



## Lewis County Department of Public Works


Josh S. Metcalf, PE, Director

Geoff Soderquist, PE, County Engineer

### MEMORANDUM

**Date:** November 7, 2024

**To:** Lewis County Community Development

**From:** Geoff Soderquist, PE, County Engineer 

**Subject:** LP24-00001 Riverside LCC 16.05.090 Review

a) Required Improvements:

*Proposed private road will need to be designed in accordance with LCC 12.60 private roads serving 5-10 lots. To maintain the characteristics defined in LCC 12.60.270(1) of "allow[ing] more control, security, and sense of identity when public roads are not needed for public circulation," this shall be a gated private development. The gate shall be located beyond the County ROW and meet the requirements of LCC 12.60.670*

b) Required Easements:

*Private road easements appear to be sufficient width, in accordance with LCC 12.60. In accordance with LCC 12.60.270, the following statement needs to be added to the face of the plat:*

**WARNING: 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 plat.**

c) Effects of subdivision development on drainage in the general area:

**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**  
57 West Main St.  
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

*Stormwater will need to be addressed in accordance with LCC 15.45 for the proposed onsite improvements and the existing driveway that will be converted to a private roadway.*

- d) Effects of the proposed subdivision on other public improvements under the jurisdiction of the county engineer/public works division:

*There is no concern regarding effects to public improvements under the jurisdiction of the county engineer. Applicant will need a modification of existing approach permit based on the proposed land division.*

- e) Accuracy of the technical information submitted:

*The county surveyor will provide comments regarding the accuracy of the technical information.*

- f) Adequacy of lot arrangement and dimensions for providing driveway access to buildings on such lots from an approved street:

*Lot arrangement and dimensions appear to be sufficient.*

- g) Adequacy of any proposed public and private roadways:

*See item "a" for required improvements.*

- h) Adequacy of transit stops, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

*Not applicable since there are no schools within walking distance of the proposed site.*

