



405 SE Brelsford DR, Ste C  
Pullman, WA, 99163  
509-339-6187

## Preliminary Plat

The Ring Lake Estates project will consist of subdividing approximately 31.2 acres into 106 single-family lots. The parcel is currently zoned as R-1, but this project will also be a Planned Unit Development to allow for smaller lot sizes to accommodate for the large portion of the existing parcel that is covered by several different wetlands.

The site will be accessed off of the existing Highway 902 by way of S Green Gate Lane, which will be improved to a paved road with curb and sidewalk consistent with Medical Lake Standards. There will be a secondary emergency access gravel road that will be accessed further south on Highway 902.

There will be three sanitary sewer lift stations and associated force mains that will be built in conjunction with this project in order to connect to the existing sanitary system. A domestic water line will also be constructed and will tie into the existing system. There are two possible locations where the proposed sewer and water will connect. The first location is near the intersection of South Lake Drive, South Jefferson Street, and Highway 902 and the second location is to the east of the project at the termination of the existing Jim Darby Dr. There will also be three stormwater combination treatment and detention facilities located in different portions of the site to accommodate the amount of impervious area that will be constructed.

The site has 5 wetlands that vary from Category 1-3 located along the west edge and in the southeast corner of the site that make up for approximate 20 acres of the site. Of the 5 wetlands and their associated buffers, one will have no impacts to either the wetland or the buffer; 3 wetlands will have no impacts, but the buffers will be adjusted for buffer averaging; and the final wetland will be completely removed and mitigated per MLMC Section 17.10.090 Section H. A wetland mitigation report has been performed, please reference for more information.

## MLMC 15.12.100 Approval Criteria

This project will help improve the public health, safety, and general welfare for the community by providing connectivity for several of the properties that neighbor this parcel. By improving South Green Gate Lane to a paved road consistent with Medical Lake Standards and expanding the local street network, it will provide a more reliable means of access for the rural homes to the east of the project, which are fairly remote. This project will also provide appropriate provisions for those that will live within the subdivision by providing fully paved roads with curb and sidewalk, as well as stormwater detention and treatment and utilities consistent with the requirements of the City of Medical Lake. Approximately half of the land area included in this project will be considered open space to accommodate for the existing wetlands. A geotechnical engineering evaluation will be performed prior to construction to identify any areas where soil or topographical conditions could present hazards or will require special precautions. In addition, there will be an opportunity for the water system to close a much needed loop from the termination of Jim Darby Dr. to the water line extending south to Lakeland Village. This connection will provide redundancy in the water system, which increases the reliability of the City of Medical Lakes water system for the southwest portion of town.