

**Urling Planning Associates
2366 West Hills Drive
Longview WA 98632**

**Supplemental Juniper Avenue Subdivision
Preliminary Plat Application Narrative
And
Suggested Findings**

November 13, 2023

In 2020 Gilbert Gramson, representing SandWorks Construction LLC, submitted application for preliminary plat approval to the City of Warrenton for a 12-lot subdivision for future construction of 12 single-family attached dwellings on Juniper Avenue. The City granted approval of the application but that approval expired in September of this year. Still, substantial work has been accomplished regarding the construction of infrastructure required for the development and Mr. Gramson now wishes to re-apply for preliminary plat approval following essentially the same design that was approved three years ago. This document is intended to supplement the original application narrative, which is incorporated herein and attached, to reflect and update the current conditions of the subject property, Tax Lot 81021CB01500, as a component of the re-application.

As mentioned above, the proposed design of the preliminary plat is essentially the same as what the City previously approved. The access street intended to provide access to the 12 lots remains a hammerhead dead end with shared driveways serving each of the proposed lots. Construction plans for site grading, the access street, sanitary sewer, potable water, and stormwater facilities have all been approved by the City and the Erosion and Sediment Control Plans have been approved by the Oregon Department of Environmental Quality (DEQ). Preliminary site grading has been completed which consisted of removal of approximately 15,000 yards of substandard material and replacement with approximately 16,000 cubic yards of engineered fill. The sanitary sewer and storm drain systems are installed. As of this writing, the potable water system is currently under construction. Testing and City acceptance of the water, sewer and storm systems remains to be conducted. Underground utility facilities for power, communication, lighting and cable television services have been coordinated with the providers and are planned to be installed in proper construction sequence.

We believe that because the design of the development is substantially the same as what was approved previously, and that the City has approved the construction plans based on that design, the suggested findings in the original application narrative remain valid and request the City's adoption.