

**LEGEND**

EXISTING	PROPOSED	PROPERTY LINE
---	---	R.O.W. CENTERLINE
---	---	EASEMENT
---	---	CONCRETE
---	---	SAWCUT LINE
---	---	RETAINING WALL
---	---	GRADING CONTOUR
---	---	SPOT ELEVATION
---	---	WATER MAIN
---	---	SEWER MAIN
---	---	STORM DRAIN
---	---	FIRE HYDRANT
---	---	WATER METER
---	---	GATE VALVE
---	---	SEWER MANHOLE
---	---	STORM CB
---	---	STORM MANHOLE

**FEMA FLOODPLAIN**

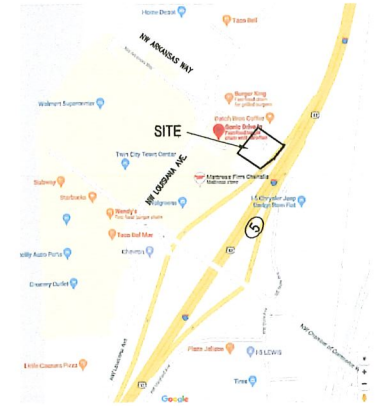
SITE IS WITHIN A FEMA FLOODPLAIN: ZONE AE  
 FLOODPLAIN ELEVATION = 176.6 (datum NAVD88)  
 Datum Conversion: NAVD88 = NGVD29 + 3.41 ft  
 FLOODPLAIN ELEVATION = 179.9 (datum NAVD88)  
 PLAN ELEVATIONS ARE BASED ON NAVD88.  
 PROPOSED FINISH FLOOR ELEV= 181.50 (=1.6' above floodplain)

**PROPERTY INFO**

PARCEL NO: 005605825001  
 ADDRESS: 625 NW ARKANSAS WAY, CHEHALIS, WA 98532  
 LEGAL DESCRIPTION:  
 TRACT 5A OF BINDING SITE PLAN,  
 LEWIS COUNTY REC. NO. 3426967  
 VERTICAL DATUM: NAVD 88  
 HORIZONTAL DATUM: GRID NORTH, WASH. ST. COORD. SYS. SOUTH ZONE.

**PROJECT INFORMATION**

**SITE INFORMATION**  
 PARCEL AREA: 47,065 SF (1.08 AC)  
 ZONING: C-G : COMMERCIAL GENERAL  
 BUILDING AREA:  
 AUTOMATIC CAR WASH 4387 SF  
 SELF SERVE CAR WASH 1950 SF  
 BUILDING SETBACKS:  
 FRONT 10 FEET  
 SIDE 3 FEET  
 REAR 3 FEET  
 MAX. ALLOWABLE BUILDING HEIGHT: 50 FEET  
 DISTURBED AREA: 40,125 SF (0.92 AC)  
 NEW IMPERVIOUS AREA (ONSITE): 37,688 SF  
 MAX. ALLOW. DEVELOPMENT (IMPERVIOUS AREA) COVERAGE: 100%  
 PROPOSED DEVELOPMENT COVERAGE: 80%  
 PARKING REQUIREMENTS:  
 CAR WASH: NO KNOWN PARKING REQUIREMENT  
 PARKING PROVIDED:  
 STANDARD STALLS 6 STALLS  
 ACCESSIBLE STALLS 1 STALLS  
 TOTAL PROVIDED 7 STALLS  
 LANDSCAPE REQUIREMENTS:  
 PERIMETER: 3-FT WIDTH - EVERGREEN PLANTS  
 BICYCLE SPACES PROVIDED 2  
 EARTHWORK QUANTITIES:  
 \*For Permit Use Only  
 TOTAL CUT / STRIP: 644 CY  
 TOTAL FILL: 361 CY



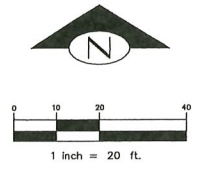
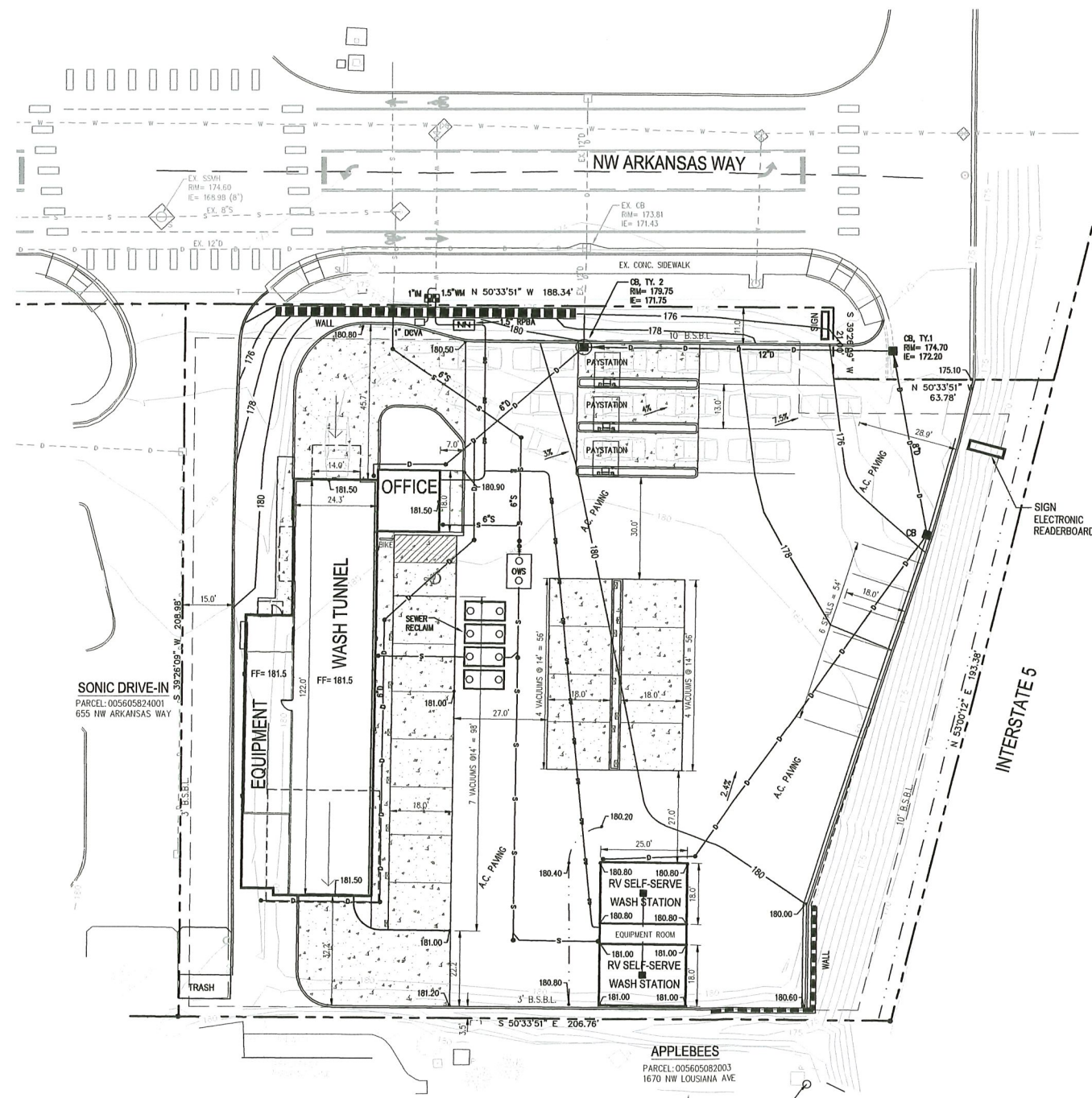
**VICINITY MAP**  
 SCALE: N.T.S.

**PROJECT TEAM**

**PROPERTY OWNER**  
 CITY OF CHEHALIS  
**DEVELOPER**  
 SERJ DEVELOPMENT  
 1500 KATELLA AVENUE #5  
 ORANGE, CA 92867  
 CONTACT: RUNE HARKESTAD  
 EMAIL: rune.harkestad@idder.com  
**CIVIL ENGINEER**  
 TERRAFORMA DESIGN GROUP, INC.  
 5027 51ST AVENUE SW  
 SEATTLE, WA 98136  
 CONTACT: PEDRO DEGUZMAN, PE  
 PHONE: (206) 923-0590  
 EMAIL: pedro@terraformadesigngroup.com

**GOVERNING AGENCIES**

**PLANNING, SITE DEVELOPMENT**  
 CITY OF CHEHALIS  
 CONTACT: TAMMY BARACONI, CFM  
 PHONE: (360) 345-2227  
 EMAIL: tbaraconi@cl.chehalis.wa.us



NO.	REVISION	DATE
1	LAND USE SUBMITTAL	7/1/20

**TERRAFORMA DESIGN GROUP, INC.**  
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE  
 5027 51st Avenue SW Seattle WA 98136  
 phone 206.923.0590 website www.terraformadesigngroup.com

PROJECT NO. TDG #20014  
 DRAWN BY: PAD  
 CHECKED BY: PAD

GLINT CAR WASH for SERJ DEVELOPMENT  
 625 NW ARKANSAS WAY  
 CHEHALIS, WA 98532

SHEET TITLE  
**SITE & CIVIL PLAN**

SHEET NO.  
**C1**

PRELIMINARY