

Sunset Terrace Subdivision

Preliminary Subdivision Application Narrative

INTRODUCTION

The Sunset Terrace Subdivision proposes to divide approximately 17.03 acres total, into 65 single-family attached and detached lots in two phases. The site is located at 6445 Old Pacific Highway in Kalama, WA. All future homes will gain access from the proposed internal roads to be constructed with this subdivision. The parcel is zoned R-3 (Multi family residential). The parcels to the north are zoned two-family residential with Professional Service Commercial overlay, to the northeast are zoned two-family residential. Interstate 5 right-of-way is directly west of the site. The Columbia River just beyond I-5 to the west. Highway Commercial zoned property is to the south, and R-3 zoned property is to the east.

The minimum lot area allowed in the R-3 zone is 5,000 square feet (2,000 square feet for townhouses). There is no maximum lot size requirement. R-3 requirements are: minimum lot frontage is 50 feet, front yard setback is 20 feet, rear yard is 15 feet, side yard is 5 feet, street side yard is 15 feet. Building height is a maximum of 40 feet. Maximum lot coverage is 75%. The proposed lots meet these requirements.

Homes on the future lots are tentatively scheduled to be constructed in 2019.

CRITICAL AREAS

There are critical areas known to be on the site. Existing Oregon White Oaks, Wetlands and Drainages are located on the site. Cascadia Ecological Services, Inc has provided a wetland delineation and critical areas report. The report has been included with this Preliminary Subdivision Application.

The on-site wetland is rated as a category III which carries a base buffer of 150 feet. The wetland boundary and 150 foot buffer are shown on the preliminary plans. Future minor impacts may be required for utility infrastructure on-site. Stormwater can be directly discharged to the Big Lake drainage along the west side of the site. WSDOT has provided a storage capacity confirmation letter previously for this project.

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SEPA

A SEPA checklist has been submitted with this application.

STORMWATER

Stormwater control will conform to the requirements of the City of Kalama's Stormwater code. The 1992 Puget Sound Manual has been used for design calculations. Stormwater from the new impervious surfaces will be treated by bioretention, bioswales, or other approved bmp's. Regional stormwater facilities will be used for detention. The Big Lake drainage area which is located in the WSDOT I-5 right-of-way has sufficient capacity as well as the downstream facilities which connect to the Columbia River. A letter from WSDOT confirming capacity in the Big Lake drainage is included with this application.

ROADS AND PARKING

Old Pacific Highway is public existing asphalt road 27 feet in width fronting the west border of the property. Old Pacific Highway improvements will extend the full asphalt width, add 5 foot detached sidewalk, planter area and street trees. All interior roads will be constructed with a 50 foot right-a-way and 32 foot paved width with 5 foot attached sidewalk.

All on-site roadway improvements are proposed to meet City of Kalama standards.

Two driveway parking stalls and a minimum of two garage parking stalls will be provided for each lot providing at least 4 parking spaces per lot.

ACCESS

Access for the project will come from Old Pacific Highway to the proposed on-site streets. Two access points are proposed for the project.

TRAFFIC

The existing site has no daily traffic. A Traffic Impact Study has been prepared and is included with this preliminary subdivision application.

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WATER & SEWER

Public water and sewer lines exist in Old Pacific Highway. Water and sewer service will be supplied by City of Kalama. Water and sewer mains will be looped through the site as necessary. All lots will have individual water meter and sanitary sewer laterals.

A pump/lift station will be developed with the project to move effluent from the lower portions of the site up hill to Old Pacific Highway then south to the existing Stone Forest sewer pump station.

Thank you for your time and assistance with this project. Please contact Scott Taylor with SGA Engineering for additional information or with any questions/clarifications.