



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

August 29, 2023

Packwood Land Company (sent electronically)

Chris Murphy

1117 Broadway Ste. 500

Tacoma, WA 98402-3508

chris@washingtonwaterfronts.com

RE: Long Plat (Full Subdivision) Application – LP22-00002 – “Sunfisher” – Review of updated critical area report dated August 22, 2023

On August 1, 2023, a site visit was completed by Ecology Staff (Zach Meyer), Community Development staff (Preston Pinkston), your consultant and the project applicants. According to Zach and Preston, during the August 1, 2023 site visit, it was determined the wetland was located on the edge of the property line, almost exactly on the edge. In the report it appears to be shifted further north than its actual is, which moved the buffer off of the subject property. However, it is difficult to tell where the wetland is in relation to topography onsite with the information given in the report. Please provide include in the report, the wetland boundary on a topo map with the proposed development (including the proposed subdivision lots) as the boundary aligned with an obvious topographic change. This was discussed onsite on August 1, 2023.

It was also understood, your consultant was going to take some GPS points in the field along the wetland boundary which would also be useful info to help verify the accuracy of the mapping.

Regarding the drainage swale, the swale itself should be avoided as it is clear that it carries water during the year (and portions of it meet wetland characteristics, such as the wetland now identified just offsite). Additionally, Lewis County Code 16.05.330(3) will require 15-foot easement landward from each side of the ordinary high-water mark.

LCC 16.05.330(3): Where a subdivision is traversed by a watercourse, drainage way, waste way, channel, or stream, there may be required a stormwater easement or drainage right-of-way extending 15 feet landward from the ordinary high water mark and conforming substantially to the line of such watercourse, drainage way, waste way, channel, or stream.

Please make sure to include the drainage swale easement in the revised updated critical area report and the easement will need to be shown on the preliminary plat drawing.

Please submit the revised updated critical area report to continue the review of this project. The revised updated critical area report will be transmitted to Ecology for review and concurrence.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Bracy Thomas Land Surveyors (sent electronically)
Chris Merritt, Olympic Engineering (sent electronically)