



1/24/2022

Re: City of Chehalis Community Development
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1321 S Market Blvd.
Chehalis, WA 98532

Re: 0 Hamilton Road
Project: Smith Storage Units
Parcel #s: 017765004002,017896006003,017896005000,017765005000

City of Chehalis Staff,

Please accept this narrative and attached plans for submittal. 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 4 parcels listed above totaling 5 acres and is within the City of Chehalis incorporated limits. There is existing power line through the Northwest properties.

Wet utility (water and sewer) mains are currently located adjacent to the project site. Dry utilities (electric and communications) are located on the property.

Proposed Improvements

This project proposes the development of 394 storage units with covered parking and 44 uncovered parking for large vehicle/trailer storage.

Zoning

The projects zoning is City, General Commercial. Storage and parking is a permitted use in this zoning.

Water

Water will be brought from the City of Chehalis mains adjacent to the project site. Details of these utilities have been shown on the plans. An existing fire hydrant is located directly in front of the project site and is within 400 feet of all buildings and parking areas. No other hydrant extensions are proposed

Sewer

Sewer will be brought from the City of Chehalis. Details of these utilities will be shown on the civil plans.

Stormwater

The development triggers all 9 minimum requirements. The site employs filtering catch basins and underground infiltration facilities to meet all 9 requirements. Details of these facilities are provided in the drainage report and civil construction plans.

Critical Areas

Hydric soils are mapped on the NE portion of the site, however, a geotechnical and soils analysis conducted onsite indicates much coarser sandy/silty gravel (SM/ML) soil types. Also, a Critical Aquifer Recharge Area (CARA) is mapped on approximately 75% of the site. This is a Category 1 CARA resulting from a public water supply NW of the site. CARA presence is of low importance as the site intends to infiltrate, maintain natural drainage courses, and use City water. No withdrawal of ground water is proposed. Contamination of ground water is unlikely as the site will install appropriate stormwater treatment systems. Please see provided Geotechnical Report.

Dry Utilities – Power/Communication

Dry Utilities are located on the property. We will work with Lewis County PUD to extend appropriate utilities to each stall and commercial building. There are major power lines across the NW portion of the site. Communication with BPA resulted in the large undeveloped area directly under the power lines. A small access road was allowed through the SW portion of the site to connect the western RV parking area to the rest of the site. Our coordination with BPA can be forwarded upon request.

Roads/Access

The site currently has direct access from Hamilton Rd. The current entrance to the property will remain on the Northeast side of the property but be changed to an egress only point. A secondary access will be constructed near the middle of the site adjacent to the existing hydrant. This will become the main access and be both ingress and egress.

Buildings

All new buildings will have building permits and will be up to current city code. The building closest to rush road is expected to have a small meeting room with bathroom attached. The remainder of the building will not be plumbed to utilities save electric.

Thank you for accepting application and plans for submittal of the Alpine Mine Storage. We look forward to receiving your comments and getting this project approved. Feel free to call or email if you have any questions.

Sincerely,



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