



07/12/2021

Re: City of Chehalis Community Development / Tammy Baraoni  
1321 S Market Blvd.  
Chehalis, WA 98532

RE: 32, 51, and 59 SW 13<sup>th</sup> Street Medical Facility  
Project: Medical Facility  
Parcel #s: 005411006000, ~~00541105001~~005411005001,  
(edited 7/14/21 Amelia Schwartz), and 005411002000

City of Chehalis Staff,

Please accept this cover letter and attached Final Plans. The following cover letter is intended to provide you with the overall direction of the Smith Medical Office.

### **Existing Conditions**

This project consists of 3 parcels listed above and is in the City of Chehalis. All structures have been removed from site.

Wet utilities (water and sewer) are currently located on site. Laterals (sewer and water) to each of the demolished homes remain at current property lines.

Dry utilities are currently located adjacent to site. Overhead electric and communication lines to each demolished home was removed back to the adjacent pole.

### **Proposed Improvements**

This project proposes to build a large building with primary use as an outpatient medical facility. The building will have 3 entrances for separate businesses. Associated parking, utility extensions and frontage improvements are proposed as well.

### **Zoning**

The projects zoning is Commercial Office (CO). Outpatient medical facility is a permitted use in this zoning.

### **Water**

Water is currently on site. 3 existing meters are at property line however they are probably 0.75" diameter services.

### **Sewer**

Sewer is already on site at existing property line. These services are residential in nature and may be 4-6" diameter.

### Stormwater

The development has a full drainage report with treatment and flow attenuation facilities attached. Details of these facilities will be provided in the civil construction plans also. The storm system is a media filter catch basin for treatment and an underground detention system. Outlet will be a riser style meter to the city system in the alley behind the project site.

### Critical Areas

No critical areas are located on this site. A steep slope was identified adjacent to the site however this is fill for an adjacent property.

### Dry Utilities – Power/Communication

Dry Utilities are located on project site. Electric and communication will be coordinated through Lewis County PUD. Anticipate pole mounted transformers with drop services via underground conduit to the building.

### Roads/Access

The site currently has direct access from 13<sup>th</sup> Street. The entrance will be on 13<sup>th</sup> Street with a parking lot in front of the building and an employee parking lot on the right side of the building.

### Buildings

Currently a single building that will house commercial space for three business is proposed. All proposed building permits will be applied for and approved before building construction begins.

Thank you for accepting this application and plans for final submittal. We look forward to receiving your comments and getting this project approved. Feel free to call or email if you have any questions.

Sincerely,



Aaron Fuller, PE  
Fuller Designs  
(360) 807-4420 Office  
Afuller@fullerdesigns.org