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Grandview North's Ironwood Place CUP Narrative

The proposal is to construct a multi-use development with two buildings onsite consisting of 102 residential units and 8,990 sf commercial. The three story building along 67th Ave NE frontage will consist of commercial and tenant amenities on the ground floor with residential units on the upper floors. The three story building towards the rear of the property will consist of residential units on all floors with nine covered parking stalls on the ground floor. Onsite improvements will include 143 parking stalls, gazebo, sports court, sidewalk, open space, and landscaping. Frontage improvements along 67th Ave NE will consist of replacing existing driveway approaches with curb, gutter and sidewalk and repairs to Centennial Trail as needed. Frontage improvements along Woodlands Way will consist of replacing the existing rolled curb and sidewalk with curb, gutter, landscaping and sidewalk.

Stormwater runoff from the proposed development will be managed through infiltration. Geotest Services Inc. determined the infiltration rate to be 15.6 in/hr across the site. Given these existing well drained soils, the site's stormwater runoff will be fully infiltrated through the use of infiltration trenches.

Regards,

Josh Hogan

Cascade Surveying & Engineering.