

U-Haul Site Plan

Located in the NW 1/4 of Section 12 T7N, R2W, W.M.
Kelso, Washington

LOT AREA:
Minimum Req'd = None
Actual = 166,518 sf / 3.82 ac

LOT WIDTH:
Minimum Req'd = 25 ft
Actual = Varies
(147.01' min)
(297.26' max)

LOT DEPTH:
Minimum Req'd = None

SETBACKS:
Minimum Front = 20 ft
Minimum Rear = 10 ft
Minimum Side = 5 ft
Minimum Side (Corner) = 7 ft

BUILDING HEIGHT:
Maximum = 60 ft

LOT COVERAGE:
Maximum Impervious Cover = 85%

WELLS OR SEPTICS:
None Known

PARKING:
Standard Spaces = 21
Compact Spaces = 0
ADA Spaces = 2
Loading Spaces = 3
Total Spaces = 26
Total Req'd = To be determined

PRESENT USE:
The site is a vacant lot that is flat and has been filled with sandy dredge spoils.

EXISTING STREETS:
The site will access from Coweeman Park Drive. The property is bordered on the east by Interstate 5, on the south by Tractor Supply Co., on the west by Coweeman Park Drive, and on the north by Cascade Natural Gas Corp.

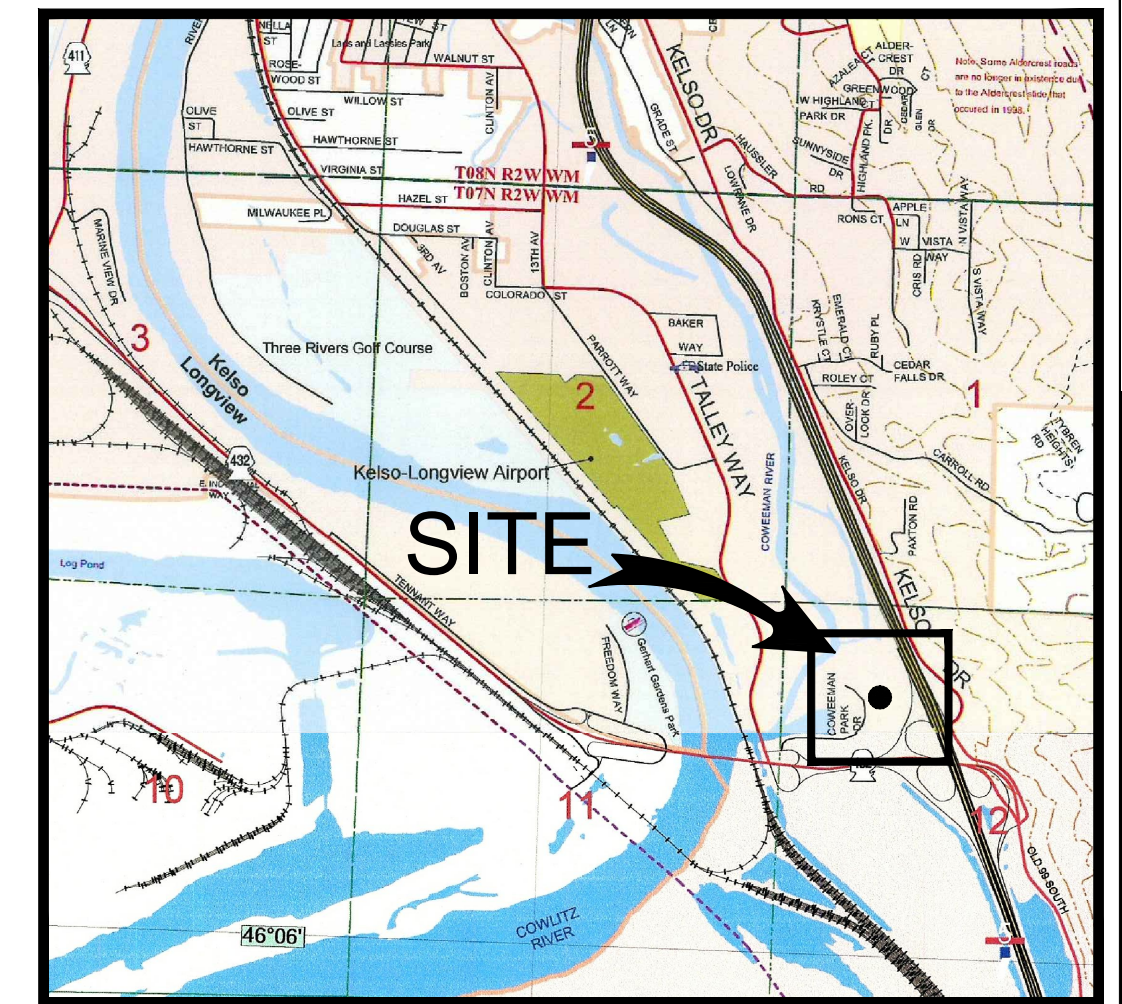
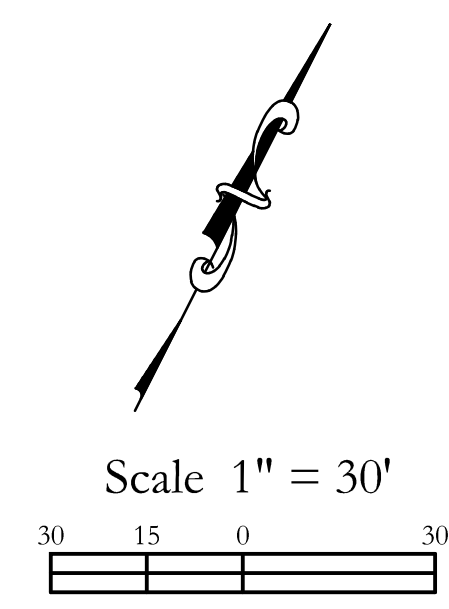
EXISTING ZONING:
Regional Commercial (RC)

SANITARY SEWER SERVICE:
City of Kelso

WATER SERVICE:
City of Kelso

ELECTRICAL SERVICE:
Cowlitz PUD

LAND USE AREA CALCULATIONS		
LAND USE	AREA (sq-ft)	%
BUILDING 'A'	31,588	18.97
BUILDING 'B'	2,200	1.32
ASPHALT/CONCRETE	88,589	53.20
LANDSCAPING	44,141	26.51
TOTAL AREA	166,518	100.00



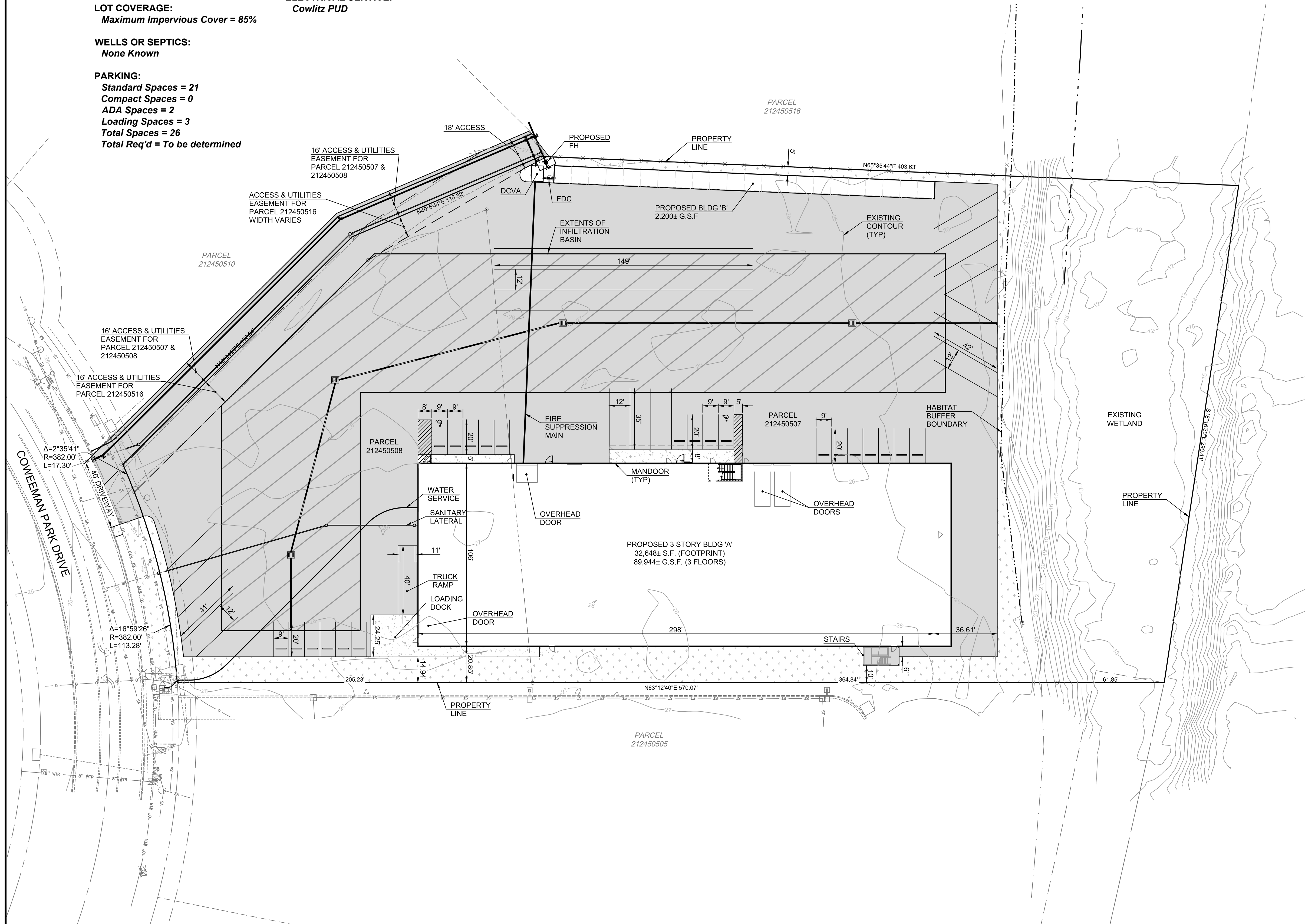
VICINITY MAP
NOT TO SCALE

GENERAL NOTES
OWNER/DEVELOPER:
Longview Wye Development
2690 Coweeman Park Dr
Kelso, WA 98626

ENGINEER:
Three Rivers Land Services
Contact: Tim Wines, PE
604 N 16th Ave.
Kelso, WA 98626
PH: (360) 431-9988
tim@threeriv.com

SITE LOCATION:
Located at the east side of Coweeman Park Drive directly north of the Tractor Supply Co.
Latitude: N46°6'35"
Longitude: W122°53'00"

SITE ADDRESS:
2664 & 2672 Coweeman Park Dr
Kelso, WA 98626
Parcel Numbers 212450508 & 212450507
NW 1/4 of Section 12, T7N, R2W, W.M. Kelso, WA



Linetype Legend	
Existing	
Existing Road Right-of-Way	---
Existing Road Centerline	---
Existing Property Line	---
Existing Pavement Edge	---
Existing Sanitary Sewer	---SA---SA---SA---SA---
Existing Waterline	---W---W---W---W---
Existing Storm Sewer	---ST---ST---ST---ST---
Existing Telephone	---T---T---T---T---
Existing Overhead Power	---OHP---OHP---OHP---OHP---
Existing Fence	---X---X---X---X---
Existing Sidewalk	---
Existing Paint Striping	---
Existing Ground Contour	---
Proposed	
Proposed Property Line	---
Proposed Sanitary Lateral	---
Proposed Water Service	---
Proposed Curb	---
Proposed Edge of Pavement	---
Proposed Contour	---
Proposed Index Contour	---

Proposed Hatching Legend	
Proposed Asphalt Section	---
Proposed Concrete	---
Stormwater Infiltration Basin	---
Proposed Landscaping	---

THREE RIVERS LAND SERVICES

604 N 16th Avenue, Kelso, WA 98626
PH: (360) 431-9988

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Located in Kelso, Washington

Revisions	
For Review	TSW
A 6/12/18	
B	
C	
D	
E	

Project No. 1015
SCALE: H: 1" = 30'
V: N/A
DESIGNED BY: TSW
DRAFTED BY: TSW
REVIEWED BY: TSW

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