

Dick Hannah Dealerships – Kelso Toyota Site Plan Review Application

Date: March 14, 2022

Submitted to:

City of Kelso

Community Development Department
203 S. Pacific Ave. P.O. box 819
Kelso, Washington 98626

Applicant:

SG Architecture, LLC

10940 SW Barnes Road, #364
Portland, OR 97225
Kevin Godwin | Scot Sutton

Property Owner:

Dick Hannah Dealerships | JJHW, LLC

10808 NE Coxley Drive | P.O. Box 1679
Vancouver, WA 98662
Project Manager | Joseph
Clock



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ARCHITECTURAL

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SPR_2	Site Plan Site Demolition Plan
SPR_3	Exterior Elevations Existing Building Photos
SPR_4	Floor Plan Building Lighting
SPR_5	Site Building Details & Products

ENGINEERING

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I. Project Description

The Applicant is seeking for Site Plan Review approval for a 7,345 SF one-story building expansion to the existing Dick Hannah Toyota Dealership building located at 2632 Coweeman Park Drive in the General Commercial (GC) Zoning District.

The project site is approximately ¼ mile east from the intersection of Coweeman Park Drive & Talley Way and in the NW ¼ of the NW Section 12, T.7 N., 2W., W.M. The site has approximately 480 feet of street frontage along Coweeman Park Drive with two (2) main entrance drives with public sidewalks.

The proposed USE for this new expansion would be the same operations that currently reside at this dealership and service the public daily. The hours of operations would be consistent with the surrounding businesses.

As shown on the Site Plan, Sheet SPR-1 and Exhibit 5, the legal site square footage on recorded for the combined parcels 2A & 2B is approx. 217,997 SF (4.995 acres). The total existing landscaping is approx. 50,161 SF (23.05%). This new building expansion would eliminate 3 three small landscape islands on the north side of the building and reduce the overall landscaping by 776 SF for a new total of 49,385 SF (22.70%).

The proposed expansion would be located on the east and north ends of the building and would be consistent in design, color, height, and construction materials (concrete-tilt) of that of the existing building (see SPR-2 & 3). This new work would include expanding the existing customer service drop-off area facing Coweeman Park Drive; expand the Service Bays at the rear of the existing building along with adding a small detail bay at the rear of the building. Most of these expanded areas are hidden and not accessible to the public.

To accommodate this expansion fifty-one (51) existing "painted" stalls in the parking field on the north and east ends of the building would be eliminated along with a few curbs. A new parking layout on SPR-2 has been shown (no curbs) that will provide 32 new spaces. In addition, the new expansion will provide space for 10 more vehicles (8-service bays & 2-customer drop-off) thus bringing the total net loss of only 9 spaces. Two light poles will also be relocate (see SPR-2) with the possibility having them replaced by new exterior building lighting that will reach out to the parking lot to ensure that there's a safe environment to work in an around.

We reached to the city prior to us starting the application process and were told that if the project looked to be straight-forward and met the development standards in the applicable zoning, a pre-application conference was not necessary. A Site Plan Review Application could be submitted and reviewed at staff level. We feel that this proposed expansion does meet all the development standards and has very little impact to the frontage street due majority of the expansion will be in "back of house". Expanding the business will also provide employment opportunities along with the means to further serve the community as it grows in the coming years. We appreciate you time and look forward to be working with your staff on this project.

II. General Provisions

Project Legal Description

Parcel #: 986028-830
NW ¼ of the NW Section 12, T.7 N., 2W., W.M.

Address: 2632 COWEEMAN PARK DRIVE
City/Zip: KELSO, WASHINGTON 98626
County: COWLITZ COUNTY, WASHINGTON

Zone: GC (General Commercial)
Property Area: 5.0 Acres (217,800 square feet)
Street Type: Site has approximately 480 feet of street frontage along Coweeman Park Drive with two (2) main entrance drives.

Location: The project site is approximately ¼ mile east from the intersection of Coweeman Park Drive & Talley Way.

Project Aerial



Project Team

Agency

City of Kelso

203 S. Pacific Ave. P.O. Box 819
Kelso, WA 98626
(360) 423.9922

Applicant

SG Architecture, LLC

10940 SW Barnes Road, #364
Portland, OR 97225
Contact(s): Kevin Godwin/Scot Sutton
Email: kgodwin@sg-arch.net
ssutton@sg-arch.net
Phone: (503) 201.0725 | (503) 347-4685

Property Owner

JJHW, LLC

PO Box 1679
Vancouver, WA 98668
Contact: Joseph Clock
Email: jclock@dickhannah.com
Phone: (360) 314.0564 ext. 3146

Team

SG Architecture, LLC

10940 SW Barnes Road, #364
Portland, OR 97225
Contact(s): Kevin Godwin/Scot Sutton
Email: kgodwin@sg-arch.net
ssutton@sg-arch.net
Phone: (503) 201.0725 | (503) 347-4685

Charbonneau Engineering LLC- Traffic

10211 SW Barbur Blvd, #210A,
Portland, OR 97219
Contact: Frank Charbonneau, PE, PTOE
Email: Frank@charbonneau.com
Phone: (503) 293.1118

PLS Engineering - Civil | Survey

604 W Evergreen Blvd.
Vancouver, WA 98660
Contact: Travis Johnson
Email: travis@plsengineering.com
Phone: (360) 944.6519



MASTER LAND USE APPLICATION

For Office Use Only

Questions and Applications
can be directed to:

Community Development
203 S. Pacific #208
PO Box 819
Kelso WA 98626

360-423-9922 (Office)
360-423-6591 (Fax)
building@kelso.gov

EXHIBIT-1

Office Use Only	<input type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> SEPA	<input type="checkbox"/> Type I Review	<input type="checkbox"/> Type II Review	<input type="checkbox"/> Type III Review	<input type="checkbox"/> Type IV Review
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CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

Zoning / Comp Plan Amendment	Subdivision	Other
<input type="checkbox"/> Annexation <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Rezone / Comp. Plan Amend <input type="checkbox"/> Site Plan <input type="checkbox"/> Text Amendment Request <input type="checkbox"/> Variance	<input type="checkbox"/> Alteration/Vacation <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Sign Permit <input type="checkbox"/> Subdivision (Long) <input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Appeal <input checked="" type="checkbox"/> Environmental Checklist SEPA <input type="checkbox"/> JARPA: <input type="checkbox"/> Critical Area <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Substantial Development

Project Name: Kelso Toyota Service Expansion

Property Address: 2632 Coweeman Park Drive Kelso, Washington 98626

Parcel Number(s): Lot 2-B 212450503 Will project be in the Flood Plain (yes/no) (no)

Any part of this property within 200 feet of a shoreline of statewide significance (yes/no) (no)

Will there be any filling grading or excavation associated with the project (yes/no) (no) If yes, quantity of earthwork 600 CY

Project Description
Construction and expansion of a new drop-off service lane and (6) interior bays on the north end of the existing building (+/- 6,356 SF) and new metal vehicle detail bay on the east end of the building (+/- 988 SF). The new expansions will match the existing building materials, colors and parapet heights.

Applicant Information

The property owner(s), by signing this form, hereby state as true that they are the owner(s) of the property that is the subject of this application, have reviewed the proposal as presented in the application, and wish to pursue the change(s) in land use.

Applicant PROPERTY OWNER			
Business Name: <u>Dick Hannah Dealerships JJHW, LLC</u>	Contact Name <u>JASON HANNAH</u>	City: <u>VANCOUVER</u>	State: <u>WA</u>
Mailing/Billing Address: <u>10800 NE COXLEY DR,</u>	City: <u>VANCOUVER</u>	State: <u>WA</u>	Zip: <u>98662</u>
Phone: <u>(360) 605-1726</u>	Email: <u>jason@dickhannah.com</u>	Date: <u>02/04/2022</u>	
Signature:			
Representative of Applicant			
Business Name: <u>SG Architecture, LLC</u>	Contact Name <u>Kevin Godwin</u>	City: <u>Portland</u>	State: <u>OR</u>
Mailing/Billing Address: <u>10940 SW Barnes Road #364</u>	City: <u>Portland</u>	State: <u>OR</u>	Zip: <u>97225</u>
Phone: <u>503.201.0725</u>	Email: <u>kgodwin@sg-arch.net ssutton@sg-arch.net</u>	Date:	
Additional PROPERTY OWNER			
Business Name:	Contact Name	City:	State:
Mailing/Billing Address:	City:	State:	Zip:
Phone:	Email:	Date:	
Signature:	Date:		

If there are additional property owners, provide attachment in the same format and with same declaration.

Are existing structures located on lots? No Yes (Show location and label type of structure on map. Identify uses of all existing and proposed structures.)
(See attached Exhibit)



**CITY OF KELSO
COMMUNITY DEVELOPMENT DEPARTMENT**

P.O. Box 819
203 S. Pacific Ave., Ste. 208
Kelso, WA 98626

Phone: 360-423-9922 ~ Fax: 360-423-6591

EXHIBIT-2

SITE PLAN SUBMITTAL REQUIREMENTS

The following checklist identifies information required to be included with the Site Plan Application. All items must be submitted before the application will be accepted.

1. **COVER SHEET AND TABLE OF CONTENTS** – Each application submittal packet shall contain a cover sheet that includes the applicants' name, address, e-mail address, and phone number, along with the name of the proposed project. A table of contents should also be submitted to provide assistance in locating the various requirements and should follow the cover letter.
2. **APPLICATION FORM** – The application form shall be completed in ink and signed by the applicant
3. **APPLICATION FEE** – The fee for a Site Plan Review shall accompany the application.
4. **TECHNICAL INFORMATION** (if applicable) – The information listed can either be shown on a map(s) of provided within the required narrative.
 - Vicinity Map
 - Property Information
 - Adjacent Arterial Roadways and Parks Photography map
 - Zoning and Land Use
 - Setbacks
 - Water, Sewer and Storm
 - Soil Type
 - Environmental Constraints
5. **NARRATIVE** – A written narrative shall be submitted that describes the existing conditions and proposed project in detail. For espresso stands and other portable food and beverage vendors, the narrative should include a description of how water is provided and disposed. The narrative must include all information about the proposed and existing use, size, landscaping, screening, lighting, noise, structures, structural changes, hours of operation and capacity (storage, students etc.) of the projects.
6. **SEPA CHECKLIST**

7. **PROPOSED SITE PLAN** – A site plan should show the following:
 - Property lines
 - Site driveway locations and neighboring driveway locations
 - Foot print of any existing structures with setbacks labeled.
 - Location of proposed structures, utilities and easements.
 - Existing or proposed fire hydrant locations, and any and all types of water lines.
 - Adjacent streets (marked with their names', centerline, curbs and sidewalks).
 - The locations of any existing environmentally sensitive areas. (i.e. wetlands water bodies, steep slopes etc.)
 - Indicate the existing surfacing and features on all portions of the site, such as asphalt, landscaping, lawn, gravel, storm water swale, and etc.
 - Landscape plan: screening, buffering matrix.
 - Show the number and layout of existing and proposed parking spaces, including handicap spaces. All parking spaces shall be shown in accurate detail, including dimensions, drive aisles and backup areas.
8. **PRELIMINARY STORM WATER DESIGN REPORT** – If the project involves the addition or re-development of sq. ft. of impervious surface. Storm water review will be required for the project.
9. **TRIP GENERATION REPORT.** – A trip generation report indicating the number of additional average daily trips the proposal could be expected to generate.
10. **LEGAL LOT DETERMINATION INFORMATION** – If the lot is part of a plat, binding site plan, or subdivision, no lot information is required beyond that supplied in the technical information packet. If the application is not part of a plat, binding site plan, or subdivision, the applicant is required to either: a) complete a legal lot determination, or b) submit a sales or transfer deed history dating back to 1969, to include copies of recorded deeds and/or contracts verifying the date of creation of the parcel in chronological order with each deed identified with the Assessor's lot number.
11. **SURVEY DATA** – Including bearings and distances of lines and relevant survey points
12. **ASSOCIATED APPLICATIONS** – Applications associated with the project, to the extent applicable (e.g., floodplain, habitat, shoreline, wetland, conditional use, variances, etc.) must be submitted prior to or with this application.
13. **SUBMITTAL COPIES** – Four (4) reduced scale 11 x 17 bound copies, bound by a jumbo clip or rubber band. Four (4) drawn to scale 18 x 24 bound. (No larger than 1" = 50' and no smaller than 1" = 200'). As well as, one (1) full set digital copy.
14. **OTHER SUBMITTAL COPIES** – Two copies of any applicable special studies such as traffic, stormwater, critical areas, etc.

CHECK
CONTROL NO. 1001054

ISSUED BY: NANCY_HENDES

DICK HANNAH DEALERSHIPS
VANCOUVER, WA 98668

PAGE 1C

INVOICE STOCK NO.	INVOICE DATE	PURCHASE ORDER NO.	COMMENT/V.I.N.	AMOUNT	DISCOUNT/ ACCOUNT NO.	NET AMOUNT
	022322		ENVIRONMENTAL REVIEW / SITE PLAN REVIEW FEES FOR SERVICE EXPANSION PROJECT AT TOYOTA			1,250.00
				1001054 TOYOTA-REMODEL	1*1002 10*1842	-1,250.00 1,250.00
				TOTAL	1002	1,250.00



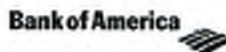
Believe in nice.

DETACH AT PERFORATION BEFORE DEPOSITING CHECK

REMITTANCE ADVICE



Corporate Office
P.O. Box 1679 - Vancouver, WA 98668
Vancouver 360-256-5000 - Portland 503-252-4868
www.dickhannah.com

1001054 24-7038 OR
3230

DATE
23FEB22

PAY THIS AMOUNT			
*****1,250	DOLLARS	00	CENTS

AMOUNT OF CHECK
\$ *****1,250.00

310552

DICK HANNAH DEALERSHIPS

TO
THE
ORDER
OF

CITY OF KELSO
PO BOX 819
KELSO WA 98626-0078

BY

AUTHORIZED SIGNATURE

⑈001054⑈ ⑆323070380⑆ 004540031195⑈

EXHIBIT-3

Project Legal Description

Parcel #: 986028-830
NW ¼ of the NW Section 12, T.7 N., 2W., W.M.

Address: 2632 COWEEMAN PARK DRIVE
City/Zip: KELSO, WASHINGTON 98626
County: COWLITZ COUNTY, WASHINGTON

Zone: GC (General Commercial)
Property Area: 5.0 Acres (217,800 square feet)
Street Type: Site has approximately 480 feet of street frontage along Coweeman Park Drive with two (2) main entrance drives.

Location: The project site is approximately ¼ mile east from the intersection of Coweeman Park Drive & Talley Way.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN DECREED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 56.07 R.C.W. AND DECLARE THIS BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS

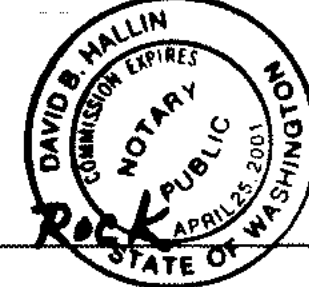
OWNER MANAGING PARTNER - LONGVIEW WYE DEVELOPMENT

THIS IS TO CERTIFY THAT ON THE 28th DAY OF Oct. 1997 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED George L. Marsh

TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT SAID PERSON SIGNED AND SEALED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN.

WITNESS BY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

David B. Hallin

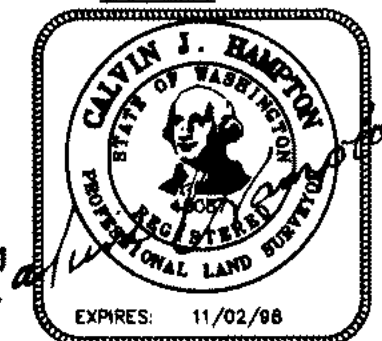


NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Castle Rock

STATE OF WASHINGTON } ss COUNTY OF } ss

I HEREBY CERTIFY THAT THE SITE PLAN OF COWEEMAN PARK, SHOWN HEREON, IS BASED ON AN ACTUAL SURVEY AS CONTROLLED BY THAT PARTICULAR SURVEY OF THE EXTERIOR, RECORDED IN BOOK 16 OF SURVEYS, AT PAGE 119, IN THE RECORDS OF COWLITZ COUNTY, WASHINGTON, BEING LOCATED WITHIN THE NE 1/4 OF SECTION 11 AND WITHIN THE NW 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 2 WEST, W.M., AND THAT ALL CORNERS INDICATED HEREON HAVE BEEN ESTABLISHED.

Calvin J. Hampton, PLS 10/20/97 Certificate No. 18,087 (Date signed)



I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO DATE, INCLUDING THE YEAR 1997 & 98

Donna E. Rolfe, Deputy Treasurer, Cowlitz County Treasurer

CITY ENGINEER:

EXAMINED AND APPROVED THIS 28 DAY OF October 1997

City Engineer signature

CITY PLANNER

EXAMINED AND APPROVED THIS 22 DAY OF October 1997

PLANNING COMMISSION CHAIR:

EXAMINED AND APPROVED THIS DAY OF 19

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY:

EXAMINED AND APPROVED THIS 26 DAY OF October 1997

PLANNING COMMISSION SECRETARY

CITY OF KELSO:

EXAMINED AND APPROVED THIS 5 DAY OF November 1997

Kelso City Council

COUNTY AUDITOR:

FILED FOR RECORD AT THE REQUEST OF City of Kelso THIS 5 DAY OF November, 1997, AT 49 MINUTES PAST 1 O'CLOCK P.M., AND RECORDED UNDER AUDITOR'S FILE NUMBER 3003920 IN VOLUME 1 OF Binding Site Plans, ON PAGE 22 RECORDS OF COWLITZ COUNTY, WASHINGTON.

County Auditor signature

Deputy Auditor signature

DESCRIPTION OF PARCEL

A Parcel of land located within the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seven (7) North, Range Two (2) West of the Willamette Meridian, as situated within the County of Cowlitz, State of Washington, and being more particularly described as follows, to-wit:

COMMENCING at the Northwest corner of said Section 12, T7N R2W, marked by a 3/4" galvanized iron pipe with brass cap, as shown on that particular survey recorded in Book 16 of Surveys, at Page 119 in the records of Cowlitz County, Washington; thence, S.87°44'17"E. along the North line of said Section 12, for a distance of 421.91 feet to a point in the Coweeman River, being 90.00 feet Easterly of the "Judgment Dike Centerline" per Superior Court Case no. 3262, when measured at right angles, said point being the TRUE POINT OF BEGINNING; thence, continuing S.87°44'17"E. along said Section line, for a distance of 648.17 feet to the Westerly right-of-way line of Interstate 5, being a point on a curve to the left, the radius point of which bears N.64°05'36"E., as shown on said survey; thence, Southeasterly along said right-of-way, along said curve left, having a radius of 507.46 feet, through a central angle of 5°01'29", for an arc length of 44.50 feet; thence, S.30°55'47"E. along said right-of-way for a distance of 188.10 feet; thence, S.59°04'13"W. along said right-of-way for a distance of 10.00 feet; thence, S.30°55'47"E. along said right-of-way for a distance of 35.50 feet to the beginning of a curve to the left; thence, along said right-of-way and along said curve left, having a radius of 994.93 feet, through a central angle of 15°44'38", for an arc length of 273.39 feet; thence, S.18°16'30"E. along the right-of-way line of an exit from said Interstate 5 leading to State Route No. 432, for a distance of 494.49 feet; thence, S.14°08'45"E. along said right-of-way for a distance of 236.08 feet; thence, S.08°08'53"W. along said right-of-way for a distance of 207.45 feet; thence, S.28°28'41"W. along said right-of-way for a distance of 376.99 feet to the beginning of a curve to the right, the radius point of which bears N.62°03'19"W.; thence, along said curve to the right, having a radius of 394.73 feet, through a central angle of 50°24'00", for an arc length of 347.22 feet; thence, S.78°20'41"W. along said right-of-way, for a distance of 175.14 feet; thence, S.80°38'11"W. along the Northerly right-of-way line of SR-432, for a distance of 287.16 feet; thence, S.87°27'40"W. along said right-of-way, for a distance of 215.51 feet; thence, N.55°50'58"W. along the Northerly right-of-way line of an approach to Talley Way, for a distance of 300.00 feet; thence, N.66°44'01"W. along said right-of-way, for a distance of 77.14 feet; thence, S.88°28'11"W. along said right-of-way, for a distance of 315.00 feet to the Easterly right-of-way line of Talley Way; thence, N.18°56'49"W. along said right-of-way line, for a distance of 149.31 feet to a point in the Coweeman River, being 90.00 feet Southeasterly of said "Judgment Dike Centerline" per Superior Court Case no. 3262, when measured at right angles; thence, Easterly and Northerly along a line 90.00 feet Southerly and Easterly of said Judgment Dike Centerline, N.80°35'45"E. for a distance of 101.33 feet; thence, continuing along said line, N.27°14'45"E. for a distance of 855.15 feet; thence, continuing along said line, N.55°59'45"E. for a distance of 113.23 feet; thence, continuing along said line, N.47°59'45"E. for a distance of 389.37 feet; thence, continuing along said line, N.14°00'15"W. for a distance of 375.53 feet; thence, continuing along said line, N.28°30'15"W. for a distance of 234.10 feet to the TRUE POINT OF BEGINNING: containing 51.08 acres, more or less.

SUBJECT TO: Any other road rights-of-way, utility easements, restrictions, reservations, covenants or any other matters of record, if any.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L7.

CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, ARC. Rows C1 through C24.

LOT TABLE

Table with columns: LOT, AREA (SQ FT), ADDRESS. Rows 1-A through 7-B.

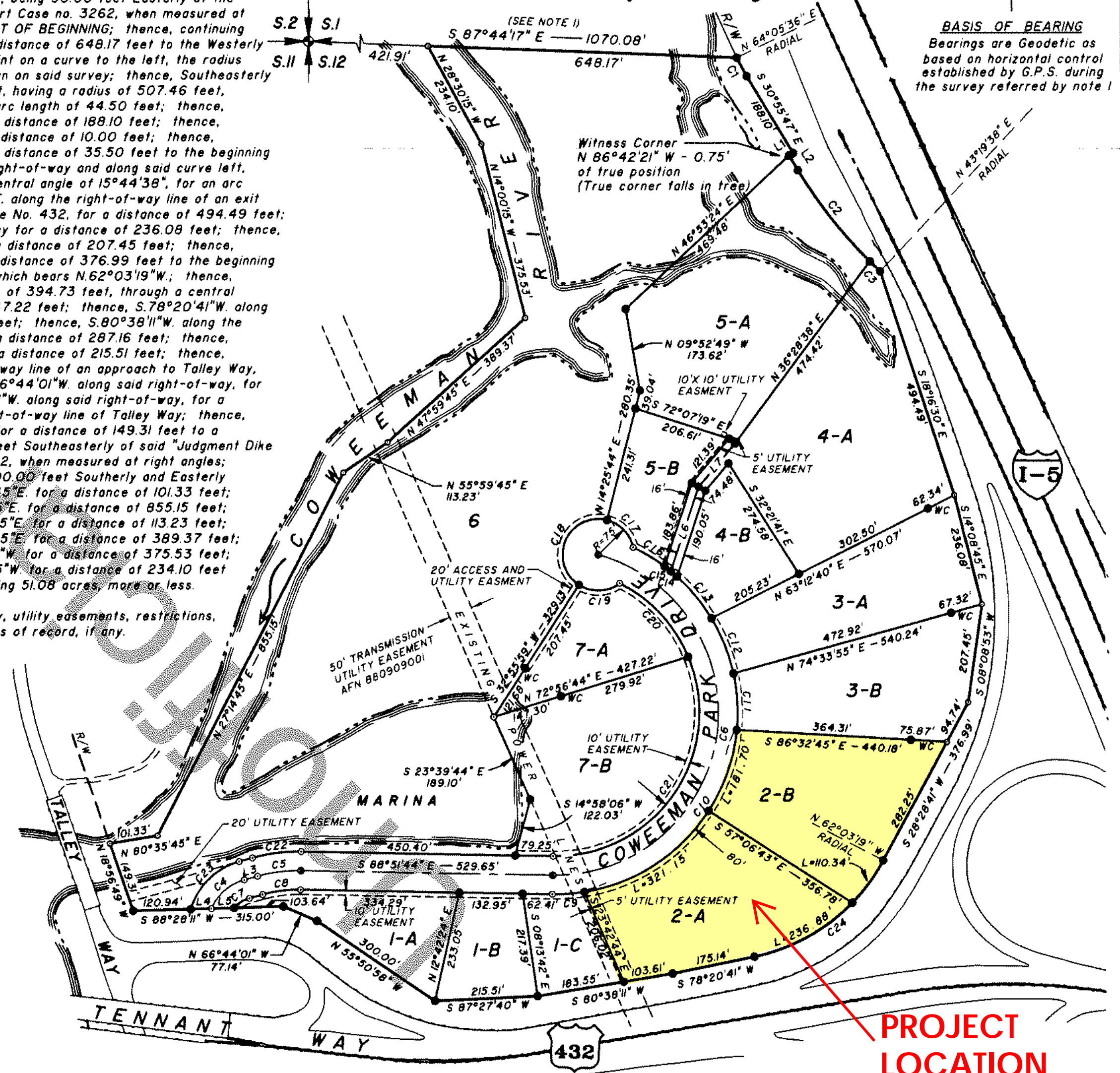
LEGEND

- = A 5/8" X 30" rebar w/plastic cap no. LS-18,087 marking a corner for this survey
○ = A corner calculated only - not set this survey
⊙ = A 3" Brass Cap concreted in Street Man.
WC = A Witness Corner
R/W = A Road Right-of-Way

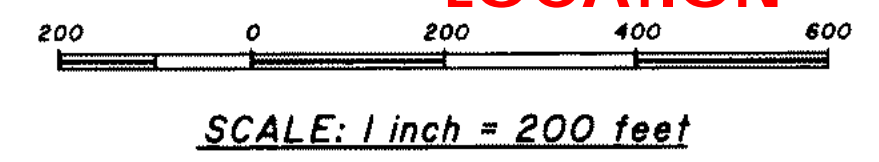
NOTES

- 1) Refer to the 1997 survey of this property as previously recorded in Book 16 of Surveys at Page 119, in the records of Cowlitz County, Washington.
2) This survey was conducted by means of a closed traverse between existing corners and/or prior control, using a "WILD T-1610" theodolite (least read 1"), equipped with a "WILD DI-2000" electronic distance meter. The relative accuracy of this control exceeds 1:10,000.

COWEEMAN PARK LONGVIEW WYE DEVELOPMENT KELSO, WASHINGTON Being located within: -NE.1/4 of Section 11, T7N R2W, W.M., -NW.1/4 of Section 12, T7N R2W, W.M., Cowlitz County, Washington

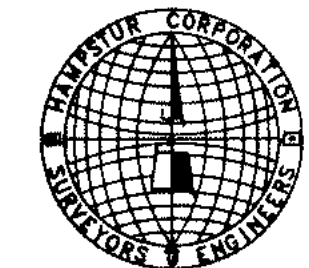


BASIS OF BEARING Bearings are Geodetic as based on a horizontal control established by G.P.S. during the survey referred by note 1



SCALE: 1 inch = 200 feet

HAMPSTUR CORPORATION



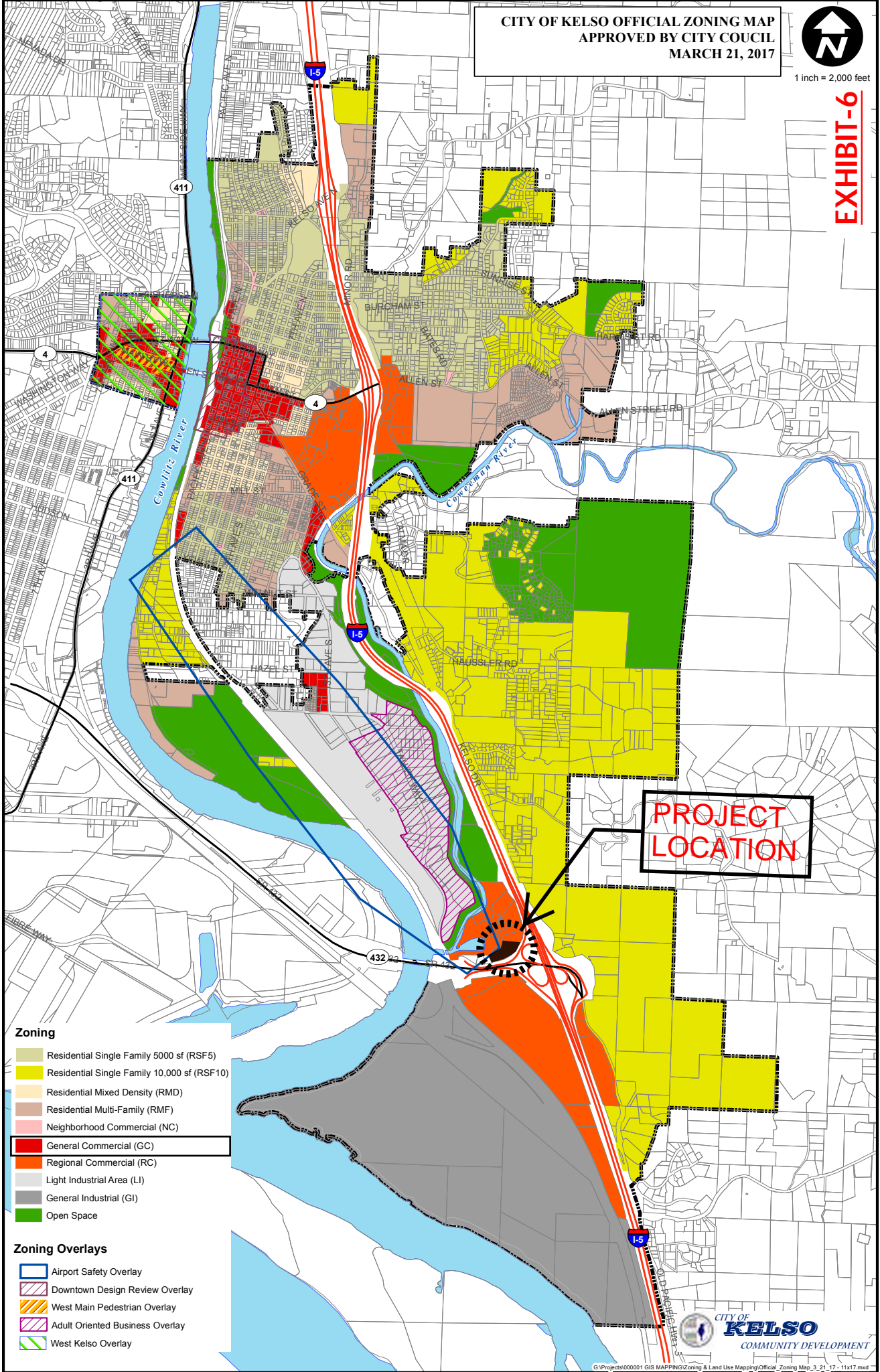
P.O. Box 368 Kelso, Washington 98626 Phone: (360) 423-8166

Table with columns: Calculated by, Checked by, Drawn by, Completion date, Field Book no., Drawing No., HAMPSTUR JOB no., Sheet no.



1 inch = 2,000 feet

EXHIBIT-6



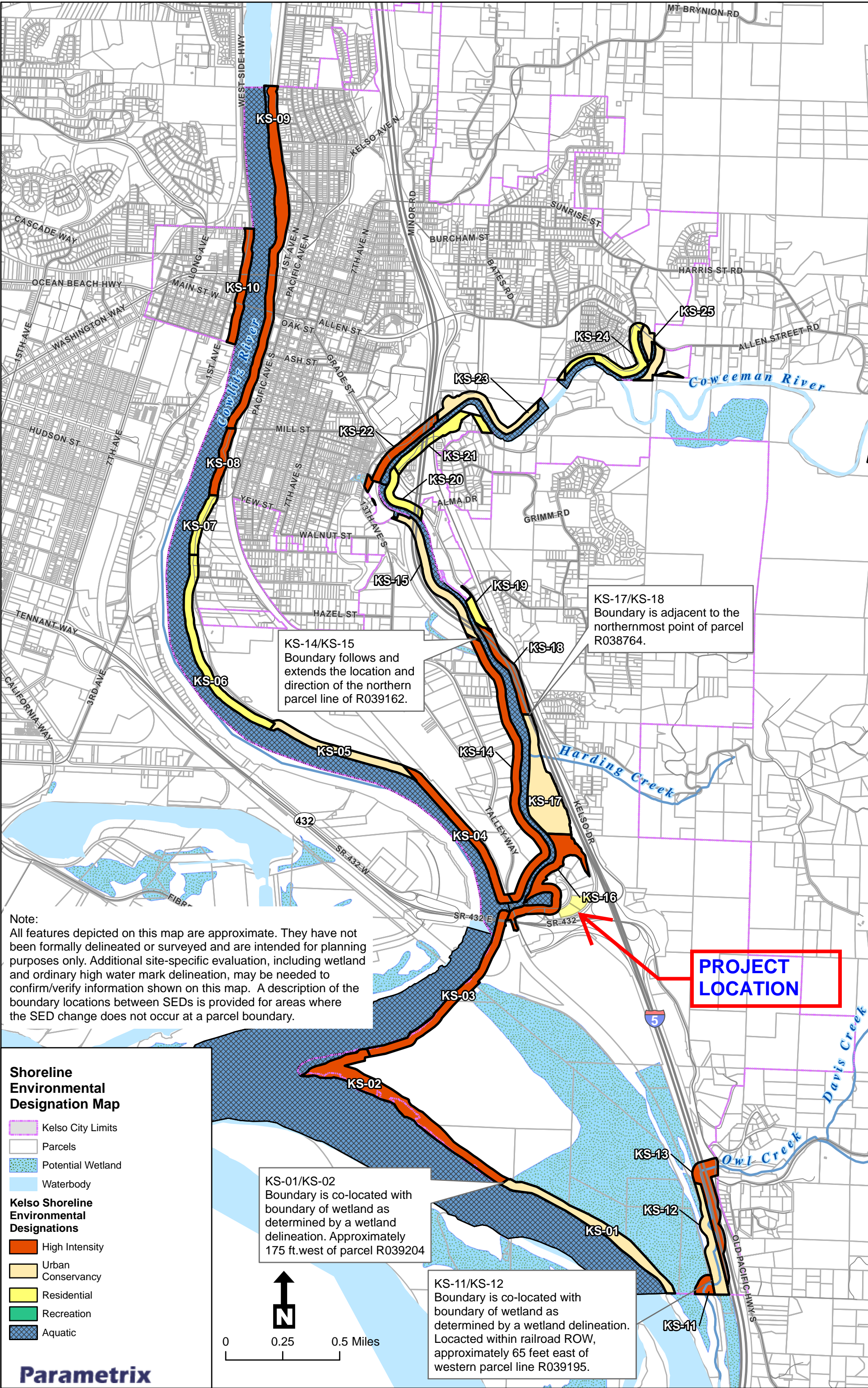
Zoning

- Residential Single Family 5000 sf (RSF5)
- Residential Single Family 10,000 sf (RSF10)
- Residential Mixed Density (RMD)
- Residential Multi-Family (RMF)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- Regional Commercial (RC)
- Light Industrial Area (LI)
- General Industrial (GI)
- Open Space

Zoning Overlays

- Airport Safety Overlay
- Downtown Design Review Overlay
- West Main Pedestrian Overlay
- Adult Oriented Business Overlay
- West Kelso Overlay

**PROJECT
LOCATION**



Note:
 All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation, including wetland and ordinary high water mark delineation, may be needed to confirm/verify information shown on this map. A description of the boundary locations between SEDs is provided for areas where the SED change does not occur at a parcel boundary.

KS-14/KS-15
 Boundary follows and extends the location and direction of the northern parcel line of R039162.

KS-17/KS-18
 Boundary is adjacent to the northernmost point of parcel R038764.

KS-01/KS-02
 Boundary is co-located with boundary of wetland as determined by a wetland delineation. Approximately 175 ft. west of parcel R039204

KS-11/KS-12
 Boundary is co-located with boundary of wetland as determined by a wetland delineation. Located within railroad ROW, approximately 65 feet east of western parcel line R039195.

PROJECT LOCATION

Shoreline Environmental Designation Map

- Kelso City Limits
- Parcels
- Potential Wetland
- Waterbody

Kelso Shoreline Environmental Designations

- High Intensity
- Urban Conservancy
- Residential
- Recreation
- Aquatic

Parametrix

SEPA ENVIRONMENTAL CHECKLIST

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 or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

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 an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT 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

1. Name of proposed project, if applicable:

Kelso Toyoto Expansion

2. Name of applicant:

JJHW LLC

3. Address and phone number of applicant and contact person:

Applicant:

JJHW LLC

PO Box 1679

Vancouver, WA 98668

Contact:

Joseph Clock

(360) 314-0564

jclock@dickhannah.com

4. Date checklist prepared:

February 24th, 2022

5. Agency requesting checklist:

City of Kelso Washington

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

May 31st 2022

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

No, there are no plans for future additions, expansion or further activity related to this proposal.

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

SEPA Checklist

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.

There are no applications pending for governmental approvals affecting the property covered by this proposal.

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

- *Preliminary Type II Site Plan Review*
- *Public notification and staff report publications*
- *Final engineering plan review and approval*
- *Final Site Plan Approval*

- **SEPA**

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.)

The project scope is to expand the existing Toyota Dealership Service Bays, Customer Service Drop-off and add a new Detail Bay. The existing building is sited on 5.0 acres and is approx. 21,601 sf. The total new expansion areas total 7,345 sf. for a grand total of 28,946 sf. These expanded areas will only affect the existing surrounding parking lot and are located at the rear and side portions of the existing building.

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.

Project is located at 2632 Coweeman Park Drive, Kelso Washington 98626 NW 1/4 of the NW 1/4 of Section 12 and the 1/2 of the NW 1/4 of section 31 T. 7 N., R. 2 W., W.M. City of Kelso, Cowlitz County, Washington

B. Environmental Elements

1. Earth

a. General description of the site:

Realitively flat, with 90% of the site having impervious areas taken up with asphalt parking lot, outside sales areas & building. General landscaping along the perimeter with street trees on its primary entrance (Coweeman Park Drive).

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

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

5% in only one small area of the parking lot. The remainder of the property is 2% or less.

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.

The disturbed area of this site is underlain with Caples silty clay loam, 0 to 3 percent slopes. The applicant has no knowledge of agricultural soils. The area of impacts are currently paved.

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

Not to the applicant's knowledge.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This project involves the removal and replacement of existing parking lot area to accommodate the expansion of an automobile sales and shop structure. The proposed disturbed area is approximately 18,000 SF and it will include approximately 600 CY of cut with no earthwork fills. These numbers are approximate and will be determined during final engineering.

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

It is unlikely that erosion could occur. Standard erosion control measures will be followed during construction on the site. A final erosion control plan will be reviewed and approved by the City of Kelso prior to construction on the site. A copy of that final erosion control plan will be filed with the City of Kelso.

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

Approximately 90% of the site.

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

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved drainage and erosion control plan during all phases of 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.

Construction equipment emissions and dust will result from this project on the short term. Long-term emissions from the site will be produced by occasional automobile traffic and normal activities associated with vehicle dealership.

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

There are no known off-site sources of emissions or odor that may affect the proposal.

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

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

3. Water

a. Surface Water:

- 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.

The disturbed construction area is located approximately 570' East of a small pond which drains to the Coweeman River. It is located approximately 1,100' East of the Coweeman River which drains to the Cowelitz River. It is located approximately 1,800' East of the Cowlitz River which drains to the Columbia River.

- 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.

There will be no work within 200' of the described waters.

- 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.

Not applicable.

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

The proposal does not require surface water withdrawals or diversions.

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

The proposed work is outside of the 100-year floodplain associated with Mill Creek.

- 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.

No, there will be no discharge of waste material to surface waters.

b. Ground Water:

- 1) Will groundwater 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 groundwater? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn and no water is anticipated to be discharged to ground water.

- 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.

No waste material is proposed to be discharged into the ground.

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.

The source of the improvements will be roof runoff. It will drain to piping where it will be collected by catch basins and routed through the existing stormwater system. The outfall for the existing stormwater system is Marys Slough.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter surface waters. There is no proposal to release waste material to the ground or to surface waters.

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

The proposal does not alter or affect drainage patterns in the vicinity of the site.

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

Use of approved erosion control measures during all phases of development.

4. Plants

- a. Check the 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?

Two small landscape strips on the northside of the parking lot will be removed.

- c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

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

No landscaping is proposed.

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

There are no known noxious or invasive species on or near the site.

5. Animals

- 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:

birds: hawk, heron, eagle, **songbirds, other:**

Local birds are observed on the site and in the area.

mammals: deer, bear, elk, beaver, **other:**

Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger

mammals, such as raccoons, opossum, and mammals indigenous to the Cowlitz County area are sometimes located.

fish: bass, salmon, trout, herring, shellfish, other

All of the waterways listed above are fish bearing.

- b. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

- c. Is the site part of a migration route? If so, explain.

This site is part of the Pacific Flyway for migratory waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any:

The proposal does not propose impacts to wildlife.

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

There are no known invasive species known to be on or near the site.

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.

Currently the site is served by gas and electricity, The electricity and gas will continue to be used for heating and equipment usage.

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

No, the project will not affect the potential use of solar energy by adjacent properties.

- 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:

All ne construction will comply with the state building codes which includes conservation measures.

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.

There are no known environmental health hazards that could occur as a result of this proposal.

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

There is no known or possible contamination at the site from present or past uses.

- 2) Describe existing hazardous chemicals/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.

There are no known existing hazardous conditions that might affect project development and design.

- 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.

There are no known toxic or hazardous chemicals that are planned to be stored or used on the site during development or after completion.

- 4) Describe special emergency services that might be required.

No special emergency services are anticipated to be required in association with the proposal.

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

None.

b. Noise

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

There is existing traffic noise from the surrounding roadways; however the noise will not affect the project.

- 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.

Short term construction noise would occur during approved hours as regulated by the City of Kelso and Washington State.

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

Construction activities will only be performed during County approved construction hours.

8. Land and Shoreline Use [\[help\]](#)

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.

To current use of the site is a vehicle dealership. Te proposal will not affect current land uses on nearby or adjacent properties.

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 nonfarm or nonforest use?

The applicant is not aware of the site ever having been used as working farmlands or working forest lands.

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;

Not to the applicant's knowledge.

c. Describe any structures on the site.

Existing Car Dealership and Service Repair Facility.

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

No structures will be demolished.

e. What is the current zoning classification of the site?

GC (General Commercial)

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

Commercial

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

There is a small portion of the southern property within the 200' shoreline jurisdiction. There are no proposed impacts proposed within the 200' shoreline jurisdiction.

- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There is a slough that borders a small portion of the east property boundary that drains directly into the Coweeman River. There are no proposed impacts to critical areas.

- j. Approximately how many people would reside or work in the completed project?

55-60 people will work in the completed project.

- j. Approximately how many people would the completed project displace?

There will be no displacements due to this development.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

There will be no displacements due to this development.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

By complying with the zoning designation, the comprehensive plan, and the Clark County Development Code, the proposal will be compatible with the existing and projected land uses.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed as there are no known impacts that will be made to agricultural or forest lands of long-term commercial significance.

9. Housing

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

Not applicable, this project does not propose housing.

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

No units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable, this project does not propose housing.

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?

Approximately 24 feet, The exterior building materials will match the existing building. Tilt-Up concrete panels painted with some stucco finishes.

- b. What views in the immediate vicinity would be altered or obstructed?

There are no views in the immediate vicinity that will be obstructed by this development.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The new expansion will match the existing building and use the same type of materials.

11. Light and Glare

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

The lights poles in the parking lot that are being removed will be placed on the exterior of the building. There should be no difference in the glare that currently exist throughout parking lot. These lights remain on during the evenings for security for the parking lot.

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

No, light or glare should not interfere with any views or pose a safety hazard.

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

None.

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

Any lights used on the site will be oriented inward to reduce the light that may affect adjacent properties. Proposed lighting will comply with City of Kelso Municipal code.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no known recreational opportunities in the immediate vicinity.

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

The project will not displace any existing recreational uses.

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

The portion of the site to be developed is not currently used for recreational purposes, so there won't be any impacts associated with removal of recreational area.

13. Historic and cultural preservation

- 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? If so, specifically describe.

Not to the applicant's knowledge.

- 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.

Not to the applicant's knowledge. There were no professional studies conducted as the site has been filled and previously developed.

- d. 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, archaeological surveys, historic maps, GIS data, etc.

There were no methods used to assess the potential impacts to cultural and historic resources as the site has been previously filled and the area of impacts have been developed.

- 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.

None proposed. If during development of the site any artifacts are discovered, all work will cease and proper notification shall be given to Clark County and DAHP.

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.

Highway I-5 north-bound is directly behind the proposed development. Access from I-5 would be from exit 368 (southbound) or exit 432 (northbound) onto Talley Way. Turn east onto the primary frontage road Coweeman Park Drive with (2) two access driveway entrances into the Dealership.

- 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?

There is an existing Park and Ride located directly south of the site. Otherwise, there are not any public transit facilities near the site. The nearest bus stop is 1.5 miles to the North.

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

Approximately 51 spaces will be displaced to construct the expansion with 35 new spaces created around the new expanded building configuration for a LOSS of 16 spaces.

- 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).

The proposal will not require new or improvements to existing roadways.

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

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 nonpassenger vehicles). What data or transportation models were used to make these estimates? *14 trips in the AM peak and 18 trips in the PM peak hours.*

- 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.

Not anticipated.

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

None proposed.

15. Public Services [\[help\]](#)

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.

Yes, the completion of this development and the expansion of the vehicle dealership will increase the need for public services in the area.

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

The applicant proposes to pay all impact fees for schools and traffic at the time of building permit.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

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.

No new utilities are needed for the proposal.

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 *Kevin Godwin*

Position and Agency/Organization *Partner | SG Architecture, LLC*

Date Submitted: *March 14, 2022*

MEMORANDUM

Date: February 22, 2022

To: Kevin Godwin
SG Architecture, LLC
10940 SW Barnes Road
Suite 364
Portland OR 97225

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Assessment FL2210
Kelso Toyota Expansion (Dick Hannah)
Coweeman Park Drive, Kelso, WA 98926

As requested a trip generation assessment has been prepared for the Toyota Expansion (Dick Hannah Dealerships) development site located at address #2632 Coweeman Park Drive in Kelso. The site is located along the easterly side of Coweeman Park Drive and in the northwest quadrant of the Interstate 5 and Highway 432 interchange.

The existing dealership operates with four access points along Coweeman Park Drive. The accesses will be maintained when the expansion occurs. Site plan exhibits previously furnished by SG Architecture are attached for reference purposes.

The proposed development will expand the service bay area by 5,420 square feet, new detail bay of 988 square feet, and a new check-in customer bay with 937 square feet for a total facility expansion of 7,345 square feet.

A trip generation summary was required based on the City's direction. For this project rates from the ITE Trip Generation manual (10th edition, year 2017) were applied for the following use;

- LUC #840, Automobile Sales & Service

According to the ITE Trip Generation manual and as listed in the following summary table the building size increase is projected to produce a net gain of 204 ADT trips per weekday. The site will add 14 trips in the AM peak hour and 18 trips in the PM peak hour after the development is completed.

Trip Generation Summary

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Automobile Sales (New) (#840) Generation Rate ¹ Total Driveway Trips	7,345	27.84 204	1.87 14	73% 10	27% 4	2.43 18	40% 7	60% 11

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

As the proposed expansion will generate only 14 trips in the AM peak hour and 18 trips in the PM peak hour it is recommended that the City of Kelso support the project without requiring any additional transportation analysis.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.

Attachment

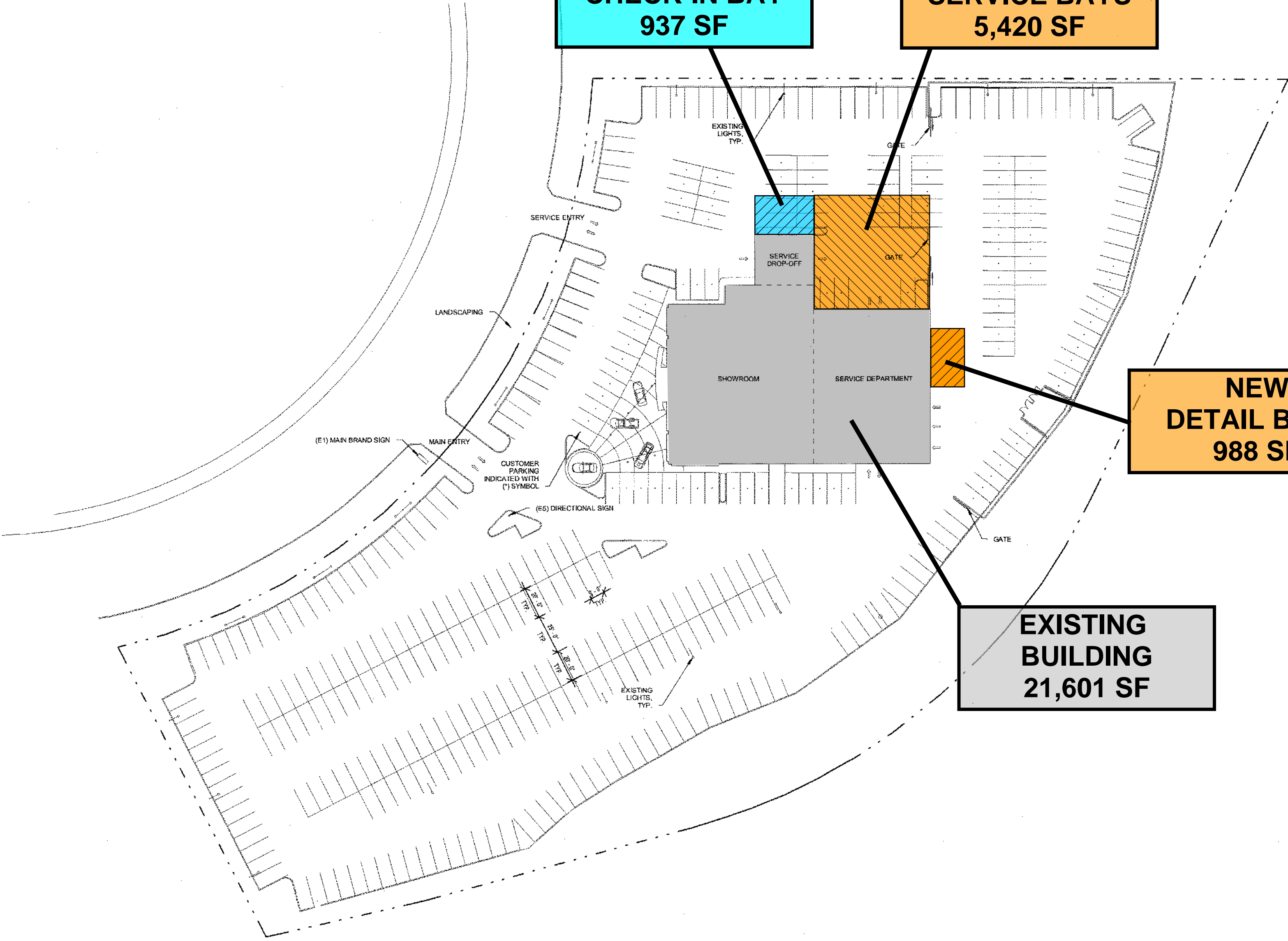
- Site Plan

**NEW
CHECK-IN BAY
937 SF**

**NEW
SERVICE BAYS
5,420 SF**

**NEW
DETAIL BAYS
988 SF**

**EXISTING
BUILDING
21,601 SF**





FINAL STORMWATER REPORT

Dick Hannah Toyota

Kelso, Washington
City of Kelso CVL 22-0??

Prepared by:

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Submitted: February 2022

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CERTIFICATE OF ENGINEER

Dick Hannah Toyota

Final Stormwater Report

The technical information and data contained in this report was prepared under the direction and supervision of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below.



This document was:

Prepared by:

Scott W. Gilliland, PE

Vicinity Map



Soils Map
 17, Caples Silty Clay Loam



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Caples silty clay loam, 0 to 3 percent slopes	16.4	77.1%
32	Clato silt loam, 0 to 3 percent slopes	4.9	22.9%
263	Water	0.0	0.0%
Totals for Area of Interest		21.2	100.0%

Section A – Project Overview

The Dick Hannah Toyota project is a proposed building expansion. The project also includes the associated infrastructure such as asphalt, sidewalk, landscaping, and underground utilities. The site is located in the NW ¼ of Section 12, Township 7 North, Range 2 East of the Willamette Meridian in Kelso, Washington. The site address is 2632 Coweeman Park Dr., Kelso, WA 98626. The site construction area is located on parcel #986028-830. Land disturbing activities will include approximately 17,991 square feet (0.41 acres), and are focused on the building expansion area. There are not any public improvements, or any off site improvements proposed as part of this project.

Site topography is generally flat across the site with slopes ranging from 0-5%. Stormwater runoff is currently being collected in catch basins and discharged East. Pre-developed and Post-developed conditions were analyzed as one Threshold Discharge Area (TDA). The basin (see Pre-Developed Basin Map in Appendix B) drains to the East and joins the runoff from I-5 traveling North before turning West and discharging into the Coweeman River. The existing site contains a commercial auto sales and repair facility that includes a large parking lot for inventory storage.

Runoff from the site is created by impervious roof area, sidewalk, and impervious parking lot area. The proposed development will add roof area and remove parking lot area resulting in a net reduction in pollution generating surfaces. The existing drainage system will be modified to collect the increased roof area, and adjust the low points such that the reduced parking lot runoff will still be collected in catch basins.

Section B – Soils Evaluation

The soils on this site are comprised of Caples silty clay loam, 0 to 3 percent slopes, as indicated by the Natural Resources Conservation Service (NRCS) soils map located near the front of this report. These soils are not conducive to infiltration and typically produce infiltration rates less than 0.3 in/hr. Because this is a re-development project without any flow control or treatment control requirements, no further soils analysis was performed as part of this project.

Section C – Minimum Requirements

The 2019 Stormwater Management Manual for Western Washington was used to identify the minimum requirements for this project. The proposed area disturbed by this project exceeds 35% of existing hard surface making this a redevelopment project. It results in more than 2,000 SF of replaced + new hard surface, so minimum requirements 1 through 5 apply. The proposed building expansion is significantly less than 50% of the existing structure. This means that the proposed improvements do NOT exceed 50% of the assessed value of the existing facilities. Consequently, there are no additional requirements beyond minimum requirements 1 through 5. The flow charts for determining the minimum requirements are included in Appendix B of this report.

Description	Area (acres)
Existing Hard Surface in Construction Area	0.39
New Hard Surface in Construction Area	0.02
Replaced Hard Surface in Construction Area	0.39
Total New and Replaced Hard Surface	0.41
Native Vegetation converted to Lawn or Pasture	0
Land Disturbing Activity	0.41
Pre-Development Pollution Generating Surfaces	0.35
Post-Development Pollution Generating Surfaces	0.22
Non-Pollution Generating Surfaces	0.20

Table 1: Land Disturbing Activity Synopsis

Minimum Requirement #1 Preparation of Stormwater Site Plans:

All projects meeting the thresholds in I-3.3 Applicability of the Minimum Requirements shall prepare a Stormwater Site Plan for local government review. Stormwater Site Plans shall use site appropriate development principles, as required and encouraged by local development codes, to retain native vegetation and minimize impervious surfaces to the extent feasible. Stormwater Site Plans shall be prepared in accordance with III-3 Stormwater Site Plans.

The Civil plans contain a stormwater plan for the site. Additionally, this stormwater report describes the stormwater plan in further detail, satisfying minimum requirement #1. See Basin Maps in Appendix A.

Minimum Requirement #2 SWPPP:

All new development and redevelopment projects are responsible for preventing erosion and discharge of sediment and other pollutants into receiving waters. Projects which result in 2,000 square feet or more of new plus replaced hard surface area, or which disturb 7,000 square feet or more of land must prepare a Construction Stormwater Pollution Prevention Plan (SWPPP) as part of the Stormwater Site Plan (see I-3.4.1 MRI: Preparation of Stormwater Site Plans).

The SWPPP is included in appendix C of this stormwater report.

Section D – Source Control

Minimum Requirement #3:

All known, available and reasonable Source Control BMPs must be applied to all projects. Source Control BMPs must be selected, designed, and maintained in accordance with this manual.

Minimum Requirement #3 is intended to address stormwater source control measures which are post-development BMP's that prevent pollutant generation, discharge and runoff by controlling it at its source or, at a minimum, limiting pollutant exposure to stormwater. These are ongoing, long-term pollution prevention strategies that address pollutant sources associated with the operations at the site (including both operational and structural controls).

This project proposes construction of Auto repair and sales facilities. The known pollution risks associated with this project mainly involve sediment accumulation involved with construction and polluted stormwater laden with Total Suspended Solids (TSS) and petroleum hydrocarbons from automobile sales and repair activities. The Stormwater Pollution Prevention Plan (see Appendix D) is a document that notes out certain Best Management Practice's (BMP's) that will help prevent sediment laden water from leaving the site during construction.

Potential pollutants commonly associated with auto sales and repair sites include trash, litter, fuel, and oil. However, these pollutants are not generally produced at a high volume as common practice is to avoid spills and other discharge of pollutants. Currently, the proposed construction improvements do not trigger any special source control requirements. BMP S426 for spills of Oil and Hazardous Substances can be used to adequately control these pollutants if they are used on site and responsibility to select appropriate source control BMP's will fall on future owners. Directions on how to deal with pet waste are found in BMP S440. There aren't any BMP's directly for trash, solid waste and litter, but BMP S454 provides a general description of how these pollutants can be dealt with.

Other post construction long term source control BMP's applicable to this site include:

- BMP S411 - Landscaping and lawn/vegetation management.
- BMP S426 – Spills of oil and Hazardous Substances
- BMP S431 - Washing and steam cleaning vehicles/equipment/building structures.
- BMP S435 – Pesticides and Integrated Pest Management Program
- BMP S440 – Pet Waste.
- BMP S454 – Preventive maintenance/good housekeeping.

Minimum Requirement #4:

Natural drainage patterns shall be maintained, and discharges from the Project Site shall occur at the natural location, to the maximum extent practicable. The manner by which runoff is discharged from the Project Site must not cause a significant adverse impact to downstream receiving waters and downgradient properties. All outfalls require energy dissipation.

The existing stormwater system is being modified to collect roof runoff from the proposed building expansion, as well as the minor parking lot grading revisions associated with said expansion. The proposed storm revisions are directed into the existing storm system. The location of the discharge has not moved. Consequently, historic flow paths are unchanged by this redevelopment project.

Section E – Onsite Stormwater Management BMP's (Min Requirement #5)

Projects shall employ Stormwater Management BMPs in accordance with the following thresholds, standards, and lists to infiltrate, disperse, and retain stormwater runoff on site to the extent feasible without causing flooding or erosion impacts.

Minimum Requirement 5 requires the applicant to employ On-site Stormwater Management BMPs in accordance with the following project thresholds, standards, and lists to infiltrate, disperse, and retain stormwater runoff on-site to the maximum extent feasible without causing flooding or erosion impacts. This is a new project on a parcel inside the UGA. the project must either employ LID BMP's, or follow List #1. Because this site has poor soils for infiltration, the project will use List #1 to satisfy Minimum requirement #5. Both LID and List #1 require the implementation of BMP T5.13 for post-construction soil quality and depth. See Appendix B for the Figure 2.1 flow chart.

To meet Minimum Requirement 5, the applicant will need to meet List #1 below. All requirements that will be applied to this plan are noted below and shown in the plan. If certain BMP's are infeasible; infeasibility criteria per the amended 2012 Stormwater Management Manual for Western Washington are also noted.

List #1:

Lawn and Landscape areas:

BMP T5.13 Post-Construction Soil Quality and Depth:

This requirement will be met during final design and shown on final construction drawings.

Roofs:

BMPT5.30A or T5.30B Full Dispersion or BMP T5.10A Downspout Full Infiltration:

There is insufficient area and length to provide a 100' flow path to meet the requirements of full dispersion while still maintaining sufficient spacing to prevent overlap. The soil permeability factor is less than 0.3 inches per hour. Because the site soils don't accommodate infiltration, this is not feasible BMP as part of the Minimum requirement #5.

BMPT5.14A or BMPT5.14B Rain Gardens and Bioretention:

The soil permeability factor is less than 0.3 inches per hour. Because the site soils don't accommodate infiltration, this is not a feasible BMP as part of Minimum requirement #5.

BMPT5.10C Downspout Dispersion Systems:

There is insufficient space to meet the required dispersion lengths and setbacks from the structures and the property lines.

BMP T5.10D Perforated Stub-out Connections

There is insufficient space to meet the required setback of 10' away from the structures and property lines.

Other Hard Surfaces:

BMPT5.30A or T5.30B Full Dispersion:

There is insufficient area and length to provide a 100' flow path to meet the requirements of full dispersion while still maintaining sufficient spacing to prevent overlap.

BMPT5.15 Permeable Pavement:

Permeable pavement is insufficient due to soil infiltration being less than 0.3 in/hr, making permeable pavement infeasible.

BMPT5.14A or BMPT5.14B Rain Gardens and Bioretention:

The soil permeability factor is less than 0.3 inches per hour. This is not a feasible solution with native soils.

BMPT5.12 Sheet Flow Dispersion:

There is insufficient area and length to provide a 100' flow path to meet the requirements of full dispersion while still maintaining sufficient spacing to prevent overlap.

Section F – Runoff Treatment Analysis and Design (Min Requirement #6)

Minimum requirement #6 is not required for this project. See flow charts in Appendix B.

Section G – Flow Control Analysis and Design (Min Requirement #7)

Minimum requirement #7 is not required for this project. See flow charts in Appendix B.

Section H – Wetlands Protection (Min Requirement #8)

Minimum requirement #8 is not required for this project. See flow charts in Appendix B.

Section I – Other Permits

Approval of final construction drawings, building and grading permits. This project does not require an NPDES Construction Stormwater General Permit because the disturbed site area is less than 1 acre. See Additional Information in the submittal package for proof of application.

Section J – Conveyance Systems Analysis and Design

The runoff to the existing conveyance system was not increased, so conveyance analysis is not necessary.

Section K – Operations and Maintenance Manual (Min Requirement #9)

Minimum requirement #9 is not required for this project. See flow charts in Appendix B.

SEPARATOR SHEET

APPENDIX A

BASIN MAPS

Dick Hannah Toyota

Located in the NW ¼ of Section 12, T7N, R2E W.M.
Kelso, Washington



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

OWNER/APPLICANT:
JHW LLC
P.O. Box 1679
Vancouver, WA 98668
Phone

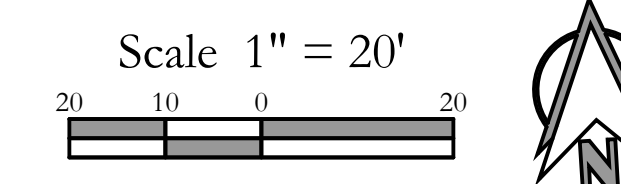
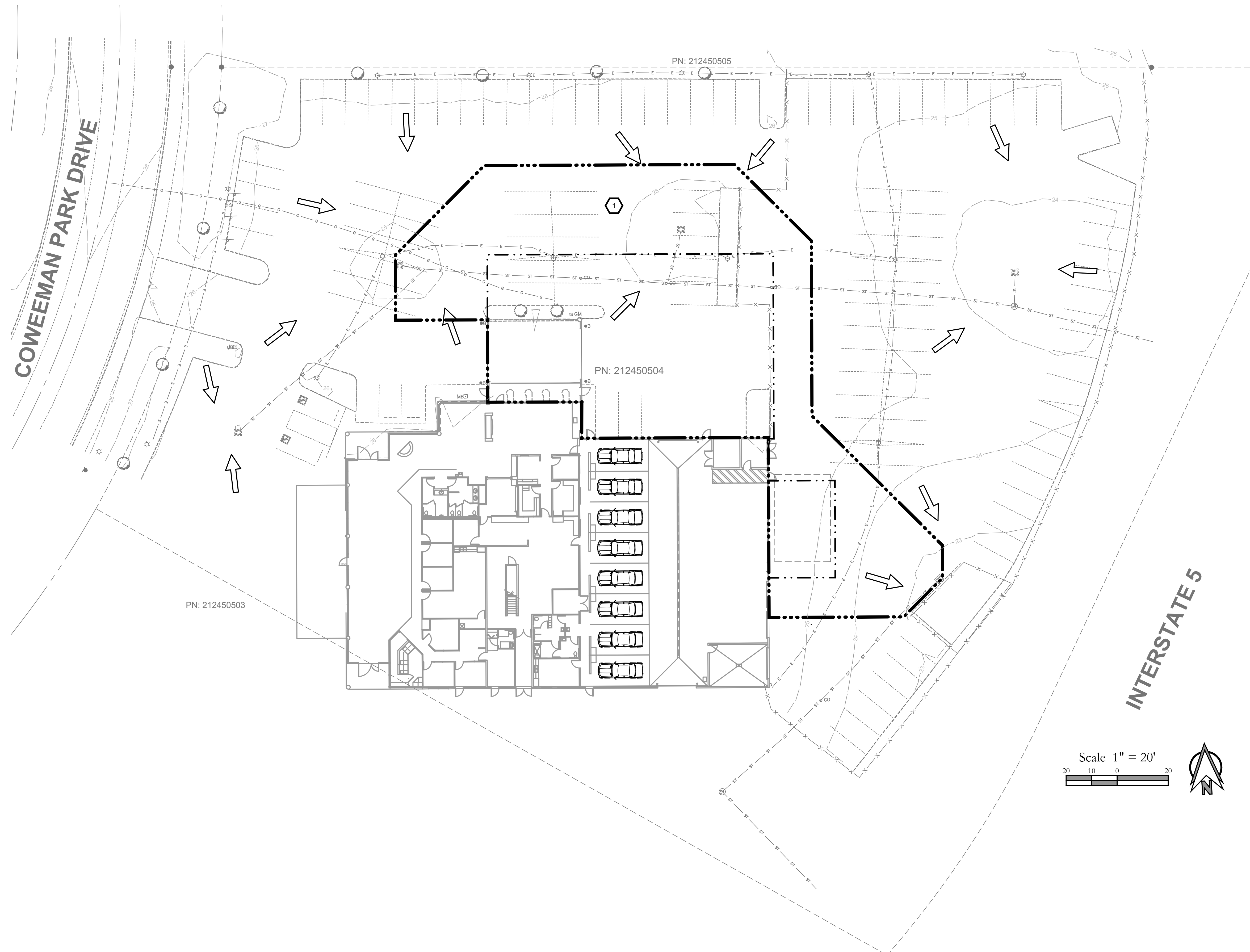
CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
travis@plsengineering.com

SITE ADDRESS:
Parcel # 986028-830
2632 Coweeman Park Drive
Kelso, WA 98626

HORIZONTAL DATUM:
NAD 83 2011(2010.00 EPOCH), WASHINGTON STATE
PLANE, SOUTH ZONE, U.S. SURVEY FEET, DERIVED
FROM RTK TIES UTILIZING THE WASHINGTON STATE
REFERENCE NETWORK (WSRN)

VERTICAL DATUM:
NAVD88, DERIVED FROM RTK TIES UTILIZING THE
WASHINGTON STATE REFERENCE NETWORK (WSRN)

Point of Compliance 1: Pre-Development Basin Area	
Basin 1 Areas:	
Buildings:	1,936.96 SF/0.04 AC
Landscape:	746.47 SF/0.02 AC
Pavement:	15,307.20 SF/0.35 AC
Total:	17,990.63 SF/0.41 AC
Total POC 1 Area: 17,990.63 SF/0.41 AC	

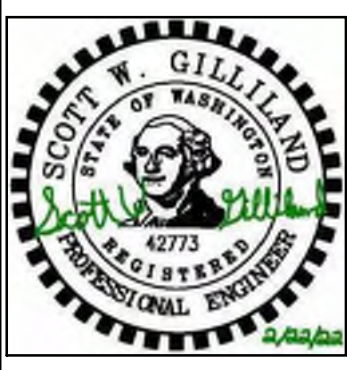


Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	

Drainage Basin Legend	
POC Line	
Basin Line	
Subcatchment Area ID	

Pre-Developed Basin Map for:
Dick Hannah Toyota
 A Site in the City of Kelso, WA

Revisions	
1	
2	
3	
4	
5	
6	



Project No.	3385
SCALE:	H: 1" = 20' V: N/A
DESIGNED BY:	
DRAFTED BY:	SWG
REVIEWED BY:	TGJ

Dick Hannah Toyota

Located in the NW ¼ of Section 12, T7N, R2E W.M.
Kelso, Washington



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

OWNER/APPLICANT:
JJHW LLC
P.O. Box 1679
Vancouver, WA 98668
Phone

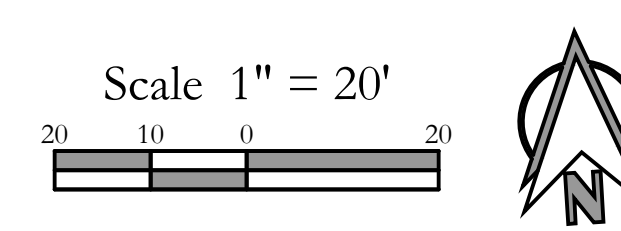
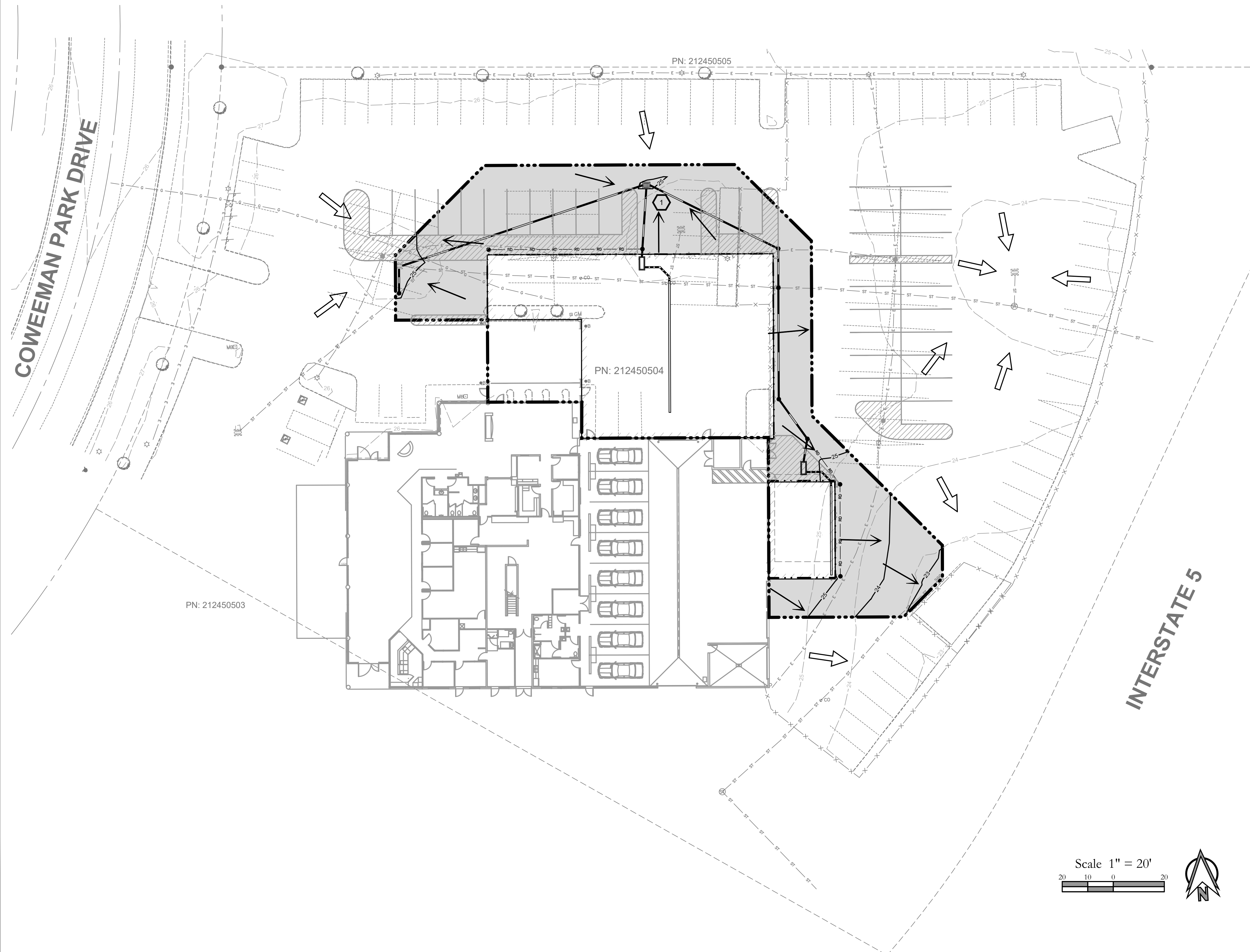
CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
travis@plsengineering.com

SITE ADDRESS:
Parcel # 986028-830
2632 Coweeman Park Drive
Kelso, WA 98626

HORIZONTAL DATUM:
NAD 83 2011(2010.00 EPOCH), WASHINGTON STATE
PLANE, SOUTH ZONE, U.S. SURVEY FEET, DERIVED
FROM RTK TIES UTILIZING THE WASHINGTON STATE
REFERENCE NETWORK (WSRN)

VERTICAL DATUM:
NAVD88, DERIVED FROM RTK TIES UTILIZING THE
WASHINGTON STATE REFERENCE NETWORK (WSRN)

Point of Compliance 1: Post-Development Basin Area	
Basin 1 Areas:	
Buildings:	8,530.76 SF/0.20 AC
Pavement:	9,459.87 SF/0.22 AC
Total:	17,990.63 SF/0.41 AC
Total POC 1 Area:	17,990.63 SF/0.41 AC

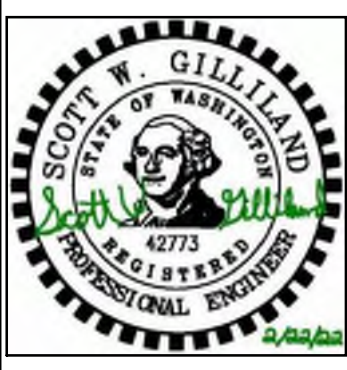


Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	

Drainage Basin Legend	
POC Line	
Basin Line	
Subcatchment Area ID	

Post-Developed Basin Map for:
Dick Hannah Toyota
 A Site Located in the City of Kelso, Washington

Revisions	
1	
2	
3	
4	
5	
6	



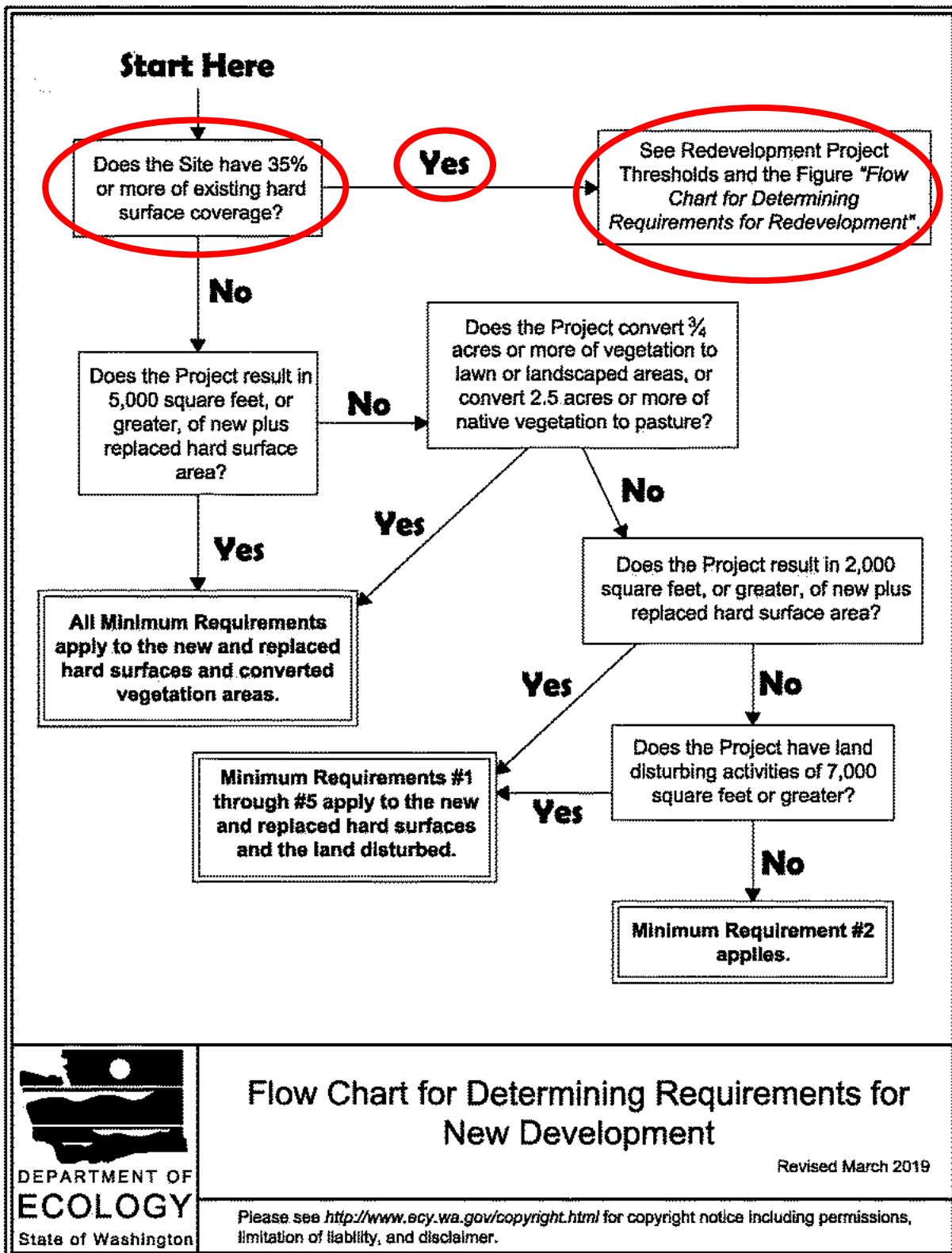
Project No.	3385
SCALE:	H: 1"=20' V: N/A
DESIGNED BY:	SWG
DRAFTED BY:	SWG
REVIEWED BY:	TGJ

SEPARATOR SHEET

APPENDIX B

FLOW CHARTS

Figure I-3.1: Flow Chart for Determining Requirements for New Development



Flow Chart for Determining Requirements for New Development

Revised March 2019

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Figure I-3.2: Flow Chart for Determining Requirements for Redevelopment

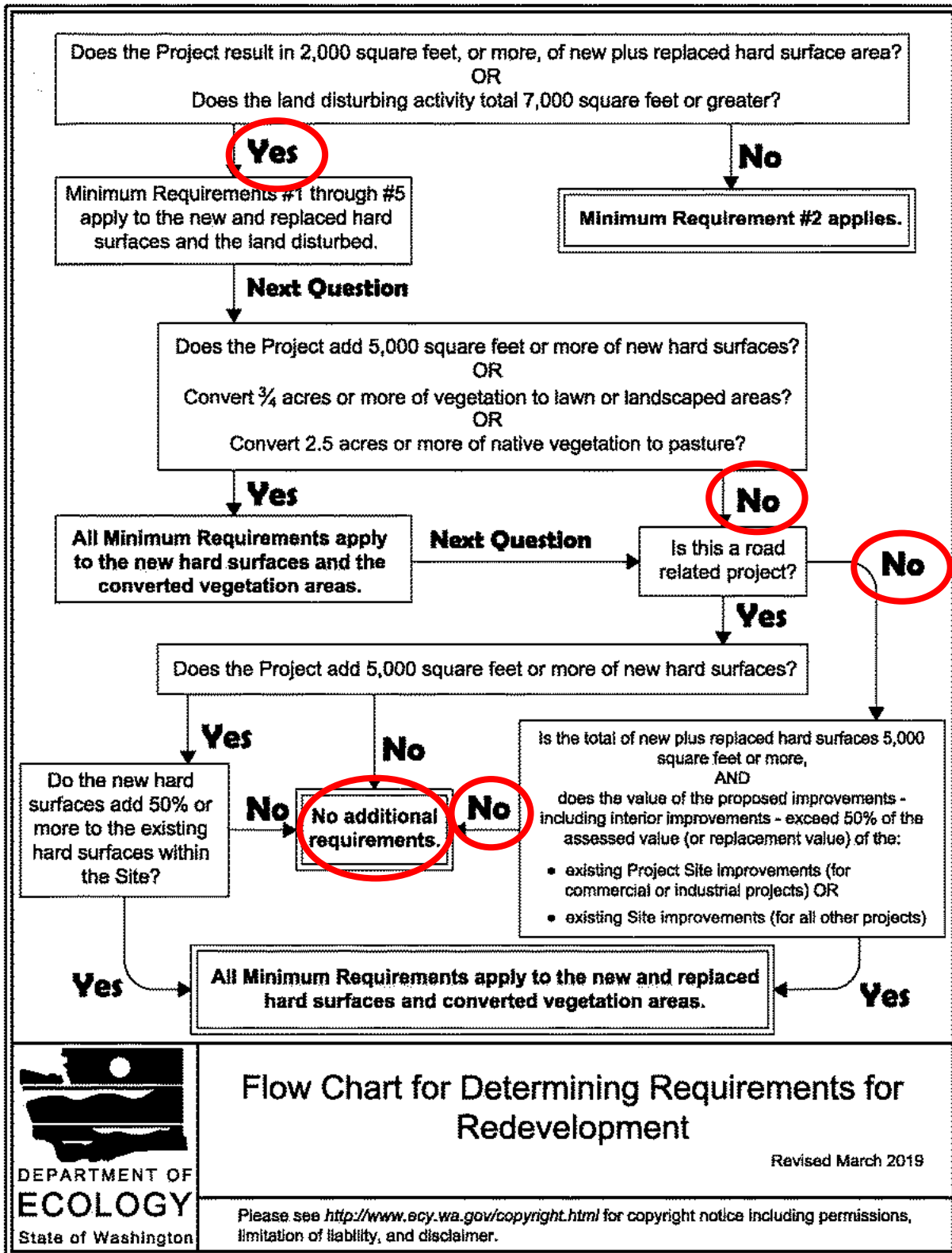
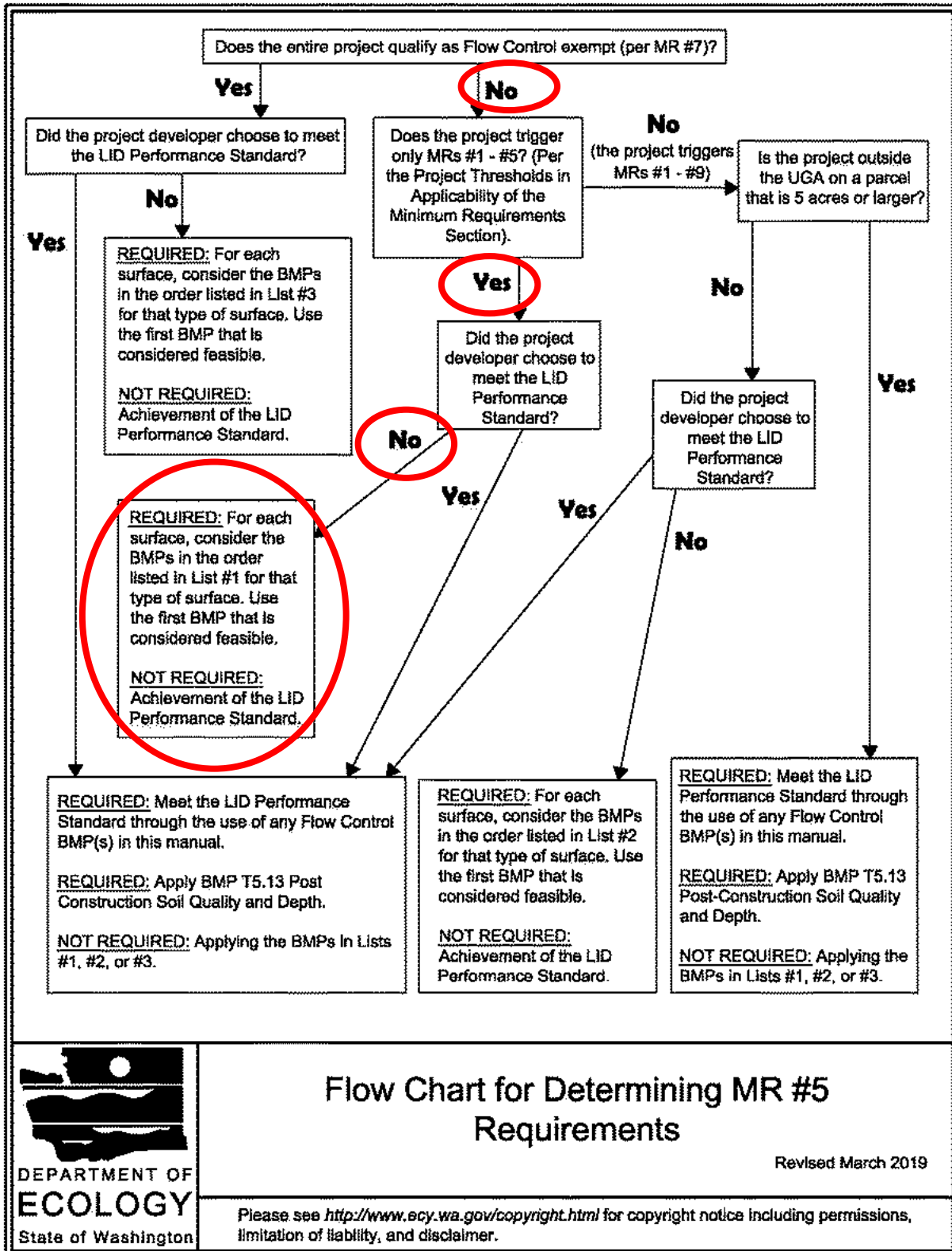


Figure I-3.3: Flow Chart for Determining MR #5 Requirements



SEPARATOR SHEET

APPENDIX C

SWPPP

Stormwater Pollution Prevention Plan

For
Dick Hannah Toyota

Prepared For
WDepartment of Ecology
Southwest Regional Office
300 Desmond Drive
Lacey, WA 98503
360-407-6300

Owner	Developer	Operator/Contractor
Dick Hannah Dealerships 10808 NE Coxley Dr. Vancouver, WA 98662	Dick Hannah Dealerships 10808 NE Coxley Dr. Vancouver, WA 98662	Unknown

Project Site Location
2632 Coweeman Park Dr., Kelso, WA 98626

Certified Erosion and Sediment Control Lead
Unknown

SWPPP Prepared By
PLS Engineering, Inc.
604 W. Evergreen Blvd.
Vancouver, WA 98660
(360) 944-6519
Scott Gilliland, PE

SWPPP Preparation Date
February, 2022

Approximate Project Construction Dates
April, 2022 – October, 2025

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Appendix A Site plans

- Vicinity map (with all discharge points)
- Site plan with TESC measures

Appendix B Construction BMPs

- Possibly reference in BMPs, but likely it will be a consolidated list so that the applicant can photocopy from the list from the SWMMWW.

Appendix C Alternative Construction BMP list

- List of BMPs not selected, but can be referenced if needed in each of the 12 elements

Appendix D General Permit

Appendix E Site Log and Inspection Forms

Appendix F Engineering Calculations

1.0 Introduction

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared as part of the Washington State Department of Ecology (WDOE) requirements for the Dick Hannah Toyota construction project in the City of Kelso, Washington. The site is located at 2632 Coweeman Park Dr., Kelso, WA 98626.

The project involves approximately 0.41 acres of disturbed area. The property is currently a road. The project proposes removal of parking lot and planter areas, replaced with a building expansion and associated parking lot regrading.

Construction activities will include excavation, grading, construction of hard surfaces, and building expansion. The purpose of this SWPPP is to describe the proposed construction activities and all temporary and permanent erosion and sediment control (TESC) measures, pollution prevention measures, inspection/monitoring activities, and recordkeeping that will be implemented during the proposed construction project. The objectives of the SWPPP are to:

1. Implement Best Management Practices (BMPs) to prevent erosion and sedimentation, and to identify, reduce, eliminate, or prevent stormwater contamination and water pollution from construction activity.
2. Prevent violations of surface water quality, ground water quality, or sediment management standards.
3. Prevent, during the construction phase, adverse water quality impacts including impacts on beneficial uses of the receiving water by controlling peak flow rates and volumes of stormwater runoff at the Permittee's outfalls and downstream of the outfalls.

This SWPPP was prepared using the Ecology SWPPP Template downloaded from the Ecology website. This SWPPP was prepared based on the requirements set forth in the Construction Stormwater General Permit and the *Stormwater Management Manual for Western Washington* (SWMMWW). The report is divided into seven main sections with several appendices that include stormwater related reference materials. The topics presented in the each of the main sections are:

- Section 1 – INTRODUCTION. This section provides a summary description of the project, and the organization of the SWPPP document.
- Section 2 – SITE DESCRIPTION. This section provides a detailed description of the existing site conditions, proposed

construction activities, and calculated stormwater flow rates for existing conditions and post-construction conditions.

- Section 3 – CONSTRUCTION BMPs. This section provides a detailed description of the BMPs to be implemented based on the 12 required elements of the SWPPP (SWMMEW 2004).
- Section 4 – CONSTRUCTION PHASING AND BMP IMPLEMENTATION. This section provides a description of the timing of the BMP implementation in relation to the project schedule.
- Section 5 – POLLUTION PREVENTION TEAM. This section identifies the appropriate contact names (emergency and non-emergency), monitoring personnel, and the onsite temporary erosion and sedimentation control inspector
- Section 6 – INSPECTION AND MONITORING. This section provides a description of the inspection and monitoring requirements such as the parameters of concern to be monitored, sample locations, sample frequencies, and sampling methods for all stormwater discharge locations from the site.
- Section 7 – RECORDKEEPING. This section describes the requirements for documentation of the BMP implementation, site inspections, monitoring results, and changes to the implementation of certain BMPs due to site factors experienced during construction.

Supporting documentation and standard forms are provided in the following Appendices:

- Appendix A – See attached construction drawings
- Appendix B – Construction BMPs
- Appendix C – Alternative Construction BMP list
- Appendix D – General Permit
- Appendix E – Site Log and Inspection Forms
- Appendix F – Engineering Calculations

2.0 Site Description

2.1 Existing Conditions

The site is located at 2632 Coweeman Park Dr., Kelso, WA 98626. The project involves approximately 0.41 acres of disturbed area. The property is currently a road. The project proposes removal of parking lot and planter areas, replaced with a building expansion and associated parking lot regrading.

The site's soils are mapped as Caples silty clay loam, 0 to 3 percent slopes, as indicated by the Natural Resources Conservation Service (NRCS). There are no critical areas on the site.

2.2 Proposed Construction Activities

The project proposes building expansion and associated parking lot revisions. The site will gain access from Coweeman Park Drive.

Construction activities will include excavation, grading, construction of hard surfaces, and building expansion.

Temporary erosion and sediment control facilities will be installed prior to site construction to handle construction-phase stormwater runoff. The schedule and phasing of BMPs during construction is provided in Section 4.0. Any runoff that leaves the site will be conveyed to the a tributary of the Cowlitz River.

Stormwater runoff has been calculated using Western Washington Hydrology Model (WWHM). The Stormfilter Catch Basin Units have been sized to treat the off-line water quality flows for the site.

After the site has been graded and all new utilities are installed, the site's new parking areas will be graveled. Building construction will likely proceed before the site is paved so that pavement will not be damaged by vehicles during the building construction process. Temporary seeding may occur on the landscaped areas if necessary to prevent erosion.

The following summarizes details regarding site areas:

- Disturbed area during construction: Approximately 0.41 acres

3.0 Construction Stormwater BMPs

3.1 The 12 BMP Elements

3.1.1 Element #1 – Mark Clearing Limits

To protect adjacent properties and to reduce the area of soil exposed to construction, the limits of construction will be clearly marked before land-disturbing activities begin. Trees that are to be preserved, as well as all sensitive areas and their buffers, shall be clearly delineated, both in the field and on the plans. In general, natural vegetation and native topsoil shall be retained in an undisturbed state to the maximum extent possible. The BMPs relevant to marking the clearing limits that will be applied for this project include:

- For the north and south boundary, existing fencing adequately delineates the property boundary.
- For the east and west borders of the property, the site abuts an existing road to the north and a parking lot to the south which make it clear where the property ends. As a result, no clearing limit demarcation is necessary on these boundaries.

Alternate BMPs for marking clearing limits are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

3.1.2 Element #2 – Establish Construction Access

Construction access or activities occurring on unpaved areas shall be minimized, yet where necessary, access points shall be stabilized to minimize the tracking of sediment onto public roads, and wheel washing, street sweeping, and street cleaning shall be employed to prevent sediment from entering state waters. All wash wastewater shall be controlled on site. The specific BMPs related to establishing construction access that will be used on this project include:

- Stabilized Construction Entrance (BMP C105)

Alternate construction access BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix

D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

3.1.3 Element #3 – Control Flow Rates

In order to protect the properties and waterways downstream of the project site, stormwater discharges from the site will be controlled. The specific BMPs for flow control that shall be used on this project include:

- Underground Detention facility which will initially function as a Temporary Sediment Pond (BMP C241).

Alternate flow control BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

The project site is located west of the Cascade Mountain Crest. As such, the project must comply with Minimum Requirement 7 (Ecology 2005).

In general, discharge rates of stormwater from the site will be controlled where increases in impervious area or soil compaction during construction could lead to downstream erosion, or where necessary to meet local agency stormwater discharge requirements (e.g. discharge to combined sewer systems).

3.1.4 Element #4 – Install Sediment Controls

All stormwater runoff from disturbed areas shall pass through an appropriate sediment removal BMP before leaving the construction site or prior to being discharged to an infiltration facility. The specific BMPs to be used for controlling sediment on this project include:

- Silt Fence (BMP C233)
- Storm Drain Inlet Protection (BMP C220)
- Bioretention facility to initially function as sediment control facility

Alternate sediment control BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

In addition, sediment will be removed from paved areas in and adjacent to construction work areas manually or using mechanical sweepers, as needed, to minimize tracking of sediments on vehicle tires away from the site and to minimize washoff of sediments from adjacent streets in runoff.

Whenever possible, sediment laden water shall be discharged into onsite, relatively level, vegetated areas (BMP C240 paragraph 5, page 4-102).

In some cases, sediment discharge in concentrated runoff can be controlled using permanent stormwater BMPs (e.g., infiltration swales, ponds, trenches). Sediment loads can limit the effectiveness of some permanent stormwater BMPs, such as those used for infiltration or biofiltration; however, those BMPs designed to remove solids by settling (wet ponds or detention ponds) can be used during the construction phase. When permanent stormwater BMPs will be used to control sediment discharge during construction, the structure will be protected from excessive sedimentation with adequate erosion and sediment control BMPs. Any accumulated sediment shall be removed after construction is complete and the permanent stormwater BMP will be restabilized with vegetation per applicable design requirements once the remainder of the site has been stabilized.

The following BMPs will be implemented as end-of-pipe sediment controls as required to meet permitted turbidity limits in the site discharge(s). Prior to the implementation of these technologies, sediment sources and erosion control and soil stabilization BMP efforts will be maximized to reduce the need for end-of-pipe sedimentation controls.

- Temporary Sediment Pond (BMP C241)
- Construction Stormwater Filtration (BMP C251)
- Construction Stormwater Chemical Treatment (BMP C 250)
(implemented only with prior written approval from Ecology).
- Concrete Washout (BMP C447)

3.1.5 Element #5 – Stabilize Soils

Exposed and unworked soils shall be stabilized with the application of effective BMPs to prevent erosion throughout the life of the project. The specific BMPs for soil stabilization that shall be used on this project include:

- Temporary and Permanent Seeding (BMP C120)
- Mulching (BMP C121)
- Nets and Blankets (BMP C122)
- Plastic Covering (BMP C123)
- Topsoiling (BMP C125)
- Surface Roughening (BMP C130)
- Dust Control (BMP C140)
- Early application of gravel base on areas to be paved
- Engineered Soils-Bioretention area to treat runoff for pH prior to leaving the site

Alternate soil stabilization BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

The project site is located west of the Cascade Mountain Crest. As such, no soils shall remain exposed and unworked for more than 7 days during the dry season (May 1 to September 30) and 2 days during the wet season (October 1 to April 30). Regardless of the time of year, all soils shall be stabilized at the end of the shift before a holiday or weekend if needed based on weather forecasts.

In general, cut and fill slopes will be stabilized as soon as possible and soil stockpiles will be temporarily covered with plastic sheeting. All stockpiled soils shall be stabilized from erosion, protected with sediment trapping measures, and where possible, be located away from storm drain inlets, waterways, and drainage channels.

3.1.6 Element #6 – Protect Slopes

All cut and fill slopes will be designed, constructed, and protected in a manner than minimizes erosion. The following specific BMPs will be used to protect slopes for this project:

- Temporary and Permanent Seeding (BMP C120)

Alternate slope protection BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

3.1.7 Element #7 – Protect Drain Inlets

All storm drain inlets and culverts made operable during construction or inlets near the site that could potentially receive surface runoff from the construction site shall be protected to prevent unfiltered or untreated water from entering the drainage conveyance system. However, the first priority is to keep all access roads clean of sediment and keep street wash water separate from entering storm drains until treatment can be provided. Storm Drain Inlet Protection (BMP C220) will be implemented for all drainage inlets and culverts that could potentially be impacted by sediment-laden runoff on and near the project site. The following inlet protection measures will be applied on this project:

Drop Inlet Protection

- Block and Gravel Drop Inlet Protection
- Gravel and Wire Drop Inlet Protection
- Catch Basin Filter If the BMP options listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D), or if no BMPs are listed above but deemed necessary during construction, the Certified Erosion and Sediment Control Lead shall implement one or more of the alternative BMP inlet protection options listed in Appendix C.

3.1.8 Element #8 – Stabilize Channels and Outlets

Where site runoff is to be conveyed in channels, or discharged to a stream or some other natural drainage point, efforts will be taken to prevent downstream erosion. The specific BMPs for channel and outlet stabilization that shall be used on this project include:

- Outlet Protection (BMP C209)

Alternate channel and outlet stabilization BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

The project site is located west of the Cascade Mountain Crest. As such, all temporary on-site conveyance channels shall be designed, constructed, and stabilized to prevent erosion from the expected peak 10 minute velocity of flow from a Type 1A, 10-year, 24-hour recurrence interval storm for the developed condition. Alternatively, the 10-year, 1-hour peak flow rate indicated by an approved continuous runoff simulation model, increased by a factor of 1.6, shall be used. Stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent streambanks, slopes, and downstream reaches shall be provided at the outlets of all conveyance systems.

3.1.9 Element #9 – Control Pollutants

All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well organized, and free of debris. If required, BMPs to be implemented to control specific sources of pollutants are discussed below.

Vehicles, construction equipment, and/or petroleum product storage/dispensing:

- All vehicles, equipment, and petroleum product storage/dispensing areas will be inspected regularly to detect any leaks or spills, and to identify maintenance needs to prevent leaks or spills.
- On-site fueling tanks and petroleum product storage containers shall include secondary containment.
- Spill prevention measures, such as drip pans, will be used when conducting maintenance and repair of vehicles or equipment.
- In order to perform emergency repairs on site, temporary plastic will be placed beneath and, if raining, over the vehicle.

- Contaminated surfaces shall be cleaned immediately following any discharge or spill incident.

Chemical storage:

- Any chemicals stored in the construction areas will conform to the appropriate source control BMPs listed in Volume IV of the Ecology stormwater manual. In Western WA, all chemicals shall have cover, containment, and protection provided on site, per BMPC153 for Material Delivery, Storage and Containment in SWMMWW 2005
- Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' recommendations for application procedures and rates shall be followed.

Excavation and tunneling spoils dewatering waste:

- Dewatering BMPs and BMPs specific to the excavation and tunneling (including handling of contaminated soils) are discussed under Element 10.

Demolition:

- Dust released from demolished sidewalks, buildings, or structures will be controlled using Dust Control measures (BMP C140).
- Storm drain inlets vulnerable to stormwater discharge carrying dust, soil, or debris will be protected using Storm Drain Inlet Protection (BMP C220 as described above for Element 7).
- Process water and slurry resulting from sawcutting and surfacing operations will be prevented from entering the waters of the State by implementing Sawcutting and Surfacing Pollution Prevention measures (BMP C152).

Concrete and grout:

- Process water and slurry resulting from concrete work will be prevented from entering the waters of the State by implementing Concrete Handling measures (BMP C151).

Sanitary wastewater:

- Portable sanitation facilities will be firmly secured, regularly maintained, and emptied when necessary.
- Wheel wash or tire bath wastewater shall be discharged to a separate on-site treatment system or to the sanitary sewer as part of Wheel Wash implementation (BMP C106).

Solid Waste:

- Solid waste will be stored in secure, clearly marked containers.

Other:

- Other BMPs will be administered as necessary to address any additional pollutant sources on site.

The facility does not require a Spill Prevention, Control, and Countermeasure (SPCC) Plan under the Federal regulations of the Clean Water Act (CWA).

3.1.10 Element #10 – Control Dewatering

No dewatering is anticipated as part of this construction project. If it is necessary, appropriate BMP's will be implemented to insure that dewatering water meets state water quality requirements before being discharged from the site.

3.1.11 Element #11 – Maintain BMPs

All temporary and permanent erosion and sediment control BMPs shall be maintained and repaired as needed to assure continued performance of their intended function. Maintenance and repair shall be conducted in accordance with each particular BMPs specifications (attached). Visual monitoring of the BMPs will be conducted at least once every calendar week and within 24 hours of any stormwater or non-stormwater discharge from the site. If the site becomes inactive, and is temporarily stabilized, the inspection frequency will be reduced to once every month.

All temporary erosion and sediment control BMPs shall be removed within 30 days after the final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment shall be removed or stabilized on site. Disturbed soil resulting from removal of BMPs or vegetation shall be permanently stabilized.

3.1.12 Element #12 – Manage the Project

Erosion and sediment control BMPs for this project have been designed based on the following principles:

- Design the project to fit the existing topography, soils, and drainage patterns.
- Emphasize erosion control rather than sediment control.
- Minimize the extent and duration of the area exposed.
- Keep runoff velocities low.
- Retain sediment on site.
- Thoroughly monitor site and maintain all ESC measures.
- Schedule major earthwork during the dry season.

In addition, project management will incorporate the key components listed below:

As this project site is located west of the Cascade Mountain Crest, the project will be managed according to the following key project components:

Phasing of Construction

- The construction project is being phased to the extent practicable in order to prevent soil erosion, and, to the maximum extent possible, the transport of sediment from the site during construction.
- Revegetation of exposed areas and maintenance of that vegetation shall be an integral part of the clearing activities during each phase of construction, per the Scheduling BMP (C 162).

Seasonal Work Limitations

- From October 1 through April 30, clearing, grading, and other soil disturbing activities shall only be permitted if shown to the satisfaction of the local permitting authority that silt-laden runoff will be prevented from leaving the site through a combination of the following:

- Site conditions including existing vegetative coverage, slope, soil type, and proximity to receiving waters; and
- Limitations on activities and the extent of disturbed areas; and
- Proposed erosion and sediment control measures.
- Based on the information provided and/or local weather conditions, the local permitting authority may expand or restrict the seasonal limitation on site disturbance.
- The following activities are exempt from the seasonal clearing and grading limitations:
 - Routine maintenance and necessary repair of erosion and sediment control BMPs;
 - Routine maintenance of public facilities or existing utility structures that do not expose the soil or result in the removal of the vegetative cover to soil; and
 - Activities where there is 100 percent infiltration of surface water runoff within the site in approved and installed erosion and sediment control facilities.

Coordination with Utilities and Other Jurisdictions

- Care has been taken to coordinate with utilities, other construction projects, and the local jurisdiction in preparing this SWPPP and scheduling the construction work.

Inspection and Monitoring

- All BMPs shall be inspected, maintained, and repaired as needed to assure continued performance of their intended function. Site inspections shall be conducted by a person who is knowledgeable in the principles and practices of erosion and sediment control. This person has the necessary skills to:
 - Assess the site conditions and construction activities that could impact the quality of stormwater, and
 - Assess the effectiveness of erosion and sediment control measures used to control the quality of stormwater discharges.

- A Certified Erosion and Sediment Control Lead shall be on-site or on-call at all times.
- Whenever inspection and/or monitoring reveals that the BMPs identified in this SWPPP are inadequate, due to the actual discharge of or potential to discharge a significant amount of any pollutant, appropriate BMPs or design changes shall be implemented as soon as possible.

Maintaining an Updated Construction SWPPP

- This SWPPP shall be retained on-site or within reasonable access to the site.
- The SWPPP shall be modified whenever there is a change in the design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the state.
- The SWPPP shall be modified if, during inspections or investigations conducted by the owner/operator, or the applicable local or state regulatory authority, it is determined that the SWPPP is ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site. The SWPPP shall be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP shall be completed within seven (7) days following the inspection.

3.2 Site Specific BMPs

Site specific BMPs are shown on the TESC Plan Sheets and Details in Appendix A. These site specific plan sheets will be updated annually.

3.3 Additional Advanced BMPs

- The following BMPs are advanced and are only recommended if construction activities are complex enough to warrant them; or if the site has the potential for significant impacts to water quality. The following BMPs are directed at “end-of-pipe” treatment for sedimentation issues related to turbid runoff from construction sites. Effective BMPs are most often the simple BMPs, and focus on the minimization of erosion before sedimentation is an issue.

The following BMPs will most likely be implemented only after other BMP options are exhausted, or if the construction activity is large and off-site sedimentation or turbid runoff occurs or is inevitable.

- For BMP 250, written pre-approval, through Ecology is required (see SWMMWW 2005):
- BMP C250: Construction Stormwater Chemical Treatment
- BMP C251: Construction Stormwater Filtration.

4.0 Construction Phasing and BMP Implementation

The BMP implementation schedule will be driven by the construction schedule. The following provides a sequential list of the proposed construction schedule milestones and the corresponding BMP implementation schedule. The list contains key milestones such as wet season construction.

The BMP implementation schedule listed below is keyed to proposed phases of the construction project, and reflects differences in BMP installations and inspections that relate to wet season construction. The project site is located west of the Cascade Mountain Crest. As such, the dry season is considered to be from May 1 to September 30 and the wet season is considered to be from October 1 to April 30.

- | | |
|--|--------------|
| ▪ Estimate of Construction start date: | 4/23/22 |
| ▪ Estimate of Construction finish date: | 10/01/23 |
| ▪ Mobilize equipment on site: | 4/23/22 |
| ▪ Mobilize and store all ESC and soil stabilization products: | 4/23/22 |
| ▪ Install ESC measures: | 4/23/22 |
| ▪ Install stabilized construction entrance: | 4/23/22 |
| ▪ Begin clearing and grubbing: | 4/23/22 |
| ▪ Demolish existing structures: | N/A |
| ▪ Begin site grading | 4/23/22 |
| ▪ Site grading ends | 7/23/22 |
| ▪ Excavate and install new utilities and services : | 4/23-7/23/22 |
| ▪ Excavation for building foundations | N/A |
| ▪ Begin building construction: | 8/23/22 |
| ▪ Complete utility construction | 7/23/22 |
| ▪ Begin implementing soil stabilization and sediment control BMPs throughout the site in preparation for wet season: | 9/25/22 |
| ▪ No site work such as grading or excavation planned: | N/A |
| ▪ Wet Season starts: | 10/1/22 |

- Site inspections and monitoring conducted weekly and for applicable rain events as detailed in Section 6 of this SWPPP: 10/1/22
- Implement Element #12 BMPs and manage site to minimize soil disturbance during the wet season 10/1/22
- Complete road paving 11/23/22
- Building construction complete: 12/31/22
- Dry Season starts: 05/1/22

5.0 Pollution Prevention Team

5.1 Roles and Responsibilities

The pollution prevention team consists of personnel responsible for implementation of the SWPPP, including the following:

- Certified Erosion and Sediment Control Lead (CESCL) – primary contractor contact, responsible for site inspections (BMPs, visual monitoring, sampling, etc.); to be called upon in case of failure of any ESC measures.
- Resident Engineer – For projects with engineered structures only (sediment ponds/traps, sand filters, etc.): site representative for the owner that is the project's supervising engineer responsible for inspections and issuing instructions and drawings to the contractor's site supervisor or representative
- Emergency Ecology Contact – individual to be contacted at Ecology in case of emergency.
- Emergency Owner Contact – individual that is the site owner or representative of the site owner to be contacted in the case of an emergency.
- Non-Emergency Ecology Contact – individual that is the site owner or representative of the site owner than can be contacted if required.
- Monitoring Personnel – personnel responsible for conducting water quality monitoring; for most sites this person is also the Certified Erosion and Sediment Control Lead.

5.2 Team Members

Names and contact information for those identified as members of the pollution prevention team are provided in the following table.

Title	Name(s)	Phone Number
Certified Erosion and Sediment Control Lead (CESCL)	Unknown	

Stormwater Pollution Prevention Plan

Resident Engineer	Scott Gilliland	(360)944-6519
Emergency Ecology Contact	Travis Johnson	(360)944-6519
Emergency Owner Contact	Devin Henry	(360) 601-4002
Non-Emergency Ecology Contact	Joe Clock	(360) 314-0564
Monitoring Personnel		

6.0 Site Inspections and Monitoring

Monitoring includes visual inspection, monitoring for water quality parameters of concern, and documentation of the inspection and monitoring findings in a site log book. A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements;
- Site inspections; and,
- Stormwater quality monitoring.

For convenience, the inspection form and water quality monitoring forms included in this SWPPP include the required information for the site log book. This SWPPP may function as the site log book if desired, or the forms may be separated and included in a separate site log book. However, if separated, the site log book but must be maintained on-site or within reasonable access to the site and be made available upon request to Ecology or the local jurisdiction.

6.1 Site Inspection

All BMPs will be inspected, maintained, and repaired as needed to assure continued performance of their intended function. The inspector will be a Certified Erosion and Sediment Control Lead (CESCL) per BMP C160. The name and contact information for the CESCL is provided in Section 5 of this SWPPP.

Site inspection will occur in all areas disturbed by construction activities and at all stormwater discharge points. Stormwater will be examined for the presence of suspended sediment, turbidity, discoloration, and oily sheen. The site inspector will evaluate and document the effectiveness of the installed BMPs and determine if it is necessary to repair or replace any of the BMPs to improve the quality of stormwater discharges. All maintenance and repairs will be documented in the site log book or forms provided in this document. All new BMPs or design changes will be documented in the SWPPP as soon as possible.

6.1.1 Site Inspection Frequency

Site inspections will be conducted at least once a week and within 24 hours following any discharge from the site. For sites with temporary stabilization measures, the site inspection frequency can be reduced to once every month.

6.1.2 Site Inspection Documentation

The site inspector will record each site inspection using the site log inspection forms provided in Appendix E. The site inspection log forms may be separated from this SWPPP document, but will be maintained on-site or within reasonable access to the site and be made available upon request to Ecology or the local jurisdiction.

6.2 Stormwater Quality Monitoring

The construction site is more than one acre in size, and is therefore not subject to the general water quality monitoring requirements set forth in the 2005 Construction Stormwater General Permit (Appendix D).

The following text describes the monitoring for the proposed development.

6.2.1 Turbidity Sampling

Monitoring requirements for the proposed project will include turbidity sampling to monitor site discharges for water quality compliance with the 2005 Construction Stormwater General Permit (Appendix D), provided that site discharges occur. It should be noted that the site is designed such that all site runoff will be infiltrated so it is likely that discharges will be rare or may not occur at all. Sampling will be conducted at all discharge points at least once per calendar week.

Turbidity monitoring will follow the analytical methodologies described in Section S4 of the 2005 Construction Stormwater General Permit (Appendix D). The key benchmark values that require action are 25 NTU for turbidity (equivalent to 32 cm transparency) and 250 NTU for turbidity (equivalent to 6 cm transparency). If the 25 NTU benchmark for turbidity (equivalent to 32 cm transparency) is exceeded, the following steps will be conducted:

1. Ensure all BMPs specified in this SWPPP are installed and functioning as intended.
2. Assess whether additional BMPs should be implemented, and document revisions to the SWPPP as necessary.
3. Sample discharge location daily until the analysis results are less than 25 NTU (turbidity) or greater than 32 cm (transparency).

If the turbidity is greater than 25 NTU (or transparency is less than 32 cm) but less than 250 NTU (transparency greater than 6 cm) for more than 3 days, additional treatment BMPs will be implemented within 24 hours of the third consecutive sample that exceeded

the benchmark value. Additional treatment BMPs to be considered will include, but are not limited to, off-site treatment, infiltration, filtration and chemical treatment.

If the 250 NTU benchmark for turbidity (or less than 6 cm transparency) is exceeded at any time, the following steps will be conducted:

1. Notify Ecology by phone within 24 hours of analysis (see Section 5.0 of this SWPPP for contact information).
2. Continue daily sampling until the turbidity is less than 25 NTU (or transparency is greater than 32 cm).
3. Initiate additional treatment BMPs such as off-site treatment, infiltration, filtration and chemical treatment within 24 hours of the first 250 NTU exceedance.
4. Implement additional treatment BMPs as soon as possible, but within 7 days of the first 250 NTU exceedance.
5. Describe inspection results and remedial actions taken in the site log book and in monthly discharge monitoring reports as described in Section 7.0 of this SWPPP.

7.0 Reporting and Recordkeeping

7.1 Recordkeeping

7.1.1 Site Log Book

A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements;
- Site inspections; and,
- Stormwater quality monitoring.

For convenience, the inspection form and water quality monitoring forms included in this SWPPP include the required information for the site log book.

7.1.2 Records Retention

Records of all monitoring information (site log book, inspection reports/checklists, etc.), this Stormwater Pollution Prevention Plan, and any other documentation of compliance with permit requirements will be retained during the life of the construction project and for a minimum of three years following the termination of permit coverage in accordance with permit condition S5.C.

7.1.3 Access to Plans and Records

The SWPPP, General Permit, Notice of Authorization letter, and Site Log Book will be retained on site or within reasonable access to the site and will be made immediately available upon request to Ecology or the local jurisdiction. A copy of this SWPPP will be provided to Ecology within 14 days of receipt of a written request for the SWPPP from Ecology. Any other information requested by Ecology will be submitted within a reasonable time. A copy of the SWPPP or access to the SWPPP will be provided to the public when requested in writing in accordance with permit condition S5.G.

7.1.4 Updating the SWPPP

In accordance with Conditions S3, S4.B, and S9.B.3 of the General Permit, this SWPPP will be modified if the SWPPP is ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site or there has been a change in design, construction, operation, or maintenance at the site that has a significant effect on the discharge, or potential for discharge, of pollutants to the waters of the State. The SWPPP

will be modified within seven days of determination based on inspection(s) that additional or modified BMPs are necessary to correct problems identified, and an updated timeline for BMP implementation will be prepared.

7.2 Reporting

7.2.1 Discharge Monitoring Reports

Discharge Monitoring Reports (DMRs) will be submitted to Ecology monthly. If there was no discharge during a given monitoring period, the Permittee shall submit the form as required, with the words “No discharge” entered in the place of monitoring results. The DMR due date is 15 days following the end of each month.

Water quality sampling results will be submitted to Ecology monthly on Discharge Monitoring Report (DMR) forms in accordance with permit condition S5.B. If there was no discharge during a given monitoring period, the form will be submitted with the words “no discharge” entered in place of the monitoring results. If a benchmark was exceeded, a brief summary of inspection results and remedial actions taken will be included. If sampling could not be performed during a monitoring period, a DMR will be submitted with an explanation of why sampling could not be performed.

7.2.2 Notification of Noncompliance

If any of the terms and conditions of the permit are not met, and it causes a threat to human health or the environment, the following steps will be taken in accordance with permit section S5.F:

1. Ecology will be immediately notified of the failure to comply.
2. Immediate action will be taken to control the noncompliance issue and to correct the problem. If applicable, sampling and analysis of any noncompliance will be repeated immediately and the results submitted to Ecology within five (5) days of becoming aware of the violation.
3. A detailed written report describing the noncompliance will be submitted to Ecology within five (5) days, unless requested earlier by Ecology.

Any time turbidity sampling indicates turbidity is 250 nephelometric turbidity units (NTU) or greater or water transparency is 6 centimeters or less, the Ecology regional office will be notified by phone within 24 hours of analysis as required by permit condition S5.A (see Section 5.0 of this SWPPP for contact information).

In accordance with permit condition S2.A, a complete application form will be submitted to Ecology and the appropriate local jurisdiction (if applicable) to be covered by the General Permit.

Appendix A – See Attached Construction Plans

Appendix B – Construction BMPs

Stabilized Construction Entrance (BMP C105)

Temporary Sediment Pond (BMP C241)

Silt Fence (BMP C233)

Storm Drain Inlet Protection (BMP C220)

Bioretention Facility

Temporary and Permanent Seeding (BMP C120)

Mulching (BMP C121)

Nets and Blankets (BMP C122)

Plastic Covering (BMP C123)

Topsoiling (BMP C125)

Dust Control (BMP C140)

Early application of gravel base on areas to be paved

Temporary and Permanent Seeding (BMP C120)

Outlet Protection (BMP C209)

Appendix C – Alternative BMPs

The following includes a list of possible alternative BMPs for each of the 12 elements not described in the main SWPPP text. This list can be referenced in the event a BMP for a specific element is not functioning as designed and an alternative BMP needs to be implemented.

Element #1 - Mark Clearing Limits

High Visibility Plastic or Metal Fence (BMP C103)

Stake and Wire Fence (BMP C104)

Element #2 - Establish Construction Access

Wheel Wash (BMP C106)

Water Bars (BMP C203)

Element #3 - Control Flow Rates

Wattles (BMP C235)

Element #4 - Install Sediment Controls

Straw Bale Barrier (BMP C230)

Gravel Filter Berm (BMP C232)

Straw Wattles (BMP C235)

Portable Water Storage Tanks (Baker Tanks)

Construction Stormwater Chemical Treatment (BMP C250)

Construction Stormwater Filtration (BMP C251)

Element #5 - Stabilize Soils

Polyacrylamide (BMP C126)

Element #6 - Protect Slopes

Straw Wattles (BMP C235)

Surface Roughening (BMP C240)

Element #8 - Stabilize Channels and Outlets

Level Spreader (BMP C206)

Check Dams (BMP C207)

Element #9 – Control Pollutants

Concrete Handling (BMP C151)

Construction Stormwater Chemical Treatment (BMP C250)

Construction Stormwater Filtration (BMP C251)

Element #10 - Control Dewatering

Vegetated Filtration (BMP C236)

Additional Advanced BMPs to Control Dewatering:

Appendix D – General Permit

Appendix E – Site Inspection Forms (and Site Log)

The results of each inspection shall be summarized in an inspection report or checklist that is entered into or attached to the site log book. It is suggested that the inspection report or checklist be included in this appendix to keep monitoring and inspection information in one document, but this is optional. However, it is mandatory that this SWPPP and the site inspection forms be kept onsite at all times during construction, and that inspections be performed and documented as outlined below.

At a minimum, each inspection report or checklist shall include:

- a. Inspection date/times
- b. Weather information: general conditions during inspection, approximate amount of precipitation since the last inspection, and approximate amount of precipitation within the last 24 hours.
- c. A summary or list of all BMPs that have been implemented, including observations of all erosion/sediment control structures or practices.
- d. The following shall be noted:
 - i. locations of BMPs inspected,
 - ii. locations of BMPs that need maintenance,
 - iii. the reason maintenance is needed,
 - iv. locations of BMPs that failed to operate as designed or intended, and
 - v. locations where additional or different BMPs are needed, and the reason(s) why
- e. A description of stormwater discharged from the site. The presence of suspended sediment, turbid water, discoloration, and/or oil sheen shall be noted, as applicable.
- f. A description of any water quality monitoring performed during inspection, and the results of that monitoring.
- g. General comments and notes, including a brief description of any BMP repairs, maintenance or installations made as a result of the inspection.

- h. A statement that, in the judgment of the person conducting the site inspection, the site is either in compliance or out of compliance with the terms and conditions of the SWPPP and the NPDES permit. If the site inspection indicates that the site is out of compliance, the inspection report shall include a summary of the remedial actions required to bring the site back into compliance, as well as a schedule of implementation.
- i. Name, title, and signature of person conducting the site inspection; and the following statement: "I certify under penalty of law that this report is true, accurate, and complete, to the best of my knowledge and belief".

When the site inspection indicates that the site is not in compliance with any terms and conditions of the NPDES permit, the Permittee shall take immediate action(s) to: stop, contain, and clean up the unauthorized discharges, or otherwise stop the noncompliance; correct the problem(s); implement appropriate Best Management Practices (BMPs), and/or conduct maintenance of existing BMPs; and achieve compliance with all applicable standards and permit conditions. In addition, if the noncompliance causes a threat to human health or the environment, the Permittee shall comply with the Noncompliance Notification requirements in Special Condition S5.F of the permit.

Site Inspection Form

General Information

Project Name:		Title:	
Inspector Name:		CESCL # :	
Date:		Time:	
Inspection Type:	<input type="checkbox"/> After a rain event <input type="checkbox"/> Weekly <input type="checkbox"/> Turbidity/transparency benchmark exceedance <input type="checkbox"/> Other		

Weather

Precipitation	Since last inspection	In last 24 hours
Description of General Site Conditions:		

Inspection of BMPs

Element 1: Mark Clearing Limits

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 2: Establish Construction Access

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 3: Control Flow Rates

BMP:					
Location	Inspected		Functioning		Problem/Corrective Action
	Y	N	Y	NIP	

BMP:					
Location	Inspected		Functioning		Problem/Corrective Action
	Y	N	Y	NIP	

Element 4: Install Sediment Controls

BMP:					
Location	Inspected		Functioning		Problem/Corrective Action
	Y	N	Y	NIP	

BMP:					
Location	Inspected		Functioning		Problem/Corrective Action
	Y	N	Y	NIP	

BMP:					
Location	Inspected		Functioning		Problem/Corrective Action
	Y	N	Y	NIP	

BMP:					
Location	Inspected		Functioning		Problem/Corrective Action
	Y	N	Y	NIP	

BMP:					
Location	Inspected		Functioning		Problem/Corrective Action
	Y	N	Y	NIP	

Element 5: Stabilize Soils

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 6: Protect Slopes

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

--	--

Element 7: Protect Drain Inlets

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 8: Stabilize Channels and Outlets

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

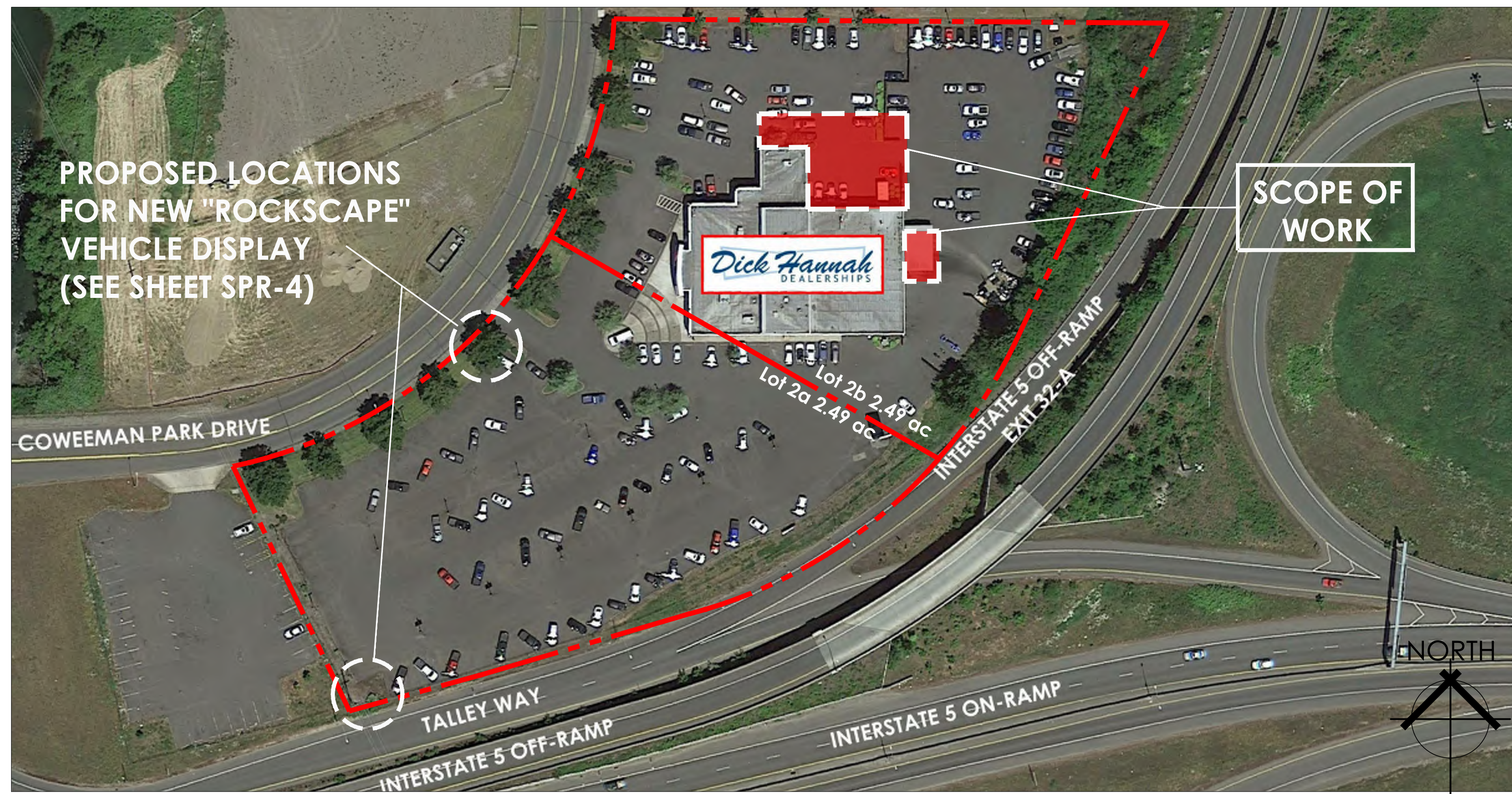
Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Stormwater Discharges From the Site			
	Observed?		Problem/Corrective Action
	Y	N	
Location			
Turbidity	<input type="checkbox"/>	<input type="checkbox"/>	
Discoloration	<input type="checkbox"/>	<input type="checkbox"/>	
Sheen	<input type="checkbox"/>	<input type="checkbox"/>	
Location			
Turbidity	<input type="checkbox"/>	<input type="checkbox"/>	
Discoloration	<input type="checkbox"/>	<input type="checkbox"/>	
Sheen	<input type="checkbox"/>	<input type="checkbox"/>	

Water Quality Monitoring	
Was any water quality monitoring conducted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If water quality monitoring was conducted, record results here:	
If water quality monitoring indicated turbidity 250 NTU or greater; or transparency 6 cm or less, was Ecology notified by phone within 24 hrs?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Ecology was notified, indicate the date, time, contact name and phone number below:	
Date:	
Time:	
Contact Name:	
Phone #:	
General Comments and Notes	
Include BMP repairs, maintenance, or installations made as a result of the inspection.	
Were Photos Taken?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If photos taken, describe photos below:	



SITE AERIAL | PROPOSED EXPANSION LOCATIONS

SHEET INDEX

ARCHITECTURAL

- SPR 1 Cover Sheet | Project Information
- SPR 2 Site Plan | Site Demo Plan
- SPR 3 Exterior Elevations | Existing Building Photos
- SPR 4 Floor Plan Expansion
- SPR 5 Site | Building Details & Products

ENGINEERING

- 1/7 Cover Sheet
- 2/7 General Notes
- 3/7 Existing Conditions Plan
- 4/7 Grading & Erosion Control Plan
- 5/7 Civil Site Plan & Stormwater Plan
- 6/7 Miscellaneous Details
- 7/7 City of Kelso Stormwater & Erosion Control Details

Agency

City of Kelso

203 S. Pacific Ave. P.O. Box 819
 Kelso, WA 98626
 (360) 423.9922

Applicant

SG Architecture, LLC

10940 SW Barnes Road, #364
 Portland, OR 97225
 Contact(s): Kevin Godwin/Scot Sutton
 Email: kgodwin@sg-arch.net
 ssutton@sg-arch.net
 Phone: (503) 201.0725 | (503) 347-4685

Property Owner

JJHW, LLC

PO Box 1679
 Vancouver, WA 98668
 Contact: Joseph Clock
 Email: jclock@dickhannah.com
 Phone: (360) 314.0564 ext. 3146

TEAM

SG Architecture, LLC

10940 SW Barnes Road, #364
 Portland, OR 97225
 Contact(s): Kevin Godwin | Scot Sutton
 Email: kgodwin@sg-arch.net
 ssutton@sg-arch.net
 Phone: (503) 201.0725 | (503) 347-4685

PLS Engineering - Civil | Survey

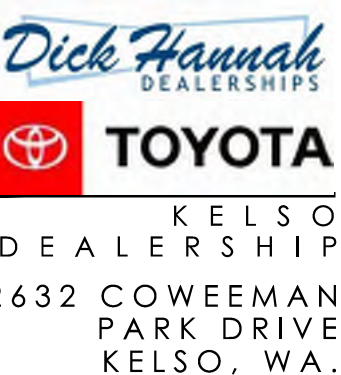
604 W Evergreen Blvd.
 Vancouver, WA 98660
 Contact: Travis Johnson
 Email: travis@plsengineering.com
 Phone: (360) 944.6519

Charbonneau Engineering LLC- Traffic

10211 SW Barbur Blvd, #210A,
 Portland, OR 97219
 Contact: Frank Charbonneau, PE
 Email: Frank@charbonneau.com
 Phone: (503) 293.1118



SUTTON | GODWIN
 ARCHITECTURE, LLC
 503.347.4685 | 503.201.0725
 www.sg-arch.net



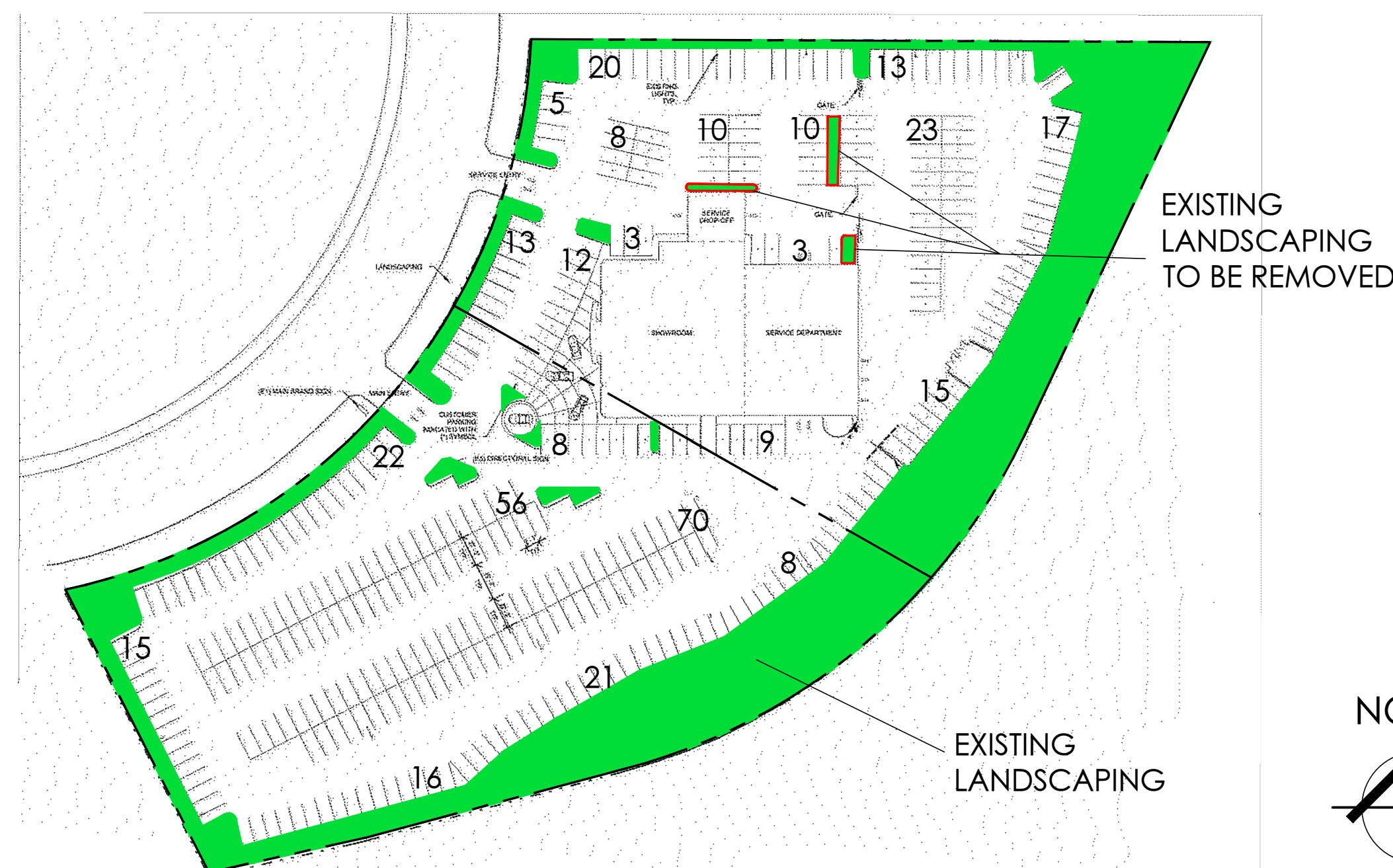
KELSO
 DEALERSHIP
 2632 COWEEMAN
 PARK DRIVE
 KELSO, WA.

Building | Parking | Landscaping Data

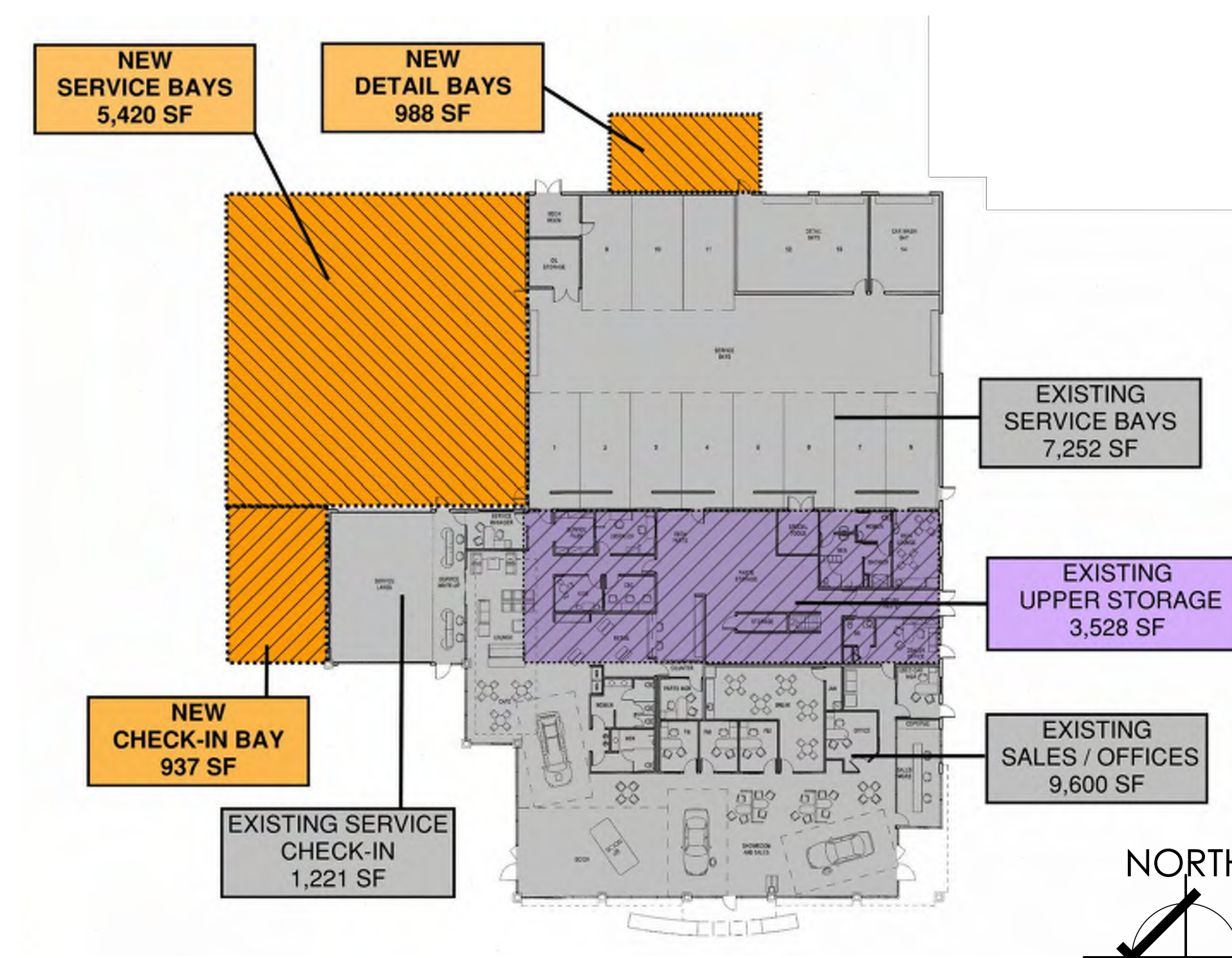
Property Acreage	4.995 ACRES	217,597 S.F.
Existing Building:	9.93%	21,601 S.F.
New Expansion:	3.38%	7,345 S.F.
Totals	13.30%	28,946 S.F.
EXISTING On-Site Landscaping	50,161 S.F.	23.05%
Landscaping Removed for New Expansion	776 S.F.	
Totals	49,385 S.F.	22.70%
EXISTING On-Site Parking		377 SPACES
Parking Removed for New Expansion		-51 SPACES
New Parking Spaces Created		32 SPACES
Total Parking On-Site:		358 SPACES
Parking Ratio:		12.36 spaces / 1,000 SF

BUILDING DATA

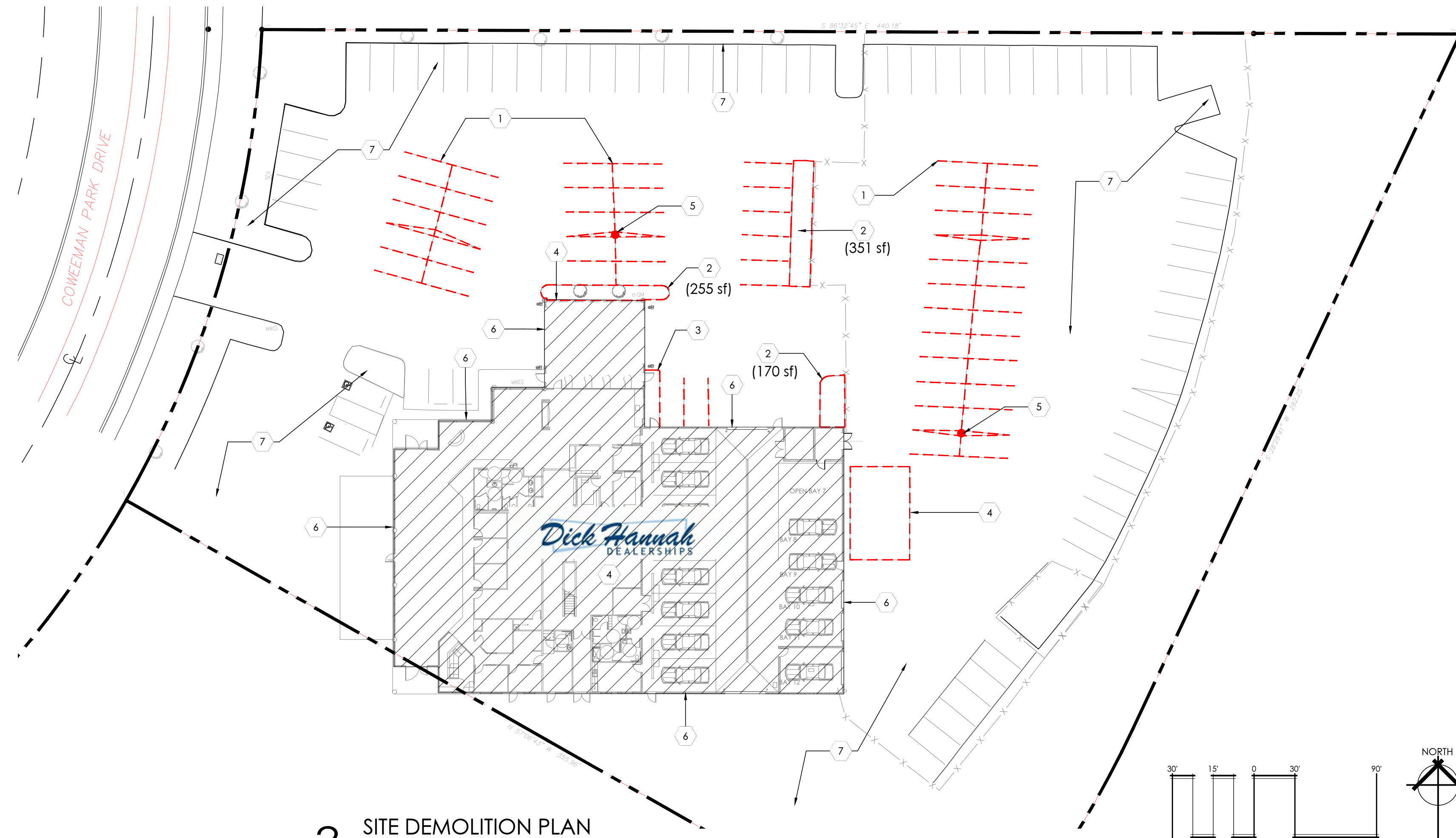
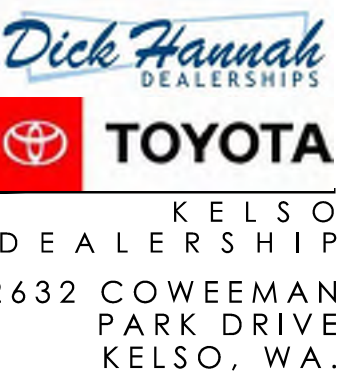
EXISTING SALES / OFFICES	9,600 SF
EXISTING SERVICE BAYS	7,252 SF
EXISTING CHECK-IN AREAS	1,221 SF
EXISTING UPPER STORAGE	3,528 SF
EXISTING BLDG. TOTAL	21,601 SF
NEW SERVICE BAYS	5,420 SF
NEW CHECK-IN AREA	937 SF
NEW DETAIL BAYS	988 SF
NEW EXPANSION TOTAL	7,345 SF
GRAND BLDG. TOTAL	28,946 SF



EXISTING PARKING | LANDSCAPING



BUILDING | EXISTING | NEW AREAS

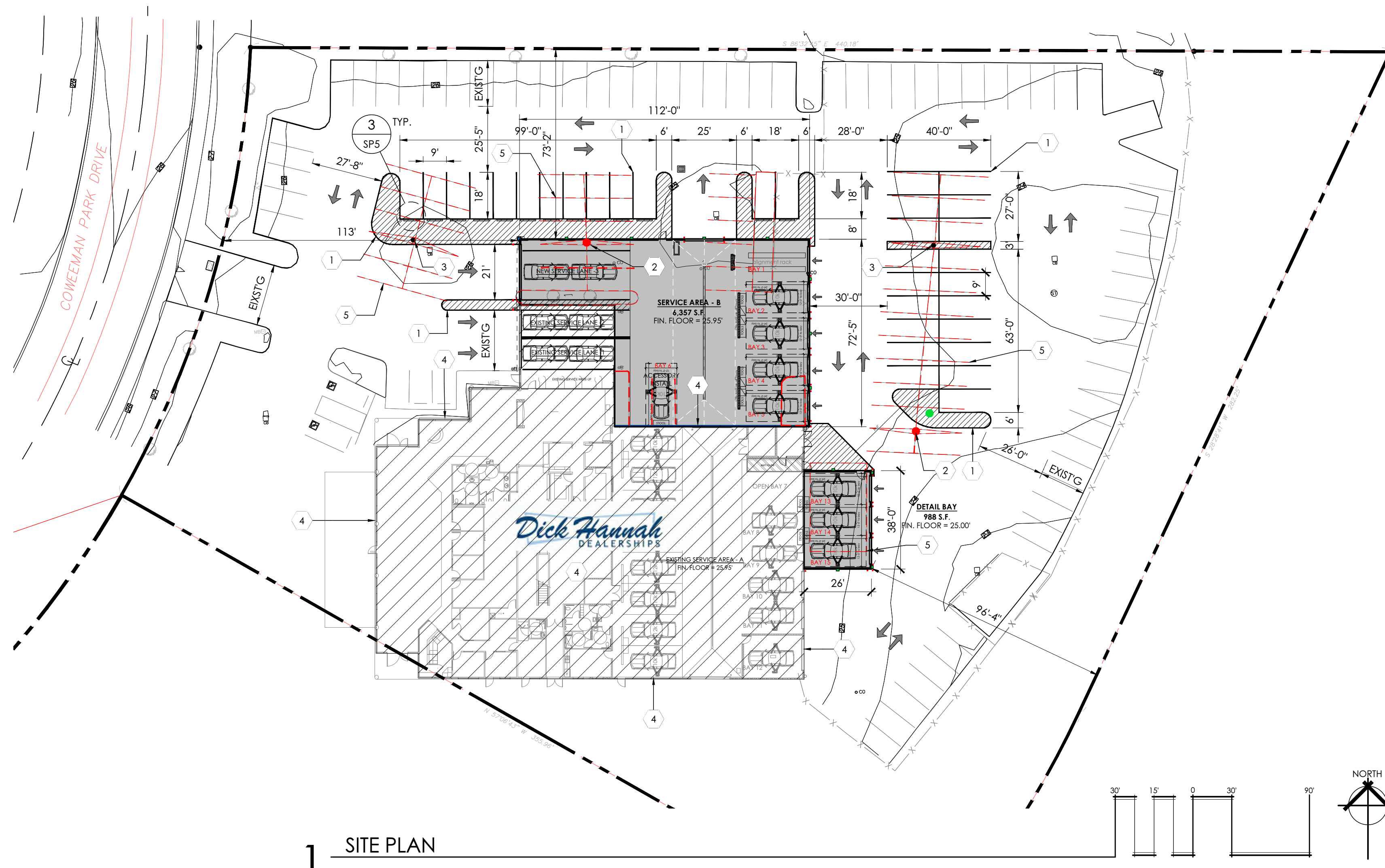


2 SITE DEMOLITION PLAN

**DEMOLITION
 SITE KEYNOTES**

- 1 (Demo) PARKING SPACES STRIPING (51 SPACES)
- 2 (Demo) CURB & LANDSCAPING
- 3 (Demo) CONCRETE SIDEWALK
- 4 (Demo) METAL BUILDING CARPORT
- 5 (Demo) PARKING LOT LIGHT POLE
- 6 (e) BUILDING
- 7 (e) PARKING LOT | LANDSCAPING

TOTAL LANDSCAPING REMOVED = 776 SF
 TOTAL PARKING SPACES REMOVED = 51 SPACES



1 SITE PLAN

**SITE
 SITE KEYNOTES**

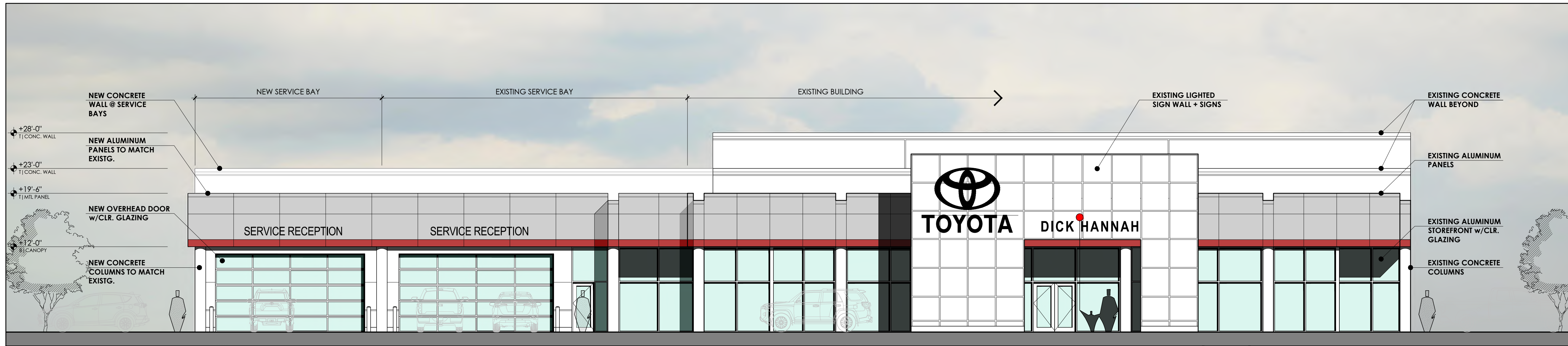
- 1 (N) PAINTED PARKING STALLS 4" WIDE - WHITE
- 2 (Demo) EXISTING LIGHT POLE - REMOVE AND RE-LOCATE
- 3 (e) LIGHT POLE TO REMAIN
- 4 (e) BUILDING
- 5 (Demo) PAINTED PARKING STALLS & BUILDING (SEE SITE DEMO PLAN)

LEGEND

- NEW EXPANSION BUILDING WALLS
- EXPANSION AREAS
- NEW CROSSED-HATCHED 4" WIDE PARKING STRIPING
- NEW EXT. BUILDING LIGHT WALL PACKS
- EXTERIOR RE-LOCATED SITE LIGHTING
- 4"-6" CONCRETE FILLED STEEL BOLLARDS
- DIRECTIONAL TRAFFIC ARROWS - PAINTED
- MAIN BUILDING ENTRANCES
- PROPERTY LINE



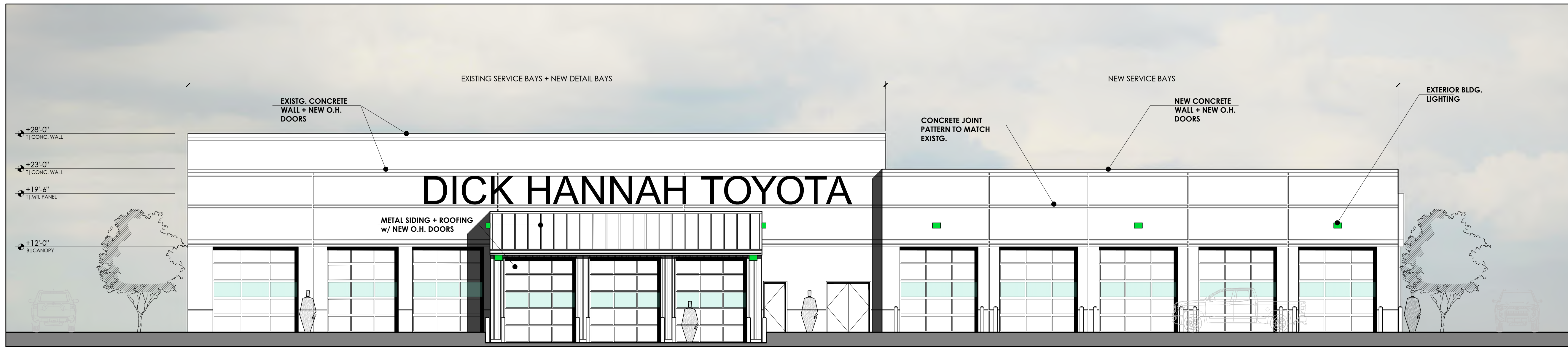
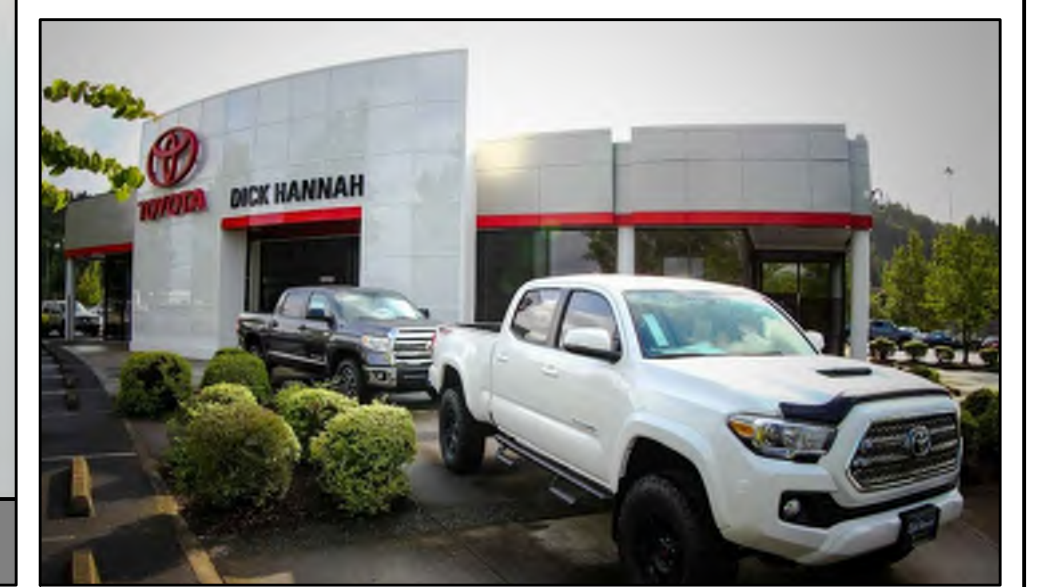
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WEST (ENTRY) ELEVATION



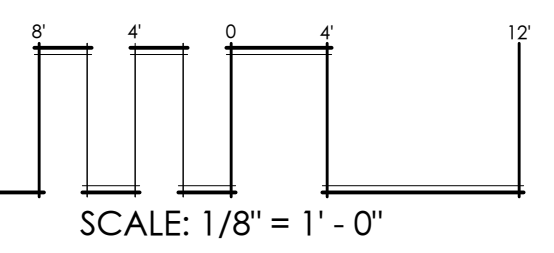
NORTH (PARKING) ELEVATION



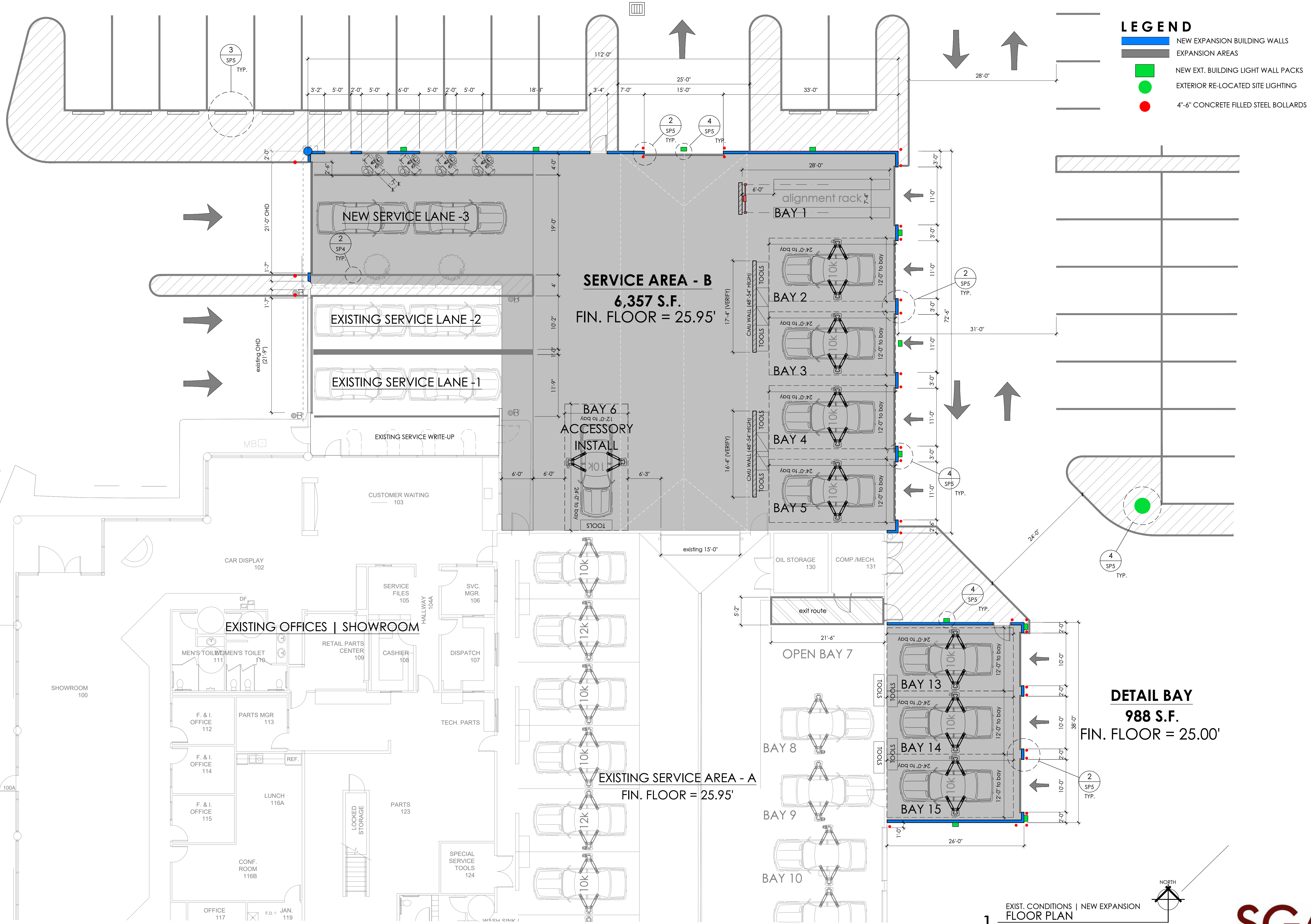
EAST (INTERSTATE 5) ELEVATION



EXTERIOR ELEVATIONS



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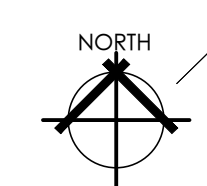


LEGEND

- ▬ NEW EXPANSION BUILDING WALLS
- ▬ EXPANSION AREAS
- NEW EXT. BUILDING LIGHT WALL PACKS
- EXTERIOR RE-LOCATED SITE LIGHTING
- 4"-6" CONCRETE FILLED STEEL BOLLARDS

DETAIL BAY
988 S.F.
FIN. FLOOR = 25.00'

1
EXIST. CONDITIONS | NEW EXPANSION
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SITE - OPTION B

Altitude

FEATURES

- Ergonomically designed
- High performance optics up to 1500 lumens
- Operation can be seen from 1000 feet
- 100% wireless control system
- IP65 Rated

CONTROL TECHNOLOGY

Specifications

CONSTRUCTION

- One piece die cast, low copper (95%) Die Aluminum alloy 360 with vent and heat sink
- Front face and bezel resistant, electroplated, anodized, aluminum
- Optional recessed mounting 18" horizontal
- Optional recessed mounting 18" vertical
- Optional recessed mounting 18" horizontal with 1/2" depth
- Optional recessed mounting 18" vertical with 1/2" depth
- Mid frame recessed mounting 18" horizontal with 1/2" depth
- Mid frame recessed mounting 18" vertical with 1/2" depth
- Mid frame recessed mounting 18" horizontal with 1/2" depth and 1/2" depth
- Mid frame recessed mounting 18" vertical with 1/2" depth and 1/2" depth
- All internal fasteners are stainless steel

Electrical

- Universal voltage, 120 through 277V with a 100% tolerance. Driver is UL listed.
- High voltage configurations, 347VAC, Driver has a 100% tolerance. Driver is UL listed.
- High voltage configurations, 347VAC, Driver has a 100% tolerance. Driver is UL listed.
- High voltage configurations, 347VAC, Driver has a 100% tolerance. Driver is UL listed.

KEY DATA

Lumen Range	300 - 1642
Mounting Range	25 - 100
Efficiency Range (LPW)	85 - 110
Rated Life (Hours)	150,000,000
Weight	20 lbs (9.07 kg)
Input Current Range (amps)	0.1 - 0.8

SITE - OPTION A

VIPER S

FEATURES

- Small form factor for easy installation
- Wide choice of different LED lighting configurations
- New 100% die cast housing
- Designed to replace 180V lighting up to 400W (100V or 120V)
- Suitable for wet locations

CONTROL TECHNOLOGY

Specifications

CONSTRUCTION

- Die cast aluminum housing
- Customized with a powder finish that meets AIAA 2004 corrosion resistance and 20% salt spray test requirements
- IP68 protection level for submersible applications
- The finish meets the AIAA 2004 performance standard for corrosion resistance
- The finish meets the AIAA 2004 performance standard for corrosion resistance
- The finish meets the AIAA 2004 performance standard for corrosion resistance

Electrical

- Universal voltage, 120 through 277V with a 100% tolerance. Driver is UL listed.
- High voltage configurations, 347VAC, Driver has a 100% tolerance. Driver is UL listed.
- High voltage configurations, 347VAC, Driver has a 100% tolerance. Driver is UL listed.

KEY DATA

Lumen Range	4000 - 8216
Mounting Range	20 - 100
Efficiency Range (LPW)	110 - 120
Rated Life (Hours)	150,000,000
Weight	20 lbs (9.07 kg)
Input Current Range (amps)	0.1 - 1.1

BUILDING

Wall Director

FEATURES

- 5° to 15° tilt adjustment
- High performance optics deliver up to 1500 lumens
- Up to 1000 lumens without modification
- Programmable occupancy sensor (optional)
- 100% wireless control system
- 100% lumens per watt
- UL Listed, listed for wet locations, IP65 Listed

CONTROL TECHNOLOGY

Specifications

CONSTRUCTION

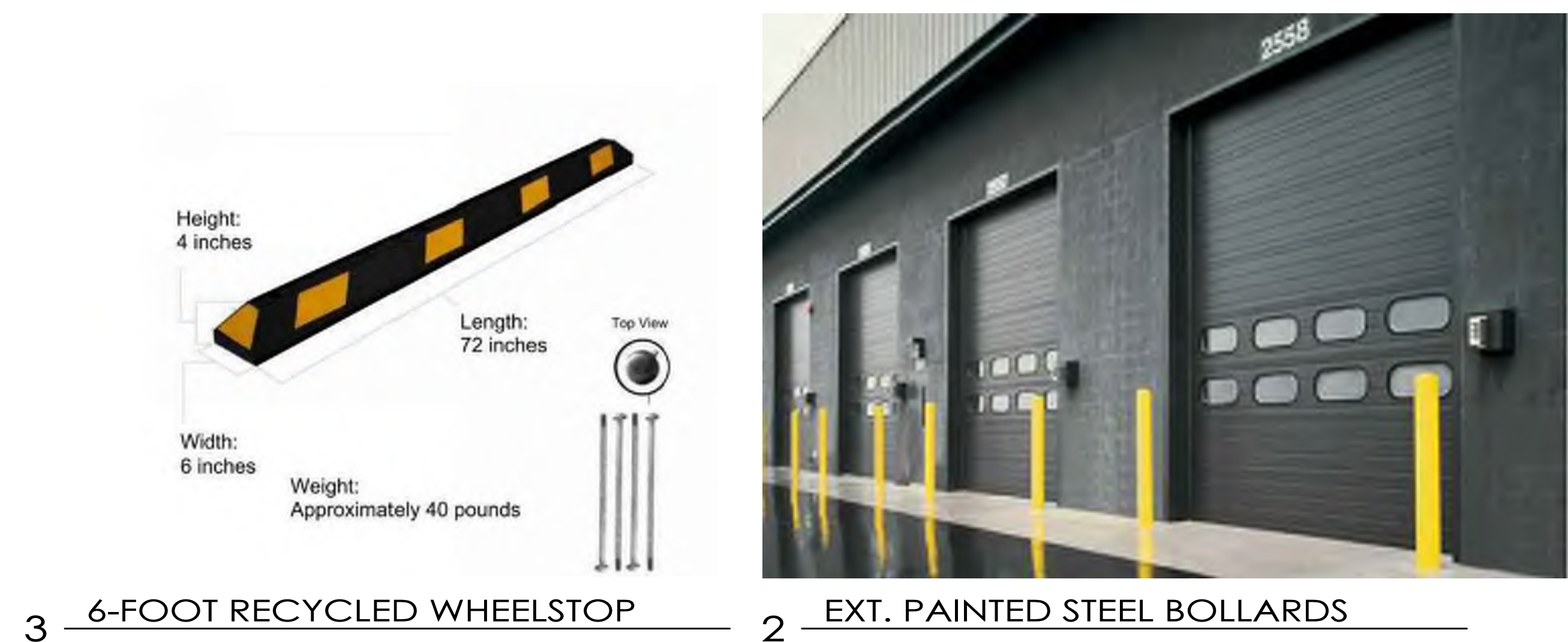
- One piece die cast, low copper (95%) Die Aluminum alloy 360 with vent and heat sink
- Front face and bezel resistant, electroplated, anodized, aluminum
- Optional recessed mounting 18" horizontal
- Optional recessed mounting 18" vertical
- Optional recessed mounting 18" horizontal with 1/2" depth
- Optional recessed mounting 18" vertical with 1/2" depth
- Mid frame recessed mounting 18" horizontal with 1/2" depth
- Mid frame recessed mounting 18" vertical with 1/2" depth
- Mid frame recessed mounting 18" horizontal with 1/2" depth and 1/2" depth
- Mid frame recessed mounting 18" vertical with 1/2" depth and 1/2" depth
- All internal fasteners are stainless steel

Electrical

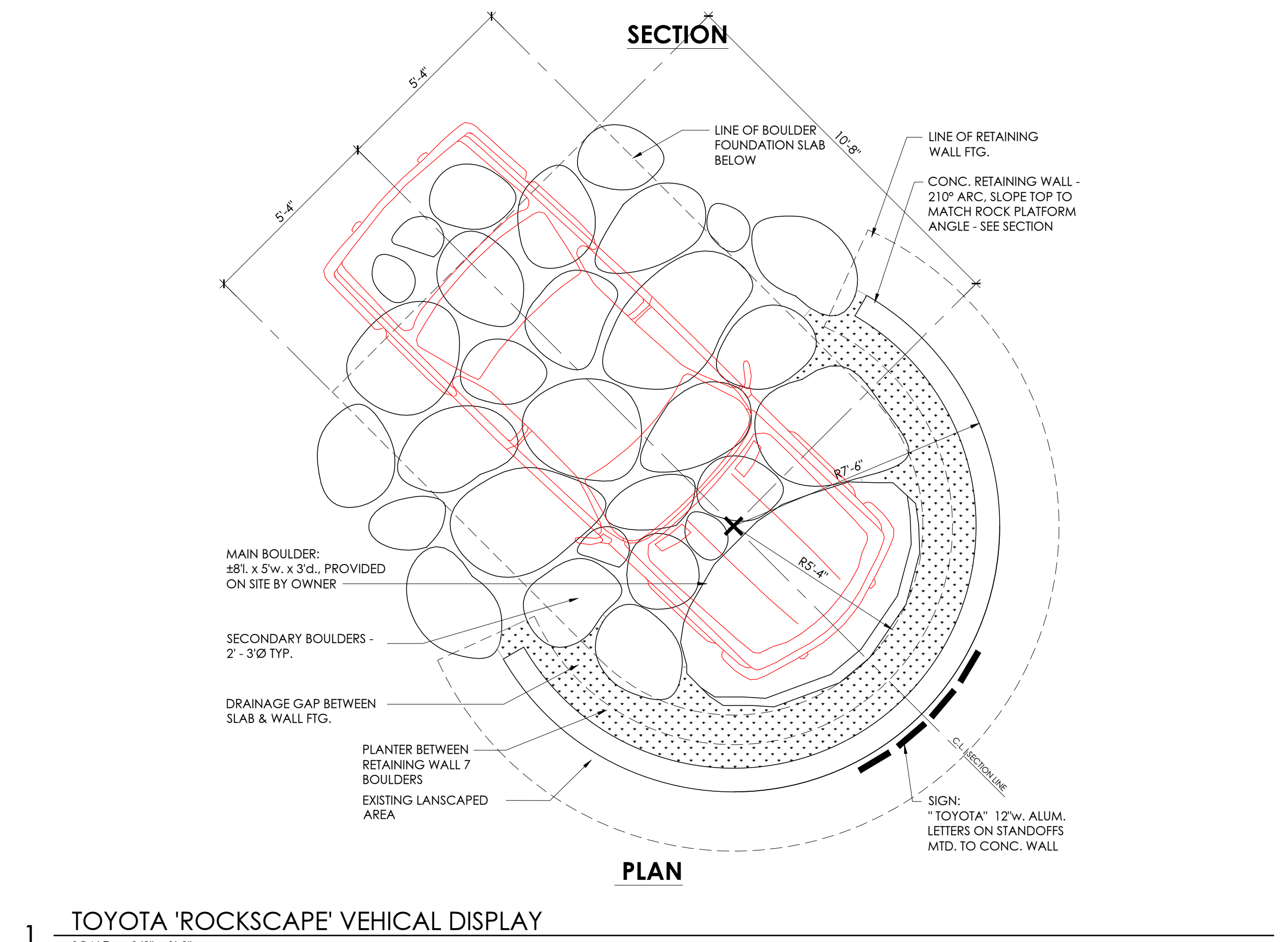
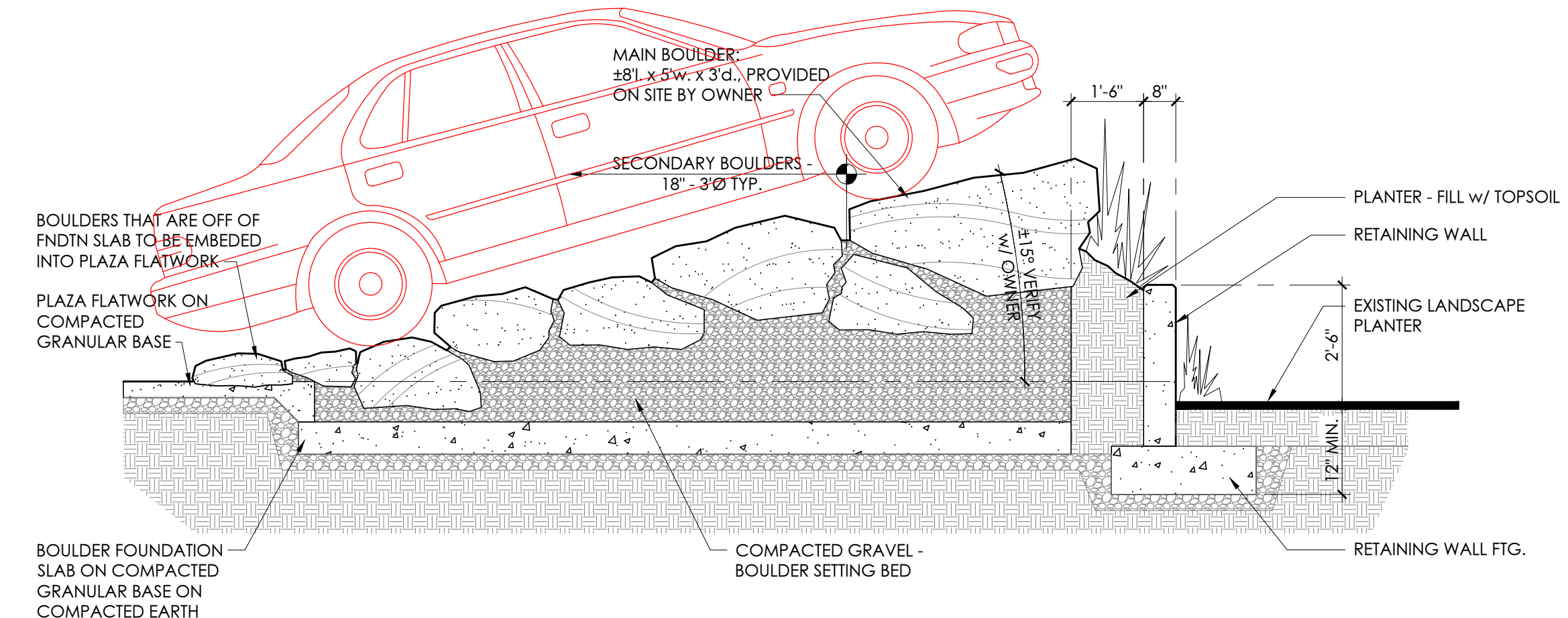
- Universal voltage, 120 through 277V with a 100% tolerance. Driver is UL listed.
- High voltage configurations, 347VAC, Driver has a 100% tolerance. Driver is UL listed.
- High voltage configurations, 347VAC, Driver has a 100% tolerance. Driver is UL listed.

KEY DATA

Lumen Range	300 - 1642
Mounting Range	25 - 100
Efficiency Range (LPW)	85 - 110
Rated Life (Hours)	150,000,000
Weight	20 lbs (9.07 kg)
Input Current Range (amps)	0.1 - 0.8



3 6-FOOT RECYCLED WHEELSTOP 2 EXT. PAINTED STEEL BOLLARDS



4 PROPOSED BUILDING | SITE LIGHTING
 SCALE: 3/8" = 1'-0"

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Dick Hannah Toyota

Located in the NW ¼ of Section 12, T7N, R2E W.M.
Kelso, Washington



VICINITY MAP
NOT TO SCALE

Sheet Index

1. Cover Sheet
2. General Notes
3. Existing Conditions Plan
4. Grading & Erosion Control Plan
5. Civil Site & Stormwater Plan
6. Miscellaneous Details
7. City of Kelso Stormwater & Erosion Control Details

GENERAL NOTES

OWNER/APPLICANT:
JJHW LLC
P.O. Box 1679
Vancouver, WA 98668
Attn: Joseph Clock
jclock@dickhannah.com
PH: (360) 314-0564

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
travis@plsengineering.com

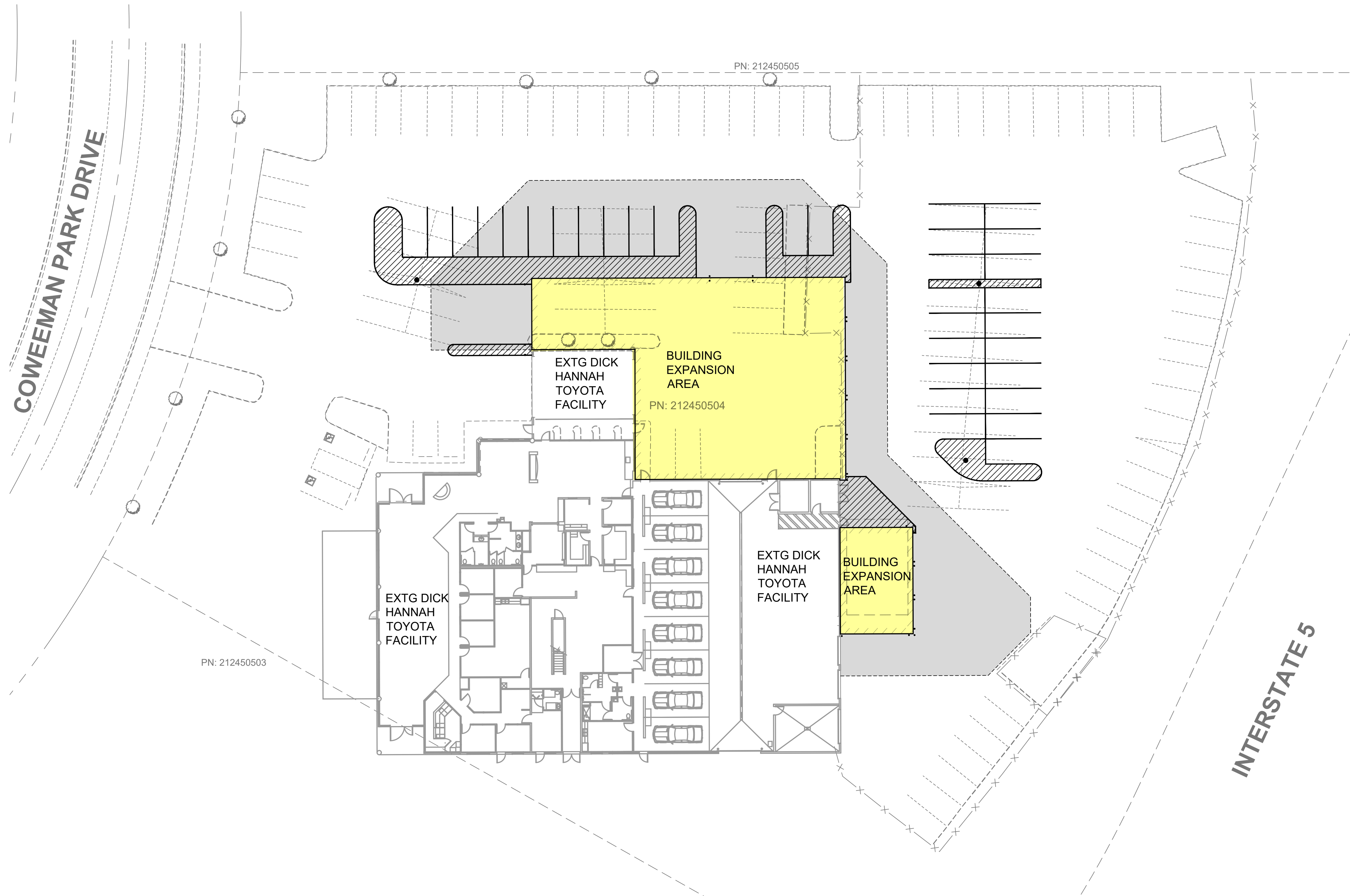
SITE ADDRESS:
Parcel # 986028-830
2632 Coweeman Park Drive
Kelso, WA 98626

HORIZONTAL DATUM:
NAD 83 2011(2010.00 EPOCH), WASHINGTON STATE
PLANE, SOUTH ZONE, U.S. SURVEY FEET, DERIVED
FROM RTK TIES UTILIZING THE WASHINGTON STATE
REFERENCE NETWORK (WSRN)

VERTICAL DATUM:
NAVD88, DERIVED FROM RTK TIES UTILIZING THE
WASHINGTON STATE REFERENCE NETWORK (WSRN)



Scale 1" = 20'
20 10 0 20



INTERSTATE 5

COWEEMAN PARK DRIVE

Cover Sheet For:

Dick Hannah Toyota

A Site Located In The City Of Kelso, Washington

PH: (360) 944-6519

PH: (360) 944-6519

PLS

ENGINEERING

Revisions

1	
2	
3	
4	
5	
6	



Project No. 3385

SCALE: H: 1" = 30'
V: N/A

DESIGNED BY: SWG

DRAFTED BY: JSV

REVIEWED BY: TGJ

1

7



General Construction Notes:

A minimum of two full business days prior to beginning construction, the Contractor shall call 811 (Northwest Utility Notification Center) for location mark-up of existing utilities.

If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines.

Site grading, paving, storm sewer, sanitary sewer, and water construction, materials and workmanship shall conform to the "2022 Standard Specifications for Road, Bridge and Municipal Construction" prepared by WSDOT/APWA, and the most current standards and practices of the City of Kelso.

A preconstruction conference is required with the City of Kelso Public Works before construction begins.

Existing utility information shown on these drawings is based on a mix of utility locates by the project surveyor and design and as-built drawings associated with the construction of Coweeman Park Drive and the underlying utilities. It is the contractor's responsibility to verify the accuracy of utilities shown on the drawings. Discrepancies between these drawings and actual field conditions should be reported to the engineer who will address the resolution of such discrepancies. Work done by the contractor after discovery of discrepancies is completed at the contractor's risk.

The contractor shall keep a legible approved set of plans on the project site at all times.

Any significant deviations from the plans will require approval from the project engineer and, where it involves public infrastructure, the City of Kelso.

The contractor shall perform all work necessary to complete this project in accordance with the plans including such incidentals as may be necessary to meet applicable agency requirements.

The contractor shall maintain full compliance with all safety and pollution regulations as applicable to the project. This includes compliance with the erosion control, inspection, and reporting requirements of the Construction Stormwater NPDES permit issued by the Washington State Department of Ecology for this project.

Any curb, gutter, sidewalk, or asphalt in City of Kelso right-of-way damaged during construction shall be repaired to City standards.

Site Grading and Paving

Vegetation should be cleared and topsoil stripped from areas identified for structural facilities and site grading. Vegetation, other organic material, and debris should be removed from the site. Stripped topsoil should be used only as landscape fill in nonstructural areas with slopes less than 25 percent at construction completion. Stripped topsoil should be stockpiled prior to removal or placed in a separate designated location away from other material. The post-construction maximum depth of topsoil or landscaped fill placed or spread at any location onsite should not exceed one foot.

Site grading activities should be performed in accordance with requirements specified in the current International Building Code (IBC), Chapter 18 and Appendix J, subject to any exceptions identified by the project geotechnical engineer.

ADA parking spaces and the associated loading areas shall be sloped at grades of no more than 2% in any direction.

Site preparation, soil stripping, and grading activities should be observed and documented by an experienced geotechnical engineer or designated representative. Imported materials, if needed, shall be approved by the geotechnical engineer prior to their use as fill material. The subgrade condition shall be approved by the geotechnical engineer prior to proceeding with fill placement.

All excavations should be made in accordance with applicable Federal and State Occupational Safety and Health Administration regulations.

For general site grading; contour lines, spot elevations and general drainage flow defined by slopes and swales have been shown. The elevations shown are minimum elevations required to promote drainage in a controlled drainage pattern. Any deviation from this grading plan shall first be coordinated with the Engineer.

Exposed subgrade soils on areas to receive structural fill should be scarified and recompacted per the geotechnical recommendations.

Fill areas shall be structurally filled with surplus suitable materials from cut areas or imported structural fill. Select materials shall be placed in fill areas in lifts not to exceed 12". Each lift shall be compacted to 95% of the maximum dry density as determined by the American Society of Testing and Materials (ASTM) D 1557 (Modified Proctor). Fill materials should be free of organics, and rock fragments in excess of 6" in dimension.

All compaction work shall be done per the geotechnical engineer's recommendations.

At the end of the grading operation, the stockpiled strippings shall be distributed on the landscape areas in a compacted depth not to exceed 12" or removed from the site.

All deleterious materials generated during site grading and strippings not utilized in the final ground cover operation shall be hauled from the site to a contractor provided legal and permitted waste/dump site.

All surfaces shall be graded smooth and free of irregularities that might accumulate surface water.

All grading operations and disturbed surface stabilization shall be in accordance with the project Grading and Erosion Control Plans.

The contractor shall remove all silt and debris resulting from this work which has been deposited in drainage facilities, roadways and other areas immediately after each rainfall event. The cost incurred for any necessary remedial action shall be payable by the contractor.

Best management practices (BMP) shall be employed at all times to the maximum extent practicable to prevent damage by sedimentation, erosion or dust to streams, water courses, natural areas and the property of others.

Where new utilities will be installed in areas of existing paving, the pavement shall be sawcut to provide a clean edge to the trench. The utility trench shall be restored with a gravel and pavement section at least equivalent in depth to the existing construction. Where sidewalk must be removed for utility installation at Coweeman Park Drive, the sidewalk shall be removed and replaced in full panel sections. Sidewalk reconstruction shall be per City of Kelso standards.

Water

All public water improvements shall comply with the current standards, practices, and specifications of the City of Kelso and the current WSDOT/APWA Standard Specifications.

Where existing services must be interrupted, the Contractor shall obtain approval from the City of Kelso and notify all customers that are to be affected as to the date, time, and duration of the interruption. Notification must be done in compliance with City requirements. The Contractor shall schedule construction to provide minimum interruption of services as determined by the City inspector. The Contractor shall not operate City water facilities without approval from the construction inspector.

All pipe bedding material shall meet the applicable City specifications and details.

Any significant deviations from the plans will require a request from the applicant's engineer and approval from the City's engineer(s) and inspector.

The contractor shall maintain a minimum 10' horizontal and 18" vertical separation between all existing and proposed water and sewer lines.

Sanitary Sewers Construction Notes

All sanitary sewer improvements shall comply with the current City Standard Specifications and details and the current WSDOT/APWA Standard Specifications.

Sanitary sewer pipe shall be PVC ASTM D3034, SDR 35 unless otherwise indicated or approved by the City.

Record drawings will be required by the City. The contractor shall coordinate with the project surveyor for collection of as-built data.

All testing shall be in accordance with City of Kelso Standards.

Storm

The property owner is responsible for maintenance and operation of the stormwater facilities.

Approximate roof downspout locations provided by the contractor have been shown on the drawings. Final locations shall be coordinated with the building plans.

Storm sewer piping 8" and larger shall be corrugated polyethylene storm sewer pipe per the WSDOT Standard Specifications, or project approved equal unless other piping material is identified on the plans.

Roof drain piping and other piping 6" diameter and smaller shall be Schedule 40 PVC or approved equal unless other piping material is identified. Minor adjustments to the roof drain piping can be made in the field provided that the construction complies with the plumbing code and that design discharge locations are maintained.

Trench excavation shall meet the requirements of Section 7-08.3(1).

Storm sewer pipe bedding and backfill shall meet the requirements of Section 7-08.3(3). Pipe bedding and backfill material shall be select native material Types A-1 to A-3 as approved by the director. Backfill material shall be compacted to 95% of the maximum relative density.

Storm sewer catch basins shall be fitted with an approved trap per the details.

Additional notes related to the proper construction and protection of the proposed bioretention facilities are provided on sheet C8. Those requirements must be observed during construction to provide for property facility performance.

Erosion and Sediment Control

See additional erosion control notes in the City of Kelso Stormwater & Erosion Control Details sheet of this plan set.

The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of the ESC facilities is the responsibility of the contractor until all construction is completed and approved, and vegetation is established.

The ESC facilities shown on this plan must be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment laden water do not enter the drainage system or roadways or violate applicable water standards.

Due to the stabilized nature of the site and the paved and graveled conditions between the site and Coweeman Park Drive, no construction entrance is shown at this time. However, if site conditions result in the tracking of dirt or mud onto Coweeman Park Drive during construction, a construction entrance consistent with City Standard Plan EFC-020 shall be installed.

Care should be taken to not disturb more area than needed for construction requirements. All disturbed soils surfaces are to be stabilized. Stabilization of disturbed soil areas will consist of: hydroseeding or handseeding, mulching, placing of erosion control blankets or plastic in landscaping soil areas. It will also consist of paving and concrete work in driving, parking and sidewalk areas. All seeded areas are to be fertilized, watered and maintained to enhance the immediate regrowth of vegetation.

Material stockpiles are to be protected from precipitation by the following means:
 Temporary - cover piles with tarps or plastic sheeting weighted with tires, lumber or concrete blocks.
 Permanent - cover piles with tarps or plastic, or reseed. Perimeter areas around piles are to be surrounded with erosion control filter fabric fences until soils surface is stabilized with reseeding.

The ESC facilities shall be inspected daily by the contractor and maintained as necessary to ensure continuous functioning. Inspection and maintenance shall include, but not be limited to:

- Removal of trapped silts at silt barriers, silt traps, or points of accumulation.
- Additional protective measures, as required, due to job site conditions.

Monitoring of vehicles leaving the site shall occur to minimize transmission of loose soils to the adjacent public roadways and private pavement areas. The contractor shall actively work to minimize travel between unstabilized areas and adjacent road and parking areas to minimize the likelihood of sediment transport to existing paved surfaces.

If sediment is transported onto a paved surface, the surface is to be cleaned thoroughly at the end of each day during dry weather and immediately during rain events.

The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within the 24 hours following a storm event.

At no time shall more than one foot of sediment be allowed to accumulate within a trapped catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment laden water into the downstream system.

The sedimentation and erosion control plan is intended to be utilized as a guide to control the transportation of loose soils from the property that cause water quality and nuisance problems outside of the construction area.

Depending upon the Contractor's construction practices, some portions of the proposed erosion control plan may be varied according to the job site conditions. All changes to the plan must be reviewed and approved by the Engineer prior to adjustment.

Linetype Legend	
Extg Sanitary Sewer Pipe	--- SA --- SA --- SA --- SA ---
Extg Sanitary Force Main	--- FM --- FM --- FM --- FM ---
Extg Storm Sewer Pipe	--- ST --- ST --- ST --- ST ---
Extg Water Pipe	--- W --- W --- W --- W ---
Extg Water Lateral	---
Extg Electric Line	--- E --- E --- E --- E ---
Extg Gas Line	--- G --- G --- G --- G ---
Extg Over Head Power Line	--- OHP --- OHP --- OHP --- OHP ---
Extg Telephone Line	--- T --- T --- T --- T ---
Extg Fiber Optic Line	--- FO --- FO --- FO --- FO ---
Extg Underground Utility Line	---
Existing Centerline	---
Existing Curb	---
Existing Lot Line	---
Existing Gravel road	---
Existing Flow Line	---
Existing Paint Stripe	---
Existing Right-of-way	---
Existing Fence	--- X --- X --- X --- X ---
Existing Building	---
Existing Wetland Perimeter	---
Existing Wetland Buffer	---
Existing Property Line	---
Existing Utility Easement	---
Existing Quarter Section	---
Existing Railroad	+++++
Existing Wall	---
Existing Lot Line	---
Existing Contour	----- 253 -----
Proposed Storm Rain Drain	---
Proposed Storm Pipe	---
Proposed Centerline	---
Proposed Right-of-way	---
Proposed Flow Line	---
Proposed Easement	---
Proposed Curb & Gutter	---
Proposed End Of Pav't	---
Proposed Sidewalk	---
Proposed Wall	---
Proposed Building	---
Proposed Property Line	---
Proposed Cut Line	---
Proposed Paint Stripe	---
Proposed Contour	----- 253 -----

Symbol Legend	Hatching Legend
Existing Water Valve	Proposed Asphalt Concrete
Existing Fire Hydrant	Proposed Cement Concrete
Existing Power Pole	Proposed Wall
Existing Water Meter	Proposed Gravel Road
Existing Electrical Pedestal	
Existing Project Bench Mark	
Existing Iron Rod	
Existing Sanitary Manhole	
Existing Storm Manhole	
Existing Catch Basin	
Existing Area Drain	
Existing Combo Inlet	
Existing Telephone Pad	
Existing Cleanout	
Existing Flow Arrow	
Proposed Road Sign	
Proposed Flow Arrow	
Proposed Catch Basins	
Proposed Storm Reducer	
Proposed Rain Drain	
Proposed Storm Cleanout	
Proposed Storm Manhole	

ENGINEERING
 PLS
 (360) 944-6539
 (360) 944-6519
 (360) 944-6560
 604 W. Evergreen Blvd., Vancouver, WA 98660
 Planning - Surveying - Engineering
 A Site Located In The City Of Kelso, Washington
 General Notes For:
Dick Hannah Toyota
 Revisions

1	2	3	4	5	6
---	---	---	---	---	---



Project No. 3385
 SCALE: H: N/A
 V: N/A
 DESIGNED BY: SWG
 DRAFTED BY: JSV
 REVIEWED BY: TGT

811
 Know what's below.
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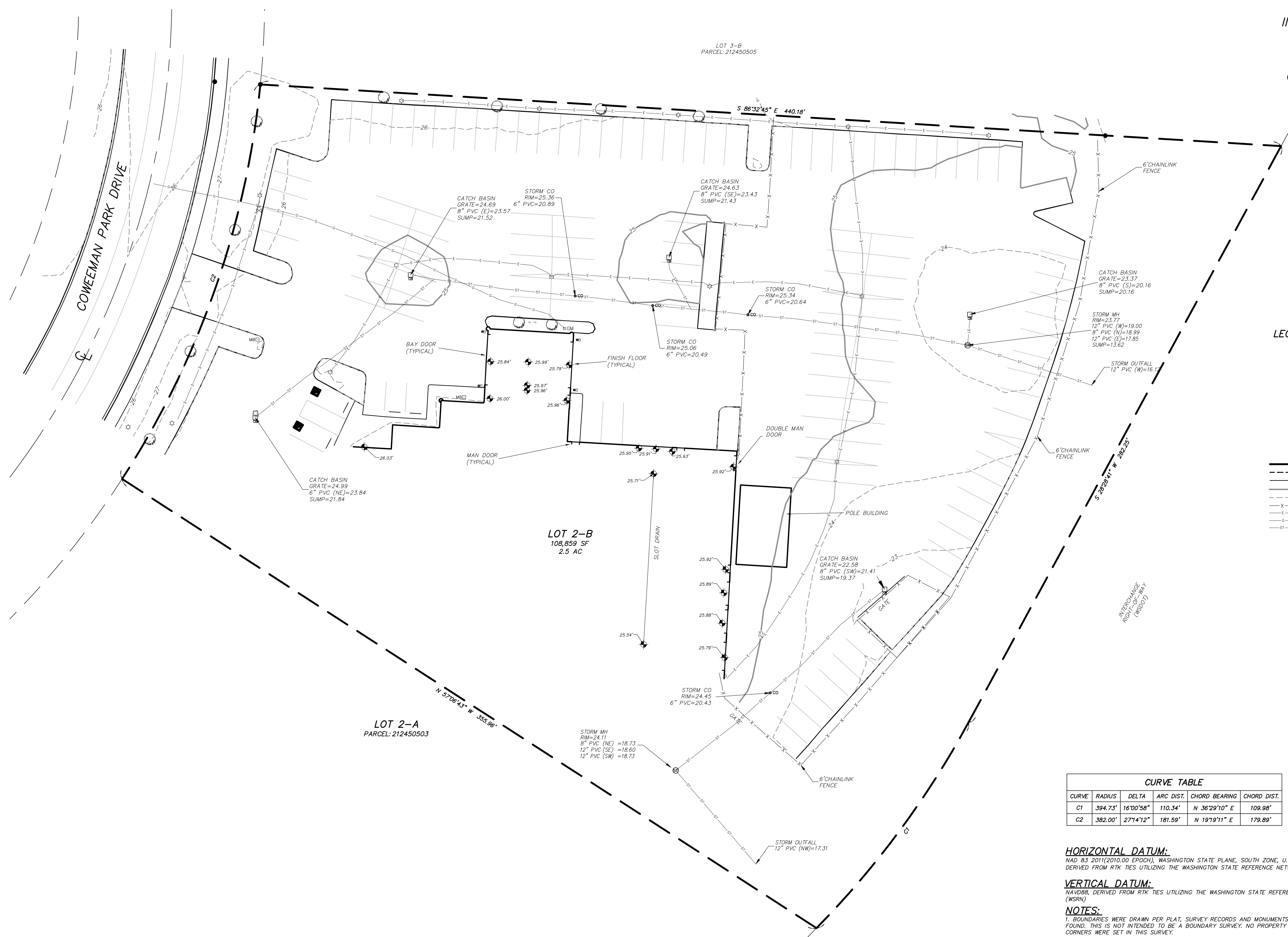
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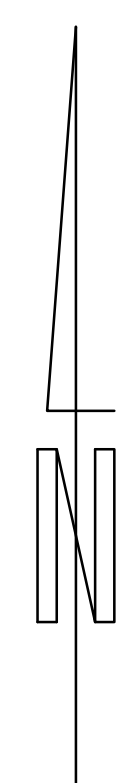
EXISTING CONDITIONS PLAN

IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12
T. 7 N., R. 2 W., W.M.
CITY OF KELSO
COWLITZ COUNTY, WASHINGTON

JOB NO.: 3385
DATA COLLECT: DECEMBER 2021
DRAWING DATE: 12-16-2021
SHEET 3 OF 7



- LEGEND:**
- ⊙ INDICATES STORM SEWER MANHOLE
 - ⊕ INDICATES CATCH BASIN
 - ⊗ INDICATES SANITARY SEWER MANHOLE
 - ⊙ CD INDICATES SANITARY CLEANOUT
 - ☆ INDICATES LIGHT POLE
 - ⊕ INDICATES SIGN
 - MB⊕ INDICATES MAIL BOX
 - ⊕ GM INDICATES GAS METER
 - ⊕ INDICATES BOLLARD
 - ⊕ INDICATES DECIDUOUS TREE
 - INDICATES BOUNDARY
 - - - INDICATES EDGE OF ASPHALT
 - - - INDICATES EDGE OF CONCRETE
 - - - INDICATES 5 FOOT INTERVAL CONTOUR
 - - - INDICATES 1 FOOT INTERVAL CONTOUR
 - - - INDICATES FENCE LINE
 - - - INDICATES ELECTRIC LOCATE
 - - - INDICATES GAS LOCATE
 - - - INDICATES STORM LOCATE

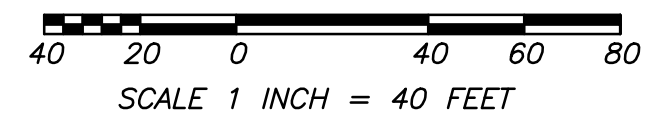


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	394.73'	16°00'58"	110.34'	N 36°29'10" E	109.98'
C2	382.00'	27°14'12"	181.59'	N 19°19'11" E	179.89'

HORIZONTAL DATUM:
NAD 83 2011(2010.00 EPOCH), WASHINGTON STATE PLANE, SOUTH ZONE, U.S. SURVEY FEET, DERIVED FROM RTK TIES UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM:
NAVD88, DERIVED FROM RTK TIES UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

NOTES:
1. BOUNDARIES WERE DRAWN PER PLAT, SURVEY RECORDS AND MONUMENTS FOUND. THIS IS NOT INTENDED TO BE A BOUNDARY SURVEY. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.
2. NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.



PLS ENGINEERING
Engineering - Surveying - Planning
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Dick Hannah Toyota

A Site Located In The City Of Kelso, Washington

Grading & Erosion Control Plan For:

Revisions	
1	
2	
3	
4	
5	
6	



Project No.	3385
SCALE:	H: 1" = 20' V: N/A
DESIGNED BY:	SWG
DRAFTED BY:	JSV
REVIEWED BY:	TGJ

Erosion Control Legend

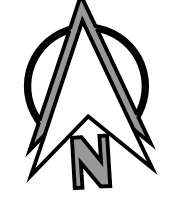
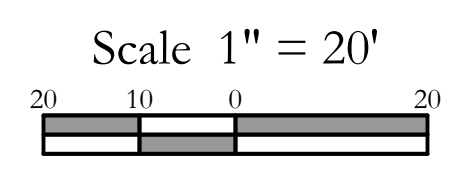
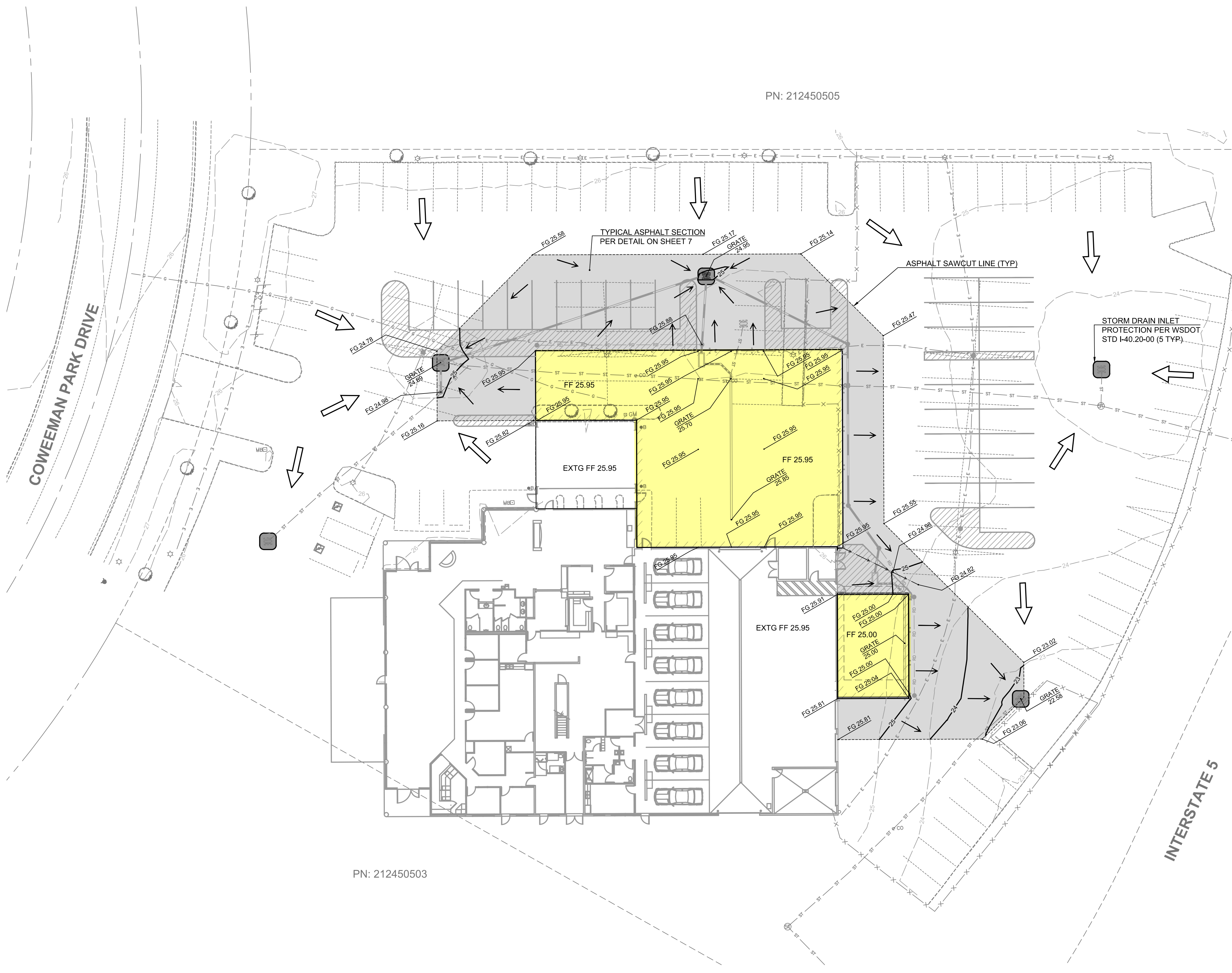
- Std Catch Basin Inlet Silt Barrier
- Silt Fence

GRADING SPOT ELEVATION ABBREVIATIONS
 FG = FINISH GRADE AT TOP OF PAV'T OR EXTERNAL TO BLDG
 SW = FINISH GRADE FOR SIDEWALK
 FF = BUILDING FINISHED FLOOR ELEVATION
 EG = EXISTING GRADE ALONG FENCE (FOR REFERENCE)

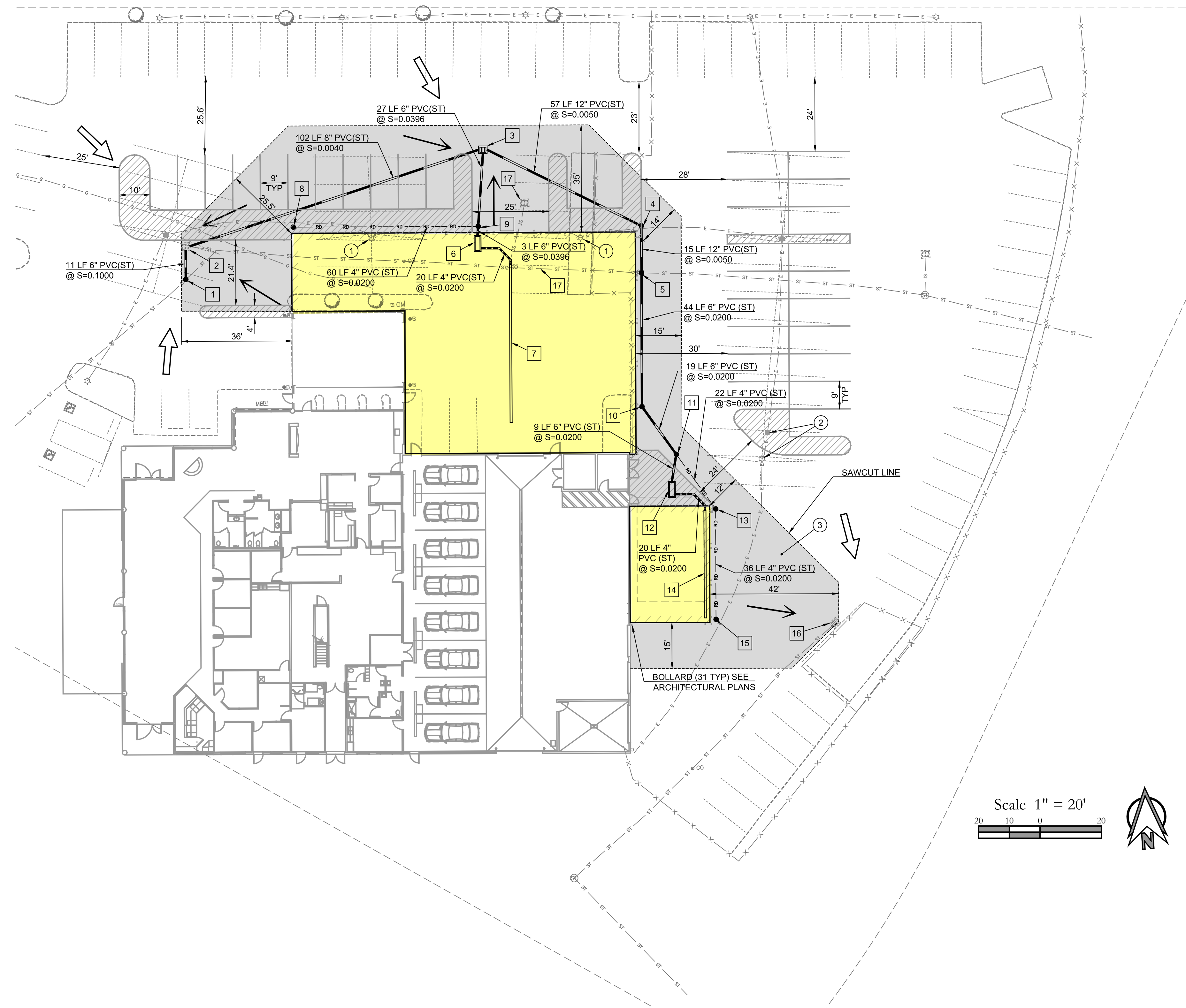
- GRADING NOTES:**
- EXCEPT WHERE OTHERWISE NOTED BY FG ELEVATIONS, FINISH GRADE EXTERNAL TO THE BUILDING ALONG THE SIDEWALK IS EQUAL TO BLDG FINISH FLOOR.
 - ADA PARKING SPACES AND THEIR ADJACENT LOADING AREAS SHALL HAVE MAXIMUM ALLOWABLE SLOPES OF 2% IN ANY DIRECTION.
 - EROSION & SEDIMENT CONTROL SHALL ADHERE TO CITY OF KELSO STANDARD PLANS (SEE SHEET 07).
 - UNADJUSTED GRADING VOLUMES:
 CUT = 600 CY
 FILL = 0 CY

Legend

- Proposed Asphalt Concrete
- Proposed Concrete
- Existing Flow Arrows
- Proposed Flow Arrows



Dick Hannah DEALERSHIPS
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GENERAL CONSTRUCTION NOTES:

- ① REMOVE EXTG LIGHT POLE SEE ARCHITECTURAL PLANS FOR LIGHT ON BUILDING.
- ② RELOCATE EXTG LIGHT POLE
- ③ TYPICAL ASPHALT SECTION PER DETAIL ON SHEET 7

DRY UTILITIES:

1. CONTRACTOR SHALL ABANDON AND RE-CONNECT EXISTING UNDERGROUND UTILITIES SUCH AS GAS, ELECTRICAL AND COMMUNICATIONS AS NECESSARY TO ACCOMMODATE BUILDING EXPANSION.

STORM CONSTRUCTION NOTES:

- ① INSTALL STORM CO 1 (PER DTL, SHT) TOP = 24.98
EXTG 6" IE 22.64 (CALCULATED)
CONNECT TO EXTG 6" PVC(ST), ABANDON EXTG DOWNSTREAM STORM PIPE.
6" IE 22.64
- ② PROTECT EXTG STM CB 1
GRATE = 24.69
6" PVC IE 21.54 IN (S)
8" PVC IE 21.54 OUT (E)
SUMP = 20.04
ABANDON EXTG DOWNSTREAM STORM PIPE
- ③ INSTALL STORM CO 1 (PER DTL, SHT 7)
GRATE = 24.95
8" PVC IE 21.13 IN (W)
6" PVC IE 21.30 IN (S)
12" PVC IE 20.96 OUT (E)
- ④ INSTALL STORM CO 4 (PER DTL, SHT 6)
TOP = 25.85
12" PVC IE 20.67
- ⑤ INSTALL STORM CO 5 (PER DTL, SHT 6)
TOP = 25.86
12" PVC IE 20.59 IN (N)
12" PVC IE 21.09 IN (S)
12" PVC IE 21.59 OUT (E)
CONNECT TO EXTG 12" PVC(ST)
ABANDON EXTG UPSTREAM STORM PIPE
- ⑥ OIL-WATER SEPARATOR (PER DTL, SHT 6)
TOP = 25.87
4" PVC IE 24.30 IN (E)
6" PVC IE 22.37 OUT (N)
- ⑦ ZURN Z866 PERMA-TRENCH DRAIN WITH PROGRESSIVELY DEEPER CHANNELS DRAINING NORTH (SEE DTL SHT 6)
LENGTH = 41.5 LF
4" IE 24.70 OUT (N)
- ⑧ INSTALL STORM CO 2 (PER DTL, SHT 6)
TOP = 25.94
4" IE 23.62
- ⑨ INSTALL STORM CO 3 (PER DTL, SHT 6)
TOP = 25.88
4" IE 22.42
- ⑩ INSTALL STORM CO 6 (PER DTL, SHT 6)
TOP = 25.89
4" IE 22.13
- ⑪ INSTALL STORM CO 7 (PER DTL, SHT 6)
TOP = 25.44
4" IE 22.51
- ⑫ OIL-WATER SEPARATOR (PER DTL, SHT 6)
TOP = 25.29
4" PVC IE 23.60 IN (E)
6" PVC IE 22.69 OUT (N)
- ⑬ INSTALL STORM CO 8 (PER DTL, SHT 6)
TOP = 24.91
4" IE 22.95
- ⑭ ZURN Z866 PERMA-TRENCH DRAIN WITH PROGRESSIVELY DEEPER CHANNELS DRAINING NORTH (SEE DTL SHT 6)
LENGTH = 35 LF
4" IE 24.00 OUT (N)
- ⑮ INSTALL STORM CO 9 (PER DTL, SHT 6)
TOP = 24.92
4" IE 23.67
- ⑯ PROTECT EXTG STORM CB
- ⑰ REMOVE OR ABANDON EXTG STORM PIPE, CLEANOUTS AND CATCH BASIN IMPACTED BY BUILDING EXPANSION.

UNDERGROUND UTILITY NOTE:

Underground utility locations are estimated based on Asbuilts and standard construction practice. The design shall be adjusted to accommodate any variations from what is shown on these plans. If there are significant discrepancies the contractor shall notify the City and the Engineer.

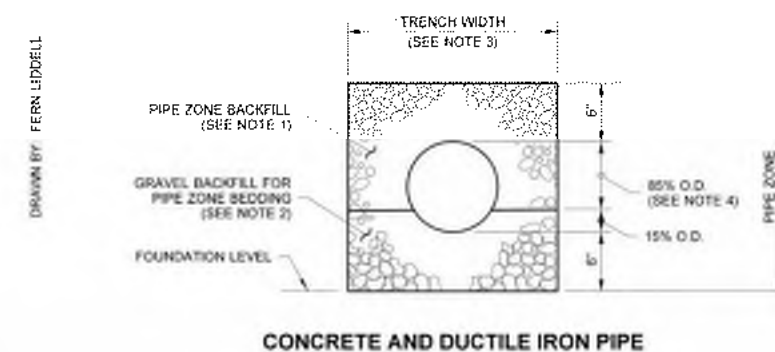
Legend	
Proposed Asphalt Concrete	
Proposed Concrete	
Existing Flow Arrows	
Proposed Flow Arrows	

Revisions	1	2	3	4	5	6

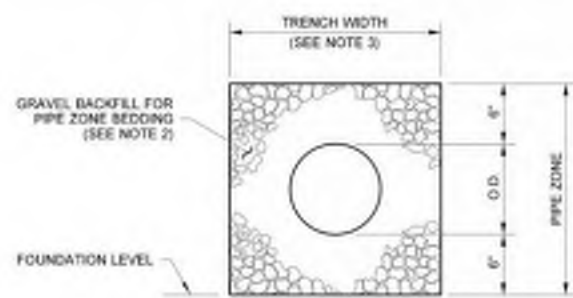


Project No. 3385
SCALE: H: 1" = 20' V: N/A
DESIGNED BY: SWG
DRAFTED BY: JSV
REVIEWED BY: TGJ

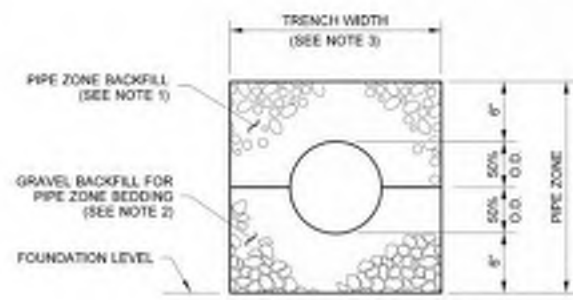
TOYOTA Know what's below. Call before you dig.



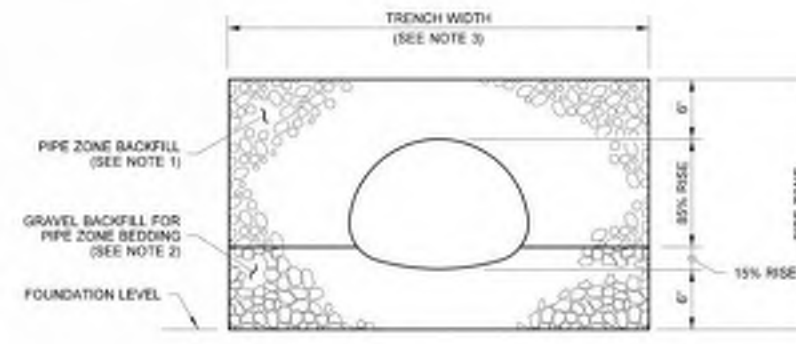
CONCRETE AND DUCTILE IRON PIPE



THERMOPLASTIC PIPE



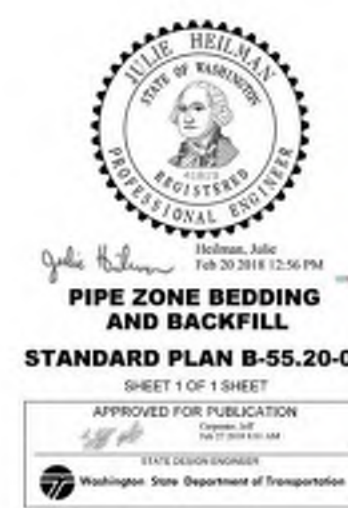
METAL AND STEEL RIB REINFORCED POLYETHYLENE PIPE



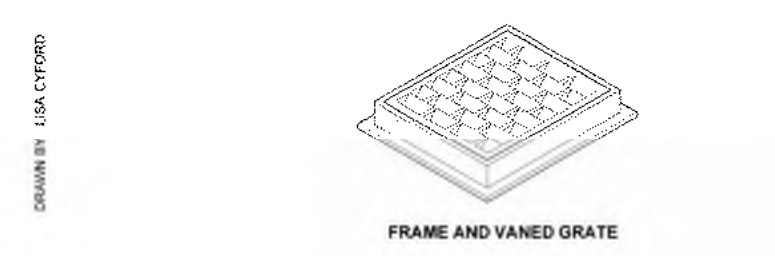
PIPE ARCHES

CLEARANCE BETWEEN PIPES FOR MULTIPLE INSTALLATIONS

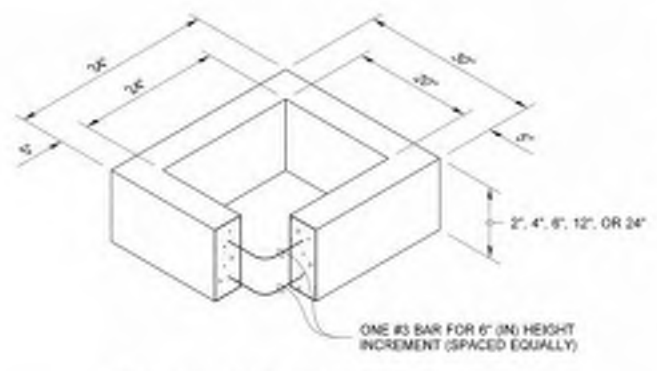
PIPE	SIZE	MINIMUM DISTANCE BETWEEN BARS/PILES
CIRCULAR PIPE (DIAMETER)	UP TO 48"	24"
METAL PIPE ARCH (SPAN)	48" AND LARGER	DIAMETER/2 OR 36" WHICHEVER IS LESS



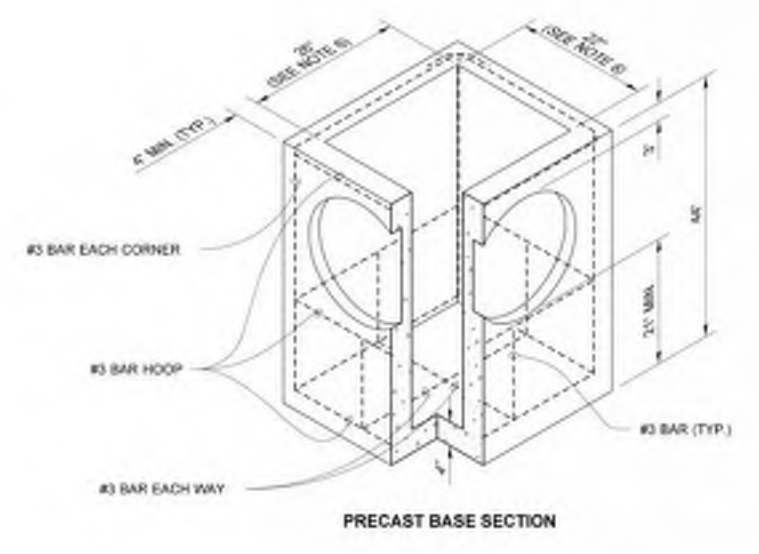
PIPE ZONE BEDDING AND BACKFILL
STANDARD PLAN B-55.20-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
DATE: 02/20/19
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION



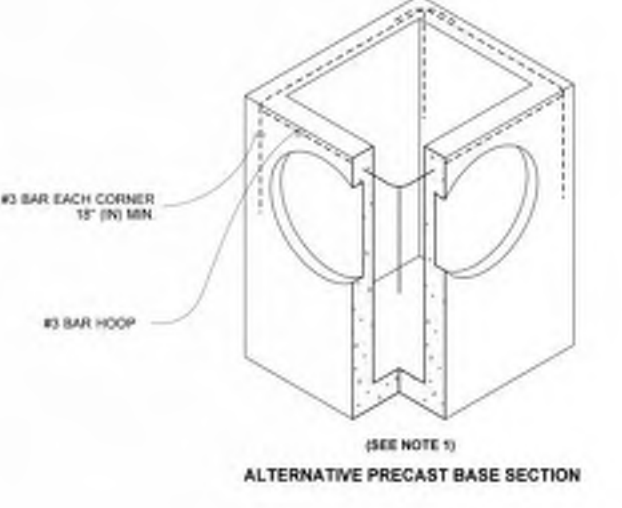
FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION

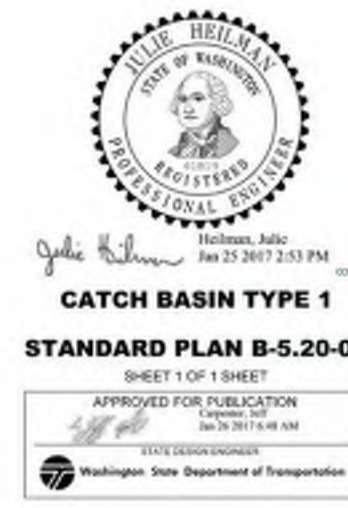
PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAN CONCRETE	12"
ALL METAL PIPE	10"
CHDIP* (BTS SPEC. SECT. 8-8.20)	12"
SOLID WALL PVC (BTS SPEC. SECT. 8-8.13(1))	10"
PROFILE WALL PVC (BTS SPEC. SECT. 8-8.13(2))	10"

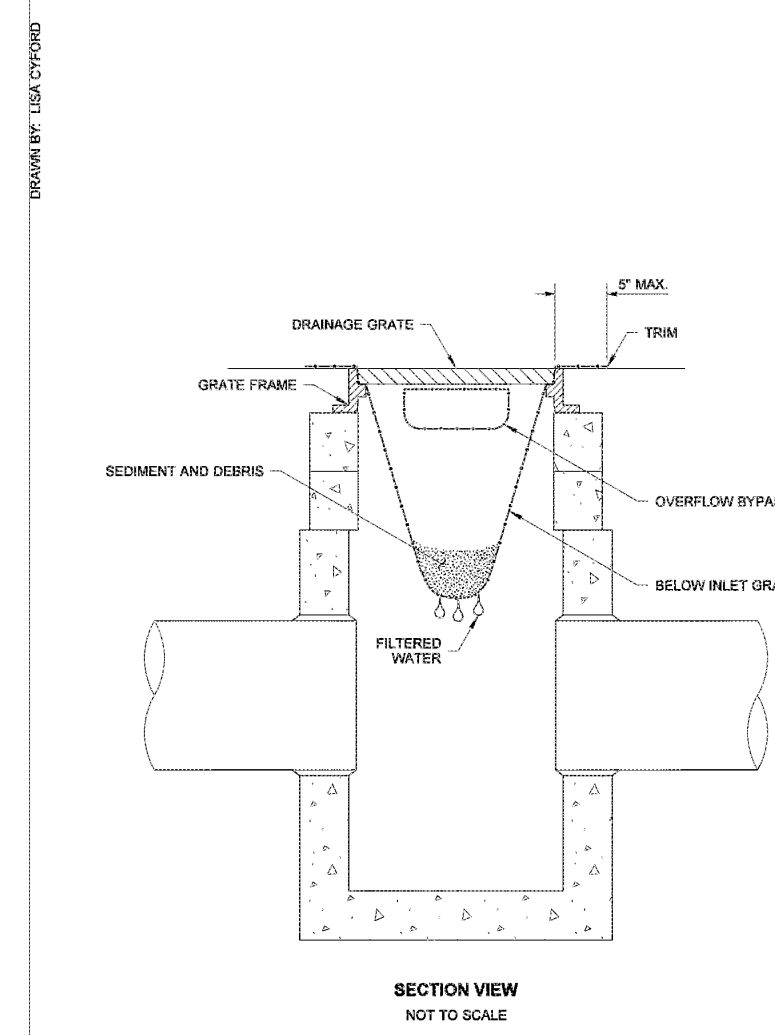
* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

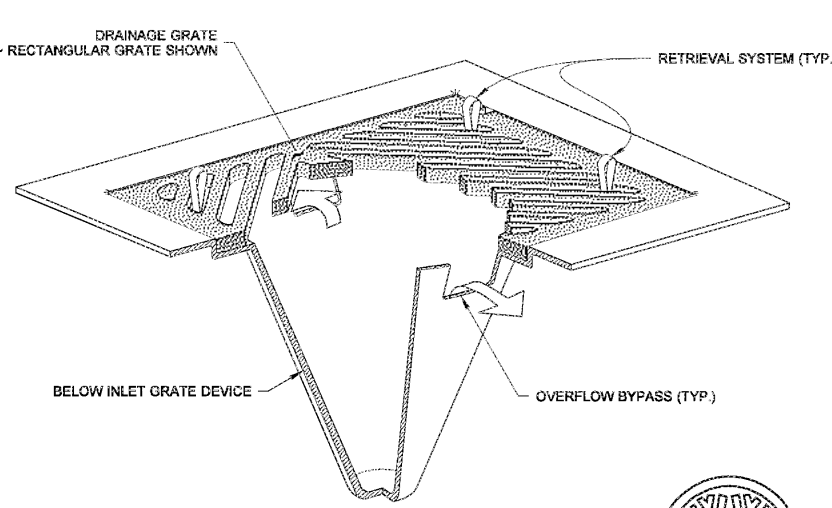
- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (fibers according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
- 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 1/2" (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 9-54.3.
- The maximum depth from the finished grade to the lowest pipe invert shall be 37' (ft).
- The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
- The opening shall be measured at the top of the Precast Base Section.
- All pickup holes shall be grouted full after the basin has been placed.



CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
DATE: 01/23/17
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION



SECTION VIEW NOT TO SCALE



ISOMETRIC VIEW

NOTES

- Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
- The BIGD shall have a built-in high-flow relief system (overflow bypass).
- The retrieval system must allow removal of the BIGD without spilling the collected material.
- Perform maintenance in accordance with Standard Specification 8-01.3(15).



STORM DRAIN INLET PROTECTION
STANDARD PLAN I-40.20-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
DATE: 09-20-07
PASCO BAKOTCH III
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

STORM DRAINAGE CONSTRUCTION NOTES

TRACER WIRE SHALL BE INSTALLED ALONG THE TOP OF ALL PIPE. EXTEND THE TRACER WIRE INTO MANHOLES AND ALL OTHER STRUCTURES. THEN UP THE INSIDE WALL OF STRUCTURES AND ATTACH THE WIRE TO THE TOP INSIDE OF THE STRUCTURE. PROVIDE 3 FEET OF COILED TRACER WIRE SLACK ATTACHED TO THE TOP INSIDE OF THE STRUCTURE.

MANHOLES AND TYPE 2 CATCH BASINS SHALL BE ADJUSTED TO GRADE FOLLOWING PAVING. ADJUST TO GRADE USING AN APPROVED FOUR-POINT ADJUSTMENT SYSTEM SUCH AS THE RIMRISER SHIMLESS ADJUSTMENT SYSTEM, OR APPROVED EQUAL.

STORM SEWERS AND APPURTENANCES SHALL BE CLEANED, AIR TESTED AND DEFLECTION TESTED AFTER BACKFILLING. THE LOW PRESSURE AIR TEST METHOD SHALL BE USED. TV INSPECTION SHALL BE PERFORMED AFTER CLEANING, TESTING AND CORRECTIONS ARE COMPLETE. CLEANING, AIR TESTING, INFILTRATION TESTING, DEFLECTION TESTING, AND TV INSPECTION SHALL BE COMPLETED PRIOR TO PAVEMENT RESTORATION OF THE TRENCH. AN ELECTRONIC COPY OF THE TV INSPECTION VIDEO AND THE TV INSPECTION REPORT SHALL BE PROVIDED TO THE INSPECTOR. TOP LIFT OF PAVING SHALL NOT BE PLACED UNTIL THE INSPECTOR HAS APPROVED THE TV INSPECTION.

ALL MANHOLES SHALL BE WATERTIGHT. FOLLOWING BACKFILL AND PRIOR TO FINAL PAVING, PERFORM VACUUM TESTING ON MANHOLES PER THE REQUIREMENTS OF THE SUPPLEMENT TO STANDARD PLAN B-15.20-01.

AS-BUILT DRAWINGS AND TV REPORTS SHALL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.

	STORM DRAIN GENERAL NOTES		STANDARD PLAN NO.
	CITY OF KELSO DEPARTMENT OF COMMUNITY DEVELOPMENT & ENGINEERING	CITY ENGINEER APPROVAL: Michael Kardas, P.E.	KSD-000-21
		DATE:	MAY 2021

City of Kelso Stormwater & Erosion Control Details For:
Dick Hannah Toyota
A Site Located In The City Of Kelso, Washington

Revisions

1					
2					
3					
4					
5					
6					



Project No. 3385
SCALE: H: N/A
V: N/A
DESIGNED BY: SWG
DRAFTED BY: JSV
REVIEWED BY: TGJ

