

Permit Application

Submit this form and any required attachments to:

**City of Chehalis
Community Development Department
1321 S. MARKET BLVD.
CHEHALIS WA 98532
(360) 345-2229**

APPLICANT FILL OUT AND SIGN UPPER SECTION:

JOB ADDRESS: 0 Jackson Hwy, Chehalis

APPLICANT:

NAME: Fuller Designs (Cassie)
ADDRESS: 1101 Kresky Ave
CITY/ST/ZIP: Centralia, WA 98531
PHONE#: (360) 807-4420
EMAIL: Admin@fullerdesigns.org

PROPERTY OWNER (Same as Applicant? Yes No)

NAME: Lakewood Industries
ADDRESS: 12030 Sunrise Valley DR STE 450
CITY/ST/ZIP: Reston, VA 20191
PHONE#: _____
EMAIL: _____

CONTACT PERSON (Same as Applicant? Yes No)

COMPANY NAME: Same as Applicant
NAME _____
ADDRESS: _____
CITY/STATE/ZIP _____
PHONE # _____
EMAIL: _____

CONTRACTOR (Same as Property Owner? Yes No)


COMPANY: SunQuest Construction
CONTRACTOR REGISTRATION # _____
ADDRESS: _____
CITY/STATE/ZIP _____
PHONE # (360) 520-4943
EMAIL: drhawes@hotmail.com

DETAILED PROJECT DESCRIPTION:

See Cover Letter

PROJECT VALUE: \$10,000,000.00

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: 	Date: 3/04/2021
Name (print): Cassie Fuller	Telephone #: (360) 807-4420

OFFICE USE ONLY:

Date Received: MAR 11 2021 By: M Date Reviewed: _____ By: _____
Parcel #: 01079900/000 Zoning: _____ Flood Zone: _____
Permit #: CU-21-001/UGA-BU-21-0001/SEPA-21-0002/ST-21-0001



RECEIVED
Building & Planning

MAR 11 2021

City of Chehalis

Transmittal

Date: March 10, 2021
Project Name: Jackson Villa 4
Project No.: 2084
Permit No:

TO:

City of Chehalis
Tammy Baraconi
Tbaraconi@ci.chehalis.wa.us

Jackson Villa Phase II

No.	Item		
2	Jackson Highway Plans	Full scale	
1	Preliminary Drainage and Erosion Control Report		
1	Master Application		
1	Utility Service Attachment		
1	SEPA		
1	Conditional Use/ PUD and Variance Application		
1	Narrative		
1	Statutory Warranty Deed (not sure you need this, but some jurisdictions require them)		
1	Lewis County Road Approach		

Tammy,

I have attached two sets of plans, drainage report, and several applications. If you have any questions, please let me know. 😊

Cassie Fuller



3/3/2021

Tammy Baraconi, Sr. Planner
City of Chehalis Community Development
1321 S Market Blvd.
Chehalis, WA 98532

RE: Jackson Villa Expansion 4
Project: Multi-Family Development
Parcel #: 010799001000

Tammy,

Please accept this narrative and attached plans for Jackson Villa Expansion. The following narrative is intended to provide an overall direction of the development and help address any issues that might arise throughout this process.

Existing Condition

This project consists of 1 parcel listed above in Chehalis' southern UGA area. The site currently is undeveloped land with two small sheds on it. The site has access from Kennicott Road.

Wet utilities (water and sewer) are currently adjacent to the site located along Jackson Hwy and Kennicott Road. Sewer and water are from City of Chehalis.

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

Proposed Improvements

This project proposes to build 21 duplexes and a single 23 plex with parking and playground. Dwelling units will be individually owned condominiums with the common area ownership by a HOA. Private driveways and utilities will be extended onsite. Onsite parking will be provided. A new bus stop with mail box cluster is proposed along Kennicott Road adjacent to the site.

Zoning

The project is zoned R-UGA. Condominiums appear to be an allowed use within this zone.

Water

Public water service will be extended through the development from the existing City of Chehalis water mains in Kennicott Road. 4 block banks of meters are proposed with individual lines extending to each residence.

Sewer

Public sewer will be extended through the development from the existing City of Chehalis sewer mains. Maintenance agreements are expected to be signed relieving the City of responsibility onsite. Individual condo owners will maintain in residence piping while HOA will maintain common area sewers. City will maintain once in right of way.

Stormwater

The development is anticipated to require a full drainage report. Site will be constructed in 2 phases with each phase being fully compliant with stormwater regulation on its own. Phase 1 will utilize catch basin filtration and underground pipe detention systems. Phase 2 will utilize standard biofilter and pond detention systems. Full details will be provided in the civil construction plans.

Critical Areas

A mapped wetland is located onsite. The wetland has been delineated and scored by Loowit Consulting Group. Phase one will adhere to buffers for this wetland. A wetland bank use plan has been prepared for phase 2. Once the bank use plan has been approved and credits purchased this wetland will be removed completely.

Dry Utilities – Power/Communication

Existing overhead facilities are expected to be brought underground and then extended through the project site to each lot. We will work with Lewis County PUD and other dry utility providers to develop an appropriate plan on how to properly extend these facilities.

Roads/Access

The site currently has direct access from Kennicott Road. Each phase of this project will have a separate entrance on Kennicott which will eventually create a looped internal privately owned access. A traffic study was prepared by Heath and associates. This study identified proposed vehicular trips expected and how they will affect the surrounding roadways including potential upgrades to Jackson Highway. The report also analyzed project access locations and required site distance. All traffic report recommendations have been integrated into the Civil plans.

Buildings

The two existing sheds will be demolished. Demo permits will be applied for and approved prior to removal. New buildings include twenty-one duplexes and one 23-unit structure. All buildings have been vested under the 2015 IBC and will obtain appropriate building permits prior to construction.

Thank you for accepting all applications and a full plan set. Feel free to call or email if you have any questions.

Sincerely,



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