



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF APPLICATION
Vista Views at Black Lake Preliminary Plat
Permit No. TUM-24-1446
October 18, 2024

Proposal: The applicant proposes to subdivide approximately 54.36 acres into 184 lot single family subdivision in two phases.

Applicant: Rob Rice Homes, Rob Rice, 1868 State Ave NE, Olympia, WA 98506.

Representative: Hatton Godat Pantier, Chris Carlson, 3910 Martin Way E, Ste B, Olympia, WA 98506.

Location: Two parcels totaling 54.36 acres located at 3717 49th Ave SW and 3825 58th Lane SW, Tumwater, WA 98512. Tax Parcel Numbers 12832310700 and 12832310800.

Complete Application: Application submitted: October 1, 2024. Application deemed complete: October 14, 2024.

Project Permit/Approvals: The following permits and approvals may be required: Preliminary Plat Approval, Wetlands Infrastructure Exemption, Transportation Concurrency, State Environmental Protection Act Determination, Final Plat Approval, Design Review Approval, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Land Division Code, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), Tumwater Design Guidelines, Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

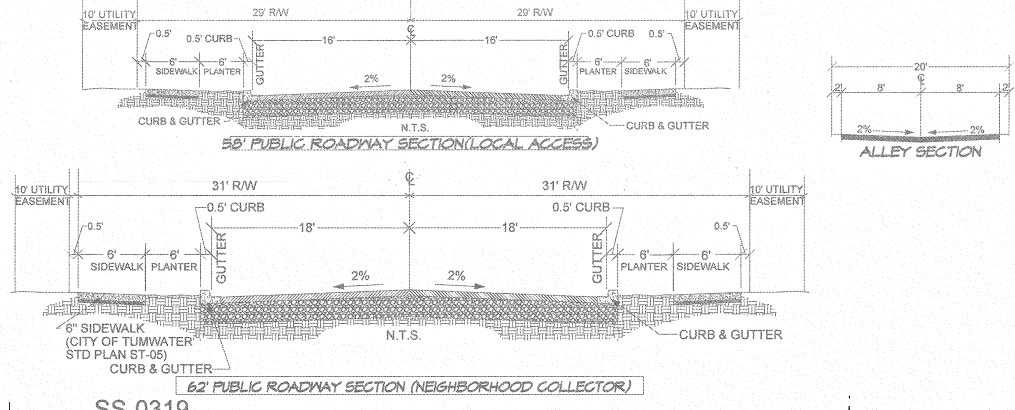
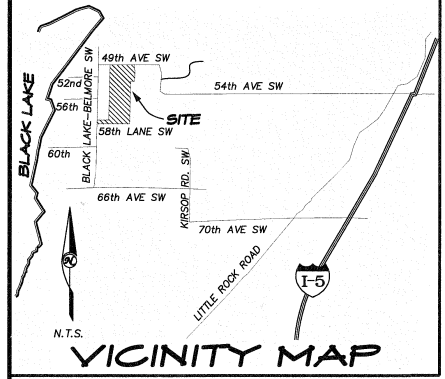
Public Hearing: A public hearing is required for this project.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on November 1, 2024. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email abaruch@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Alex Baruch, Associate Planner, at 360-754-4180.

PRELIMINARY PLAT OF VISTA VIEWS AT BLACK LAKE

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 2 WEST, N.M.



DESCRIPTIONS:
 PARCEL "A" OF BOUNDARY LINE ADJUSTMENT NO. BAL-115227C, AS RECORDED SEPTEMBER 3, 2004, UNDER AUDITOR'S FILE NO. S 3671242 AND 3671243, IN THURSTON COUNTY, WASHINGTON.
 PARCEL "B" OF BOUNDARY LINE ADJUSTMENT NO. BAL-1115227C, AS RECORDED JULY 30, 2002, UNDER AUDITOR'S FILE NO. S 3451145 AND 3451146.

- TITLE NOTES**
1. A PORTION OF THE LAND DESCRIBED HEREIN HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1282310700 BY THURSTON COUNTY.
 2. A PORTION OF THE LAND DESCRIBED HEREIN HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1282310700 BY THURSTON COUNTY.
 3. INTENTIONALLY OMITTED.
 4. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGULARS, RESERVATIONS, EASEMENTS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 55-0280 RECORDED UNDER AUDITOR'S FILE NO. 1864826.
 5. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO PROVISIONS OF THURSTON COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. 5871 FOR VACATED ROADWAY UNDER AUDITOR'S FILE NO. 1040136.
 6. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO PROVISIONS OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1800443, RELATED TO MOBILE HOMES.
 7. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGULARS, RESERVATIONS, EASEMENTS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 55-0187 RECORDED UNDER AUDITOR'S FILE NO. 189245.
 8. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 800180048.
 9. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGULARS, RESERVATIONS, EASEMENTS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. BAL-0204417C RECORDED UNDER AUDITOR'S FILE NO. 3451145 AND 3451146.
 10. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGULARS, RESERVATIONS, EASEMENTS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. BAL-04115227C RECORDED UNDER AUDITOR'S FILE NO. 3671242 AND 3671243.

SITE DATA/PROJECT INFORMATION

APPLICANT Rob Rice Homes
 1868 State Avenue NE
 OLYMPIA, WA 98033

REPRESENTATIVE JEFF PANTIER
 HATTON GODAT PANTIER, INC.
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 360-943-1599
 JEFFP@HATTONPANTIER.COM

ASSESSOR PARCEL NO.'S
 CONING 1282310800, 1282310700
 TOTAL AREA 54.36 Acres
 -WETLAND AREA 8.86 Acres
 -BUFFER AREA 3.93 Acres
 -PUBLIC ROADWAY LENGTH 7,673
 -PUBLIC ROADWAY AREA 9.44 Acres
 -ALLEY LENGTH 1,457 L.F.
 -ALLEY AREA 1.03 Acres
 NET AREA 31.08
 NO. OF LOTS 184
 DENSITY 5.92 UNITS PER ACRE
 OPEN SPACE 19.61 Acres (36%) (17.4% ACTIVE)
 SMALLEST LOT AREA 4,000 SQ. FT.
 AVERAGE LOT AREA 5,448
 CITY OF TUMWATER
 CITY OF TUMWATER
 WATER PUGET SOUND ENERGY
 WASTEWATER PUGET SOUND ENERGY
 ELECTRICITY PUGET SOUND ENERGY
 GAS COMMUNICATIONS COMCAST
 REFUSE LEMAY
 SCHOOL DISTRICT TUMWATER

TRACT USAGE/AREAS

TRACT	USAGE	AREA (ACRES)
A	OPEN SPACE/WETLAND/BUFFER/TREE	9.34
B	STORM/ACTIVE REG	3.45
C	OPEN SPACE/PARK	1.08
D1	OPEN SPACE/LANDSCAPE	0.21
D2	OPEN SPACE/LANDSCAPE	0.14
E	OPEN SPACE/LANDSCAPE	0.11
F	OPEN SPACE/LANDSCAPE	0.16
G	OPEN SPACE/LANDSCAPE	0.16
H	LANDSCAPE TRACT	0.04
I	LANDSCAPE TRACT	0.04
J	LANDSCAPE TRACT	0.04
K	ALLEY	0.21
L	ALLEY	0.47
M	LANDSCAPE TRACT	0.04
N	LANDSCAPE TRACT	0.04
O	LANDSCAPE TRACT	0.64
P	ALLEY	0.43
Q	PRIVATE RD/CUL-DE-SAC EASEMENT	0.12
X	RESERVED FOR FUTURE DEVELOPMENT	0.38

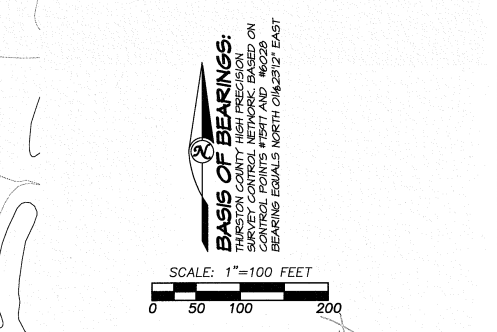
- PLAT NOTES**
1. TRACTS A THROUGH P TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. TRACT X IS RESERVED FOR FUTURE DEVELOPMENT.
 3. ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY AND THURSTON COUNTY RECORDS).
 4. ALL EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED PER THURSTON COUNTY HEALTH AND D.O.E. STANDARDS.
 5. TOPOGRAPHIC INFORMATION (CONTOURS) DEPICTED HEREON ARE BASED ON THURSTON COUNTY PHOTOGRAMMETRY (NSVD 24).
 6. ALL EXISTING BUILDINGS TO BE DEMOLISHED.
 7. ALL LOTS ARE A MINIMUM OF 40 FEET WIDE AT BUILDING SETBACK LINES (SEE 18.04.120).

BUILDING SETBACKS
 FRONT 10', EXCEPT GARAGE 18'
 SIDE FLANKING STREET 10'
 REAR 20'

- LEGEND**
- FOUND AS NOTED
 - EXISTING WELL (APPROX.)
 - WELL MONITORING WELL
 - BMP-366
 - WETLAND PER IMAGE PROVIDED BY WETLAND BIOLOGIST (ENVIRONMENTAL)
 - WETLAND BUFFER PER WETLAND BIOLOGIST (ENVIRONMENTAL)
 - PHASE LINE
 - WIRE FENCE
 - ASPHALT
 - GRAVEL
 - ▲ 60' WIDE EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 8801130095 (SEE TITLE NOTES NO. 8)
 - ▲ 5' DRAINAGE EASEMENT AS PER SS 0250 RECORDED UNDER AUDITOR'S FILE NO. 964806 (SEE TITLE NOTES NO. 4)
 - ▲ VACATED RIGHT-OF-WAY PURSUANT OF BOARD OF COMMISSIONERS RESOLUTION NO. 5871 RECORDED UNDER AUDITOR'S FILE NO. 1040136 (SEE TITLE NOTES NO. 5)
 - ▲ UN-OPENED RIGHT-OF-WAY RECORDED UNDER AUDITOR'S FILE NO. 352883
 - ▲ PLANNED 10' WIDE UTILITY EASEMENT
 - ▲ PLANNED RIGHT OF WAY DEDICATION (1.10 ACRES)
 - ▲ PLANNED WETLAND MITIGATION AREA (CROSS HATCHED AREA) 5,682 S.F.

BASIS OF BEARINGS:
 BEARINGS AND DISTANCES BASED ON SURVEY CONTROL POINTS WITH 1983 AND 1929 CONTROL POINTS FIRST AND 46029 ON BEARING EQUALS NORTH 01°23'12" EAST

VERTICAL DATUM
 NGVD 29
 THURSTON COUNTY
 PHOTOGRAMMETRY



HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com 21-102

