River Forest Reserve Association CC&Rs.</p> <p>These areas are maintained by the Nisqually River Forest Reserve Association.</p>

BUILDING SETBACKS

Primary Road ROWs	Shared Road ROWs	Lot Lines	Tributaries	Community Easements	Variances
<p>Any structure must be located 100' or further from the edge. Fences can be located along a ROW edge subject to the fencing standards found in the CC&Rs. Due to topographic constraints, some lots have alternative relief from the 100' setback. Refer to the Nisqually River Forest Reserve Association CC&R's.</p>	<p>Same as the Primary Road setback requirements.</p>	<p>Any structure must be located >50' from adjacent lot lines such as a side yard. For roadside lines see the applicable road setback requirement.</p> <p>Refer to Pierce County Zoning for setbacks that could supercede these.</p>	<p>Unless otherwise specified by an applicable governmental jurisdiction such as Pierce County, no structure shall be constructed with 50' of any tributary (type 1 - 5 waters)</p>	<p>There are no setbacks associated with any of the community related easements. Prudence should be exercised on a case by case basis to maintain a reasonable distance as conditions warrant.</p>	<p>Must be applied for from the Board of Directors of the Nisqually River Forest Reserve Association and are issued upon demonstrating undue hardship in a particular lot's usage.</p>

NOTE: Please refer to the Nisqually River Forest Reserve Association's conditions, covenants, and restrictions (CC&Rs) for more detail regarding legal descriptions, use restrictions, or other related issues. This matrix is intended to give the reader a general overview of easements and building setback lines that may have an effect on any lot within the community.