

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

June 28, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM AC-23-014 Nine Lot Subdivision, Prospect Street

The applicant proposes a nine (9) lot subdivision on Prospect Street. The property is zoned R-1, Single Family Residential. Lewis County parcel ID # 021848001004 and 010840102000. The property is approximately 26.1 acres; 1,135,740 sq ft.

9:30 AM AC-23-023 Phase 2 of Kennicott Villa, 2505 Jackson Hwy

The applicant proposes the creation of a 16-unit apartment complex on an existing foundation. The property is zoned R-1, Single Family. Lewis County parcel ID # 017466001001. The property is approximately 4.1 acres; 179,772 sq ft.

10:00 Interdepartmental staff meeting.

Join Zoom Meeting

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



Vicinity map for AC-23-014
Prospect Street
Nine lot Subdivision





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: No Situs Address

PARCEL #: 021848001004, 010840102000

APPLICANT / CONTACT PERSON:

NAME: Jorgensen Timber
 ADDRESS: 307 NW Park St
 CITY/ST/ZIP: Chehalis, WA 98532
 PHONE#: (360) 748-7080
 EMAIL: info@jorgensentimber.com

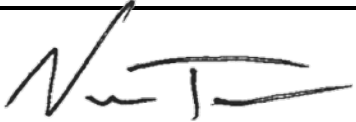
CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: Iris Group Civil Engineers
 CONTACT NAME: Nick Taylor
 ADDRESS: 299 N Market Blvd, Chehalis, WA 98532
 PHONE #: 360-890-8955
 EMAIL: ntaylor@irisgroupconsulting.com
 CONTRACTORS L&I #: N/A

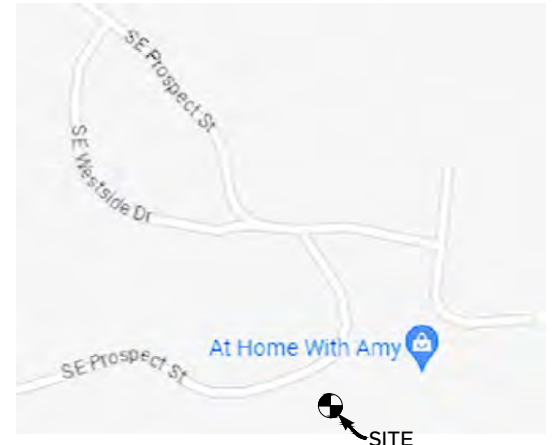
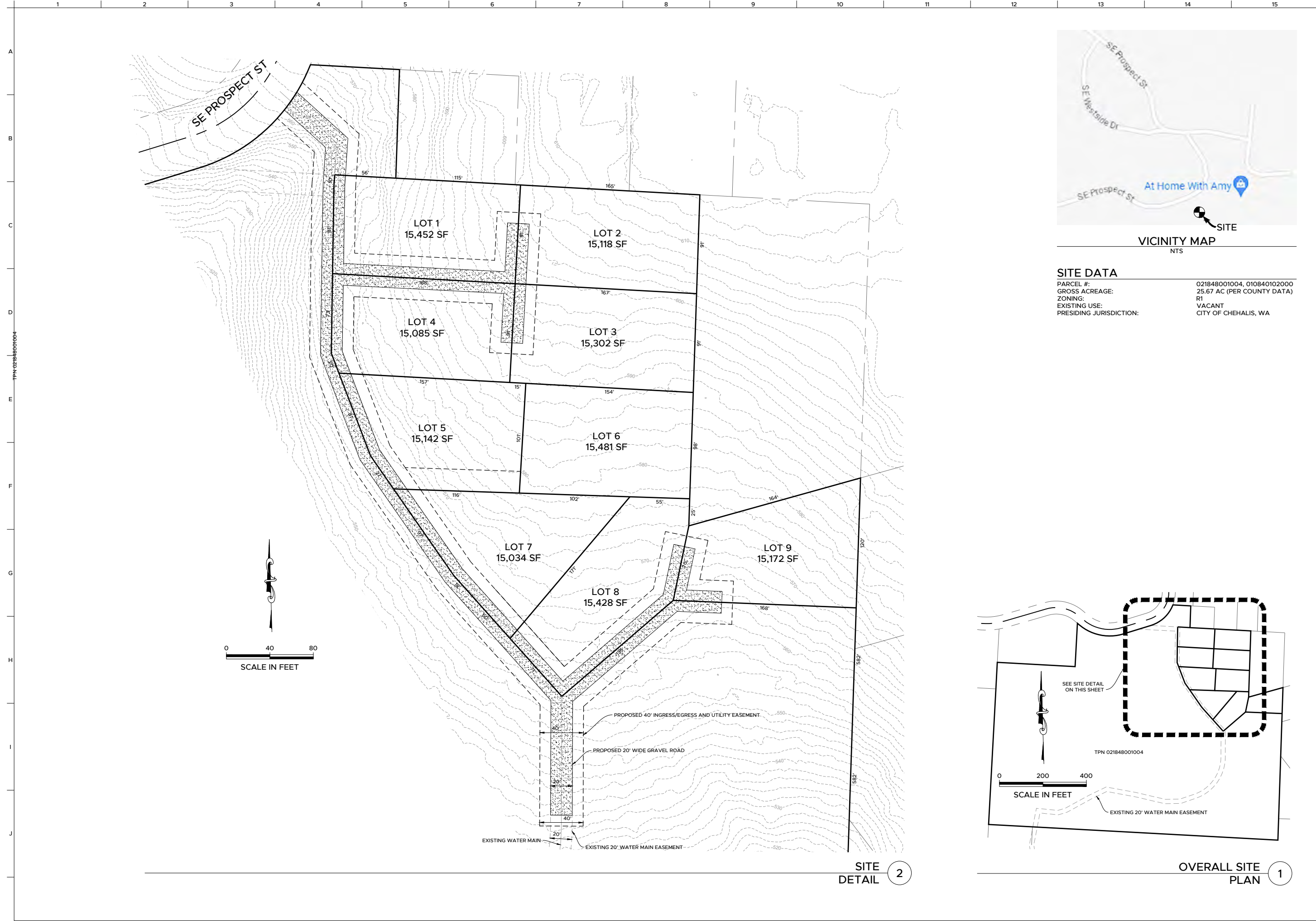
Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION: 9-lot subdivision on two parcels

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.

<u>Signature:</u> 	<u>Date:</u> 5/4/2023
<u>Name (print):</u> Nick Taylor	<u>Telephone #:</u> 360 890 8955

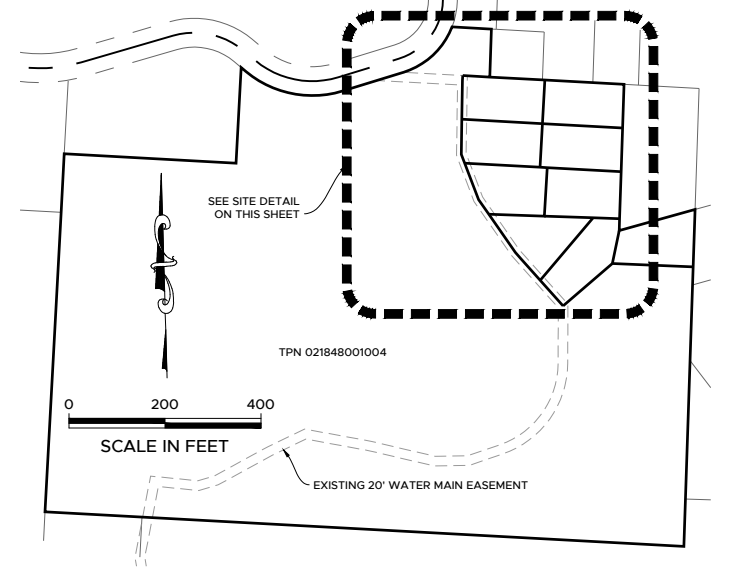
Office use only	
Received by: <u>LF</u>	Date Received: 05/05/2023
Parcel #: <u>021848001004, 010840102000</u>	
Permit #: <u>AC-23-014</u>	
Zoning: <u>R1</u>	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	



VICINITY MAP
NTS

SITE DATA

PARCEL #:	021848001004, 010840102000
GROSS ACREAGE:	25.67 AC (PER COUNTY DATA)
ZONING:	R1
EXISTING USE:	VACANT
PRESIDING JURISDICTION:	CITY OF CHEHALIS, WA



OVERALL SITE PLAN
1

SE PROSPECT ST
9-LOT SHORT PLAT

CONCEPTUAL SHORT
PLAT MAP

PROJ. NO.:	JT212
REVIEWED BY:	NDT
DESIGNED BY:	NDT
DRAWN BY:	RCB
DATE:	05-05-2023

Know what's BELOW
Call 811 before you dig.



Vicinity map for AC-23-023
2505 Jackson Hwy
Kennicott Villa Phase 2





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: 2505 Jackson Hwy

PARCEL #: 010799000000, 017466001001, & 017466002001

APPLICANT / CONTACT PERSON:

NAME: Cassie Fuller- Fuller Designs
 ADDRESS: 1111 Kresky Ave, Suite 100
 CITY/ST/ZIP: Centralia, WA 98531
 PHONE#: (360) 807-4420
 EMAIL: cfuller@fullerdesigns.org

CONTRACTOR (ENGINEER) SURVEYOR:


COMPANY NAME: Fuller Designs
 CONTACT NAME: Aaron Fuller
 ADDRESS: 1111 Kresky Ave, Suite 100 Centralia, WA 98531
 PHONE #: (360) 807-4420
 EMAIL: afuller@fullerdesigns.org
 CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION:

The project is Phase 2 of the Kennicott Villas project. A 16-unit apartment complex with a community center on the first floor and a TBD-unit apartment complex are proposed. As well as a play area, park, and parking. See attached narrative for more information.

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.

<u>Signature:</u> 	<u>Date:</u> 6/07/2023
<u>Name (print):</u> Cassie Fuller	<u>Telephone #:</u> (360)807-4420

Office use only	
Received by: <u>LF</u>	Date Received: <u>06/15/2023</u>
Parcel #: <u>017466001001, 010799000000, 017466002001</u>	
Permit #: <u>AC-23-023</u>	
Zoning: <u>R4-UGA</u>	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	



1111 Kresky Ave, Suite 100
Centralia, WA 98531
(360)807-4420

06/7/2023

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

RE: Kennicott Villas Phase 2
Project: Multi-Family Development
Parcel #: 010799000000, 017466001001, & 017466002001

City of Chehalis Staff,

Please accept this narrative and attached concept plans for the pre-submission conference. The following narrative is intended to provide an overall direction of the development and help address most questions that may arise prior to DRC meeting.

Existing Conditions

This project consists of 3 parcels, listed above, in Chehalis' Southern UGA. The zoning for 2 parcels is R4 - Multi-Family High Density. Parcel #017466001001 is mostly undeveloped aside from a foundation from an unfinished church. An undeveloped portion of parcel #017466002001 which is north of the onsite stream that is part of this proposal. This 3rd parcel is zoned R1 – Single Family Low Density. The vegetation currently on the parcels is a mixture of grass, shrubs and both coniferous and deciduous trees.

Wet utilities (water and sewer) are currently adjacent to the site located along Jackson Hwy and connected through Phase 1 of the project (Parcel #010799001000). Sewer and water are from the City of Chehalis.

Dry utilities (electric and communication) are adjacent to the property. Overhead services are located along Jackson Highway. Lewis County PUD is the electric provider and Hughes Net/Comcast are communications providers.

Proposed Improvements

This project proposes to construct condo complexes with a community center. The existing foundation on site will be utilized to construct a community center on the first floor. A second and third floor will consist of 8 apartments each (16 apartments total). The second complex will be larger than the first and accommodate a to-be-determined number of apartments which could be up to 99 dwellings. This will total a potential of 115 dwelling units in the project. Shown on the plans are 230 parking stalls which will support the 115 dwelling units at 2 spaces per dwelling. Based on building design parameters, there may be less dwellings, however the extra parking would be retained for overflow. An open area adjacent to Jackson Highway will be utilized as a play area. A park will be located towards the rear of the parcel near the end of Hosanna Lane. The stormwater pond from Phase 1 will be extended to accommodate additional runoff from this phase. Additionally, access connecting Phase 1 and 2 will be constructed near the northwest side of the existing foundation, and an emergency access road will be constructed to Hosanna Ln.

Zoning

The project is within the City of Chehalis Urban Growth Area and is zoned R4 - Multi-Family High Density and R1 – Single Family Low Density. This zoning was taken from the online interactive map on the Chehalis website. The official zoning map posed on the Chehalis map does show all 3 properties as RUGA zone still. Based on the rezoning approved for the UGA last year we assume the interactive map is

correct and the official map has yet to be updated. Condominium projects are allowed in all residential zones. A rezone of the southernmost parcel coupled with a boundary line adjustment is anticipated on the southernmost property to take it from R1 and make it R-4.

Wet Utilities

Public water service will be extended from the existing City of Chehalis water mains in Kennicott Rd through the Phase 1 development to connect this phase. Water will also be brought in from Jackson Highway.

Public sewer will be extended through the development from the existing City of Chehalis sewer mains. Sewer is adjacent to the project in both the north and west sides of the project.

Maintenance agreements are expected to be signed relieving the City of onsite maintenance

Dry Utilities

Existing overhead facilities are expected to be brought underground and then extended through the project site. We will work with Lewis County PUD and other dry utility providers to develop an appropriate plan on how to properly extend these facilities.

Stormwater

This project will anticipate expanding the phase 1 pond and adjusting control structures to accommodate additional runoff from phase 2. Full details will be provided in the civil construction plans.

Critical Areas

There are hydric soils indicated by Lewis County GIS data as well as a stream and buffer. Similarly, to Phase 1. A landslide hazard area has also been identified onsite. No other critical areas are indicated by GIS.

Geotechnical analysis is anticipated to address soil stability. A wetland biologist will conduct a wetland delineation and mitigate any buffer encroachments.

Roads/Access

The site currently has direct access from Jackson Hwy. Additional access will be created connecting Phase 1 of this project to the current phase as well as an emergency secondary access off Hosanna Rd. Frontage improvements are expected to occur along Jackson Highway. Internal roadways are expected to be 24' wide.

Buildings

New buildings include a 16-unit condo complex with a community center on the first floor, and a larger condo complex which will house a to-be-determined number of dwelling units.

Thank you for accepting this application for Pre-Submission Review. We look forward to receiving your comments and preparing the project for full submittal. Feel free to call or email if you have any questions.

Sincerely,

Aaron Fuller, PE
Fuller Designs
(360) 807-4420 (Office)
Afuller@fullerdesigns.org

Additional questions for consideration:

1. What additional frontage improvements will be required for Jackson highway? Will any additional dedication be needed?
2. Water and sewer for this development is expected to be made with a single connection point for each building. Will this utility arrangement impact the ability to condo the individual dwellings?
3. Buildings with dwellings occupying similar land space on separate floors is expected. Will this arrangement affect the project's ability to condo the individual dwellings?
4. Please advise if a traffic study will be required. If so, what level?
5. Any special screening requirements for adjacent properties not owned by the developer?
6. Please confirm the location/capacity of sewer and water for the project area.
7. Please confirm maximum building height allowed.
8. Are there any specialized fire requirements for access or lanes.
9. Please confirm building sprinkler requirements.
10. It appears this project will require a binding site plan and follow the type 3 application process which utilizes a hearings examiner as the approving body. Please confirm this is the process that will be followed.

PROJECT INFORMATION:

APPLICANT: LAKEWOOD INVESTORS LLC
12030 SUNRISE VALLEY DR STE 450
RESTON, VA 20191

SITE ADDRESS: 2505 JACKSON HWY,
CHEHALIS, WA 98532

PARCEL NUMBER: 01079900000, 017466001001 & 017466002001

ZONING (CITY): UGA - URBAN GROWTH AREA

LOTS : 3 EXISTING 1 PROPOSED

ACRES: 10.29

SITE SOILS: OLEQUA SILT LOAM, GALVIN SILT LOAM &
SCAMMAN SILTY CLAY LOAM

WATER: CITY OF CHEHALIS

SANITARY SEWER: CITY OF CHEHALIS

GRADING: TBD± CY CUT
TBD± CY FILL

PARKING STALLS: 10'X19' (TYP 178), 10'X20' (TYP 51), 11'X20' (TYP 1)

GEOTECHNICAL INFORMATION:

A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT. IN LIEU OF A REPORT ALL CONSTRUCTION SHALL COMPLY WITH STANDARD SPECIFICATIONS.

TOPOGRAPHIC INFORMATION:

TOPOGRAPHIC INFORMATION DEPICTED IN THESE DRAWINGS WAS PROVIDED BY LEWIS COUNTY GIS DATA. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY FULLER DESIGNS.

LEGEND

LINETYPES	PROPOSED	DESC.
EXISTING		
---	---	BUILDING FOOTPRINT
---	---	BUILDING SETBACK
---CG---	---CG---	CLEARING AND GRUBBING
---XX---	---XX---	CONTOUR LINE (MAJOR)
---XX---	---XX---	CONTOUR LINE (MINOR)
---	---	CULVERT
---	---	DITCH
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
-X-X-	-X-X-	FENCE
-FM-FM-	-FM-FM-	FORCE MAIN
-G-G-	-G-G-	GAS MAIN
-GB-GB-	-GB-GB-	GRADE BREAK
---	---	LANDSCAPE
---	---	LOT LINE
---	---	PROJECT BOUNDARY
---	---	RIGHT-OF-WAY
---	---	ROAD CENTERLINE
---	---	ROAD CUT LINE
---SS---	---SS---	SANITARY SEWER PIPE
---ST---	---ST---	STORM PIPE
---	---	SIDEWALK
---SF---	---SF---	SILT FENCE
---UE---	---UE---	UNDERGROUND ELECTRIC
---OE---	---OE---	OVERHEAD ELECTRIC
---OT---	---OT---	TELECOMMUNICATION
---W---	---W---	WATER
---	---	STREAM
---	---	ENHANCED BUFFER BOUNDARY LINE

HATCH	PROPOSED	DESC.
EXISTING		
[Pattern]	[Pattern]	AC PAVEMENT
[Pattern]	[Pattern]	GRAVEL
[Pattern]	[Pattern]	CONCRETE
[Pattern]	[Pattern]	LANDSCAPE / GRASS AREA

ABBREVIATIONS:

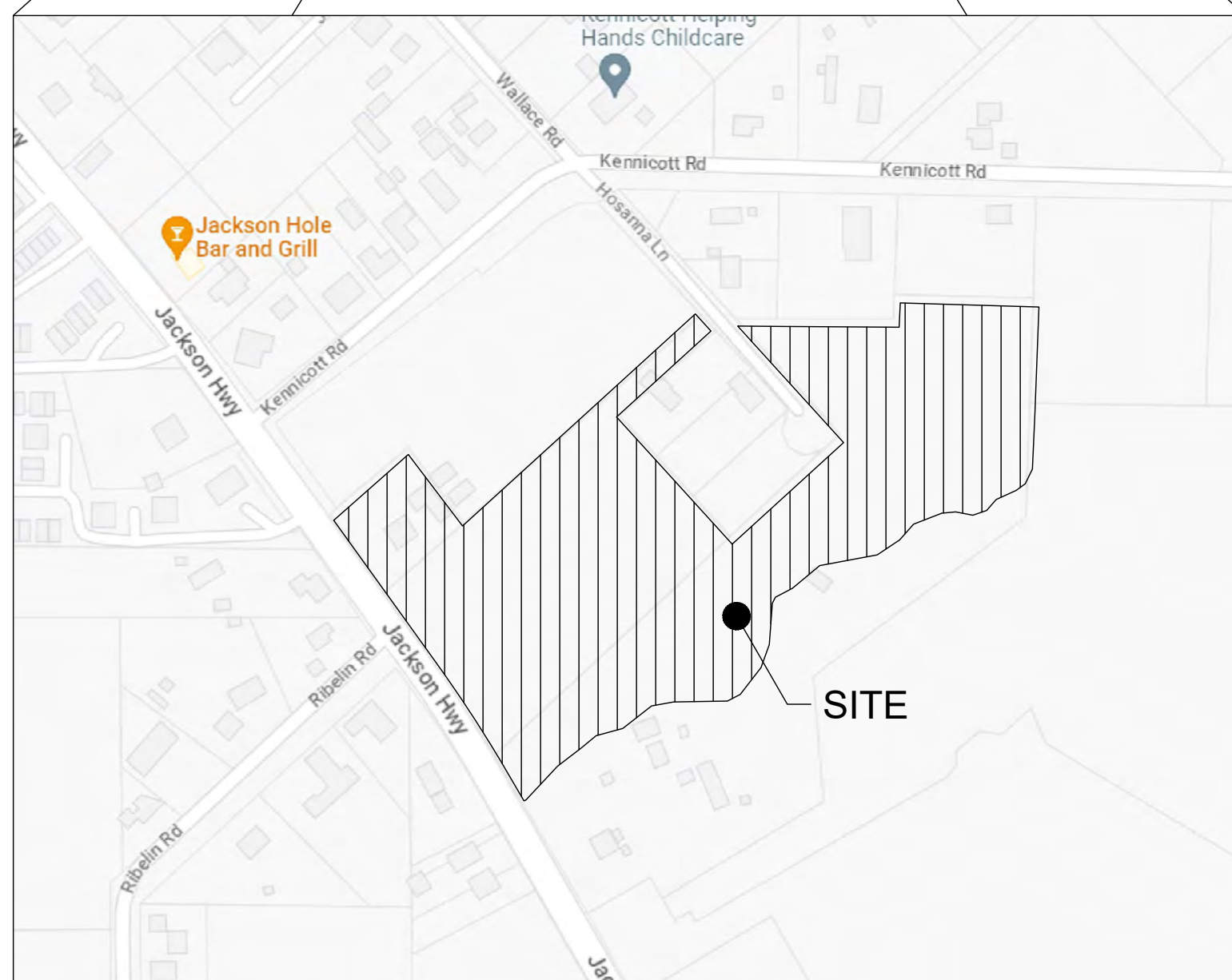
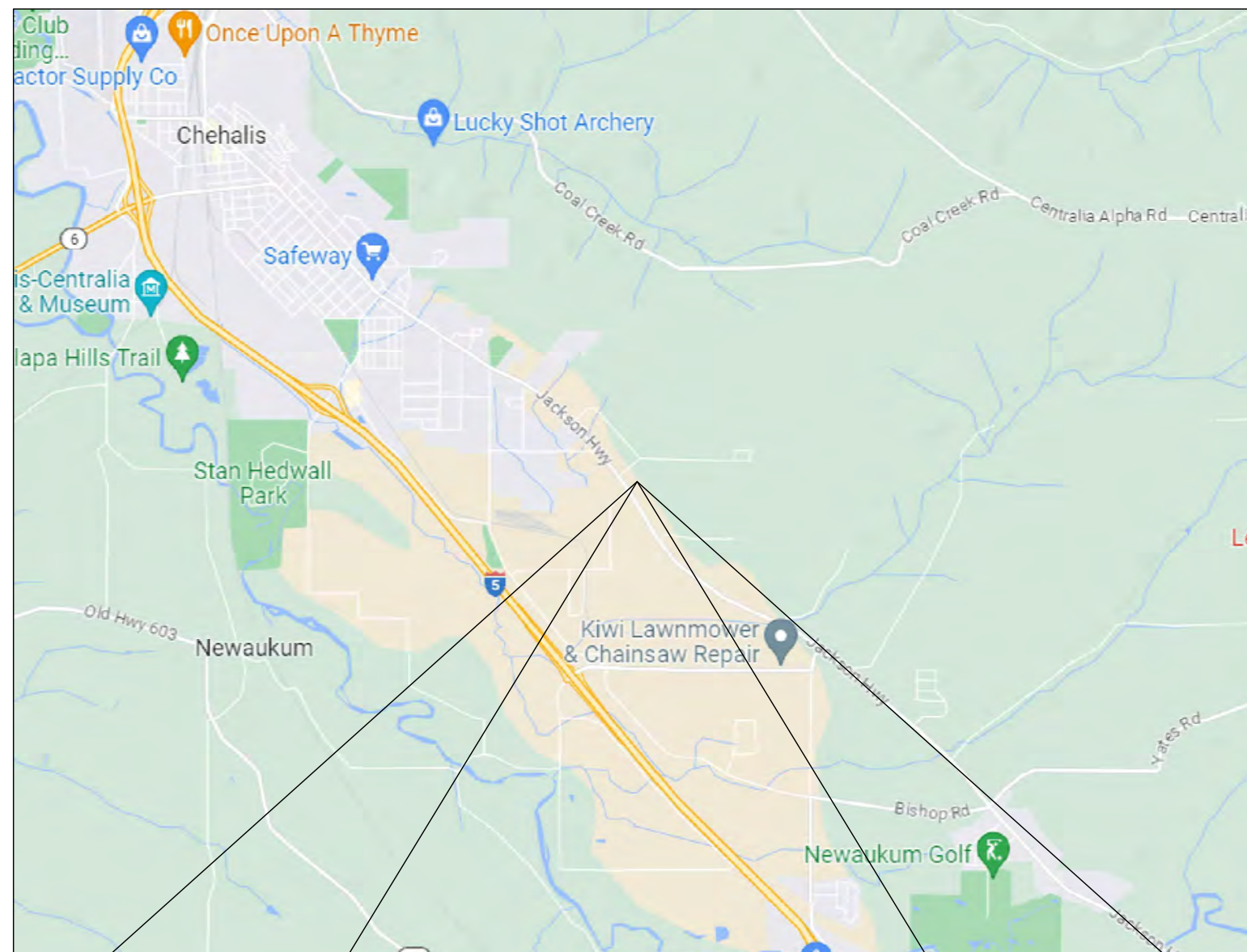
AC	ASPHALT CONCRETE
BCR	BEGIN CURB RETURN
BM	BENCHMARK
BVCS	BEGIN VERTICAL CURVE STATION
BCVE	BEGIN VERTICAL CURVE ELEVATION
BLDG	BUILDING
CATV	CABLE TELEVISION
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CY	CUBIC YARD
°	DEGREES
Ø	DIAMETER
EE	ELECTRICAL
ECR	END CURB RETURN
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
G	GAS
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
IE	INVERT ELEVATION
K	CALCULATED CURVE VALUE
L	LENGTH
LCV	LENGTH VERTICAL CURVE
LF	LINEAR FEET
LT	LEFT
M	METER
MH	MAN HOLE
MJ	MECHANICAL JOINT
NAP	NOT A PART OF PROJECT
NFC	NOT FOR CONSTRUCTION
OHP	OVER HEAD POWER
P	POWER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLY-VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RFC	RELEASED FOR CONSTRUCTION
ROW	RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
RT	RIGHT
S	SLOPE
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STORM
STA	STATION
SW	SIDEWALK
T	TELEPHONE
TB	TRUST BLOCK
TC	TOP OF CURB/CONCRETE
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
TG	TOP OF GRATE
TYP	TYPICAL
UGP	UNDERGROUND POWER
W	WATER
WM	WATER METER
WV	WATER VALVE
±	APPROXIMATELY
%	PERCENT
Δ	DELTA

SYMBOLS	PROPOSED	DESC.
EXISTING		
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	POWER VAULT
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	ILLUMINARE & POLE
[Symbol]	[Symbol]	JUNCTION BOX
[Symbol]	[Symbol]	MAIL BOX
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	STORM MANHOLE
[Symbol]	[Symbol]	SERVICE DISCONNECT
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE FLOW
[Symbol]	[Symbol]	TELECOMMUNICATION PEDESTAL
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	STREET SIGN
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	WATER VALVE

KENNICOTT VILLAS 2

SECTION 03 TOWNSHIP 13N RANGE 02W
CITY OF CHEHALIS
WASHINGTON

VICINITY MAP 



DRAWING CONTENTS:

- C0.1 - CIVIL COVER
- C1.1 - OVERALL PROJECT LAYOUT
- C2.1 - UTILITY LAYOUT

CONCEPT ONLY NOT APPROVED FOR CONSTRUCTION



PROJECT SPECIFICATIONS:

THE WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, 2022 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) (HEREAFTER "STANDARD SPECIFICATIONS").

ALSO INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE ARE:

- A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- B. CITY ROAD STANDARDS
- C. CITY DRAINAGE STANDARDS
- D. THE INTERNATIONAL BUILDING CODE (IBC)

CURRENT EDITIONS OF THESE STANDARDS SHALL BE USED WHICH EXIST ON THE DATE OF CONTRACT ACCEPTANCE.

CONTRACTOR SHALL OBTAIN COPIES OF THESE PUBLICATION AT CONTRACTOR'S OWN EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, SUPPLIES AND INCIDENTALS REQUIRED TO COMPLETE ALL WORK SHOWN ON THESE DRAWINGS. ONCE WORK IS COMPLETED CONTRACTOR SHALL OBTAIN ACCEPTANCE BY THE COUNTY AND PROJECT ENGINEER.

THE INTENT OF THESE DRAWINGS IS TO PRESCRIBE A COMPLETE PROJECT. OMISSIONS FROM THE DRAWINGS OF DETAIL OF WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE OMITTED WORK.

ANY PROPOSED ALTERATIONS BY THE CONTRACTOR AFFECTING THE REQUIREMENTS AND INFORMATION IN THESE DRAWINGS SHALL BE IN WRITING AND WILL REQUIRE APPROVAL OF THE ENGINEER AND INSPECTOR.

WORK IN RIGHT OF WAY:
CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO COMMENCING ANY WORK LOCATED IN RIGHT OF WAY. ALL WORK PERFORMED IN THE RIGHT OF WAY SHALL ADHERE TO DRAWINGS, STANDARD SPECIFICATIONS, AND REQUIREMENTS OUTLINED IN THE RIGHT OF WAY PERMIT.

RECORD DRAWINGS:
FULLER DESIGNS IS REQUIRED BY THE CITY TO PROVIDE RECORD DRAWING CERTIFICATION PRIOR TO FINAL CITY ACCEPTANCE. FULLER DESIGNS WILL NOT CERTIFY RECORD DRAWINGS WITHOUT INSPECTION OF BELOW GRADE UTILITIES AND STRUCTURES. PRIOR TO BACKFILLING, CONTRACTOR SHALL NOTIFY FULLER DESIGNS OF NECESSARY INSPECTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ENGINEER OR INSPECTOR OF INCONSISTENCIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE: ANY ALTERATIONS OR LOCATION OF UNDERGROUND UTILITIES ENCOUNTERED DURING THE PROGRESS OF THE PROJECT, ANY ALTERATIONS MADE TO THE IMPROVEMENTS BEING INSTALLED. MARKED DRAWINGS SHALL BE CLEAR AND LEGIBLE. DRAWINGS SHALL BE MARKED "RECORD DRAWINGS" AND SHALL BE SUBMITTED TO THE ENGINEER UPON PROJECT COMPLETION.

CONTRACTOR LIABILITY NOTE:
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY THROUGHOUT PROJECT EXECUTION AND NOT BE LIMITED TO WORKING HOURS. CONTRACTOR SHALL PROGRESS WORK IN A MANNER THAT SHALL INDEMNIFY AND HOLD FULLER DESIGNS HARMLESS FROM ALL LIABILITY IN CONNECTION WITH CONTRACTOR'S PERFORMED WORK.

REMOVAL OF UNSUITABLE MATERIALS:
IF UNSUITABLE MATERIALS AS DEFINED BY THE STANDARD SPECIFICATIONS ARE ENCOUNTERED, THIS MATERIAL SHALL BE REMOVED TO THE DEPTH REQUIRED BY THE ENGINEER OR INSPECTOR AND REPLACED WITH SUITABLE MATERIAL.

PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY A SITE TO DISPOSE OF UNSUITABLE MATERIALS. IF UNSUITABLE MATERIAL IS IDENTIFIED ON SITE THE CONTRACTOR SHALL PROVIDE CALCULATION OF UNSUITABLE MATERIAL AND NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO REMOVAL. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE MATERIAL LEGALLY OFF SITE.

GENERAL NOTES:
CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS. DRIVEWAYS AND UTILITY SERVICES SHALL REMAIN ACCESSIBLE AT ALL TIMES.

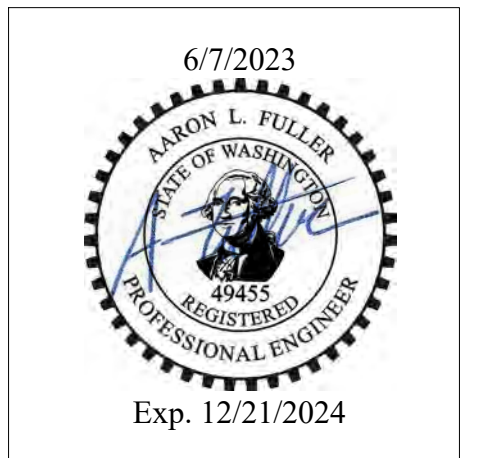
AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL PRE-CONSTRUCTION STATE OR BETTER UPON COMPLETION OF WORK.

ANY DESIGN CHANGE(S) MADE TO THE PLANS BY OUTSIDE PARTIES (INCLUDING JURISDICTIONS, CITIES AND COUNTIES), WILL BE HELD RESPONSIBLE FOR ANY LIABILITIES THAT MAY OCCUR DUE TO CHANGE(S).

UTILITIES LOCATE NOTE:

EXISTING UTILITIES LOCATION SHOWN IN THIS PLAN SET IS BASED ON INFORMATION OBTAINED FROM VARIOUS RECORDS RESEARCH, ASBUILT DATA, AND FIELD MEASUREMENTS. FULLER DESIGNS ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF UTILITIES EITHER SHOWN OR NOT SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, LOCATION, AND ARRANGEMENT OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL UNDERGROUND LOCATE AT 811 PRIOR TO PERFORMING CONSTRUCTIONS ACTIVITIES.

DRAWING TITLE:	CIVIL COVER	CHECKED:	AF
		DRAWN:	SD
SCALE:	N/A	DATE:	5/2/23
		PROJECT NAME:	KENNICOTT VILLAS 2

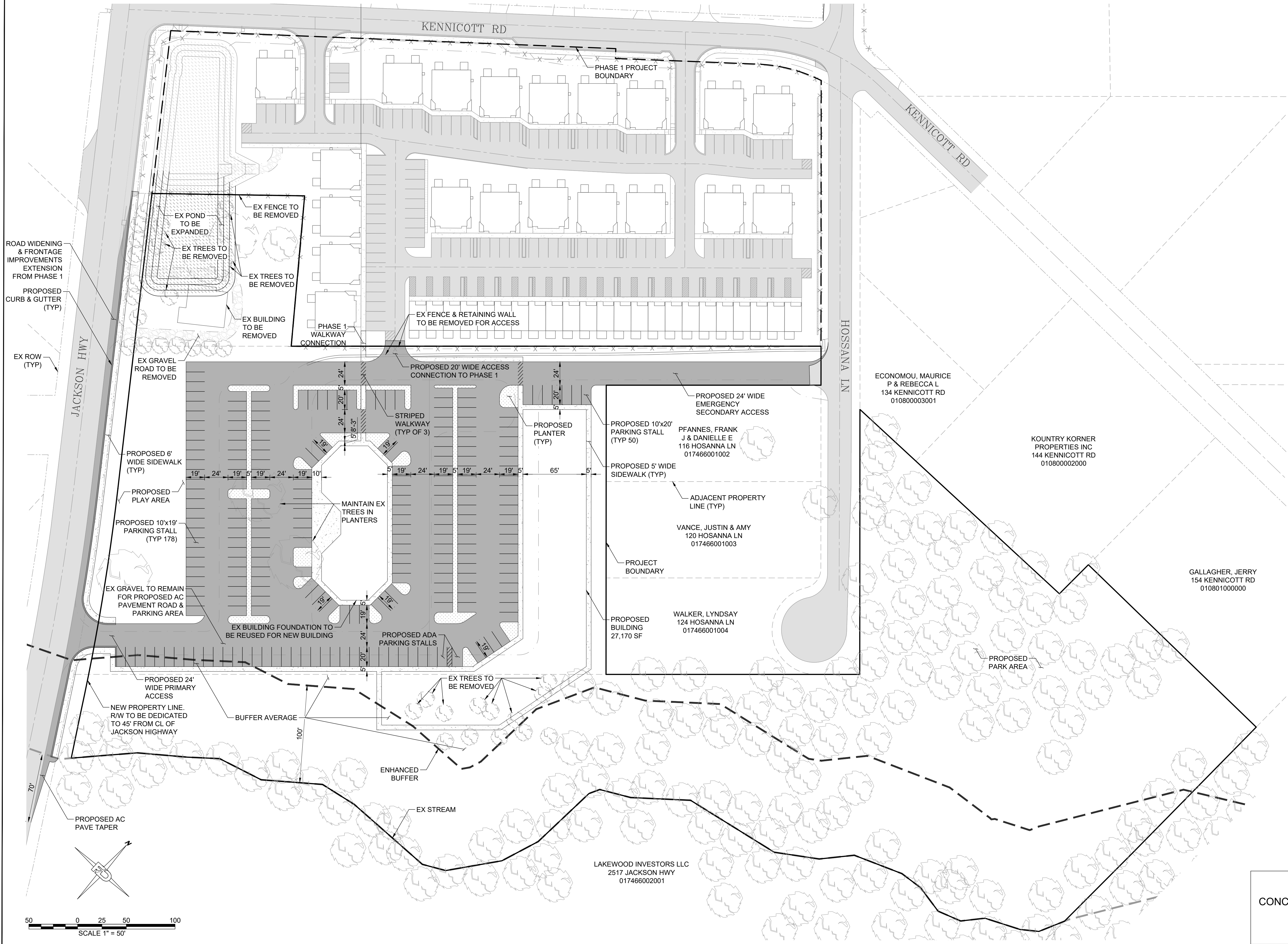


FULLER DESIGNS
1101 KRESKY AVE
CENTRALIA, WA 98531
(360) 807-4420

REV:	DESCRIPTION:	DATE:
1	ISSUED FOR CONSTRUCTION	5/2/23

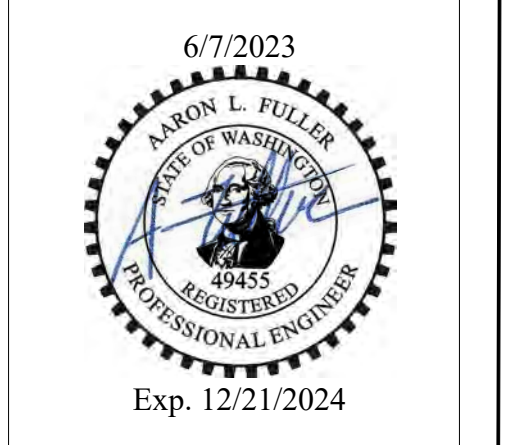
C0.1
1 OF 3

SECTION 03 TOWNSHIP 13N RANGE 02W



DRAWING TITLE: **OVERALL PROJECT LAYOUT**

SCALE: 1:50	DATE: 5/2/23	DRAWN: SD	CHECKED: AF
PROJECT NAME: KENNICOTT VILLAS 2			

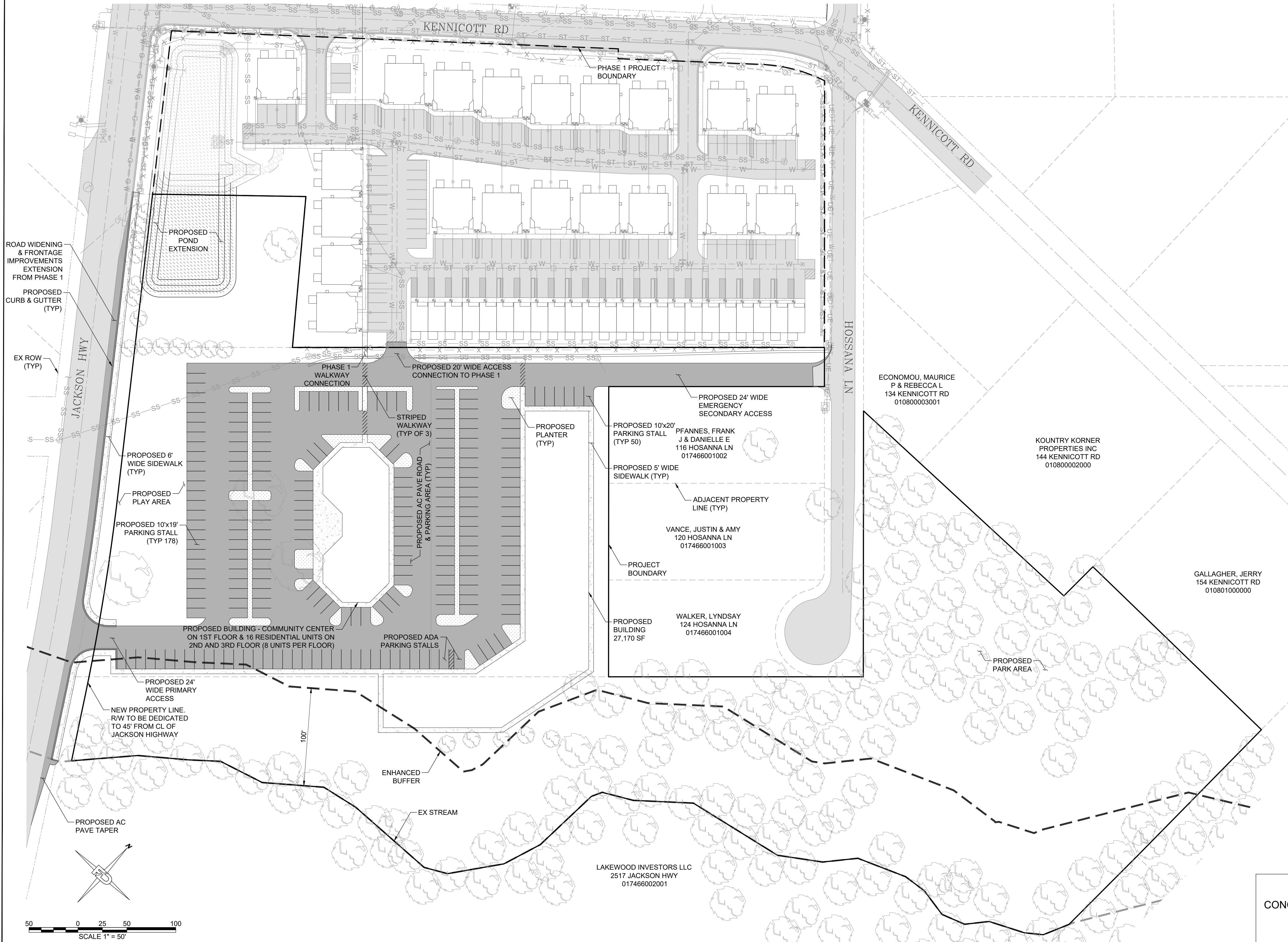


FULLER DESIGNS
 1101 KRESKY AVE
 CENTRALIA, WA 98531
 (360) 807-4420

REV.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	5/2/23

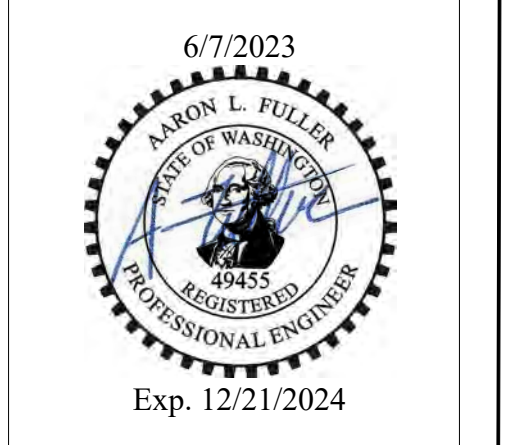
CONCEPT ONLY NOT APPROVED FOR CONSTRUCTION

SECTION 03 TOWNSHIP 13N RANGE 02W



DRAWING TITLE: UTILITY LAYOUT

SCALE: 1:50	DATE: 5/2/23	DRAWN: SD	CHECKED: AF
PROJECT NAME: KENNICOTT VILLAS 2			



FULLER DESIGNS
 1101 KRESKY AVE
 CENTRALIA, WA 98531
 (360) 807-4420

REV.	DESCRIPTION:	DATE:
1	ISSUED FOR CONSTRUCTION	5/2/23

CONCEPT ONLY NOT APPROVED FOR CONSTRUCTION