

Development Review Committee Agenda

Chehalis Building and Planning Department

March 1, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM Applicant Conference, AC-23-007; 0 Hamilton Rd

Zoning: CG; General Commercial. Lewis County parcel # 017897024003. Total parcel size – approx. 4.9 acre; 213,444 sq ft.
Applicant proposes new 8,000 sf enclosed equipment wash rack building.

9:30 AM Applicant Conference, AC-23-008; 1600 National Avenue

Zoning: CG, General Commercial. Lewis County parcel # 005609005000. Total parcel size – approx. 2.3 acres; 100,188 sq ft.
Applicant proposes a new 3 story building with roof deck for commercial retail use.

10:00 AM Applicant Conference, AC-23-009; 100 Veterans Way

Zoning: CG, General Commercial. Lewis County parcel # 005813003001. Total parcel size – approx. 2 acres; 87,120 sq ft.
Applicant proposes a 9,000 sq ft expansion of their existing facility.

10:30 AM Site Plan Approval, UGA-ST-22-004; 211 and 215 Hamilton Road

Zoning: CG, General Commercial. Lewis County parcel # 017725005010, et al. Total project size – approx. 18 acres; 784,080 sq ft.
Applicant proposes a three building warehouse complex totaling 225,000 gross floor area.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>



Vicinity map for ST-22-0010
2510 and 2520 Kresky Ave NE



Return your conference 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 SITE ADDRESS: 0 Hamilton Rd

PARCEL #: 017897024003

APPLICANT / CONTACT PERSON:

NAME: Mark Bolender - NW Steel Design
 ADDRESS: 131 Crater View Drive
 CITY/ST/ZIP: Silver Creek, WA 98585
 PHONE#: 360.269.2120
 EMAIL: mhb1@localaccess.com

CONTRACTOR ~~(ENGINEER)~~ SURVEYOR:


COMPANY NAME: RB Engineering
 CONTACT NAME: Christian Loose
 ADDRESS: PO Box 923, Chehalis WA 98532
 PHONE #: 360.740.8919
 EMAIL: christianl@rbengineers.com
 CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION:

Project will include constructing a new 8,000 sf enclosed equipment wash rack building on the parcel with access from the existing Tyler Rentals equipment yard. The new building will have a self contained water recycling system.

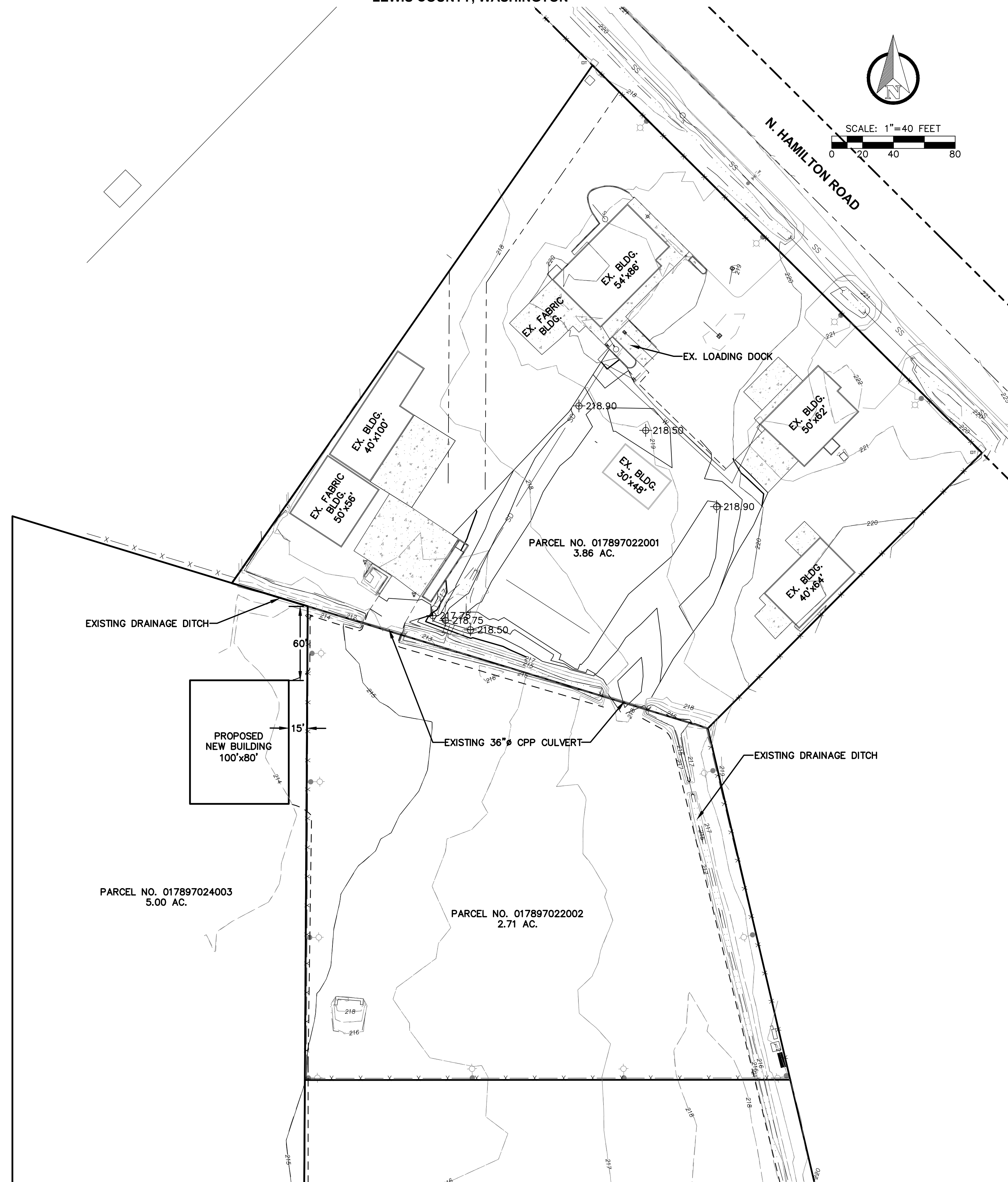
Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<u>Signature:</u> 	<u>Date:</u> 2.9.23
<u>Name (print):</u> Christian Loose, EIT	<u>Telephone #:</u> 360.740.8919

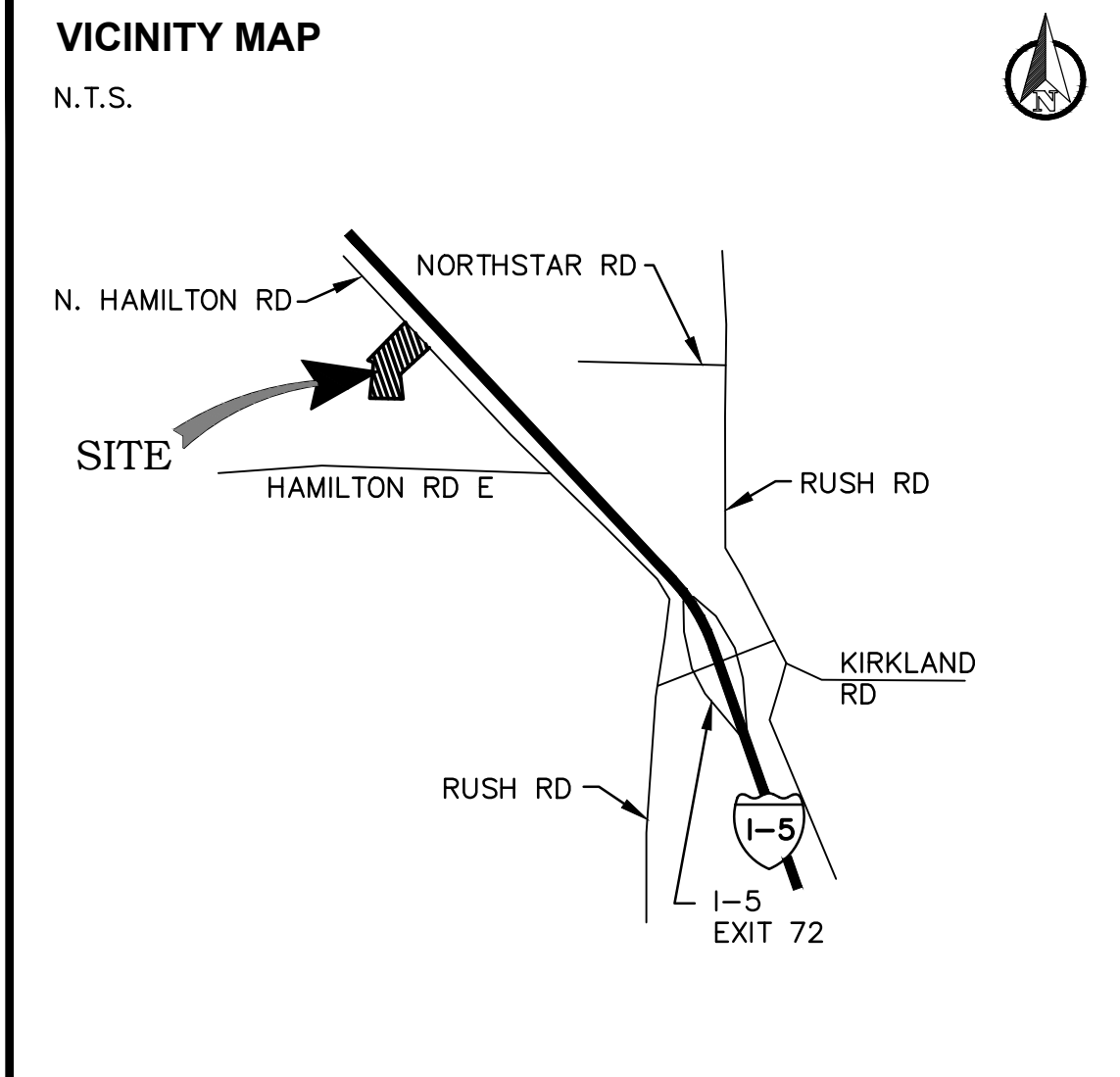
Office use only	
Received by: <u>LF</u>	Date Received: <u>02/09/2023</u>
Parcel #: <u>017897024003</u>	
Permit #: <u>AC-23-007</u>	
Zoning: <u>UGA CG</u>	
Flood Zone: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Zone Classification: _____	

TYLER RENTALS WASH FACILITY

SECTION 15, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



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		EDGE OF PAVEMENT

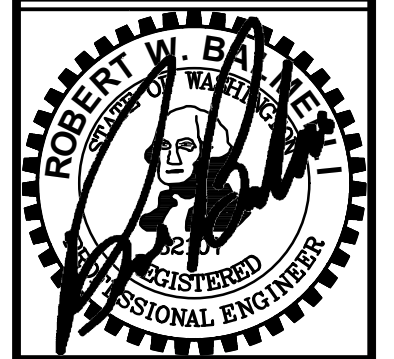


PROJECT INFORMATION	
APPLICANT:	NW STEEL DESIGN MARK BOLENDER 131 CRATER VIEW DR. SILVER CREEK, WA 98585 (360) 269-2120
PARCEL NOS:	017897024003
SITE ADDRESS:	"0" HAMILTON RD. CHEHALIS, WA 98532
ZONING:	UGA-G.C.
SITE AREA:	5.00
SOILS:	LACAMAS SILT LOAM
SANITARY SEWER:	CITY OF CHEHALIS
WATER: EXISTING:	GROUP 'B' WATER SYSTEM
PROPOSED:	CITY OF CHEHALIS
BUILDING SETBACKS:	FRONT - 10' ADJACENT PARCEL - 3'

NO.	DATE	REVISION

TYLER RENTAL WASH FACILITY
LEWIS COUNTY WA.

PRELIMINARY SITE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 203
CHEHALIS, WA 98532
OFF: (360) 740-8019
EMAIL: info@rbengineers.com

811 Know what's below. Call 811 before you dig.
JOB NUMBER: 23005
DRAWING NAME: 23005_PO.1_PSP
P0.1
1 OF 1



Vicinity map for AC-23-007
0 Hamilton Road



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 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 1600 National Avenue North

PARCEL #: 005609005000

APPLICANT / CONTACT PERSON:

NAME: Tom Rieger, Carve Architects
 ADDRESS: 510 Capitol Way South
 CITY/ST/ZIP: Olympia, WA 98501
 PHONE#: 360-226-1948
 EMAIL: tom@carvearch.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: _____
 CONTACT NAME: _____
 ADDRESS: _____
 PHONE #: _____
 EMAIL: _____
 CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

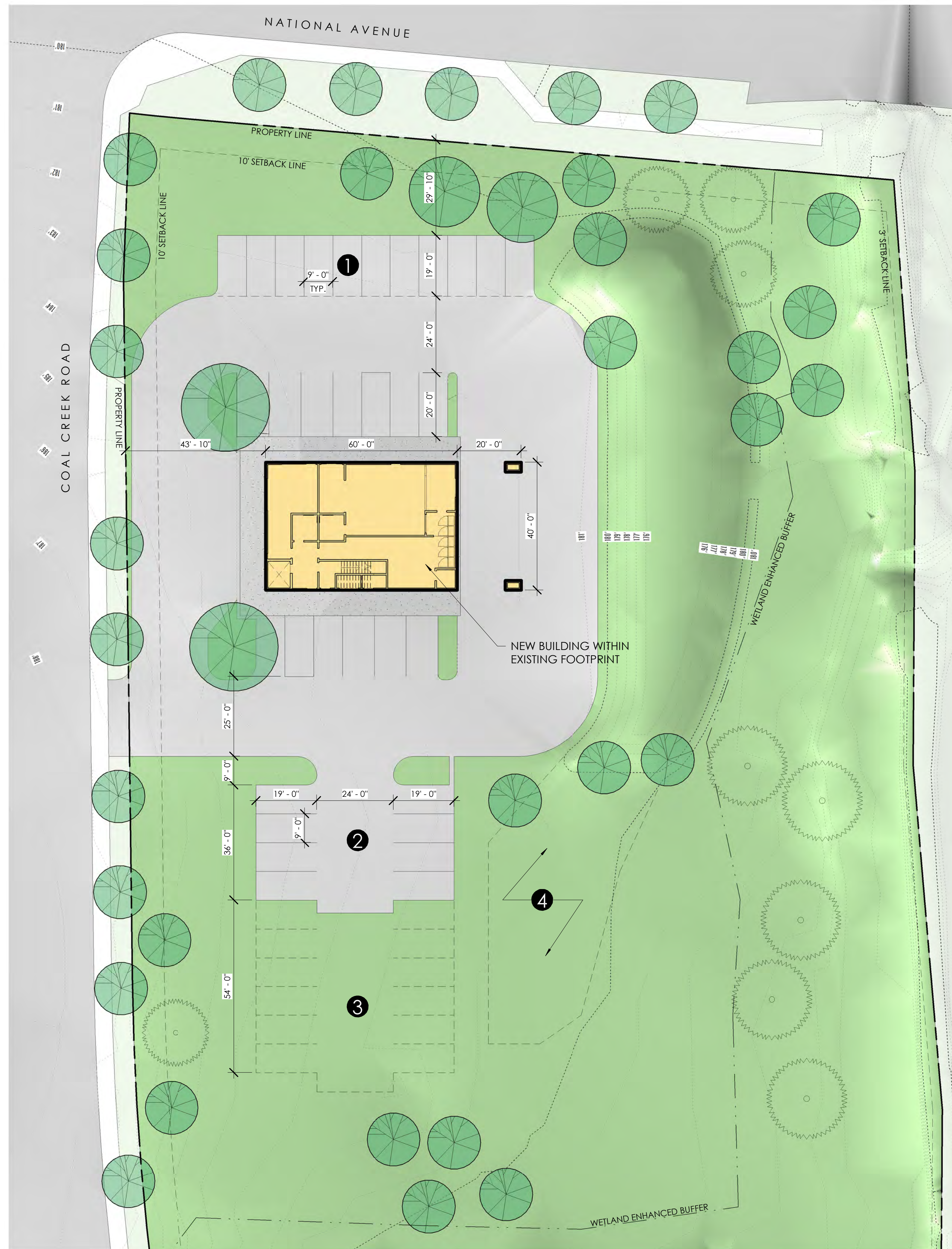
DETAILED PROJECT DESCRIPTION:

New 3 story building with roof deck in same footprint as existing building on site.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<u>Signature:</u> 	<u>Date:</u> 2/9/23
<u>Name (print):</u> Tom Rieger	<u>Telephone #:</u> 360-226-1948

Office use only	
Received by: LF	Date Received: 02/13/2023
Parcel #: 005609005000	
Permit #: AC-23-008	
Zoning: CG	
Flood Zone: Yes No	
Zone Classification: X500	



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

PROJECT INFORMATION

PROJECT DESCRIPTION: NEW MIXED USE STRUCTURE.
 PROJECT ADDRESS: 1600 NATIONAL AVENUE NORTH
 CHEHALIS, WASHINGTON 98532
 PARCEL NUMBER: 005609005000
 OWNER: CASTLEBERRY ASSOCIATES LLC
 21434 ZENKNER VALLEY ROAD SW
 CENTRALIA, WA 98531
 JURISDICTION: CITY OF CHEHALIS
 ZONING: CG - GENERAL COMMERCIAL

SITE INFORMATION

PARKING REQUIREMENTS - CHAPTER 17.63.030
 PARKING REQUIREMENTS BASED ON GROSS FLOOR AREAS
 1. PROVIDE 5 PARKING SPACES FOR EVERY 1,000 GSF OF OFFICE SPACE (CODE B191)
 2. PROVIDE 5 PARKING SPACES FOR EVERY 1,000 GSF OF RETAIL (CODE M051)
 3. PROVIDE 1 PARKING SPACE FOR EVERY 1,000 GSF OF STORAGE (CODE S200)

PARKING STALLS PROVIDED
 PER CIVIL DRAWINGS = 19 STALLS TOTAL
 NORTH SIDE = 6 STALLS
 SOUTH SIDE = 13 STALLS

PROPOSED ARCHITECTURAL = 42 STALLS TOTAL
 NORTH SIDE = 17 STALLS
 SOUTH SIDE = 25 STALLS

ALLOWED BUILDING AREA PER PARKING STALLS PROVIDED - BASIC INFO
 EXISTING BUILDING PAD FOOTPRINT = 2,400 SF
 EXISTING ACCESSORY PAD FOOTPRINT = 800 SF

ALLOWED AREA PER ORIGINAL CIVIL DRAWINGS = TOTAL STALLS/5 X 1,000 SF
 19 STALLS / 5 X 1,000 SF = 3,800 SQUARE FEET TOTAL
 3,800 SF ALLOWED / 2,400 SF FOOTPRINT = 1.6 FLOORS

ALLOWED AREA PER ARCHITECTURAL SITE PLAN = TOTAL STALLS/5 X 1,000 SF
 42 STALLS / 5 X 1,000 SF = 8,400 SF
 8,400 SF ALLOWED / 2,400 SF FOOTPRINT = 3.5 FLOORS

SITE KEY LEGEND

- 1** PROPOSED NEW PARKING STALLS, 9 WIDE X 20 DEEP.
11 TOTAL STALLS.
- 2** REVISION TO PARKING ARRANGEMENT TO ALLOW FOR FUTURE EXPANSION.
8 STALLS SHOWN.
- 3** FUTURE EXPANSION / OVERFLOW PARKING AREA.
12 STALLS SHOWN
- 4** POTENTIAL AREA FOR POND EXPANSION IF REQUIRED. CIVIL ENGINEER TO REVIEW.

BUILDING CODE INFORMATION

MODEL CODES: 2018 IBC, IMC, IFC, UPC

BUILDING OCCUPANCY (IBC CHAPTER 3): MIXED USE
 FLOOR 1 - GROUP M - MERCANTILE
 GROUP B - BUSINESS
 FLOOR 2 - GROUP B - BUSINESS
 FLOOR 3 - GROUP B - BUSINESS

BUILDING HEIGHTS AND AREAS ALLOWED (IBC CHAPTER 5):
 MAXIMUM PER ZONING = 50 FEET > = OK
 GROUP B, MAX HEIGHT = 3 STORIES FOR TYPE VB, SPRINKLED = OK
 GROUP B, MAX AREA = 27,000 SF FOR TYPE VB, SPRINKLED = OK
 GROUP M, MAX HEIGHT = 2 STORIES FOR TYPE VB, SPRINKLED = OK
 GROUP M, MAX AREA = 27,000 SF FOR TYPE VB, SPRINKLED = OK

FIRE SEPARATION BETWEEN OCCUPANCIES (TABLE 508.4)
 B AND M OCCUPANCIES = NO REQUIREMENT

CONSTRUCTION TYPE (IBC CHAPTER 6): TYPE V CONSTRUCTION
 FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS = 0 HR RATING (TABLE 602)

MEANS OF EGRESS (IBC CHAPTER 10):
 PER TABLE 1006.3.3(2), ONE MEANS OF EGRESS IS ALLOWED AS FOLLOWS:
 FLOOR 2, MAX OCCUPANT LOAD = 49, MAX TRAVEL DISTANCE = 100 FEET = OK
 FLOOR 3, MAX OCCUPANT LOAD = 29, MAX TRAVEL DISTANCE = 100 FEET = OK



120 STATE AVENUE NE #126
 OLYMPIA, WA 98501

360-226-1945 | www.carvearch.com

JERRIE AND DASH PAINE
CASTLEBERRY COMMERCIAL
 1600 NATIONAL AVENUE NORTH | CHEHALIS, WA 98532

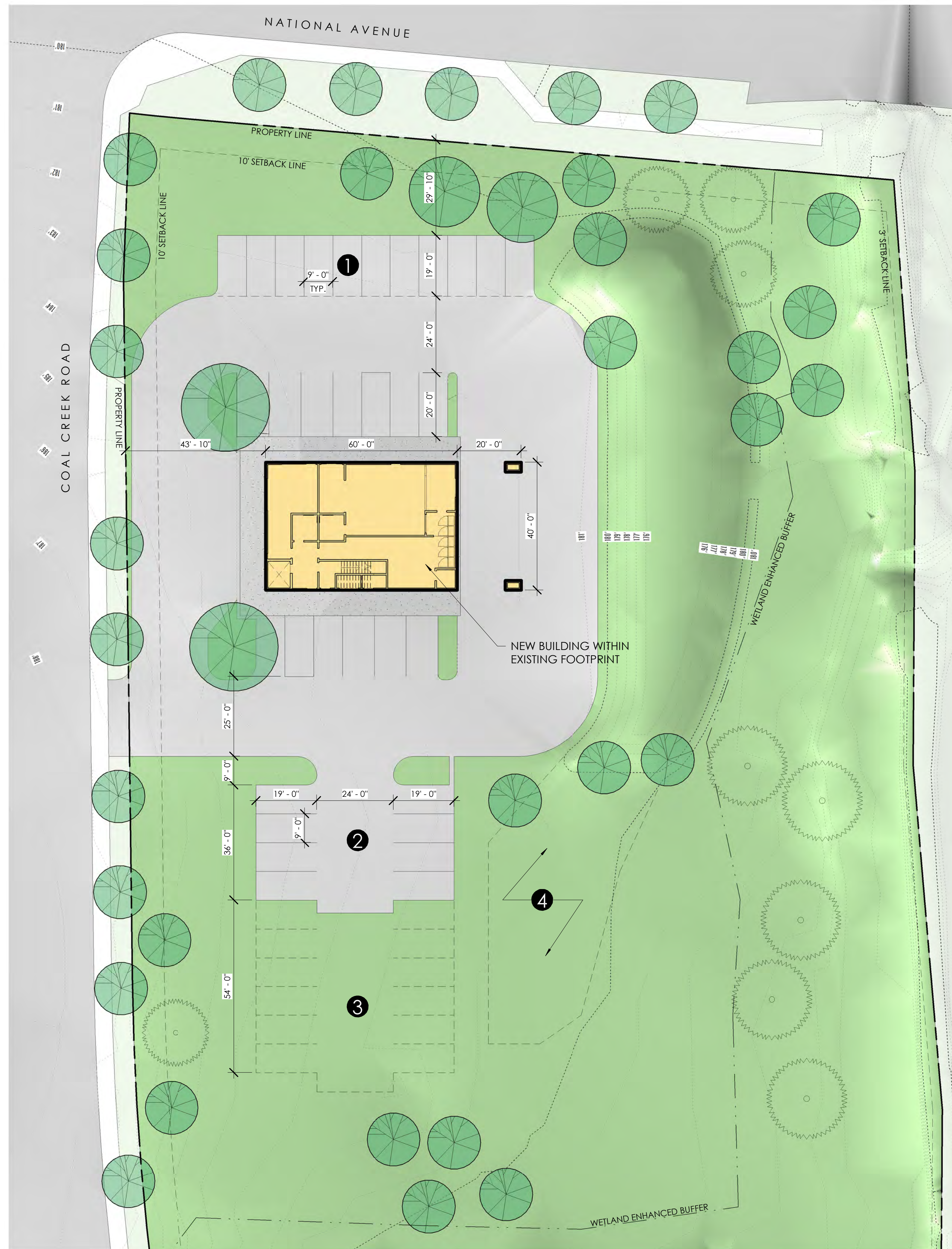
2227 | SITE

SD 90%

JANUARY 19, 2022

A1

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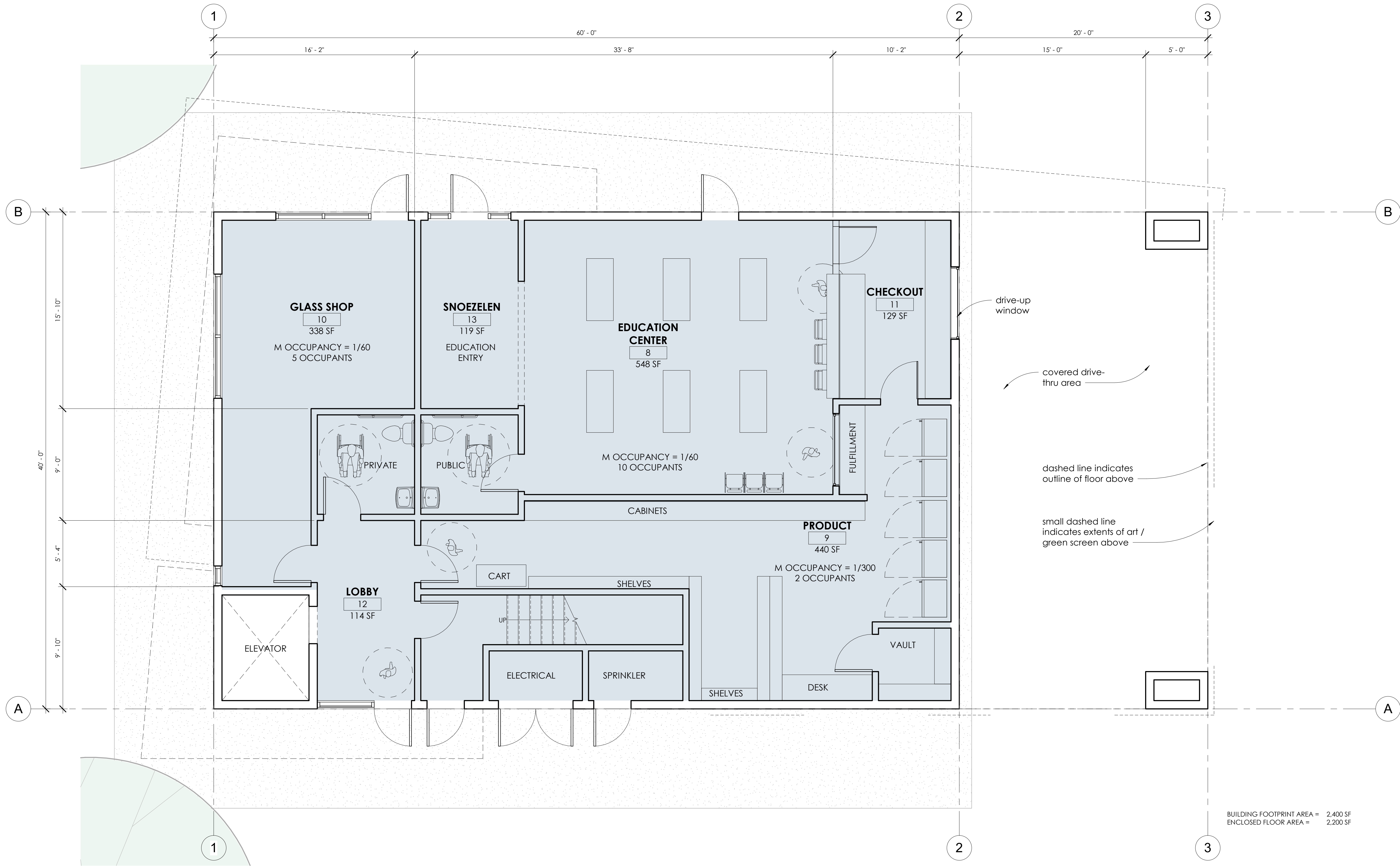
2227 | SITE

SD 90%

JANUARY 19, 2022

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1 PLAN - LEVEL 1
1/4" = 1'-0"



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OLYMPIA, WA 98501
360-226-1945 | www.carvearch.com

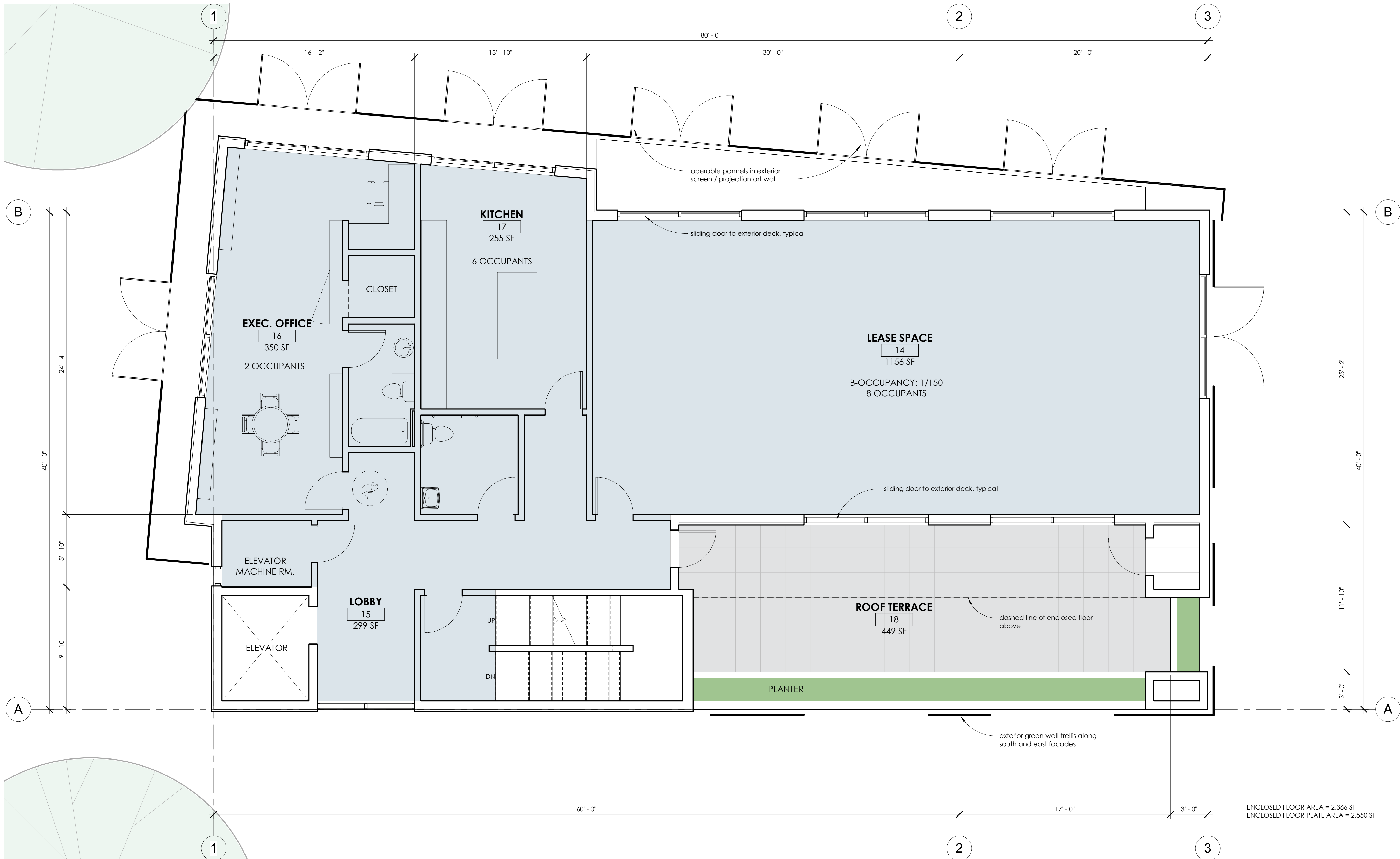
JERRIE AND DASH PAINE
CASTLEBERRY COMMERCIAL
1600 NATIONAL AVENUE NORTH | CHEHALIS, WA 98532

2227 | PLAN - LEVEL 1

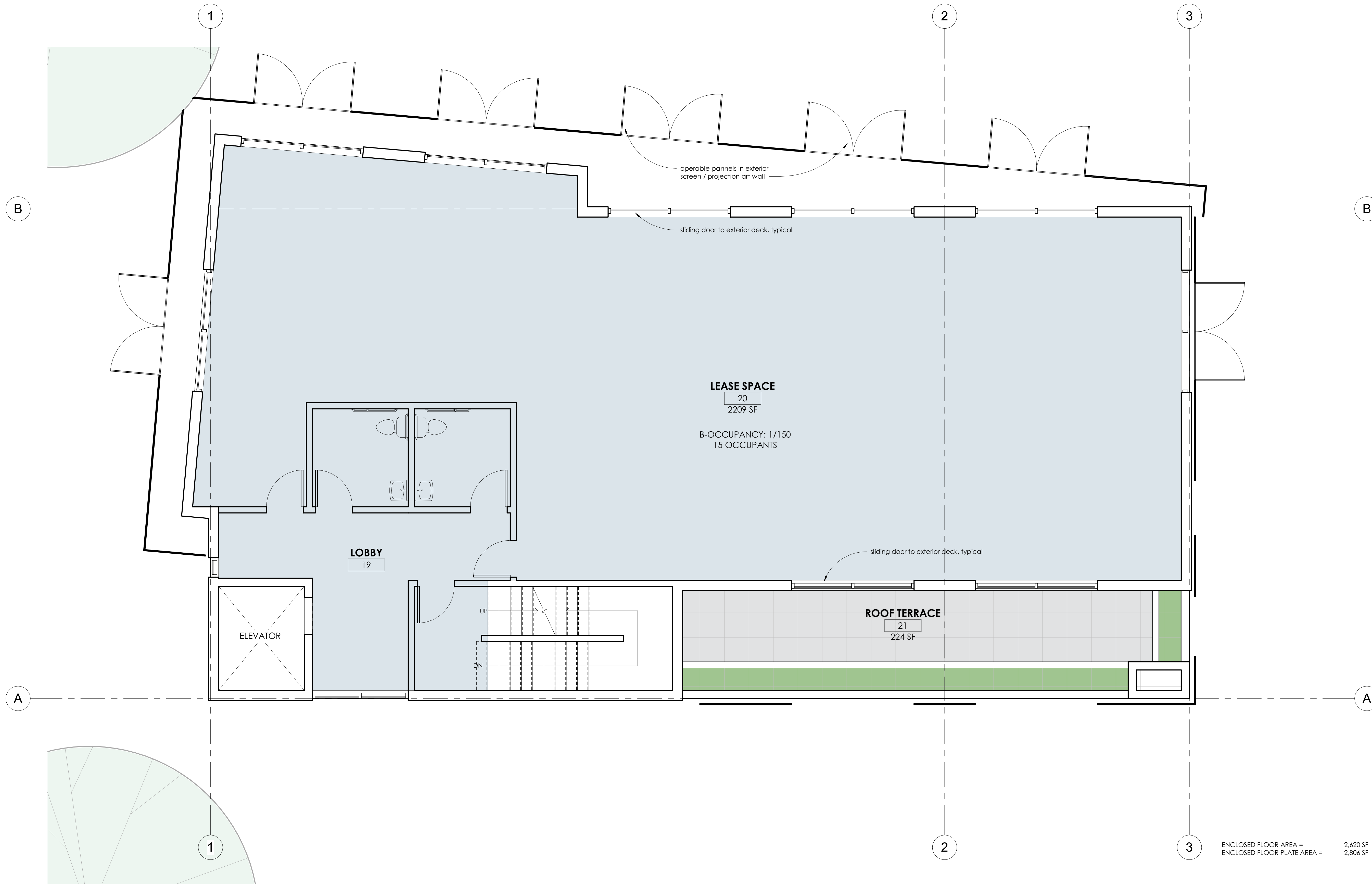
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JANUARY 19, 2022

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1 PLAN - LEVEL 2
1/4" = 1'-0"



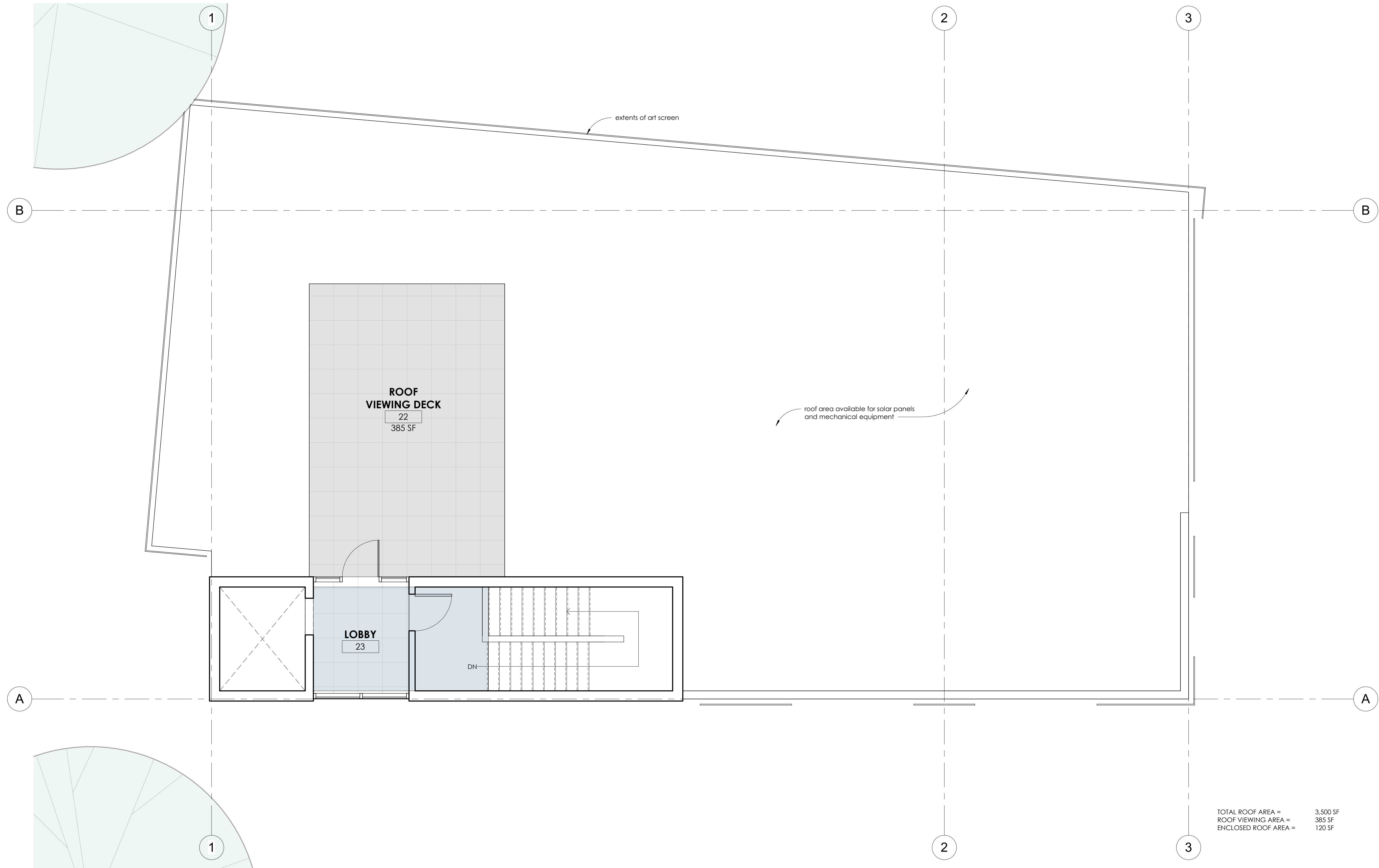
1 PLAN - LEVEL 3
1/4" = 1'-0"

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CASTLEBERRY COMMERCIAL
1600 NATIONAL AVENUE NORTH | CHEHALIS, WA 98532
2227 | PLAN - LEVEL 3

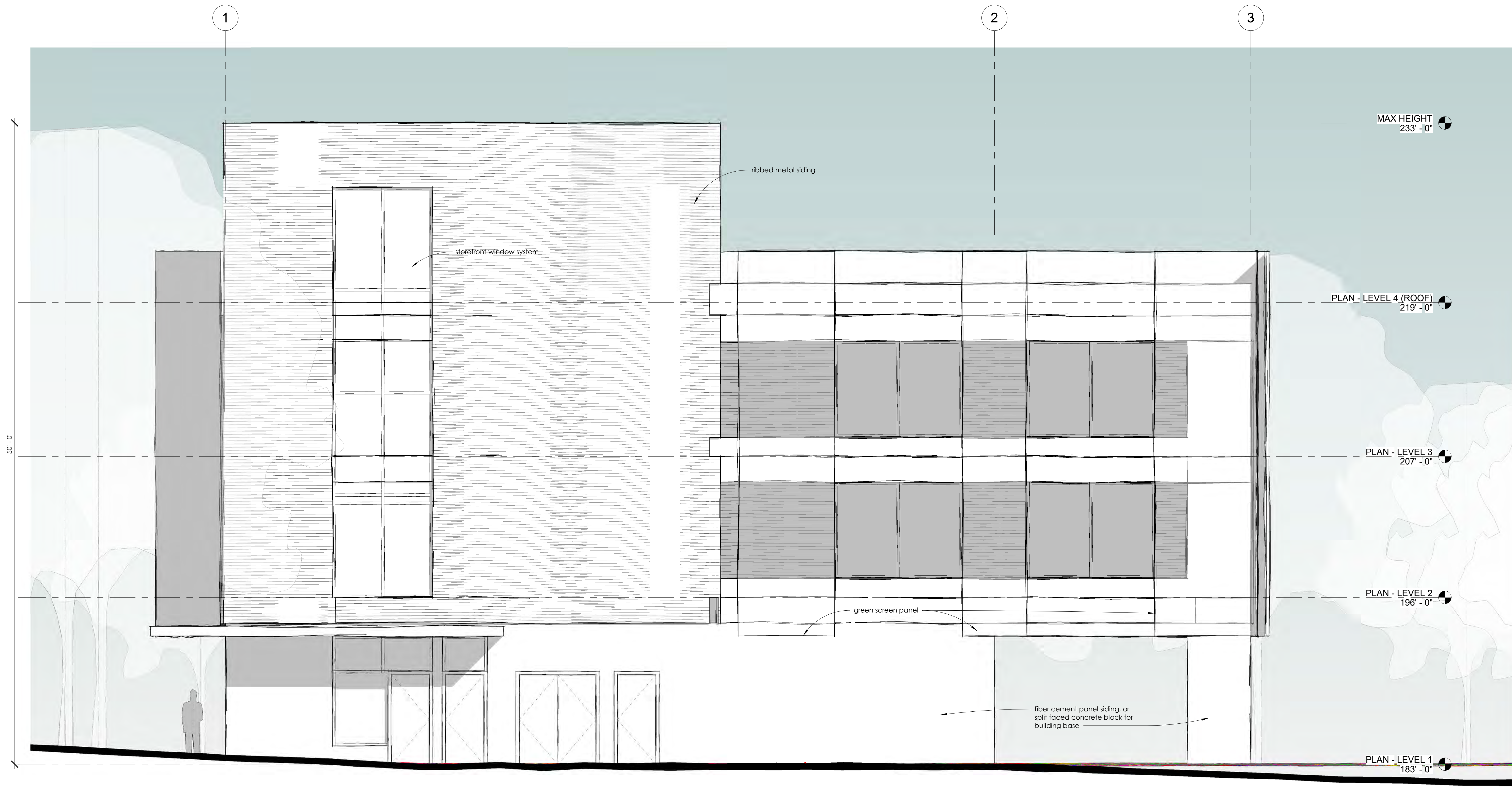
SD 90%
JANUARY 19, 2022

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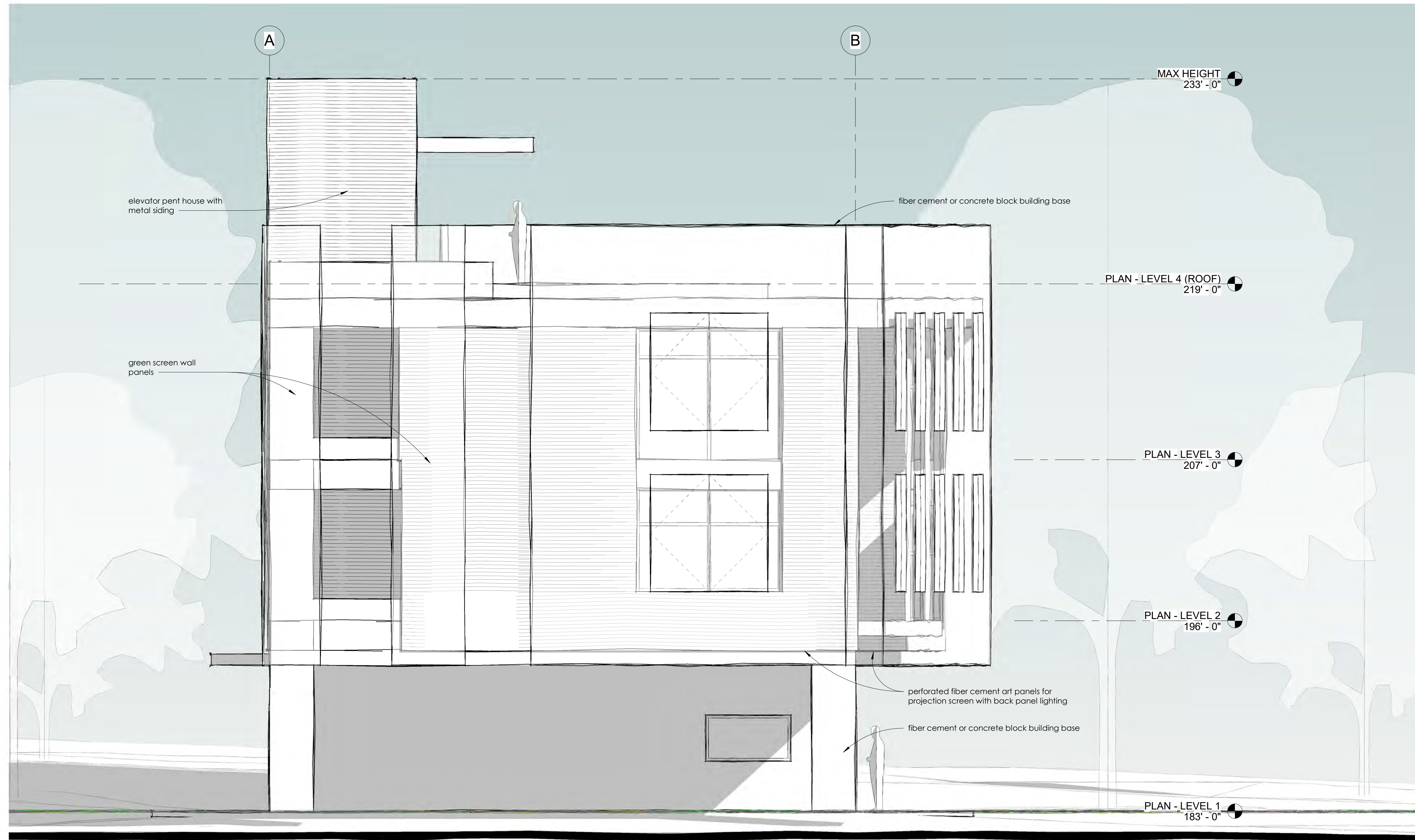
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1 PLAN - LEVEL 4 (ROOF)
1/4" = 1'-0"



1 South
1/4" = 1'-0"



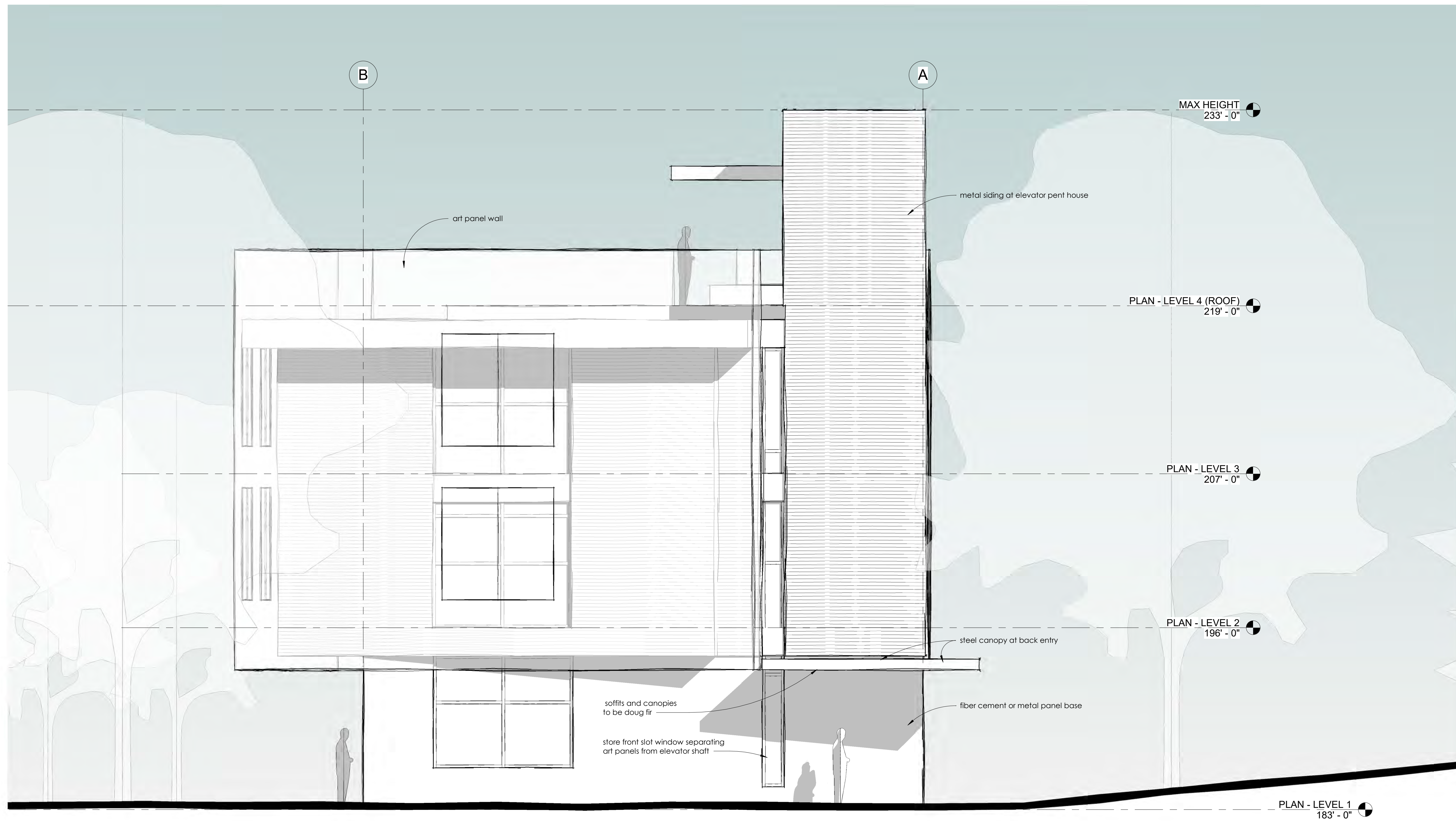
1 East
1/4" = 1'-0"



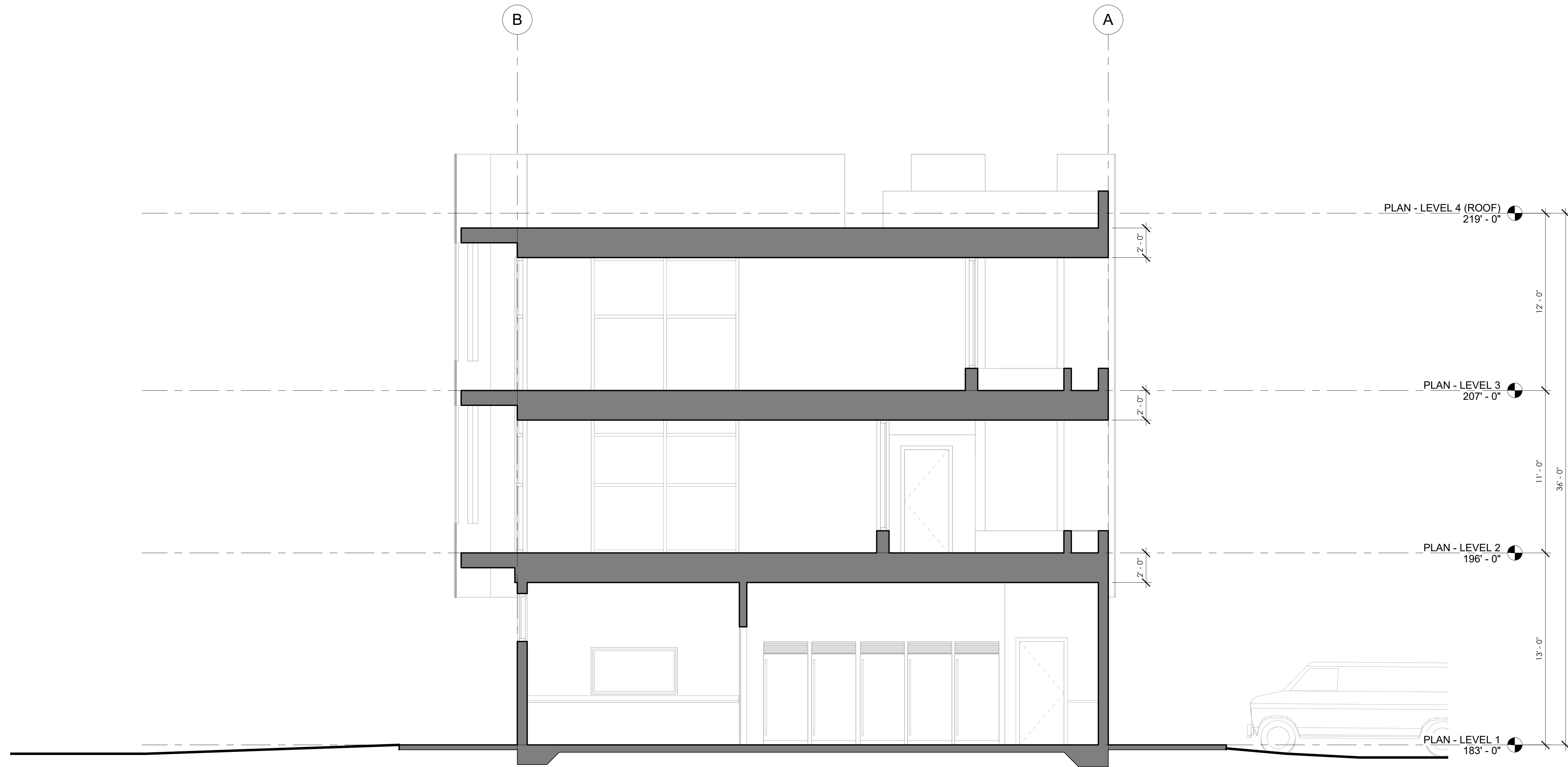
1 North
1/4" = 1'-0"

SD 90%
JANUARY 19, 2022

A8



1 West
1/4" = 1'-0"



1 Section 3
1/4" = 1'-0"

JERRIE AND DASH PAINE
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2227 | BUILDING SECTION

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JANUARY 19, 2022

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Vicinity map for AC-23-009
100 Veterans Way



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 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 100 SW Veterans Way & 460 SW Newaukum Ave

PARCEL #: 005813003001,-3002 & 004797001000

APPLICANT / CONTACT PERSON:

NAME: Veterans Memorial Museum / Chip Duncan

ADDRESS: 100 SW Veterans Way

CITY/ST/ZIP: Chehalis, WA 98532

PHONE#: 360.740.8875

EMAIL: info@veteransmuseum.org

CONTRACTOR (ENGINEER / SURVEYOR):

COMPANY NAME: RB Engineering

CONTACT NAME: Chris Aldrich

ADDRESS: PO Box 923, Chehalis WA 98532

PHONE #: 360.740.8919

EMAIL: chrisa@rbengineers.com

CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION:

See attached project narrative.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter 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: 2.16.23
Name (print): Robert Balmelli, PE	Telephone #: 360.740.8919

Office use only	
Received by: <u>LF</u>	Date Received: <u>02/16/2023</u>
Parcel #: <u>005813003001, 004797001000, 005813003002</u>	
Permit #: <u>AC-23-009</u>	
Zoning: <u>IL</u>	
Flood Zone: <input checked="" type="radio"/> Yes <input type="radio"/> No	
Zone Classification: <u>A</u>	



DESIGN → PERMIT → MANAGE

February 14, 2023

Tammy Baraconi, Community Development Director
City of Chehalis

Via email

Re: Veteran's Memorial Expansion – Project Narrative
RBE NO. 22112

Dear Tammy,

General Project Description

The Veteran's Memorial Museum proposes a 9,000 square foot expansion of their facility to create more meeting space, administrative and display area, with additional storage. The expansion could potentially double the usable space currently provided. New construction would increase floor space north of the existing building on existing and new fill.

To support that new space a new parking lot is proposed for parcel 004797001000 providing up to 100 stalls. The parking would provide pedestrian connection to the main facility, have site lighting, and stormwater improvements. This lot would have access to Veterans Way and potentially Sylvenus Street.

In addition to the building improvements the applicants would like staff feedback on the development of an RV facility on parcel 005813003002. This parcel is generally undeveloped and was formerly used as a log scaling facility by Weyerhaeuser. The concept includes 20 to 30 or more RV sites with water, sewer and electrical hookups that is accessed from SW Newaukum Avenue; additional RV Coach sites would be provided without hookups. Fill and grading in these areas could be relatively minor, depending on stormwater requirements. This concept illustrates a portable structure for RV park operator use along with a small maintenance building. These structures may be required to be raised above the Flood Elevation. Traffic flow would route most vehicles south around the facility to Veterans Way. The facility would be able to be gated off at entry/exit.

Access & Streets

Site access at the RV site would be improved to a city standard, no new public roads are proposed. Developed accesses exist at the museum building and parking areas, with new access/approach(s) proposed at the new parking lot.

Water and Sewer Services

Building expansion may require extension of water main for fire protection. Private side sewer expansion may be needed if additional restrooms are proposed. Private sewer and metered water system would be extended into the site to support the RV sites. Utility extensions may not be required on adjacent streets.

Stormwater Facilities

New impervious surfaces will require treatment per the Drainage Manual but the site may be exempt from Flow Control due to proximity to storm discharge at Chehalis River. New paved parking areas will likely utilize bioretention treatment prior to release. A full stormwater report will be prepared and submitted with the civil submittal for construction permitting.

Critical Areas

Site does not have any known wetlands or water bodies, however the site is located within the FEMA 100 year flood plain and 2007 area of local flooding. The museum expansion would be the same elevation as the existing building. To help mitigate fills in the flood zone the existing stormwater treatment ponds would be excavated and expanded to provide treatment. A Shoreline Substantial Development permit via JARPA may be required due to the presence of flood plain.

We look forward to meeting with the DRC for your review.

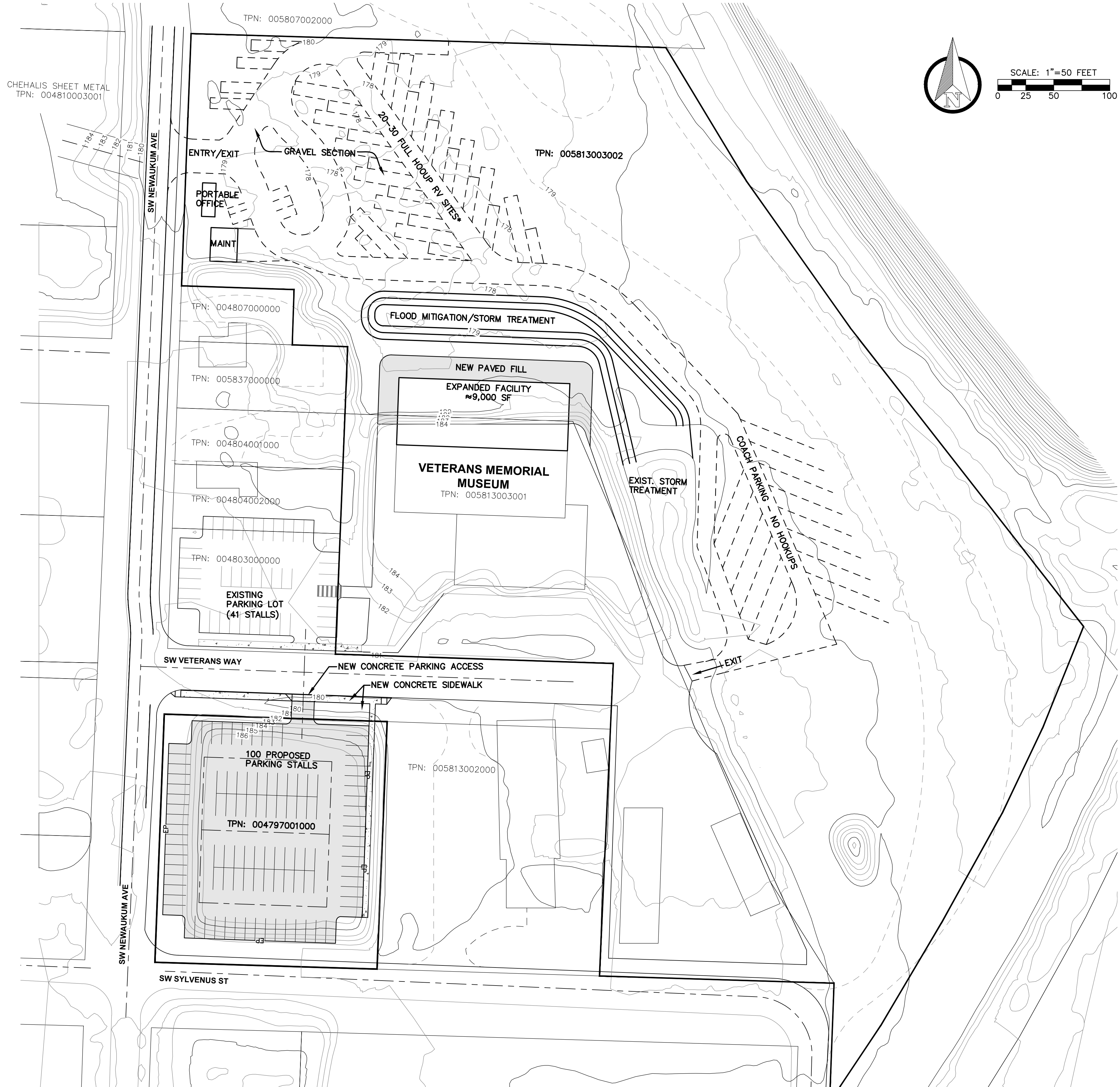
Sincerely,

A handwritten signature in black ink, appearing to read "Chris Aldrich", written over a light blue horizontal line.

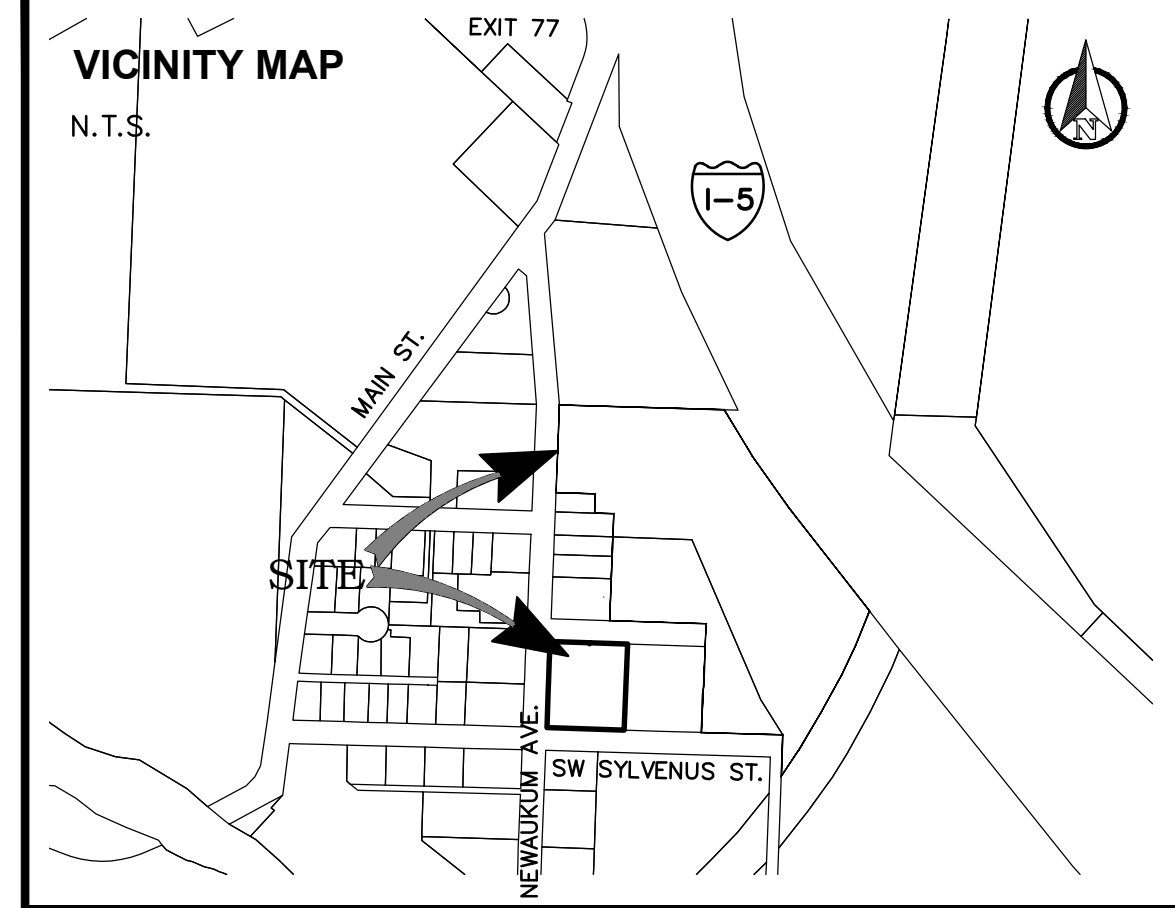
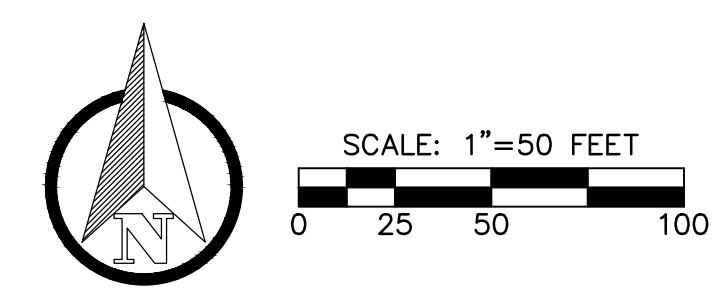
Chris Aldrich, RLA
Planning Manager

VETERANS MUSEUM PARKING & RV

SECTION 31, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



CHEHALIS SHEET METAL
TPN: 004810003001



PROJECT INFORMATION

APPLICANT: VETERANS MEMORIAL MUSEUM
ATTN: CHIP DUNCAN
100 SW VETERANS WAY
CHEHALIS, WA 98532
(360) 740-8875
INFO@VETERANSMUSEUM.ORG

PARCEL NOS: 005813003002, 004797001000, 005813003001

SITE ADDRESS: 0 & 460 SW NEWAUKUM AVE.
CHEHALIS, WA 98532

ZONING: IL-LIGHT INDUSTRIAL

SITE AREA: 10.16 TOT. AC.

SOILS: 48-CHEHALIS SILTY CLAY
172-REED SILTY CLAY LOAM
147-XEROTHENTS, SPOILS

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: CITY OF CHEHALIS

PRELIMINARY FILL SUMMARY

BUILDING EXPANSION: ~1620 CY FILL

TREATMENT POND: ~1150 CY CUT

NET FILL/CUT ~470 CY FILL

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
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		EDGE OF PAVEMENT

NO.	DATE	REVISION

DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DATE: X/XX/XX
SCALE: 1" = 50'

**VETERANS MUSEUM
PARKING & RV**

WA.
CITY OF CHEHALIS.

PRELIMINARY SITE PLAN

RB Engineering
DESIGN → PERMIT → MANAGE

OFF: (360) 740-8819
EMAIL: Chip@rbengineers.com

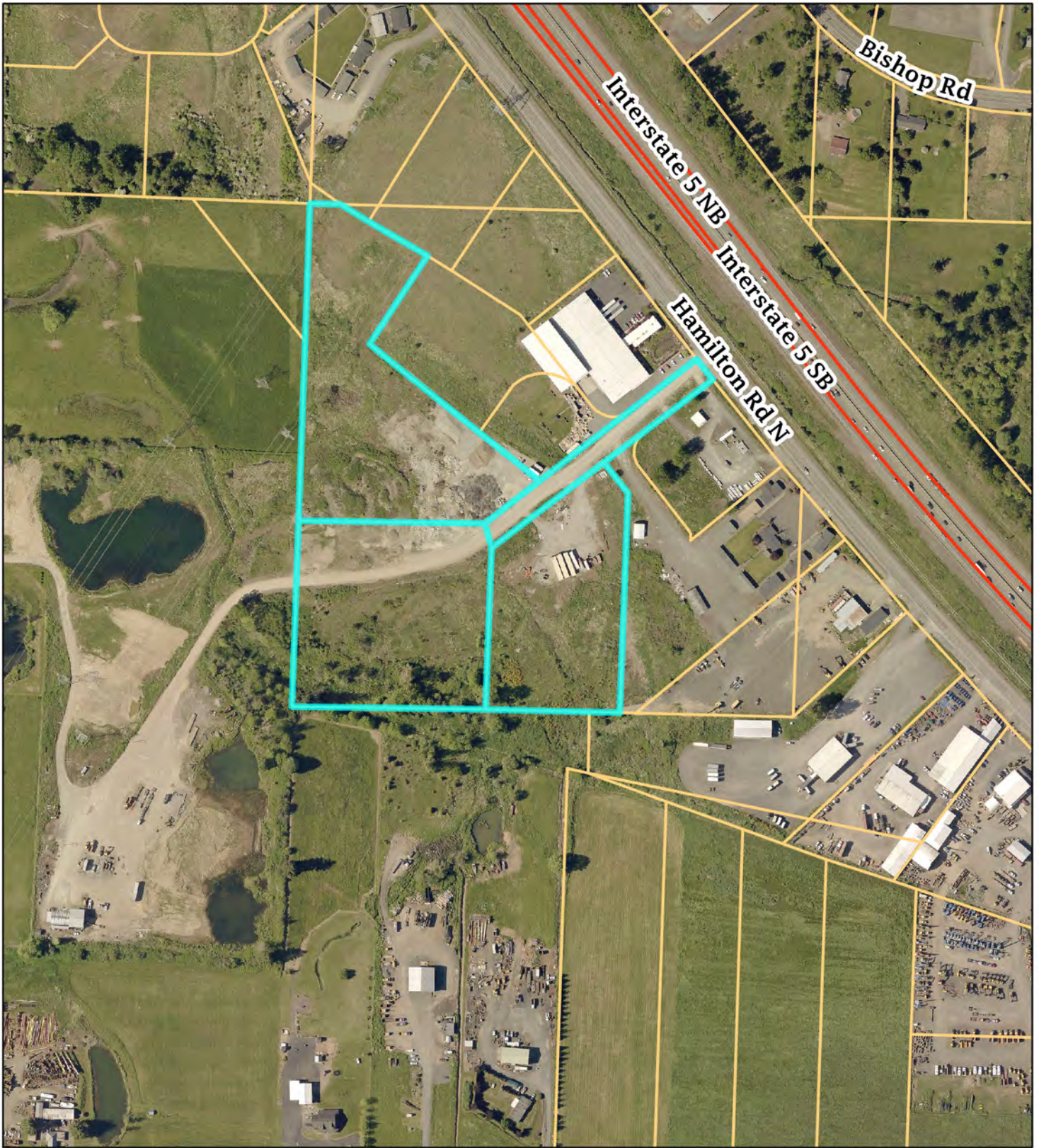
P.O. Box 923
CHEHALIS, WA 98532

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

JOB NUMBER
22112

DRAWING NAME
22112_PSP

P1.0
1 OF x



Vicinity map for AC-23-009
100 Veterans Way



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: 0, 211 & 215 Hamilton Rd N

Parcel #: 017725005010, 017896006009, -6010, -6011, -6016 & 017897017000

Applicant/Contact person

Name: Rusty Gill - Blue Sky Properties LLC

Mailing address: PO Box 416

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.508.1129

Email: (required) rusty@rgcrushing.com

Contractor/Engineer/Surveyor

Contact Name: Chris Aldrich, Planning Manager

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.)
Please see attached project narrative.

Current market value of proposed work: \$2.3 million
(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:

8/1/22

Print Name: Chris Aldrich, RLA

Office use only

Received by: LF

Date Received: 08/01/2022

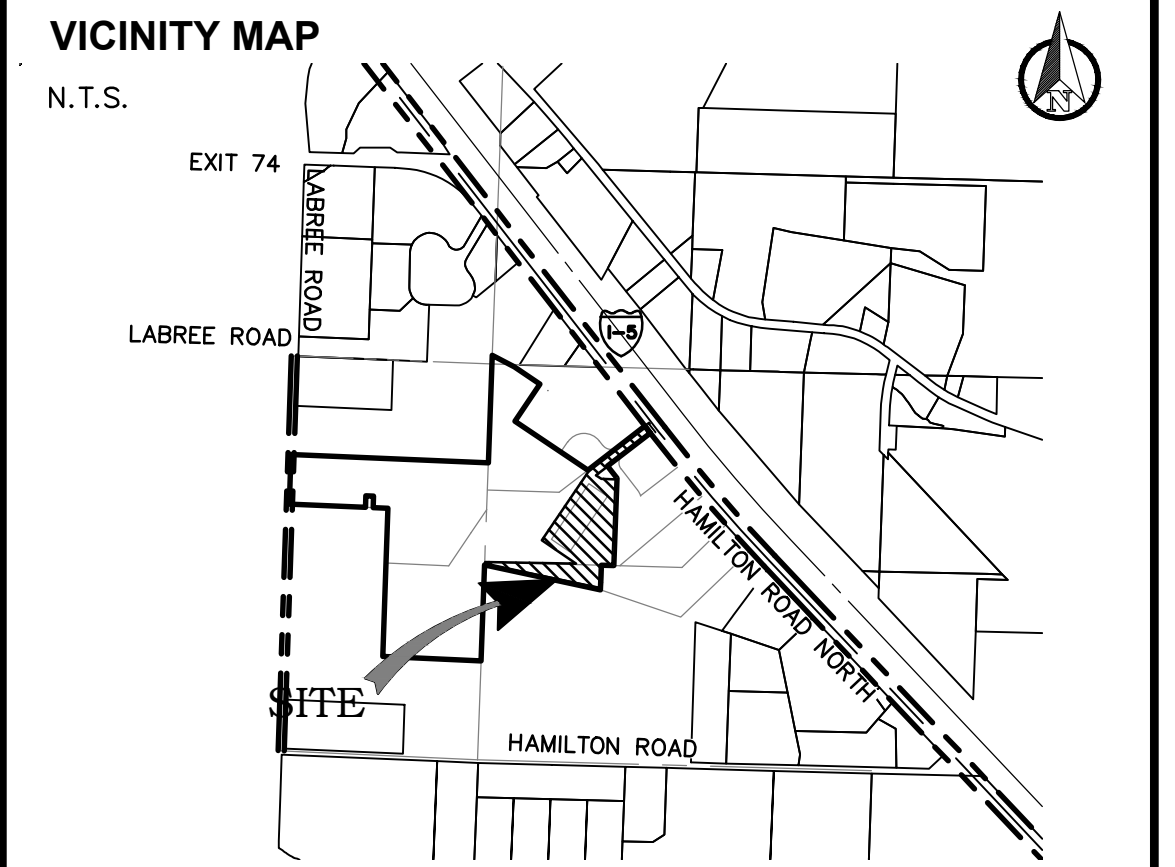
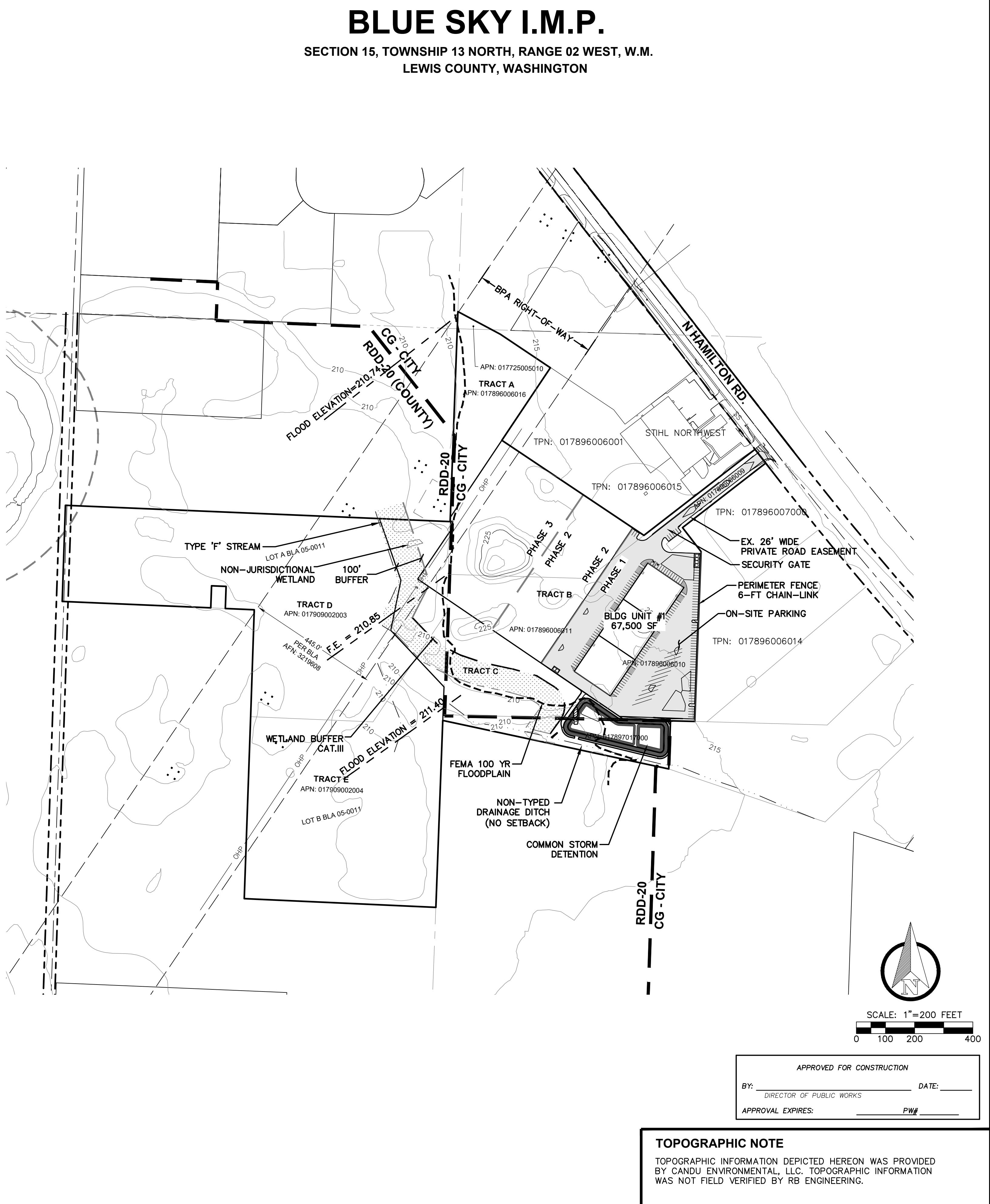
Parcel #: 017725005010, 017896006009, 017896006010, 017896006011 017896006016

Permit #: UGA-SEPA-22-004

Zoning: RUGA, CG

Flood Zone: yes no Zone Classification:

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 —	— — — —	EDGE OF PAVEMENT
— — — —	— — — —	SAWCUT LINE
— — — —	— — — —	FLOWLINE
— — — —	— — — —	WETLAND BUFFER
— — — —	— — — —	BUILDING ENVELOPE/SETBACK
— GB — GB —	— GB — GB —	GRADE BREAK
— XXX —	— XXX —	CONTOUR LINE
— x x x x —	— o — o —	FENCE
— x —	— x —	FIRE HYDRANT
— x —	— x —	GATE VALVE
— x —	— x —	REDUCER
— x —	— x —	THRUST BLOCKING
— x —	— x —	WATER METER BOX
— x —	— x —	DOUBLE CHECK VALVE ASSY
— x —	— x —	CAP/PLUG
— x —	— x —	STORM DRAIN CATCH BASIN
— x —	— x —	STORM DRAIN MANHOLE
— x —	— x —	CLEANOUT
— x —	— x —	SURFACE FLOW DIRECTION
— x —	— x —	SLOPE
— x —	— x —	RIPRAP
— x —	— x —	SPOT ELEVATION
— x —	— x —	SEWER MANHOLE
— x —	— x —	SEWER CLEANOUT
— x —	— x —	AIR RELEASE VALVE
— x —	— x —	THRUST BLOCKING
— x —	— x —	REDUCER
— x —	— x —	CAP/PLUG
— x —	— x —	GATE VALVE
— x —	— x —	JUNCTION BOX
— x —	— x —	SERVICE DISCONNECT
— x —	— x —	YARD/PEDESTRIAN LIGHT
— x —	— x —	STREET LIGHT
— x —	— x —	TRANSFORMER
— x —	— x —	POWER VAULT
— x —	— x —	POWER POLE
— x —	— x —	POLE ANCHOR
— x —	— x —	TELEPHONE VAULT
— x —	— x —	TELEPHONE RISER
— x —	— x —	GAS VALVE
— x —	— x —	GAS METER
— x —	— x —	SIGN



PROJECT INFORMATION

APPLICANT:	RUSTY GILL BLUE SKY PROPERTIES, LLC. PO BOX 416 CHEHALIS, WA 98532 (360) 508-1129 RUSTY@RCRUSHING.COM
PARCEL NOS:	017897017000, 017725005010, 017896006009, 017896006010, 017896006011, 017896006016
PROPOSED USE:	WAREHOUSE STORAGE, 67,500 SF
SITE ADDRESS:	2015 N HAMILTON RD. CHEHALIS, WA 98532
ZONING:	CG - GENERAL COMMERCIAL
SITE AREA:	20.03 TOTAL ACRES
GRADING:	5,203± CY CUT 14,413± CY FILL 9,210 NET FILL
PARKING: REQUIRED:	67 STALLS (1/1000SF) PER NMC 17.64.010.C
PROPOSED:	PHASE 1 155 STALLS
TRAILER PARKING:	TRUCK/TRAILER BERTHS: 11
SOILS:	48- CHEHALIS SILTY CLAY LOAM 118- LACAMAS SILT LOAM 152- OLEQUA SILT LOAM 172- REED SILTY CLAY LOAM
SANITARY SEWER:	CITY OF CHEHALIS
WATER:	CITY OF CHEHALIS
FIRE DISTRICT:	LEWIS COUNTY

SHEET INDEX

C0.1	OVERALL MASTER SITE PLAN AND PROJECT INFORMATION
C0.2	EXISTING CONDITIONS PLAN
C1.1	HORIZONTAL CONTROL PLAN
C1.2	HORIZONTAL CONTROL DETAILS
C2.1	ACCESS ROAD GRADING AND DRAINAGE PLAN
C2.2	ON-SITE GRADING AND DRAINAGE PLAN
C2.3	POND PLAN AND CROSS-SECTION
C2.4	N. HAMILTON INTERSECTION AND UTILITY PLAN
C2.5	ROAD AND DRAINAGE DETAILS AND NOTES
C3.1	WATER CONSTRUCTION PLAN
C3.2	SEWER CONSTRUCTION PLAN
C3.3	WATER DETAILS
C3.4	SEWER DETAILS
C4.1	T.E.S.C. PLAN
C4.2	T.E.S.C. DETAILS AND NOTES

SURVEY INFORMATION

LEGAL DESCRIPTION
SECTION 15 TOWNSHIP 13N RANGE 02W PT NW4 NW4 SWLY HAMILTON RD

VERTICAL DATUM
STRUCTURE DATA: ORIGINAL SURVEY ON NGVD29 WAS ADJUSTED +3.41' TO NAVD88.
TOPO: NAVD88

BASIS OF BEARING
WASHINGTON STATE PLANE

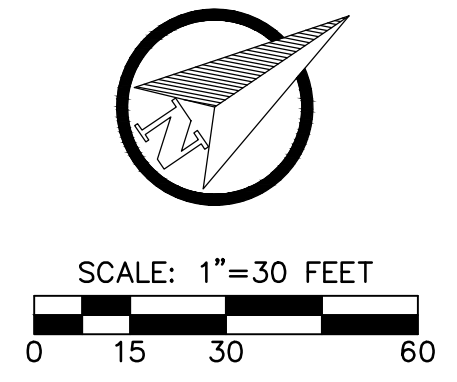
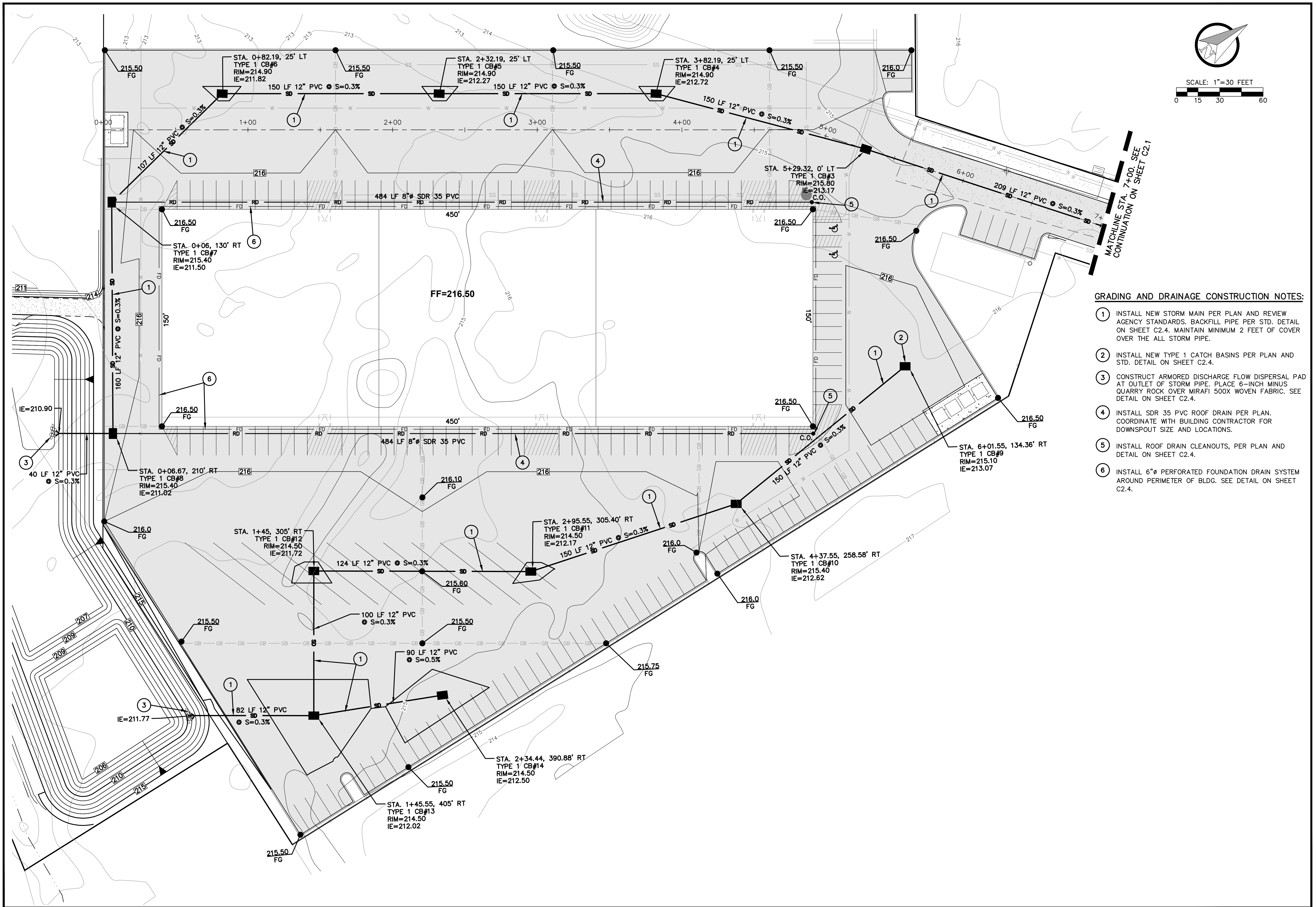
WORK IN CITY RIGHT-OF-WAY

CONTRACTOR TO OBTAIN RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY. ALL WORK WITHIN CITY RIGHT OF WAY SHALL ADHERE TO CITY STANDARDS AS OUTLINED IN THE RIGHT OF WAY PERMIT.

GEOTECHNICAL NOTE

A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT. IN LIEU OF A REPORT, ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND THE IBC.

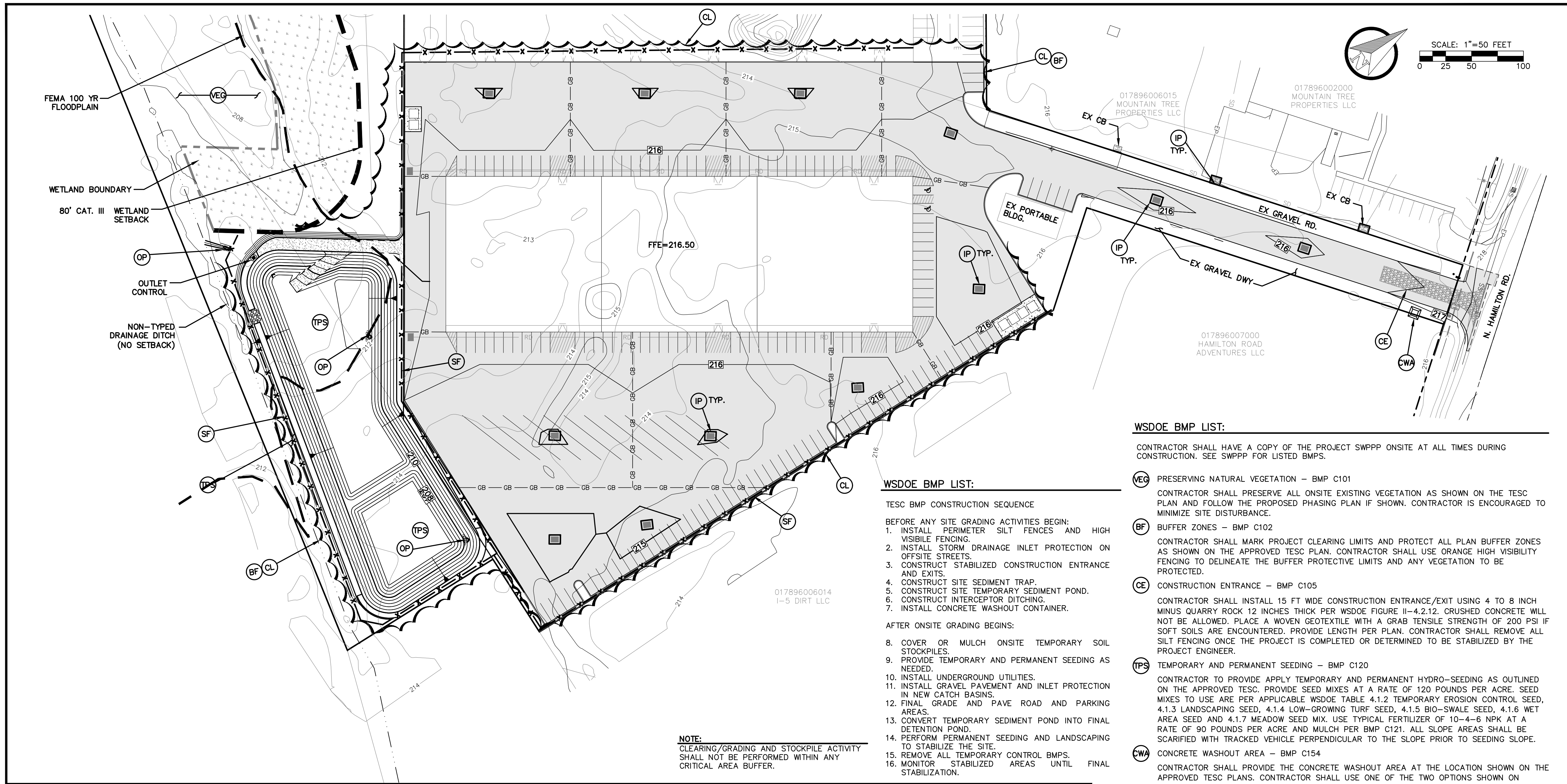
NO.	DATE	REVISION	BLUE SKY I.M.P.	CITY OF CHEHALIS	WA.
DESIGNED BY:	CLA		OVERALL MASTER SITE PLAN AND PROJECT INFORMATION	CITY OF CHEHALIS	WA.
DRAWN BY:	ALE				
CHECKED BY:	RWB				
DATE:	12/02/2022				
SCALE:	1" = 200'				
RB Engineering DESIGN → PERMIT → MANAGE P.O. Box 923 CHEHALIS, WA 98532 OFF: (360) 740-8819 EMAIL: CnrProse@rbengineers.com					
811 Know what's below. Call 811 before you dig.					
JOB NUMBER: 20114 DRAWING NAME: 20114_CO.1_COVR C0.1 1 OF 15					



GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 INSTALL NEW STORM MAIN PER PLAN AND REVIEW AGENCY STANDARDS. BACKFILL PIPE PER STD. DETAIL ON SHEET C2.4. MAINTAIN MINIMUM 2 FEET OF COVER OVER THE ALL STORM PIPE.
- 2 INSTALL NEW TYPE 1 CATCH BASINS PER PLAN AND STD. DETAIL ON SHEET C2.4.
- 3 CONSTRUCT ARMORED DISCHARGE FLOW DISPERSAL PAD AT OUTLET OF STORM PIPE. PLACE 6-INCH MINUS QUARRY ROCK OVER MIRAFI 500X WOVEN FABRIC. SEE DETAIL ON SHEET C2.4.
- 4 INSTALL SDR 35 PVC ROOF DRAIN PER PLAN. COORDINATE WITH BUILDING CONTRACTOR FOR DOWNSPOUT SIZE AND LOCATIONS.
- 5 INSTALL ROOF DRAIN CLEANOUTS, PER PLAN AND DETAIL ON SHEET C2.4.
- 6 INSTALL 6" PERFORATED FOUNDATION DRAIN SYSTEM AROUND PERIMETER OF BLDG. SEE DETAIL ON SHEET C2.4.

NO.	DATE	DESIGNED BY: CLA	DRAWN BY: ALE	CHECKED BY: RWB	DATE: 12/02/2022	SCALE: 1" = 30'
BLUE SKY I.M.P.						
ON-SITE GRADING AND DRAINAGE PLAN						
RB Engineering DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 EMAIL: CiviPro@RBEngineers.com P.O. Box 923 CHEHALIS, WA 98532						
JOB NUMBER: 20114 DRAWING NAME: 20114_C2.2_GDPL C2.2 6 OF 15						



FEMA 100 YR FLOODPLAIN

WETLAND BOUNDARY

80' CAT. III WETLAND SETBACK

OUTLET CONTROL

NON-TYPED DRAINAGE DITCH (NO SETBACK)

WSDOE BMP LIST:

CONTRACTOR SHALL HAVE A COPY OF THE PROJECT SWPPP ONSITE AT ALL TIMES DURING CONSTRUCTION. SEE SWPPP FOR LISTED BMPs.

- (VEG)** PRESERVING NATURAL VEGETATION – BMP C101
CONTRACTOR SHALL PRESERVE ALL ONSITE EXISTING VEGETATION AS SHOWN ON THE TESC PLAN AND FOLLOW THE PROPOSED PHASING PLAN IF SHOWN. CONTRACTOR IS ENCOURAGED TO MINIMIZE SITE DISTURBANCE.
- (BF)** BUFFER ZONES – BMP C102
CONTRACTOR SHALL MARK PROJECT CLEARING LIMITS AND PROTECT ALL PLAN BUFFER ZONES AS SHOWN ON THE APPROVED TESC PLAN. CONTRACTOR SHALL USE ORANGE HIGH VISIBILITY FENCING TO DELINEATE THE BUFFER PROTECTIVE LIMITS AND ANY VEGETATION TO BE PROTECTED.
- (CE)** CONSTRUCTION ENTRANCE – BMP C105
CONTRACTOR SHALL INSTALL 15 FT WIDE CONSTRUCTION ENTRANCE/EXIT USING 4 TO 8 INCH MINUS QUARRY ROCK 12 INCHES THICK PER WSDOE FIGURE II-4.2.12. CRUSHED CONCRETE WILL NOT BE ALLOWED. PLACE A WOVEN GEOTEXTILE WITH A GRAB TENSILE STRENGTH OF 200 PSI IF SOFT SOILS ARE ENCOUNTERED. PROVIDE LENGTH PER PLAN. CONTRACTOR SHALL REMOVE ALL SILT FENCING ONCE THE PROJECT IS COMPLETED OR DETERMINED TO BE STABILIZED BY THE PROJECT ENGINEER.
- (TPS)** TEMPORARY AND PERMANENT SEEDING – BMP C120
CONTRACTOR TO PROVIDE APPLY TEMPORARY AND PERMANENT HYDRO-SEEDING AS OUTLINED ON THE APPROVED TESC. PROVIDE SEED MIXES AT A RATE OF 120 POUNDS PER ACRE. SEED MIXES TO USE ARE PER APPLICABLE WSDOE TABLE 4.1.2 TEMPORARY EROSION CONTROL SEED, 4.1.3 LANDSCAPING SEED, 4.1.4 LOW-GROWING TURF SEED, 4.1.5 BIO-SWALE SEED, 4.1.6 WET AREA SEED AND 4.1.7 MEADOW SEED MIX. USE TYPICAL FERTILIZER OF 10-4-6 NPK AT A RATE OF 90 POUNDS PER ACRE AND MULCH PER BMP C121. ALL SLOPE AREAS SHALL BE SCARIFIED WITH TRACKED VEHICLE PERPENDICULAR TO THE SLOPE PRIOR TO SEEDING SLOPE.
- (CWA)** CONCRETE WASHOUT AREA – BMP C154
CONTRACTOR SHALL PROVIDE THE CONCRETE WASHOUT AREA AT THE LOCATION SHOWN ON THE APPROVED TESC PLANS. CONTRACTOR SHALL USE ONE OF THE TWO OPTIONS SHOWN ON WSDOE FIGURE II-4.1.7A. WASHOUT AREA SHALL BE A MINIMUM 10-FOOT X 10-FOOT SQUARE. CONTRACTOR SHALL MAINTAIN THE BMP THROUGHOUT CONSTRUCTION AND REMOVE WASHOUT WATER AS NEEDED DURING THE WINTER MONTHS. CLEAN ALL CONCRETE TOOLS OVER THE WASHOUT AREA. NO WASHOUT AREA WATER MAY ENTER THE GROUND, SURFACE OR ONSITE STORMWATER SYSTEM.
- (CESCL)** CERTIFIED EROSION AND SEDIMENT CONTROL (CESCL) LEAD – BMP C160
CONTRACTOR SHALL PROVIDE A CESCL FOR THIS PROJECT WHO WILL PROVIDE ALL REQUIRED MONITORING, INSPECTIONS AND REPORTING TO OWNER FOR SUBMITTAL TO WSDOE. ALLOWABLE DISCHARGE BENCHMARKS SHALL BE MAINTAINED ONSITE AS OUTLINED IN THE PROJECT NPDES CONSTRUCTION PERMIT.
- (OP)** OUTLET PROTECTION – BMP C209
CONTRACTOR TO PROVIDE OUTLET PROTECTION AT ALL LOCATION IDENTIFIED ON THE APPROVED TESC PLAN. OUTLET PROTECTION SHALL CONSIST OF 8-INCH MINUS QUARRY ROCK PADS A MINIMUM OF 4- FEET WIDE BY 6- FEET LONG.
- (IP)** STORM DRAIN INLET PROTECTION – BMP C220
CONTRACTOR TO PROVIDE INLET PROTECTION ON ALL NEW CATCH BASIN INLETS IMMEDIATELY AFTER INSTALLATION. ALL EXISTING CATCH BASINS WITHIN 500 FEET OF THE SITE CONSTRUCTION ENTRANCE SHALL ALSO RECEIVE INLET PROTECTION. SEE DETAIL ON APPROVED PLANS. REMOVE THE BMP'S ONCE THE SITE IS DETERMINED TO BE STABILIZED BY THE PROJECT ENGINEER.
- (SF)** SILT FENCING – BMP C233
CONTRACTOR SHALL INSTALL ALL SILT FENCING PER APPROVED TESC PLAN AND WSDOE FIGURE II-4.2.12. SILT FENCING ALONG THE CLEARING LIMITS SHALL BE ORANGE IN COLOR. SEE PROJECT SWPPP FOR SILT FENCING SPECIFICATIONS.
- (CL)** CLEARING LIMITS

WSDOE BMP LIST:

- TESC BMP CONSTRUCTION SEQUENCE
- BEFORE ANY SITE GRADING ACTIVITIES BEGIN:
1. INSTALL PERIMETER SILT FENCES AND HIGH VISIBLE FENCING.
 2. INSTALL STORM DRAINAGE INLET PROTECTION ON OFFSITE STREETS.
 3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND EXITS.
 4. CONSTRUCT SITE SEDIMENT TRAP.
 5. CONSTRUCT SITE TEMPORARY SEDIMENT POND.
 6. CONSTRUCT INTERCEPTOR DITCHING.
 7. INSTALL CONCRETE WASHOUT CONTAINER.
- AFTER ONSITE GRADING BEGINS:
8. COVER OR MULCH ONSITE TEMPORARY SOIL STOCKPILES.
 9. PROVIDE TEMPORARY AND PERMANENT SEEDING AS NEEDED.
 10. INSTALL UNDERGROUND UTILITIES.
 11. INSTALL GRAVEL PAVEMENT AND INLET PROTECTION IN NEW CATCH BASINS.
 12. FINAL GRADE AND PAVE ROAD AND PARKING AREAS.
 13. CONVERT TEMPORARY SEDIMENT POND INTO FINAL DETENTION POND.
 14. PERFORM PERMANENT SEEDING AND LANDSCAPING TO STABILIZE THE SITE.
 15. REMOVE ALL TEMPORARY CONTROL BMPs.
 16. MONITOR STABILIZED AREAS UNTIL FINAL STABILIZATION.

NOTE:
CLEARING/GRADING AND STOCKPILE ACTIVITY SHALL NOT BE PERFORMED WITHIN ANY CRITICAL AREA BUFFER.

LINETYPES

EXISTING	PROPOSED	
SD	SD	STORM MAIN
RD	RD	ROOF DRAIN
	///	FOOTING DRAIN
	X	SILT FENCING
	~~~~~	CLEARING LIMITS
	█	DRAINAGE BASIN BOUNDARY
	→	SWALE/DITCH CENTERLINE
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
---	---	EDGE OF PAVEMENT
---	---	SAWCUT LINE
---	---	TOP/TOE OF SLOPE
---	---	WETLAND BUFFER
---	---	BUILDING ENVELOPE/SETBACK
---	---	GRADE BREAK
---	---	CONTOUR LINE
---	---	FENCE
---	---	FEMA FLOOD
---	---	WETLAND BOUNDARY LIMITS
---	---	WETLAND SETBACK

**SYMBOLS**

EXISTING	PROPOSED	
□	■	STORM DRAIN CATCH BASIN
○	●	STORM DRAIN MANHOLE
○	▲	SLOPE
○	○	RIPRAP
X418.95	xxx	SPOT ELEVATION

**TOPOGRAPHIC NOTE**  
TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY CANDU ENVIRONMENTAL, LLC. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

**GENERAL EROSION CONTROL NOTES**  
EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES. ALL DISTURBED EARTH CAUSED BY CONTRACTOR'S ACTIVITIES SHALL BE HYDROSEEDED.

NO.	DATE	DESIGNED BY: CLA	DRAWN BY: ALE	CHECKED BY: RWB	DATE: 12/02/2022	SCALE: 1" = 50'
<b>BLUE SKY I.M.P.</b>						
<b>TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN</b>						
<b>RB Engineering</b> DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 EMAIL: CdnProcs@RBEng.com P.O. Box 923 CHEHALIS, WA 98532						
811 Know what's below. Call 811 before you dig.						
JOB NUMBER: 20114 DRAWING NAME: 20114_C4.1_ECPL <b>C4.1</b> 14 OF 15						