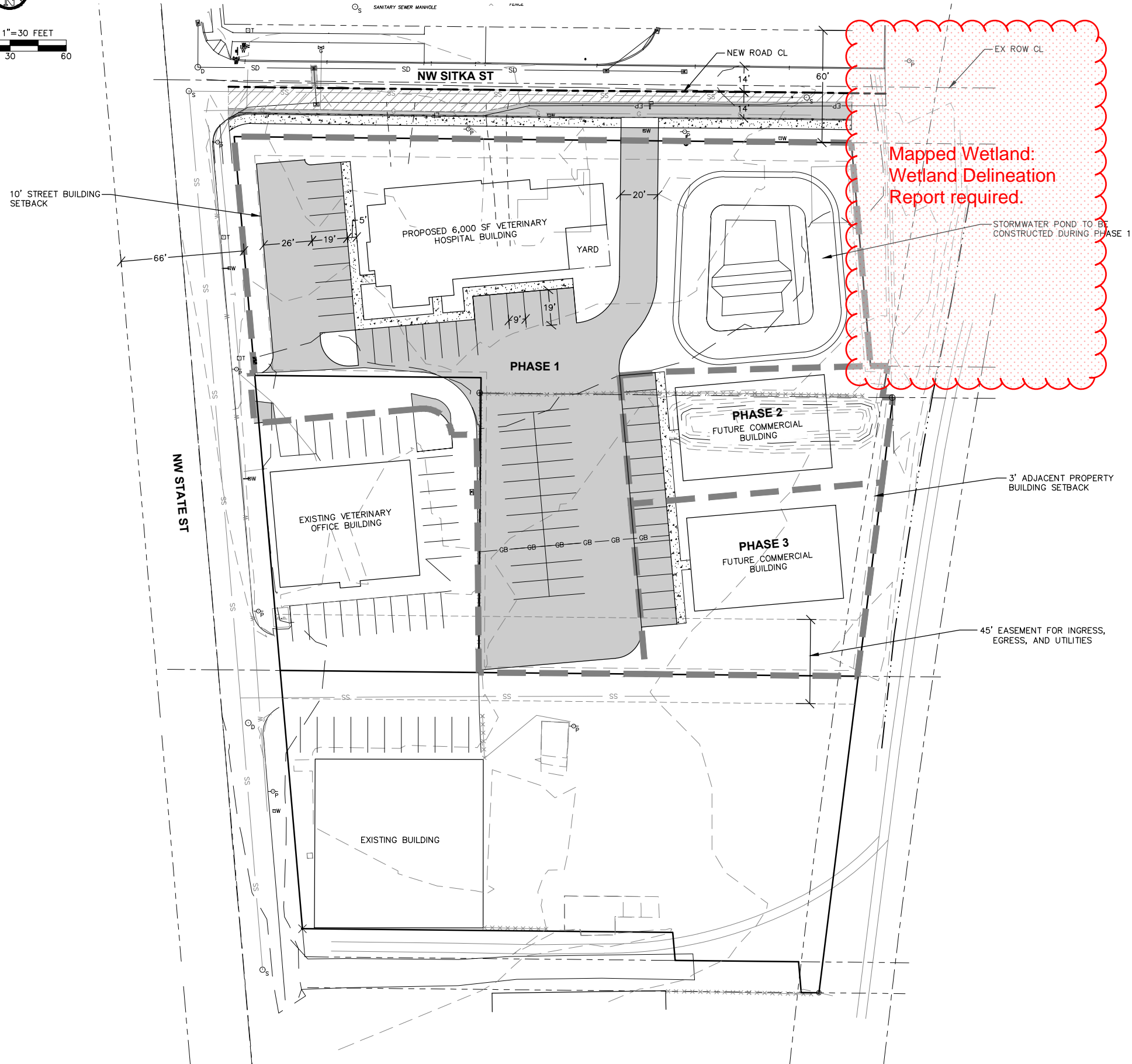
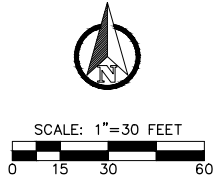
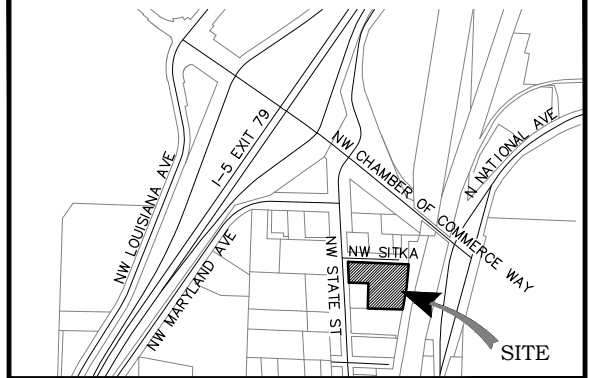


# RIVER BEND HUB DEVELOPMENT

SECTION 30, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.  
LEWIS COUNTY, WASHINGTON



## VICINITY MAP



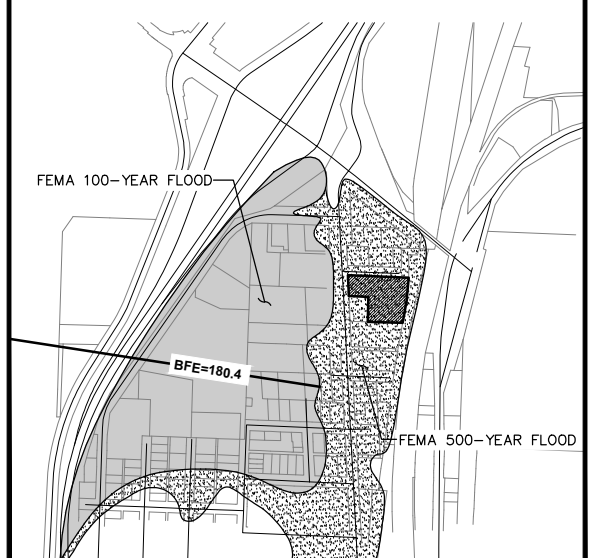
## PROJECT INFORMATION

**APPLICANT:** BRANDY FAY  
 370 HAMILTON RD  
 CHEHALIS, WA 98532  
 (360) 748-3121  
 DRFAYDVM@GMAIL.COM  
**PARCEL NOS:** 004333003000  
**SITE ADDRESS:** 1268 NW STATE ST  
 CHEHALIS, WA 98532  
**ZONING:** IL/CG  
**SITE AREA:** 1.73  
**GRADING:** 1160± CY CUT  
 3420± CY FILL  
**BUILDING AREA (SF):** 5,000 (EXISTING)  
 6,000 (PHASE 1)  
 8,000 (FUTURE)  
 19,000 (TOTAL)  
**REQUIRED PARKING:** 3/ 1,000 SF BUILDING AREA  
 57 SPOTS  
**PROVIDED PARKING:** 23 SPOTS (EXISTING)  
 60 SPOTS (NEW)  
 83 SPOTS (TOTAL)  
**SOILS:** LACAMAS SILT LOAM  
**SANITARY SEWER:** CITY OF CHEHALIS  
**WATER:** CITY OF CHEHALIS  
**FIRE DISTRICT:** LEWIS COUNTY

## 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

## FLOOD MAP

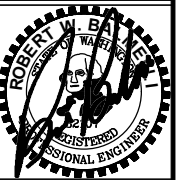


NO.	DATE	REVISION

DESIGNED BY: ZRW  
 DRAWN BY: ZRW  
 CHECKED BY: R/WB  
 DATE: 5/25/23  
 SCALE:

**RIVER BEND HUB DEVELOPMENT**  
 WA.  
 CHEHALIS

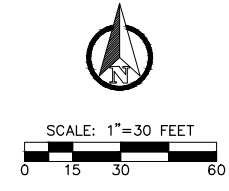
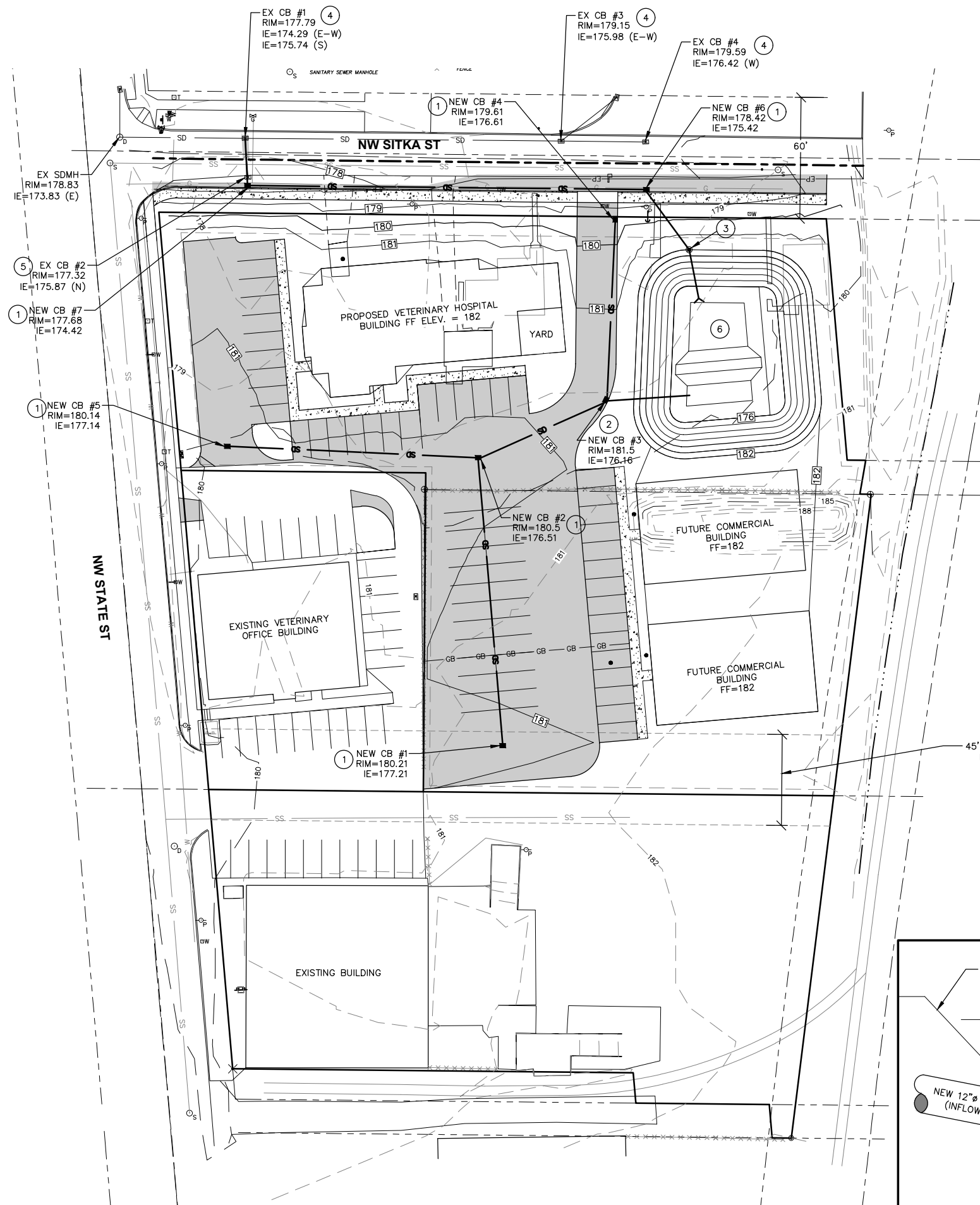
**PRELIMINARY SITE PLAN**



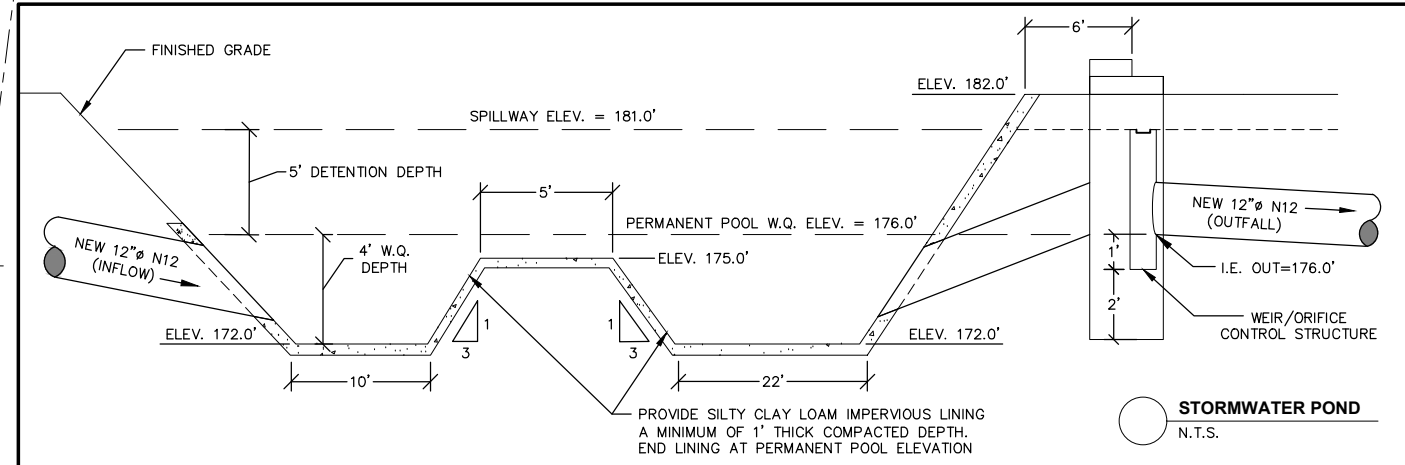
**RB Engineering**  
 DESIGN → PERMIT → MANAGE  
 OFF: (360) 740-8819  
 EMAIL: Chief@rbengineering.com  
 P.O. Box 523  
 CHEHALIS, WA 98532

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

JOB NUMBER: 22034  
 DRAWING NAME: 22034\_PSP  
**P0.1**  
 1 OF 4



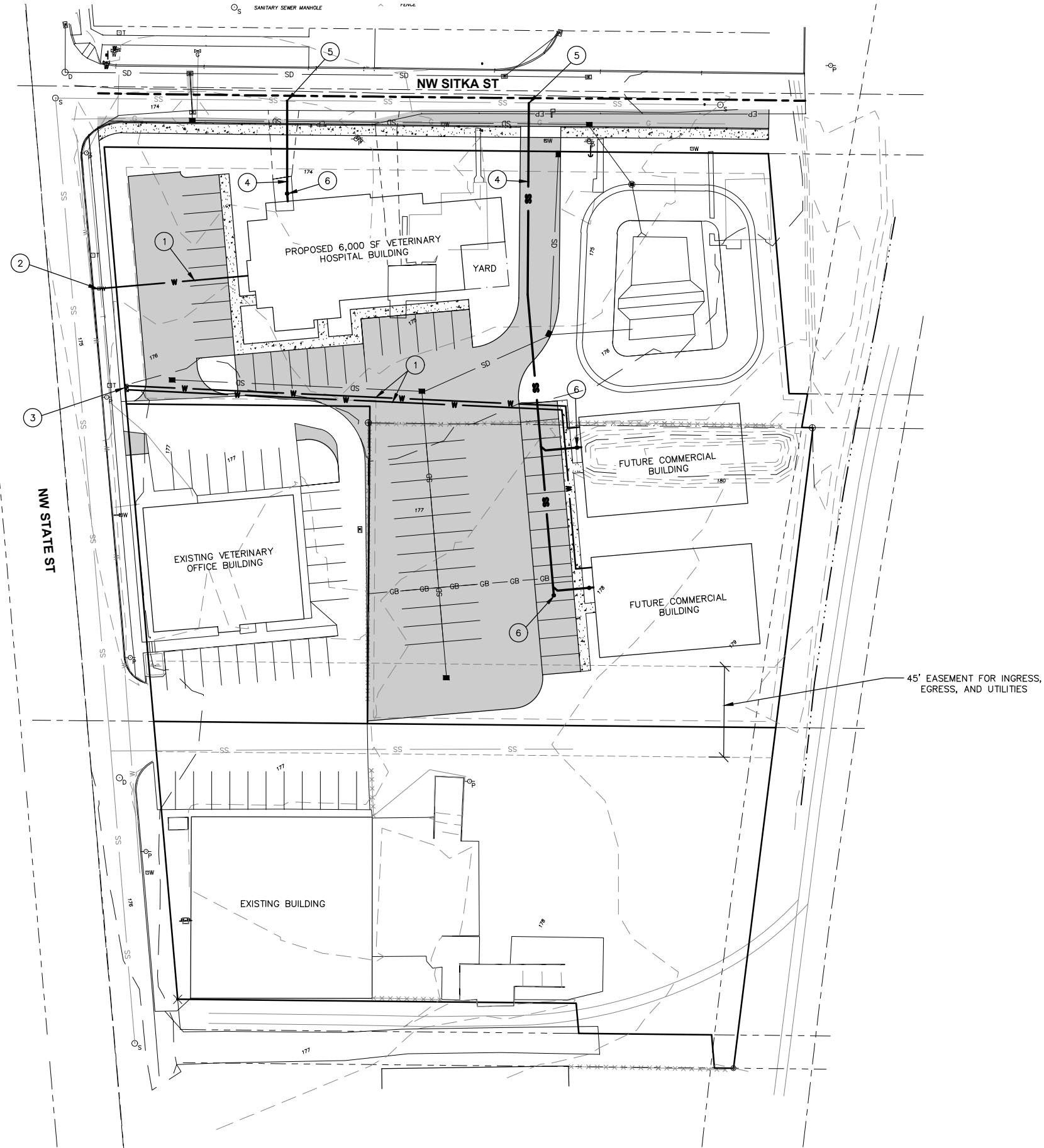
- GRADING CONSTRUCTION NOTES:**
- 1 NEW TYPE 1 CATCH BASIN
  - 2 NEW TYPE 2 CATCH BASIN
  - 3 NEW OUTLET CONTROL STRUCTURE
  - 4 EXISTING CATCH BASIN TO REMAIN
  - 5 EXISTING CATCH BASIN TO BE REMOVED
  - 6 NEW STORMWATER POND



NO.	DATE	REVISION
DESIGNED BY: ZRW	CHECKED BY: R/WB	DATE: 5/25/23
DRAWN BY: ZRW	CHECKED BY: R/WB	SCALE:
<b>RIVER BEND HUB DEVELOPMENT</b>		
<b>PRELIMINARY GRADING AND DRAINAGE PLAN</b>		
<b>RB Engineering</b> DESIGN → PERMIT → MANAGE OFF: (509) 740-8819 P.O. Box 523 CHEHALIS, WA 98532 EMAIL: <a href="mailto:info@robengineering.com">info@robengineering.com</a>		
<b>811</b> Know what's below. Call 811 before you dig.		
JOB NUMBER: 22034 DRAWING NAME: 22034_PGDPL <b>P1.1</b> 2 OF 4		



SCALE: 1"=30 FEET  
 0 15 30 60



**UTILITY CONSTRUCTION NOTES:**

- ① INSTALL NEW 2" SCH. 40 PVC WATER LINES FOR SERVICE TO NEW BUILDINGS.
- ② CONNECT NEW VETERINARY HOSPITAL TO EXISTING WATER METER.
- ③ INSTALL NEW 3/4" WATER METERS FOR FUTURE COMMERCIAL BUILDINGS.
- ④ INSTALL NEW 6" SEWER LATERALS FOR SERVICE TO NEW BUILDINGS.
- ⑤ CONNECT NEW SEWER LATERALS TO EXISTING SEWER MAIN.
- ⑥ INSTALL NEW SEWER CLEANOUTS AT LOCATIONS SHOWN.

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 SCALE: WA.

**RIVER BEND HUB DEVELOPMENT**  
 CHEHALIS

**PRELIMINARY UTILITY PLAN**

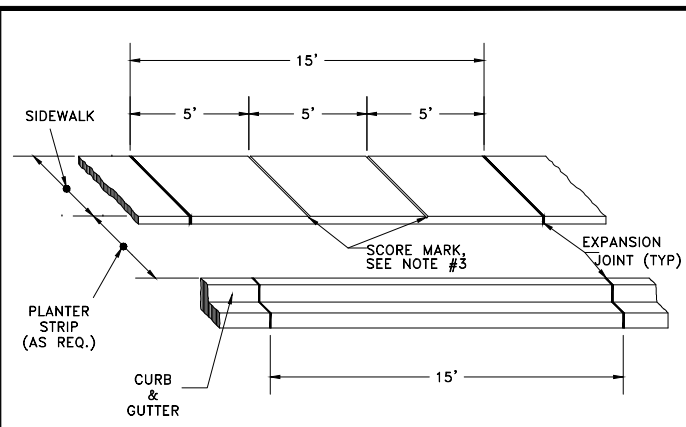


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 P.O. Box 523  
 CHEHALIS, WA 98532  
 OFF: (509) 740-8819  
 EMAIL: info@rbengineering.com



JOB NUMBER: 22034  
 DRAWING NAME: 22034\_PUTPL  
**P1.2**  
 3 OF 4





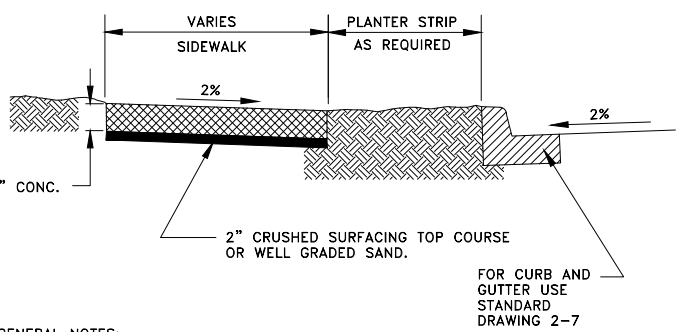
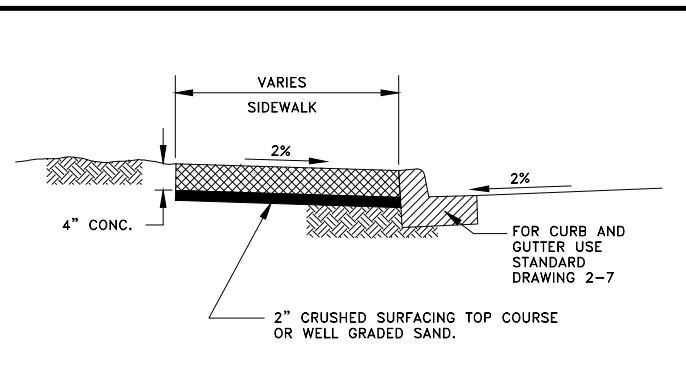
**GENERAL NOTES:**

- EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
- FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
- SCORE MARKS SHALL BE ±1/8" WIDE BY ±1/4" DEEP. FOR SIDEWALKS OVER 8' IN WIDTH, A LONGITUDINAL SCORE MARK SHALL BE MADE ALONG CENTER OF WALK.
- EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AND IN SIDEWALK AT PC AND PT AT ALL CURB RETURNS. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB AND GUTTER, UNLESS OTHERWISE DIRECTED BY ENGINEER.

*City of Chehalis*

**SIDEWALK SPACING  
EXPANSION JOINTS & SCORE MARKS**

APPROVED BY	DWG. NO. 2-10
	REVISED DATE 1/02/2003
CITY ENGINEER	



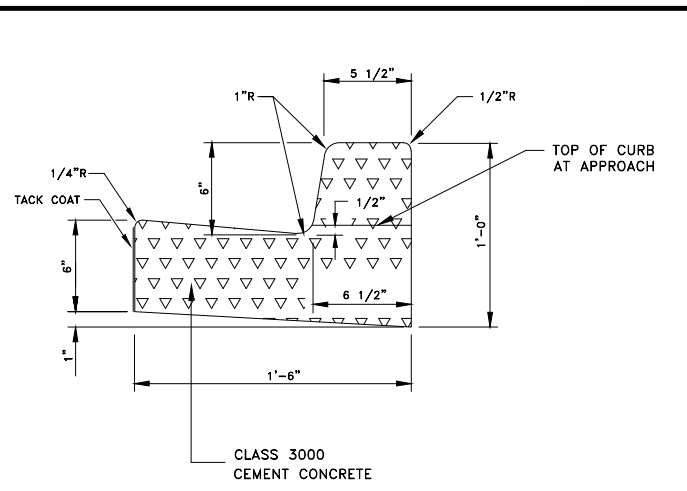
**GENERAL NOTES:**

- REFER TO STANDARD DRAWING 2-10 FOR INFORMATION ON JOINTS AND SCORING.
- SIDEWALK ACROSS CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6" FOR RESIDENTIAL DRIVES & 8" FOR ALL OTHER DRIVES.
- WHEN CHECKED WITH A 10' STRAIGHTEDGE, GRADE SHALL NOT DEVIATE MORE THAN 1/8 INCH & ALIGNMENT SHALL NOT VARY MORE THAN 1/4 INCH.

*City of Chehalis*

**SIDEWALK**

APPROVED BY	DWG. NO. 2-9
	REVISED DATE 1/02/2003
CITY ENGINEER	



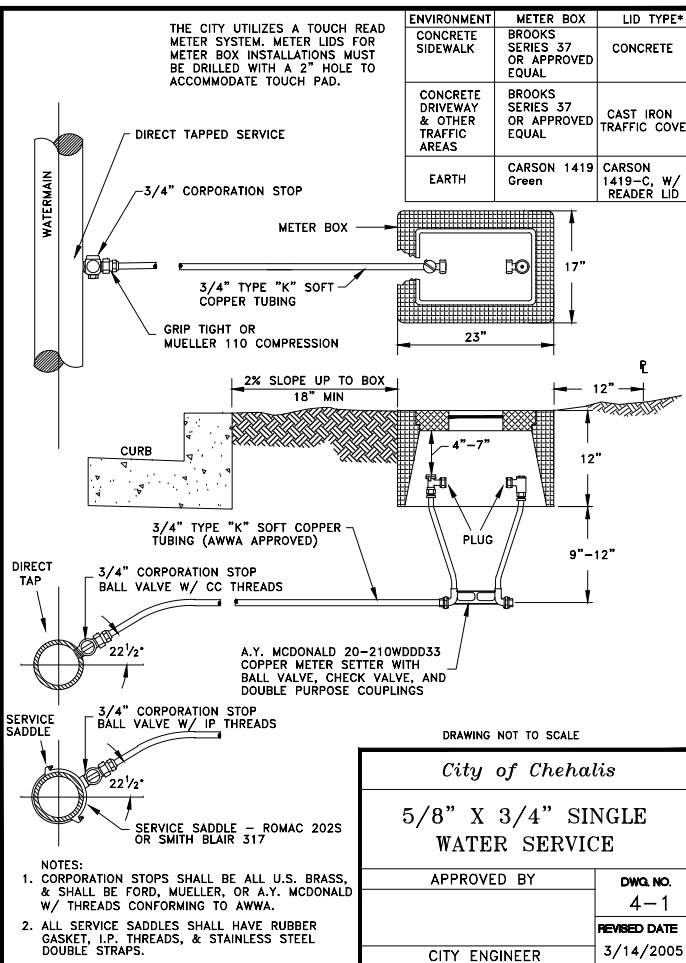
**GENERAL NOTES:**

- EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
- FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
- SUBGRADE AND BASE REQUIREMENTS SHALL BE THE SAME AS FOR PAVEMENT RESTORATION.

*City of Chehalis*

**CEMENT CONCRETE  
CURB & GUTTER**

APPROVED BY	DWG. NO. 2-7
	REVISED DATE 1/02/2003
CITY ENGINEER	

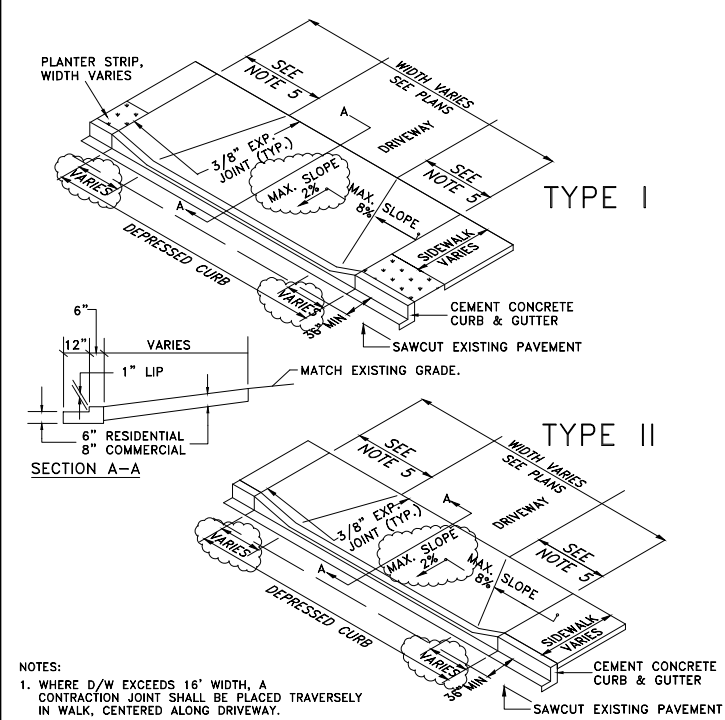


ENVIRONMENT CONCRETE SIDEWALK	METER BOX BROOKS SERIES 37 OR APPROVED EQUAL	LID TYPE* CONCRETE
CONCRETE DRIVEWAY & OTHER TRAFFIC AREAS	BROOKS SERIES 37 OR APPROVED EQUAL	CAST IRON TRAFFIC COVER
EARTH	CARSON 1419 Green	CARSON 1419-C, W/ READER LID

*City of Chehalis*

**5/8" X 3/4" SINGLE  
WATER SERVICE**

APPROVED BY	DWG. NO. 4-1
	REVISED DATE 3/14/2005
CITY ENGINEER	



- NOTES:**
- WHERE D/W EXCEEDS 16' WIDTH, A CONTRACTION JOINT SHALL BE PLACED TRAVERSELY IN WALK, CENTERED ALONG DRIVEWAY.
  - EXPANSION JOINTS ARE REQUIRED TO ENSURE ISOLATION WHEN NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE OR EXISTING FEATURES.
  - EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS.
  - FORM AND SUBGRADE INSPECTION ARE REQUIRED BEFORE PLACING CONCRETE.
  - TRANSITION WIDTH WILL VARY DEPENDING ON DRIVEWAY SLOPE. MAINTAIN MAXIMUM 12:1 TRANSITION SLOPE.
  - WHEN CHECKED WITH A 10 FOOT STRAIGHTEDGE, GRADE SHALL NOT DEVIATE MORE THAN 1/8 INCH & ALIGNMENT SHALL NOT VARY MORE THAN 1/4 INCH.
  - BROOM FINISH LONGITUDINALLY WITH LIGHT BROOM FINISH.

*City of Chehalis*

**CEMENT CONCRETE  
DRIVEWAY**

APPROVED BY	DWG. NO. 2-8
	REVISED DATE 4/14/2010
CITY ENGINEER	

**PAVEMENT DESIGN-CONSTANTS**

	BOULEVARD & ARTERIAL	COMMERCIAL & INDUSTRIAL COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL
ADT	20,000	5,000	4,000	500
% ADT	8	15	5	5
GROWTH RATE	5	5	5	2
LANE FACTOR	0.5	0.5	0.5	0.5
DESIGN EAL	3,000,000	1,400,000	370,000	35,000
R%	95	90	85	80
S <sub>o</sub>	0.45	0.45	0.45	0.45
P <sub>i</sub>	4.20	4.20	4.20	4.20
P <sub>t</sub>	2.5	2.4	2.3	2.2
ΔPSI	1.7	1.8	1.9	2.0

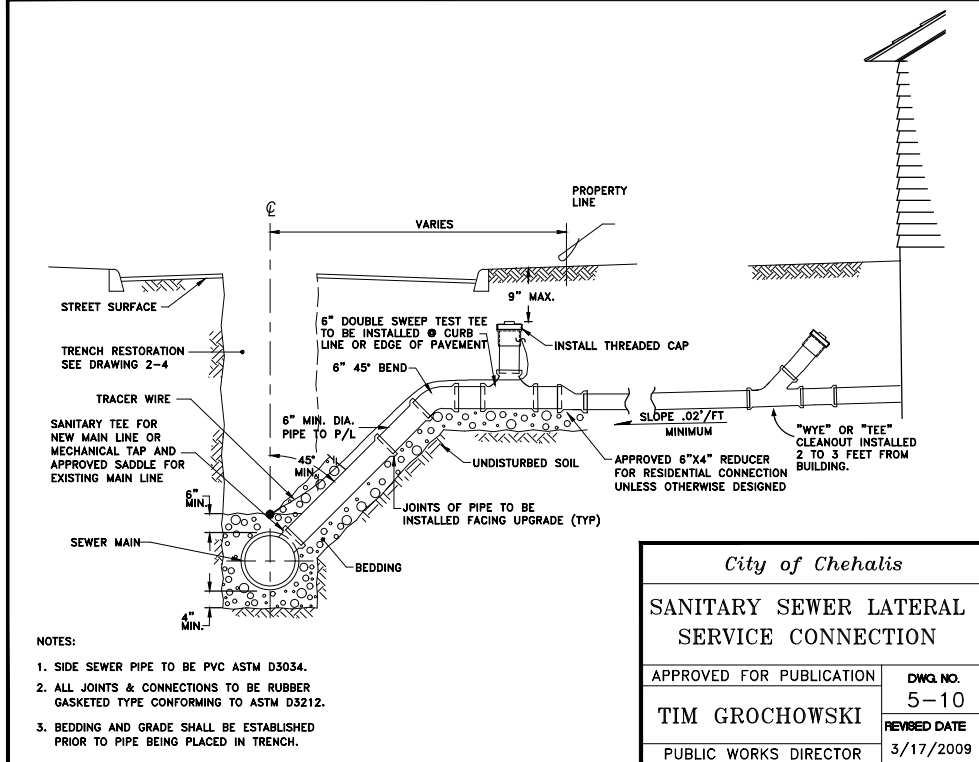
	MINIMUM PAVEMENT SECTION WITHOUT PAVEMENT DESIGN *	MINIMUM PAVEMENT SECTION WITH PAVEMENT DESIGN *
AC	6"	4"
CSTC	2"	2"
GRAVEL BORROW	24"	12"

- \* PAVEMENT DESIGN IS PER AASHTO DESIGN GUIDELINES AND CERTIFIED CALIFORNIA BEARING RATIO (CBR) SOIL TESTS. SEE STANDARD DRAWING 2-3 FOR PAVEMENT DESIGN WORKSHEET.**
- NOTE:**
- USE 2% STREET CROSS SLOPE AND NO MORE THAN 33 FEET OF ROADWAY SLOPED IN ANY DIRECTION.

*City of Chehalis*

**PAVEMENT  
DESIGN**

APPROVED BY	DWG. NO. 2-2
	REVISED DATE 3/26/2005
CITY ENGINEER	



- NOTES:**
- SIDE SEWER PIPE TO BE PVC ASTM D3034.
  - ALL JOINTS & CONNECTIONS TO BE RUBBER GASKETED TYPE CONFORMING TO ASTM D3212.
  - BEDDING AND GRADE SHALL BE ESTABLISHED PRIOR TO PIPE BEING PLACED IN TRENCH.

*City of Chehalis*

**SANITARY SEWER LATERAL  
SERVICE CONNECTION**

APPROVED FOR PUBLICATION	DWG. NO. 5-10
TIM GROCHOWSKI	REVISED DATE 3/17/2009
PUBLIC WORKS DIRECTOR	

REVISION

DESIGNED BY: ZRW	DRAWN BY: ZRW	CHECKED BY: RWB	DATE: 5/25/23	SCALE:
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RIVER BEND HUB DEVELOPMENT

PRELIMINARY DETAILS AND NOTES

WA.

CHEHALIS

**RB Engineering**  
DESIGN → PERMIT → MANAGE

OFF: (360) 740-8819  
EMAIL: [cliff@rbengineering.com](mailto:cliff@rbengineering.com)

P.O. Box 932  
CHEHALIS, WA 98532

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**P13**  
4 OF 4