

Chinook Sales & Rentals

Located in the SE $\frac{1}{4}$ of Section 4 T7N, R2W, W.M.
Longview, Washington

PRESENT USE:
The site is a vacant lot with a depressed area on the southern end.

EXISTING STREETS:
The site will access from California Way. The property is bordered on the east by the California Way, on the south by mixed use/commercial industrial property, on the west by BNSF property, and on the north by City of Longview Right-of-Way.

EXISTING ZONING:
MU-C/I (Mixed Use Commercial/Industrial)

SANITARY SEWER SERVICE:
City of Longview

WATER SERVICE:
City of Longview

ELECTRICAL SERVICE:
Cowlitz PUD

LOT AREA:
Minimum Req'd = 5,000 sq-ft
Actual = 56,392 sq-ft

LOT FRONTRAGE:
Minimum Req'd = 40 ft
Actual = 316.43 ft

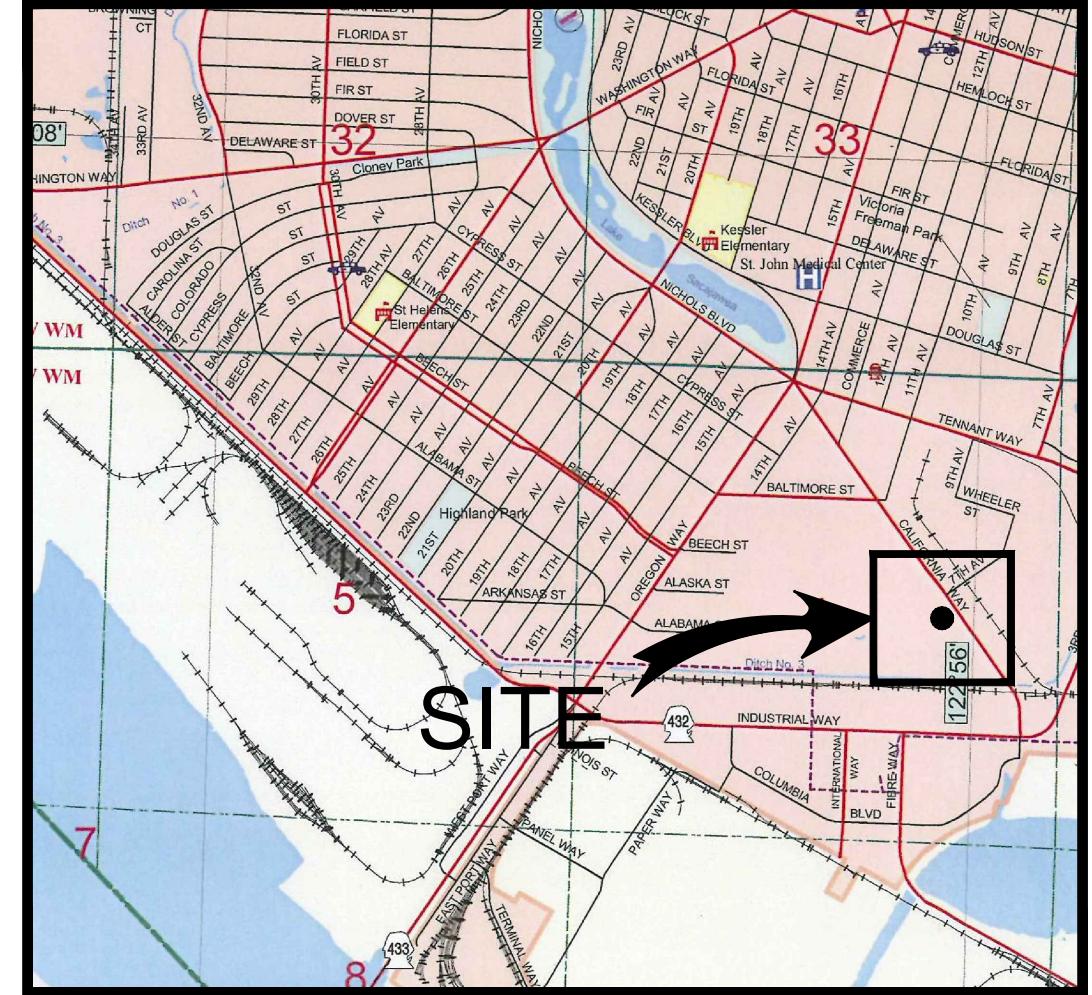
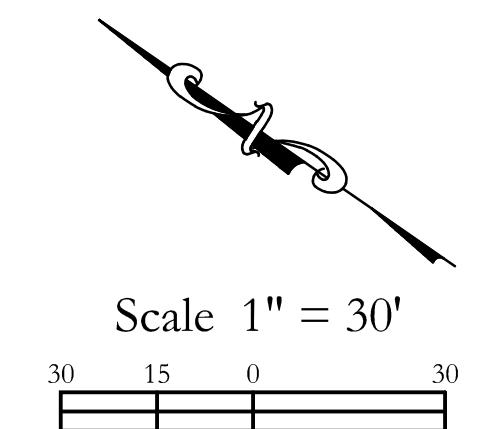
LOT DEPTH:
Minimum Req'd = None

SETBACKS:
Minimum Front = 20 ft
Minimum Rear = 10'
Minimum Side = 10 ft
Minimum Side (Corner) = 15 ft

BUILDING HEIGHT:
Maximum = 60 ft
Maximum Impervious Cover = 85%

WELLS OR SEPTICS:
None Known

PARKING:
Standard Spaces = 27
Compact Spaces = 0
ADA Spaces = 1
Loading Spaces = 0
Total Spaces = 28
Total Req'd = 24-33



VICINITY MAP
NOT TO SCALE

GENERAL NOTES
OWNER/DEVELOPER:
Jeff Trass
2820 Grandview Drive
Rainier, OR 97048

ENGINEER:
PLS Engineering
Contact: Tim Wines, PE
2008 C Street
Vancouver, WA 98663
PH: (360) 431-9988
Fax: (360) 944-6539
tim@plsengineering.com

SITE LOCATION:
Located at the southwest side of California Way south of 7th Avenue.
Latitude: N46°7'11"
Longitude: W122°56'4"

SITE ADDRESS:
643 California Way
Longview, WA 98632
Parcel Numbers 08440 & 08441
SE $\frac{1}{4}$ of Section 4, T8N, R2W, W.M. Longview, WA

Linetype Legend	
Existing	A Site Plan for:
Existing Road Right-of-Way	—
Existing Road Centerline	—
Existing Property Line	—
Existing Pavement Edge	—
Existing Sanitary Sewer	—
Existing Waterline	—
Existing Storm Sewer	—
Existing Telephone	—
Existing Overhead Power	—
Existing Fence	—
Existing Sidewalk	—
Existing Paint Striping	—
Existing Ground Contour	—
Proposed	Revisions
Proposed Property Line	A Oct. 17, 2016 For Review
Proposed Sanitary Lateral	TSW
Proposed Water Service	TSW
Proposed Curb	TSW
Proposed Edge of Pavement	TSW
Proposed Contour	TSW
Proposed Index Contour	TSW

Proposed Hatching Legend	
Proposed Asphalt Section	—
Proposed Concrete	—
Proposed Gravel	—
Proposed Landscaping	—

Project No. 2588	SCALE: H: 1" = 30' V: N/A
DESIGNED BY: TSW	DRAFTED BY: TSW
REVIEWED BY: TSW	
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