

SITE INFORMATION

GROSS SITE AREA (DMC NORTH) = 60.75 ± ACRES
(2,646,576 ± SF)
TOTAL BUILDING AREA = 1,155,550 SF

DEVELOPMENT SITE COVERAGE = 43.66%

ZONING (LEWIS COUNTY) = UGA

BUILDING A:
FOOTPRINT = 1,011,500 SF
OFFICE AREA ALLOWANCE = 30,000 SF (3%)
DOCK / AT-GRADE DOORS = 168 / 8
AUTO STALLS REQUIRED = -
AUTO STALLS PROVIDED = 420
TRAILER STALLS PROVIDED = 126

BUILDING B:
FOOTPRINT = 144,000 SF
OFFICE AREA ALLOWANCE = 7,200 SF (5%)
DOCK / AT-GRADE DOORS = 40 / 2
AUTO STALLS REQUIRED = -
AUTO STALLS PROVIDED = 117
TRAILER STALLS PROVIDED = 45

NOTES:
1. ALL PARKING STALLS DEPICTED AS 9'x18' MINIMUM. MINIMUM STALL QUANTITY REQUIREMENTS PER LCMC 17.145.040

2. SITE AREAS SHOWN ARE APPROXIMATE ONLY.
3. THE PROPOSED CONSTRUCTION TYPE IS 5B, SPECULATIVE TILT-UP HIGH CUBE WAREHOUSE WITH ESFR SPRINKLER PROTECTION.

4. ESTIMATE FIRE FLOW: 3000 GPM, 78 PSI - STATIC FLOW DATA IS FROM A FLOW TEST NEAR INTERSECTION OF BISHOP AND BOROVEC RD AND THEREFORE MUST BE UPDATED BY UPDATED FLOW TEST.

5. DEADEND WATERMAIN LOCATED IN RUSH RD SIZE (8" OR 12") IS TO BE CONFIRMED (BY PURVEYOR).

6. 10" SANITARY SEWER MAIN ROUTES TO THE NORTH / NORTHWEST ALONG THE UTILITY / ACCESS EASEMENT FROM THE MANHOLE SHOWN ON THE SOUTH SIDE OF THE PROPOSED BUILDING.

7. FH = FIRE HYDRANT



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

Project Title:

I-5 CORPORATE CENTER - CHEHALIS

Client:

CHEHALIS LAND, LLC
1302 Puyallup Street
Sumner, WA 98390
(206) 233-9600

Job Number:

16-068

Issue Set and Date:

CLIENT COORDINATION
September 27, 2016

NOT FOR CONSTRUCTION



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- Revisions:

Sheet Title:

CONCEPTUAL SITE PLAN

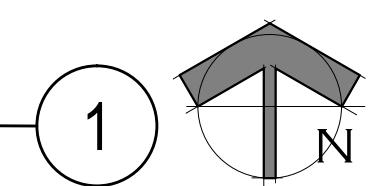
Designed by: B. Ludwig

Drawn by: B. Ludwig

Checked by: P. McCormick

Sheet Number:

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of Sheets



SITE PLAN
SCALE: 1" = 120'