

## **Monument Rentals Subdivision**

### **Project Narrative**

Monument Rentals Subdivision is a 1.25-acre parcel located on the west side of 1<sup>st</sup> Ave in White Salmon. Access is provided from 1<sup>st</sup> Ave. just south of SE Wyers St. Site features include grassy slopes as well as a few oak trees. The Proposed private road will dead end in a hammerhead turn around giving access to all of the proposed lots.

### **Zoning**

The current zoning for the parcel is R2 Two Family Residential District.

### **Roadways**

The main road through the center of the proposed development will be a private road constructed at 20' wide surface with a 2% slope to the center to collect stormwater. This allows the road to be constructed with no need for curbs and gutters. The road will end in a T to provide a turnaround hammerhead and access to the western lots. The road will have a 40 ft easement granted across the lots to allow access to the road for all lots.

### **Drainage**

The site slopes south westerly towards the existing lots and storm water pond on SW River Watch Dr. Currently stormwater sheet flows from the site into the stormwater system that eventually drains to the Columbia River. The proposed subdivision will install catch basins in the roadway and direct stormwater to an onsite detention pond. The retention ponds will treat and the water prior to entering the existing stormwater system on SW River Watch Drive.

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, and lot preparation will begin as soon as bids are finalized. We estimate that it will take 3 months to install these necessary improvements. Estimated start time is spring 2024.

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

The proposed minimum Lot size for the development will follow the R2 district setbacks for townhouses: Min Lot size: 3,000 SF, Min Depth: 80 ft, Min Width: 25 ft, front setback: 20 ft, side setbacks: 5 ft and 0 ft for townhouse common wall, rear setback: 15 ft

### **Typical Landscaping**

The attached plans have a "Tree Plan" showing all heritage trees and protective easements around the trees. The subdivision will have two lots as an open space that will be planted with grass mix. One of the open space lots has three of the heritage trees on said lot. The other lot will have the storm water pond on the lot. See the plan set for details. All the other lots will be sold to individuals and the city, so Monument Rentals will not be providing any landscaping.

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### **Lighting Impacts**

No street lighting is proposed along the roadway. Residential structures will have typical outdoor lighting.

### **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 and tie into the Cities existing sewer system on 1<sup>st</sup> Ave.

### **Intended Ownership plan for Monument Rentals Subdivision**

Per attached map the private road, stormwater pond, and green space lots will be owned and maintained by a homeowner's association of the subdivision. Lots 1 through 12 will be sold and privately owned.