

**RECEIVED**

By K. Witherspoon at 1:17 pm, Oct 16, 2024

October 15, 2024

Karen Witherspoon, AICP  
Senior Project Planner  
Lewis County Community Development  
2025 NE Kresky Avenue  
Chehalis, WA 98532

Re: Riverside Subdivision #LP24-00001  
Reply to Review 2

Dear Ms. Witherspoon:

This letter responds to the **county's** Review 2 letter, dated October 7, 2024. The responses are straightforward and, if possible, I would prefer to have them addressed and resolved as part of producing the Staff Report for the public hearing to avoid further delay in engaging in a third round of county review.

Public Health & Social Services (PHSS) – Water Review

It is my understanding that the September 25, 2024, letter from Jeff Landrum to RB Engineering supersedes the August 15, 2024, memo. from Jeff Landrum to Lewis County Community Development. Can you please confirm?

I have had several discussions with Todd Krause, PE at Northwest Water Systems (NWS) and he has indicated that the project can provide fire suppression water via drafting from the on-board tender truck pump (as originally requested by LCFD#10) without the need for a pressurized output (e.g. pump) from the 2,000 gal. storage tank if the vent on the storage tank is increased in size to 8" diam. The water system piping will not be negatively impacted with this design revision. Mr. Krause has provided me with a letter to this effect. As a licensed PE myself, I concur with his analysis. As soon as the design plans have been revised to address Jeff Landrum's other review comments, this letter, along with revised water system plans, will be submitted to Public Health & Social Services for further review.

Since the design and review/approval process is still being worked through between the design team and Public Health & Social Services, I request that providing a pressurized system on my side not be an absolute requirement or condition of final approval. Additionally, providing a generator should not be an absolute requirement or condition of approval if a pressurized output is not needed. Per LCC 8.55.150.11, a generator transfer switch will be provided if the system is designed and accepted without the need for pressurization.

### **County Engineer's Review**

I am concerned that the hearing examiner is not going to allow a supposed unpermitted road or alteration to drainage patterns, so I think it's **important** to adequately address this issue ahead of the public hearing. As mentioned in my first response letter, the driveway was permitted under MSR24-0201.

Comment c) from the July 16, 2024 memo. from Public Works states that **"an unpermitted road appears to have been constructed on site beyond the limits of the approved road approach, RA23-00367"**. The County Engineer provided a second review comment that basically stated that the driveway and culverts were not shown on the preliminary plat map and that his original comments stand as-is.

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**To help address a portion of the county's engineer's second review comment**, the driveway and associated culverts have been added to the preliminary plat map (see attached).

Comment c) also mentions that existing drainage patterns have been disturbed and stormwater runoff has been redirected onto county right-of-way (ROW). This is not correct. The ROW was not clearly marked until recently so **I think there may be a misunderstanding of where the county's ROW ends on Riverside Dr.** I have attached some illustrations that should be helpful.

As mentioned in my first response letter, driveway culverts were installed in an existing ditch located on private property; therefore, no drainage patterns have been disturbed. A **30'** long stretch of gravel and a dirt berm off the north end of the Riverside Dr. ROW previously sloped back towards the ROW. This material was simply removed and replaced with a driveway cut. This resulted in no additional or new stormwater runoff to the ROW. Therefore, there are no pre-existing flow paths to restore.

I can meet the County Engineer on-site if that would be helpful.

I request Comment c) **be revised to read something like "Stormwater will need to be addressed in accordance with LCC 15.45 for both the new roadway improvements and the existing driveway that will be converted to a private roadway"**.

Building Official / Fire Marshal


The 11<sup>th</sup> bullet point under Long Plat Initial & Review 2 – Internal Review Comments **states that "The property is located in a SFHA, all future buildings shall obtain floodplain development permits..."**. However, only a portion of the property is located in the currently mapped SFHA and all proposed lots currently have buildable areas outside of the current SFHA. Additionally, per the draft/future floodplain map, only a portion of the property will be located within the SFHA as well and several lots will still have buildable areas outside of the SFHA.

I request this bullet point **be revised to read something like "A portion of the property is located in an SFHA. All future buildings located within an SFHA shall obtain floodplain development permits and have their own pre- and post-elevation certificate. A base flood elevation for each lot is required to be shown on the final plat map"**.

I have reviewed all other comments, I have no questions or comments on those comments at this time, and I understand they will become conditions of final plat approval. I look forward to receiving your Staff Report and scheduling a public hearing soon.

If you have any questions, please call me at (360) 705-2474 or e-mail me at [chris@olyeng.com](mailto:chris@olyeng.com). Thank you.

Sincerely,



Chris Merritt, Managing Member  
Merrlawski Investments, LLC  
PO Box 562  
Packwood, WA 98361

Encl. Preliminary Plat Map (Revised)  
Illustrations of entrance off Riverside Dr.