

Tickner Farm Preliminary Plat/PUD Project Narrative

Tickner Farm represents a preliminary plat and planned unit development comprised of 77.77 acres located adjacent to Black Hills High School and Littlerock Rd SW.

The project will provide a 10.86 acre tract which is planned for 250 multi-family units and 66.91 acres for 365 single-family detached lots. The project will include three phases (divisions). Division 1 will include 93 single-family lots and development of the multi-family tract. Division 2 will include 140 single-family lots and Division 3 will be construction of the remaining 132 single-family lots.

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

The project will provide 9.43 acres of open space, which will be improved for a variety of recreational purposes and the replanting of trees. A network of trails meandering throughout the planned/interconnected open spaces and pocket parks will provide amenities with passive and active recreational opportunities for the residents of Tickner Farm.

The street system will connect to Littlerock Road SW at two locations. The internal streets will be designed as Boulevards with landscaped medians incorporated throughout the development. The medians will serve a dual purpose for stormwater management in addition to the innovative landscape design and alley load concept.

Sanitary sewer will be extended along Littlerock Road from 73rd Avenue SE. The development will be served by gravity sewer. Water will be extended from Littlerock Road SW throughout the project site. Several technical reports have been prepared in support of the planned design, including the following, Geotechnical Report; Groundwater Report; Stormwater Report; Sanitary Sewer Alternatives Analysis; Wildlife Habitat Report; Wetland/Critical Area 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 the City's PUD application supporting documents requirements listed in TMC 18.36.040.C, we offer the following:

1. Each single-family lot associated with this subdivision will be individually owned and the tree/open space, private road/alley tracts will be owned by the Homeowner Association (HOA). The 10.86 acre multi-family tract will be sold and constructed by a separate developer after receiving site plan approval and related construction permits from the City.
2. Operation and maintenance of the landscaping in the tree/open space and private street/alley tracts will be the responsibility of a Homeowner Association (HOA) that will be formed for the project. In addition, all landscaping in the public rights-of-way will be maintained by the HOA.
3. Depending upon project approvals and market demands, it is anticipated that construction of the project could begin in Spring 2022 and continue through project completion.
4. As indicated in #2 above, an HOA will be formed and Covenants, Conditions, and Restrictions (CCR's) will be developed outlining maintenance responsibilities for the platted tracts provided for tree/open space and private street/alleys.