

SHOVEL READY LLC

SECTION 10, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

PARCEL NO. 017758001000
OWNER: HM CLEARWATER LLC

LOCATED AND FLAGGED: EXISTING
SOLID DIELECTIC CABLE

BPA EASEMENT 4.3 ACRES

DETENTION POND

BIO-RETENTION POND

50'
SETBACK

BPA
TOWER

PARCEL NO. 017774006004
OWNER: UNITED STATES OF AMERICA

BPA EASEMENT LINE

30' LC PUD POWER EASEMENT

1677.1'

NEW 96,000 SF
LOGISTICS BUILDING

NEW 9'x19' PARKING STALL (TYP.)

NO BUILDING SETBACK
FOR INDUSTRIAL ZONING

PARCEL NO. 017769033002
OWNER: SATECH

IL - LIGHT INDUSTRIAL ZONE
CG - GENERAL COMMERCIAL ZONE

REMAINDER OF PROJECT SITE TO BE
RE-ZONED TO IL - LIGHT INDUSTRIAL

NEW 10,200 SF
OFFICE BUILDING

3' BUILDING SETBACK

10' BUILDING SETBACK

EX. 12" W.M.

BISHOP RD

EX. 8" SS

42' R/W DEDICATION

NEW ROAD WIDENING,
CURB, GUTTER, AND
SIDEWALK

EX. HYDRANT

EX. HYDRANT

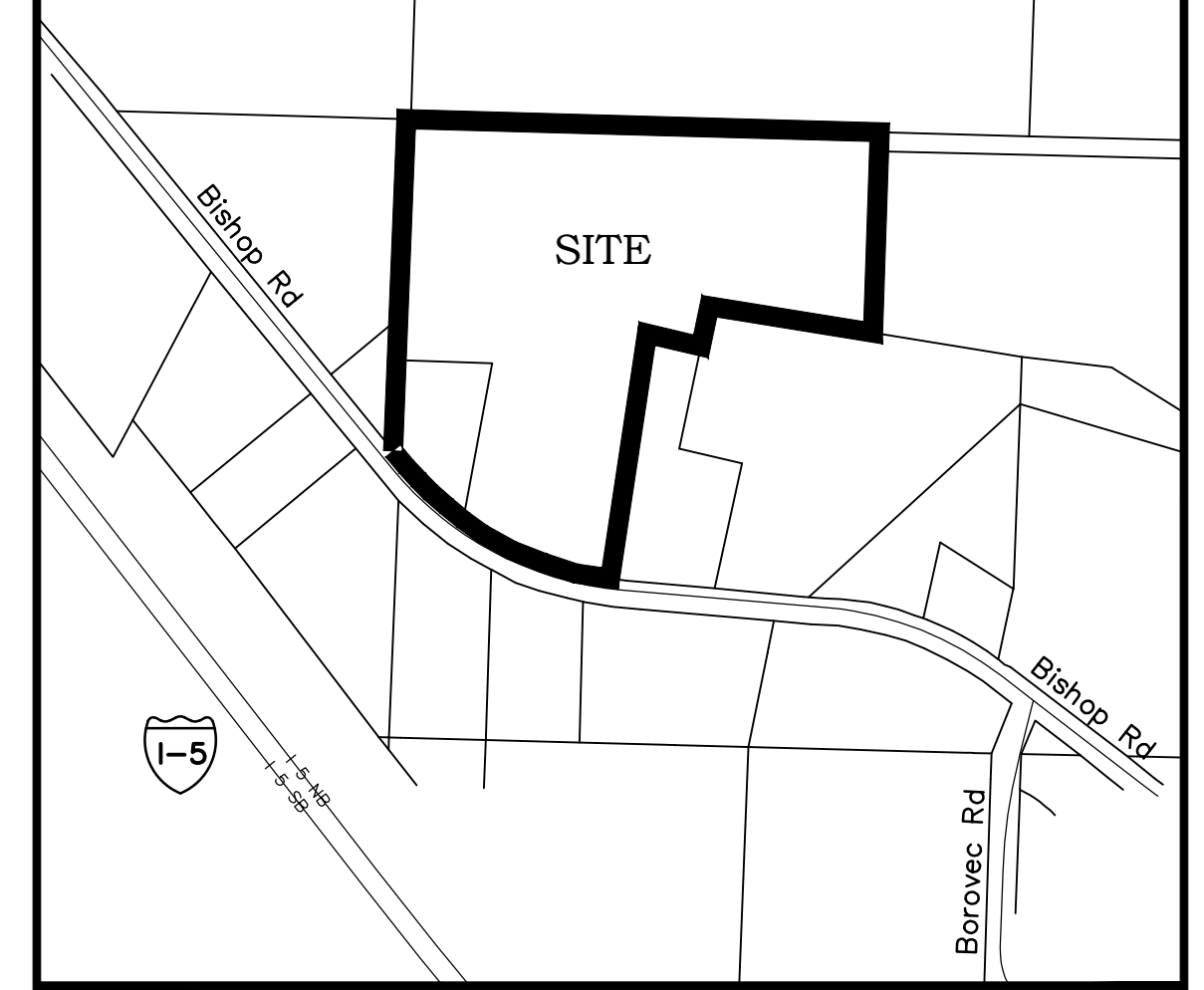
EXISTING PROPERTY LINE
TO BE REMOVED VIA BLA

3' BUILDING SETBACK

BIO-RETENTION POND

VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT: KIRK VIGRE
132 ESTEP ROAD
CHEHALIS, WA 98532
(360) 269-4285

ENGINEER: ROBERT W. BALMELLI
91 S.W. 13TH ST.
P.O. BOX 923
CHEHALIS, WA. 98532-0923
(360) 740-8919 PHONE
(360) 740-8912 FAX

SURVEYOR: BLUHM & ASSOCIATES LAND SURVEYORS
1068 S MARKET BLVD.
CHEHALIS, WA 86532
(360) 748-1551

PARCEL NOS: 017769033001, 017767002000
SITE ADDRESS: 1737 BISHOP RD
CHEHALIS, WA 98532

LAND USE APPROVAL: DRC
SEPA CHECKLIST: YES
CRITICAL AREAS: NO
ZONING: IL - LIGHT INDUSTRIAL
CG - GENERAL COMMERCIAL
SETBACKS: FRONT 10', BACK 0', SIDE 0'
MAX. BLDG. HEIGHT: 100 FEET

BUILDING SIZE/USE: 96,000 SF / LOGISTICS BUILDING
BUILDING HEIGHT: 10,200 SF / OFFICE BUILDING

TOTAL SITE AREA: 15.12 ACRES
EXISTING IMPERVIOUS: 7.03 ACRES (46.5%)
NEW IMPERVIOUS: 2.03 ACRES
REPLACED IMPERVIOUS: 7.03 ACRES
NEW+REPLACED IMPERV.: 9.06 ACRES (60%)
DISTURBED PERVIOUS: 6.06 ACRES
LANDSCAPE AREA: 6.06 ACRES
TOTAL DISTURBED AREA: 15.12 ACRES
STREET FRONTAGE: 548 LINEAR FEET

GRADING (CUT/FILL): ±6,750 CY CUT / ±45,000 CY FILL

STORMWATER REGS: 2019 SWMMWW-LID LIST METHOD
SOIL CLASSIFICATION: NRCS
LACAMAS SILT LOAM
SCAMMAN SILTY CLAY LOAM

INFILTRATION: NO
TREATMENT: ENHANCED
FLOW CONTROL: DETENTION
NPDES STORM PERMIT: YES

ROAD CLASSIFICATION: BISHOP RD - PUBLIC MINOR ARTERIAL
DRIVEWAY WIDTH: 40' WIDE, MAX. ALLOWED = 35'

PARKING REQUIRED: PROFESSIONAL SALES OFFICE -3/ 1,000 SF
DISTRIBUTION CENTER - 1/ 1,000 SF
127 TOTAL STALLS
6 STALLS
PARKING PROVIDED: 121 STD. STALLS, 6 ADA STALLS
127 TOTAL STALLS

ADA REQUIRED: 6 STALLS
PARKING PROVIDED: 121 STD. STALLS, 6 ADA STALLS
127 TOTAL STALLS

WATER SERVICE: CITY OF CHEHALIS (360) 748-0238
SEWER SERVICE: CITY OF CHEHALIS (360) 748-0238
FIRE DISTRICT: LC FIRE DISTRICT #6 (360) 748-0516
SCHOOL DISTRICT: CHEHALIS SCHOOL DISTRICT (360) 807-7200
POWER SERVICE: LEWIS COUNTY PUD (800) 562-5612

SURVEY INFORMATION

LEGAL DESCRIPTION
SECTION 10 TOWNSHIP 13N RANGE 02W

VERTICAL DATUM
NAVD 88

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

SHEET INDEX

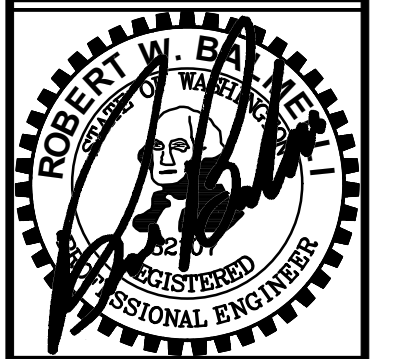
P0.1 PRELIMINARY SITE PLAN
P1.1 PRELIMINARY GRADING AND DRAINAGE PLAN
P1.2 PRELIMINARY UTILITY PLAN
P1.3 PRELIMINARY DETAILS AND NOTES
LS1.1 PRELIMINARY LANDSCAPE PLAN

NO.	DATE	REVISION

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 10/17/23
SCALE: 1" = 60'

SHOVEL READY LLC
CHEHALIS, WA.

PRELIMINARY SITE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE

P.O. Box 923
CHEHALIS, WA 98532

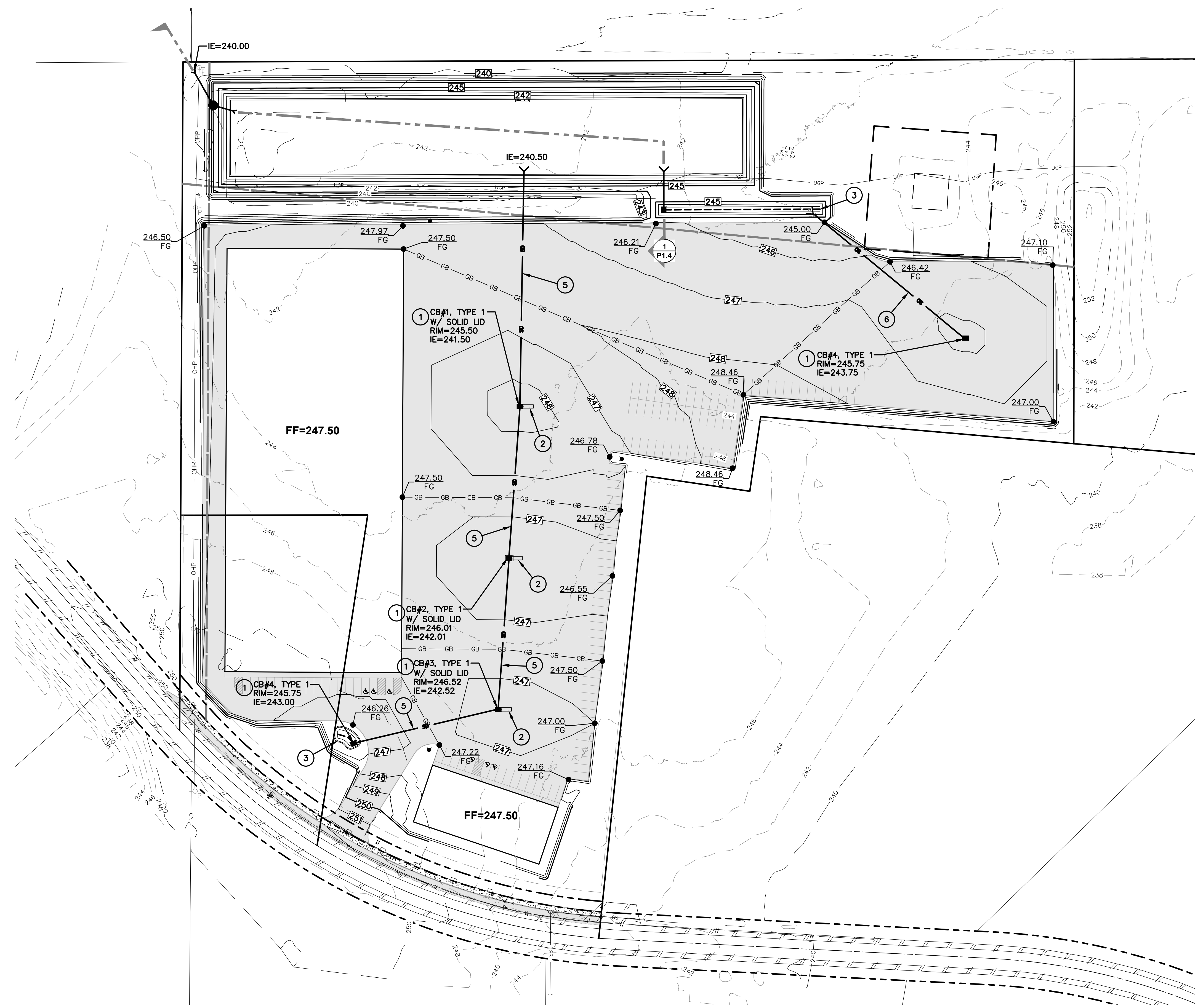
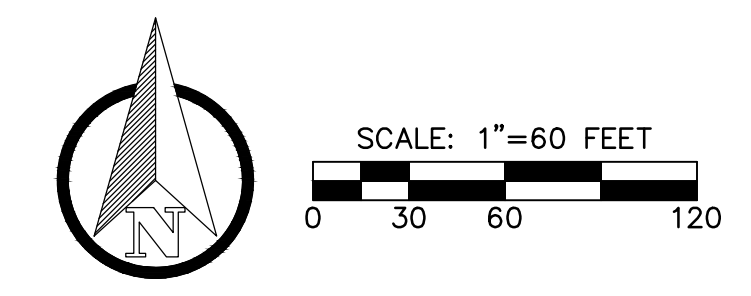
OFF: (360) 740-8919
EMAIL: info@rbengineers.com

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

JOB NUMBER
21081

DRAWING NAME
21081_PSP

P0.1
1 OF 5



CONSTRUCTION NOTES:

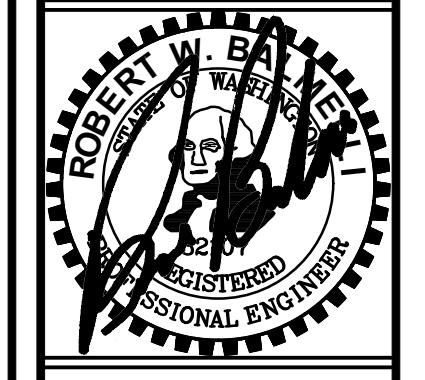
- 1 NEW TYPE 1 CATCH BASINS.
- 2 NEW OLDCASTLE BIOPODS. SEE DETAIL ON SHEET P1.4.
- 3 NEW BIO-RETENTION PONDS.
- 4 NEW DETENTION POND. SEE CROSS SECTION DETAIL ON SHEET P1.4.
- 5 NEW 12" Ø PVC STORM PIPE.
- 6 NEW 12" Ø DUCTILE IRON STORM PIPE.

NO.	DATE	REVISION

DESIGNED BY: ZRW
 DRAWN BY: ZRW
 CHECKED BY: RWB
 DATE: 10/17/2023
 SCALE: 1" = 60'

SHOVEL READY LLC
 CHEHALIS, WA.

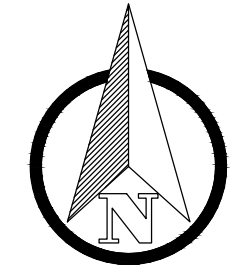
PRELIMINARY GRADING AND DRAINAGE PLAN



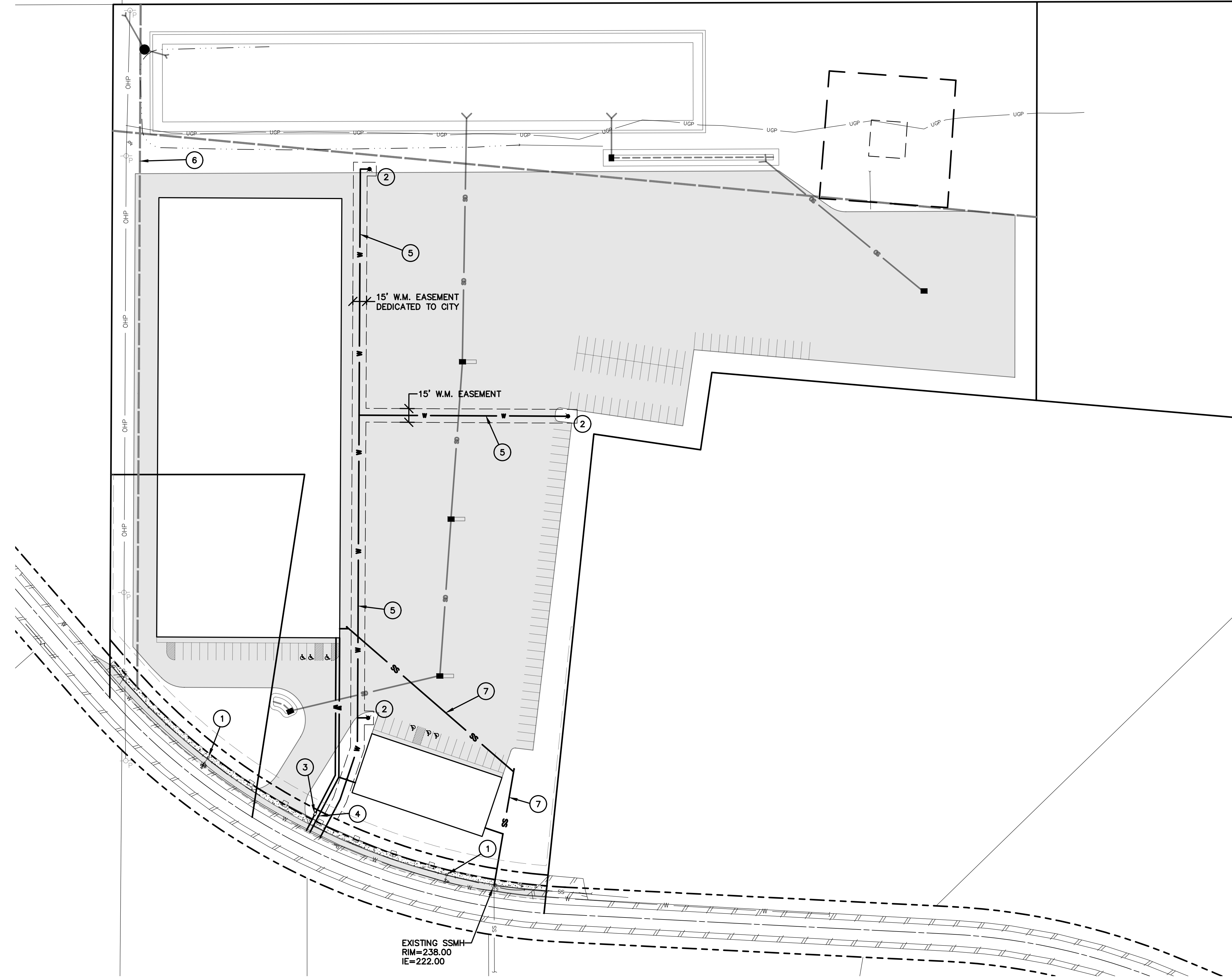
RB Engineering
 DESIGN → PERMIT → MANAGE
 P.O. Box 923
 CHEHALIS, WA 98532
 OFF: (360) 740-8819
 EMAIL: CityProcs@RBEEngineers.com



JOB NUMBER
21081
 DRAWING NAME
21081_PGDPL
P1.1
 2 OF 5



SCALE: 1"=60 FEET
0 30 60 120



CONSTRUCTION NOTES:

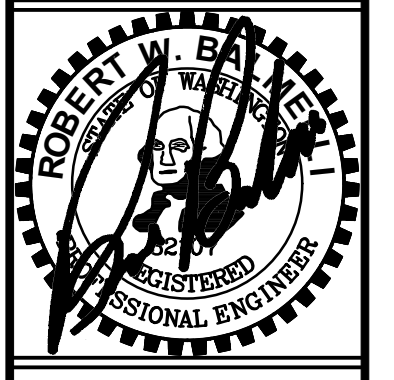
- ① EXISTING FIRE HYDRANTS TO BE RELOCATED.
- ② NEW FIRE HYDRANTS.
- ③ NEW DCVA FIRE VAULT.
- ④ NEW 2" WATER SERVICE METER.
- ⑤ NEW 8" FIRE LINE TO NEW HYDRANTS.
- ⑥ 30' LC PUD POWER EASEMENT.
- ⑦ NEW 8" Ø SEWER PIPE TO CONNECT TO EXISTING MANHOLE.

NO.	DATE	REVISION

DESIGNED BY: ZRW
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 CHECKED BY: RWB
 DATE: 10/17/2023
 SCALE: 1" = 60'

SHOVEL READY LLC
 CHEHALIS, WA.

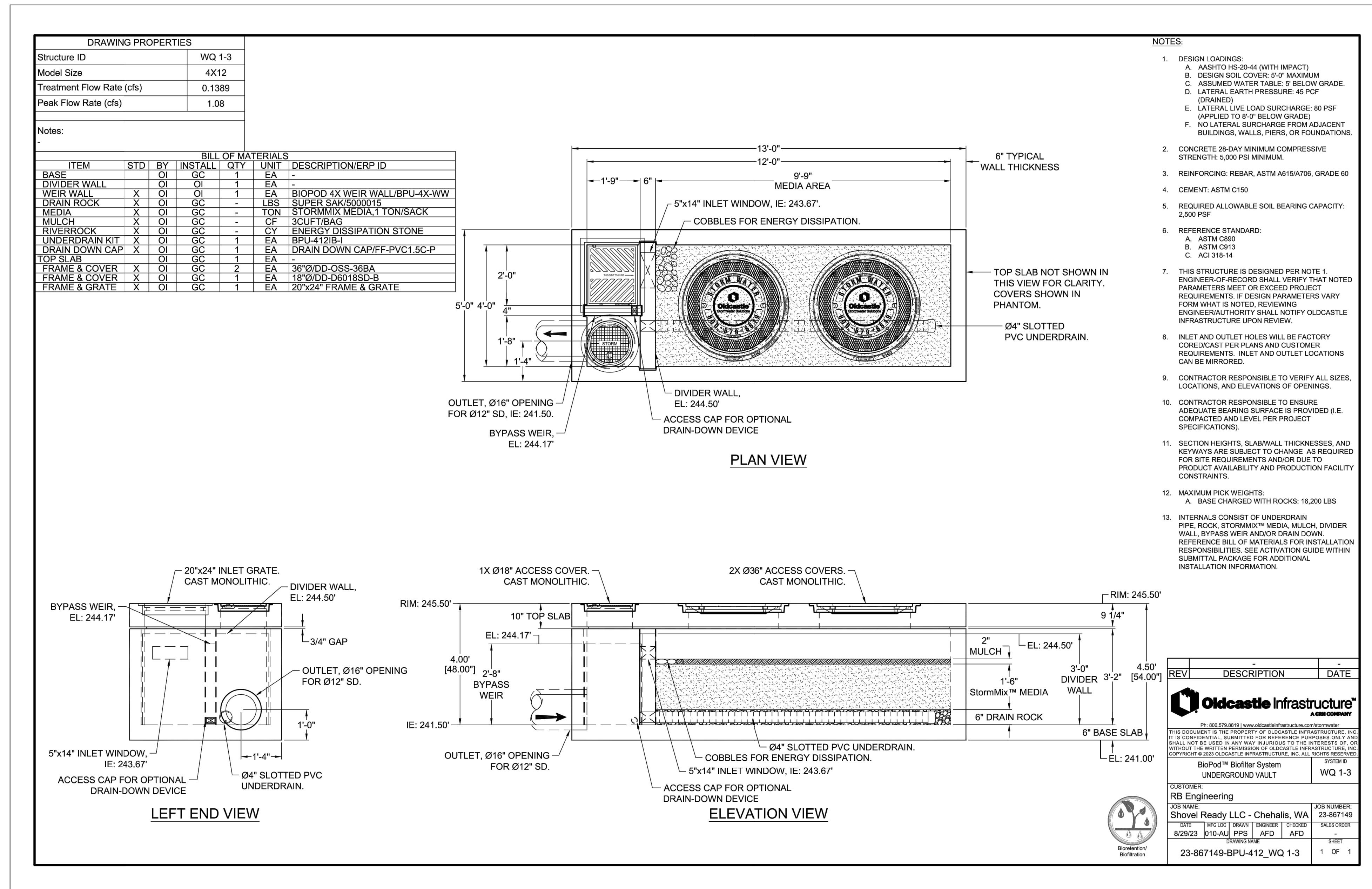
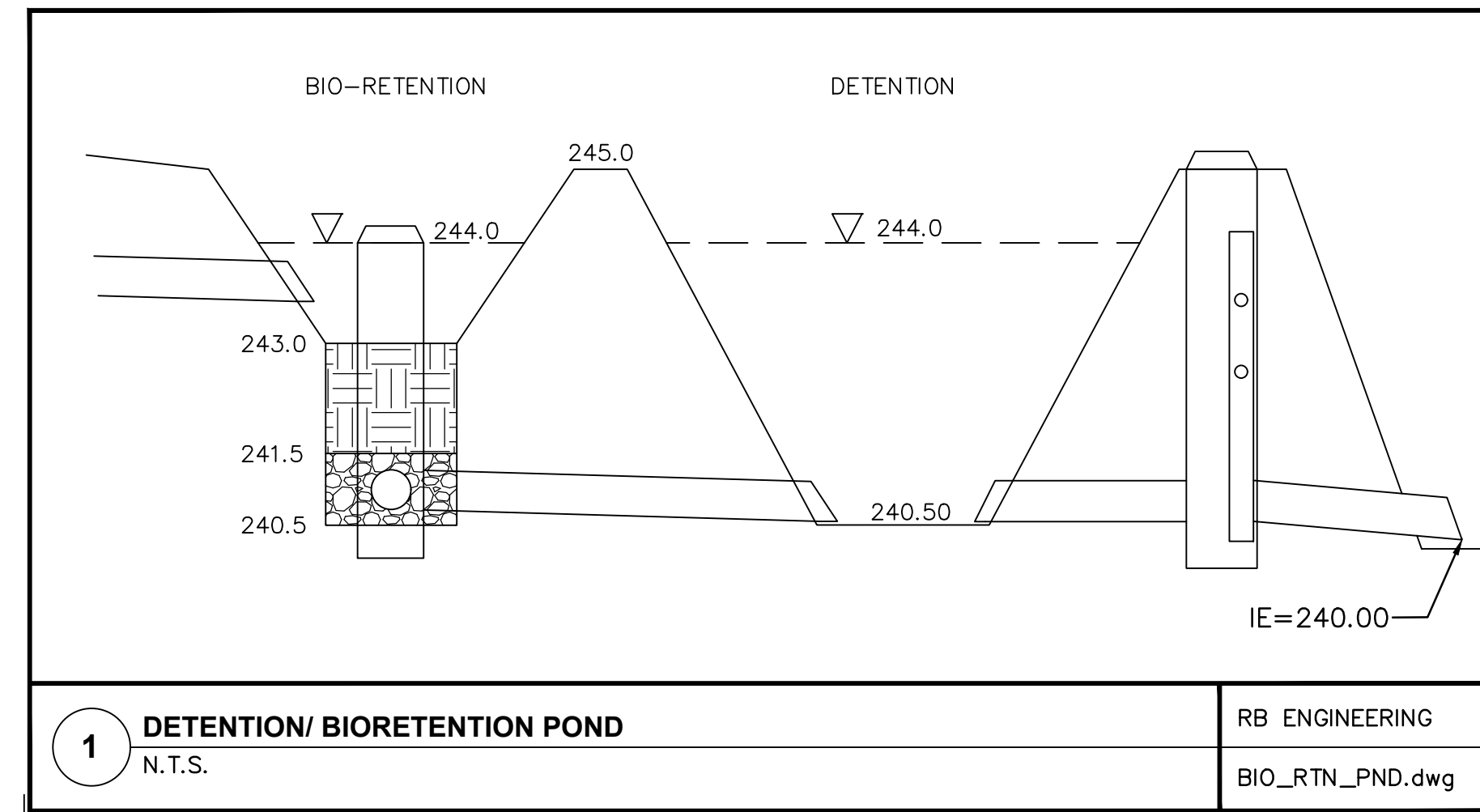
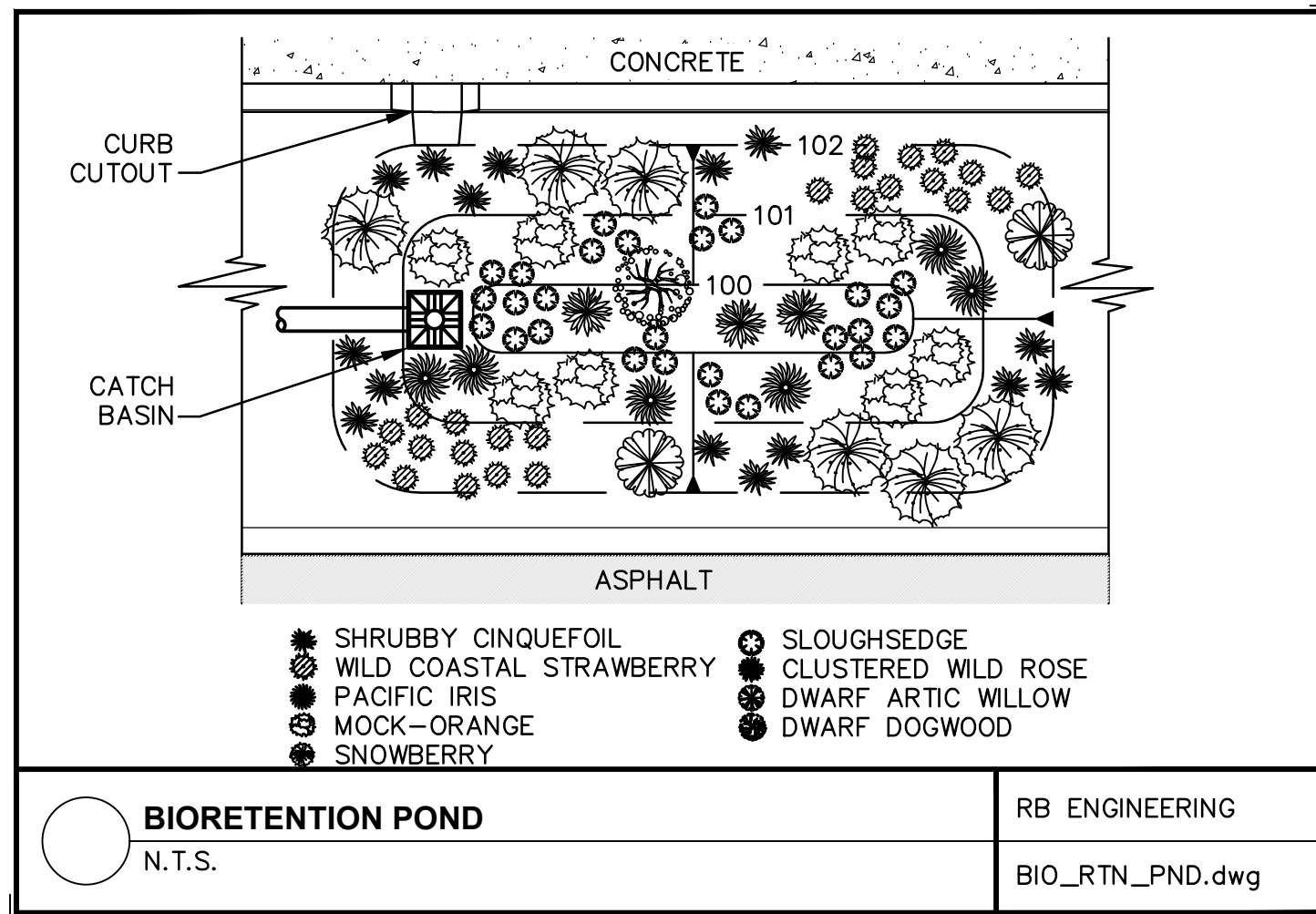
PRELIMINARY UTILITY PLAN



RB Engineering
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 CHEHALIS, WA 98532
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 EMAIL: info@rbengineers.com

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JOB NUMBER
21081
 DRAWING NAME
21081_PUTPL
P1.2
 3 OF 5



NO. DATE

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB

DATE: 10/17/2023
SCALE: 1" = 60"

SHOVEL READY LLC

PRELIMINARY DETAILS AND NOTES

ROBERT W. BAKER
REGISTERED PROFESSIONAL ENGINEER

RB Engineering
DESIGN → PERMIT → MANAGE

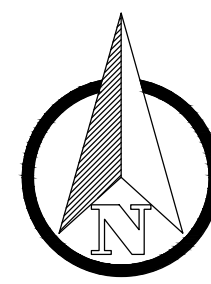
OFF: (360) 740-8919
EMAIL: CnrProse@RBEngineers.com
P.O. Box 923
CHEHALIS, WA 98532

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

JOB NUMBER: 21081
DRAWING NAME: 21081_PDTNT
P.13
4 OF 5

SHOVEL READY LLC

SECTION 10, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



SCALE: 1"=60 FEET
0 30 60 120

PARCEL NO. 017758001000
OWNER: HM CLEARWATER LLC

LOCATED AND FLAGGED: EXISTING SOLID DIELECTIC CABLE

BPA EASEMENT 4.3 ACRES
LANDSCAPE PLANTING WITHIN BPA R/W IS SUBJECT TO RESTRICTIONS FOR HEIGHT

BIO-RETENTION POND

50' SETBACK
BPA TOWER

BPA EASEMENT LINE

DETECTION POND

30' LC. PUD POWER EASEMENT

NEW 96,000 SF LOGISTICS BUILDING

NEW 9'x19' PARKING STALL (TYP.)

PARCEL NO. 017769033002
OWNER: SATECH

IL - LIGHT INDUSTRIAL ZONE
CG - GENERAL COMMERCIAL ZONE

MEDIUM TYPE DECIDUOUS TREES AT 55' O.C.

ORNAMENTAL FOUNDATION PLANTINGS AT NEW BUILDING

NEW 10,200 SF OFFICE BUILDING

3' BUILDING SETBACK

10' BUILDING SETBACK

BISHOP RD

NO TREES THIS BOUNDARY (O/H ELECTRICAL)

3' BUILDING SETBACK

ORNAMENTAL PLANTING IN COMBINATION WITH ENTRY MONUMENT SIGNAGE

42' R/W DEDICATION

SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
	20	MEDIUM SHADE TREE <i>Acer truncatum x platanoides</i> <i>Fraxinus pennsylvanica</i> 'Summit' <i>Cercidiphyllum japonicum</i> <i>Pyrus calleryana</i>	Pacific Sunset Maple Summit Ash Katsura Tree Flowering Pear	2.0" CAL. MIN.	
	TBD	SMALL & ACCENT TREES <i>Fraxinus oxycarpa</i> 'Aureafolia' <i>Malus spp.</i> 'Prairiefire', 'Snowdrift' <i>Cercis canadensis</i> <i>Acer ginnala</i> 'Flame'	Golden Desert Ash Flowering Crabapple Eastern Redbud Flame Maple	2.0" CAL. MIN.	
	25	EVERGREEN TREES <i>Pseudotsuga menziesii</i> <i>Thuja plicata</i> <i>Abies koraensis</i> <i>Pinus thunbergiana</i> <i>Picea abies</i>	Douglas Fir Western Red Cedar Korean Fir Japanese Black Pine Serbian Spruce	7-8' HT. MIN.	B&B/cont.
	TBD	SCREENING SHRUBS <i>Thuja occidentalis</i> <i>Ligustrum japonicum</i> <i>Ilex crenata</i>	Emerald Green Arborvitae Waxleafed Privet Japanese Holly	5 GAL.	4' O.C. Where required by code to screen solid waste facility or provide Type 1 screening at boundary.
	TBD	MEDIUM & LOW GROWING ORNAMENTAL/NATURALIZED <i>Nandina domestica</i> <i>Prunus laurocerasus</i> <i>Rhododendron</i> <i>Fleris japonica</i> <i>Ilex crenata</i> <i>Rhododendron</i> <i>Euonymus alata</i> 'Compacta' <i>Viburnum davidii</i> <i>Fragaria chiloensis</i> <i>Archtostryphos uva-ursi</i> <i>Erica</i> <i>Spirea japonica</i> <i>Azalea</i>	Heavenly Bamboo 'Otto Luyken' Laurel Assorted Rhododendron 'Lilly Of The Valley' Shrub Japanese Holly 'PJM' Rhododendron Dwarf Burning Bush David's Viburnum Sand Strawberry Kinnickinnick Heather asstd. 'Little Princess' Spirea Azalea spp.	3-7 GAL.	varies Ornamental landscaped areas to utilize groundcover and mulch materials to reduce maintenance.
		BIORETENTION FACILITY PLANTING MIX Planting mix shall meet Lacey DDECW Section 7.4.4 for BMP T7.3 Design Water Level (DWL) and lower: <i>Carex obnupta</i> <i>Juncus effusus</i> Above DWL: <i>Physocarpus capitatus</i> <i>Cornus sericea</i>	Slough Sedge Soft Rush Ninebark Red-twig dogwood		
		SEEDED TURF AREA Permanent erosion control seeding as required by the Stormwater manual. Ornamental turf areas will have grading and preparation specifications on the final landscape plans.			
		WET POND SEED MIX Seed mix appropriate for detension facility, per Stormwater manual BMP's.			

FINAL LANDSCAPE PLANTING PLANS SHALL ILLUSTRATE LANDSCAPE INSTALLATION DETAILS. PROVISIONS FOR WATERING OR IRRIGATING SHALL BE PROVIDED IN THE FINAL LANDSCAPE PLANTING PLANS AS MAY BE REQUIRED BY CITY OF CHEHALIS CODE.

AREA TAKE OFF ESTIMATE:
SHRUB/GC AREA: XX,XXX S.F. (see hatch)
LAWN AREA: XX,XXX S.F.
BIOFILTRATION AREA: XXXX S.F.
RETENTION POND: XXXX S.F.
TOTAL LANDSCAPE AREA TO PREP: XX,XXX SQUARE FEET
EDGING: (TO BE DETERMINED)
FENCING/GATES: SEE CIVIL SITE PLAN

NO.	DATE	REVISION

DESIGNED BY: CL.A.
DRAWN BY: CL.A.
CHECKED BY: RWB
DATE: 09/30/23
SCALE: 1" = 60'

SHOVEL READY LLC

PRELIMINARY LANDSCAPE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE
OFF: (360) 740-8919
EMAIL: info@rbengineers.com
P.O. Box 923
CHEHALIS, WA 98522



JOB NUMBER: 21081
DRAWING NAME: LS1.1_PLSP_21081
LS1.1
1 OF 1