

Development Review Committee is represented by the City of Chehalis:
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

August 2, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

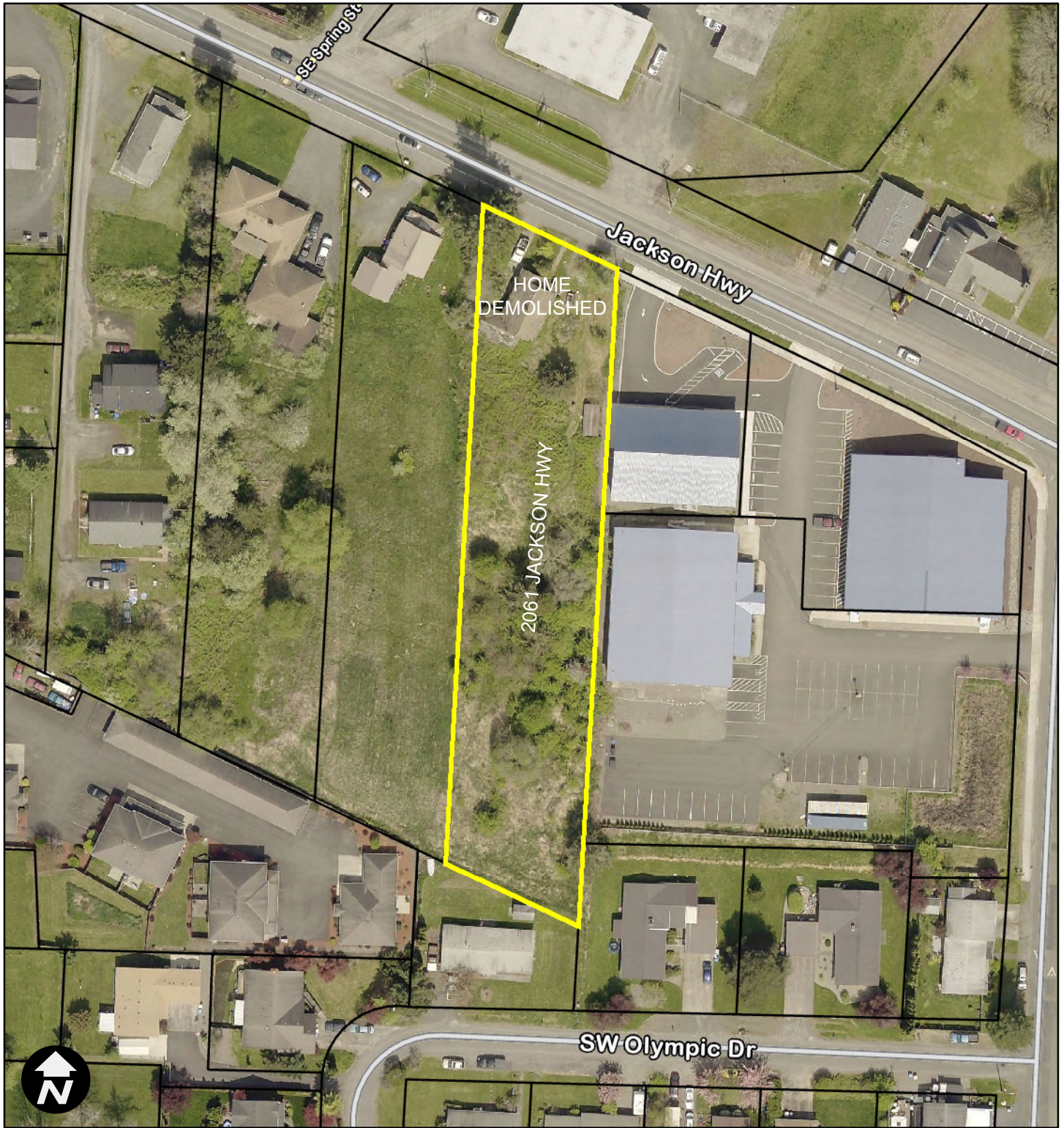
9:00 AM AC-23-027 - 2061 Jackson Hwy; construction of ten unit 2-story townhomes

The applicant proposes to construct ten unit 2-story townhomes at 2061 Jackson Highway with surface and garage parking, and on-site stormwater facilities. This property is zoned Commercial General and will require a conditional use permit process. Lewis County parcel ID # 005604183030. Total acres 0.920; 40,075 sq ft.

Interdepartmental staff meeting after the completion of DRC development items.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>



Vicinity Map for AC-23-027
2061 Jackson Hwy
ten unit 2-story townhomes



Return your conference application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 2061 Jackson Hwy PARCEL #: 005604183030

APPLICANT / CONTACT PERSON:

NAME: Kevin Klumper / R & K Adventures
 ADDRESS: 790 S Market Blvd
 CITY/ST/ZIP: Chehalis, WA 98532
 PHONE#: 360.219.3978
 EMAIL: dcslim@qwestoffice.net

CONTRACTOR / ENGINEER / SURVEYOR:


COMPANY NAME: RB Engineering
 CONTACT NAME: Chris Aldrich
 ADDRESS: PO Box 923, Chehalis WA 98532
 PHONE #: 360.740.8919
 EMAIL: chrisa@rbengineers.com
 CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION:

See attached project narrative.

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: <u>7.17.23</u>
Name (print): <u>Chris Aldrich, RLA</u>	Telephone #: <u>360.740.8919</u>

Office use only	
Received by: <u>JS</u>	Date Received: <u>7/17/2023</u>
Parcel #: <u>005604183030</u>	
Permit #: <u>AC-23-027</u>	
Zoning: <u>C6</u>	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	



DESIGN → PERMIT → MANAGE

July 17, 2023

Ron Buckholt, Assoc Planner
City of Chehalis
1321 S Market Blvd
Chehalis, WA 98532

Re: 2061 Jackson Hwy Multifamily – Project Narrative
RBE NO. 22019

Dear Ron:

The following is our narrative for the attached proposed project:

General Project Description

The proposal includes the construction of a ten unit 2-story townhome structure located in the General Commercial zoning district under the Conditional Use process. The proposed density for this project is 21.7 du/ac. The existing residence has been previously removed. Surface and garage parking will be provided at a ratio of over 2:1.

The project will provide site lighting, landscaping, concrete walks for pedestrian connectivity, and on-site stormwater facilities.

Water and Sewer Services

An existing City of Chehalis water main is located on the northeast side of Jackson Highway along the property frontage. New water service meters will be set at the property line and extended to the individual units.

An existing sewer main is located along the frontage of the property. New sewer services will be connected to the existing main and extended to the new residential buildings.

Stormwater Facilities

The proposed development will create new impervious surface areas that will need to be treated and detained onsite. We are proposing a cartridge filtration vault and detention pond be located at the southwest end of the property. A full stormwater report will be prepared and submitted with the civil submittal for construction permitting.

Access & Streets

The site will have improved access to Jackson Highway. Information may be needed regarding frontage improvements.

Sincerely,

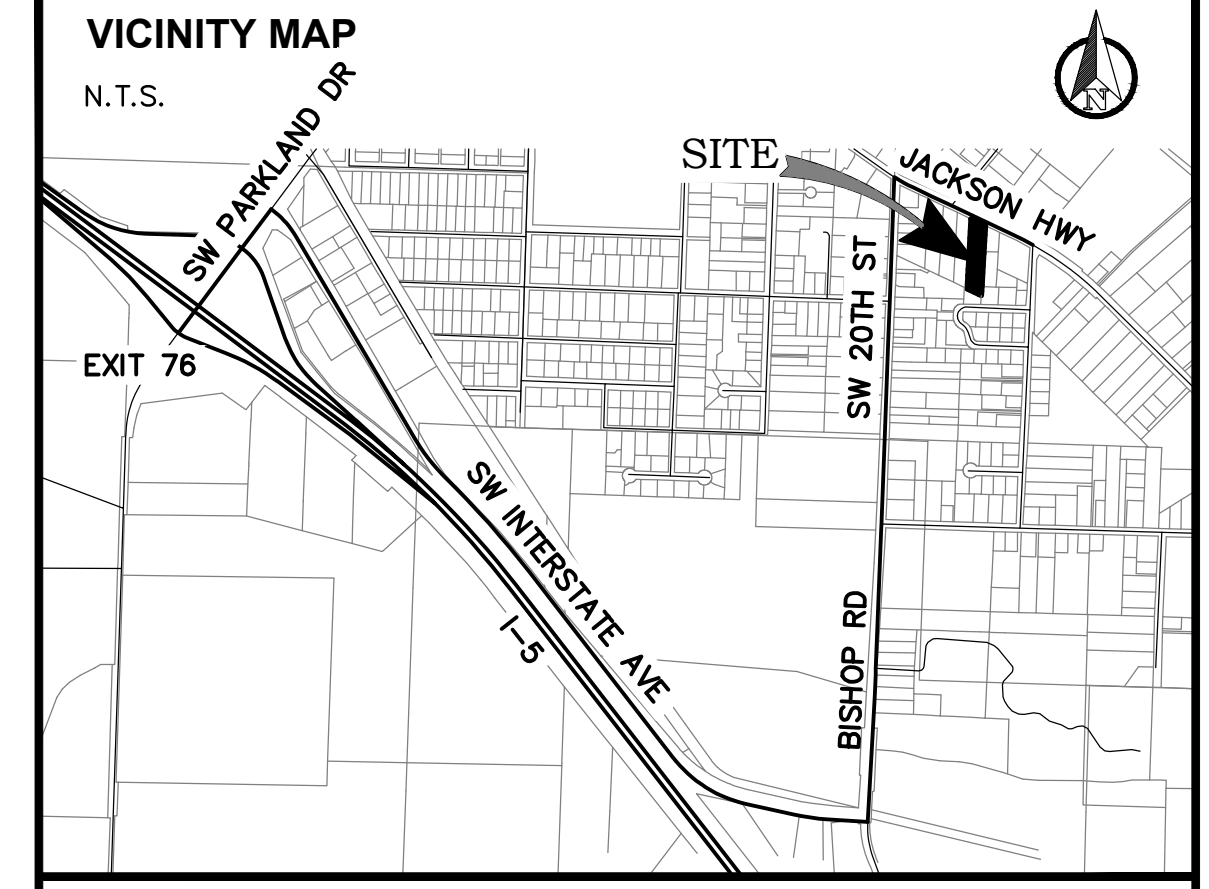
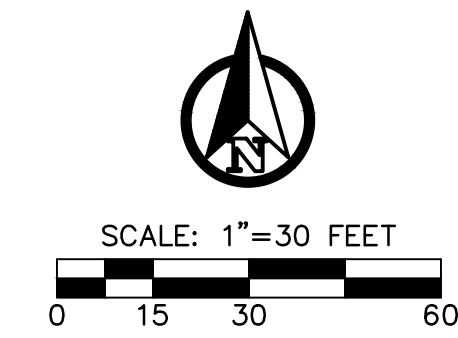
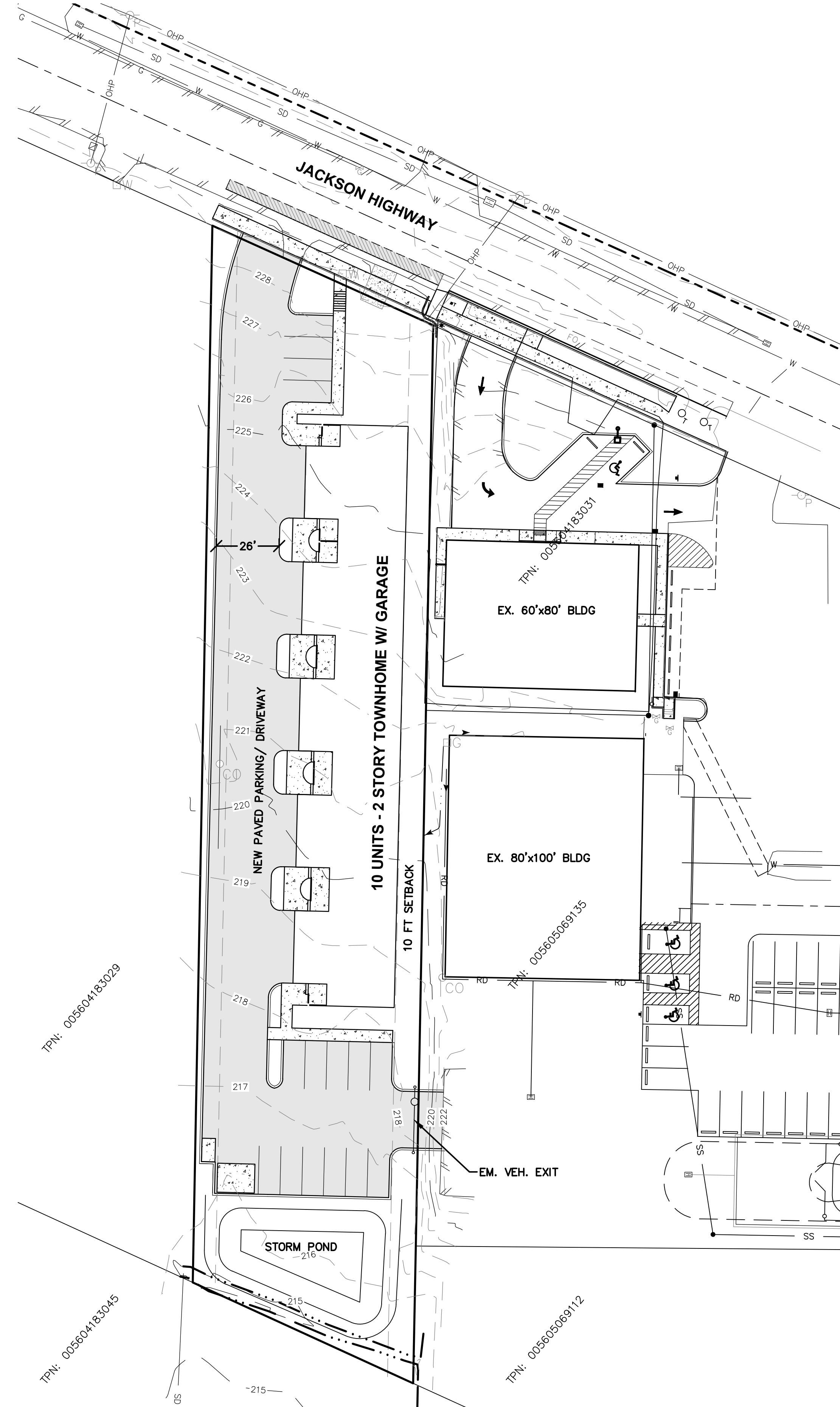

Chris Aldrich, RLA
Planning Manager

Cc: Client w/pdf copy via email

LEGEND		
EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
— SS —	— SS —	SANITARY SEWER MAIN
— FM —	— FM —	FORCE MAIN
— SD —	— SD —	STORM MAIN
— RD —	— RD —	ROOF DRAIN
— / —	— / —	FOOTING DRAIN
— G —	— G —	GAS LINE
— UGP —	— UGP —	POWER LINE
— T —	— T —	TELEPHONE LINE
— TV —	— TV —	CABLE TV LINE
— — — — —	— — — — —	ROADWAY CENTERLINE
— - - - - -	— - - - - -	RIGHT-OF-WAY LINE
— - - - - -	— - - - - -	EASEMENT LINE
— = = = = —	— = = = = —	FRONT/BACK OF CURB
— - - - - -	— - - - - -	EDGE OF GRAVEL SHOULDER
— — — — —	— — — — —	EDGE OF PAVEMENT

2061 JACKSON MULTI-FAMILY

SECTION 04, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



PROJECT INFORMATION

APPLICANT: R&K ADVENTURES, LLC
 KEVIN KLUMPER
 790 S MARKET BLVD
 CHEHALIS, WA 98532
 DCISLIM@WESTOFFICE.NET
 (360) 219-3978
PARCEL NOS: 005604183030
SITE ADDRESS: 2061 JACKSON HIGHWAY
 CHEHALIS, WA 98532
ZONING: CG - GENERAL COMMERCIAL
SITE AREA: 0.92
GRADING: XX± CY FILL
SOILS: GALVIN SILT LOAM
 LACAMAS SILT LOAM
SANITARY SEWER: CITY OF CHEHALIS
WATER: CITY OF CHEHALIS
FIRE DISTRICT: CITY OF CHEHALIS

SURVEY INFORMATION

LEGAL DESCRIPTION:
 LOT 6 IN BLOCK 1 OF RICHARDT'S ACRE ADDITION TO THE CITY OF CHEHALIS, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M. IN LEWIS COUNTY, WASHINGTON
VERTICAL DATUM: NAVD88
BASIS OF BEARING: RECORD OF SURVEY AS RECORDED IN BOOK 22 AT PAGE 183, RECORDS OF LEWIS COUNTY, WASHINGTON

GEOTECHNICAL NOTE

A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT. IN LIEU OF A REPORT, ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND THE IBC.

WORK IN COUNTY RIGHT-OF-WAY

CONTRACTOR TO OBTAIN RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN COUNTY RIGHT OF WAY. ALL WORK WITHIN COUNTY RIGHT OF WAY SHALL ADHERE TO COUNTY STANDARDS AS OUTLINED IN THE RIGHT OF WAY PERMIT.

TOPOGRAPHIC NOTE

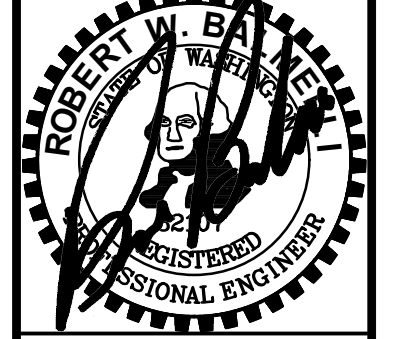
TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY BUTLER SURVEYING, INC. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

NO.	DATE	REVISION

DESIGNED BY: CA
 DRAWN BY: CA
 CHECKED BY: RWB
 DATE: 7/14/2023
 SCALE: 1" = 30'

2061 JACKSON MULTI-FAMILY
 CHEHALIS WA

PRELIMINARY SITE PLAN



RB Engineering
 DESIGN → PERMIT → MANAGE
 OFF: (360) 740-8919
 CHEHALIS, WA 98532
 EMAIL: Chief@rbengineers.com



JOB NUMBER: 22019
 DRAWING NAME: 22019_PS0.1_PSP
PS0.1
 1 OF 1