

Cowlitz Meadows

Pre-Plat Application Narrative

Applicants:

Red Rock Construction

Contact:

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Contact:

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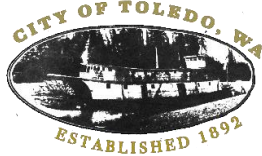


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1.0 PROJECT INTRODUCTION

1.1 Project Contacts

Jurisdiction	City of Toledo 130 N 2 nd St, Toledo, WA 98591 (360) 864-4564	
Applicant / Property Owner / Developer	Max Halberg / Red Rock Construction Red Rock Construction Max@midwayundergroundllc.com	
Applicant's Representative / Civil Engineer	Windsor Engineers 12009 NE 99th St, Suite 1460 Vancouver, WA 98682 Travis Tormanen, PE (360) 903-9281 ttormanen@windsorengineers.com Emily Stephens, (612) 351-2331 estephens@windsorengineers.com	



1.2 Project Location

Site Location	0 Toledo Vader Rd Toledo, WA 98632
Parcel Numbers & Size	011438001000, 36.62 acres
Zoning	Residential (R)
City Limits	Within City Limits of Toledo, WA
Water District	City of Toledo
Sewer District	City of Toledo
Fire District	Lewis County Fire Protection District 2



1.3 Project Description

Windsor Engineers is assisting property owner and developer, Max Halberg, with the proposed development of parcel number 011438001000 in the City of Toledo (City), Washington, located in Lewis County. The 36.62-acre parcel is located east of I-5 Exit 60 to Toledo Vader Rd (E), and is currently a grass field, undeveloped parcel. The Lewis County GIS map identifies slopes on the site ranging from 15-30 percent (%) along the southwest and southeast portion of the site, and along the middle of the property, with some areas exceeding 35%. A slope report from 2010 indicates slopes between 10- to 15% in approximately 3.5 acres in the upper portion of the site and approximately 4 acres in lower portion of the site. A recent survey that was completed for this project confirms that there are areas of steep slopes on the site.

Lewis County current zoning provides flexibility for how the property may be developed. Per Toledo Municipal Code (KMC) 17.20.120, minimum lot size allowed is 6,000 square feet (SF) for single family lots, and 22,000 SF for multifamily. The parcel 011438001000 is currently zoned as Residential and is currently within City limits.

See Figure 1 below for parcel location and aerial imagery.

1.4 Site and Adjacent Property/Projects

The current use of the site is undeveloped/vacant. The site and the adjacent properties have not been used for agriculture, and the current zoning classification is R (Residential) and is within city of Toledo limits.

Table 1: Site Summary

Parcel Number	Owner
011437002000	Sorensen, Harold
011445009002	Jolma, Troy C & Angela G
011643003001	Wallace, James Forrest
011438028002	Meske, Michael & Sandra
011438001017	Public Utility DIST
011438028001	Konigsberger, Helen & Cameron
011438001025	Moon, Larry E & Sandra K
011643003002	Cowlitz Tribal Housing
011437007000	Ramsey Rev Tst



Figure 1: Project Location



2.0 PROPOSED DEVELOPMENT

2.1 Project Objective – Preliminary Plat and Application

The Developer is proposing a subdivision that would consist of 100 single family residential properties, each having approximately 6,000 square foot lots. An access road would be provided from Plomondon Road and Toledo Vader Road, with local streets, a connector road, parking, utilities, stormwater features and park space all to be constructed with the project. See **Attachment 2** for the preliminary plat exhibit for the proposed subdivision. This narrative and submittal package is for the city's preliminary plat application. Engineering and final plat details will be provided once city comments have been received.

2.2 Site Access

Two access locations are proposed: one from Plomondon Road and the other from Toledo Vader Road. Both access locations will be off County Roads. A traffic study has not yet been completed.

2.3 Water and Sewer

The site is located within the City of Toledo water district and the city has confirmed that there is availability for 101 new meters. It is anticipated that additional meters will be available once the additional water rights have been approved.

Trunk water and sewer lines will need to be extended from N 5th Street to the north along Toledo Vader Road to provide access to the project site. Further off-site utility coordination is currently in progress with the city, Toledo Tel as well as Gray & Osborne, Inc. Gray and Osborne, has prepared and provided 60% engineering plans for a city water and sewer utility extension project as shown below.

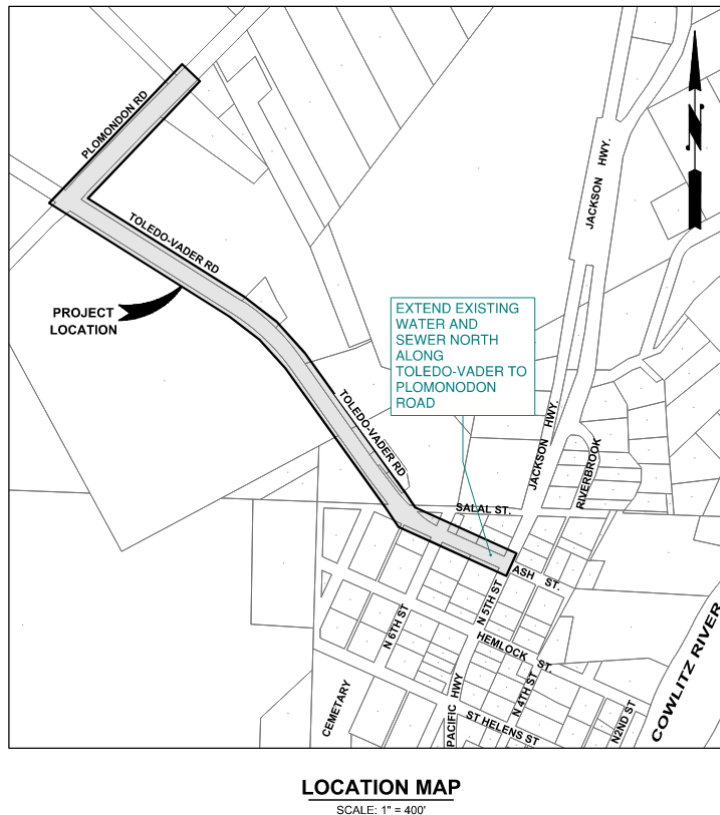


Figure 2: Proposed City Water and Sewer Extension Project

2.4 Stormwater

Stormwater will be conveyed through storm sewer piping that meets the City of Toledo design guidelines to a stormwater facility at the top of the band of steep slopes. Due to groundwater observed on-site as well as anticipated wetlands on the southeast portion of the site, the stormwater facility is proposed to be a wet pond to provide both treatment and flow control for the entire subdivision. A critical areas analysis has been completed and identified wetlands on the south side of the site. There is no work proposed within the wetland areas identified in the critical areas report. Preliminary stormwater calculations, as well as the Critical Areas Report have been provided in the Preliminary Stormwater TIR.

2.5 Streets

A connector road from Toledo Vader Road to Plomondon Road as well as local access roads and cul-de-sacs will be designed to meet City of Toledo Minimum Widths per Toledo Land Development Code section 10.02. Cul-de-sacs that exceed 500-feet will be considered local roads.



TABLE 2. MINIMUM WIDTHS.

Street Type	Purpose	ROW Width	Pavement Width	Sidewalk Width
Arterial	Main feeder streets. Signals where needed, stop signs on side streets. Provides two 12' traffic lanes and two on-street parking lanes.	64 feet	44 feet	5 feet
Collector	Main interior streets. Stop signs on side streets. Provides two traffic lanes and parking on both sides of street.	50 feet	36 feet	5 feet
Local	Local service side streets; non-conductive to through traffic. Provides one freely moving lane where parking occurs on both sides.	30 feet	20 feet	5 feet
Cul-de-sac (8 to 20 dwellings)	Street open only at one end with provision for turnaround at other end. Provides parking on one side with alternating vehicular traffic flow.	30 feet	20 feet	5 feet
Cul-de-sac (5 to 7 dwellings)	Street open only at one end with provision for turnaround at other end. Provides access for the largest truck if cars are parked properly on one side.	28 feet	18 feet	
Alley	Optional local access only to property.	20 feet		

b) A cul-de-sac shall not be more than five hundred feet (500') long.

Figure 3: Table 2 from City of Toledo Land Development Code

The applicant seeks additional clarification from the City regarding whether all of the streets would be considered 'local access' or if the assumption included in the current application that the through street would be a 'collector' is correct.

2.6 Special Conditions or Permits

Due to steep slopes identified with survey that has been completed for this project, a geotechnical analysis has been completed and is included with the Stormwater TIR. Figure 4 shows the approximate steep slope areas from the Lewis County GIS Map and Figure 5 shows the wetland locations identified by Loowit Consulting. The project does not propose to disturb the steep slopes and will take into considerations and recommendations from the geotechnical and critical areas reports.



Figure 4: Lewis County Steep Slopes

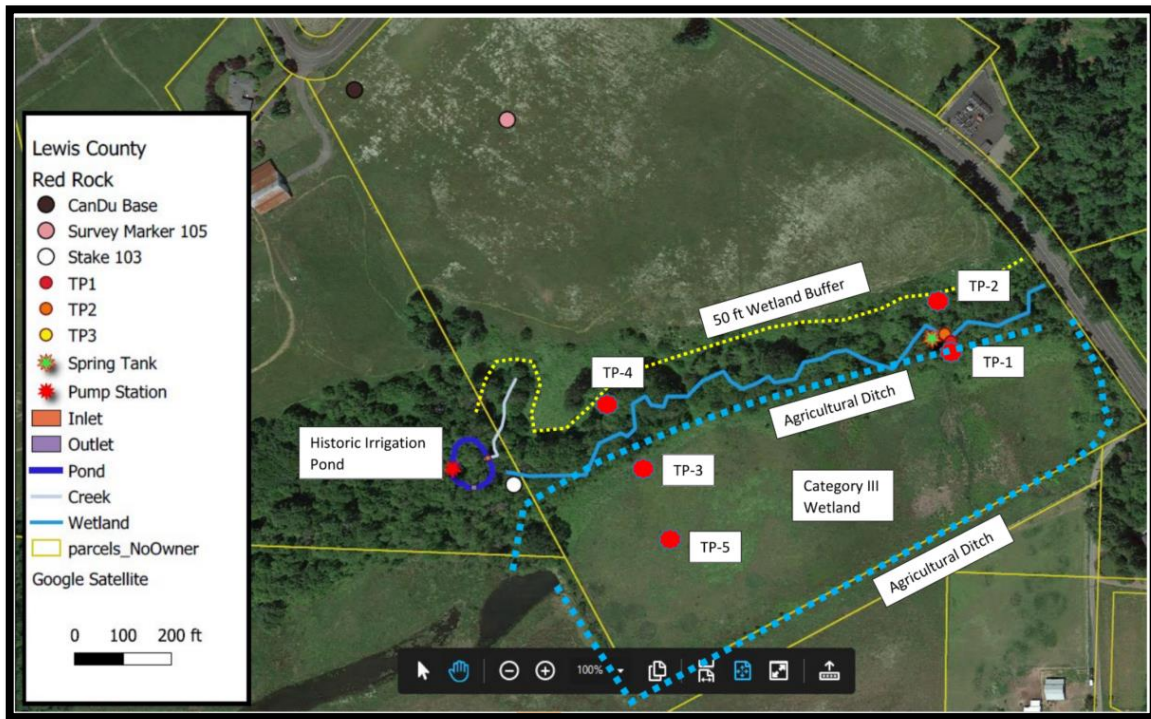


Figure 5: Wetland Delineation by Loowit



3.0 ATTACHMENTS

1. Preliminary Plat Application
2. Preliminary Plat Map
3. Preliminary Stormwater Technical Information Report