

City of Napavine Community Development

Industrial - Commercial Site Plan Review

Notice of Application

Napavine Truck Stop Site Plan

NOTICE IS HEREBY GIVEN that City of Napavine has received an Industrial - Commercial Site Plan Review application packet and SEPA Checklist from **GMD Land Company LLC (Gurinderjit Sidhu)** for the following development proposal:

Project Proposal: The project site is 14.0 acres. The project will construct a travel center facility including a convenience store with internal fast-food restaurant, drive-thru, and amenities including showers and laundry. The travel center will include an auto fueling canopy and parking area, truck fueling canopy and truck parking area, a detached vehicle maintenance building, and platform scale.

Project Location: West of Hamilton Road in Napavine, WA 98532. Parcel #018050005002

Comments Due by: January 24th, 2023

Environmental Determination: TBD

Project documents are available for review at:

Napavine City Hall
407 Birch Ave. SW
Napavine, WA 98565

Contact: Send written comments to:

Bryan Morris, Director of Public Works
Phone: (360) 262-9344
Email: bmorris@cityofnapavine.com
Mail: PO Box 810, Napavine, WA 98565

Date Application Received:	December 15th, 2022
Date of Complete Application:	January 09th, 2023
Date of Notice of Application:	January 10th, 2023

Comments about this application may be submitted to the Napavine City Hall by January 24th, 2023. A decision will be issued with by City of Napavine Public Works director after the completion of the environmental review for the Industrial – Commercial site plan application (per Napavine Municipal Code (NMC) 16.29.060). Once the decision is issued, a notice of decision will be issued providing the time, date and appeal information.

Napavine Truck Stop

22-000419 SP-01

SEPA Environmental Checklist

September 2022

Napavine Truck Stop (22-000419 SP-01)

SEPA Environmental Checklist

September 2022

Prepared for:

GMD Land Company, LLC

Prepared by:

SCJ Alliance

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ATTACHMENTS

- A Site Plan

A BACKGROUND

1. Name of proposed project, if applicable:

Napavine Truck Stop (TravelCenters of America travel service facility)

2. Name of applicant:

GMD Land Company, LLC

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

GMD Land Company LLC
Gurinderjit Sidhu
7664 N Santa Fe Avenue
Fresno, California 93722

4. Date checklist prepared:

September 8, 2022

5. Agency requesting checklist:

City of Napavine

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

Project is proposed to start onsite construction in spring 2023 with completion in early 2024. Offsite elements will begin as soon as final approval is received from WSDOT and is anticipated to follow the onsite schedule with completion in 2024.

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

There are no plans for future additions, expansion, or other activities 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.

Wetlands and Streams Report, Loowit Consulting Group, LLC, August 24, 2022

Geotechnical Memorandum, Landau Associates, April 7, 2022

Traffic Impact Analysis, SCJ Alliance, September 2022

Preliminary Drainage Report, SCJ Alliance, September 2022

- 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 other applications pending or other proposals directly affecting this property.

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

Development permits, City of Napavine

Construction agreement for work within the WSDOT right-of-way.

- 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 will construct a travel center facility including a convenience store with internal fast food restaurant, drive-thru, and amenities including showers and laundry. The travel center will include an auto fueling canopy and parking area, truck fueling canopy and truck parking area, a detached vehicle maintenance building, and platform scale. Utility services, stormwater management, and landscape and wetland buffer enhancements are proposed. The travel center proposes three driveway entrances to Hamilton Road. The project site is 14.0 acres. See also the Site Plan (Attachment A). Offsite traffic mitigation is proposed to include the construction of a modern roundabout at the intersection of Hamilton Road and Rush Road, the construction of a compact roundabout at the intersection of Rush Road and Kirkland Road, and channelization improvements on the I-5 southbound ramp at the I-5 exit 72 interchange.

- 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.**

The address of the project site is 121 Hamilton Road, Napavine, WA. The site encompasses Lewis County Parcel No. 018050005000 and No. 018150004000 (see Site Plan in Attachment A).

B ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: (underline one): flat, rolling, hilly, steep slopes, mountainous, other**

The site is mainly flat with a gentle slope towards the southwest and an excavated depression acting as a stormwater retention in the southwest corner. It is bordered by Hamilton Road to the East and a wetland to the South. In approximately 2005, the western portion of the site was raised with uncontrolled fill.

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

Less than 3%

- 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.**

Alluvium (Qa) underlain by alpine glacial outwash (Qapo[h]).

The alluvium consists of silt, sand, and gravel deposited in streambeds. The alpine glacial outwash consists of sand and gravel deposits.

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

There is no indication or history of unstable soils on the site.

- 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.**

Grading will be performed onsite. Grading activities will occur over the entire parcel, approximately 14 acres to prepare the site for development. Approximately 10,000 cubic yards of select fill will be required for pavement areas and will come from an approved clean fill source.

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

Erosion could occur as part of earth moving during temporary construction activities that involve ground disturbance in all locations, particularly during precipitation events. All project components would be subject to NPDES requirements, which would include construction best management practices (BMPs) and other measures to reduce potential erosion.

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

Approximately 73% of the site will be covered with impervious surfaces after construction.

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

Erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant. The proposed project will follow construction best practices by laying down silt fencing. The plan also includes buffer enhancement of approximately 45,600 sq ft of nearly non-functional wetland buffer and native upland grass seed will be used in areas of bare soil.

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.**

Emissions consistent with construction activities such as from trucks, heavy, equipment, and dust are expected during construction. Once complete, operation of the project will generate CO₂ emissions from the increase in traffic to the site. However, the project includes mitigation to reduce impacts from the additional traffic, which are summarized in Section 14.h. With the implementation of the proposed mitigation, emissions are not expected to increase greatly over the existing conditions.

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

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

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

Proposed measures anticipated during construction are the use of dust control to prevent fugitive dust and avoiding unnecessary idling of construction equipment for extended periods of time. No measures would be required after construction is complete.

3. Water

- a. Surface Water:**

This section is summarized from the Wetlands and Streams Report, prepared by Loowit Consulting Group, LLC (August 24, 2022).

- 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.**

Washington Department of Natural Resources (WADNR) mapping application depicts an unnamed Type N (Non-fish) stream, south and west of the subject site which flows

west/southwest to the Type S (Shoreline) Newaukum River southwest of the subject site. Another mapped Type N is depicted transecting the subject site from north to south but was confirmed in the field to not be present as the site has been historically filled with earthen material.

A single depressional freshwater emergent wetland (Wetland A) was located to the south of the subject site within a historic meander channel of the Newaukum River. Wetland A is rated as a Category III wetland with moderate water quality, a low hydrologic score, and a moderate habitat score according to the Washington State Wetland Rating System for Western Washington, 2014 Update.

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.

No in-water work is proposed as part of the project. A wetland buffer reduction has been proposed with buffer enhancement to allow an efficient design and use of the site as a truck fueling a travel stop facility. To compensate for the reduction of the 150-foot buffer to 110 feet, the applicant will implement all of the required provisions listed in NMC 14.010.120.E.8.e, including the removal of invasive species and installation of native trees and shrubs (see also Section 3.d, below).

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.

The project will not place material in or remove material from surface water or wetlands.

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

The project will 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.

A small portion of the southwest corner lies in Zone AE as shown on FEMA Flood Insurance Rate Map 5301021781C. A Letter of Map Revision (LOMR) was executed for the site on December 18, 2015, likely associated with fill placed on the site from prior development. The proposed project will not place any structures within the portion of the site that is mapped as floodplain.

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 waste materials would be discharged to surface waters as a result of the project.

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.

The site will be connected to municipal water services for drinking water. It is unlikely that a connection to a well will occur, impact would be negligible as City code only allows well connection for irrigation purposes.

- 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 materials will be discharged as a result of the project.

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.**

A small stormwater pond serving the existing site is located in the southwest corner of the site. As part of the proposed project, this stormwater pond will be retired and a new bioretention facility and a flow control structure will be located west of the proposed truck parking. This facility will be sized to handle runoff from the entire development.

The runoff generated by the site will be collected in catch basins and conveyed to the stormwater facility via corrugated polyethylene pipe (CPEP) or an approved equal. The stormwater leaving the proposed pond will be discharged into the existing wetland located west of the parcel.

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

Storm water will not be allowed to flow directly into wetlands or buffers without first being collected and treated according to State and City requirements.

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

The project will not affect drainage patterns in the vicinity.

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

Approximately 45,600 sq ft of nearly non-functional wetland buffer will be enhanced by the installation of native forbs, shrubs, and trees. Removing invasive species and installing native plantings will significantly increase the ecological functions of the wetland buffer thereby providing increased protection of the adjacent wetland. Table 5 summarizes proposed plantings for the wetland buffer enhancement area. In addition to the plantings, a native upland grass seed will be used in areas of bare soil to help prevent erosion and provide vegetative ground cover.

The following sequencing will be applied during the course of enhancing the buffer area:

1. Invasive plants and other debris will be removed from the planting area.
2. Area will be lightly scarified to a depth of 4-6 inches.
3. Project biologist or landscape architect will identify and flag areas for plant installation.
4. Native trees and shrubs installed.
5. Native upland grass seed mix (or similar) applied to reduce erosion.
6. Periodic maintenance including mowing, trimming, fertilization, dead plant replacement, and irrigation implemented as required.

The project will comply with all State and City regulations for the treatment and handling of stormwater. No other mitigation is required.

4. Plants

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

- deciduous tree: black cottonwood
- evergreen tree: Douglas fir
- shrubs: landscape shrubs
- grass
- pasture: N/A
- crop or grain: N/A
- orchards, vineyards or other permanent crops.: N/A
- wet soil plants: reed canary grass, thistle, buttercup, dock, etc.
- water plants: N/A
- other types of vegetation: Himalayan blackberry, clover, etc.

The site was previously cleared.

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

The grass will be removed during grading. Invasive species within the wetland buffer will be removed during enhancement (see Section 3.a.2, above).

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:

Approximately 27% of the site will be landscaped with implementation of the project, per City requirements. In addition, the existing wetland on the site will be enhanced, as described in Section 3.d, above.

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

There were several noxious weeds observed onsite during the wetlands and streams fieldwork, including Canada thistle, Queen Anne's Lace, reed canary grass, and Himalayan blackberry. All noxious and invasive species will be removed during project development.

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
mammals: deer, bear, elk, beaver, other
fish: bass, salmon, trout, herring, shellfish, other _____

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

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

There is an active bald eagle nest in a large cottonwood tree located off-site near the SW corner of the subject site. After successful protection and significant population increases, bald eagles were removed from the federal endangered species list in 2007, then from the State of Washington list in 2017. The State of Washington currently lists bald eagles as "sensitive," and most of the state's special protective measures for bald eagles have been eliminated.

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

Washington is within the Pacific Flyway migratory bird route. Migration routes may exist near the site. However, it is not anticipated that the proposal will impact these migratory bird routes.

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

No measures to preserve or enhance wildlife are included in the project.

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

There are no known invasive animal 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.**

Electricity will be used to power the proposed facility.

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

The project would 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:**

There are no energy conservation features included in the project at this time; however, the project proponent may consider the addition of EV charging stations at the facility.

7. Environmental Health

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

The proposed project will construct and operate a fueling facility and truck stop. Due to the presence of diesel and gasoline fuel, there is an elevated risk of fire and explosion, spill, and hazardous waste at the site. The project will be constructed and operated in accordance with all local, state and federal regulations for the handling and distribution of hazardous materials such as bulk fuel storage.

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

There is no known contamination at the site.

- 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 would affect the project.

- 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.**

During construction, relatively small quantities of fuel for various pieces of construction equipment would likely be stored on site. This could include diesel, gasoline, and propane. Other construction-related materials likely would include solvents and adhesives used in relatively small quantities. All chemicals used onsite will be stored in accordance with Occupational Safety and Health Administration (OSHA) requirements.

The proposed project is a fueling station and will have underground storage tanks onsite for the commercial sale of diesel and gasoline fuels.

4) Describe special emergency services that might be required.

Normal fire, police and emergency medical services will be required during construction to respond to potential spills, fire, or medical emergencies. No special services would be required for construction or operation of the project.

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

Standard construction safety practices will be in effect during construction. Operation of the facility will follow regulatory standards for operation of fueling facilities.

b. Noise

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

There are no noise sources that would affect the proposed 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.

The project will create a new noise source with the addition of automobile traffic to the site. This noise is anticipated to be similar to noise associated with the surrounding commercial land uses.

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

No measures are required.

8. Land and Shoreline Use

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

The site consists of a large, fairly level, mowed-grass field in the western half; a single-family residence and outbuildings in the southeast corner of the eastern half; and the remnants of a manufactured-home retail business in the middle and northern sections of the eastern half of the site. The buildings associated with the manufactured-home business have all been removed, but the graveled and paved remnants of the driveways and parking areas remain, as well as the remnants of old signs, and utility poles. The western half of the site is undeveloped with the exception of a stormwater pond in the southwest corner.

There are commercial uses to the north, a gas station and undeveloped commercial land to the south, agriculture, forest land and rural residential to the west, and Hamilton Road and Interstate-5 to the east.

- 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 site has not been used for agricultural purposes in the last decade.

- 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:**

The project will not affect or be affected by surrounding agricultural activities.

- c. Describe any structures on the site.**

There is a vacant, single-family residence and outbuildings in the southeast corner of the site.

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

All structures currently onsite will be demolished as part of the project.

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

The site is zoned Commercial.

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

The current comprehensive plan designation is Commercial.

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

There are no shorelines of the state on the project site.

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

There is one wetland located south of the site. The wetland buffer extends onto the project site, as shown on the project site plan (see also Section 3.a, above). There are no other critical areas on the site.

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

The existing single-family home would be demolished as part of the project. The completed project would have approximately 30 employees.

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

The project will not displace any people. The existing residence on the site is vacant.

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

No measures are required.

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

The project is compatible with the current zoning as well as surrounding land uses. No additional measures are required.

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

The project will not have land use impacts, thus no measures are required.

9. Housing

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

Not applicable, Commercial.

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

Not applicable, Commercial.

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

The project will not have any housing impacts.

10. Aesthetics

The project will be designed to comply with all City regulations for design, setbacks, signage, landscaping and lighting. The nature of the business is compatible with the surrounding land uses.

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

The retail and truck facility building will be 35 feet tall at the highest point. The exterior material is planned to be a combination of textured and smooth stucco finishes and plastic components.

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

The project would not obstruct or alter any views in the vicinity.

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

The project will not have aesthetic impacts, thus no measures are required.

11. Light and Glare

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

The project will include lighting from the proposed facilities, which are scheduled to operate 24 hours per day. All lighting will be directed downward toward the building, pump area, and parking lot. No lights would be directed off site. Proposed lighting would be similar to other commercial activities in the immediate vicinity.

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

No light from the site is expected to create any safety hazards. Proposed lighting would be similar to other commercial activities in the immediate vicinity.

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

There are no existing off-site sources of light or glare that would affect the proposed project.

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

As noted above, all lighting, including parking lot light standards, will be shielded and directed downward, away from the surrounding land uses.

12. Recreation

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

The Newaukum Golf Course is located approximately 0.5-mile east of the project site, east of I-5. No other recreational opportunities are in the immediate vicinity.

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

No, the project would not affect any 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 project will not affect recreation, thus no measures are required.

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.

There are no buildings, structures, or sites that are over 45 years old listed in or eligible for listing in any historic register located on or near the site.

- 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.**

There are no landmarks, features, or other evidence of Indian or historic use or occupation. There are no historic properties within 0.5-mile of the site.

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

The EPA NEPassist database (accessed at <https://nepassistool.epa.gov/nepassist> on September 7, 2022), was used to determine if there were any known historic or cultural resources within 0.5-mile of the project site. In addition, SCJ Alliance staff performed a reconnaissance level evaluation of the site to look for any surface indications or evidence of potential resources. None were found.

- 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.**

The project will not affect historic or cultural resources. No measures are required.

14. **Transportation**

The following sections are summarized from the Traffic Impact Analysis prepared for the project (SCJ Alliance, September 2022).

- 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.**

Interstate 5 (I-5) is a north-south divided highway classified an Urban Interstate and is a highway of statewide significance (HSS). This portion of I-5 has a posted speed limit of 70 mph. North of the Rush Road interchange the roadway provides three lanes in each direction. The Rush Road interchange includes a southbound drop lane and a northbound add lane. South of the interchange the roadway provides two lanes in each direction.

Rush Road is the main north-south minor arterial through Napavine providing access to and from Interstate 5. In the project vicinity, Rush Road provides a single lane in each direction with paved shoulders and a posted speed limit of 25 mph south of the project and 35 mph east of the project.

Hamilton Road is a two-lane north-south roadway extending from Labree Road to Rush Road. The roadway has a single lane in each direction with paved shoulders and a posted speed limit of 35 mph.

Kirkland Road is a two-lane roadway that generally runs north-south connecting from Rush Road to Forest Napavine Road. The roadway has a speed limit of 25 mph.

- 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?**

The site is not currently served by public transit. The nearest transit stop is 1.3 miles north of the project site.

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

There is currently no parking onsite. The completed project would have 105 parking spaces for use at the fueling station and retail center, plus 97 overnight parking spaces for trucks.

- 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).**

Due to the increase in traffic resulting from operation of the project, improvements will be made to the surrounding network, as described in Section 14.h, below.

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

The project site is approximately 5.5 miles south of the nearest airport (Chehalis-Centralia airport) and 1.1 miles east of the nearest rail line. The project would not affect operation of the airport or rail line. The project is not in the vicinity of any water transportation.

- 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?**

The completed project will generate approximately 7,350 total daily trips. It is expected that peak volumes will occur during the PM peak hour and that approximately 25% of the volumes will be truck traffic. Traffic generation was estimated using the current (11th) edition of the ITE Trip Generation Manual.

- 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.**

The project will not interfere with, affect, or be affected by the movement of agricultural and forest products.

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

As part of the proposed truck stop project the following mitigation measures will be constructed:

- A full-size single-lane roundabout at Rush Road and Hamilton Road, with single lane approaches for the north and south legs and a left-turn lane and right-turn lane on the east leg.

- Access control at the southbound ramps intersection eliminating the westbound to southbound left-turn movement onto the southbound on-ramp.
- Widen Rush Road between the southbound ramps and the I-5 bridge to provide a refuge lane for southbound to eastbound left-turn vehicles, allowing for two-stage left-turn maneuvers.
- Install a compact single-lane roundabout at Rush Road and Kirkland Road, with all single lane approaches.
- Frontage improvements on Hamilton Road as required by the City of Napavine.

15. Public Services

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

The project will require additional services for the proposed new use of a currently vacant site. This new use is not expected to significantly affect the capacity or distribution of public services.

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

The project will not have public service impacts, thus no measures are required.

16. Utilities

- a. Underline utilities currently available at the site.**

electricity, natural gas, water, refuse service, telephone/communications, 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.**

The project site will be connected to sanitary sewer and water service provided by the City of Napavine. Electricity is provided to the site by Lewis County Public Utility District. There are several communications providers in the area, such as CenturyLink and Xfinity/Comcast. The general construction activities associated with the proposal are typical of commercial development: grading, utility installation, building construction, paving, and landscaping.

C SIGNATURE

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: Sharese Graham, PMP _____

Position and Agency/Organization: Senior Environmental Planner, SCJ Alliance _____

Date Submitted: September 8, 2022 _____

ATTACHMENT A

Site Plan



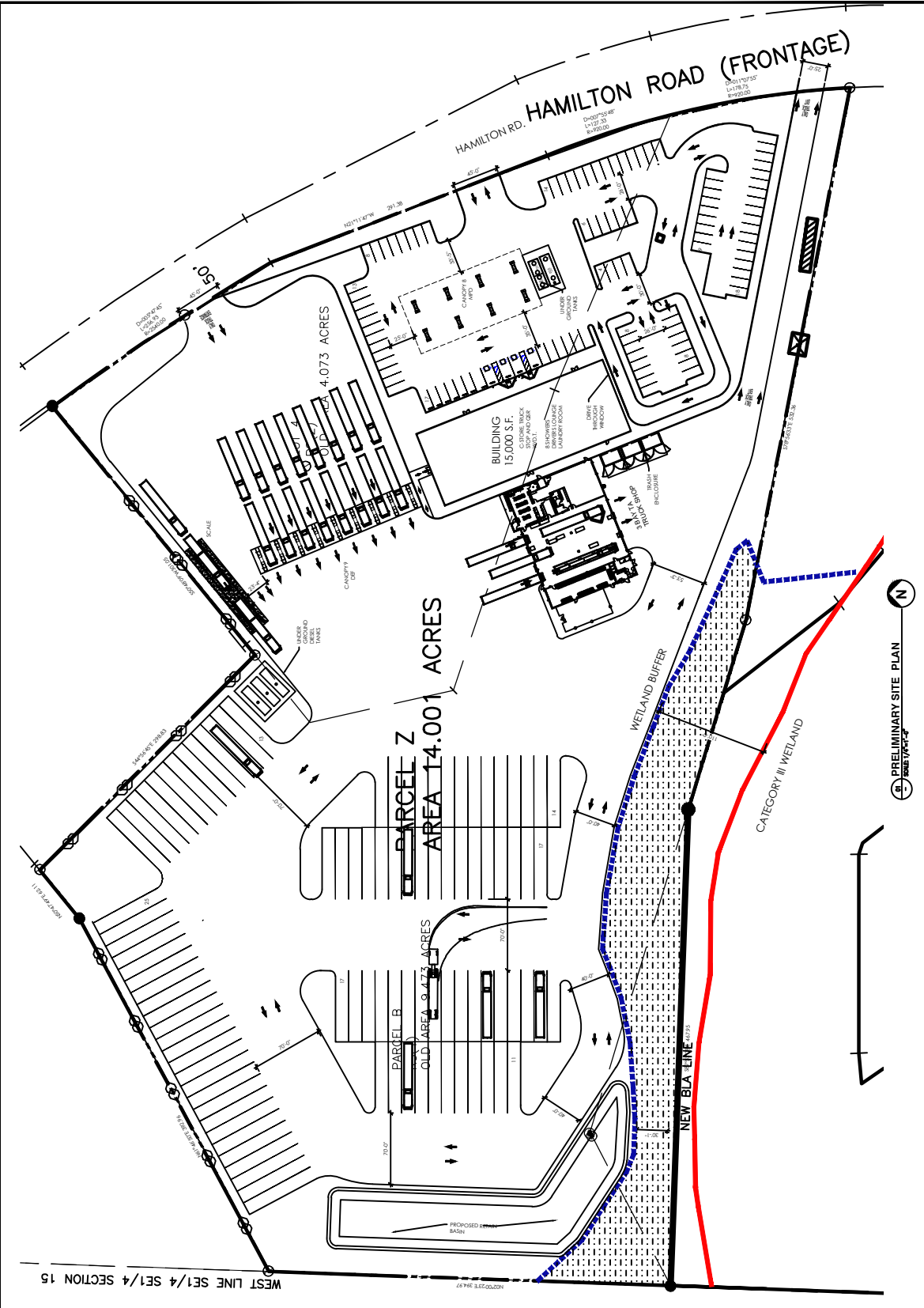
AGC DESIGN CONCEPT, INC.
 2500 GARDNER VILLAGE RD.
 SUITE 101
 WAHIA, WA 98150
 Phone: 865.256.1111

NO.	DATE	REVISIONS

COMMERCIAL DEVELOPMENT
 121 HAMILTON RD.
 CHEHALIS, WA 98532
PRELIMINARY SITE PLAN

PROJECT NUMBER	
DATE	
SCALE	
PROJECT LOCATION	
DATE PLOTTED	
PLotted by	

SP.8

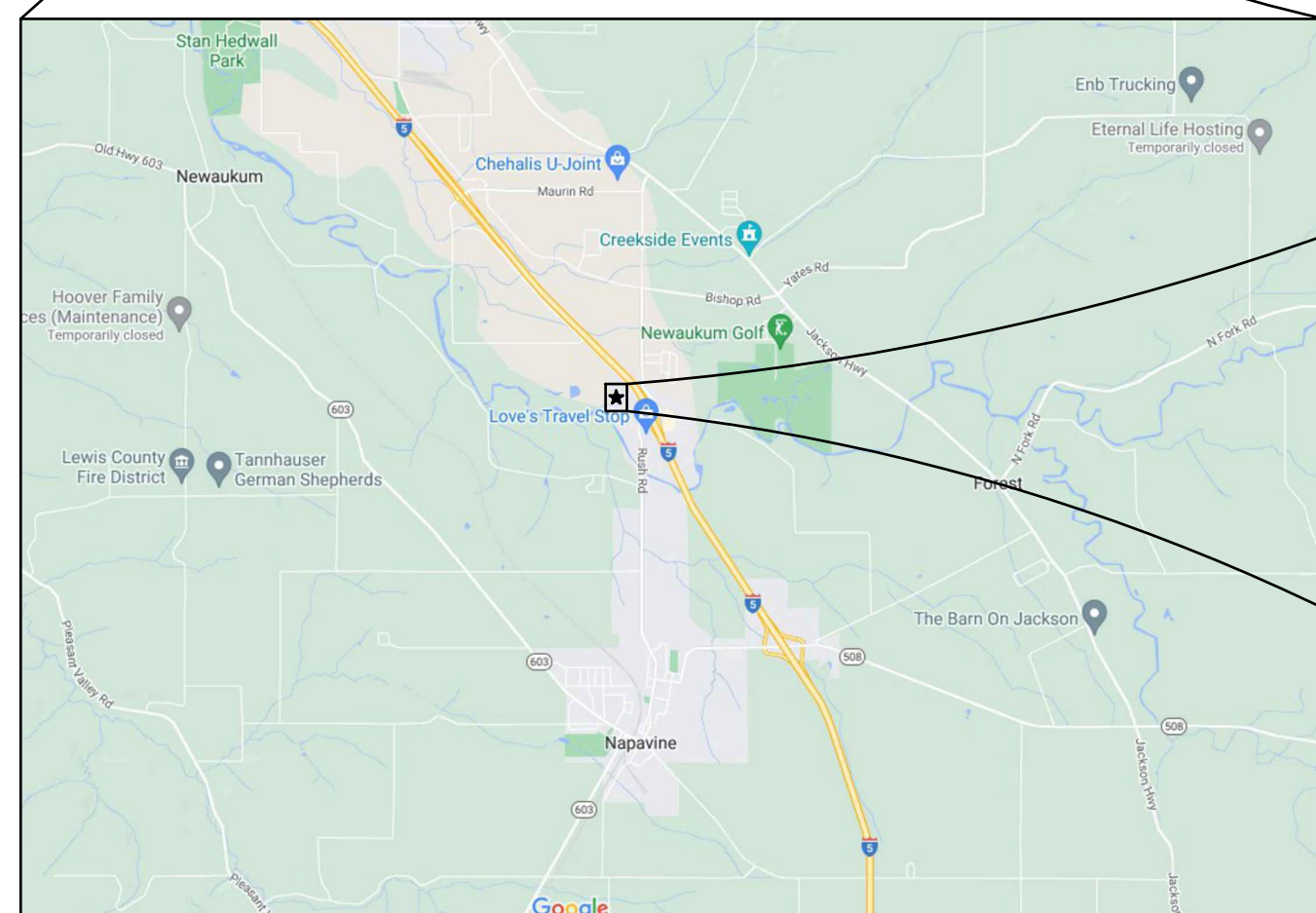
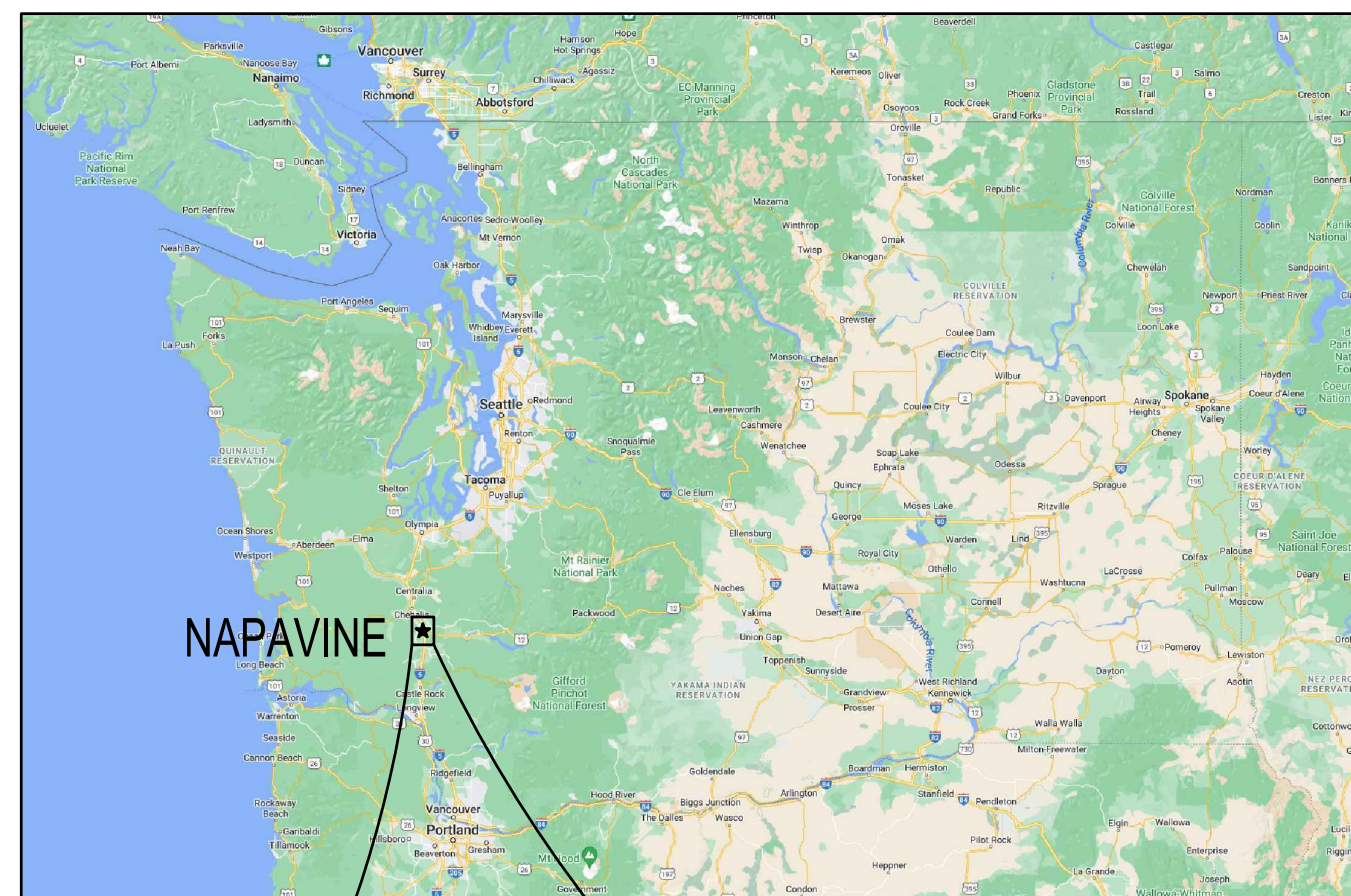


WEST LINE SE1/4 SECTION 15

9. PRELIMINARY SITE PLAN
 0. 1/2" = 1'-0"

SEC. 15, T 13N., R 2W., W.M.

TA TRAVEL CENTER
CIVIL SPR DOCUMENTS
NAPAVINE, WA



OWNER / APPLICANT

GMD LAND COMPANY LLC
7664 N SANTA FE AVE
FRESNO, CA 93722
PHONE: 559.905.9407
CONTACT: GURINDERJIT SIDHU

CONSULTANTS

SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PHONE: 360.352.1465
CONTACT: DAN PHILLIPS, PE

ARCHITECT:
AGC DESIGN CONCEPT INC.
24620 ORCHARD VILLAGE RD., A-311
VALENCIA, CA 91355
PHONE: 611.295.1111
CONTACT: ALEX G. CUEVAS

SURVEYOR:
MTN2COAST, LLC
2320 MOTTMAN RD SW STE 106
TUMWATER, WA 98512
PHONE: 360.688.1949
CONTACT: BLAIR PRIGGE, PLS, EIT

GEOTECH:
LANDAU ASSOCIATES, INC.
500 COLUMBIA ST NW STE 110
OLYMPIA, WA 98501
PHONE: 360.791.3178
CONTACT: LANCE LEVINE, PE

SITE INFORMATION

PARCEL NUMBER: 018050005002
ACRES: ±14.00
ZONING: COMMERCIAL

SITE ADDRESS:

121 HAMILTON RD
NAPAVINE, WA 98565

UTILITIES

WATER:
CITY OF NAPAVINE

SEWER:
CITY OF NAPAVINE

LEGAL DESCRIPTION:

PARCEL B OF CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT
07-11-2022 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL D OF CITY OF NAPAVINE BOUNDARY LINE
ADJUSTMENT FILED JUNE 23RD, 2009 AND RECORDED UNDER AFN
3328812, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL D, FROM
WHICH THE WEST LINE OF SAID PARCEL D BEARS SOUTH 02°00'22"
WEST; THENCE SOUTH 87°52'08" EAST, 467.95 FEET, MORE OR LESS
TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL "D",

SITUATE IN CITY OF NAPAVINE, COUNTY OF LEWIS, STATE OF
WASHINGTON

BASIS OF BEARINGS:

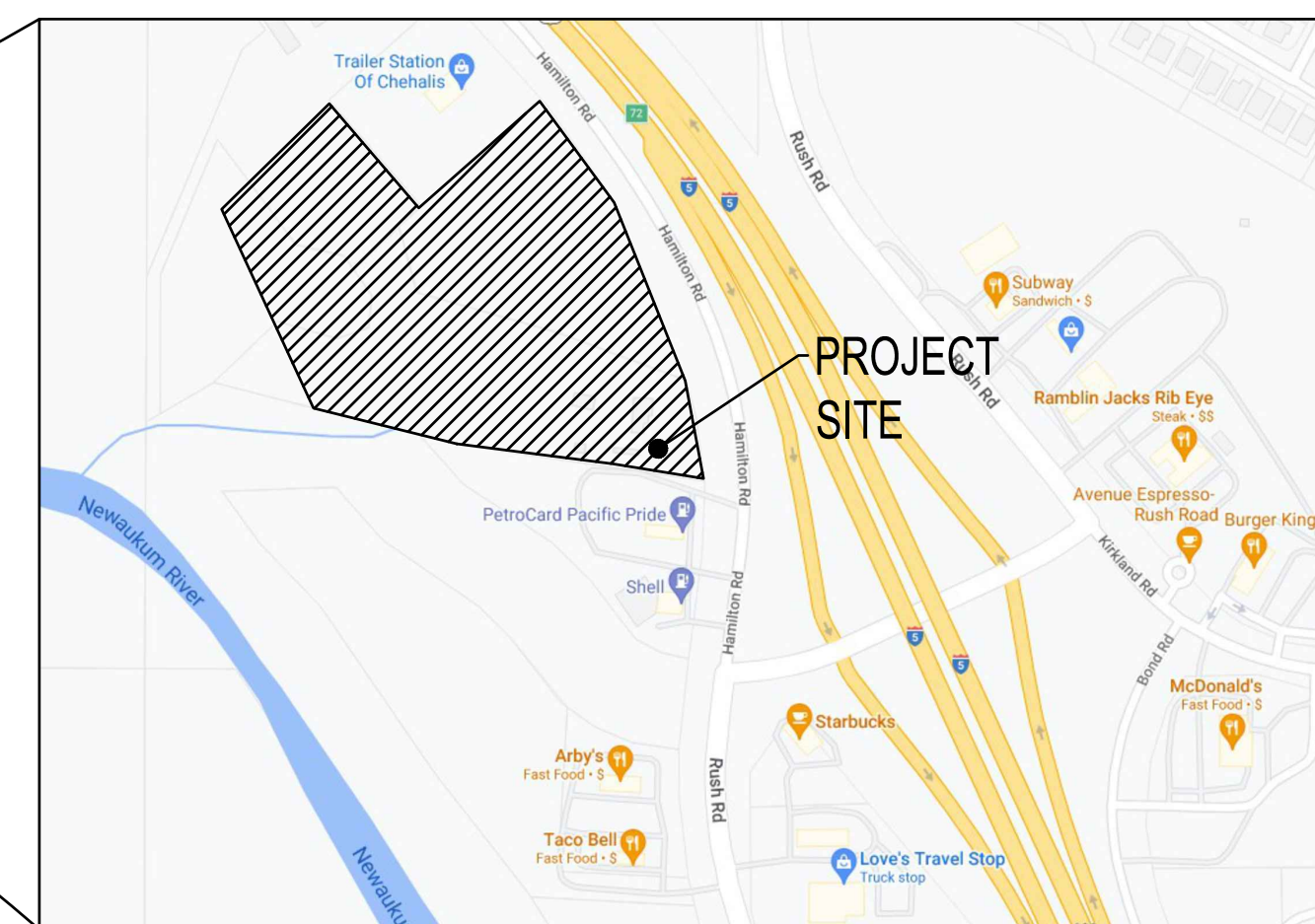
HORIZONTAL - WASHINGTON STATE PLANE COORDINATES,
SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO WSDOT
MONUMENTS 7406 AND 6779, CONVERTED TO GROUND SCALE
ABOUT N:47.3822.35/E:1035469.491 USING A COMBINED
SCALE FACTOR OF 0.99990646.

M2C MATCHED REFERENCE SURVEYS(RS) 1, 2, AND 3 BASED
ON TIES TO THE EAST QUARTER CORNER OF SECTION 15 AND
22.

DATUM:

NAVD 88 BASED ON GPS TIES TO WSDOT MONUMENT
7406, ELEVATION = 242.49.

SHEET INDEX		
SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	CV-01	COVER SHEET
2	SV-01	ALTA/NSPS LAND TITLE SURVEY
3	SV-02	ALTA/NSPS LAND TITLE SURVEY
4	SV-03	ALTA/NSPS LAND TITLE SURVEY
5	SV-04	ALTA/NSPS LAND TITLE SURVEY
6	SV-05	ALTA/NSPS LAND TITLE SURVEY
7	SV-06	RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENT
8	SV-07	RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENT
9	SV-08	RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENT
10	SP-01	PRELIMINARY SITE PLAN
11	SP-02	FEMA FLOOD ZONES MAP
12	SP-03	ADJACENT ZONING MAP
13	PV-01	PRELIMINARY PAVING & LANDSCAPE PLAN
14	CG-01	PRELIMINARY GRADING PLAN
15	UT-01	PRELIMINARY UTILITY PLAN
16	SD-01	PRELIMINARY STORMWATER PLAN
17	SD-02	PRELIMINARY STORMWATER PROFILES

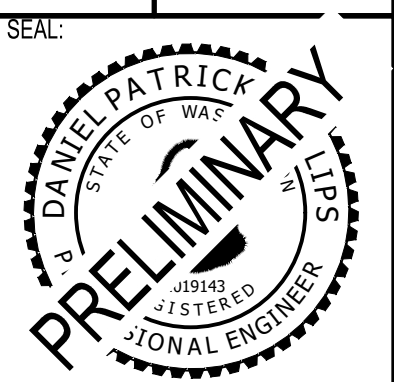


NTS

A PORTION OF SEC 15, T 13N., R 2W., W.M.
NAPAVINE, WA



COVER SHEET
TA TRAVEL CENTER
121 HAMILTON RD
NAPAVINE, WA



DESIGNER:
D. PHILLIPS
DRAWN BY:
K. GANIS
APPROVED BY:
D. PHILLIPS
DATE:
DECEMBER 2022
JOB NO:
22-000419
DRAWING FILE NO:
22-000419 CV-01
DRAWING NO:
CV-01
SHEET NO:
1 OF 17

Dec 15, 2022 10:52:57am User: dphillips
 W:\PROJECTS\2557_GMD LAND COMPANY LLC\22-000419 NAPAVINE TRUCK STOP SITE ENTITLEMENTS\CADD\22-000419 CV-01.DWG

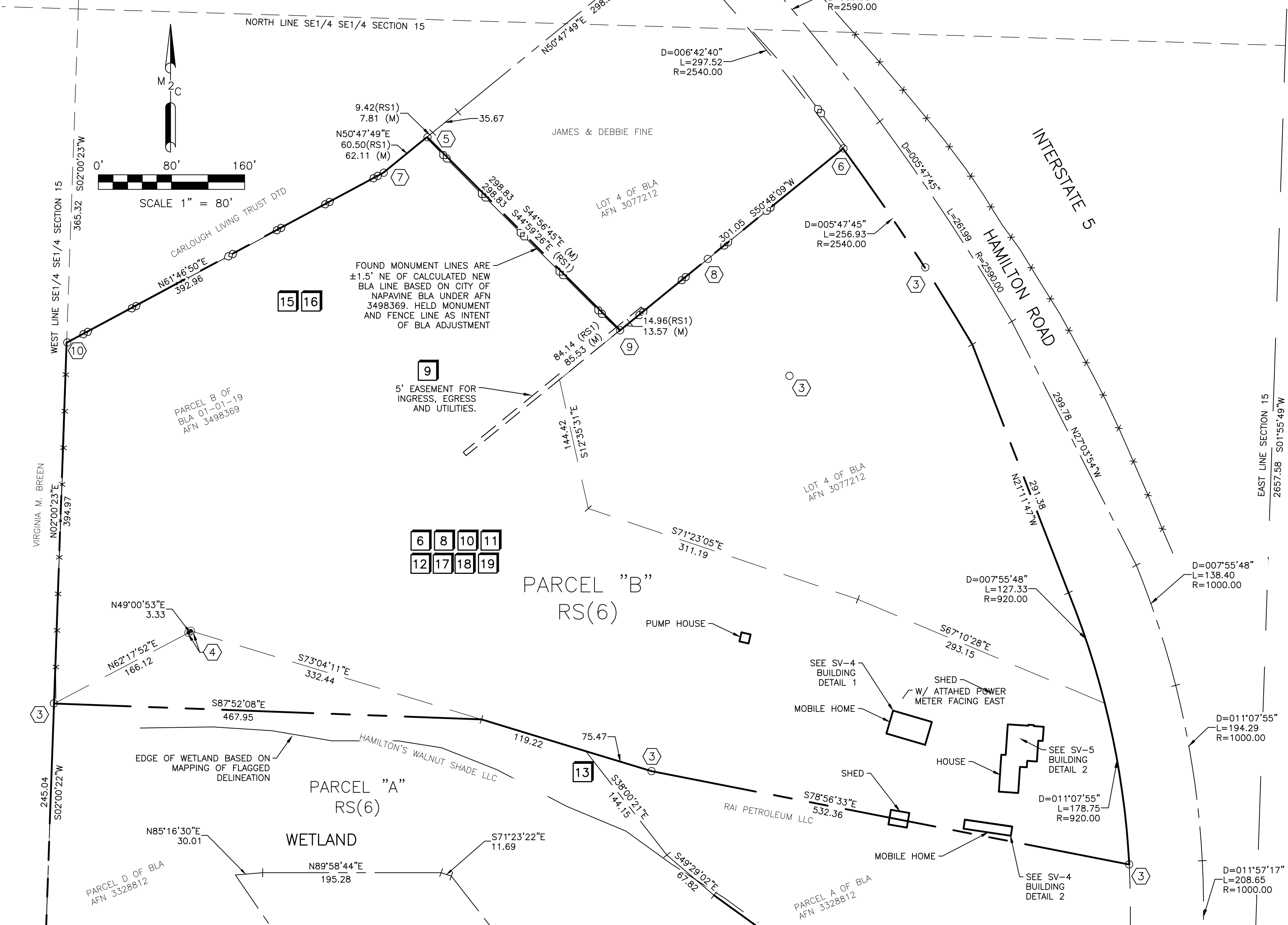
CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION
 AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL
 VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING
 THE UNDERGROUND LOCATE LINE AT 811 OR 1.800.424.5555 A
 MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DATUM

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO WSDOT MONUMENTS 7406 AND 6779, CONVERTED TO GROUND SCALE ABOUT N:473822.35/E:1035469.491 USING A COMBINED SCALE FACTOR OF 0.99990646.

M2C MATCHED REFERENCE SURVEYS(RS) 1, 2, AND 3 BASED ON TIES TO THE EAST QUARTER CORNER OF SECTION 15 AND 22.

VERTICAL - NAVD 88 BASED ON GPS TIES TO WSDOT MONUMENT 7406, ELEVATION = 242.49.



EXCEPTION ABBREVIATIONS

- S - SHOWN ON SURVEY
N - NOT SURVEYABLE
A - AFFECTS PART OF THE SITE
B - BLANKET EASEMENT
DN - DOES NOT AFFECT SITE
AS - ADJACENT SURVEYS
NS - NOT SHOWN ON MAP

TITLE EXCEPTIONS FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. LE23540, DATED NOVEMBER 15, 2021

- SCHEDULE B EXCEPTIONS A THROUGH K AND SPECIAL EXCEPTIONS 1 THROUGH 5 AND 20 THROUGH 23 ARE GENERAL EXCEPTIONS AND ARE NOT APPLICABLE TO SURVEY.
SPECIAL EXCEPTIONS
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
7. DECLARATION OF COVENANT REGARDING NON-CONTAMINATION OF WELL-SITE WITHIN A 100 FOOT RADIUS:
8. MATTERS DISCLOSED BY SURVEY:
9. MATTERS SET FORTH BY SURVEY AND THE TERMS AND CONDITIONS THEREOF:
10. NOTIFICATION AND COVENANT OF AGRICULTURAL ACTIVITIES AND THE TERMS AND CONDITIONS THEREOF:
11. NOTIFICATION AND COVENANT OF AGRICULTURAL ACTIVITIES AND THE TERMS AND CONDITIONS THEREOF:
12. NOTIFICATION AND COVENANT OF AGRICULTURAL ACTIVITIES AND THE TERMS AND CONDITIONS THEREOF:
13. MATTERS DISCLOSED BY SURVEY:
14. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:
15. DECLARATION OF BOUNDARY LINE ADJUSTMENT AND COVENANTS:
16. ALL COVENANTS, CONDITIONS OR RESTRICTIONS, ALL EASEMENTS OR OTHER SERVITUDES, IF ANY, SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. BLA-01-16-07
17. ALL COVENANTS, CONDITIONS OR RESTRICTIONS, ALL EASEMENTS OR OTHER SERVITUDES, IF ANY, SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. BLA-04-18-09
18. RECIPROCAL EASEMENT AGREEMENT FOR INGRESS, EGRESS AND THE TERMS AND CONDITIONS THEREOF:
19. ALL COVENANTS, CONDITIONS OR RESTRICTIONS, ALL EASEMENTS OR OTHER SERVITUDES, IF ANY, SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. BLA-01-01-19

SURVEY NOTES

- 1. INSTRUMENT USED: TOPCON VR GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090.
3. SURVEY COMPLETED 03/03/2022.
4. ALL MONUMENTS SHOWN AS FOUND VISITED 02/2022.
5. PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
6. CONTOURS WERE ESTABLISHED FROM FIELD MAPPING.
7. MTN2COAST (M2C) WAS RETAINED BY GURINDERJIT SIDHU WITH GMD LAND COMPANY LLC TO COMPLETE AN ALTA SURVEY OF THE DESCRIBED PROPERTY IN THE LEGAL DESCRIPTION.
8. WETLAND FLAGGED BY OTHERS.
9. REFERENCE SURVEY 1 WAS USED AS A BASIS FOR THE BOUNDARY, M2C HELD THE EAST LINE OF SECTION FOR ALIGNMENT OF RS(1) FINDING MONUMENTS BEST FIT. M2C HELD FOUND MONUMENTS AND CALLED OUT ERROR FOUND. MEASUREMENTS DIFFERENCE BETWEEN REFERENCE SURVEY 1 (RS1) VS MEASURED (M) SHOWN ON MAP.

LEGAL DESCRIPTION

PARCEL B OF CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT NO. BLA 07-11-2022, RECORDED UNDER AFN 3581283, RECORDS OF LEWIS COUNTY, WASHINGTON; SUBJECT TO AND TOGETHER WITH EASEMENTS AND CONDITIONS OF RECORD.

DRAWING UPDATE

- 1) DRAWING UPDATE 9/16/2022 WITH REVISED BOUNDARY FROM BLA, UPDATED REFERENCE SURVEYS, LEGAL DESCRIPTIONS, AND BOUNDARY.

REFERENCED SURVEYS

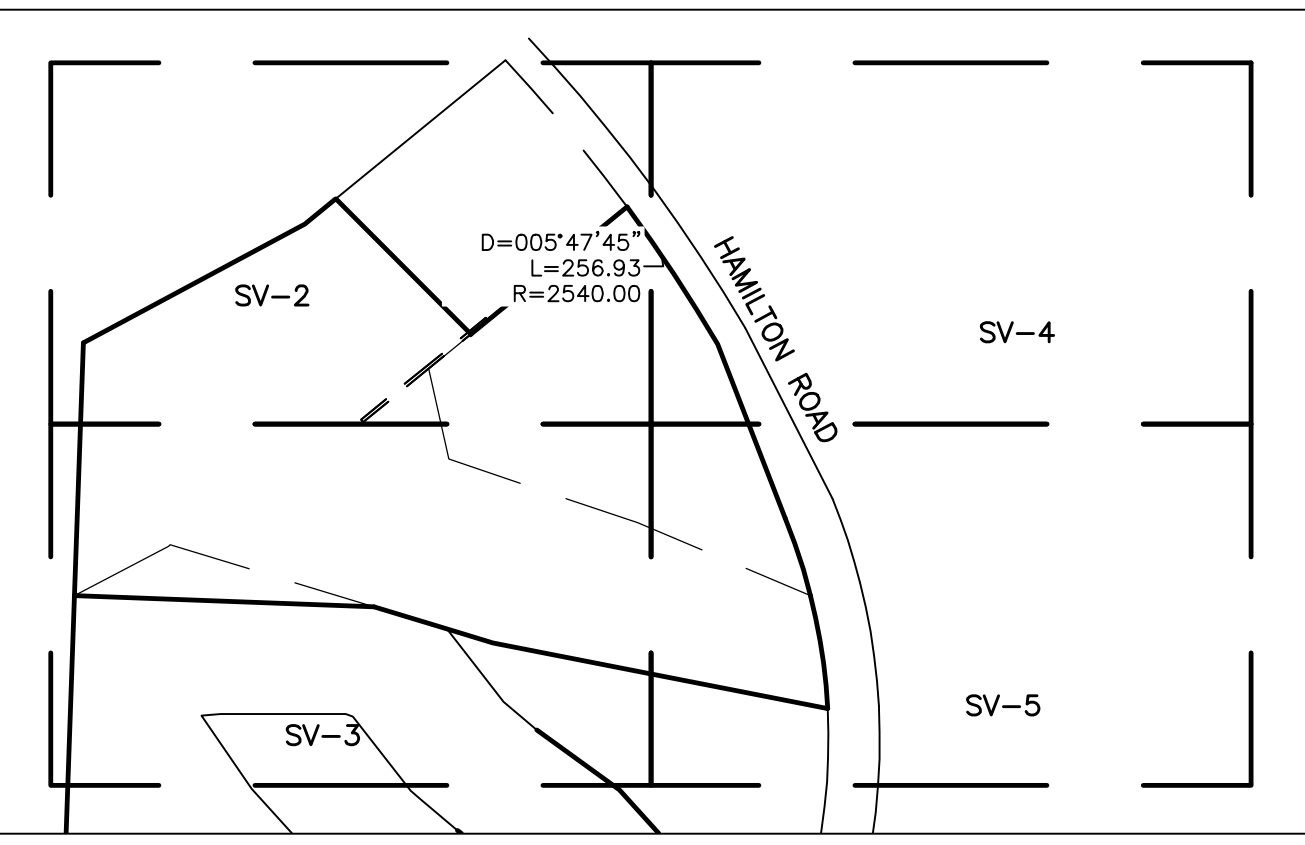
- 1) CITY OF NAPAVINE BLA-01-01-19 RECORDED ON PAGE 311 IN BOOK 3 OF BLAM UNDER AFN 3498369.
2) CITY OF NAPAVINE BLA RECORDED ON PAGE 158 IN BOOK 2 OF BLAM UNDER AFN 3328812.
3) LEWIS COUNTY BLA RECORDED ON PAGE 62 IN BOOK 19 OF SURVEYS UNDER AFN 3077212.
4) LEWIS COUNTY BLA RECORDED ON PAGE 244 IN BOOK 16 OF SURVEYS UNDER AFN 3029065.
5) LEWIS COUNTY BLA RECORDED ON PAGE 288 IN BOOK 18 OF SURVEYS UNDER AFN 3061686.

MONUMENT NOTES

- 1) FOUND 3-1/2" DIAMETER WSDOT BRASS MONUMENT 7406 IN CASE.
2) FOUND 3-1/2" DIAMETER WSDOT ALUMINUM DISC MONUMENT 6779 ON 1" METAL PIPE IN CASE.
3) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269".
4) FOUND 1/2" DIAMETER REBAR WITHOUT CAP.
5) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±1.8' NORTHEAST OF CALCULATED POSITION.
6) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.6' EAST OF CALCULATED POSITION.
7) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.7' NORTHEAST OF CALCULATED POSITION.
8) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.3' SOUTHWEST OF PROPERTY LINE.
9) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±1.4' NORTHEAST OF CALCULATED POSITION.
10) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.8' EAST OF CALCULATED POSITION.
11) FOUND 3.5" DIAMETER BRASS SURFACE MONUMENT WITH PUNCH MARKED "LEWIS COUNTY T13NR2W LS 35981", HELD FOR EAST QUARTER CORNER SECTION 15.
12) FOUND 3.5" DIAMETER BRASS SURFACE MONUMENT WITH PUNCH MARKED "LEWIS COUNTY T13NR2W LS 35981", HELD FOR EAST QUARTER CORNER SECTION 22.
13) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.5' NORTH OF CALCULATED POSITION.
14) FOUND 1/2" DIAMETER REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP ±.5' NORTH OF CALCULATED POSITION.

SHEET INDEX

- SV-1 ALTA TITLE SHEET, LEGAL DESCRIPTION, DATUM, SURVEY NOTES
SV-2 TOPOGRAPHIC MAP
SV-3 TOPOGRAPHIC MAP
SV-4 TOPOGRAPHIC MAP, LEGEND, UTILITY NOTE, BUILDING DIMENSION
SV-5 TOPOGRAPHIC MAP, BUILDING DIMENSION



ALTA/NSPS LAND TITLE TABLE A SURVEY NOTES

- 1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE PROPERTY ARE SHOWN ON MAP.
2. ADDRESS: 0 HAMILTON RD, CHEHALIS, WA 98532
3. THE PROPERTY LIES IN MULTIPLE FLOOD ZONES BASED ON FEMA FIRM MAP 5301021781C W/ AN EFFECTIVE DATE OF 7/17/2006 W/ LETTER OF MAP REVISION LOMR 15-10-0078P W/ AN EFFECTIVE DATE OF 12/18/2015. MAJORITY OF THE PROPERTY LIES IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD. THE SOUTHWEST PORTION OF THE SITE FALLS WITHIN FLOOD ZONE "AE" W/ A BASE FLOOD ELEVATION OF 222' TO 223.8'. BASED ON THE FEMA FIRM MAP, A SMALL PORTION OF THE SITE MAY FALL WITHIN THE REGULATORY FLOODWAY, FURTHER DETERMINATION MAY BE NEEDED.
4. GROSS LAND AREA PARCEL A: 178,463.10 SQUARE FEET/4.10 ACRES. GROSS LAND AREA PARCEL B: 412,210.50 SQUARE FEET/9.46 ACRES.
5. VERTICAL RELIEF: SEE CONTOURS ON MAP (SEE SV-2 THROUGH SV-5), VERTICAL DATUM - NAVD 88 BASED ON GPS TIES TO WSDOT MONUMENT 7406, ELEVATION = 242.49.
6. ZONING REPORT NOT PROVIDED BY THE CLIENT.
7. OUTSIDE BUILDING DIMENSIONS, SEE SV-4 AND SV-5.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE SHOWN ON MAP.
- PAVED WALKWAY IS ENCRANCHING ±8' INTO HAMILTON ROAD RIGHT OF WAY (SEE SV-4).
- NORTH FACE OF SHED ENCRANCHES ±9' OVER THE SOUTH PROPERTY LINE (SEE SV-5).
- GRAVEL PARKING LOT ENCRANCHES ±4' OVER THE SOUTH PROPERTY LINE (SEE SV-5).
9. 12 DESIGNATED PARKING SPACES MARKED BY CONCRETE CURBS ARE SHOWN ON SV-4.
10. LOCATION OF UTILITIES SHOWN ON MAP (ALSO SEE UTILITY NOTE ON SV-4).
11. NAMES OF ADJOINING OWNERS ACCORDING TO LEWIS COUNTY GEO DATABASE SHOWN ON MAP SV-1.
12. THE SITE WAS CLEARED IN THE PAST, BUT SHOWS NO EVIDENCE OF RECENT EARTH MOVING WORK.
13. TO THE BEST OF M2C/KOAST KNOWLEDGE, THERE IS NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. WETLAND DELINEATION FLAGS WERE SET BY A QUALIFIED SPECIALIST HIRED BY CLIENT AND SHOWN ON MAP SV-1 AND SV-3.

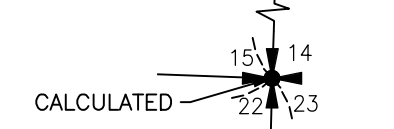
CERTIFICATION

TO: GMD LAND COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 8, 9, 11(A), 11(B), 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH 2022.

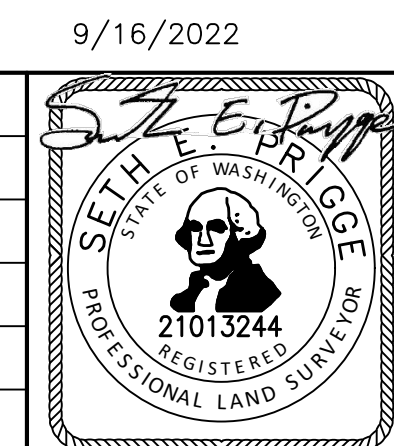
DATE OF PLAT OR MAP: SEPTEMBER 8, 2022.

Signature of Seth Prigge, SETH PRIGGE, PLS 21013244



GRAPHICAL INDEX T13N R2W, W.M.

Table with columns: DATE, SCALE, M2C PROJECT NO., DRAWN, CHECKED, APPROVED. Values: 9/8/2022, 1" = 80', 22-043, TLM, SEP, SEP.



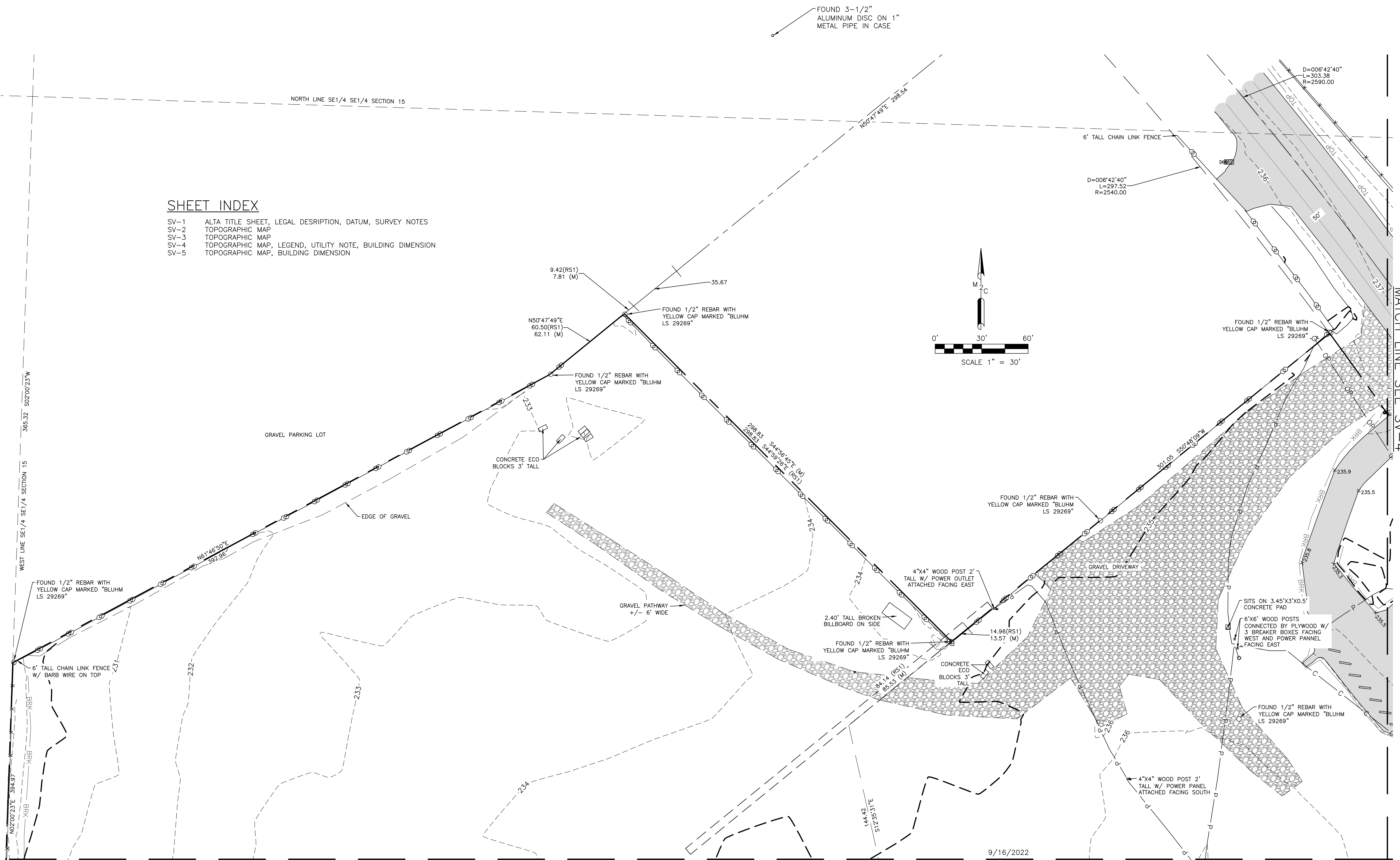
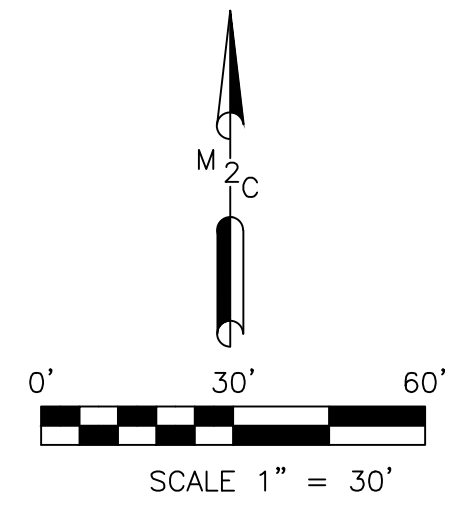
PROFESSIONAL LAND SURVEYORS 2320 MOTTMAN RD SW, STE 106 TUMWATER, WA 98512 360.688.1949

Table with columns: PROJECT NAME, CLIENT NAME, SHEET NAME, SHEET NO. Values: 0 & 120 HAMILTON RD CHEHALIS, WA 98532 ALTA/NSPS LAND TITLE SURVEY, GMD LAND COMPANY LLC, SV-1, SV-1 OF 5.

SHEET INDEX

- SV-1 ALTA TITLE SHEET, LEGAL DESCRIPTION, DATUM, SURVEY NOTES
- SV-2 TOPOGRAPHIC MAP
- SV-3 TOPOGRAPHIC MAP
- SV-4 TOPOGRAPHIC MAP, LEGEND, UTILITY NOTE, BUILDING DIMENSION
- SV-5 TOPOGRAPHIC MAP, BUILDING DIMENSION

FOUND 3-1/2" ALUMINUM DISC ON 1" METAL PIPE IN CASE

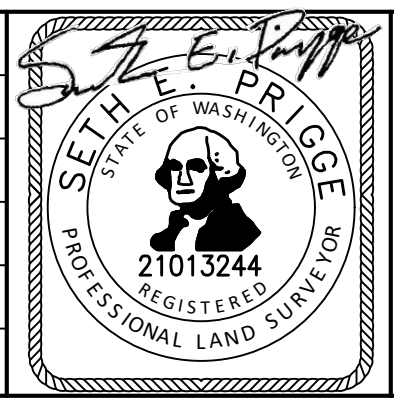


MATCH LINE SEE SV-3

MATCH LINE SEE SV-4

9/16/2022

DATE	9/8/2022
SCALE	1" = 30'
M2C PROJECT NO.:	22-043
DRAWN	TLM
CHECKED	SEP
APPROVED	SEP



MTN 2 COAST LLC
 PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360.688.1949

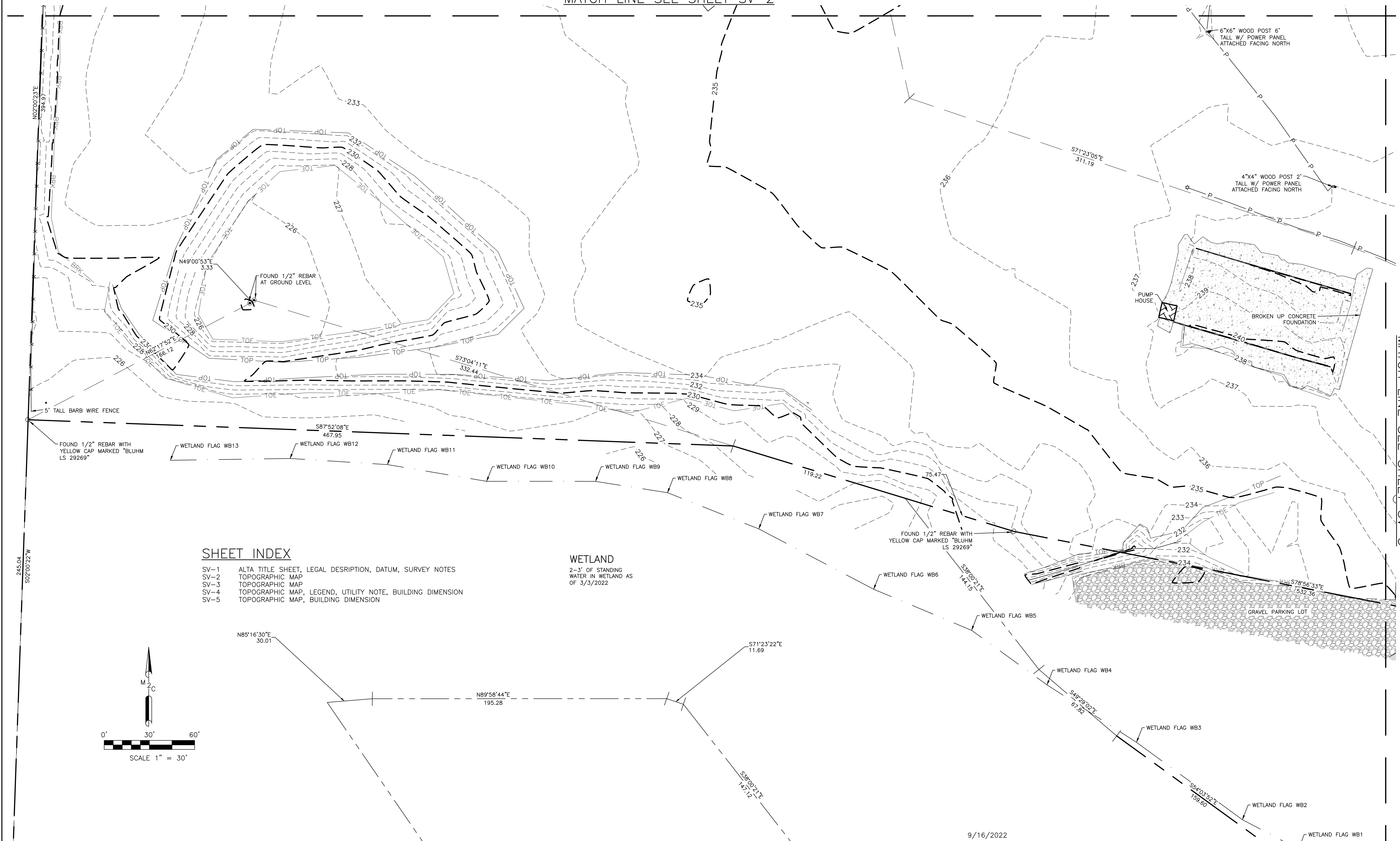
PROJECT NAME:
 0 & 120 HAMILTON RD
 CHEHALIS, WA 98352
 ALTA/NSPS LAND TITLE SURVEY

CLIENT NAME:
 GMD LAND COMPANY LLC

SHEET NAME:
 SV-2

SHEET NO.
 SV-2 OF 5

MATCH LINE SEE SHEET SV-2



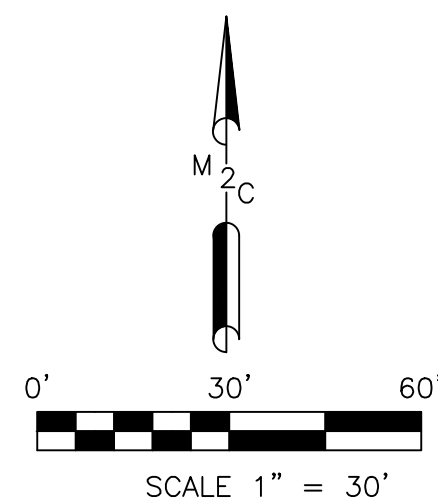
MATCH LINE SEE SHEET SV-5

SHEET INDEX

- SV-1 ALTA TITLE SHEET, LEGAL DESCRIPTION, DATUM, SURVEY NOTES
- SV-2 TOPOGRAPHIC MAP
- SV-3 TOPOGRAPHIC MAP
- SV-4 TOPOGRAPHIC MAP, LEGEND, UTILITY NOTE, BUILDING DIMENSION
- SV-5 TOPOGRAPHIC MAP, BUILDING DIMENSION

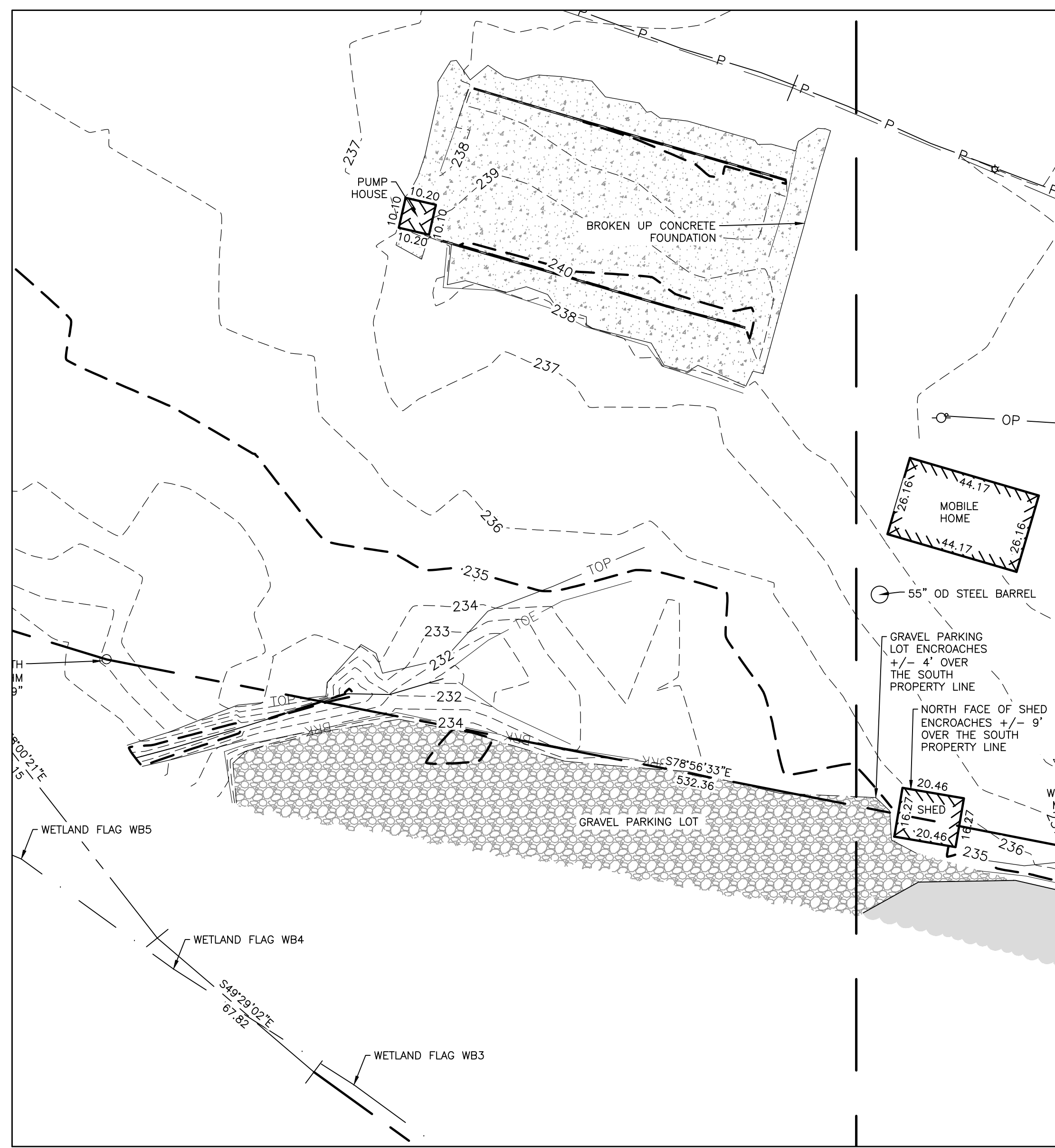
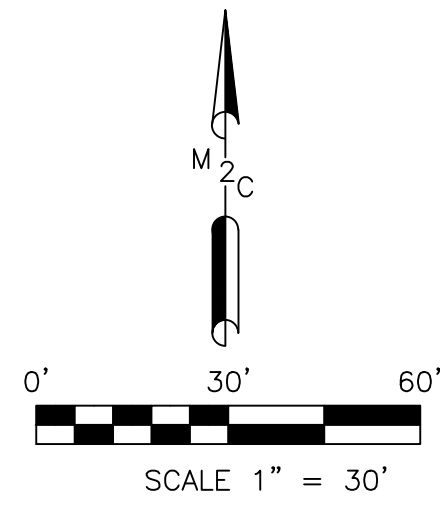
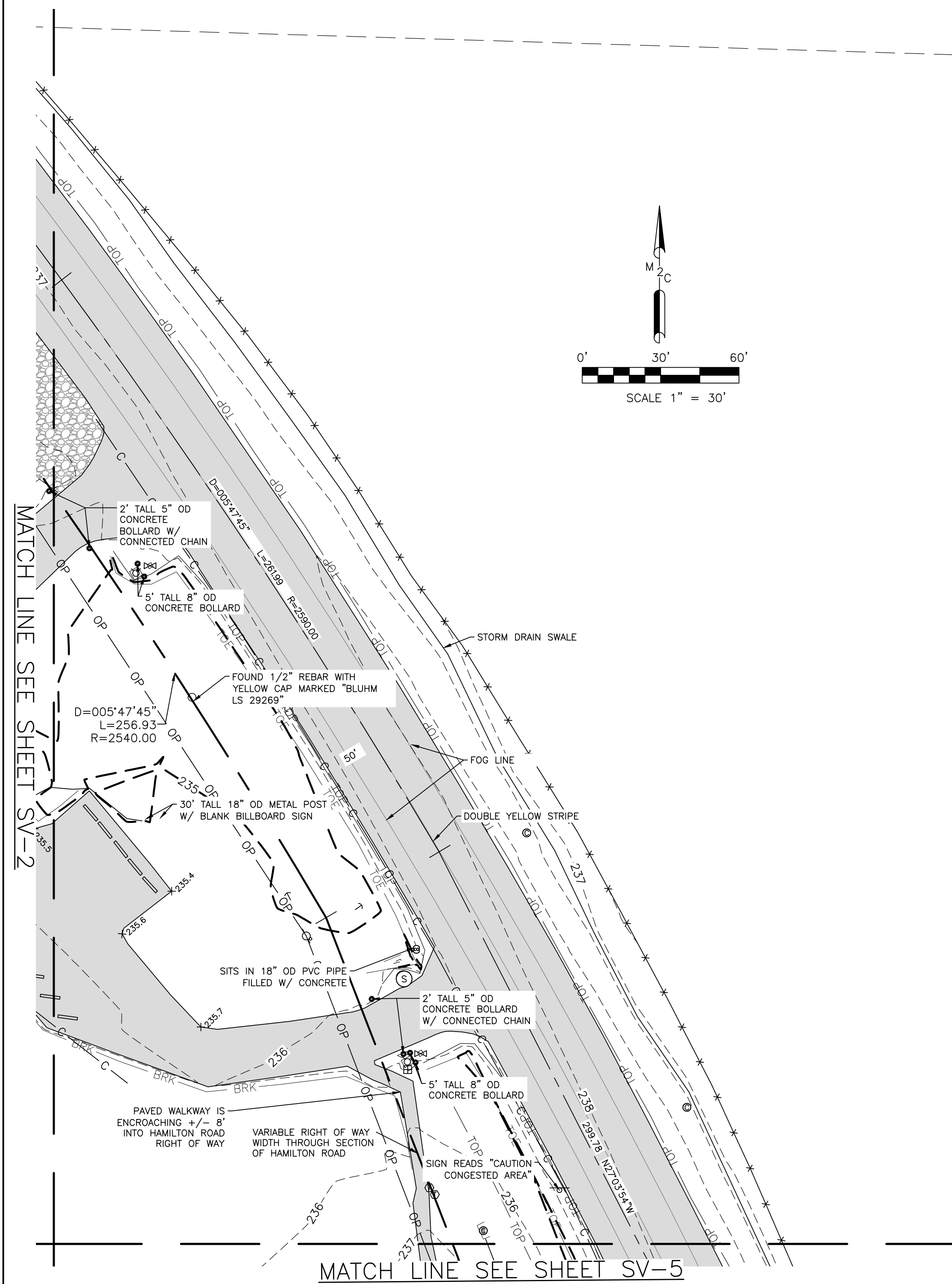
WETLAND

2-3' OF STANDING WATER IN WETLAND AS OF 3/3/2022



9/16/2022

DATE	9/8/2022			PROJECT NAME:	O & 120 HAMILTON RD CHEHALIS, WA 98352 ALTA/NSPS LAND TITLE SURVEY	SHEET NAME:	SV-3
SCALE	1" = 30'			CLIENT NAME:	GMD LAND COMPANY LLC	SHEET NO.:	SV-3 OF 5
M2C PROJECT NO.:	22-043	PROFESSIONAL LAND SURVEYORS	2320 MOTTMAN RD SW, STE 106 TUMWATER, WA 98512 360.688.1949				
DRAWN	TLM						
CHECKED	SEP						
APPROVED	SEP						



BUILDING DETAIL 1

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

SHEET INDEX

- SV-1 ALTA TITLE SHEET, LEGAL DESCRIPTION, DATUM, SURVEY NOTES
- SV-2 TOPOGRAPHIC MAP
- SV-3 TOPOGRAPHIC MAP
- SV-4 TOPOGRAPHIC MAP, LEGEND, UTILITY NOTE, BUILDING DIMENSION
- SV-5 TOPOGRAPHIC MAP, BUILDING DIMENSION

LINE TYPES

- WOOD FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- LOT LINE
- CENTERLINE RIGHT-OF-WAY
- ROAD RIGHT-OF-WAY
- SECTION LINE
- 1/16TH SECTION LINE
- GROUND TOE
- GROUND TOP
- GROUND BREAK
- FOG LINE
- DOUBLE YELLOW STRIPE
- BURIED POWER
- OVERHEAD POWER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- STORM SWALE
- WETLAND LINE
- MAJOR CONTOUR
- MINOR CONTOUR

HATCHING

- GRAVEL
- ASPHALT
- CONCRETE

LEGEND (UTILITIES)

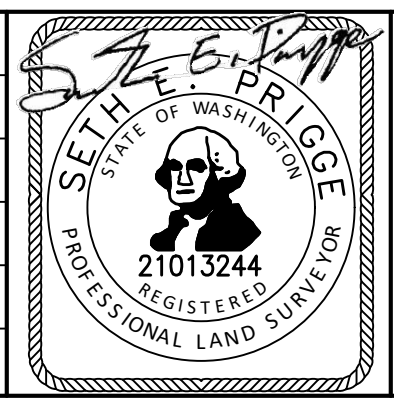
- CABLE VAULT/MANHOLE
- CULVERT
- LIGHT POLE
- NATURAL GAS VALVE
- GUY ANCHOR
- POWER JUNCTION BOX
- POWER POLE
- PP WITH DROP LINE
- POWER TRANSFORMER
- SS CLEANOUT
- SS MANHOLE
- TELEPHONE JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE VAULT/MANHOLE
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER VALVE
- WATER FIRE HYDRANT

LEGEND (SURFACE FEATURES)

- BRASS CAP
- HUB AND TACK
- LEAD AND TACK
- MONUMENT IN CASE
- REBAR AND CAP
- REBAR AND CONTROL CAP
- REBAR WITHOUT CAP
- MAIL BOX
- STREET SIGN (AS DESCRIBED)
- WHEEL STOP

9/16/2022

DATE	9/8/2022
SCALE	1" = 30'
M2C PROJECT NO.:	22-043
DRAWN	TLM
CHECKED	SEP
APPROVED	SEP



MTN 2 COAST LLC
 PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360.688.1949

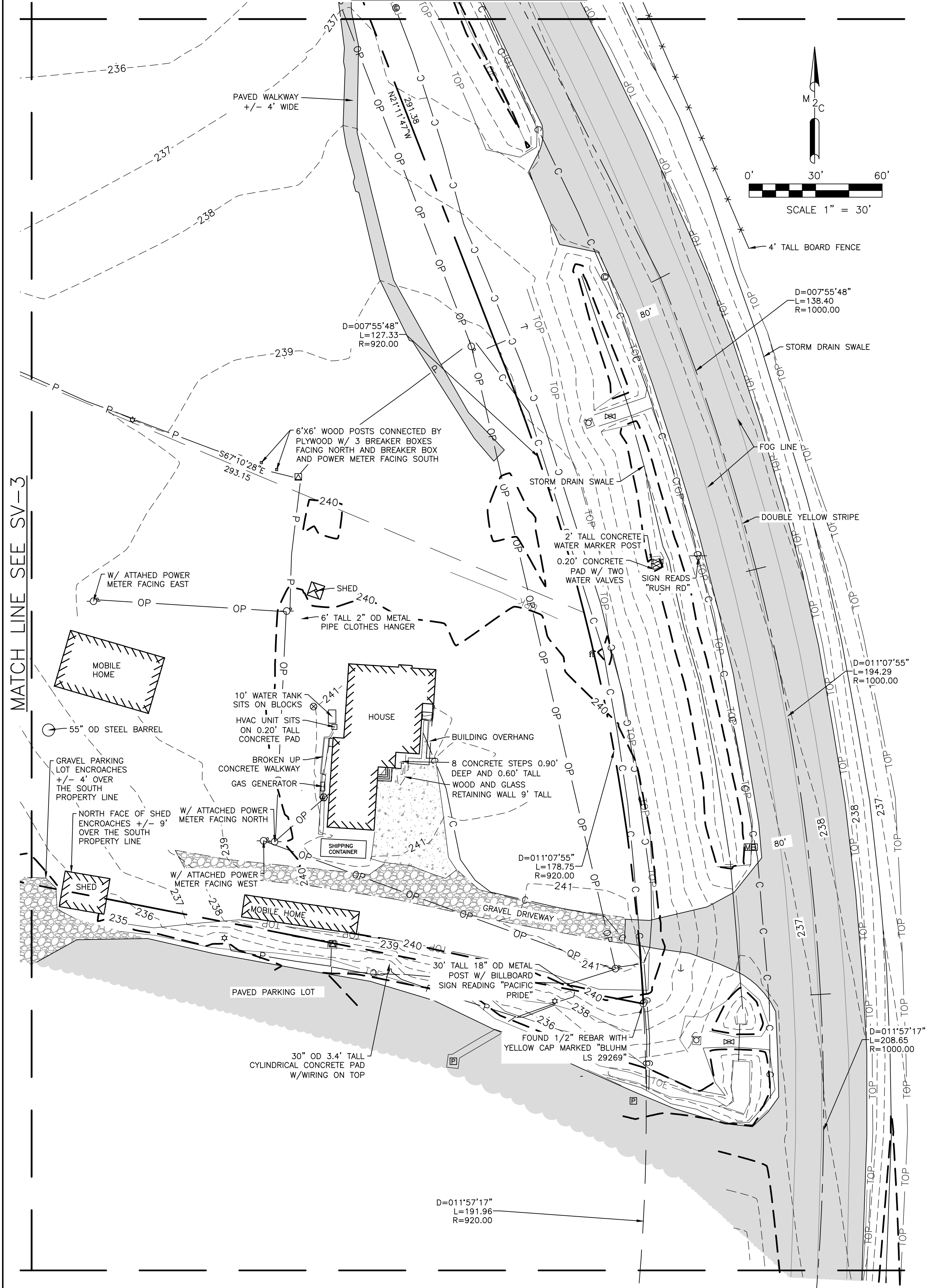
PROJECT NAME:
 0 & 120 HAMILTON RD
 CHEHALIS, WA 98352
 ALTA/NSPS LAND TITLE SURVEY

CLIENT NAME:
 GMD LAND COMPANY LLC

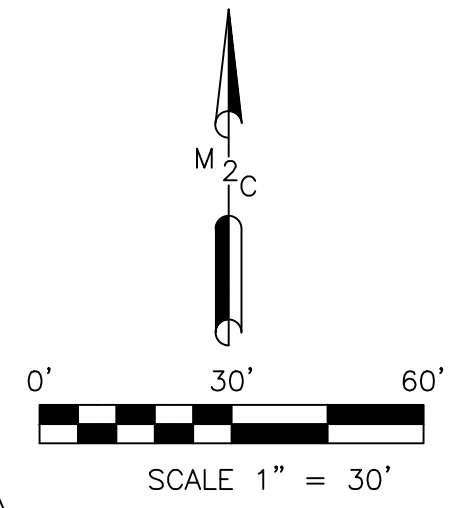
SHEET NAME:
 SV-4

SHEET NO.
 SV-4 OF 5

MATCH LINE SEE SV-4

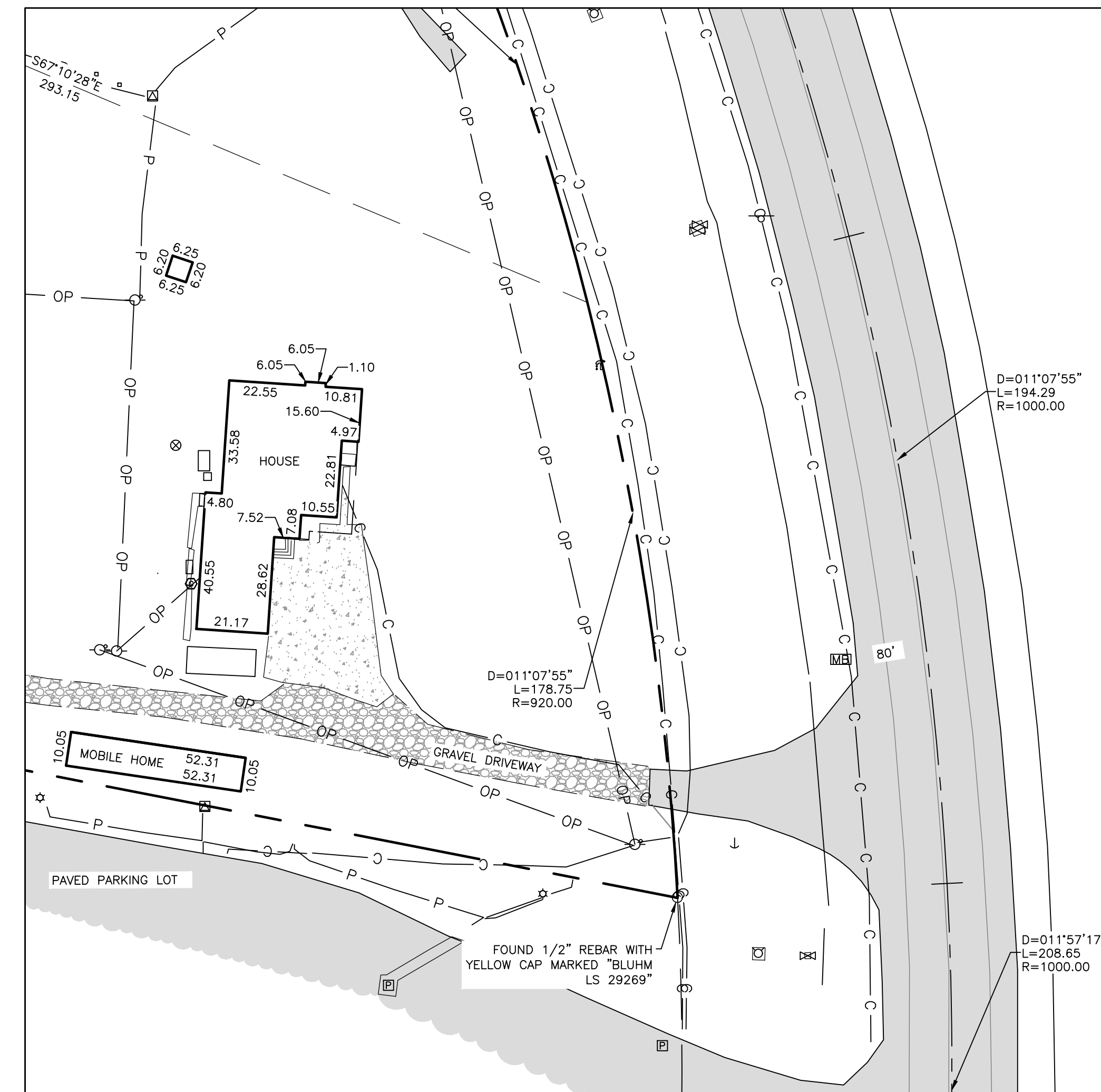


FOUND 3-1/2" WSDOT BRASS CAP MONUMENT IN CASE



SHEET INDEX

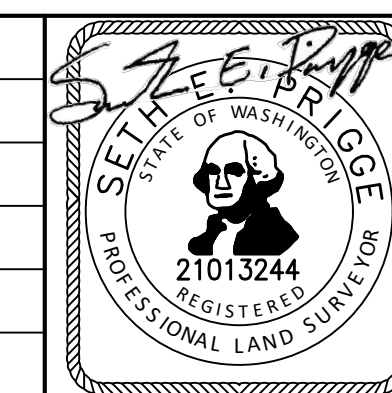
- SV-1 ALTA TITLE SHEET, LEGAL DESCRIPTION, DATUM, SURVEY NOTES
- SV-2 TOPOGRAPHIC MAP
- SV-3 TOPOGRAPHIC MAP
- SV-4 TOPOGRAPHIC MAP, LEGEND, UTILITY NOTE
- SV-5 TOPOGRAPHIC MAP, BUILDING DIMENSION



BUILDING DETAIL 2

9/16/2022

DATE	9/8/2022
SCALE	1" = 30'
M2C PROJECT NO.:	22-043
DRAWN	TLM
CHECKED	SEP
APPROVED	SEP



MTN2COAST LLC
 PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360.688.1949

PROJECT NAME:
 0 & 120 HAMILTON RD
 CHEHALIS, WA 98352
 ALTA/NSPS LAND TITLE SURVEY

CLIENT NAME:
 GMD LAND COMPANY LLC

SHEET NAME:
 SV-5

SHEET NO.
 SV-5 OF 5

**ADMINISTRATION APPROVAL —
CITY OF NAPAVINE**

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__

COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__

PUBLIC WORKS DIRECTOR

REVIEWED FOR APPLICABLE TAXES APPROVED FOR RECORDING LEWIS COUNTY TREASURER	REVIEWED AND APPROVED FOR RECORDING LEWIS COUNTY ASSESSOR
BY: _____ DATE: _____	BY: _____ DATE: _____

**CITY OF NAPAVINE
BOUNDARY LINE ADJUSTMENT
NO. BLA 07-11-2022**

PART OF THE SE1/4 OF THE SE1/4, AND
THE NE1/4 OF THE SE1/4, SECTION 15,
AND THE NE1/4 OF THE NE1/4, SECTION 22
ALL IN TOWNSHIP 13 NORTH, RANGE 2 WEST,
W.M.
LEWIS COUNTY, WASHINGTON

THIS BOUNDARY LINE ADJUSTMENT SHALL NOT CREATE ANY ADDITIONAL BUILDING LOT, TRACT, PARCEL, BUILDING SITE OF DIVISION NOR CREATE ANY BUILDING LOT, TRACT PARCEL, BUILDING SITE, OR DIVISION WHICH CONTAINS INSUFFICIENT AREA AND DIMENSION TO MEET MINIMUM REQUIREMENTS FOR A BUILDING SITE, THE PORTION BEING TRANSFERRED SHALL BE COMBINED WITH THE GRANTEE'S PARCEL. ALL NEWLY CONFIGURED LOTS MUST COMPLY WITH APPLICABLE STANDARDS FOR SEWAGE DISPOSAL AND PROVISIONS OF WATER CONTAINED IN TITLE 13 NMC AND TITLE 70 RCW.

THIS BOUNDARY LINE ADJUSTMENT IS REQUESTED AND APPROVED BY THE UNDERSIGNED, WHO CERTIFY THAT THEY ARE THE OWNERS OF THE RESPECTIVE PARCELS IDENTIFIED IN THIS BOUNDARY LINE ADJUSTMENT:

GRANTOR _____	DATED _____
GRANTEE _____	DATED _____

GRANTEE: HAMILTONS WALNUT SHADE LLC 121 HAMILTON RD. CHEHALIS, WA 98532 TPN 018050005000	GRANTOR: HAMILTONS WALNUT SHADE LLC 121 HAMILTON RD. CHEHALIS, WA 98532 TPN 018050004000	GRANTOR: HAMILTONS WALNUT SHADE LLC 121 HAMILTON RD. CHEHALIS, WA 98532 TPN 018050016004
---	---	---

ORIGINAL LEGAL DESCRIPTION

TPN 018050005000:
PARCEL "B" OF THE CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT NO. BLA 01-01-19 UNDER AUDITOR'S FILE NUMBER 3498369, RECORDS OF LEWIS COUNTY, WASHINGTON.

TPN 018050016004:
PARCEL "D" OF THE CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 3328812.

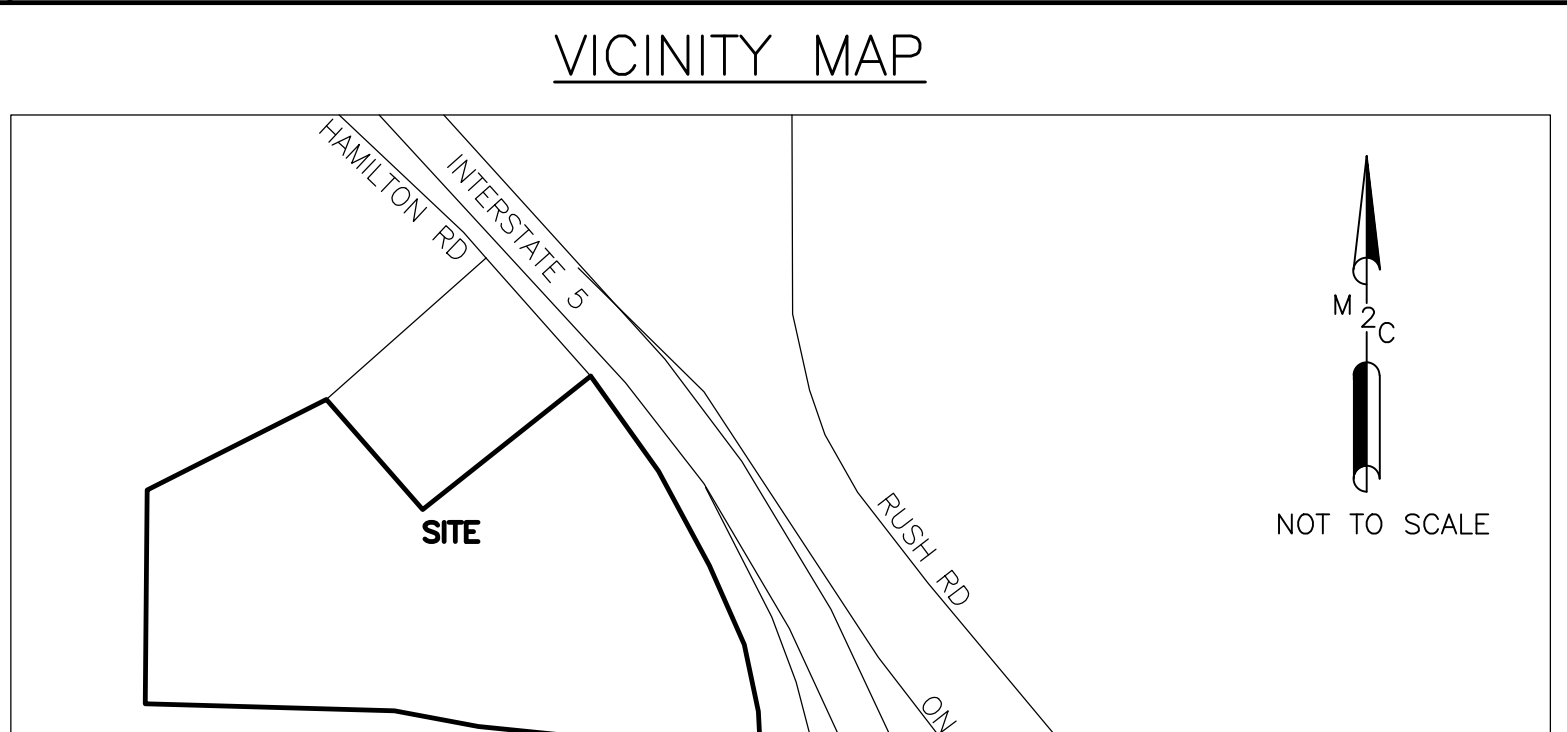
TPN 018050004000:
LOT 4 OF SURVEY RECORDED WITH THE LEWIS COUNTY AUDITOR ON MARCH 8, 1999, UNDER AUDITOR'S FILE NO. 3061686, IN BOOK 18 OF SURVEYS, PAGE 88, RECORDS OF LEWIS COUNTY, WASHINGTON.

SURVEY NOTES

- INSTRUMENT USED: TOPCON VR GPS, TOPCON GR5 GPS, AND SOKKIA IX TOTAL STATION.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090.
- SURVEY COMPLETED 03/03/2022.
- ALL MONUMENTS SHOWN AS FOUND VISITED 02/2022.
- MTN2COAST (M2C) WAS RETAINED BY GURINDERJIT SIDHU WITH GMD LAND COMPANY LLC TO COMPLETE A BOUNDARY LINE ADJUSTMENT FOR TAX PARCELS 018050005000, 018050004000, AND 018050016004.
- REFERENCE SURVEY 1 WAS USED AS A BASIS FOR THE BOUNDARY, M2C HELD THE EAST LINE OF SECTION FOR ALIGNMENT OF RS(1) FINDING MONUMENTS BEST FIT. M2C HELD FOUND MONUMENTS AND CALLED OUT ERROR FOUND. MEASUREMENTS DIFFERENCE BETWEEN REFERENCE SURVEY 1 (RS1) VS MEASURED (M) SHOWN ON MAP.

RS(X) **REFERENCED SURVEYS**

- CITY OF NAPAVINE BLA-01-01-19 RECORDED ON PAGE 311 IN BOOK 3 OF BLAM UNDER AFN 3498369.
- CITY OF NAPAVINE BLA RECORDED ON PAGE 158 IN BOOK 2 OF BLAM UNDER AFN 3328812.
- LEWIS COUNTY BLA RECORDED ON PAGE 62 IN BOOK 19 OF SURVEYS UNDER AFN 3077212.
- LEWIS COUNTY BLA RECORDED ON PAGE 244 IN BOOK 16 OF SURVEYS UNDER AFN 3029065.
- LEWIS COUNTY BLA RECORDED ON PAGE 288 IN BOOK 18 OF SURVEYS UNDER AFN 3061686.



NEW LEGAL DESCRIPTION

PARCEL A OF CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT 07-11-2022 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B OF THE CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT NO. BLA 01-01-19 FILED JUNE 23RD, 2009 AND RECORDED UNDER AUDITOR'S FILE NUMBER 3498369;

TOGETHER WITH LOT 4 OF SURVEY RECORDED ON MARCH 8, 1999, UNDER AUDITOR'S FILE NO. 3061686,

TOGETHER WITH THAT PORTION OF PARCEL D OF CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 3328812, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL D, FROM WHICH THE WEST LINE OF SAID PARCEL D BEARS SOUTH 02°00'22" WEST; THENCE SOUTH 87°52'08" EAST, 467.95 FEET, MORE OR LESS TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL "D",

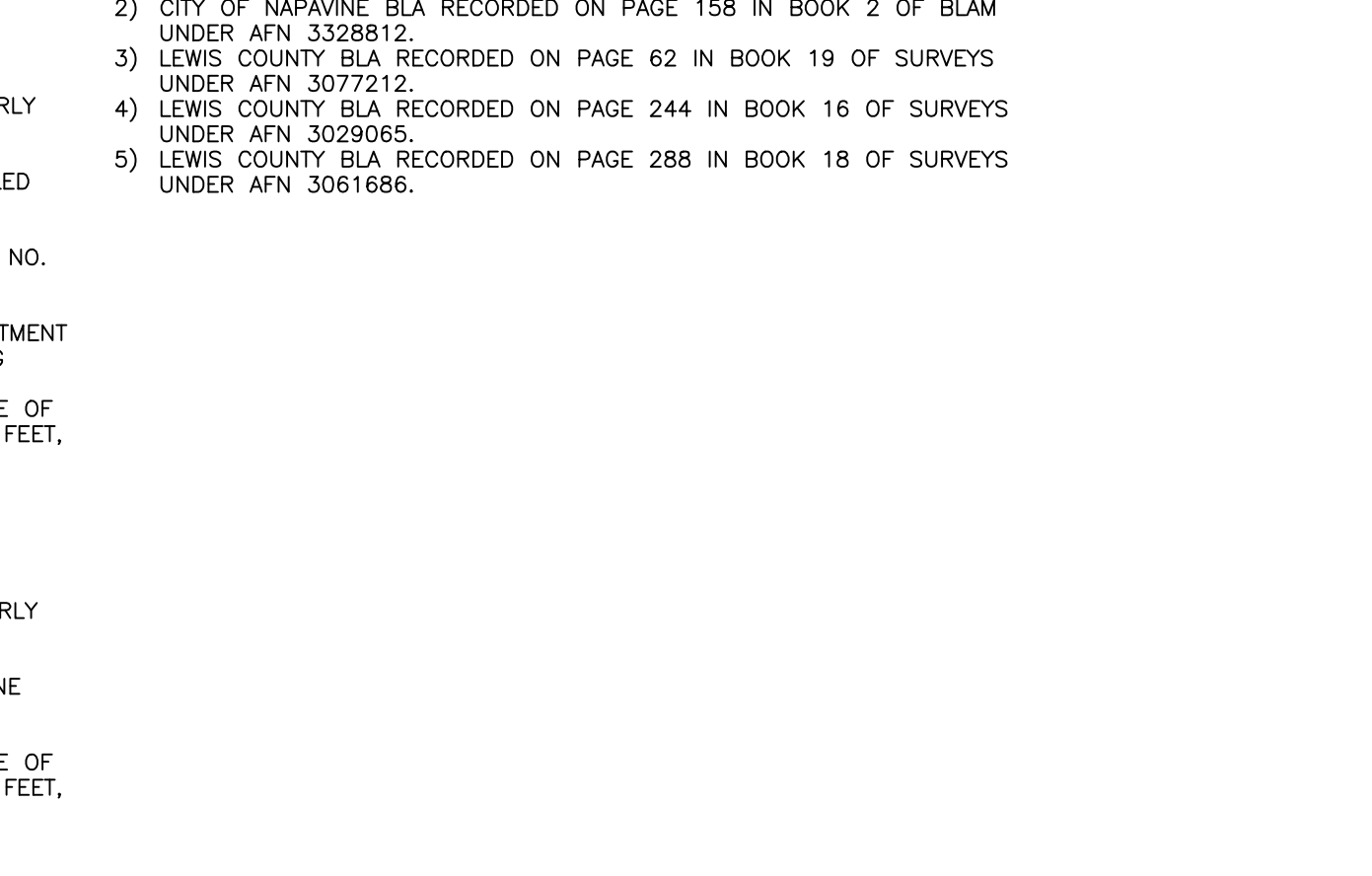
SITUATE IN CITY OF NAPAVINE, COUNTY OF LEWIS, STATE OF WASHINGTON.

PARCEL B OF CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT 07-11-2022 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL D OF CITY OF NAPAVINE BOUNDARY LINE ADJUSTMENT FILED JUNE 23RD, 2009 AND RECORDED UNDER AFN 3328812, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL D, FROM WHICH THE WEST LINE OF SAID PARCEL D BEARS SOUTH 02°00'22" WEST; THENCE SOUTH 87°52'08" EAST, 467.95 FEET, MORE OR LESS TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL "D",

SITUATE IN CITY OF NAPAVINE, COUNTY OF LEWIS, STATE OF WASHINGTON.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____
AT ____ M. IN BOOK ____ OF _____
AT PAGE ____ AT THE REQUEST OF
MTN2COAST, LLC.

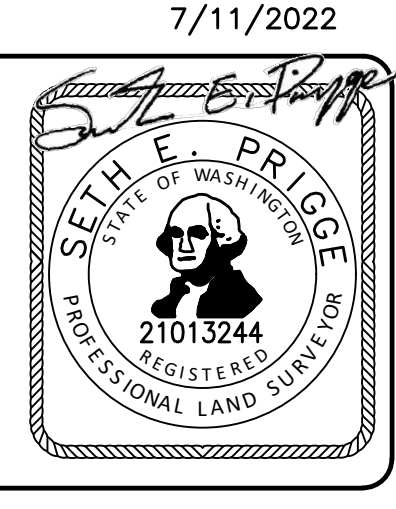
COUNTY AUDITOR

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF: GMD LAND COMPANY LLC, IN JULY, 2022

SETH E. PRIGGE, PLS #21013244



**RECORD OF SURVEY OF BOUNDARY LINE
ADJUSTMENT FOR
GMD LAND COMPANY LLC.**

DRAWN BY GMB	DATE 7/11/2022	JOB NUMBER 22-043
CHECKED BY SEP	SCALE N/A	SHEET NUMBER SV-1 (SHEET 1 OF 3)
AUDITORS INDEX	SE1/4 SE1/4, AND NE1/4 SE1/4 SEC15 AND NE1/4 NE1/4, SEC22, T13N, R2W, W.M.	

CITY OF NAPAVINE
 BOUNDARY LINE ADJUSTMENT
 NO. BLA 07-11-2022
 PART OF THE SE1/4 OF THE SE1/4, AND THE
 NE1/4 OF THE SE1/4, SECTION 15, AND THE
 NE1/4 OF THE NE1/4, SECTION 22
 TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.
 LEWIS COUNTY, WASHINGTON

BASIS OF BEARING

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO WSDOT MONUMENTS 7406 AND 6779, CONVERTED TO GROUND SCALE ABOUT N:473822.35/E:1035469.491 USING A COMBINED SCALE FACTOR OF 0.99990646.

M2C MATCHED REFERENCE SURVEYS(RS) 1, 2, AND 3 BASED ON TIES TO THE EAST QUARTER CORNER OF SECTION 15 AND 22.

MONUMENT NOTES

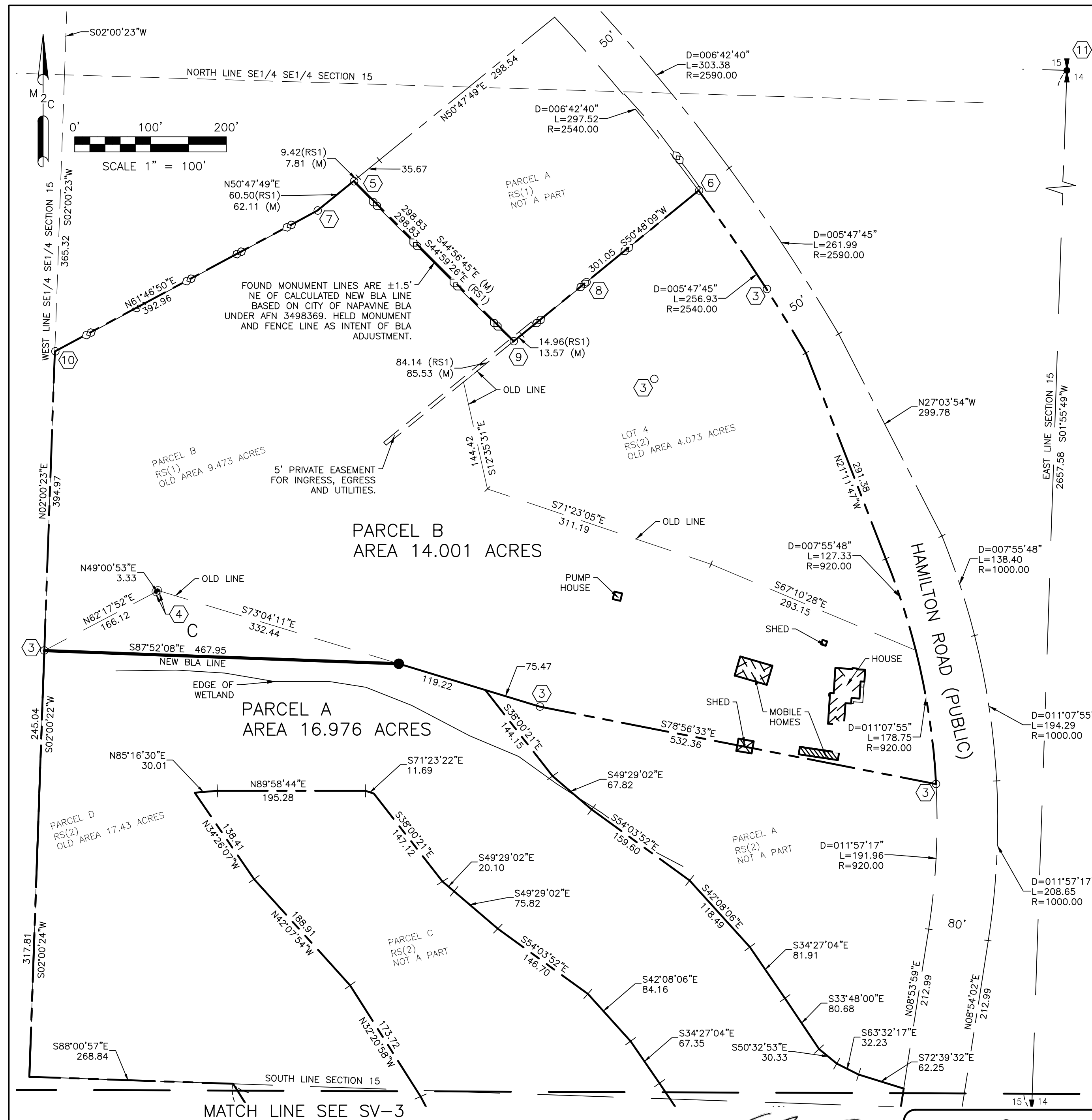
- 1) FOUND 3-1/2" DIAMETER WSDOT BRASS MONUMENT 7406 IN CASE.
- 2) FOUND 3-1/2" DIAMETER WSDOT ALUMINUM DISC MONUMENT 6779 ON 1" METAL PIPE IN CASE.
- 3) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269".
- 4) FOUND 1/2" DIAMETER REBAR WITHOUT CAP.
- 5) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±1.8' NORTHEAST OF CALCULATED POSITION.
- 6) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.6' EAST OF CALCULATED POSITION.
- 7) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.7' NORTHEAST OF CALCULATED POSITION.
- 8) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.3' SOUTHEAST OF PROPERTY LINE.
- 9) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±1.4' NORTHEAST OF CALCULATED POSITION.
- 10) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.8' EAST OF CALCULATED POSITION.
- 11) FOUND 3.5" DIAMETER BRASS SURFACE MONUMENT WITH PUNCH MARKED "LEWIS COUNTY T13NR2W LS 35981", HELD FOR EAST QUARTER CORNER SECTION 15.
- 12) FOUND 3.5" DIAMETER BRASS SURFACE MONUMENT WITH PUNCH MARKED "LEWIS COUNTY T13NR2W LS 35981", HELD FOR EAST QUARTER CORNER SECTION 22.
- 13) FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BLUHM LS 29269" ±.5' NORTH OF CALCULATED POSITION.
- 14) FOUND 1/2" DIAMETER REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP ±.5' NORTH OF CALCULATED POSITION.

LEGEND

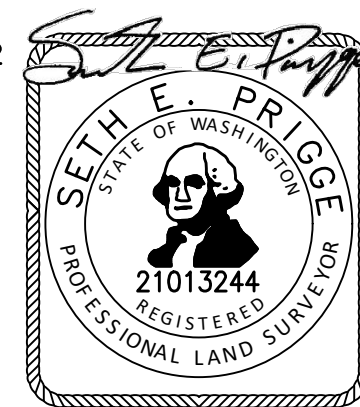
- FOUND REBAR AND CAP MARKED AS NOTED
- SET 5/8"x24" LONG REBAR AND YELLOW PLASTIC CAP MARKED "MTN2COAST LS 21013244"
- ⊕ BRASS CAP
- ⊙ REBAR WITHOUT CAP

LINE TYPES

- CHAIN LINK FENCE
- WIRE FENCE
- PROPERTY LINE
- LOT LINE
- 1/16TH SECTION LINE
- ROAD RIGHT-OF-WAY
- CENTERLINE ROAD RIGHT-OF-WAY
- NEW BLA LINE
- OLD BLA LINE
- LOT LINES BLA RS(1)
- EASEMENT LINE
- SECTION LINE
- SHEET MATCHLINE



7/11/2022



MTN2COAST LLC
 PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360-688-1949

**RECORD OF SURVEY OF BOUNDARY LINE
 ADJUSTMENT FOR
 GMD LAND COMPANY LLC.**

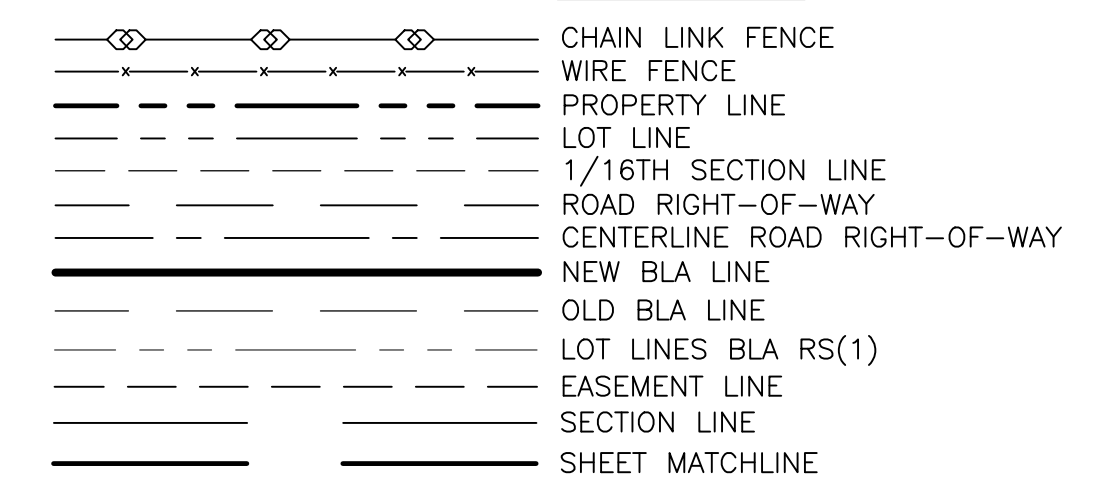
DRAWN BY GMB	DATE 7/11/2022	JOB NUMBER 22-043
CHECKED BY SEP	SCALE 1"=100'	SHEET NUMBER SV-2 (SHEET 2 OF 3)
AUDITORS INDEX	SE1/4 SE1/4, AND NE1/4 SE1/4, SEC15, AND NE1/4 NE1/4, SEC22, T13N, R2W, W.M.	

CITY OF NAPAVINE
 BOUNDARY LINE ADJUSTMENT
 NO. BLA 07-11-2022
 PART OF THE SE1/4 OF THE SE1/4, AND THE
 NE1/4 OF THE SE1/4, SECTION 15, AND THE
 NE1/4 OF THE NE1/4, SECTION 22
 TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.
 LEWIS COUNTY, WASHINGTON

LEGEND

- FOUND REBAR AND CAP MARKED AS NOTED
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- ⊕ BRASS CAP
- ⊙ REBAR WITHOUT CAP

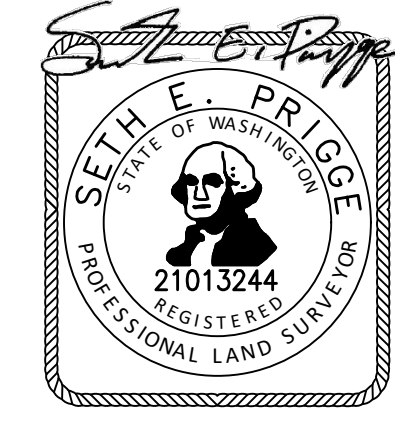
LINE TYPES



MONUMENT NOTES

- 1) FOUND 3-1/2" DIAMETER WSDOT BRASS MONUMENT 7406 IN CASE.
- 2) FOUND 3-1/2" DIAMETER WSDOT ALUMINUM DISC MONUMENT 6779 ON 1" METAL PIPE IN CASE.
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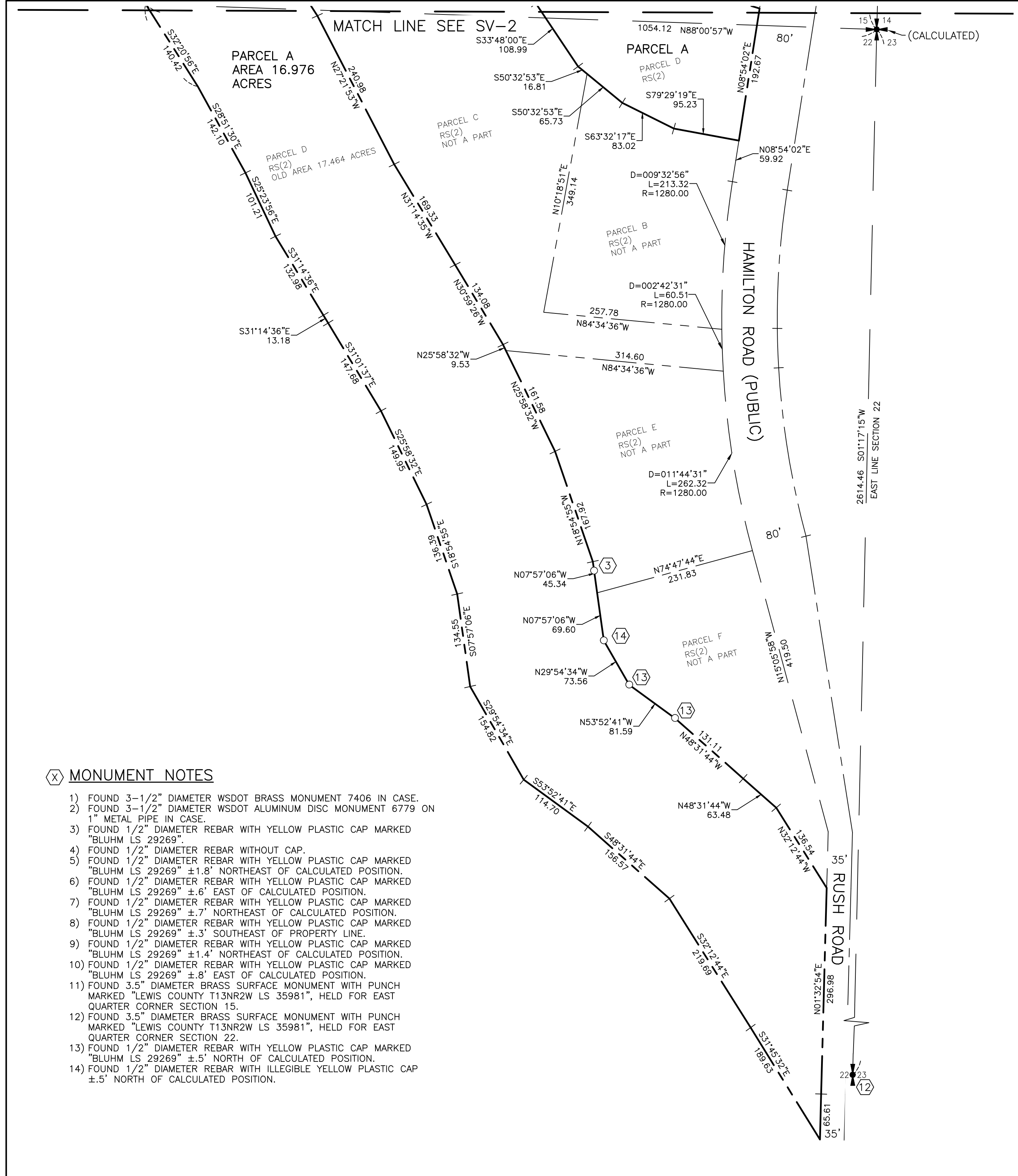
7/11/2022



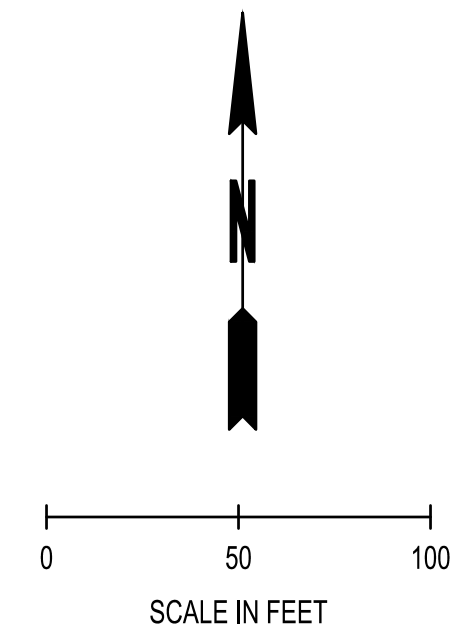
MTN2COAST LLC
 PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360-688-1949

**RECORD OF SURVEY OF BOUNDARY LINE
 ADJUSTMENT FOR
 GMD LAND COMPANY LLC.**

DRAWN BY GMB	DATE 7/11/2022	JOB NUMBER 22-043
CHECKED BY PBJ	SCALE 1"=100'	SHEET NUMBER SV-3 (SHEET 3 OF 3)
AUDITORS INDEX	SE1/4 SE1/4, AND NE1/4 SE1/4, SEC15 AND NE1/4 NE1/4, SEC22, T13N, R2W, W.M.	



SEC. 15, T 13N., R 2W., W.M.



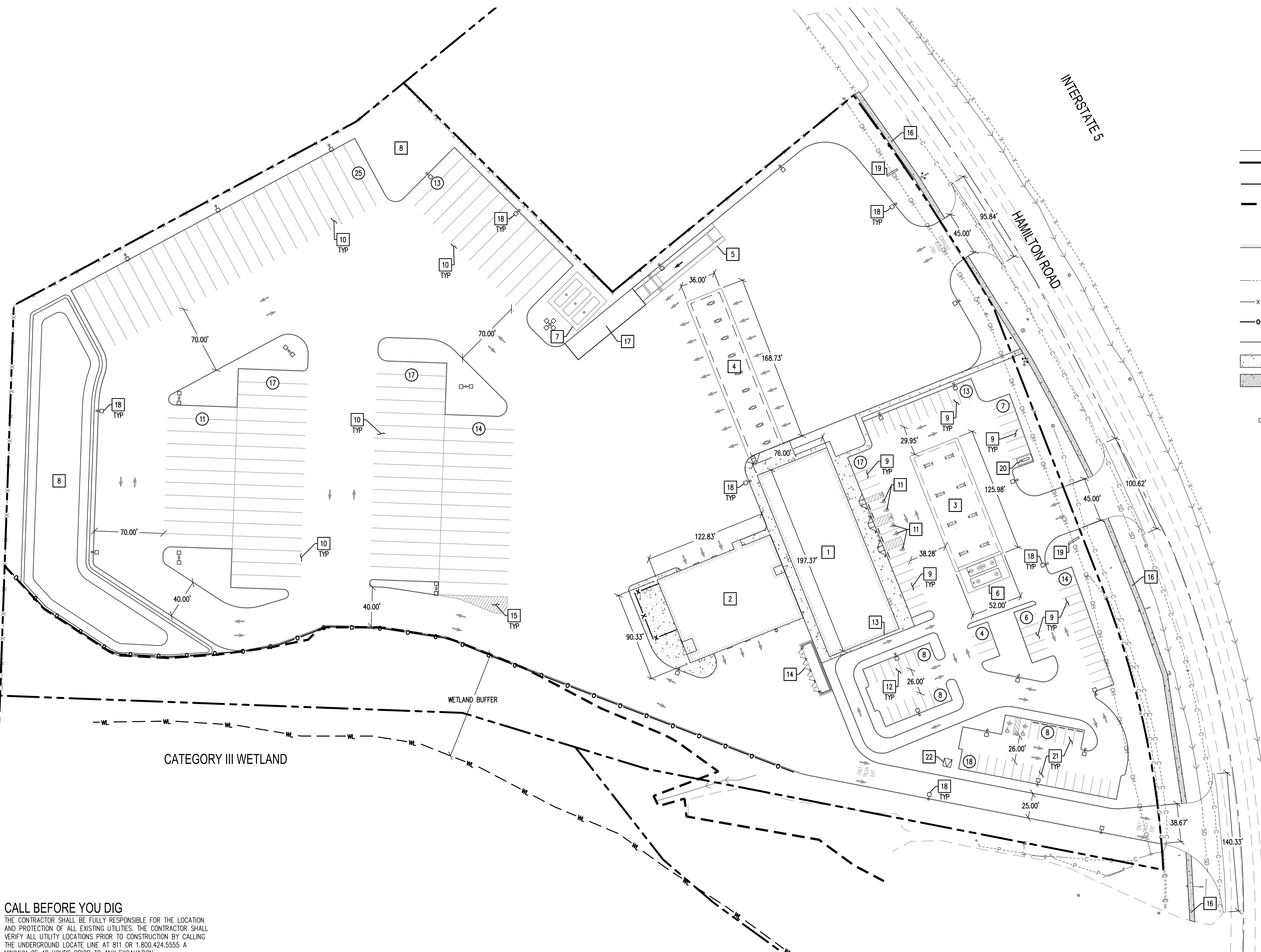
LEGEND

	PROPERTY LINE
	WETLAND BOUNDARY
	WETLAND BUFFER
	PROPOSED BUILDING
	STALL COUNT
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED WETLAND PRIVACY FENCE
	CEMENT CONCRETE TRAFFIC CURB
	ONSITE CEMENT CONCRETE SIDEWALK
	4" CEMENT CONCRETE FRONTAGE SIDEWALK
	DIRECTIONAL ARROWS
	ONSITE LUMINAIRE

- KEYED NOTES**
1. TA TRAVEL CENTER BUILDING
 2. TRUCK SHOP, 3 BAY
 3. AUTO FUELING CANOPY
 4. TRUCK FUELING CANOPY
 5. TRUCK SCALE
 6. UNDERGROUND FUEL TANK
 7. ABOVE GROUND DIESEL FUEL TANK
 8. STORMWATER TREATMENT & DETENTION FACILITY
 9. AUTO PARKING STALL (9'x20') TYP.
 10. TRUCK PARKING STALL (13'x70') TYP.
 11. ACCESSIBLE PARKING STALL
 12. AUTO PARKING STALL (9'x18') TYP.
 13. DRIVE THROUGH WINDOW
 14. TRASH ENCLOSURE
 15. PAINTED ISLAND
 16. 5' WIDE 4" CONCRETE SIDEWALK AT FRONTAGE PER CITY OF NAPAVINE PUBLIC WORKS STANDARDS
 17. CONCRETE PAD FOR FUEL DELIVERY
 18. ONSITE LUMINAIRE
 19. MONUMENT SIGN
 20. PROPANE TANK
 21. TESLA CHARGING STATIONS (9'x18') TYP.
 22. EV CHARGING EQUIPMENT

PARKING DATA

AUTO PARKING STALLS TOTAL	103
ADA ACCESSIBLE PARKING STALLS	7
TRUCK PARKING STALLS	97
TOTAL PARKING STALLS	200



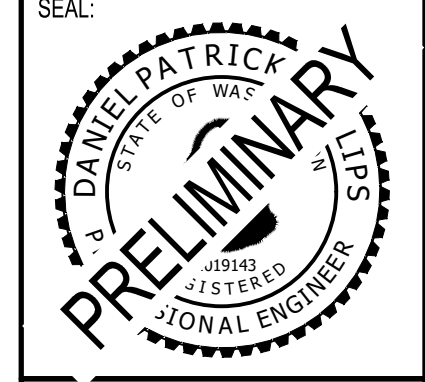
Dec 14, 2022 10:23:48am User: dphillips
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CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR 1.800.424.5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

BY	
DATE	
REVISIONS	

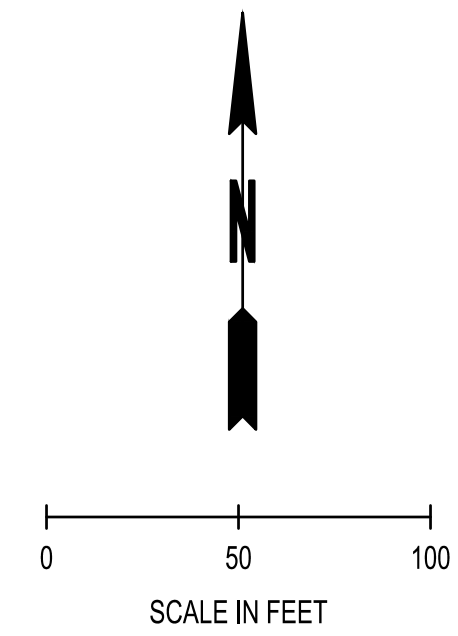
SCJ ALLIANCE
 CONSULTING SERVICES
 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
 P: 360.352.1465 F: 360.352.1509
 SCJALLIANCE.COM

PRELIMINARY SITE PLAN
 TA TRAVEL CENTER
 121 HAMILTON RD
 NAPAVINE, WA



DESIGNER: D. PHILLIPS
 DRAWN BY: K. GANS
 APPROVED BY: D. PHILLIPS
 DATE: DECEMBER 2022
 JOB NO: 22-000419
 DRAWING FILE NO: 22-000419 SP-01
 DRAWING NO: SP-01
 SHEET NO: 10 OF 17

SEC. 15, T 13N., R 2W., W.M.

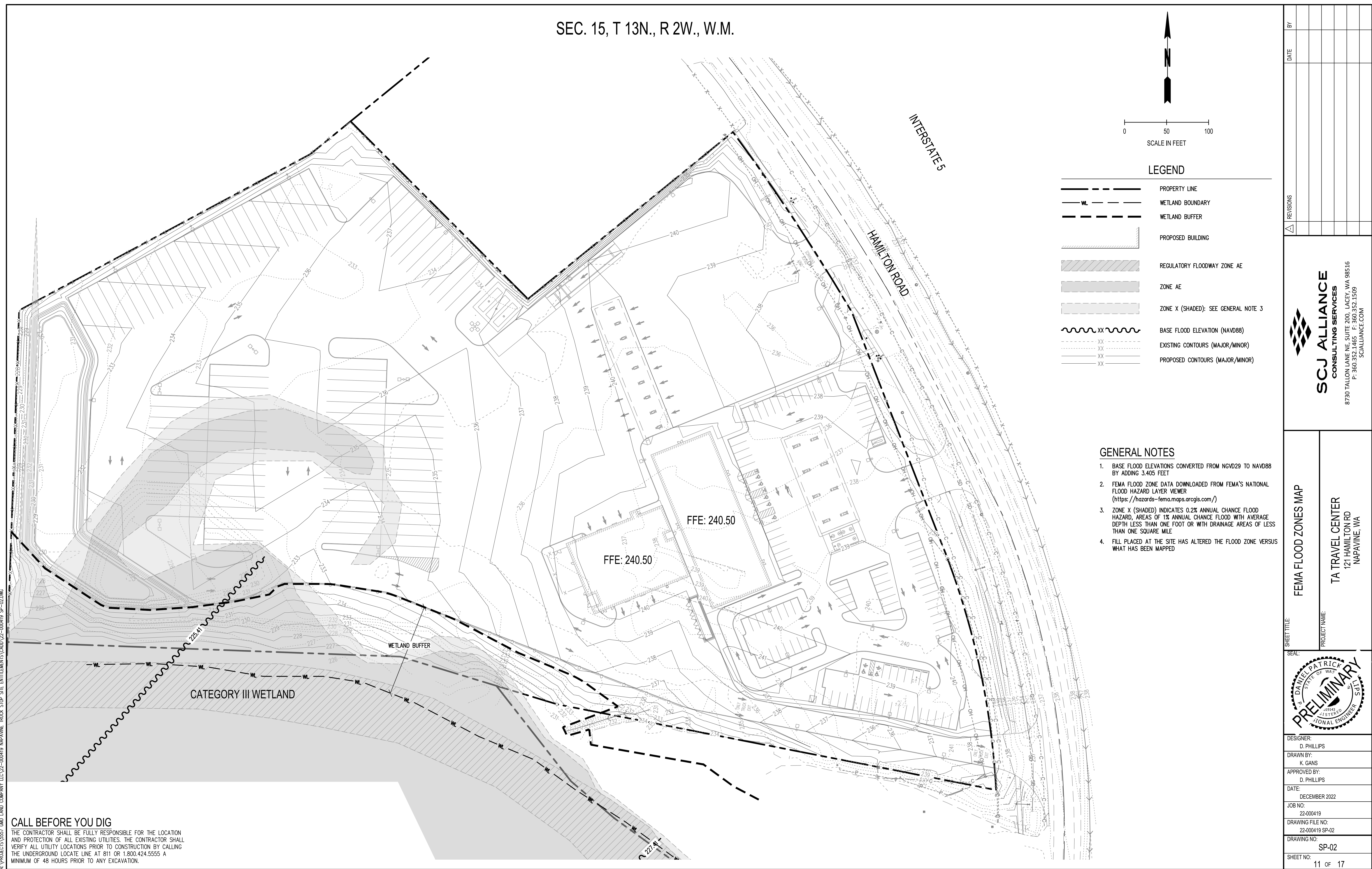


LEGEND

	PROPERTY LINE
	WETLAND BOUNDARY
	WETLAND BUFFER
	PROPOSED BUILDING
	REGULATORY FLOODWAY ZONE AE
	ZONE AE
	ZONE X (SHADED); SEE GENERAL NOTE 3
	BASE FLOOD ELEVATION (NAVD88)
	EXISTING CONTOURS (MAJOR/MINOR)
	PROPOSED CONTOURS (MAJOR/MINOR)

GENERAL NOTES

1. BASE FLOOD ELEVATIONS CONVERTED FROM NGVD29 TO NAVD88 BY ADDING 3.405 FEET
2. FEMA FLOOD ZONE DATA DOWNLOADED FROM FEMA'S NATIONAL FLOOD HAZARD LAYER VIEWER (<https://hazards-fema.maps.arcgis.com/>)
3. ZONE X (SHADED) INDICATES 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
4. FILL PLACED AT THE SITE HAS ALTERED THE FLOOD ZONE VERSUS WHAT HAS BEEN MAPPED



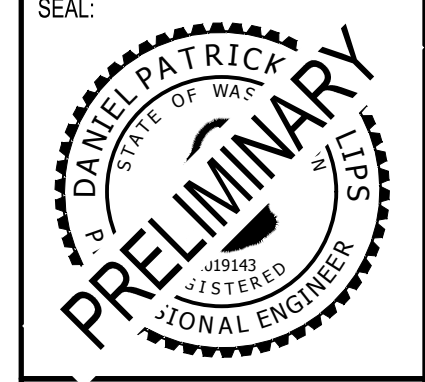
Dec 14, 2022 11:03:51am User: dphillips
 W:\PROJECTS\22527_000 LAND COMPANY LLC\22-000419 NAPAVINE TRUCK STOP SITE ENTITLEMENTS\CADD\22-000419 SP-02.DWG

CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR 1.800.424.5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS	DATE	BY

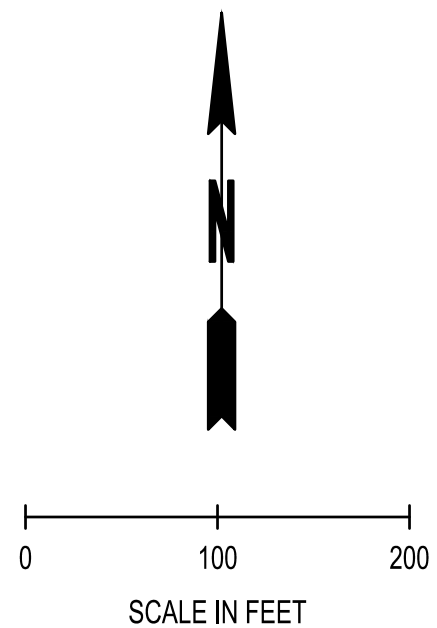
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 CONSULTING SERVICES
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FEMA FLOOD ZONES MAP
 PROJECT NAME:
 TA TRAVEL CENTER
 121 HAMILTON RD
 NAPAVINE, WA



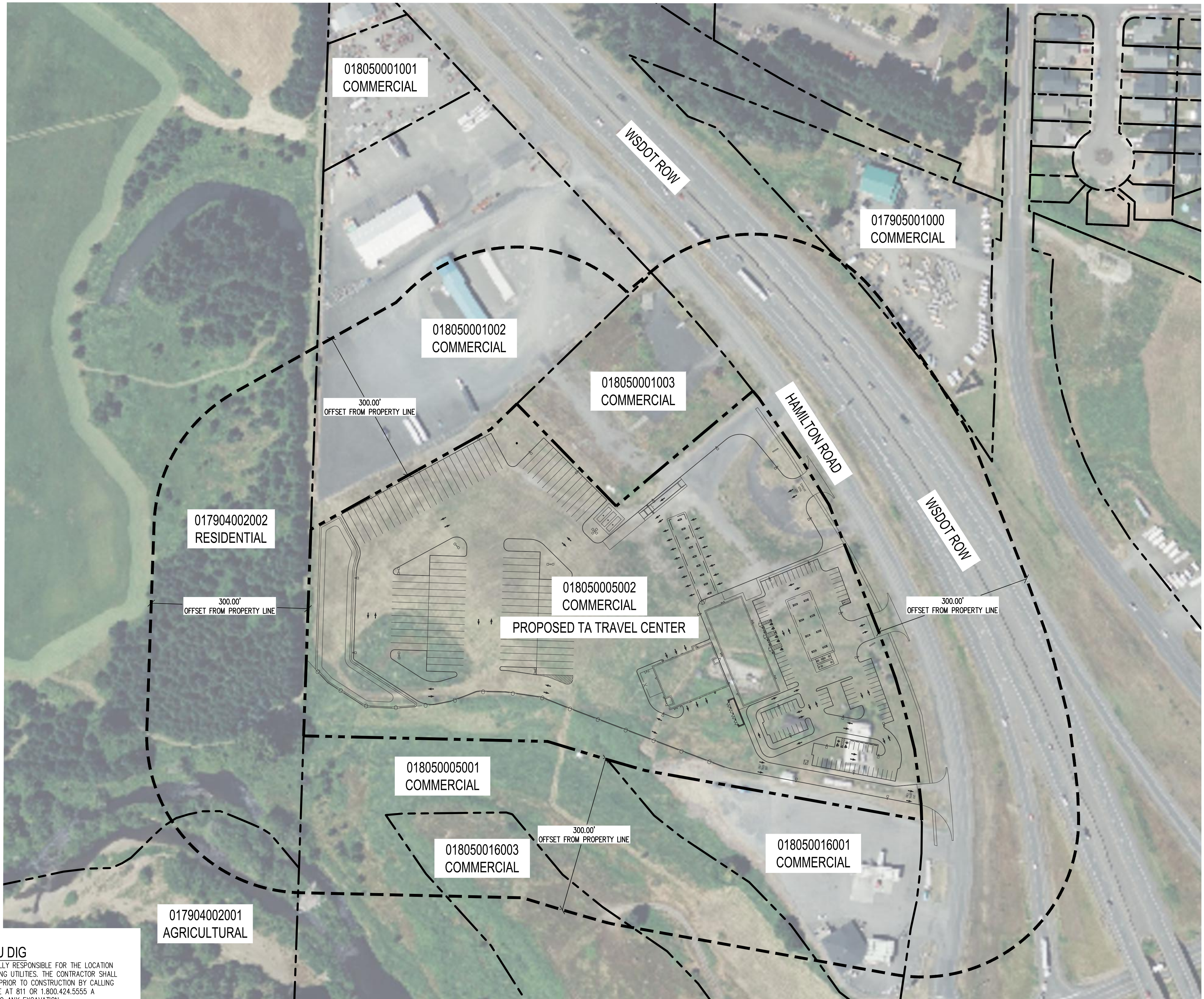
DESIGNER:	D. PHILLIPS
DRAWN BY:	K. GANS
APPROVED BY:	D. PHILLIPS
DATE:	DECEMBER 2022
JOB NO:	22-000419
DRAWING FILE NO:	22-000419 SP-02
DRAWING NO:	SP-02
SHEET NO:	11 OF 17

SEC. 15, T 13N., R 2W., W.M.



LEGEND

- PROPERTY LINE
- TA TRAVEL STOP PROPERTY LINE
- 300-FOOT OFFSET FROM TA TRAVEL CENTER PROPERTY LINE



GENERAL NOTES:

1. PARCEL LINES, PARCEL NUMBERS, AND ZONING TAKEN FROM LEWIS COUNTY GIS MAPPING (<https://gis.lewiscountywa.gov/webmap/>)
2. TA TRAVEL STOP SITE PLAN SHOWN FOR REFERENCE ONLY. GROUND SURVEY AND GIS MAPPING DO NOT OVERLAY PRECISELY.

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ADJACENT ZONING MAP
TA TRAVEL CENTER
121 HAMILTON RD
NAPAVINE, WA

SHEET TITLE: ADJACENT ZONING MAP
PROJECT NAME: TA TRAVEL CENTER

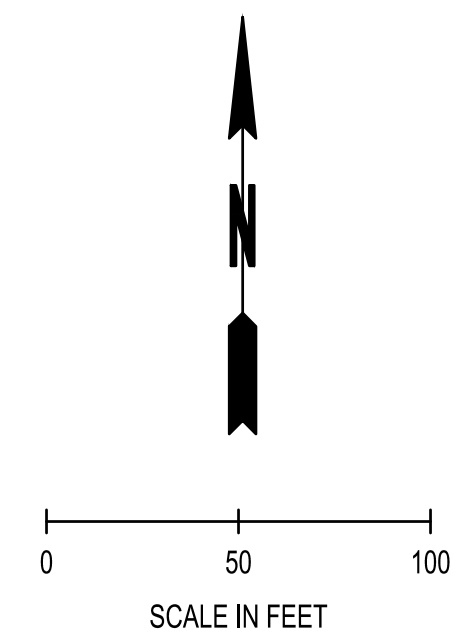


DESIGNER:	D. PHILLIPS
DRAWN BY:	K. GANS
APPROVED BY:	D. PHILLIPS
DATE:	DECEMBER 2022
JOB NO:	22-000419
DRAWING FILE NO:	22-000419 SP-03
DRAWING NO:	SP-03
SHEET NO:	12 OF 17

Dec 14, 2022 10:24:15am User: dphillips
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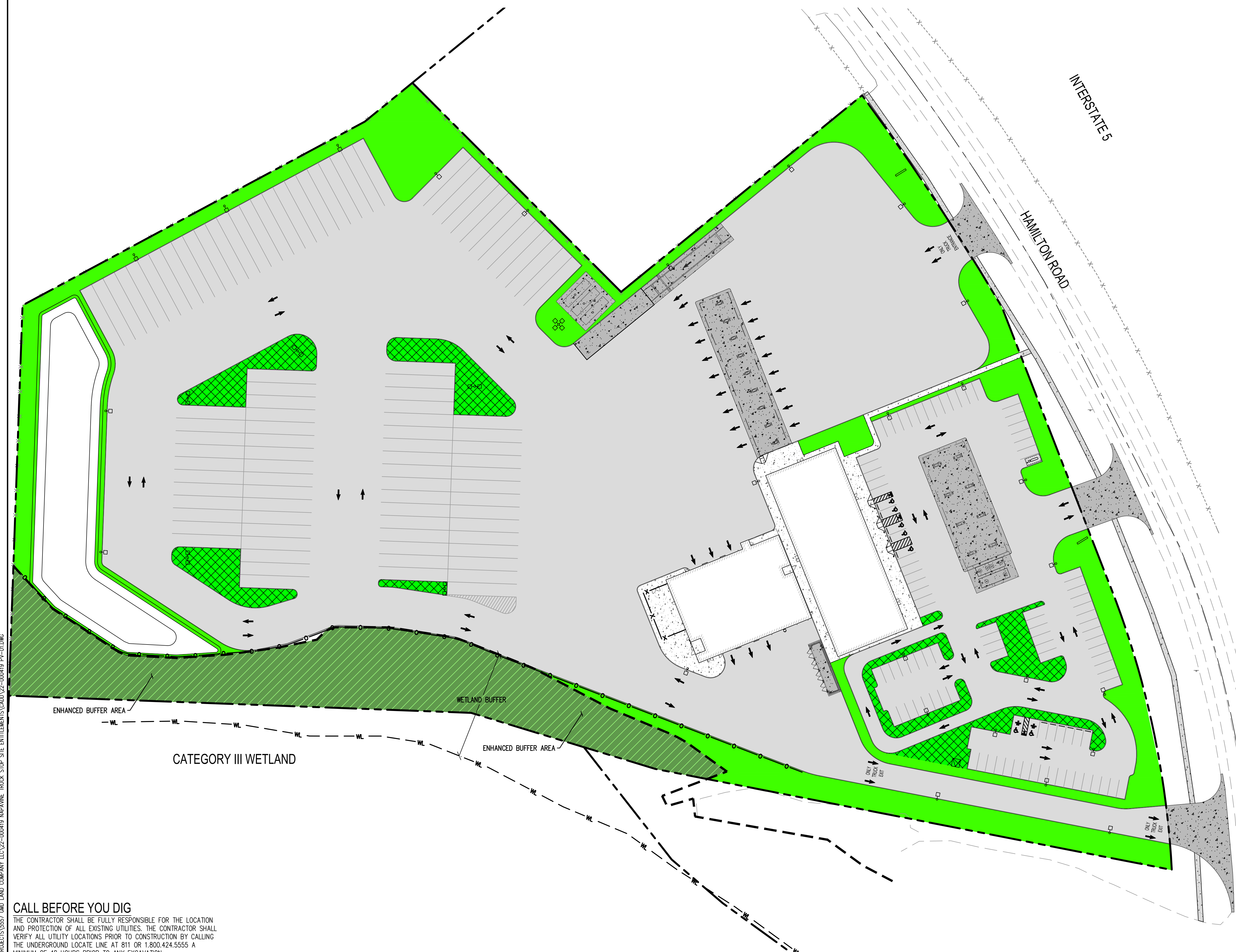
SEC. 15, T 13N., R 2W., W.M.



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- CEMENT CONCRETE TRAFFIC CURB
- PROPOSED BUILDING
- ONSITE CEMENT CONCRETE SIDEWALK
- 4" CEMENT CONCRETE FRONTAGE SIDEWALK
- CEMENT CONCRETE PAVING
- ASPHALT PAVING
- LANDSCAPE AREA
- PARKING ISLAND LANDSCAPE AREA
- ENHANCED WETLAND BUFFER AREA

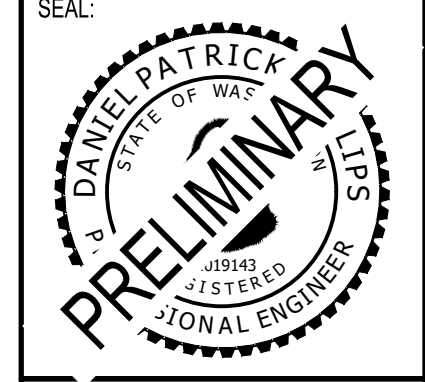
ONSITE SURFACE DATA	
ASPHALT PAVEMENT	394,510 SF
CEMENT CONCRETE PAVEMENT	19,950 SF
CONCRETE SIDEWALK	11,265 SF
BUILDING	26,085 SF
PARKING LOT	394,510 SF
PARKING ISLAND LANDSCAPE	21,200 SF (5.4% OF PARKING)
OTHER LANDSCAPE	71,505 SF
BUFFER ENHANCEMENT AREA	44,610 SF
TOTAL LANDSCAPE	133,900 SF
STORMWATER BASIN	24,130 SF



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SHEET TITLE: **PRELIMINARY PAVING & LANDSCAPE PLAN**
PROJECT NAME: **TA TRAVEL CENTER**
121 HAMILTON RD
NAPAVINE, WA

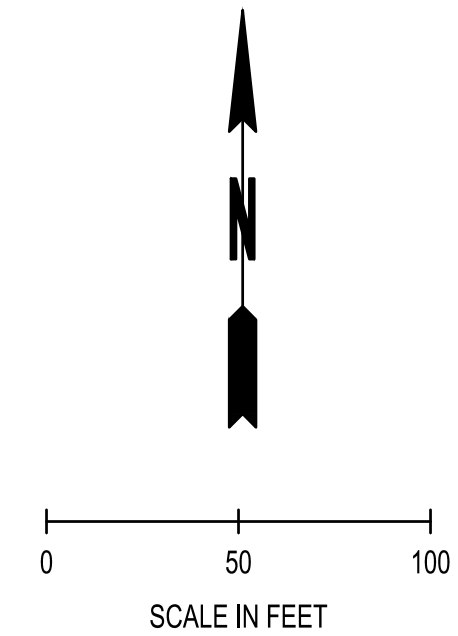


DESIGNER:	D. PHILLIPS
DRAWN BY:	K. GANS
APPROVED BY:	D. PHILLIPS
DATE:	DECEMBER 2022
JOB NO:	22-000419
DRAWING FILE NO:	22-000419 PV-01
DRAWING NO:	PV-01
SHEET NO:	13 OF 17

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LEGEND

---XX---	EXISTING CONTOURS (MAJOR/MINOR)
---XX---	PROPOSED CONTOURS (MAJOR/MINOR)
---	GRADE BREAK
---	FLOWLINE
-WL-	WETLAND
- - - - -	WETLAND BUFFER



CATEGORY III WETLAND

FFE: 240.50

FFE: 240.50

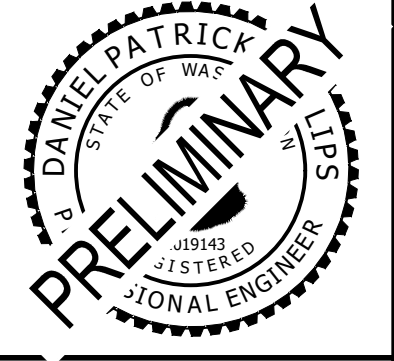
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REVISIONS	DATE	BY

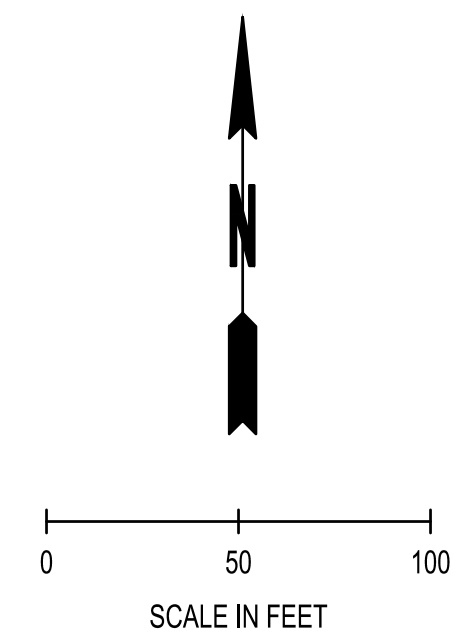
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SHEET TITLE: PRELIMINARY GRADING PLAN
 PROJECT NAME: TA TRAVEL CENTER
 121 HAMILTON RD
 NAPAVINE, WA



DESIGNER:	D. PHILLIPS
DRAWN BY:	K. GANS
APPROVED BY:	D. PHILLIPS
DATE:	DECEMBER 2022
JOB NO:	22-000419
DRAWING FILE NO:	22-000419 CG-01
DRAWING NO:	CG-01
SHEET NO:	14 OF 17

SEC. 15, T 13N., R 2W., W.M.

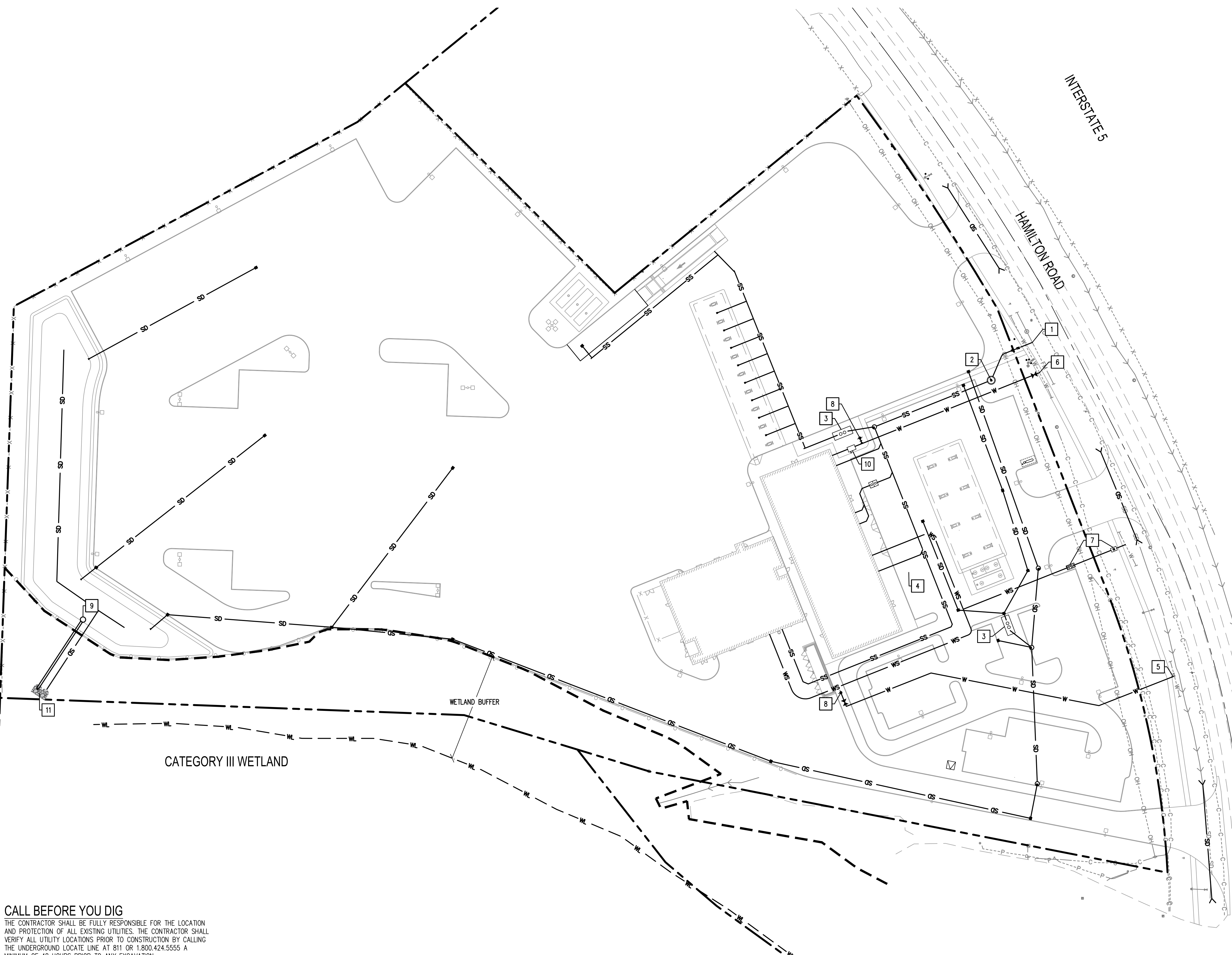


LEGEND

	PROPERTY LINE
	EXISTING FENCE
	EXISTING CABLE LINE
	EXISTING POWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING STORM LINE
	EXISTING WATER LINE
	EXISTING SEWER FORCE MAIN LINE
	EXISTING SWALE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED SEWER LINE
	PROPOSED SEWER FORCE MAIN

KEYED NOTES

1. STEP SYSTEM SERVICE CONNECTION
2. SEWER PUMP STATION
3. OIL/WATER SEPARATOR
4. GREASE INTERCEPTOR
5. CONNECT TO EXISTING 8" WATER STUB
6. CONNECT TO EXISTING 12" WATER MAIN
7. 3" COMPOUND WATER METER WITH BYPASS AND 3" REDUCED PRESSURE BACKFLOW ASSEMBLY
8. FIRE HYDRANT
9. STORMWATER OUTLET CONTROL STRUCTURE
10. FIRE DEPARTMENT CONNECTION W/ DCDA FOR SINGLE SERVICE
11. LEVEL SPREADER



CATEGORY III WETLAND

WETLAND BUFFER

INTERSTATE 5

HAMILTON ROAD

Dec 14, 2022 10:25:02am User: dphillips
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BY	
DATE	
REVISIONS	

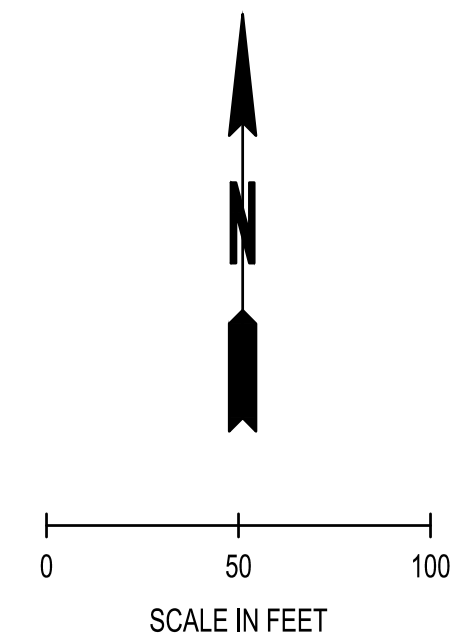
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PRELIMINARY UTILITY PLAN
 TA TRAVEL CENTER
 121 HAMILTON RD
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SEAL:

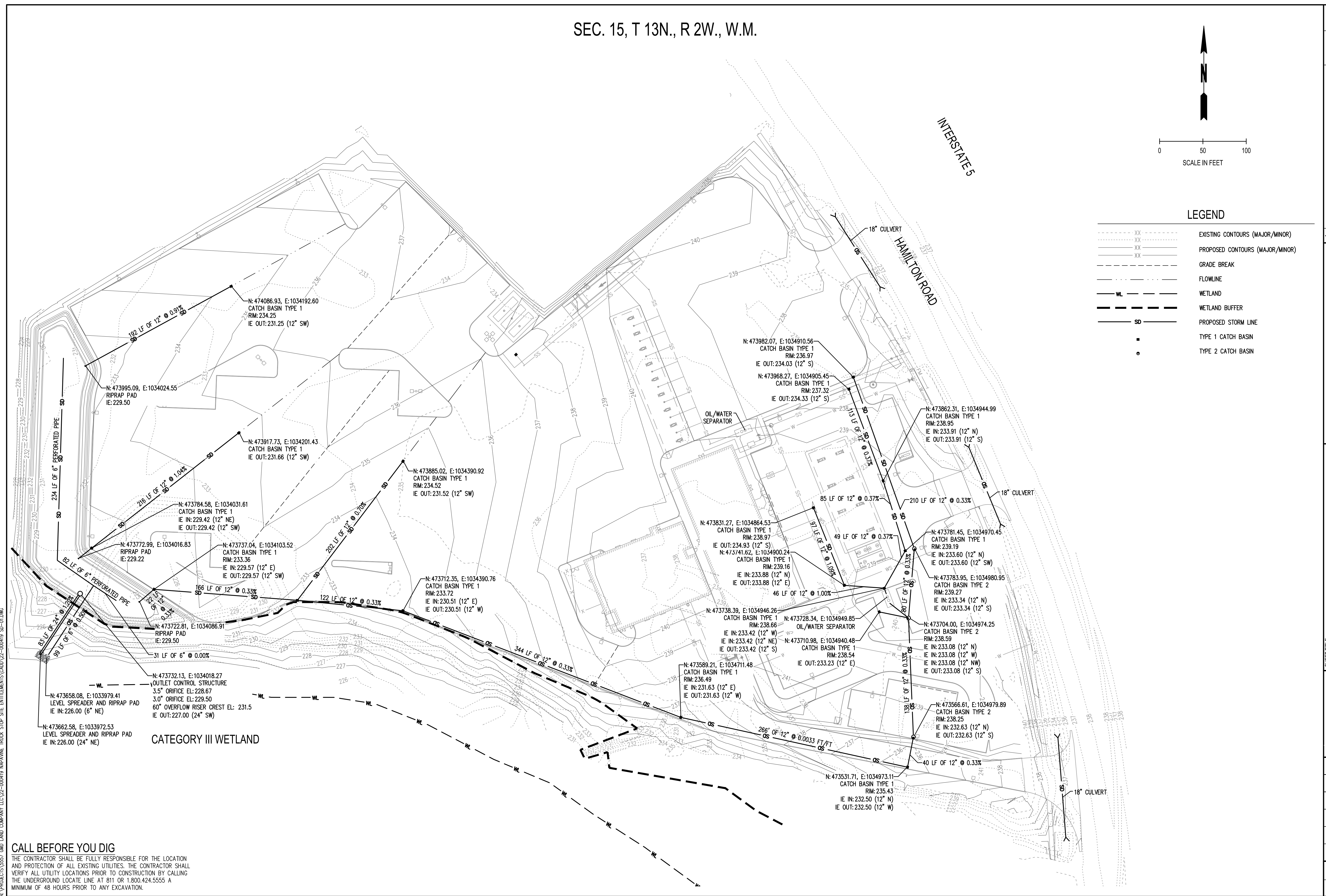
DESIGNER:	D. PHILLIPS
DRAWN BY:	K. GANIS
APPROVED BY:	D. PHILLIPS
DATE:	DECEMBER 2022
JOB NO:	22-000419
DRAWING FILE NO:	22-000419-UT-01
DRAWING NO:	UT-01
SHEET NO:	15 OF 17

SEC. 15, T 13N., R 2W., W.M.



LEGEND

---XX---	EXISTING CONTOURS (MAJOR/MINOR)
---XX---	PROPOSED CONTOURS (MAJOR/MINOR)
---	GRADE BREAK
---	FLOWLINE
WL---	WETLAND
---	WETLAND BUFFER
SD---	PROPOSED STORM LINE
○	TYPE 1 CATCH BASIN
●	TYPE 2 CATCH BASIN



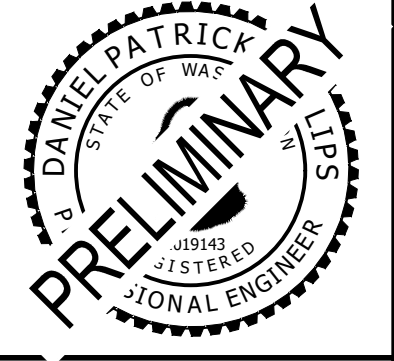
CATEGORY III WETLAND

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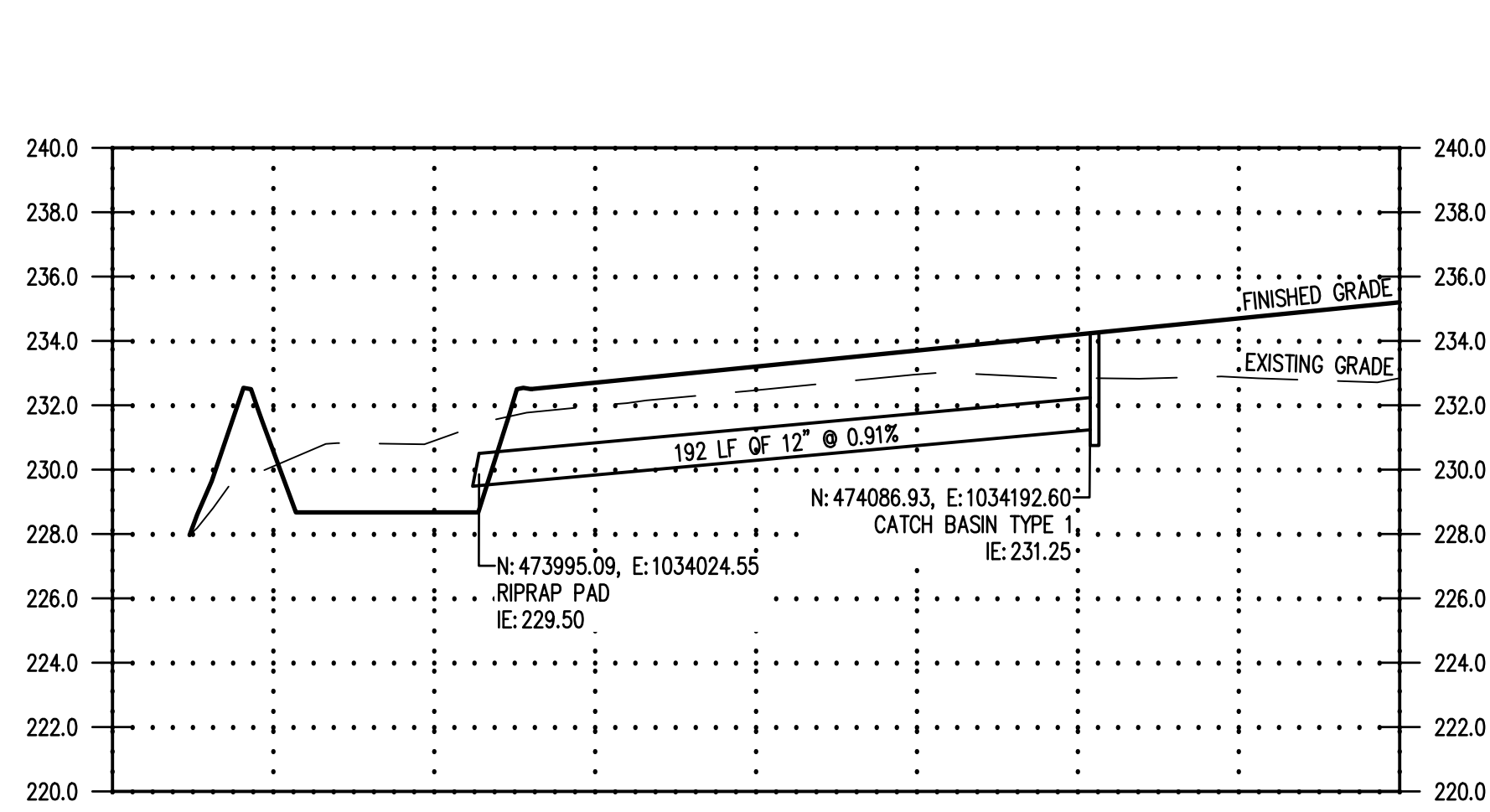
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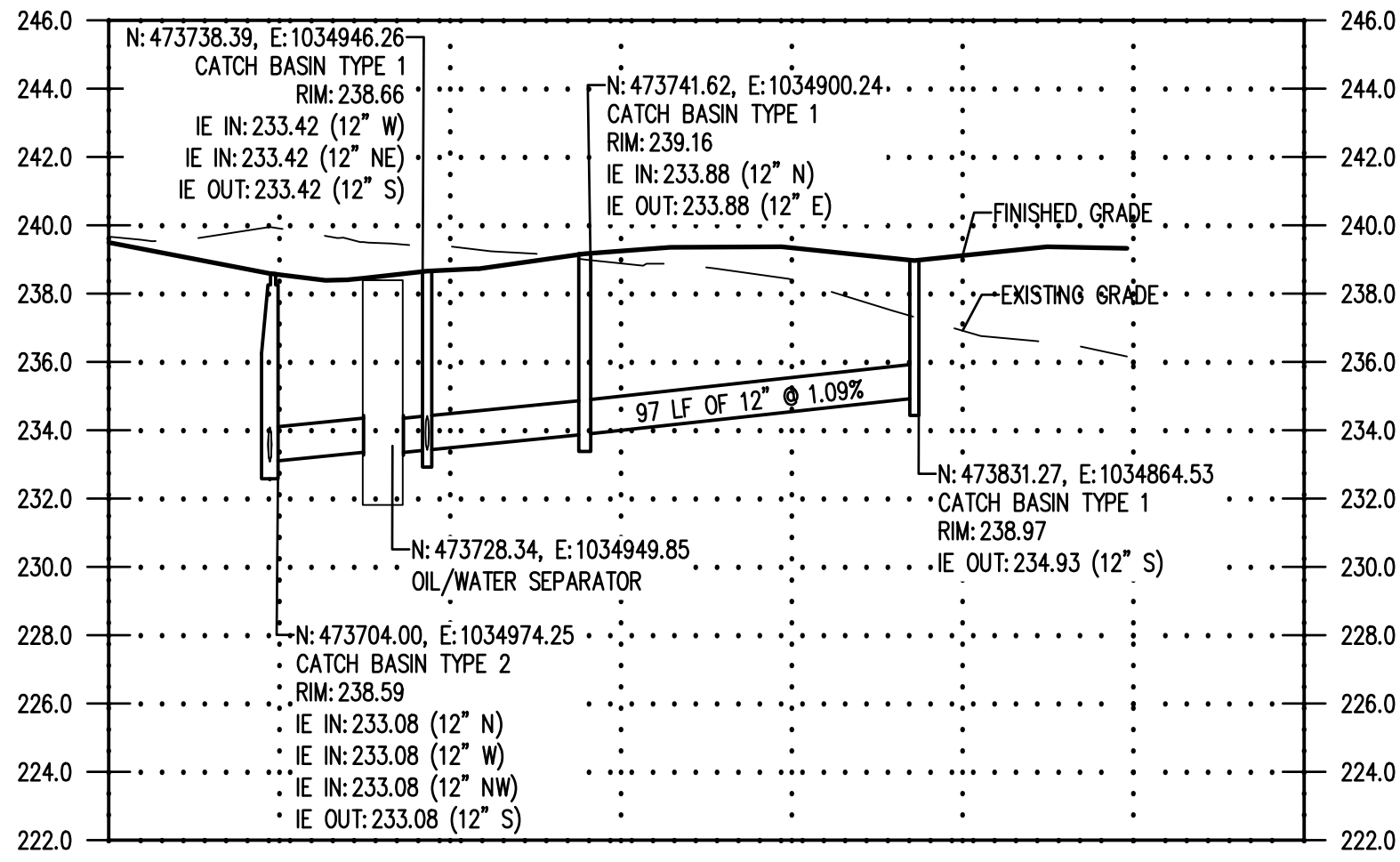
PRELIMINARY STORMWATER PLAN
 PROJECT NAME: TA TRAVEL CENTER
 121 HAMILTON RD
 NAPAVINE, WA



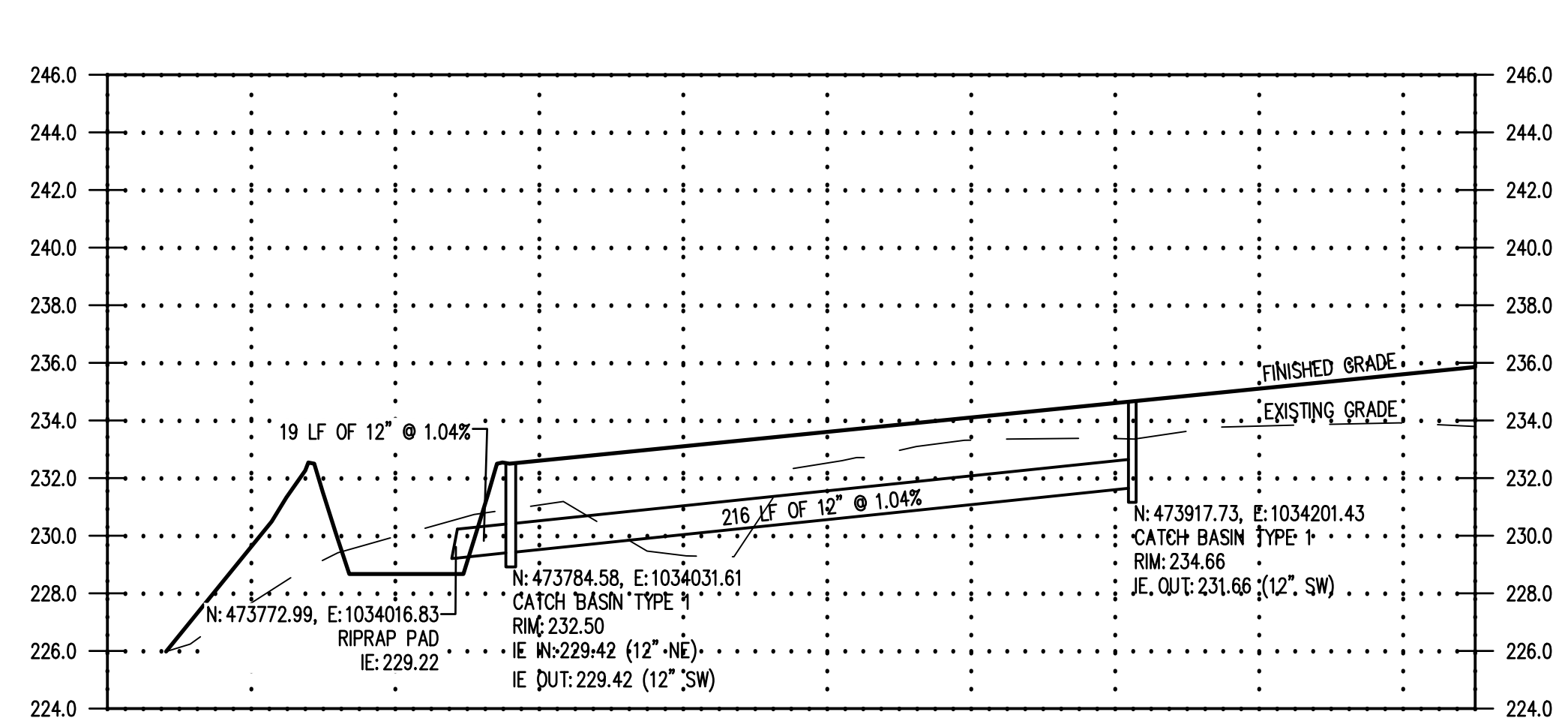
DESIGNER:	J. BRUHN
DRAWN BY:	K. GANIS
APPROVED BY:	D. PHILLIPS
DATE:	DECEMBER 2022
JOB NO:	22-000419
DRAWING FILE NO:	22-000419 SD-01
DRAWING NO:	SD-01
SHEET NO:	16 OF 17



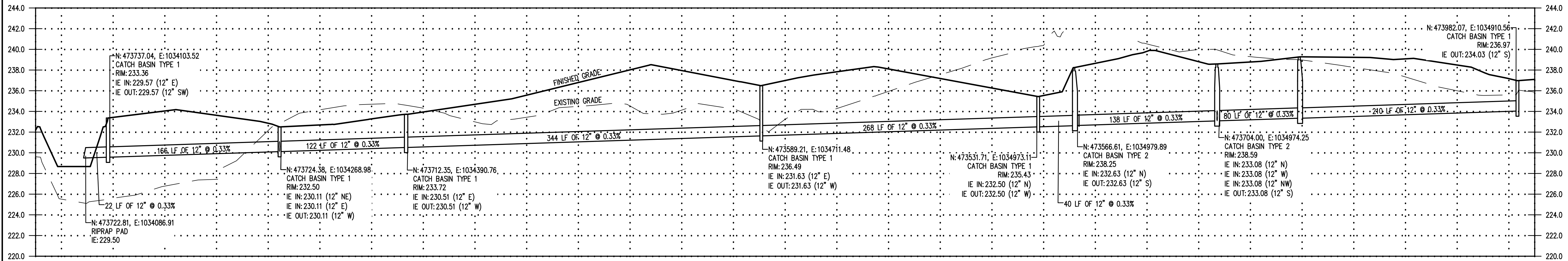
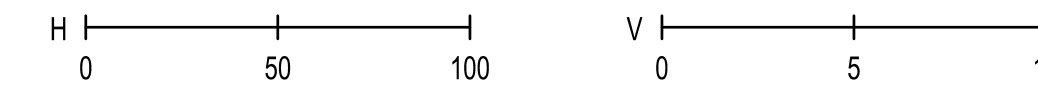
STORM PROFILE 1



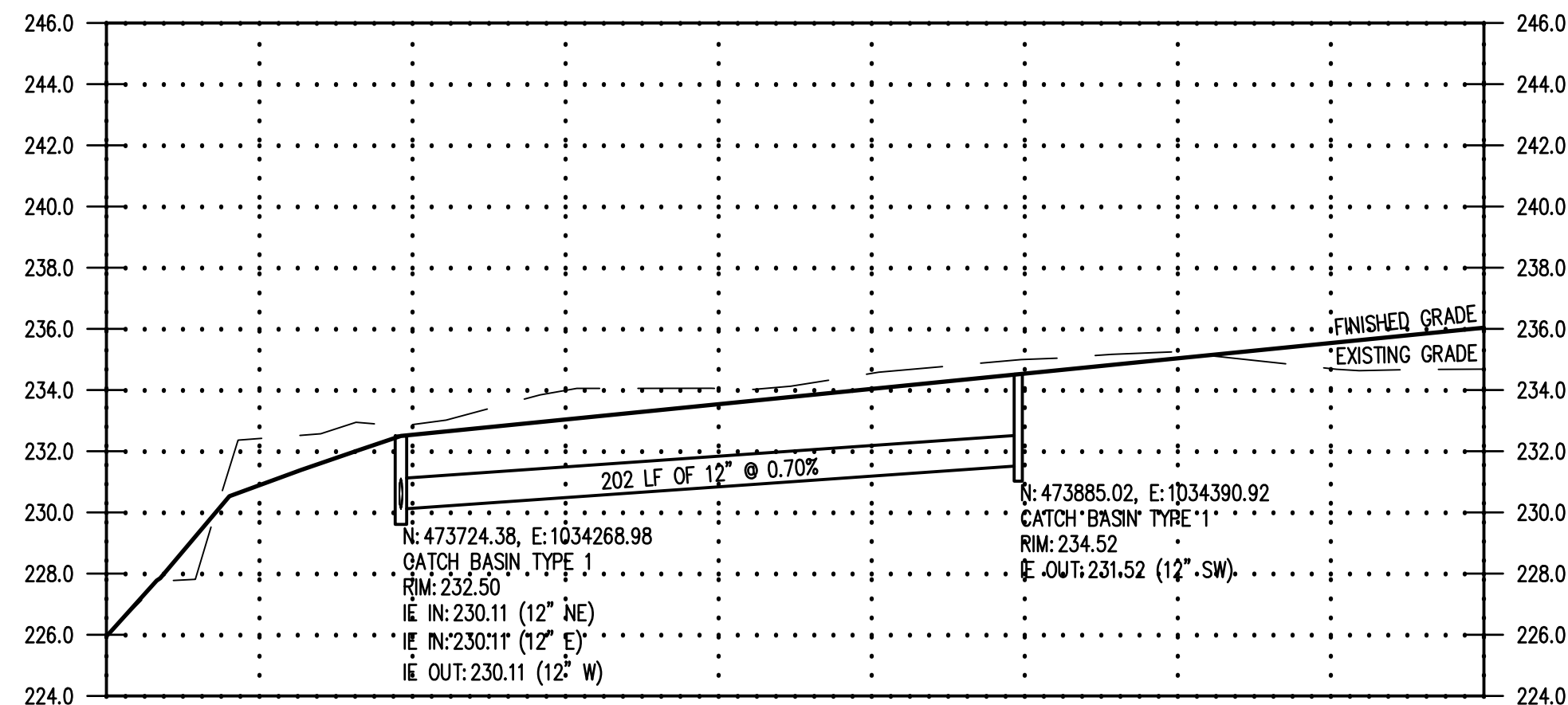
STORM PROFILE 3



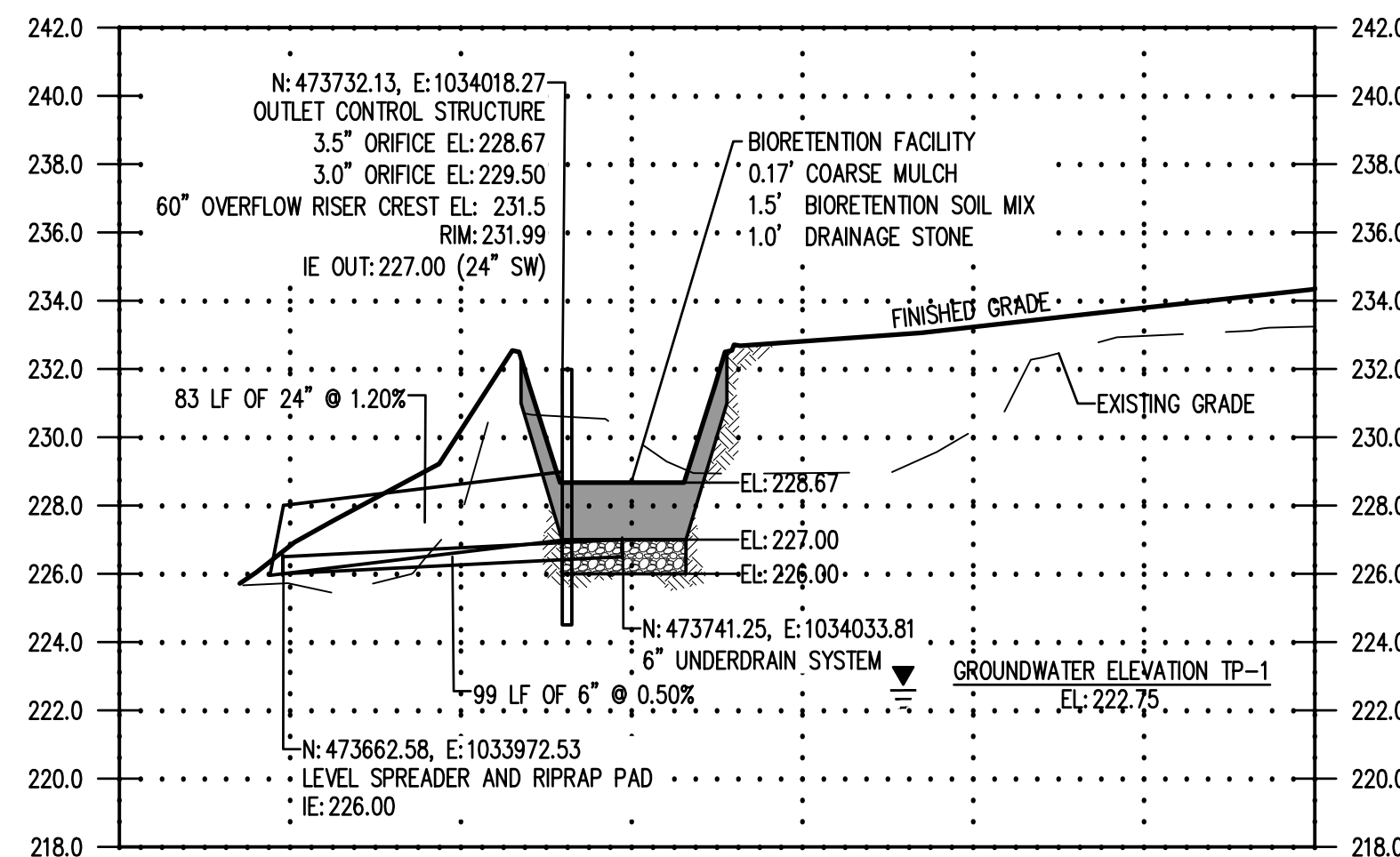
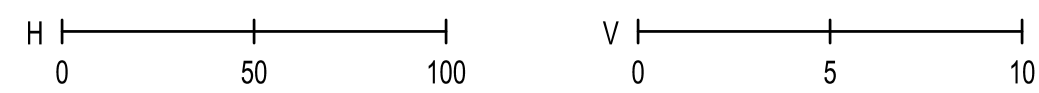
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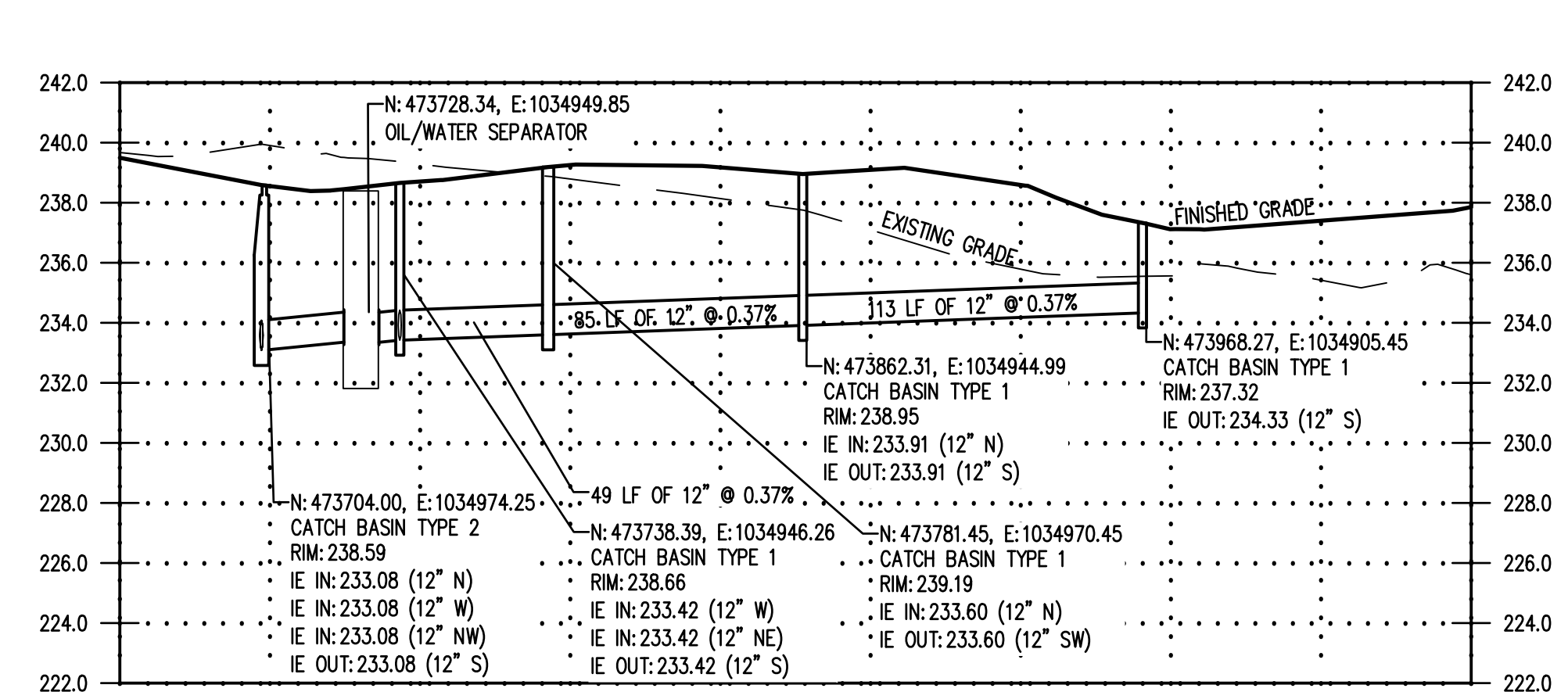
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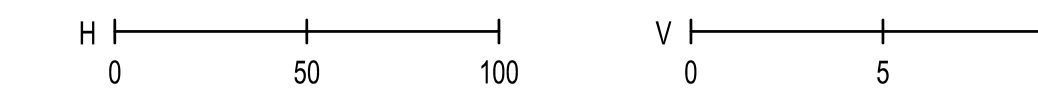
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STORM PROFILE 6



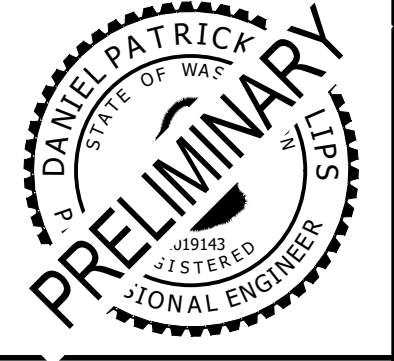
STORM PROFILE 7



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PRELIMINARY STORMWATER PROFILES
 TA TRAVEL CENTER
 121 HAMILTON RD
 NAPAVINE, WA



DESIGNER:	J. BRUHN
DRAWN BY:	K. GANS
APPROVED BY:	D. PHILLIPS
DATE:	DECEMBER 2022
JOB NO.:	22-000419
DRAWING FILE NO.:	22-000419 SD-02
DRAWING NO.:	SD-02
SHEET NO.:	17 OF 17

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