CITY OF NAPAVINE PLANNING COMMISSION MEETING

Monday – May 2, 2022 – 6:00 PM

PUBLIC HEARING
Napavine Adventures -Variance
0 E Newaukum Street – Parcel 008243001001

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

III. ROLL CALL

IV. APPROVAL OF AGENDAS – As present

V. APPROVAL OF MINUTES –
1) **Planning Commission Meeting – April 18, 2022**

VI. NEW BUSINESS
1) **Public Hearing - Napavine Adventures - Variance 0 E Newaukum Street – Parcel 008243001001**
2) **Set Public Hearing - Scot Industries – SEPA and Variance – 1206 Rush Road Parcel #018082000000, 018089001000 & 018086001000**

VII. OLD BUSINESS
1) **Arco ampm Convenience Store – Land Use/ SEPA - 0 Rush Road Tax Parcel #018050016005**

VIII. CONSIDERATION

IX. CITIZEN COMMENTS- Non-agenda items

X. GOOD OF THE ORDER

XI. ADJOURNMENT

Planning Commission Meeting is held in person and via Teleconference.

Teleconference Information

Dial-in number (US): (720) 740-9753

Access code: 8460198

To join the online meeting:

https://join.freeconferencecall.com/rdenham8

City of Napavine
407 Birch Ave SW
P O Box 810
Napavine, WA 98565
360-262-3547

City Website
www.cityofnapavine.com

NAPAVINE PLANNING COMMISSION MINUTES
April 18, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:
Commission Chair Hamilton called regular planning commission meeting to order at 6:00 pm.

ROLL CALL:
Planning Commission present: Commission Chair Larry Hamilton, Deborah Graham Commissioner #1, and Brandon Torgerson Commissioner #5. Commissioner Graham motioned to excuse Commissioner's Bob Bozarth and Arnold Haberstroh from the meeting, second by Commissioner Torgerson. Vote on motion 3 aye, 0 nay.

APPROVAL OF AGENDA – As presented:
Commissioner Graham motioned to approve the agenda, seconded by Commissioner Torgerson. Vote on motion 3 aye and 0 nay.

APPROVAL OF MINUTES:
Commissioner Torgerson motioned to approve minutes for April 4, 2022 meeting, seconded by Commissioner Graham. Vote on motion 3 aye and 0 nay

NEW BUSINESS:
Variance- 0 E Newaukum Street – Tax Parcel #008243001001 Napavine Adventures – 4 plex
Commissioner Graham motioned to set a public hearing for May 2, 2022 at 6:00 PM., seconded by Commissioner Torgerson. Vote on motion 3 aye, 0 nay.

GOOD OF THE ORDER:
Director Bryan Morris spoke to the Planning Commission members regarding the size of the city, and the possibility of switching over to a board of adjustment and hearing examiner for all developments. Planning Commission would only do the rules and regulations of the Comprehensive Plan Updates, codes, zoning, etc.

ADJOURNMENT 6:15 pm
Commissioner Torgerson motioned to adjourn, seconded by Commissioner Graham. Vote 3 ayes, 0 nays.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at https://fccdl.in/XxcmqDJweF .

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director Planning Commission Chairperson

Shawn O'Neill, Mayor

CITY of NAPAVINE
Incorporated 1913
407 Birch Ave SW; P. O. Box 810; Napavine, WA 98565
Phone: (360) 262-3547 Fax: (360) 262-9199
www.cityofnapavine.com

Rachelle Denham, City Clerk
Mary Wood, City Treasurer
Bryan Morris, PW / CD Director

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Napavine Planning Commission has scheduled a public hearing to be held on Variance Application VA 04-12-22 for parcel #008243001001, .29 acres, partial legal description of Section 26 Township 13N Range 02W LTS 6 & 7 BLK 26 ROWELLS ADD, commonly known as 0 E Newaukum Street.

WHEN: **Monday, May 2, 2022**
TIME: **6:00 pm**
WHERE: **Napavine City Hall, 407 Birch Ave. SW, Napavine, WA 98565**

The Variance application requests a variance from curb, gutter, sidewalk, street, and street lighting construction on the southern half of the road right of way. Applicant states due to the variance allotted to the developer on the north side of E. Newaukum Street, the half street improvements would not line up, so they are requesting to continue the 17 ft. wide half road extensions. The utilities and road would be extended to the further point of the proposed parcel to service a 4-plex townhome development.
The codes the applicant is requesting the Variance on are NMC 12.04.060 C and NDC 2B.07 Street Frontage Improvements.
The location of the proposed Variance Application is parcel #008243001001, .29 acres, commonly known as 0 E Newaukum Street Napavine, WA.

Public comment will be received by the Napavine Planning Commission on the proposed Variance Application. Comments may be made in writing to Executive Assistant Katie Williams at P.O. Box 810, Napavine, WA 98565, or by email kwilliams@cityofnapavine.com. Comments must be received by May 2, 2022 at 4:30 pm or by appearing before the Napavine Planning Commission.

**You are receiving this Public Hearing Notice because the proposed Variance is located 300 feet of a tax parcel you own. If you have questions or concerns, you may address them at the public hearing, or reach out to Katie Williams at (360) 262-9344.

Ethan White & Kindra Davis
PO BOX 1228
Napavine, WA 98565

Sean Kiffer
PO BOX 1013
Napavine, WA 98565

Michael Renfro & Regan Givens
263 Pinehurst Dr. SW Unit 306
Tumwater, WA 98501

Darlene Owens
PO BOX 982
Napavine, WA 98565

Don Day
236 Chehalis Valley Dr.
Chehalis, WA 98532

Charles & Kendra Maslowski
PO BOX 936
Napavine, WA 98565

Michael Mikota
PO BOX 334
Napavine, WA 98565

Napavine School District 14
PO BOX 840
Napavine, WA 98565

Steven & Kayla Von Seggern
PO BOX 66805
Saint Louis, MO 63166

Andy & Marie Douglas
612 W Grand Blvd
Chehalis, WA 98532

Todd & Kelly Kelley
PO BOX 1251
Napavine, WA 98565

Diane Armitage
PO BOX 1224
Napavine, WA 98565

Madison & Tucker
PO BOX 1338
Napavine, WA 98565

Robert Slemp
PO BOX 355
Napavine, WA 98565

Chase Barragar
236 Chehalis Valley Dr.
Chehalis, WA 98532

Surrounding Parcels

PARCEL NO.	ADDRESS	PROPERTY OWNER
008366001002	0 E Stella St.	Charles & Kendra Maslowski
018170002000	0 E Stella St.	Charles & Kendra Maslowski
008233005000	500 E Stella St.	Charles & Kendra Maslowski
008233006000	0 E Stella St.	Michael Mikota
008234001002	0 E Stella St.	Michael Mikota
018170001002	0 Forest Napavine Rd.	Michael Mikota
008365000000	0 E Rowell St. Off	Napavine School Dist. 14
008201000000	0 3rd Ave NE	Napavine School Dist. 14
018170001001	0 Forest Napavine Rd.	Napavine School Dist. 14
008244000000	404 4th Ave NE	Napavine School Dist. 14
008232000000	716 4th Ave NE	Steven & Kayla Von Seggern
008230000000	710 4th Ave NE	Andy & Marie Douglas
008229000000	704 4th Ave NE	Todd & Kelly Kelley
008217002000	313 E Stella St.	Diane Armitage
008243001002	416 E Park St.	Madison & Tucker Stanley
008236001000	404 E Newaukum St.	Robert Slemp
008234001001	413 E Newaukum St.	Chase Barragar
008219001000	709 4th Ave NE	Ethan White & Kindra Davis
008209001000	611 4th Ave NE	Sean Kiffer
008209002000	601 4th Ave NE	Michael Renfro & Regan Givens
008208002000	625 4th Ave NE	Darlene Owens
008233003000	413 E Stella St.	Don Day

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com

CITY of NAPAVINE
Incorporated 1913

Public Hearing Notification

Affidavit of Posting.

Project No. VA 04-12-2022 – 0 E Newaukum Street, parcel #008243001001– Variance
Date of Planning Commission Meeting: May 2, 2022

I, Katie Williams, hereby certify that I have posted the Public Hearing Notification at City Hall on April 21, 2022. I also emailed the newspaper of record, Lewis County News, to publish the notice in the next available print of Lewis County news (Wednesday, April 27, 2022), and also on the Lewis County News website/Facebook immediately.

The Public Hearing Notice was also mailed to the property owners within 300 ft. of the project on Friday, April 22, 2022.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the April 22, 2022

Katie Williams
Signature:

4/29/2022
Date:

Katie Williams
Print Name:

STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 29th day of April, 2022, personally appeared Katie Williams (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."
SUBSCRIBED AND SWORN TO before me, this the 29th day of April, 2022.

Rachelle D Denham
Notary Signature

RACHELLE D DENHAM
93086
NOTARY PUBLIC
COMM. EXPIRES 09-17-23
STATE OF WASHINGTON

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com

CITY of NAPAVINE
Incorporated 1913

Public Hearing Notification

Affidavit of Posting.

Project No. VA 04-12-2022 – 0 E Newaukum Street, parcel #008243001001– Variance
Date of Planning Commission Meeting: May 2, 2022

I, Bryan Morris, hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subjected to Project Name/Number: Napavine Adventures Variance VA 04-12-2022 location of 0 E Newaukum Street, parcel #008243001001.

Posting of said sign(s) was accomplished on April 22, 2022. Said sign(s) have been posted in a manner which provides an unobstructed at 0 E Newaukum Street, parcel #008243001001, Frank's Mini Mart and Plaza Jalisco within the City of Napavine.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the April 22, 2022

Bryan Morris
Signature:

4/29/2022
Date:

Bryan Morris
Print Name:

STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 29th day of April, 2022, personally appeared Bryan Morris (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."
SUBSCRIBED AND SWORN TO before me, this the 29th day of April, 2022.

Rachelle D Denham
Notary Signature

RACHELLE D DENHAM 93086 NOTARY PUBLIC COMM. EXPIRES 09-17-23 STATE OF WASHINGTON (Seal)

Napavine Adventures

E Newaukum Street – Staff Report

- **NMC 12.04.060 C. New Residential Sub-Division streets**

  C. Development of parcels shall be required to resemble and match improvements on continuous parcels; i.e. sidewalks, culverts and driveways, curbs and gutters.

- **NMC 17.24.050 R3 Permitted Dimensions**

Property is .29 acre lot	12,632 sq. ft
1 single family home	7500 sq. ft.
Duplex	10,000 sq. ft.
3-Plex	12,500 sq. ft.
4-Plex	14,000 sq. ft.

- **NDC 2B.02**

Minimum Pavement Width is	28'
Current Neighborhood Theme	22'

- **NDC 2D.02 Illumination Design Standards**

  Current theme is candlestick with a maximum spacing of 175 ft. There is a PUD light at the corner of E Newaukum and 4th Ave.

17.24.020 - Permitted uses and structures.

Permitted uses and structures in the R-3 zone are as follows: all uses permitted in the R-1 and R-2 districts; apartment houses, boarding, lodging, or rooming houses, fraternity and sorority houses and dormitories, retirement homes, residential hotels, nursing homes and mobile homes, provided they comply with requirements set forth in Chapter 17.84 of this title. Mobile home parks are permitted in this zone as planned unit developments subject to approval by the board of adjustment.

(Ord. 411 § 3, 2006: Ord. 163 § 4.3.2, 1989)

17.24.030 - Permitted accessory uses and structures.

Permitted accessory uses in the R-3 zone are as follows: garages or parking spaces for each dwelling unit; home occupations, noncommercial swimming pools, greenhouses, garden, tool or garbage sheds.

(Ord. 163 § 4.3.3, 1989)

17.24.050 - Permitted dimensions.

Permitted dimensions in the R-3 zone are as follows:

A. Minimum lot size, one unit, seven thousand five hundred square feet or for transfer of development purposes; two units, ten thousand square feet; three units or more, twelve thousand five hundred square feet plus one thousand five hundred square feet per added unit;
B. Minimum lot front, forty feet;
C. Maximum lot cover, fifty percent;
D. Minimum front yard depth, fifteen feet;
E. Minimum side yard depth, seven and one-half feet for principal or accessory structure; fifteen feet if structure abuts a street;
F. Minimum rear yard depth, fifteen feet for principal structure; five feet for accessory structure;
G. Maximum building height fifty feet, or thirty-five feet when lot is adjacent to any residential district.

(Ord. 414 §§ 3, 4, 2006; Ord. 402 § 2, 2006: Ord. 264 § 5 (part), 1998; Ord. 163 §§ 4.3.5—4.3.11, 1989)

(Ord. No. 575, §§ 3, 4, 3-13-18)

NDC 2B.02

Table I
Minimum Street Standards

DESIGN STANDARD	BOULEVARD	MAJOR OR MINOR ARTERIAL	COMMERCIAL COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL ACCESS	PRIVATE
DESIGN LIMITATIONS	Access and intersections should be limited. No on-street parking.		N/A	N/A	N/A	N/A
MINIMAL STRUCTURAL DESIGN	See Standard Drawing Number 2-2					
STANDARD RIGHT-OF-WAY	90' – 102'	84' - 104'	66' – 78'	60'	60'	N/A
STANDARD PAVEMENT WIDTH	48' (may have a 16' median)	48' - 60'	40'	28' - 40'	36'	20'
PARKING LANE	None Allowed	None Allowed	8' Both Sides	7' One Side	7' One Side	N/A
MINIMUM MAXIMUM GRADE	0.5% - 8.0%	05% - 8.0%	0.5% - 10.0%	0.5% - 12.0%	0.5% - 15.0%	0.5% - 15.0%
CURB	Both Sides					N/A
SIDEWALKS	Both Sides 6' (min) 8' - pedestrian corridor 10' - zero lot setback			Both Sides 5'	Both Sides 5'	One Side 5'
CUL-DE-SAC RADIUS (PAVEMENT WIDTH)	N/A	N/A	50' (on industrial street only)	N/A	47' with landscaped island and island radius of 17'	Fire Department Standards
INTERSECTION CURB RADIUS	35'	35'	35'	35'	25'	25'
DESIGN SPEED (MPH)	40	40	30	30	25	N/A
MINIMUM CENTERLINE RADIUS	w/ superelevation* per AASHTO w/o superelevation 600'	w/ superelevation* per AASHTO w/o superelevation 600'	150'	150'	100'	N/A

*Maximum superelevation - 6%

12.04.060 - New residential sub-division streets.

A. Establish street design for subdivisions of more than ten dwelling units on separate parcels, or multi-family dwelling units situated on a single parcel, and sufficient to accommodate required improvements, to include provisions for future use by adjacent property owners when applicable.

B. Development of parcels shall be subject to minimum construction standards outlined in the WSDOT Standards.

C. Development of parcels shall be required to resemble and match improvements on continuous parcels; i.e. sidewalks, culverts and driveways, curbs and gutters.

D. Development of parcels parallel to Rush Road shall be allowed placement of a culvert and driveway.

E. A new sub-division resembling developments such as Stadium Estates, Parkside Loop and Camden Yards shall be required to develop curbs and gutter and sidewalks when it creates a new neighborhood.

F. Large sub-divisions consisting of ten tract or lots for single family dwelling or multi-family dwelling shall have a minimum thirty-foot right of way, twenty-foot paved surface, no parking allowed, or parking allowed on one side of the street, one sidewalk five feet in width, and one and one-half foot curb and gutter on both sides.

G. Napavine City Council shall have the final authority to determine whether a development be required to install curbs and gutters, sidewalks and street lights and the city council may waive any other standard set forth herein as allowed by law. Provided however, a person must first exhaust administrative remedies prior to applying directly to the city council.

(Ord. No. 574, § 1, 1-23-18)

2D ILLUMINATION

2D.01 General

New commercial or residential subdivisions, short plats or property development along the locations designated in Chapter 1 will provide streetlights in accordance with these *Standards* for such improvements of the city and they will be owned and operated by the city.

2D.02 Design Standards

A street lighting plan submitted by the applicant and approved by the Director of Public Works will be required for all streetlight installations. Type of installation will be as set forth in the most recent edition of *WSDOT/APWA Standard Specifications, Illumination Standards Table* in this chapter, and as directed by the city.

All public streetlight designs will be prepared by an engineering firm, licensed by the State of Washington, and capable of performing such work. All developments will submit the lighting plan on a separate plan sheet. After the system is completed and approved, a set of "as built" mylars will be submitted to the city as a permanent record.

Streetlights will be located in accordance with the design criteria contained herein, and as approved by the Director of Public Works. In addition, intersections will be illuminated to 1.5 times the highest foot-candle requirement of the streets surrounding the intersection. *Exception*: In residential and intermediate classes, local and collector streets intersecting other local and collector streets will not be subject to the 1.5 times illumination factor provided a luminaire is placed at the intersection. Energy efficient fixtures will be incorporated into the streetlight system whenever practical. Poles will be opposite across the roadway or on one side of the roadway. Staggered spacing will be allowed if the roadway width is such that adequate light levels cannot be provided with a one-sided or opposite/both-sided pattern.

For the purposes of this section, area classes are determined by zoning as follows:

Commercial
Multi-family, high density
Central business district
Freeway commercial
General commercial
Neighborhood commercial

Industrial
Heavy industrial
Light industrial

Intermediate
Essential public facilities
Commercial office/mixed use

Residential
Single family, low density
Single family, medium density
Multi-family, medium density

As new zones are created, the Director of Public Works will classify them. The following criteria will be used to determine streetlight spacing:

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION (FOOT CANDLES)				
ROAD CLASS	AREA CLASS			
	Residential	Intermediate	Industrial	Commercial
Local	0.2	0.6	N/A	N/A
Collector	0.5	0.7	0.8	0.9
Arterial	0.7	1.0	1.2	1.4
Boulevard	0.7	1.0	1.2	1.4

Uniformity ratio: 6:1 average: minimum for local
4:1 average: minimum for collector
3:1 average: minimum for arterial and boulevard

Dirt Factor: 0.85

Lamp Lumen Depreciation Factor: 0.73

Weak Point Light: 0.2 fc (except local residential street)

Line loss calculations will show no more than a 5 percent voltage drop, in any circuit from the source to the most distant luminaire. Branch circuits will serve a minimum of four (4) luminaires.

Pole foundations will be per *Standard Drawing 2-16*. Luminaire poles will conform to *Section 9-29* of the *WSDOT Standard Specifications,* except as modified herein. Light standards will be tapered aluminum with satin ground finish. The diameter at the base of the pole will not exceed nine (9) inches and the minimum thickness of the pole will be ¼-inch. Mounting height will be 30 feet. Mast arms will be single bracket, taper, minimum ten (10) feet in length. The shaft will heat treated *after* welding on the based flange to produce T6 temper. The pole and davit arm will be designated to support streetlight luminaries with a minimum weight of 60 pounds and a minimum effective protected area (EPA) of 1.5 square feet. Poles will be designed to withstand a 100mph *(AASHTO)* wind loading with a 1.3 gust factor with luminaire and mast arm attached, without permanent deformation or failure. Minimum wall thickness will be 0.188 inches. Poles will be equipped with a removable metal ornamental pole cap secured to the shaft with stainless steel screws. Poles will have a minimum 3 ½ by 6-inch hand hole, with

cover, near the base and will be equipped with a grounding lug. The pole will also be equipped with a 120V, 20 AMP recessed weatherproof power receptacle, that meet all applicable guidelines and standards. The receptacle will be located thirteen (13) feet above the base of the pole.

All luminaries will be cut off medium cut off, *IES Type II* distribution and will comply with all standards as established by the Public Utility District No. 1 of Lewis County. Unless otherwise required by PUD #1, luminaries will be: 20 watt, catalog #GEMDCLZOS3A11GMC31.

All streetlight electrical installations including wiring conduits and power connections will be located underground.

New street lighting will be designed and installed in such a way as to blend with any utility pole-mounted lighting that may exist along the frontage of adjacent properties, but also to accommodate future integration of conforming streetlights along the roadway. To this end, when streetlight(s) are required along a property, conduit(s) and junction box(es) will be installed along the entire frontage, as appropriate, to allow for the interconnection of future streetlight installations. This requirement may be waived with approval of the Director of Public Works, based on the site-specific conditions of the property in question.

Alternate streetlight designs may be allowed or required by the city to accommodate the unique characteristics of a particular street or neighborhood. For example, special lighting may be deemed appropriate along a street that is part of a designated Historic District. The use of any alternate street lighting must approved in writing by the Director of Public Works.

The *General Notes* on the following pages will be included on any plans dealing with streetlight design, in addition to all other applicable requirements.

General Notes (Street Light Construction)

1. All workmanship, materials and testing will be in accordance with *WSDOT/APWA, MUTCD, NEC or* City of Napavine *Public Works Standards* unless otherwise specified below. In cases of conflict, the most stringent guideline will apply.

2. Washington State electrical permits and inspections are required for all street lighting installations within the City of Napavine The contractor is responsible for obtaining said permits **prior** to any type of actual construction.

3. A clearly marked service disconnect will be provided for every lighting circuit. The location and installation of the disconnect will conform to *National Electrical Code (NEC)* and these *Standards*. The photo controls window will face north unless otherwise directed by the city. The service disconnect will not be mounted on the luminaire pole. The service disconnect will be of a type equal to a Milbank CP3B-11115 AALSP2 service, 120/240 VAC, 10/3W, Caltrans Type 3B with contactors, photo controls and test switch. All service disconnects will be used to fullest capacity, i.e., maximum number of luminaires per circuit.

4. All lighting wire will be copper with a minimum size of #8. All wire will be suitable for wet locations. All wire will be installed in schedule 80 PVC conduit with a minimum diameter of 1¼ inches. A bushing or bell-end will be used at the end of a conduit that terminates at a junction box or luminaire pole. Conductor identification will be an integral part of the insulation of the conductors throughout the system i.e., color-coded wire. Equipment grounding conductor will be #8 copper. All splices or taps will be made by approved methods utilizing epoxy kits rated at 600 volts, minimum (i.e., 3-M 82-A2). All splices will be made with pressure type connectors (wire nuts will not be allowed). Direct burial wire will not be allowed. All other installation will conform to *NEC, WSDOT/APWA*, and *MUTCD* standards.

5. Each luminaire pole will have an in-line, fused, water tight electrical disconnect located at the base of the pole. Access to these fused disconnects will be through the hand-hole on the pole. The hand-hole will be facing away from on-coming traffic. Additional conductor length will be left inside the pole and pull or junction box equal to a loop having a diameter of one foot. Load side of in-line fuse to luminaire head will be cable and pole bracket wire, 2 conductor, 19-strand copper #10 and will be supported at the end of the luminaire arm by an approved means. Fuse size, disconnect installation and grounding in pole will conform to *NEC* standards.

6. Approved pull boxes or junction boxes will be installed when conduit runs are more than 200 feet. In addition, a pull box or junction box will be located within 10 feet of each luminaire pole and at every road crossing. Boxes will be clearly and indelibly marked as lighting boxes by the legend, "L.T." or "LIGHTING". See *WSDOT Standard Plan J-11a.*

7. All lighting poles will have tapered round shafts with a linear taper of between 0.125 and 0.14 inches per foot. In existing developed areas, the city may require a specific pole type to maintain consistency within the developed area.

8. Cement concrete bases will follow *WSDOT Standard Plan J-1b, Sheet 1, Foundation Detail*. Conduit will extend between three (3) and six (6) inches above the concrete base.

9. All streetlights will include a recessed 120V weatherproof receptacle that meets all applicable guidelines and standards. The receptacle will be located thirteen (13) feet above the base of the pole.

10. Any modification to approved plans will be reviewed and approved by the Director of Public Works **prior** to installation.

CITY OF NAPAVINE

407 BIRCH AVE SW, P. O. BOX 810, NAPAVINE, WA 98565
(360) 262-9344

VARIANCE APPLICATION

Fee: $

File No. VA 04-12-2022 Date 3/29/22

Applicant Napavine Adventures - Kevin Klumper

Applicant's Address 790 S Market Blvd, Chehalis WA 98532

Location of property: 0 E Newaukum St, Napavine WA 98565

Lot 6 & 7 Block 26 Addition Rowells

A. The above described property was acquired on May 24, 2021.

B. A certificate of ownership and a list of owners of property located within 300 feet of this parcel must accompany this application.

C. Do covenants, conditions or restrictions concerning type of improvements contemplated exist on the property? No. If so, attach a copy of said document to this application.

D. I HEREBY REQUEST A VARIANCE AS FOLLOWS:

(Please explain the hardship for which you are requesting a variance to alleviate.)

The existing section of E. Newaukum St. was constructed on the northern half of the road right of way. This project's frontage is on the southern half of the right of way. This project would have to fully construct the entire southern half of the road from the intersection. We are asking for a variance from curb, gutter and sidewalk and street lighting construction along the frontage and allow extension of the existing 17 ' road matching the recent construction approved for E. Newaukum St.

Your approval of the requested variance would permit me to use my property in the following manner:

Approval would allow the parcel to develop as a new 4-plex townhome development.

1. Would the strict application of the Zoning Regulations create practical difficulties or unnecessary hardships for you? (please explain)

   Yes, due to the variance allotted to the developer on the north side of E. Newaukum St., the half street improvements would not line up. Our variance is to extend the extension half street improvement consistent with the previous development work.

2. Are there exceptional circumstances of conditions applicable to this property or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood? (Please explain).

   Yes, the construction of required frontage half street would not align with the existing road.

3. Will the granting of a variance be significantly detrimental to the public welfare or injurious to the other property or improvements in your zone or neighborhood in which your property is located? (Please explain).

   No, road and public utilities will be extended as required to provide fire and life safety access to the site.

Signature of Applicant

Variance Fee: $

Receipt. No. _____

Date Paid _____

790 S. Market Blvd, Chehalis 98532
Address

360-219-3978
Telephone

STATE OF WASHINGTON)
ss
COUNTY OF Lewis)

On this 14th day of March, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kevin T. Klumper being duly sworn, on his oath deposes and says that he prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his free and voluntary act and deed for the purposes therein mentioned.

Subscribed and sworn to before me this 14th day of March, 2022

My Commission expires:
3-29-24

Anne-Marie Elam
Notary Public in and for the State of Washington
residing at Chehalis

ANNE-MARIE ELAM NOTARY PUBLIC 134614 COMMISSION EXPIRES 3-29-24 STATE OF WASHINGTON

_____ _____
Community Development Director Date

_____ _____
Mayor Date

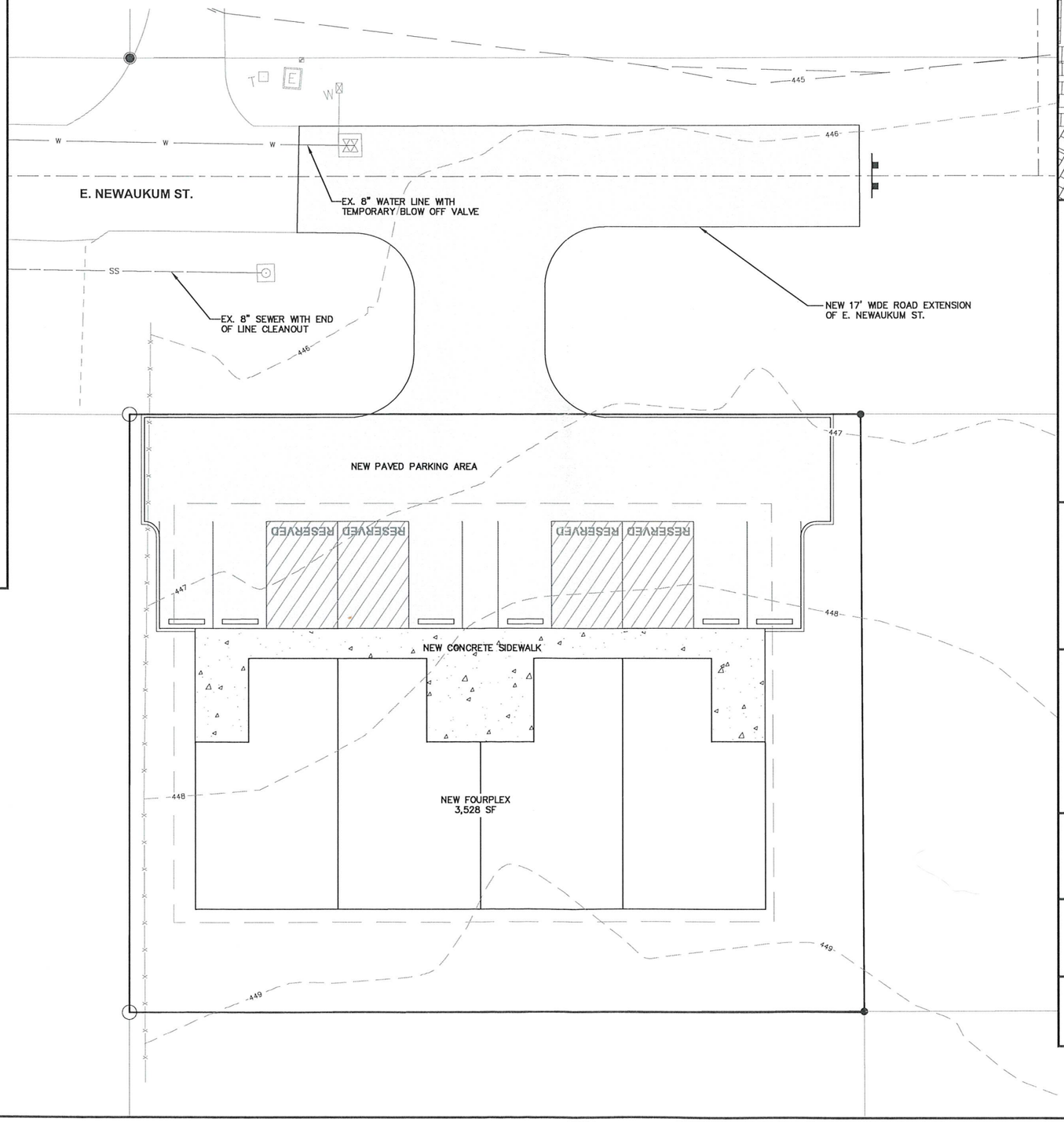
NEWAUKUM ST. FOURPLEX

SECTION 26, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

SCALE: 1"=10 FEET
0 5 10 20

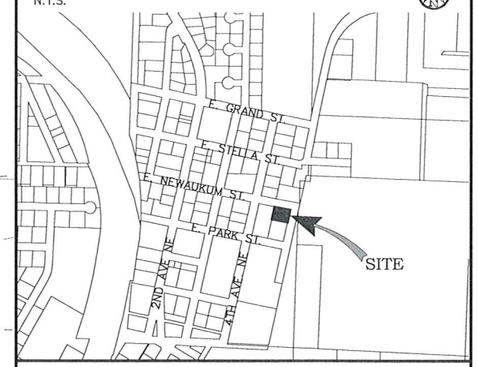
LEGEND

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
BO		BLOWOFF ASSEMBLY
		FIRE HYDRANT
W		GATE VALVE
		THRUST BLOCKING
W		WATER METER BOX
		CAP/PLUG
		STORM DRAIN CATCH BASIN
D		STORM DRAIN MANHOLE
CO		CLEANOUT
S		SEWER MANHOLE
CO		SEWER CLEANOUT
P		POWER POLE
		POLE ANCHOR
T	T	TELEPHONE RISER
		SIGN



VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT:	KEVIN KLUMPER K&W PROPERTIES 790 S. MARKET BLVD. CHEHALIS, WA 98532 (360) 748-0420
PARCEL NOS:	008243001001
SITE ADDRESS:	"0" E. NEWAUKUM ST. NAPAVINE, WA 98532
ZONING:	R3 – CITY
SITE AREA:	0.29 ACRES
GRADING:	240± CY FILL, 170 CY CUT
SOILS:	167 – PRATHER SILTY CLAY LOAM
SANITARY SEWER:	CITY OF NAPAVINE
WATER:	CITY OF NAPAVINE

SHEET INDEX

SURVEY INFORMATION

LEGAL DESCRIPTION

SECTION 26 TOWNSHIP 13N RANGE 02W LOTS 9 & 10 & VAC 5TH AVE ADJ & N 20' VAC NEWAUKUM ST ADJ EX TRI E ROWELLS ADD

VERTICAL DATUM

ASSUMED

BASIS OF BEARING

ASSUMED

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.

WORK IN COUNTY 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.

TOPOGRAPHIC NOTE

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

NO.	DATE	REVISION

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: 1" = 20'

NEWAUKUM ST. FOURPLEX
CITY OF NAPAVINE, WA.

CIVIL COVER SHEET AND SITE PLAN

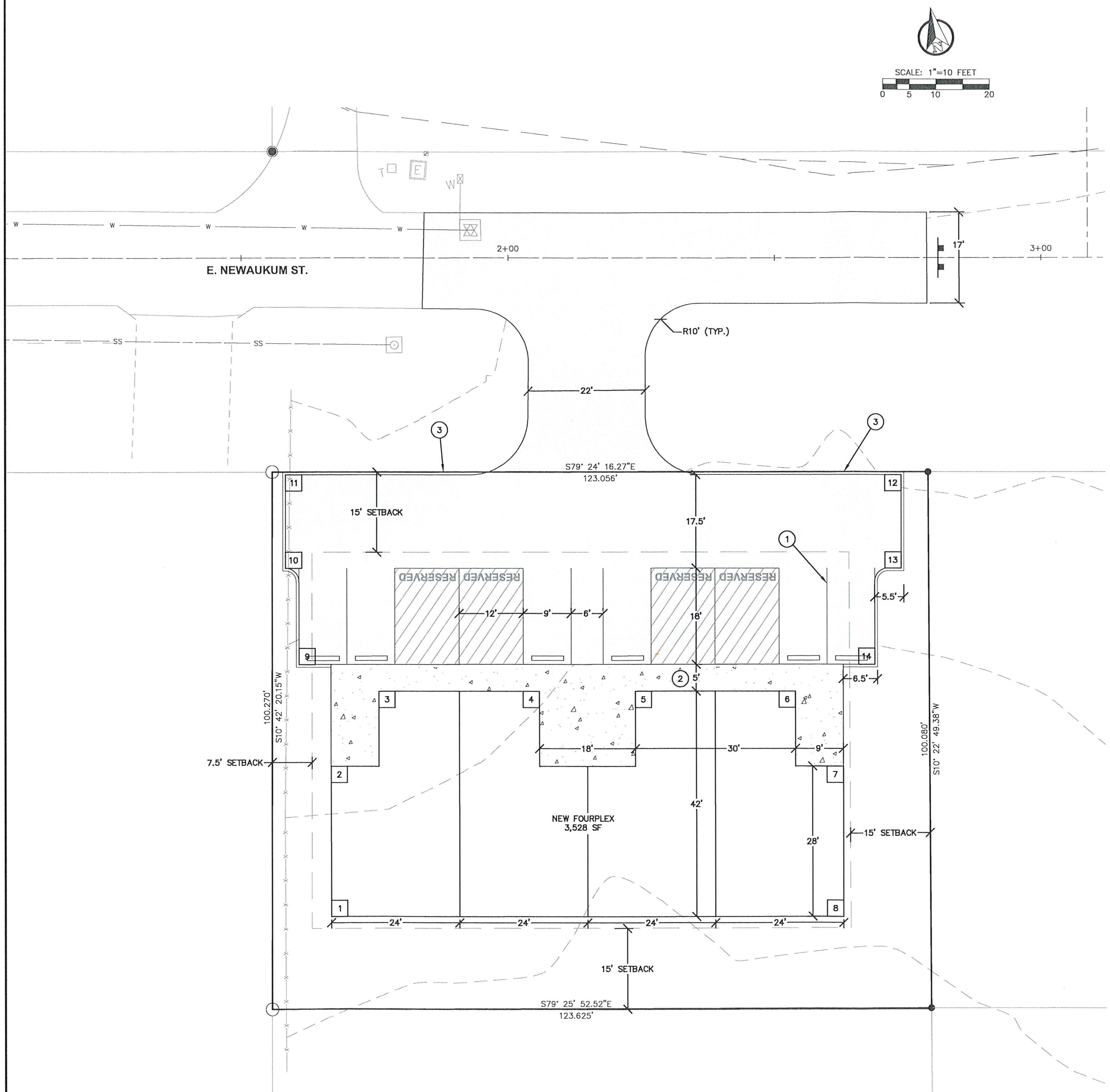
ROBERT W. BALLARD
STATE OF WASHINGTON
32107
REGISTERED
PROFESSIONAL ENGINEER

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

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

JOB NUMBER 21068
DRAWING NAME 21068_COVR

C0.1
1 OF 10



HORIZONTAL CONTROL NOTES:

1. INSTALL NEW 9'x18' PARKING STALLS PER PLAN AND DETAIL ON SHEET C1.2
2. INSTALL NEW 5' SIDEWALK PER PLAN AND DETAIL ON SHEET C1.2. MAX CROSS SLOPE OF 2%.
3. INSTALL NEW EXTRUDED CURB PER PLAN AND DETAIL ON SHEET C1.2

COORDINATE TABLE

Point #	Description	Northing	Easting
1	BUILDING	10988.24	13795.30
2	BUILDING	11015.76	13800.45
3	BUILDING	11027.87	13811.87
4	BUILDING	11022.35	13841.36
5	BUILDING	11019.04	13859.05
6	BUILDING	11013.53	13888.54
7	BUILDING	10998.11	13894.82
8	BUILDING	10970.59	13889.67
9	PARKING	11035.54	13798.05
10	PARKING	11053.69	13798.91
11	PARKING	11070.92	13802.14
12	PARKING	11049.66	13915.65
13	PARKING	11032.46	13912.43
14	PARKING	11015.68	13904.21

REVISION | NO. | DATE

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: 1" = 10'

NEWAUKUM ST. FOURPLEX
CITY OF NAPAVINE, WA.

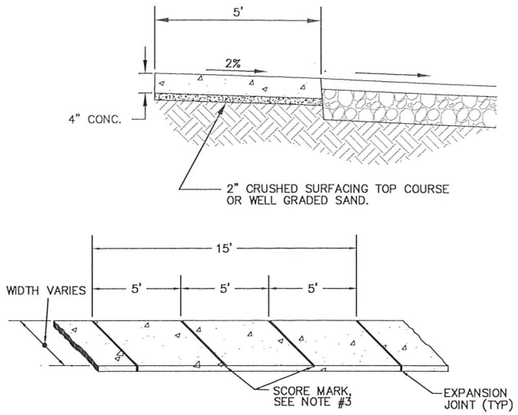
HORIZONTAL CONTROL PLAN

ROBERT W. BAINE, II — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923
CHEHALIS, WA 98532
OFF: (360) 740-8919
EMAIL: CivilPros@RBEngineers.com

JOB NUMBER 21068
DRAWING NAME 21068_HCPL

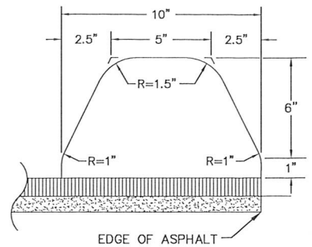
C1.1



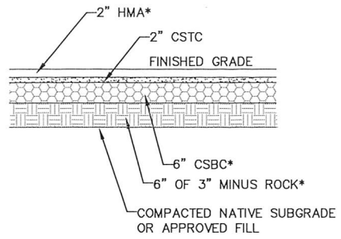
GENERAL NOTES:

1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
3. 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.
4. 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.

ONSITE SIDEWALK DETAIL N.T.S.	RB ENGINEERING ONSITE SIDEWALK.dwg

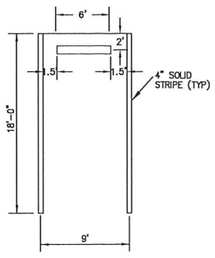


EXTRUDED CURBING DETAIL N.T.S.	RB ENGINEERING EXTRUDED CURB.dwg

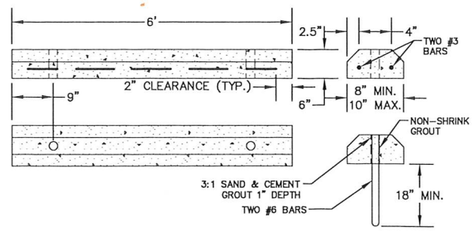


* ALL THICKNESSES ARE COMPACTED DEPTHS.

PARKING LOT PAVING SECTION N.T.S.	RB ENGINEERING PAVING SECTION.dwg



WHEEL STOP/PARKING STALL INSTALLATION DETAIL N.T.S.	RB ENGINEERING PARKING STALL W-WHEEL STOP.dwg



PRECAST CEMENT CONCRETE WHEELSTOP N.T.S.	RB ENGINEERING WHEELSTOP.dwg

STANDARD ROAD CONSTRUCTION NOTES

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND LEWIS COUNTY ROAD STANDARDS.

INSPECTION OF THE STORM DRAIN SYSTEM MUST BE CALLED FOR BEFORE ANY BACKFILL IS PLACED FOR THE DRAIN SYSTEM.

CATCH BASINS SHALL BE TYPE 1 WITH B-2A, WSDOT STANDARD PLANS, FRAME AND GRATE UNLESS OTHERWISE NOTED. THE OUTSIDE EDGE OF THE CATCH BASIN SHALL BE PLACED AT THE INTERSECTION OF THE CURB AND GUTTER AND 0.010' TO 0.015' BELOW FINISHED GRADE, OR IN THE GUTTER LINE OF THE ROLLED EDGE SECTION.

IF ADEQUATE INSPECTION IS NOT CALLED FOR BEFORE COMPLETION OF THE ROADWAY CONSTRUCTION, IT MAY BE NECESSARY FOR CORE DRILLING AND TESTING TO BE PERFORMED TO ASSURE AN ACCEPTABLE QUALITY OF ROADWAY. WHEN CORE DRILLING IS FOUND TO BE NECESSARY, THE APPLICANT WILL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED.

IT WILL BE THE APPLICANT'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES INORDER TO ASSURE THAT ALL LINES, PIPES, POLES AND OTHER APPURTENANCES AREA PROPERLY LOCATED AND THEIR INSTALLATION IS COORDINATED WITH THE ROAD CONSTRUCTION. ALL UTILITY RELOCATION WORK SHALL BE AT THE EXPENSE OF THE APPLICANT AND MUST BE IN ACCORDANCE WITH LEWIS COUNTY ROAD STANDARDS PRIOR TO ROAD ACCEPTANCE.

CULVERT PIPE SHALL BE CONCRETE, ALUMINUM OR PLASTIC 12-INCH DIAMETER MINIMUM PIPE WITH BEVELED ENDS UNLESS OTHERWISE NOTED. BEVELED ENDS SHALL BE A MINIMUM OF 3:1 IN THE DITCH LINE OR MATCH THE SLOPE IN A CUT OR FILL SECTION.

BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. THE APPLICANT SHALL HAVE THE UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION.

ONSITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND BE IN PLACE PRIOR TO CONSTRUCTION. ANY PROBLEMS OCCURRING BEFORE FINAL ACCEPTANCE BY LEWIS COUNTY AND WITHIN 24 MONTHS THEREAFTER SHALL BE CORRECTED BY THE APPLICANT.

ANY REVISIONS TO PLANS MUST BE MADE BY THE PROJECT ENGINEER AND APPROVED BY THE COUNTY PRIOR TO ANY IMPLEMENTATION IN THE FIELD.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MUTCD AND THE LEWIS COUNTY STANDARD PAVEMENT MARKING DETAILS.

BEFORE STRIPING TAKES PLACE THE APPLICANT SHALL CONTACT THE LEWIS COUNTY TRAFFIC DIVISION FOR COORDINATION OF THE STRIPING.

A COPY OF THE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

LEWIS COUNTY SHALL BE NOTIFIED 72 HOURS BEFORE CONSTRUCTION IS STARTED. THE APPLICANT SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY. OTHER JURISDICTIONS, PROJECT ENGINEER, UTILITY COMPANIES, SUBCONTRACTORS AND OTHER NECESSARY PARTIES TO THE PROJECT SHALL BE PRESENT AT THE PRE-CONSTRUCTION CONFERENCE.

SLOPES SHALL BE STABILIZED TO PREVENT EROSION. IN CASE EROSION OCCURS IN DITCHES, DITCH LINING IS TO BE PROVIDED AS REQUESTED AND SPECIFIED BY THE COUNTY.

ALL TYPE 2 CATCH BASINS OVER 4 FEET IN HEIGHT SHALL HAVE STANDARD STEPS.

WHERE NEWLY CONSTRUCTED PAVING MEETS EXISTING PAVING, THE APPLICANT SHALL OVERLAY AND FEATHER NEW PAVEMENT TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO PROPOSED PAVING. APPLICATION OF A THIN PAINT COAT OF EMULSIFIED ASPHALT SHALL BE APPLIED TO INSURE PROPER BONDING.

THE COMPLETED SURFACE OF ALL COURSES SHALL BE OF UNIFORM TEXTURE, SMOOTH, UNIFORM AS TO CROWN AND GRADE, AND FREE FROM DEFECTS OF ALL KINDS. THE COMPLETED SURFACE OF THE WEARING COURSE SHALL NOT VARY MORE THE 1/8 INCH FROM THE LOWER EDGE OF A 10 FOOT STRAIGHT EDGE PLACED ON THE SURFACE PARALLEL TO THE CENTERLINE. THE TRAVERSE SLOPE OF THE COMPLETED SURFACE OF THE WEARING COURSE SHALL VARY NOT MORE THE 1/4 INCH IN 10 FEET FROM THE RATE OF TRAVERSE SLOPE SHOWN ON THE PLANS.

MATERIALS SAMPLING AND TESTING SHALL BE AT A FREQUENCY AND MAGNITUDE AS SPECIFIED IN THE STANDARD SPECIFICATIONS OR DETERMINED BY THE COUNTY ENGINEER. IN THE CASE OF PLAT ROADS, TESTING AND SAMPLING SHALL BE PERFORMED BY A PRIVATE TESTING LABORATORY. CERTIFIED TEST REPORTS SHALL BE FURNISHED FOR ALL TESTS PERFORMED BY PRIVATE TESTING LABORATORIES.

ALL UTILITY WORK WITHIN EXISTING PAVEMENT REQUIRES A MINIMUM ROADWAY RECONSTRUCTION FROM THE CENTERLINE, TO INCLUDE GRINDING THE EXISTING PAVEMENT AND REPLACING IT WITH A MINIMUM 0.17' PAVEMENT.

NO.	DATE	REVISION

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: NO SCALE

NEWAUKUM ST.
FOURPLEX
CITY OF NAPAVINE, WA.

HORIZONTAL CONTROL DETAILS

ROBERT W. BAILEY
STATE OF WASHINGTON
32107
REGISTERED
PROFESSIONAL ENGINEER

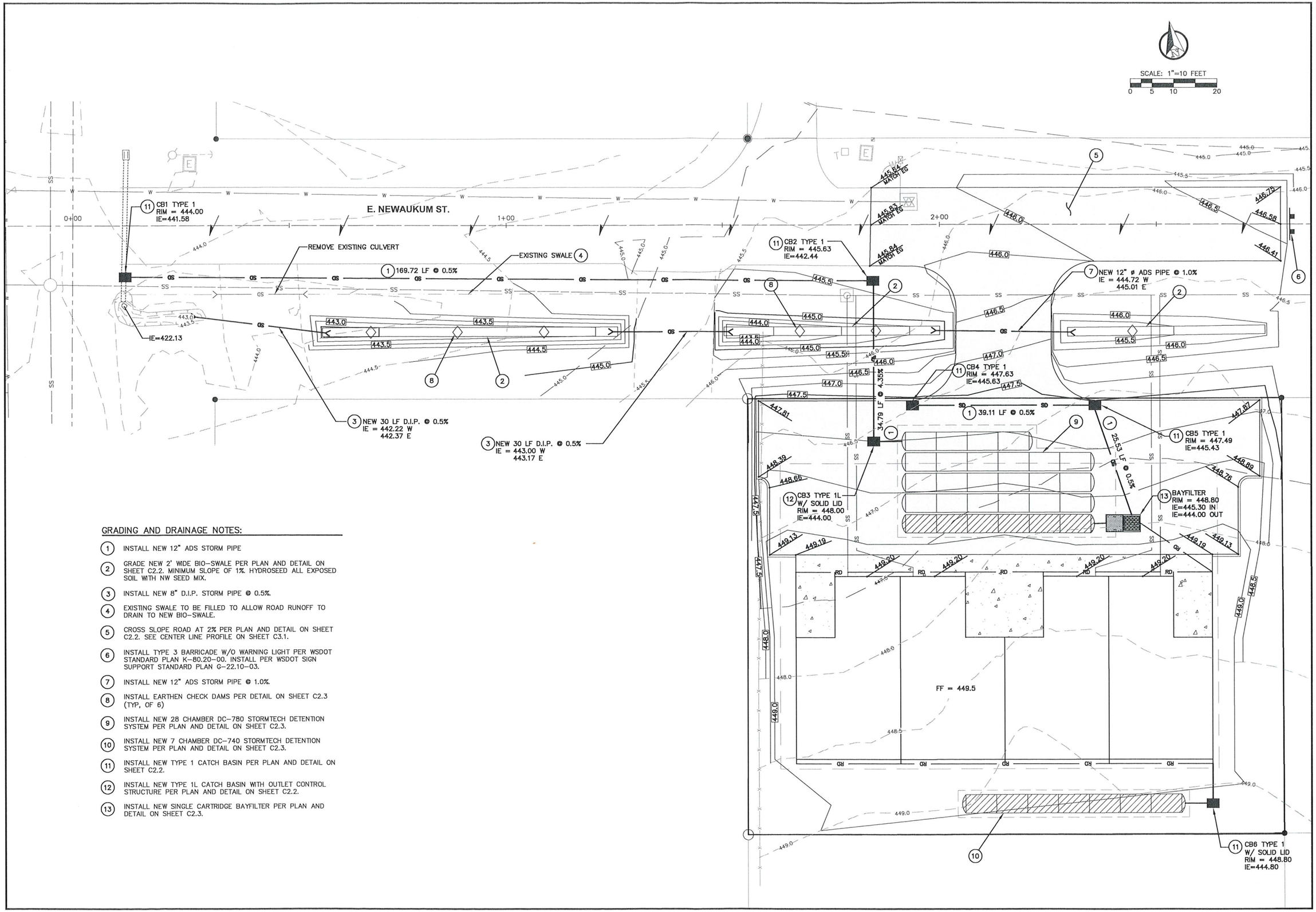
RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923
CHEHALIS, WA 98532
OFF: (360) 740-8819
EMAIL: CHeffron@RBEngineers.com

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

JOB NUMBER
21068

DRAWING NAME
21068_HCDT

C1.2
3 OF 10



GRADING AND DRAINAGE NOTES:

1. INSTALL NEW 12" ADS STORM PIPE
2. GRADE NEW 2' WIDE BIO-SWALE PER PLAN AND DETAIL ON SHEET C2.2. MINIMUM SLOPE OF 1%. HYDROSEED ALL EXPOSED SOIL WITH NW SEED MIX.
3. INSTALL NEW 8" D.I.P. STORM PIPE @ 0.5%.
4. EXISTING SWALE TO BE FILLED TO ALLOW ROAD RUNOFF TO DRAIN TO NEW BIO-SWALE.
5. CROSS SLOPE ROAD AT 2% PER PLAN AND DETAIL ON SHEET C2.2. SEE CENTER LINE PROFILE ON SHEET C3.1.
6. INSTALL TYPE 3 BARRICADE W/O WARNING LIGHT PER WSDOT STANDARD PLAN K-80.20-00. INSTALL PER WSDOT SIGN SUPPORT STANDARD PLAN G-22.10-03.
7. INSTALL NEW 12" ADS STORM PIPE @ 1.0%.
8. INSTALL EARTHEN CHECK DAMS PER DETAIL ON SHEET C2.3 (TYP, OF 6)
9. INSTALL NEW 28 CHAMBER DC-780 STORMTECH DETENTION SYSTEM PER PLAN AND DETAIL ON SHEET C2.3.
10. INSTALL NEW 7 CHAMBER DC-740 STORMTECH DETENTION SYSTEM PER PLAN AND DETAIL ON SHEET C2.3.
11. INSTALL NEW TYPE 1 CATCH BASIN PER PLAN AND DETAIL ON SHEET C2.2.
12. INSTALL NEW TYPE 1L CATCH BASIN WITH OUTLET CONTROL STRUCTURE PER PLAN AND DETAIL ON SHEET C2.2.
13. INSTALL NEW SINGLE CARTRIDGE BAYFILTER PER PLAN AND DETAIL ON SHEET C2.3.

NO.	DATE	REVISION

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: 1" = 10'

NEWAUKUM ST.
FOURPLEX
CITY OF NAPAVINE, WA.

GRADING AND DRAINAGE PLAN

ROBERT W. BALLARD
STATE OF WASHINGTON
32107
REGISTERED
PROFESSIONAL ENGINEER

RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923
CHEHALIS, WA 98532
OFF: (360) 740-8919
EMAIL: CivilTools@RBEngineers.com

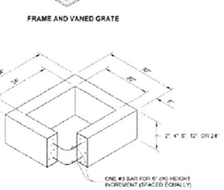
811 Know what's below. Call 811 before you dig.

JOB NUMBER
21068

DRAWING NAME
21068_GDPL

C2.1
4 OF 10

DRAWN BY: FERN LIDDELL



FRAME AND VANED GRATE

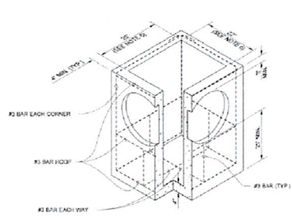
PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12'
ALL METAL PIPE	15'
CPSSP ✱ (STD. SPEC. SECT. 9-05.20)	12'
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15'
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15'

✱ CORRUGATED POLYETHYLENE STORM SEWER PIPE

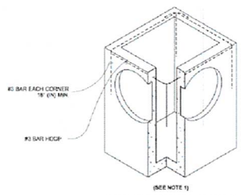
NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.

RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION

Julie Holtrop
2020.09.01 07:52:59 -07'00'

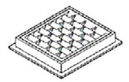
CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
Aug 20, 2021
Washington State Department of Transportation

DRAWN BY: ERIN CHENG



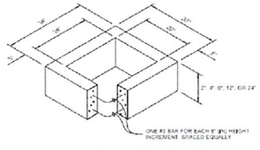
FRAME AND VANED GRATE

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	18"
ALL METAL PIPE	21"
CPSSP ✱ (STD. SPEC. SECT. 9-05.20)	18"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	21"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	21"

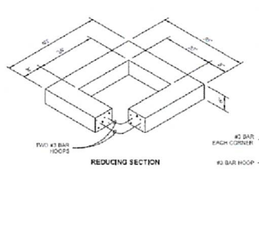
✱ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

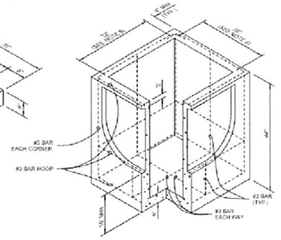
1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot, shall be used with the minimum required rebar shown in the ALTERNATIVE **PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout shall not be greater than 25" (in). In any direction. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the Precast Base Section.
7. All pickup holes shall be grouted full after the basin has been placed.



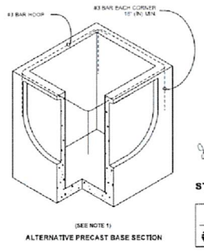
RECTANGULAR ADJUSTMENT SECTION



REDUCING SECTION



PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION

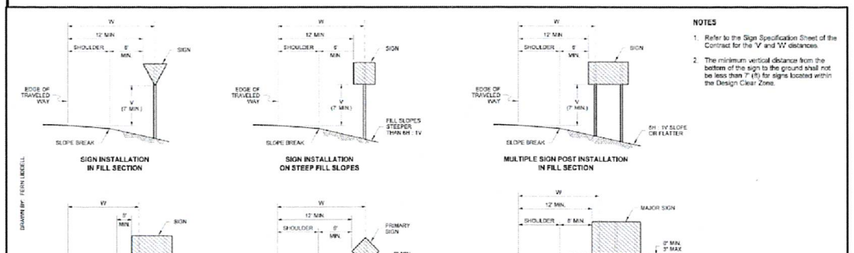
Julie Holtrop
Jun 25 2017 2:56 PM

CATCH BASIN TYPE 1L

STANDARD PLAN B-5.40-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Washington State Department of Transportation



NOTES

1. Refer to the *Sign Specification Sheet* of the Contract for the 'V' and 'W' distances.
2. The minimum vertical distance from the bottom of the sign to the ground shall not be less than 7' (ft) for signs located within the Design Clear Zone.

SIGN INSTALLATION IN FILL SECTION

SIGN INSTALLATION ON STEEP FILL SLOPES

MULTIPLE SIGN POST INSTALLATION IN FILL SECTION

SIGN INSTALLATION BEHIND TRAFFIC BARRIER

SIGN WITH SUPPLEMENTAL PLAQUE INSTALLATION IN FILL SECTION

GUIDE OR DIRECTIONAL SIGN WITH SECONDARY SIGN INSTALLATION ON EXPRESSWAYS AND FREEWAYS

KEY NOTE

① 5' (FT) MIN. FROM ANY POINT ALONG BOTTOM EDGE OF SIGN PANEL TO THE GROUND

SIGN INSTALLATION IN CURB SECTION

SIGN INSTALLATION IN DITCH SECTION

MULTIPLE SIGN POST INSTALLATION IN DITCH SECTION

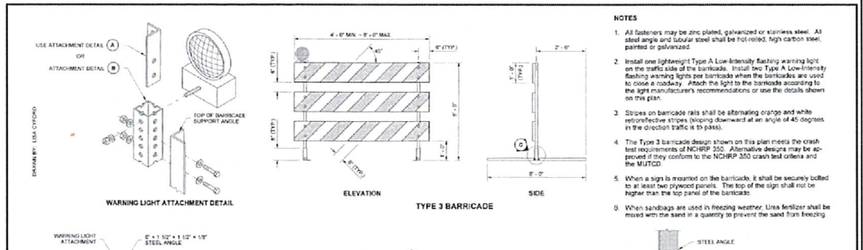
Aug 20, 2021

GROUND MOUNTED SIGN PLACEMENT

STANDARD PLAN G-20.10-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Aug 20, 2021
Washington State Department of Transportation



NOTES

1. All fasteners may be zinc plated, galvanized or stainless steel. All steel angle and tubular steel shall be hot-rolled, high carbon steel, painted or galvanized.
2. Install one lightweight Type A Low-Intensity flashing warning light on the traffic side of the barricade. Install two Type A Low-Intensity flashing warning lights per barricade when the barricades are used to close a roadway. Attach the light to the barricade according to the light manufacturer's recommendations or use the details shown on this plan.
3. Stripes on barricade rails shall be alternating orange and white retroreflective stripes (sloping downward at an angle of 45 degrees in the direction traffic is to pass).
4. The Type 3 barricade design shown on this plan meets the crash test requirements of NCHRP 350. Alternative designs may be approved if they conform to the NCHRP 350 crash test criteria and the MUTCD.
5. When a sign is mounted on the barricade, it shall be securely bolted to at least two plywood panels. The top of the sign shall not be higher than the top panel of the barricade.
6. When sandbags are used in freezing weather, urea fertilizer shall be mixed with the sand in a quantity to prevent the sand from freezing.

WARNING LIGHT ATTACHMENT DETAIL

ELEVATION

TYPE 3 BARRICADE

SIDE

ATTACHMENT DETAIL (A)

ATTACHMENT DETAIL (B)

ISOMETRIC VIEW

DETAIL (C)

EXPIRES: AUGUST 9, 2021

TYPE 3 BARRICADE

STANDARD PLAN K-80.20-00

SHEET 1 OF 2 SHEETS

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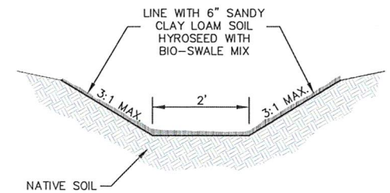
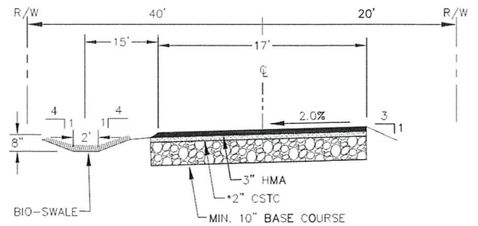


BIOFILTRATION SWALE DETAIL
N.T.S.

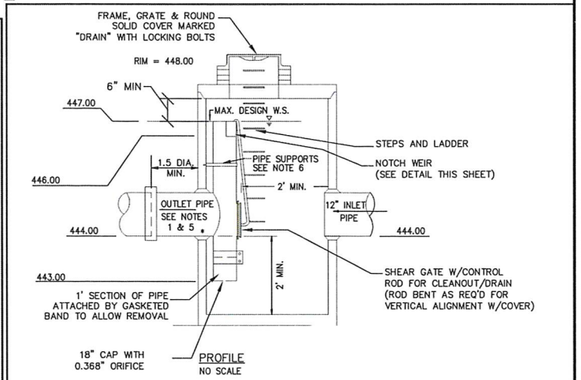
RB ENGINEERING
BIOFIL_SWALE.1.dwg



*ALL DEPTH ARE COMPACTED TO 95% MAX. DENSITY

CROSS-SLOPED ROAD SECTION W/ SWALE
N.T.S.

RB ENGINEERING
ROAD_XSEC_CS.dwg



NOTES:

1. USE A MINIMUM OF A TYPE 1L CATCH BASIN.
2. OUTLET CAPACITY: 100-YEAR DEVELOPED PEAK FLOW.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS THAN ½".
6. PROVIDE AT LEAST ONE 3"X0.90 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL. (MAXIMUM 3'-0" VERTICAL SPACING)
7. LOCATE ADDITIONAL LADDER RUNGS IN STRUCTURES USED AS ACCESS TO TANKS OR VAULTS TO ALLOW ACCESS WHEN CATCH BASIN IS FILLED WITH WATER.

PLAN VIEW
NO SCALE

NOTE:
THIS FLOW RESTRICTOR SHALL NOT BE USED AS A WATER QUALITY CONTROL FACILITY.

NOTCH WEIR DETAIL
NO SCALE

CONTROL STRUCTRE TYPE A- ORIFICE/NOTCH
N.T.S.

RB ENGINEERING
CTRL_STRT_A.dwg

NO.	DATE	REVISION

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

DATE: 3/24/2022
SCALE: NO SCALE

NEWAUKUM ST.
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CITY OF NAPAVINE, WA.

DRAINAGE DETAILS

ROBERT W. BALMELLI
STATE OF WASHINGTON
32107
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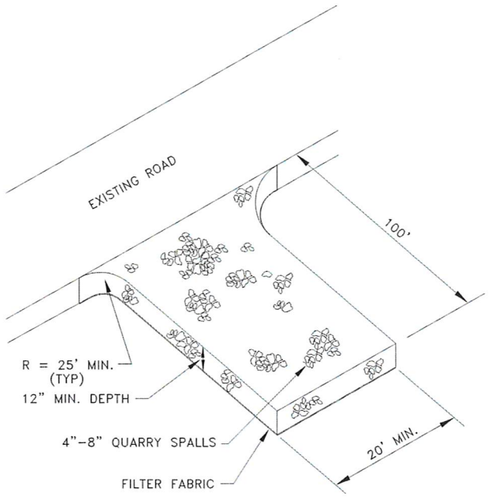
JOB NUMBER
21068

DRAWING NAME
21068_DRDT

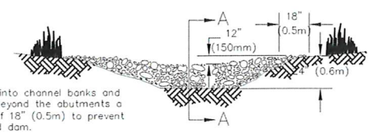
C2.2
5 OF 10



City of Napavine

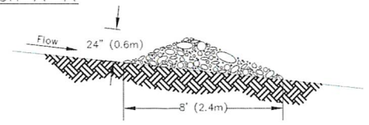
CONSTRUCTION ENTRANCE

View Looking Upstream

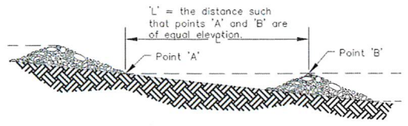


Note:
Key stone into channel banks and extend it beyond the abutments a minimum of 18" (0.5m) to prevent flow around dam.

Section A–A



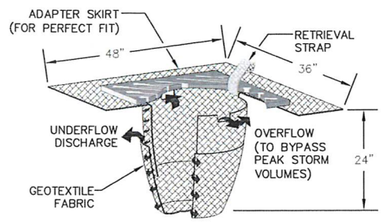
Spacing Between Check Dams



NOT TO SCALE

DEPARTMENT OF ECOLOGY
State of Washington

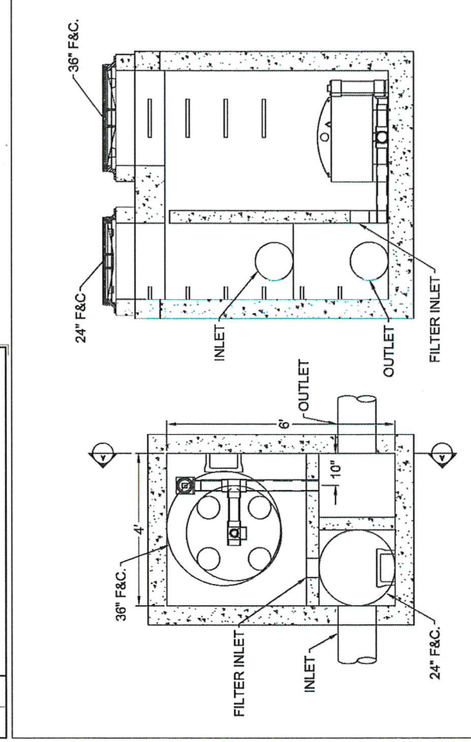
Figure II–4.2.7
Rock Check Dam
Revised July 2015



(CONTRACTOR TO INSPECT AND CLEAN A MINIMUM OF EVERY TWO WEEKS.)

CATCH BASIN INLET PROTECTION DETAIL
N.T.S.

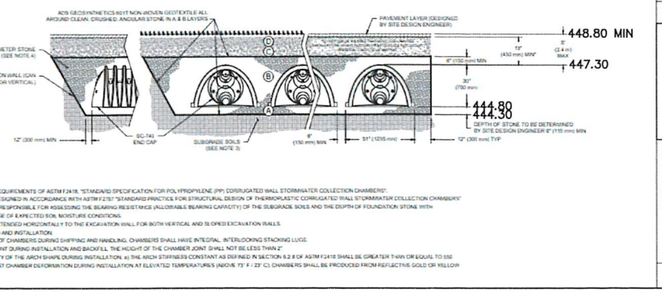
RB ENGINEERING
INLET PROTECTION.dwg



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS 'D' LAYER	ANY SOIL/ROCK MATERIALS. NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145*: A-1, A-2-4, A-3 OR AASHTO M43*: 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AT TOP 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43*: 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43*: 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.**

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
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2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LB/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

21068 ROOF — NOTE / REVISION / DATE / BY / CHK — PROJECT # — DESCRIPTION — DWN BY — CHK BY — APP'D — DRAWING NO.

StormTech® Chamber System — 800.821.6710 | www.stormtech.com

ADS — ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

3 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS 'D' LAYER	ANY SOIL/ROCK MATERIALS. NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
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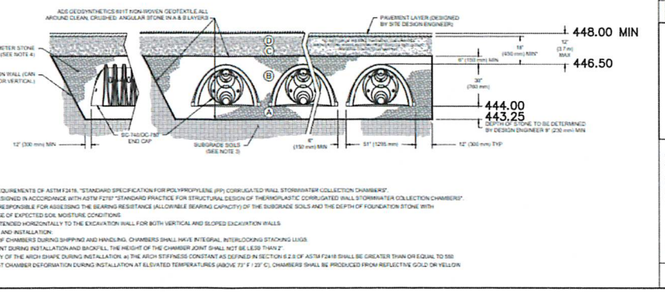

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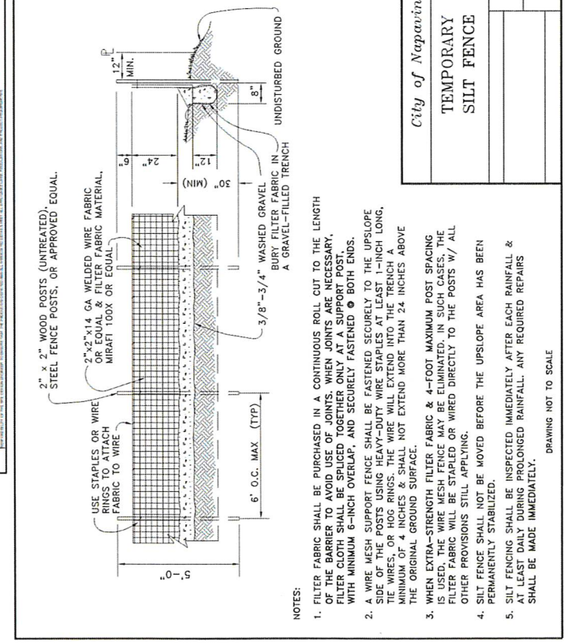
3 OF 6

City of Napavine

TEMPORARY SILT FENCE



NOTES:
1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED ● BOTH ENDS.
2. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE WILL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES & SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
3. WHEN EXTRA-STRENGTH FILTER FABRIC & 4-FOOT MAXIMUM POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE WILL BE ELIMINATED. THE FILTER FABRIC WILL BE STAPLED OR WIRED DIRECTLY TO THE POSTS W/ ALL OTHER PROVISIONS STILL APPLYING.
4. SILT FENCE SHALL NOT BE MOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
5. SILT FENCING SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL & AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

DRAWING NOT TO SCALE

NO. | DATE | REVISION

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

DATE: 3/24/2022
SCALE: NO SCALE

NEWAUKUM ST.
FOURPLEX

CITY OF NAPAVINE, WA.

DRAINAGE AND T.E.S.C. DETAILS

ROBERT W. BALMELLI — STATE OF WASHINGTON — 32107 — REGISTERED PROFESSIONAL ENGINEER

RB Engineering
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P.O. Box 923 OCEANA, WA 98632
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EMAIL: CivilPros@Engineers.com

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JOB NUMBER 21068

DRAWING NAME 21068_TESCDT

C2.3
6 OF 10

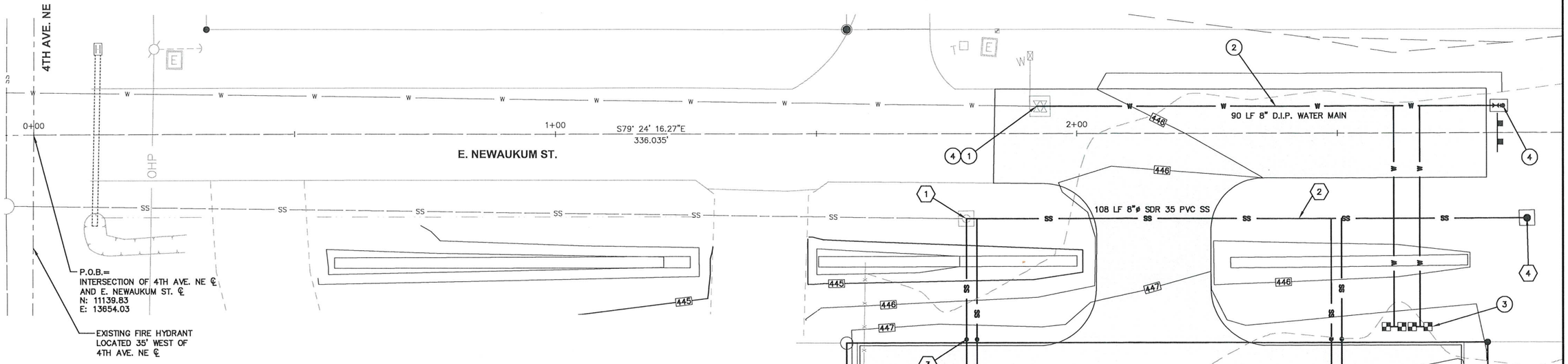
WATER CONSTRUCTION NOTES:

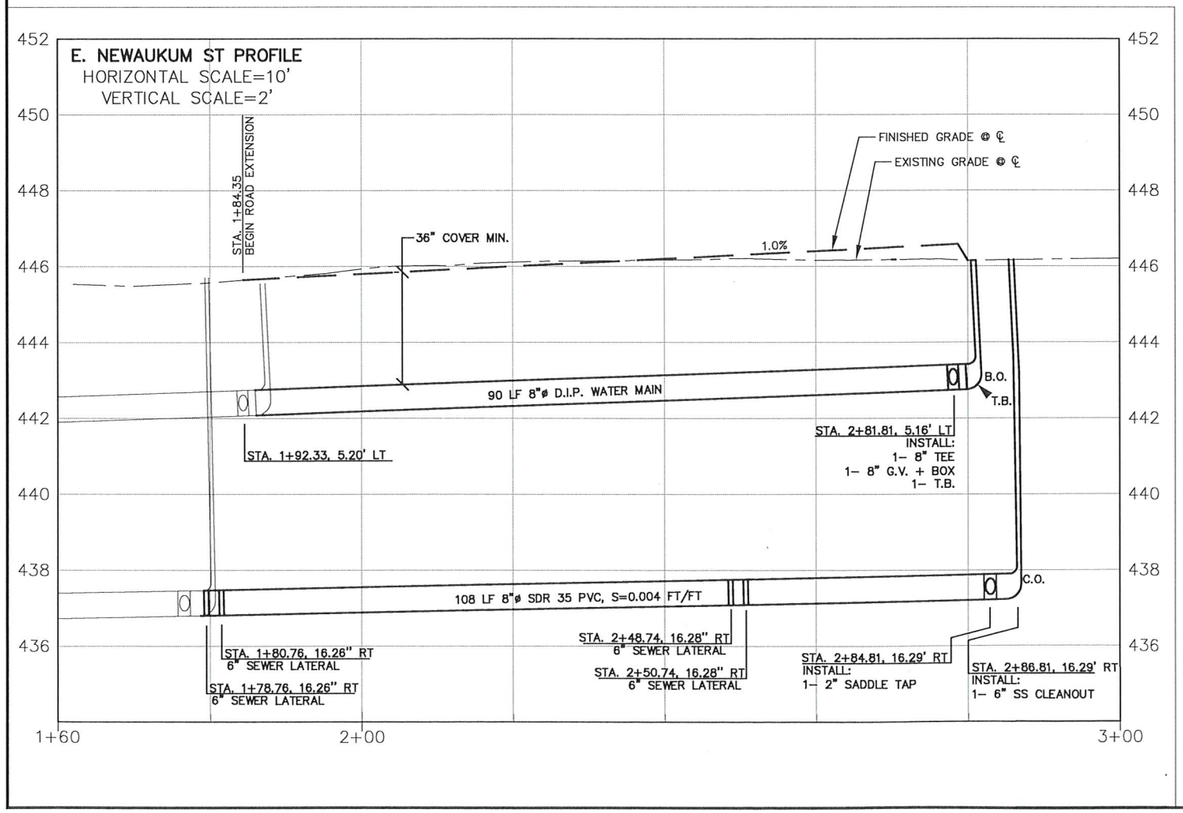
1. CONTRACTOR TO MAKE CONNECTION TO EXISTING 8-INCH WATER MAIN AT LOCATION SHOWN PER PLAN AND PROFILE. DETAIL ON SHEET C2.2.
2. INSTALL NEW 8"ø C900 DR18 WATER MAIN PER PLAN AND PROFILE.
3. INSTALL 2 NEW 1" DUAL WATER METER SETTERS PER CITY STANDARD DETAILS ON SHEET C3.2.
4. REMOVE EXISTING TEMPORARY BLOWOFF AND RE-INSTALL AT NEW LOCATION PER PLAN AND PROFILE. SEE DETAIL ON SHEET C3.2.

SEWER CONSTRUCTION NOTES:

1. CONTRACTOR TO MAKE CONNECTION TO EXISTING 8-INCH SEWER LINE.
2. INSTALL NEW SDR 35 SEWER MAIN PER PLAN AND PROFILE.
3. INSTALL NEW 6"ø CLEANOUT PER PLAN AND DETAIL ON SHEET C3.3. (TYP. OF 4)
4. INSTALL END OF LINE CLEANOUT PER PLAN PROFILE. SEE DETAIL ON SHEET C3.3.
5. INSTALL BUILDING SEWER CLEANOUT PER CURRENT PLUMBING CODE (TYP. OF 4).

SCALE: 1"=10 FEET
0 5 10 20





NO.	DATE	REVISION

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: 1" = 10'

NEWAUKUM ST.
FOURPLEX
CITY OF NAPAVINE, WA.

SEWER AND WATER
PLAN AND PROFILE

ROBERT W. BALLINGER
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32107
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DESIGN → PERMIT → MANAGE
P.O. Box 923
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EMAIL: ChiefTroo@RBEngineers.com

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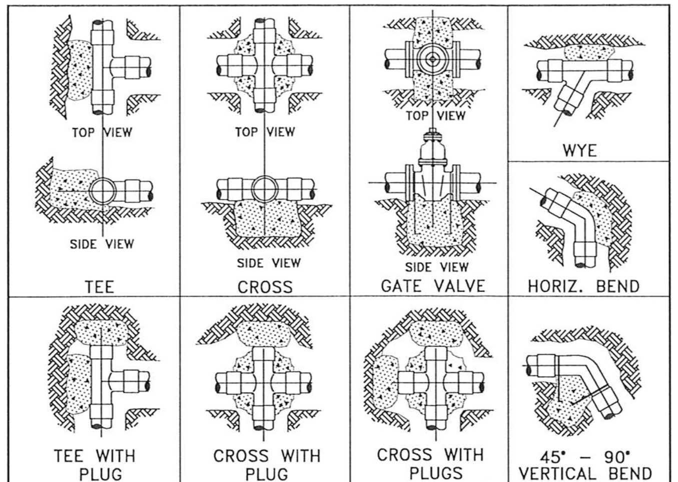
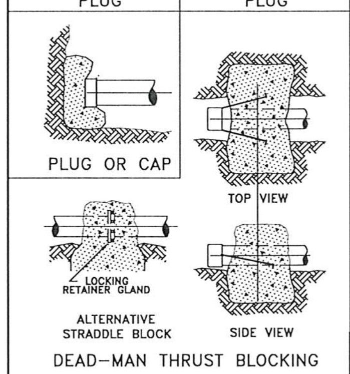
C3.1
7 OF 10





NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. PLASTIC BARRIER SHALL BE PLACED BETWEEN ALL THRUST BLOCKS AND PIPE AND/OR FITTINGS.
3. ANCHOR REBAR SHALL BE #5 MINIMUM. DEPTH OF IMBEDMENT SHALL BE 30" MIN FOR PIPE UP TO 12" DIAMETER, AND 36" FOR PIPE GREATER THAN 12" DIAMETER.
4. ALL STANDARD BLOCKING AND THRUST CRITERIA, AS LISTED ON DETAIL 4–14, SHALL APPLY.
5. PLUGS TO BE LOCATED A MINIMUM OF 5' FROM TEE, WYE, OR CROSS ON VALVE.

DRAWING NOT TO SCALE

City of Napavine

STANDARD BLOCKING DETAIL

THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22–1/2° BEND	11–1/4° BEND	DEAD END OR TEE
4"	3,600	2,000	1,000	500	2,600
6"	8,000	4,400	2,300	1,200	5,700
8"	14,300	7,700	4,000	2,000	10,100
10"	22,300	12,100	6,200	3,100	15,800
12"	32,000	17,400	8,900	4,500	22,700
14"	43,600	23,600	12,100	6,100	30,800
16"	57,000	30,800	15,700	7,900	40,300

NOTES:

1. BLOCKING SHALL BE CEMENT CONCRETE CLASS "B" POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTINGS & PIPE SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.
2. TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (S.F.):
   EXAMPLE : 12" – 90° BEND IN SAND AND GRAVEL
   32,000 LBS ÷ 3000 LB/S.F. = 10.7 S.F. OF AREA
3. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND SOIL CONDITIONS.
4. BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

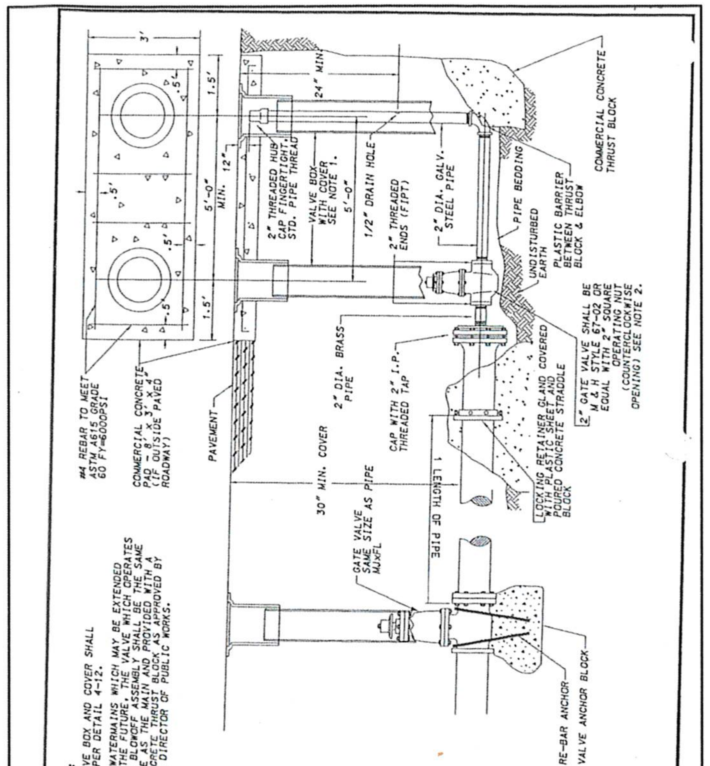
SAFE SOIL BEARING LOADS

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET

SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

City of Napavine

THRUST LOADS



DRAWING NOT TO SCALE

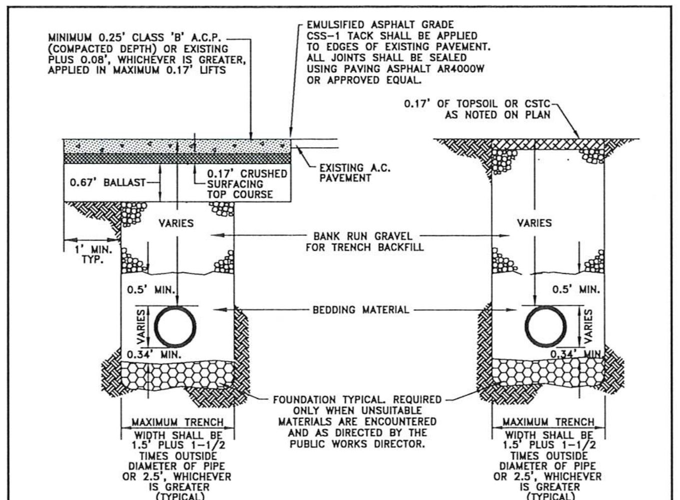
City of Napavine — Drawing No. 4-10

2" BLOWOFF ASSEMBLY

GENERAL NOTES (WATERMAIN INSTALLATION)

1. ALL MAIN LINE VALVES TO BE MARKED WITH CITY APPROVED CONCRETE OFFSET WATER MARKERS.
2. ALL SERVICE LINES AND STUB MAINS TO BE MARKED WITH CITY APPROVED MARKERS.
3. ALL WORKMANSHIP AND MATERIAL WILL BE IN ACCORDANCE WITH CITY OF NAPAVINE STANDARDS AND THE MOST RECENT COPY OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS AND ANSI/NSF STANDARD 60 OR 61.
4. A PRE–CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
5. ALL WATERMAINS WILL BE DUCTILE IRON CEMENT MORTAR LINED THICKNESS CLASS 52 OR C900 PVC AS APPROVED.
6. GATE VALVES WILL BE RESILIENT WEDGE, NRS (NON–RISING STEM) WITH O–RINGS SEALS. VALVE ENDS WILL BE MECHANICAL JOINT OR ANSI FLANGES. VALVES WILL CONFORM TO AWWA 509–80. VALVES WILL BE MUELLER, M&H, KENNEDY, CLOW R/W OR WATEROUS SERIES 500. EXISTING VALVES AND ALL VALVES INSTALLED DIRECTLY TO AND CONNECTED TO A PORTION OF THE ACTIVE WATER SYSTEM ARE TO BE OPERATED BY CITY EMPLOYEES **ONLY.**
7. FIRE HYDRANTS WILL BE INSTALLED EVERY 200' M&H SERIES 929, AND BE EQUIPPED WITH STORZ ADAPTORS. HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE UNIFORM FIRE CODE. HYDRANTS WILL BE BAGGED AND THE CONNECTING GATE VALVES LEFT CLOSED UNTIL THE SYSTEM HAS BEEN APPROVED. HYDRANTS MUST BE PAINTED WITH SUNBURST YELLOW HIGH–GRADE ENAMEL AFTER INSTALLATION.
8. ALL LINES WILL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATIONS. (SEE NOTE 1)
9. ALL PIPES AND SERVICES WILL BE INSTALLED WITH CONTINUOUS TRACER TAPE PLACED TWELVE (12) TO EIGHTEEN (18) INCHES UNDER THE PROPOSED FINISHED SUBGRADE. THE MARKER WILL BE OF PLASTIC NON–BIODEGRADABLE, METAL CORE, OR BACKING MARKED "WATER" THAT CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE WILL BE TERRA TAPE "D" OR APPROVED EQUAL. IN ADDITION TO TRACER TAPE, TONING WIRE WILL BE INSTALLED OVER ALL PIPE AND SERVICES. TONING WIRE WILL BE UL LISTED, TYPE UF, FOURTEEN (14) GUAGE SOLID COATED COPPER WIRE, TAPED TO THE TOP OF THE PIPE TO PREVENT MOVEMENT DURING BACKFILLING AND LAID LOOSE ENOUGH TO PREVENT STRETCHING AND DAMAGE BEFORE BEING BROUGHT UP AND TIED OFF AT THE VALVE OPERATING NUT OR VALVE BOX. IF THE OPERATING NUT IS NOT EASILY ACCESSIBLE FROM THE GROUND SURFACE, THE COPPER WIRE WILL BE TIED OFF AT THE VALVE BOX IN SUCH A WAY THAT THE WIRE IS EASILY ACCESSIBLE FROM THE GROUND SURFACE. TWO (2) FEET OF SLACK WILL BE PROVIDED TO ALLOW FOR CONNECTION TO THE LOCATOR.

   A 1–LB MAGNESIUM ANODE WILL BE BURIED WITH THE PIPE EVERY 1,000 LINEAR FEET MAXIMUM FOR CATHODIC PROTECTION OF THE TONING WIRE. TONING WIRE SPLICES AND CONNECTIONS TO ANODES WILL JOIN WIRES BOTH MECHANICALLY AND ELECTRICALLY AND WILL EMPLOY EPOXY RESIN OR HEAT–SHRINK TAPE INSULATION. TONING WIRE WILL BE TESTED PRIOR TO ACCEPTANCE OF THE PIPE SYSTEM. A WRITTEN NOTICE FROM THE CONTRACTOR TO THE CITY MUST BE RECEIVED TWO (2) BUSINESS DAYS PRIOR TO WHEN TESTING IS REQUIRED.
10. THE CONTRACTOR WILL PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH MUTCD AND APPROVED BY CITY OF NAPAVINE.
11. ALL WATERMAINS WILL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. STAKING WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.
12. ALL SERVICE LINES AND WATER VALVE LOCATIONS WILL BE MARKED ON THE FACE OF THE ADJACENT CURB WITH A "W" OR "WV" EMBOSSED ¼ INCH INTO THE CONCRETE OR WITH CITY APPROVED MARKERS.
13. ALL WATER SYSTEM CONNECTIONS SERVING BUILDINGS OF PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER OR IRRIGATIONS SYSTEMS WILL COMPLY WITH THE MINIMUM BACKFLOW PREVENTION REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF HEALTH (DOH) AND THE CITY OF NAPAVINE CROSS–CONNECTION CONTROL PROGRAM.
14. CALL UTILITIES UNDERGROUND LOCATION CENTER AT 1–800–424–5555 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY EXCAVATIONS.
15. THE CONTRACTOR TO NOTIFY THE CITY FIVE (5) BUSINESS DAYS PRIOR TO SCHEDULING A WATER SYSTEM SHUTDOWN. THE CITY'S WATER DIVISION WILL PERFORM ALL WATER SYSTEM SHUTDOWNS. WHEN CONNECTIONS REQUIRE "FEILD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY THE CONTRACTOR AND FITTING VERIFIED BY THE CITY TWO (2) BUSINESS DAYS PRIOR TO THE DISTRIBUTION OF SHUTDOWN NOTICES. CUSTOMERS INVOLVED WITH OR AFFECTED BY WATER SERVICE INTERRUPTIONS WILL BE NOTIFIED AT LEAST FOURTY–EIGHT (48) HOURS IN ADVANCE. SHUTDOWNS WILL NOT BE PERMITTED ON FRIDAYS, WEEKENDS, OR HOLIDAYS WITHOUT WRITTEN AUTHORIZATION FROM THE DIRECTOR OF PUBLIC WORKS.
16. WHEN CONNECTING TO AN EXISTING WATERLINE WHERE A NEW VALVE IS **NOT** TO BE INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO THESE STANDARDS BY THE CONTRACTOR PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR WILL MAKE THE NECESSARY ADDITIONAL PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTING TO THE EXISTING SYSTEM OR WILL INSTALL A NEW VALVE. NEW LINES WILL NOT BE CONNECTED TO THE EXISTING SYSTEM UNTIL ALL REQUIRED TESTS HAVE BEEN PASSED.

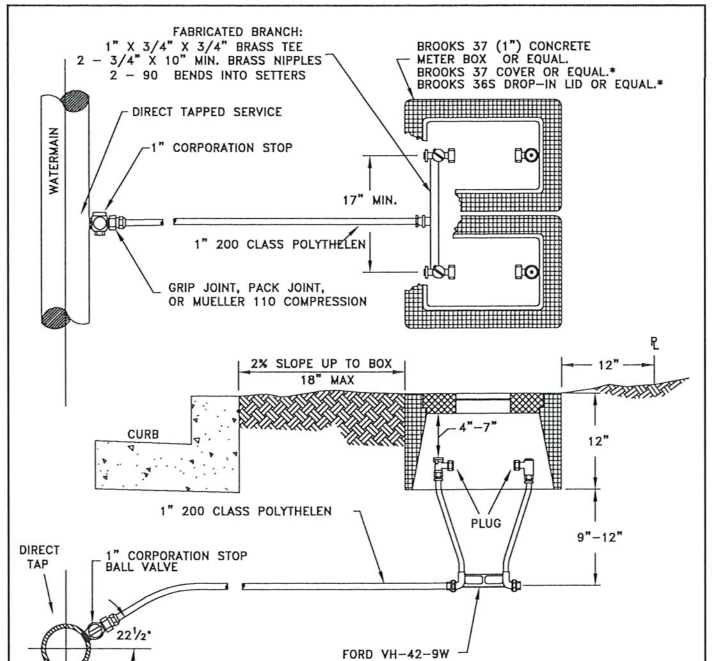


NOTES:

1. ALL MATERIALS EXCEPT A.C.P. AND BEDDING MATERIAL SHALL BE COMPACTED IN 6–INCH MAXIMUM LIFTS TO 95% DENSITY.
2. BEDDING SHALL CONFORM TO SECTION 9–03.16 OF STANDARD SPECIFICATIONS AS AMENDED BY CITY OF CHEHALIS STANDARDS.
3. COMPACTION: BEDDING SHALL BE COMPACTED TO 95% MAX. AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE COMPACTED TO 85% IN UNPAVED AREA, AND 95% IN PAVED OR SHOULDER AREAS AS DETERMINED BY ASTM D1557.
4. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST RECENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AS AMENDED BY CITY OF CHEHALIS PUBLIC WORKS STANDARDS.
5. KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. A BELL JOINT SHALL BE REQUIRED AT EACH JOINT FOR PROPER SUPPORT. NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.

Drawing Not to Scale

City of Chehalis	
TRENCH PAVEMENT RESTORATION DETAIL	
APPROVED BY	DWG. NO. 2–4
CITY ENGINEER	REVISED DATE 1/02/2003



* IF THE CITY UTILIZES A TOUCH READ METER SYSTEM, SPECIAL LIDS MAY BE REQUIRED ON NEW METER BOX INSTALLATIONS.

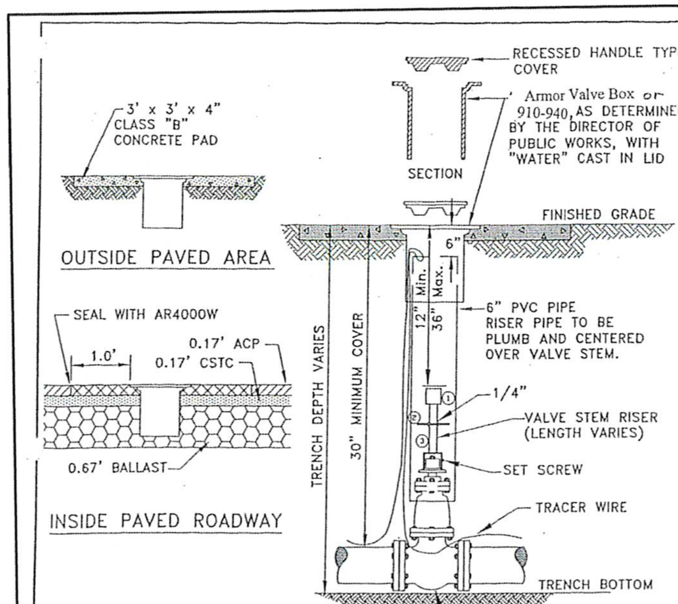
NOTES:

1. CORPORATION STOPS SHALL BE ALL U.S. BRASS, & SHALL BE FORD, MUELLER, OR A.Y. MCDONALD W/ THREADS CONFORMING TO AWWA C–800.
2. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET, I.P. THREADS, & STAINLESS STEEL DOUBLE STRAPS.

DRAWING NOT TO SCALE

City of Napavine

1" DUAL WATER SERVICE



VALVE STEM EXTENSION LEGEND

1. VALVE OPERATING NUT OR 1–7/8" X 1–7/8" X 2" HIGH GRADE STEEL WELDED TO GUIDE PLATE.
2. 3/16" THICK X 5–1/5" DIA STEEL GUIDE PLATE WELDED TO RISER SHAFT.
3. 2" X 2" X 3/16" SQUARE STRUCTURAL STEEL TUBING TO FIT OPERATING NUT. LENGTH AS REQUIRED.

NOTES:

1. WELD ALL AROUND, AS SPECIFIED ABOVE.
2. IN TRAFFIC LANES, OLYMPIC FOUNDRY 940 VALVE BOX SHALL BE REQUIRED.
3. ALL VALVES MUST HAVE 14 GAUGE COATED COPPER TRACER WIRE TIED OFF @ VALVE BODY, EXTENDED WITHIN ONE FOOT OF THE SURFACE, AS SHOWN.

DRAWING NOT TO SCALE

City of Napavine — Drawing No. 4-12

VALVE BOX

REVISION		
NO.	DATE	

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: NO SCALE

NEWAUKUM ST. FOURPLEX

CITY OF NAPAVINE, WA.

WATER DETAILS AND NOTES

ROBERT W. BALMELLI — STATE OF WASHINGTON — 32107 — REGISTERED PROFESSIONAL ENGINEER

RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923 CHEHALIS, WA 98532
OFF: (360) 740-8919
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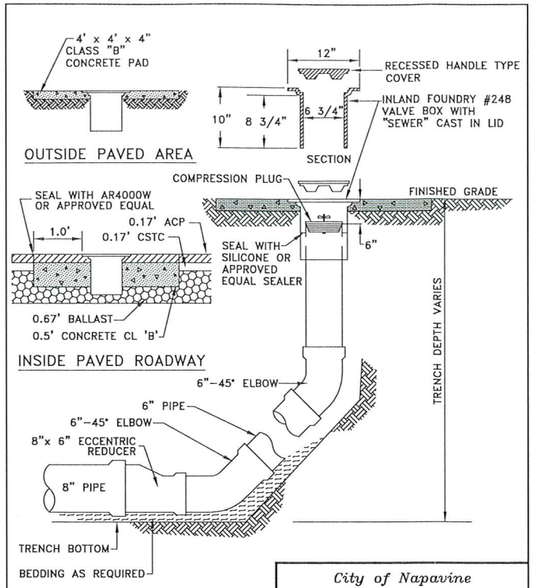
811 Know what's below. Call 811 before you dig.

JOB NUMBER 21068

DRAWING NAME 21068_WTDT

C3.2

8 OF 10



NOTES:

1. ALL SEWER PIPE SHALL BE ASTM 3034 SDR 35.
2. SILICONE SEALANT SHALL NOT INTERFERE WITH REMOVAL OF THE PLUG.

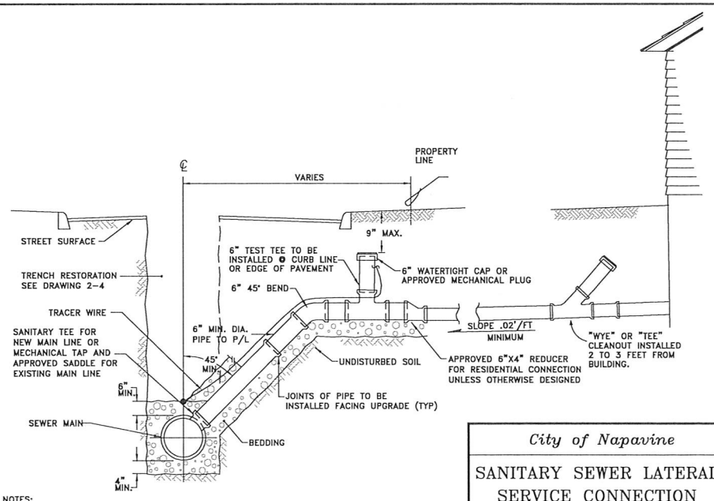
DRAWING NOT TO SCALE

City of Napavine

CLEANOUT

DWG. NO. 5-5

REVISED DATE 1/02/2003



NOTES:

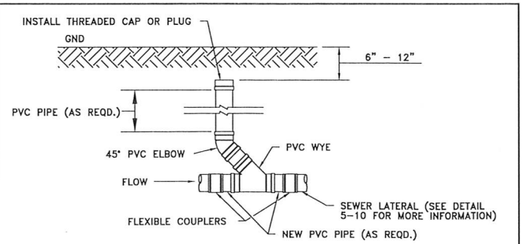
1. SIDE SEWER PIPE TO BE PVC ASTM D3034.
2. ALL JOINTS & CONNECTIONS TO BE RUBBER GASKETED TYPE CONFORMING TO ASTM D3212.
3. BEDDING AND GRADE SHALL BE ESTABLISHED PRIOR TO PIPE BEING PLACED IN TRENCH.

City of Napavine

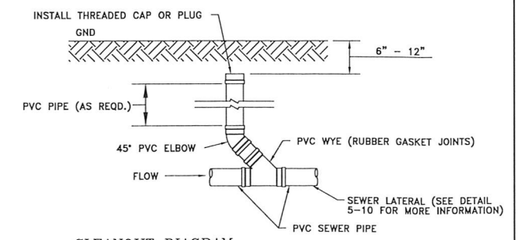
SANITARY SEWER LATERAL SERVICE CONNECTION

DWG. NO. 5-10

REVISED DATE 1/02/2003



CLEANOUT DIAGRAM FOR RETROFITTING EXISTING SERVICES



CLEANOUT DIAGRAM FOR NEW SERVICES

NOTES:

1. ALL JOINT CONNECTIONS SHALL BE RUBBER GASKETED.
2. SANITARY TEES MAY BE USED FOR DEPTHS LESS THAN 3', UPON APPROVAL OF THE PUBLIC WORKS DIRECTOR.

DRAWING NOT TO SCALE

City of Napavine

SIDE SEWER CLEANOUT

DWG. NO. 5-11

REVISED DATE 4/05/2007

GENERAL NOTES (SANITARY SEWER MAIN INSTALLATION)

1. ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF NAPAVINE STANDARDS AND THE MOST RECENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).

2. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF NAPAVINE WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

3. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR WILL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.

4. A PRE-CONSTRUCTION MEETING WILL BE HELD WITH A PUBLIC WORKS DEPARTMENT REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.

5. THE PUBLIC WORKS DEPARTMENT WILL BE NOTIFIED A MINIMUM OF TWO (2) BUSINESS DAYS IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. A PUBLIC WORKS REPRESENTATIVE WILL BE PRESENT AT THE TIME OF THE TAP.

6. THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR WILL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UTILITIES UNDERGROUND LOCATION CENTER AT 1-800-424-5555 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY EXCAVATION.

7. ALL SEWER MAINS WILL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK. STAKING WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.

8. ALL PIPE AND SERVICES WILL BE INSTALLED WITH CONTINUOUS TRACER TAPE PLACED TWELVE (12) TO EIGHTEEN (18) INCHES UNDER THE PROPOSED FINISHED SUBGRADE. THE MARKER WILL BE OF PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING MARKED "SEWER" THAT CAN BE DETECTED BY A STANDARD METAL DETECTOR. IF VISIBILITY CANNOT BE MAINTAINED BETWEEN STRUCTURES ALONG THE STRAIGHT ALIGNMENT OF A SEWER, TONING WIRE WILL BE INSTALLED ABOVE THE SEWER LINE AT A DEPTH NO GREATER THAN 48 INCHES. TAPE WILL BE TERRA TAPE "D" OR AN APPROVED EQUAL. IN ADDITION, STEP MAINS, FORCE MAINS, AND CURVILINEAR SEWERS WILL BE INSTALLED WITH TONING WIRE TAPED TO THE TOP OF THE PIPE TO PREVENT MOVEMENT DURING BACKFILL.

IF TONING WIRE IS REQUIRED, IT WILL BE UL LISTED, TYPE UF, 14-GAUGE COPPER. THE WIRE WILL BE LAID LOOSELY ENOUGH TO PREVENT STRETCHING AND DAMAGE. THE WIRE WILL BE WRAPPED TO A MANHOLE OR CLEANOUT RINGS ON GRAVITY SEWER OR VALVE BODY ON STEP MAINS.

A 1-LB MAGNESIUM ANODE WILL BE BURIED WITH THE PIPE EVERY 1,000 LINEAR FEET MAXIMUM FOR CATHODIC PROTECTION OF THE WIRE. TONING WIRE SPLICES AND CONNECTIONS TO ANODES WILL JOIN WIRES BOTH MECHANICALLY AND ELECTRICALLY AND WILL EMPLOY EPOXY RESIN OR HEAT-SHRINK TAPE INSULATION. TONING WIRE WILL BE TESTED PRIOR TO ACCEPTANCE OF THE PIPE SYSTEM. A WRITTEN NOTICE FROM THE CONTRACTOR TO THE CITY TWO (2) BUSINESS DAYS PRIOR TO TESTING IS REQUIRED. ON A CURVILINEAR SEWER, THE WIRE WILL BE BROUGHT UP, BARED AND WRAPPED THREE (3) TIMES AROUND THE MANHOLE RING. THE TAPE AND WIRE WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

9. BEDDING OF THE SEWER MAIN AND COMPACTION OF THE BACKFILL MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICATION. (SEE GENERAL NOTE 1)

10. ALL MANHOLES AND CLEANOUTS OUTSIDE THE PAVED AREA WILL BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWINGS 5.3 AND 5.5.

11. WHEN TEMPORARY STREET PATCHING IS ALLOWED BY THE CITY, COLD MIX ASPHALT WILL BE PLACED TO A MAXIMUM DEPTH OF ONE (1) INCH. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED BY THE CITY.

12. EROSION CONTROL MEASURES CONFORMING TO THE MOST RECENT VERSION OF THE CITY OF NAPAVINE STORMWATER MANAGEMENT PLAN AND CHAPTER 3 OF THESE STANDARDS WILL BE TAKEN BY THE CONTRACTOR DURING CONSTRUCTION TO PREVENT INFILTRATION OF EXISTING AND PROPOSED STORM DRAINAGE FACILITIES AND ROADWAYS.

13. PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED.

14. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED CONSTRUCTION PLANS ON-SITE AT ALL TIMES. "APPROVED" PLANS, ARE TYPICALLY SIGNIFIED BY THE SIGNATURE OF THE DIRECTOR OF PUBLIC WORKS.

15. ANY CHANGES TO THE DESIGN WILL FIRST BE REVIEWED AND APPROVED BY THE DEVELOPER'S PROJECT ENGINEER AND THEN THE DIRECTOR OF PUBLIC WORKS PRIOR TO IMPLEMENTATION.

16. PRIOR TO BACKFILL, ALL MAINS AND APPURTENANCES WILL BE INSPECTED AND APPROVED BY A PUBLIC WORKS REPRESENTATIVE. APPROVAL DOES CONSTITUTE FINAL ACCEPTANCES OF THE SEWER LINE. THE CONTRACTOR WILL RETAIN RESPONSIBILITY TO REPAIR ALL DEFICIENCIES AND FAILURES REVEALED DURING ALL REQUIRED TESTING FOR ACCEPTANCE AND THROUGHOUT THE DURATION OF THE WARRANTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PUBLIC WORKS DEPARTMENT IN ADVANCE OF ALL REQUIRED INSPECTIONS. ANY MAIN OR APPURTENANCE BACKFILLED PRIOR TO INSPECTION WILL BE RE-EXCAVATED FOR INSPECTION AT NO COST TO THE CITY.

GRAVITY SEWER

1. GRAVITY SEWER MAINS WILL MEET THE FOLLOWING:
PVC PIPE WILL CONFORM TO ASTM P 3034 SDR 35, ASTM F 794, OR ASTM F 679 TYPE 1 WITH JOINTS AND GASKETS CONFORMING TO ASTM 3212 AND ASTM F 477.

2. PRE-CAST MANHOLES WILL MEET THE REQUIREMENTS OF ASTM C 478. MANHOLES WILL BE TYPE 1-48" AS SPECIFIED ON THE PLANS. JOINTS WILL BE RUBBER GASKET CONFORMING TO ASTM C 443 AND WILL BE GROUTED FROM THE INSIDE. LIFT HOLES WILL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MANHOLE (SEE GENERAL NOTE 1).

3. SIDE SEWER SERVICES WILL BE PVC, ASTM D 3034 SDR 35 WITH FLEXIBLE GASKET JOINTS. SIDE SEWER CONNECTIONS WILL BE MADE BY A SADDLE TAP TO AN EXISTING MAIN, (SEE STANDARD DRAWING 5-12), OR A SANITARY TEE FROM A NEW MAIN CONNECTED ABOVE THE SPRINGLINE OF THE PIPE. SIDE SEWER SERVICES WILL BE INSTALLED ACCORDING TO APPLICABLE STANDARD DETAIL(S).

4. ALL SIDE SEWER LOCATIONS WILL BE MARKED ON THE FACE OF THE CURB WITH AN "S" EMBOSSED ¼-INCH INTO THE CONCRETE.

5. ALL LINES WILL BE HIGH VELOCITY CLEANED, TELEVISED, AND SUBJECTED TO A LOW PRESSURE AIR TEST PER CURRENT WSDOT/APWA SPECIFICATIONS AFTER BACKFILLING, BUT PRIOR TO PAVING (SEE GENERAL NOTE 1). HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD. TESTING OF THE SANITARY SEWER MAIN WILL INCLUDE TELEVISION INSPECTING OF THE MAIN BY AND AT THE EXPENSE OF THE CONTRACTOR IN THE PRESENCE OF A PUBLIC WORKS REPRESENTATIVE. IMMEDIATELY PRIOR TO TELEVISION INSPECTING, ENOUGH WATER WILL BE RUN DOWN THE LINE TO COME OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. A COPY OF THE VIDEO WILL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR. A TEST OF ALL MANHOLES IN ACCORDANCE WITH THESE STANDARDS IS ALSO REQUIRED. TESTING WILL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.

STEP SYSTEMS

1. ALL BURIED POWER FOR STEP SYSTEMS WILL BE INSTALLED ACCORDING TO ALL CURRENT AND APPLICABLE ELECTRICAL CODES.

2. ALL BURIED POWER FOR STEP SYSTEMS WILL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED TWELVE (12) INCHES ABOVE THE BURIED POWER. THE MARKER WILL BE PLASTIC NON-BIODEGRADABLE METAL CORE BACKING MARKED "POWER." TAPE TO BE FURNISHED BY THE CONTRACTOR.

3. ALL STEP MAINS WILL BE HYDROSTATICALLY TESTED AT 100 PSIG FOR FIFTEEN (15) MINUTES ACCORDING TO THE METHODS FOR HYDROSTATIC TESTING OF WATERLINES IN THE MOST RECENT VERSION OF THE WSDOT/APWA SPECIFICATIONS. ALL MATERIALS AND LABOR ARE TO BE PROVIDED BY THE CONTRACTOR. IN ADDITION, ALL STEP MAINS WILL BE PIGGED IN THE PRESENCE OF A PUBLIC WORKS REPRESENTATIVE, PRIOR TO PLACING THE STEP MAIN IN SERVICE.

NO.	DATE	REVISION

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: NO SCALE

NEWAUKUM ST. FOURPLEX

CITY OF NAPAVINE, WA.

SEWER DETAILS AND NOTES

ROBERT W. BALLARD — STATE OF WASHINGTON — 32107 — REGISTERED PROFESSIONAL ENGINEER

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

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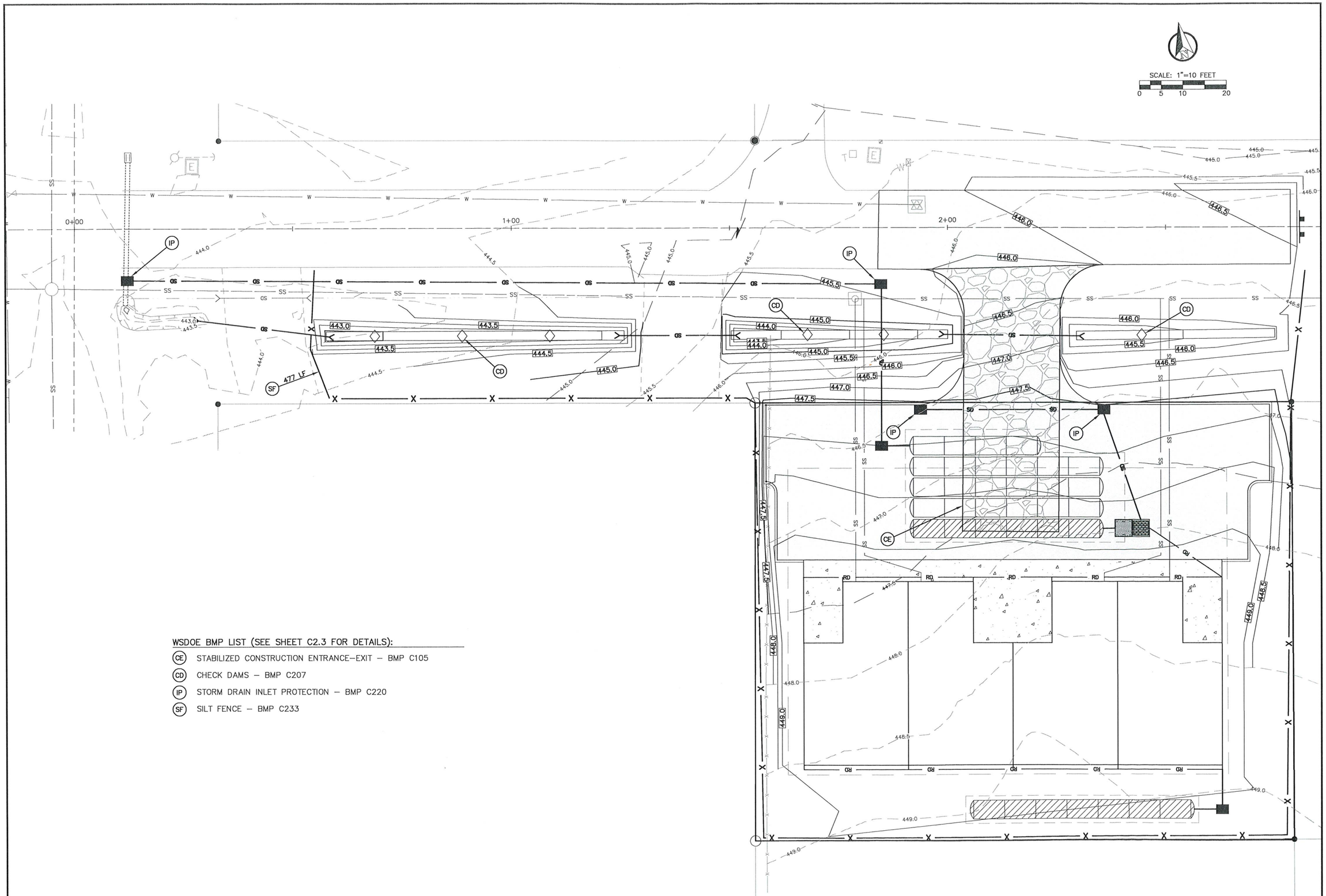
JOB NUMBER 21068

DRAWING NAME 21068_SWDT

C3.3



WSDOE BMP LIST (SEE SHEET C2.3 FOR DETAILS):

- (CE) STABILIZED CONSTRUCTION ENTRANCE–EXIT – BMP C105
- (CD) CHECK DAMS – BMP C207
- (IP) STORM DRAIN INLET PROTECTION – BMP C220
- (SF) SILT FENCE – BMP C233

REVISION

NO.	DATE

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: 3/24/2022
SCALE: 1" = 10'

NEWAUKUM ST.
FOURPLEX
CITY OF NAPAVINE, WA.

T.E.S.C. PLAN

ROBERT W. BALLARD
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PROFESSIONAL ENGINEER

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JOB NUMBER
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DRAWING NAME
21068_TESCPL

C4.1
10 OF 10

City of Napavine
407 Birch Ave. SW
PO Box 810
Napavine, WA 98565
(360) 262-3547

Industrial - Commercial Site Plan and Environmental Review Staff Report and Decision

Project Name: Scot Industrial Building

Meeting Date: April 29, 2022

Proposal: The project will consist of roughly 239,275 square feet building with material storage, machining, truck staging, and oil storage. The structure will include a 226,000 square feet metal building for processing/machining including housing a material handling and storage device; roughly 9,600 square feet attached office and administrative space for employee and management facilities; and a 3,350 square feet metal accessory building for recycle/scrap and cutting oil recirculation.

Location: 1206 Rush Road Access to the site is proposed via two driveways on Rush Road Parcel # 018082000000, 018089001000 & 018086001000

Owner: Russell Bond Family LLC

Applicant: Craig Hach – Scot Industries Inc

Engineer: Robert Balmelli – RB Engineering

Staff: Brian Morris - City of Napavine Public Works Director
Katie Williams - City of Napavine Administrative Assistant
Devin Jackson, City Engineer *(Consultant, Jackson Civil)*
Jim Buzzard, City Attorney *(Consultant, Buzzard O'Rourke)*
Marissa Jay, City Attorney *(Consultant, Buzzard O'Rourke)*

Recommendation: **Approved subject to Conditions**

City of Napavine Public Works Director's initials: _____
Date issued:

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I. BACKGROUND

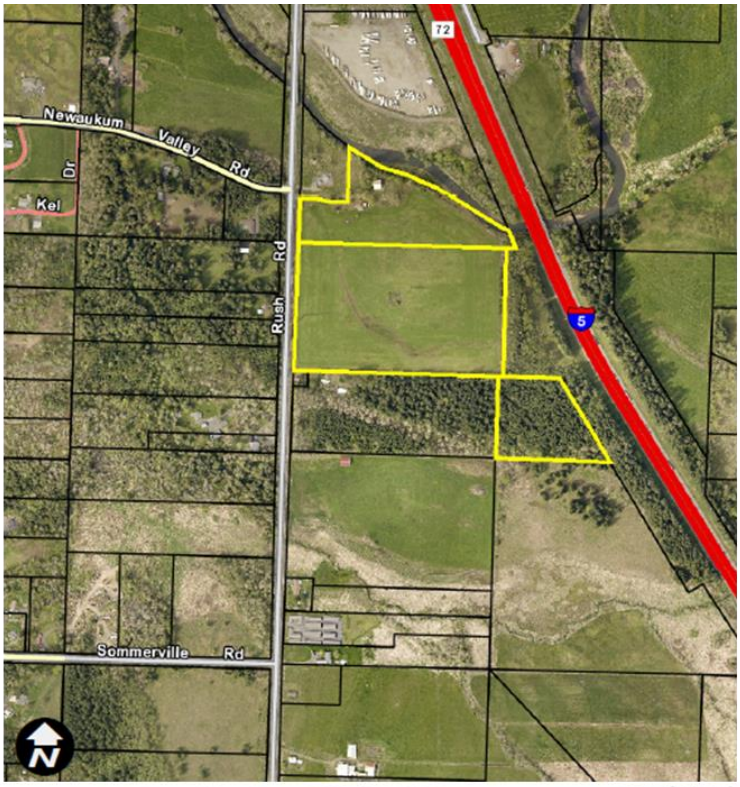
A. General Site Information

Parcel Zone:	C-1
Size of Site:	42.49 ac
Existing Vegetation:	Shrubs, grass, pasture and trees
Existing Structures:	Existing structures include an old unoccupied residence and cedar sided barn
Adjacent Land Uses:	To the north is the Newaukum River and a mixture of developed and undeveloped land. To the east is I-5. To the south is undeveloped forest. To the west is single-residential and forest.
Adjacent Zoning:	To the north is a developed parcel zoned commercial/Industrial and to the west is an undeveloped parcel zoned commercial/Industrial and Residential 2. To the south is a developed public parcel zoned Residential 3, and to the east is I-5.
Topography:	Site is predominantly flat, sloping generally northwest, with steeper escarpments adjacent to the Newaukum River.
Wetlands:	GIS data shows there is a small wetland located in the NW corner of 018082000000, however a critical area report demonstrates there are no wetlands in Parcel 018082000000 or 018089001000 after field review.
Flood Plain:	Due to natural topography the project site contains no flood plains.
Access Roads:	Rush Road

B. Land Use Processing

Application Submitted:	28 Day Counter Complete Determination
Project Completion Review:	120 Day for Review

Figure 1. Location



Parcel Number: 018082000000
Situs Address: 1206 RUSH RD
Owner: SCOT INDUSTRIES INC
Assessor's Use Description: 83 Cur - Use - Ag
Property Type: COM
Land Use: agriculture
Land Value: 504,400
Improvement Value: 0
Total Value: 504,400
Total Acres: 11.58
Mail Address: PO BOX 0146
City: LONE STAR
State: TX
Zip: 75668

Parcel Number: 018089001000
Situs Address: 0 RUSH RD
Owner: SCOT INDUSTRIES INC
Assessor's Use Description: 83 Cur - Use - Ag
Property Type: COM
Land Use: agriculture
Land Value: 1,053,700
Improvement Value: 0
Total Value: 1,053,700
Total Acres: 24.19
Mail Address: PO BOX 0146
City: LONE STAR
State: TX
Zip: 75668

Parcel Number: 018086001000
Situs Address: 0 RUSH RD
Owner: SCOT INDUSTRIES INC
Assessor's Use Description: 91 Residential Land - Undivided
Property Type: COM
Land Use: undeveloped/vacant
Land Value: 80,600
Improvement Value: 0
Total Value: 80,600
Total Acres: 6.72
Mail Address: PO BOX 0146
City: LONE STAR
State: TX
Zip: 75668

II. DOCUMENTS REVIEWED

The documents reviewed and considered in connection with this staff report include the following:

A. Environmental SEPA checklist
B. Engineering submittal
C. Traffic impact analysis report
D. Stormwater technical information report
E. Critical area report
F. General documents (i.e., legal description, owner consent, and permit application documents etc.)

III. PROCEDURAL REQUIREMENTS

Authority for this review is included in the Napavine Municipal Code (NMC) including, Title 12 NMC "Streets, Sidewalk and Public Places"; Title 13 NMC "Public Service"; Title 15 NMC "Building and Construction"; Title 18 NMC "Environment". The 2017 City of Napavine Comprehensive Growth Management Plan 2003-2023 (as updated). As well as the City of Napavine Public Works Standard (NPW) including Chapters, 2 Transportation, 3 Storm Drainage, 4 Water, and 5 Sanitary Sewer. The public hearing will be conducted in accordance with rules of procedure adopted by NMC 17.88.070 and NMC 17.88.100. The final decision on the Applications will be made by the Napavine City Council.

IV. APPLICABLE REGULATIONS/ANALYSIS

A. NAPAVINE MUNICIPAL CODE

Title 12 - STREETS, SIDEWALKS AND PUBLIC PLACES

12.04 - PUBLIC WORKS CONSTRUCTION STANDARDS

12.04.040 - Design standards

There are adopted design standards for the construction of streets and sidewalks as follows in Sections 12.04.050 and 12.04.060.

12.04.050 - Streets, alleys, cul-de-sacs, side slopes, base, and roadway grade

Arterial streets, collector streets, access streets, residential streets, feeder streets, alleys, cul-de-sacs, side slopes, base, and roadway grades shall be, and the same hereby are, defined as set forth in the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction for said improvements as adopted and posted from time to time by the Public Works Director of the City of Napavine, Washington. Copies of said specifications and standards are on file with the city and may be reviewed at any time during normal city business hours.

FINDING: The proposal shows two access driveways on Rush Road. NMC 12.04 applies.

CONDITION OF APPROVAL: Prior to engineering approval, plans depicting public improvements satisfying applicable City standards and the most current version of the WSDOT Standard Specifications shall be submitted for review and approval by the City.

12.14 STREET TREES

12.14.050 - Planting size

Street trees shall be two-to-three-inch caliper, measured six inches above the base.

12.14.060 - Planting location

A. Street trees shall be located at least four feet behind the backside of the curb.
B. Street trees shall be spaced thirty-five feet on center starting fifteen feet from property line.
C. Street tree spacing may be adjusted slightly to allow a ten-foot clean zone on either side of a driveway.
D. Street trees will be planted at least fifteen feet from utility lines.

12.14.110 - Permit to trim

It is unlawful for any person, firm or corporation; to in any manner, remove, destroy, or cut any tree or shrub now or hereafter planted within the limits of any street or alley in the city of Napavine without having first obtained a permit so to do with the compliance of a standard reference guide.

12.14.130 - Hearing by city council

If the conditions described in said notice have not been corrected prior to the time specified therein, a resolution shall be presented to the city council on the date designated in the notice therefor, which resolution shall provide that the department of the city of Napavine named therein shall, after the date set therein, forth with cause the removal or destruction of the vegetation, or any part thereof, as specified or complained of in said notice. Upon introduction of the resolution, the owner shall cause, if any, why the vegetation or such part thereof should not be removed or destroyed. The finding of the city council determining that the vegetation described in the notice is or is not a nuisance shall be conclusive. If the city council finds that the same is a nuisance and the owner has appeared at the hearing thereon the owner may, in the discretion of the council, be given such additional time as may be specified by the council to abate the nuisance.

FINDING: The preliminary landscape plan shows the trees will be planted on the north and east side of the development site. While this is acceptable a more detailed landscaping plan meeting NMC 12.14 must be provided during final civil review.

CONDITION OF APPROVAL: Prior to engineering approval, a complete landscaping plan satisfying all parts of NMC 12.14 shall be submitted for review and approval by the City.

Title 13 - PUBLIC SERVICES

13.02 - PUBLIC WATER SYSTEM

13.02.020 - Application for connection

A. All new connections, whether inside or outside the city limits shall be metered.
    1. Commercial. One meter may serve more than one business if in the same building, if separate buildings, separate meters are required.
    2. Residential. Separate meters shall be required for all single-family residences. All motels, hotels, recreational vehicle parks, multi-dwellings, condominiums, planned unit developments, and apartments may be served by one meter.
B. Applicants for service within the corporate limits of the city may be required to obtain a building or plumbing permit for the premises where water service is being requested.

C. *Applicants for service outside the corporate limits of the city shall provide required information, comply with city annexation agreement requirements, and sign an agreement stating that they will not oppose annexation of the area including the premises for which service is being applied.*
D. *If no public sewer service is available to any premises for which application for water service is made, approval of the application shall be conditioned upon the applicant obtaining a septic tank permit from the Lewis County health district, and no connection shall be made if such septic tank permit is not issued.*

13.02.070 - Water services meter location

All water service connections shall be made by, or under the control of the city. Meters shall be placed as follows:

A. *Within the corporation limits of the city, meters shall be placed within two feet of the edge of the sidewalk or proposed sidewalk on the curb side in existing plats and within two feet of the sidewalk on the property side in new plats.*
B. *Within the county, meters shall be placed within the county right-of-way and within two feet of the property line nearest the customer's premises.*
C. *In instances other than contained herein, or where the public works director determines that unusual or conflicting conditions exist, the location of meters shall be determined by the public works director.*

13.02.100 - Service connection—Location of service pipe

Water service pipe shall not be laid or maintained parallel with and within ten feet horizontally of any sanitary sewer, electrical conduit, gas pipe, or communications cable, septic tank, or drain field. When additional water pipe extensions or replacements are to be made beneath the surface of the ground within the premises and connected with existing water service pipes between the meter and the premises, an application therefor shall be made to the city for inspection and approval prior to backfilling the trenches.

13.02.290 - Fire protection

A. *Any customer using city water for all purposes shall be entitled to a separate standby fire protection service. Such standby fire protection service shall be provided through a separate water connection. The water connection fee for such standby fire protection service shall be as provided in city ordinance. Standby fire protection lines shall be used for no other purpose than for standby fire protection service and all other uses thereof shall be prohibited. The monthly charge for such standby fire protection service shall be as provided in city ordinance. Such standby fire protection connection fees and standby fire protection service charges shall be based upon the size of the customer's line at its connection to the main, and shall not be based on any specific pressure or volume of water furnished to the customer. The city does not, by the connection of a standby fire protection service, and shall not, by agreement or otherwise, warrant or guarantee a minimum water pressure or water volume for such service.*
B. *Where standby fire protection service is provided, no charge shall be made for water used in extinguishing fires of incendiary or accidental origin if the customer at the location where the fire occurs gives written notice to the city within ten days from the time of such fire that a fire has occurred. Otherwise, a charge for all water used shall be made at the rate for use of fire protection facilities provided in NMC 13.04.020(A).*

13.02.370 - Construction standards

All persons, firms, corporations, and governmental agencies, and/or their contractors, repairing, replacing, installing, extending, or performing other work on water system lines, facilities, service lines, connections, and/or appurtenances thereto, or performing other work that may interfere, conflict, affect, or endanger the water system of the city shall follow and comply with the provisions of the engineering development code of the city as adopted by the city. Where the engineering development code of the city are silent on any construction standards issue, the current version of the Washington State Department of Transportation/Washington State Chapter of the American Public Works Association Standard Specifications for Road, Bridge, and Municipal Construction shall apply.

13.02.410 - Water main extension request

When a person desires to extend a city water main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension, and give details and extent of any development they are considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions, taking into consideration the availability of water in the existing mains, reservoir capacity, pressures in the area, and other local conditions. If the proposal is acceptable, specific conditions and requirements will be determined by the public works director.

13.02.420 - Water main extension design

The proposed main extension shall be designed by a licensed engineer and be approved by the public works director and appropriate governmental authorities. The design shall be in conformance with city standards as contained in the engineering development code of the city, and shall be designed by the use of a hydraulic analysis, considering pipe size, restrictions, peak demand, length of run, elevation differences, and other factors that may be pertinent.

FINDING: The proposal indicates that water will be accessible via a connection to an existing water system on Rush Road. The engineering plan also proposed a looped water main for the development site fire hydrants with a fire water storage tank (30' Diameter and 25' Height). There will be two water services meters in the development site; one two-inch meter for domestic service to the office building, and another one-inch meter for irrigation service. Both water meters will be located on the southwest corner of the development site, and within the city right-of-way. This standard is met. **See Chapter 4 NPW of this report for water design conditions of approval.**

CONDITION OF APPROVAL: Prior to engineering approval, applicant shall submit fire marshal acceptance of engineered drawings for city review and approval.

13.05 - CROSS-CONNECTIONS AND BACKFLOW PREVENTION

13.05.030 - Backflow prevention assembly requirement

Approved backflow prevention assemblies shall be installed at the expense of the user, either at the service connection or within the premises, as determined by a cross-connection inspector specialist employed by the city in each of the following circumstances:

- *A. If the nature and extent of any activity on the premises, or the materials used in connection with any activity on the premises, or materials stored on the premises, could contaminate or pollute the drinking water supply in any way.*
- *B. On premises having any one or more cross-connections as that term is defined in Section 13.05.010.*
- *C. Internal cross-connections that are not correctable, or intricate plumbing arrangements which make it impractical to ascertain whether or not cross-connections exist.*

D. A repeated history of cross-connections being established or re-established.
E. Unduly restricted entry so that inspections for cross-connections cannot be made with sufficient frequency or with sufficient notice to assure that cross-connections do not exist.
F. Materials of a toxic or hazardous nature being used in such that, if back siphonage should occur, a health hazard could result.
G. All fire sprinkler systems install as minimum protection a double check detector assembly.
H. All irrigation systems shall install as minimum protection a double check valve assembly.
I. All properties having a private well that are also connected to city water shall install a reduced pressure backflow assembly at the service connection, or have the option to abandon the well as prescribed in the Washington Administrative Code.
J. On any premises where installation of an approved backflow prevention assembly is deemed to be necessary to accomplish the purpose of these regulations in the judgment of a certified cross-connection specialist employed by the city.
K. On any premise where an appropriate cross-connection report form has not been filed with the office of the city water utility.
L. The choice and application of cross-connection devices in specific circumstances shall comply with WAC 246.290, et seq.

13.05.060 - Access to premises
Authorized employees of the city, with proper identification, shall have access during reasonable hours to all parts of the premises and within the building to which water is supplied. However, if any water user refuses access to a premise or to the interior of a structure at reasonable times and on reasonable notice for inspections by a cross-connection specialist appointed by the city, a reduced pressure backflow assembly will be required to be installed at the service connection to that premise.

FINDING: The preliminary site plan shows a new backflow double check valve assembly vault will be installed for the fire and a double check for the irrigation connection. This standard is met.

CONDITION OF APPROVAL: Prior to occupancy, the applicant shall provide an easement for access to backflow devices to the city.

13.20 - LATECOMER AGREEMENTS

FINDING: The proposal does not include latecomer agreement applications; therefore, NMC 13.20 does not apply.

13.30 - STORM WATER SYSTEM
13.30.010 - Storm water standards
The city council adopts the Washington State Department of Ecology "Basic Storm Water Protection Standards" for use in the storm water management within the city of Napavine.

13.30.020 - Use in development review
The city council requires the use of the basic storm water protection standards for all building and development review of storm water drainage and authorizes the public works superintendent to attach storm water quantity and quality conditions to meet the basic storm water program standards.

13.30.040 - Standards of practice

The city council sets the city standard of performance for storm drainage as in all utilities as that of "best engineering practices" for all construction within city.

13.30.060 – Permits

A. No building permit shall be issued nor excavation begun upon private land on which a driveway will be installed or constructed, unless or until a culvert permit is issued under this chapter. No driveway may be installed without an approved culvert and no culvert may be installed unless or until a culvert permit is issued under this chapter.

B. A culvert permit may be issued only upon approval of an application for such a permit. Installation of the culvert under the permit must be done pursuant to the specifications in the permit. Permits may be issued per culvert.

13.30.090 - Existing driveways and culverts

A. Prior existing culverts which were in existence before the passage of this chapter are exempt from the requirement to procure a permit prior to installation. Prior existing driveways that do not have an existing or operable culvert must be upgraded and must include a culvert upon notification by the city. When the city becomes aware of a prior existing driveway without a culvert or without an operable culvert, it may provide written notice to the owner thereof by mailing, postage prepaid, a notice to the owner's last known address or by posting the notice at or near the driveway in a conspicuous location. Upon mailing or posting, the owner shall have ninety days to apply for a permit and properly install a working culvert. This provision does not limit the city's ability to repair or remove the danger driveway or culvert as provided in this chapter.

B. Any modifications or upgrades to a prior existing driveway or culvert must conform to this chapter and are not exempt from the permitting requirement.

FINDING: The proposal includes a preliminary drainage plan and stormwater preliminary technical information report satisfying adopted standards. This standard is met.

Title 14 – MISCELLANEOUS PROVISIONS

14.10 - NAPAVINE CRITICAL AREAS ORDINANCE (NCAO)

14.10.100 – DEVELOPMENT STANDARDS

A. Authorization Required. Within critical areas, the city shall prohibit soil excavation, grading, removal of native vegetation species, draining, intentional burning, planting of invasive or nuisance vegetation, placement of structures and new construction on critical areas unless otherwise authorized in this chapter.

1. These development standards apply to uses on critical areas and within buffers unless otherwise exempted in this title.

2. In order to approve application for development on lands subject to this chapter, the administrator shall find that the following standards have been met:

i. All reasonable alternatives for locating the development activity in such a way so as to avoid critical areas have been considered and the development activity will be located in the least environmentally sensitive area as practicable and the purpose of this chapter, as described in NDC 4.010.010, is fulfilled. If avoidance is not practicable, as determined by the city, development shall minimize adverse impacts to critical areas and buffers

consistent with the mitigation sequencing measures and mitigation and enhancement measures prescribed in the chapter.

ii. *The city has approved the vegetation removal methods and the removal of native plants has been avoided.*

iii. *All adverse impacts to all affected critical areas and buffers are either avoided or fully mitigated.*

iv. *The plan minimizes cuts and fills.*

v. *Soils are not exposed during the rainy season (November 1 through April 30) and construction activity is limited to the dry season (May 1 through October 31).*

vi. *The administrator has reviewed and approved an erosion control plan, grading plan, and vegetation removal and replanting plan prior to construction activity.*

vii. *All activities have received applicable state and federal permits, and comply with SEPA requirements if the lead agency makes a threshold determination of significance (DS), or mitigated determination of non-significance (MDNS).*

viii. *Hydraulic permits are required for any activity occurring within the ordinary high-water mark of any state regulated class I or class II stream.*

ix. *Compliance with this chapter does not constitute compliance with state and federal environmental standards. The applicant shall be responsible for demonstrating such compliance.*

B. *Review Process.*

1. *The review process shall be the type specified in the NDC for each particular land use action unless otherwise specified in this chapter.*
2. *Applications to develop on critical areas or their buffers shall be subject to review if, within a one-year period, the cumulative impact on critical areas is:*
    a. *Disturbance of more than twenty-five cubic feet of soil;*
    b. *An activity, the fair market cost of which is more than five hundred dollars; or*
    c. *The activity involves more than one thousand square feet of critical areas.*
3. *Standard Requirements. All applications requiring review under this section shall have the following minimum conditions applied:*
    a. *Critical Area and Buffer Marking During Construction. The location of the outer extent of the critical area and its buffer, if any, shall be marked in the field and such markings shall be maintained throughout the duration of the permit.*
    b. *Permanent Marking of Critical Area and Buffer. A permanent and perpetual physical demarcation along the upland boundary of the critical area and buffer shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood like fencing, or other prominent physical marking approved by the administrator. In addition, signs measuring (minimum size one foot by one foot and posted 3.5 feet above grade) shall be posted at an interval of one per lot or every one hundred feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the critical area and buffer approved by the Administrator worded substantially as follows: "CRITICAL AREA AND BUFFER—PLEASE RETAIN IN A NATURAL STATE."*
    c. *A conservation covenant shall be recorded in a form approved by the city attorney as adequate to incorporate the other restrictions of this section and to give notice*

of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer.

C. Record of Notice. Prior to issuance of any development or building permit on lands subject to this chapter, the property owner shall record a record of notice of critical areas, on a form provided by the city, on all properties affected by critical areas and buffers and shall provide the city clerk with a copy of the recorded notice.

D. SEPA Review. On a case-by-case basis, the responsible official may issue a determination of non-significance (DNS) if:

1. The application for development review contains all requested information, including reports, maps and other documents relevant to the proposed activity;

2. The proposed activity complies with all applicable development review and performance standards; and

3. Compliance with all applicable development standards and performance standards is made a binding condition of land use approval.

FINDING: Based on Lewis County GIS data, an area of marked hydric soils and potential wetland may be located in the NW corner of parcel #018082000000. However, the critical report submitted by the applicant indicates there are no wetlands located on either parcel 018082000000 or 018089001000. Additionally, the north portion of parcel #018082000000 is in the shoreline buffer area. According to the preliminary site plan, the applicant does not apply any development in the shoreline buffer area. A shoreline permit is still required, due to the parcel being in the jurisdiction. The standard is not met.

CONDITION OF APPROVAL: Prior to construction, the applicant shall submit a shoreline jurisdiction application for review and approval by the City.

Title 15 - BUILDINGS AND CONSTRUCTION

15.04 - CONSTRUCTION CODES

15.04.020 - Codes adopted

Pursuant to the state Building Code Act, RCW 19.27A.010 et seq., the city adopts by reference the following:

A. The International Building Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the building code of the city of Napavine;

B. Uniform Mechanical Code, 1982 Edition, including Chapter 22, Fuel Gas Piping, Appendix B, published by the International Conference of Building Officials;

C. The Uniform Fire Code and Uniform Fire Code Standards, 1982 Edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association; provided that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles;

D. The Uniform Plumbing Code and Uniform Plumbing Code Standards, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials; provided, that Chapters 11 and 12 of such code are not adopted;

E. The rules and regulations adopted by the council establishing standards for making buildings accessible to and usable by the physically handicapped or elderly persons as provided for in RCW 70.92.100 through 70.92.160; and

F. The Washington State Energy Code, June 30, 1980 Edition, adopted by the state Building Code Advisory Council and amendments to the code adopted prior to January 1, 1985, the revisions

to the state energy code adopted pursuant to RCW 19.27.075, and subsequent amendments adopted by the council under RCW Chapter 34.05.

G. *The International Residential Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the residential code of the city of Napavine.*

In case of conflict among the codes enumerated in subsections A through G of this section, the first named code shall govern over those following.

15.08 - ENERGY CODE

15.08.010 – Adopted

WAC Chapter 51-12 as the same now appears or hereafter may be amended, shall be, and is adopted by this reference as the energy code of the city.

FINDING: The proposal will construct an industrial building, and the project owner provides an industrial architecture plan. However, building specific drawings were not submitted for review.

CONDITION OF APPROVAL: Prior to building construction, applicant shall submit all necessary drawings compliant with NMC 15.04 or the most current state standards for City review and approval.

15.12 - FLOOD DAMAGE PREVENTION

FINDING: FIRM maps show zone A (100-yr floodplain) areas on the subject parcel however no construction is proposed inside of the flood plain. This standard does not apply.

15.16 - GRADING, EXCAVATION AND LAND FILLING

15.16.020 - Permit required

A grading/fill permit application is required for grading, excavation or filling of land except as exempted under Section 15.16.030 of this chapter. There is no fee for fill application less than 500 cubic yards.

15.16.060 – Standards

The following standards must be met to the satisfaction of the community development director or designee prior to permit issuance:

A. *Cut slopes shall be no steeper than is safe for the intended use and shall not be steeper than two horizontal to one vertical, or as recommended by a soils engineer.*
B. *Fills that are intended for building sites shall be constructed in conformance with the requirements of the latest edition of the IBC (International Building Code) as adopted by the city.*
C. *Except as permitted by the city, no material other than earth material shall be buried or placed in fills. Placement of other than earth material is regulated by state statutes or federal laws and additional permits may be required.*
D. *Fills shall be constructed using earth materials (consisting of dirt/soil, large rock twelve inches or greater, pit run four to twelve inches, fines less than four inches, concrete over twelve inches and concrete less than twelve inches), compaction methods and construction techniques, so that stable fills are created.*
E. *The following fill material shall be prohibited: Asphalt, asphalt grindings, asphalt shingles, base/tar paper and any hazardous materials, petroleum based products and household items.*

F. Grading, filling, or clearing in or within the vicinity of a wetland shall comply with NMC Chapter 14.

G. Grading, filling or clearing in an area of special flood hazard shall be done in accordance with the latest version of the city of Napavine floodplain management ordinance (NMC Chapter 15.12) or this chapter, whichever has the more stringent development regulations.

H. Grading, filling or clearing of archaeological sites shall be done in accordance with WAC Chapter 25-48, as now adopted or as may be amended, or other applicable state or federal law.

FINDING: The proposal indicates that the development site will involve 42,000 – 50,000 cu. yd. for filling and 61,000 cu. yd. for cut. Finish grades will be consistent with the property boundaries. In addition, the project owner shall apply for a grading permit. NMC 15.16 does apply.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.

Title 17 – ZONING

17.12 - ZONING MAP AND ZONING CHART

17.12.020 - General land use zones

A. The city is divided into general land use zoning districts, referred to in this title as "zones." Such zones shall be shown on the map and the intent of each zone and limitations and requirements of use of land therein shall be shown on the chart. No structure or land shall hereafter be used or occupied and no building shall be reconstructed, moved or structurally altered except in conformity with all the regulations set forth in the chart and other sections of this title.

B. For the purposes of this title, the city is divided and classified into the following regular zones:

1. R-1 Single-family residential;
2. R-2 Multiple residential, low density;
3. R-3 Multiple residential, high density;
4. C-1 Commercial;
5. H-C Highway commercial;
6. I-1 Industrial, light.

17.12.030 - Special land use zones

Each parcel of land in the city shall be covered by one of the preceding regular zones. In addition, where consistent with the intent of zones as expressed in the chart, land may be classified as a special zone. Such special zone must overlay a regular zone and all uses and structures in a special zone shall conform to the regulations of both the special and regular zones, except where regulations of the regular zone are specifically modified in the chart. Special zones are:

A. CS Community Service;
B. PUD Planned unit development;
C. FP Flood plain;
D. AS Aerospace.

17.28 - C AND C-1 DISTRICTS

17.28.020 - Permitted uses and structures

Permitted uses and structures in the C-1 zone are as follows: all commercial uses conducted within an enclosed building; professional offices for attorneys, dentists, doctors, engineers, accountants, real

estate brokers, automobile service stations, restaurants, cafes and other eating establishments, and uses of similar and compatible nature. Motels, hotels, apartments and recreational vehicle parks are permitted in this zone as planned unit developments. Facilities for managers, caregivers, and uses of similar and compatible nature allowed, subject to planning commissioner's review and council approval. It is specifically provided for in this section that the property, commonly known as tax parcels 17875-7-3, 17875-7-4 and 17875-5 (which are within a C-1 district) shall be allowed to have uses permitted in the building to the standards of single-family residential, multifamily residential and mobile home parks."

17.28.030 - Permitted accessory uses and structures
Permitted accessory uses and structures in the C-1 zone are as follows

- *A. Any use or structure customarily accessory to permitted uses shall be permissible.*
- *B. On-site hazardous waste treatment and storage facilities that are directly associated with principal uses; provided, that such facilities comply with the state siting criteria contained in RCW 70.105.210 and WAC 173-303-282, or their successors.*

17.28.040 - Conditional uses
After hearing and attachment of conditions, the following uses are permitted: production of items sold on the premises, including small scale production, sewn or woven articles, quilting, ceramics, and similar small scale craft items, garden supply stores, boarding houses, horticultural nurseries, kennels, stables, and pet shops, and other uses later deemed to be conditional by the board of adjustment. Industrial uses of nonnoxious industry are permitted in this zone as a planned unit development subject to approval by the planning commission. Such industries do not produce noise, odor, smoke, fumes, or other nuisances. Examples include any research, experimental, testing, assembling, manufacturing, compounding, or other activity which is conducted inside a completely enclosed building, except for parking and loading, which creates absolutely no nuisance or pollution which has any effect beyond the confines of the building.

17.28.045 - Conditional use conditions
The planning commission shall review the following in identifying appropriate conditions for the proposed use:

- *A. Napavine comprehensive plan and zoning requirements review for applicable requirements for signage, light and glare, landscape buffering, parking circulation, critical areas and aquifer protection;*
- *B. Public facilities impact such as water, sewer and drainage requirements;*
- *C. Prior department comments, after inspection, for fire safety requirements and fire flow concerns, if any; and*
- *D. City police department comments for nuisance, health and safety concerns.*

17.28.050 - Permitted dimensions
Permitted dimensions in the C-1 zone are as follows:

- *A. Minimum lot size, five thousand square feet;*
- *B. Minimum lot front, thirty feet;*
- *C. Maximum lot cover, one hundred percent, including parking and buffer zones;*
- *D. Minimum front yard depth, none;*
- *E. Minimum side yard depth, none, except a fifteen-foot buffer where adjacent to a residential district;*

F. Minimum rear yard depth, none, except a twenty-five-foot buffer where adjacent to a residential district;

G. Maximum building height, fifty feet, or thirty-five feet when lot adjacent to any residential district.

FINDING: The proposal indicates the current zoning of the development site is C1; therefore, this standard applies. The development building lot size is 24.19 acres, and stormwater facility lot size is 11.58 acres (min. 5000 square feet). Front lot line (lot front) is approximately 1,100 feet (min. 30 feet). Based on the SEPA report, about 32% of the property will be covered with impervious surface, and the maximum building height is 64 feet (max. 50 feet). A variance has been requested as a part of this application, see the variance section below in this report for details and determination. This standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, final architectural plans and final site plans satisfying NMC 17.28 shall be submitted for review and approval by the City.

17.48 – FLOODPLAIN

FINDING: See the finding on the NMC 15.12.

17.60 - MISCELLANEOUS REGULATIONS

17.60.010 - Visibility at intersections in residential zones

A. Fences, walls or hedges up to a maximum height of six feet may be installed except:

1. Within the existing or zone stipulated, whichever is less, front and street side yard setback;

2. Within the area between two main structures with less than five feet of continuous horizontal clearance on each side of the fence, wall or hedge;

3. Within a twenty-foot vision clearance triangle formed by the intersection of two street rights-of-way;

4. Within a ten-foot vision clearance triangle formed by the intersection of an alley and street right-of-way.

B. Within the areas identified in subsections (A)(1) and (2), fences, walls and hedges up to a maximum height of four feet may be installed.

C. Within the areas identified in subsections (A)(3) and (4), fences, walls and hedges up to a maximum height of three feet may be installed, except open wire-mesh fences which may be up to a maximum of four feet.

17.60.030 - Street access required

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street.

17.60.040 - Horizontal dimensions—One-family dwelling

The greatest horizontal dimensions of a one-family dwelling shall not be more than three times its least horizontal dimension. See the appendix for illustration on file in the office of the city clerk-treasurer.

17.60.050 - Parking restrictions—Recreational vehicles and boats

No recreational vehicle, boat, boat trailer or similar equipment shall be parked within the required street or side setbacks of any lot in any residential zone for a period of longer than thirty-six consecutive hours; provided, that one recreational vehicle, boat trailer or similar equipment belonging to visitors to a residence may be parked within such setbacks for a period of up to fourteen days, and provided further, that one such visit shall not be followed by another at the same residence for a period of at least thirty days. Except under circumstances of the preceding provision, a recreational vehicle shall not be used for living, sleeping or housekeeping purposes when parked on a street or any portion of a residential lot.

17.60.060 - Siting criteria—Hazardous waste facilities
On-site and off-site hazardous waste treatment and storage facilities must meet the state siting criteria adopted pursuant to RCW Chapter 70.105.

17.60.070 – Landscaping
Commercial, multifamily or industrial uses shall submit a landscape plan for approval with the application. Approved landscaping shall be completed prior to issuance of a final occupancy permit. The front yard shall be one hundred percent landscaped including lawns, and shrubs, berms or floral planting areas which shall average ten feet wide but no less than five feet wide at any given point except where access is provided. There shall be a five-foot wide side and rear yard landscape setback between uses. Within the landscape area including acceptable trees, shrubs and lawns, one street tree per twenty-five lineal feet of street frontage shall be provided. In any parking lot over fifteen spaces five percent of the interior of the parking area shall consist of landscape islands. Street trees shall be a minimum of one and one-half inch caliper six feet tall of nursery stock or better quality. Any dead or diseased trees within two years of installation shall be replaced.

FINDING: The proposal includes preliminary access, parking, and landscaping plans. The landscaping plan depicts landscaping in conflict with the proposed parking area. Staff has determined that it's feasible to address this in final civil engineering.

Separately, according to the SEPA report, the facility will not store hazardous materials. Machine oil is used within the facility for cooling during honing/turning; this oil will be recycled and filtered in a dedicated accessory building. The LP storage will be provided in accordance with state regulations. The standard is met.

17.62 – SIGNS

FINDING: According to the engineering plans, no signs are proposed at this time. The standard does not apply.

17.64 - OFF-STREET PARKING AND LOADING
17.64.010 - Requirements for off-street parking
Off-street parking spaces under standards set forth in this chapter shall be provided for new uses in the quantities specified in this section.

- *A. Residential Uses*
  1. *One-family dwelling, two spaces;*
  2. *Duplex dwelling, four spaces;*

3. *Multiple-family dwelling with sixteen or fewer dwelling units, two spaces for each dwelling unit; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
4. *Multiple-family dwelling with more than sixteen dwelling units, thirty-two spaces, plus one and one-half spaces for each dwelling unit in excess of sixteen; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
5. *Convalescent homes, homes for the children or aged, and similar residential institutions, one space for each three beds.*

B. *Commercial Uses. Commercial uses within the area designated "Parking Exempt" on the map and addenda to the map shall not be subject to the following requirements:*
1. *Food or drug stores with more than five thousand square feet of gross floor area: one space for each one hundred square feet of gross floor area;*
2. *Other retail stores with more than five thousand square feet of gross floor area: one space for each one hundred fifty square feet of gross floor area;*
3. *Retail stores with five thousand or less square feet of gross floor area: one space for each three hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
4. *Medical and dental offices: one space for each one hundred square feet of gross floor area;*
5. *Offices other than medical or dental: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
6. *Restaurants: one space for every three seats or stools or for every three persons of legal occupancy, whichever is greater;*
7. *Bowling alley: four spaces for each alley;*
8. *Self-service laundry: one space for every three washing or drying machines;*
9. *Banks: one space for each four hundred square feet of gross floor area;*
10. *Funeral parlors: one space for each one hundred square feet of chapel or auditorium area;*
11. *Barber or beauty shops: two spaces for each operator station;*
12. *Personal service establishments not otherwise listed: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
13. *Motel: one space for each sleeping unit;*
14. *Motor vehicle or machinery sales: one space for each two thousand square feet of gross floor area;*
15. *Wholesale establishments: one space for each two thousand square feet of gross floor area.*

C. *Industrial Uses.*
1. *Manufacturing: one space for each one thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);*
2. *Contractors establishment: one space for each thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);*
3. *Warehouses: one space for each two thousand square feet of gross floor area provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5).*

D. *Institutional Uses.*

1. *Schools: one space for each eight seats in auditorium, or one space for each two hundred square feet of public assembly area if such does not have fixed seating;*
2. *Auditoriums, theaters, churches, and community centers: one space for each four seats or for each eight feet of bench seating, or one space for each one hundred square feet of public assembly area if use does not have fixed seating;*
3. *Libraries, museums: one space for each three hundred square feet of gross floor area;*
4. *Hospitals: two spaces for each three beds.*

E. Unlisted Uses. A parking requirement for any use not listed in the preceding sections shall be established by the building inspector, based on the requirement for that listed use deemed to be most comparable in terms of parking demand or on standards in the building code.

F. Fractional Spaces. Whenever the preceding formulas result in a requirement for a fractional number of spaces, the requirement shall be rounded upward to a whole number.

G. Off-Street Loading Facilities. The building inspector shall require that any new business, industrial or institutional use, provide sufficient off-street truck loading facilities to assure that no loading or unloading occurs within any public right-of-way, provided that uses within the area marked "Parking Exempt" on the map shall not be subject to this requirement.

17.64.020 - Standards for off-street parking

A. All parking areas, except residential parking for six spaces or less, shall provide for the turning, maneuvering and parking of the required number of vehicles on the lot.

B. All areas used for parking and maneuvering of vehicles shall be surfaced as specified by the city public works director.

C. Artificial lighting which may be provided shall be deflected so as to not shine into adjacent dwellings and so as not to create a hazard to the traveling public on any road.

D. Each required parking space shall be of usable shape and accessible from a public street or alley. Where access drives are necessary, they shall be no less than fifteen feet in width for nonresidential and multiple family residential developments and no less than nine feet for one family and duplex dwellings.

E. Commercial or industrial parking area shall be screened from adjacent residential zones by means of sight obscuring landscape, screens, walls or fences, which shall be subject to the following standards:

1. *Sight obscuring screening shall be not less than five feet in height;*
2. *Required screening shall be at least eighty percent opaque when viewed horizontally from between two feet above average grade and the top of the screening;*
3. *Screen plantings shall be of such size as to provide the required degree of screening within twelve months after installation;*
4. *Required screening shall be continuously maintained;*
5. *All areas used for parking, loading and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required setbacks or by bumper rails, or other effective and suitable barriers against the access or egress of unchanneled motor vehicles.*

F. Joint Use of Parking. The building inspector may authorize the joint use of parking facilities under the following conditions:

1. *Up to one hundred percent of the parking space required for a church may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of the church;*

2. *Up to fifty percent of the parking space required for a theater, auditorium, bowling alley, or community center may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of subject use;*
3. *Two or more uses may join to develop a cooperative parking facility: the total amount of parking required under such circumstances shall be ten percent less than the total amount required for the uses separately. In case of uses which operate at totally different times, the total minimum amount is that required for the most intensive use;*
4. *Under subdivisions 1, 2 or 3 of this subsection, there shall be filed with the building inspector a written agreement between parties involved assuring to the building inspector's satisfaction, the validity and perpetuity of the joint use.*

G. *Location of Parking. All required off-street parking other than joint use parking as provided in subsection F shall be located on the same site as the principal use, provided that such parking may be located on another site within two hundred feet of the principal use if a covenant or written agreement is filed with the building inspector assuring to the building inspector's satisfaction the perpetuity of such parking.*

FINDING: The proposed development site's gross floor area is approximately 240,000 square feet, based on NMC 17.64.010 the total off-street parking spaces shall be 240. According to the preliminary site plan, the total off-street parking spaces are 240; therefore, the standard is met.

Title 18 – ENVIRONMENT

18.04 - ENVIRONMENTAL PROTECTION ACT PROCEDURES AND POLICIES

18.04.040 - Categorical exemptions and threshold determinations.

A. *(WAC 173-806-065). Purpose of this Part and Adoption by Reference. This part contains the rules for deciding whether a proposal has a "probable significant, adverse environmental impact" requiring an environmental impact statement to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in this part:*
    1. *197-11-300 Purpose of this part.*
    2. *197-11-305 Categorical exemptions.*
    3. *197-11-310 Threshold determination required.*
    4. *197-11-315 Environmental checklist.*
    5. *197-11-330 Threshold determination process.*
    6. *197-11-335 Additional information.*
    7. *197-11-340 Determination of nonsignificance (DNS).*
    8. *197-11-350 Mitigated DNS.*
    9. *197-11-360 Determination of significance (DS)/Initiation of scoping.*
    10. *197-11-390 Effect of threshold determination.*
B. *(WAC 173-806-070). Flexible Thresholds for Categorical Exemptions.*
    1. *The city establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:*
        a. *For residential dwelling units in WAC 197-11-800(1)(b)(i), up to twenty dwelling units;*
        b. *For agricultural structures in WAC 197-11-800(1)(b)(ii), up to thirty thousand square feet;*

c. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii), up to twelve thousand square feet and up to forty parking spaces;

d. For parking lots in WAC 197-11-800(1)(b)(iv), up to forty parking spaces;

e. For landfills and excavations in WAC 197-11-800(1)(b)(v), up to five hundred cubic yards.

2. Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington, 98504 under WAC 197-11-800(1)(c).

C. (WAC 173-806-090). Environmental Checklist.

1. A completed environmental checklist, or a copy, in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license certificate or other approval not specifically exempted in this chapter; except, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.

2. For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for the proposal.

18.04.070 - SEPA and agency decisions

A. (WAC 173-806-155). Purpose of this Part and Adoption by Reference. This part contains rules and policies for SEPA's substantive authority, such as decisions to mitigate or reject proposals as a result of SEPA. This part also contains procedures for appealing SEPA determinations to agencies or the courts. The city adopts the following sections by reference:

1. 197-11-650 Purpose of this part.

2. 197-11-655 Implementation.

3. 197-11-660 Substantive authority and mitigation.

4. 197-11-680 Appeals.

B. (WAC 173-806-160). Substantive Authority.

1. The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the city.

2. The city may attach conditions to a permit or approval for a proposal so long as:

a. Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents prepared pursuant to this chapter, and

b. Such conditions are in writing, and

c. The mitigation measures included in such conditions are reasonable and capable of being accomplished, and

d. The city has considered whether other local, state or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts, and

e. Such conditions are based on one or more policies in subdivision (4) of this subsection and cited in the license or other decision document.

3. The city may deny a permit or approval for a proposal on the basis of SEPA so long as:

a. A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter; and

b. A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and

c. The denial is based on one or more policies identified in subdivision (4) of this subsection and identified in writing in the decision document.

4. The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:

a. The city shall use all practical means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

i. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;

ii. Assure for all people of the state safe, healthful, productive and aesthetically and culturally pleasing surroundings;

iii. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;

iv. Preserve important historic, cultural and natural aspects of our national heritage;

v. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;

vi. Achieve a high balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and

vii. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

b. The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.

5. When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on a de novo basis.

C. (WAC 173-806-173). Notice<197>Statute of Limitations.

1. The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.

2. The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk-treasurer or county auditor, applicant or proponent pursuant to RCW 43.21C.080.

FINDING: The proposal includes the SEPA environmental checklist; therefore, NMC 18.04 is met.

B. PUBLIC WORKS STANDARD

CHAPTER2 TRANSPORTATION

2B STREETS

2B.02 Design Standards

The design of streets and roads will depend upon their type and usage. The design elements of city streets will conform to these Standards as set forth herein and current design practices as set forth in Chapter 1.

The layout of streets will provide for the continuation of existing principal street in adjoining subdivisions or of their proper projection when adjoining property i not subdivided. Minor streets, which serve primarily to provide access to abutting property, will be designed to discourage through traffic. See Table I, Minimum Standards.

Table 1 Minimum Street Standards

DESIGN STANDARD	BOULEVARD	MAJOR OR MINOR ARTERIAL	COMMERCIAL COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL ACCESS	PRIVATE
DESIGN LIMITATIONS	Access and intersections should be limited. No on-street parking.		N/A	N/A	N/A	N/A
MINIMAL STRUCTURAL DESIGN	See standard Drawing Number 2-2					
STANDARD RIGHT-OF-WAY	90'–102'	84'–104'	66'-78'	60'	60'	N/A
STANDARD PAVEMENT WIDTH	48' (may have a 16' median)	48'-60'	40'	28'-40'	36'	20'
PARKING LANE	None Allowed	None Allowed	8' Both Sides	7' One Side	7' One Side	N/A
MINIMUM MAXIMUM GRADE	0.5% - 8.0%	0.5% - 8.0%	0.5% - 10.0%	0.5% - 12.0%	0.5% - 15.0%	0.5% - 15.0%
CURB	Both Sides					N/A
SIDEWALKS	Both Sides 6' (min) 8' – pedestrian corridor 10' – zero lot setback			Both Sides 5'	Both Sides 5'	One Side 5'
CUL-DE-SAC RADIUS (PAVEMENT WIDTH)	N/A	N/A	50' (on industrial street only)	N/A	47' with landscaped and island radius of 17'	Fire department Standards
INTERSECTION CURB RADIUS	35'	35'	35'	35'	25'	25'
DESIGN SPEED (MPH)	40	40	30	30	25	N/A

MINIMUM CENTERLINE RADIUS	*w/ superelevation * per AASHTO* *w/o superelevation 600'*	*w/ superelevation * per AASHTO* *w/o superelevation 600'*	*150'*	*150'*	*100'*	*N/A*

** Maximum superelevation – 6%*

A. *Alignment of major arterials, minor arterials and collectors will conform as nearly as possible with that shown in the Comprehensive Plan.*
B. *Grade. Street grade should conform closely to the natural contour of the land. In some cases the Director of Public Works may require a different grade. The minimum allowable grade will be 0.5 percent. The maximum allowable grade will be 8-15 percent depending on the street classification.*
C. *Width. The pavement and right-of-way width will depend on the street classification. Table I, Minimum Street Standards, show the minimum widths allowed.*

2B.04 Signing and Striping
Street signs are defined as any regulatory, warning, or guide signs. The developer is responsible for the cost of all street signs. Street sign will comply with the latest edition of the U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD).
Pavement markings and street signs, including poles and hardware, will be paid for by the developer, but will be designed. furnished and install d by the city or by the developer under the city's direction, to establish and maintain uniformity. The Public Works Department will determine whether pavement markings and street signs will be provided by the city or by the developer. If the work is to be performed by the city, the developer must submit a written request to Public Works and, the developer will then be billed. upon completion of the work.

2B.05 Right-of-Way
Right-of-way is determined by the functional classification of a street, refer to Table 1, Minimum Street Standards.
Right-of-way requirements may be increased if additional lanes, pockets, transit lanes, bus loading zones, operational speed, bike lanes, utilities, or other factors are required as determined by the Director of Public Work.
Right-of-way will be conveyed to the city on a recorded plat or by a right-of- way dedication deed.

FINDING: The proposal does not include Rush Road right-of-way dimensions. The standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, applicant shall provide Rush Road right-of-way dimensions to meet Public Works Standards 2B - Streets.

2B.06 Private Streets

FINDING: The proposal does not include any roadway design; therefore, the standard does not apply.

2B.07 Street Frontage Improvements
A. *All commercial and residential (including multi-family) development, plats, and short plats will install street frontage improvements at the time of construction as required by the Public Works*

Department. Such improvements may include curb and gutter; sidewalk; street; storm drainage; street lighting system; traffic signal modification, relocation or installation; utility relocation; landscaping and irrigation; and street widening per these Standards. Plans will be prepared a d signed by a licensed civil engineer registered in the State of Washington.

B. *All frontage improvements will be made across full frontage of property and on all sides that may border a city right-of-way.*
C. *Exceptions. See Chapter 1, Section 1.07 "Exceptions".*

FINDING: The project owner requests a variance on the street frontage improvements with the exception of street lighting, and the City accepted. The standard is met.

2B.12 Driveways

A. *All abandoned driveway areas on the same frontage will be removed and the curbing and sidewalk or shoulder and ditch section will be properly restored.*
B. *All driveways will be constructed of Portland Cement Concrete (CC) or asphalt from the right-of-way line to the edge of the street. The Director of Public Works will make the acceptable driveway material determination. PCC driveways will be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction. Residential PCC driveways will have a nominal concrete thickness of six (6) inches. All other PCC approaches will be eight (8) inches thick.*
C. *Joint-use driveways serving two adjacent parcels may be built on their common boundary with a formal written agreement between both property owners and with the approval of the city. The agreement will be a recorded easement for both parcels of and specifying joint usage.*
D. *Grade breaks, including the tie to the roadway, will be constructed as smooth vertical curves. The maximum change in driveway grade will be eight (8) percent within any ten (10) feet of distance on a rest and twelve (12) percent within any ten (10) feet of distance in a sag vertical curve.*
E. *No commercial driveway will be approved where backing onto the sidewalk or street would occur.*
F. *Driveways will be separated by twenty (20) feet of straight curb between each driveway providing access to a parcel or parcel of land under common ownership or occupancy unless otherwise allowed by the Director of Public Works.*
G. *No driveway will be built within fifteen (15) feet of the end of any curb return or within five (5) feet of any property line unless otherwise allowed by the Director of Public Works.*
H. *Driveway Widths*

1. *The maximum driveway width for a single driveway onto an arterial or collector will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*24-feet*	*24-feet*	*24-feet*
50- to 75-feet	*24-feet*	*30-feet*	*30-feet*
More than 75-feet	*30-feet*	*30-feet*	*35-feet*

2. *The maximum driveway width for each of two driveways onto an arterial or collector will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*not permitted*	*not permitted*	*not permitted*
50- to 75-feet	*20-feet*	*20-feet*	*24-feet*
More than 75-feet	*20-feet*	*24-feet*	*24-feet*

3. *The maximum driveway width for a single driveway onto a local access. street will be;*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*24-feet*	*26-feet*	*not permitted*

50- to 75-feet	*24-feet*	*26-feet*	*not permitted*
More than 75-feet	*24-feet*	*26-feet*	*not permitted*

4. *The maximum driveway width for each of two driveways onto a local access street will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*not permitted*	*not permitted*	*not permitted*
50- to 75-feet	*20-feet*	*20-feet*	*not permitted*
More than 75-feet	*20-feet*	*24-feet*	*not permitted*

5. *The maximum driveway width for one-way driveways will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*14-feet*	*22-feet*	*22-feet*
50- to 75-feet	*14-feet*	*22-feet*	*22-feet*
More than 75-feet	*14-feet*	*22-feet*	*22-feet*

6. *A road approach or wider driveway may be approved by the Director of Public Works when a substantial percentage of oversized vehicle traffic exists, when divisional islands desired, or when multiple exit or entrance lanes are needed.*

I. Arterial Street Access

1. *No driveway may access an arterial street within seventy-five (75) feet (measured along the arterial) of any other such access to the street: on either side of the travel way but may be allowed at locations directly opposite another point of access.*
2. *No driveway access will be allowed to an arterial street within 150 feet of the nearest right-of-way line of an intersecting street.*
3. *Within the limitations set forth above, access to arterial streets within the city will be limited to one driveway for each tract of property separately owned. Properties contiguous to each other and owned by the same person are considered to be one tract.*
4. *Driveways giving direct access onto arterials may be denied if alternate access is available. The Director of Public Work may permit deviations from this requirement if sufficient justification is provided.*
5. *Road approaches and/or ingress and egress tapers may be required in industrial and commercially zoned areas as directed by the Director of Public Works. Tapers will be designed, per the most recent edition, "Transportation and Land Development by V.G. Stover and F. Koepke.*

FINDING: The plan shows two 30-foot-wide driveways onto Rush Road. Based on the Napavine Public Works Standard 2B.12; the maximum driveway width for each of two driveways onto an arterial or collector shall be 24 feet for Industrial, when the frontage width is more than 75 feet. However, the applicant requests a variance on the driveway width from 24 to 30 feet, and the City accepted this variance. The standard is met.

2B.13 Sight Obstruction

The following sight clearance requirements take into account the proportional relationship between speed and stopping distance.

The sight distance area is a clear-view triangle formed on all intersections by extending two lines of specified length (A) and (B) as shown in this section, Uncontrolled Intersection, from the center of the intersecting streets along the centerlines of both streets and connecting those endpoints to form the

hypotenuse of the triangle. Refer to Standard Drawing 2-1 at the end of this Chapter. The area within the triangle will be subject to said restrictions to maintain a clear view on the intersection approaches.

Sight Distance Triangle:

A. Stop or Yield Controlled Intersection. Providing adequate sight distance from a street or driveway is one of the most important considerations to ensure safe-street and driveway operation the Intersection Sight Distance criteria given in the following table is based on line 8-1 shown in Figure IX-40 of "A Policy on Geometric Design of Highways and Streets" published by AASHTO. This table applies to all intersections as well as driveways with an ADT greater than 20. For driveways with an ADT of 20 or less, the Stopping Sight Distance in Table 1/1-1 of the MSHTO publication can be used.

SIGHT DISTANCE			
Operating Speed (MPH)	*Intersection Sight Distance*		*Stopping Sight Distance*
	2 Lanes	*4+ Lanes*	
20	*210*	*230*	*125*
25	*255*	*280*	*150*
30	*310*	*340*	*200*
35	*355*	*390*	*250*
40	*410*	*450*	*325*

Other factors such as vertical and horizontal curves and roadway grades also need to be taken into account. Such factors can require necessary modification to the intersection sight distance given in the above table.

Sight distance is measured from a point on the minor road or driveway fifteen (15) feet from the edge (extended) of the major road pavement (or nearest traffic lane if parking is permitted) and from a height of 3.50 feet on the minor road to a height of object of 4.25 feet on the major road.

B. Uncontrolled Intersection

Operating Speed (MPH)	*Sight Distance*	
	Major Street A	*Minor Street B*
20	*90*	*90*
25	*110*	*110*
30	*130*	*130*
35	*155*	*155*
40	*180*	*180*

C. Vertical Clearance. The area within the sight distance triangle will be free from obstructions to a motor vehicle operator's view between a height of two and one half (2.5) feet and ten (10) feet above the existing surface of the street.

D. Exclusions. Sight obstructions that may be excluded from these requirements include; fences in conformance with this chapter, utility poles1 regulatory signs, trees trimmed from the base to a height of ten (10) feet above the street, places where the contour of the ground is such that there can be no cross visibility at the intersection, saplings or plant species open growth habits and not in the form of a hedge that are so planted and trimmed as to leave a clear and unobstructed cross

view during all seasons, buildings constructed in conformance with the provisions of appropriate zoning regulations and pre-existing buildings.

FINDING: The Traffic Impact Analysis (TIA) is included in this application package. Based on the TIA report, Rush Road is generally level and straight at the accesses and good sight lines are available presuming that vegetation is properly maintained within the sight triangle and signage is located appropriately. The standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, the site plan shall show the sight distance area as a clear-view triangle at both driveways.

2B.14 Surfacing Requirements
The following are the surfacing requirements for each application listed.

A. *Asphalt Pavements. The minimum pavement sections listed in Standard Drawing 2-2 are in lieu of pavement design and are based on a subgrade California Bearing Ratio (CBR) value of three 3). Alternate pavement designs will be accepted based on soil test to determine the actual CSR value and completion of the worksheet on Standard Drawing 2-3 at the end of this chapter. Soil tests an, a completed worksheet for each road classification will accompany plans submitted if other than the structures shown below pavement sections in Standard Drawing 2-2 are used. One sample per each 500 LF of centerline, with a minimum of three (3) per project, representative of the roadway subgrade, will be take to determine a statistical representation of the existing soil conditions*
   An engineering firm that specializes in soils analysis will perform the soil tests. The report, signed and stamped by a professional engineer licensed by the State of Washington, must be based on actual soils tests and submitted with the plans. All depths indicated are a minimum compacted depth.
   Existing pavement restoration: for utility or street widening projects requiring restoration of existing pavement, additional information and design calculations will be required to ensure that the pavement ill need minimal maintenance for five to seven years. The information required may include:
      1. *Pavement cores representative of typical pavement sections; and*
      2. *statement of existing pavement condition and discussion of how 1 it will "match up" to the new pavement section*

B. *Sidewalks*
   Surfacing: four (4) inches Commercial Concrete.
   Base: two (2) inches Crushed Surfacing Top Course or well graded sand.
   Asphalt sidewalks will not be permitted unless otherwise approved by the Director of Public Works.

C. *Concrete Driveway*
   Surfacing: six (6) inches Commercial Concrete for residential, (8) inches Commercial Concrete for all others.
   Base: two (2) inches Crushed Surfacing Top Course or well graded sand.

D. *Asphalt Driveway*
   Surfacing: three (3) inches Cass B asphalt concrete for residential, six (6) inches Class B asphalt concrete for all others.
   Base: four (4) inches ballast.

2B.16 Pavement Restoration
Trench cuts in roadways greatly degrade the condition of the pavement as well as reduce its design life. The most significant damage can be seen in newer pavements. Pavement restoration should result

in the pavement being as good as, or better than, the pre-trench cut condition. This can be achieved by the prevention of trench cuts, thorough utility coordination, and high-quality. pavement restoration.

A. *Trench Cuts in New Pavements. Trench cuts are not permitted in pavements that have been constructed or rehabilitated within five (5) years. "Rehabilitation" includes all surface treatments such as chip seal slurry seal, and asphalt overlay.*

   If there is no other option but. to cut into new pavement, prior approval will be obtained from the Director of Public Works. Pavement must then be restored in accordance with the following standards.

B. *Transverse Utility Crossings must be bored or completed by another trenchless method. Bore pits must be restored in accordance with the following standards.*

C. *Pavement Restoration Requirements. Trench cuts, bore holes, and miscellaneous pavement repairs will be made in accordance with Standard Drawings 2-5 and 2-6, at the end of this cha ter. Pavement will be restored across the entire lane. In addition, the patch will be made perpendicular to the closest affected road edge with a single, straight, continuous cut along the entire width of the required restoration. Minimum restoration width is five (5) feet.*

D. *Lane Width Restoration Requirements. For longitudinal utility trench cuts in pavements over five years old, a minimum two-inch overlay or full-depth pavement reconstruction is required for the following widths:*

   1. *One-lane overlay or reconstruction – When trench cut or pitch is within one travel lane.*
   2. *Two-lane overlay or reconstruction – When trench cut or pitch is within two travel lanes.*
   3. *Additional overlay or reconstruction - When the remaining pavement area to the edge of existing pavement on either side is less than one travel lane. No longitudinal joints will be allowed in the wheel path.*

      All trench and pavement cuts will be made uniformly by wheel or saw cutting. The cuts will be a minimum of one-foot outside e trench width. If the edge of the trench line degrades, ravels o is non-uniform, additional saw cutting will be required prior to final patch or paving.

      All trenching will be backfilled with crushed surfacing material Is conforming to Section 4-04 of the most recent edition of WSDOT/APWA Standard Specifications. The subgrade will be compacted to 95 percent maximum density, as described in Section 2-03 of the WSDOT/APWA Standard Specifications.

      All granular backfill material will conform to Section 9-03.19 of the current edition of the WSDOT/APWA Standard Specifications. If the existing material is determined by the city to be suitable for backfill, the contractor may use the native material except that the top eight (8) inches of trench will be 2-1/2 inch minus ballast. All trench backfill materials will be compacted to 95 percent density

      When the trench width is eighteen (18) inches or less and is within the travel-way, the trench will be backfilled with control density fill (CDF) Class B, as defined by the Washington Aggregates and Concrete Association. The aggregate will be 3/8-inch minus. CDF may be required in wider trenches within the travel-way if site conditions dictate.

      Backfill placement and compaction will be performed in six (6) inch lifts.

      Replacement of the asphalt concrete or Portland Cement Concrete will conform to the most current edition of the WSDOT/APWA Standard Specifications.

E. *Tack Coat. Tack will be applied to the existing pavement along the edge of cut and will be emulsified asphalt grade CSS-1 as specified in the most recent edition of the WSDOT/APWA Standard Specifications. Tack coat will be applied as identified in Section 5-04 of the most recent WSDOT/APWA Standard Specifications.*

F. *Asphalt Concrete Class B. Asphalt concrete Class B will be placed on the prepared surface by an approved paving machine and will be in accordance with the applicable requirements of Section 5-04 of the most recent edition of the WSDOT/APWA Standard Specifications, except that longitudinal joint between successive layers of asphalt concrete will be displaced laterally a minimum of twelve (12) inches, unless otherwise approved by the Director of Public Works. Fine and coarse aggregate will be in accordance with Section 9-03.8 of the WSDOT/APWA Standard Specifications. Asphalt concrete over two (2) inches thick will be placed in equal lifts not to exceed two (2) inches each.*

The preferred means of connection to existing asphalt at the centerline, lane edges, and overlay ends is through grinding. Grinds can be a few inches off centerline to avoid existing stripping. Feathering may be used when grinding is not feasible, with the approval of the Director of Public Works. The affected surfaces within the trenching area will be feathered and shimmed to an e1ent that provides a smooth riding connection and expeditious drainage flow for the newly paved surface.

Surface smoothness will be per Section 5-04 of the most recent edition of WSDOT/APWA Standard Specifications. The paving will be corrected by removal and repaving of the trench only.

Asphalt concrete pavement for wearing course. will not be place on any travel-way between October 15 and April 1 without written approval of the Director of Public Works.

Asphalt for prime coat will not be applied when the temperature is lower than 50 degrees Fahrenheit without written approval of the Director of Public Works.

G. *Final Patch. The final patch will be completed as soon as possible but-no later than 30 calendar days after the trench is first opened. Time extensions due to inclement weather or other adverse conditions will be evaluated on a case-by-case basis. However, any delays must have prior approval of the Director of Public Works.*

H. *Staking. All surveying and staking will be performed by an engineering or surveying firm licensed by the State of Washington and capable of performing such work.*

A pre-construction meeting will be held with the Public Works Department prior to commencing staking. All construction staking will be inspected by the Public Works Department prior to construction.

The minimum staking of curb, gutter and sidewalk will be as follows:

1. *Stake centerline alignment every 25 feet (50 feet in tangent sections) with cuts and/or fills to subgrade.*
2. *Stake top of ballast and top of crushed surfacing at centerline and edge of pavement every 25 feet.*
3. *Stake top back of curb at a consistent offset for vertical and horizontal alignment every 25 feet (50 feet in tangent sections).*
4. *Staking will be maintained throughout construction.*

I. *Testing. Testing will be required at the developer's or contractor's expense. The developer or contractor is responsible to order all required testing. The testing lab will be approved by the Public Works Director prior to the commencement of any testing. Testing will be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with the frequency as specified herein.*

In addition. the Public Works Department will be notified before each phase of street construction commences (i.e., staking, grading, subgrade ballast, base top course, and surfacing). A minimum of two (2) business days advance notice is required before the start of each phase. All test results and documentation will be submitted to the Public Works Department prior to final approval of the project.

FINDING: The engineering plans indicate that proposed water lines shall require cutting of the existing road and restoration is required; therefore, NPW 2B.15 and 2B.16 apply.

CONDITION OF APPROVAL: Prior to engineering approval, engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.

2C SIDEWALKS, CURBS AND GUTTERS

FINDING: The applicant has submitted a variance for the removal of street frontage improvements except street lighting and the city has accepted. NPW 2C does not apply.

2D ILLUMINATION

2D.02 Design Standards

A street lighting plan submitted by the applicant and approved by the Director of Public Works will be required for all streetlight installations. Type of installation will be as set forth in the most recent edition of the WSDOT/APWA Standard Specifications, Illumination Standards Table in this chapter, and as directed by the city.

All public streetlight designs will be prepared by an engineering licensed by the State of Washington, and capable of performing such work. All developments will submit the lighting plan on a separate plan sheet. After the system is completed and approved, a set of "as-built" mylars will be submitted to the city as a permanent record.

Streetlights will be located in accordance with the design criteria contained herein, and as approved by the Director of Public Works. In addition, intersections will be illuminated to 1.5 times the highest foot-candle requirement of the streets surrounding the intersection. Exception: In residential and intermediate classes, local and collector streets intersecting other local and collector streets will not be subject to the 1.5 times illumination factor provided a luminaire is placed at the intersection. Energy efficient fixtures will be incorporated into the streetlight system whenever practical. Poles will be opposite across the roadway or on one side of the roadway. Staggered spacing will be allowed if the roadway width is such that adequate light levels cannot be provided with a one-side or opposite/both-sided pattern.

For the purposes of this section, area classes are determined by zoning as follows:

Commercial

Multi-family, high density
Central business district
Freeway commercial
General commercial
Neighborhood commercial

Industrial

Heavy industrial
Light industrial

Intermediate

Essential public facilities
Commercial office/mixed use

Residential

Single family, low density.
Single family, medium density
Multi-family, medium density

As new zones are created the Director of Public Works will classify them. The following criteria will be used to determine streetlight spacing:

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION (FOOT CANDLES)				
ROAD CLASS	*AREA CLASS*			
	Residential	*Intermediate*	*Industrial*	*Commercial*
Local	*0.2*	*0.6*	*N/A*	*N/A*
Collector	*0.5*	*0.7*	*0.8*	*0.9*
Arterial	*0.7*	*1.0*	*1.2*	*1.4*
Boulevard	*0.7*	*1.0*	*1.2*	*1.4*

Uniformity ratio: *6:1 average: minimum for local*
4:1 average: minimum for collector
3:1 average: minimum for arterial and boulevard
Dirt Factor: 0.85
Lamp Lumen Depreciation Factor: 0.73
Weak Point Light: 0.2 fc (except local residential street)

Line loss calculations will show no more than a 5 percent voltage drop in any circuit from the source to the most distant luminaire. Branch circuits will serve a minimum of four (4) luminaires.

Pole foundations will be per Standard Drawing 2-16. Luminaire poles will conform to Section 9-29 of the WSDOT Standard Specifications, except as modified herein. Light standards will be tapered aluminum with satin ground finish. The diameter at the base of the pole will not exceed nine (9) inches and the minimum thickness of the pole will be ¼-inch. Mounting height will be 30 feet. Mast arms will be single bracket, taper, minimum ten (10) feet in length. The shaft will heat treated after welding on the based flange to produce T6 temper. The pole and davit arm will be designated to support streetlight luminaries with a minimum weight of 60 pounds and a minim m effective protected area (EPA) of 1.5 square feet. Poles will be designed to withstand a 100mph (AASHTO) wind loading with a 1.3 gust factor with luminaire and mast arm attached, without permanent deformation or failure. Minimum wall thickness will be 0.188 inches. Poles will be equipped with a removable metal ornamental pole cap secured to the shaft with stainless steel screws. Poles will have a minimum 3 ½ by 6-inch hand hole with cover, near the base and will be equipped with a grounding lug. The pole will also be equipped with a 120V, 20 AMP recessed weatherproof power receptacle, that meet II applicable guidelines and standards. The receptacle will be located thirteen (13) feet above the base of the pole.
All luminaries will be a medium cut off. JES Type II distribution and will comply with art standards as established by the Public Utility District No. 1 of Lewis County. Unless otherwise required by PUD #1, luminaries will be: 20-watt, catalog #GEMDCLZOS3A11GMC31.
All streetlight electrical installations including wiring conduits and power connections will be located underground. New street lighting will be designed and installed in such a way as to lend with any utility pole-mounted lighting that may exist along the frontage of 1 adjacent properties, but also to accommodate future integration of conforming streetlights along the roadway. To this end, when streetlight(s) are -required along a property, conduit(s) and junction box(es) will be installed along the

entire frontage, as appropriate, to allow for the interconnection of future streetlight installations. This requirement may be waived with approval of the Director of Public Works based on the site-specific conditions of the property in question.
Alternate streetlight designs may be allowed or required by the ci to accommodate the unique characteristics of a particular street or neighborhood. For example, special lighting may be deemed appropriate along a street that is part of a designated Historic District. The use of any alternate street lighting must approved in writing by the Director of Public Works.

FINDING: The proposal provides street light locations in the preliminary site plan for Rush Road frontage, but no streetlighting plan and details. Final street lighting will be engineered and provided during final civil review for approval.

CONDITION OF APPROVAL: Prior to engineering approval, streetlighting plans demonstrating compliance with NPW 2D shall be submitted for review and approval by the City.

2G TRAFFIC IMPACT ANALYSIS

2G.02 When Required

The need for a TIA will be based on; the size of the proposed development, existing street and intersection conditions, traffic volumes, accident history, community concerns, and other pertinent factors associated with the proposed project.

A. TIA will be required if a proposed development meets one or more if the following conditions:
B. The proposed project generates more than ten (10) vehicles in the peak direction of the peak hour on the adjacent streets and intersections. This includes the summation of all turning movements that affect the peak direction of traffic.
C. The proposed project generates more than 25 percent of the site- generated peak hour traffic through a signalized intersection or "critical" movement at a non-signalized intersection.
D. The proposed project is within an existing or proposed transportation benefit area. This may include Transportation Benefit Districts (TSO), Local Improvement Districts (LID), or local state transportation improvement areas programmed for development reimbursement.
E. The proposed project may potentially affect the implementation of the street system outlined in the transportation element of the Comprehensive Plan, the Six-Year Transportation Improvement Program, or any other documented transportation project.
F. If the original TIA was prepared more than two (2) years before he proposed project completion date.
G. The increase in traffic volume as measured by ADT, peak hour, or peak hour of the "critical" movement is more than 10 percent.

Even if it is determined that a TIA is not required, the Director of Pu lie Works may require the developer to have a Trip Generation Study (TGS) conducted. TGS's will be used to forecast project generated traffic for an established future horizon.

2G.03 Qualifications For Preparing TIA Documents

The TIA will be prepared by an engineer licensed in the State of Washington and with special training and demonstrated experience in traffic engineering. The applicant will provide the Public Works Director with the credentials of the individual(s) selected to perform the TIA for approval prior to initiating the analysis.

FINDING: The proposal requires a TIA because it meets the requirement in Napavine Public Works Standard 2G.02.A. The proposal includes a TIA document which is prepared by an engineer licensed in the State of Washington. No mitigation is proposed with this project. NPW 2G is met.

CHAPTER 3 STORM DRAINAGE AND EROSION CONTROL

3A STORMWATER MANAGEMENT

3A.01 General

The standards established by this chapter are intended to represent the minimum standards for the design and construction of storm drainage facilities.

The "City of Napavine Stormwater Management Plan" and the most recent version of the "Stormwater Management Manual for the Puget Sound Basin" documents are considered a part of this chapter as well as the City Public Works Standards, except as supplemented herein. The Stormwater Management Plan sets forth the minimum drainage and erosion control requirements as supplemented herein.

3A.02 Design Standards

The design of storm drainage and/or retention/detention systems will depend on their type and local site conditions. The design elements of storm drainage systems will conform to these Standards and follow current design practice as set forth in the City of Napavine Stormwater Management Plan. Properties will not be developed in such a way as to discharge stormwater onto adjacent lots.

Stormwater conveyance and detention systems will be designed in accordance with the following design standards table:

Hydrologic Model	
Conveyance Design	
<50 acres	*Rational Method*
>50 <200 acres	*SCS-based Hydrograph Method*
>200 acres	*Continuous Simulation Method*
Detention Design	
<50 acres	*SCS Unit Hydrograph Method with Level Pool Routing*
>50 acres	*Continuous Simulation Method*

Design Storm Frequency	
Conveyance	*Capacity to handle:* *100-year storm event*
Detention	*Prevent peak flow increase:* *100-year storm event* *Evaluation of erosion control:* *2-year storm event and* *10-year storm event*

Design Storm Duration/Distribution	
Hydrograph Method	*6 and 24-hour duration*
SCS Unit Hydrograph Method	*6 and 24-hour durations*

Rational Method	*SCS Type 1A distribution* *Time of concentration* *Constant rainfall intensity*

3A.03 Conveyance

Pipe: Storm drainpipe within a public right-of-way or. easement will be sized to carry the maximum anticipated runoff from the contributing area. Th calculations of anticipated runoff and pipe sizing will be developed by a professional engineer lice sed in the State of Washington. The developer will provide the calculations and all associated information to the Public Works Department.

The minimum main size will be twelve (12) inch diameter, smaller pipe sizes will be considered on a case-by-case basis as approved by the Director of Public Works. Lateral lines may be six (6) inch diameter. The city may require the installation of a larger main if it is determined that a larger size is needed to serve adjacent areas or for future service. The installation of a larger main may allow the develop.er to seek partial reimbursement through a Latecomers Agreement. (see Chapter 1 for details)

All pipe used for storm mains will comply with one of the following types:

A. Plain concrete pipe conforming to the requirements of AASHTO M 86. Class 2.
B. Reinforced concrete pipe conforming to the requirements of AASHTOM 170.
C. PVC pipe conforming to ASTM D 3034 SOR 35 or ASTM F 794 or ASTM F679 Type 1 with joints and gaskets conforming to ASTM D 3212 and ASTM F 477.
D. Ductile iron pipe conforming to the requirements of AWWA C 151, thickness class as shown on the plans.
E. High-density polyethylene smooth interior pipe conforming to AASHTO M252 types or AASHTO M294 type S, with a gasketed bell and spigot joints.
F. Aluminized steel helical or spiral rib pipe in diameters of thirty (30) inches or greater. with a Mannings" value of 0.020 or less.

Channels: Open vegetated channels may be utilized for stormwater conveyance when deemed appropriate by the Public Works Department. Open channels located in a public right-of-way will be sized to carry the maximum anticipated runoff from the contributing area without exceeding the confines of the channel. In addition, when the end of the "new" conveyance system is within twenty (20) feet of another piped drainage system, the “new" system will be extended through the open portion to complete the closed system. Extensions to complete closed drainage systems will only be required along the property where the “new" system originates, unless deemed necessary by the Director of Public Works.

When the flow of an open channel is interrupted by the construction of a drivewc;1y, the entire channel across the property will be enclosed with piped system, unless deemed impractical by the Director of Public Works. However, the culvert under the driveway must be installed to accommodate closure of the ditch in the future. The channel enclosure may necessitate the inclusion manholes and/or catchbasins.

3A.04 Catchbasins

Maximum catchbasin spacing will be 300-feet on all street classifications. No surface water will cross any roadway to private property. Additional manholes and/or catchbasins may be required by the city to accommodate the maintenance needs of the storm system.

FINDING: The proposal includes a preliminary stormwater technical information report. Stormwater runoff from the site will be collected and conveyed to a proposed wetpond/detention pond stormwater facility. The pond was sized based on the WWHM Water Quality Sizing function in the

latest WWHM program. The wetpond facility design parameters are shown as following: pond 1, 70,401 square feet of bottom pond area, 4 feet of the depth, slope will be 3:1, and pond 2, 92,156 square feet of bottom pond area, 4 feet of the depth, slope will be 3:1. Total storage will be 9.40 acre-feet. In addition, the Technical Information Report (TIR) report indicates "All proposed onsite storm drainpipe will vary from 12 to 18 inches in diameter and the minimum slope shall not be less than 0.5%. Final conveyance analysis will be done and included in the final drainage report." Catch basin spacing does not meet standards throughout the site. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.

3B EROSION CONTROL

3B.01 General

All projects requiring Public Works Department approval, as defined by these Standards, will include erosion control plans If any of the following conditions are met:

A. Proposed land disturbance activities that could cause sediment runoff beyond the project limits.
B. A Clearing, Filling or Grading Permit is required.
C. The proposed project could possibly impact a nearby stream, wetland, or body of water.
D. When deemed necessary by another permitting authority.

Site work will not commence until all erosion control measures have been set in place in accordance with the approved erosion control plans.

The contractor/applicant must ensure that all erosion control measures are properly maintained in accordance with standard industry procedures.

3B.02 Best Management Practices

Erosion control may include the following:

A. Sedimentation Ponds

Sedimentation ponds are utilized to collect runoff generated on a construction site, thereby allowing sediment to be captured before the runoff leaves the site. Sedimentation pond design will include the following considerations:

1. computation of the sediment storage volume
2. computation of the settling volume
3. computation of the pond surface area –
(surface area, in sf = 1,250 x 1-yr, 24 hour storm rate, in cfs)

Minimum pond dimensions are as follows:

1. 2-foot depth for settling
2. 3-foot depth for sediment storage
3. 3:1 side slope

The contractor will inspect sedimentation ponds immediately after each rain event to ensure the integrity of the facility. The contractor will also remove the majority of the sediment collected in the ponds whenever the storage volume is exceeded or the settling volume is infringed upon. In addition, prior to the final completion of the project, ponds will be cleaned out in their entirety.

The length/width ratio of the pond will be as large as possible. A 5:1 ratio is the preferred minimum, but exceptions will be granted when deemed appropriate by the Director of Public Works. The. pond will be divided into a series of at least two (2) separate chambers. Perforated pipe risers will be used to convey water between the chambers and at the outlet.

B. Interceptor Channels

Interceptor channels are used to capture runoff generated on a construction site before it can leave the project limits. The channel is often used in combination with a sedimentation pond. The channel is typically grass lined and runs along the perimeter of the site. The grass must be established prior to the start of construction. Therefore, sod is often used to establish the vegetated surface of the channel. Upon completion of the project, the sod can be removed and re-used if the ditch is filled in and restored with a suitable and stable cover material.

C. Sediment Barriers

Sediment barriers are filtering devices that are run along the perimeter of a site to capture sediment while allowing runoff water to continue along its natural path. Silt fencing and hay bales are common examples of sediment barriers.

Regular removal of sediment is required to ensure that the barriers function properly. In addition. the structural integrity of the barriers must be maintained at all times. Barriers will be installed, inspected and repaired, in accordance with the details and requirements included in these Standards.

D. Stabilized Construction Entrance

A stabilized construction entrance is a rocked access point to a construction site. The entrance reduces material carried from the site onto the public right-of-way.

Construction entrances must be cleared of mud and debris regularly to ensure that materials are not being tracked from the construction site, onto the right-of-way and beyond. The contractor is responsible for all required maintenance of entrances.

E. Detention/Retention Facilities

No retention/detention facility will be located in an area that is used to satisfy an open space requirement unless it enhances a recreational amenity. Use of designated open space areas for stormwater detention/retention and infiltration must satisfy all conditions of the City of Napavine for usability, landscape conformity and ease of access. The city will make the final determination whether or not the proposed stormwater facilities are compatible with and satisfy the intent of an open space.

The primary purpose of a consolidated open space is to provide usable area for recreation activities, buffer zones, and green belt areas. and must be designed for this intent. Any use of this area for stormwater detention/retention must clearly be subordinate to and not detract from open space uses. The usable open space will be predominantly flat, and in no case. exceed 4:1 where drainage facilities represent. A minimum of 50 percent of the linear slope length will not exceed 7:1.

The Director of Public Works will review the use of commercial. parking lots for stormwater detention on a case-by-case basis. The detention area will be situated away from areas of pedestrian movement. The maximum depth of water in parking lot storage will be limited to twelve (12) inches.

FINDING: The proposal includes a construction Stormwater Pollution Prevention Plan (SWPPP) report, but site plan does not provide erosion control designs. NPW 3B is not met.

CONDITION OF APPROVAL: Prior to engineering approval, erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, erosion control devices shall be installed, remain in place during and after construction until the soil has stabilized.

CHAPTER 4 WATER

4.01 General
Any extension of the Napavine Water System must be approved by the Department of Public Works and conform to Department of Health, the City of Napavine Water System Plan.

In designing and planning for any development, it is the developer's responsibility to determine that adequate water for both domestic use and dire protection is attainable. Proposed plans must show how water will be supplied an whether adequate water pressure and volume will be maintained in case of fire. An analysis of the system may be required if it appears that the system might be inadequate.

Anyone desiring to extend or connect to the city water system must contact the Public Works Department for a Water/Sewer/Stormwater Application form. After the completed application is returned to the Public Works Department, along with any other information that may be required or requested, staff will determine the costs to connect to city utilities. Extension of or connection to city water lines outside of the Napavine Urban Growth Area (UGA) are permitted only when a demonstrated public health risk exists and has been identified in writing by an appropriate health agency.

Prior to the issuance of a water meter for development projects, all Public Works improvements must be completed and approved. including granting of right-of- way or easements, submission and acceptance of as-built drawings, and all applicable fees must be paid.

Building permits for new construction of single-family subdivisions will not be issued without final approval of the Public Works Director. For commercial projects. building permits may be issued upon completion and acceptance of the required fire protection facilities. A construction bond, in accordance with Section 1.14 of these Standards. will be required for the remaining improvements. A Certificate of Occupancy will not be issued until final Public Works approval is given for all improvements.

4.02 Design Standards
The design of any water extension/connection will conform to these Standards and all other applicable standards. The layout of extensions will provide for continuation and/or looping of the existing system.

4.10 Backflow Prevention
All water system connections providing buildings or properties with domestic potable water, fire suppression or irrigations systems, will comply with the backflow prevention requirements as established by the Department of Health (DOH) WAC and the City of Napavine Cross-connection Control Program.
Having an approved backflow assembly(s) installed is necessary to protect the city water system and all users from any possible contamination. All backflow assemblies installed will be of a type and model pre-approved by DOH or the city. No cross-connections will be created, installed, used, or maintained within the City of Napavine water system. A list of approved testers may be obtained from the Washington Environmental Training Resource Center (WETRC) located in Auburn, Washington.

In-premises cross-connections must have an approved backflow assembly(s) in place in accordance with the Uniform Plumbing Code (UPC). The city may require additional in-premises and/or premises protection in accordance with DOH and the City of Napavine Cross-Connection Control Plan when health hazards are determined to exist.
All assemblies must be installed in accordance with the most recent versions of the -City of Napavine - Cross Connection Control Program, DOH, UPC. and the PNWSIAWWA Cross-Connection Control Manual. In addition, all assemblies must be inspected and approved by the city's Cross-Connection Specialist (CCS). The CCS may also conduct an on-site inspection of new and/or existing backflow assemblies during testing. The city will release or issue a Certificate of Occupancy only after all backflow assemblies have passed a certified test.
Any person violating any provision of the City of Napavine Cross-Connection Control of Plan will be subject to penalties as stated under 'Napavine Municipal Code.

4.14 Irrigation
All irrigation systems will be installed with a backflow prevention assembly approved by the Department of Health or the City of Napavine Irrigation sprinklers will be situated so as to not wet any public street or sidewalk.

FINDING: This proposal includes that the new water system in the development site will connect to the existing city water system on the north and south with 8" stubs. Two water meters will be installed on site, one is a 2" meter for domestic service to office building, and the other one is a 1" meter for irrigation service. In addition, the preliminary utility plan proposes a looped water main for the development site's fire hydrants with a single connection to the existing system. Chapter 4 NPW does apply.

CONDITION OF APPROVAL: Prior to engineering approval, water utility plan sheets and details satisfying Chapter 4 NPW shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, all water system materials shall be reviewed by the City for compliance with applicable standards.

CHAPTER 5 SANITARY SEWER

5A GENERAL CONSIDERATIONS

5A.01 General
Sanitary sewerage refers to wastewater derived from domestic, commercial and industrial pretreated waste to which storm, surface, and ground water are not intentionally admitted. Pretreatment will follow all the requirements as set forth by city ordinances and Publi9 Works Departmental policies.
Any extension of the City of Napavine Sanitary Sewer System must be approved by the Public Works Department and must be consistent with the City of Napavine Comprehensive Plan: City of Napavine General Sewer Plan, Department of Ecology, and Department of Health requirements.
Within the corporate city limits where public sewer is available it must be used. Connection is not required provided that the sewage from the structure originates more than 200 feet from the public sewer, except in the case of private residential or commercial developments where the developed property abuts a right-of-way in which a public sewer is located or where a service connection is otherwise provided. In this case, connection of all structures generating sewage will be required to connect to the public sewer regardless of distance.

Anyone who wishes to extend or connect to the city sewer system will contact the Public Works Department for a Water/Sewer/Storm Application. If a sewer line extension is being requested, a written request that specifically lists and details the line extension must be submitted to the Public Works Department. After the Water/Sewer/Storm Application is returned to the Public Works Department along with a written request and/or any other information as may be required or request d. city staff will determine costs or estimated costs and/or address council and other approvals as may be required.

See Chapter 1, Section 1.02 for definitions of specific sewers. Maintenance of the building sewer will be the responsibility of the property owner while the remaining sewer lateral will be the city's responsibility.

5A.09 Design Standards

The General Notes on the following pages will be included on all plans dealing with sewage system design. In addition, the specific notes with gravity sewer and STEP systems will be included when these utilities are part of the project.

5B GRAVITY SEWER

5B.01 General

All sewers will be designed as a gravity sewer whenever physically and/or economically feasible or as outlined in the City of Napavine General Sewer Plan.

5B.02 Design Standards

The design of any sewer extension/connection will conform to these Standards, Department of Ecology's "Criteria of Sewage Works Design," and any applicable standards as set forth herein.

The Layout of extensions will provide for the future continuation of the existing system as determined by the city. See Section 1.16 for utility extension information.

New gravity sewer systems will be designed on the basis of an average daily per capita flow of sewage of not less than 100 gallons per day. See the following DOE Table on Design Basis for Sewage. This figure is assumed to cover normal infiltration, but an additional allowance will be made where condition are unfavorable. Generally, laterals and sub-main sewers should be designed to carry, when running full, not less than 400 gallon daily per capita contributions of sewage. When deviations from the foregoing per capita rates are used, a description of the procedure used for sewer design will be submitted to the Public Works Department for review and approval.

5D PRESSURE SEWER (FORCE MAIN)

5D.01 General

Low pressure systems, i.e., force mains, may be considered for situations where high groundwater table or topography make gravity sewer impractical. STEP systems are addressed separately in Chapter 5E.

5D.02 Design Standards

The design of any sewer extension/connection will conform to City Standards, Department of Ecology's ''Criteria of Sewage Works Design" and any applicable standards as set forth herein and in Sections 1.03 and 1.11.

The layout of extensions will provide for the future continuation of the existing system as determined by the city. In addition, main extensions will be extended to and across the side of the affected property fronting the main.

The system will be designed at full depth of flow on the basis of an average daily per capita flow as shown on the Table in Section 5B. 02. A coefficient of friction of 120 will be used for the Hazen-Williams "C" valve.
New sewer systems will be designed by methods in conjunction with the basis of per capita flow rates. Methods will include the use of peaking factors for the contributing area, allowances for future commercial and industrial areas, and modification of per capita flow rates based on specific data. Documentation of the alternative method used will be provided along with plans. Applicable General Notes in Section 5B.02 will be included on all plans dealing with pressure sanitary sewer design.

FINDING: The proposed onsite sewer system drains by gravity to a grinder pump tank which connects to the existing pressure sewer on Rush Road. The preliminary utility plan shows the gravity sewer laterals are 6 inches. The standard does apply.

CONDITION OF APPROVAL: Prior to engineering approval, engineered sewer plans compliant with Chapter 5 NPW shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, sewer system materials shall be submitted for review and approval by the City.

V. COMMENTS

Variance Requests and City Answers

1. Allow no curb, gutter and sidewalks along Rush Road.
    - The city accepted this request.
2. Allow 30-feet wide driveway for each of two driveways onto an arterial or collector.
    - The city accepted this request.
3. Allow building height of 65-feet.
    - The city accepted this request.

VI. CONDITIONS OF APPROVAL

A. Prior to Engineering Approval
    1) Prior to engineering approval, plans depicting public improvements shall demonstrate compliance with applicable City standards and the most current version of the WSDOT Standard Specifications.
    2) Prior to engineering approval, a complete landscaping plan satisfying all parts of NMC 12.14 shall be submitted for review and approval by the City.
    3) Prior to engineering approval, applicant shall submit fire marshal acceptance of engineered drawings for city review and approval.
    4) Prior to engineering approval, the applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.
    5) Prior to engineering approval, final architectural plans and a final site plan satisfying NMC 17.28 shall be submitted for review and approval by the City.
    6) Prior to engineering approval, applicant shall provide Rush Road right-of-way dimension to meet Public Works Standards 2B - Streets.
    7) Prior to engineering approval, the site plan shall show the sight distance area as a clear-view triangle at both driveways.

8) Prior to engineering approval, engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.
9) Prior to engineering approval, streetlighting plans demonstrating compliance with NPW 2D shall be submitted for review and approval by the City.
10) Prior to engineering approval, applicant shall submit a final stormwater plan and technical information report complying with NPW 3A for review and approval by the City.
11) Prior to engineering approval, erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.
12) Prior to engineering approval, water utility plan sheets and details meeting Chapter 4 NPW shall be submitted for review and approval by the City.
13) Prior to engineering approval, engineered sewer plans compliant with Chapter 5 NPW shall be submitted for review and approval by the City.

B. Prior to Construction
1) Prior to construction, the applicants shall obtain all necessary permits.
2) Prior to construction, the applicant shall submit a shoreline jurisdiction application for review and approval by the City.
3) Prior to building construction, applicant shall submit all necessary drawings compliant with NMC 15.04 or the most current state standards for City review and approval.
4) Prior to construction, erosion control devices shall be installed, remain in place during and after construction until the soil has stabilized.
5) Prior to construction, all water system materials shall be reviewed by the City for compliance with applicable standards.
6) Prior to construction, sewer system materials shall be submitted for review and approval by the City.

C. General
1) Prior to occupancy, the applicant shall provide an easement for access to backflow devices to the city.

RECOMMENDATION

Based upon the proposed plan, findings, and conclusion stated above and within the attached reports. The City of Napavine's Planning Commission hereby recommends the Napavine City Council **Approves Subject to Conditions**.

EXHIBIT LIST

SCOT INDUSTRIES - SITE PLAN	
EXHIBIT #	DESCRIPTION
1	Binding Site Plan Application
2	Permit Application Clearing, Filling or Grading
3	Preliminary Technical Information Report (TIR)
4	Variance Application

5	SEPA Environment Checklist
6	Utility Connection
7	Scot Industries – Potential Napavine Site Critical Area Review
8	Cultural Resources Report
9	Scot Industrial Building Trip Generation and Access Review Traffic Letter
10	Parking Needs Summary
11	Preliminary Site Plan
12	Existing Site Condition Plan
13	Preliminary Grading and Drainage Plan
14	Preliminary Utility Plan
15	Preliminary Detail
16	Preliminary Landscape Plan

CITY OF NAPAVINE

407 BIRCH AVE SW, P. O. BOX 810, NAPAVINE, WA 98565
(360) 262-9344

VARIANCE APPLICATION

Fee: $

File No._____ Date 6/24/21 ~~(Rev'd 3/3/22)~~

Applicant Scott Industries, Craig Hach, Plant Manager

Applicant's Address 3020 Foron Rd, Centralia WA 98531

Location of property: 1206 Rush Rd - #018082000000, 018089001000 & 018086001000

Lot_____ Block_____ Addition_____

A. The above described property was acquired on (closing pending) 2021.

B. A certificate of ownership and a list of owners of property located within 300 feet of this parcel must accompany this application.

C. Do covenants, conditions or restrictions concerning type of improvements contemplated exist on the property? No. If so, attach a copy of said document to this application.

D. I HEREBY REQUEST A VARIANCE AS FOLLOWS:

(Please explain the hardship for which you are requesting a variance to alleviate.)
1. Construction of ~950' of road widenng, curb/gutter, and walks along Rush Road fronting the site, with the exception of street lighting. 2. Construction of steel frame structure of 65' in height to cover a robotic materials handling/storage tool (Fehr), roughly 48,000 square feet in area.

Your approval of the requested variance would permit me to use my property in the following manner:
Develop the site as an light industrial/manufacturing facility.

1. Would the strict application of the Zoning Regulations create practical difficulties or unnecessary hardships for you? (please explain)
   Yes, strict application of street standards for the initial construction will hinder the economic viability of the facility. Deferment of those costs would allow the operation to get established. Current building height limit would not allow the installation of the Fehr.

2. Are there exceptional circumstances of conditions applicable to this property or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood? (Please explain).
   No, similar development agreements have granted similar variances for commercial developments on Hamilton Road, similarly situated with respect to frontage improvements. The Fehr is a unique tool that will partially automate, store, and consolidate incoming raw material.

3. Will the granting of a variance be significantly detrimental to the public welfare or injurious to the other property or improvements in your zone or neighborhood in which your property is located? (Please explain).
   No. Street lighting would be provided meeting city standards for commercial zones (and in locations that would accommodate future widening). As well, Traffic Analysis indicates that the proposed commercial traffic meets a Level of Service (LOS) A without dedicated center turning lanes. Allowing additional building height to cover the Fehr tool will effectively reduce the size of the facility by consolidating materials robotically. Without the tool the plant would take up greater area. A height increase of 15' for a portion of the facility will not detrimentally affect any views or the industrial character of the developed site. The Fehr has no emissions.

Signature of Applicant

Variance Fee: $

Receipt. No. _____

Date Paid _____

3020 Foron Rd. Centralia, WA 98531
Address

360-623-1305
Telephone

STATE OF WASHINGTON)
ss
COUNTY OF _____)

On this 17 day of June, 20 21, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cory Hash, being duly sworn, on his oath deposes and says that he prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his free and voluntary act and deed for the purposes therein mentioned.

Subscribed and sworn to before me this 17 day of June, 20 21

DAYTON B STANLEY TEFFETELLER NOTARY My Comm. Expires May 01, 2024 No. 20109015 PUBLIC STATE OF WASHINGTON

My Commission expires:

05-01-2024

Notary Public in and for the State of Washington residing at Centralia WA 98531

Community Development Director _____ Date _____

Mayor _____ Date _____

NAPAVINE
P.O. Box 810
Napavine, WA 98565
(360) 262-9344 FAX (360) 262-9199

PERMIT APPLICATION
CLEARING, FILLING OR GRADING

Date Received _____ Reviewed By _____

☐ Permit Approved
☐ Permit Denied Comments _____

Craig Hach - Scot Industries Inc. / Russell Bond Family LLC
Name of Applicant/Owner — Fill Permit #
3020 Foron Road, Centralia WA 98531 — (360) 623-1305
Mailing Address — Phone
Robert Balmelli - RB Engineering / PO Box 923, Chehalis WA 98532 — (360) 740-8919
Engineer Name / Mailing Address
1206 Rush Road — 018082000000, 018089001000 & 018086001000
Location of Worksite — Parcel #
New industrial building approx 247,780 SF with associated utility connections and drainage plan.
Description / Type of Work

Estimated Fill Amount:

☐ Less than 50 cubic yards ☐ 50 to 4000 cubic yards ☐ 50 to 500 cubic yards

☒ Over 4000 cubic yards – amount proposed 42,000-50,000 CY

PUD # _____

	ATTACHED (Check Box)		
• Site Map	☒ Yes	☐ No	☐ N/A
• Grading Plan or Clearing Plan	☒ Yes	☐ No	☐ N/A
• DNR Forest Practices Application	☐ Yes	☐ No	☒ N/A
• Interim Erosion & Sediment Control Plan	☒ Yes	☐ No	☐ N/A
• Final Erosion & Sediment Control Plan	☒ Yes	☐ No	☐ N/A
• Soil Engineering Report	☒ Yes	☐ No	☐ N/A
• Engineering Geology Report	☒ Yes	☐ No	☐ N/A
• Environmental Checklist	☒ Yes	☐ No	☐ N/A
• SEPA Review (DNS)	☐ Yes	☐ No	☐ N/A
• Work Schedule	☐ Yes	☒ No	☐ N/A
• Other (Specify) _____	☐ Yes	☐ No	☐ N/A

Explain Boxes Checked "No" or "N/A" No clearing required. TESC/Grading and right of way work Summer 2021, foundation/structural and building construction 2022

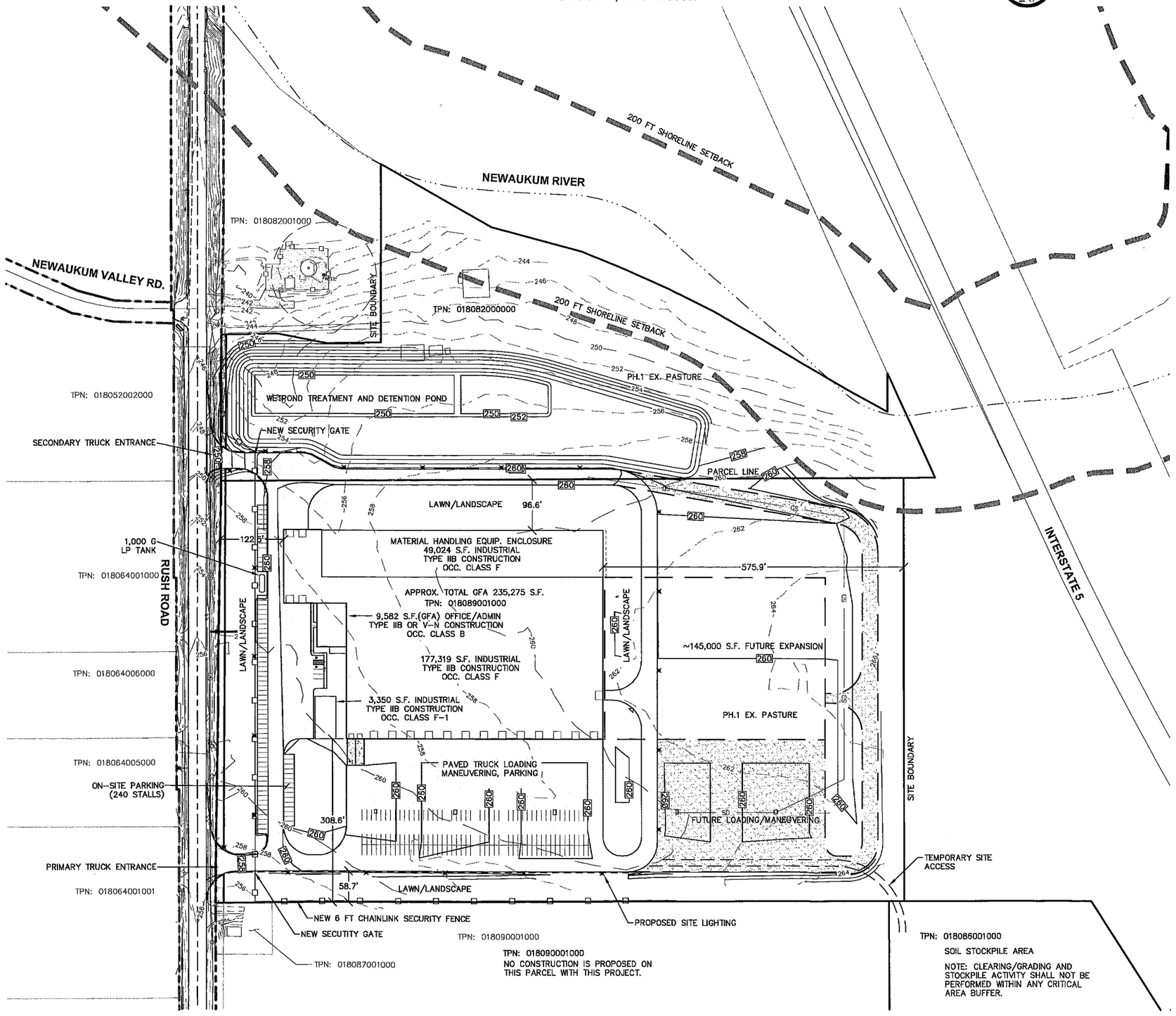
Applicant Signature — Title: Project Manager — Date: 6/21/21

This permit is subject to all permit conditions, terms and/or provisions written or printed or attached to this form. The City reserves the right to rescind, alter or amend this permit, or to modify any conditions or requirements.

SCOT INDUSTRIES INDUSTRIAL BLDG.

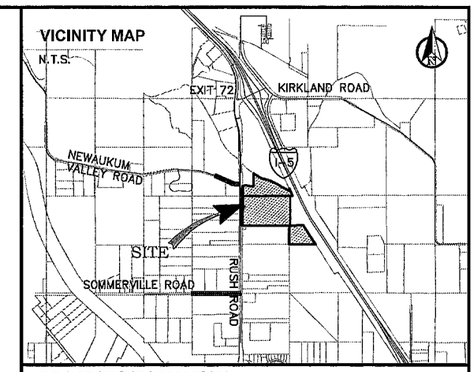
SECTION 23, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

SCALE: 1"=100 FEET
0 50 100 200



VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT:	SCOT INDUSTRIES, INC. ATTN: RILEY WALL (360) 480-8197 RILEY@KAUFMANCD.COM
PARCEL NOS:	018082000000, 018089001000, 018086001000 (UGA)
SITE ADDRESS:	1206 RUSH RD. CHEHALIS, WA 98532
ZONING:	COMMERCIAL/INDUSTRIAL
SITE AREA:	42.49 TOTAL ACRES
PARKING STALLS:	REQUIRED: 1 STALL/1,000 BLDG. SQFT. PROPOSED: 240 STALLS
SOILS:	167-PRATHER SILTY CLAY LOAM 172-REED SILTY CLAY LOAM 187-SALKUM SILTY CLAY LOAM
SANITARY SEWER:	LEWIS CO SEWER DIST. 4
WATER:	CITY OF NAPAVINE
FIRE DISTRICT:	NEWAUKUM VALLEY FIRE & RESCUE DIST. 5

SHEET INDEX

SURVEY INFORMATION

LEGAL DESCRIPTION

(1) A PORTION OF THE SW OF THE NW OR S23, T13N, R2W SOUTH OF RIVER, (2) THE N HALF OF SW QUARTER LYING WEST OF I-5 EXCEPT THE S 510' AND RISH RD R/W, (3) THE S 509' OF NE QUARTER OF SW QUARTER, WEST OF I-5.

VERTICAL DATUM

LEWIS COUNTY GEODATA CONTOURS

BASIS OF BEARING

LEWIS COUNTY GEODATA CONTOURS

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN
SS	SS	SANITARY SEWER MAIN
FM	FM	FORCE MAIN
SD	SD	STORM MAIN
RD	RD	ROOF DRAIN
	FW	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
1	10/27/21	REPLY TO 2ND REVIEW COMMENTS
2	11/1/21	FULL PARKING RATIO

DESIGNED BY: CA
DRAWN BY: CA/ALE
CHECKED BY: CA
DATE: 8/26/2021
SCALE: 1" = 100'

SCOT INDUSTRIES
INDUSTRIAL BLDG.
CITY OF CHEHALIS WA.

PRELIMINARY SITE PLAN

ROBERT W. BAKER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

RB Engineering
DESIGN → PERMIT → MANAGE
OFF: (360) 740-8919
EMAIL: CA@rwbengineers.com
P.O. Box 923
CHEHALIS, WA 98532

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

JOB NUMBER
21022

DRAWING NAME
21022_PSP

C0.1
1 OF 6

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

CASE NO: **Scot Industries Industrial Building Site Plan**

APPLICANT: **Craig Hach, Plant Manager – Scot Industries Inc.**

Proposal: The project will consist of roughly 239,275 square feet building with material storage, machining, truck staging, and oil storage. The structure will include a 226,000 square feet metal building for processing/machining including housing a material handling and storage device; roughly 9,600 square feet attached office and administrative space for employee and management facilities; and a 3,350 square feet metal accessory building for recycle/scrap and cutting oil recirculation, and associated facilities including parking, stormwater, fire, and water/sewer.

Location: 1206 Rush Road, Napavine, WA 98565

Parcels: 018082000000, 018089001000 & 018086001000

Legal Description: Section 23 Township 13N Range 02W PT SW NW LY S RVR

11.58 Acres (018082000000)

Section 23 Township 13N Range 02W N2 SW4 LY WLY I-5 EX SLY 510' & RUSH CO RD

24.19 Acres (018089001000)

Section 23 Township 13N Range 02W S 505 NW4 SW4 EX PT NW COR & EX RUSH RD

14.60 Acres (018086001000)

SEPA Determination: Determination of Non-significance (DNS)

Comment Deadline: **May 16th, 2022** (comments should be delivered to the city hall office at 407 SW Birch Ave, Napavine, WA 98532)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Napavine must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through

conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);

- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can beaddressed by applying the City Code).

Determination:

Determination of Non-Significance (DNS). The City of Napavine, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist and land use application documents as they apply to the City's Municipal Code and adopted standards.

Date of Publication and Comment Period:

Publication date of this DNS is **May 2nd, 2022,** and is issued under WAC 197-11- 960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **May 16th, 2022.**

SEPA Appeal Process:

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the City of Napavine within fourteen (14) calendar days from the date of the final decision as provided in the NMC 17.88.100.

Mail or deliver appeals to the following address:

City of Napavine
407 SW Birch Ave.
Napavine, WA 98532

Staff Contact Person:
Rachelle Denham
Clerk
(360) 262-3547

Responsible Official:
Bryan Morris
City of Napavine
407 SW Birch Ave
Napavine, WA 98532

SEPA Environmental Checklist – 2016 Version

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make and adequate threshold determination. Once the threshold determinate is made, the leas agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals: [help]

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site," should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]

   Scott Industries Industrial Building

   RBE Project No. 21022

2. Name of applicant: [help]

   Craig Hach, Plant Manager - Scot Industries Inc.

3. Address and phone number of applicant and contact person: [help]

   3020 Foron Road
   Centralia, WA 98531
   360-623-1305

4. Date checklist prepared: [help]

June 11, 2021

5. Agency requesting checklist: [help]

City of Napavine

6. Proposed timing or schedule (including phasing, if applicable): [help]

Clearing, grading and fill- Summer 2021, Foundation and Building construction- 2022, Final occupancy 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

The site can support the expansion of the industrial use by another ~145,000 sf; timing for expansion of the facility is not determined.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

Geotechnical Report by Landau Associates (April '21); Critical Areas Review by Russell Development (June '21), Trip Generation and Traffic Analysis by JTE (June '21), Cultural Resources Assessment by Drayton Archaeology (May '21) and topographic survey by Bluhm & Assoc. Surveyors (pending).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

This project will include the following permits: NPDES Construction General Permit, Grading, Site Development Permit, SEPA, Right of Way Access Permit, public works approvals for utility extension & service, and Variance for certain street improvements.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

Project will consist of roughly 239,275 s.f. building with material storage, machining, truck staging and oil storage. The structure(s) will include a 226,000 s.f. metal building for processing/machining including housing a material handling and storage device; roughly 9,600 s.f. attached office and administrative space for employee and management facilities; and a 3,350 s.f. metal accessory building for recycle/scrap and cutting oil recirculation. Additional site improvements include parking and truck parking and maneuvering areas, stormwater drainge improvements, landscaping, lighting, and associated utility connections.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

Property Address(s) is 1206 Rush Road, Chehalis WA 98532, Parcel No.(s) 018082000000, 018089001000 & 018086001000, Section 23, Township 13N, Range 02W, W.M., PT SW NW LY S RVR, N2 SW4 LY WLY 1-5 EX SLY 510' & RUSH CO RD, S 509' NE4 SW4 W HWY.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☒steep slopes, ☐mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? [help]

Sit is predominently flat, sloping generally northwest, with steeper escarpments adjacent to the Nisqually River up to 75%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long term commercial significance and whether the proposal results in removing any of these soils. [help]

Per NRCS Soil Data Survey the following soils are present onsite: Prather silty clay loam, reed silty clay loam and salkum silty clay loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

Abrupt grade changes along the south bank of the river are escarpments associated with riverine action; no major erosion or mass wasting is evident.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [help]

Geotechnical report recommends overexcavation for footings, structural slabs and truck-rated wheel loads. Site development will involve roughly 61,000 cyds of stripping and excavated soil unsuitable for compaction. This material will be stockpiled on an undeveloped parcel to the southeast. Roughly another 8,000 cyds will be graded and filled associated with subgrades and the stormwater facility. Finally, an estimated 42-50,000 cyds of granular ballast will be imported and compacted for buildings and paved areas. Imported material will be from a local DNR approved mining operation. Finish grades will be consistent with the property boundaries.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Yes, However a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines approriate Best Management Practices to control and contain any sediment migration within the project limits

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

About 32 percent of the property will be covered with impervious surface

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Normal emissions assoicated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emmissions will be generated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.

3. **Water**

a. Surface Water: [help]

DNR Stream Classification Mapping Website https://fpamt.dnr.wa.gov/default.aspx

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

Yes, Newaukum River runs along the northern property line of one of the parcels invovled in this site development.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

No work is proposed within 200' of the ordinary high water mark of the river.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

No. FIRM maps zone A (100-yr floodplain) areas northwest of the project site. Due to natural topography the project site contains no floodplains or areas prone to flooding.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No.

b. Ground Water:

1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [help]

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff by metered release to the downstream drainage system, maintaining existing flow patterns. Pre-treated stormwater will be routed to road-side ditch on Rush Road and eventually reach Newaukum River roughly 600 feet downstream.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed drainage regime for the site maintains the existing drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

4. **Plants** [help]

a. Check or circle types of vegetation found on the site:

☒deciduous tree: ☒alder, ☐maple, ☐aspen, ☐other:
☒evergreen tree: ☒fir, ☐cedar, ☐pine, ☐other:
☒shrubs
☒grass
☒pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops
☐wet soil plants: ☐cattail, ☐buttercup, ☐bullrush, ☐skunk cabbage, ☐other:
☐water plants: ☐water lily, ☐eelgrass, ☐milfoil, ☐other:
☐other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? [help]

Approximately 29 acres of pasture area and 3 acres of mixed stand forested area will be removed to construct this project. Any logging/clearing will be done in accordance with City requirements..

c. List threatened or endangered species known to be on or near the site. [help]

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

Landscaping will include ornamental and native drought-resistant plantings.

e. List all noxious weeds and invasive species known to be on or near the site:

Himalayan blackberry occurs on portions of the site.

5. **Animals**

Washington Endangered Species Website https://wdfw.wa.gov/conservation/endangered/

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site: Examples include: [help]

birds: ☒hawk, ☐heron, ☒eagle, ☒songbirds, ☐other:
mammals: ☒deer, ☒bear, ☐elk, ☐beaver, ☐other:
fish: ☐bass, ☒salmon, ☐trout, ☐herring, ☐shellfish, ☐other:

b. List any threatened or endangered species known to be on or near the site. [help]

No terrestrial species known or identified through DNR PHS database. Newaulkum River contains fall and spring run Chinook salmon, coho salmon, and steelhead trout.

c. Is the site part of a migration route? If so, explain. [help]

Yes, Pacific Flyway Migration Route.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None

e. List any invasive animal species known to be on or near the site:

None known.

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electricity (Lewis County PUD) will be used to fun motors for hydraulics, machining/industrial, and lighting. The facility may also use liquid propane (LP) for heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

Unlikely. The facility will not store hazardous materials. Machine oil is used within the facilty for cooling during honing/turning; this oil will be recycled and filtered in a dedicated accessory building. LP storage will be provided in accordance with state regulations.

1) Describe any known or possible contamination at the site from present or past uses:

None known.

2) Describe existing hazardous chemical/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:

No hazardous conditions exist.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:

Machine oil is used in the honing/turning process. Storage and handling will be managed by a Safety Plan approved by L&I.

4) Describe special emergency services that might be required.

No special services are identified.

5) Proposed measures to reduce or control environmental health hazards, if any:

Approved Safety & Storage Plan including seconday containment where appropriate.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Short Term: Construction noise from equipment and building construction.
Long Term: Public and commercial vehicles accessing the completed project.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Construction will be limited to Monday through Friday, 7:30AM to 4:30 PM

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The site currently consists of an agricultural building (old barn) and older unoccupied residence. Adjacent properties consist of undeveloped commercial land. Two City of Napavine facilities exist adjacent to the project along Rush Road frontage, a water storage pumping station at the north, and sewer lift station at south.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long–term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use? [help]

Site has been historically used for hay production.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:

No.

c. Describe any structures on the site. [help]

Existing structures include an old unoccupied residence and cedar sided barn.

d. Will any structures be demolished? If so, what? [help]

The old house and outbuildings will be removed. Existing barn will remain.

e. What is the current zoning classification of the site? [help]

Commercial/Indusrial

f. What is the current comprehensive plan designation of the site? [help]

Rural

g. If applicable, what is the current shoreline master program designation of the site? [help]

Rural. The portion of the Newaukum shoreline adjacent to the site is not subject to setbacks.

h. Has any part of the site been classified as critical area by the city or county? If so, specify. [help]

No critical areas have been identified on the site.

i. Approximately how many people would reside or work in the completed project? [help]

The facility will employ roughly 80 people. The facility will operate in two shifts.

j. Approximately how many people would the completed project displace? [help]

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The proposed use is permitted within the Commercial / Industrial zone. No existing residential uses exist immediately adjacent to the site.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Any clearing will be done in accordance with permitting. Areas to the south of the site have been recently logged.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

None

c. Proposed measures to reduce or control housing impacts, if any: [help]

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

Tallest height of building is between 25 and 40 feet. Principal exterior siding will be anodized metal to reduce reflected energy.

b. What views in the immediate vicinity would be altered or obstructed? [help]

Proposed project will not obstruct views.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

The building design will introduce alternative siding products at the office/administration portion to identify main employee entrances. The building will have minimal glazing.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Office/admin portion will have exterior glazing. Late afternoon sun may produce minor glare for limited periods of time.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

No

c. What existing off-site sources of light or glare may affect your proposal? [help]

None

d. Proposed measures to reduce or control light and glare impacts, if any:

Site lighting fixtures (pole lights and wall-paks) will utilize cut-offs to minimize off-site light.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

The Newaukum River is near the project site where various informal river activites for the public. Site is roughly 2 miles from Napavine city parks and School facilities, and 5 miles from Newaukum Golf Course and Stan Hedwall Park, Chehalis.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

None

13. **Historic and cultural preservation**

State Historical Preservation Office (SHPO) WISAARD: https://fortress.wa.gov/dahp/wisaardp3/

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

The Cultural Resource Assessment did not categorize the existing barn for historic values. The barn is not slated for demolition.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries, Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

The Cultural Resource Assessment did not identify any buried precontact or historic archaeologic deposits. The site is in an area of low to moderate probability for cultural resources.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archeological surveys, historic maps, GIS data, etc. [help]

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website; see Drayton report (May 2021).

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction under state rules for inadvertant discovery for resources or remains.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

Rush Road currently serves the project site.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

No, nearest transit stop is 2.2 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

Project proposes 50 formal standard parking stalls for employees. The site can accommotate additional parking if the facilities were to be expanded.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

No. A Variance request has been made to waive some street standards for Rush Road frontage improvements, including street lighting.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non- passenger vehicles). What data or transportation models were used to make these estimates? [help]

The project will generate 40 AM peak hour trips and 38 PM peak hour trips, with an average weekday trip ends of 241 per day (see JTE Trip Generation). Future facility expansion may generate additional trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

Truck ingress and egress will primarily use the southern access point as it provides better sight distance and less gradient change from Rush Road. The traffic report indicates a LOS of "A" for the proposed access points without lane modifications.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

Fire and police protection and health care services are anticipated for the employees of the future industrial site.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None.

16. **Utilities**

a. Select utilities currently available at the site: [help]

☒electricity, ☐natural gas, ☒water, ☒refuse service, ☐telephone,
☒sanitary sewer, ☐septic system, ☐other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

Sewer Service - City of Napavine
Water Service - City of Napavine
Phone Service - Centurylink or Comcast
Cable Service - Comcast
Power - Lewis County PUD

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Name of signee: .....

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

Position and Agency/Organization: Planning Manager / RB Engineering

Date Submitted: 6/17/21

From: Bryan Morris
Sent: Tuesday, April 26, 2022 1:10 PM
To: Dan Goalwin <dgoalwin@barghausen.com>; Lebowsky, Laurie <LebowsL@wsdot.wa.gov>
Cc: Bass, Dylan <BassD@wsdot.wa.gov>; Randall Arnold (randall.arnold@sevansolutions.com) <randall.arnold@sevansolutions.com>; Nagel, Raymond Robert <raymond.nagel@bp.com>; Devin Jackson <devin@jacksoncivil.com>; Shawn ONeill <soneill@cityofnapavine.com>; Katie Williams <kwilliams@cityofnapavine.com>; Mark J Jacobs, PE, PTO <JakeTraffic@comcast.net>; Angelica Schattler <aschattler@Barghausen.com>; Nick Wecker <NWecker@barghausen.com>; AccuFLO <AccuFLO@barghausen.com>
Subject: RE: WSDOT Napavine Arco follow up correspondence BCE #21523

Laurie,

We have received your letter. After the city staff reviewed the letter it was recommended that it be sent to our legal counsel for review.

In the WSDOT's comments regarding the proposed ARCO project I asked for specifics that needed to be clarified and that was not provided in the letter. Again, I asked for retracting of the first recommendation that included a round about being part of the mitigation, Secondly, WSDOT has no safety concerns with this project, and lastly, WSDOT has no concerns with the level of service.

I will print off the letter and provide it to council so they can review it. With this being said, due to receiving your letter today the council will need additional time for review, considering the feedback that we receive from our legal counsel. Tonight, the mayor intends to recommend tabling this item to the next council meeting which will be held on May 10th .

Respecfully,

Bryan Morris
Public Works Director
City Of Napavine
P.O. Box 810

Washington State Department of Transportation

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Vancouver, WA 98668-1709
360-905-2000 / Fax 360-905-2222
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April 25, 2022

Bryan Morris
Public Works Director
City of Napavine
407 Birch Ave SW
Napavine, WA 98565

Dan Goalwin
Director of Architectural Services, Principal
Barghausen Consulting Engineers, Inc.
18215 72nd Ave S
Kent, WA 98032

Re: Napavine ARCO—Meeting Follow-Up
I-5 MP 72.78

To Whom It May Concern:

Thank you for providing Washington State Department of Transportation (WSDOT) staff the opportunity to collaborate with you on the proposed Napavine ARCO development proposal. This letter is intended to supersede the comment letter prepared by Dylan Bass, Development Review Planner, dated April 4, 2022. Due to additional information received by staff through discussions with the developer's consultant and City staff, revisions to our SEPA comments are necessary. Please accept the following comments into the record:

In its current configuration, the Rush Road / Interstate 5 interchange does not have the capacity to serve this proposal. We would expect that some of the congestion related issues that were present prior to removing the stop sign westbound at Hamilton Road would reappear with this development. WSDOT does not currently have funding identified for improvements to the interchange that would mitigate this situation, and any mitigation measures that would adequately increase capacity at the interchange are not proportional to this development.

Given the challenges to the infrastructure in this area, WSDOT is supportive of the development's efforts to mitigate congestion at the Rush Road/Hamilton Road intersection. These improvements include the reconfiguration of the Hamilton Road leg for left-turn channelization and the installation of a slip-lane along the frontage of the site to reduce conflicts with semi-truck traffic turning out of an adjacent development. These enhancements are likely to improve operations at this intersection.

Please consider that Planning and Development Services staff review applications as they are presented. WSDOT has had some staff turnover, like other government agencies.

Mr. Bass is a recent hire to our office and was not involved in any prior conversations about this proposal. His comments regarding the development providing a pro-rata share of the cost of a roundabout at the Rush Road/Hamilton Road intersection were justified, given the inclusion of a mitigation measure in the Traffic Impact Analysis that recommended the city collect a pro-rata share of the cost of installing a traffic signal at the intersection.

We request that future development applications either reflect the proposed conditions, or that documentation memorializing pre-application discussions be included with future applications, especially when those discussions may have implications on the agency's comments.

If you have any questions or require additional information, please don't hesitate to contact me at (360) 773-7652 or at LebowsL@wsdot.wa.gov.

Sincerely,

Laurie Lebowsky

Laurie Lebowsky, AICP
Southwest Region Planning Director
Washington State Department of Transportation.

City of Napavine
407 Birch Ave. SW
PO Box 810
Napavine, WA 98565
(360) 262-3547

Arco am/pm Convenience Store Land Use Recommendation Summary Memorandum

The City of Napavine staff have reviewed the applicant's proposed documents and held a public hearing on the Arco am/pm convenience store land use application. The staff report and meeting minutes for the public hearing are attached to this memorandum. Following is a list of recommended conditions of approval from the staff report, as well as major comments and recommendations from the minutes of the planning commission public hearing.

Conditions of Approval

A. Prior to Engineering Approval
   1) Prior to engineering approval, the half-width improvements shall meet the Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standard Specifications).
   2) Prior to engineering approval, all water systems shall be reviewed by the City for compliance with applicable standards.
   3) Prior to engineering approval, architectural and site design plans shall satisfy all parts of Napavine Municipal Code (NMC) Section 17.28. Site and Architectural plans shall be submitted for review and approval by the City.
   4) Prior to engineering approval, a final landscaping plan satisfying all parts of NMC 17.60.070 shall be submitted for review and approval by the City.
   5) Prior to engineering approval, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone AE. The applicant shall demonstrate the proposed development will not increase the water surface elevation of the base flood more than one foot at any point within the community.
   6) Prior to engineering approval, all frontage improvements shall be designed to meet Napavine Public Works (NPW) 2B, applicable city standards, and the current version of the WSDOT Standard Specifications.
   7) Prior to engineering approval, the applicant shall modify the site plan to provide a hard barrier between the proposed truck entrance on Parcel 018050016005 and the vehicle fueling area. Cross traffic between the truck fueling area and vehicle fueling area shall be prohibited.
   8) Prior to engineering approval, the engineering site plans shall include concrete sidewalk design criteria. All sidewalk construction must follow City standard and be approved by the City.
   9) Prior to engineering approval, engineering plans compliant with NPW 2D shall be submitted for review and approval by the City.
   10) Prior to engineering approval, revise the site plans and show photometric evaluation for streetlighting at the proposed southern driveway access.

11) Prior to engineering approval, applicant shall submit a final Stormwater Plan and Technical Information Report complying with NPW 3A for review and approval by the City.
12) Prior to engineering approval, an Erosion Control Plan compliant with NPW 3B and shall be submitted for review and approval by the City.
13) Prior to engineering approval, water utility plan sheets and details meeting NPW Chapter 4 shall be submitted for review and approval by the City.
14) Prior to engineering approval, engineered sewer plans compliant with Chapter 5 of the NPW shall be submitted to the City for review and approval.
15) Prior to engineering approval, grease traps or a grease interceptor device compliant with NPW 5F shall be submitted to the City for review and approval.

B. Prior to Construction
1) Prior to construction, the applicant for water service shall obtain a building or plumbing permit prior to request.
2) Prior to construction, the applicant of the backflow preventer shall obtain a building or plumbing permit prior to installation.
3) Prior to construction, the applicant shall obtain a culvert permit prior to culvert installation.
4) Prior to construction, the applicant shall receive engineering approval by submitting all necessary plans and documents to satisfy the International Building and/or Residential Codes, the Uniform Plumbing Code, the International Fire Code, the International Mechanical and/or Fuel Gas Codes, the International Property Maintenance Code, and the International Existing Building Code. The applicant shall apply for all necessary building permits, pay associated fees, and be in possession of said permits.
5) Prior to construction, the applicant shall obtain a grading/fill permit prior to grading, excavation, or filling of land.
6) Prior to construction, erosion control devices shall be installed and shall remain in place during construction and afterwards until the soil is stabilized.
7) Prior to construction, all water system materials and methods shall be reviewed by the City for compliance with applicable standards.
8) Prior to construction, sewer system materials and methods shall be reviewed by the City for compliance with applicable standards.

C. Prior to Building Permit Approval
1) Prior to building permit approval, the project owner shall satisfy UIC requirements by the presumptive approach, pursuant to WAC 173-218-090(1)(c)(C).

D. Prior to Building Occupancy
1) Prior to building occupancy, the applicant shall demonstrate employee spill response training for review and approval by the City.
2) Prior to building occupancy, the applicant shall register the proposed infiltration facility with Washington State Department of Ecology's Underground Injection Control (UIC) program.

E. General
    1) No signs shall be installed without a sign permit issued by the City. Sign area, size and location shall be in accordance with NMC 17.62.100.
    2) Applicant has agreed to provide a joint driveway access along the west property line to the south property line of Parcel 018050016006, but is not intending to build the access out as a street. The cross access shall follow driveway design, and the easement shall be widened to the west property line.
    3) Applicant shall extend the city sewer main along Rush Road to the south property line of Parcel 018050016006.
    4) Applicant shall obtain an Ecology Construction Stormwater General Permit prior to beginning construction.

Planning Commission Comments

A. The Traffic Impact Analysis (TIA) should be revised to use the construction of a roundabout as the preferred method of mitigation for traffic impacts at the Rush Road/Hamilton Road intersection.
B. The commercial development lights are already too bright for the nearby residents. The planning commission recommended a buffer or screening in this area.
C. Environmental concerns were raised regarding possible pollution from the underground fuel tanks and the site location in proximity to the potable well area.
D. There are concerns regarding traffic safety issues at the intersection.
E. There are flooding concerns with increasing development.

Planning Commission Recommendation

A. The planning commission recommends that the Napavine City Council approves subject to staff report conditions as well as the following:

    Finding: Washington State Department of Transportation (WSDOT) staff have reviewed the SEPA Determination of Non-Significance and application materials for the proposed ARCO am/pm fueling station and convenience store located southwest of the I-5 Rush Road Interchange (Exit 72). Due to the proximity of this proposal to a state route, WSDOT will require that the lighting installed by the applicant be of an appropriate wattage and be shielded and/or directed according to RCW 47.36.180 to avoid any glare to the motorists on I-5.

    CONDITION OF APPROVAL: Prior to engineering approval, a lighting plan compliant with RCW 47.36.180 shall be submitted for review and approval by the City.

    Finding: WSDOT has reviewed the Traffic Impact Analysis (TIA) prepared for the proposed development proposal and identified the Level of Service (LOS) threshold for the ramp intersections at I-5 and Rush Road as LOS E. Note that per WSDOT guidance, LOS standards for Highways of Statewide Significance (HSS), including ramp intersections, in urban areas is LOS D. It appears that after adjusting for shared trips throughout the area, the LOS at the Rush Road/I-5 NB ramp intersection is below the WSDOT LOS threshold. Planning commission recommended a contract with Arco for the construction of a pocket lane or payment towards a roundabout.

However, it should be noted that a contract would constitute a developer's agreement which must be optional. The City may condition construction or payment in lieu if the estimates are determined to be proportional to the development and its impacts.

CONDITION OF APPROVAL: Prior to construction, the applicant shall either provide plans and a statement of intent to construct a pocket lane, or provide estimates and a statement of intent to pay pro rata share of roundabout construction for City review and approval.

A written contract with Arco and City of Napavine, approved by city attorney that Arco provide funding or construction for the pocket lane, or the roundabout project. This contract will need to be settled before November 2022.

Washington State Department of Transportation

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April 4, 2022

Katie Williams
City of Napavine
407 SW Birch Ave
Napavine, WA 98532

Re: Napavine ARCO AM/PM Convenience Store—SEPA DNS
I-5 MP 72.78

Dear Ms. Williams:

Washington State Department of Transportation (WSDOT) staff have reviewed the SEPA Determination of Non-Significance and application materials for the proposed ARCO AM/PM fueling station and convenience store located southwest of the I-5 Rush Road Interchange (Exit 72). Approval of the development proposal would result in the construction of a 2,900 square foot convenience store, fueling facilities for automobiles and heavy vehicles, and electric vehicle charging facilities. WSDOT would like to address our concerns and offer the following comments.

The Traffic Impact Analysis (TIA) prepared for the proposed development proposal identified the Level of Service (LOS) threshold for the ramp intersections at I-5 and Rush Road as LOS E. Note that per WSDOT guidance, LOS standards for Highways of Statewide Significance (HSS), including ramp intersections, in urban areas is LOS D. It appears that after adjusting for shared trips throughout the area, the LOS at the Rush Road/I-5 NB ramp intersection is below the WSDOT LOS threshold. We request that the applicant provide additional information regarding this intersection, up to and including proposed mitigation measures. WSDOT reserves the right to request additional mitigation measures based on the results or recommendations in the response to the request for additional information.

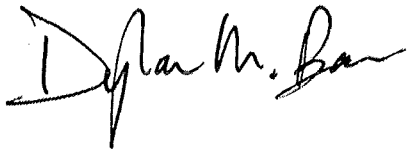
Additionally, the TIA proposed that the applicant provide a pro-rata share of the cost to construct a signalized intersection at Rush Road and Hamilton Road. In 2018, WSDOT completed a study at I-5 Exit 72 to address concerns regarding congestion at the interchange and the intersections directly east and west. As a result of this study, the preferred method of intersection control chosen for the Rush Road/Hamilton Road intersection is a roundabout. Therefore, WSDOT requests that the TIA be revised to use the construction of a roundabout as the preferred method of mitigation for traffic impacts at the Rush Road/Hamilton Road intersection, and that the City collect a pro-rata share of the costs to construct this roundabout as mitigation for the proposal's traffic impacts.

Due to the proximity of this proposal to a state route, WSDOT will require that lighting installed by the applicant must be of an appropriate wattage and be shielded and/or directed according to RCW 47.36.180 to avoid any glare to the motorists on I-5.

These comments are based on a preliminary review of your project. As this project progresses, there may be need for additional information by this department for further review and may result in additional requirements for your project. Other issues or requirements may include, but are not limited to, drainage, illumination, access, signing, and channelization. *This review does not constitute final approval by WSDOT.*

Thank you for the opportunity to comment on this project. If you have any questions regarding these comments or need additional information, please contact me at BassD@wsdot.wa.gov or at 360-831-5829.

Sincerely,



Dylan Bass
Development Review Planner
WSDOT Southwest Region

cc: Laurie Lebowsky
Jeff Barsness
File