



06/07/2021
City of Chehalis
1321 S Market Blvd,
Chehalis, WA 98532

RE: McCallum Habein Rd Submittal
Project: Truck Wash Rack, Fuel Station, and Site Grading
Parcel #: 017539006000 and 017543003000

To Whom It May Concern,

Please accept this narrative and attached concept plans for submittal. The following narrative is intended to provide an overall direction of the development and help address any issues that might arise over the course of the project.

Existing Conditions

This project consists of 2 parcels listed above and located in Chehalis, WA. The site currently is located at the Chehalis Industrial Park. The site has access from Habein Road.

Wet utilities (water and sewer) are currently on the site and connected to the City of Chehalis.

Dry utilities (electric and communications) are underground services located on site. Lewis County PUD is electric provider and Comcast is communications.

Proposed Improvements

This project proposes to build a truck wash rack and fuel station onsite. Much of the site will be graded and covered with gravel. Also, a future rail spur is expected to be extended onsite from the adjacent rail yard. The site will also accept storm runoff from a separate property to the south west under the same ownership. This other property was previously approved for development but has not completed all improvements including the onsite stormwater detention system. Rather than constructing 2 separate systems all storm water will be routed to the storm pond proposed for this development.

Water

Public Water from the City of Chehalis is already located on the site. Extension of this system is proposed to the new wash rack.

Sewer

Public sewer from the City of Chehalis is already located on the site. The proposed truck wash uses a recycled water system. This project will not connect to the public sewer system.

Stormwater

The additional impervious area will create additional runoff. Drainage will be routed into a proposed combination wet/detention storm pond. Outlet will be consistent with current discharge

via a culvert at the northern reach of the site. Full details of these facilities are provided in the civil construction plans.

Dry Utilities – Power/Communication

We will work with Lewis County PUD to develop an appropriate plan to properly extend electricity and other dry utilities to the new improvements.

Roads/Access

The site currently has direct access to/from Habein Rd. Current access is adequate. No additional roadways are proposed to serve this project.

Building

This project will be built to the Chehalis City Standards. The proper drawings and building permits will be applied for and approved prior to construction.

Thank you for accepting this application for submittal. We look forward to receiving your comments and going forward to completion of this project. Feel free to call or email if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samantha San Souci', written in a cursive style.

Samantha San Souci

Fuller Designs

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