

Development Review Committee is represented by:

Community Development | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Community Development Department

November 3rd, 2021 at 9 A.M.

Meeting location: Chehalis Airport Conference Room

I. Meeting Agenda for Action Items

9:00 AM to 9:30 AM

Site Plan Review:

ST-21-0010, 2050 & 2080 NW Louisiana Ave. RB Engineering is proposing the construction of a new car dealership facility with sales, service, and parts departments. The building will be roughly 25,669 SF and constructed in one phase. The project area is zoned General Commercial, CG. Motor vehicle showroom/sales facility and motor vehicle repair garage are permitted uses in this zone. Lewis County Parcel #021612011022, 021612011023 MDNS issued 10/21/21

9:30 AM to 10:00 AM

II. Inter-department staff meeting

III. Informational Reports

- a. **Permits – Attached is permit issue data since September.**



Return your permit application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 1980, 2050 & 2080 NW Louisiana Ave Parcel #: 021612011021, -022, -023

Applicant/Contact person

Name: Heidi Pehl - HJP Investments
 Mailing address: PO Box 1227
 City, State, and Zip: Chehalis, WA 98532
 Phone #: _____ Email: (required) heidipehl@i-5cars.com

Contractor/Engineer/Surveyor

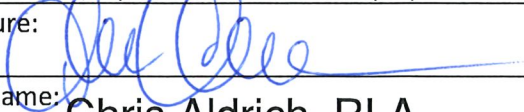
Contact Name: Chris Aldrich, RLA
 Company/Firm Name: RB Engineering
 Mailing address: PO Box 923
 City, State, and Zip: Chehalis, WA 98532
 Phone #: 360.740.8919 Email: (required) chrisa@rbengineers.com
 Contractor's L&I #: _____

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

Proposed is the construction of a new car dealership facility with sales, service and parts departments. The building will be roughly 25,669 SF and constructed in one phase.

Current market value of proposed work: \$6,250,000
 (Fair market labor and materials)

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

| | |
|--|----------------------|
| Signature:  | Date: <u>8/12/21</u> |
| Print Name: <u>Chris Aldrich, RLA</u> | |

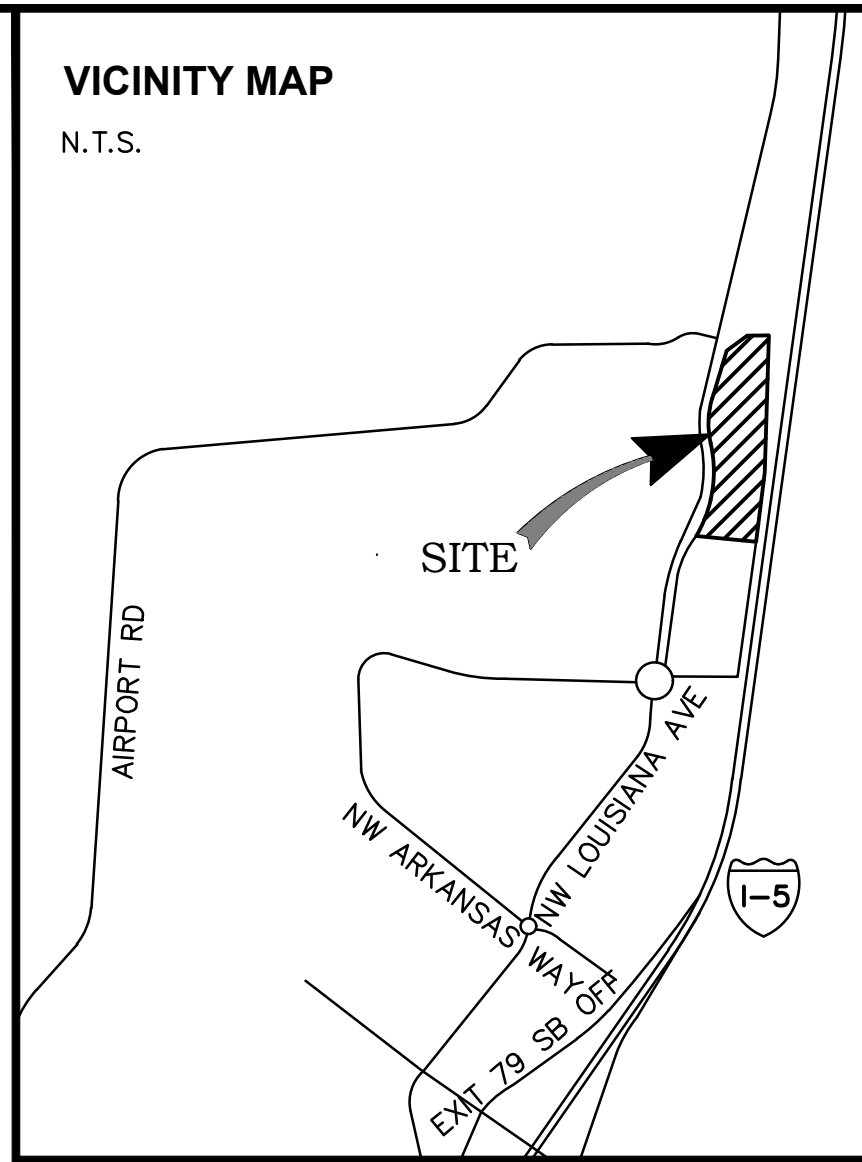
Office use only

| | |
|--|----------------------------|
| Received by: _____ | Date Received: _____ |
| Parcel #: _____ | |
| Permit #: _____ | |
| Zoning: _____ | |
| Flood Zone: <input type="checkbox"/> yes <input type="checkbox"/> no | Zone Classification: _____ |

AWESOME CHEVROLET/BUICK

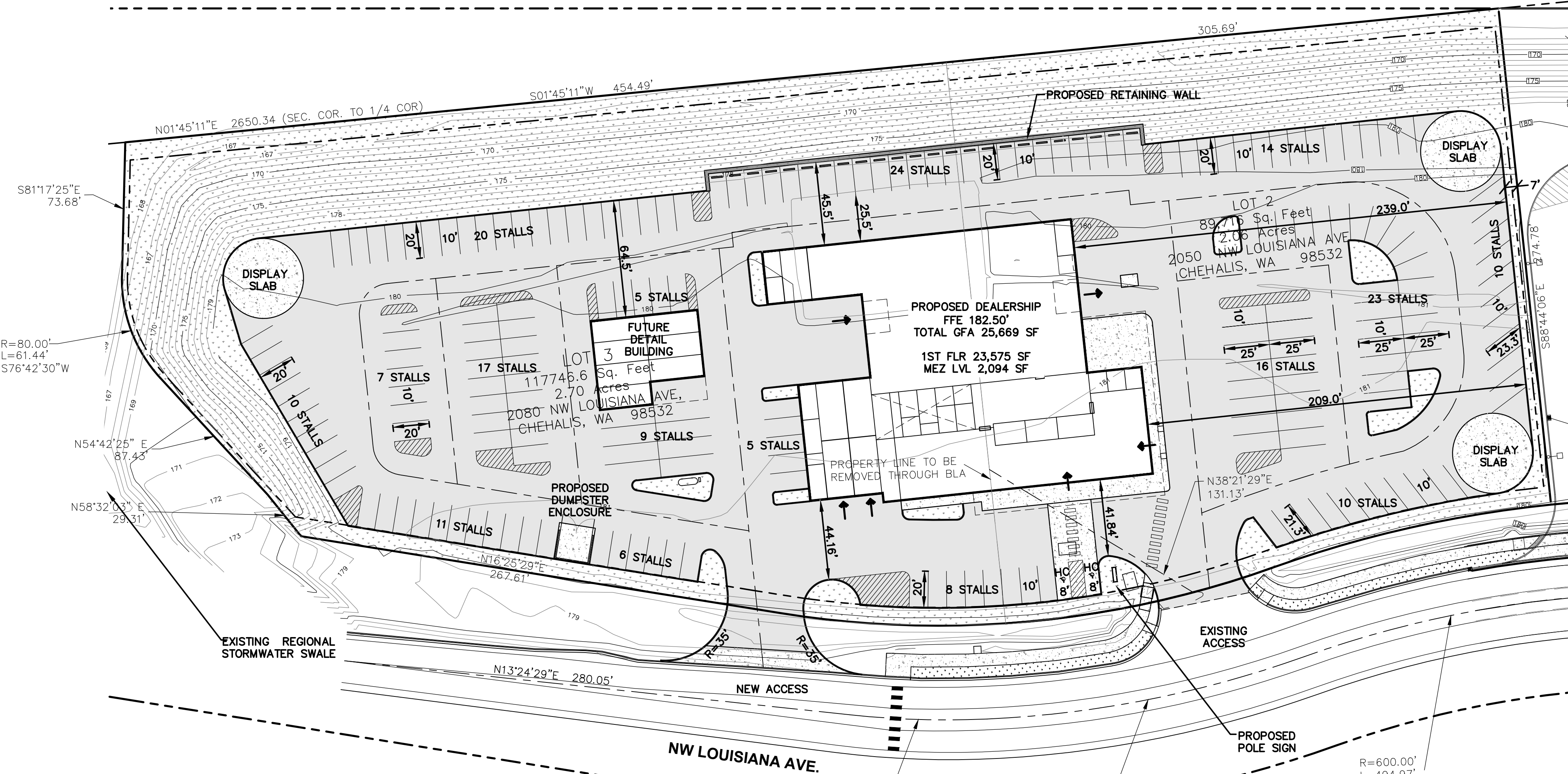
SECTION 19, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

VICINITY MAP
N.T.S.



SCALE: 1"=40 FEET
0 20 40 80

INTERSTATE 5



PROJECT INFORMATION

APPLICANT: HJP INVESTMENTS, HEIDI PEHL
PO BOX 1227
CHEHALIS, WA 98532
HEIDIPEHL@5CARS.COM

PARCEL NOS: 0216120110-21, 22, 23,
SITE ADDRESS: 2050 & 2080 NW LOUISIANA AVE.
CHEHALIS, WA 98532

ZONING: GC - GENERAL COMMERCIAL
SITE AREA: 4.76 ACRES
GRADING ESTIMATE: 4,150 ± CY CUT
XXXX ± CY FILL

SOILS: ALVOR SILTY CLAY LOAM
REED SILTY CLAY LOAM

SANITARY SEWER: CITY OF CHEHALIS
WATER: CITY OF CHEHALIS
FIRE DISTRICT: CITY OF CHEHALIS

SHEET INDEX

C0.1 PRELIMINARY CIVIL COVER SHEET
C1.1 PRELIMINARY GRADING AND DRAINAGE PLAN
C1.2 PRELIMINARY WATER AND SEWER SERVICE PLAN

SURVEY INFORMATION

LEGAL DESCRIPTION
SECTION 19 TOWNSHIP 14N RANGE 02W PT E2 E2 E2 LT 2
BLA 3476732

VERTICAL DATUM
NAVD 88 (NGVD 29 = -3.41 FT)

BASIS OF BEARING
BEARINGS ARE BASED ON WASH. ST. COORDINATE SYSTEM
SOUTH ZONE - GRID NORTH - FROM TIES TO NGS AND
WSDOT MONUMENTS. SECTION AND BOUNDARIES ARE BASED
ON PREVIOUS SURVEY RECORDED ON THIS PARCEL UNDER
AUDITOR'S FILE NO. 3235421

GEOTECHNICAL REPORT

CONTRACTOR SHALL OBTAIN SITE GEOTECHNICAL REPORT
PREPARED BY INSIGHT GEOLOGIC. ALL CONSTRUCTION,
EARTHWORK AND SUBGRADE PREPARATION SHALL COMPLY
WITH THE REPORT AND IBC STANDARDS.

PARKING SUMMARY

NEW UNIT DISPLAY: 2
NEW UNIT STORAGE/DISPLAY: 110
USED UNIT DISPLAY: 27
CUSTOMER STALLS: 18
ADA ACCESSIBLE: 2
EMPLOYEE STALLS: 18
ELECT. VEHICLE STA.: 5
DETAIL PARKING: 8
SERVICE PARKING: 23
TOTAL EXTERIOR: 213

LEGEND

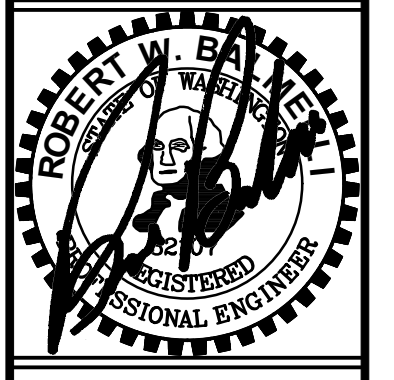
| EXISTING | PROPOSED | |
|----------|----------|-------------------------|
| — W — | — W — | WATER MAIN |
| — SS — | — SS — | SANITARY SEWER MAIN |
| — FM — | — FM — | FORCE MAIN |
| — SD — | — SD — | STORM MAIN |
| — RD — | — RD — | ROOF DRAIN |
| | — / — | FOOTING DRAIN |
| — G — | — G — | GAS LINE |
| — UGP — | — UGP — | POWER LINE |
| — T — | — T — | TELEPHONE LINE |
| — TV — | — CATV — | CABLE TV LINE |
| | — — — | ROADWAY CENTERLINE |
| | — — — | RIGHT-OF-WAY LINE |
| | — — — | EASEMENT LINE |
| | — — — | FRONT/BACK OF CURB |
| | — — — | EDGE OF GRAVEL SHOULDER |
| — EP — | — EP — | EDGE OF PAVEMENT |

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |

DESIGNED BY: CLA
DRAWN BY: CES
CHECKED BY: RWB
DATE: 4/23/2021
SCALE: 1" = 40'

AWESOME CHEVROLET/BUICK
2050 NW LOUISIANA AVE.
CHEHALIS, WA 98532

PRELIMINARY CIVIL COVER SHEET



RB Engineering
DESIGN → PERMIT → MANAGE

OFF: (360) 740-8819
EMAIL: Cnp@robengineers.com

P.O. Box 923
CHEHALIS, WA 98532

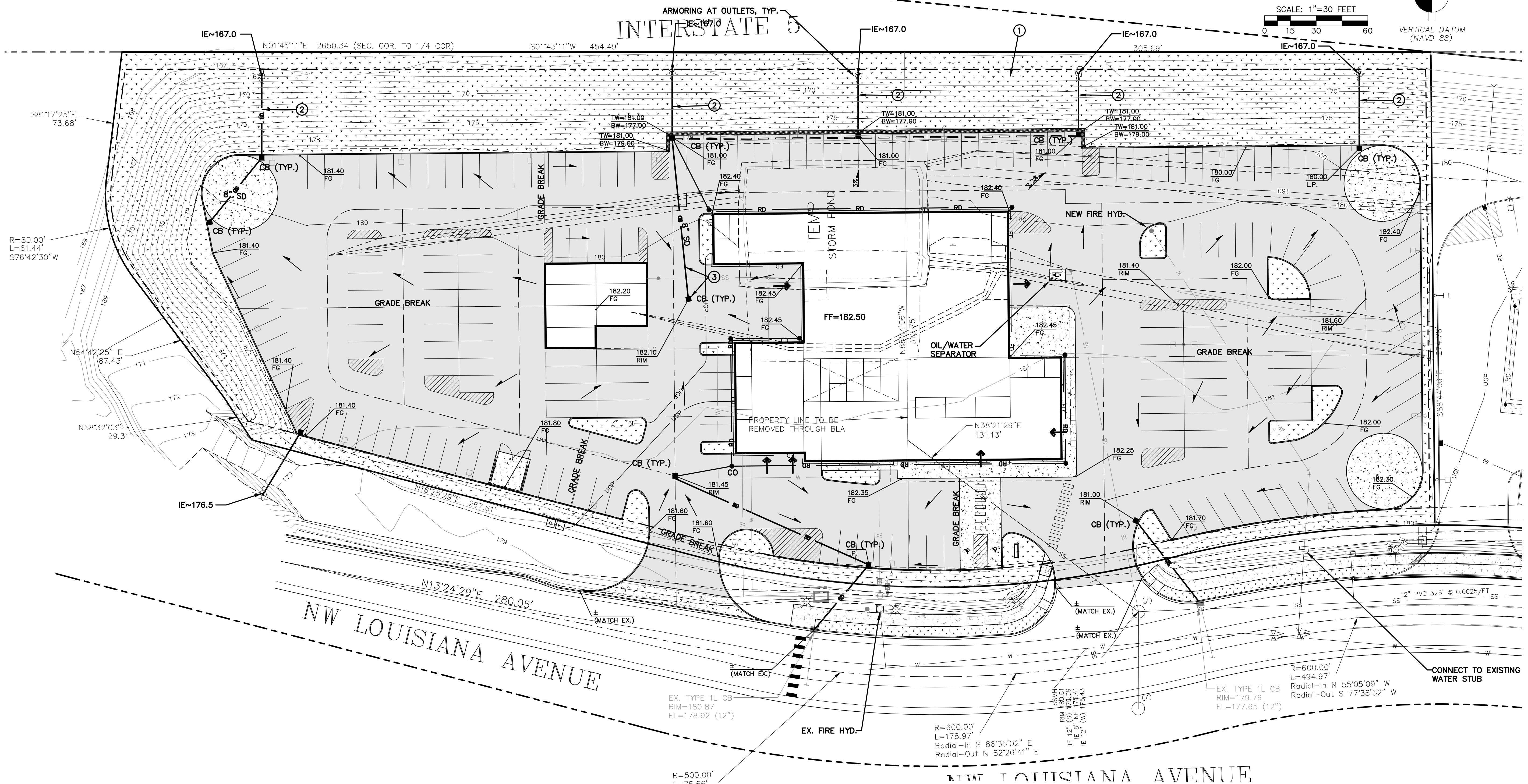
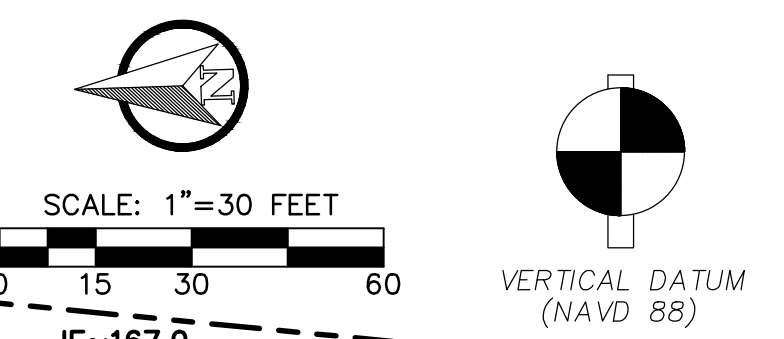
811 Know what's below. Call 811 before you dig.

JOB NUMBER
20125

DRAWING NAME
20125_COVR

C0.1
1 OF 3

APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS
APPROVAL EXPIRES: _____ PW# _____



ARMORING AT OUTLETS, TYP.
INTERSTATE 5

NW LOUISIANA AVENUE

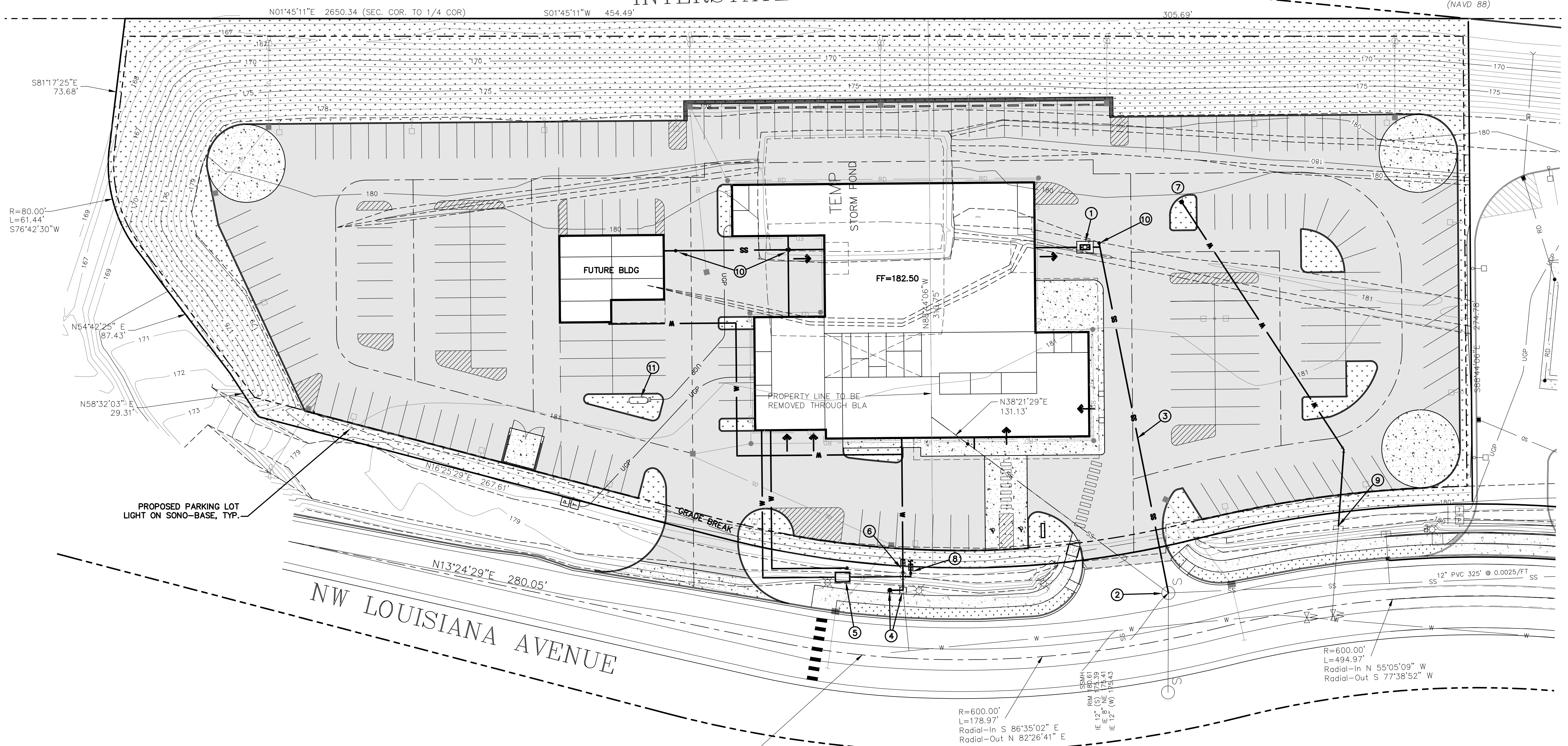
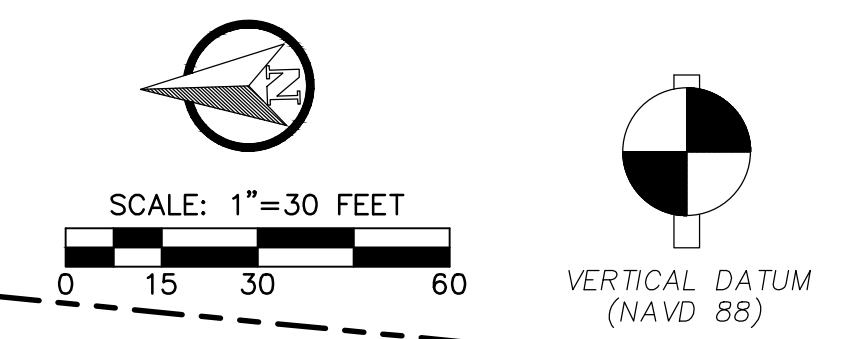
NW LOUISIANA AVENUE

- PRELIMINARY CONSTRUCTION NOTES:**
- ① EXISTING BIOFILTRATION SWALE, DRAINS NORTH TO AIRPORT LAKE.
 - ② PROPOSED STORM DRAINAGE LINES AND CATCH BASINS, DISCHARGE TO SWALE.
 - ③ PROPOSED ONSITE STORM DRAINAGE PIPING AND CATCH BASINS.

APPROVED FOR CONSTRUCTION
 BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS
 APPROVAL EXPIRES: _____ PW# _____

| | | | |
|---|--|--|---|
| <p>DESIGNED BY: CLA DRAWN BY: CES CHECKED BY: RWB DATE: 4/23/2021 SCALE: 1" = 30'</p> | <p>AWESOME CHEVROLET/BUICK 2050 NW LOUISIANA AVE. CHEHALIS, WA 98532</p> | <p>PRELIMINARY GRADING AND DRAINAGE PLAN</p> | <p>WA. CITY OF CHEHALIS,</p> |
| | | | |
| <p>RB Engineering DESIGN → PERMIT → MANAGE <small>OFF: (360) 740-8919 EMAIL: info@rbengineers.com P.O. Box 923 CHEHALIS, WA 98532</small></p> | | | |
| <p>811 Know what's below. Call 811 before you dig.</p> | | | |
| <p>JOB NUMBER 20125 DRAWING NAME 20125_GDPL C1.1 2 OF 3</p> | | | |

INTERSTATE 5



R=500.00'
L=75.66'
Radial-In S 77°38'52" W
Radial-Out N 73°34'31" W

R=600.00'
L=178.97'
Radial-In S 86°35'02" E
Radial-Out N 82°26'41" E

R=600.00'
L=494.97'
Radial-In N 55°05'09" W
Radial-Out S 77°38'52" W

PRELIMINARY CONSTRUCTION NOTES:

- ① PROPOSED OIL WATER SEPARATOR FOR BUILDING DRAINS AND TIRE WASH FACILITY.
- ② PROPOSED NEW MANHOLE CONNECTION.
- ③ PROPOSED NEW SANITARY SEWER LATERAL CONNECTION TO EXISTING MANHOLE FOR BUILDING SANITARY SEWER PLUMBING.
- ④ RELOCATE EXISTING FIRE HYDRANT TO PROVIDE FIRE LINE SERVICE TO BUILDING.
- ⑤ PROPOSED NEW FIRE LINE BACK FLOW DOUBLE DETECTOR CHECK VALVE VAULT AND FIRE DEPARTMENT CONNECTION.
- ⑥ PROPOSED NEW DOMESTIC WATER SERVICE AND REDUCED PRESSURE BACKFLOW ASSEMBLY.
- ⑦ PROPOSED NEW FIRE HYDRANT.
- ⑧ PROPOSED IRRIGATION METER WITH DCVA
- ⑨ WATER CONNECTION FOR FIRE HYDRANT.
- ⑩ SEWER CLEAN OUT
- ⑪ PROPOSED U/G LIQUID PROPANE STORAGE

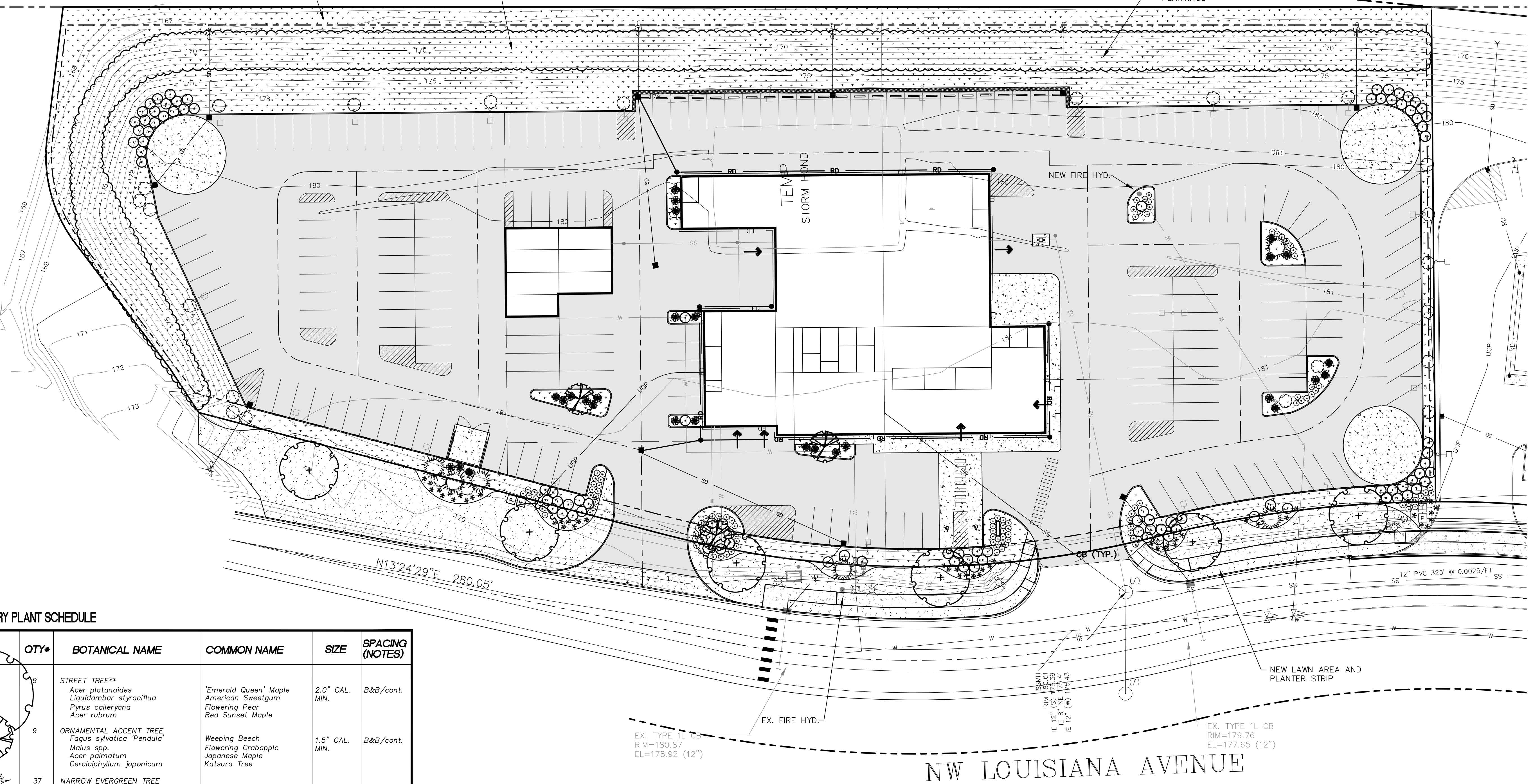
APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS
APPROVAL EXPIRES: _____ PW# _____

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|---|---|
| DESIGNED BY: <u>CLA</u> DRAWN BY: <u>CES</u> CHECKED BY: <u>RWB</u> DATE: <u>4/23/2021</u> SCALE: <u>1" = 30'</u> | REVISION NO. DATE AWESOME CHEVROLET/BUICK 2050 NW LOUISIANA AVE. CHEHALIS, WA 98532 CITY OF CHEHALIS, WA. PRELIMINARY WATER AND SEWER PLAN |
| | |
| RB Engineering DESIGN → PERMIT → MANAGE P.O. Box 923 CHEHALIS, WA 98532 OFF: (360) 740-8819 EMAIL: CityPro@RBEng.com | |
| 811 Know what's below. Call 811 before you dig. | |
| JOB NUMBER 20125 DRAWING NAME 20125_WSPL C1.2 3 OF 3 | |

INTERSTATE 5

ALL VOLUNTEER VEGETATION ON EXISTING SLOPE WILL BE REMOVED. SLOPE TO BE STABILIZED WITH GEOTEXTILE AND NEW GROUNDCOVER PLANTINGS

RETAIN EXISTING VEGETATION IN REGIONAL STORMWATER DITCH
NEW MOUNDING GROUNDCOVER ON LOWER PORTION OF SLOPE



PRELIMINARY PLANT SCHEDULE

| SYMBOL | QTY* | BOTANICAL NAME | COMMON NAME | SIZE | SPACING (NOTES) |
|--------|------|--|---|----------------|-----------------|
| | 9 | STREET TREE** <i>Acer platanoides</i> <i>Liquidambar styraciflua</i> <i>Pyrus calleryana</i> <i>Acer rubrum</i> | 'Emerald Queen' Maple American Sweetgum Flowering Pear Red Sunset Maple | 2.0" CAL. MIN. | B&B/cont. |
| | 9 | ORNAMENTAL ACCENT TREE <i>Fagus sylvatica 'Pendula'</i> <i>Malus spp.</i> <i>Acer palmatum</i> <i>Cercidiphyllum japonicum</i> | Weeping Beech Flowering Crabapple Japanese Maple Katsura Tree | 1.5" CAL. MIN. | B&B/cont. |
| | 37 | NARROW EVERGREEN TREE <i>Chamaecyparis nootkatensis</i> <i>Pinus leucodermis</i> | Alaskan Weeping Cedar Bosnian Pine | 7-8' HT. MIN. | B&B/cont. |
| | | MEDIUM GROWING SHRUBS <i>Nandina domestica</i> <i>Prunus laurocerasus</i> <i>Leucothoe</i> hyb. <i>Euonymus alata 'Compacta'</i> | Heavenly Bamboo 'Otto Luyken' Laurel Leucothoe Dwarf Burning Bush | | |
| | | LOW GROWING SHRUBS <i>Nandina domestica</i> <i>Azalea</i> <i>Spirea x. bumalda</i> <i>Pennisetum 'Rubrum'</i> <i>Hemmerocallis x. 'Malja'</i> <i>Sarcococca ruscifolia</i> <i>Erica carnea 'Springwood Pink'</i> | Harbor Dwarf Nandina Azalea spp. Gold Mound Spirea Dwarf Fountain Grass Golden Zebra Daylily Sweet Box Spring Heath | | |
| | | SPREADING GROUNDCOVERS <i>Viburnum davidii</i> <i>Euonymus fortunei</i> <i>Archostaphylos uva-ursi</i> <i>Cotoneaster dammerii</i> | David's Viburnum 'Emerald Gaiety' Euonymus Kinnikinnick Bearberry | | |
| | | MOUNDING GROUNDCOVER <i>Rosa x 'NOA97400A'</i> <i>Rosa rugosa</i> | Flower Carpet Rose Rugosa rose | | |
| | | SEEDING TURF AREA | | | |

PRELIMINARY PLANTING NOTES

* PRELIMINARY QUANTITY BASED ON MINIMUM CODE REQUIREMENTS. THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED ILLUSTRATING THE ACTUAL LANDSCAPE PLANT MATERIALS PROPOSED FOR CONSTRUCTION.

** STREET TREE SELECTION SUBJECT TO PUBLIC WORKS STANDARDS. FINAL SELECTION SHALL HAVE CHARACTERISTICS SUITABLE FOR CAR DISPLAY.

- FINAL LANDSCAPE PLANTING PLANS SHALL ILLUSTRATE LANDSCAPE INSTALLATION DETAILS & SPECIFICATIONS INCLUDING SOIL PREPARATION AND AMENDMENTS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IN-GROUND SPRINKLER SYSTEM WITH SOLID STATE PROGRAMMABLE CONTROLLER.

AREA TAKE OFF ESTIMATE:
SHRUB/GC AREA: 57,365 S.F. ORNAMENTAL PLANTINGS INCLUDING SLOPES
2,390 S.F. PARKING ISLANDS
LAWN AREA (EST): 14,110 S.F. FRONTAGE

TOTAL LANDSCAPE AREA TO PREP: 73,865 SQUARE FEET
EDGING TYPE: (TO BE DETERMINED)

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |

DESIGNED BY: CLA
DRAWN BY: CA
CHECKED BY: CA
DATE: 4/23/2021
SCALE: 1" = 30'

AWESOME
CHEVROLET/BUICK
2050 NW LOUISIANA AVE.
CHEHALIS, WA 98532
CITY OF CHEHALIS, WA.

PRELIMINARY LANDSCAPE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923
CHEHALIS, WA 98532
OFF: (360) 740-8819
EMAIL: ChePro@RBEngineers.com

811 Know what's below. Call 811 before you dig.

JOB NUMBER
20125
DRAWING NAME
20125_PLSP

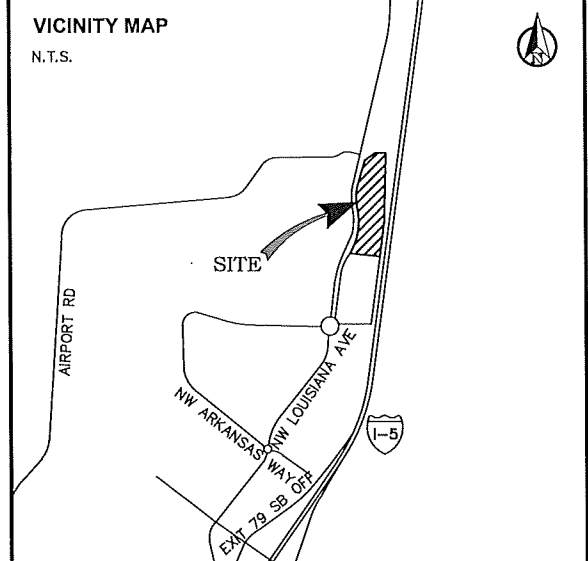
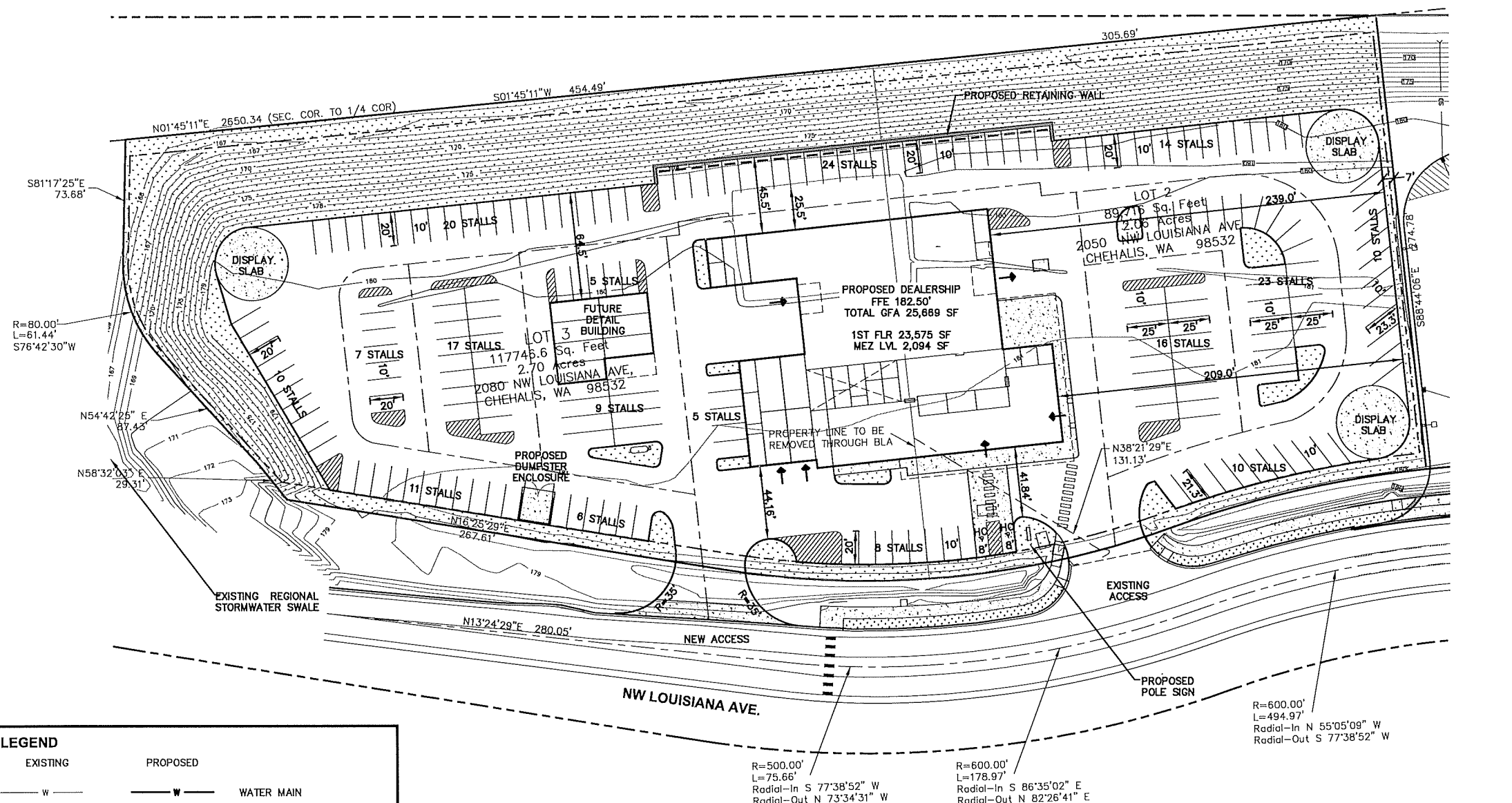
L1.1
1 OF 1

AWESOME CHEVROLET/BUICK

SECTION 19, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

INTERSTATE 5

SCALE: 1"=40 FEET
0 20 40 80



PROJECT INFORMATION

APPLICANT: HJP INVESTMENTS, HEIDI PEHL
PO BOX 1227
CHEHALIS, WA 98532
HEIDIPEHL@SCARS.COM

PARCEL NOS: 0216120110-21, 22, 23,

SITE ADDRESS: 2050 & 2080 NW LOUISIANA AVE.
CHEHALIS, WA 98532

ZONING: GC - GENERAL COMMERCIAL

SITE AREA: 4.76 ACRES

GRADING ESTIMATE: 4,150 ± CY CUT
XXXX ± CY FILL

SOILS: ALVOR SILTY CLAY LOAM
REED SILTY CLAY LOAM

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: CITY OF CHEHALIS

SHEET INDEX

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C1.1 PRELIMINARY GRADING AND DRAINAGE PLAN
C1.2 PRELIMINARY WATER AND SEWER SERVICE PLAN

SURVEY INFORMATION

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BLA 3476732

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|---------------------------|-----|
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| EMPLOYEE STALLS: | 18 |
| ELECT. VEHICLE STA: | 5 |
| DETAIL PARKING: | 8 |
| SERVICE PARKING: | 23 |
| TOTAL EXTERIOR: | 213 |

LEGEND

| EXISTING | PROPOSED | |
|----------|----------|-------------------------|
| W | W | WATER MAIN |
| SS | SS | SANITARY SEWER MAIN |
| FM | FM | FORCE MAIN |
| SD | SD | STORM MAIN |
| RD | RD | ROOF DRAIN |
| | FD | FOOTING DRAIN |
| G | G | GAS LINE |
| UGP | UGP | POWER LINE |
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APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS

APPROVAL EXPIRES: _____ PW# _____

| | |
|------------------|----------|
| DESIGNED BY: CLA | REVISION |
| DRAWN BY: CES | NO. DATE |
| CHECKED BY: RMB | |
| DATE: 4/23/2021 | |
| SCALE: 1" = 40' | |

AWESOME CHEVROLET/BUICK
2050 NW LOUISIANA AVE.
CHEHALIS, WA 98532

CITY OF CHEHALIS, WA.

PRELIMINARY CIVIL COVER SHEET

RB Engineering
DESIGN - PERMIT - MANAGE
OFF: (360) 740-8819
P.O. Box 923
CHEHALIS, WA 98532
EMAIL: info@rbengineering.com

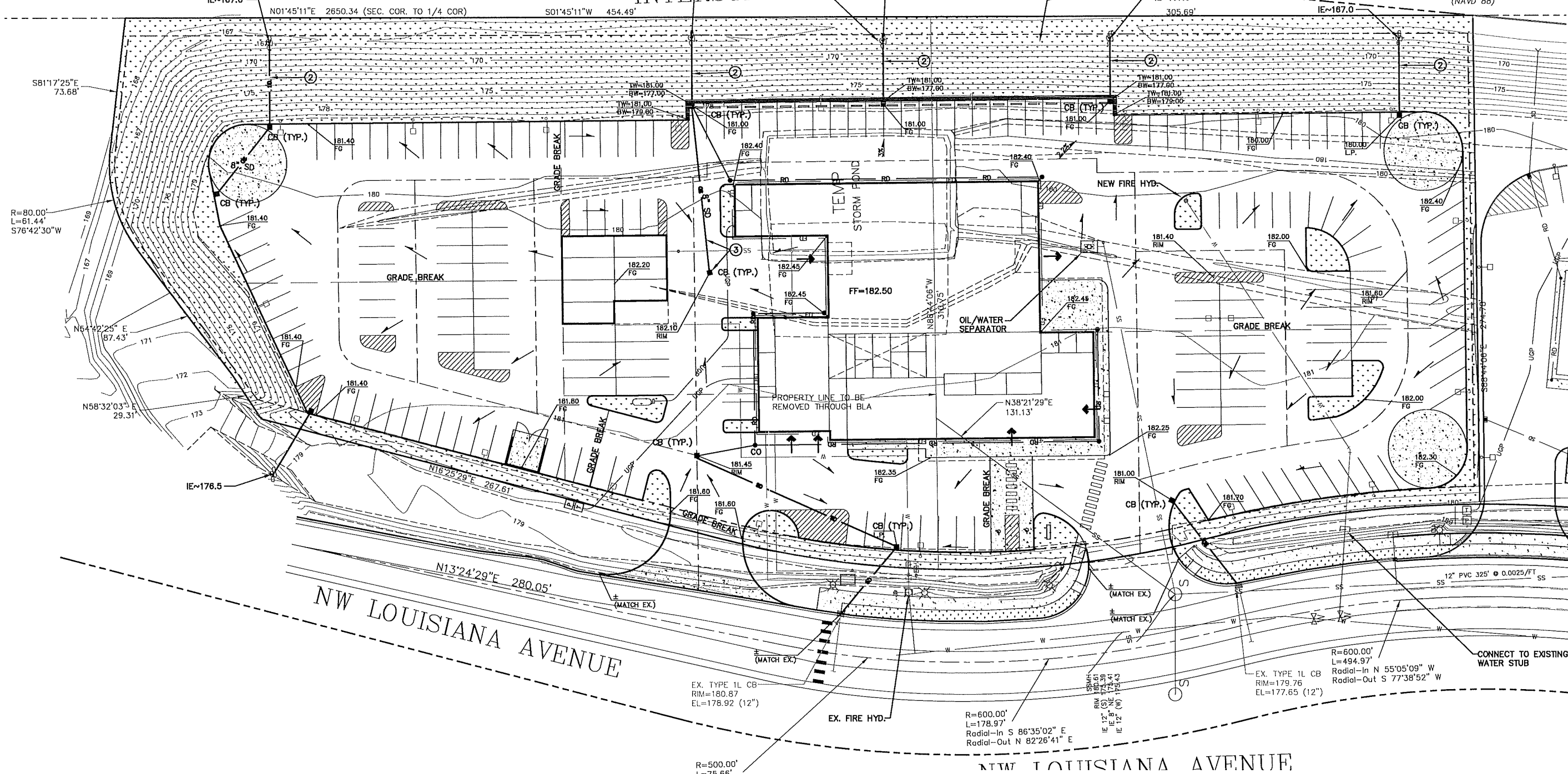
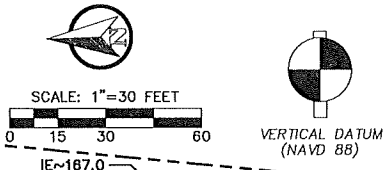
811 Know what's below. Call 811 before you dig.

JOB NUMBER
20125

DRAWING NAME
20125_COVR

C0.1
1 OF 3

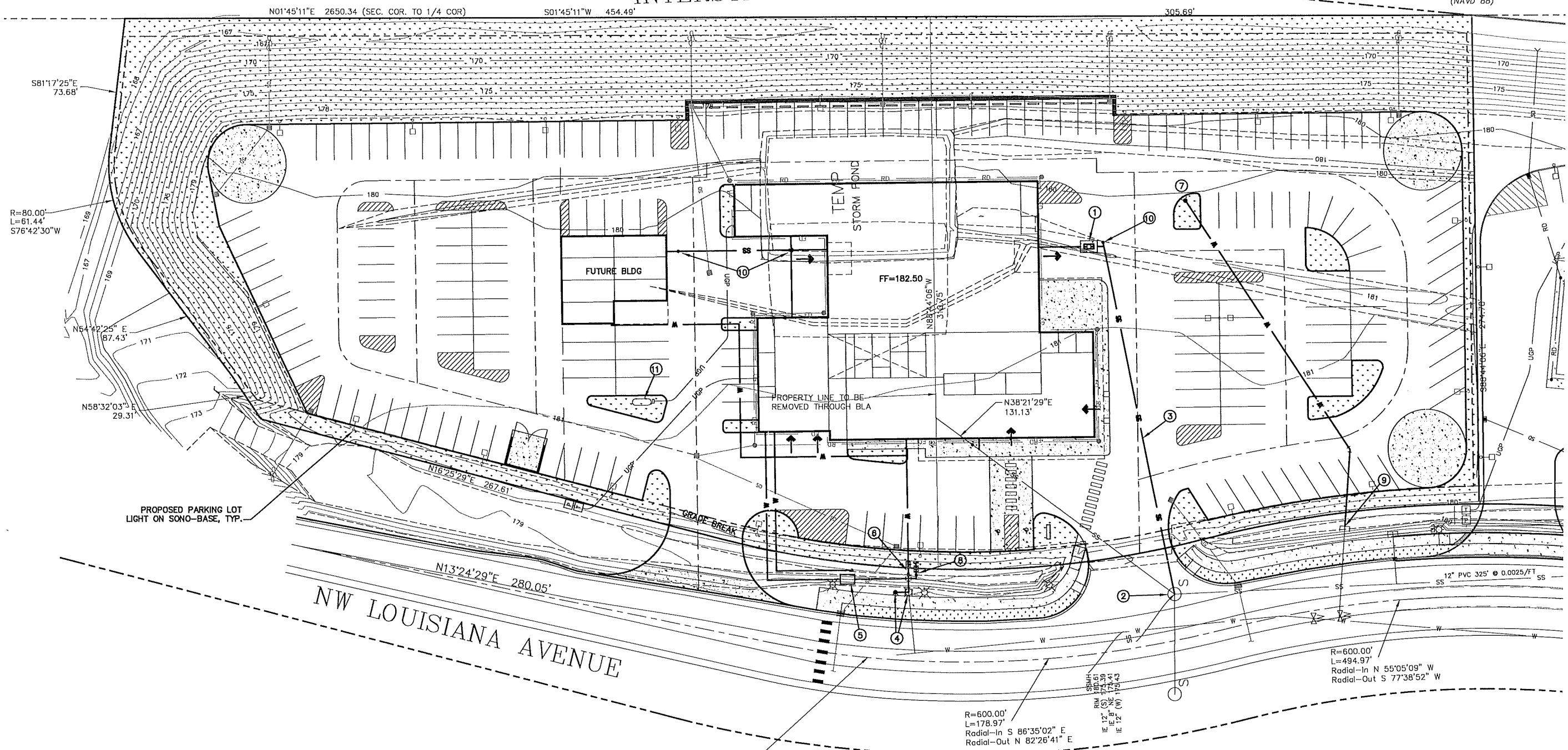
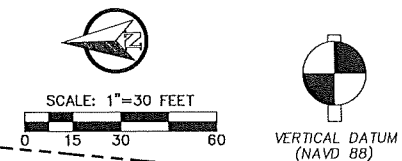
ARMORING AT OUTLETS, TYP.
INTERSTATE 5



- PRELIMINARY CONSTRUCTION NOTES:**
- ① EXISTING BIOFILTRATION SWALE, DRAINS NORTH TO AIRPORT LAKE.
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| | | | | | | | | | |
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| REVISION | | | | | | | | | |
| NO. | DATE | DESIGNED BY: | DRAWN BY: | CHECKED BY: | DATE: | SCALE: | | | |
| | | CLA | CES | RWB | 4/23/2021 | 1" = 30' | | | |
| | | | | | | | AWESOME | | |
| | | | | | | | CHEVROLET/BUICK | | |
| | | | | | | | 2060 NW LOUISIANA AVE. | | |
| | | | | | | | CHEHALIS, WA 98532 | | |
| | | | | | | | CITY OF CHEHALIS, | WA. | |
| PRELIMINARY GRADING AND DRAINAGE PLAN | | | | | | | | | |
| | | | | | | | | | |
| RB Engineering DESIGN → PERMIT → MANAGE OFF: (360) 740-8818 P.O. Box 923 CHEHALIS, WA 98532 EMAIL: info@rbengineering.com | | | | | | | | | |
| | | | | | | | | | |
| APPROVED FOR CONSTRUCTION BY: _____ DATE: _____ DIRECTOR OF PUBLIC WORKS APPROVAL EXPIRES: _____ PW# _____ | | | | | | | | | |
| JOB NUMBER 20125 DRAWING NAME 20125_GDPL C1.1 2 OF 3 | | | | | | | | | |

INTERSTATE 5



PRELIMINARY CONSTRUCTION NOTES:

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 APPROVAL EXPIRES: _____ PWF

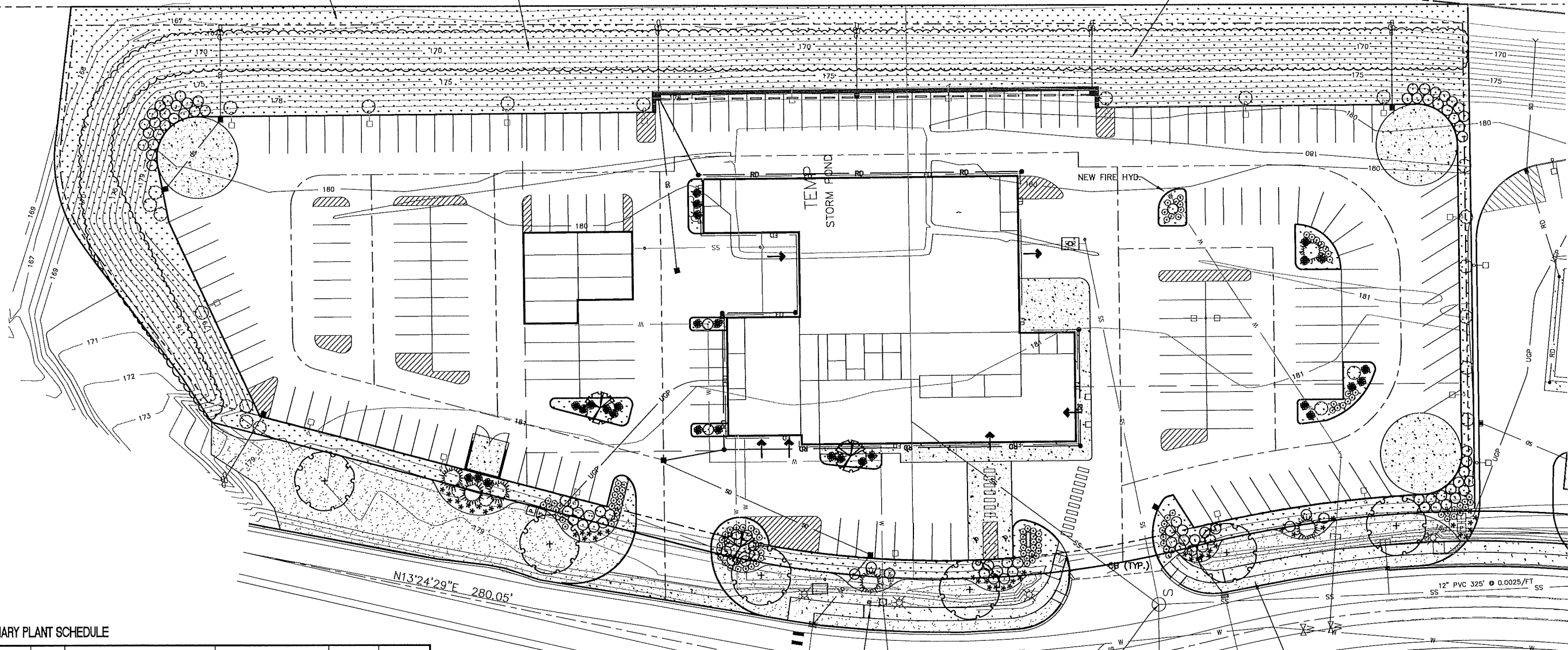
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| NO. DATE | | | | | | | | | |
| DESIGNED BY: CL | DESIGNED BY: CES | CHECKED BY: RWB | DATE: 4/23/2021 | SCALE: 1" = 30' | | | | | |
| AWESOME CHEVROLET/BUICK 2050 NW LOUISIANA AVE. CHEHALIS, WA 98532 CITY OF CHEHALIS, WA. | | | | | | | | | |
| PRELIMINARY WATER AND SEWER PLAN | | | | | | | | | |
| | | | | | | | | | |
| RB Engineering DESIGN → PERMIT → MANAGE OFF: (360) 746-8919 P.O. Box 923 CHEHALIS, WA 98532 EMAIL: info@rbengineering.com | | | | | | | | | |
| 811 Know what's below. Call 811 before you dig. | | | | | | | | | |
| JOB NUMBER: 20125 DRAWING NAME: 20125_WSPL C1.2 3 OF 3 | | | | | | | | | |

INTERSTATE 5

ALL VOLUNTEER VEGETATION ON EXISTING SLOPE WILL BE REMOVED. SLOPE TO BE STABILIZED WITH GEOTEXTILE AND NEW GROUND COVER PLANTINGS

RETAIN EXISTING VEGETATION IN REGIONAL STORMWATER DITCH

NEW MOUNDING GROUND COVER ON LOWER PORTION OF SLOPE



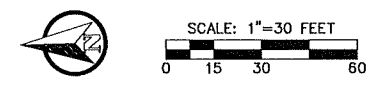
PRELIMINARY PLANT SCHEDULE

| SYMBOL | QTY* | BOTANICAL NAME | COMMON NAME | SIZE | SPACING (NOTES) |
|--------|------|---|---|----------------|-----------------|
| | 9 | STREET TREE** <i>Acer platanoides</i> <i>Liquidambar styraciflua</i> <i>Pyrus calleryana</i> <i>Acer rubrum</i> | 'Emerald Queen' Maple American Sweetgum Flowering Pear Red Sunset Maple | 2.0" CAL. MIN. | B&B/cont. |
| | 9 | ORNAMENTAL ACCENT TREE <i>Fagus sylvatica 'Pendula'</i> <i>Malus spp.</i> <i>Acer palmatum</i> <i>Cercidiphyllum japonicum</i> | Weeping Beech Flowering Crabapple Japanese Maple Katsura Tree | 1.5" CAL. MIN. | B&B/cont. |
| | 37 | NARROW EVERGREEN TREE <i>Chamaecyparis nootkatensis</i> <i>Pinus leucodermis</i> | Alaskan Weeping Cedar Bosnian Pine | 7'-8" HT. MIN. | B&B/cont. |
| | | MEDIUM GROWING SHRUBS <i>Nandina domestica</i> <i>Prunus laurocerasus</i> <i>Leucothoe hyb.</i> <i>Euonymus alata 'Compacta'</i> | Heavenly Bamboo 'Otto Luyken' Laurel Leucothoe Dwarf Burning Bush | | |
| | | LOW GROWING SHRUBS <i>Nandina domestica</i> <i>Azalea</i> <i>Spiraea x. bumalda</i> <i>Pennisetum 'Rubrum'</i> <i>Hemmercallis x. 'Malja'</i> <i>Sarcococca ruscifolia</i> <i>Erica cornea 'Springwood Pink'</i> | Harbor Dwarf Nandina Azalea spp. Gold Mound Spirea Dwarf Fountain Grass Golden Zebra Daylily Sweet Box Spring Heath | | |
| | | SPREADING GROUNDCOVERS <i>Viburnum davidii</i> <i>Euonymus fortunei</i> <i>Archtothaphyas uva-ursi</i> <i>Cotoneaster dammerii</i> | David's Viburnum 'Emerald Gaiety' Euonymus Kinnikinnick Bearberry | | |
| | | MOUNDING GROUND COVER <i>Rosa x 'NOA97400A'</i> <i>Rosa rugosa</i> | Flower Carpet Rose Rugosa rose | | |
| | | SEEDING TURF AREA | | | |

PRELIMINARY PLANTING NOTES

- * PRELIMINARY QUANTITY BASED ON MINIMUM CODE REQUIREMENTS. THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED ILLUSTRATING THE ACTUAL LANDSCAPE PLANT MATERIALS PROPOSED FOR CONSTRUCTION.
 - ** STREET TREE SELECTION SUBJECT TO PUBLIC WORKS STANDARDS. FINAL SELECTION SHALL HAVE CHARACTERISTICS SUITABLE FOR CAR DISPLAY.
- FINAL LANDSCAPE PLANTING PLANS SHALL ILLUSTRATE LANDSCAPE INSTALLATION DETAILS & SPECIFICATIONS INCLUDING SOIL PREPARATION AND AMENDMENTS.
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IN-GROUND SPRINKLER SYSTEM WITH SOLID STATE PROGRAMMABLE CONTROLLER.
- AREA TAKE OFF ESTIMATE:
 SHRUB/GC AREA: 57,365 S.F. ORNAMENTAL PLANTINGS INCLUDING SLOPES
 2,390 S.F. PARKING ISLANDS
 LAWN AREA (EST): 14,110 S.F. FRONTAGE
- TOTAL LANDSCAPE AREA TO PREP: 73,865 SQUARE FEET
 EDGING TYPE: (TO BE DETERMINED)

NW LOUISIANA AVENUE



| | |
|-----------------|-----------------|
| DESIGNED BY: CL | CA |
| DRAWN BY: CA | CA |
| CHECKED BY: CA | CA |
| DATE: 4/23/2021 | SCALE: 1" = 30' |

AWESOME
CHEVROLET/BUICK
2050 NW LOUISIANA AVE.
CHEHALIS, WA 98532

CITY OF CHEHALIS, WA.

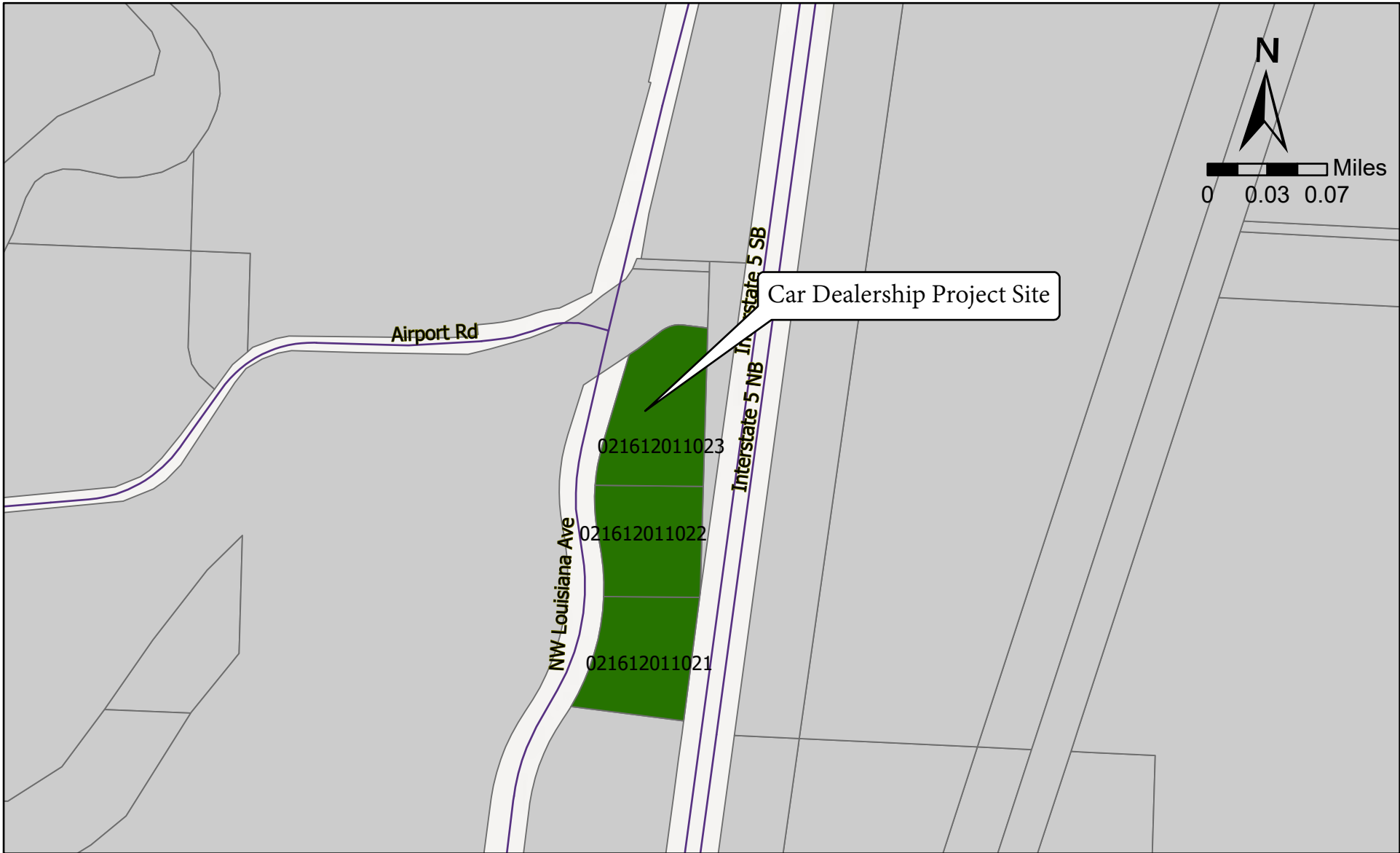
PRELIMINARY LANDSCAPE PLAN

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
J. R. B. ENGINEERING
LICENSE NO. 10001
EXPIRES ON 06-30-2022

RB Engineering
DESIGN → PERMIT → MANAGE
OFF: (360) 740-8819
P.O. Box 523
CHEHALIS, WA 98532
EMAIL: chrf@rbengineering.com

811 Know what's below. Call 811 before you dig.

JOB NUMBER: 20125
DRAWING NAME: 20125_PLSP
L1.1
1 OF 1



Vicinity Map for SEPA-21-0011, ST-21-0010



Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
360.345.2229/Fax: 360.345.1039
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

COPY

SEPA #: SEPA-21-0011

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: RB Engineering on behalf of Heidi Pehl is proposing the construction of a new car dealership facility with sales, service, and parts departments. The building will be roughly 25,669 SF and constructed in one phase. The project area is zoned General Commercial, CG. Motor vehicle showroom/sales facility and motor vehicle repair garage are permitted uses in this zone. Lewis County Parcel #021612011022, 021612011023

Proponent: Heidi Pehl, PO Box 1227, Chehalis WA 98532

Location of Proposal: 2050, 2080 NW Louisiana Ave Chehalis WA 98532

Lead Agency: Chehalis Building and Planning Department

Chehalis Building and Planning Department has determined that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the city. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 4 PM **November 4th, 2021**.

Responsible official: Tammy S. Baraconi
Position/title Building and Planning Manager, City of Chehalis
Phone: (360) 345.2227
Address: 1321 S. Market Blvd, Chehalis, WA 98532

Signature: Amelia Schwartz
Amelia Schwartz for Tammy Baraconi **Date: October 21st, 2021**

You may appeal this determination to City of Chehalis – Building and Planning Department, 1321 S. Market Blvd., Chehalis, WA 98532. You should be prepared to make specific factual objections. All substantive appeals must be filed with City of Chehalis in writing with a \$500 fee submitted by 4:00 PM on **November 4th, 2021**. You may contact Amelia Schwartz to ask about the procedures for SEPA appeals.

CITY OF CHEHALIS COMPREHENSIVE PLAN

The proposed development is compatible with the following goals and policies of the City of Chehalis Comprehensive Plan.

Chapter 8, Economic Development

ED 3.3 Maintain and expand infrastructure to service current and future commercial, industrial, and institutional users.

Chapter 3, Land Use

LU.17.06 Assist in promoting commercial and industrial uses on leased land under airport ownership.

CONDITIONS OF THE MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Any groundwork will require an on-site archaeologist if it could impact the native soils below the fill layer. If it is determined that none of the project activities will go below the fill layer, a standard Inadvertent Discovery Plan should be followed during all groundwork.
- Landscaping must be done by a Washington state-licensed landscape architect as referenced in RCW 18.96.

The environmental threshold determination is based on analysis of information contained in the following documents:

- Environmental Checklist
- Site Plans
- Critical Area Site Investigation Letter

Notes:

1. The issuance of a Mitigated Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2018 International Fire Code, the 2018 International Building Code, the City of Chehalis Engineering Development Code (CMC Title 12) and the City of Chehalis Municipal Code (CMC Title 17) and all other applicable local, state and federal regulations.
2. The Mitigated Determination of Nonsignificance is based on the applicant developing the site in accordance with the Stormwater Plan and site plan as approved by City of Chehalis for this project.
3. If contamination is currently known or observed during construction, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, the Department of Ecology must be notified. Contact the Washington Emergency Management Division, 24/7 at 1.800.OILS.911. For assistance with clean up contact Mr. Josh Weide at 360.529.7916 with the Ecology Southwest Regional Office.
4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered pollutants.

Any discharge of sediment-laden runoff of other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the

State of Washington and is subject to enforcement action.

5. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work.
6. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstances) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
 - c. Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned Tribes and all appropriate local, state and federal agencies including the Department of Archaeology and Historic Preservation and the City of Centralia Community Development. The agencies and Tribes(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.

If human remains are uncovered, the City of Chehalis Police Department shall be notified first and the above steps followed. IF the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

7. All survey monuments must be preserved and may not be covered by dirt, asphalt, or any other material.

Thank you,
Amelia Schwartz
City Planner
City of Chehalis Community Development
Office: 360.485.0373
aschwartz@ci.chehalis.wa.us

CC:
SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist)
Trent Lougheed, City Engineer via email



Issued Permits

Date Issued: 2021-09-01 through 2021-10-27

Report run on:
10/27/2021 8:43:25 PM

| Permit Type | Permit Number | Issued | Site Address | Primary Contact | Project Description |
|---------------------------------------|----------------|------------|------------------------|---------------------------------------|---|
| Commercial Building Permit | | | | | |
| | BU-21-0094 | 09/21/2021 | 351 NORTH ST NW | LEWIS COUNTY Facilities | Build vestibule to provide privacy. Access to new office will be through vestibule |
| | BU-21-0096 | 09/23/2021 | 500 SE Washington Ave. | THE ROOF DOCTOR, INC. | repair joist |
| | BU-21-0093 | 10/04/2021 | 0318 CHEHALIS AVE NW | Caretek, LLC | remove 7 large single-pane windows and replace with 14 smaller, insulated windows. Requires in-fill framing |
| | BU-21-0098 | 09/23/2021 | 500 SE Washington Ave. | THE ROOF DOCTOR, INC. | re-roofing |
| New Commercial Building Permit | | | | | |
| | BU-21-0014 | 10/08/2021 | 500 NW Sitka St | CITY OF CHEHALIS | Foundation for temporary fire station building |
| | BU-21-0091 | 10/21/2021 | 158 Ribelin Rd. | M D K CONSTRUCTION INC | Build block building for use as restroom |
| Residential Building Permit | | | | | |
| | BU-21-0050 | 10/06/2021 | 300 SE Summit Rd | Timothy King | New SFR |
| | BU-21-0060 | 10/04/2021 | 219 WASHINGTON AVE NE | ALTHAUSER, LEVI & SARAH | Window replacement |
| | BU-21-0081 | 09/09/2021 | 550 NEWAUKUM AVE SW | WAGEMANN, STEPHEN S & SHANNON M | adding second story entrance to house |
| | BU-21-0083 | 09/10/2021 | 647 SW WILLIAM AVE | Ramirez, Charlene | enlarged front porch |
| | BU-21-0086 | 10/13/2021 | 219 WASHINGTON AVE NE | ALTHAUSER, LEVI | remodel and build new deck |
| | BU-21-0092 | 10/13/2021 | 0961 WASHINGTON AVE SE | Orozco Construction | 961 SE Washington - building repairs and reside |
| | BU-21-0097 | 09/28/2021 | 583 SW CASCADE AVE | Ayden Wagner-Matvey Foundation Repair | install 8 push piers under foundation & 4 crawlspace stabilizer system under floor |
| | BU-21-0099 | 10/04/2021 | 0163 ALFRED ST SW | WEBSTER, MARIE & ROBERT | building a 24 x 40 parker pole barn shop |
| | BU-RES-21-0001 | 10/18/2021 | 0091 11TH ST SW | I-5 Maintenance & Repair | remove some walls, add walls, move plumbing in kitchen, bathroom, laundry area, drywall house and repair rot under & around house |
| | BU-RES-21-0003 | 10/20/2021 | 0110 10TH ST SW | GUIJOSA, JANEHT | See project narrative for home remodel, demo of burned shop, & install of HVAC ductless heat pump |
| New Residential Building | | | | | |
| | BU-21-0076 | 10/01/2021 | 114 Sundown Court | Robert & Tammy Hutchinson | single family residence with 2 car garage |
| | BU-21-0079 | 09/13/2021 | 259 SW 15th St. | Derek and Raquel Robinson | foundation for placement of manufactured home |
| Civil Permit | | | | | |
| | CP-21-045 | 09/16/2021 | 0550 ADAMS AVE NE | DAY, JONNY | replace sidewalk and driveway approach, provide concrete pad for off street parking |
| Demolition | | | | | |
| | DE-21-015 | 09/21/2021 | 0163 ALFRED ST SW | Robert Webster | tearing down old garage and cleaning up for new site |
| | DE-21-016 | 09/27/2021 | 0269 ALFRED ST SW | April Termini | removal of one under ground storage tank |
| | DE-21-017 | 09/27/2021 | 0017 CASCADE AVE SW | April Termini | removal of one under ground storage tank |
| | DE-21-018 | 09/23/2021 | 0634 MARKET BLVD S | GONZALEZ, JOSE | removing carport |



Issued Permits

Date Issued: 2021-09-01 through 2021-10-27

Report run on:
10/27/2021 8:43:25 PM

| Permit Type | Permit Number | Issued | Site Address | Primary Contact | Project Description |
|---|---------------|------------|-------------------------|------------------------------------|---|
| Earthmoving | | | | | |
| | EM-21-007 | 10/19/2021 | 1850 BISHOP RD | CHEHALIS LAND LLC | Grading and filling 55.7 acres |
| Engineering / Utility Connections | | | | | |
| | EN-21-013 | 09/24/2021 | 0121 ABRAM LANE | Westlund, Trevor | Utility connection for SFR |
| | EN-21-059 | 10/11/2021 | 2169 JACKSON HWY | K & W Properties LLC | 12 unit apartment building |
| | EN-21-060 | 10/11/2021 | 2169 JACKSON HWY | Stephanie Werner | 7 Unit townhome complex |
| | EN-21-080 | 09/24/2021 | 114 Sundown Court | Robert & Tammy Hutchinson | 0 Sundown Court water/sewer, storm |
| | EN-21-081 | 09/30/2021 | 2915 JACKSON HWY | Brad Clark | Utility connections for duplexes |
| | | 09/30/2021 | 2915 JACKSON HWY | Brad Clark | Utility connections for duplexes |
| Fire Safety | | | | | |
| | FS-21-014 | 09/23/2021 | 1601 LOUISIANA AVE NW | Telgian Engineering and Consulting | modifying existing sprinklers for remodel |
| Manufactured structure placement | | | | | |
| | MS-21-005 | 09/14/2021 | 259 SW 15th St. | ROBINSON, DEREK W & RAQUEL V | placement of manufactured home |
| Mechanical | | | | | |
| | ME-21-035 | 09/08/2021 | 0161 HIGHLAND PL NE | EMERICK, CHARLES E | install heat pump |
| | ME-21-036 | 09/08/2021 | 0067 CASCADE AVE SW | PARKS, DANIEL | install ductless |
| | ME-21-037 | 09/27/2021 | 0810 LIBERTY PL NW | West Coast Mechanical Solutions | HVAC system for new expansion building |
| | ME-21-038 | 09/14/2021 | 632 NW CALIFORNIA ST | PORTLAND MECHANICAL CONTRACTORS | Intall a new Evap coil and condensing unit |
| | ME-21-042 | 10/04/2021 | 0577 19TH ST SW | HAMILTON, DEBRA | HP system swap out, like & kind, heat pump & air handler |
| | ME-21-044 | 10/20/2021 | 187 ALDERWOOD DR | SUNSET AIR INC | Replace gas furnace |
| | ME-21-045 | 10/21/2021 | 440 NW PENNSYLVANIA AVE | Mills Heating & Cooling | 440 Pennsylvania new ductless HP System |
| | ME-21-046 | 10/27/2021 | 0262 MARKET BLVD N | OLYMPIA FIREPLACE SUPPLY INC | 0262 N Market remove and replace wood insert with gas insert |
| | ME-21-047 | 10/27/2021 | 1731 SW KELLY AVE | Olympia Fireplace & Spa | Installation & gas plumbing for a Gas Insert |
| Plumbing only | | | | | |
| | PLM-21-008 | 09/29/2021 | 0151 STURDEVANT RD | WALKER, LARRY S & WANDA | 0151 STURDEVANT RD added 20' of new gas line |
| | PLM-21-010 | 10/21/2021 | 1044 MCFADDEN AVE SW | SEAWISE INVESTMENTS LLC | replace 6" side sewer from house to edge of sidewalk |
| | PLM-21-011 | 10/13/2021 | 0735 STATE ST NW | K & R RESOURCES LLC | install new gas meter and supply for one overhead shop heater |
| Replacement of roof down to and including part or all of structural elements | | | | | |
| | RR-21-003 | 10/07/2021 | 337 MARKET BLVD S | CHEHALIS SHEET METAL & ROOF CO | partial reroof |
| | RR-21-010 | 09/22/2021 | 0817 FOLSOM AVE NW | Daniels, Seth | Reroof and some minor repair |
| | RR-21-011 | 09/22/2021 | 2690 KRESKY AVE NE | THE ROOF DOCTOR, INC. | 2690 NE Kresky Ave - re roof |
| | RR-21-013 | 09/30/2021 | 0624 CENTER ST NW | THE ROOF DOCTOR, INC. | re-roofing |
| | RR-21-014 | 09/30/2021 | 0788 18TH ST SW | THE ROOF DOCTOR, INC. | re-roofing |
| | RR-21-015 | 09/30/2021 | 636 NW HAWTHORNE PL | THE ROOF DOCTOR, INC. | re-roofing |
| | RR-21-016 | 09/30/2021 | 130 SW 11TH ST | THE ROOF DOCTOR, INC. | re-roofing |
| | RR-21-017 | 09/30/2021 | 641 SW 20TH ST | THE ROOF DOCTOR, INC. | re-roofing |
| | RR-21-018 | 09/30/2021 | 957 SW 20th St. | THE ROOF DOCTOR, INC. | re-roofing |
| | RR-21-019 | 10/01/2021 | 0105 SANDERSON RD | THE ROOF DOCTOR, INC. | re-roofing |
| | RR-21-020 | 10/01/2021 | 799 N National Ave. | THE ROOF DOCTOR, INC. | repair area of roof |
| | RR-21-021 | 10/05/2021 | 18 CASCADE AVE SW | Vicente Nolasco | re-roofing |



Issued Permits

Date Issued: 2021-09-01 through 2021-10-27

Report run on:
10/27/2021 8:43:25 PM

| Permit Type | Permit Number | Issued | Site Address | Primary Contact | Project Description |
|-------------------------------------|-----------------|------------|------------------------|---|---|
| | RR-21-022 | 10/07/2021 | 0961 WASHINGTON AVE SE | Orozco Construction | 961 SE Washington re-roof |
| | RR-21-025 | 10/21/2021 | 0668 PRINDLE ST NW | Ambassador Roofing LLC | re-roofing |
| Sign | | | | | |
| | SI-21-012 | 10/04/2021 | 244 HAMILTON RD | ESCO PACIFIC SIGNS | Install 3 sign cabinets (1) 4'x8' (2) 3'x12' (3) 3'x6' |
| | SI-21-013 | 09/30/2021 | 2015 JACKSON HWY | ESCO PACIFIC SIGNS | Installing one 33.85" x 30" flag mount sign. Install two 31.5" x 144" wall cabinets |
| | SI-21-014 | 10/04/2021 | 1570 NATIONAL AVE N | ESCO PACIFIC SIGNS | Install one set of channel letters on raceway 36" x 108" |
| Subdivision-9 or more lots | | | | | |
| | UGA-PLAT-20-001 | 09/28/2021 | 0000 HAROLD DR | HATTON GODAT PANTIER | Proposed plat of 69 lots |
| UGA Commercial | | | | | |
| | BU-21-0100 | 10/20/2021 | 105 Mc Bride Ct | Amana Global Company attn: Hafid Tahraoui | installation of owner used pallet racking |
| UGA Commercial (new) | | | | | |
| | UGA-BU-21-0004 | 09/21/2021 | 1660 BISHOP RD | T MARK PROPERTIES, LLC | Storage facility |
| | UGA-BU-21-0052 | 10/20/2021 | 1660 BISHOP RD Unit F1 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #F1 |
| | UGA-BU-21-0053 | 10/20/2021 | 1660 BISHOP RD Unit F2 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #F2 |
| | UGA-BU-21-0054 | 10/20/2021 | 1660 BISHOP RD Unit F3 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #F3 |
| | UGA-BU-21-0055 | 10/20/2021 | 1660 BISHOP RD Unit F4 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #F4 |
| | UGA-BU-21-0056 | 09/14/2021 | 1660 BISHOP RD Unit F5 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #F5 |
| | UGA-BU-21-0057 | 09/28/2021 | 1660 BISHOP RD Unit G1 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #G1 |
| | UGA-BU-21-0058 | 09/28/2021 | 1660 BISHOP RD Unit G2 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #G2 |
| | UGA-BU-21-0061 | 10/12/2021 | 1660 BISHOP RD Unit G5 | T MARK PROPERTIES, LLC | New Micro-Home for this approved Planned Unit Development #G5 |
| UGA Residential Permit (New) | | | | | |
| | UGA-BU-20-0055 | 09/30/2021 | 2915 JACKSON HWY | Brad Clark | Construct 3 duplexes |
| | UGA-BU-21-0011 | 09/24/2021 | 0121 ABRAM LANE | Westlund, Trevor | 1652 sq/ft single family home |
| | UGA-BU-21-0038 | 09/30/2021 | 2915 JACKSON HWY | Brad Clark | Construct 3 duplexes |
| | UGA-BU-21-0039 | 09/30/2021 | 2915 JACKSON HWY | Brad Clark | Construct 3 duplexes |
| | UGA-BU-21-0062 | 10/14/2021 | 3061 Jackson Hwy | Newrock Homes Inc | New SFR |