

Development Review Committee Agenda

Chehalis Community Development Department

January 28, 2021 at 9 o'clock A.M.

Meeting location: Chehalis-Centralia Airport, 900 Northwest Airport Road, Chehalis, WA

I. Meeting Agenda for Action Items

a. Applicant Conference:

- i. AC-21-001 – 1176 SE Washington St – Proposal to build multi-family complex: Applicant is proposing to build a multi-family complex consisting of four (4) fourplexes and one (1) duplex.

b. New land use and building applications for review: none to review

II. Public Works Applications

- a. Right-of-way applications – none to review

III. Weekly Informational Reports

- a. Applications in review – January 5th through January 22nd

Applicant Pre-Submission Conference 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: 1176 Washington Street #00583001000, #00549000000, 005490001000,
#005492002000, #005604192001

APPLICANT:

NAME: Fuller Designs
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: Thomas and Cara Nicholas
ADDRESS: 103 Macronovic Rd
CITY/ST/ZIP: Chehalis, WA 98532
PHONE#: (360) 269-0914
EMAIL: caraleenicholas@msn.com

CONTACT PERSON (Same as Applicant? Yes No)

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

CONTRACTOR (Same as Property Owner? Yes No)


COMPANY: TBD
CONTRACTOR REGISTRATION # _____
ADDRESS: _____
CITY/STATE/ZIP _____
PHONE # _____
EMAIL: _____

DETAILED PROJECT DESCRIPTION:

See Narrative

PROJECT VALUE: \$1,000,000.00

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.

<u>Signature:</u> 	<u>Date:</u> 1/12/221
<u>Name (print):</u> Cassie Fuller	<u>Telephone #:</u> (360) 807-4420

OFFICE USE ONLY:

Date Received: _____ By: _____ Date Reviewed: _____ By: _____
Parcel #: _____ Zoning: _____ Flood Zone: _____
Permit #: _____



1/10/2021

Re: City of Chehalis Community Development / Tammy Baraconi and Chelbi Browne
1321 S Market Blvd.
Chehalis, WA 98532

RE: Washington Street
Project: Multi-Family Development
Parcel #: #00583001000, #00549000000, 005490001000, #005492002000,
#005604192001

City of Chehalis Staff,

Please accept this narrative and attached concept plans for Pre-Submission Conference. 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 5 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 12th and Washington.

Dry utilities are located adjacent to the property of off 12th and Washington.

Proposed Improvements

This project proposes to build 4 fourplexes with 1 duplex and the possibility of adding a second duplex if City agrees to it.

Zoning

The projects zoning is R1- Single Family Residential. This currently allows for 18 units on the 2.98 acres, but we would like to put 20 units if permitted.

Water

Water will be brought from adjacent streets 12th and Washington.

Sewer

Sewer will be brought from adjacent streets 12th and Washington.

Stormwater

The development is anticipated to require a full drainage report with treatment and flow attenuation facilities. Details of these facilities will be provided in the civil construction plans.

Critical Areas

Steep slopes are mapped onsite on the eastern property boundary. Development in the steeper area would be limited to overflow parking.

Dry Utilities – Power/Communication

Dry Utilities will be brought from Washington or 12th street.

Roads/Access

The site currently has direct access from Washington and 12th Street. The entrance will be on the corner of Washington and 12th with a small parking lot on the left side for overflow parking.

Buildings

Currently a single duplex and four 4-plex buildings are proposed. Also covered common areas are anticipated. All proposed building permits will be applied for and approved before building construction begins.

Thank you for accepting this application for Pre-Submission Conference. We look forward to receiving your comments and preparing the project for full submittal. Feel free to call or email if you have any questions.

Sincerely,



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

PROJECT INFORMATION:

APPLICANT: NICHOLAS, THOMAS P & CARA L
103 MACRONOVIC RD
CHEHALIS, WA 98532

SITE ADDRESS: 0 SE WASHINGTON AVE,
CHEHALIS, WA 98532

PARCEL NUMBER: 005604192001, 005492002000,
005853001000, 005490000000 &
005490001000

ZONING (CITY): R1 – SINGLE-FAMILY RESIDENTIAL,
LOW DENSITY

LOTS: 5 EXISTING & 1 PROPOSED

SITE SOILS: SCAMMAN SILTY CLAY LOAM, 5 TO 15
PERCENT SLOPES, CENTRALIA LOAM, 15
TO 30 PERCENT SLOPES & MELBOURNE
LOAM, 0 TO 8 PERCENT SLOPES

WATER: CITY MAIN – METERED

SANITARY SEWER: CITY MAIN – GRAVITY

GRADING: TBD± CY FILL
TBD± CY CUT

GEOTECHNICAL INFORMATION:

A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT. IN LIEU OF A REPORT ALL CONSTRUCTION SHALL COMPLY WITH STANDARD SPECIFICATIONS.

TOPOGRAPHIC INFORMATION:

TOPOGRAPHIC INFORMATION DEPICTED IN THESE DRAWINGS WAS PROVIDED BY LEWIS COUNTY GIS DATA. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY FULLER DESIGNS.

LEGEND:

LINETYPES:

EXISTING	PROPOSED	DESC.
---	---	LOT LINE
---	---	EASEMENT
-X-X-	-X-X-	FENCING
---	---	DITCH
---	---	CULVERT
---	---	ROAD CENTERLINE
---	---	RIGHT OF WAY
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	BUILDING
XX	XX	CONTOUR LINE (MAJOR)
---	---	CONTOUR LINE (MINOR)
E	E	ELECTRICAL UNDERGROUND
OE	OE	ELECTRICAL OVERHEAD
OT	OT	TELECOMMUNICATION
G	G	GAS MAIN
W	W	WATER MAIN
SS	SS	SEWER MAIN
FM	FM	FORCE MAIN
ST	ST	STORM MAIN
---	---	SILT FENCE
---	---	PROJECT AREA
---	---	MATCHLINE

SYMBOLS:

EXISTING	PROPOSED	DESC.
---	---	SURFACE FLOW
○	○	SPOT ELEVATION
○	○	SEWER MANHOLE
○	○	STORM MANHOLE
○	○	CATCH BASIN
○	○	INSPECTION PORT
○	○	WELL
○	○	WATER METER BOX
○	○	VALVE
○	○	HYDRANT
○	○	RPBA
○	○	POLE
○	○	TREE
---	---	FLOW DIRECTION ARROW

HATCH:

EXISTING	PROPOSED	DESC.
---	---	AC PAVEMENT
---	---	GRAVEL AREA
---	---	CONCRETE SIDEWALK
---	---	ENHANCED BUFFER

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BCR	BEGIN CURB RETURN
BM	BENCHMARK
BVCS	BEGIN VERTICAL CURVE STATION
BCVE	BEGIN VERTICAL CURVE ELEVATION
CATV	CABLE TELEVISION
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CY	CUBIC YARD
°	DEGREES
∅	DIAMETER
EE	ELECTRICAL
ECR	END CURB RETURN
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
G	GAS
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HP	HIGH POINT
HOPE	HIGH DENSITY POLYETHYLENE
K	CALCULATED CURVE VALUE
L	LENGTH
LCV	LENGTH VERTICAL CURVE
LF	LINEAR FEET
M	METER
MH	MAN HOLE
MJ	MECHANICAL JOINT
NFC	NOT FOR CONSTRUCTION
OHP	OVER HEAD POWER
P	POWER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLY-VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RFC	RELEASED FOR CONSTRUCTION
ROW	RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
S	SLOPE
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STORM
STA	STATION
SW	SIDEWALK
T	TELEPHONE
TB	TRUST BLOCK
TC	TOP OF CURB/CONCRETE
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
TG	TOP OF GRATE
TYP	TYPICAL
UGP	UNDERGROUND POWER
W	WATER
WM	WATER METER
WV	WATER VALVE
±	APPROXIMATELY
%	PERCENT
Δ	DELTA

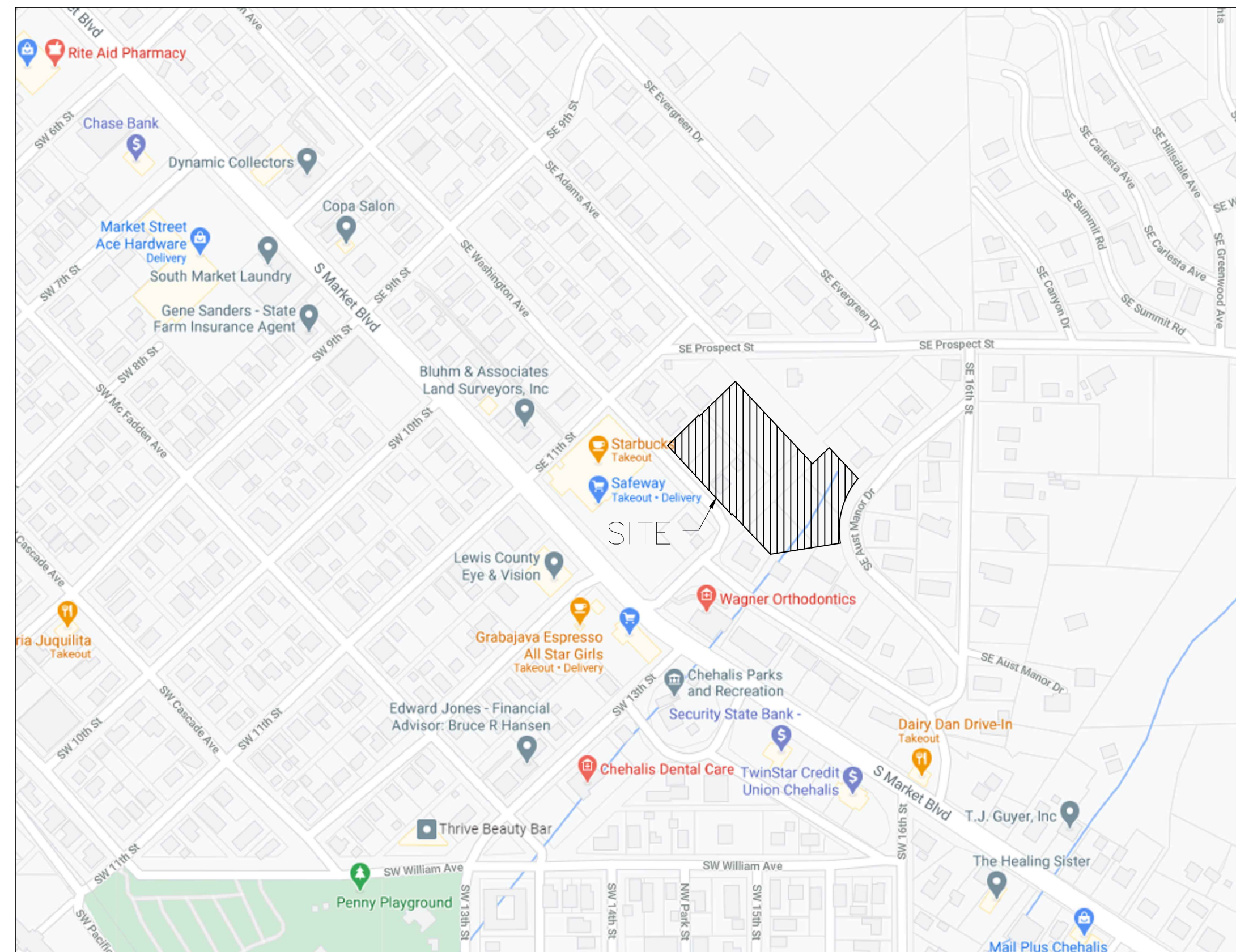
DRAWING CONTENTS:

- C0.1 – CIVIL COVER SHEET
- C1.1 – CONCEPTUAL SITE PLAN

NICHOLAS WASHINGTON AVE

SECTION 32 TOWNSHIP 14N RANGE 02W
CHEHALIS, WASHINGTON

VICINITY MAP



UTILITIES LOCATE NOTE:

EXISTING UTILITIES LOCATION SHOWN IN THIS PLAN SET IS BASED ON INFORMATION OBTAINED FROM VARIOUS RECORDS RESEARCH, ASBUILT DATA, AND FIELD MEASUREMENTS. FULLER DESIGNS ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF UTILITIES EITHER SHOWN OR NOT SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, LOCATION, AND ARRANGEMENT OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL UNDERGROUND LOCATE AT 811 PRIOR TO PERFORMING CONSTRUCTIONS ACTIVITIES.

PRELIMINARY
FOR PERMIT ONLY

PROJECT SPECIFICATIONS:

THE WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 2020 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) (HEREAFTER "STANDARD SPECIFICATIONS").

ALSO INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE ARE:

- A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- B. CITY ROAD STANDARDS
- C. CITY DRAINAGE STANDARDS
- D. THE INTERNATIONAL BUILDING CODE (IBC)

CURRENT EDITIONS OF THESE STANDARDS SHALL BE USED WHICH EXIST ON THE DATE OF CONTRACT ACCEPTANCE.

CONTRACTOR SHALL OBTAIN COPIES OF THESE PUBLICATION AT CONTRACTOR'S OWN EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, SUPPLIES AND INCIDENTALS REQUIRED TO COMPLETE ALL WORK SHOWN ON THESE DRAWINGS. ONCE WORK IS COMPLETED CONTRACTOR SHALL OBTAIN ACCEPTANCE BY THE COUNTY AND PROJECT ENGINEER.

THE INTENT OF THESE DRAWINGS IS TO PRESCRIBE A COMPLETE PROJECT. OMISSIONS FROM THE DRAWINGS OF DETAIL OF WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE OMITTED WORK.

ANY PROPOSED ALTERATIONS BY THE CONTRACTOR AFFECTING THE REQUIREMENTS AND INFORMATION IN THESE DRAWINGS SHALL BE IN WRITING AND WILL REQUIRE APPROVAL OF THE ENGINEER AND INSPECTOR.

WORK IN RIGHT OF WAY:

CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO COMMENCING ANY WORK LOCATED IN RIGHT OF WAY. ALL WORK PERFORMED IN THE RIGHT OF WAY SHALL ADHERE TO DRAWINGS, STANDARD SPECIFICATIONS, AND REQUIREMENTS OUTLINED IN THE RIGHT OF WAY PERMIT.

RECORD DRAWINGS:

FULLER DESIGNS IS REQUIRED BY THE CITY TO PROVIDE RECORD DRAWING CERTIFICATION PRIOR TO FINAL CITY ACCEPTANCE. FULLER DESIGNS WILL NOT CERTIFY RECORD DRAWINGS WITHOUT INSPECTION OF BELOW GRADE UTILITIES AND STRUCTURES. PRIOR TO BACKFILLING, CONTRACTOR SHALL NOTIFY FULLER DESIGNS OF NECESSARY INSPECTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ENGINEER OR INSPECTOR OF INCONSISTENCIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE: ANY ALTERATIONS OR LOCATION OF UNDERGROUND UTILITIES ENCOUNTERED DURING THE PROGRESS OF THE PROJECT, ANY ALTERATIONS MADE TO THE IMPROVEMENTS BEING INSTALLED. MARKED DRAWINGS SHALL BE CLEAR AND LEGIBLE. DRAWINGS SHALL BE MARKED "RECORD DRAWINGS" AND SHALL BE SUBMITTED TO THE ENGINEER UPON PROJECT COMPLETION.

CONTRACTOR LIABILITY NOTE:

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY THROUGHOUT PROJECT EXECUTION AND NOT BE LIMITED TO WORKING HOURS. CONTRACTOR SHALL PROGRESS WORK IN A MANNER THAT SHALL INDEMNIFY AND HOLD FULLER DESIGNS HARMLESS FROM ALL LIABILITY IN CONNECTION WITH CONTRACTOR'S PERFORMED WORK.

REMOVAL OF UNSUITABLE MATERIALS:

IF UNSUITABLE MATERIALS AS DEFINED BY THE STANDARD SPECIFICATIONS ARE ENCOUNTERED, THIS MATERIAL SHALL BE REMOVED TO THE DEPTH REQUIRED BY THE ENGINEER OR INSPECTOR AND REPLACED WITH SUITABLE MATERIAL.

UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND HAULED TO A WASTE SITE OBTAINED BY THE CONTRACTOR. PRIOR TO REMOVAL, CONTRACTOR SHALL NOTIFY PROJECT OWNER SO MEASUREMENT/PAYMENT CAN BE MADE PER TON OF UNSUITABLE MATERIAL REMOVED.

EROSION CONTROL NOTE:

EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE STRUCTURES WILL BE PERMITTED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SOILS TO ADJACENT PROPERTIES. DISTURBED EARTH SHALL BE STABILIZED AS REQUIRED BY THE STANDARD SPECIFICATIONS. INDIVIDUAL DESIGNATED TO MONITOR EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL HAVE CESCL CERTIFICATION.

GENERAL NOTES:

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS. DRIVEWAYS AND UTILITY SERVICES SHALL REMAIN ACCESSIBLE AT ALL TIMES.

AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL PRE-CONSTRUCTION STATE OR BETTER UPON COMPLETION OF WORK.

THESE DRAWINGS AND ALL ACCOMPANYING MATERIALS ARE COPYRIGHTED. UNAUTHORIZED COPYING OF THESE DOCUMENTS IS FORBIDDEN WITHOUT THE WRITTEN CONSENT OF FULLER DESIGNS.

DRAWING TITLE:	CIVIL COVER SHEET	
	SCALE: AS SHOWN	CHECKED: CT
DATE:	01/19/21	DRAWN: SD
	PROJECT NAME: NICHOLAS WASHINGTON AVE	

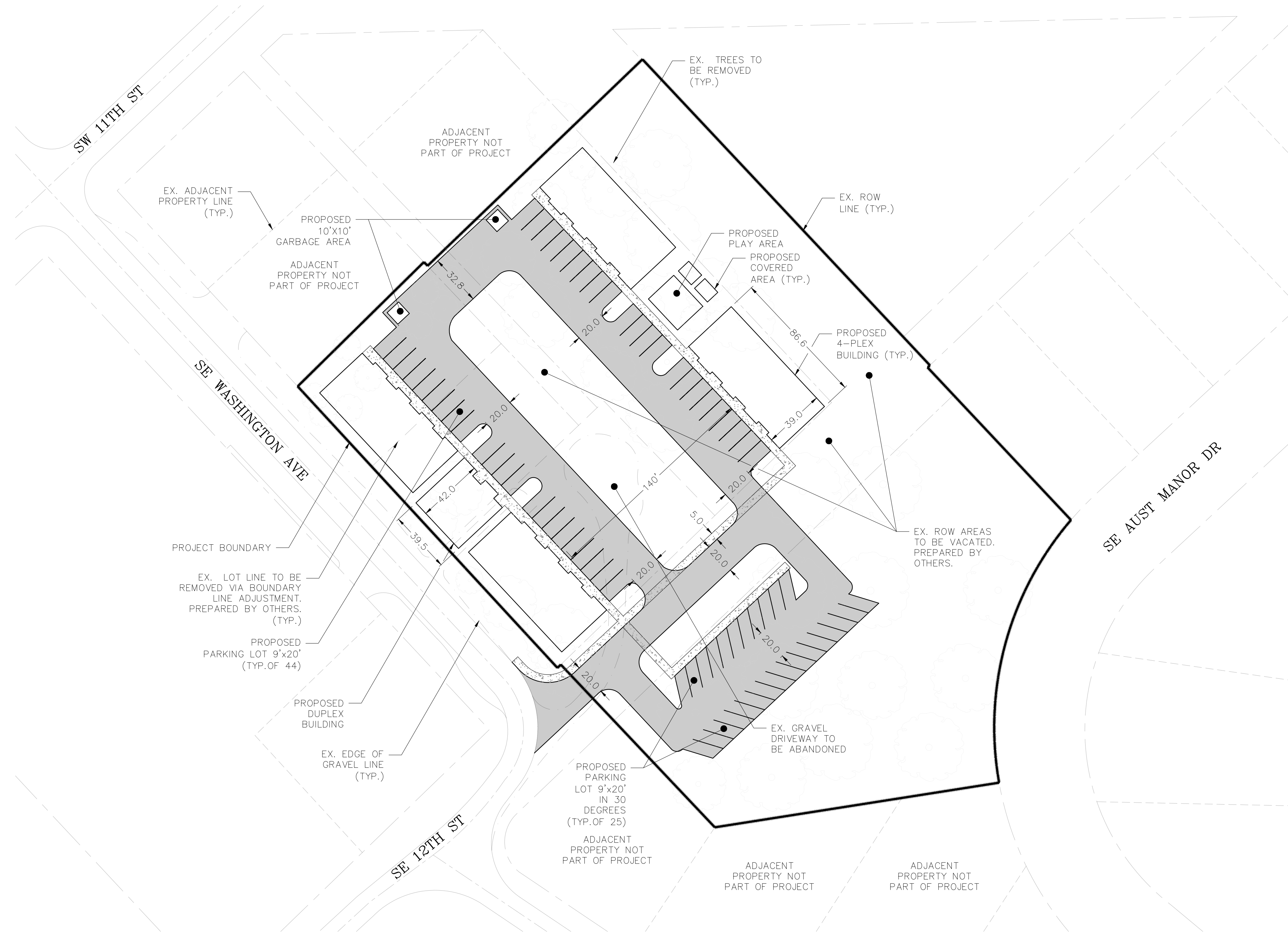
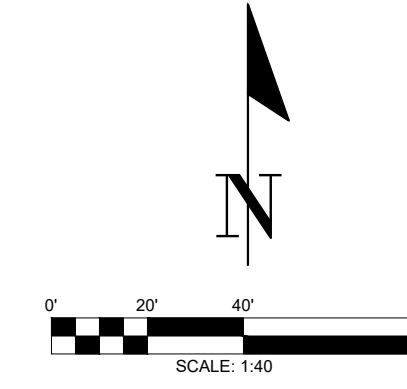
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FULLER DESIGNS
1101 KRESKY AVE
CENTRALIA, WA 98531
(360) 807-4420

REV.	DESCRIPTION:	DATE:
0	PRELIMINARY - FOR PERMIT	01/19/21

C0.1
1 OF 2

SECTION 32 TOWNSHIP 14N RANGE 02W



DRAWING TITLE: CONCEPTUAL SITE PLAN			
SCALE: 1:40	DATE: 01/19/21	DRAWN: SD	CHECKED: CT
PROJECT NAME: NICHOLAS WASHINGTON AVE			

FULLER DESIGNS
 1101 KRESKY AVE
 CENTRALIA, WA 98531
 (360) 807-4420

REV.	DESCRIPTION	DATE
0	PRELIMINARY - FOR PERMIT	01/19/21

PRELIMINARY
FOR PERMIT ONLY

C1.1
2 OF 2



Applications In Review

Report run on: 01/22/2021 03:09 PM

Dates 01/05/2021 through 01/22/2021

Application No	Application Type	Application Date	Application Status	Property Address	Owner
DE-21-001	DEMOLITION	1/6/2021	PENDING	0032 13TH ST SW CHEHALIS, WA	F & L Adventures LLC
DE-21-002	DEMOLITION	1/6/2021	PENDING	51 13th ST SW CHEHALIS, WA	F & L Adventures LLC
EN-21-001	ENGINEERING / UTILITY CONNECTIONS	1/6/2021	PENDING	615 SW 19th St CHEHALIS, WA	Dreammaker Investments LLC
EN-21-002	ENGINEERING / UTILITY CONNECTIONS	1/6/2021	PENDING	627 SW 19th St Chehalis, WA	Dreammaker Investments LLC
EN-21-003	ENGINEERING / UTILITY CONNECTIONS	1/14/2021	PENDING	0179 WALLACE RD CHEHALIS, WA	Haberstroh, Arnold & Gail
EN-21-004	ENGINEERING / UTILITY CONNECTIONS	1/20/2021	PENDING	161 Taylor Rd Chehalis, WA	Hawes, Devan
EN-21-005	ENGINEERING / UTILITY CONNECTIONS	1/22/2021	PENDING	805 Oregon Ave NW Chehalis, WA	Clark, Ryan
BU-21-0007	BU-COMMERCIAL (NEW)	1/22/2021	COMPLETENESS REVIEW	1336 SW McFadden Chehalis, WA	Bunker, Megan & Lance
UGA-BU-21-0001	UGA- COMMERCIAL (NEW)	1/6/2021	PENDING	0 Jackson Hwy Chehalis, WA	Hawes, Dan
UGA-BU-21-0004	UGA- COMMERCIAL (NEW)	1/8/2021	PENDING	1660 BISHOP RD CHEHALIS, WA	T MARK PROPERTIES, LLC
OC-21-0001	CONSULTATION	1/6/2021	PENDING	1321 MARKET BLVD S CHEHALIS, WA	City of Chehalis-Community Development Department
MS-21-001	MANUFACTURED STRUCTURE PLACEMENT	1/6/2021	PENDING	615 SW 19th St CHEHALIS, WA	Dreammaker Investments LLC
MS-21-002	MANUFACTURED STRUCTURE PLACEMENT	1/6/2021	PENDING	627 SW 19th St Chehalis, WA	Dreammaker Investments LLC



Applications In Review

Report run on: 01/22/2021 03:09 PM

Dates 01/05/2021 through 01/22/2021

Application No	Application Type	Application Date	Application Status	Property Address	Owner
SEPA-21-0001	SEPA	1/13/2021	PENDING	0350 MARKET BLVD N CHEHALIS, WA	Chehalis, City of
AC-21-001	APPLICANT CONFERENCE	1/20/2021	PENDING	1176 SE Washington St. Chehalis, WA	Nicholas, Thomas & Cara