



**DESIGN → PERMIT → MANAGE**

November 23, 2021

City of Chehalis  
1321 S. Market Blvd.  
Chehalis WA 98532  
[aschwartz@ci.chehalis.wa.us](mailto:aschwartz@ci.chehalis.wa.us)

Re: Preliminary Plat of Alderwood Terrace  
RBE NO. 17025

## **Alderwood Terrace - Project Narrative**

### Project Description:

The plat will consist of twenty parcels with two Tracts for open space and stormwater. The site includes three existing properties. Two are zoned General Commercial and one is currently in the Rural Urban Growth Area for City of Chehalis. Parcels include 005605069022, 005605069024 & 017492009000 (10.29, 0.54 & 4.36 respectively) for a total site area of 15.19 acres.

### Zoning & Density:

A Rezone process is proposed; the Plat would be conditional to the Rezoning. A Boundary Line Adjustment will create a 1.40-acre General Commercial lot corresponding to the existing commercial operation on the site. The remaining 13.79 platted acreage (within City limits and UGA) will be platted into twenty single family residential lots under R2 zoning, for a density of 1.45 du per acre.

### Public Utilities:

This project will require the extension of City of Chehalis water and sewer lines from Jackson Highway. Due to the elevation of the site a water booster pump station may be required to provide fire flow and domestic service to the new homes.

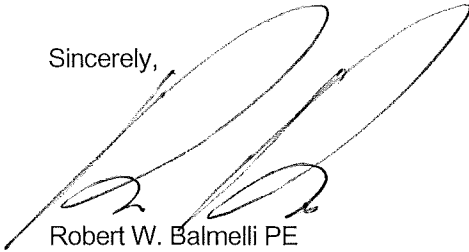
### Traffic and Access:

The site will be accessed off Jackson Highway through an existing easement that serves the adjacent parcel to the NE and an easement on the adjacent parcel to the north. The new accesses will be a private street and will meet current City of Chehalis private road design standards. No street Tract is proposed. All access and public utility improvements will be contained in reciprocal easements.

### Stormwater:

The project will require stormwater detention and treatment per the City of Chehalis Stormwater program. Stormwater plan will capture, treat, and detain runoff from roofs, private roadways, parking areas, and other pervious surfaces through dedicated drain lines. Post-developed non-pervious areas such as landscaped portions of the lots will also be factored into the stormwater detention. Portions of the Runoff will be detained, treated, and released to the City's stormwater system in Jackson Highway.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Balmelli', written over the word 'Sincerely,'.

Robert W. Balmelli PE  
President

Cc: Project file

Enclosure: Preliminary Plat Map  
Preliminary Grading, Drainage and Utility Plans