

# **RB** Engineering

February 28, 2015

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



Re: Elkhorn Subdivision LP-07-00001, LLS-05-0012 Conditions of Preliminary Plat Approval  
RBE No. 07027

Dear Karen:

Market Commercial Holdings LLC has elected to request extended plat approval by one year per our project meeting on November 4, 2014. This list reflects the current status of all 50 terms and conditions for the plat:

1. All new housing will comply with requirements for Seismic Risk D-1.
2. Minimum requirements for storm water, erosion and sediment control were met. Final Road and Storm water Certification documents, as presented to Lewis County on November 16, 2009, are attached.
3. Minimum requirements for subdivisions are met.
4. In lieu of OWS, the project utilized grass filter strips for treatment and infiltration galleries for disposal which exceeds the requirement for OWS.
5. Developer is aware of outside local, state and federal permit requirements.
6. Water Quality BMPs are incorporated into the civil engineering design and used during construction.
7. No discharge of hazardous materials is allowed onsite during construction.
8. Noted. Conditions of CARL #CL 07-00354 apply. Please furnish conditions ASAP.
9. Applicant's site work contractors maintained spill response emergency procedures during all phases of the site work construction.
10. Erosion control measures were implemented prior to clearing/grading/construction activities.
11. Sediment tracking control measures were incorporated during site work to control sediment.
12. There were no releases of hazardous chemicals during site work construction.
13. The project did not trigger a NPDES permit, as no water left the site.
14. Exposed soils are covered and stabilized.
15. No historical/archaeological/cultural evidence was found during construction.

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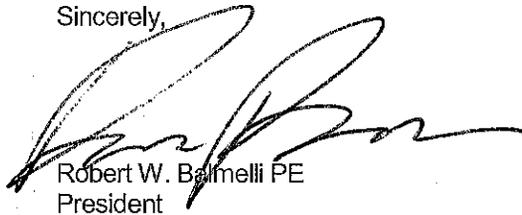
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16. Road design was approved by Lewis County and constructed per County standards. Final Certification documents were submitted in November of 2009. A copy the certification letter and record drawings are attached.
17. Proper erosion/sediment control/stabilization measures were used to prevent sediment from entering the infiltration systems.
18. The site work contractor installed and provided erosion control maintenance as required.
19. Contractors complied with all local/state/federal erosion control requirements including daily surveillance and repairs.
20. Disturbed soil stabilization is implemented during the wet season.
21. Seeded areas were checked/repaired/reseeded/fertilized during construction as required.
22. Soil tracking off site was prevented during construction activities.
23. No dewatering was needed during the site work construction.
24. Sediment-laden runoff is filtered before entering the storm water conveyance system.
25. Offsite catch basins were protected from siltation.
26. LCWD No. 3 supplied a statement of current water connection purchases per agreement. Recorded copy attached.
27. All disturbed areas were seeded upon completion of work.
28. Storm water design was approved by Lewis County and constructed per County standards. Final Certification documents attached.
29. The Roadway and Stormwater Facility Agreement will be recorded for final plat; signed copy attached.
30. Individual lot development will comply with Lewis County Code.
31. All mitigation was completed for his project.
32. All storm water facilities are located onsite.
33. The final plat will be prepared to meet all applicable codes.
34. The final plat will show Lots 10-17 labeled with a 10 foot "no access" to Skate Creek Road, as required.
35. Plat was designed per Development Standards listed. The standards will be listed on the final plat.
36. The onsite private roadway was engineered and constructed to Lewis County standards. Final Certification documents are attached.
37. A Road Maintenance Agreement will be submitted/recorded at final plat; signed copy is attached.

38. Elkhorn HOA is established. Attached are Articles of Incorporation and HOA Bylaws.
39. Lewis County Public Works reviewed and approved the roadway engineering.
40. Interim traffic control was provided by contractor during construction.
41. LCPW access permitting was issued prior to road construction.
42. ROW permit was issued prior to work in the County right of way.
43. Private road naming was completed with LCPW approval and will be added to the final plat map.
44. LCC Packwood Airport Obstruction Zoning was adhered to.
45. A "Lewis County Aviation and Hazard Easement" was established and will be shown on the final plat map.
46. FAR Part 77 Imaginary Surfaces will be shown on final plat map.
47. Review of FAA Form 7460 was not required by FAA per their review of the project 7/19/07.
48. Aircraft note will be placed on face of final plat map for recording.
49. Subdivision is compliant with elk country plantings and covenants.
50. A written plan of action for potential cultural finds has been prepared; copy attached.

Please consider this letter our formal one-year extension request on behalf of Market Commercial Holdings LLC. If you have any questions during your review, please contact me at [RobertB@RBEngineers.com](mailto:RobertB@RBEngineers.com) or 360-740-8919.

Sincerely,



Robert W. Balmelli PE  
President

Cc: Mark Spogen, Market Commercial Holdings LLC

Enclosure(s): Final Road and Stormwater Certification Documents, November 16, 2009  
Roadway and Stormwater Facility Agreement  
HOA Bylaws, Articles of Incorporation, Protective Covenants  
Lewis County Water District #3 Statement of Compliance  
Plan for Cultural Discoveries