

# Development Review Committee Agenda

Chehalis Community Development Department

September 10, 2020 at 9 o'clock A.M.

Meeting location: Chehalis-Centralia Airport, 900 Northwest Airport Road, Chehalis, WA

## I. Meeting Agenda for Action Items

### a. Pre-Application Conference

- i. AC-20-009 – 0 Jackson Highway – Residential Subdivision & Retail Shops: Newaukum Ventures, LLC. Is proposing to build 90-100 dwelling units near the frontage of the golf course. The development intends to provide a mix of sing-family homes, duplex, and 4-plex lots with a small amount of commercial buildings.

### b. New land use and building applications for review

- i. UGA-PLAT-20-001 – 0 Harold Drive – 69-Lot Subdivision: Homestreet Development, LLC. is proposing a 69-lot single family homes with 3,031 linear feet of new public roads with sidewalks and landscaping.
- ii. SEPA-20-0004 – 207 Maurin Road – Southwest Washington Grain: Construct Phase 1 through 4 of the Southwest Washington Grain project to include grain storage and loading, associated retail and commercial and management facilities.

## II. Public Works Applications

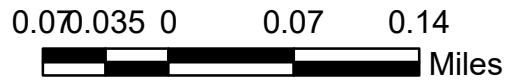
### a. Right-of-Way Occupancy

- i. RWO-20-010 – 543 Northwest Pacific Avenue
- ii. RWO-20-011 – 325 Southwest 8<sup>th</sup> Street
- iii. RWO-20-012 – cancelled
- iv. RWO-20-013 – 122 Interstate Avenue
- v. RWO-20-014 – 915 Northwest State Avenue
- vi. RWO-20-015 – 759 Northwest Ohio Avenue
- vii. RWO-20-016 – 2110 Southwest Salisbury Avenue

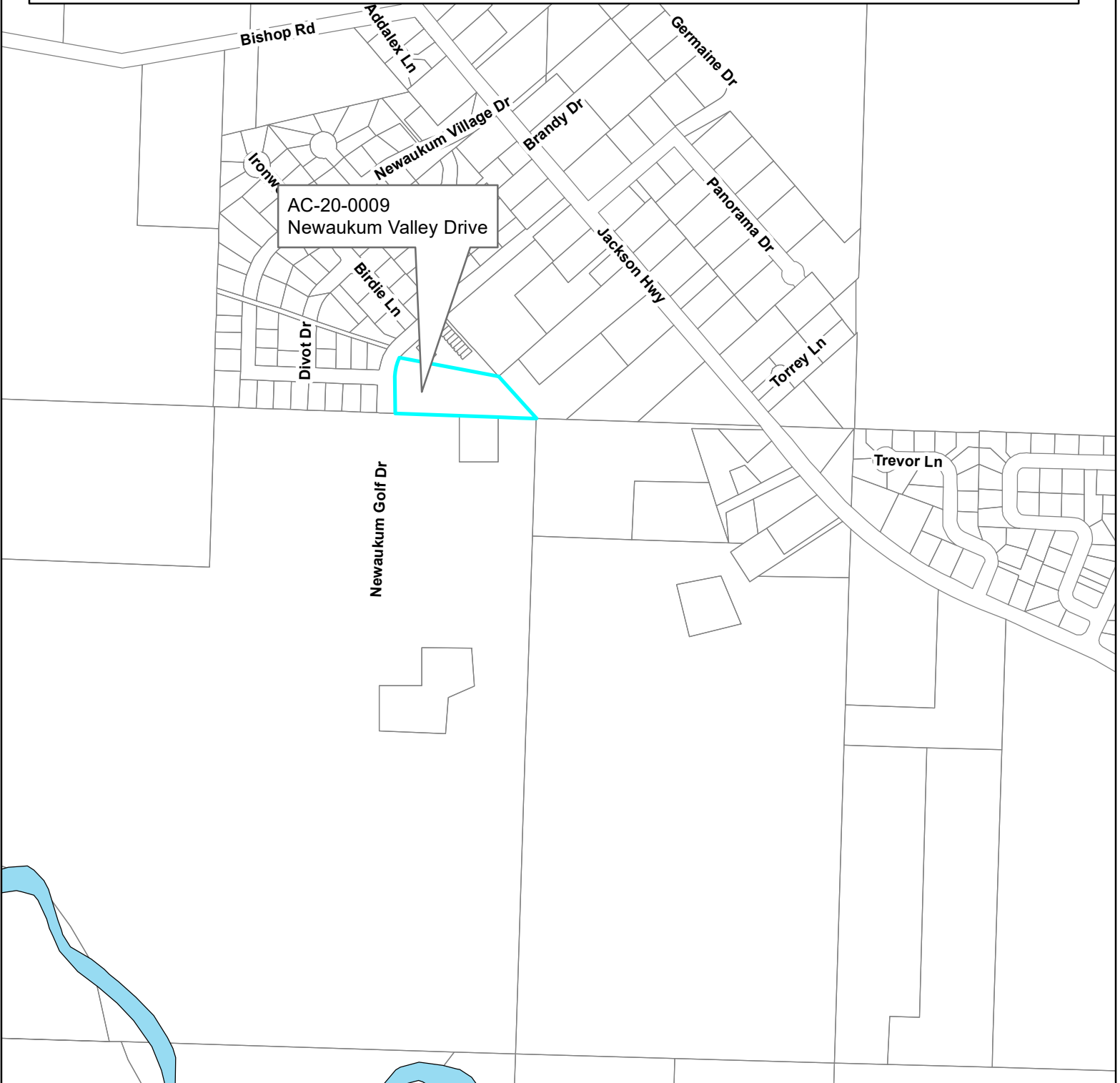
## III. Weekly Informational Reports

- a. Applications under review
- b. Issued permits – past week only

Vicinity Map  
for  
AC-20-009  
Newaukum Valley Drive



1 inch = 566 feet



## Applicant Pre-Submission Conference Application

Submit this form and any required attachments to:

**City of Chehalis**  
**Community Development Department**  
 1321 S. MARKET BLVD.  
 CHEHALIS WA 98532  
 (360) 345-2229

**APPLICANT FILL OUT AND SIGN UPPER SECTION:**

**JOB ADDRESS:** 0 Jackson Hwy Chehalis, WA 98532  
Parcel #s: 017864002029, 017864005004, 017846003005, 017846003006

<p><b>APPLICANT:</b></p> <p>NAME: <u>Fuller Designs</u></p> <p>ADDRESS: <u>645 SE Prospect St.</u></p> <p>CITY/ST/ZIP: <u>Chehalis, WA 98532</u></p> <p>PHONE#: <u>(360) 269-4104</u></p> <p>EMAIL: <u>admin@fullerdesigns.org</u></p>	<p><b>PROPERTY OWNER</b> <i>(Same as Applicant? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> )</i></p> <p>NAME: <u>Newaukum Ventures, LLC</u></p> <p>ADDRESS: <u>107 S Tower</u></p> <p>CITY/ST/ZIP: <u>Centralia, WA 98531</u></p> <p>PHONE#: <u>360-508-3141</u></p> <p>EMAIL: <u>trevorwestlund@gmail.com</u></p>
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<p><b>CONTACT PERSON</b> <i>(Same as Applicant? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> )</i></p> <p>COMPANY NAME: _____</p> <p>NAME _____</p> <p>ADDRESS: _____</p> <p>CITY/STATE/ZIP _____</p> <p>PHONE # _____</p> <p>EMAIL: _____</p>	<p><b>CONTRACTOR</b> <i>(Same as Property Owner? Yes <input type="checkbox"/> No <input type="checkbox"/> )</i></p> <p>COMPANY: <u>TBD</u></p> <p>CONTRACTOR REGISTRATION # _____</p> <p>ADDRESS: _____</p> <p>CITY/STATE/ZIP _____</p> <p>PHONE # _____</p> <p>EMAIL: _____</p>
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**DETAILED PROJECT DESCRIPTION:**

See Cover Letter

**PROJECT VALUE:** 2,000,000.00

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<p><b><u>Signature:</u></b></p> 	<p><b><u>Date:</u></b></p> <p style="text-align: center;">9/1/2020</p>
<p><b><u>Name (print):</u></b></p> <p style="text-align: center;">Cassandra Fuller</p>	<p><b><u>Telephone #:</u></b></p> <p style="text-align: center;">(360) 269-4104</p>

**OFFICE USE ONLY:**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ By: \_\_\_\_\_  
 Parcel #: \_\_\_\_\_ Zoning: \_\_\_\_\_ Flood Zone: \_\_\_\_\_  
 Permit #: \_\_\_\_\_

**PROJECT INFORMATION:**

APPLICANT: NEWAUKUM VENTURES, LLC  
107 S TOWER,  
CENTRALIA, WA 98531

SITE ADDRESS: 0 JACKSON HWY,  
CHEHALIS, WA 98532

PARCEL NUMBER: 017864002029, 017864005004, 017846003005,  
017846003006 & 017846001006

ZONING (CITY): RDD-5 & UGA

LOTS: 5 EXISTING

SITE SOILS: LACAMAS SILT LOAM & SCAMMAN & SALKUM  
& REED SILTY CLAY LOAM

WATER: TBD

SANITARY SEWER: TBD

GRADING: TBD± CY FILL  
TBD± CY CUT

**GEOTECHNICAL INFORMATION:**

A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT. IN LIEU OF A REPORT ALL CONSTRUCTION SHALL COMPLY WITH STANDARD SPECIFICATIONS.

**TOPOGRAPHIC INFORMATION:**

TOPOGRAPHIC INFORMATION DEPICTED IN THESE DRAWINGS WAS PROVIDED BY LEWIS COUNTY GIS DATA. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY FULLER DESIGNS.

**LEGEND:**

LINETYPES	PROPOSED	DESC.
---	---	PROP. BOUNDARY
---	---	EASEMENT
SS	SS	SEWER MAIN
---	---	SEWER STRUCTURE
FM	FM	FORCE MAIN
ST	ST	STORM MAIN
X-X	X-X	FENCING
---	---	DITCH/SWALE
---	---	ROAD CENTERLINE
---	---	RIGHT OF WAY
---	---	EDGE OF PAVEMENT
---	---	GRAVEL SHOULDER
---	---	CONTOUR LINE (MAJOR)
---	---	CONTOUR LINE (MINOR)
---	---	BUILDING
---	---	BUILDING SETBACK
E	E	ELECTRICAL UNDERGROUND
OE	OE	ELECTRICAL OVERHEAD
OT	OT	TELECOMMUNICATION
G	G	GAS MAIN
W	W	WATER SYSTEM
X-X	X-X	SILT FENCE
---	---	PROJECT AREA

**SYMBOLS:**

EXISTING	PROPOSED	DESC.
⊕	⊕	SOIL TEST PIT
○	○	SURFACE FLOW
○	○	SPOT ELEVATION
⊕	⊕	SEWER MANHOLE
⊕	⊕	CATCH BASIN
⊕	⊕	INSPECTION PORT
⊕	⊕	CAP/PLUG
⊕	⊕	WELL
⊕	⊕	WATER METER BOX
⊕	⊕	VALVE
⊕	⊕	JUNCTION BOX
⊕	⊕	HYDRANT

**ABBREVIATIONS:**

AC	ACRES
AC	ASPHALT CONCRETE
BCR	BEGIN CURB RETURN
BM	BENCHMARK
BVCS	BEGIN VERTICAL CURVE STATION
BCVE	BEGIN VERTICAL CURVE ELEVATION
CATV	CABLE TELEVISION
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CY	CUBIC YARD
.	DEGREES
∅	DIAMETER
DIP	DUCTILE IRON PIPE
EE	ELECTRICAL
ECR	END CURB RETURN
EL	ELEVATION
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
G	GAS
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HP	HIGH POINT
K	CALCULATED CURVE VALUE
L	LENGTH
LCV	LENGTH VERTICAL CURVE
LF	LINEAR FEET
M	METER
MH	MAN HOLE
MJ	MECHANICAL JOINT
NFC	NOT FOR CONSTRUCTION
OHP	OVER HEAD POWER
P	POWER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLY-VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RFC	RELEASED FOR CONSTRUCTION
R/W	RIGHT OF WAY
RD	ROOF DRAIN
S	SLOPE
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STORM
STA	STATION
STEP	SEPTIC TANK EFFLUENT PUMP
DTL	STANDARD DETAIL
T	TELEPHONE
TB	THRUST BLOCK
TC	TOP OF CURB/CONCRETE
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
TG	TOP OF GRATE
TYP	TYPICAL
UGP	UNDERGROUND POWER
W	WATER
WM	WATER METER
WV	WATER VALVE
±	APPROXIMATELY
%	PERCENT
Δ	DELTA

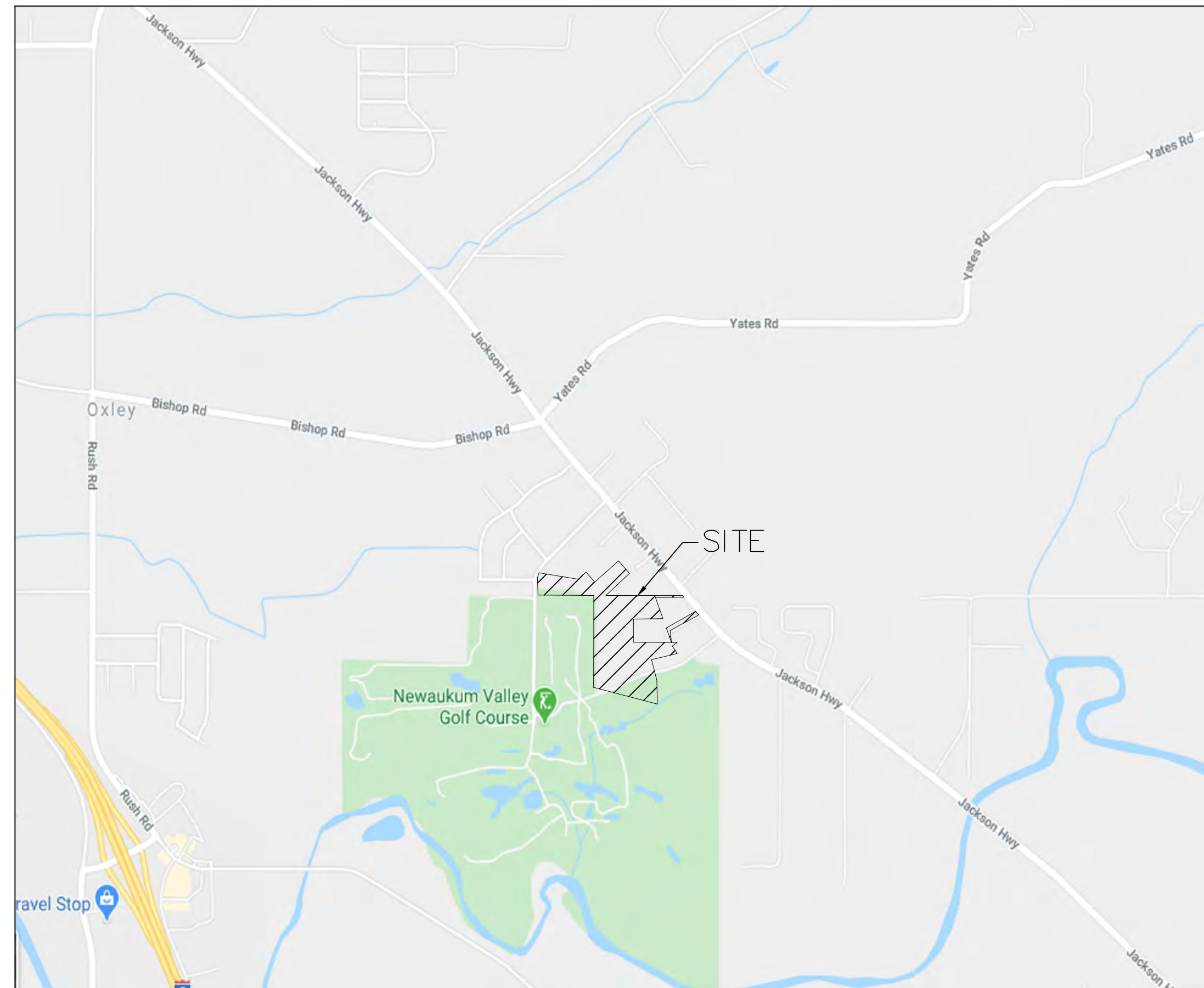
**DRAWING CONTENTS:**

- C0.1 - CIVIL COVER SHEET
- C1.1 - CONCEPTUAL SITE PLAN

# NEWAUKUM GOLF CONCEPT

SECTION 13 TOWNSHIP 13N RANGE 02W PT NW4 SW4 W  
CHEHALIS, WASHINGTON

**VICINITY MAP**



**UTILITIES LOCATE NOTE:**

EXISTING UTILITIES LOCATION SHOWN IN THIS PLAN SET IS BASED ON INFORMATION OBTAINED FROM VARIOUS RECORDS RESEARCH, ASBUILT DATA, AND FIELD MEASUREMENTS. FULLER DESIGNS ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF UTILITIES EITHER SHOWN OR NOT SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, LOCATION, AND ARRANGEMENT OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL UNDERGROUND LOCATE AT 811 PRIOR TO PERFORMING CONSTRUCTIONS ACTIVITIES.



PRELIMINARY  
FOR PERMIT ONLY

**PROJECT SPECIFICATIONS:**

THE WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, 2020 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) (HEREAFTER "STANDARD SPECIFICATIONS").

ALSO INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE ARE:

- A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- B. COUNTY ROAD STANDARDS
- C. COUNTY DRAINAGE STANDARDS
- D. THE INTERNATIONAL BUILDING CODE (IBC).

CURRENT EDITIONS OF THESE STANDARDS SHALL BE USED WHICH EXIST ON THE DATE OF CONTRACT ACCEPTANCE.

CONTRACTOR SHALL OBTAIN COPIES OF THESE PUBLICATION AT CONTRACTOR'S OWN EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, SUPPLIES AND INCIDENTALS REQUIRED TO COMPLETE ALL WORK SHOWN ON THESE DRAWINGS. ONCE WORK IS COMPLETED CONTRACTOR SHALL OBTAIN ACCEPTANCE BY THE COUNTY AND PROJECT ENGINEER.

THE INTENT OF THESE DRAWINGS IS TO PRESCRIBE A COMPLETE PROJECT. OMISSIONS FROM THE DRAWINGS OF DETAIL OF WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE OMITTED WORK.

ANY PROPOSED ALTERATIONS BY THE CONTRACTOR AFFECTING THE REQUIREMENTS AND INFORMATION IN THESE DRAWINGS SHALL BE IN WRITING AND WILL REQUIRE APPROVAL OF THE ENGINEER AND INSPECTOR.

**WORK IN RIGHT OF WAY:**

CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO COMMENCING ANY WORK LOCATED IN RIGHT OF WAY ALL WORK PERFORMED IN THE RIGHT OF WAY SHALL ADHERE TO DRAWINGS, STANDARD SPECIFICATIONS, AND REQUIREMENTS OUTLINED IN THE RIGHT OF WAY PERMIT.

**RECORD DRAWINGS:**

FULLER DESIGNS IS REQUIRED BY THE COUNTY TO PROVIDE RECORD DRAWING CERTIFICATION PRIOR TO FINAL COUNTY ACCEPTANCE. FULLER DESIGNS WILL NOT CERTIFY RECORD DRAWINGS WITHOUT INSPECTION OF BELOW GRADE UTILITIES AND STRUCTURES. PRIOR TO BACKFILLING, CONTRACTOR SHALL NOTIFY FULLER DESIGNS OF NECESSARY INSPECTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ENGINEER OR INSPECTOR OF INCONSISTENCIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE: ANY ALTERATIONS OR LOCATION OF UNDERGROUND UTILITIES ENCOUNTERED DURING THE PROGRESS OF THE PROJECT, ANY ALTERATIONS MADE TO THE IMPROVEMENTS BEING INSTALLED. MARKED DRAWINGS SHALL BE CLEAR AND LEGIBLE. DRAWINGS SHALL BE MARKED "RECORD DRAWINGS" AND SHALL BE SUBMITTED TO THE ENGINEER UPON PROJECT COMPLETION.

**CONTRACTOR LIABILITY NOTE:**

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY THROUGHOUT PROJECT EXECUTION AND NOT BE LIMITED TO WORKING HOURS. CONTRACTOR SHALL PROGRESS WORK IN A MANNER THAT SHALL INDEMNIFY AND HOLD FULLER DESIGNS HARMLESS FROM ALL LIABILITY IN CONNECTION WITH CONTRACTOR'S PERFORMED WORK.

**REMOVAL OF UNSUITABLE MATERIALS:**

IF UNSUITABLE MATERIALS AS DEFINED BY THE STANDARD SPECIFICATIONS ARE ENCOUNTERED, THIS MATERIAL SHALL BE REMOVED TO THE DEPTH REQUIRED BY THE ENGINEER OR INSPECTOR AND REPLACED WITH SUITABLE MATERIAL.

UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND HAULED TO A WASTE SITE OBTAINED BY THE CONTRACTOR. PRIOR TO REMOVAL, CONTRACTOR SHALL NOTIFY PROJECT OWNER SO MEASUREMENT/PAYMENT CAN BE MADE PER TON OF UNSUITABLE MATERIAL REMOVED.

**EROSION CONTROL NOTE:**

EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE STRUCTURES WILL BE PERMITTED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SOILS TO ADJACENT PROPERTIES. DISTURBED EARTH SHALL BE STABILIZED AS REQUIRED BY THE STANDARD SPECIFICATIONS. INDIVIDUAL DESIGNATED TO MONITOR EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL HAVE ESCAL CERTIFICATION.

**GENERAL NOTES:**

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS, DRIVEWAYS AND UTILITY SERVICES SHALL REMAIN ACCESSIBLE AT ALL TIMES.

AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL PRE-CONSTRUCTION STATE OR BETTER UPON COMPLETION OF WORK.

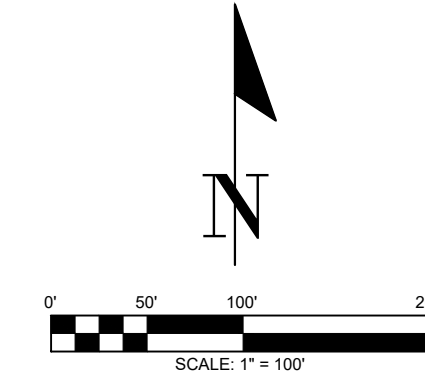
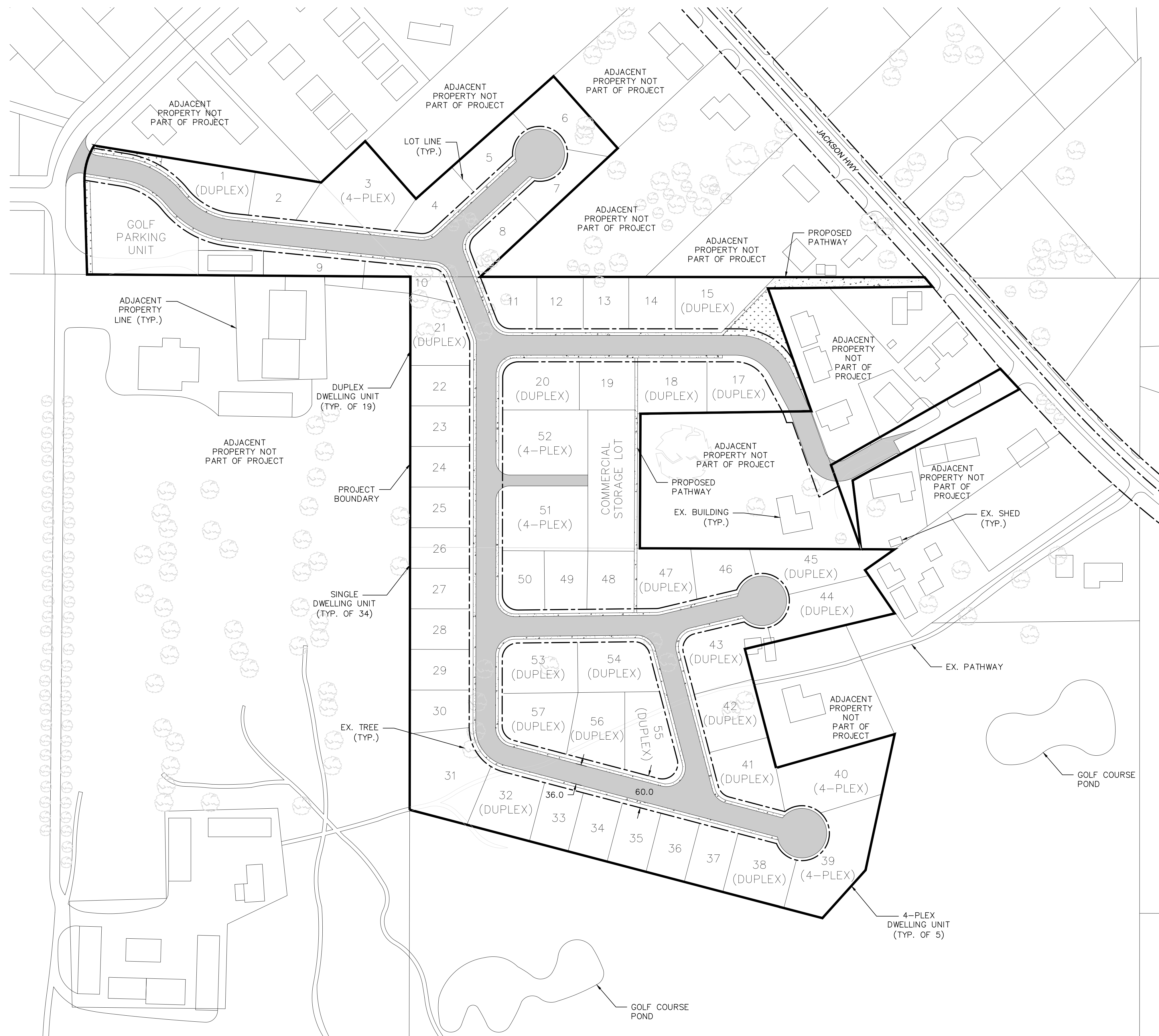
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DATE:	08/28/20	DRAWN: SD
	PROJECT NAME: NEWAUKUM GOLF CONCEPT	

**FULLER DESIGNS**  
645 SE PROSPECT STREET  
CHEHALIS, WA 98532  
520-840-3599

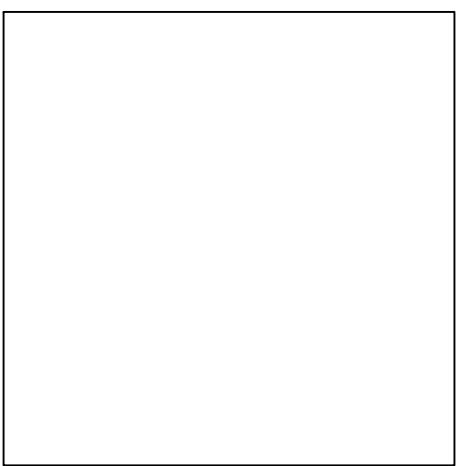
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C0.1  
1 OF 3

SECTION 13 TOWNSHIP 13N RANGE 02W PT NW4 SW4 W



DRAWING TITLE:		CONCEPTUAL SITE PLAN	
SCALE:	DATE:	DRAWN:	CHECKED:
1" = 100'	08/28/20	SD	CT
PROJECT NAME:		NEWAUKUM GOLF CONCEPT	



**FULLER DESIGNS**  
 645 SE PROSPECT STREET  
 CHEHALIS, WA 98532  
 520-840-3599

REV:	DESCRIPTION:	DATE:
0	PRELIMINARY - FOR PERMIT	08/28/20
1		

PRELIMINARY  
FOR PERMIT ONLY

C1.1  
2 OF 3

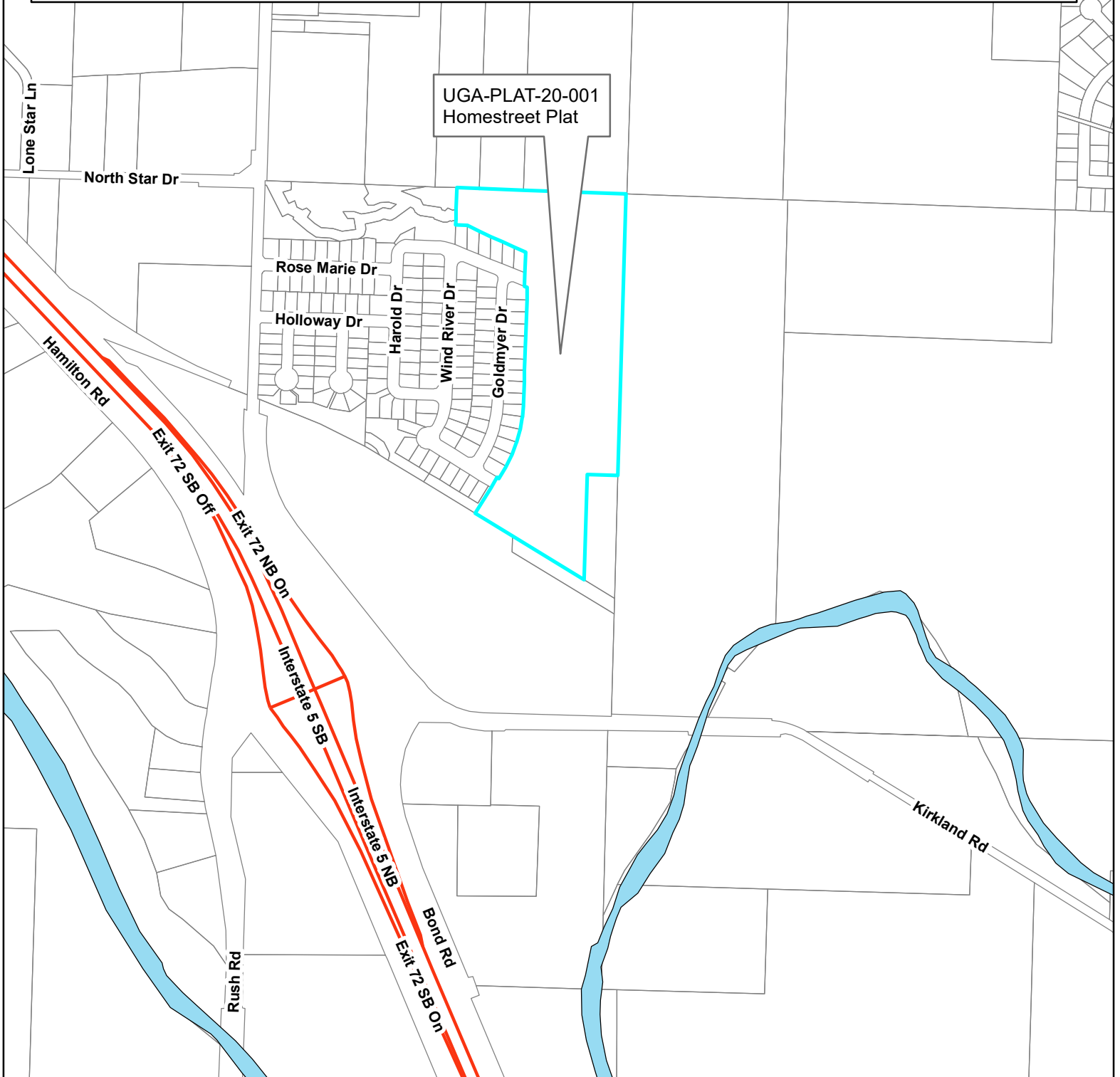


# Vicinity Map for UGA-PLAT-20-001 Homestreet Plat



0.085 0.17  
0.0425 0 Miles

1 inch = 679 feet



# PRELIMINARY PLAT OF HOMESTREET PLAT

PREPARED FOR  
HOMESTREET DEVELOPMENT, LLC  
1868 STATE AVE NE  
OLYMPIA, WA 98506

### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M., LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE C.C. & C. RAILROAD, AND EAST OF RUSH ROAD.

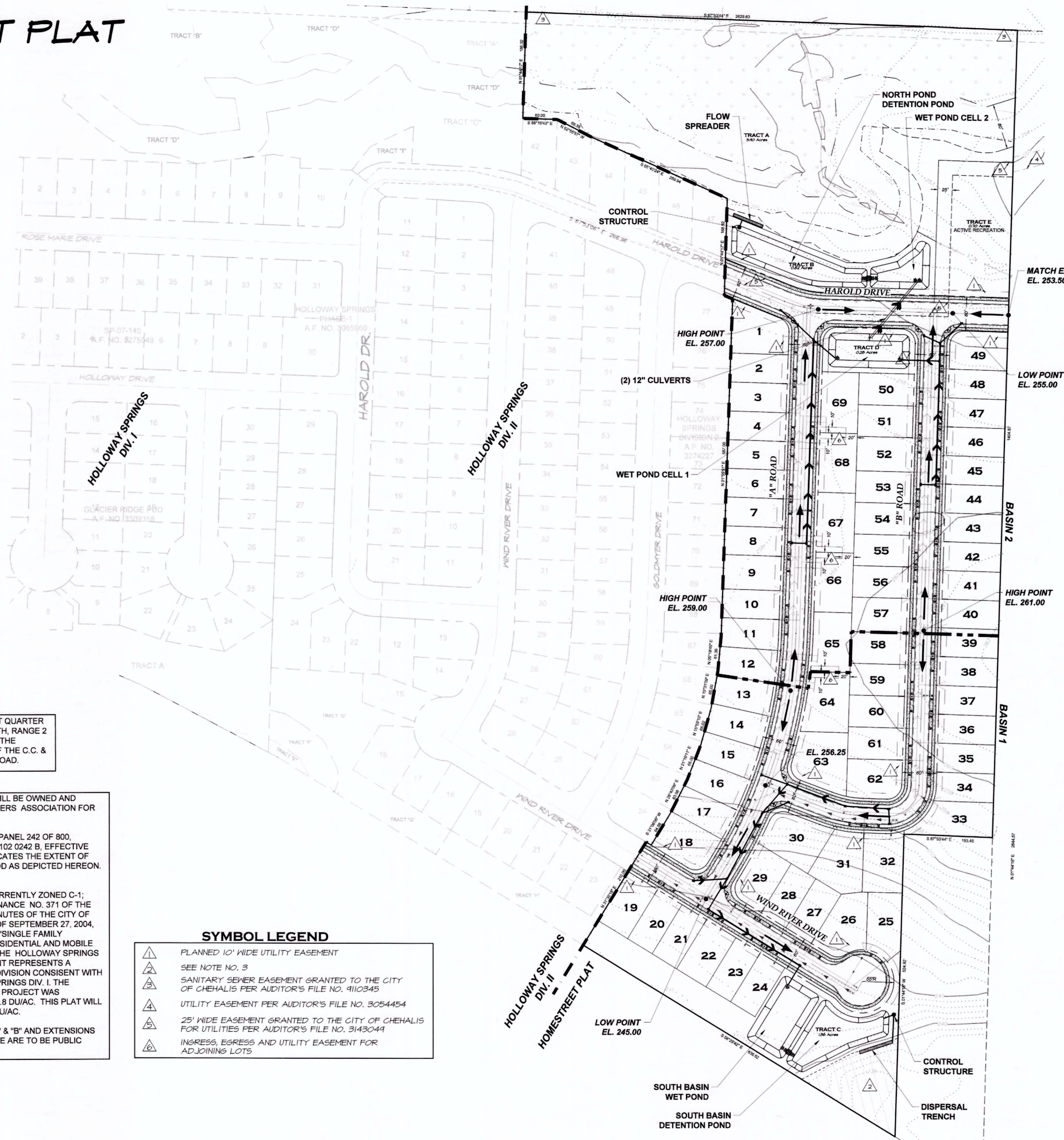
### NOTES

- TRACTS "A", "B", "C", "D", & "E" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR HOMESTREET LACE.
- FLOOD INSURANCE RATE MAP, PANEL 242 OF 800, COMMUNITY-PANEL NUMBER 530102 0242 B, EFFECTIVE DATE: DECEMBER 15, 1981 INDICATES THE EXTENT OF THE ONE-HUNDRED-YEAR FLOOD AS DEPICTED HEREON. (HATCHED AREA)
- THE SUBJECT PROPERTY IS CURRENTLY ZONED C-1; HOWEVER PURSUANT TO ORDINANCE NO. 371 OF THE CITY OF NAPAVINE AND THE MINUTES OF THE CITY OF CHEHALIS COUNCIL MEETING OF SEPTEMBER 27, 2004, RESIDENTIAL USES INCLUDING "SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL AND MOBILE HOME PARKS" ARE ALLOWED. THE HOLLOWAY SPRINGS DIVISION II AND III DEVELOPMENT REPRESENTS A PLANNED SINGLE FAMILY SUBDIVISION CONSISTENT WITH THE DENSITY OF HOLLOWAY SPRINGS DIV. I. THE HOLLOWAY SPRINGS DIVISION I PROJECT WAS DEVELOPED AT A DENSITY OF 4.8 DU/AC. THIS PLAT WILL RESULT IN A DENSITY OF 3.10 DU/AC.
- ROADWAYS DESIGNATED AS "A" & "B" AND EXTENSIONS OF HAROLD & WIND RIVER DRIVE ARE TO BE PUBLIC ROADWAYS.

### SYMBOL LEGEND

- PLANNED 10' WIDE UTILITY EASEMENT
- SEE NOTE NO. 3  
SANITARY SEWER EASEMENT GRANTED TO THE CITY OF CHEHALIS PER AUDITOR'S FILE NO. 4110345
- UTILITY EASEMENT PER AUDITOR'S FILE NO. 3054454
- 25' WIDE EASEMENT GRANTED TO THE CITY OF CHEHALIS FOR UTILITIES PER AUDITOR'S FILE NO. 3143044
- INGRESS, EGRESS AND UTILITY EASEMENT FOR ADJOINING LOTS

**TOPOGRAPHIC NOTE:**  
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



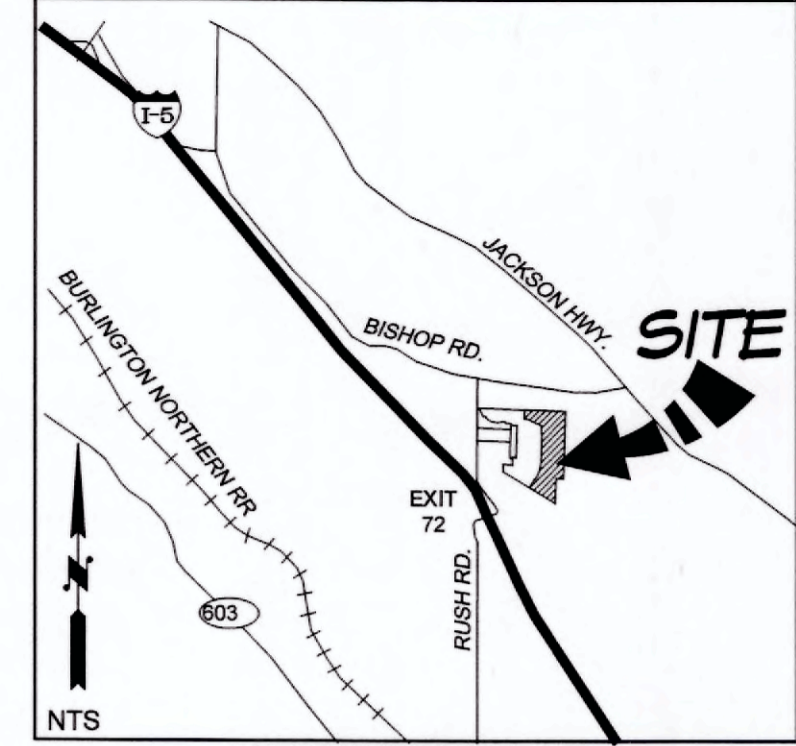
### SITE DATA

PARCEL NO.	017875734078
ZONING	C-1 (SEE NOTE #3)
AREA	22.27 ACRES
TOTAL LOTS	69
DENSITY	3.10 DU/AC.
AVERAGE LOT SIZE	5,716 SQ. FT.
SMALLEST LOT SIZE	5,000 SQ. FT.
LENGTH OF ROADS	3,031 LF
AREA OF ROADS	4.33 AC.
OPEN SPACE TOTAL	8.88 ACRES (40%)
<b>TRACT USAGE</b>	
TRACT "A" WETLAND/BUFFER / OPEN SPACE	5.90 AC.
TRACT "B" STORMWATER	0.62 AC.
TRACT "C" STORMWATER	1.38 AC.
TRACT "D" STORMWATER	0.28 AC.
TRACT "E" ACTIVE REC./TOT LOT	0.70 AC.
	8.88 AC.

### SHEET INDEX

- 1 - PRELIMINARY GRADING & DRAINAGE PLAN
- 2 - ENLARGED POND PLANS
- 3 - TESC & DRAINAGE DETAILS
- 4 - PRELIMINARY UTILITY PLAN
- 5 - PRELIMINARY LANDSCAPE PLAN

CITY OF CHEHALIS  
VERTICAL DATUM: NGVD 1929 CITY OF CHEHALIS  
BASIS OF BEARING: PLAT OF HOLLOWAY SPRINGS DIVISION 2 RECORDED UNDER AUDITOR'S FILE NO. 3274227  
SCALE: 1" = 100'



### LEGEND

- EX. POWER POLE
- EX. POWER VAULT
- EX. POWER TRANSFORMER
- EX. POWER PEDESTAL
- EX. PVC RISER
- EX. OVERHEAD POWER
- EX. UNDER GROUND POWER
- EX. TELEPHONE PEDESTAL
- EX. TELEPHONE MANHOLE
- EX. CABLE PEDESTAL
- EX. TELEPHONE LINE
- EX. GAS VALVE
- EX. GAS LINE
- EX. POWER JUNCTION BOX
- EX. CATCHBASIN TYPE 1
- EX. STORM MAIN LINE
- EX. SIGNS
- EX. FENCE
- EX. WATERMETER
- EX. HYDRANT
- EX. VALVE
- EX. BLOWOFF
- EX. WATER LINE
- EX. SEWER CLEANOUT
- EX. SEWER MANHOLE
- EX. SEWER LINE
- EX. EDGE OF PAVEMENT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- FINISH MAJOR CONTOUR
- FINISH MINOR CONTOUR
- NEW PEDESTRIAN STREET LIGHT
- NEW HIGH MAST W/ PED SCALE LIGHT
- NEW LIGHTING J BOX
- NEW TRANSFORMER & SERVICE DISCONNECT
- NEW WATERMETER
- NEW HYDRANT
- NEW VALVE
- NEW BLIND FLANGE
- NEW BLOCKING
- NEW WATERMAIN
- NEW CATCHBASIN TYPE 1
- NEW CATCHBASIN TYPE 2-48
- NEW STORM CATCHBASIN W/ SOLID LID
- NEW STORM MAIN LINE
- NEW LOT DRAINAGE LINE
- NEW SEWER CLEANOUT
- NEW SEWER MANHOLE
- NEW GRAVITY SEWER LINE
- NEW PIGG LAUNCH PORT
- NEW SEWER FORCEMAIN
- EX. CONCRETE
- EX. ASPHALT
- NEW CONCRETE
- NEW ASPHALT

DESIGNED BY: DS  
DRAWN BY: MAM  
CHECKED BY: SDH  
DATE: FEB. 2020  
SCALE: H 1" = 100'  
V Y N/A



**HATTON GODAT**  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E, SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com

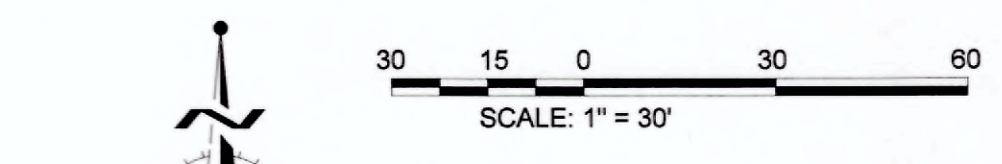
DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

**HOMESTREET PLAT**  
DIVISION III PRELIMINARY SITE PLAN  
PRELIMINARY GRADING & DRAINAGE PLAN  
A PORTION OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.

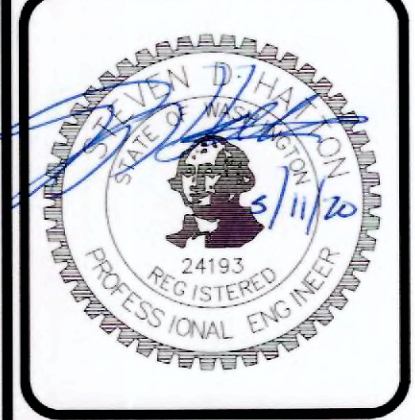
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JOB: 19-059



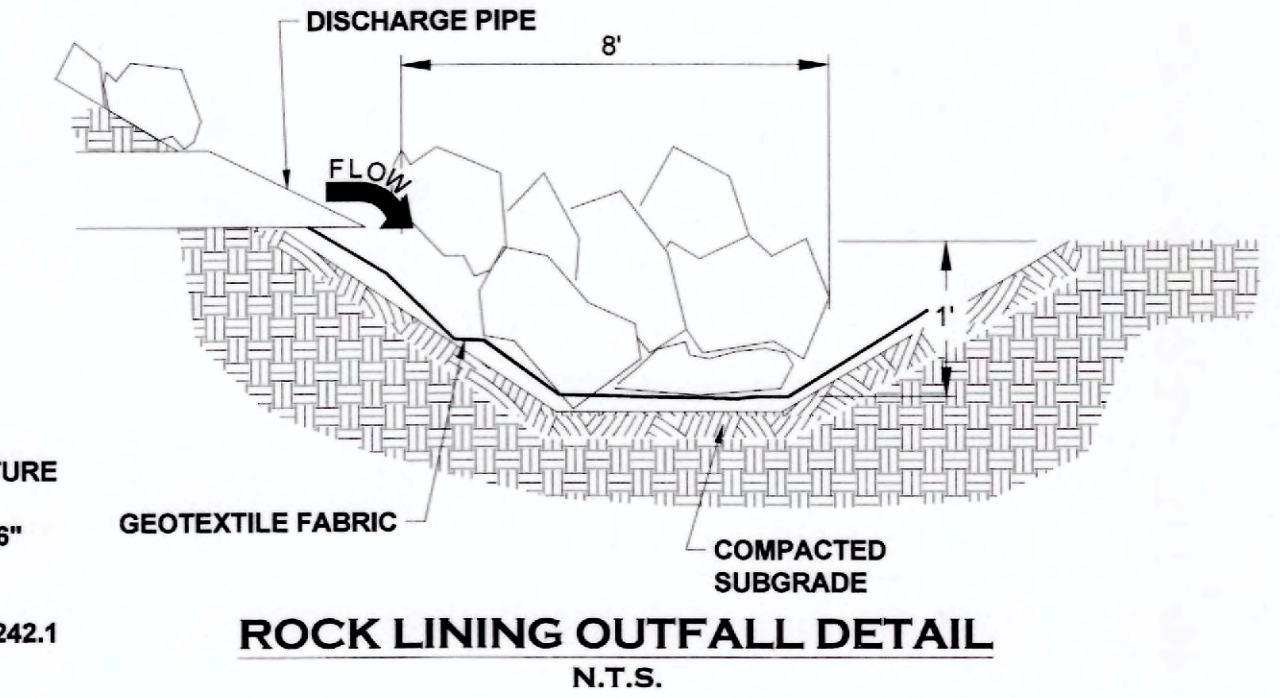
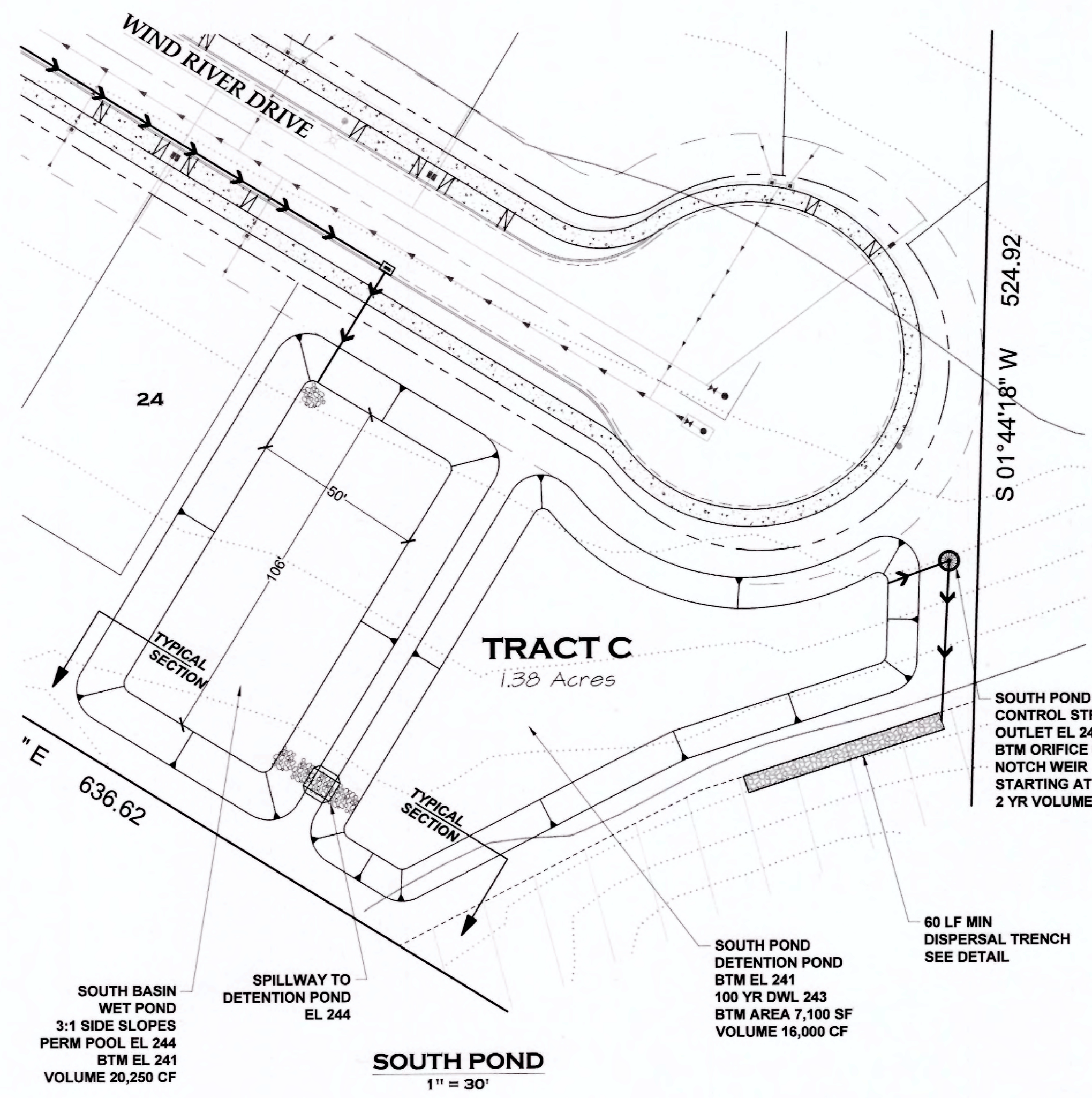
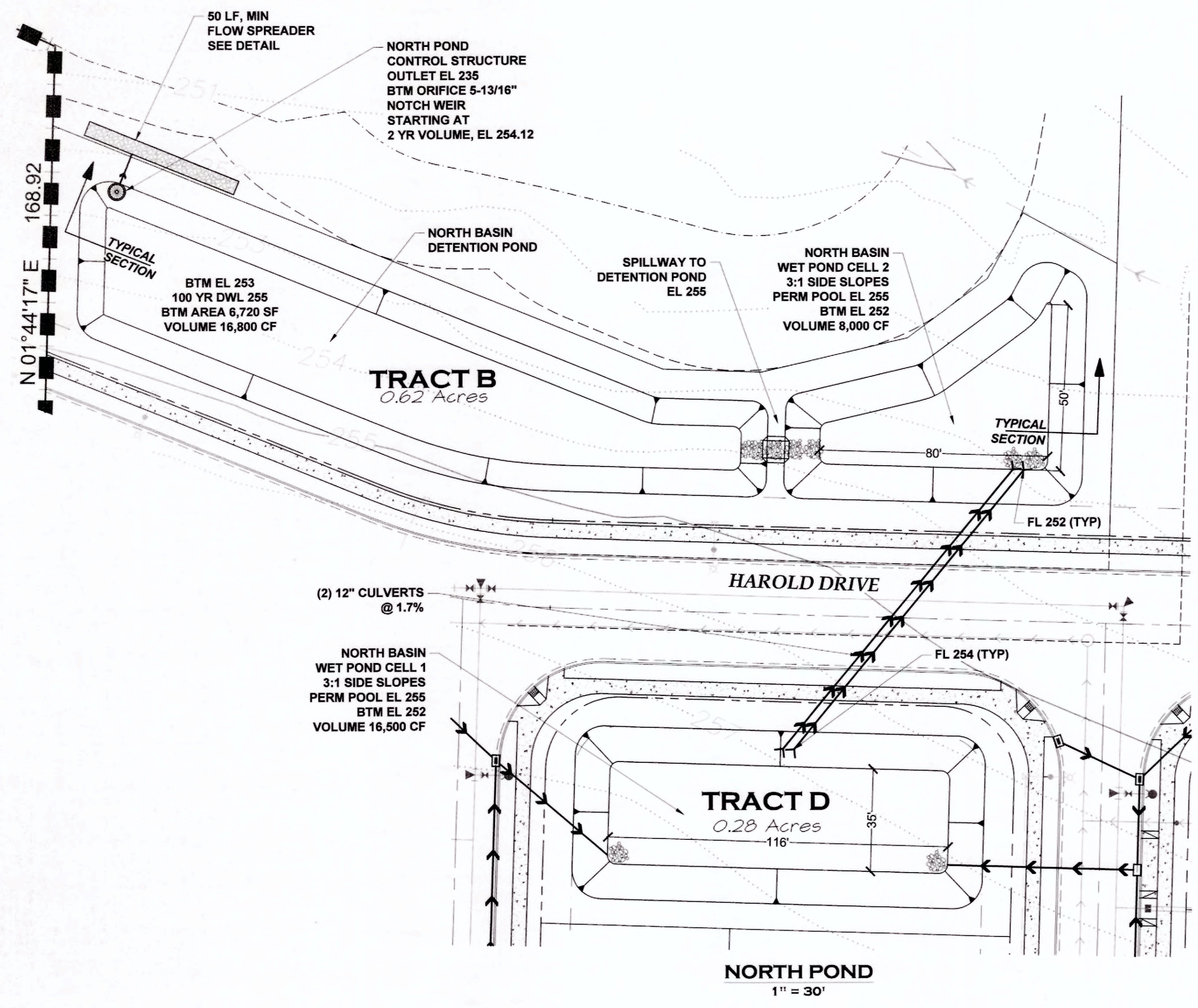
CITY OF CHEHALIS  
 VERTICAL DATUM: NGVD 1929 CITY OF CHEHALIS  
 BASIS OF BEARING: PLAT OF HOLLOWAY SPRINGS DIVISION 2 RECORDED UNDER AUDITOR'S FILE NO. 3274227



DESIGNED BY: DS  
 DRAWN BY: MJM  
 CHECKED BY: SDH  
 DATE: FEB 2020  
 SCALE: H: #####  
 V: N/A

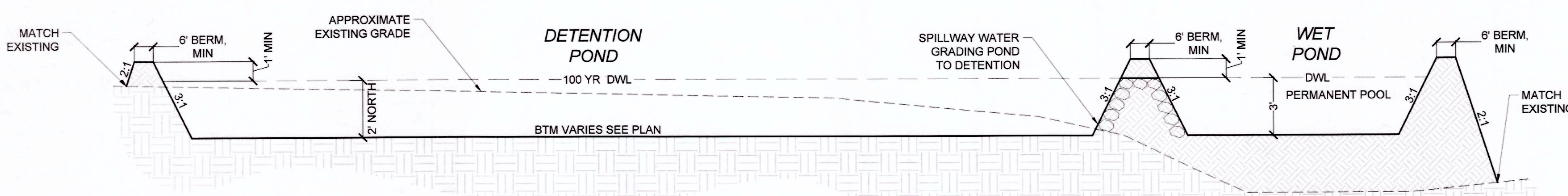


HATTON GODAT PANTIER  
 ENGINEERS AND SURVEYORS  
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 OLYMPIA, WA 98506  
 TEL: 360.943.1599 FAX: 360.357.6299  
 hattonpantier.com

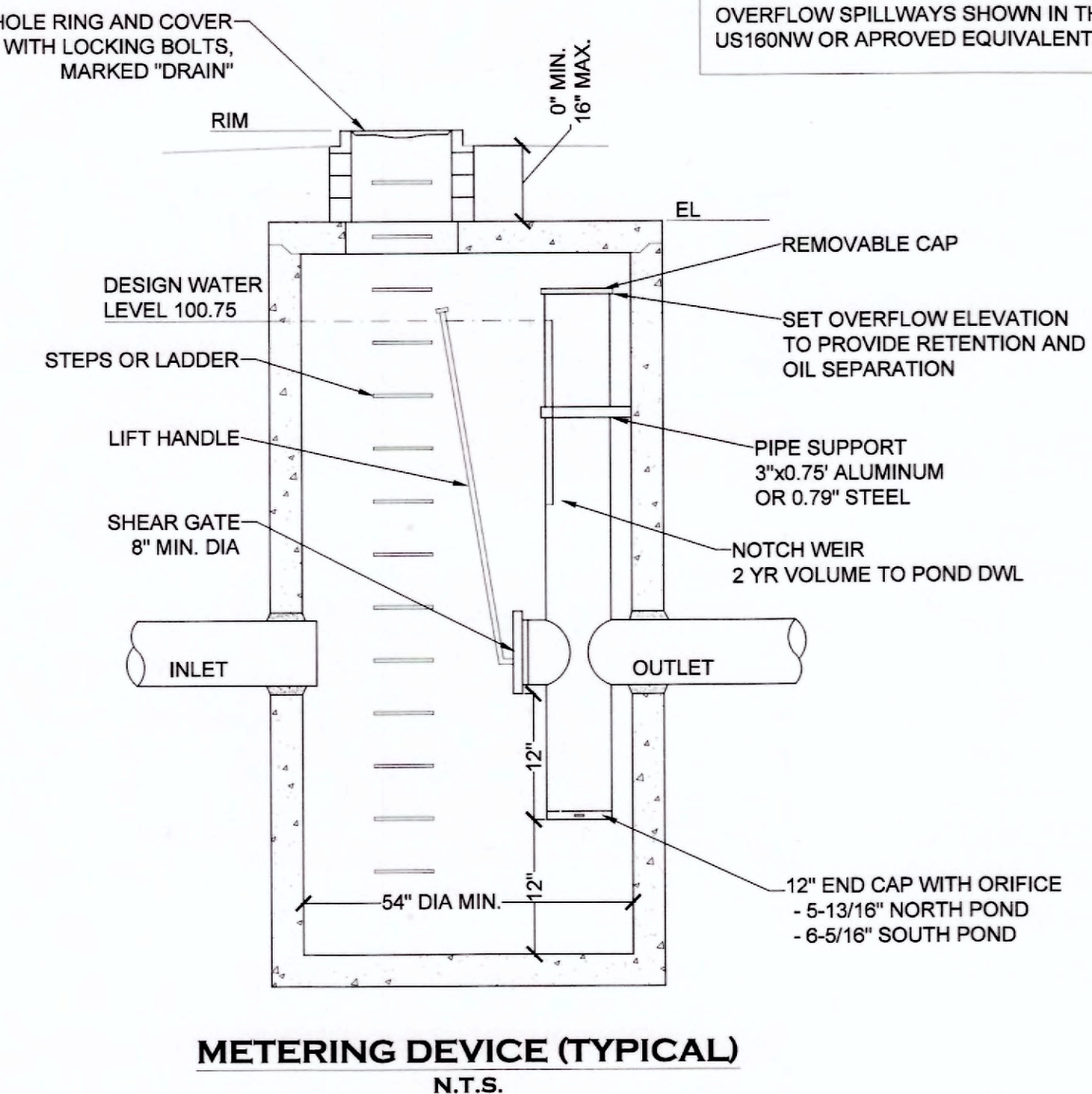
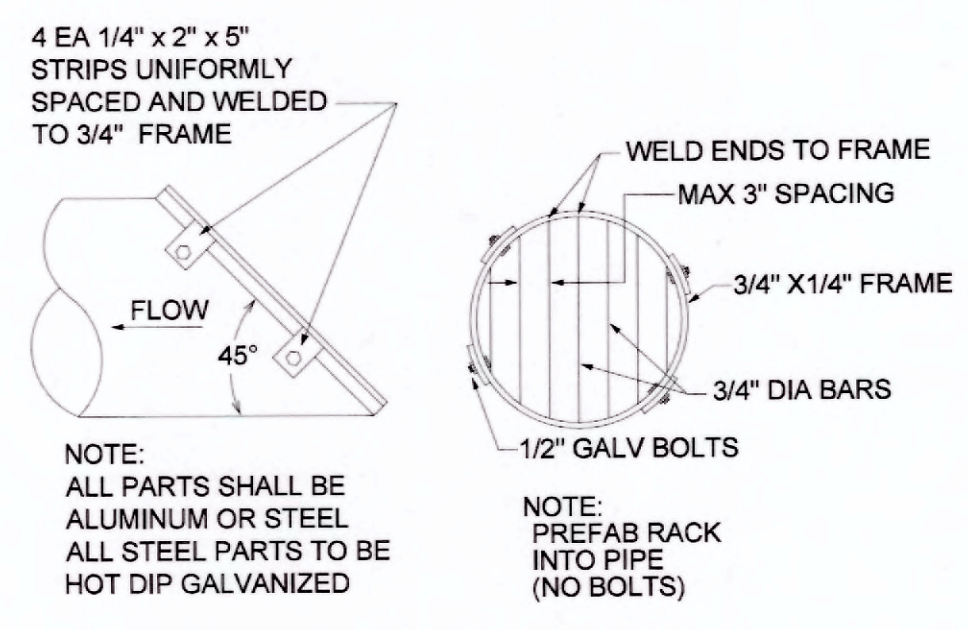
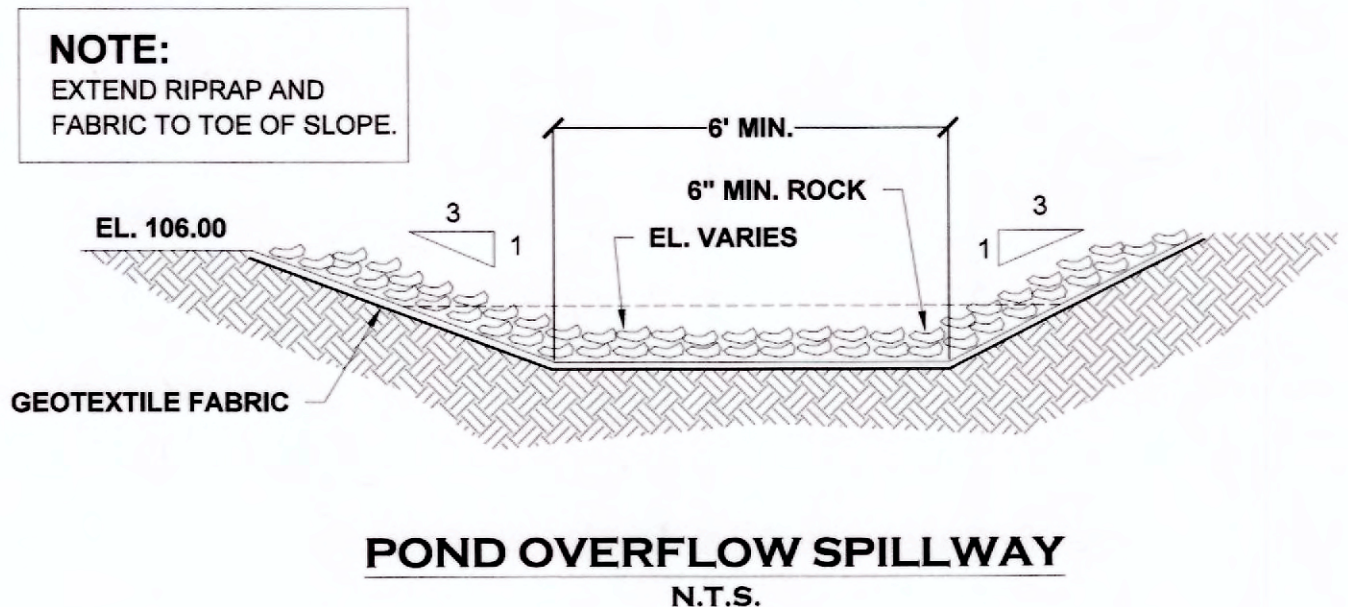
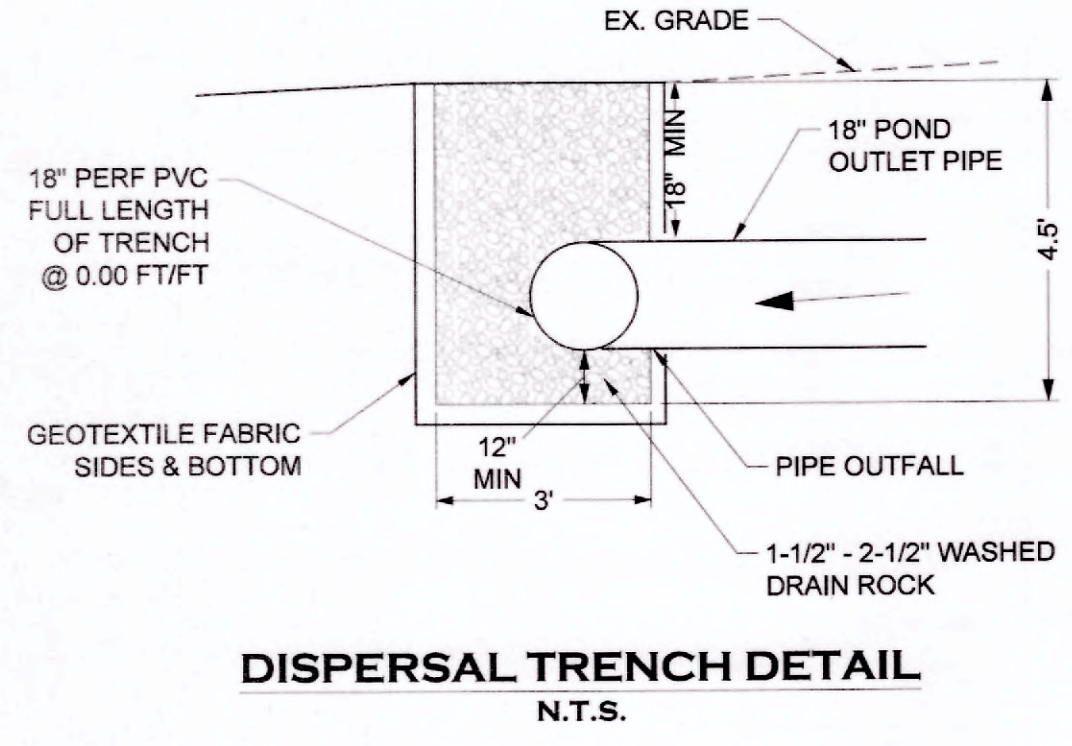


**ROCK LINING NOTE:**  
 ROCK LINING SHALL CONFORM WITH TABLE 3.7 OF THE 2016 THURSTON COUNTY DRAINAGE DESIGN & EROSION CONTROL MANUAL.  
 ROCK LINING SHALL BE REASONABLY WELL GRADED ASSORTMENT OF ROCK WITH THE FOLLOWING GRADATION:  
 PASSING 8-INCH SQUARE SIEVE: 100%  
 PASSING 3-INCH SQUARE SIEVE: 40 TO 60% MAXIMUM  
 PASSING 3/4-INCH SQUARE SIEVE: 0 TO 10% MAXIMUM

**GEOTEXTILE FABRIC NOTE:**  
 GEOTEXTILE FABRIC USED UNDER ROCK PROTECTION OF OUTFALLS AND OVERFLOW SPILLWAYS SHOWN IN THESE PLANS SHALL BE US FABRICS US180NW OR APPROVED EQUIVALENT.



**GRASS NOTE:**  
 THE DETENTION PONDS SHALL BE SEEDED WITH A SEE MIXTURE SUITABLE FOR WET CONDITIONS. THE FOLLOWING OR EQUIVALENT MIXTURE MAY BE USED:  
 TALL FESCUE.....65%  
 SEASIDE BENTGRASS.....16%  
 MEADOW FOXTAIL.....10%  
 ALSIKE CLOVER.....9%  
 SEE LANDSCAPING PLAN BY OTHERS FOR POND PLANTINGS



**TOPOGRAPHIC NOTE:**  
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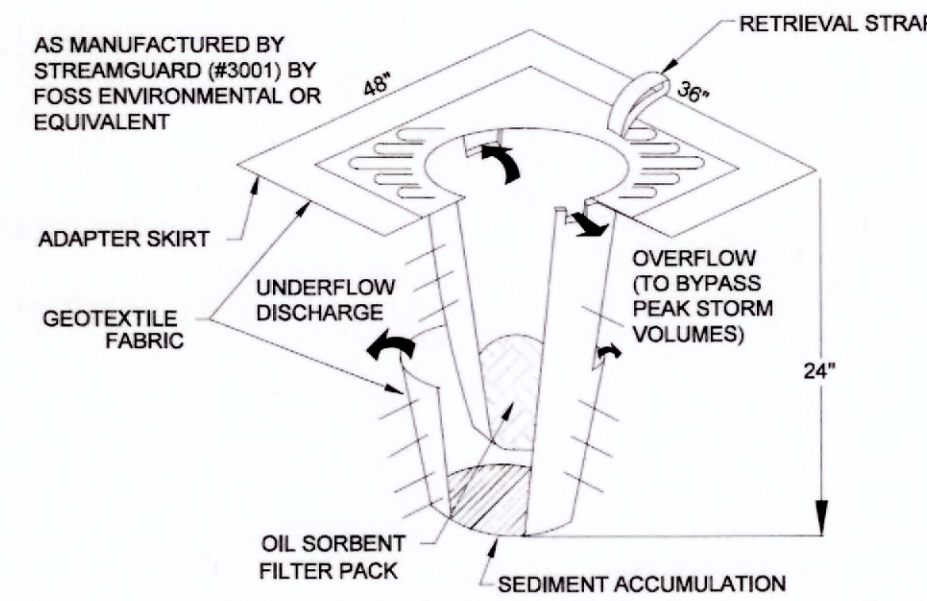
TPN # 017875734078

HOMESTREET PLAT  
 DIVISION III PRELIMINARY SITE PLAN  
 ENLARGED POND PLANS

AGENCY NO. \_\_\_\_\_  
 SHEET: 2 OF 5  
 E:\dgn\19-000\19-059\Preliminary INDEX: 19-059-pre-pond.dwg  
 JOB: 19-059

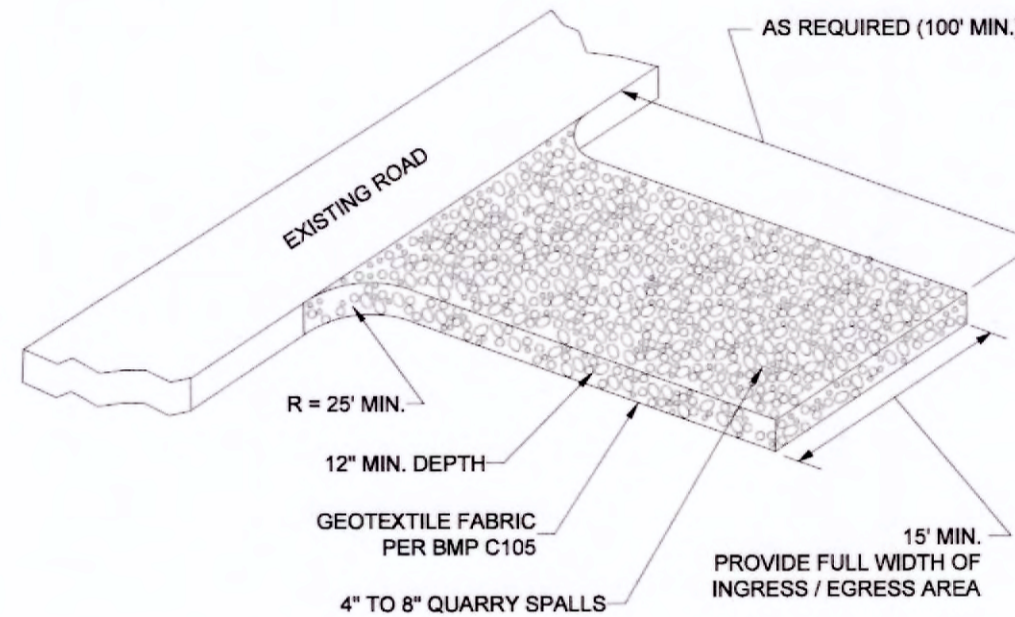
**GENERAL NOTES (EROSION CONTROL)**

- EROSION CONTROL MEASURES WILL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY WILL INSPECT AND APPROVE THE EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION MEASURES, AS REQUIRED UNDER THE MOST RECENT VERSION OF THE CHEHALIS STORM WATER MANAGEMENT PLAN. CARE WILL BE TAKEN TO PREVENT MIGRATION OF SILT AND/OR POLLUTED RUNOFF TO OFF-SITE PROPERTIES.
- THE CONTRACTOR WILL MAKE REGULAR SURVEILLANCE OF ALL EROSION CONTROL MEASURES. IN ADDITION, EROSION CONTROL WILL BE THOROUGHLY INSPECTED AFTER EACH RAINFALL EVENT. THE CONTRACTOR WILL MAKE ALL NECESSARY REPAIRS, MODIFICATIONS, AND ADDITIONS AS NECESSARY TO ENSURE THE PROPER OPERATION OF THE EROSION CONTROL MEASURES. THE CITY MAY REQUIRE MORE FREQUENT INSPECTIONS OF EROSION CONTROL MEASURES BY THE CONTRACTOR SHOULD SITE OR WEATHER CONDITIONS DICTATE.
- DURING THE WET SEASON, NOVEMBER THROUGH MARCH, ALL DISTURBED SOILS WILL BE STABILIZED WITHIN 48 HOURS AFTER LAND DISTURBANCE ACTIVITIES HAVE CEASED. EROSION CONTROL MEASURES WILL INCLUDE, BUT ARE NOT LIMITED TO, INSTALLATION OF STRAW MATTING, JUTE MATTING, STRAW MULCH AND/OR WOOD CHIPS, AND COVERING THE AFFECTED AREA AND SPOIL PILES WITH PLASTIC SHEETING.
- THE CONTRACTOR WILL CHECK ALL SEEDED OR SODDED AREAS REGULARLY TO ENSURE THAT THE VEGETATIVE COVER IS BEING ADEQUATELY ESTABLISHED. AREAS WILL BE REPAIRED, RESEEDED, AND FERTILIZED AS REQUIRED.
- TRACKING OF SOIL OFF SITE WILL NOT BE ALLOWED. IF ANY SOIL IS TRACKED BEYOND THE LIMITS OF THE SITE, IT WILL BE REMOVED BEFORE THE END OF THAT WORKING DAY, TO PREVENT ADDITIONAL TRACKING. VEHICLE TIRES MUST BE SWEEPED OR WASHED PRIOR TO LEAVING THE PROJECT SITE.
- NO MORE THAN 500 LINEAL FEET (LF) OF TRENCH ON A DOWNSLOPE OF MORE THAN FIVE PERCENT WILL BE OPENED AT ONE TIME.
- EXCAVATED MATERIAL WILL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- EXCAVATED MATERIAL WILL NOT BE PLACED IN ESTABLISHED DRAINAGE DITCHES UNDER ANY CIRCUMSTANCES.
- TRENCH DEWATERING DEVICES WILL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT FLOWING STREAMS, DRAINAGE SYSTEMS, OR OFF-SITE PROPERTIES. AN ESTABLISHED SEDIMENT TRAP WILL BE USED AS THE RECEIVER FOR ALL TRENCH DEWATERING OPERATIONS.
- ALL DISTURBED AREAS WILL BE SEEDED OR SODDED UPON COMPLETION OF WORK. THE CONTRACTOR WILL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED AND THAT GROWTH OF VEGETATION IS ESTABLISHED. SEED AND SOD APPLICATIONS WILL BE CONDUCTED IN ACCORDANCE WITH THE TIMELINES NOTED IN THE MOST RECENT EDITION OF THE WSDOT STANDARD SPECIFICATIONS.
- ALL EROSION CONTROL WILL REMAIN IN PLACE UNTIL SUCH TIME AS THE SITE IS ADEQUATELY STABILIZED. PRIOR TO REMOVAL OF EROSION CONTROL MEASURES, THE ENGINEERING DIVISION WILL BE NOTIFIED FOR FINAL INSPECTION AND APPROVAL.



- INSTALL INSERT PER THE MANUFACTURERS SPECIFICATIONS.
- MAINTAIN AND REPLACE INSERTS AS RECOMMENDED BY THE MANUFACTURER, AS REQUIRED BY THE INSPECTOR OR PROJECT ENGINEER, AND AS OTHERWISE NECESSARY.

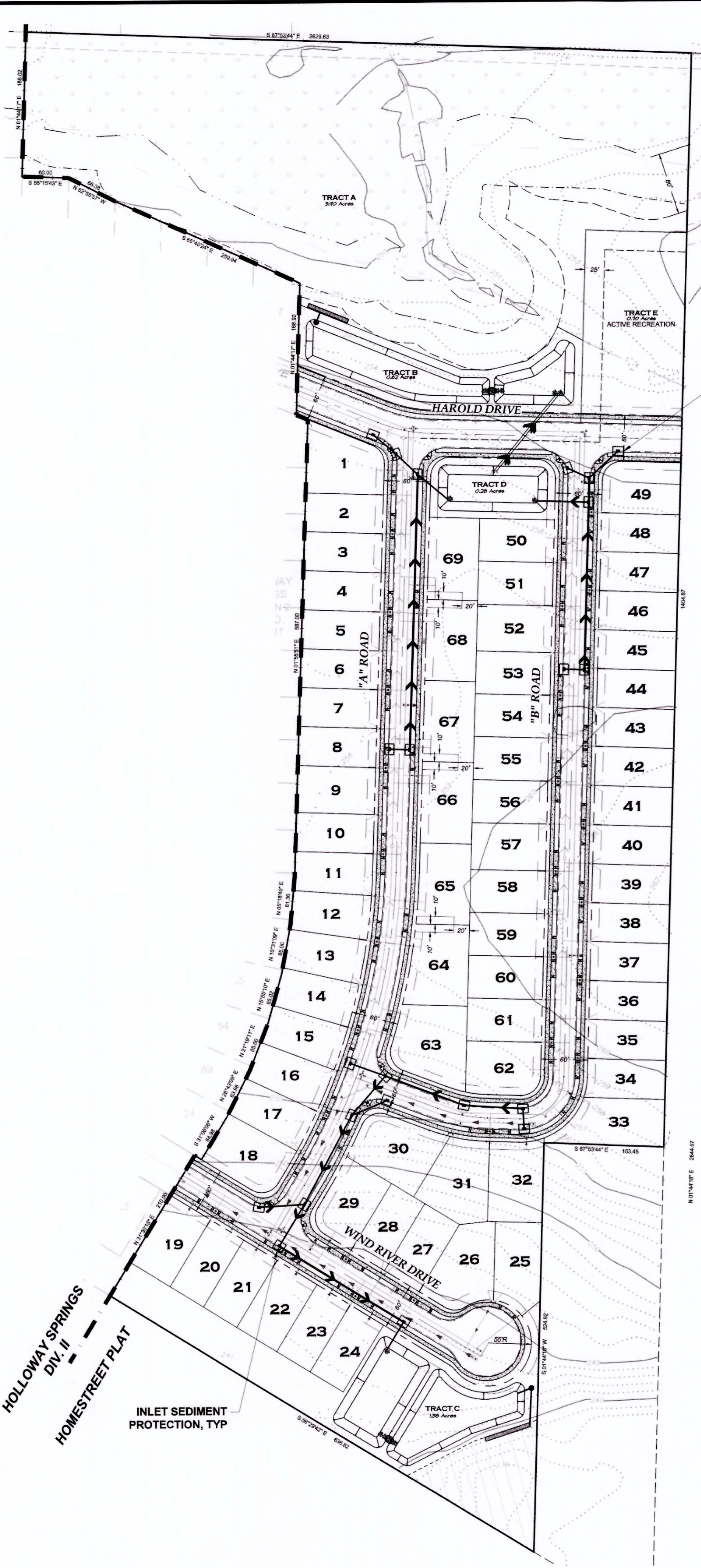
**INLET SEDIMENT PROTECTION**  
N.T.S.



**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

**STABILIZED CONSTRUCTION ENTRANCE NOTES:**

- MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS AND MAY BE TOP-DRESSED WITH 1 INCH TO 3 INCH ROCK. (STATE STANDARD SPECIFICATIONS.)
- THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



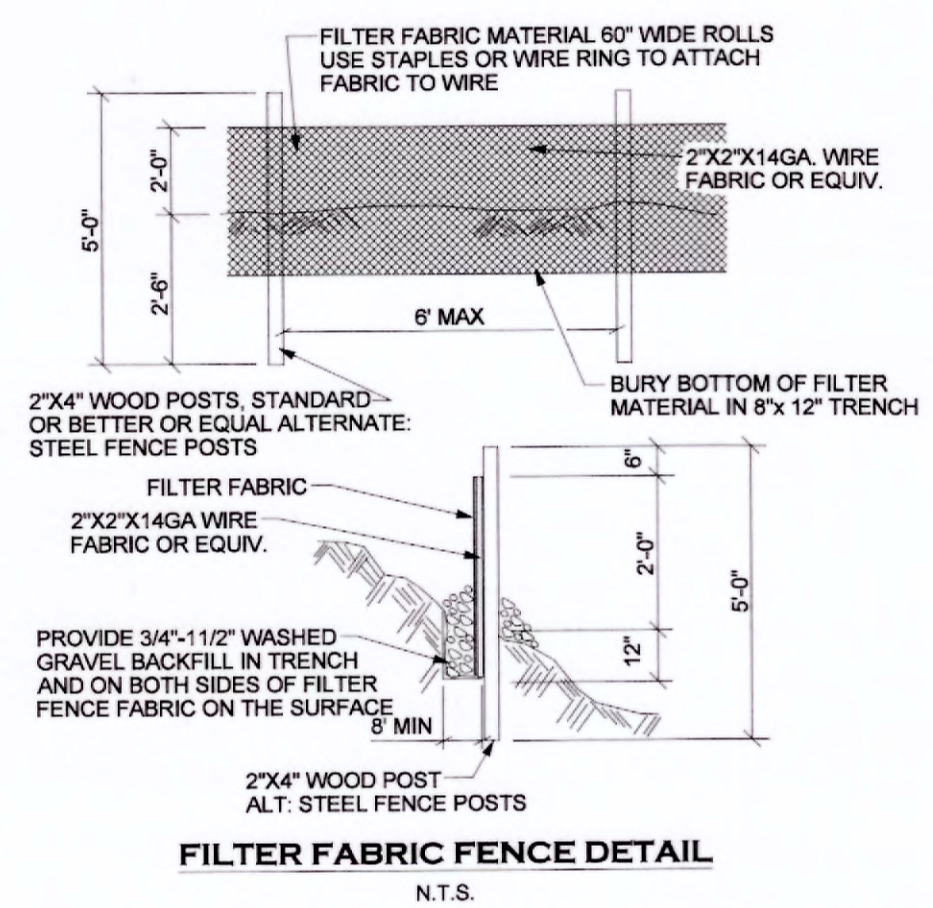
**CITY OF CHEHALIS**

VERTICAL DATUM NGVD 1929 CITY OF CHEHALIS	BASIS OF BEARING PLAT OF HOLLOWAY SPRINGS DIVISION 2 RECORDED UNDER AUDITOR'S FILE NO. 3274227
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SCALE: 1" = 100'

**LEGEND**

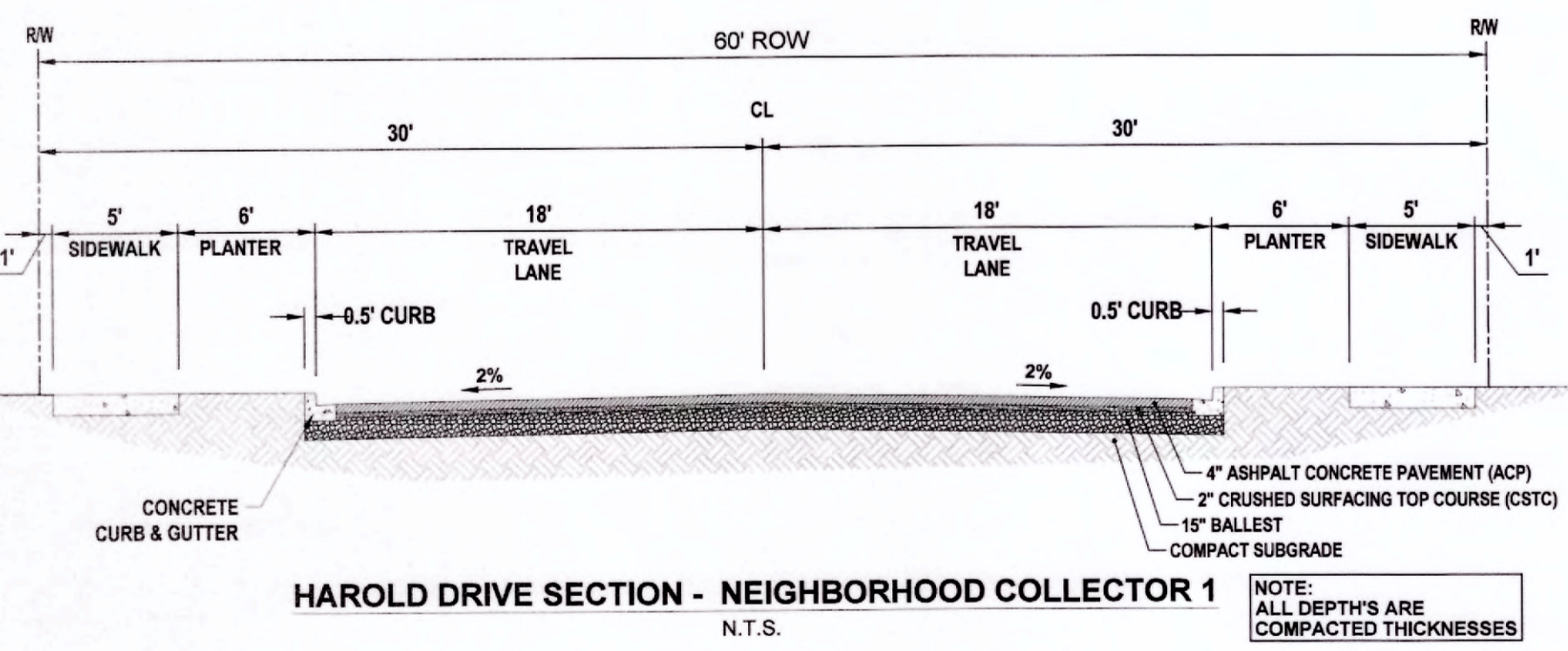
- CLEARING LIMITS
- x- HIGH VISIBILITY TREE PROTECTION / CLEARING LIMITS FENCING
- \* FILTER FABRIC FENCING
- INLET SEDIMENT PROTECTION



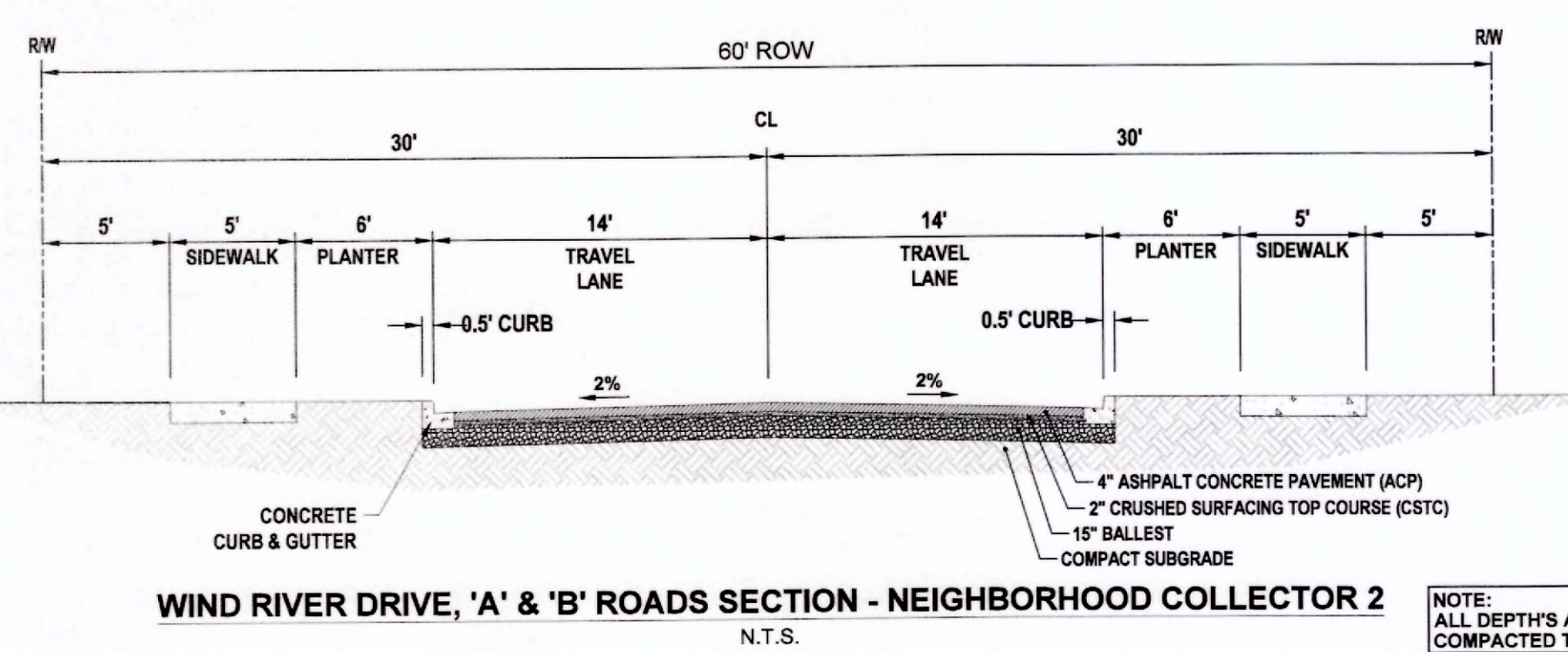
**FILTER FABRIC FENCE DETAIL**  
N.T.S.

**FILTER FABRIC FENCE NOTES:**

- FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPliced TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.



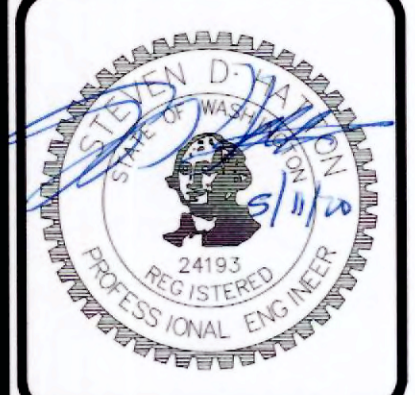
**HAROLD DRIVE SECTION - NEIGHBORHOOD COLLECTOR 1**  
N.T.S.



**WIND RIVER DRIVE, 'A' & 'B' ROADS SECTION - NEIGHBORHOOD COLLECTOR 2**  
N.T.S.

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DESIGNED BY:	DS	N/A
DRAWN BY:	MJM	N/A
CHECKED BY:	SDH	N/A
DATE:	FEB 2020	
SCALE:	H 1" = 100'	V N/A



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OLYMPIA, WA 98506  
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hattonpantier.com

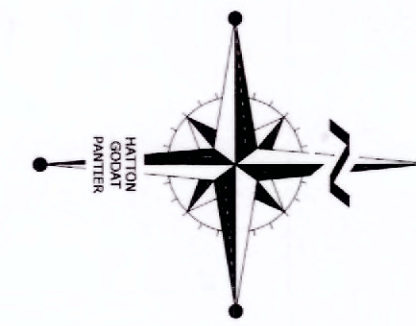
DATE:	
REVISIONS:	

**TPN# 017875734078**

**HOMESTREET PLAT**  
DIVISION III PRELIMINARY SITE PLAN  
TESC & DRAINAGE DETAILS

AGENCY NO.	
SHEET:	3 OF 5
INDEX:	E:\dgn\19-000\19-059\Preliminary 19-059-pre-ec.dwg
JOB:	19-059

A PORTION OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.



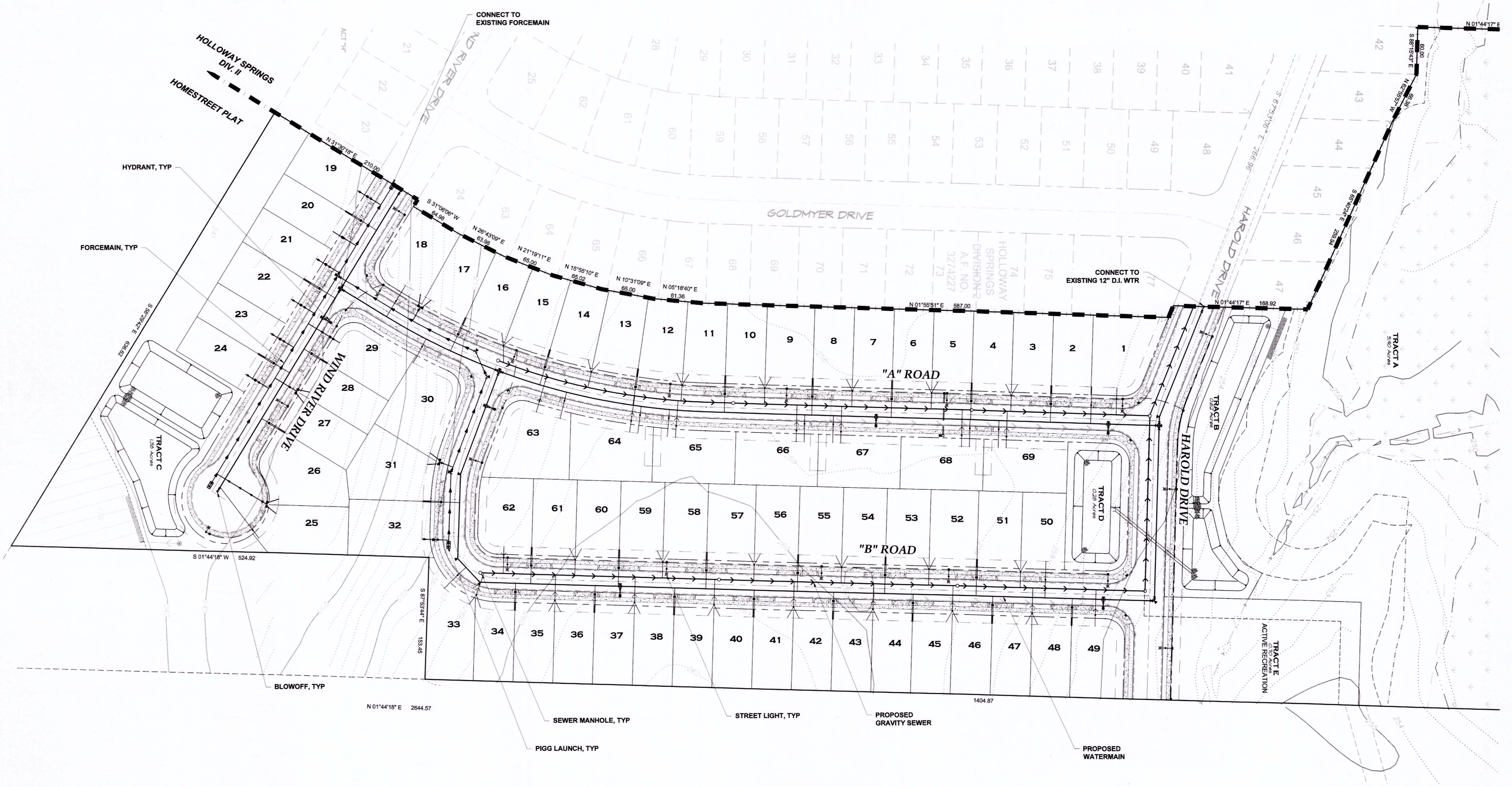
CITY OF CHEHALIS

VERTICAL DATUM  
NGVD 1929 CITY OF CHEHALIS

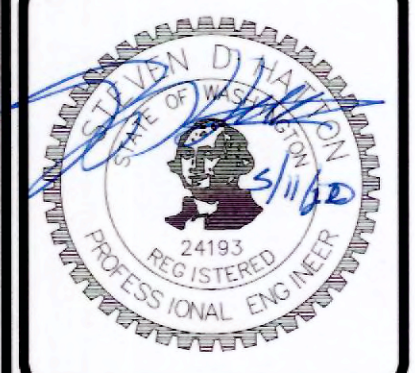
BASIS OF BEARING  
PLAT OF HOLLOWAY SPRINGS  
DIVISION 2 RECORDED UNDER  
AUDITOR'S FILE NO. 3274227

60 30 0 60 120

SCALE: 1" = 60'



DESIGNED BY: DS  
DRAWN BY: MJM  
CHECKED BY: SDH  
DATE: FEB. 2020  
SCALE: H #####  
V N/A



**HATTON GODAT**  
ENGINEERS  
AND  
SURVEYORS

**PANTIER**  
AND  
SURVEYORS

3910 MARTIN WAY E, SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com

REVISIONS:

DATE:

TPN# 017875734078

**HOMESTREET PLAT**  
DIVISION III PRELIMINARY SITE PLAN

PRELIMINARY UTILITY PLAN

A PORTION OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.

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AGENCY NO. \_\_\_\_\_  
SHEET: 4 OF 5  
E:\99\19-000\19-059\Preliminary  
INDEX: 19-059-pre-uti.dwg  
JOB: 19-059

# PRELIMINARY LANDSCAPE OF HOLLOWAY SPRINGS

## DIVISION III

### PREPARED FOR

HOMESTREET DEVELOPMENT, LLC  
1868 STATE AVE NE  
OLYMPIA, WA 98506

### SITE DEVELOPMENT

SITE ADDRESS:  
RUSH RD  
CHEHALIS, WA  
98532

PARCEL NO: 17875007003, 17875007004  
S/T/R: SEC. 14, T. 13N., RGE. 2W.,  
JURISDICTION: LEWIS

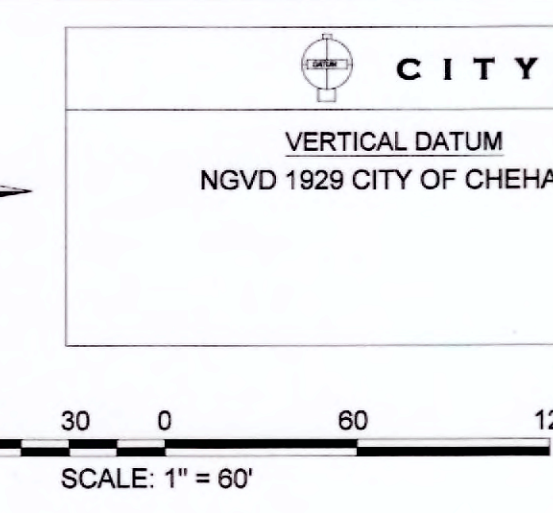
SITE AREA: 24.34 AC  
ZONING: RUGA - RESIDENTIAL IN UGA

SETBACKS:  
FRONT: 20'  
SIDE: 20'  
REAR: 20'

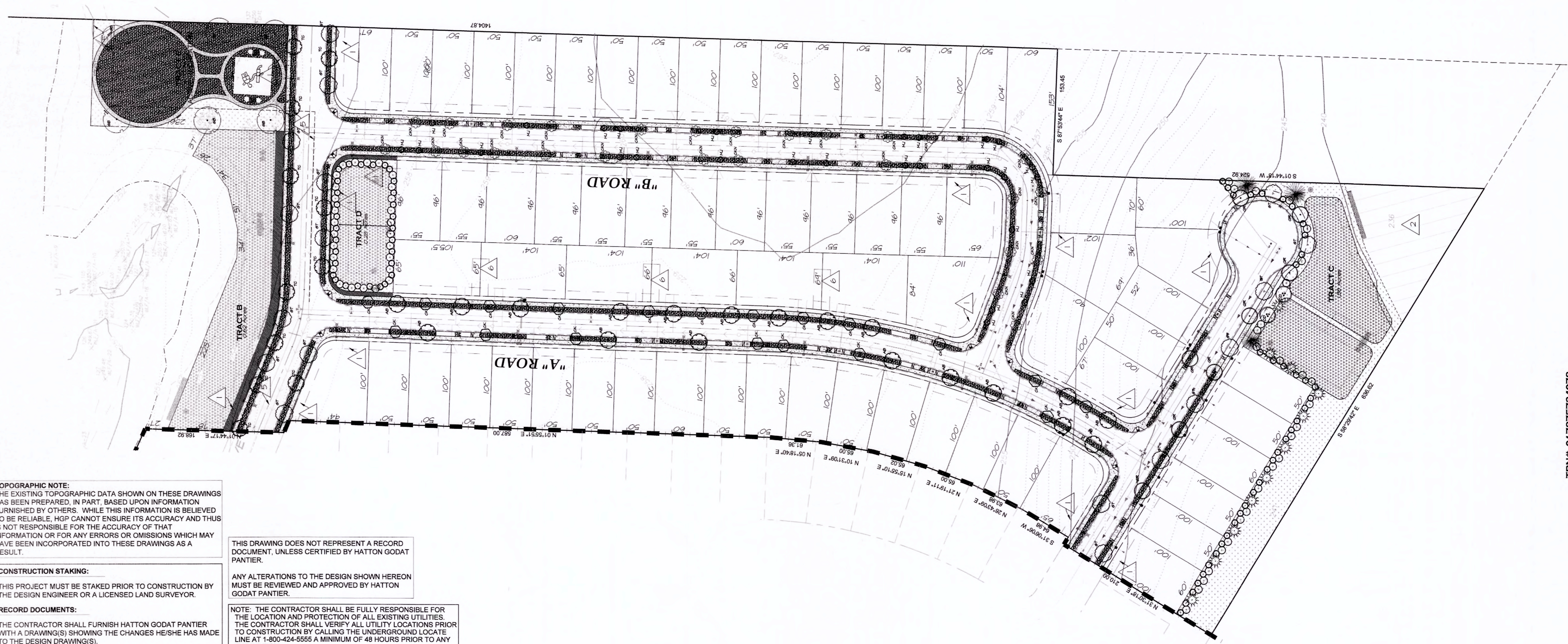
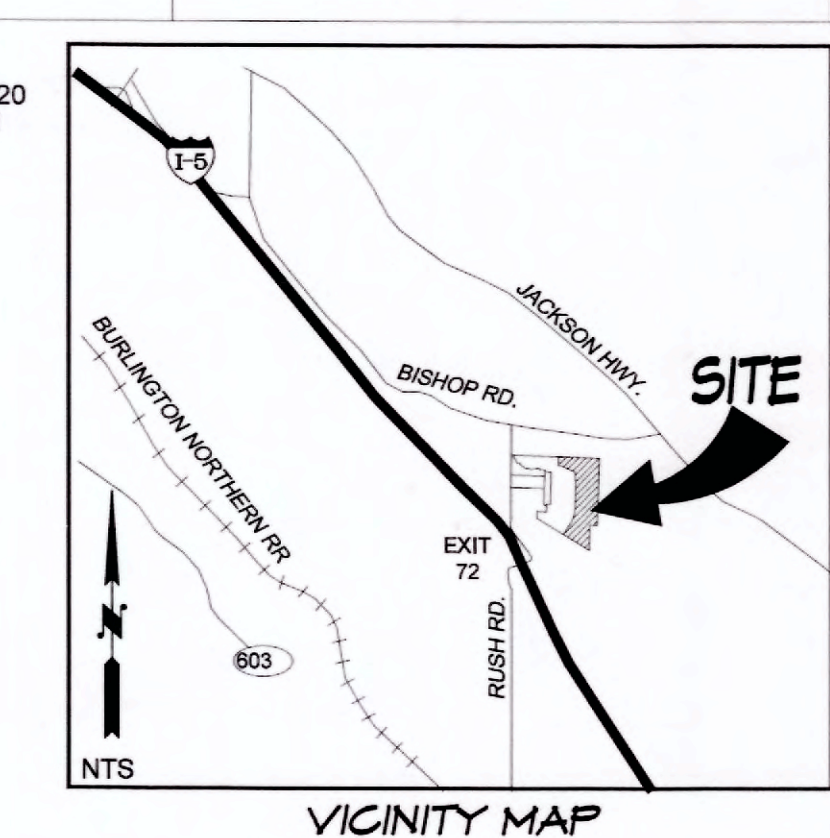
WATER:  
SEWER:  
ELECTRIC/GAS: PUGET SOUND ENERGY

OPEN AREA:  
30% OPEN SPACE REQ.  
2.87 OPEN SPACE / 9.54 AC  
TOTAL OPEN SPACE: 30%

PLANT SCHEDULE		SIZE = CALIPER OR SPREAD					
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	SYM.	SIZE	CONDITION	REMARKS
<b>TREES</b>							
18	AB	ACER DIERSKIANUM	TRIDENT MAPLE	⊙	2" CAL.	B and B	DECIDUOUS / MULTI-TRUNKED
10	CD	CEDRUS DEODORA	DEODORA CEDAR	⊙	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
18	CK	CORNUS KOUSA MILKY WAY	MILKY WAY DOGWOOD	⊙	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
27	CKN	CORNUS KOUSA X MIT.	STARLIGHT DOGWOOD	⊙	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
6	SB	SINIKO DILLOBA	SINIKO PRINCELET BENTY	⊙	1.5" CAL.	B and B	DECIDUOUS / SINGLE STEM
20	BT	SLIDTISIA T. SHASTER	SHADE MASTER HAY LOUST	⊙	2" CAL.	B and B	DECIDUOUS / MULTI-TRUNKED
24	HJ	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	⊙	1.5" CAL.	B and B	DECIDUOUS / SINGLE STEM
3	PV	PINUS F. 'VANDERKOLP'	VANDERKOLP PINE	⊙	6" - 7"	B and B	EVERGREEN / SINGLE STEM
10	TP	TALIA FLICATA	WESTERN RED CEDAR	⊙	6" - 7"	B and B	EVERGREEN / SINGLE STEM
11	TC	TILIA GORDATA 'HALKA'	SUMMER SPRITE LINDEN	⊙	2" CAL.	B and B	DECIDUOUS / MULTI-TRUNKED
4	OR	QUERCUS R. 'AUTUMN BLAZE'	AUTUMN BLAZE OAK	⊙	2" CAL.	B and B	DECIDUOUS / MULTI-TRUNKED
<b>SHRUBS</b>							
54	⊙	RHAMNUS PURSHIANA	CASCARA	1.75" CAL.	B and B	B	DECIDUOUS / MULTI-TRUNKED
64	⊙	VIBURNUM RHY.	LEATHERLEAF VIBURNUM	#0	CONTAINER	B	EVERGREEN
<b>GROUND COVER</b>							
		BABY'S BREATH CORNFLOWER DWARF HYDRANGEA DWARF GERANIUM DWARF PANSY DWARF PINK DWARF PRIMULA DWARF ROSE DWARF VIOLET DWARF YUKON BLUE DWARF YUKON PINK DWARF YUKON PURPLE DWARF YUKON RED DWARF YUKON WHITE DWARF YUKON YELLOW DWARF YUKON ORANGE DWARF YUKON LAVENDER DWARF YUKON PINK DWARF YUKON PURPLE DWARF YUKON RED DWARF YUKON WHITE DWARF YUKON YELLOW DWARF YUKON ORANGE	REMOVE/GRUB UNWANTED PLANTS/GRASS FROM SITE. REMOVE ALL DEBRIS. MAKE SURE THAT THE SEED FALLS ON BARE SOIL. SOON NATIVE FLOWERS MAY AT 12 LBS PER ACRE MIX WITH ANNUAL RYE AS A COVER CROP UNTIL PERENNIAL FLOWERS CAN GERMINATE AND ESTABLISH. MIX SEED WITH SAND/SOY SAND TO BROADCAST. BROADCAST WITH ROTARY SEEDER FOR BEST RESULTS. COMPRESS SEEDS WITH ROLLER. MOW IN LATE FALL AT 1" IN THE FIRST YEAR. MOW IN FALL AT 1" IN SECOND YEAR.				
<b>HYDROSEED</b>							
		PER CIVIL PLAN					
		RUBUS SPECTABILIS	SALMONBERRY	2	6AL.		
		ARGOSTAPHYLOS UVA-URSI	KINNIKINICK	1	6AL.		
		MAHONIA REPENS	LOW OREGON GRAPE	8	36" O.C.		
<b>HYDRO-SEED LAWN AREAS</b>							
<b>WOOD CHIP WALKING TRAIL</b>							
<b>PICNIC TABLE</b>							
<b>BENCH</b>							



CITY OF CHEHALIS  
VERTICAL DATUM  
NGVD 1929 CITY OF CHEHALIS  
BASIS OF BEARING  
PLAT OF HOLLOWAY SPRINGS  
DIVISION 2 RECORDED UNDER  
AUDITOR'S FILE NO. 3274227



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**CONSTRUCTION STAKING:**  
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

**RECORD DOCUMENTS:**  
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES HE/SHE HAS MADE TO THE DESIGN DRAWING(S).

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

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DESIGNED BY: CAUCH  
DRAWN BY: JCH  
CHECKED BY: CAUCH  
DATE: FEB. 2020  
SCALE: H. AS SHOWN



**HATTON GODAT PANTIER**  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E, SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hatterpantier.com

REVISIONS:  
DATE:

**HOLLOWAY SPRINGS**  
DIVISION III PRELIMINARY SITE PLAN  
**PRELIMINARY LANDSCAPE PLAN**

AGENCY NO.  
SHEET: 5 OF 3  
INDEX:  
JOB: 19-059

TPN# 017875734078

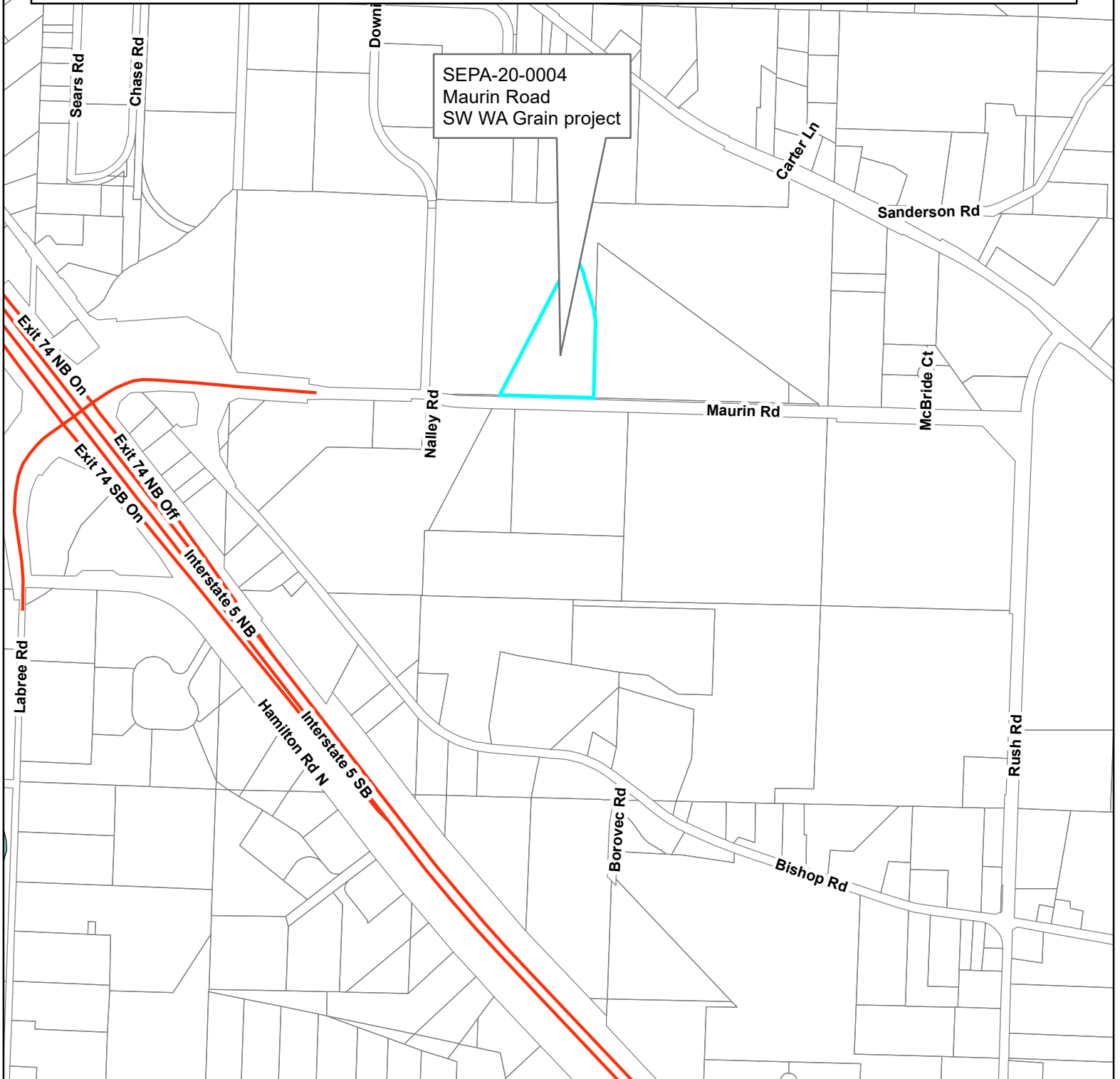
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, WA 4

# Vicinity Map for SEPA-20-0004 Port of Chehalis Grain Project



0.10.05 0 0.1 0.2  
Miles

1 inch = 906 feet



**Permit Application**

Submit this form and any required attachments to:

City of Chehalis  
 Community Development Department  
 1321 S. MARKET BLVD.  
 CHEHALIS WA 98532  
 (360) 345-2229



**APPLICANT FILL OUT AND SIGN UPPER SECTION:**

**JOB ADDRESS:** 207 Maurin Road, Chehalis, WA 98532

**APPLICANT:**

NAME: Port of Chehalis  
 ADDRESS: 321 Maurin Road  
 CITY/ST/ZIP: Chehalis, WA 98532  
 PHONE#: 360-748-9365  
 EMAIL: rrouse@portofchehalis.com

**PROPERTY OWNER** (Same as Applicant? Yes  No  )

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY/ST/ZIP: \_\_\_\_\_  
 PHONE#: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**CONTACT PERSON** (Same as Applicant? Yes  No  )

COMPANY NAME: \_\_\_\_\_  
 NAME: Rick Rouse  
 ADDRESS: \_\_\_\_\_  
 CITY/STATE/ZIP: \_\_\_\_\_  
 PHONE # \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**CONTRACTOR** (Same as Property Owner? Yes  No  )

COMPANY: TBD  
 CONTRACTOR REGISTRATION # \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY/STATE/ZIP: \_\_\_\_\_  
 PHONE # \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**DETAILED PROJECT DESCRIPTION:**

Construct Phase 1 through 4 of the Southwest Washington Grain project to include grain storage & loading, associated retail and commercial facilities and management facilities.

**PROJECT VALUE:** \$8,000,000

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<b>Signature:</b> 	<b>Date:</b> <u>8-28-2020</u>
<b>Name (print):</b> <u>Rick Rouse</u>	<b>Telephone #:</b> <u>360-748-9365</u>

**OFFICE USE ONLY:**

Date Received: AUG 25 2020 By: (CP) Date Reviewed: \_\_\_\_\_ By: \_\_\_\_\_  
 Parcel #: D17756 002003 Zoning: \_\_\_\_\_ Flood Zone: \_\_\_\_\_  
 Permit #: SEPP-20-0004

City of Chehalis  
AUG 25 2020  
Community Development









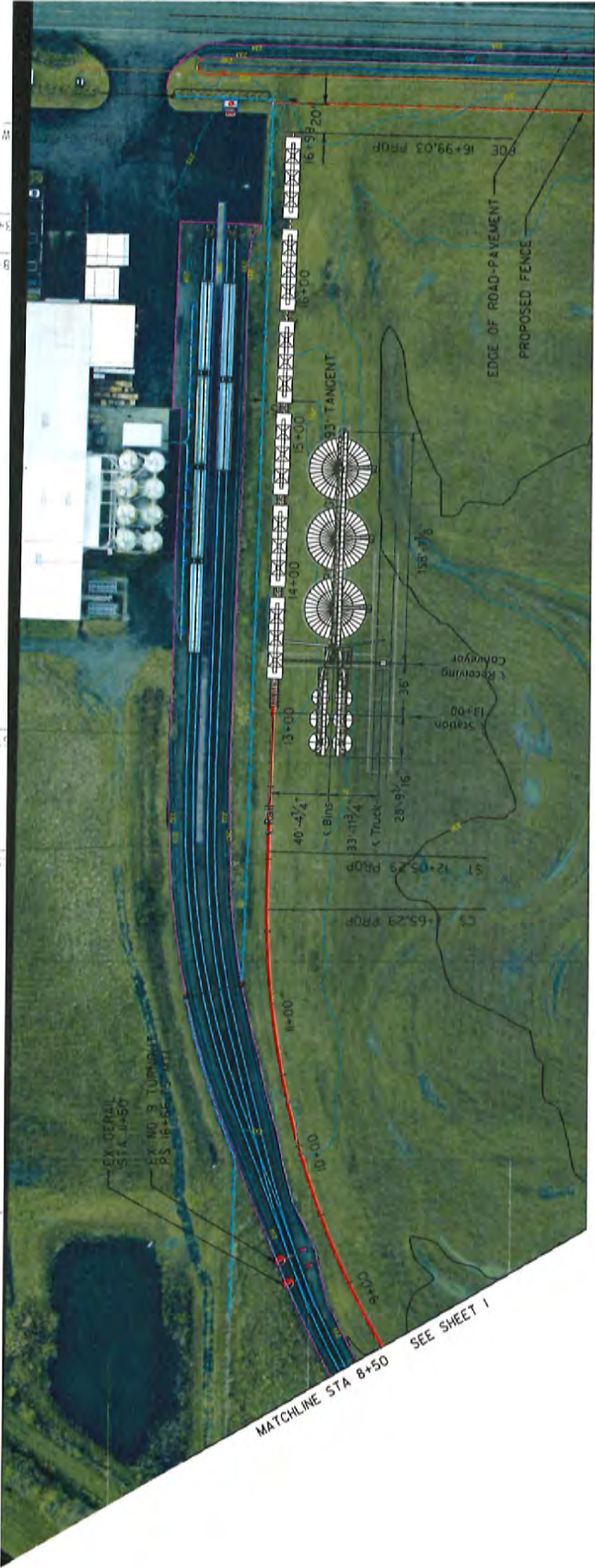




Perspective A | VIEW FROM MAURIN RD.



9+62.20 MTI  
 17+5+55.53 MTI  
 514+60.53 MTI  
 16+88.25 MTI  
 18+10.9 TUM  
 16+88.25 MTI  
 17+5+55.53 MTI  
 18+10.9 TUM  
 16+88.25 MTI



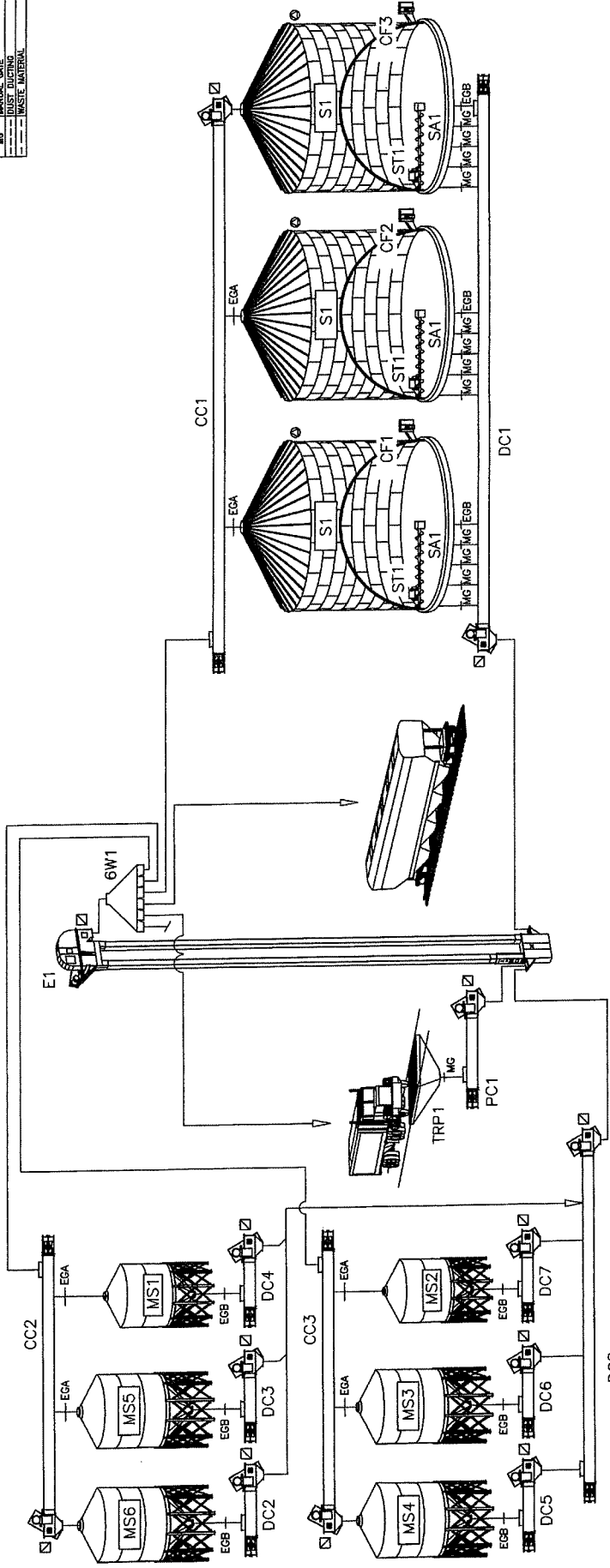
1.1 Site Plan  
SCALE: 1" = 80'

<b>INDUSTRIAL SYSTEMS</b> CORPORATION	SPOKANE, WA 509-473-1111 FAX 509-473-1112
	<b>Chehalis Valley Grain Facility</b> Chehalis, WA
<b>CONTRACT TITLE</b> Site Plan Grain Facility	
DATE: 05/07/19	SHEET NO.: 1
DRAWN BY: JF	CHECKED BY: D
SCALE: 1" = 80'	
PROJECT NO.: 10004	

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**LEGEND**

MARK	DESCRIPTION
○	HIGH/LOW LEVEL INDICATOR
○	MANUAL GATE
○	DUST DUCTING
○	WASTE MATERIAL



ITEM NO.	QTY.	ITEM DESCRIPTION	CAPACITY	MODEL NO.	DIMENSION	POWER
TRP1	1	TRUCK RECEIVING PIT - BY OTHERS	-	-	10FT SQUARE	-
PC1	1	PIT CONVEYOR	10,000BPH	SD1618	31'-0"	-
E1	1	BUCKET ELEVATOR	10,000BPH	SSB48-100	72'-0"	-
CC1	1	6 WAY DISTRIBUTOR	-	-	-	-
CC2-CC3	2	TOP CONVEYOR	10,000BPH	SD1618	114'-0"	-
S1-S3	3	SCAFCO GRAIN STORAGE SILO	25,350BU	4205WR	37'-0"	-
CF1-CF3	3	CENTRIFUGAL AERATION FAN	1/10CFM/BU	24L2203LCE	-	3HP (2.25KW)
SA1-SA3	3	SILO SWEEP AUGER	3,000BPH	-	-	-
MS1-MS2	2	MERIDIAN 12FT HOPPER SILO BY OTHERS	-	MERIDIAN BY OTHERS	12FT DIAMETER	-
MS3-MS6	4	MERIDIAN 14FT HOPPER SILO BY OTHERS	-	MERIDIAN BY OTHERS	14FT DIAMETER	-
DC1	1	DISCHARGE CONVEYOR	10,000BPH	SD1618	123'-0"	-
DC2-DC7	6	CENTRAL DISCHARGE CONVEYOR	10,000BPH	SD1818	12'-0"	-
DC8	1	CENTRAL DISCHARGE CONVEYOR	10,000BPH	SD1618	47'-0"	-
EG1	6	ELECTRIC RACK AND PINION GATE	-	-	-	1/2HP (0.37KW)
EG6	9	ELECTRIC ROLLER GATE	-	-	-	1/3HP (0.25KW)

**SCAFCO**  
GRAIN SYSTEMS COMPANY

5400 E. Broadway Avenue  
PO Box 11215  
Spokane, WA 99211-1215, USA  
Tel: 509-535-1571 • Fax: 509-535-9130 • mail@SCAFCO.com • www.SCAFCO.com

**GRAIN STORAGE PROJECT FOR INDUSTRIAL SYSTEMS - CHEHALIS, WA**

DRAWING NO.: CHEHALIS 4205WR-3

DATE: 10APR19

BY: AMT

CHECKED: [ ]

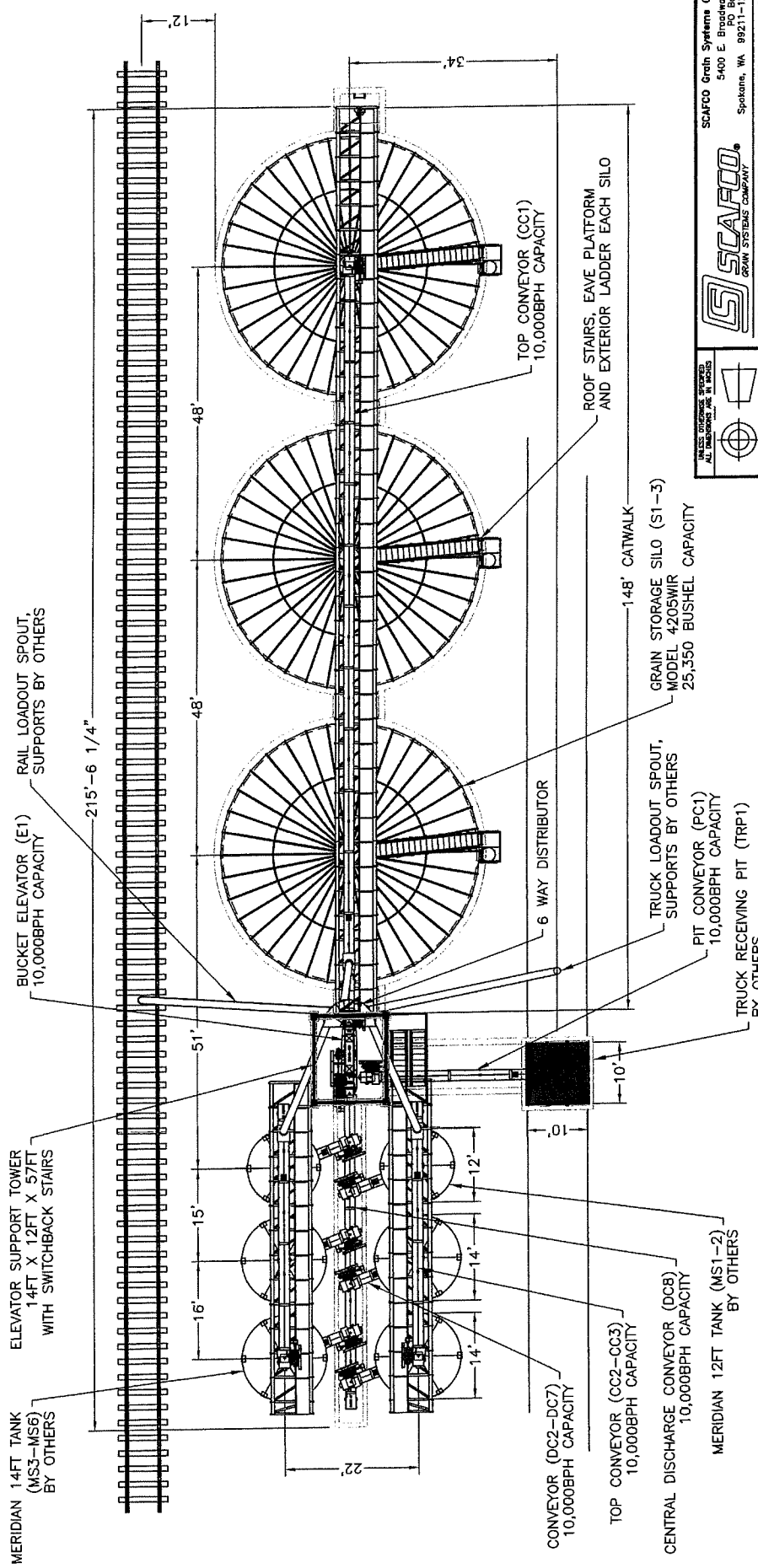
APPROVED: [ ]

SCALE: NTS

SHEET: 3 OF 3

THIS IS A CONCEPTUAL DESIGN AND DOES NOT REPRESENT THE FINAL DESIGN. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.

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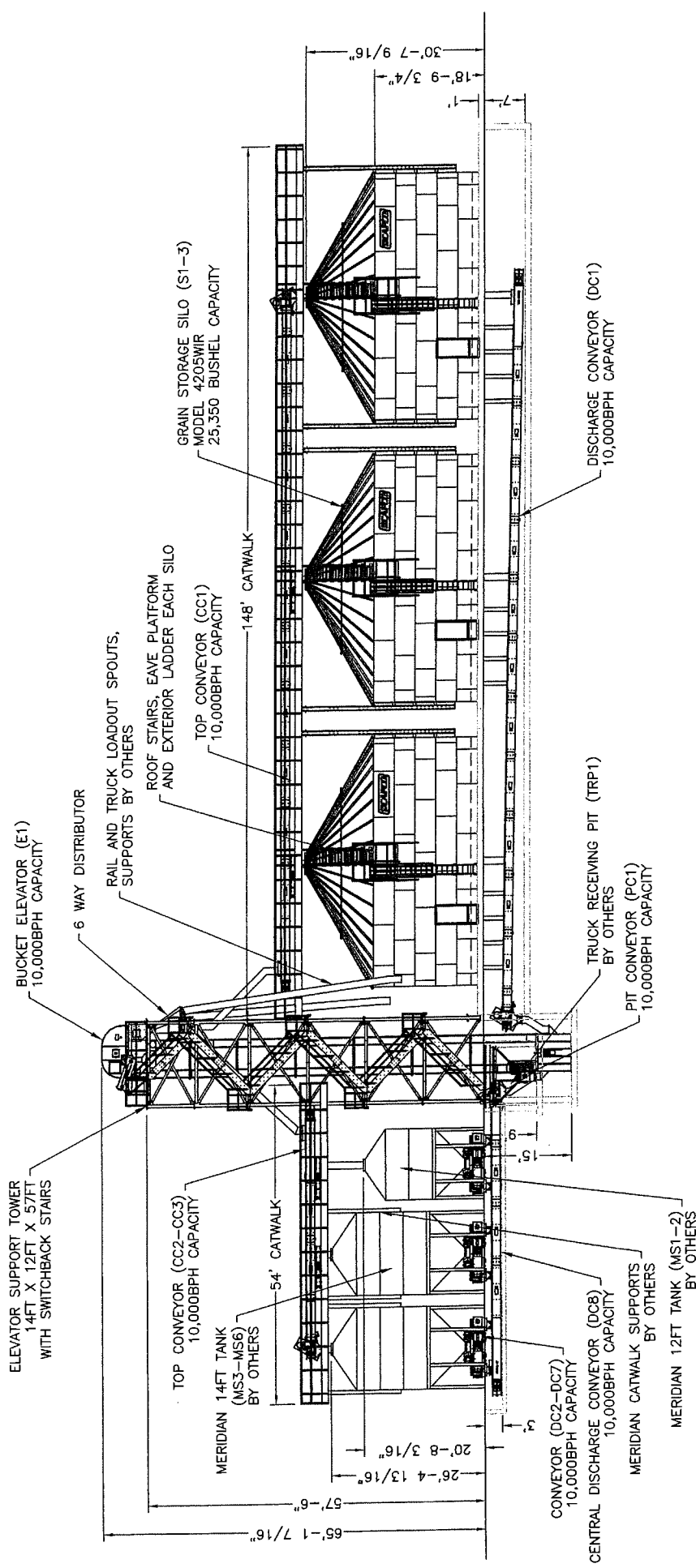
GRAIN STORAGE PROJECT FOR INDUSTRIAL SYSTEMS - CHEHALIS, WA

BY	DATE	DRAWING NO.	REV.
AMT	10APR19		
CHECKED			
APPROVED			

SCALE: 1:200 SHEET: 1 OF 3

CHEHALIS 4205WR-3

THIS IS A PRELIMINARY DRAWING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION AND OPERATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION AND OPERATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION AND OPERATION.



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**SCAFCO**  
 Grain Systems Company

GRAIN STORAGE PROJECT FOR INDUSTRIAL  
 STORAGE - CHEHALIS, WA

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DRANN	AMT	10APR19	DATE	10APR19	DRAWING NO.	CHEHALIS 4205WIR-3
CHECKED						
APPROVED						

SCALE: 1:200  
 SHEET: 2 OF 3





## Applications In Review

Report run on: 09/04/2020 01:52 PM

Dates 08/27/2020 through 09/04/2020

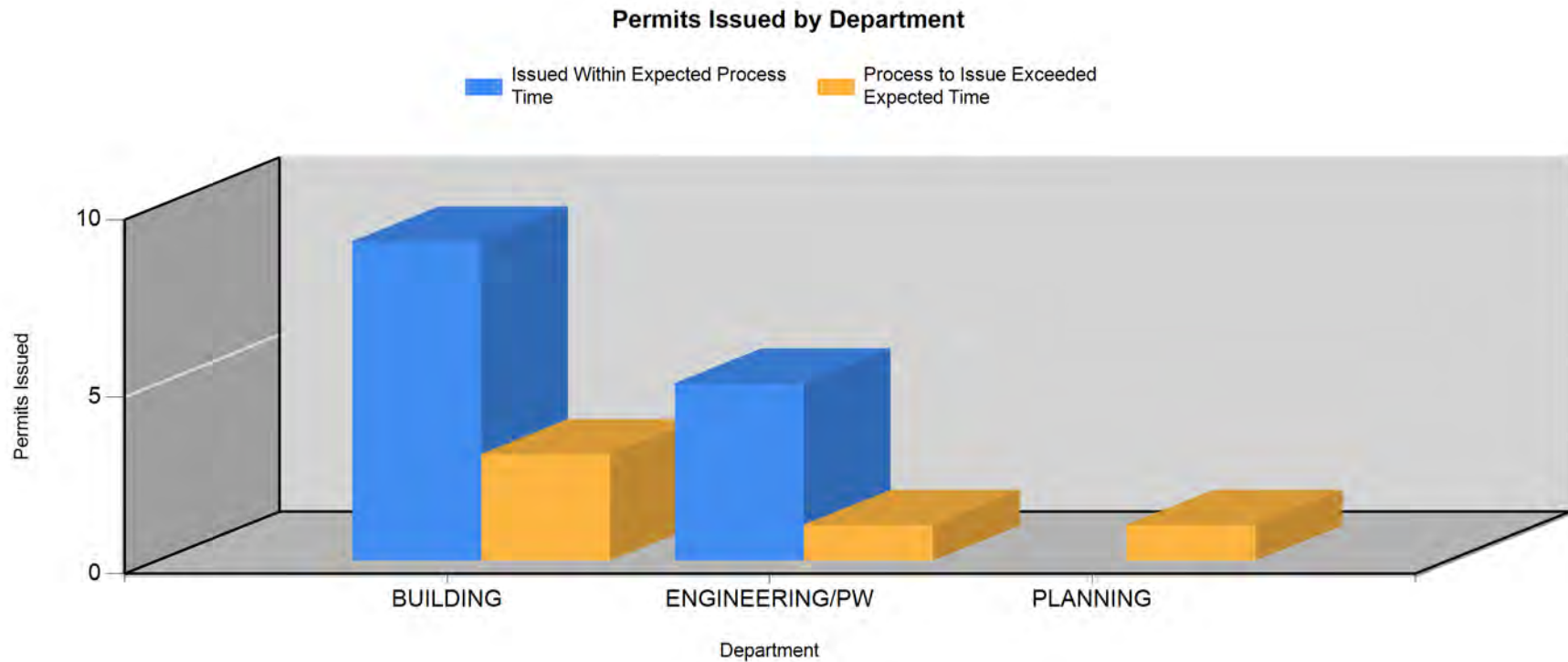
Application No	Application Type	Application Date	Application Status	Property Address	Owner
RWO-20-014	RIGHT-OF-WAY (OCCUPANCY)	8/28/2020	COMPLETENESS REVIEW	915 NW STATE AVE CHEHALIS, WA	Fisher, Robert R
RWO-20-015	RIGHT-OF-WAY (OCCUPANCY)	8/28/2020	COMPLETENESS REVIEW	759 NW Ohio Ave Chehalis, WA	Birdwell, Jill
RWO-20-016	RIGHT-OF-WAY (OCCUPANCY)	8/28/2020	COMPLETENESS REVIEW	2110 SALSBURY AVE SW CHEHALIS, WA	SCHMIDT, MARK A & LAYNA L
EN-20-024	ENGINEERING / UTILITY CONNECTIONS	9/1/2020	PENDING	1321 MARKET BLVD S CHEHALIS, WA	City of Chehalis-Community Development Department
SPECIAL-20-0004	SPECIAL EVENT PERMIT	8/27/2020	COMPLETENESS REVIEW	1501 RICE RD CHEHALIS, WA	CITY OF CHEHALIS Public Works Department
UGA-BU-20-0033	UGA-RESIDENTIAL (NEW)	8/31/2020	COMPLETENESS REVIEW	0198 ABRAM LANE CHEHALIS, WA	CEPHAS INC
AC-20-009	APPLICANT CONFERENCE	9/4/2020	PENDING	0000 NEWAUKUM VALLEY DR CHEHALIS, WA	CEPHAS INC



# Issued Permits By Department

ALL DEPARTMENTS  
 ALL PERMIT TYPES SUBMITTED OR ISSUED BETWEEN  
 08/27/2020 AND 09/04/2020

Report run on: 09/04/2020 01:54 PM



## Average Process Time

Department	Permit Type	Expected Process Time	Number Submitted	Number Issued	Mean Time to Issue	Standard Deviation	Average Cycles	Issued Within	Issued Over
BUILDING	BU-COMMERCIAL	Same Day	2	4	22 Days	22.03 Days	1	1	3
	BU-RESIDENTIAL	Same Day	2	5	Same Day	0 Days	1	5	0
	DEMOLITION	60 Days	0	1	17 Days	0 Days	1	1	0
	MECHANICAL	60 Days	0	1	Same Day	0 Days	1	1	0



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BUILDING	SIGN	60 Days	0	1	Same Day	0 Days	1	1	0
	SPECIAL EVENT PERMIT	Same Day	1	0	Same Day	0 Days	1	0	0
	UGA-RESIDENTIAL	Same Day	1	0	Same Day	0 Days	1	0	0
	UGA-RESIDENTIAL (NEW)	Same Day	2	0	Same Day	0 Days	1	0	0
ENGINEERING/P W	ENGINEERING / UTILITY CONNECTIONS	60 Days	1	0	Same Day	0 Days	1	0	0
	RIGHT-OF-WAY (CONSTRUCTION )	60 Days	3	6	25 Days	31.21 Days	1	5	1
	RIGHT-OF-WAY (OCCUPANCY)	60 Days	3	0	Same Day	0 Days	1	0	0
PLANNING	APPLICANT CONFERENCE	28 Days	1	0	Same Day	0 Days	1	0	0
	UGA-SEPA	120 Days	0	1	527 Days	0 Days	1	0	1

### Issued Permit Details

Department	Permit Type	Permit Number (State) Project Name/Address	Dates	Number of Days
BUILDING	BU-COMMERCIAL	BU-20-0021 Covered seating area near new playground 401 SW Parkland Dr., CHEHALIS, WA 98532	Submitted: 04/27/2020 Technically Complete: 05/13/2020 Approved: 05/13/2020 Ready to Issue: 05/13/2020 Issued: 09/02/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
		BU-20-0036 Remodel of existing structures 1405 RUSH RD, CHEHALIS, WA 98532	Submitted: 07/01/2020 Technically Complete: 07/01/2020 Approved: 08/18/2020 Ready to Issue: 08/18/2020 Issued: 08/27/2020	In Process: 48 Waiting: 0 Total Days: 48 Total Cycles: 1



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Report run on: 09/04/2020 01:54 PM

BUILDING	BU-COMMERCIAL	BU-20-0052	Submitted: 07/17/2020 Technically Complete: 07/17/2020 Approved: 08/18/2020 Ready to Issue: 08/18/2020 Issued: 08/27/2020	In Process: 32 Waiting: 0 Total Days: 32 Total Cycles: 1
		interior improvements to county building		
		157 NW Chehalis Ave, Chehalis, WA 98532		
		BU-20-0065	Submitted: 08/10/2020 Technically Complete: 08/10/2020 Approved: 08/18/2020 Ready to Issue: 08/18/2020 Issued: 08/27/2020	In Process: 8 Waiting: 0 Total Days: 8 Total Cycles: 1
		Constructing storage units		
	BU-20-0069	Submitted: 08/28/2020 Technically Complete: 08/28/2020 Approved: Ready to Issue: Issued:	In Process: 7 Waiting: 0 Total Days: 7 Total Cycles: 1	
	Exterior upgrades			
	539 N Market Blvd., Chehalis, WA 98532			
	BU-20-0071	Submitted: 09/01/2020 Technically Complete: 09/01/2020 Approved: Ready to Issue: Issued:	In Process: 3 Waiting: 0 Total Days: 3 Total Cycles: 1	
	Metal Carport Addition			
405 PARKHILL DR SE, CHEHALIS, WA 98532				
BU-RESIDENTIAL	BU-20-0063	Submitted: 08/06/2020 Technically Complete: 08/27/2020 Approved: 08/27/2020 Ready to Issue: 08/27/2020 Issued: 08/28/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	
	Remove and rebuild service porch at back of home			
	0785 WEST ST NW, CHEHALIS, WA 98532			
	BU-20-0064	Submitted: 08/06/2020 Technically Complete: 08/27/2020 Approved: 08/27/2020 Ready to Issue: 08/27/2020 Issued: 08/27/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1	
	Convert den into master bath			
78 SW 9th St, Chehalis, WA 98532				
BU-20-0068	Submitted: 08/26/2020 Technically Complete: 08/28/2020 Approved: 08/28/2020 Ready to Issue: 08/28/2020 Issued: 09/02/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1		
Metal Carport				
135 SW 3rd St, Chehalis, WA 98532				
BU-20-0070	Submitted: 08/31/2020 Technically Complete: 08/31/2020 Approved: 08/31/2020 Ready to Issue: 08/31/2020 Issued: 08/31/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1		
New Roof				
784 NW Maryland, Chehalis, WA 98532				



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08/27/2020 AND 09/04/2020

Report run on: 09/04/2020 01:54 PM

BUILDING	BU-RESIDENTIAL	BU-20-0072 New Roof 1418 SW Mills, Chehalis, WA 98532	Submitted: 09/04/2020 Technically Complete: 09/04/2020 Approved: 09/04/2020 Ready to Issue: 09/04/2020 Issued: 09/04/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
	DEMOLITION	DE-20-006 Demolition of 14' x 21' Garage & roof extension 0785 WEST ST NW, CHEHALIS, WA 98532	Submitted: 08/06/2020 Technically Complete: 08/11/2020 Approved: 08/28/2020 Ready to Issue: 08/28/2020 Issued: 08/28/2020	In Process: 17 Waiting: 0 Total Days: 17 Total Cycles: 1
	MECHANICAL	ME-20-019 1405 Rush Road - Mechanical Permit (HVAC) 1405 RUSH RD, CHEHALIS, WA 98532	Submitted: 08/11/2020 Technically Complete: 08/11/2020 Approved: 08/11/2020 Ready to Issue: 08/11/2020 Issued: 08/27/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
	SIGN	SI-20-011 Business Sign 381 S Market Blvd, Chehalis, WA 98532	Submitted: 08/14/2020 Technically Complete: 08/21/2020 Approved: 08/21/2020 Ready to Issue: 08/21/2020 Issued: 08/27/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
	SPECIAL EVENT PERMIT	SPECIAL-20-0004 Evangelistic Christian Meeting 1501 RICE RD, CHEHALIS, WA 98532	Submitted: 08/27/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 8 Waiting: 0 Total Days: 8 Total Cycles: 1
	UGA-RESIDENTIAL	UGA-BU-20-0035 Metal Carport Addition 0137 HILLCREST RD, CHEHALIS, WA 98532	Submitted: 09/03/2020 Technically Complete: 09/04/2020 Approved: Ready to Issue: Issued:	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
	UGA-RESIDENTIAL (NEW)	UGA-BU-20-0033 New Single Family Home 0198 ABRAM LANE, CHEHALIS, WA 98532	Submitted: 08/31/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 4 Waiting: 0 Total Days: 4 Total Cycles: 1
		UGA-BU-20-0034 New Single Family Home 298 Abram Lane, Chehalis, WA 98532	Submitted: 09/01/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 3 Waiting: 0 Total Days: 3 Total Cycles: 1



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08/27/2020 AND 09/04/2020

Report run on: 09/04/2020 01:54 PM

ENGINEERING/P W	ENGINEERING / UTILITY CONNECTIONS	EN-20-024 Water & power hookup 1321 MARKET BLVD S, CHEHALIS, WA98532	Submitted: 09/01/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 3 Waiting: 0 Total Days: 3 Total Cycles: 1
	RIGHT-OF-WAY (CONSTRUCTI ON)	RWC-20-027 Replace utility pole	Submitted: 06/08/2020 Technically Complete: 06/08/2020 Approved: 07/13/2020 Ready to Issue: 07/13/2020 Issued: 09/03/2020	In Process: 35 Waiting: 0 Total Days: 35 Total Cycles: 1
		RWC-20-029 Replace utility pole	Submitted: 06/08/2020 Technically Complete: 06/08/2020 Approved: 07/13/2020 Ready to Issue: 07/13/2020 Issued: 09/03/2020	In Process: 35 Waiting: 0 Total Days: 35 Total Cycles: 1
		RWC-20-030 Repave street in front of corner slab at State Ave and West St. 436 STATE AVE NW, CHEHALIS, WA98532	Submitted: 06/08/2020 Technically Complete: 06/08/2020 Approved: 08/27/2020 Ready to Issue: 08/27/2020 Issued: 08/27/2020	In Process: 80 Waiting: 0 Total Days: 80 Total Cycles: 1
		RWC-20-036 Repair and pain building 463 MARKET BLVD N, CHEHALIS, WA98532	Submitted: 08/06/2020 Technically Complete: 08/06/2020 Approved: 08/11/2020 Ready to Issue: 08/11/2020 Issued: 09/01/2020	In Process: 5 Waiting: 0 Total Days: 5 Total Cycles: 1
		RWC-20-037 Pedestal removal & bury cable 621 NW Rhode Island PI, CHEHALIS, WA 98532	Submitted: 08/13/2020 Technically Complete: 08/24/2020 Approved: 08/24/2020 Ready to Issue: 08/24/2020 Issued: 08/27/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
		RWC-20-038 Emergency large equipment repair 67 CHEHALIS AVE SW, CHEHALIS, WA98532	Submitted: 08/31/2020 Technically Complete: 08/31/2020 Approved: 08/31/2020 Ready to Issue: 08/31/2020 Issued: 08/31/2020	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
		RWC-20-039 Gas leak repair 0107 INTERSTATE AVE SW, CHEHALIS, WA98532	Submitted: 09/02/2020 Technically Complete: 09/02/2020 Approved: Ready to Issue: Issued:	In Process: 2 Waiting: 0 Total Days: 2 Total Cycles: 1



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Report run on: 09/04/2020 01:54 PM

ENGINEERING/P W	RIGHT-OF-WAY (CONSTRUCTION)	RWC-20-040 Replace pole 0702 CHEHALIS AVE SW, CHEHALIS, WA98532	Submitted: 09/03/2020 Technically Complete: 09/03/2020 Approved: Ready to Issue: Issued:	In Process: 1 Waiting: 0 Total Days: 1 Total Cycles: 1
	RIGHT-OF-WAY (OCCUPANCY)	RWO-20-014 Sewer Pipeline Inspection 915 NW STATE AVE, CHEHALIS, WA98532	Submitted: 08/28/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 7 Waiting: 0 Total Days: 7 Total Cycles: 1
		RWO-20-015 Sewer Pipeline Inspection 759 NW Ohio Ave, Chehalis, WA98532	Submitted: 08/28/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 7 Waiting: 0 Total Days: 7 Total Cycles: 1
		RWO-20-016 Sewer Pipeline Inspection 2110 SALSBURY AVE SW, CHEHALIS, WA98532	Submitted: 08/28/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 7 Waiting: 0 Total Days: 7 Total Cycles: 1
PLANNING	APPLICANT CONFERENCE	AC-20-009 Residential Subdivison and Retail Shops 0000 NEWAUKUM VALLEY DR, CHEHALIS, WA98532	Submitted: 09/04/2020 Technically Complete: Approved: Ready to Issue: Issued:	In Process: 0 Waiting: 0 Total Days: 0 Total Cycles: 1
	UGA-SEPA	UGA-SEPA-19-0002 New Duplexes for this site 3040 JACKSON HWY, CHEHALIS, WA98532	Submitted: 03/26/2019 Technically Complete: 03/26/2019 Approved: Ready to Issue: Issued: 09/03/2020	In Process: 527 Waiting: 0 Total Days: 527 Total Cycles: 1