

## Vista View at Black Lake Preliminary Plat Project Narrative

Vista Views at Black Lake represents a 184-lot preliminary plat comprised of 54.36 acres zoned Single-Family Low Density Residential (SFL). The project site is located at 3717 49<sup>th</sup> Avenue SW, Tumwater, WA 98512. Thurston County tax parcel numbers 12832310800 and 12832310700.

The project will be built in two phases. The first phase will have 103 lots and the second phase will have 81 lots.

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

The project will provide 19.61 acres of open space. Proposed Tract A is a tree/critical areas tract that is 13.39 acres in size. Tract B is a stormwater/active open space tract that is 3.45 acres in size. The remainder of the tracts are for private alleys, open space/landscaping, a private road cul-de-sac and a future development tract.

The street system will connect to 49th SW at the north end of the property and the internal public street system is proposed to be stubbed to adjacent properties at 4 locations for future extension. The project also includes three private alley tracts to serve the lots associated with the project.

Sanitary sewer for the lots will be served by gravity sewer that will discharge to a pump station to be located in the northwest corner of a property located at 5300 Black Lake Belmore Road. The pump station forcemain will be routed north on Black Lake Belmore Road and then east on Sapp Road and discharge into the city's existing sanitary sewer system.

Several technical reports have been prepared in support of the planned design, including the following, Geotechnical Report; Groundwater Report; Stormwater Report; Wetland/Critical Area Report; Wildlife Report; Forester's 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 TMC 17.14.090, the applicant is requesting approval to develop the project in three phases. The application submittal for the project demonstrates how transportation impacts, access, stormwater, parks and open space, critical areas and utilities will be addressed for all phases of the development.