



03/18/2022

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

Re: Exhibitor Rd
Project: Hicks RV Park
Parcel #: 005605080007

City of Chehalis Staff,

Please accept this narrative and attached plans for Land Use 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 1 parcel listed above totaling 4.20 acres and is within the City of Chehalis incorporated limits. There are no existing buildings on the property. The property is currently a vacant lot and has Salzer Creek flowing through the SE corner of the site.

Wet utilities- (water and sewer) mains are currently located adjacent to the project site near the intersection of Exhibitor Road and Kresky Avenue. Dry utilities (electric and communications) are located along exhibitor as well.

Proposed Improvements

This project proposes the development of a 46 stall RV Park, Covered Area, and access road. A propane and air filling station will be onsite as well.

Zoning

The projects zoning is City, General Commercial. Per the use chart in CMC 17.78.20, a Recreational Vehicle Park (R103) is a permitted use in this zone. This development is intended to provide temporary habitation as defined by CMC 17.81.010.

Water

Water will be brought from the City of Chehalis mains on Kresky Avenue. Details of these utilities have been shown on the civil site plans. Main is expected to be hung on the side of the Exhibitor Road bridge over Salzer Creek.

Sewer

Sewer will be brought from the City of Chehalis. Details of these utilities have been shown on the civil plans. Force main is expected to be hung on the side of the Exhibitor Road bridge over Salzer Creek.

Stormwater

A full drainage report has been prepared with treatment and flow attenuation facilities. An infiltration gallery and Contech treatment catch basin will mitigate the stormwater impacts. See civil plans for full details.

Critical Areas

The entire site is located fully within the 100-yr flood plain. Salzer Creek runs through the Southwest corner of the property. A buffer associated with Salzer Creek will be enhanced per landscaping and enhancement plans prepared for the project. Flood way is located over Salzer Creek but no development is proposed in this area. CARA soils are located in the north of the project however this area has already been paved over from the adjacent medical facility parking area. High liquefaction is mapped throughout the site. Appropriate studies (wetland delineation, archaeological and geotechnical) have been prepared to address these areas.

Dry Utilities – Power/Communication

Dry utilities are located adjacent to the property. We will work with Lewis County PUD to extend appropriate utilities to each RV stall.

Roads/Access

The site currently is vacant and has no access. A pull through access from Exhibitor to Scott Johnson will be constructed along the west property line.

Buildings

A small, covered gazebo area and common area restroom is proposed. All proposed buildings will obtain appropriate building permits prior to construction. Flood proofing is anticipated for these buildings rather than elevation above the floodplain.

Thank you for accepting this application for Land Use Submittal. We look forward to receiving your comments and preparing the project for final civil submittal. Feel free to call or email if you have any questions.

Sincerely,



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