



Long Plat Internal Reviewer's Memo

File Number: LP22-00001

Date Printed: September 1, 2022

Road/Utility Review:

- Needs turnaround on lot 7 for access to parcel 035145001003
- Needs turnaround at end of easement for access to lots 1, 2, and 7
- Required minimum frontage of 30' for access to lots 1 and 2 – LCC 16.05.300 (5) (Design – Lots)
- Shall have no access zone along Snyder Rd and lots 3, 4, and 5 – must be shown on drawing
- Access road serving lots 3, 4, 5, and 6 must have turnaround meeting current Lewis County Rd Standards
- All turnarounds must be noted as emergency vehicle turnaround
- For future road plan review – Road Review Application and engineered design plans are required to be submitted with associated road review fees:
 - [1] "Blue top" staking of the base material at 50' stations.
 - [2] Crushed Surface Base Course (CSBC) material shall be tested with a nuclear density gauge using the probe method, and compaction tests shall be every ___*___ feet. *(SEE NOTE A)
 - [3] The constructed road prism including slopes and drainage facilities shall be located within the easement.
 - [4] It is recommended a private road maintenance agreement be created and recorded for this private road. Please submit a copy of the recorded private road maintenance agreement with the AS-Built civil plans.
 - [5] Design Engineer shall be involved in inspection and give approval to proceed in each step.
 - [6] For Final – Design Engineer shall submit their stamped and signed letter certifying the road was built to the approved plans, copy of compaction reports, and copy of AS-Built drawings.
 - *NOTE A – Compaction Tests:
 - Easement for access to lot 1, 2, and 7 shall have 3 tests minimum
 - Easement for access to lot 7 and parcel 035145001003 shall have compaction test every 100'
 - Easement for access to lots 3, 4, 5, and 6 shall have 3 tests minimum

Stormwater Review:

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

Building Official/Fire Marshal Review:

- Road ways in excess of 150 feet shall have fire apparatus turnarounds.
- Due to number of lots road system shall be paved.
- Each lot shall have its own approved address.
- Private roads shall be named and included in the addressing of the proposed lots.
- Fill and grade permit application is required to be submitted with the Road Review and Stormwater Review applications.

Survey Review:

- Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120.
- Subdivider-Surveyor must verify that no survey monuments will be disturbed during road construction or underground utility installation.
- If any monuments are to be destroyed, a monument removal form will need to be recorded with the Department of Natural Resources.
- Please verify that all the written data per LCC 16.05.240(2) is on the face of the map.
- Add the typical required warnings for access, right of way etc.
- Please submit the lot closure reports for lots 2-7.
- Add the dimension for the north line of lot 1.
- Add the original and the new legal descriptions.

Access Review:

- Snyder Rd should be labeled as "Snyder Road #751A" and show the R/W width for it and Hideaway Ln.

Traffic Review:

- Project does not exceed TIA thresholds; TIA not required.

County Engineer Review:

- See attached Engineer's Report dated August 23, 2022.

Water Review:

- See document LP22-00001 Minter Creek 08_18_2022 Initial Review Memo from Sue Kennedy, RS dated August 22, 2022.

On-Site Septic Review:

- Lots 1, 2, 4, 5, and 6 are ok for standard gravity flow systems. Lot 3 will require a designed/engineered on-site system. Lot sizes ok with approved public water system.



Lewis County Department of Public Works

Josh S. Metcalf, PE, Director
Tim D. Fife, PE, County Engineer

MEMORANDUM

Date: August 23, 2022

To: Lewis County Community Development

From: Tim Fife, PE, County Engineer

Subject: LP22-00001 Hideaway Estates 2.0 LCC 16.05.090 Review

LP22-00001 Hideaway Estates 2.0

a) Improvements Required

Access to the proposed Long Plat is via the private road Burl Lane. Therefore, the private road, with turnaround, to access Lots 3, 4, 5 and 6 will need to be built to private road standards in accordance with LCC 12.60. Burl Lane will need to be widened to meet current road standards for the additional lots accessing it to meet LCC 12.60 (22' wide) and provides access to more than 16 lots and therefor by LCC will need to be paved. There are no planned or existing pedestrian facilities in the vicinity. Therefore, none should be required. We have received complaints about residents, contractors and vacationers not stopping at Burl Lane and Hideaway Lane. Therefore, I would recommend that a stop sign be installed by the developer as a condition of approval of the plat.

b) Easements Required

The 40' easement provided meets the minimum for roadway required by LCC 12.60. However, additional easement may be necessary for stormwater facilities.

*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

There is not sufficient easement provided for the Hammerhead turnaround as proposed on Lots 3 & 4 to meet the requirements of LC 12.60.

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.

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

No additional Public improvements planned in the vicinity at this time

e) Accuracy of the Technical Information Submitted

The County Surveyor has provided technical comments in Adept that will need to be addressed. There will need to be a statement on the face of the plat addressing private road maintenance in accordance with LCC 12.60.270 (4).

f) Adequacy of Lot Arrangement and Driveway & Building Access

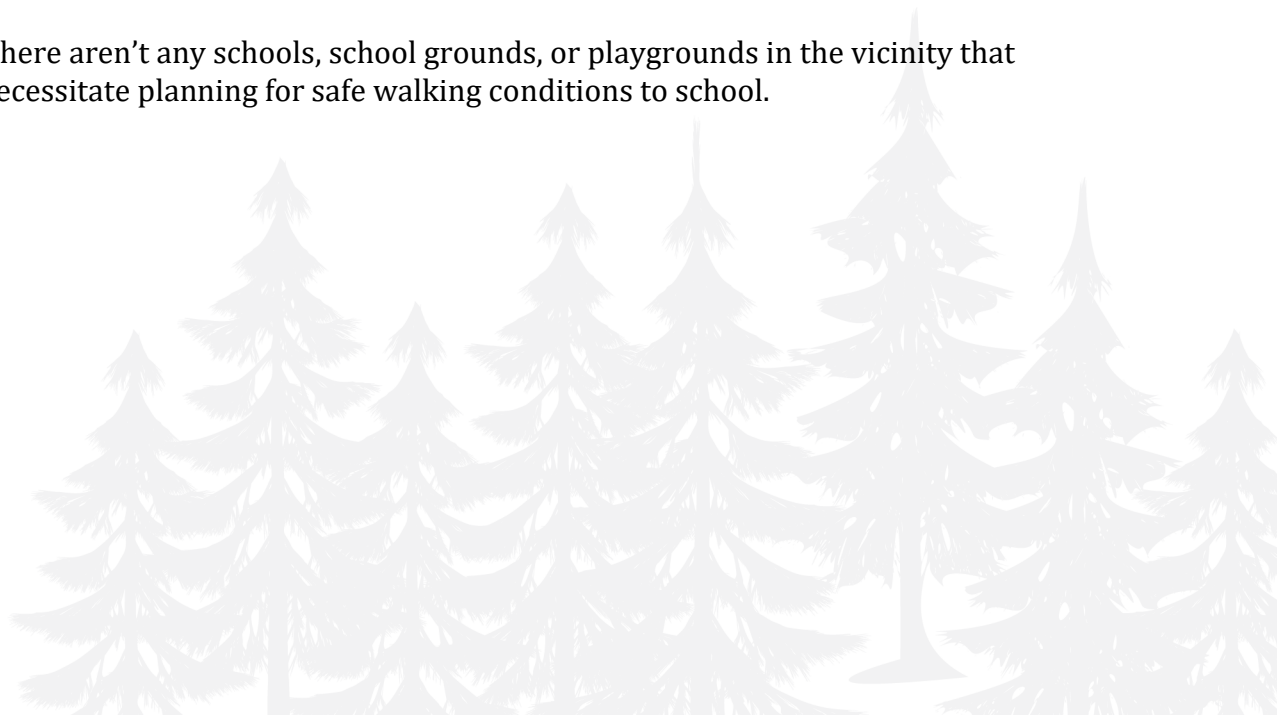
Lot arrangement and easements provide acceptable access to all lots via private roads.

g) Adequacy of Proposed Public & Private Roadways

See a) above. Some improvements to the private roads and stormwater facility will need to be designed and permitted.

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.





Public Health & Social Services

360 NW North Street
Chehalis WA 98532

MEMO

Date: August 22, 2022

To: Karen Witherspoon

From: Sue Kennedy RS *sk*

RE: LP22-00001 "Minter Creek LLC"

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. LP22-00001 "Minter Creek LLC" (Long Plat) proposes a seven lot residential subdivision for which the District has demonstrated a capacity to serve.

Intent:

The County is in receipt of seven 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, 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.