



CITY OF CHEHALIS  
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RECEIVED  
Building & Planning

JAN 29 2021



City of Chehalis

UEA-CU-21-001

## Conditional Use/PUD and Variance Application

### 17.09.115 Conditional use/planned unit development (PUD).

A. A permit to allow a conditional use or a planned unit development (PUD) may be approved when:

1. The use proposed in the application is not listed on the zoning use chart, CMC [17.78.020](#), or any special or environmental district use criteria (Divisions III and IV of this title) as a prohibited use in the zone or district in which the proposed use would be located; and
2. The procedures set forth in CMC [17.09.130](#), notice, have been followed; and
3. The examiner or planning commission has found that the proposed use is consistent with the objectives and purposes of this title and with the comprehensive plan; and
4. The examiner or planning commission has found that the proposed use is compatible with surrounding land uses and with the general character of the district in which it would be located; and
5. In the case of a conditional use permit allowing the continuance or reestablishment of a nonconforming use:
  - a. The nonconforming use possessed substantial value at the time of discontinuance; and
  - b. The owner can demonstrate substantial hardship if the conditional use is denied; and
  - c. No violations of this title nor any public nuisance would be created by the proposal if approved; and
  - d. The overall community will not be materially damaged by grant of the permit.

B. In considering an application for a conditional use permit or a PUD:

1. If the proposed use is identified in the zoning use chart, CMC [17.78.020](#); the shoreline master program (SMP) (Chapter [17.18](#) CMC and Appendix Chapter R); or any special district (Division IV of this title) as a listed conditional use, the burden to demonstrate that the proposal should be denied rests with the public;
2. If the proposed use is not identified in any use chart in this title as a listed conditional use, the burden to demonstrate that the proposal should be approved rests with the applicant.

C. In considering an application for a conditional use or PUD, the examiner or planning commission may impose modifications or conditions on the application necessary to ensure compliance with this title and the comprehensive plan. Such modifications or conditions may relate to the following:

1. Size and location of the site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation system;
6. Fencing, screening, and landscaped buffer areas;
7. Building bulk and location;
8. Usable open space;
9. Signs and lighting;
10. Drainage of storm water;
11. Noise, vibration, air pollution and other environmental influences; and
12. Other pertinent factors.

D. All approved site plans relating to conditional uses and PUDs, including modifications and conditions, shall be made a part of the permanent address file and any development permit for the property.

E. No approved conditional use permit or PUD may be modified, enlarged, or expanded in ground area unless the site plan is amended and approved in accordance with any variance procedures applicable to such proposal.

F. A conditional use permit approved by the examiner and issued by the administrator shall expire 90 days from the date of issuance if no substantial activity has occurred to implement the approved proposal. A PUD approved by the planning commission shall expire 180 days from the date of approval if no substantial activity has occurred to implement the approved proposal. [Ord. 720B § 1, 2002.]

### **17.09.120 Variance.**

A. Where unnecessary hardships or practical difficulties resulting from peculiarities of a specific property render it difficult or inequitable to carry out all provisions of this title, the examiner shall have the authority to grant a variance if all the following conditions are met:

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon development of other properties in the vicinity and zone in which subject property is located; and
2. Such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with development rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; provided, that such unusual circumstances or conditions have not been created by action or acquiescence of the applicant; and
3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
4. The granting of such a variance will not be inconsistent with the comprehensive plan; and
5. The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of any adjacent property.

B. An application for a variance shall be accompanied by a written statement as to how the request is consistent with subsection (A) of this section and the burden of demonstrating such consistency lies with the applicant. In authorizing a variance, the examiner or planning commission may attach thereto such conditions regarding the location, character, or other features of the proposed structures or uses as it may deem necessary to carry out the intent of this title.

C. Unless another time limit is established during the approval process, a variance so authorized shall become void after 90 days if no substantial construction has taken place in accordance with the plans for which the variance was authorized. [Ord. 720B § 1, 2002.]

**THE APPLICANT OR A REPRESENTATIVE MUST ATTEND THE PUBLIC HEARING.**

A **DIMENSIONED** SITE PLAN MUST BE ATTACHED TO THIS APPLICATION SHOWING **ALL** OF THE FOLLOWING ITEMS:

1. Size and location of the parcel.
2. Streets, roads and external traffic flow routes in the area.
3. Ingress and egress routes.
4. Location and amount of both on-street and on-site parking spaces.
5. Internal traffic flow routes.
6. Fencing, screening and landscaped buffer areas.
7. All existing and proposed buildings.
8. Usable open space.
9. Signs and lighting.
10. Drainage flow of storm water.
11. Noise, air pollution and other environmentally sensitive sources/areas.
12. Directional arrow (north)
13. Any other pertinent factors.

**A FLOOR PLAN OF ALL STRUCTURES IS ALSO REQUIRED FOR ANY NEW DEVELOPMENT OR CHANGE OF USE/OCCUPANCY.**

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**APPLICATION FEE** –

- **Pass through fee for either Conditional Use or Variance: Submittal fee \$200**  
**The applicant is responsible for Hearings Examiner fees over \$200 not to exceed \$500**
- **Fee for Planned Unit Development is \$300**
- **SEPA fee is \$200.**

*(NOTE: A conditional use for non-residential development and/or PUD application will require a SEPA checklist and the SEPA fee. Typically, no SEPA is required for Variances)*

Receipt # \_\_\_\_\_ Date received: \_\_\_\_\_ Project #: \_\_\_\_\_

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**THE PUBLIC HEARING FOR THIS APPLICATION WILL BE held in the Council Chambers located at Chehalis City Hall, 350 N Market Blvd., Chehalis, WA 98532**

**Conditional Use or Planned Unit Development Attachment**

**Submit with Cover Sheet**

**City of Chehalis**

**Community Development Department**

1321 S MARKET BLVD

CHEHALIS, WA 98532

(360) 345-2229 email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

Choose one:

Conditional Use  
 Variance

Planned Unit  
Development (P.U.D.)

**A SEPA checklist is required with Conditional Use or PUD applications.**

**SPECIFIC PROPERTY INFORMATION:**

Address: 2169 Jackson Hwy, Chehalis WA

Tax parcel #(s) 010783000000

Legal

Description: Section 4 Township 13N Range 02W LT 7 BLK 2 RICHARDTS

ACRE ADD

LOT WIDTH 100 DEPTH 434 SQ. FT. 43,400 SF

**PROVIDE A DETAILED DESCRIPTION OF THE PROPOSAL (attach additional pages if necessary):**

See CUP narrative attached.

**ANSWER ALL OF THE FOLLOWING QUESTIONS IN COMPLETE DETAIL:**

**1. WHAT IS THE USAGE OF OTHER SURROUNDING PROPERTIES IN THE VICINITY OF THIS PROPOSAL?**

See CUP Narrative attached.

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**2. IS THERE A UNIQUE CIRCUMSTANCE RELATIVE TO YOUR PROPERTY, BUT NOT THE REST OF THE NEIGHBORHOOD, THAT MAKES THE CONDITIONAL USE OR VARIANCE NECESSARY? Such as, size, shape, topography, location, surroundings, etc.**

See CUP Narrative attached.

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**3. WILL THIS PROPOSAL, IF GRANTED, AFFECT ANY OTHER ADJACENT PRIVATE OR PUBLIC PROPERTY IN ANY PHYSICAL MANNER OR BE MATERIALLY DETRIMENTAL? See CUP Narrative attached.**

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**4. WILL THIS PROPOSAL, IF GRANTED, AFFECT THE VISUAL CHARACTERISTICS OF THE NEIGHBORHOOD? \_\_\_\_\_**

See CUP Narrative attached.

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**5. WILL THIS PROPOSAL, IF GRANTED, AFFECT THE COMPREHENSIVE PLAN FOR THE ZONE, VICINITY, OR NEIGHBORHOOD? \_\_\_\_\_**

See CUP Narrative attached.

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**6. IS THIS PROPOSAL A CONTINUANCE OR RE-ESTABLISHMENT OF A PRE-EXISTING NONCONFORMING USE? PLEASE EXPLAIN: \_\_\_\_\_**

See CUP Narrative attached.

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**7. WILL A SUBSTANTIAL HARDSHIP BE CREATED IF THIS PROPOSAL IS DENIED? See CUP Narrative attached. \_\_\_\_\_**

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**8. WILL THIS PROPOSAL, IF GRANTED, CREATE A VIOLATION OF THE CHEHALIS MUNICIPAL CODE OR A PUBLIC NUISANCE AS DEFINED BY TITLE 7? \_\_\_\_\_**

See CUP Narrative attached.

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**ADDITIONAL COMMENTS:** \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

**The city may require additional information to explain the nature and scope of the proposal and its impact on the vicinity or neighborhood in sufficient detail to perform the required analysis.**



JAN 29 2021

CB

City of Chehalis

UEA-CU-21-001

## Conditional Use Application Narrative

### Application Questions 1 through 8 for the Conditional Use Permit

#### Project Description

*The proposed Conditional Use for the subject property is multi-family development in a General Commercial Zone. The project development will provide one new building with 7 units and one new building with 12 units for a total of 19 residential units. The site plan provides 7 garages and 37 additional parking stalls. The parking lot will be accessed from a new concrete driveway ramp off of Jackson Highway. There is an existing sewer main that crosses the property. New sewer laterals will be connected to the existing onsite main and extend to the new buildings. An existing water main is located on the northeast side of Jackson Highway. A new water service tap will be installed and the water stub will be installed under the roadway to the southwest side of the road where a new fire hydrant will be installed. One meter for each building will be installed with private water meters for each individual unit for domestic water service.*

**1. What is the usage of other surrounding properties in the vicinity of this proposal?**

*The surrounding properties to north, south and east are zoned General Commercial, The large vacant parcel to the west is zoned R1 per City mapping. The adjacent properties to this site include the new Jackson Park 1 multi-family development to the west with commercial retail businesses further north of Jackson Park 1, 4 existing single family residential lots and homes to the south with a large church complex south of the single-family homes. Across Jackson Highway to the east are two single family residences and another large church complex. To the west of the site is a 5.1-acre R1 Residential zoned parcel.*

**2. Is there a unique circumstance relative to your property, but not the rest of the neighborhood, that makes the Conditional Use or Variance Necessary?**

*Yes, the property is not well suited for general commercial based on its lot depth to width ratio. The multi-family use and continuance with the Jackson Park 1 complex is the best use and benefit to the area. It will result in re-developing one of the last old homesites along Jackson Highway.*

**3. Will the proposal, if granted, affect any other adjacent private or public property in any physical manner or be materially detrimental?**

*The adjacent properties consist of residential, commercial retail and two large church facilities that all access off Jackson Hwy. The proposed project will provide a higher density residential use, but with a townhome look and appeal rather than an apartment style approach. The new buildings are positioned along the northern property line to provide separation away from the single family residential homes to the south. This will provide a transitional density from the existing commercial use to the west to moderate density on this project and then to existing single family density to the east.*



**4. Will the proposal, if granted, affect the visual characteristics of the neighborhood?**

*Yes, the new project will provide a new development appeal and remove the old single-family home. It will result in developing one of the last old homesites along Jackson Highway and provide the General Commercial corridor with a modern visual appeal.*

**5. Will the proposal, if granted, affect the comprehensive plan for the zone, vicinity, or neighborhood?**

*The proposed development is consistent with the comprehensive plan. One of the comprehensive plan goals is to encourage the availability and promote a variety of densities of housing types. The site is also well suited to provide access to neighborhood amenities within walking distance such as the Pacific Athletic Center, two Churches, Commercial Retail Grocery and Furniture Store and existing and new school grade schools and Boys and Girls Club along SW 20<sup>th</sup> Street. This meets the urban design, walkability and pedestrian friendly goals of the comprehensive plan. In the 2011 comprehensive plan there is only 5 acres designated R3 and 60 acres designated R4. In contrast there is 1225 acres designated CG. With the city growth and planned new school facilities, additional middle income urban housing will be needed to accommodate families moving into the school district.*

**6. Is this proposal a continuance of re-establishment of a pre-existing nonconforming use?**

*The proposal is a continuance of the recent Jackson Park I development north of this parcel that was an approved Conditional Use Permit. It is not a re-establishment or non-forming use.*

**7. Will a substantial hardship be created if this proposal is denied?**

*Yes, the property is not well suited for general commercial based on its lot depth to width ratio of 1:4. The multi-family use and continuance with the Jackson Park I complex allows the best use and benefit to the area.*

**8. Will the proposal, if granted, create a violation of the Chehalis Municipal Code or a Public Nuisance as defined by Title?**

NO

**LEGAL DESCRIPTION:**

K&W Properties LLC  
RBE NO. 20119

PARCEL NO 010783000000  
Section 04 Township 13N Range 02W LOT 9 BLK 2 RICHARDTS ACRE ADD

***Below is a description of the 12 items listed on the Conditional Use Application cover page that can be modified by the hearing examiner;***

1. Size and Location of the site;  
*The project site is located at 2169 Jackson Highway. The total site area is 1.0 acres.*
2. Street and road capacities in the area;  
*Jackson Highway is classified a Major Arterial Roadway. Frontage improvements that include road widening, curb, gutter and sidewalk are proposed.*
3. Ingress and egress of adjoining public streets;  
*The site is accessed off of Jackson Highway via a private driveway.*
4. Location and amount of off-street parking;  
*The drive lane and parking lot runs along the south property line. There are 7 garages and 37 additional parking stalls for a total of 42 parking stalls. The City code requires 2 off street parking stalls per dwelling unit for a minimum required parking total of 38 stalls.*
5. Internal traffic circulation system;  
*The site plan provides a 24-foot wide drive lane running northeast to southwest and will loop into the Jackson Park Phase 1 hammerhead leg at the west end of the site. No turn around is needed for this project.*
6. Fencing, screening, and landscaped buffer areas;  
*Landscaping will be provided along the southern and western property line and Jackson Hwy property frontage for aesthetics and fencing will be installed along the southern property line. The common property line with Jackson Park Phase 1 will incorporate fencing or screening between the buildings for individual privacy.*
7. Building bulk and location;  
*The one new 2-story 7-unit building covers approximately 6,720 sf of footprint and the new 2-story 12-unit building covers approximately 6,240 sf, for a total building footprint area of 12,960 sf. The location of the site is near an existing church facility to the northeast, existing new Multifamily Development to the west, un-developed lot to the south and 4 existing single family residential lots to the east.*
8. Usable open space;  
*The site plan provides a 12-foot yard behind the new buildings with a patio for tenant use. A 900 square foot child's play area with tot toys is located on the Jackson Park Phase 1 project adjacent to the site and will be accessible for this Phase 2 project.*
9. Signs and lighting;  
*A small monument sign with the complex name will be placed near the entrance of the site.*
10. Drainage of storm water;

*The stormwater will be conveyed to a treatment structure then to an underground detention system where it will be released at a controlled rate that meets City of Chehalis standards. The stormwater will be discharged to the natural drainage path.*

11. Noise, vibration, air pollution and critical areas such as wetlands, flood zones, shorelines etc;  
*Typical residential noise levels will be produced by the new development.*
12. Other pertinent actors;  
*N/A*

JAN 29 2021



City of Chehalis

UG1A · SEPA · 21 · 0001

SEPA Environmental Checklist – 2014 Version

**Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

**Instructions for applicants:** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once the threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

**Use of checklist for non-project proposals:** [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site," should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

**A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Jackson Park Phase 2*

2. Name of applicant: [\[help\]](#)

*K&W Properties, LLC*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*148 Rosewood Dr.  
Chehalis, WA 98532*

4. Date checklist prepared:[[help](#)]

*January 2021*

5. Agency requesting checklist: [[help](#)]

*City of Chehalis*

6. Proposed timing or schedule (including phasing, if applicable): [[help](#)]

*Construction would begin in June of 2021 and finish by March of 2022.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [[help](#)]

*No*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [[help](#)]

*Lewis County mapping shows wetlands are located on the southeast portion of the property. A Wetland Delineation was conducted on the adjacent property by that property owner and no wetland or wetland buffer impacts the project site.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [[help](#)]

*There are no known pending applications for this property.*

10. List any government approvals or permits that will be needed for your proposal, if known. [[help](#)]

*This project will include the following permits: NPDES Construction Permit, Grading Permit, Site Development Permit, Conditional Use Permit, Utility Extension Permit.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [[help](#)]

*Proposed is the construction of one 2-story 12 unit building and one 2-story seven unit building for a total of 19 residential units. The 7-unit building will have garages. Associated parking and utilities will be extended to the new buildings for domestic services.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by

the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

*Property Address(s) is 2169 Jackson Highway, Chehalis  
Parcel No.(s) 01783000000  
Section 04, Township 13 N, Range 02 W, W.M.*

**B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

1. **Earth**

a. General description of the site [\[help\]](#) (select one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*Steepest slope onsite is approximately 8%.*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

*Galvin Silt Loam and Lacamas Silt Loam.*

d. Are their surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*No*

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

Indicate source of fill. [\[help\]](#)

*The site will include approximately 2,000 cy of cut and 4,500 cy of fill. Material will be from a local DNR approved mining operation.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

[\[help\]](#)

*Yes, however a Storm Water Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

*Approximately 80 percent of the property will be covered with impervious surface.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)



*Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.*

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

*Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.*

## 3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

*The project will create new impervious surface that will generate storm water runoff. The runoff will be conveyed to stormwater detention and treatment facilities before being discharged to the natural drainage course.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

*The project will incorporate a SWPPP and storm water design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.*

**4. Plants** [\[help\]](#)

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other:

evergreen tree: fir, cedar, pine, other:

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:

water plants: water lily, eelgrass, milfoil, other:

other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*Approximately 1 acres of vegetation will be removed to construct this project. Vegetation includes: grasses, brush and small deciduous trees.*

c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

*None Known*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*Native plantings and grasses will be used for the site landscaping.*

e. List all noxious weeds and invasive species known to be on or near the site:

*None*

**5. Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site: Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

*None*

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Yes, Pacific Flyway Migration route.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*None*

- e. List any invasive animal species known to be on or near the site:

*None*

**6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

*The new residential units will be heated with electricity.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

*No*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*The project building design will utilize the 2015 IBC and Energy Codes to provide an energy efficient facility.*

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

*No*

- 1) Describe any known or possible contamination at the site from present or past uses:

*None*

- 2) Describe existing hazardous chemical/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:

*None*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:

*Typical household cleaning supplies.*

- 4) Describe special emergency services that might be required.

*First Aid, Fire and Police.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*None*

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*Typical noise associated with residential traffic.*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

*Short Term: Construction noise from equipment and building construction.*

*Long Term: Public vehicles.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Construction will be limited to Monday through Friday, 7:30 AM to 4:30 PM*

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

*The project site and its surrounding areas are currently used as residential.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use? [\[help\]](#)

*No*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:

*No*

- c. Describe any structures on the site. [\[help\]](#)

*An existing single-family residence and garage.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*Yes. The existing residence and garage will be demolished as part of the proposed development.*

- e. What is the current zoning classification of the site? [\[help\]](#)

*General Commercial*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Urban*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*N/A*

- h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

*Lewis County has wetlands mapped offsite that don't impact the project.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*47.5 people based on 2.5 occupants per unit.*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*None, the current house is vacant.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*None*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*Multi-family residential development already exists adjacent to the site and in the vicinity of the project. Landscape plan along with fence and screening will be installed along the eastern property line to buffer the project from the single-family homes to the east.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*None*

## 9. Housing



- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*12 new 2-bedroom units and 7 new 3-bedroom units.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*One single family home.*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*Project will provide northwest architectural theme and additional parking exceed the minimum required parking. 40 stalls are required and 53 stalls are being provided.*

#### 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*25 feet.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*None*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*The proposed aesthetics will be designed to current residential building design trends.*

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*None*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*None*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*Building lighting will be directed downward and placed on the buildings. No parking light lighting is proposed.*

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
[\[help\]](#)

*City Parks and private gyms.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.  
[\[help\]](#)

*No*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*None*

**13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

*The existing single family home onsite is listed by City records as being built in 1920. A check of state records did not show it a listed any registers and was noted as No Determination.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries, Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

*Research of available public resources did not produce any known registers.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

*Search of Washington State Historical Preservation website.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*None*

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
[\[help\]](#)

*Jackson Highway borders the site and the proposed access will be a concrete driveway.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

*Yes, the nearest transit stop is 200 feet northeast on Jackson Highway.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*The completed project will have a total of 45 parking stalls with 8 garage parking stalls. The project will eliminate existing parking for the single-family residences that are being demolished.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

*Yes. New curb, gutter and sidewalk will be installed across the property frontage.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

*No*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*The residential project will generate approximately 126 daily trips based on a total of 19 residential units. AM Peak hours and PM peak hours are calculated to be 10 trips and 13 trips respectively.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*No*

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*A new bus stop was incorporated into the Jackson Park Phase 1 project directly north of this project.*

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

*The project will bring an increase to the use of fire protection, police protection, health care and schools.*

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*None, the area is currently served. Additional property taxes will be generated.*

**16. Utilities**

a. Select utilities currently available at the site: [\[help\]](#)

- electricity, natural gas, water, refuse service, telephone,
- sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*Sewer Service - City of Chehalis*  
*Water Service - City of Chehalis*  
*Phone Service - Rainier Connect*  
*Cable Service - Comcast*  
*Power - Lewis County PUD*

**C. SIGNATURE [\[HELP\]](#)**

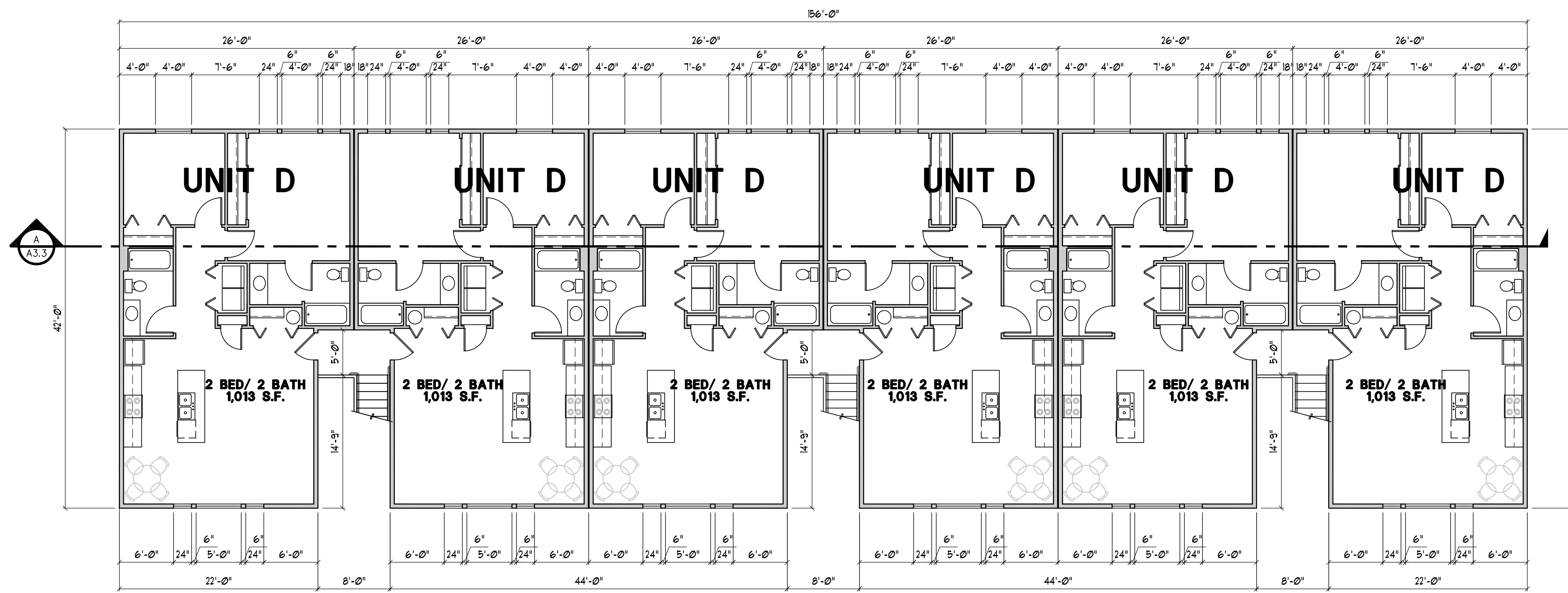
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....

Name of signee: *ROBERT BALMELLI* .....

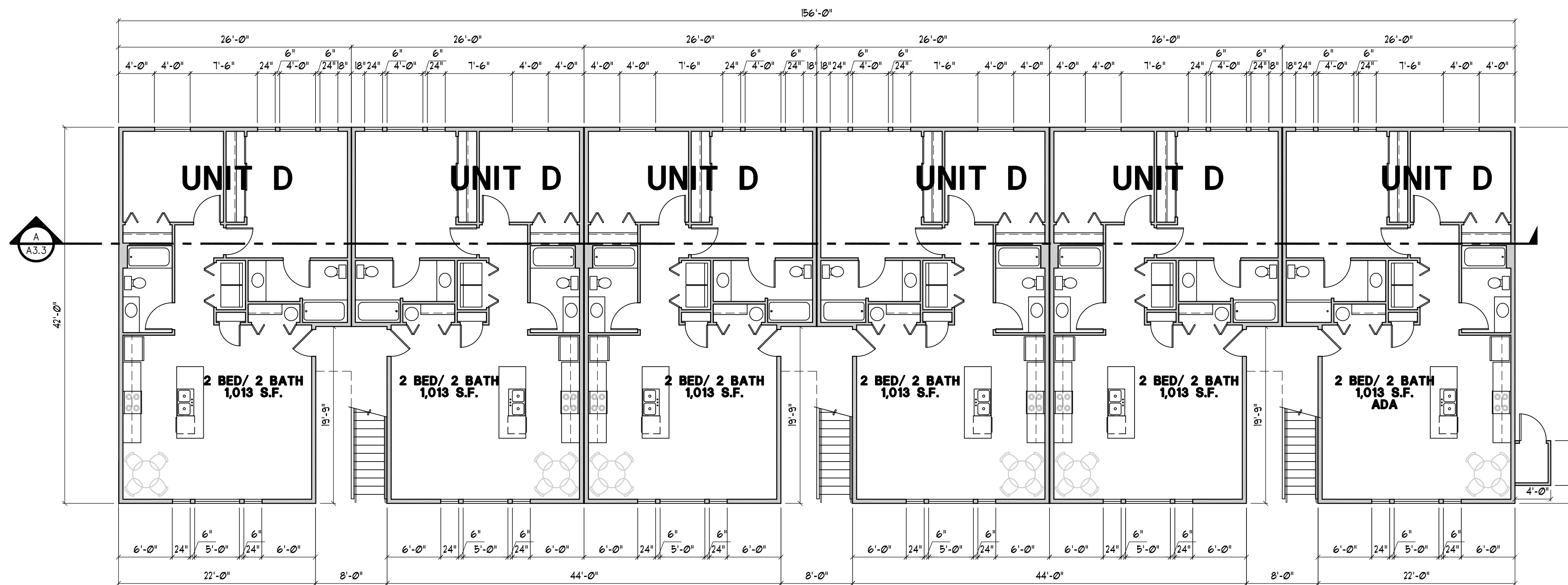
Position and Agency/Organization: *PROJECT ENGINEER* .....

Date Submitted: *1-29-21* .....



**BUILDING 2 SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0" 6,078 S.F.



**BUILDING 2 FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0" 6,078 S.F.

Revisions:

Client:  
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Sheet Contents:  
**BUILDING 2 - FIRST FLOOR PLAN  
 & SECOND FLOOR PLAN**  
 Project Title:  
**JACKSON HIGHWAY APARTMENTS**  
 2161 JACKSON HIGHWAY  
 CHEHALIS, WA 98532

Drawn: TJDS  
 Designed: TJDS  
 Date: 02-05-21  
 CAD File: 211003  
 Sheet: **A3.0**

W:\Commercial\Clients\K&W LLC\211003 - Jackson Hwy Phase 2\211003-AD3.0.dwg, 6/2/2021 10:26:00 AM, TODD JACKSON Drafting Services (360) 956-0885

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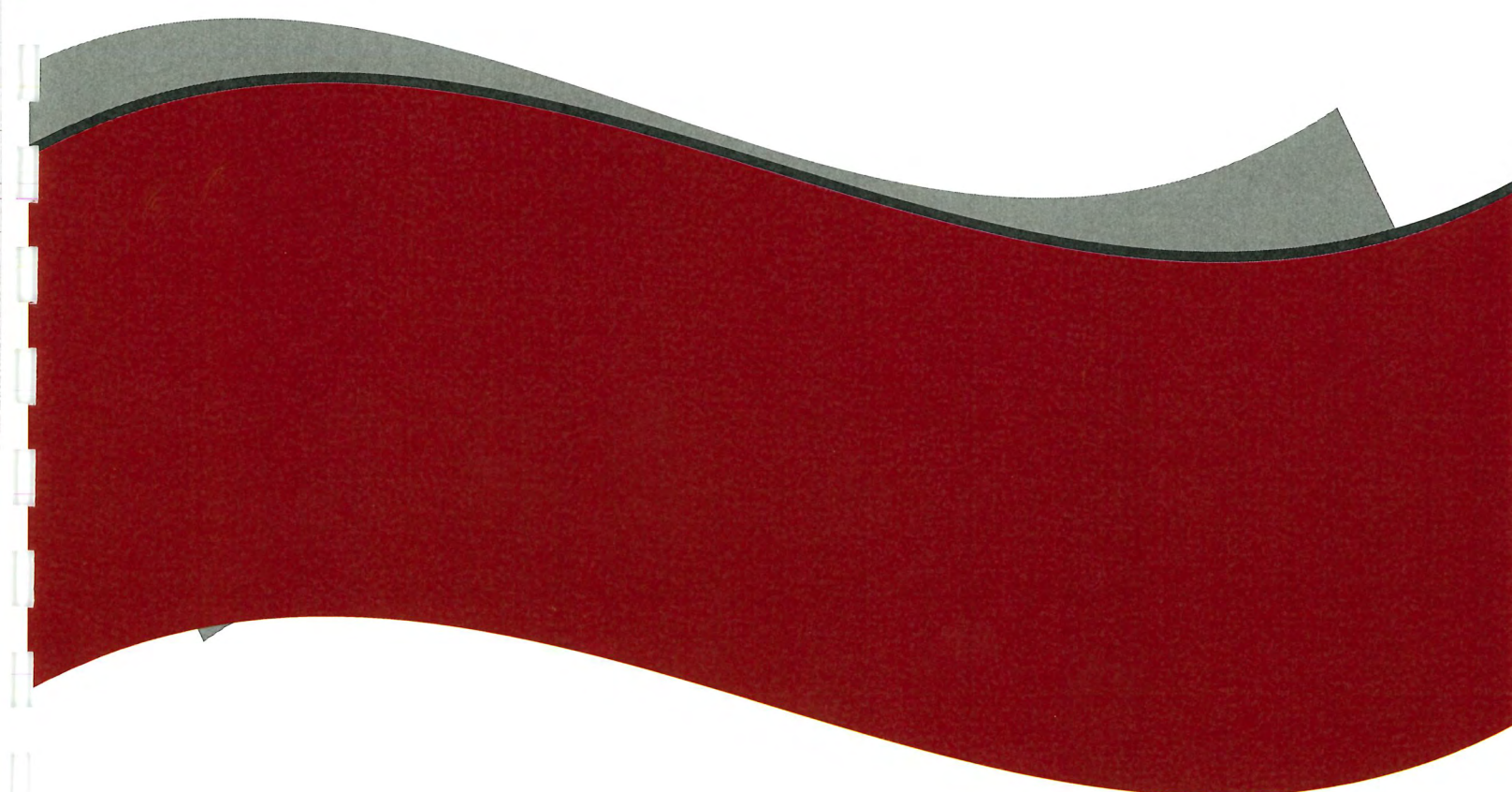
# JACKSON PARK II

## PRELIMINARY DRAINAGE REPORT

JANUARY 2021

**RB Engineering**

DESIGN → PERMIT → MANAGE





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**Reviewing Agency**

Jurisdiction: City of Chehalis, Washington  
Project Number: Pending Application  
Project Contact: Celest Wilder

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**References**

*City of Chehalis Stormwater Management Program*

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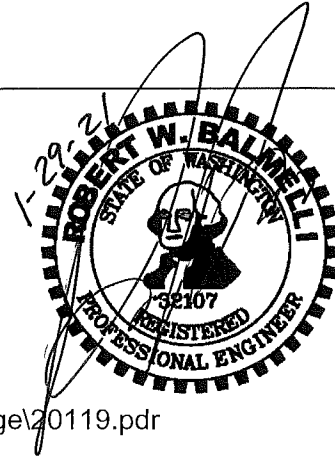
**Project Engineer**

Prepared by: RB Engineering, Inc.  
PO Box 923  
Chehalis, WA 98532  
(360) 740-8919  
(360) 740-8912 Fax

Contact: Robert W. Balmelli PE

RBE Project No: 20119

File Number: g:\rbengr\projects\2020\20119\drainage\20119.pdr

**PROJECT ENGINEERS CERTIFICATION**

"I hereby certify that this Drainage and Erosion Control Plan for the **Jackson Park II** has been prepared by me or under my supervision and meets minimum standards of the **City of Chehalis Stormwater Management Program** and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me."

## Table of Contents

<b><u>PROJECT ENGINEERS CERTIFICATION.....</u></b>	<b><u>1</u></b>
<b><u>TABLE OF CONTENTS .....</u></b>	<b><u>1</u></b>
<b><u>PART 1 – PROJECT OVERVIEW .....</u></b>	<b><u>2</u></b>
<b><u>PART 2 – EXISTING CONDITIONS SUMMARY .....</u></b>	<b><u>2</u></b>
<b><u>PART 3 – DOWN STREAM ANALYSIS.....</u></b>	<b><u>2</u></b>
<b><u>PART 4 – APPLICABLE MINIMUM REQUIREMENTS.....</u></b>	<b><u>5</u></b>
<b><u>PART 5 – PERMANENT STORMWATER CONTROL PLAN.....</u></b>	<b><u>6</u></b>
Existing Site Hydrology.....	6
Developed Site Hydrology .....	6
Flow Control System Design & Analysis.....	6
<b><u>PROJECT MODELING DATA SUMMARY.....</u></b>	<b><u>6</u></b>
Water Quality Design & Analysis .....	7
<b><u>DRAINAGE BASIN/ DOWN STREAM MAP.....</u></b>	<b><u>8</u></b>
<b><u>PART 6 – CONVEYANCE SYSTEM .....</u></b>	<b><u>9</u></b>
Emergency Overflow Spillway .....	9
<b><u>PART 7 – CONSTRUCTION SWPPP.....</u></b>	<b><u>9</u></b>
<b><u>PART 8 – SPECIAL REPORTS.....</u></b>	<b><u>9</u></b>
<b><u>PART 9 – PRELIMINARY GRADING AND DRAINAGE PLANS .....</u></b>	<b><u>17</u></b>

## **PART 1 – PROJECT OVERVIEW**

Site Address: 2169 Jackson Hwy  
Chehalis, WA 98532

Parcel Numbers: 010783000000

Total Site Area: 1.0 Acres

Zoned: General Commercial

Section, Township, Range: Section 4  
Township 13 North  
Range 2 West, W.M.

### **Proposed Onsite Improvements**

Proposed is the construction of <sup>2</sup>7-unit and <sup>2</sup>12-unit multi-family buildings for a total of 19 residential units with 7 garages. Associated parking and utilities will be extended to the new buildings for domestic services. Onsite drainage improvements include treatment and flow control facilities discussed below.

## **PART 2 – EXISTING CONDITIONS SUMMARY**

The project site is located on Jackson Highway in Chehalis, Washington. The 1-acre site is served by City water and sewer. The entire site slopes to the southwest at an average grade of 5%. One ~~onsite~~ residential home exists onsite and will be removed as part of this project. A City sewer <sup>line</sup> crosses the property around the midpoint of the site.

## **PART 3 – DOWN STREAM ANALYSIS**

The stormwater runoff for the northern parcel currently sheet flows through native lawn grass vegetation and then over the existing gravel fill material located on the south half of the parcel. At the south property boundary, the runoff is channeled to a discharge point at the southwest corner of the site and then disperses onto the adjacent parcel.

At the south property boundary there is no defined drainage ditch and runoff disperses and then sheet flows through that parcel. The flow is eventually collected by a manmade ditch. This ditch runs east to west on the southern border of the large adjacent parcel. This ditch is 520 feet long and has a 2-foot bottom width, 3-foot depth and 2:1 slide slopes and collects runoff from developed properties south of the project site. At the intersection with SW 21<sup>st</sup> Street, the ditch enters a 24-inch diameter cross culvert that continues west under SW 21<sup>st</sup> Street. The discharge side of SW 21<sup>st</sup> Street includes dual 24-inch culverts. One is a discharge for the storm main in SW 21<sup>st</sup> and one is the cross culvert. These two

culverts discharge into a grass swale that has a 4-foot bottom width, 4-foot depth and 2:1 slide slopes. This swale continues west and eventually connects to the City stormwater system in SW 20<sup>th</sup> Street.

Below is a table showing the maximum flow calculations we performed on the downstream conveyance system. With an onsite detention system, the new project will discharge water at the current pre-developed rates of the 2, 10 and 100-year storm events. Runoff will be discharged into an armored dispersal pad and then discharge at the natural location on the adjacent parcel and sheet flow to the existing conveyance ditch. The flow rate impact of the project on each segment downstream is listed below. Due to the low percentage of impact to the overall capacity of the downstream conveyance, a full basin analysis was deemed un-necessary.

Segment	Maximum Capacity (cfs)	Site Percent of Flow (%)
Swale A	202.4	0.7
24" Culvert	23.1	6.5
Swale B	508.6	0.3

**Swale A:**

$$Q = \frac{1.49}{\eta} * A * R^{2/3} * S^{1/2}$$

- $Q = 202.38$  Discharge (cfs)
- $\eta = 0.026$  Mannings Number (Roughness Coefficient)
- $A = 24.00$  Area (ft<sup>2</sup>)
  - $w = 2$  (ft)
  - $d = 3.00$  (ft)
  - $Z = 2 :1$
- $P = 15.42$  Wetted Perimeter (ft)
- $R = 1.56$  Hydraulic Radius (ft)
- $S = 0.0120$  Slope (ft/ft)

**Swale B:**

$Q = 508.6$  Discharge (cfs)  
 $n = 0.026$  Mannings Number (Roughness Coefficient)  
 $A = 48.00$  Area (ft<sup>2</sup>)  
 $w = 4$  (ft)  
 $d = 4.00$  (ft)  
 $Z = 2 : 1$   
 $P = 21.89$  Wetted Perimeter (ft)  
 $R = 2.19$  Hydraulic Radius (ft)  
 $S = 0.0120$  Slope (ft/ft)

**24-Inch Culvert**

**Inputs:**

Pipe Diameter, $d_o$	2.000	ft
Manning Roughness, $n$ ?	0.014	
Pressure slope (possibly equal to pipe slope), $S_o$	0.012	rise/run
Percent of (or ratio to) full depth (100% or 1 if flowing full)	1.000	fraction

**Results:**

Full Flow, $Q$	23.073	ft <sup>3</sup> /s
Velocity, $v$	7.344	ft/s
Velocity head, $h_v$	0.838	ft
Flow Area, $A$	3.142	ft <sup>2</sup> /s
Wetted Perimeter, $P$	6.283	ft
Hydraulic Radius	0.500	ft

#### **PART 4 – APPLICABLE MINIMUM REQUIREMENTS**

The minimum requirements for stormwater development and redevelopment sites are listed in City of Chehalis Stormwater Program. Based on the thresholds given in the standards, the project must address or comment on the requirements listed below. These requirements as they apply to the project are discussed in more detail below.

##### **Stormwater Site Plans:**

The proposed total of new plus replaced impervious surfaces is over 5,000 square feet and therefore a Stormwater Site Plan is required. A drainage plan is included with this report.

##### **Runoff Treatment:**

The proposed project shall redevelop more than 5,000 square feet of openly exposed pollution generating impervious surface and therefore meets the threshold requirements of this section. Stormwater runoff from the paved and sidewalks areas is routed through an Old Castle treatment vault. See treatment section below for sizing data.

##### **Flow Control:**

The stormwater runoff will be detained in the stormwater pipe and released at the predeveloped rate. Design calculations are included in this report.

##### **Operation & Maintenance:**

The stormwater facility will be owned and maintained by the owner. A stormwater covenant will be prepared and recorded upon completion of construction.



## **PART 5 – PERMANENT STORMWATER CONTROL PLAN**

### **Existing Site Hydrology**

Existing site hydrology is based on our site investigation and field survey of the properties. The eastern half of the site, onsite soils were classified as hydrologic soil Groups C/D: Lacamas Silt Loam. The southeastern half of the site, onsite soils were classified as hydrologic soil Groups C/D: Galvin Silt Loam. These soil types are classified as poorly drained.

Basin ID	Total Pre-developed Basin Coverage Summary		
	Undisturbed Pervious	Existing Impervious	Total Area (acres)
P1	0.95	0.5	1.0

### **Developed Site Hydrology**

Below is the summary of areas associated with the developed site included offsite runoff from the new frontage improvements along Jackson Hwy.

Basin ID	Developed Site Basin Coverage Summary		
	Land Use Cover		Total Area (acres)
D1	Disturbed Pervious		0.21
	Parking/Sidewalk		0.48
	Roof		0.31
	Total Basin Area		1.0

### **Flow Control System Design & Analysis**

The proposed stormwater facility was designed with StormShed hydrology software per the City of Chehalis stormwater regulations. Flow control is provided to meet the peak 2-yr, 10-yr and 100-year pre-developed runoff rate. Two 80 linear foot 42-inch diameter pipe vaults are proposed to provide detention for this project. Final design calculations will be included in the Final Drainage Report.

### **Project Modeling Data Summary**

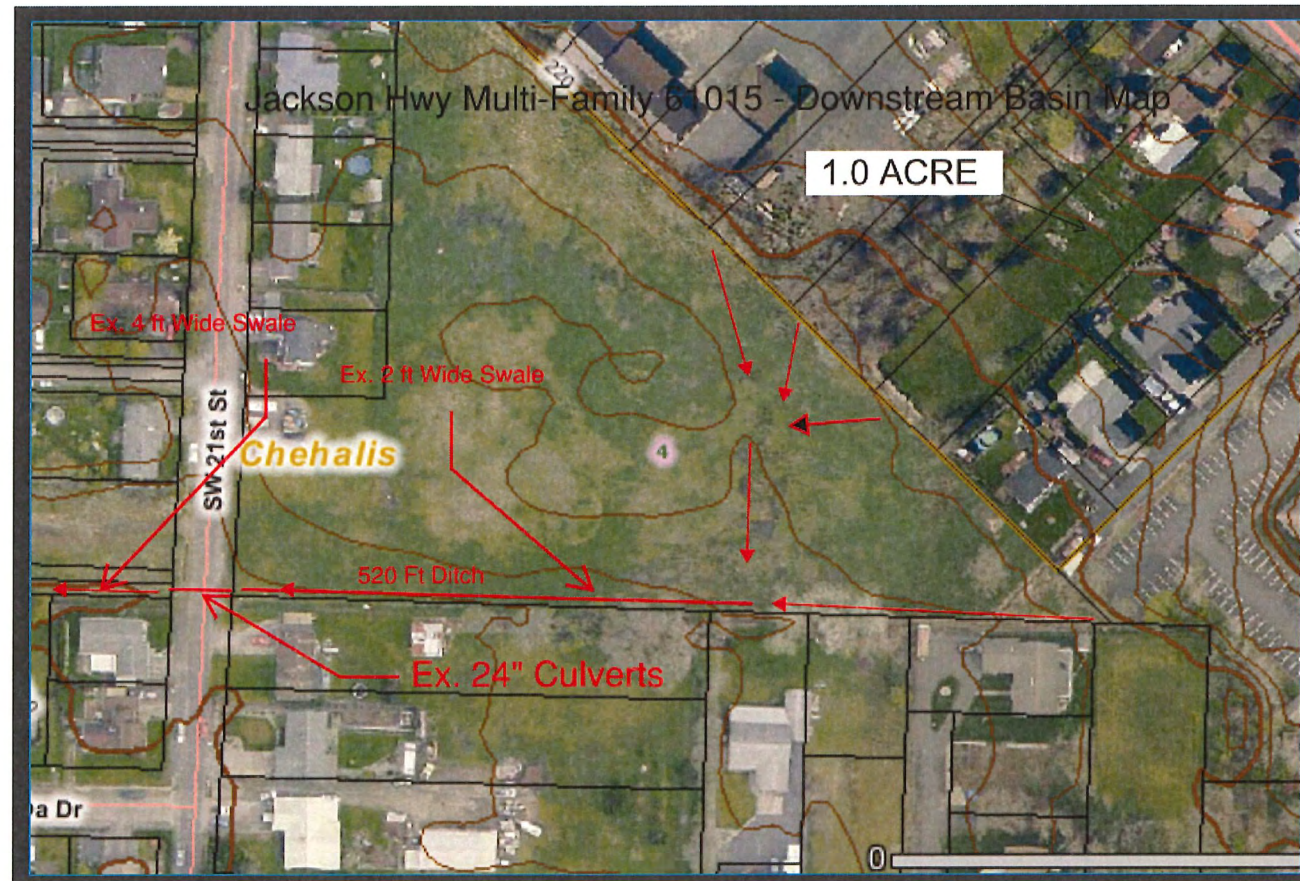
The final stormwater modeling data will be included in the Final Drainage Report. It is assumed that since this project is half the size of the Jackson Park Phase 1 development the required piping length will be approximately 140 LF.

## **Water Quality Design & Analysis**

The proposed stormwater facility will be designed using the WWHM modeling software to determine the online and offline flow rates. The tributary area to the onsite treatment vault is the new asphalt parking, access and frontage improvements along Jackson Highway. All roof runoff will be routed directly into the future detention pipes and does not require treatment. Below is the summary of impervious surface tributary to the treatment vault and the output from WWHM run.

Using the offline flow rate an Oldcastle Dual Vortex treatment manhole is proposed for this project. The DVS-36 unit has a treatment flow rate of 0.56 cfs which exceeds the required treatment flow rate for the Jackson Park Phase 1 project. With this project being half the size, this unit will meet the treatment threshold. Final calculations will be included in the Final Drainage Report.

Drainage Basin/ Down Stream Map



## **PART 6 – CONVEYANCE SYSTEM**

The proposed onsite storm pipe system has been analyzed to ensure it can pass a 100-year storm event for the entire 1.0 acre developed basin. All onsite piping will be either 6, 8 or 12-inch pipe.

### **Emergency Overflow Spillway**

In an emergency overflow event were the orifices were to plug, stormwater will bubble out the top of the 18-inch diameter control structure and exit the structure, and continue to flow southwest into the downstream drainage.

## **PART 7 – CONSTRUCTION SWPPP**

All new development and redevelopment shall comply with Construction Storm Water Pollution Prevention Plan (SWPPP) Elements #1 through #12. A standalone SWPPP plan will be prepared and submitted with the final drainage report.

## **PART 8 – SPECIAL REPORTS**

NRCS Soils Classifications and Map



Hydrologic Soil Group—Lewis County Area, Washington  
(17031)



MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p>□ Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <p>■ A</p> <p>■ A/D</p> <p>■ B</p> <p>■ B/D</p> <p>■ C</p> <p>■ C/D</p> <p>■ D</p> <p>□ Not rated or not available</p> <p><b>Soil Rating Lines</b></p> <p>— A</p> <p>— A/D</p> <p>— B</p> <p>— B/D</p> <p>— C</p> <p>— C/D</p> <p>— D</p> <p>— Not rated or not available</p> <p><b>Soil Rating Points</b></p> <p>■ A</p> <p>■ A/D</p> <p>■ B</p> <p>■ B/D</p>	<p>■ C</p> <p>■ C/D</p> <p>■ D</p> <p>□ Not rated or not available</p> <p><b>Water Features</b></p> <p>— Streams and Canals</p> <p><b>Transportation</b></p> <p>— Rails</p> <p>— Interstate Highways</p> <p>— US Routes</p> <p>— Major Roads</p> <p>— Local Roads</p> <p><b>Background</b></p> <p>■ Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p><b>Warning:</b> Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Lewis County Area, Washington Survey Area Data: Version 16, Nov 9, 2017</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 29, 2016—Oct 10, 2016</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on those maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
89	Galvin silt loam, 0 to 8 percent slopes	C/D	0.3	33.1%
118	Lacamas silt loam, 0 to 3 percent slopes	C/D	0.5	66.9%
Totals for Area of Interest			0.8	100.0%

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

**Group A.** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B.** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

**Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

Aggregation Method: Dominant Condition



## Lewis County Area, Washington

### 118—Lacamas silt loam, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2h8I  
*Elevation:* 250 to 1,200 feet  
*Mean annual precipitation:* 40 to 70 inches  
*Mean annual air temperature:* 48 to 50 degrees F  
*Frost-free period:* 125 to 200 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Lacamas, drained, and similar soils:* 60 percent  
*Lacamas, undrained, and similar soils:* 30 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Lacamas, Drained

##### Setting

*Landform:* Flood plains, terraces

##### Typical profile

*H1 - 0 to 7 inches:* silt loam  
*H2 - 7 to 17 inches:* silt loam  
*H3 - 17 to 27 inches:* silty clay  
*H4 - 27 to 60 inches:* clay

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low (0.00 in/hr)  
*Depth to water table:* About 12 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Moderate (about 6.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* C/D  
*Other vegetative classification:* Seasonally Wet Soils (G002XV202WA)  
*Hydric soil rating:* Yes

#### Description of Lacamas, Undrained

##### Setting

*Landform:* Flood plains, terraces



**Typical profile**

H1 - 0 to 7 inches: silt loam  
H2 - 7 to 17 inches: silt loam  
H3 - 17 to 27 inches: silty clay  
H4 - 27 to 60 inches: clay

**Properties and qualities**

Slope: 0 to 3 percent  
Depth to restrictive feature: More than 80 inches  
Natural drainage class: Very poorly drained  
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)  
Depth to water table: About 0 to 6 inches  
Frequency of flooding: None  
Frequency of ponding: None  
Available water storage in profile: Moderate (about 6.8 inches)

**Interpretive groups**

Land capability classification (irrigated): None specified  
Land capability classification (nonirrigated): 5w  
Hydrologic Soil Group: C/D  
Other vegetative classification: Seasonally Wet Soils  
(G002XV202WA)  
Hydric soil rating: Yes

**Minor Components**

**Klaber**

Percent of map unit: 5 percent  
Landform: Depressions  
Hydric soil rating: Yes

**Prather**

Percent of map unit: 3 percent  
Hydric soil rating: No

**Scamman**

Percent of map unit: 2 percent  
Landform: Terraces  
Hydric soil rating: Yes

**Data Source Information**

Soil Survey Area: Lewis County Area, Washington  
Survey Area Data: Version 16, Nov 9, 2017

## Lewis County Area, Washington

### 89—Galvin silt loam, 0 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2hht  
*Elevation:* 100 to 1,770 feet  
*Mean annual precipitation:* 40 to 70 inches  
*Mean annual air temperature:* 52 degrees F  
*Frost-free period:* 150 to 200 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Galvin and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Galvin

##### Setting

*Landform:* Alluvial fans  
*Parent material:* Alluvium derived from sandstone and shale

##### Typical profile

*H1 - 0 to 14 inches:* silt loam  
*H2 - 14 to 41 inches:* silty clay loam  
*H3 - 41 to 60 inches:* silty clay

##### Properties and qualities

*Slope:* 0 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 11.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6w  
*Hydrologic Soil Group:* CID  
*Other vegetative classification:* Wet Soils (G001XY102WA)  
*Hydric soil rating:* No

#### Minor Components

##### Alvor

*Percent of map unit:* 5 percent  
*Landform:* Terraces  
*Hydric soil rating:* Yes

**Lacamas**

*Percent of map unit:* 5 percent

*Landform:* Terraces

*Hydric soil rating:* Yes

**Reed**

*Percent of map unit:* 5 percent

*Landform:* Flood plains

*Hydric soil rating:* Yes

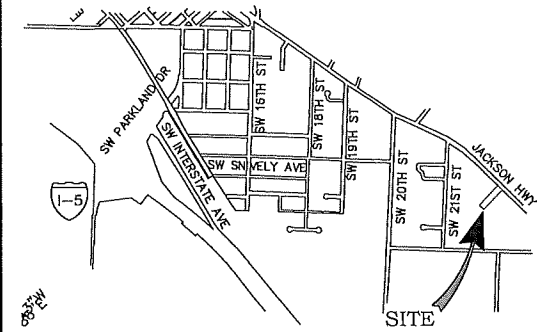
**Data Source Information**

Soil Survey Area: Lewis County Area, Washington

Survey Area Data: Version 16, Nov 9, 2017

**PART 9 – PRELIMINARY GRADING AND DRAINAGE PLANS**

VICINITY MAP  
N.T.S.



# JACKSON PARK PHASE II

SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.  
"CHEHALIS", WASHINGTON

**PROJECT INFORMATION**

APPLICANT: K&W PROPERTIES, LLC.  
148 ROSEWOOD DR.  
CHEHALIS, WA 98532  
(360) 520-4080  
STEPHANIEWERNER@MSN.COM

PARCEL NO: 010783000000

SITE ADDRESS: 2169 JACKSON HIGHWAY, CHEHALIS, WA. 98532

ZONING: CG - GENERAL COMMERCIAL (UGA)

SITE AREA: 1.0 ACRE

PARKING - REQUIRED: 38 STALLS (2 PER UNIT)  
PROVIDED: 37 STALLS PLUS 7 GARAGES - 42 TOTAL

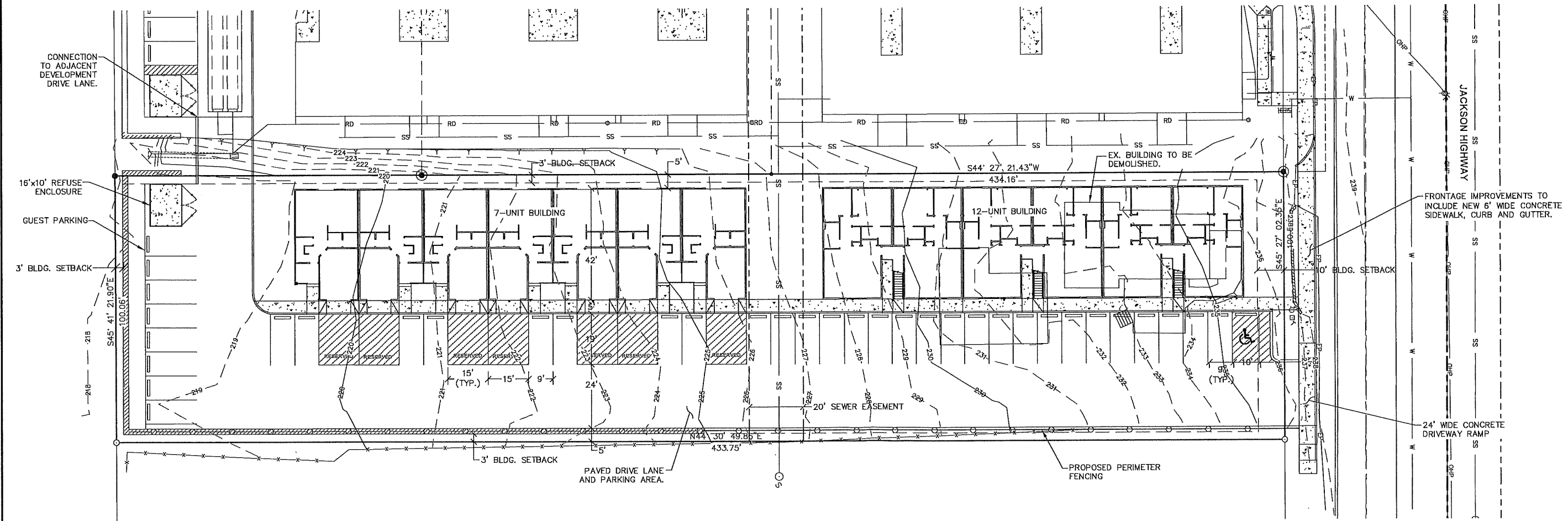
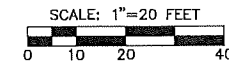
SOILS: GALVIN SILT LOAM, LACAMAS SILT LOAM

WATER: CITY OF CHEHALIS

SEWER: CITY OF CHEHALIS

FIRE DISTRICT: FIRE DISTRICT 6

BUILDING SETBACKS: FRONT YARD = 10'  
ADJACENT PARCELS = 3'



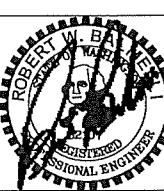
NO.	DATE	REVISION

DESIGNED BY: ALE  
DRAWN BY: ALE  
CHECKED BY: RWB

DATE: 1/29/2021  
SCALE: 1" = 20'

JACKSON PARK PHASE II

LEWIS COUNTY WA.



**RB Engineering**  
CIVIL ENGINEERING - LAND PLANNING - UTILITIES

OFF: (360) 740-8819  
FAX: (360) 740-8812

P.O. Box 523  
CHEHALIS WA 98532

JOB NUMBER: 20119  
DRAWING NAME: 20119\_PSP

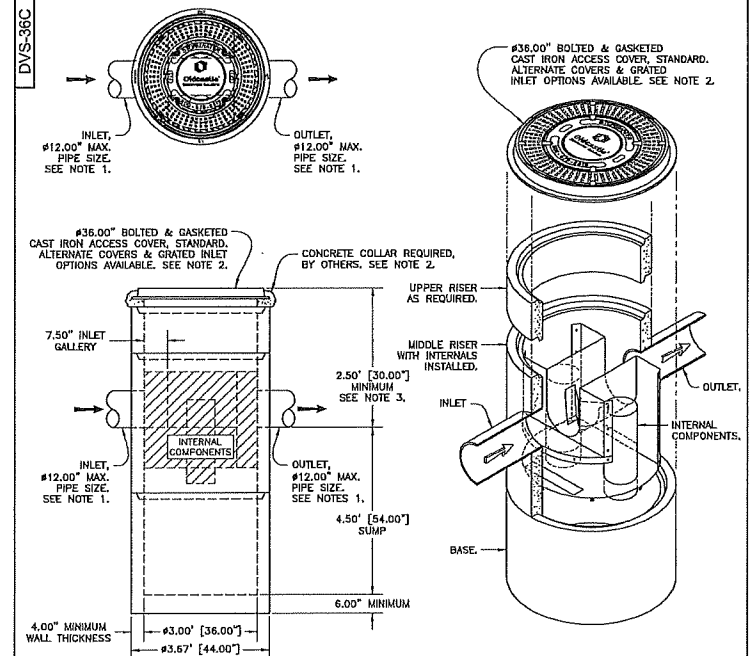
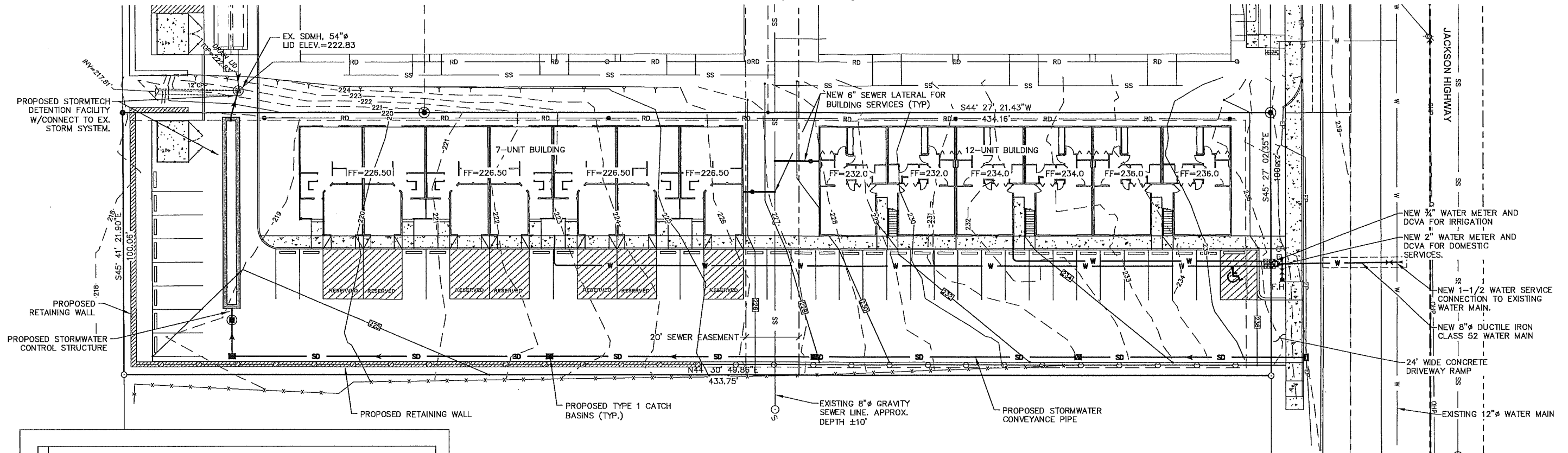
# JACKSON PARK PHASE II

SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.

"CHEHALIS", WASHINGTON



SCALE: 1"=20 FEET  
0 10 20 40



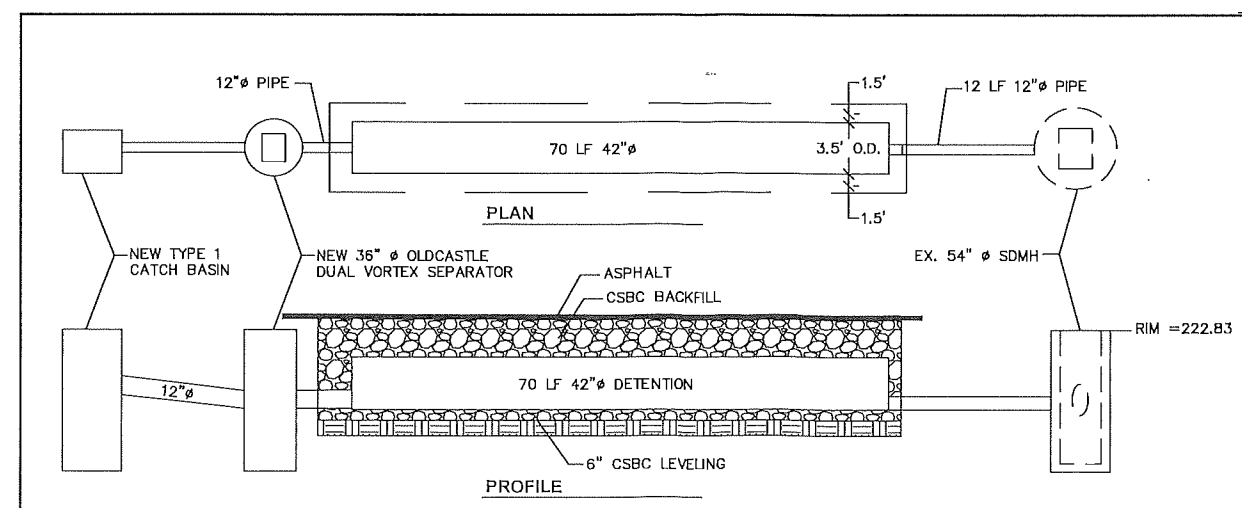
- NOTES:
- STANDARD INLET/OUTLET PIPE CONFIGURATION TO ENTER & EXIT SEPARATOR AT 180°. CUSTOM ANGLED CONFIGURATIONS AVAILABLE UPON REQUEST, SPECIFIC MAXIMUM ANGLES & PIPE SIZES APPLY. CONTACT OLDCASTLE® STORMWATER SOLUTIONS FOR ENGINEERING DETAILS.
  - BOLTED & GASKETED MANHOLE ACCESS COVER ELEVATION MAY BE ADJUSTED TO GRADE. FIELD POURED CONCRETE COLLAR AS REQUIRED, BY OTHERS. INLET GRATES & ALTERNATE COVER OPTIONS AVAILABLE.
  - FOR DEPTHS LESS THAN THE MINIMUM SHOWN CONTACT OLDCASTLE® STORMWATER SOLUTIONS FOR ENGINEERING DESIGN ASSISTANCE.
  - CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION C478.

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Dual Vortex Separator™  
Circular Structure

**Oldcastle®**  
Stormwater Solutions

7211 Southpark Plaza, Suite 200 | Denver, CO 80231 | P: (303) 733-8010 | oldcastlestorm.com

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DVS-36C | ECO-0138 | JPR 7/19/15 | JPR 4/25/11 | SHEET 1 OF 1



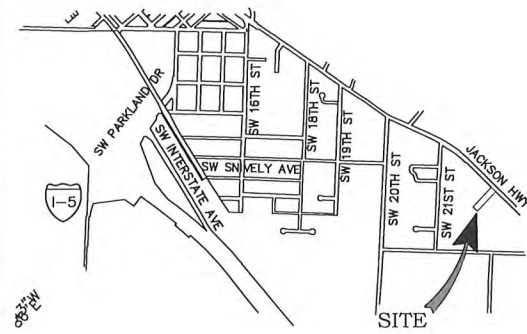
○ DETENTION PIPE PLAN AND PROFILE  
N.T.S.

RB ENGINEERING  
EXTRUDED CURB.dwg

NO.	DATE	REVISION
DESIGNED BY:	ALE	
DRAWN BY:	ALE	
CHECKED BY:	RWB	
DATE:	1/29/2021	
SCALE:	1" = 20'	
<b>JACKSON PARK PHASE II</b>		
LEWIS COUNTY		WA.
<b>PRELIMINARY DRAINAGE AND UTILITY PLAN</b>		
<p><b>RB Engineering</b> CIVIL ENGINEERING - LAND PLANNING - UTILITIES OFF: (360) 746-8818 FAX: (360) 746-8812 P.O. Box 923 CHEHALIS, WA 98532</p>		
JOB NUMBER: 20119		
DRAWING NAME: 20119_PGDDL		



VICINITY MAP  
N.T.S.



# JACKSON PARK PHASE II

SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.  
"CHEHALIS", WASHINGTON

RECEIVED  
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JAN 29 2021

*CB*  
City of Chehalis  
*UGA-CU-21.001*  
*UGA-SEPA-21.0001*



SCALE: 1"=20 FEET  
0 10 20 40

## PROJECT INFORMATION

APPLICANT: K&W PROPERTIES, LLC.  
148 ROSEWOOD DR.  
CHEHALIS, WA 98532  
(360) 520-4080  
STEPHANIEWERNER@MSN.COM

PARCEL NO: 010783000000

SITE ADDRESS: 2169 JACKSON HIGHWAY, CHEHALIS, WA. 98532

ZONING: CG - GENERAL COMMERCIAL (UGA)

SITE AREA: 1.0 ACRE

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PROVIDED: 37 STALLS PLUS 7 GARAGES - 42 TOTAL

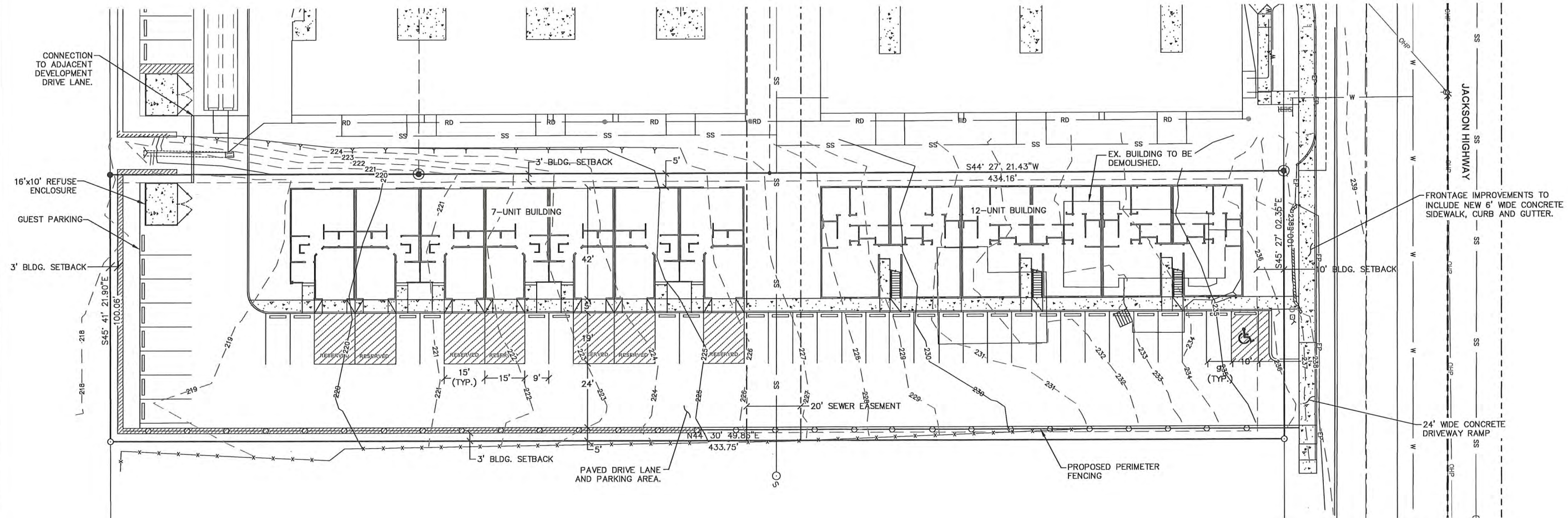
SOILS: GALVIN SILT LOAM, LACAMAS SILT LOAM

WATER: CITY OF CHEHALIS

SEWER: CITY OF CHEHALIS

FIRE DISTRICT: FIRE DISTRICT 6

BUILDING SETBACKS: FRONT YARD = 10'  
ADJACENT PARCELS = 3'



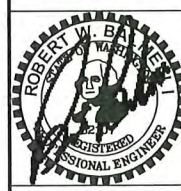
NO.	DATE	REVISION

DESIGNED BY: ALE  
DRAWN BY: ALE  
CHECKED BY: RWB

DATE: 1/29/2021  
SCALE: 1" = 20'

JACKSON PARK PHASE II  
LEWIS COUNTY WA.

PRELIMINARY SITE PLAN



**RB Engineering**  
CIVIL ENGINEERING - LAND PLANNING - UTILITIES  
P.O. Box 223  
CHEHALIS, WA 98532  
OFF: (360) 740-8919  
FAX: (360) 740-8922

JOB NUMBER: 20119  
DRAWING NAME: 20119\_PSP

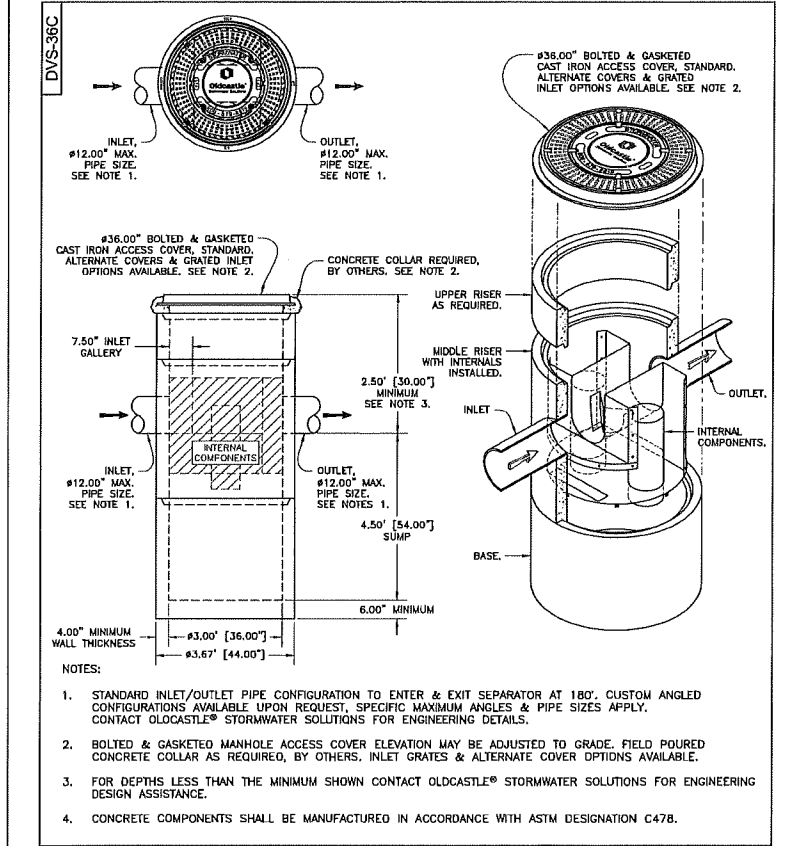
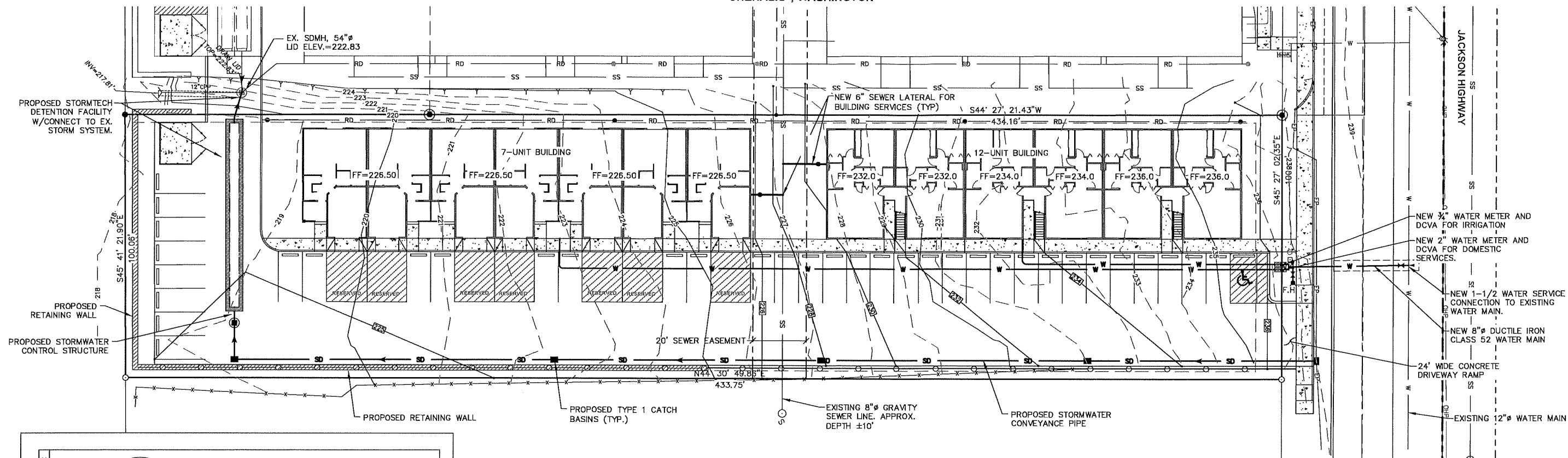
# JACKSON PARK PHASE II

SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.

"CHEHALIS", WASHINGTON



SCALE: 1"=20 FEET  
0 10 20 40

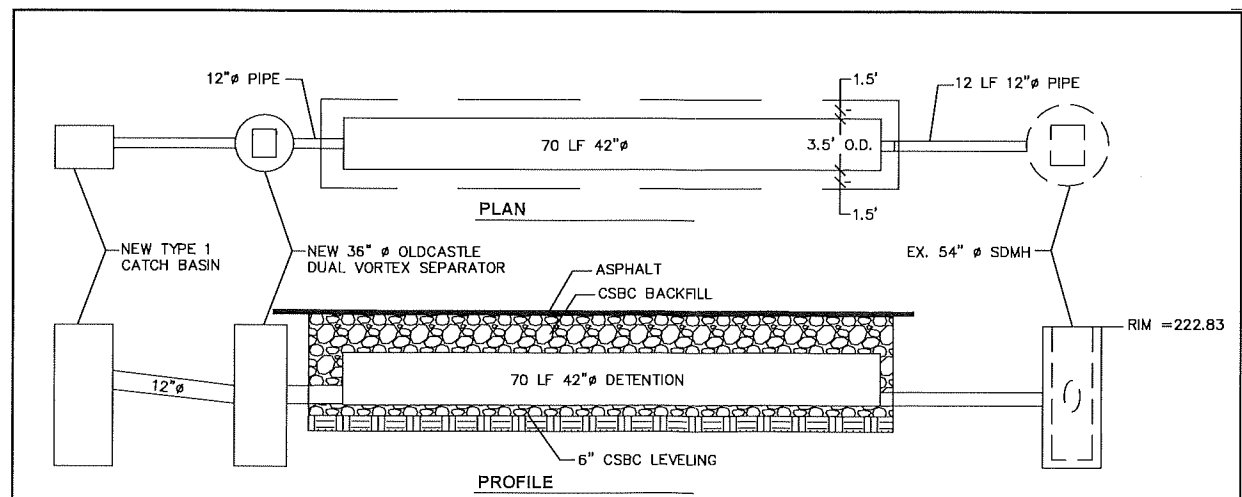


- NOTES:
- STANDARD INLET/OUTLET PIPE CONFIGURATION TO ENTER & EXIT SEPARATOR AT 180°. CUSTOM ANGLED CONFIGURATIONS AVAILABLE UPON REQUEST, SPECIFIC MAXIMUM ANGLES & PIPE SIZES APPLY. CONTACT OLDCASTLE® STORMWATER SOLUTIONS FOR ENGINEERING DETAILS.
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  - CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION C478.

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17921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | PH: 800.579.8519 | 303.973.9300  
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 DRAWING NO.: ECG-0138  
 DVS-36C C JPR 7/15/15 JPR 4/25/11 SHEET 1 OF 1



DETENTION PIPE PLAN AND PROFILE  
N.T.S.

NO.	DATE	DESIGNED BY: ALE	DRAWN BY: ALE	CHECKED BY: RWB	DATE: 1/29/2021	SCALE: 1"=20'
<b>JACKSON PARK PHASE II</b>						
						WA.
						LEWIS COUNTY
<b>PRELIMINARY DRAINAGE AND UTILITY PLAN</b>						
<b>RB Engineering</b> CIVIL ENGINEERING - LAND PLANNING - UTILITIES OFF: (509) 740-8819 FAX: (509) 740-8812 P.O. Box 623 CHEHALIS, WA 98532						
JOB NUMBER 20119						
DRAWING NAME 20119_PGDPPL						



# FOREST PRO, INC.

March 5, 2016

COPY

## WETLAND REVIEW

RECEIVED  
Building & Planning

JAN 29 2021

CB  
City of Chehalis

UBA. CU. 21. 001

PARCEL #'S 010782-001-000, 010782-002-000 & 010782-003-000

NE ¼, SECTION 4 (13N-2W)

Prepared for:

Adam Kugel  
1722 Bishop Rd  
Chehalis WA 98532

Wetlands

Forest Management

GPS Services

Consulting

204 Senn Rd  
Chehalis WA 98532  
Office/Fax: 360-262-9226  
Home: 360-262-3806 Mobile: 360-520-0479  
E-mail: forestpro@q.com

Exhibit A

# FOREST PRO, INC.

March 5, 2016

City of Chehalis  
Attn: Dennis Osborn  
1321 S Market Blvd  
Chehalis, WA 98532

RE: Wetland Review

Dear Mr. Osborn,

On Tuesday, March 1<sup>st</sup>, I revisited a site that I had reviewed on November 3, 2010 as requested by Adam Kugel. He is planning to develop the property. The site is mapped as having both "hydric" soils and wetlands.

The parcel numbers are 010782-001-000, 010782-002-000 and 010782-003-000 which was 010782-000-000, at 2165 Jackson Hwy, in the Urban Growth Area of Chehalis, NE ¼, Section 4 (13N-2W), Latitude 46 38' 42.72" Longitude 122 56' 7.26". Map attached.

## ON SITE:

The site is a very developed residential site.

## SOILS:

The soils are mapped as poorly drained hydric #118 Lacamas silty clay loam and somewhat well drained # 89 Galvin silt loam. Lacamas formed in mixed alluvium weathered from glacial and sedimentary sources and are on glacial terraces and foot-slopes. Galvin formed in alluvium weathered from shale, sandstone and volcanic material and are on alluvial fans and old stream terraces.

## HYDROLOGY:

I found no indicators of hydrology to be at or within 12" of the soil surface.

## VEGETATION:

The vegetation is a combination of upland Beaked hazelnut, Douglas fir, Trailing blackberry and field grass, and combination of upland Common snowberry, English hawthorn and grasses with 13 % wetland Oregon ash. See attached photos.

REFERENCE:

U.S. Army Corps of Engineers 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U. S. Army Engineer Research and Development Center.

CONCLUSION:

WETLANDS: Upon reviewing the area described, and having completed training based on the U. S. Army Corps of Engineers Wetland Delineation Manual Technical Report Y-87-1 (1987 Manual), as provided for in the training materials developed in conjunction with Section 307 (e) of the Water Resources Development Act of 1990 for Wetland Delineator Certification Program, I found said parcels to not to have wetlands.

CATEGORIZATION: None

BUFFER: None

Note- The adjacent parcel to the Southeast was reviewed on July 2, 2008 and found to be all uplands as well.

Please call with any questions or comments.

Sincerely,



Greg Jones

Enclosures: Short Plat  
Maps: Vicinity  
Ortho/Parcel/County Hydric/Wetland Map  
DeLorme Contour Map  
USFW National Wetland Inventory  
NRCS Soils Map  
Photos

cc: Adam Kugel

Wetland Specialist	Forestry Services	GPS Services
--------------------	-------------------	--------------

204 Senn Rd  
Chehalis WA 98532  
Office/Fax: 360-262-9226  
Mobile: 520-0479 Home: 360-262-3806  
E-mail: forestpro@q.com

(DO NOT WRITE IN THE 1" MARGIN)

AFTER RECORDING RETURN TO:

CHEHALIS COMM DEV  
1321 S MARKET BLVD  
CHEHALIS WA 98532

CITY OF CHEHALIS

- SHORT-PLAT
- BOUNDARY LINE ADJUSTMENT
- NOTICE & ORDER TO ABATE

REFERENCE NUMBER(S) of related documents (if applicable):

Not Applicable

GRANTOR/PROPERTY OWNER(S):

(Last name first, first name, initials)

additional grantors/owners listed on page 4 of document

GRANTEE/ASSIGNEE/BENEFICIARY(S):

(Last name first, first name, initials) ELLOWAY, SIMON

additional grantees listed on page N/A of document

LEGAL DESCRIPTION:

(abbreviated form-lot, block, plat or section-township-range)

LOT 4 BLK 1 RICHARDTS REPLAT OF LOTS 4-5/6 PARCOVIA  
SEC. 4, T13N, R2W, W.M. LEWIS COUNTY, WA  
complete legal description listed on page \_\_\_\_\_ of document

ASSESSOR'S TAX PARCEL NUMBER(S): OF AFFECTED PROPERTY(IES):

010792001000

REVIEWED FOR APPLICABLE TAXES  
APPROVED FOR RECORDING  
LEWIS COUNTY TREASURER  
BY [Signature] DATE 8/9/2010  
8/9/2007

CITY OF CHEHALIS

SHORT-PLAT

REFERENCE NUMBER(S) OF RELATED DOCUMENTS (IF APPLICABLE):

NOT APPLICABLE

GRANTOR/PROPERTY OWNER(S):

(LAST NAME FIRST, FIRST NAME INITIALS) Kenneth L. Frazier

LEGAL DESCRIPTION:

LOT 8, BLOCK 2 OF RICHMOND'S ACRES TRACT ADDITION TO CHEHALIS, WASHINGTON, IN LEWIS COUNTY.

ASSESSOR'S TAX PARCEL NUMBER(S): OF AFFECTED PROPERTY(IES):

010782000000

APPLICANT NAME ADAM KUGEL

1906 BISHOP ROAD

CHEHALIS, WA, 98532

TELEPHONE NO. (509) 748-7386

COMPLETE LEGAL DESCRIPTION OF THE EXISTING PARCEL(S) AND/OR LOT(S) WHICH WILL BE ALTERED

TAX PARCEL# 010782000000

OLD LEGAL DESCRIPTION(S)

LOT 8, BLOCK 2 OF RICHMOND'S ACRES TRACT ADDITION TO CHEHALIS, WASHINGTON, IN LEWIS COUNTY. SUBJECT TO: TERMS AND PROVISIONS OF INSTRUMENT ENTITLED CITY OF CHEHALIS UTILITY SERVICE APPLICATION, DATED: DECEMBER 28, 1993, RECORDED: JANUARY 11, 1994 AND JULY 5, 1994. AUDITOR'S NO. 840064 AND 840069, EXECUTED BY: DOROTHY L. MCKER. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES, FOR CONSTRUCTING AND INSTALLING SEWER LINE, IN FAVOR OF: CITY OF CHEHALIS, WASHINGTON, A MUNICIPAL CORPORATION, RECORDED: APRIL 1, 1994, AUDITOR'S NO. 840062. AFFECTS: PORTION OF SAID PROPERTY.

NEW LEGAL DESCRIPTION OF EACH LOT CREATED OR ALTERED (DESCRIBED ON SHEET 2 OF THIS SHORT PLAT).

NEW LEGAL DESCRIPTION(S)

LOT 1 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 LEWIS COUNTY, WASHINGTON, TOGETHER WITH EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

LOT #2

LOT 2 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 LEWIS COUNTY, WASHINGTON, TOGETHER WITH EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

LOT #3

LOT 3 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 LEWIS COUNTY, WASHINGTON, TOGETHER WITH EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

DESCRIBE THE PROPOSED/NEW EASEMENTS ON EACH NEW LOT CREATED (EXCEPT PRIVATE ROAD).

DESCRIPTION

LOT #2 AND LOT #3  
A 24 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS LOT 2 AND LOT 3 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 AS SHOWN ON PAGE 2 OF SAID SHORT PLAT, IN LEWIS COUNTY, WASHINGTON.

WILL THIS SHORT SUBDIVISION CREATE ANY PRIVATE ROAD?

NO-ALL NEW LOTS WILL FRONT ON EXISTING PUBLIC RIGHT-OF-WAY (OR, 139-8)

( ) YES-LOT # ON WHICH PRIVATE ROAD IS LOCATED:

NAME OF PRIVATE ROAD:

THIS PROPERTY WITH ADJOINING ADMINISTRATOR PRIOR TO MAKING ROAD.

THE FOLLOWING EXEMPTIONS THEREON:

1. A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SAID LOT.

THE FOLLOWING RESTRICTIVE COVENANTS AND/OR AGREEMENTS SHALL APPLY (DO NOT INCLUDE EASEMENTS IN THIS SECTION):

THIS PROPERTY ( ) IS (X) NOT LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.

DESCRIPTION

LOT #

ALL LOTS: UTILITY SERVICE IS AVAILABLE AT THE TIME OF THIS APPROVAL, BUT NOT GUARANTEED UNTIL ALL APPLICABLE UTILITY FEES ARE PAID IN FULL.

AS THE SUBDIVISION I HEREBY CERTIFY THAT THE MAP OR RECORD OF SURVEY ATTACHED HERETO SHOWS THE ENTIRE PUBLIC ROAD AND ANY INTEREST THEREIN TO BE THE PROPERTY OF THE CITY OF CHEHALIS, WASHINGTON, AND THAT THE FOLLOWING ARE SIGNATURES OF ALL PERSONS WITH INTEREST OF RECORD THEREON.

(GRANTOR) Adam Kugel

(SUBDIVIDER)

(OWNER/PURCHASER)

(OWNER/PURCHASER)

(GRANTOR) Adam Kugel

DO HEREBY STATE THAT THE INFORMATION CONTAINED IN THIS APPLICATION, MAP AND SUPPORTING DOCUMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTARIZE THIS SIGNATURE

FOR AN INDIVIDUAL

STATE OF WASHINGTON

COUNTY OF CHEHALIS, I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Adam Kugel IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE 12th November 2010 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Chehalis, WA

MY NAME IS (PRINTED) Kenneth L. Frazier

MY COMMISSION EXPIRES 6-12-12

FOR OFFICE USE ONLY

FILE NO. SP-10-118

DEPARTMENT ACTING Asst. Clk BY [Signature] DATE 12/14/10

CHECK 16.00 RECEIPT # 51011 DATE RECEIVED 11/15/10



LEWIS COUNTY PREPARES PROPERTY TAX CERTIFICATION ALL CURRENT AND DELINQUENT TAXES ARE PAID AS REQUIRED TO BE PAID ON THIS PARCEL FOR TAX YEAR 2009.

BY [Signature]

DATE 12/13/10

SW 1/4, NE 1/4, SEC. 4, T. 13 N., R. 2 W., W.M.

AUDITOR'S INDEX

SHORT PLAT FOR

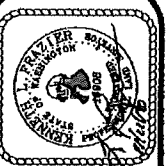
ADAM KUGEL

DRAWN BY	DATE	JOB NO.
KLANK	10-04-2010	363
CHANGED BY	SCALE	FE. NO.
	NO SCALE	2417
		SHEET NO. 1 OF 2

FORESIGHT SURVEYING

Professional Land Surveyors

1583 N. National Ave (360) 748-4000  
Chehalis, WA 98532 (360) 748-0873 fax

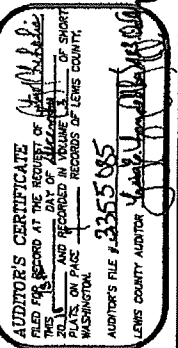


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF

ADAM KUGEL

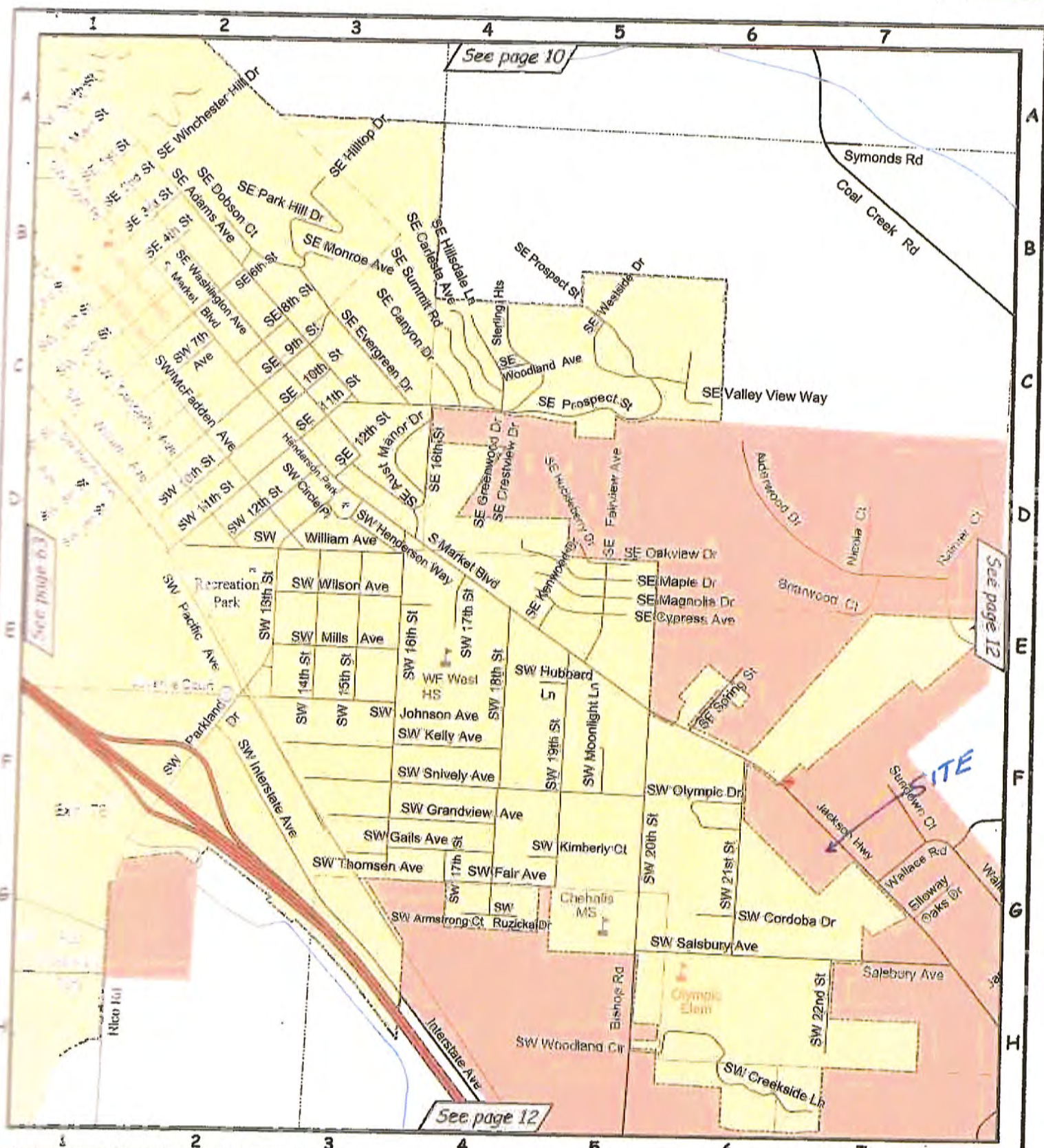
Signee: Kenneth L. Frazier P.L.S.



335585







October 2002

## Lewis County, Washington Southeast Chehalis

- County Building
- ◆ Fire Station
- Elementary School
- Middle School
- High School
- ⊙ City Park
- ▭ City Limits
- Urban Growth Area

Scale: 1" = 1200 ft

62	10	10
63	64	12
12	12	12

Exhibit A



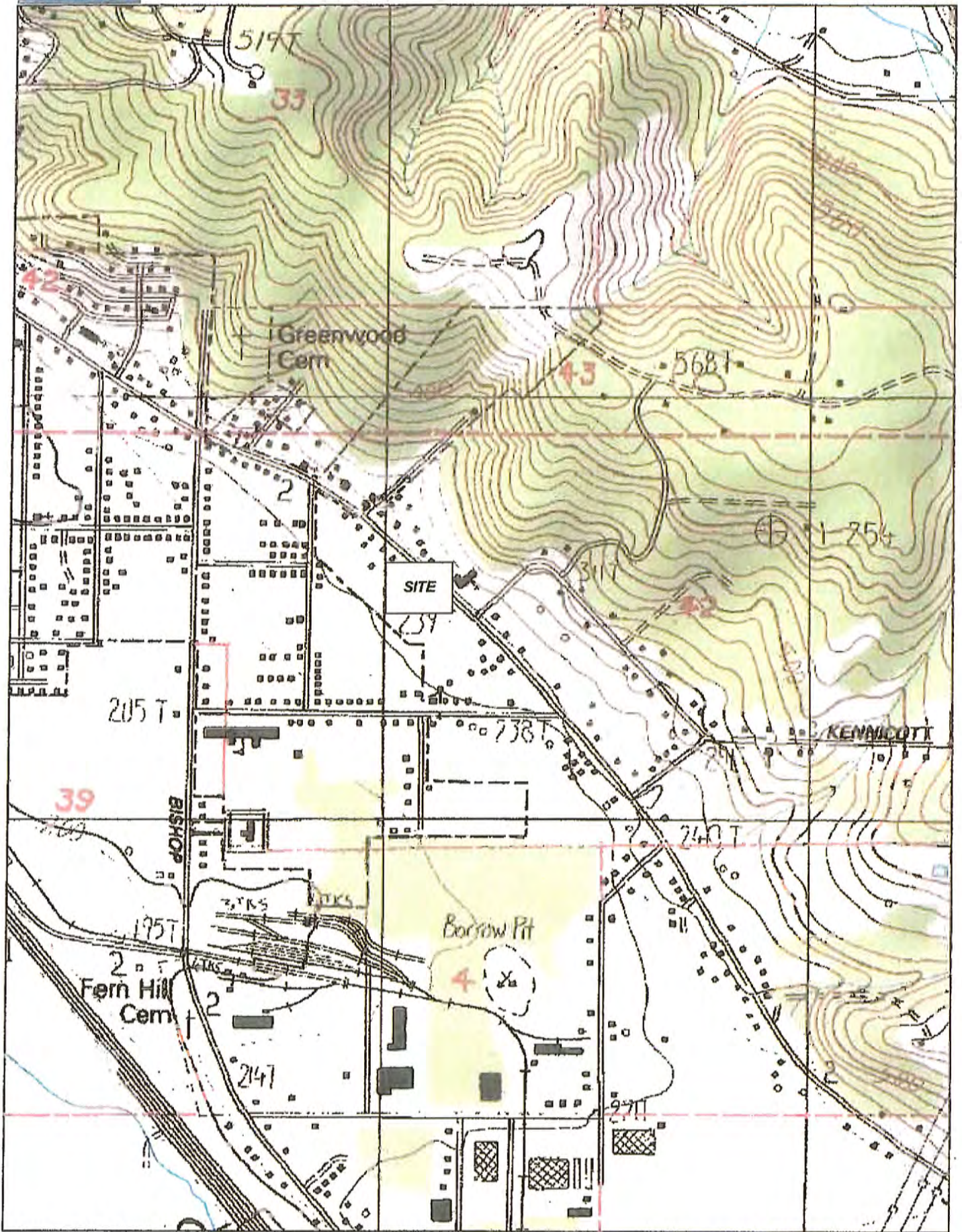
Lewis County Web Map



- Legend**
- Tax Parcels
  - Sections
  - Typ-Rgn
  - State Routes
  - County Rds

Exhibit A

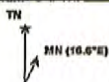




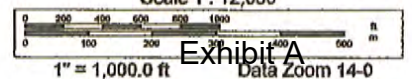
Data use subject to license.

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www.delorme.com



Scale 1 : 12,000







U.S. Fish and Wildlife Service

# National Wetlands Inventory

KUGEL

Nov 3, 2010



## Wetlands

- Freshwater Emergent
  - Freshwater Forested/Shrub
  - Estuarine and Marine Deepwater
  - Estuarine and Marine
  - Freshwater Pond
  - Lake
  - Rivertine
  - Other
- Status**
- Digital
  - Digital
  - Scan
  - Non-Digital
  - No Data

User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetland related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





U.S. Fish &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: L1UB1Hx)

For geographically specific information\* (optional), please enter a State code: (Example: TX for Texas)

Description for code PEM/SSC :

**P System PALUSTRINE:** The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.  
Subsystem :

**EM Class EMERGENT:** Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.  
Subclass :

**P System PALUSTRINE:** The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.  
Subsystem :

**SS Class SCRUB-SHRUB:** Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.  
Subclass :

Modifier(s):

**C WATER REGIME Seasonally Flooded:** Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Soil Map—Lewis County Area, Washington  
(KUGEL)

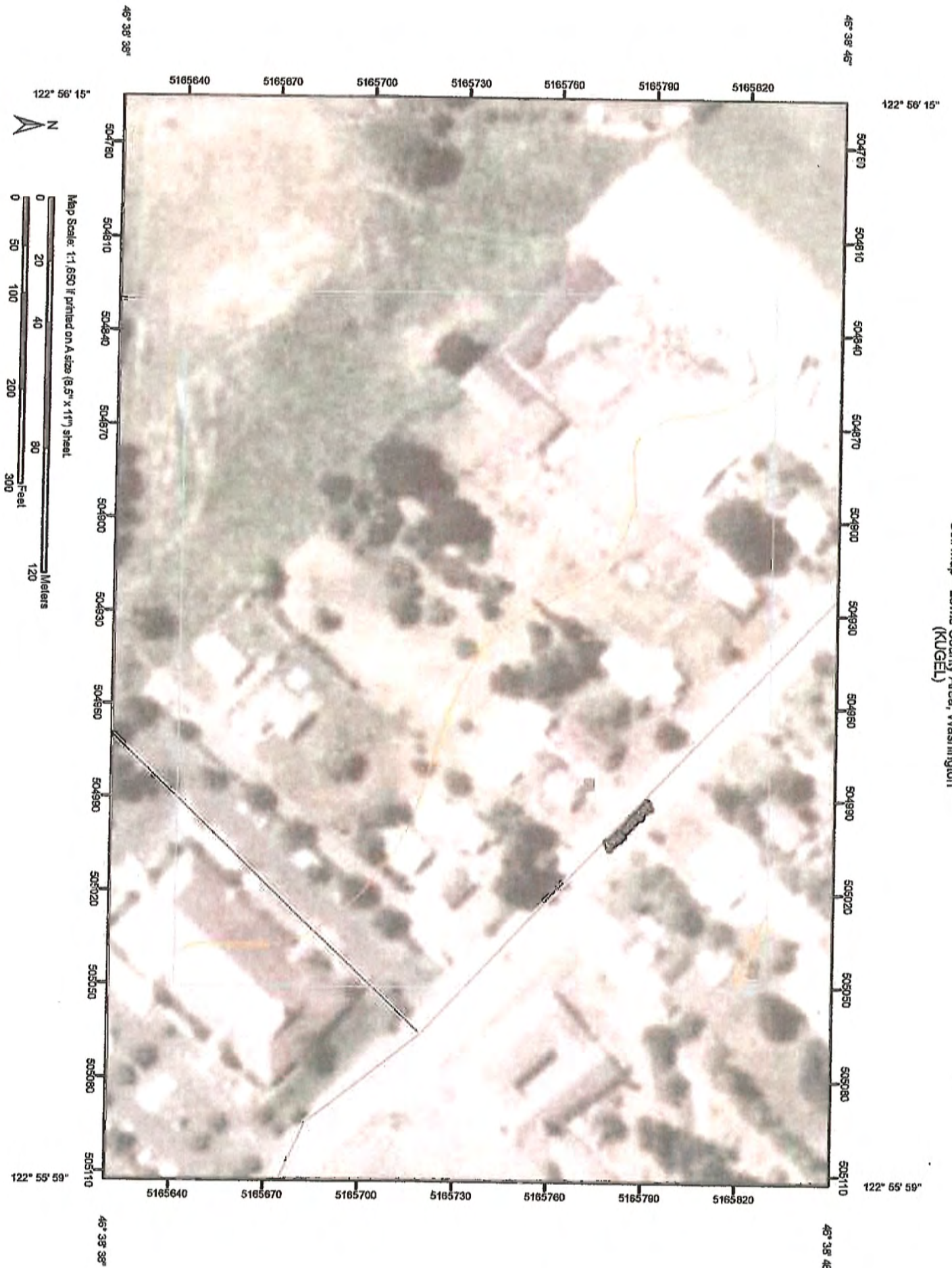


Exhibit A





**MIDDLE PROPERTY LOOKING  
NORTHWESTERLY**



**MIDDLE PROPERTY LOOKING  
SOUTHWESTERLY**



**MIDDLE PROPERTY LOOKING  
SOUTHEASTERLY**



**MIDDLE PROPERTY LOOKING  
NORTHEASTERLY**