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TERRAFORMA

DESIGN GROUP

PRELIMINARY STORM REPORT

GLINT CAR WASH - CHEHALIS

LOCATION:

625 NW Arkansas Way
Chehalis, WA 98352

ISSUE DATE:

July 7, 2020

PREPARED FOR:

SERJ DEVELOPMENT
1500 East Katella Avenue, Suite #5
Orange, CA 92867
Contact: Rune Harkestad



7/7/2020



CIVIL ENGINEERING

& LANDSCAPE ARCHITECTURE

GLINT CAR WASH – CHEHALIS: PRELIMINARY STORM REPORT

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GLINT CAR WASH – CHEHALIS: PRELIMINARY STORM REPORT

SECTION 1 - PROJECT DESCRIPTION

This Storm Drainage Report for the Glint Car Wash - Chehalis has been submitted to the City of Chehalis as part of our Land Use / SEPA application.

Project Proponent: Serj Developments

Property Area: 1.08 acres

Total Project Area: 0.90 acres

Site Location: 625 NW Arkansas Avenue, Chehalis

Portion of SEC. 30, T14N, R2W, Lewis County

Parcel ID: 005605825001

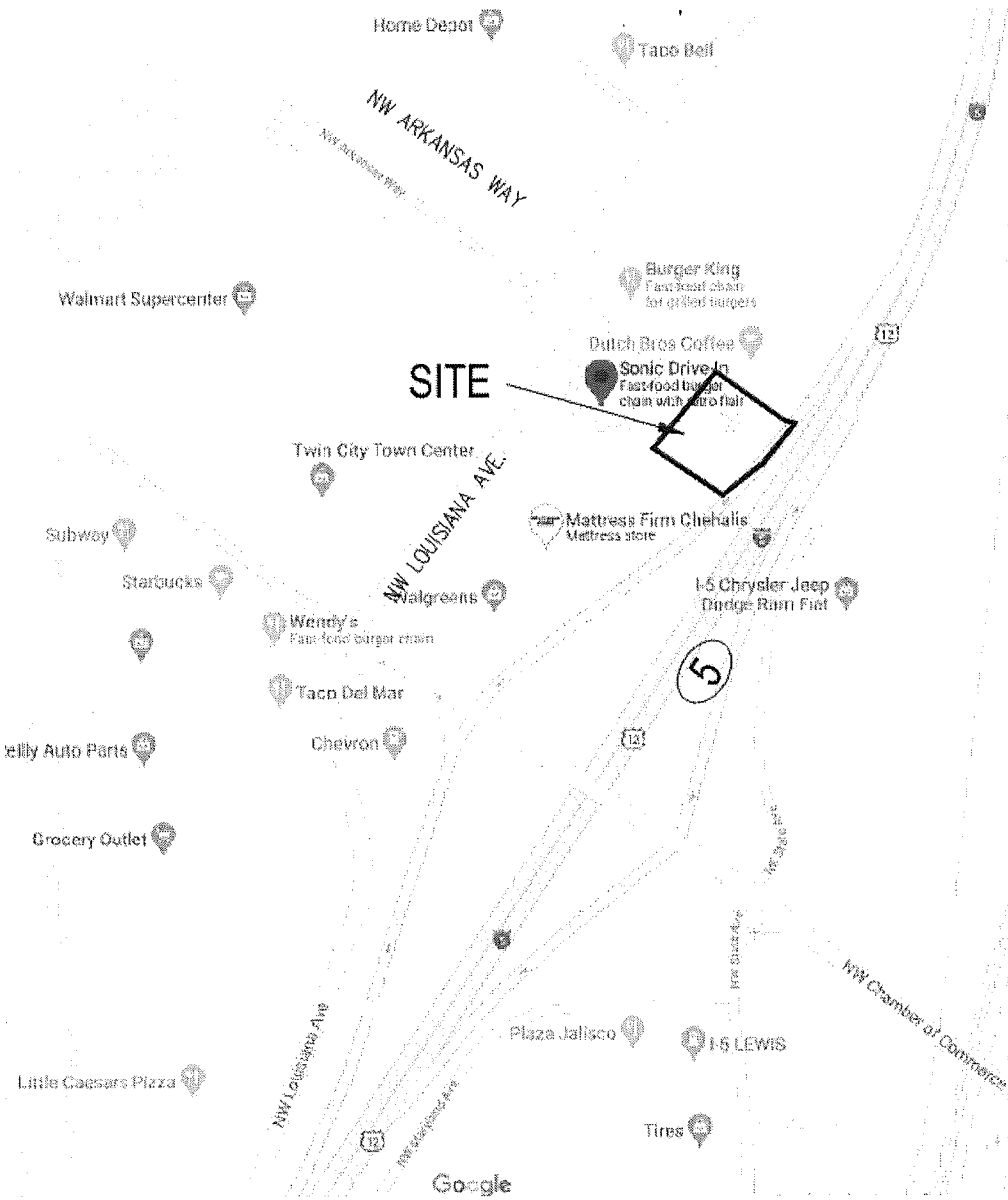
Required Permits: Grading Permit, Building Permit,

The proposed development consists of a new Glint Car Wash on a vacant 1.08 acre property. Work will include associated grading, drainage, utilities and landscaping to meet current City standards.

The project will require drainage review from the City of Chehalis. The development will result in approximately 37,688 sf of impervious area consisting of roofs, walkways and pavement. Approximately onsite impervious area percentage is 80 percent.

The site was developed by the City of Chehalis and will be leased to Serj Developments, LLC. The site is relatively flat but partially below the FEMA floodplain.

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VICINITY MAP

SCALE: N.T.S.



**ADDRESS: 625 NW Arkansas Avenue
Chehalis, 98352**

**S-T-R: Portion of SEC. 30, T14N, R2W, W.M., CITY OF CHEHALIS,
LEWIS COUNTY, WA**

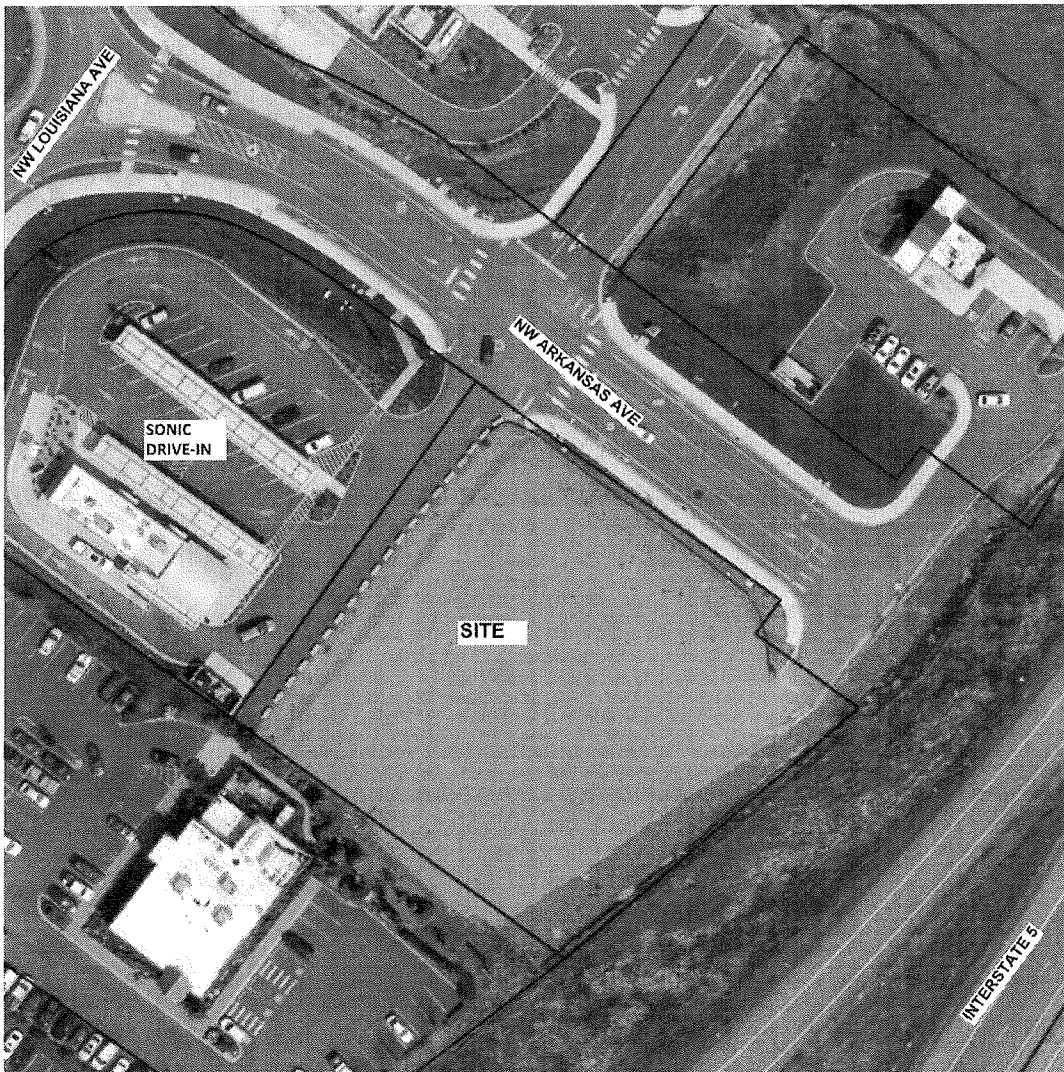
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SECTION 2 - EXISTING CONDITIONS

The site was developed by the City of Chehalis and currently vacant. Imported structural fill has been placed on the site to create a building pad. The fill soils overly native deposits of soft to stiff fat clay and silt and loose silty sand. Groundwater is at least 10 feet below grade.

The existing topo ranges from approximately elevation 175 to 180 (NAVD 88). FEMA Flood Elevation equals 179.9.

There are no existing, onsite drainage facilities. A storm drain connection stub is provided off of NW Arkansas Avenue.



EXISTING SITE AERIAL

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SECTION 3 - SOILS REPORT

According to the site geotechnical report as prepared by The Riley Group, Inc. (RGI) dated May 14, 2015, here are the critical site drainage parameters.

Soil Conditions: Onsite soils consist of up to 4 feet of loose to medium dense silty sand fill over native deposits of soft to stiff fat clay and silt and loose silty sand. Soil is not suitable for onsite infiltration.

Groundwater: Groundwater was observed at approximately 15.5 feet below grade. See the Geotechnical Engineering Report within Appendix B.

SECTION 4 - WELLS AND SEPTIC SYSTEMS

We do not know of any wells or septic systems within 200 feet of the site.

SECTION 5 - FUEL TANKS

There are no known fuel tanks within 200 feet of the site.

SECTION 6 - SUB-BASIN DESCRIPTION

Onsite drainage will discharge to an existing storm drain stub from NW Arkansas Ave. This pipe will drain to the City storm system within NW Arkansas Way and NW Louisiana Avenue. This system outfalls to Airport Lake and ultimately the Chehalis River. According to the City, onsite water quality and onsite flow control will not be required (as was done by the adjacent Sonic development).

SECTION 7 - ANALYSIS OF 100-YR FLOOD

The property is within the 100-year floodplain to Elevation 179.9 (datum NAVD88) or 176.5 (datum NGVD29).

SECTION 8 - AESTHETIC CONSIDERATIONS

All proposed drainage facilities will be underground and not seen.

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SECTION 9 - FACILITY SIZING AND DOWNSTREAM ANALYSIS

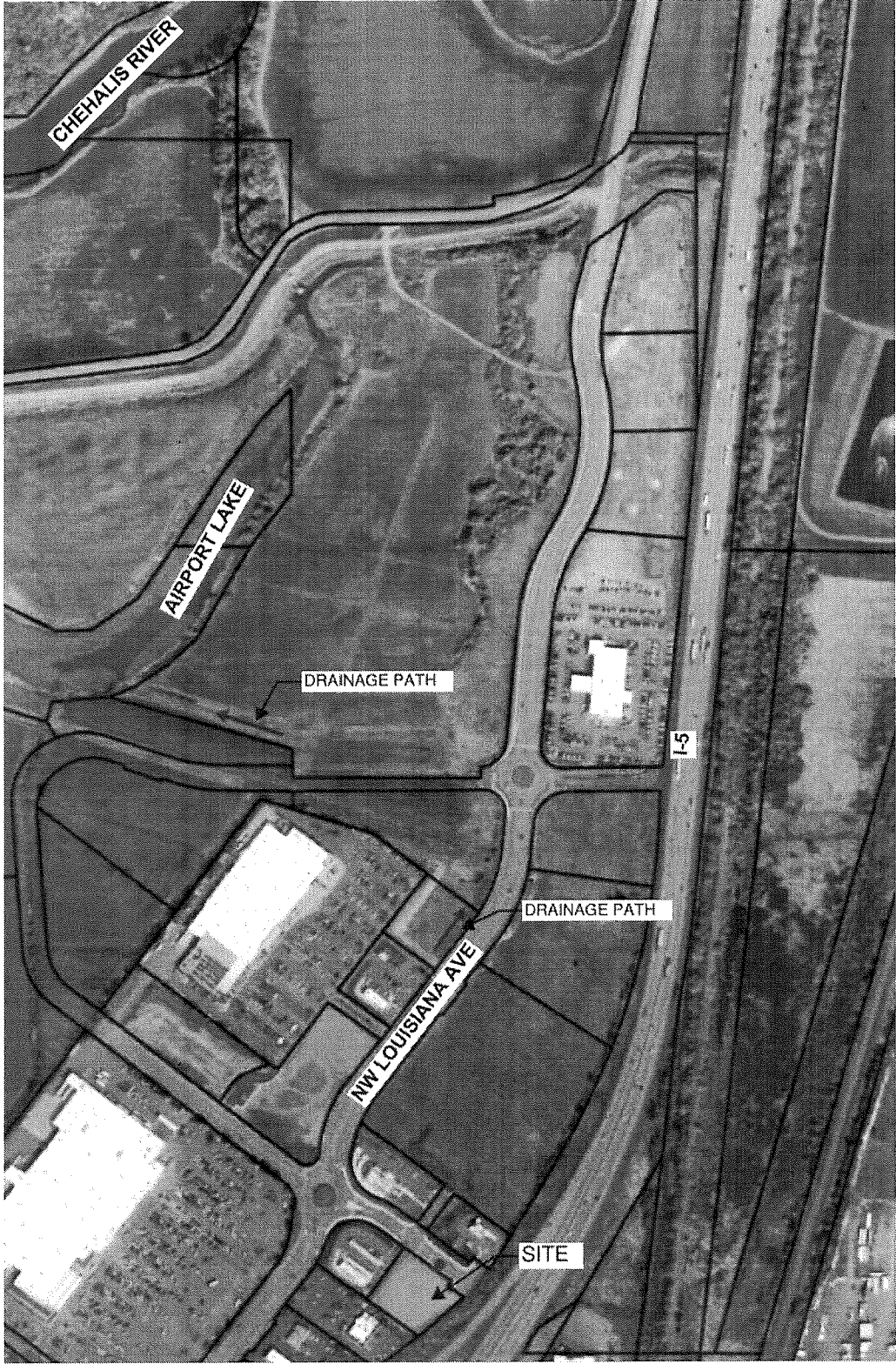
According to the City, onsite water quality and onsite flow control will not be required. Stormwater conveyance will be designed to the 25-year / 24-hour storm event using the Rational Method.

The main building structure will be constructed above the FEMA flood elevation.

Downstream Analysis

Onsite drainage will discharge to an existing storm drain stub from NW Arkansas Ave. This pipe will drain to the City storm system within NW Arkansas Way and NW Louisiana Avenue. This system outfalls to Airport Lake and ultimately the Chehalis River.

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DOWNSTREAM DRAINAGE PATH

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SECTION 10 -COVENANTS, DEDICATIONS AND EASEMENTS

All catch basins and pipes will be located on private property and will be the responsibility of the property owners for proper maintenance.