



PROJECT NARRATIVE

4320 Island Crest Way, Critical Area Determination

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Project Overview

The 4320 Island Crest Way project is a 5 lot single family residential subdivision located Mid-Island on the east side of Island Crest Way. This property is zoned R-9.6 and is approximately 72,900 sq. ft. in size. Figure 1 shows the project location. Alan Chiu is the property owner and applicant for this project, for ownership details refer to the Subdivision Guarantee provided by Chicago Title Company.



Figure 1: Vicinity Map

Major portions of the lot are designated as type 3 wetlands, see Figure 2, and a watercourse divides the lot flowing from east to west. A Critical Area Determination is needed because the project proposes to use the 25 ft minimum buffer on certain portions of the wetland perimeters. Specific mitigation techniques will be used for buffer reductions, wetland alterations, and a previous correction notice relating to unauthorized fill and tree removal. While the critical areas are proposed to be part of individual lots, they will be restricted under a native growth protection easement.

The existing parcel has two single family residences, each with an access point from the arterial. Both homes and the existing access points from Island crest way will be removed, and a single 20 ft private access road will be added to support the proposed development in the northwest corner of the lot.



Figure 2: Wetland and Watercourse Delineation Sketch

Critical Areas

Much of the subject lot is covered in critical areas. There are 3 delineated wetlands and a watercourse on the lot. Much of the eastern side of the lot is covered by a larger depressional wetland. The watercourse originates in this wetland and flows westward through a culvert until it reaches the smaller depressional wetland. The watercourse continues west and enters a riverine wetland then exits the lot through culvert under Island Crest way. The wetlands all classify as type 3 and have a standard 50 ft buffer and a minimum 25 ft buffer. The standard buffer on the watercourse varies from 25 ft – 50 ft, but also has the same 25 ft minimum buffer. Refer to the Wetland and Watercourses Delineation Report prepared by The Watershed Company dated May 31, 2017.

A Critical Area Determination is needed because the project proposes to use the 25 ft minimum buffer with enhancement adjacent to the development on the north end of the lot. This occurs at the northwest corner of wetland A and on the north ends of wetland B and C, see Figure 2. Alterations to wetland boundaries are also proposed per 19.07.080 (D) to provide a suitable area for development. Mitigation for each of these items will be treated separately. Wetland buffers will be enhanced to allow for the minimum, and on-site mitigation for wetland alterations will be provided with added wetland of equivalent or greater function. All critical areas and their buffers will be restricted under a native growth protection easement.

In addition, this project will respond to a notice of correction sent by the city dated August 10, 2016. Woodchips and other fill had been dumped in the wetland area over time, and multiple trees had been removed in the critical area. The subdivision project will bring the property into conformance by restoring the wetland, and the replacement of removed trees.

Refer to the Critical Area Report provided by The Watershed Company for specifics on the mitigation efforts and how these plans represent no net-loss of wetland function.