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AUG 15 2019

Grandis Pond Re-Plat

Application Narrative

By *SDP*

2019 06 2

Parcel List:

410133-458148, 495100, 462214, 333288

410134-032225, 016034, 170200, 215199, 376287, 099148, 034164, 111284, 150070, 285286, 364199,
025284, 032259, 034104, 099184, 185030, 287199, 464203

Project Description:

The proposed project includes a re-plat of the Grandis Pond Planned Unit Development (PUD) Development Area 1 Preliminary Plat. Phase 1 of the PUD, including 7 distinct neighborhoods, was approved for Preliminary Plat in June of 2011. This Preliminary Plat has received 2 one-year extensions since initial approval but is set to expire in 2020. A new Preliminary Plat Application is being filed over the same development area within the PUD.

Relevant materials have been updated for the new Preliminary Plat application, including an update to all critical areas from the original project biologist, Cantrell and Associates. Cantrell visited the entire west ½ of the Grandis Pond PUD area (Development Area 1) in the winter of 2019 and verified all wetland boundaries. Some boundaries had changed, and, in those areas, new boundaries were flagged in the field. These flags were then surveyed by the project surveyor, NW Surveying, and incorporated into the Preliminary Plat drawings by the project engineer, Cascade Engineering. Despite the passage of a decade the boundaries of critical areas were not dramatically different, and the result was that only limited changes to the Preliminary Plat layout was necessary. There are several areas where limited buffer impacts (outer 25% of buffers) are necessary for roads and lots. Mitigation for these changes in impacts has been provided in a Conceptual Mitigation Plan update from Cantrell. Overall impacts and mitigation within the Preliminary Plat boundary did not change substantively.

Cascade Engineering has reviewed the proposed storm water management concepts for the Plat and has verified that adequate land area is available within the Plat (after updates) to accommodate future storm water needs with only limited changes to storm water tracts. An updated preliminary storm water management memorandum discussing compliance with current regulations has been prepared for this Plat application.

An updated Traffic Impact Analysis has been completed by Gibson Traffic Consultants, reflecting current conditions in East Blaine, current traffic counts, and other relevant updated information. This TIA is included with the Plat application.

An updated Preliminary Plat Application, Preliminary Plat Plans, updated SEPA, CCR's and other relevant documents have all been prepared for this application.

After incorporating this updated work, the new proposed Preliminary Plat is substantially like the prior approved Preliminary Plat. Phase 1 will still include 7 distinct neighborhoods, which will all have similar boundaries, lot numbers and layout. The overall lot count in the Preliminary Plat will decrease by approximately 10 lots to 402 total lots. The location of roads, utilities, storm water facilities, open spaces, and other improvements will remain substantially similar.

