

# Development Review Committee Agenda

Chehalis Building and Planning Department

August 17, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

## **9:00 AM Pre-application Conference AC-22-020, 197 Hamilton Road**

Zoning: CG-General Commercial. Lewis County Parcel # 017897011001 and 017896006014. Combined parcel size – approx. 5 acres, 217,800 sq ft.

Applicant proposes a 30,600 sq ft showroom/service building, an 8,000 sq ft storage building, and associated parking, stormwater and utility improvements.

## **9:30 AM Pre-application Conference AC-22-021, 0 N National Ave**

Zoning: CG – General Commercial. Lewis County Parcel # 005670001000, 005619002000, 005551002000, 005551001000, 005619003000, 005622001000, 005625005000, 005625006000, 005625004000, 005625001000, 021794001000. Combined parcel size – approx. 128 acres, 5,575,680 sq ft.

Applicant proposes 192 apartments in sixteen buildings located on four separate benches. This will include roads, associated parking and stormwater.

## **10:00 AM Pre-application Conference AC-22-022, 42 SW 13<sup>th</sup> St**

Zoning: CO – Office Commercial. Lewis County Parcel # 005411014000 and 005411013001. Combined parcel size – approx. 0.67 acres, 29,272 sq ft.

Applicant proposes two phase development of an 18,000 sq ft mixed use building.

## **10:30 AM Special Event Applications: SE-22-014 and SE-21-002**

SE-22-014: Applicant proposes an open house event at the new Summit Center including live music and shaved ice.

SE-21-002: Applicant proposes an organized fun run.

## **11:00 AM Interdepartmental meeting.**

Join Zoom Meeting

<https://us06web.zoom.us/j/9484862389>

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Feet



# CITY OF CHEHALIS

## AC-22-020

## Technical Memorandum

**To:** City of Chehalis  
**From:** Brandon Johnson, PE  
**Date:** July 14, 2022  
**Subject:** Pre-Application Narrative  
**Project:** Powersports Northwest

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City of Chehalis Staff,

Please accept this project narrative for the proposed Powersports NW Dealership, located at 197 N Hamilton Road, on Lewis County TPNs 017897011001 & 017896006014. The project proposes to construct a new +/- 30,600 SF showroom/service building, an 8,000 SF storage building as well as the associated parking, stormwater and utility improvements. The following memorandum has been prepared in support of the project and is intended to provide an overall summary of the existing on-site conditions and improvements that are proposed.

### ***Existing Conditions***

The overall site area is approximately 4.70 acres, currently occupied by The Housing Mart, Inc. Existing Access to the facility is provided by a full-access driveway off N Hamilton Road and a secondary access north of the site, via an unnamed roadway which also connects to N Hamilton Road. All existing buildings, paving, and other improvements, with the exception of a 1,200 SF storage building in the northwest corner of the site, are proposed to be removed.

### ***Proposed Development and Zoning***

The site is zoned CG – General Commercial by the City of Chehalis. The project proposes to construct a new 30,600 SF showroom/service building, a new 8,000 SF warehouse, maintain an existing 1,200 SF warehouse and construct an approximately 91,000 SF parking lot. A total of 80 automobile parking stalls and 19 Trailer/RV parking stalls will be provided.

### ***Utilities***

The site will be served by City of Chehalis water and sewer. Stormwater will be managed via a private, on-site, stormwater system.

### ***Critical Areas***

Lewis County Interactive Maps notes the potential of critical areas (wetlands) on the site. A critical areas report will be completed and submitted as part of the SEPA review process.

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Feet



# CITY OF CHEHALIS

## AC-22-021



7/25/22

To: City of Chehalis Planning Division  
Chehalis, WA 98532

RE: National Avenue Project (Conrad and Busby)  
Project: Apartment Buildings  
Parcel #: 005670001000, 005619002000, 005551002000, 005551001000,  
005619003000, 005622001000, 005625005000, 005625006000, 005625004000,  
005625001000, 021794001000

City of Chehalis Staff,

Please accept this narrative, attached conceptual site plans, and pre submission conference application for review. The following narrative is intended to provide an overall direction of the development and help address any issues that might arise over the course of the project.

### **Existing Conditions**

This project consists of multiple parcels totaling 128.1 acres, listed above, located in Chehalis Washington. The site currently is undeveloped land above the Chamber Way/National Avenue intersection.

Wet utilities- (water and sewer). Currently no water or sewer are onsite. The closest water main appears to be in National Avenue near the intersection of Chamber Way. Sewer is also in National Avenue but terminates approximately 1000' north of the intersection with Chamber way.

Dry utilities- (electric and communications) are located on National Avenue. Lewis County PUD is the electric provider and Comcast is communications.

### **Proposed Improvements**

The proposed project intends to cluster 16 apartment buildings throughout 4 separate benches located onsite. Each apartment building is expected to have 12 dwelling units (192 dwelling units expected). Proposed roads have been designed to either end in a turnaround or loop for fore access. Parking onsite is currently shown at 406 stalls which exceeds the 2 stalls per dwelling unit requirements.

The project is intended to be phased. The 270' bench is intended to be in phase 1 with 2 apartment buildings. The 280 and 286 benches will be the 2<sup>nd</sup> phase, and the 474 bench will be the final phase. Cul-de-sacs serve both as turnarounds and the natural end of phases 1 and 2.

## Zoning

The site is currently in multiple jurisdictions and zonings. The southernmost property is outside City of Chehalis corporate and UGA boundary. This property is zoned RDD5. While the county property is a contiguously owned parcel, no improvement is being proposed on this property. There are 2 zonings on the properties within the City corporate limits. 2 of the southern city properties are zoned R1 – Low Density Residential. The remaining city properties are zoned CG – General Commercial. The proposed development is primarily located within the CG zoned properties.

- The acreage of CG zoned properties is 68.04
- The acreage of R1 zoned properties is 38.03
- The acreage of County RDD5 zoned properties is 20.54

CG allows for a maximum density of 24 dwelling units per acre and R1 allows a maximum of 6. Accounting for just city properties the total net density allowed on the property is 1861 dwelling units. This number of dwellings cannot be feasibly achieved due to high topography and long runs of utility extensions necessary. The 192 dwelling units proposed is well under this threshold.

Apartment houses appear to be use code R121 from the use chart table in CMC 17.78.020. Apartment homes appear to be a prohibited use in the R1 zone and listed as blank in the CG zone. Blanks in this table allow for these uses through a conditional use permit process.

The proposed project intends to prepare a binding site plan for a clustered use of apartments within the CG zoned properties. It is assumed the binding site plan will follow the conditional use process with the approving body being the hearings examiner.

## Water

The proposed project will be serviced by City of Chehalis. Water pressure in national avenue is assumed to be between 80-100psi. Phase 1 is anticipated to be able to be served with a standard onsite main extension and current pipe pressure at national avenue. Depending on pressure, a booster station may be needed to serve phase 2. Phase 3 uppermost bench is greater than 220' above National Avenue. A booster station most likely located near one of the cul-de-sacs will be needed to boost pressure and flow to the hilltop apartments.

## Sewer

The proposed project will be serviced by City of Chehalis. Through as built research the closest terminus of sewer seems to be the approximately 1000' north of the Chamber Way/National Avenue intersection. This terminus appears to be adjacent to the Conwell property (parcel 005618001000) in National Avenue. This terminus is downhill of the project site and standard uphill gravity extensions of the current sewer main seem to be able to serve the site.

## Stormwater

This project is large enough it is expected to require a full drainage design meeting all 9 minimum requirements. The site has enough relief that multiple stormwater facilities are

expected. A few of these areas have been accounted for in the concept plan. Full details of these facilities will be provided in the final civil construction plans.

#### **Dry Utilities – Power/Communication**

Power will be connected to Lewis County PUD. Telecommunications will be provided by Comcast/Century Link. Since power/coms is located adjacent to the site an onsite extension is expected.

#### **Roads/Access**

The site currently has access from National Avenue. The intersection with National and Chamber is expected to require upgrades. Also, improvements to national are expected along its frontage. Each phase of the project is expected to end in a large cul-de-sac or looped turnaround for fire.

Onsite roads are expected to remain private, be 20' wide, and have a sidewalk on 1 side per the private road standards in Table 1 as listed in CMC 12.04.280. Roads are intended to follow existing onsite roads already cut into the slopes. Steepest road is anticipated to be 15% grade.

#### **Critical Areas**

Mapped onsite critical areas include hydric soils, steep slopes, Ns streams/buffers, critical aquifer recharge soils, and erosion hazard areas. Also reports of soil erosion have been identified as part of the previous logging operations.

A detailed geotechnical analysis coupled with a drilling program is anticipated to be needed. The geotechnical analysis will identify problem areas and make recommendations about soil stability and any mitigation required. A wetland delineation study is anticipated for the Ns stream and buffer.

#### **Building**

The proposed development consists of 16 apartment buildings. All building permits will be applied for and approved before building construction begins. For now, with this concept a 3-story building is expected.

Thank you for accepting this application for review. We look forward to receiving your comments and going forward with the project. Feel free to call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "A Fuller". The signature is cursive and stylized.

Aaron Fuller, PE/Owner  
Fuller Designs  
360-807-4420

Follow up questions:

1. Asbuilt research provided limited information on location of adjacent utilities. Is water and sewer discussed above correct assumptions?
2. What is the water pressure inside the main adjacent to the project?
3. Is there any capacity restrictions or limitations on sewer in this area?
4. Are there any water capacity restrictions?
5. What additional fire requirements will result from grade and water pressure in the development.
6. What studies/documents will the city need for pump station design approval?
7. Intent is to keep the development primarily within the CG zone. What is the process if a portion of this development needs to extend into the R1 zone where apartments are prohibited? Will road and storm improvements be allowed but just not buildings in the R1 zone?
8. What will need to be done to the Chamber/National intersection to accommodate this development? It is assumed a TIA will be needed. What level of TIA is expected by the city? Are there any other intersections or roadways needing to be evaluated?
9. What level of improvement will be needed to National Avenue? Per CMC 17.06.210 N National Avenue is defined as an Arterial Street. It is assumed widening to arterial standards from the table 1 in CMC 12.04.280 will be needed.



**PROJECT INFORMATION:**  
 APPLICANT: CB NATIONAL INC  
 PO BOX 293  
 CENTRALIA WA, 98531

SITE ADDRESS: 0 N NATIONAL AVE  
 0 NE FRANKLIN AVE  
 0 NE NORTH END AVE  
 0 COAL CREEK ROAD  
 0 NE NORTH AVE  
 1300 N NATIONAL AVE  
 1467 NE NORTH END AVE  
 1354 N NATIONAL AVE

PARCEL NUMBER: 005670001000, 005619002000, 005551002000,  
 005551001000, 005619003000, 005622001000,  
 005625005000, 005625006000, 005625004000,  
 005625001000, 021794001000

ACRES: 128.1 AC

ZONING (CITY): CG - GENERAL COMMERCIAL DISTRICT

SITE SOILS: BUCKPEAK SILT LOAM  
 MELBORNE LOAM  
 SCAMMAN SILTY CLAY LOAM  
 PITS

WATER: CITY OF CHEHALIS

SANITARY SEWER: CITY OF CHEHALIS

GRADING: TBD± CY CUT  
 TBD± CY FILL

PARKING STALLS: 10'X20' (TYP 406)

**ABBREVIATIONS:**

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  
 CL CENTERLINE  
 CMP CORRUGATED METAL PIPE  
 CO CLEAN OUT  
 CY CURB YARD  
 ° DEGREES  
 ∅ DIAMETER  
 EE ELECTRICAL  
 ECR END CURB RETURN  
 EL ELEVATION  
 EOP EDGE OF PAVEMENT  
 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  
 HDPE HIGH DENSITY POLYETHYLENE  
 HP HIGH POINT  
 IE INVERT ELEVATION  
 K CALCULATED CURVE VALUE  
 L LENGTH  
 LCV LENGTH VERTICAL CURVE  
 LF LINEAR FEET  
 M METER  
 MH MAN HOLE  
 MJ MECHANICAL JOINT  
 NP NOT A PART OF PROJECT  
 NFG 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  
 RD ROOF DRAIN  
 RFC RELEASED FOR CONSTRUCTION  
 ROW RIGHT OF WAY  
 RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY  
 S SLOPE  
 SF SQUARE FOOT  
 SD STORM DRAIN  
 SS SANITARY SEWER  
 ST STORM  
 STA STATION  
 SW SIDEWALK  
 T TELEPHONE  
 TB TRUST 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  
 WW WATER VALVE  
 ± APPROXIMATELY  
 % PERCENT  
 Δ DELTA

**GEOTECHNICAL INFORMATION:**  
 A GEOTECHNICAL REPORT WAS NOT PREPARED. IN LIEU OF A REPORT ALL CONSTRUCTION SHALL COMPLY WITH STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL COMPLY WITH STANDARD SPECIFICATIONS.

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

**LEGEND**

**LINETYPES**

EXISTING	PROPOSED	DESC.
— XX —	— XX —	CONTOUR LINE (MAJOR)
- - XX - -	- - XX - -	CONTOUR LINE (MINOR)
— — — —	— — — —	DITCH CENTERLINE
— — — —	— — — —	EDGE OF PAVEMENT
— X — X —	— X — X —	FENCE
— FM — FM —	— FM — FM —	FORCE MAIN
— G — G —	— G — G —	GAS MAIN
— GB — GB —	— GB — GB —	GRADE BREAK
— OE —	— OE —	OVERHEAD ELECTRIC
— — — —	— — — —	PROJECT BOUNDARY
— — — —	— — — —	TYP
— — — —	— — — —	PROPERTY LINE
— — — —	— — — —	RIGHT-OF-WAY
— — — —	— — — —	ROAD CENTERLINE
— SS — SS —	— SS — SS —	SANITARY SEWER PIPE
— ST — ST —	— ST — ST —	STORM PIPE
— — — —	— — — —	SIDEWALK
— SF — SF —	— SF — SF —	SILT FENCE
— UE — UE —	— UE — UE —	UNDERGROUND ELECTRIC
— W — W —	— W — W —	WATER

**HATCH**

EXISTING	PROPOSED	DESC.
[Pattern]	[Pattern]	AC PAVEMENT
[Pattern]	[Pattern]	CONCRETE
[Pattern]	[Pattern]	GRAVEL
[Pattern]	[Pattern]	LANDSCAPE

**SYMBOLS**

EXISTING	PROPOSED	DESC.
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	GAS VALVE
[Symbol]	[Symbol]	ILLUMINARE & POLE
[Symbol]	[Symbol]	JUNCTION BOX
[Symbol]	[Symbol]	POWER METER
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	STORM MANHOLE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE FLOW
[Symbol]	[Symbol]	TELECOMMUNICATION PEDESTAL
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	UTILITY POLE ANCHOR
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	WATER VALVE

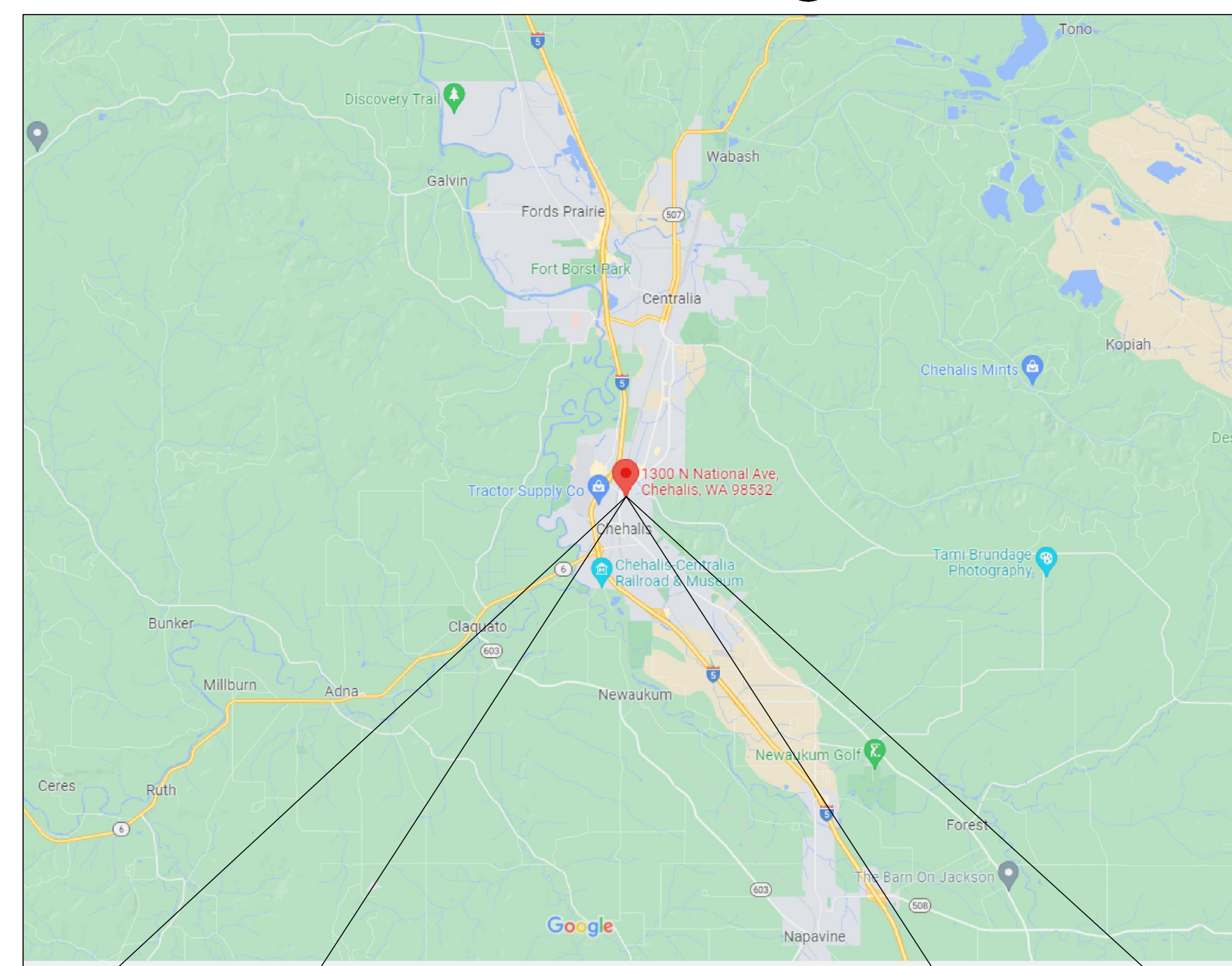
**SHEET INDEX**

SHEET	TITLE
C0.1	CONCEPT COVER
C1.1	EXISTING CONDITIONS
C2.1	CONCEPT LAYOUT PLAN
C3.1	CONCEPT UTILITY PLAN

# NATIONAL AVE (CB NATIONAL INC)

SECTION 29 TOWNSHIP 14N RANGE 02W  
 CITY OF CHEHALIS  
 WASHINGTON

VICINITY MAP



**PROJECT SPECIFICATIONS:**  
 THE WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, 2022 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. CITY ROAD STANDARDS  
 C. CITY 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 CITY TO PROVIDE RECORD DRAWING CERTIFICATION PRIOR TO FINAL CITY 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 CESCL 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.

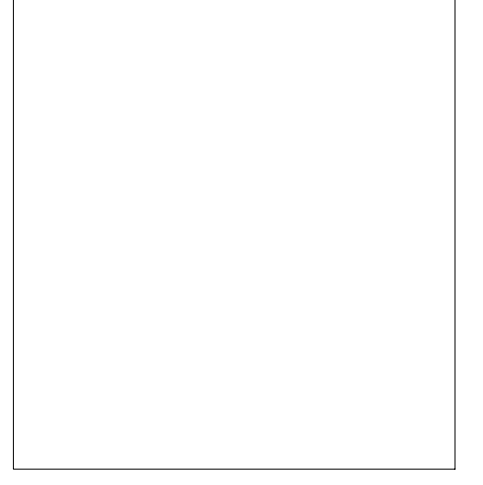
ANY DESIGN CHANGE(S) MADE TO THE PLANS BY OUTSIDE PARTIES (INCLUDING JURISDICTIONS, CITIES AND COUNTIES), WILL BE HELD RESPONSIBLE FOR ANY LIABILITIES THAT MAY OCCUR DUE TO CHANGE(S).

**UTILITIES LOCATE NOTE:**  
 EXISTING UTILITIES LOCATION SHOWN IN THIS PLAN SET IS BASED ON INFORMATION OBTAINED FROM VARIOUS RECORDS RESEARCH, ASBLUT 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.

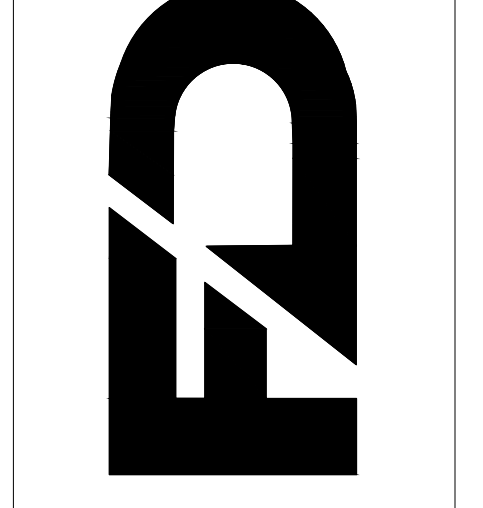


DRAWING TITLE: CONCEPT COVER

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PROJECT NAME: NATIONAL AVE (CB NATIONAL INC)			



FULLER DESIGNS  
 1101 KRESKY AVE  
 CENTRALIA, WA 98531  
 (360) 807-4420

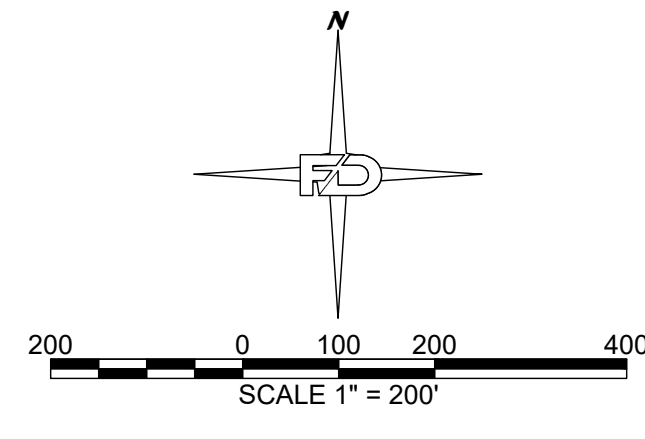


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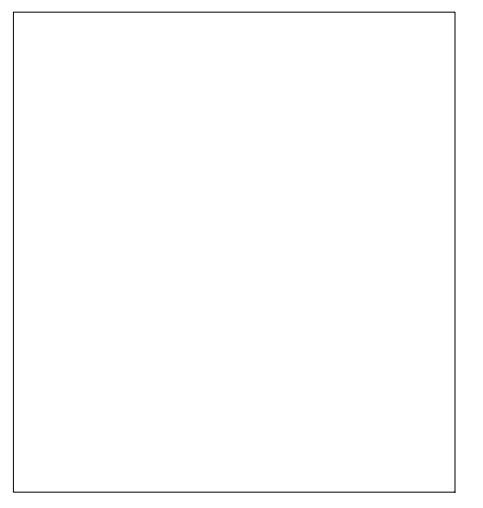
CONCEPT ONLY  
 NOT APPROVED FOR  
 CONSTRUCTION

C0.1  
 1 OF 4

SECTION 29 TOWNSHIP 14N RANGE 02W



DRAWING TITLE: <b>EXISTING CONDITION</b>	DATE:	DRAWN:	CHECKED:
	7/19/22	SD	AF
SCALE: <b>1"=200'</b>	PROJECT NAME: <b>NATIONAL AVE (CB NATIONAL INC)</b>		



**FULLER DESIGNS**  
 1101 KRESKY AVE  
 CENTRALIA, WA 98531  
 (360) 807-4420

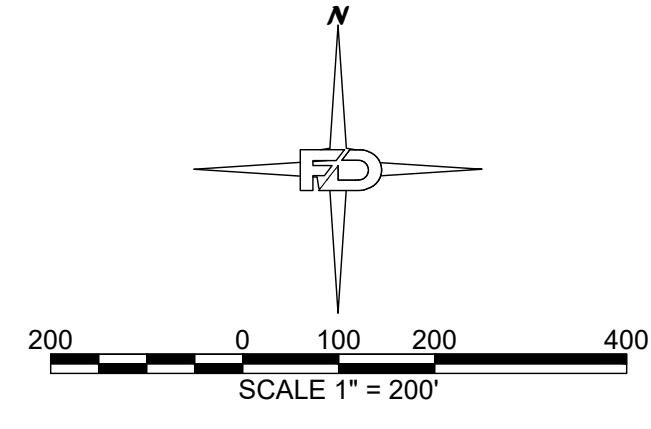


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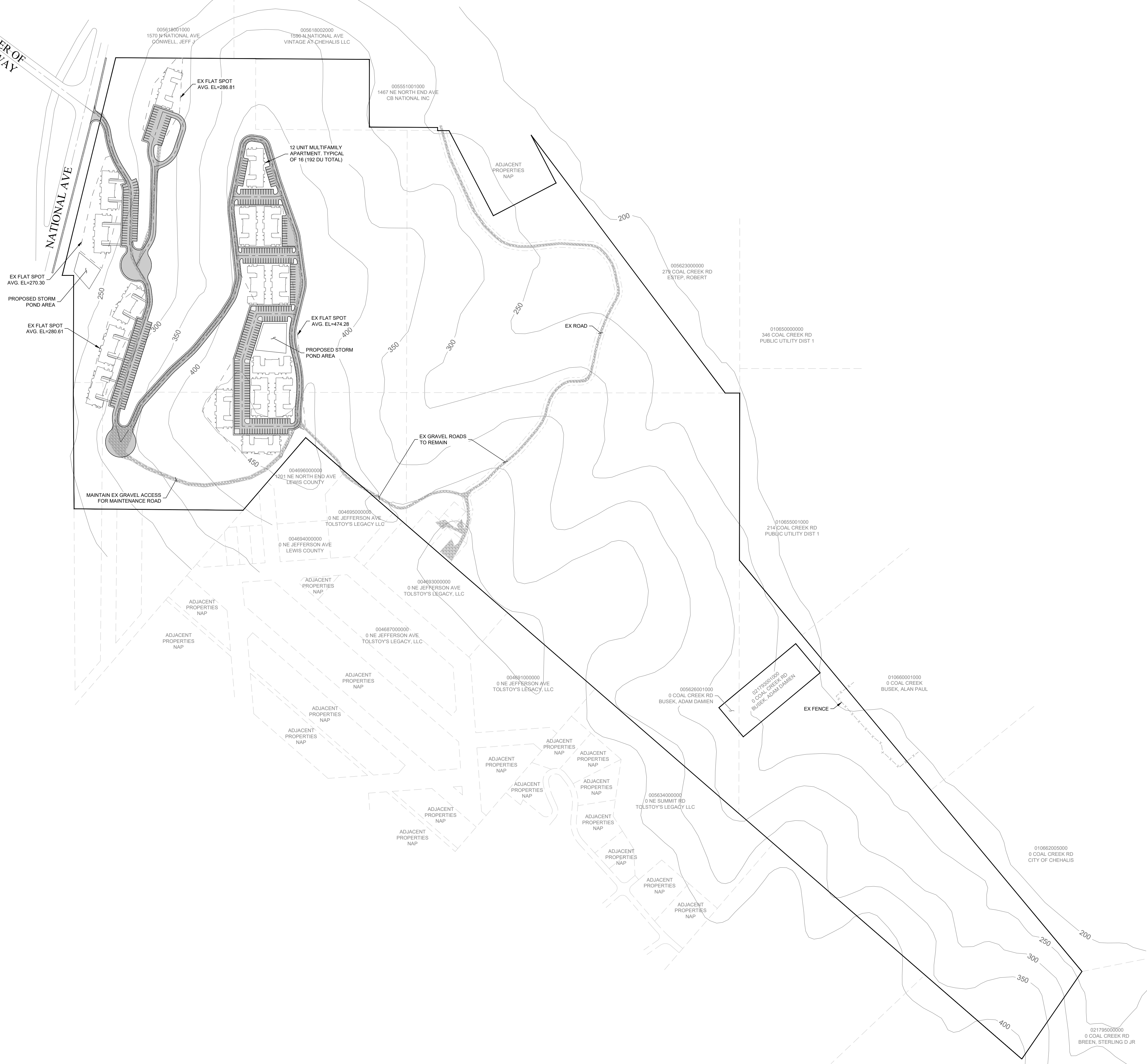
**CONCEPT ONLY**  
**NOT APPROVED FOR**  
**CONSTRUCTION**

**C1.1**  
 2 OF 4

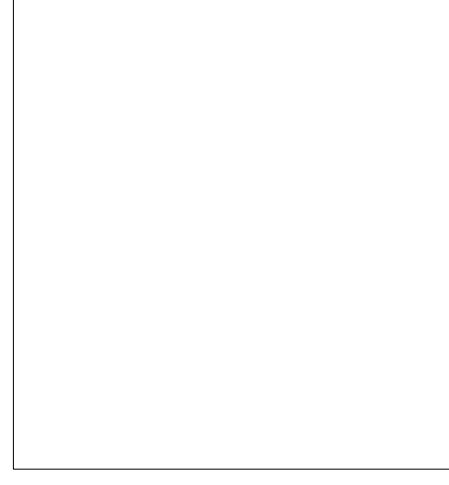
SECTION 29 TOWNSHIP 14N RANGE 02W



NW CHAMBER OF COMMERCE WAY



DRAWING TITLE: <b>CONCEPT LAYOUT PLAN</b>			
SCALE: <b>1"=200'</b>	DATE: <b>7/19/22</b>	DRAWN: <b>SD</b>	CHECKED: <b>AF</b>
PROJECT NAME: <b>NATIONAL AVE (CB NATIONAL INC)</b>			

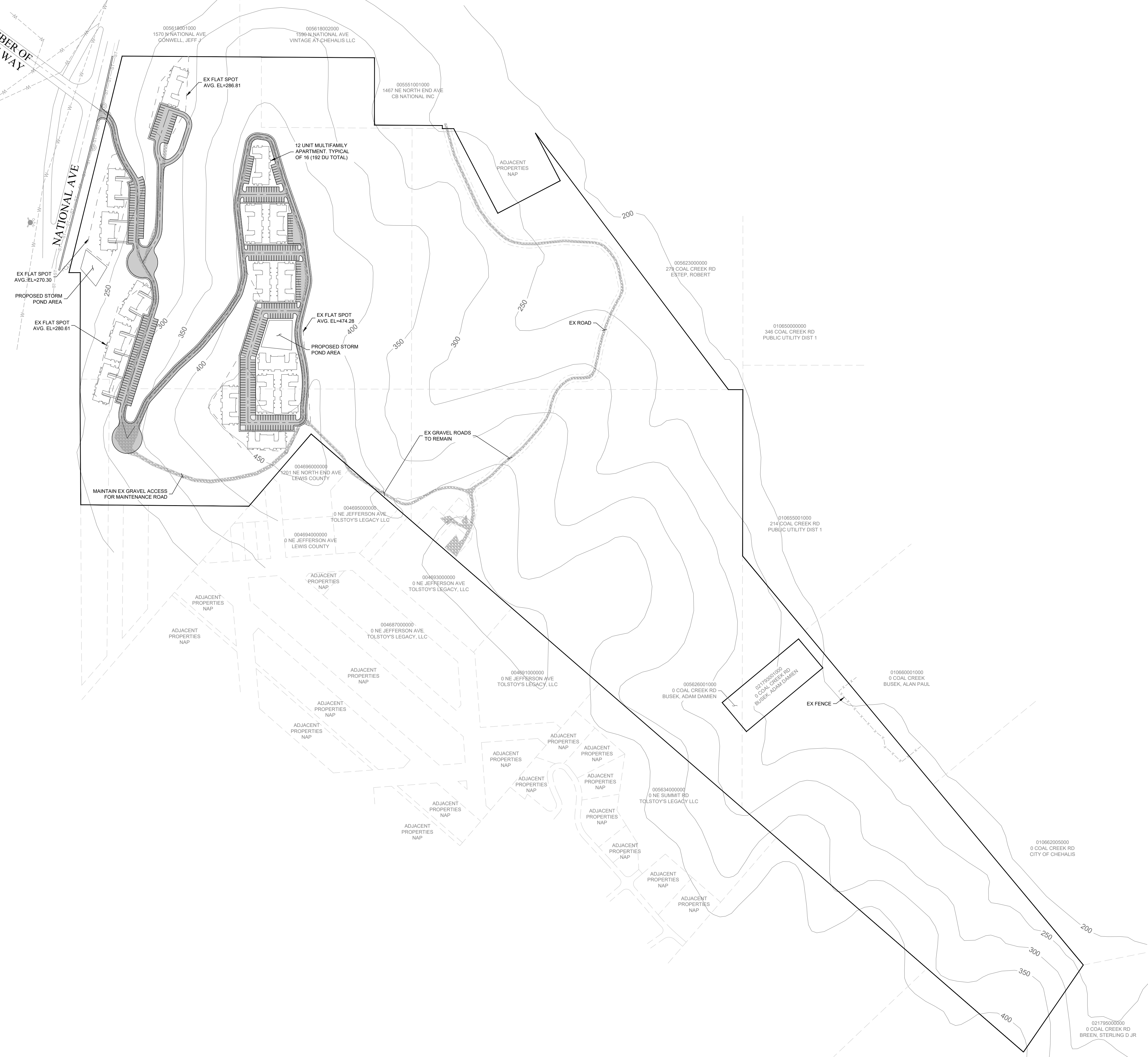
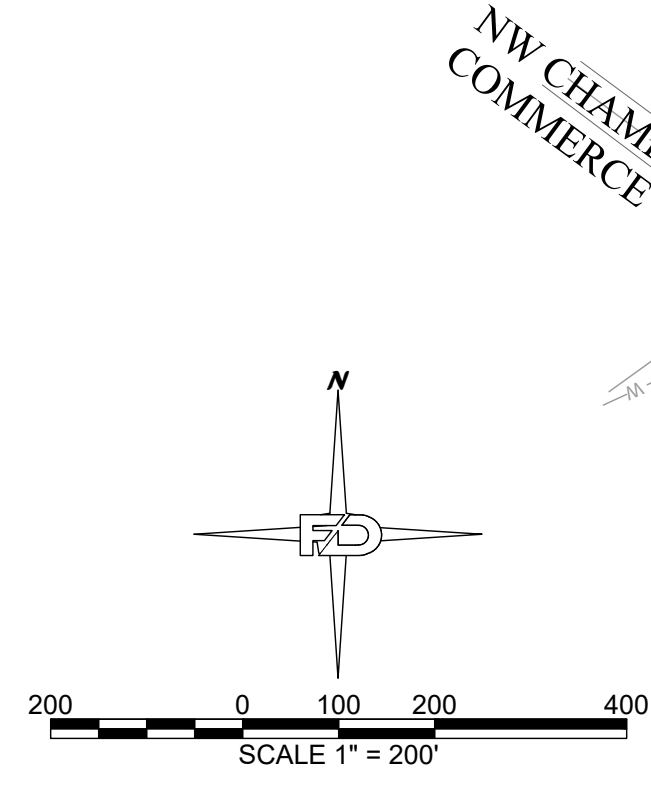


**FULLER DESIGNS**  
 1101 KRESKY AVE  
 CENTRALIA, WA 98531  
 (360) 807-4420

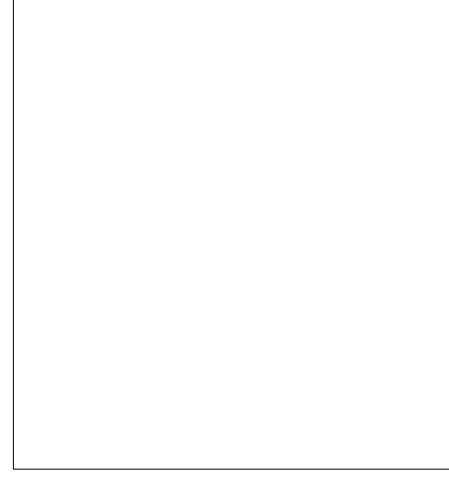
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CONCEPT ONLY  
 NOT APPROVED FOR  
 CONSTRUCTION

SECTION 29 TOWNSHIP 14N RANGE 02W



DRAWING TITLE: <b>CONCEPT UTILITY PLAN</b>			
SCALE: <b>1"=200'</b>	DATE: <b>7/19/22</b>	DRAWN: <b>SD</b>	CHECKED: <b>AF</b>
PROJECT NAME: <b>NATIONAL AVE (CB NATIONAL INC)</b>			

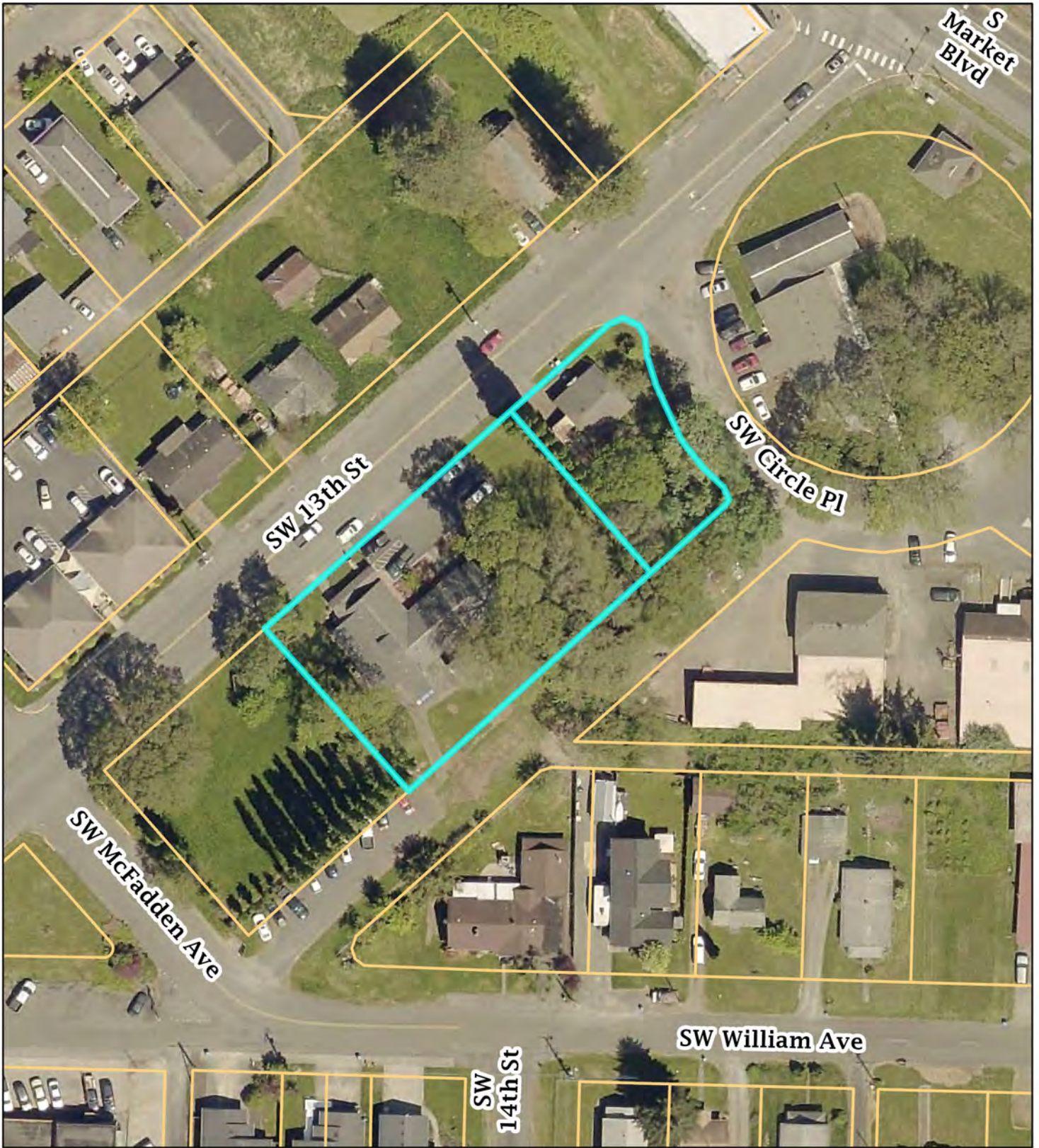


**FULLER DESIGNS**  
 1101 KRESKY AVE  
 CENTRALIA, WA 98531  
 (360) 807-4420

REV:	DESCRIPTION:	DATE:

CONCEPT ONLY  
 NOT APPROVED FOR  
 CONSTRUCTION

0 0.10.3 0.5  
Feet



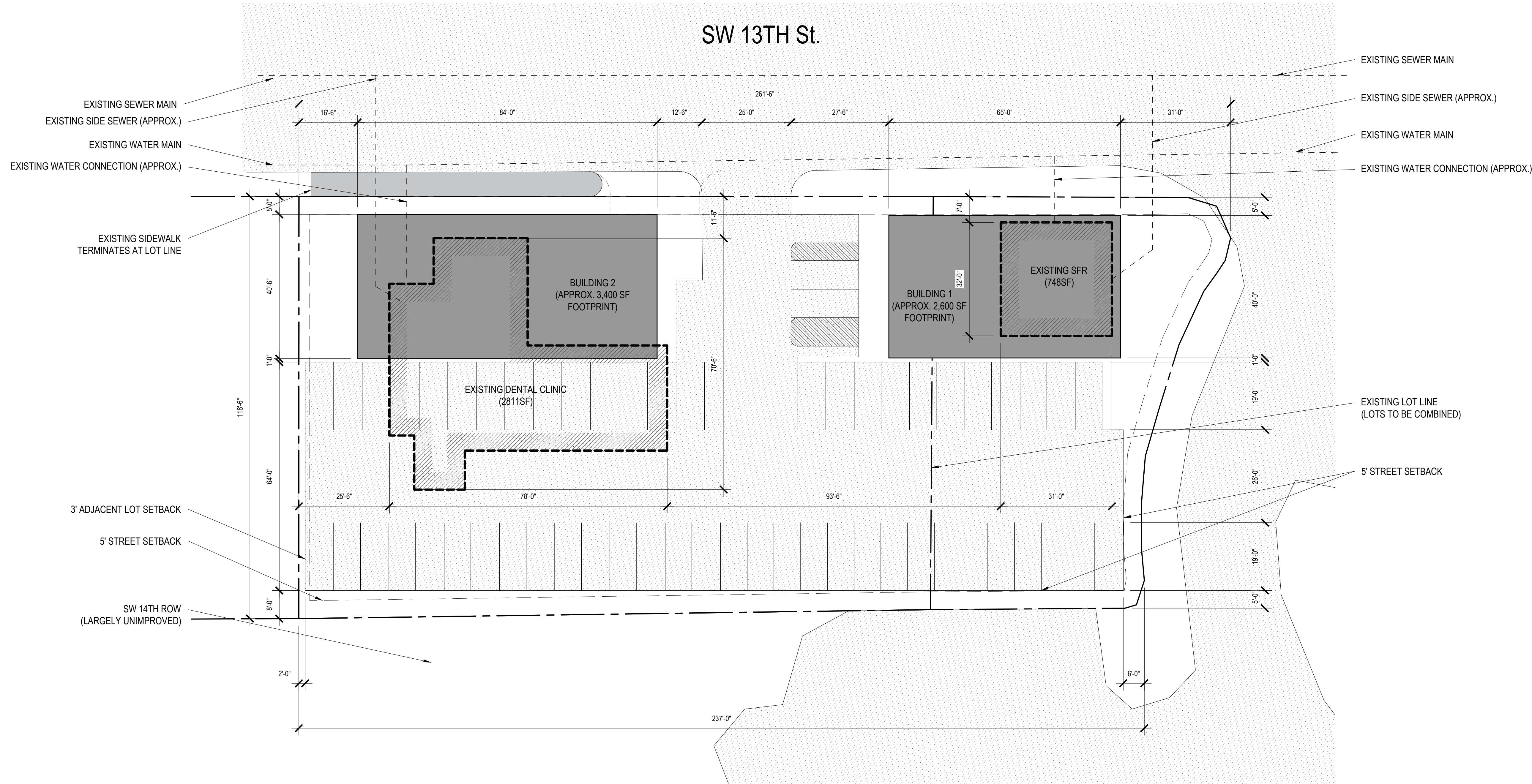
# CITY OF CHEHALIS

## AC-22-022

Two Buildings, each three stories, shared surface parking at the back of the lot. Building 1 has an approximate footprint of 2,600 SF and Building 2, 3,400 SF. Max residential units, with 8 in one building and 7 in the other. Units will average approximately 800 SF. Commercial space will fill the ground floor (approximately 6000 SF total). Approximately 14,900 SF of parking surface, with one curb-cut. The Northeast building does not overlap with the existing dental clinic.

BUILDING	
FLOORS	3
DWELLING UNITS	15
DWELLING UNIT SIZE	800 SF
TOTAL RES SF	12,000 SF
TOTAL COMMERCIAL SF	6,000 SF
TOTAL GROSS SF	18,000 SF

PARKING	
REQ'D RESIDENTIAL SPACES (2/UNIT)	30
REQ'D COMMERCIAL SPACES (5/1000SF)	30
REQ'D STANDARD ADA SPACES	2
REQ'D VAN ACCESS ADA SPACES	1
TOTAL REQ'D SPACES	60



1 SITE PLAN SCHEME 1  
PLAN

SCALE: 1/16" = 1'

**CONTACT:**  
STUDIO TEMPERATE  
NATE RUSSELL  
600 1ST AVE SEATTLE, WA 98104  
801.244.2350

**PROJECT:**  
CHEHALIS DENTAL  
42 & 68 SW 13TH ST  
CHEHALIS, WA 98532

**ISSUE:**  
ISSUE 08.09.2022

**DRAWING TITLE:**  
SITE PLAN  
SCHEME 1

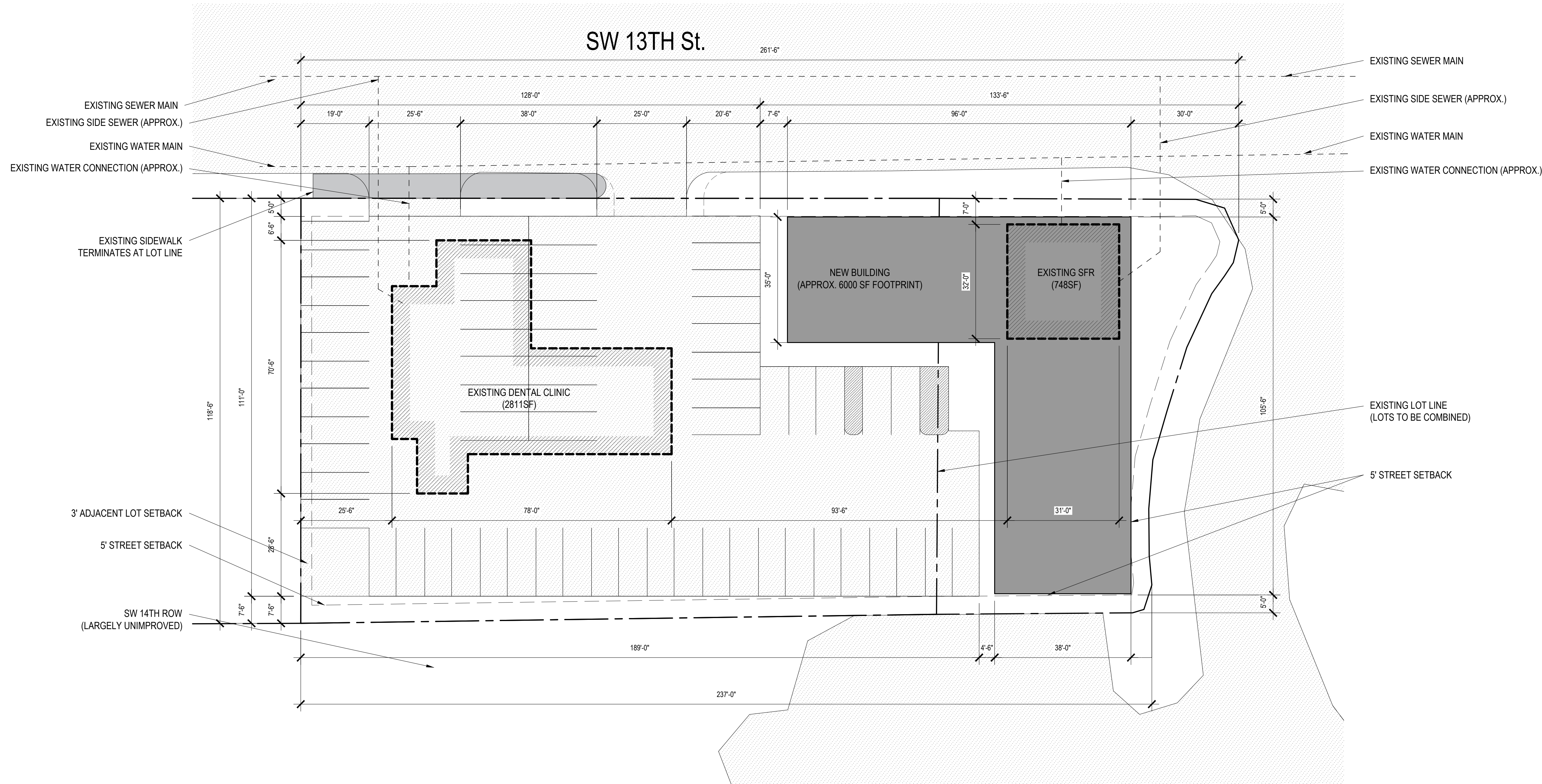
**SHEET NO:**

**A-101**

Single three story L Shaped building in North corner of the site site, with an approximately 6,000 SF footprint. Residential units maxed out, and spread among the upper two floors. Building does not overlap existing Dental Clinic. Approximately 17,200 SF of surface parking, with 2 curb cuts. The building does not overlap the existing dental clinic.

BUILDING	
FLOORS	3
DWELLING UNITS	15
DWELLING UNIT SIZE	800 SF
TOTAL RES SF	12,000 SF
TOTAL COMMERCIAL SF	6,000 SF
TOTAL GROSS SF	18,000 SF

PARKING	
REQ'D RESIDENTIAL SPACES (2/UNIT)	30
REQ'D COMMERCIAL SPACES (5/1000SF)	30
REQ'D STANDARD ADA SPACES	2
REQ'D VAN ACCESS ADA SPACES	1
TOTAL REQ'D SPACES	60



1 SITE PLAN SCHEME 2  
PLAN

SCALE: 1/16" = 1'

**CONTACT:**  
STUDIO TEMPERATE  
NATE RUSSELL  
600 1ST AVE SEATTLE, WA 98104  
801.244.2350

**PROJECT:**  
CHEHALIS DENTAL  
42 & 68 SW 13TH ST  
CHEHALIS, WA 98532

**ISSUE:**  
ISSUE 08.09.2022

**DRAWING TITLE:**  
SITE PLAN  
SCHEME 2

**SHEET NO:**

A-102



CITY OF CHEHALIS

Where Heart and History Shape Our Future

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

SPECIAL EVENT APPLICATION

submit at least 28 days in advance of proposed event

Will your event take place on City owned property?

[X] No [ ] Yes if yes, insurance is required to be submitted along with the application.

\*\*\*\*\*Please note: Incomplete applications not accepted \*\*\*\*\*

INSURANCE - The City of Chehalis does not maintain insurance that will respond to claims against the applicant in connection with the permitted event by the applicant, its members, or those attending the event. Depending on the type of event you are planning, and the activity and risk level of your group, you may be required to obtain liability insurance in accordance with the City of Chehalis policy, name the City of Chehalis as an additional insured on the policy, and be responsible for providing proof of such insurance. If your event will take place on City of Chehalis property, you are required to provide proof of insurance. Insurance coverage shall be at a minimum of \$1,000,000 per occurrence and \$2,000,000 general aggregate. Acceptable forms: CG 20 26 or CG 20 12.

Please check the event type:

- Athletic Event, Noise Permit, Car Show, Street Event, Park Event, Parade, Other Open House

Name of Applicant/Organization: Summit Center for Child Development
Location of event: 1336 SW McFadden Ave. Chehalis
Person in Charge: Megan Bunker Address: 401 Coal Creek Rd Chehalis
Phone Number: Daytime: 219-7158 Work: 360 219-7158 Email: megan@scckids.org
Additional Authorized Individuals:
Phone Number: Daytime: Work: Email:
Emergency Contact: Cassie Daniels
Phone Number: Daytime: 360 507-4969 Work: 360 736-0084 Email:
Type of Activity Planned (describe event): Open house for families of the center.

Is this an event involving political or religious activity intended primarily for the communication or expression of ideas? (Please circle) YES NO

Will participants pay a fee or make a donation? (Please circle) YES NO



Will City of Chehalis services be requested for:

- |                          |                           |                          |                             |
|--------------------------|---------------------------|--------------------------|-----------------------------|
| <input type="checkbox"/> | <b>Street Closure</b>     | <input type="checkbox"/> | <b>Sidewalk Closure</b>     |
| <input type="checkbox"/> | <b>Security</b>           | <input type="checkbox"/> | <b>Equipment</b>            |
| <input type="checkbox"/> | <b>Garbage Collection</b> | <input type="checkbox"/> | <b>Parking Restrictions</b> |
| <input type="checkbox"/> | <b>EMS</b>                | <input type="checkbox"/> | <b>Other</b> _____          |

Date(s) of Proposed Event: 8/26/22

Hours of Operation: 11:00 - 2:30

Set-up Date/Time: 8/26/22 at 10:30 am

Dismantling Date/Time: 8/26/22 at 3:00 pm

Number of Staff/Volunteers: 15

Estimated Number of Participants: 40

LOCATION/STREET(S) INVOLVED (describe area involved in event, attach map/route plan):  
All event activities will be on private property (1336 SW McFadden). Parking on McFadden & 13<sup>th</sup> St

Special Considerations - (Additional permits and/or licenses may be required) - Will there be:

Amplified sound? (Please circle) YES NO

Alcohol? (Please circle) YES NO

Animals? (Please circle) YES NO number \_\_\_\_\_ species \_\_\_\_\_

Booths/Commercial Vendors: (Please circle) YES NO  
Each vendor is required to have a current City of Chehalis business license.

Cooking/Food Service: (Please circle) YES NO Kona Ice Truck

Fire/Fireworks/Pyrotechnics: (Please circle) YES NO

Inflatables or Amusement Rides: (Please circle) YES NO

Mechanical Rides: (Please circle) YES NO

Portable Restrooms: (Please circle) YES NO How many? \_\_\_\_\_ Some restrooms must meet ADA requirements.

Dumpsters: (Please circle) YES NO How many and where? \_\_\_\_\_

Signs: (Please circle) YES NO

Stage: (Please circle) YES NO

Other special considerations: Open House Event on private property. Single musician singing and Kona Ice truck.

List any special signs/barricades/cones requested to be supplied by the City of Chehalis. There is no guarantee that the city will be able to provide.

None requested.

**\*\*\*ATTACH COPY OF SAFETY PLAN TO THIS APPLICATION\*\*\***

\*\*\*\*\*

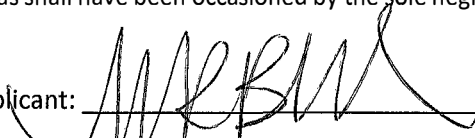
**Public Relations:** Please state what efforts, if any, have occurred, or you intend to make, to notify residents or businesses that will likely be affected by your event. If permit is granted it will be the responsibility of event organizers to alert those likely to be impacted. (i.e. street closures, no parking zones, noise, etc.)

We will distribute flyers to neighbors

**ATTACH COPIES OF BROCHURES, POSTERS, FLYERS, OR MAILINGS ADVERTISING THIS EVENT**

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**HOLD HARMLESS** –Applicant/Permittee/User shall defend, indemnify and hold harmless the City of Chehalis, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of the acts or omissions of the Applicant/Permittee/User, its employees, volunteers, representatives or vendors, or from any activity, work or thing done, permitted, or suffered by Applicant/Permittee/User, related to the permitted activity, except only such injury or damage as shall have been occasioned by the sole negligence of the City of Chehalis.

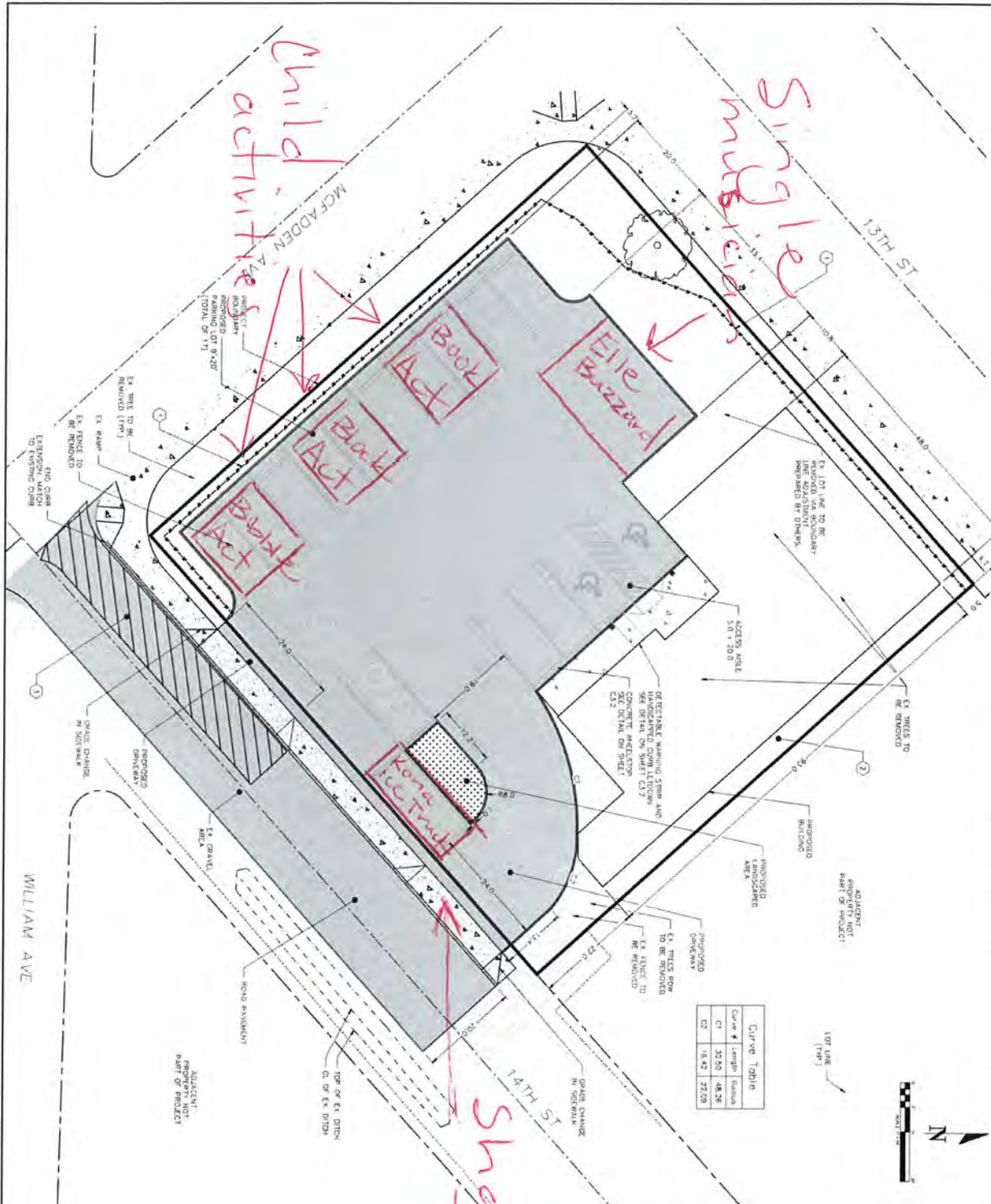
Signature of Applicant:  Date: 8/10/22

Organization/Title: owner

**OFFICE USE ONLY:**

Date Received: 08/11/2022 By: LF Date approved/denied \_\_\_\_\_  
DRC Reviewed: \_\_\_\_\_ Reason for denial \_\_\_\_\_  
Parcel #: 005411010000  
Permit #: SE-22-014

SECTION 32 TOWNSHIP 14N RANGE 02W LOT 1 & 2 BLK 7



Curve #	Length	Radius
C1	10.50	48.26
C2	18.42	22.03



- TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) NOTES:**
- INSTALL 5x7 FENCE IN ACCORDANCE WITH DETAIL ON SHEET C1.2
  - MAINTAIN MIN 3" OF VEGETATION IN 10'x40' OF LOT 4S 20.1 BATTER
  - EXISTING DRAINAGE AREAS IN 14TH STREET WILL BE USED AS CONSTRUCTION DRAINAGE
- EROSION CONTROL NOTES:**
- ALL EXPOSED SOIL SURFACES SHALL BE SEEDING WITH AN EROSION CONTROL SEED MIX OR HYDROSEEDING IF NOT SEEDING AREAS WILL BE COVERED WITH WALTON. MAY BE OTHER PROTECTIVE COVERING APPROVED BY THE ENGINEER
  - CONDUCTOR SHALL APPLY WATER TO GRAVEL SURFACES DURING CONSTRUCTION TO MINIMIZE FUGITIVE DUST

APPROVED FOR CONSTRUCTION  
 DATE: 01/04/21  
 BY: [Signature]  
 DESIGNATED CONSULTANT  
 APPROVAL, EXEMPT

REV	DESCRIPTION	DATE
0	PRELIMINARY - FOR PERMIT	11/19/20
1	ISSUED FOR CONSTRUCTION	01/04/21

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

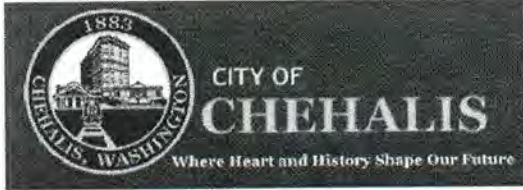


DRAWING TITLE: **OVERALL SITE AND EROSION CONTROL PLAN**

SCALE: 1:10    DATE: 01/04/21    DRAWN: SD    CHECKED: CT

PROJECT NAME: **SUMMIT CENTER COMMERCIAL SITE**

C1.1  
 2 OF 9



**Community Development Department**  
 1321 S Market Blvd. Chehalis, WA 98532  
 (360) 345-2229 / Fax: (360) 345-1039  
[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**SPECIAL EVENT APPLICATION**

**submit at least 28 days in advance of proposed event**

**Will your event take place on City owned property?**

**No**  **Yes** if yes, insurance is required to be submitted *along with the application*.

\*\*\*\*\*Please note: Incomplete applications not accepted \*\*\*\*\*

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Please check the event type:

- Athletic Event**
- Noise Permit**
- Car Show**
- Other** \_\_\_\_\_

- Street Event**
- Park Event**
- Parade**

Name of Applicant/Organization: I-5 Toyota

Location of event: I-5 Toyota

Person in Charge: \_\_\_\_\_ Address: 1950 NW Louisiana Ave

Phone Number: Daytime: 740-9300 Work: \_\_\_\_\_ Email: \_\_\_\_\_

Additional Authorized Individuals: Melissa Ryan

Phone Number: Daytime: 740-9300 Work: \_\_\_\_\_ Email: \_\_\_\_\_

Emergency Contact: Melissa Ryan  
X 1125

Phone Number: Daytime: \_\_\_\_\_ Work: \_\_\_\_\_ Email: \_\_\_\_\_

Type of Activity Planned (describe event): I-5 family fun  
run/walk

Is this an event involving political or religious activity intended primarily for the communication or expression of ideas? (Please circle) YES  NO

Will participants pay a fee or make a donation? (Please circle) YES  NO

Other special considerations: \_\_\_\_\_  
\_\_\_\_\_

List any special signs/barricades/cones requested to be supplied by the City of Chehalis. There is no guarantee that the city will be able to provide.

2 barricades

**\*\*\*ATTACH COPY OF SAFETY PLAN TO THIS APPLICATION\*\*\***

\*\*\*\*\*

**Public Relations:** Please state what efforts, if any, have occurred, or you intend to make, to notify residents or businesses that will likely be affected by your event. If permit is granted it will be the responsibility of event organizers to alert those likely to be impacted. (i.e. street closures, no parking zones, noise, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Signature of Applicant: *M. Wood* Date: 6/7/2021

Organization/Title: HR

**OFFICE USE ONLY:**

Date Received: 6/28/21 By: JM Date approved/denied \_\_\_\_\_  
DRC Reviewed: \_\_\_\_\_ Reason for denial \_\_\_\_\_  
Parcel #: 021612001001  
Permit #: SE-21-002



## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

## ADDITIONAL REMARKS SCHEDULE

<b>AGENCY</b> Zurich - Account Service Center		<b>NAMED INSURED</b> UHLMANN MOTORS INC DBA AWESOME FORD 1560 NW STATE AVE CHEHALIS, WA 98532	
<b>POLICY NUMBER</b> ADP1065073-03		EFFECTIVE DATE: 11/01/2020	
<b>CARRIER</b> Zurich American Insurance Company	<b>NAIC CODE</b> 16535		

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
 FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

EVENT DATE: 8/21/2021

Products - Completed Operations Aggregate of \$3,000,000 applies to the Garage Liability.

Covered Location(s) Include: 1560 NW STATE AVE CHEHALIS, WA, 98532; 1560 NW STATE STREET REAR OF 1-1 CHEHALIS, WA, 98532; 1001 SW INTERSTATE AVE CHEHALIS, WA, 98532; 1950 NW LOUISIANA CHEHALIS, WA, 98532; 2015 COOPER POINT RD OLYMPIA, WA, 98502; 2107 COOPER POINT RD OLYMPIA, WA, 98502; PARCEL #005615002003 CHEHALIS, WA, 98532; 3010 37TH AVE SW OLYMPIA, WA, 98502; 2580 N NATIONAL AVE CHEHALIS, WA, 98532; 2580 N NATIONAL AVE REAR CHEHALIS, WA, 98532; 2580 N NATIONAL AVE REAR CHEHALIS, WA, 98532



**TO WHOM IT MAY CONCERN**

**IN THE MATTER OF:**

The Temporary Closure of Airport  
Road to all through traffic

}  
}  
}

**SHORT NOTICE CLOSURE**

**WHEREAS**, RCW 47.48.020 gives the proper officer, without publication or delay, the authority to close roads up to twelve hours in duration; and

**WHEREAS**, Resolution 15-353, designates the County Public Works Director as the proper officer for authorizing road closures up to twelve hours; and

**WHEREAS**, the Back to School Dash is planned to be held in Chehalis on a portion of Airport Road; and

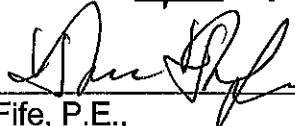
**WHEREAS**, to facilitate the run it will be necessary to close Airport Road to through traffic from its intersection with NW Louisiana Ave at MP 1.700 to the Chehalis City limits at MP 2.833 for a period of time not to exceed twelve hours in duration; and

**WHEREAS**, in the event of an emergency during said event, access must be provided for emergency vehicles; and

**WHEREAS**, Airport Road will remain open to local access from either end up to but not beyond the closure area, and other roads are available for detour.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, pursuant to R.C.W. 47.48.020, that for the period beginning 8:30 a.m. August 27, 2022, and ending 11:30 a.m. the same day, that area of Airport Road described above in Section 19, Township 14 North, Range 2 West, W.M., shall be closed to all through traffic.

Examined this 4<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Tim Fife, P.E.,  
Lewis County Engineer

**X - Road Closed  
Flagger**

**START/FINISH**

I-5 Toyota  
1950 NW Louisiana  
Ave  
Chehalis WA 98532

**⊗ - Road Closed  
Flagger**

**WATER STATION  
CHECKPOINT  
TURN AROUND**

Riverside Golf  
Club  
1451 NW Airport Rd  
Chehalis WA  
98532

Chenails River

Chenails River

Chenails River

NW Airport Way

NW Airport Way

NW Airport Rd

NW River St

7a Ave

da Ave

NW Airport Way

Chehalis-Centralia  
Airport

NW Maryland Ave

MN

NW Louisiana Ave

I-5

NW Geary St

NW State Ave

N National Ave

NW State Ave

N National Ave

79

I-5

X

