

## **FOUR OAKS SUBDIVISION**

### **Project Narrative**

Four Oaks Subdivision is part of a 4.33-acre parcel located on the west side of Main Street in White Salmon. Access is afforded from Main Street across from the ICE access. Site features include slopes, grassy sloping meadows, as well as a few oak trees. Proposed roads will connect to the parcel to the west for future development.

### **Zoning**

The current zoning for the parcel is R1 Single Family Lot Residential. As part of the RPUD application the some of the lots are proposed for R-3 Multi-Family Residential.

### **Roadways and Walkways**

The main road through the center of the proposed development will be constructed with a 26' roadway surface with curb and gutters. Sidewalks are proposed on both sides of the roadway. The right of way width is 50 feet.

### **Traffic Study**

A Traffic Impact Study was completed by DKS Associates, Inc. The proposed Four Oaks Subdivision is expected to generate up to 227 new trips during the weekday evening peak hour. The transportation system in the vicinity of the site has ample capacity to support these new trips during the 2023 build-out year, and the proposed development meets the transportation performance standards of WSDOT and Klickitat County. No intersection or roadway capacity mitigations are triggered by the development trips. The complete traffic impact study is attached.

### **Drainage**

The site slopes easterly towards the Main Street. Currently stormwater sheet flows from the site into Main Street and is collected to the stormwater system that eventually drains to Jewett Creek. The proposed subdivision will install catch basins in the roadway and direct stormwater to the onsite detention pond. The retention ponds will treat the water prior to entering the existing stormwater system in Main Street.

As part of the project a drainage report has been developed.

### **Schedule for Development**

Construction of infrastructure such as water, sewer and electrical services, roads, sidewalks, and lot preparation will begin as soon as bids are finalized if the pump station is completed prior or within a season when weather allows excavation.

We estimate that it will take 3 months to install these necessary improvements.

Because the sub-division is dependent on completion of the pump station, we are not able to set a firm "start" time.

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### **Typical Setbacks and Lot Size**

The proposed minimum Lot size for the development in the for the Single-Family Residential lots is 3600 SF with a minimum depth of 70 feet and minimum width of 40 feet. The front setback is 20 feet, side setbacks at 5 feet and 15 feet rear setbacks. Minimum Lot size is requested to be 3600 square feet. The Multifamily Residential Lots will meet the requirements of the R3 Multifamily Residential District.

### **Typical Landscaping**

Per attached map Main Street White Salmon will submit a request to the City for permission to remove the remaining diseased white oak located near lot 16. Our arborist recommends removal of that tree because the other trees in the clump that previously surrounded the tree have succumbed to insect infestation and the remaining trees is showing signs of drought related stress making it vulnerable to the same insect damage.

Main Street would like to replant two white oaks on the area designated as "Pond and Green space" on the map that PSE has provided to the City. Our engineer recommends placing the trees back from the intersection to maintain line of sight. Since the land will eventually be deeded to the city, Main Street would place these trees in locations approved by the City.

All the other lots will be sold to individuals and the city, so Main Street White Salmon LLC will not be providing any landscaping.

### **Lighting Impacts**

Street lighting is proposed along the roadway. Residential structures will have typical outdoor lighting. Streetlights will be provided at the major intersections within the subdivision and at the intersection with Main Street.

### **Parking**

Each lot will be required to provide off street parking for 2 vehicles.

### **Project Utilities**

The proposed project will be provide water, sewer, power, and communication utilities to each lot. The City of White Salmon water system will be extended to serve the property from the existing system. Gravity sewer will be installed throughout the project. Future residential structures may need to install grinder pumps to connect to the system.

### **Intended Ownership plan for Four Oaks Subdivision**

Per attached map the pond and green space lot south of the access road on Main Street has been identified as the best location for the pumping station, a bioswale to process runoff and a greenspace. This lot will be gifted to the City for those purposes.

Lots 22-31 we intend to sell to the City for affordable housing.

Lots 1-20 will be sold to individuals for single family homes.