

Development Review Committee is represented by:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

April 6, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM

Site Plan Review:

ST-22-0006; 1995 NE Kresky Ave. Applicant is proposing the addition of 5 storage buildings to a pre-existing storage facility. The site is zoned CG, this is a permitted use. Lewis County Parcel #021647008000.

10:00 AM

1. Interdepartmental meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/88064775734>



Vicinity Map for
AC-21-032



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: 1995 NE Kresky Ave Chehalis, WA 98584 Parcel #: 021647008000

Applicant/Contact person

Name: Kyle Schrader - Money Saver Chehalis LLC
 Mailing address: 4117 Prestwick Ln SE
 City, State, and Zip: Olympia, WA 98501
 Phone #: 360-791-0253 Email: (required) schrader83@gmail.com

Contractor/Engineer/Surveyor

Contact Name: Mallory Dobbs
 Company/Firm Name: LDC, Inc.
 Mailing address: 1411 State Ave NE, Suite 200
 City, State, and Zip: Olympia, WA 98506
 Phone #: 360-280-4664 Email: (required) mdobbs@ldccorp.com
 Contractor's L&I #: N/A

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)
Adding 5 self storage buildings totaling 16,150sqft to an existing self storage facility. We met this winter for a presubmission conference to discuss

additional project details.

Current market value of proposed work:
 (Fair market labor and materials) \$500,000

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: 3/29/2022




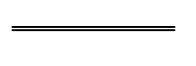


Print Name: Kyle Schrader- Managing Member for Money Saver Chehalis LLC

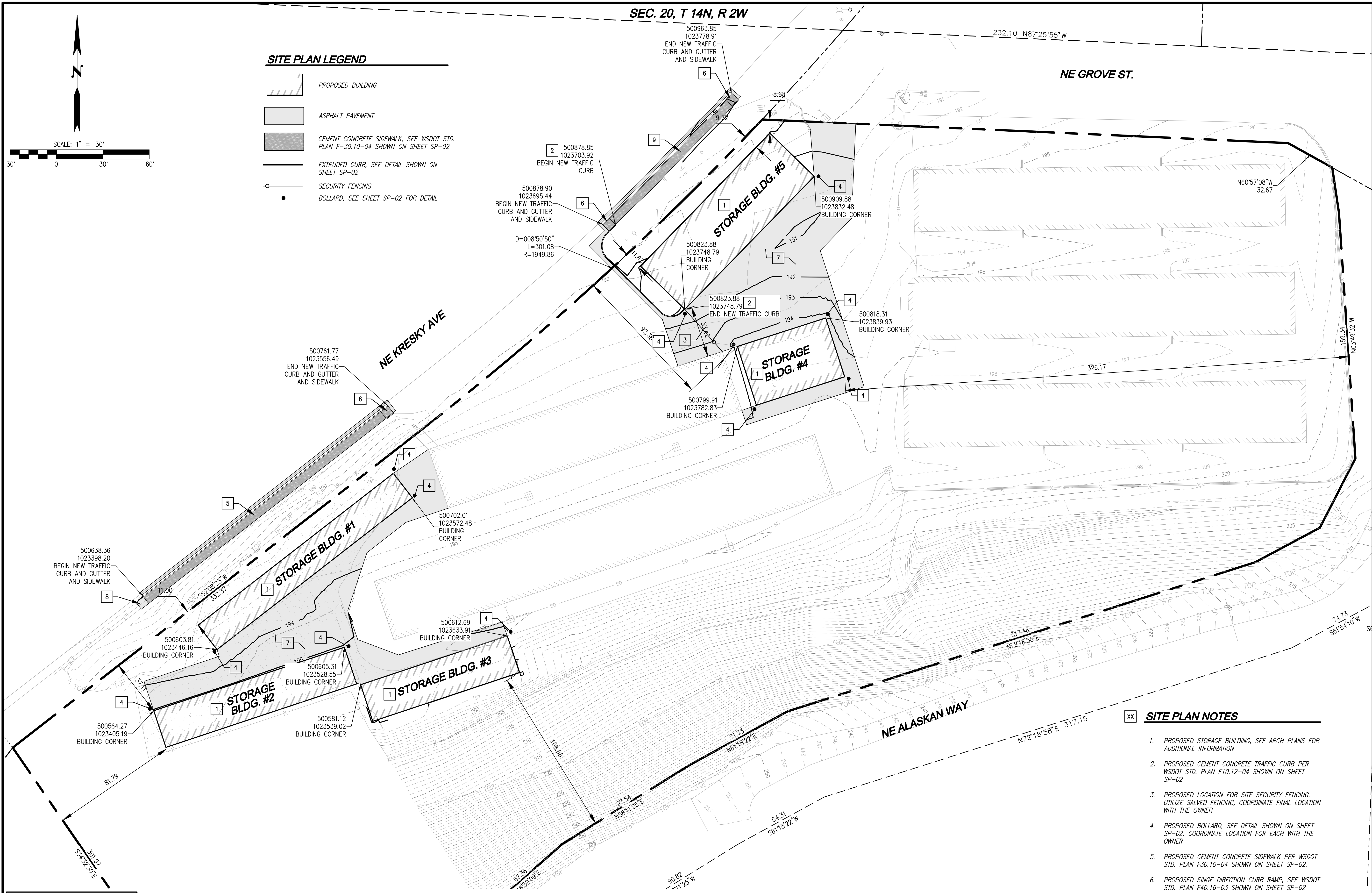
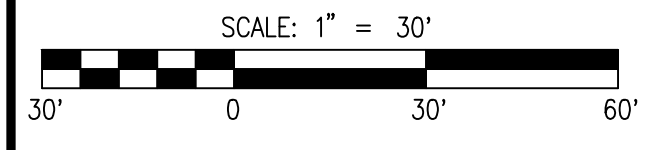
<i>Office use only</i>	
Received by: <u>LF</u>	Date Received: <u>03/29/2022</u>
Parcel #: <u>021647008000</u>	
Permit #: <u>ST-22-0006</u>	
Zoning: <u>CG</u>	
Flood Zone: <u>yes</u> <input type="radio"/> <u>no</u> <input checked="" type="radio"/>	Zone Classification:

SEC. 20, T 14N, R 2W

NE GROVE ST.

SITE PLAN LEGEND

-  PROPOSED BUILDING
-  ASPHALT PAVEMENT
-  CEMENT CONCRETE SIDEWALK, SEE WSDOT STD. PLAN F-30.10-04 SHOWN ON SHEET SP-02
-  EXTRUDED CURB, SEE DETAIL SHOWN ON SHEET SP-02
-  SECURITY FENCING
-  BOLLARD, SEE SHEET SP-02 FOR DETAIL



NO.	DATE	DESCRIPTION	BY

LDC
 Surveying
 Engineering
 Planning

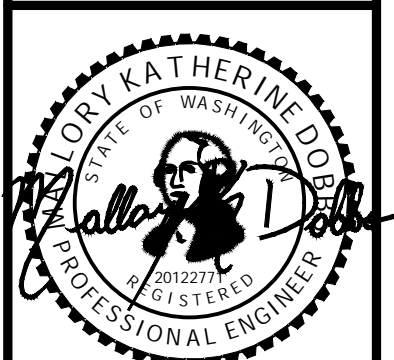
Woodinville
 Olympia
 1411 State Avenue NE #200
 Olympia, WA 98506
 www.LDCcorp.com

Kent
 F 425-482-2893

KYLE SCHRADER
CHEHALIS MINI STORAGE REDEVELOPMENT PROJECT
 SITE IMPROVEMENT PLAN

XX SITE PLAN NOTES

1. PROPOSED STORAGE BUILDING, SEE ARCH PLANS FOR ADDITIONAL INFORMATION
2. PROPOSED CEMENT CONCRETE TRAFFIC CURB PER WSDOT STD. PLAN F10.12-04 SHOWN ON SHEET SP-02
3. PROPOSED LOCATION FOR SITE SECURITY FENCING. UTILIZE SALVED FENCING, COORDINATE FINAL LOCATION WITH THE OWNER
4. PROPOSED BOLLARD, SEE DETAIL SHOWN ON SHEET SP-02, COORDINATE LOCATION FOR EACH WITH THE OWNER
5. PROPOSED CEMENT CONCRETE SIDEWALK PER WSDOT STD. PLAN F30.10-04 SHOWN ON SHEET SP-02.
6. PROPOSED SINGLE DIRECTION CURB RAMP, SEE WSDOT STD. PLAN F40.16-03 SHOWN ON SHEET SP-02
7. PROPOSED ASPHALT PAVEMENT AND BASE COURSE TO MATCH EXISTING DEPTHS.
8. INSTALL ASPHALT TRANSITION TO MATCH EXISTING GRADE, 1:12 MAX SLOPE



JOB NUMBER: C22-137
 DRAWING NAME: C22-137 SP01
 DESIGNER: MD
 DRAFTING BY: MD
 DATE: MARCH 2022
 SCALE:
 JURISDICTION: CHEHALIS

SP-01
 SHEET 5 OF 9

Drawing: F:\work\2022\C22-137_Chehalis Mini Storage\Drawings\Construction\C22-137_SP01.dwg Plotter: Mar 30, 2022 - 2:41pm

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

CHEHALIS MINI STORAGE REDEVELOPMENT

CONSTRUCTION DOCUMENTS

CONTACT LIST

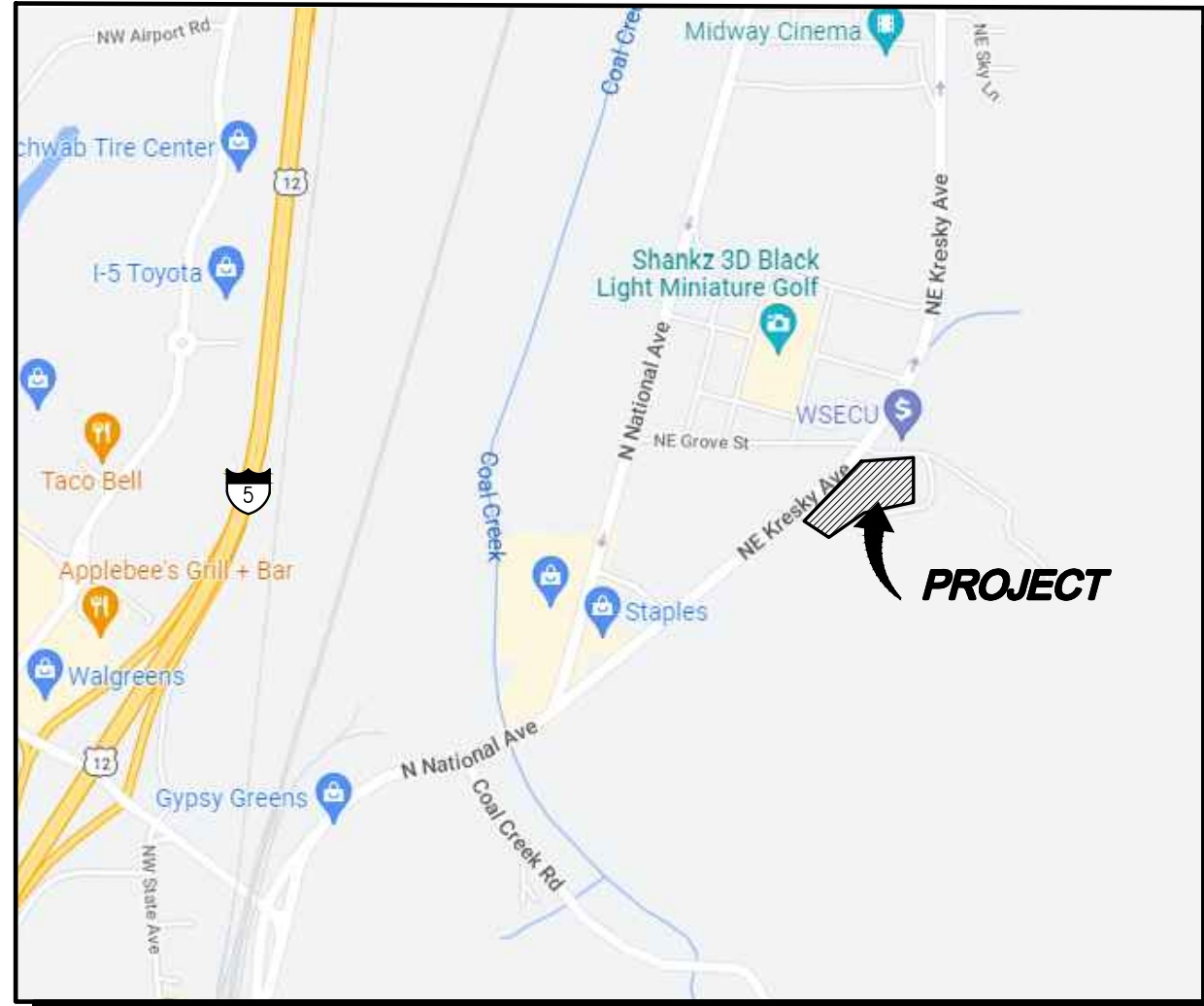
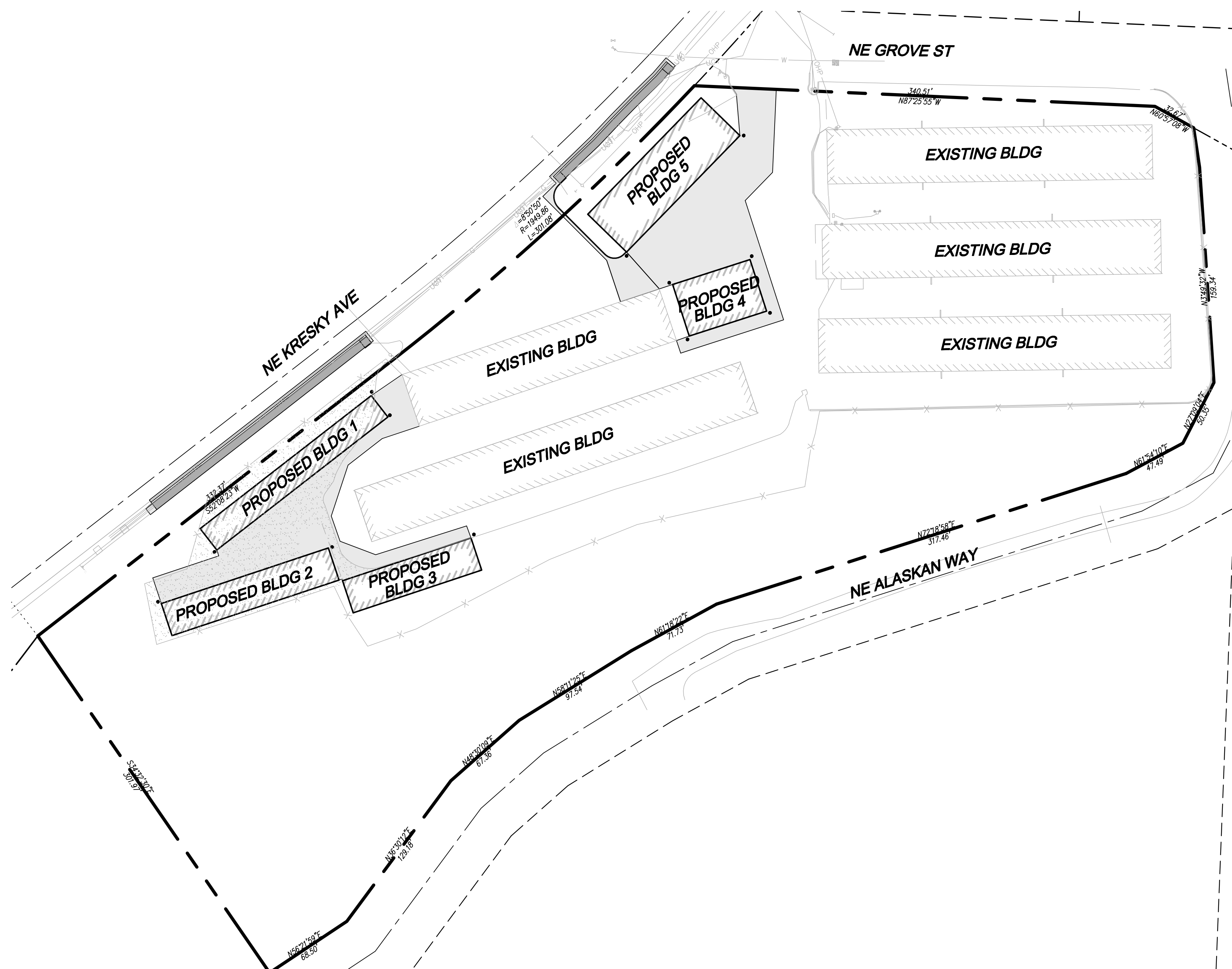
OWNER:
MONEY SAVER CHEHALIS, LLC.
4117 PRESTWICK LN SE
OLYMPIA, WA 98501

CIVIL ENGINEER:
LDC, INC.
1411 STATE AVE NE, STE 200
OLYMPIA, WASHINGTON 98506
CONTACT: MALLORY DOBBS, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: MDOBBS@LDCORP.COM

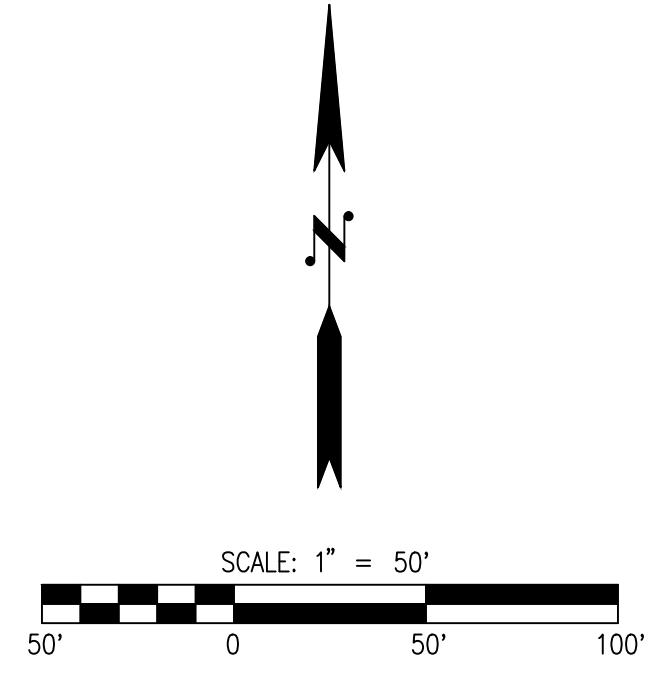
APPLICANT/DEVELOPMENT MANAGER:
RE/MAX PARKSIDE AFFILIATES
CONTACT: KYLE SCHRADER
PHONE: (360) 791-0253
EMAIL: SCHRADER83@GMAIL.COM

SURVEYOR:
MTN 2 COAST
2320 MOTTMAN RD SW, STE 106
TUMWATER, WASHINGTON 98512
CONTACT: BLAIR E PRIGGE
PHONE: (360) 688-1949

GEOTECH:
QUALITY GEO NW, PLLC
420 GOLF CLUB RD SE STE 203
LACEY, WA 98503
CONTACT: LUKE MCCANN
PHONE: (360) 878-9705



VICINITY MAP
SCALE: NTS



SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	DESCRIPTION
1	CV-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS MAP
3	EC-01	DEMOLITION & TESC PLAN
4	EC-02	TESC NOTES AND DETAILS
5	SP-01	SITE IMPROVEMENT PLAN
6	SP-02	SITE PLAN DETAILS
7	CG-01	GRADING & DRAINAGE PLAN
8	SD-01	STORM DRAINAGE PLAN
9	SD-02	DRAINAGE NOTES AND DETAILS

PROJECT INFORMATION

TAX PARCEL: 021647008000
 SITE ADDRESS: 1995 NE KRESKY ROAD STE B2 CHEHALIS, WA 98532
 SITE AREA: LOT SIZE: 267,460SF (6.14 ACRES)
 CURRENT ZONING: CG - GENERAL COMMERCIAL
 WATER/SEWER: PUBLIC
 POWER/GAS: PUGET SOUND ENERGY

SURVEY INFORMATION

LEGAL DESCRIPTION
SECTION 20 TOWNSHIP 14N RANGE 02W T 14N R 2W S4 SE4 LOT 4 SP99-65 3067564

HORIZONTAL DATUM
WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO MONUMENTS USING WASHINGTON STATE REFERENCE NETWORK

VERTICAL DATUM
NAVD 88 BASED ON GPS TIES TO MONUMENTS USING WASHINGTON STATE REFERENCE NETWORK

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

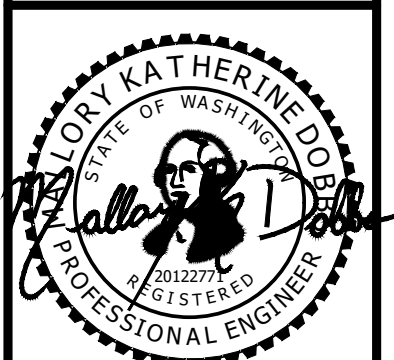
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY

LDC | Surveying | Engineering | Planning

Woodinville | Olympia | Kent
 1411 State Avenue NE #200
 Olympia, WA 98506
 T 425.806.1869 | www.LDCcorp.com | F 425.482.2893

KYLE SCHRADER
CHEHALIS MINI STORAGE REDEVELOPMENT PROJECT
 COVER SHEET



JOB NUMBER: C22-137
 DRAWING NAME: C22-137 CV01
 DESIGNER: MD
 DRAFTING BY: MD
 DATE: MARCH 2022
 SCALE:
 JURISDICTION: CHEHALIS

Drawing: P:\Civil\2022\C22-137_Chehalis Mini Storage\Drawings\Construction\C22-137_CV01.dwg | Plothead: Mar 24, 2022 - 11:59am

GRADING NOTES

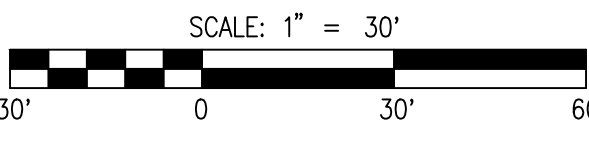
1. SEE TYPICAL FRONTAGE IMPROVEMENTS SECTION SHOWN ON THIS SHEET
2. PROPOSED SINGLE DIRECTION CURB RAMP. RAMP SLOPE SHALL NOT BE GREATER THAN 7.5%. CONTRACTOR TO FIELD FIT RAMP LENGTH TO ACHIEVE MAX RAMP SLOPE REQUIREMENTS.
3. ASPHALT TRANSITION SHALL NOT EXCEED SLOPES GREATER THAN 7.5%. THE CONTRACTOR SHALL FIELD FIT ASPHALT TRANSITION LENGTH TO MEET MAX TRANSITION SLOPE REQUIREMENT.

SPOT ELEVATION ABBREVIATION

- EX: EXISTING GRADE
- HP: HIGH POINT
- LP: LOW POINT
- TC: TOP OF CURB
- GL: GUTTERLINE

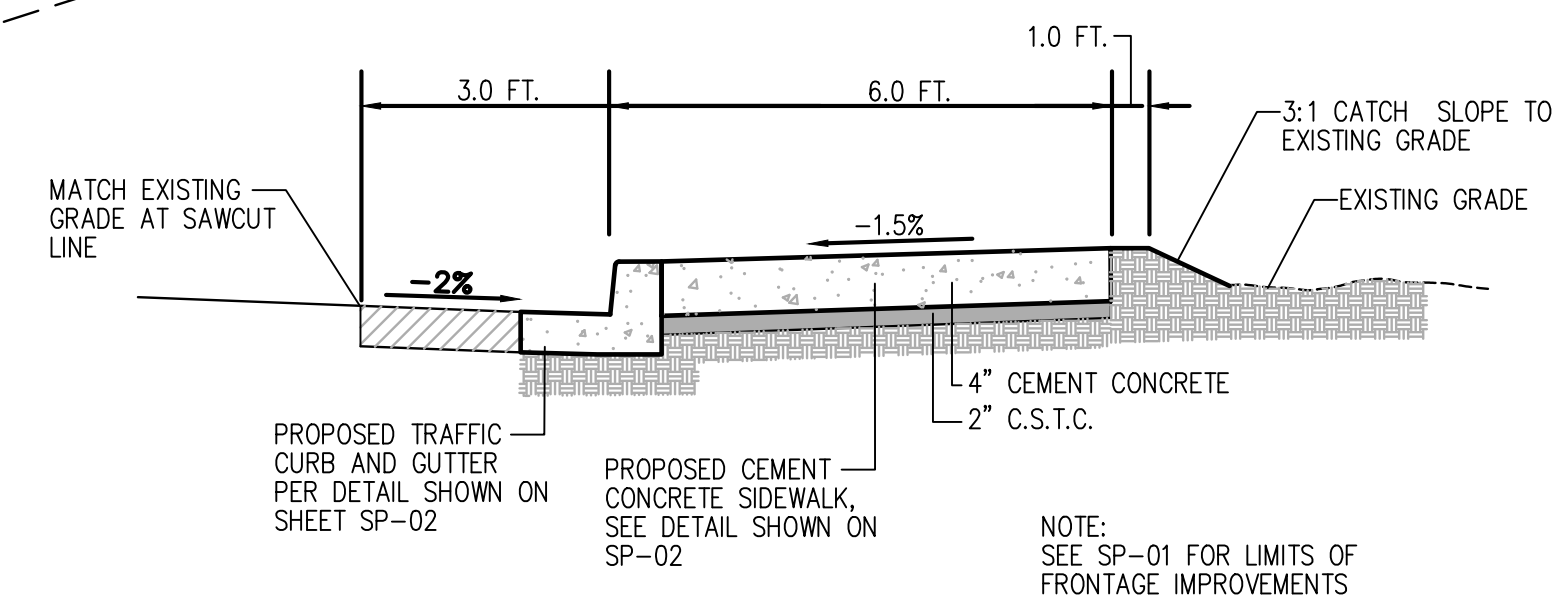
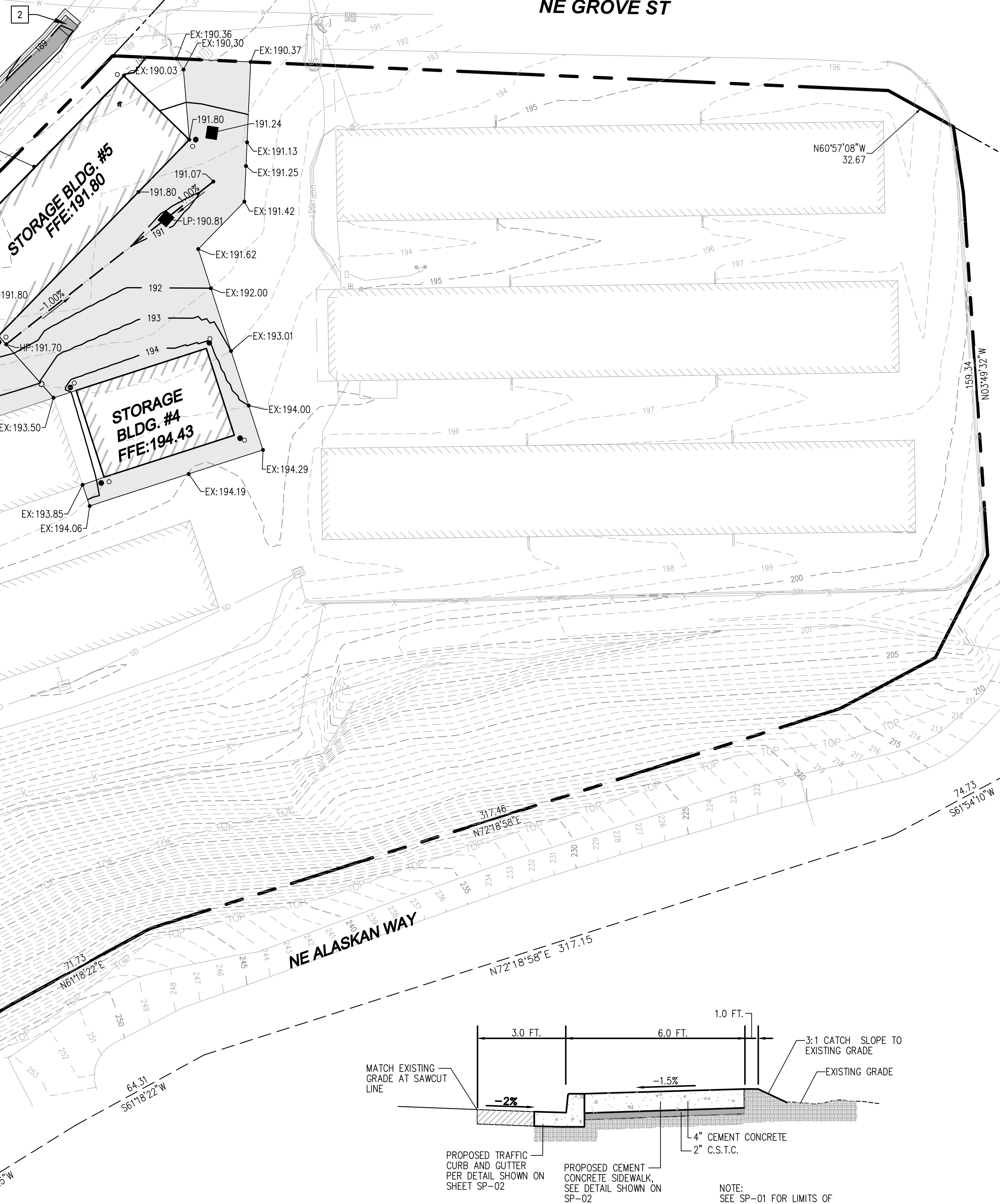
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

D=008'50"50"
 L=301.08
 R=1949.86



TYPICAL FRONTAGE IMPROVEMENTS SECTION
 N.T.S.

NO.	DATE	DESCRIPTION	BY

LDC
 Surveying
 Engineering
 Planning
 Woodinville
 Olympia
 1411 State Avenue NE #200
 Olympia, WA 98506
 T 425.806.1869
 www.LDCcorp.com
 F 425.462.2893

KYLE SCHRADER
CHEHALIS MINI STORAGE REDEVELOPMENT PROJECT
 GRADING & DRAINAGE PLAN



JOB NUMBER: C22-137
 DRAWING NAME: C22-137 CG01
 DESIGNER: MD
 DRAFTING BY: MD
 DATE: MARCH 2022
 SCALE:
 JURISDICTION: CHEHALIS

Drawing: P:\proj\2022\C22-137_Chehalis Mini Storage\Drawings\Construction\C22-137 CG01.dwg Plotter: Mar 24, 2022 - 12:00pm

Clearing, Filling or Grading Attachment

City of Chehalis

Public Works Department

2007 NE KRESKY AVE; CHEHALIS, WA 98532

(360) 748-0238 / fax (360) 748-0694

Type of Proposed Work: Filling Grading Clearing

Number of Days Required to Complete Work: 122 Number of Acres Directly Affected: .95

Number of Cubic Yards of Fill Involved: 450

Maximum Fill Height: 2' Maximum Excavation Depth: 2'

The following items are required with **every application**:

Site Plan

Grading Plan

Interim Erosion & Sediment Control Plan

Work Schedule

Required information (Check Applicable Boxes)

Environmental Checklist YES NO N/A: _____

Final Erosion/Sediment Control Plan YES NO N/A: _____

Soil Engineering Report YES NO N/A: _____

Engineering Geology Report YES NO N/A: _____

SEPA YES NO N/A: _____

Other: YES NO N/A: _____

Other Requirements / Comments: _____

“CALL BEFORE YOU DIG” 1-800-424-5555

****State law requires 48 hours advance notice to all utilities prior to any excavation work****

See Chehalis Municipal Code 15.28 for complete permit requirements and conditions.

Subject to all the terms, conditions and provisions written on, printed on, or attached to this form, the applicant is hereby authorized to perform the work as described on the application and approved plans. The City of Chehalis reserves the right to alter, amend, and/or rescind this permit, or modify any conditions or requirements.