



DESIGN → PERMIT → MANAGE

February 5, 2024

Malissa Paulsen, Planner
City of Chehalis
1321 S Market Blvd
Chehalis, WA 98532

Re: 2061 Jackson Hwy Multi-Family – Project Narrative
RBE NO. 22019

Dear Malissa:

The following is our narrative for the attached proposed project:

General Project Description

The site is 1.42 acres fronting Jackson Highway and extending about 440 feet south sloping away from the street roughly 15 feet. The development would consist of 2-story townhome apartments, two buildings consisting of 6 units, and one building consisting of 4 units. The townhomes would be architecturally consistent with adjacent homes and other adjacent multifamily uses nearby. Other site improvements would include water and sewer extensions, site lighting, off-street parking, landscaping, and a solid waste enclosure. The apartments would front the center of the site where common access and parking would be located. Rear windows would orient either east to existing recreation buildings or west overlooking residential.

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. New SS connection will be made to Olympic Drive via an easement.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Aldrich", with a long horizontal line extending to the right.

Chris Aldrich, RLA
Planning Manager