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March 3, 2023

Karen Witherspoon, AICP
Senior Project Planner
Lewis County Community Development
2025 NE Kresky Avenue
Chehalis, WA 98532

Re: Sunfisher, #LP22-00002
Reply to 1st Review Comments
OE No. 21067

Dear Ms. Witherspoon:

This letter is in response to your review comment letter dated October 6, 2022. We have addressed the review comments as follows:

Survey Review

- A signature block for the planning manager-subdivision administrator has been added.
- A signature block for the Health Officer has been added.
- A signature block for the Treasurer has been added.
- The signature block for the Board of County Commissioners has been removed.
- The bearing for the common lot line between Lots 35 & 36 has been corrected. The distances between Lots 26 & 36 and 27 & 35 are correct.
- The northerly lot line dimension between Lots 2 & 3 has been added.
- All lot corners will be set prior to final plat application.
- All the written data per LCC 16.05.240(2) is included on the face of the plat map.
- The quarter section listed under the original legal description for both parcels has been corrected.
- The original and proposed legal descriptions are on the plat map.
- The five notes/warnings have been added to the plat map.
- Lot 10 was the only lot without 30-feet of road frontage and this has been revised.
- The 50-foot setback from the MRL zoning district is shown on the preliminary plat map and preliminary road/drainage plans.

Building Official / Fire Marshal Review

- Lot 10 was the only lot without 30-feet of road frontage and this has been revised.
- Noted regarding each lot will be required to have its own approved address and lot number.
- Noted that the private road will need to be named and that the name will require county review and approval.
- Noted that each lot will be required to have approved water and septic.
- Noted that the private road will be required to be paved and meet county road standards and that road review, stormwater permit, and fill and grade permits will be required.
- The 50-foot setback from the MRL zoning district is shown on the preliminary plat map and preliminary road/drainage plans.

Road/Utilities Review

- A minimum of two ingress-egress points are being provided.
- A private roadway was proposed at the time of pre-submission application and county staff noted at that time that the main access point was to have a 60' easement width but the looped roadway could have a 40' width as any one-half of the loop would serve less than 29-lots. For example, distance-wise Lot 15 is at the approximate mid-point of the loop and it can be reasonably assumed that traffic from Lot 14 would head westerly and traffic from Lot 16 would head easterly to the main entrance. Based on this, the western portion of the loop would serve approximately 20 lots and the eastern portion would serve approximately 16 lots. Hypothetically, if the roadway had a dead-end coming from the west at say lot 14/15 and another coming from the east at 15/16, then a 40' easement would be allowed for both sections of roadway.
- A 40' easement width for Lots 8-12 has been provided.
- A driveway access for Lot 10 will be extended from the hammerhead at the time of construction and this will be reflected on the civil construction plans.

Stormwater Review

- Noted that a stormwater review application and engineered plans will be required.

County Engineer's Review

The project is proposing a private roadway and has been since the pre-submission stage. This can be seen on the preliminary plat map as the front lot lines follow the roadway centerline; it is noted in the preliminary civil plans as being private on both the plan sheet and on the detail sheet; the preliminary civil plans call out a gate along the main access; and other documentation from county staff and other reviewing agencies refer to the proposed roadway as being private. There are no existing surrounding public roadways and no plans for extension of the proposed roadways; therefore, a public roadway is not warranted.

County staff stated at the pre-submission conference that the main access point was to have a 60' easement width but the looped roadway could have a 40' width as any one-half of the loop would serve less than 29-lots. For example, distance-wise Lot 15 is at the approximate mid-point of the loop and it can be reasonably assumed that traffic from Lot 14 would head westerly and traffic from Lot 16 would head easterly to the main entrance. Based on this, the western portion of the loop would serve approximately 20 lots and the eastern portion would serve approximately 16 lots. Hypothetically, if the roadway had a dead-end coming from the west at say lot 14/15 and another coming from the east at 15/16, then a 40' easement would be allowed for both sections of roadway.

The other review comments pertaining to civil engineering related items (e.g. stormwater, access, etc.) have been noted.

Access Review

Enclosed are the Access Connection Permits from WSDOT.

Public Health & Social Services

Enclosed is an e-mail from Lewis County Water District #3 to Karen Witherspoon, dated November 22, 2022, stating that the proposed water system is in compliance with their, and

Ms. Witherspoon
3/3/23
Page 3

subsequently the Washington State Department of Health, standards. The proposed water system plans have been approved by the water district.

DAHP

Enclosed is a Cultural Resources Assessment that has been submitted to DAHP.

Department of Ecology

The comments in the letter from Ecology, dated August 25, 2022, have been noted.

Enclosed is a Critical Area Report that describes the stream as a seasonal drainage and states that no wetlands or streams are located on or near the subject parcel. This should satisfy the comment from Zachary Meyer (Ecology) to Karen Witherspoon in an e-mail dated August 8, 2022.

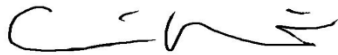
Adequate Facilities

Enclosed is an Adequate Facilities Memo from the White Pass School District.

If you have any questions or additional comments, please call me at (360) 705-2474 or e-mail me at chris@olyeng.com. Thank you.

Sincerely,

Olympic Engineering



Chris Merritt, PE
Principal Engineer

cc: Packwood Land Company

Encl: Preliminary Plat Map (Revised)
Preliminary Erosion Control, Roadway, and Drainage Plans (Revised March 1, 2023)
Critical Area Report
E-mail from LCWD #3
Adequate Facilities Memo from the WPSD
Cultural Resources Assessment
WSDOT Access Connection Permits