

**LEGEND**

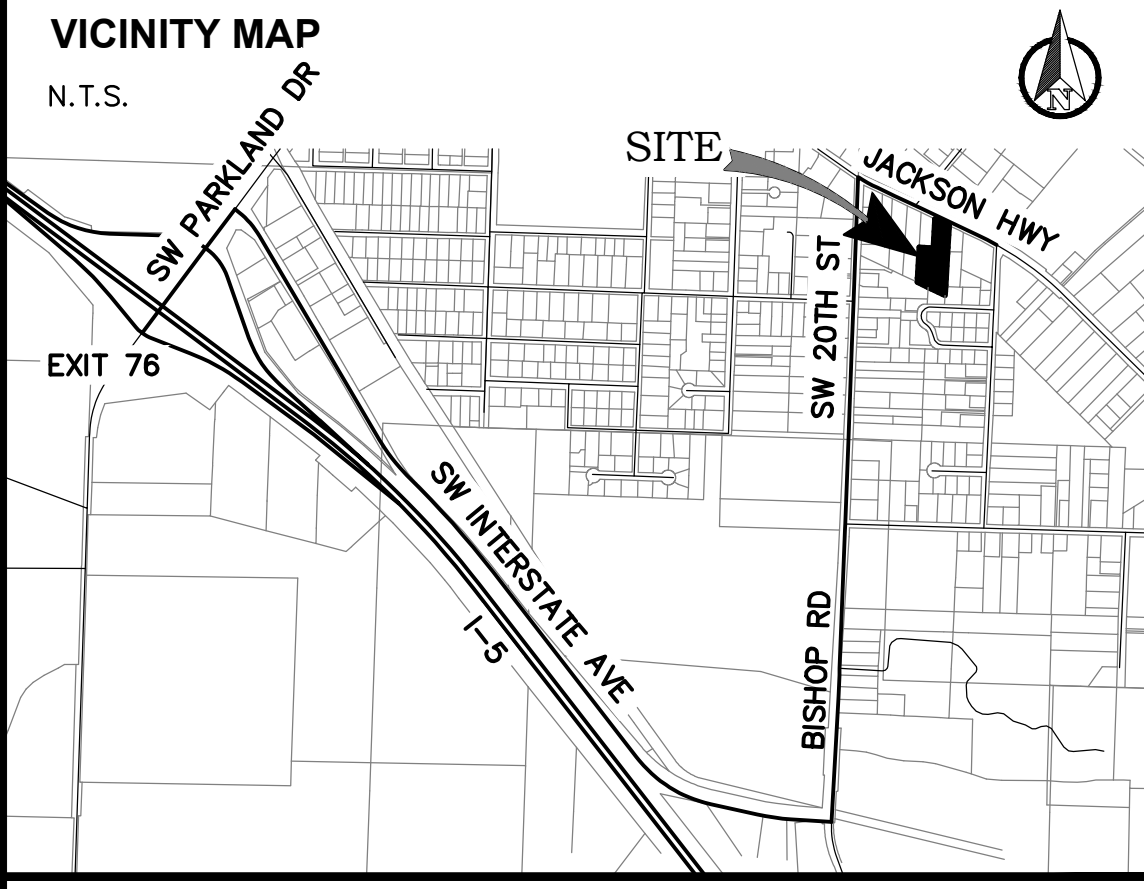
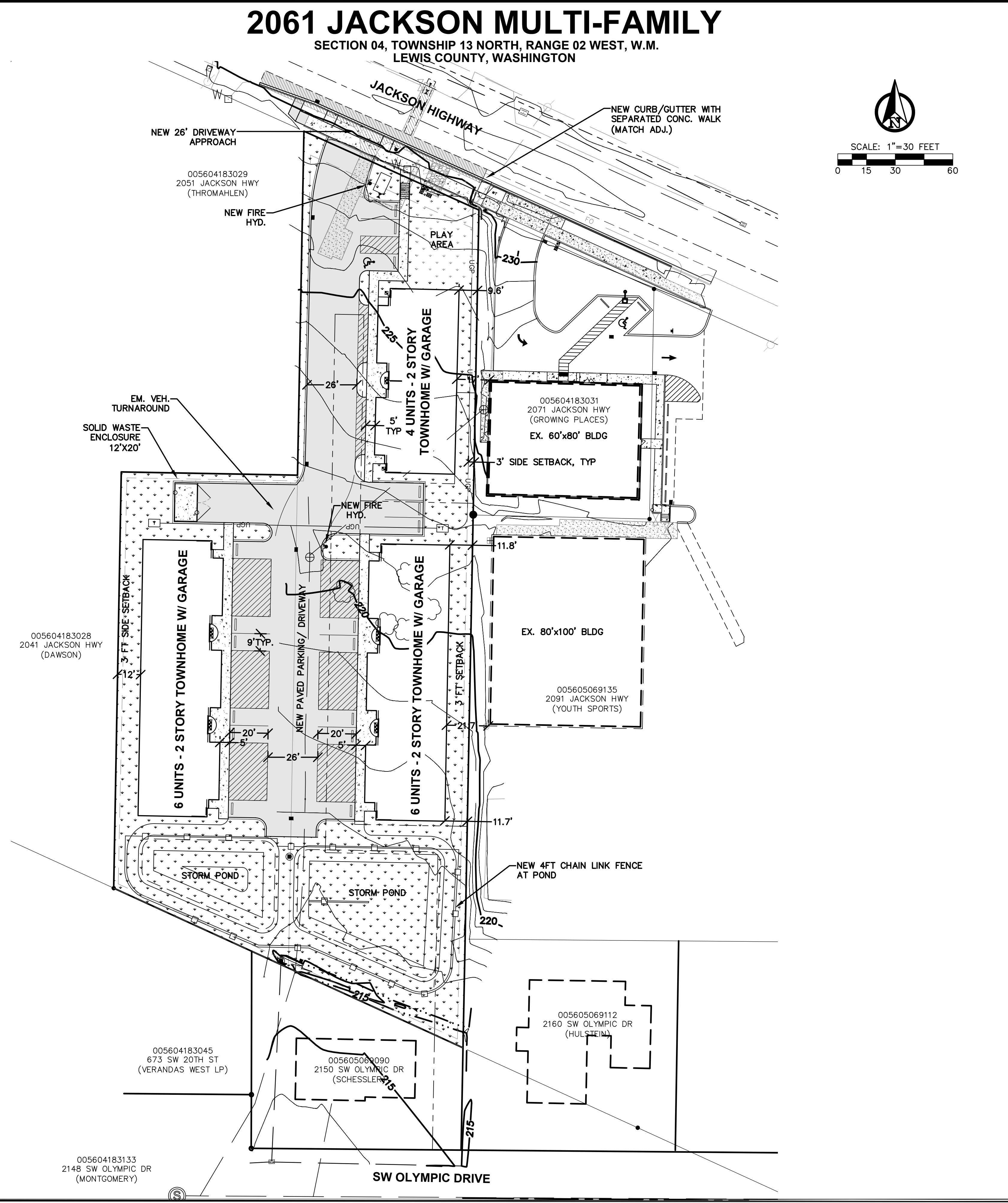
EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
— SS —	— SS —	SANITARY SEWER MAIN
— FM —	— FM —	FORCE MAIN
— SD —	— SD —	STORM MAIN
— RD —	— RD —	ROOF DRAIN
— G —	— G —	FOOTING DRAIN
— UGP —	— UGP —	GAS LINE
— T —	— T —	POWER LINE
— TV —	— TV —	TELEPHONE LINE
— CATV —	— CATV —	CABLE TV LINE
— — — — —	— — —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

**PARKING SUMMARY**

REQUIRED STALLS: 2/DU = 32 STALLS  
 PROVIDED STALLS: 16 GARAGED  
 16 STANDARD  
 1 ACCESSIBLE  
 TOTAL PROVIDED: 33 STALLS

**COVERAGE SUMMARY**

TOTAL SITE AREA (AFTER B.L.A.)	61,915 SF
BUILDING COVERAGE	15,296 SF (25 %)
IMPERVIOUS AREA	36,739 SF (60 %)
CONCRETE	3,188 SF
ASPHALT	18,255 SF
LANDSCAPE	14,776 SF
POND AREA	10,400 SF (40 % OPEN SPACE)
<b>TOTAL</b>	<b>61,915 SF (100%)</b>



**PROJECT INFORMATION**

APPLICANT: R&K ADVENTURES, LLC  
 KEVIN KLUMPER  
 790 S MARKET BLVD  
 CHEHALIS, WA 98532  
 DCISLIM@WESTOFFICE.NET  
 (360) 219-3978

PARCEL NOS: 005604183030  
 SOUTH PORTION 005604183029  
 (BLA REQUIRED)

SITE ADDRESS: 2061 JACKSON HIGHWAY  
 CHEHALIS, WA 98532

ZONING: CG - GENERAL COMMERCIAL

SITE AREA: 61,914.61 SF (1.42 AC)

PROPOSED UNITS: 16 UNITS - 2 STRY TOWNHOMES  
 PROPOSED DENSITY: 11.26 DU/AC

GRADING: +/- 3,800 CYD

SOILS: GALVIN SILT LOAM  
 LACAMAS SILT LOAM

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: CITY OF CHEHALIS

**SHEET INDEX**

C1.0 PRELIMINARY SITE PLAN  
 C1.1 EXISTING SITE TOPOGRAPHY AND UTILITIES  
 C1.2 PRELIMINARY GRADING AND DRAINAGE PLAN  
 C2.1 PRELIMINARY UTILITIES PLAN  
 L1.0 PRELIMINARY LANDSCAPE PLAN

**SURVEY INFORMATION**

LEGAL DESCRIPTION

LOT 6 IN BLOCK 1 OF RICHARDT'S ACRE ADDITION TO THE CITY OF CHEHALIS, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M. IN LEWIS COUNTY, WASHINGTON

VERTICAL DATUM

NAVD88

BASIS OF BEARING

RECORD OF SURVEY AS RECORDED IN BOOK 22 AT PAGE 183, RECORDS OF LEWIS COUNTY, WASHINGTON

**GEOTECHNICAL NOTE**

A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT BY SOUTH SOUND SOILS. ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND THE IBC.

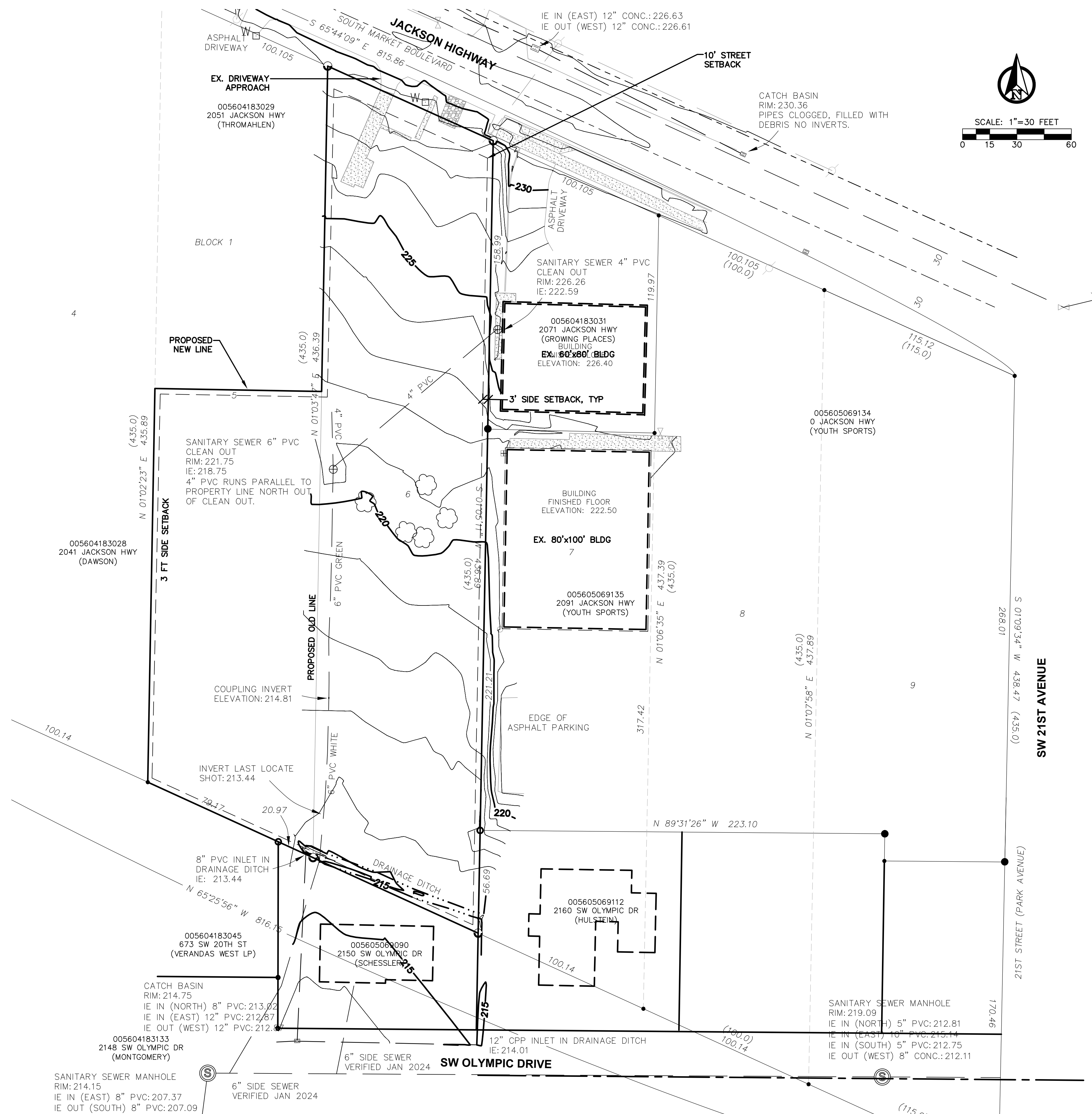
**WORK IN COUNTY RIGHT-OF-WAY**

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

**TOPOGRAPHIC NOTE**

TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY BUTLER SURVEYING, INC. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

NO. DATE		DESIGNED BY: CA		DRAWN BY: CA		CHECKED BY: RWB		DATE: 1/25/24		SCALE: 1" = 30'
<b>2061 JACKSON MULTI-FAMILY</b>										
<b>PRELIMINARY SITE PLAN</b>										
<b>RB Engineering</b> DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 EMAIL: Cnr@robresrce.com P.O. Box 923 CHEHALIS, WA 98532										
<b>811</b> Know what's below. Call 811 before you dig.										
JOB NUMBER 22019 DRAWING NAME 22019_C1.0_COVR <b>C1.0</b> 1 OF 5										

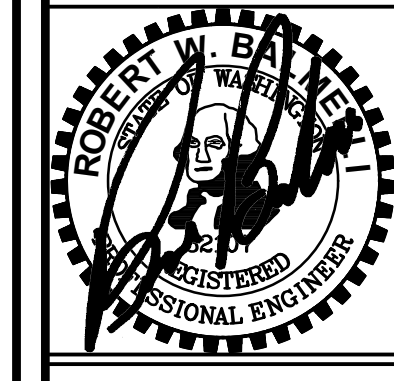


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2061 JACKSON  
 MULTI-FAMILY  
 CHEHALIS WA.

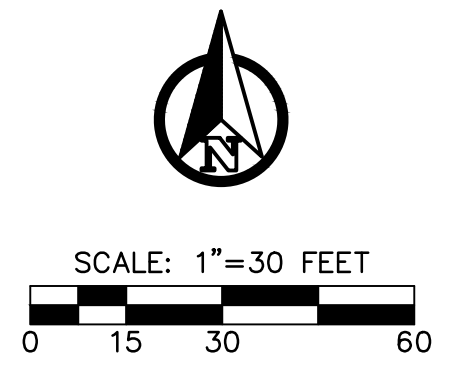
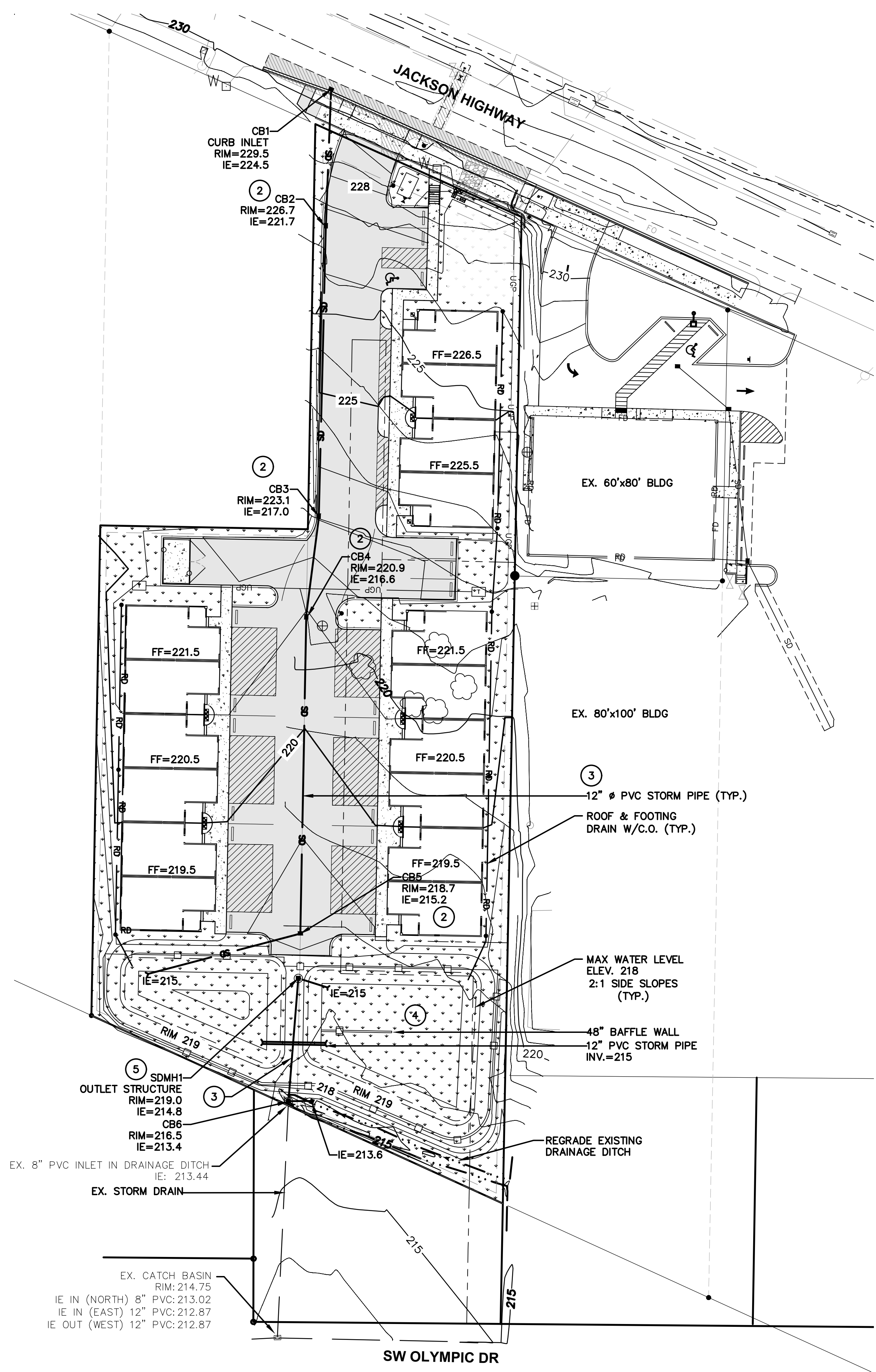
EXISTING SITE TOPOGRAPHY  
 AND UTILITIES



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

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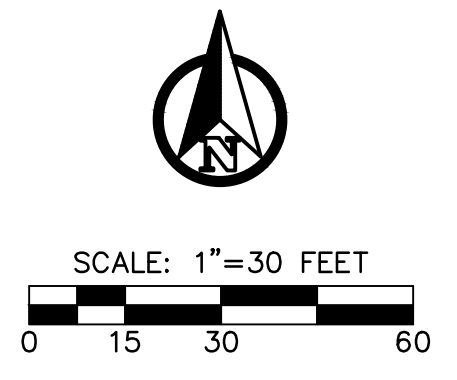
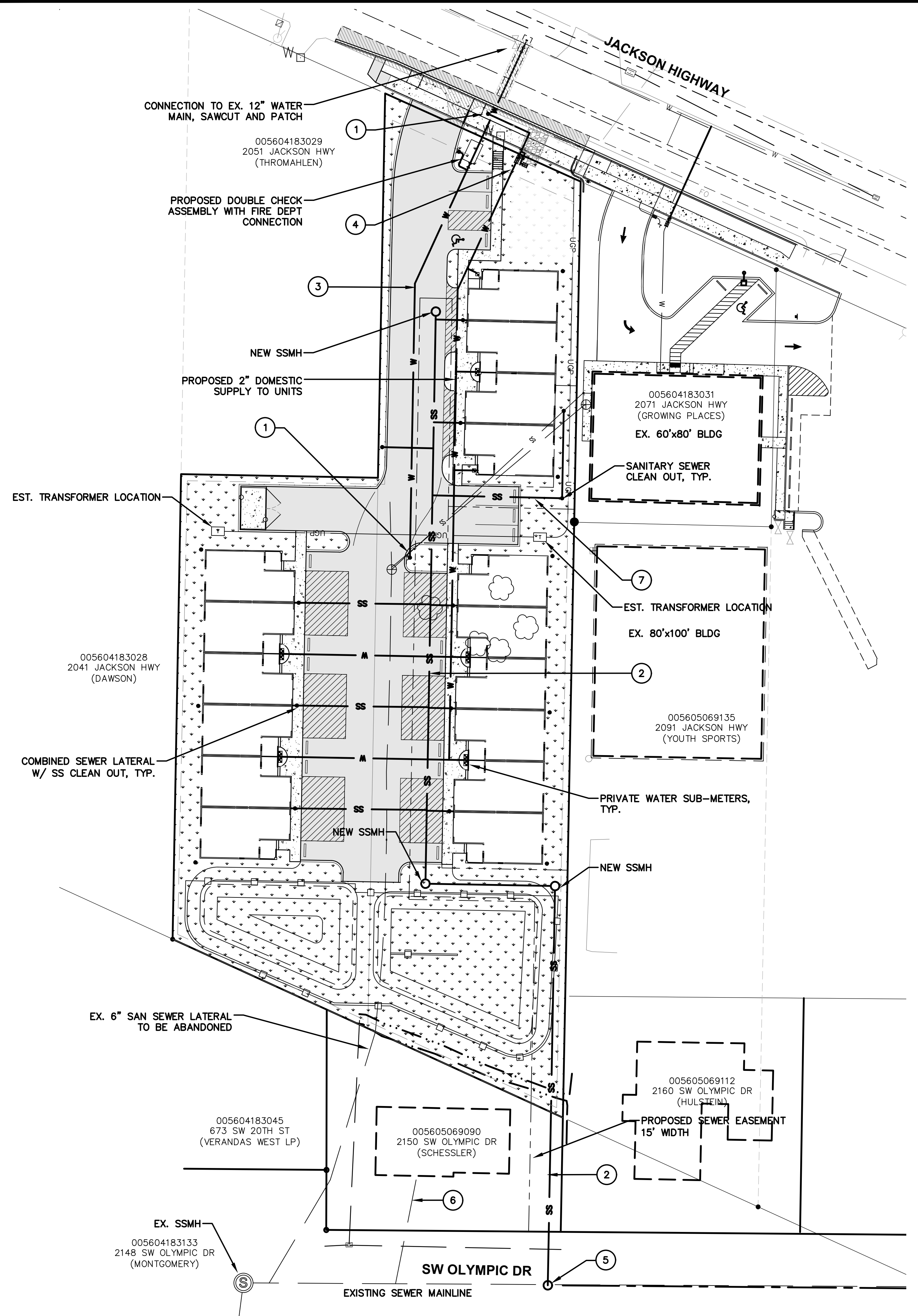
JOB NUMBER  
 22019  
 DRAWING NAME  
 22019\_CO.2\_EXPL  
**C1.1**  
 2 OF 5



**PRELIMINARY GRADING AND DRAINAGE NOTES:**

- 1 PROPOSED TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED PRIOR TO CONSTRUCTION.
- 2 PROPOSED CATCH BASINS FOR PARKING LOT AND BUILDING RUNOFF.
- 3 PROPOSED STORMWATER CONVEYANCE PIPE.
- 4 PROPOSED STORMWATER DETENTION POND
- 5 PROPOSED OVERFLOW STRUCTURE AND PIPE TO DISCHARGE INTO EXISTING HYDRIC SOILS.
- 6 PROPOSED 4-FT TALL RETAINING WALL.
- 7 ALL REMOVED DEBRIS AND MATERIAL RESULTING FROM CUT AREA TO BE DISPOSED OF AT AN APPROVED LOCATION.

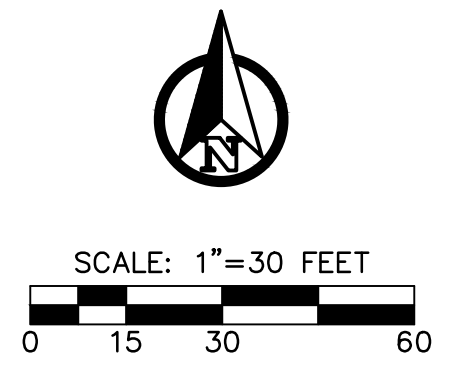
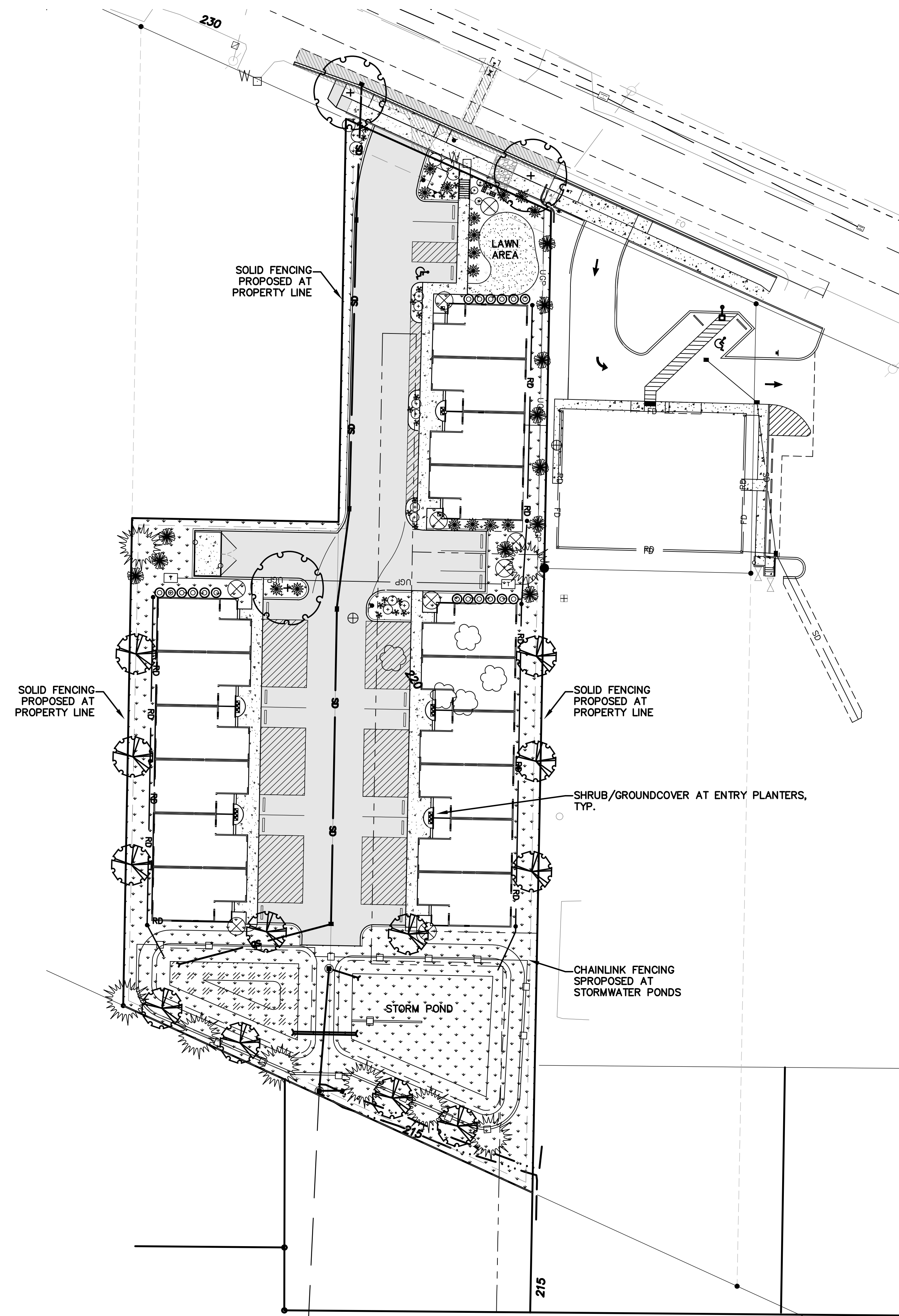
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<b>2061 JACKSON MULTI-FAMILY</b> <b>CHEHALIS WA.</b>									
<b>PRELIMINARY GRADING AND DRAINAGE PLAN</b>									
<b>RB Engineering</b> DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 P.O. Box 923 CHEHALIS, WA 98532 EMAIL: <a href="mailto:Carl@rbengineering.com">Carl@rbengineering.com</a>									
JOB NUMBER: 22019 DRAWING NAME: 22019_C1.1_GDPL <b>C1.2</b> 3 OF 5									



**PRELIMINARY UTILITY NOTES:**

- ① PROPOSED FIRE HYDRANT
- ② PROPOSED GRAVITY SEWER MAIN WITH 15' EASEMENT TO CITY OF CHEHALIS
- ③ PROPOSED 8"  $\phi$  WATER MAIN
- ④ PROPOSED DOMESTIC AND IRRIGATION METER LOCATIONS
- ⑤ PROPOSED SANITARY SEWER MANHOLE IN EXISTING SEWER MAIN
- ⑥ PROPOSED NEW SEWER LATERAL TO EX. RESIDENCE
- ⑦ EXISTING SEWER CONNECTION TO BOYS & GIRLS CLUB TO BE RELOCATED AND TIED TO NEW SEWER MAIN

NO.	DATE	DESIGNED BY:	CA	DRAWN BY:	CA	CHECKED BY:	RWB	DATE:	1/25/24	SCALE:	1" = 30'
<p><b>2061 JACKSON MULTI-FAMILY</b></p> <p><b>PRELIMINARY UTILITY PLAN</b></p>											
<p><b>RB Engineering</b></p> <p>DESIGN → PERMIT → MANAGE</p> <p>OFF: (360) 740-8819 P.O. Box 923 CHEHALIS, WA 98532 EMAIL: <a href="mailto:Carl@rbce.com">Carl@rbce.com</a></p>											
<p><b>811</b> Know what's below. Call 811 before you dig.</p>											
<p>JOB NUMBER: 22019</p> <p>DRAWING NAME: 22019_C2.1_UTPL</p> <p><b>C2.1</b></p> <p>4 OF 5</p>											



**PRELIMINARY PLANT SCHEDULE**

SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
		<b>STREET TREE**</b> <i>Acer platanoides</i> <i>Liquidambar styraciflua</i> <i>Pyrus calleryana</i> <i>Acer rubrum</i>	'Emerald Queen' Maple American Sweetgum Flowering Pear Red Sunset Maple	2.0" CAL. MIN.	B&B/cont. 35' O.C.
		<b>ORNAMENTAL ACCENT TREE</b> <i>Fagus sylvatica 'Pendula'</i> <i>Malus spp.</i> <i>Acer palmatum</i> <i>Cercidiphyllum japonicum</i>	Weeping Beech Flowering Crabapple Japanese Maple Katsura Tree	1.5" CAL. MIN.	B&B/cont.
		<b>NARROW EVERGREEN TREE</b> <i>Chamaecyparis nootkatensis</i> <i>Pinus leucodermis</i>	Alaskan Weeping Cedar Bosnian Pine	7-8" HT. MIN.	B&B/cont.
		<b>MEDIUM GROWING SHRUBS</b> <i>Nandina domestica</i> <i>Prunus laurocerasus</i> <i>Leucothoe hyb.</i> <i>Euonymus alata 'Compacta'</i>	Heavenly Bamboo 'Otto Luyken' Laurel Leucothoe Dwarf Burning Bush		
		<b>LOW GROWING SHRUBS</b> <i>Nandina domestica</i> <i>Azalea</i> <i>Spirea x. bumalda</i> <i>Pennisetum 'Rubrum'</i> <i>Hemmercallis x. 'Malja'</i> <i>Sarcococca ruscifolia</i> <i>Erica carnea 'Springwood Pink'</i>	Harbor Dwarf Nandina Azalea spp. Gold Mound Spirea Dwarf Fountain Grass Golden Zebra Daylily Sweet Box Spring Heath		
		<b>SPREADING ORNAMENTAL GROUNDCOVERS</b> <i>Viburnum davidii</i> <i>Euonymus fortunei</i> <i>Archtophylos uva-ursi</i> <i>Cotoneaster dammerii</i>	David's Viburnum 'Emerald Gaiety' Euonymus Kinnickinnick Bearberry		
		<b>SEASONAL PERENNIAL COLOR BED</b> 4" bedding plants at 12" o.c.			
		<b>BUFFER ENHANCEMENT PLANTING</b> <i>Symphoricarpos alba</i> <i>Rosa nutkana</i> <i>Spirea douglasii</i> <i>Cornus sericea</i> <i>Sambucus racemosa</i> <i>Rubus spectabilis</i> <i>Fraxinus latifolia</i>	Snowberry Nootka Rose Douglas Spirea Red-twig Dogwood Red Elderberry Salmonberry Oregon Ash	1 GAL. or B.R.	6' O.C.
		<b>BIOFILTRATION SWALE MIX</b> <i>Juncus effusus</i> <i>Carex m. 'Aurea-variegata'</i>	Soft Rush Gold Sedge	1 GAL.	24" O.C.
		<b>STORMWATER DETENTION</b>	Wet Pond seed mixture		
		<b>SEEDDED TURF AREA</b>	Perennial rye lawn mixture		

**PRELIMINARY PLANTING NOTES**

- \* FINAL QUANTITIES TO BE BASED ON MINIMUM CODE REQUIREMENTS. THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED ILLUSTRATING THE ACTUAL LANDSCAPE PLANT MATERIALS PROPOSED FOR CONSTRUCTION.
  - \*\* STREET TREE SELECTION SUBJECT TO PUBLIC WORKS STANDARDS. FINAL SELECTION SHALL HAVE CHARACTERISTICS SUITABLE FOR STREET USE
1. FINAL LANDSCAPE PLANTING PLANS SHALL ILLUSTRATE LANDSCAPE INSTALLATION DETAILS & SPECIFICATIONS INCLUDING SOIL PREPARATION AND AMENDMENTS.
  2. ALL LANDSCAPED AREAS SHALL DEMONSTRATE A MEANS OF IRRIGATION FOR ESTABLISHMENT, WHICH MAY INCLUDE AN AUTOMATIC IN-GROUND SPRINKLER SYSTEM WITH SOLID STATE PROGRAMMABLE CONTROLLER.
- AREA TAKE OFF ESTIMATE:  
 SHRUB/GC AREA: 14,800 S.F. ORNAMENTAL PLANTINGS INCLUDING SLOPES AND PARKING ISLANDS  
 LAWN AREA (EST): 400 S.F. (PLANTER STRIP AT STREET)  
 (INCLUDES LANDSCAPED PORTIONS OF RIGHTS OF WAY)  
 (NOT INCLUDING STORM WATER FACILITY AREA, 10,400 SF)
- TOTAL LANDSCAPE AREA TO PREP: 25,200 SQUARE FEET  
 EDGING TYPE: (TO BE DETERMINED)

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<b>L1.0</b>		
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