



Long Plat Initial Internal Review Comments

File Number: LP22-00002

Date Printed: September 7, 2022

Access Review:

- Approval for all access point is through Washington State Department of Transportation (WSDOT). Provide documentation of approved WSDOT access permits. No county roads are proposed to be accessed by this subdivision.

Survey Review:

- Add the signature block for the planning manager-subdivision administrator.
- Add the signature block for the Health Officer.
- Add the signature block for the Treasurer.
- Remove the signature block for the Board of County Commissioners.
- Verify the bearing between lots 35 and 36, also the distance between lots 26 and 36, 27 and 35.
- Add the northerly dimension between lots 2 and 3 and also verify the distance between lots 1 and 25.
- All individual lot corners will need to be set per LCC 16.05.250
- Please verify that all the written data per LCC 16.05.240(2) is on the face of the map.
- Verify the quarter section listed under the original legal description for both parcels.
- Land division survey map requirements state that original and proposed legal descriptions are to be listed on the face of the map.
- Add the following warnings to the preliminary plat drawing:
 - 1. Lewis County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing access to the property described in this subdivision.
 - 2. The approval of this subdivision does not guarantee the issuance of any other permit or approvals.
 - 3. County road right of way shown on this plat is not guaranteed by Lewis County, nor does Lewis County assume any liability for misrepresentation of county road right of way locations, widths and title shown on the plat.
 - 4. Access to this subdivision is not guaranteed by Lewis County.
 - 5. The lots within this subdivision shall not be re-divided for five (5) years from the date of recording without filing for plat, short subdivision, or large lot subdivision as provided in Lewis County code and the future division is consistent with the zoning

in effect at the time of future application.

Traffic Review:

- Traffic under the threshold to require a TIA.

Building Official/ Fire Marshal Review:

- Each lot shall have 30 feet minimum road frontage, and buildable areas that will meet all required setbacks.
- Each lot shall have its own approved address and lot number
- Private/Public Roads within the proposed plat shall be named and included in the lot addresses. Proposed road names are required to be reviewed and approved before usage
- Each lot shall have approved water and septic
- Access shall be constructed to Lewis County road standards, Road review/Stormwater and Fill and Grade permits required, roads shall be paved, road shall have a private road name.
- The property is located in a SFHA, all future development and buildings shall obtain floodplain development permits and have their own Pre and Post Elevation certificate. Base flood evaluations for each lot are required to be shown on the final plat drawing.
- The 50-foot setback from the Mineral Resource Land (MRL) zoning district shall be shown on the preliminary and final plat drawings.

Road/Utilities Review:

- In accordance with 16.05.350 – Fire Protection Standards (4) – requires a minimum of 2 ingress-egress routes for 20 or more lots.
- In accordance with current LC Road Standards (Detail 3-2) when serving 29-45 lots, minimum required easement is 60ft. Entire loop road must have 60ft easement.
- Easement roadway accessing lots 8, 9, 10, 11, and 12 fall within 5-10 lot standard for 40ft minimum easement width.
- Can either extend hammerhead to lot 10 or install access from hammerhead to lot 10 during construction.

Stormwater Review:

- Road construction will require stormwater review application and engineered plans per LCC 15.45.

County Engineer's Review:

- See attached County Engineer's Report

Public Health & Social Services – Water Review:

- Please find comments in Documents

Public Health & Social Services – Onsite Septic Review:

- Lots are ok as proposed utilizing engineered/designed on-site septic systems. Notes shall be included as conditions of development.



Lewis County Department of Public Works

Josh S. Metcalf, PE, Director

Tim D. Fife, PE, County Engineer

MEMORANDUM

Date: August 29, 2022

To: Lewis County Community Development

From: Tim Fife, PE, County Engineer

Subject: LP22-00002 Sunfisher LCC 16.05.090 Review

LP22-00002 Sunfisher

a) Improvements Required

This plat is zoned as SMTU. The area is urban in character, the lots are small, and it is not being proposed as a gated private community. Therefore, in accordance with LCC12.60.270(1), it does not meet the criteria for private roads.

All roads within the plat should be built and dedicated to the public. All roads shall be designed and built by developer and approved by Lewis County to meet the requirements of LCC 12.60.

Stormwater will need to be designed and built by developer and approved by Lewis County to meet LCC 15.45. Developer will need to provide plans to WSDOT for approach on to SR12 for their review and approval.

**Road Maintenance &
Fleet Services**

476 West Main St.
Chehalis, WA 98532
O 360.740.3380
F 360.740.2741

**Administration, Engineering, Utilities,
Real Estate Services & Traffic**

2025 NE Kresky Ave.
Chehalis, WA 98532
O 360.740.1123
F 360.740.1479

Solid Waste Services

Post Office Box 180
Centralia, WA 98531
O 360.740.1451
F 360.330.7805

b) Easements Required

For public county roads, sixty feet of right-of-way as per RCW 36.86.10 will need to be provided for all public roads. Any right of way necessary to accommodate the stormwater will need to be provided as well.

c) Effect of Subdivision Development on Drainage

An approved Stormwater plan in accordance with LC 15.45 will need to be designed, approved, and constructed.

The Southwest corner of plat appears to be in the Cowlitz River migration zone. Proper warning and/or protection should be provided.

d) Effects of Proposed Subdivision on Public Improvements under PW Jurisdiction

There will not be any effects to Lewis County facilities in the vicinity. Developer will need to get access approval from WSDOT for access to SR12.

e) Accuracy of the Technical Information Submitted

The County Surveyor has provided technical comments in Adept that will need to be addressed.

f) Adequacy of Lot Arrangement and Driveway & Building Access

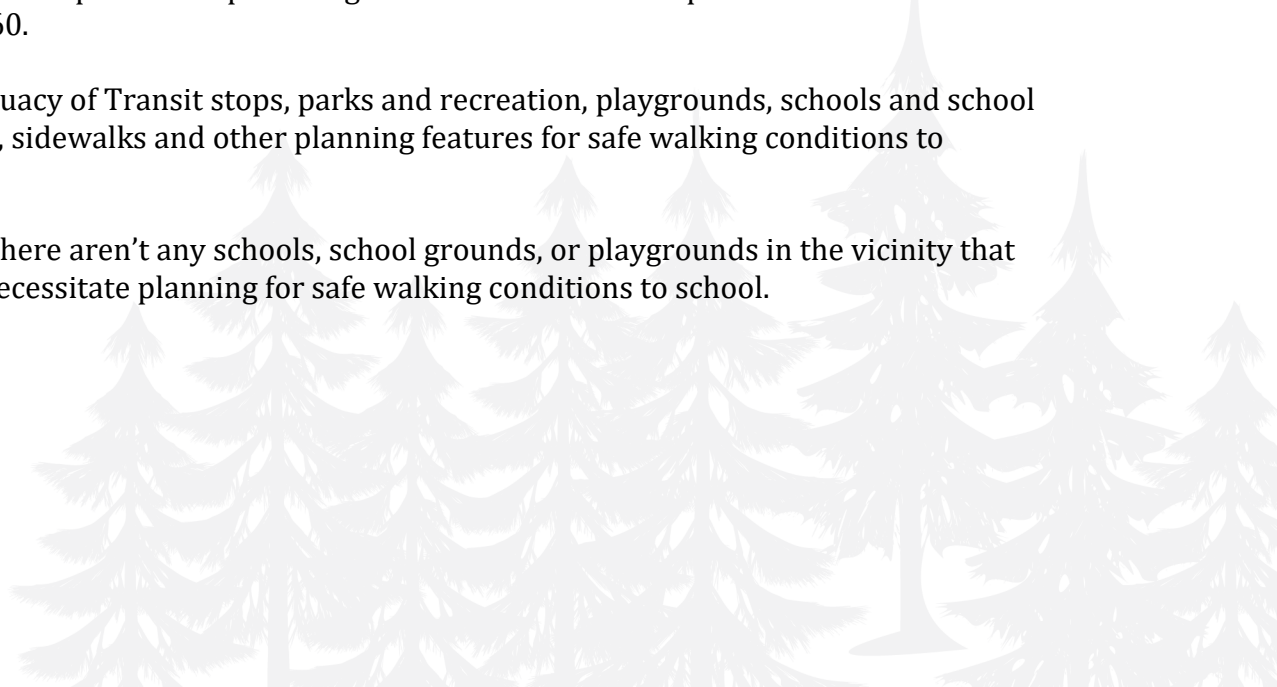
Lot arrangement will need to be adjusted to accommodate sixty feet of right-of-way to provide acceptable access to all lots via public roads. The arrangement shown provides adequate access for private roads.

g) Adequacy of Proposed Public & Private Roadways

Developer will be providing all new construction of public roads that meet LCC 12.60.

h) Adequacy of Transit stops, parks and recreation, playgrounds, schools and school grounds, sidewalks and other planning features for safe walking conditions to school.

There aren't any schools, school grounds, or playgrounds in the vicinity that would necessitate planning for safe walking conditions to school.





MEMO

Date: August 18, 2022

To: Karen Witherspoon

From: Sue Kennedy RS

RE: LP22-00002 "Sunfisher"

I have reviewed the above subject project and have the following comments:

Approved Service Area:

The proposed subdivision lies within the system's approved service area per the current Lewis County Water District #3 (District) Water System Plan, WSP Update 2018 (WSP).

Capacity:

The District's current WSP establishes the system has capacity to serve a total of 785 Equivalent Residential Units (ERUs) or 609 connections. As of August 17, 2022, the system is serving 337 connections and therefore has capacity to serve 272 more connections, assuming they are single-family residences. LP22-00002 "Sunfisher" (Long Plat) proposes a thirty-six lot residential subdivision for which the District has demonstrated a capacity to serve.

Intent:

The County is in receipt of thirty-six Water Availability Notices (WANs) signed by the District indicating the system currently has the capacity to serve the Long Plat under specific conditions. The conditions include:

1. The developer shall install and fund the water main extension, service lines, meters, and any other necessary improvements that safely and reliably extend District services.
2. All water system construction must be built to the District's specifications and inspected by the District or an agreed upon District representative.
3. All necessary fees must be paid including but not limited to purchasing water connections and meters, and meter installation.

It should be noted the purveyor signed WANs do not guarantee a water connection will be available in the future. The signed WANs will expire one year from approval by Lewis County Public Health & Social Services (LCPHSS). The applicant is advised that an actual connection is required at each lot prior to final plat approval.

Prior to Preliminary Plat Approval:

1. Water system utility design and construction standards must be compliant with the standards of Lewis County Water District #3, WAC246-290 and approved by the District.
2. Documentation from the District must be submitted affirming the proposed water system expansion and water line easements and construction plans are adequate to serve the subdivision, meet the District requirements and are approved by the Washington State Department of Health.

Prior to Final Plat Approval:

1. Final water system expansion construction must be completed including but not limited to water mains, distribution lines, and individual connections.
2. The water system expansion project completion must be approved by the District and the Washington State Department of Health.
3. A water connection for each lot must be ensured through purchase and fees as determined by the District.

