



Long Plat Review 2; Internal Staff Comments

File Number: LP22-00002

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Public Works – County Engineer Review 2:

1. Subdivision is proposed as a private gated community. Therefore, private roads as proposed, are conceptually approved. Final road civil plans will need to show hammerhead extended to lot 10 or show driveway access extending from hammerhead to lot 10.
2. Gates will need to meet the minimum requirements of LCC 12.60.270.
3. Final Road plans will need to meet LCC 12.60 and be preliminarily approved prior to constructing private roads.
4. Stormwater plans will need to be permitted in accordance with LCC 15.45. Preliminary stormwater plan approval is required prior to stormwater facility construction.

Building Official/Fire Marshal Review 2:

1. Gates will need to meet the minimum requirements of LCC 12.60.270. Knox Boxes keyed per Lewis County Fire District #10 are required at the gate.
2. After preliminary subdivision approval and prior to private road construction, applications for Road review, Stormwater and Fill and Grade permits are required to be submitted for review and preliminary approval. The private road shall have a road name and all lots shall be addressed prior to Final Plat review.
3. The property is located in the 100-year floodplain. All future development and buildings shall obtain floodplain development permits and have their own Pre and Post Elevation certificate.

Public Health & Social Service – Water Review 2:

1. Please find attached document for water review