



## Community Development

2025 NE Kresky Avenue  
Chehalis WA 98532

### Long Plat Internal Review Comments

File Number: LP22-00001 (Revised Drawing – 4 Lot Subdivision)

Date Printed: October 13, 2023

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#### Road/Utility Review:

- The revised drawing needs to show emergency vehicle turnaround on access road for Lots 1, 2, and 4 meeting Lewis County Road Standards 12.60.
- Access road shall be constructed to meet Lewis County Private Road Standards 12.60. The design engineer shall submit copies of certifying letter, As-Built, and compaction tests.
- Shall have no access zone along Snyder Rd and Lot 3 – must be shown on the preliminary plat drawing.

#### Stormwater Review:

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

#### Building Official/Fire Marshal Review:

- Road ways/Driveways 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.
- Fill and grade permit application is required to be submitted with the Road Review and Stormwater Review applications.

#### Survey Review:

- The information in the curve table and the lot closure report for curve 5 do not match.
- Add the typical warnings for access, right of way etc.
- 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.
- Add access width for additional lots 1 & 2 off of Burl Ln.

#### Traffic Review:

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

**County Engineer Review:**

- Will need to update review letter once preliminary plat drawing is submitted again.

**Water Review:**

- Progress update from Ron Wilson, LCWSD#3: There is an existing metered connection on the southern portion of the property that will provide water to proposed Lot 4. Signed WANs have been submitted for Lots 1 through 3, however meters have not yet been installed.
- Water Intake Review in Jonathan Creek:
  - Water intake GPS location - Coordinates are -121.659693, 46.609604
  - There are 14 properties with potential connections to the surface water intake system in Jonathan Creek. Potentially two houses and one shop may have interior plumbing with the creek water. The rest of the connections are outdoor connections only and are also served by LCWSD#3. Intake location requires 200-foot radius buffer.

**On-Site Septic Review:**

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