RED MOUNTAIN ESTATES
PROJECT NARRATIVE

1. Site Description

1.1. Land Use and Zoning

The proposed Red Mountain Estates residential development is located approximately 1.5 miles north of the town of Kendall, and is bounded by the Plat of Peaceful Valley to the west and Red Mountain to the east. The 25.97-acre site is located in Section 11, Township 38 N., Range 2 E., W.M. within Whatcom County's Short-term Urban Growth Area. The zoning designation for this parcel is UR-4 (Urban Residential). Adjacent parcels are zoned UR4, R10A, RF and are currently covered by residential neighborhoods and wooded areas. The parcel is currently accessed from the east end of Hide-A-Way Valley Lane which ties into Deep Valley Drive. Deep Valley Drive connects with Peaceful Valley Drive which serves as a direct link to State Route 547 (Kendall Road) for local residents.

1.2. Soils

The *USDA Natural Resources Conservation Service (NRCS)* categorizes project soils as *Blethen Gravelly Loam* (Soil Map Unit 17) and *Winston Silt Loam* (Soil Map Unit 186). Each soil is classified in Hydrologic Group C. The parcel is primarily covered with two to ten inches of forest duff and topsoil. Below this layer, soils consist of open-graded gravel, silt, clayey sand, silty sand, and angular cobbles as observed in test pits excavated by GeoEngineers in February 2008.

1.3. Topography and Drainage

The elevations of the parcel vary from elevation 500 in the northwest portion of the site to elevation 460 at the site's low point near the southeast property line. The majority of the parcel is flat with its topography sloping to the east and southeast at approximately four percent. There are two large and many small mounded areas within the parcel. The maximum slope is approximately 40% and occurs as a mounded fill slope in the north portion of the parcel. This hilly area encompasses approximately one acre of property.

On-site runoff flows slowly to the southeast until it is collected by small, natural swales and depressional areas. Water in these areas is quickly absorbed by the on-site soils. These minor drainage features will serve as the primary conveyance and water quality facilities until the proposed stormwater system is constructed and is operational. As part of the project, these facilities will be removed or abandoned to make way for a proposed stormwater system comprised of swales, ditches, and infiltration pond sites.

After its release from the site, runoff flows southeasterly to an existing swale located approximately 100 feet east of the east property line. This stream collects on-site and off-site runoff and conveys it southwesterly to Kendall Lake, located approximately 1000 feet south of the property. After runoff exits Kendall Lake, it passes through Sprague Lake and along Kendall Creek for nearly 2.5 miles where it is released into the North Fork of the Nooksack River. Any

Given the nature of this development, it can be assumed that buildings, roads, and driveways will cover a large portion of each lot. It is assumed that individual lot coverage would include 40% buildings/driveways and 60% lawns/landscaping/wooded areas. Due to the vacant condition of the existing parcel, all impervious surfaces will be new. The replacement of grasses and trees with impervious surfaces will increase stormwater runoff rates and will require flow mitigation to protect downstream areas from erosion. To accomplish this, infiltration stormwater facilities will be constructed in three separate areas throughout the parcel. It is assumed that a combination of vegetated filter strips and biofiltration swales along the roadway shoulders will serve to treat runoff from impervious roadway surface. Infiltration will serve as the primary flow control measure for the site.

2.2. Project Phasing

Phase 1 of the project will provide improvements large enough in scale to support construction on 22 residential lots. Work within this phase includes clearing and grubbing of proposed rights-of-way and stormwater areas, regrading of the existing topography, installing underground utilities and roadways, and constructing numerous single-family homes. Improvements will also be necessary at the points where proposed roadways merge with existing roadways. This work is expected to occur in late summer 2009. A second and third phase of construction will include similar construction activities for 27 and 35 lots, respectively. The timelines for the latter phases will be dictated by economic conditions.

2.3. Traffic Improvements

This project proposes two site accesses. The first will tie directly into the east side of King Valley Drive along the vacant Hide-A-Way Valley Lane right-of-way. A second access will utilize a 30-foot access and utilities easement located at the east end of Green Valley Drive. Each access will be designed to accommodate passenger cars and an occasional delivery vehicle. A Traffic Impact Analysis will be conducted once specific land uses have been identified.

2.4. Project Permitting and Documentation

Project permitting and documentation required for this project includes an Environmental Checklist (SEPA), a Land Disturbance Application, a Construction Stormwater General Permit, and a Long Subdivision Application.