

SEPA. 20.0009 +
CP. 20.007



12/21/2020
Tammy Baraconi and Chelbi Browne
City of Chehalis Community Development
1321 S Market Blvd.
Chehalis, WA 98532



RE: Groce Grading Plan
Project: Grading Plan for a Single-Family Home
Parcel #: 010811001002

To Whom It May Concern,

Please accept this narrative and attached grading plans. The following narrative is intended to provide an overall direction of the project.

Existing Conditions

This project consists of 1 parcel listed above and is in the City of Chehalis UGA. The site currently is undeveloped sloped land. Site slopes are approximately 10-15% The site has access from Wallace Road via gravel driveway.

Wet utilities (water and sewer) are currently adjacent to the site located along the gravel driveway and Wallace Road. Sewer and water are from City of Chehalis.

Dry utilities (electric and communications) are adjacent to the property. Overhead services are located adjacent to the site along Wallace Road. Lewis County PUD is electric provider and Hughes Net/Comcast is communications.

Proposed Improvements

This project proposes to grade a flat area to accommodate a single-family home and driveway.

Zoning

The project is in the Chehalis UGA. Zoning is R-UGA. Proposed single family homes are considered a permitted use in this zoning per the residential use chart in CMC 17.78.20.

Water

Public water will be extended through the site from the existing City of Chehalis water mains.

Sewer

Public sewer will be extended through the site from the City of Chehalis.

Stormwater

The project is a single-family home which does not disturb enough area to require additional storm water facilities. Water from the site currently flows to a drainage ditch near the south east portion of the site. Stormwater in the proposed condition will continue to flow to this area.

Critical Areas

A small, culverted drainage ditch is located on the eastern side of the property. The ditch will be slightly realigned to accommodate the fill needed to place the homesite.

Dry Utilities – Power/Communication

Existing underground electric and communication service boxes are currently located on the north west corner of the property. Extension from these service boxes to the homesite are proposed as part of this development.

Roads/Access

The site currently has direct access from Wallace Road and a common private roadway shared with 2 additional homes above. A small driveway turnoff into the homesite is proposed as part of this project.

Buildings

This project will build an approximately 1700sf homesite. Structural plans, architectural plans, and energy code compliance documentation is anticipated to be supplied in a subsequent submittal.

Thank you for accepting the applications and plans for this project. We look forward to receiving your approval. Feel free to call or email if you have any questions.

Sincerely,



Aaron Fuller, PE
Fuller Designs
360-807-4420 - Office
afuller@fullerdesigns.org