

## Henderson 94 Preliminary Plat Project Narrative

The Henderson 94 Preliminary Plat represents an 11-lot preliminary plat comprised of 9.22 acres zoned Multi-Family Medium Density Residential (MFM). The project site is located at 7501 Henderson Boulevard SE, Tumwater, WA 98501. Thurston County tax parcel number 127111110300.

There will be 84 apartment units on proposed Tract X, and 10 townhome lots 1 through 10.

The development will provide a variety of home styles and designs.

The project will provide 1.71 acres of open space. Proposed Tract A is a open space/stormwater tract that is .21 acres in size. Tract B is an open space tract that is .09 acres in size. The remainder of the open spaces are located on Tract X and include a clubhouse, pool, spa, open lawn areas with playground equipment, a walking trail in the outer 25% of the wetland buffer on the north side of the property.

Two new public street will be constructed on the east and west sides of the property and will be stubbed to adjacent properties for future extension.

Sanitary sewer for the lots will be served by gravity sewer that will connect to a future extension of city sewer on the property to the east.

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; Mazama Pocket Gopher 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.