

# Port of Woodland Centennial Industrial Park Woodland, Washington

## Binding Site Plan BSP 2018-001

### Project Directory

#### Owner

Port of Woodland  
Executive Director  
Jennifer Wray-Keene  
1608 Guild Road  
PO Box 87  
Woodland, WA. 98674  
Phone No. 360 / 225-6555

#### Design Team

#### Civil Engineers

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1157 3rd Ave. Suite 219  
Longview, Washington 98632  
Phone No. 360 / 425-0991

#### Electrical Engineers

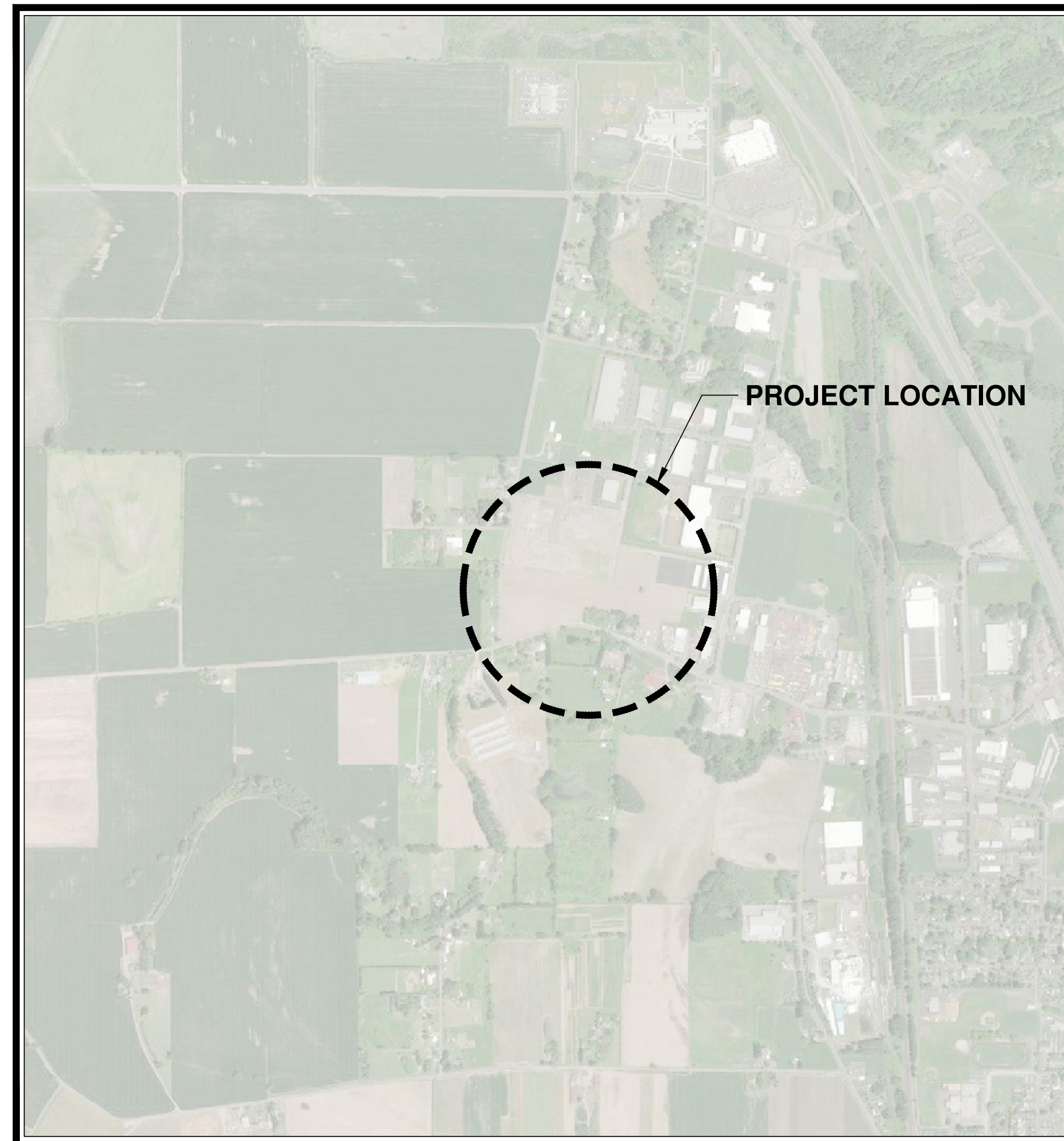
R & W Engineering, Inc.  
Jeffrey Howard, P.E.  
9615 S.W. Allen Blvd. Suite 107  
Beaverton, OR 97005  
Phone No. 503 / 726-3311

#### Landscape Architect

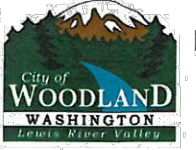
Clark Land Design, PLLC  
James Clark, L.A.  
9901 NE 7th Ave. Suite A-214  
Vancouver, WA 98685  
Phone No. 360 / 921-4445

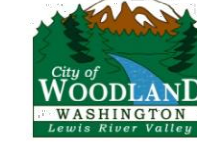
#### Land Use Planner

Brett Bures  
SCJ Alliance  
8730 Tallon Ln. N.E. Suite 200  
Lacey, WA 98516  
Phone No. 360 / 352-1465



Vicinity Map  
Scale: 1" = 1000'

 CITY OF WOODLAND Phone: (360) 225-7999 PUBLIC WORKS DEPARTMENT Fax: (360) 225-7467 PO Box 9 - 300 E Scott Ave Woodland, WA 98674 www.ci.woodland.wa.us	
Plans Reviewed for Compliance with City Standards and Policies	
Permit Number: _____	
Recommended for Approval: _____	Date _____
	Public Works Director
<b>Improvement Summary</b>	
Street Improvements	2,470 LF
Water Main Footage	1,830 LF
Sewer Main Footage	1,720 LF
Septic System Decommission	0 EA
Trenching with City Right-of-Way	1,100 LF
Total Impervious Surface	78,460 SF
Private Impervious Surface	0.95 AC
Grading	Cut _____ CY Fill _____ CY

 CITY OF WOODLAND Phone: 360-887-4609 PO Box 9 / 230 Davidson Fax: 360-887-0862 Woodland, WA 98674 www.ci.woodland.wa.us	
Permit Number: _____	
Signature _____	Date _____
	Fire Chief or Designee

**Funded by:**  
**Port of Woodland**

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Cover Sheet  
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Port of Woodland  
Centennial Industrial Park  
Woodland, Washington

Horizontal Scale: 1" = 1000'  
Vertical Scale: ---  
Datum: NAD 83/NAVD 88  
Survey Book: Field Book 1770

Project Phase: ---

Project Milestone:  
**BSP**

Revision Date:  
**9/23/2019**



  
**GIBBS & OLSON**  
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Project Manager: CLR  
Designed by: KWB  
CAD by: GWM  
Checked by: CLR  
Approved by: JWK

Project Number:  
**0883.0005**

Drawing Number:  
**G1**

Sheet Number:  
**1 of 17**



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### Abbreviations

ADJ	Adjust	MJ	Mechanical Joint	Ø	Diameter
AC	Asphalt Concrete	NAVD	North American Vertical Datum		
ASPH	Asphalt	(N)	North		
ASSY	Assembly	(NE)	Northeast		
AVE	Avenue	(NW)	Northwest		
BC	Back of Curb	NTS	Not to Scale		
BFB	Butterfly Valve	OD	Outside Diameter		
BLKG	Blocking	O/S	Offset		
BLDG	Building	PC	Point of Curvature		
BVC	Begin Vertical Curve	PE	Professional Engineer		
BVCE	Begin Vertical Curve Elevation	PERF	Perforated		
BVCS	Begin Vertical Curve Station	PERM	Permanent		
CARV	Combination Air Release Valve	PL	Property Line		
CB	Catch Basin	PN	Parcel Number		
CD	Control Density Fill	PT	Point of Tangency		
CI	Cast Iron	PVC	Polyvinyl Chloride		
CL	Centerline	PVMT	Pavement		
CL	Class	PKG	Parking		
CMP	Corrugated Metal Pipe	PRV	Pressure Reducing Valve		
CO	Clean Out	PT	Point of Tangency		
CONC	Concrete	PVI	Point of Vertical Intersection		
CONST	Construction	PVIE	Point of Vertical Intersection Elevation		
CONTR	Contractor	PVIS	Point of Vertical Intersection Station		
CPEP	Corrugated Polyethylene Pipe	R	Radius		
CPLG	Coupling	RBC	Rebar and Cap		
CSBC	Crushed Surfacing Base Course	REQ'D	Required		
CSTC	Crushed Surfacing Top Course	RPBA	Reduced Pressure Backflow Assembly		
DI	Ductile Iron	Right	Right		
DIA	Diameter	ROW	Right-of-Way		
DL	Daylight Earthwork	S	Slope		
DS	Downspout	(S)	South		
DWG	Drawing	SD	Storm Drain		
DWY	Driveway	SDCB	Storm Drain Catch Basin		
(E)	East	SDMH	Storm Drain Manhole		
EC	Erosion Control	SDR	Sideall Dimension Ratio		
EG	Existing Grade	(SE)	Southeast		
EGC	Existing Grade at Centerline	SHT	Sheet		
ELEV	Elevation	SS	Sanitary Sewer		
EP	Edge of Pavement	SSCO	Sanitary Sewer Clean Out		
EVC	End Vertical Curve	SSMH	Sanitary Sewer Manhole		
EVCE	End Vertical Curve Elevation	SST	Stainless Steel		
EVCS	End Vertical Curve Station	ST	Street		
EX	Existing	STA	Station		
FCA	Flange Coupling Adapter	STD	Standard		
FDC	Fire Department Connection	STRUCT	Structure		
FG	Finish Grade	SW	Sidewalk		
FGC	Finish Grade at Centerline	(SW)	Southwest		
FH	Fire Hydrant	TC	Top of Curb		
FL	Flow Line	TELE	Telephone		
FLG	Flange	TEMP	Temporary		
FND	Found	TESC	Temporary Erosion and Sediment Control		
FOC	Face of Curb	THRU	Through		
GV	Gate Valve	TP	Top of Pipe		
HDPE	High Density Polyethylene	TRANS	Transition		
HMA	Hot Mix Asphalt	TYP	Typical		
HORIZ	Horizontal	UNO	Unless Noted Otherwise		
HYD	Hydrant	V	Vertical		
ILLUM	Illumination	VC	Vertical Curve		
INV	Invert	VERT	Vertical		
INT	Intersection	W/	With		
IP	Iron Pipe	(W)	West		
JUNCT	Junction	WSE	Water Surface Elevation		
LT	Left				
LF	Lineal Feet				
LS	Landscaped Surface	SYMBOLS			
MAX	Maximum	Δ	Delta		
MD	Measure Down	#	Number		
MG/L	Milligrams per Liter	&	And		
MIN	Minimum	@	At		
MH	Manhole				

### Legends

Existing Line Types	
	Existing Building
	Existing Cable TV - Buried
	Existing Centerline Road
	Existing Concrete, Curb, Gutter and Sidewalk
	Existing Creek/Ditch
	Existing Fence
	Existing Gas
	Existing Guardrail
	Existing Gravel
	Existing Pavement Edge
	Existing Power - Aerial
	Existing Power - Buried
	Existing Right-Of-Way
	Existing Sanitary Sewer
	Existing Storm Drain
	Existing Telephone - Buried
	Existing Traffic Signal
	Existing Toe of Slope
	Existing Top of Slope
	Existing Brush Line
	Existing Water
	Existing Wetland Boundary
	Existing Wetland Buffer
Proposed Line Types	
	Proposed Sanitary Sewer Line
	Proposed Water Line
	Proposed Fire Line
	Proposed Storm Drain Line
	Proposed Perforated Underdrain Pipe
	Utility to be Removed/Abandoned
	Proposed Saw Cut Line
	Proposed Silt Fencing

### Existing Symbols

	Existing Yard Light
	Existing Hydrant
	Existing Water Meter
	Existing Gate Valve
	Existing Water Vault
	Existing Mail Box
	Existing Sign
	Existing Conifer Tree
	Existing Deciduous Tree
	Existing Shrub
	Existing Power Pole
	Existing Power Pole Anchor
	Existing Power Transformer
	Existing Power Vault
	Existing Sewer Cleanout
	Existing Sewer Manhole
	Existing Storm Culvert
	Existing SDCB
	Existing SDMH
	Existing Telephone Pole
	Existing Telephone Pole Anchor
	Existing Telephone Riser
	Existing Street Light
	Existing Traffic Signal
	Existing Junction Box
	Existing Gas Valve
	Existing Traffic Signal Cabinet

### Proposed Symbols

	Proposed SDMH
	Proposed SDCB
	Proposed SDCO
	Proposed Fire Hydrant
	Proposed Gate Valve MJ x FLG
	Proposed Gate Valve MJ
	Proposed Fitting MJ
	Proposed Fitting FLG
	Proposed Fitting MJ x FLG
	Proposed Thrust Block
	Proposed DCDA
	Proposed DCVA
	Proposed RPBA
	Proposed Water Meter
	Proposed SSMH
	Proposed SSCO
	Survey Point

Sheet Index		
Sheet No.	Drawing No.	Sheet Title
1	G1	Cover Sheet
2	G2	General Notes, Legend & Sheet Index
3	C1	Existing Conditions Plan
4	C2	Proposed ROW & Lot Layout
5	C3	Site Plan
6	C4	Orchard Way
7	C5	Howard Way & Guild Road
8	C6	Grading & Erosion Control Plan
9	A1	Conceptual Plan
10	A2	Conceptual Plan
11	E1	Cover Sheet
12	E2	Partial Site Plan - Lighting
13	E3	City of Woodland Standard Details
14	L1	Overall Landscape Master Plan
15	L2	Landscape Master Plan
16	L3	Landscape Master Plan
17	L4	Landscape Master Plan

### General Notes

- Legal descriptions, covenant language, deed restrictions, or other property use limitation together with the auditor's file number volume and page where such language is recorded are included on Port of Woodland BSP 2018-001 legal 18" x 24" sheets submitted with these drawings.

### Zoning Notes

**BUILDING HEIGHT - WOODLAND MUNICIPAL CODE 17.44.070**  
**BUILDING SETBACKS - WOODLAND MUNICIPAL CODE 17.44.070**  
 All setbacks shall be measured from the nearest wall corner to the appropriate property line.  
 A. **FRONT SETBACK.** The minimum front yard setback for all buildings shall be twenty-five feet.  
 B. **SIDE SETBACK.** The minimum yard setback for all buildings shall be ten feet; provided on corner lots the side yard setback shall be twenty-five feet; and provided where the I-1 zone abuts a residential zone, the side setback shall be a minimum of twenty-five feet.  
 C. **REAR SETBACK.** The minimum rear yard setback for all buildings shall be ten feet; provided where the I-1 zone abuts a residential zone, the rear yard setback shall be a minimum of twenty-five feet.  
 (Ord. 869 § 1, 1997; Ord. 490 § 11.01(C)(4), 1979)

**BUILDING HEIGHT - WOODLAND MUNICIPAL CODE 17.44.080**  
 I-1 use buildings on lots sized 1 acre or less shall be no more than three stories high or exceed forty-five feet in height. I-1 use buildings on lots greater than one acre shall be no more than fifty-five feet to eave height.  
 A. Industrial equipment such as cranes or communication towers are exempt so long as such equipment is secondary to the use conducted on the premises.  
 B. Buildings or structures may exceed height limits with a determination from the development review committee. Approval of structures exceeding height limits shall meet the following criteria and shall also comply with fire and safety criteria established, in each case, by the development review committee:  
 1. Mitigation of view obstruction shall offset any potential loss of view which may occur as a result of the proposal, and  
 2. Structures over the height limit may increase the height of the structure by providing for one additional foot of setback from all yards (front, rear and sides) for each additional one foot of height of structure.  
 (Ord. 869 § 2, 1997; Ord. 490 § 11.01(C)(5), 1979)

### Landscaping Notes

- Plan shall be implemented in accordance with the landscape plan as outlined in the covenants - see Landscape Plans, Sheets L1 to L4.

### Fire Notes

- Fire department key box for building access and approved lock or switch gate access must be provided per IFC 503.5.1 and 506.
- Fire department connections shall have a 5" storz type connection with 30 degree bend and ball drip drain as specified by Clark County Fire and Rescue.

### Erosion Control Notes


- All erosion control measures shall meet the requirements of the city standard details.
- A temporary erosion and sediment control (TESC) plan has been prepared and included in the contract drawings.

### Stormwater Notes

- Stormwater detention facilities shown are for addressing roadway improvements only.
- Individual lots shall provide site specific treatment and detention meeting City of Woodland stormwater requirements prior to discharge to storm drain system.
- Stormwater conveyance has been included for connection by individual lots after site specific treatment and detention have been addressed.

### Impact Fees

- Development of parcels are subject to individual impact fees.



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

CAUTION: LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

Horizontal Scale: ---  
 Vertical Scale: ---  
 Datum: NAD 83/NAVD 88  
 Survey Book: Field Book 1770

Project Phase:  
 ---

Project Milestone:  
**BSP**

Revision Date:  
**9/23/2019**



**G**  
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Project Manager: CLR  
 Designed by: CLR  
 CAD by: GWM  
 Checked by: CLR  
 Approved by: JWK

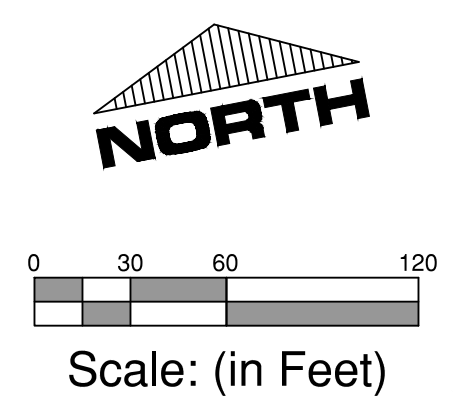
Project Number:  
**0883.0005**

Drawing Number:  
**G2**

Sheet Number:  
**2 of 17**



PN: 508750100  
1765 HOWARD WAY  
18.04 ACRES



PN: 508740100  
1650 GUILD ROAD  
3.14 ACRES

PN: 508730100  
4.97 ACRES

PN: 508330100  
1620 GUILD ROAD  
6.97 ACRES

PN: 508340100  
1608 GUILD ROAD  
1.95 ACRES

PN: 507710100  
1.93 ACRES

PN: 508320100  
1602 GUILD ROAD  
0.79 ACRES

ROBINSON ROAD

GUILD ROAD

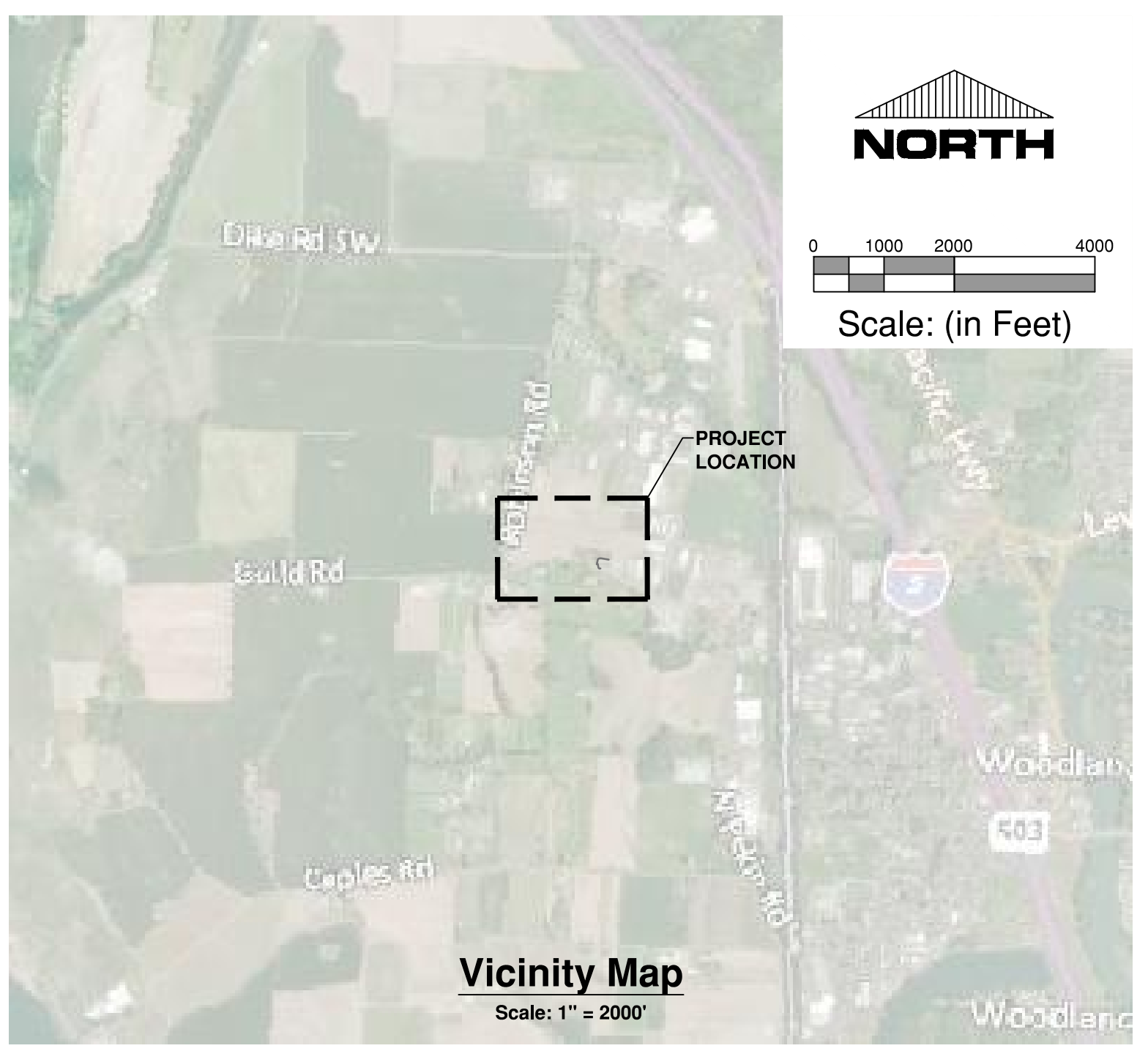
HOWARD WAY  
EX 20' HALF-WIDTH ROADWAY  
EX 30' HALF-WIDTH ROW

4-FT CHAIN LINK FENCE

6-FT CHAIN LINK FENCE

**GENERAL NOTES:**

1. ALL PARCELS ZONED AS LIGHT INDUSTRIAL (I-1) PER CITY OF WOODLAND ZONING MAP, DATED 03-21-16
2. EXISTING PROPERTY USED AS FARM LAND



**Existing Conditions Plan**

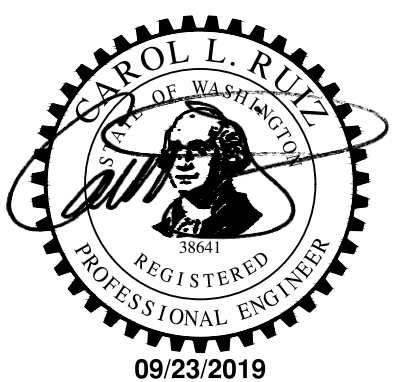
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Port of Woodland	Existing Conditions Plan
Centennial Industrial Park	
Woodland, Washington	

Horizontal Scale: 1" = 60'  
Vertical Scale: ---  
Datum: NAD 83/NAVD 88  
Survey Book: Field Book 1770

Project Phase: ---  
Project Milestone: **BSP**  
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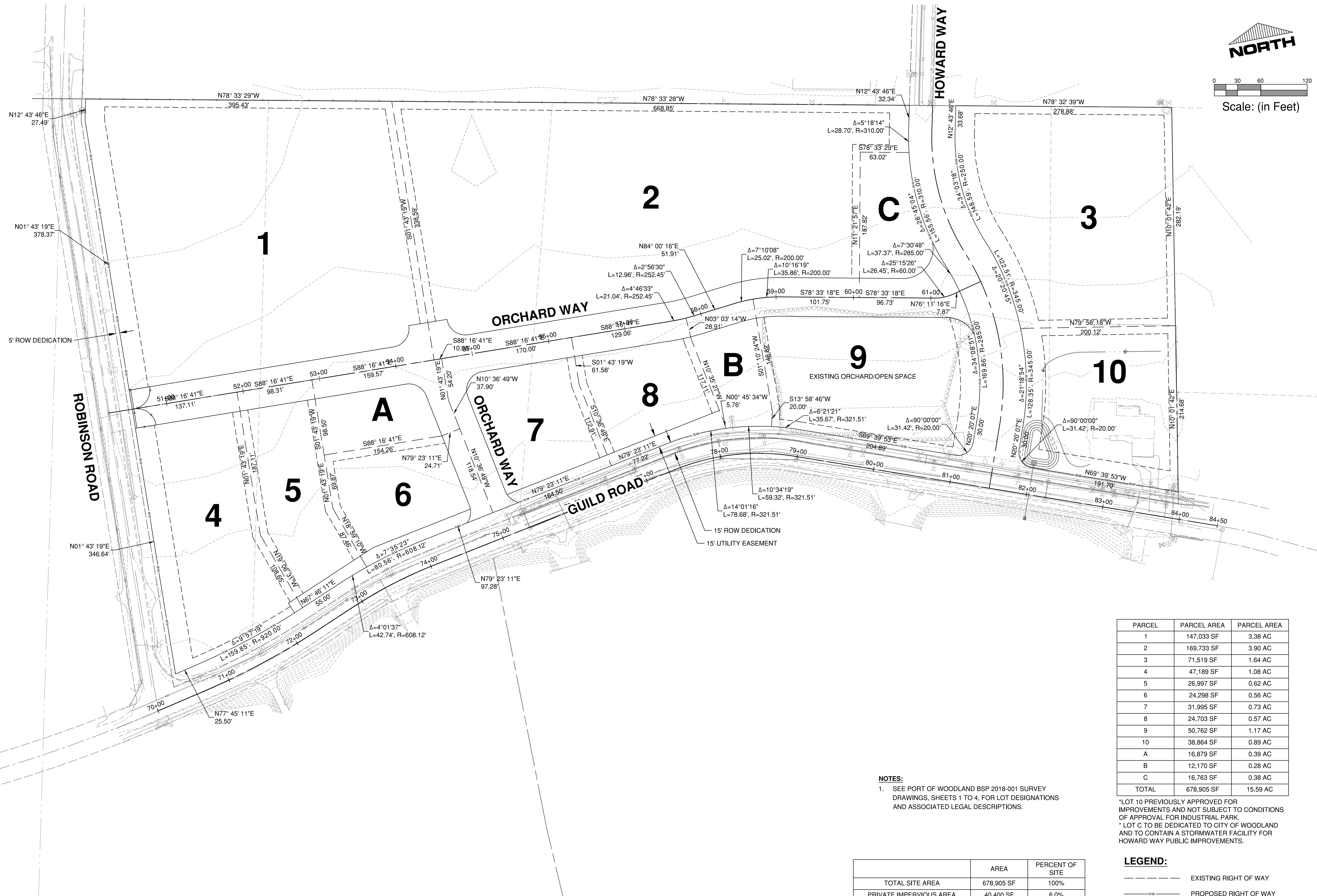
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Designed by: CLR  
CAD by: GWM  
Checked by: CLR  
Approved by: JWK

Project Number: **0883.0005**  
Drawing Number: **C1**

Sheet Number: **3** of 17



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**Proposed ROW & Lot Layout**  
 Scale: 1" = 60'

**NOTES:**  
 1. SEE PORT OF WOODLAND BSP 2018-001 SURVEY DRAWINGS, SHEETS 1 TO 4, FOR LOT DESIGNATIONS AND ASSOCIATED LEGAL DESCRIPTIONS.

	AREA	PERCENT OF SITE
TOTAL SITE AREA	678,905 SF	100%
PRIVATE IMPERVIOUS AREA	40,400 SF	6.0%
PRIVATE LANDSCAPE AREA	58,150	8.6%

\*LANDSCAPE TOTAL SHOWN FOR ROADWAY IMPROVEMENTS AND LOTS A, B, AND C ONLY. INDIVIDUAL LOTS ARE REQUIRED TO MEET CITY LANDSCAPE REQUIREMENTS FOLLOWING THE MASTER LANDSCAPE PLAN.

PARCEL	PARCEL AREA	PARCEL AREA
1	147,033 SF	3.38 AC
2	169,733 SF	3.90 AC
3	71,519 SF	1.64 AC
4	47,189 SF	1.08 AC
5	26,997 SF	0.62 AC
6	24,298 SF	0.56 AC
7	31,995 SF	0.73 AC
8	24,703 SF	0.57 AC
9	50,762 SF	1.17 AC
10	38,864 SF	0.89 AC
A	16,879 SF	0.39 AC
B	12,170 SF	0.28 AC
C	16,763 SF	0.38 AC
TOTAL	678,905 SF	15.59 AC

**LEGEND:**

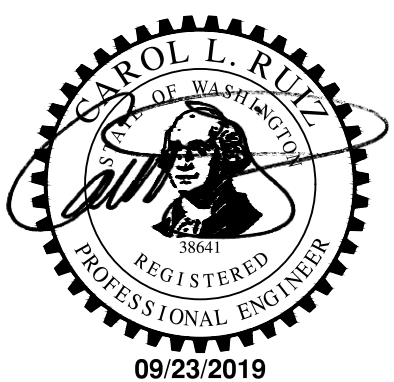
- EXISTING RIGHT OF WAY
- - - - PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

**Port of Woodland**  
**Centennial Industrial Park**  
**Woodland, Washington**

**Proposed ROW & Lot Layout**

Horizontal Scale: 1" = 60'  
 Vertical Scale: ---  
 Datum: NAD 83/NAVD 88  
 Survey Book: Field Book 1770

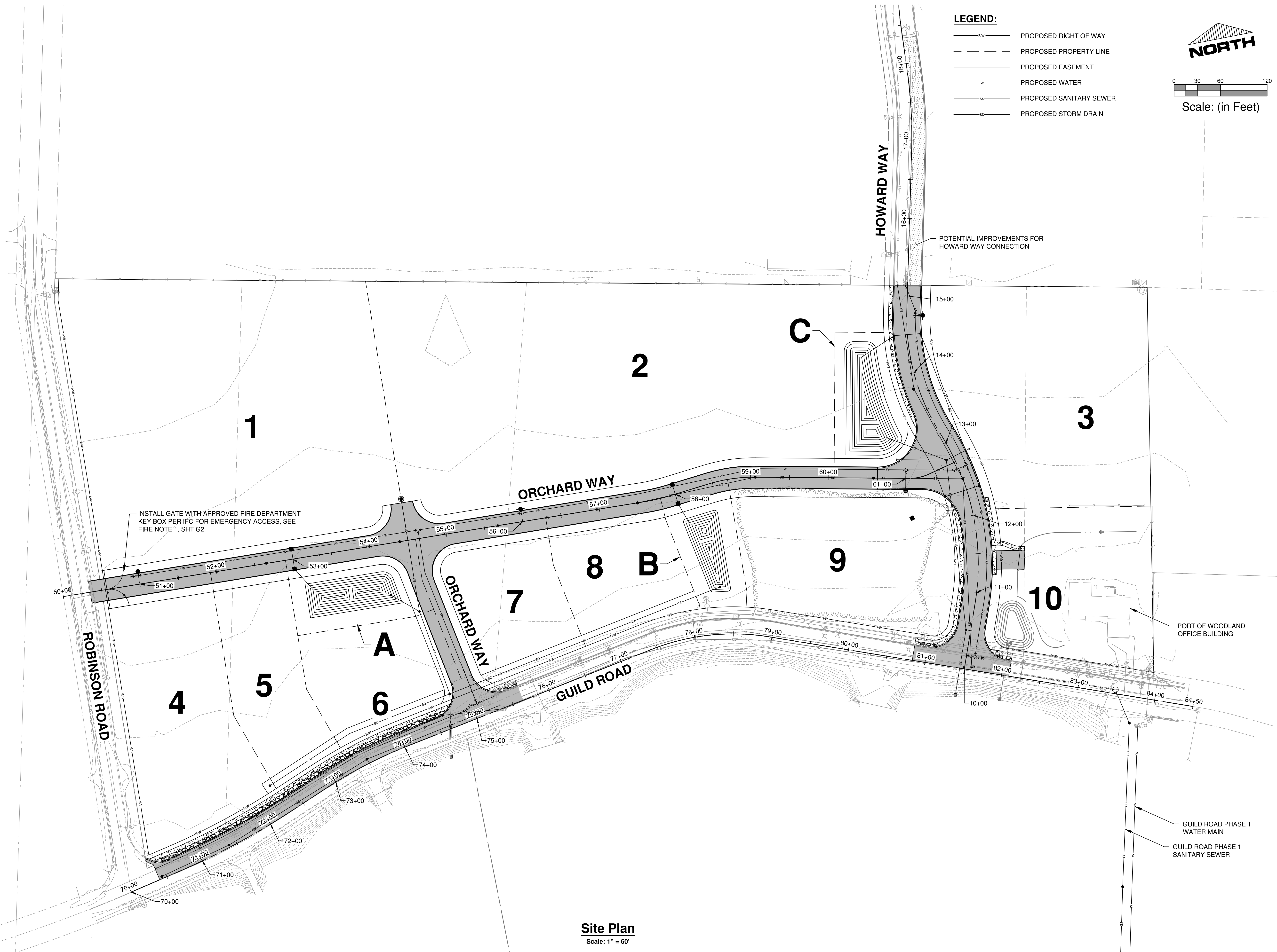
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**4 of 17**



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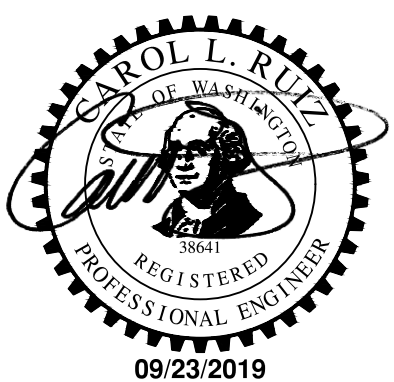


**Site Plan**  
Scale: 1" = 60'

**Port of Woodland**  
**Centennial Industrial Park**  
**Woodland, Washington**

**Site Plan**

Horizontal Scale: 1" = 60'  
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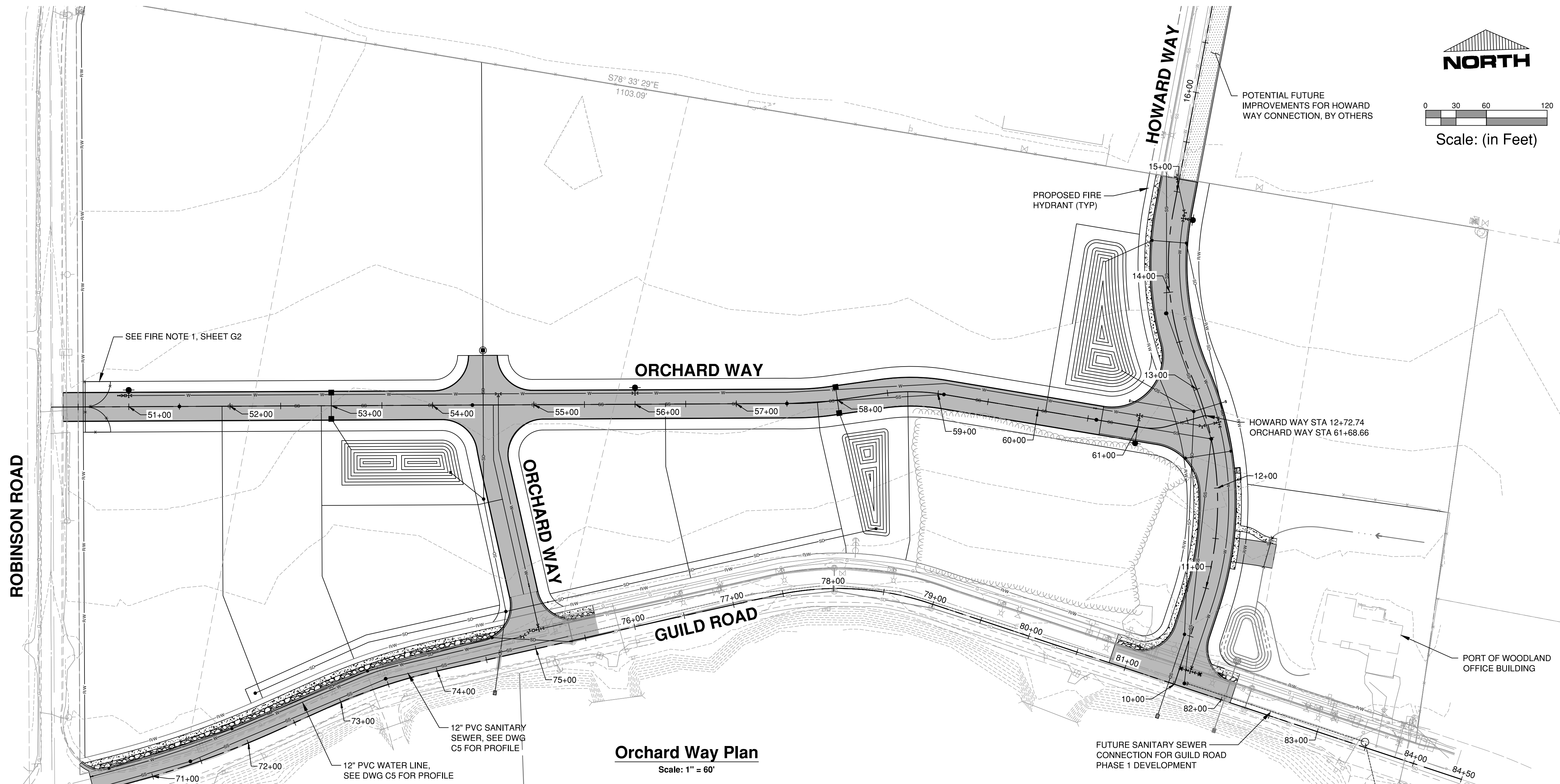


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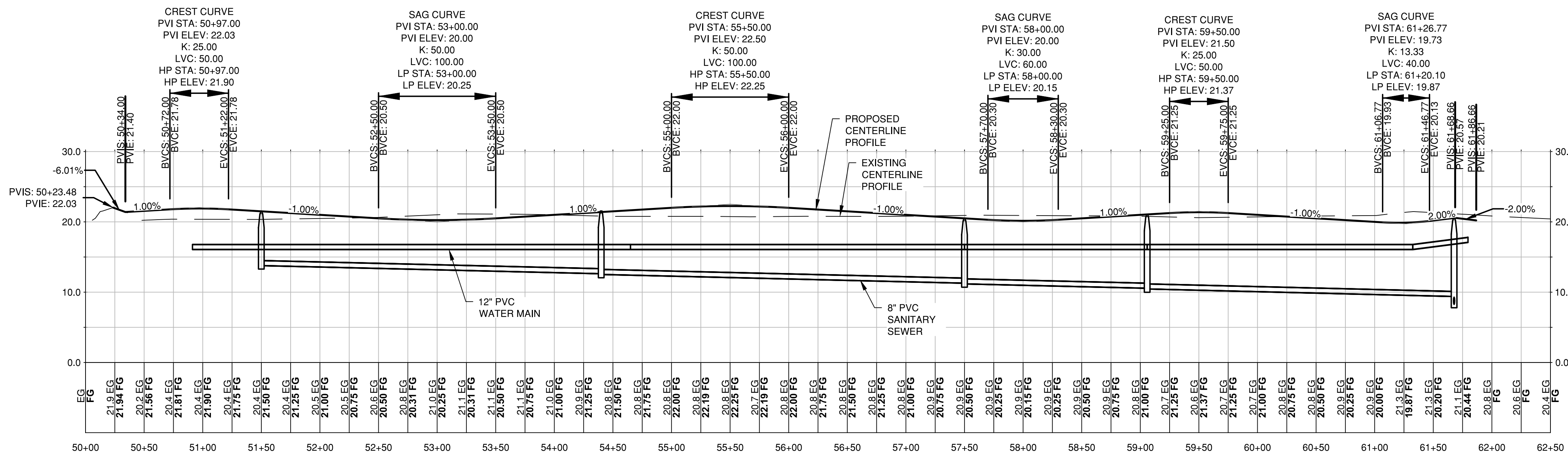
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 Sheet Number: **5 of 17**



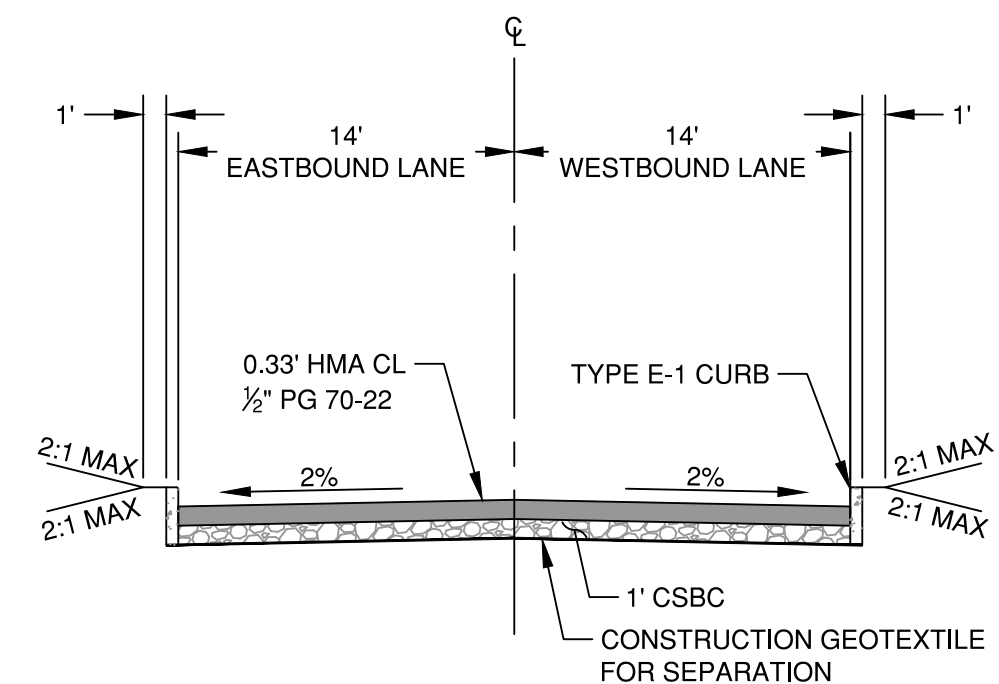
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**Orchard Way Plan**  
Scale: 1" = 60'



**Orchard Way Profile**  
Horiz. Scale: 1" = 60'; Vert. Scale: 1" = 10'



**Orchard Way - Typical Section**  
LOOKING WEST  
N.T.S.

- LEGEND:**
- PROPOSED WATER
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM DRAIN
  - ⊗ PROPOSED FIRE ACCESS GATE
  - PROPOSED FIRE HYDRANT

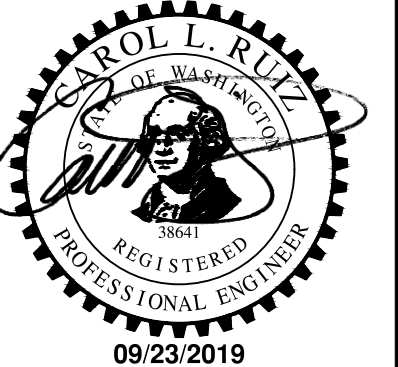


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Part of Woodland  
Centennial Industrial Park  
Woodland, Washington

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Vertical Scale: 1" = 10'  
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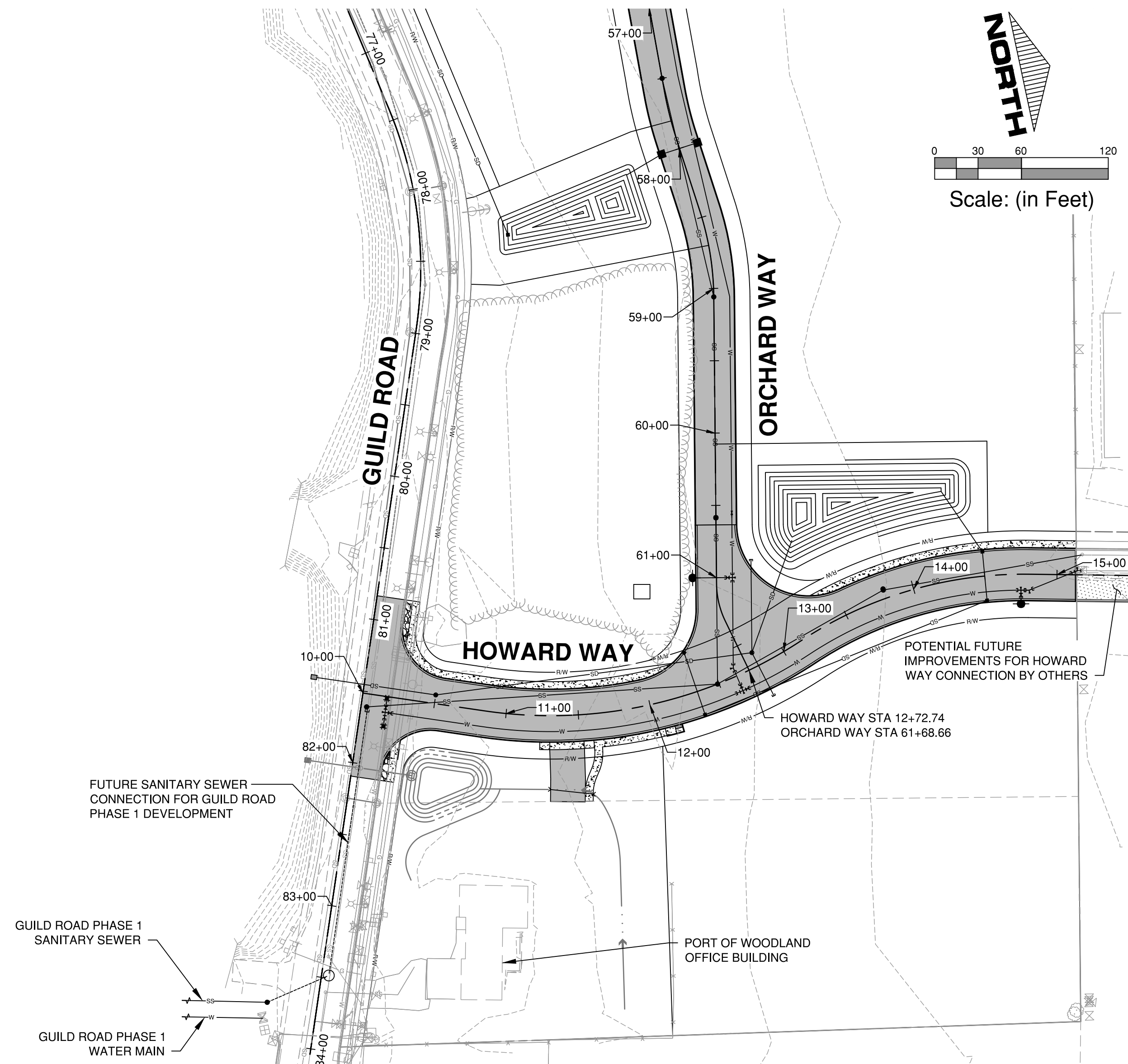
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**C4**

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**6 of 17**

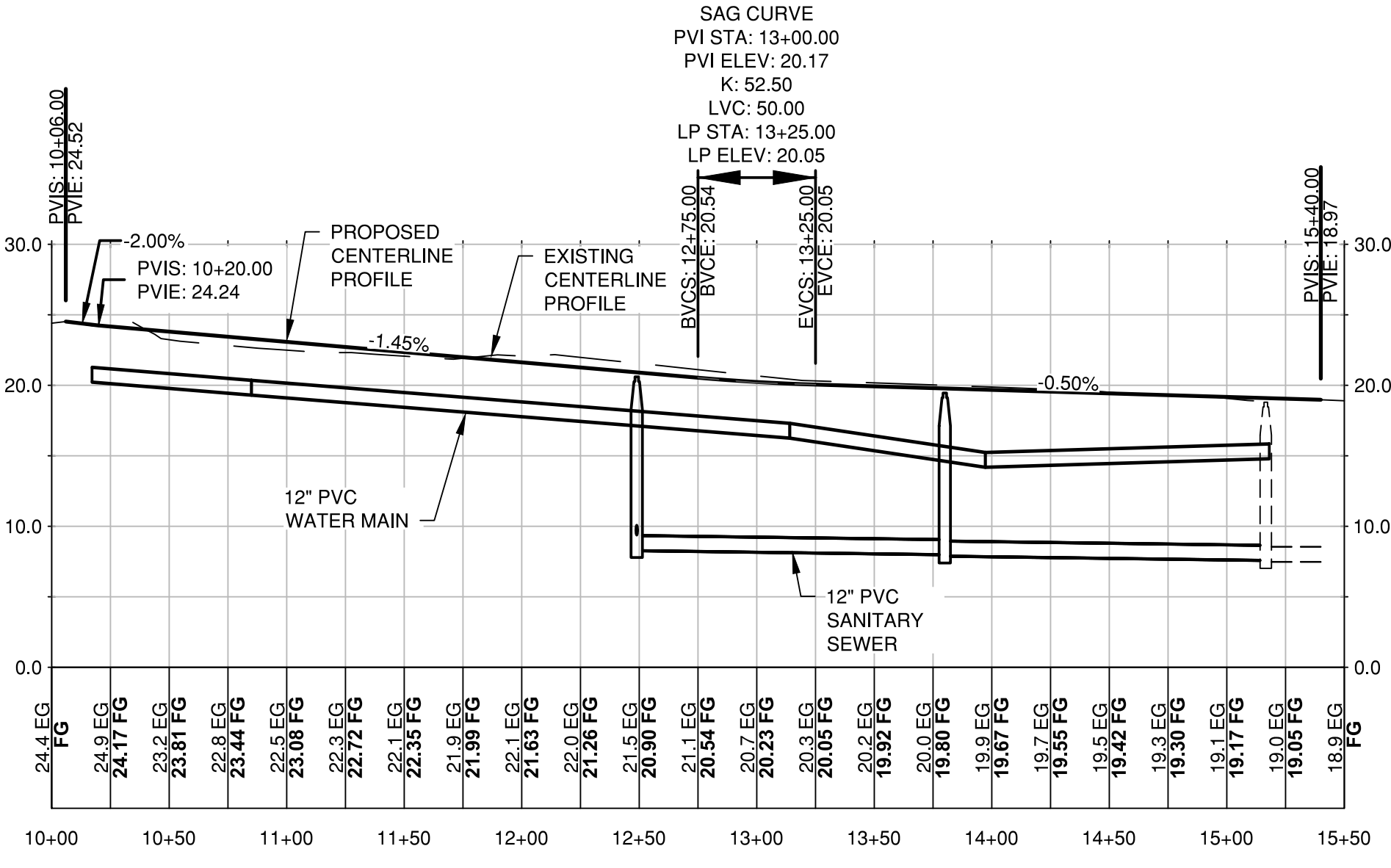


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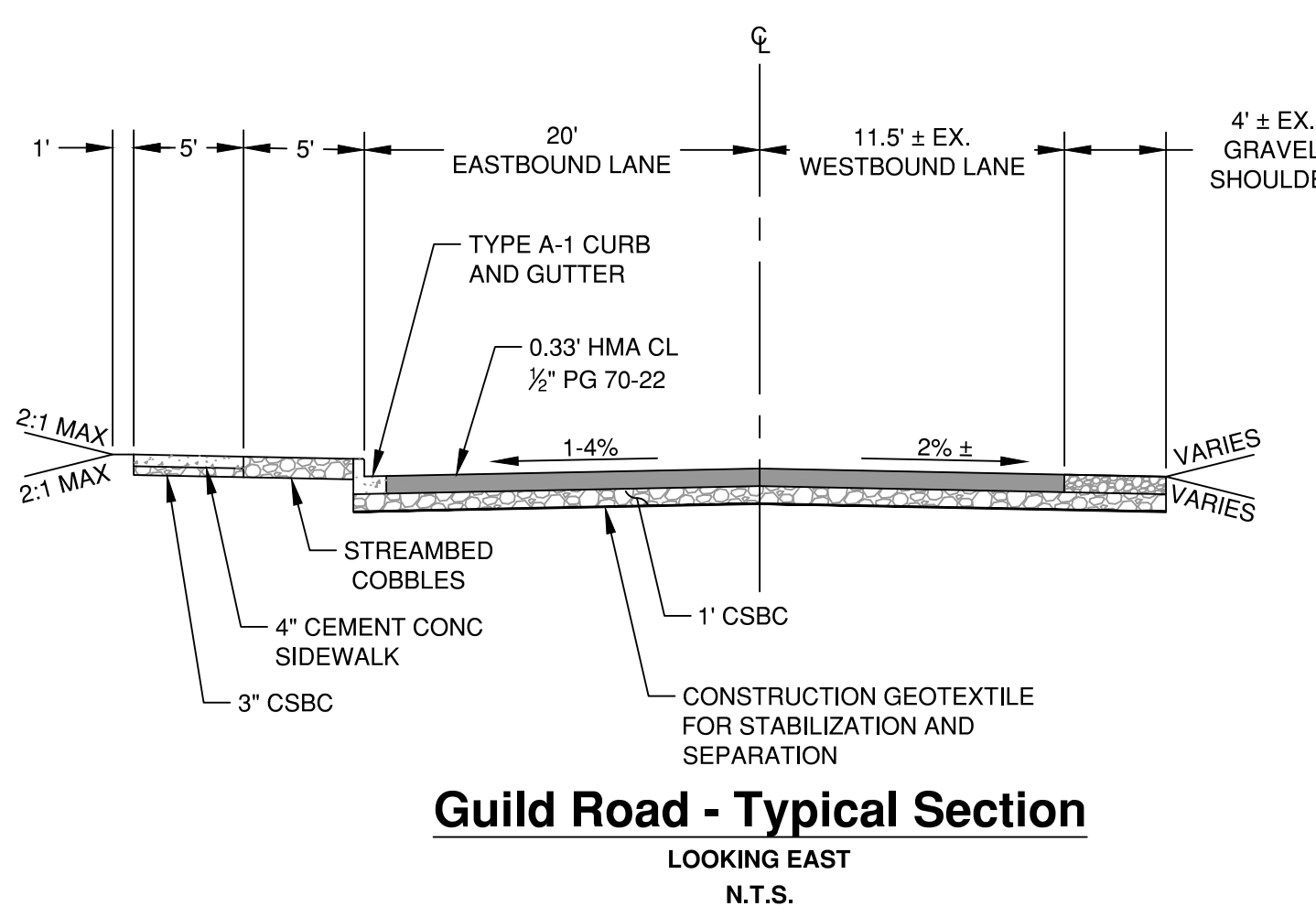


**Howard Way Plan**  
Scale: 1" = 60'

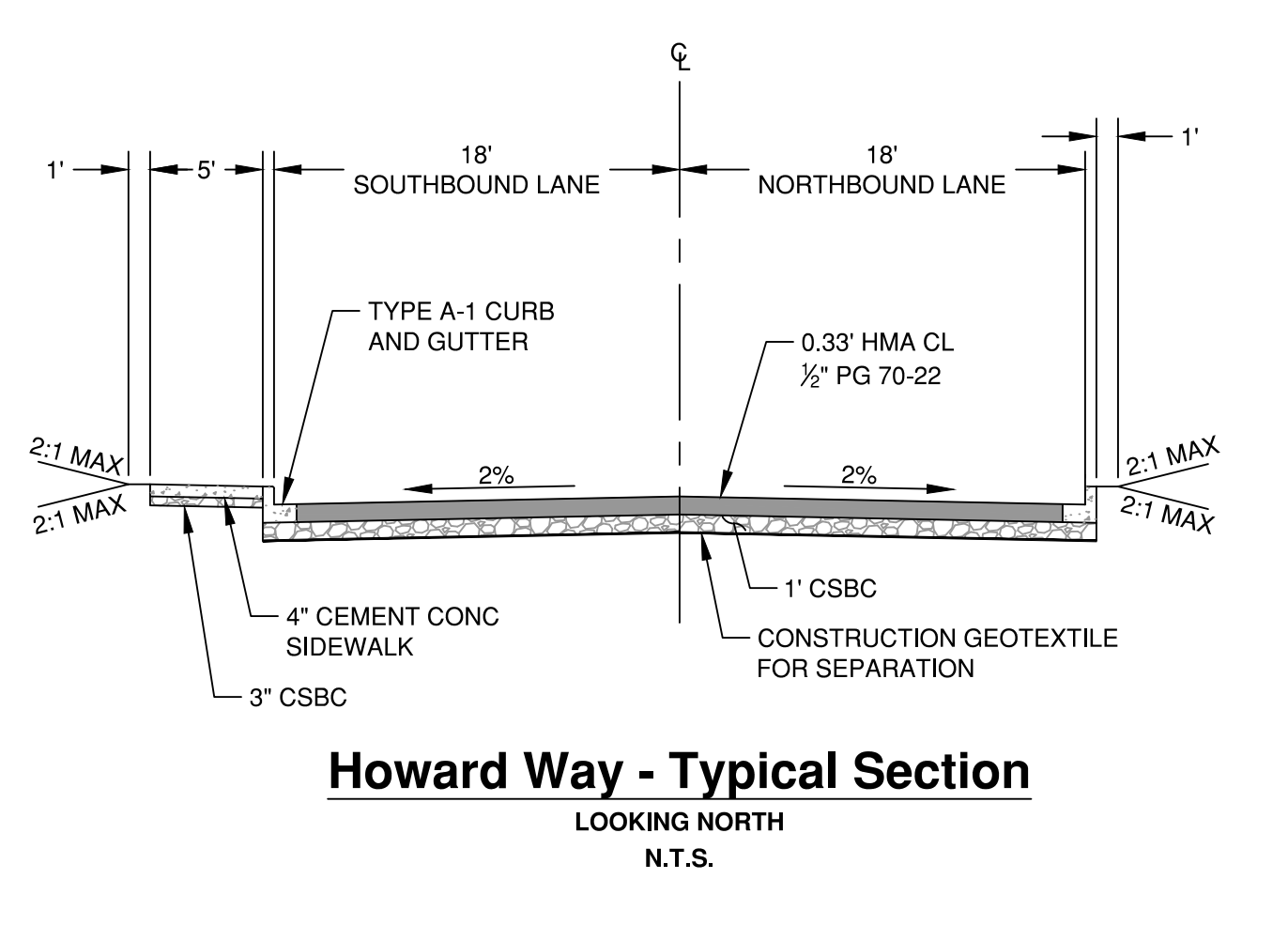
- LEGEND:**
- PROPOSED WATER
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM DRAIN
  - PROPOSED FIRE ACCESS GATE
  - PROPOSED FIRE HYDRANT



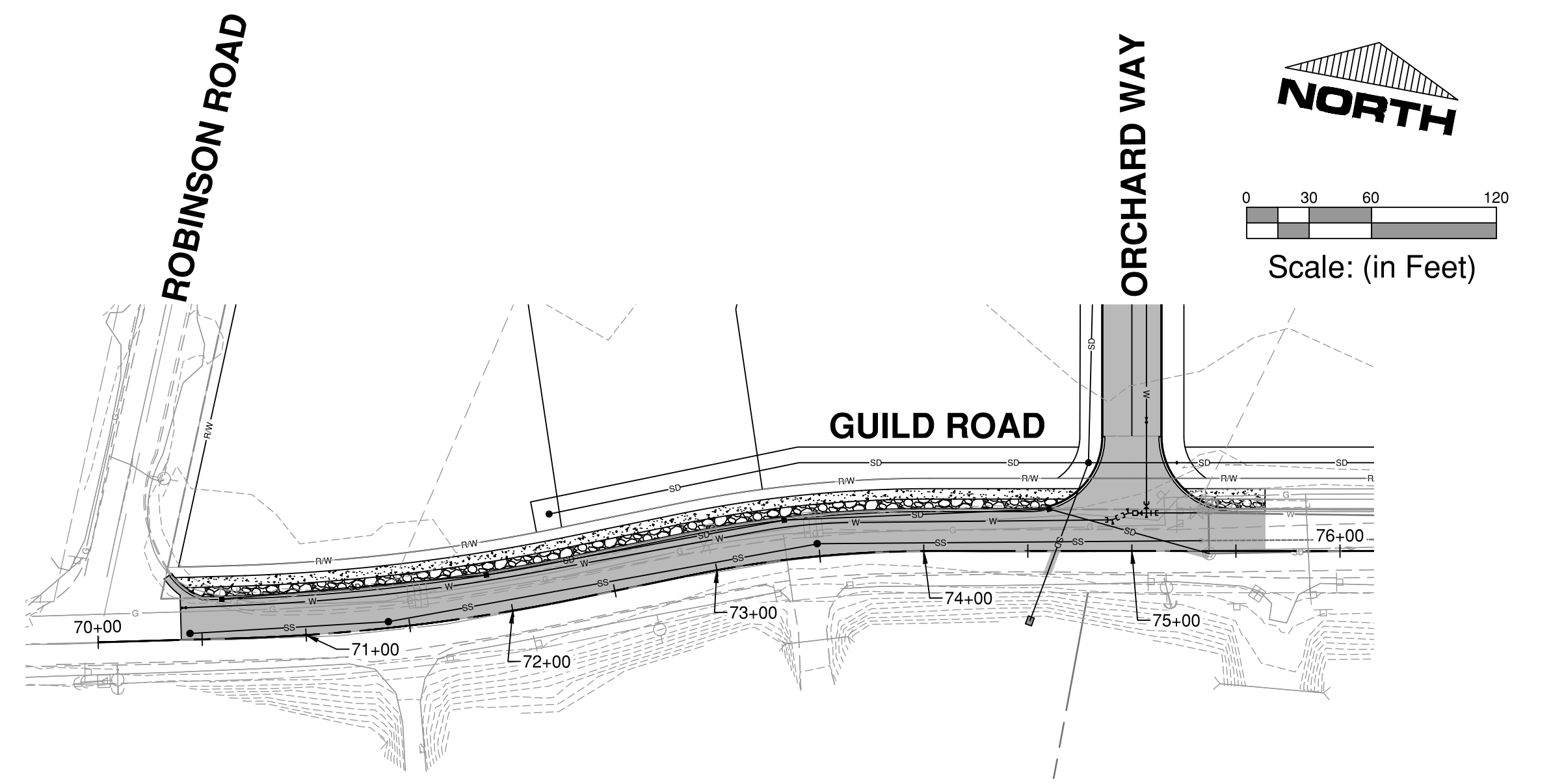
**Howard Way Profile**  
Horiz. Scale: 1" = 60', Vert. Scale: 1" = 10'



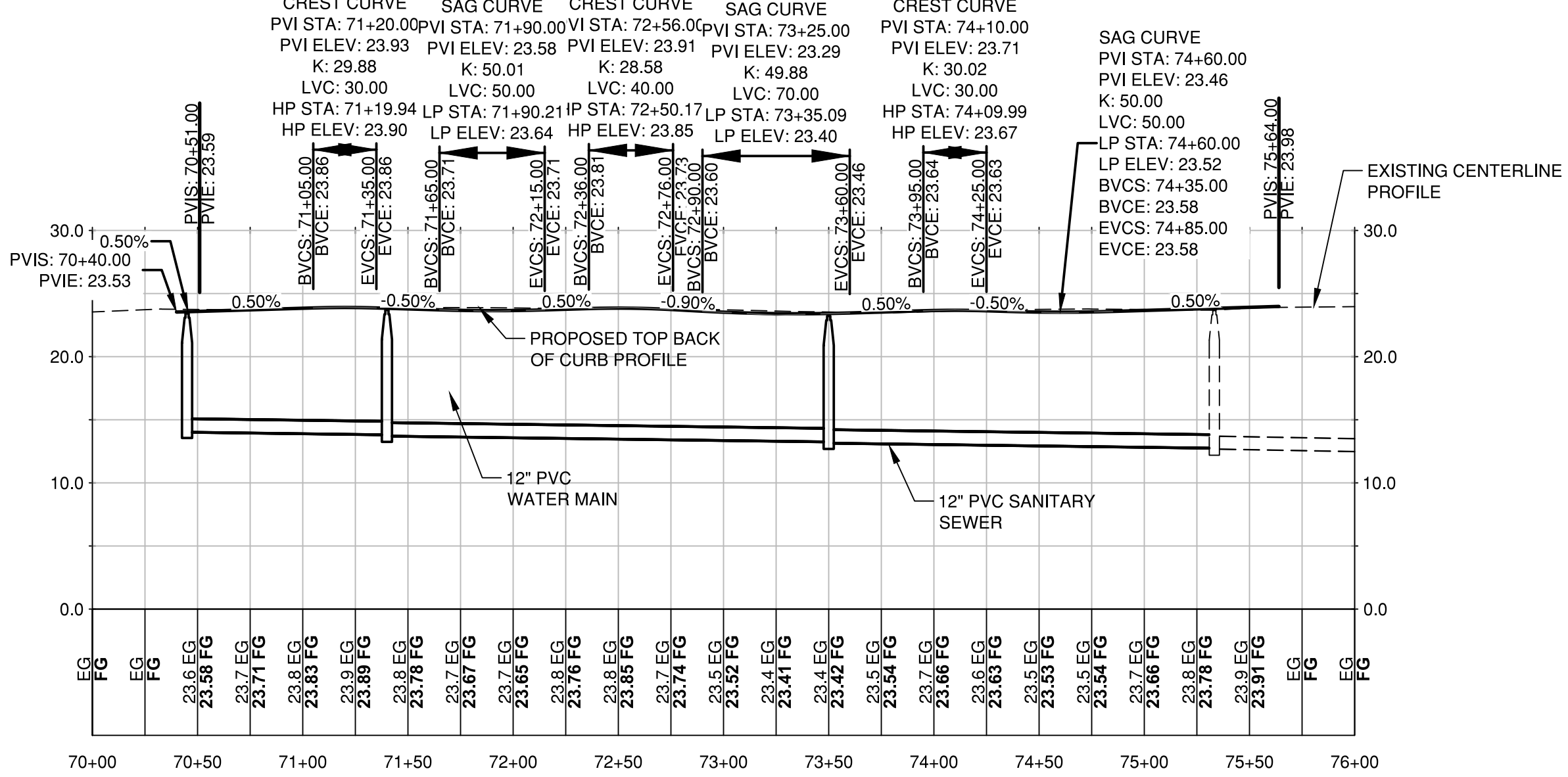
**Guild Road - Typical Section**  
LOOKING EAST  
N.T.S.



**Howard Way - Typical Section**  
LOOKING NORTH  
N.T.S.



**Guild Road Plan**  
Scale: 1" = 60'

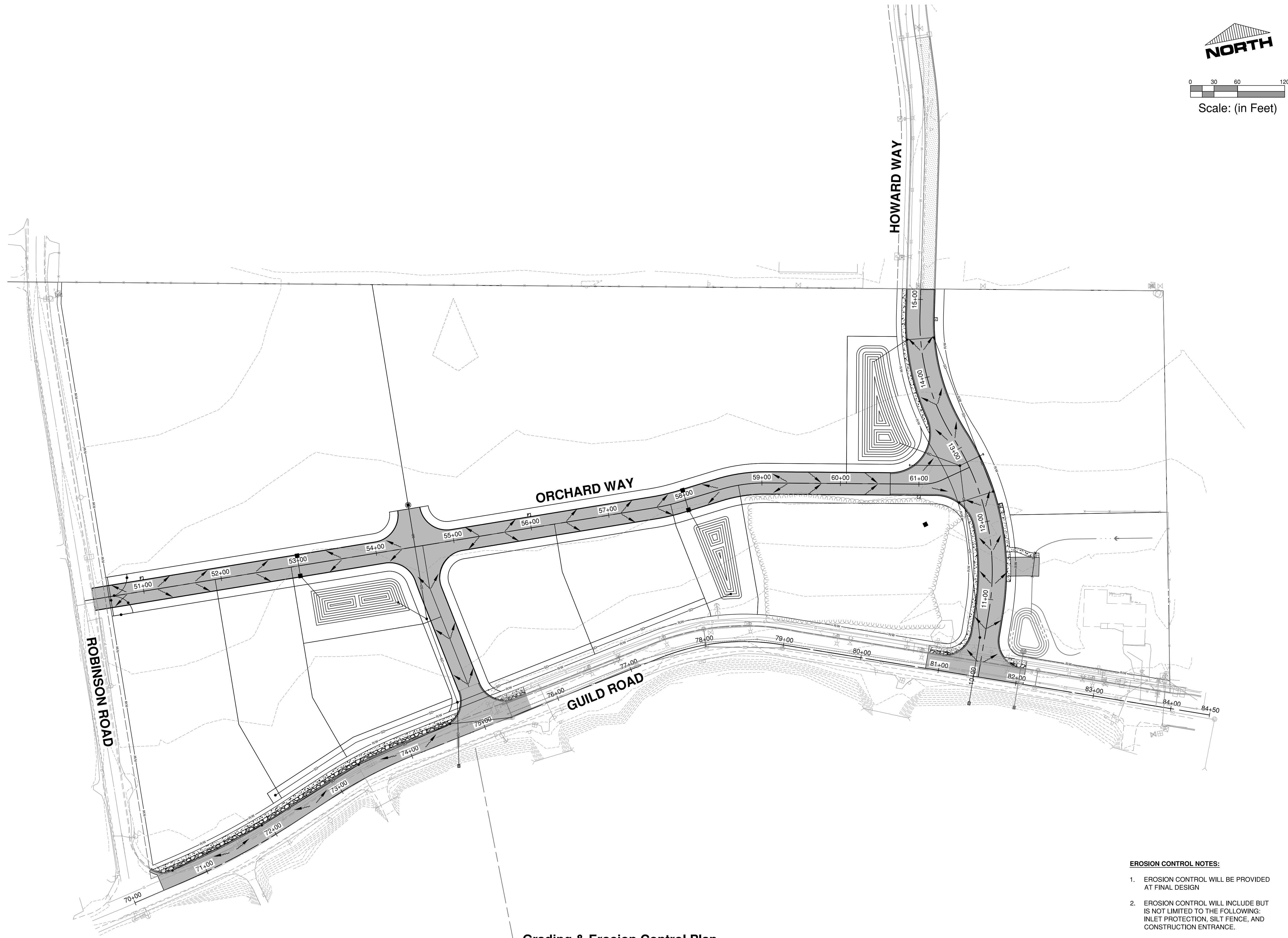


**Guild Road Profile**  
Horiz. Scale: 1" = 60', Vert. Scale: 1" = 10'

	<b>Howard Way &amp; Guild Road</b> Plan & Profile
Port of Woodland Centennial Industrial Park Woodland, Washington	Horizontal Scale: 1" = 60' Vertical Scale: 1" = 10' Datum: NAD 83/NAVD 88 Survey Book: Field Book 1770 Project Phase: Project Milestone: <b>BSP</b> Revision Date: <b>9/23/2019</b>
GIBBS & OLSON www.gibbs-olson.com Project Manager: CLR Designed by: CLR CAD by: GWM Checked by: CLR Approved by: JWK Project Number: <b>0883.0005</b> Drawing Number: <b>C5</b> Sheet Number: <b>7 of 17</b>	Guild Road - Typical Section Howard Way - Typical Section



DRAWING: T:\CIVIL\_3D\PROJECTS\08830005\ACT\CONTRACT DRAWINGS\GRADING & EROSION CONTROL\CONTRACT DRAWING.DWG, LAYOUT TAB: C6, PLOT DATE: 9/23/2019 4:25:05 PM, DRAWING SAVE DATE: 9/23/2019 4:29:21 PM, PLOTTED BY: GIMCKELSEN  
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**Grading & Erosion Control Plan**  
 Scale: 1" = 60'

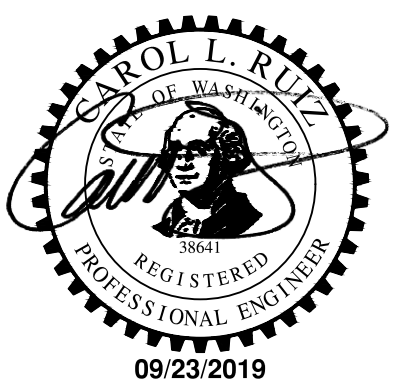
**EROSION CONTROL NOTES:**

1. EROSION CONTROL WILL BE PROVIDED AT FINAL DESIGN
2. EROSION CONTROL WILL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:  
 INLET PROTECTION, SILT FENCE, AND CONSTRUCTION ENTRANCE.

-----	-----
Port of Woodland	Grading & Erosion Control Plan
Centennial Industrial Park	
Woodland, Washington	

Horizontal Scale: 1" = 60'  
 Vertical Scale: ----  
 Datum: NAD 83/NAVD 88  
 Survey Book: Field Book 1770

Project Phase:  
 -----  
 Project Milestone:  
**BSP**  
 Revision Date:  
**9/23/2019**



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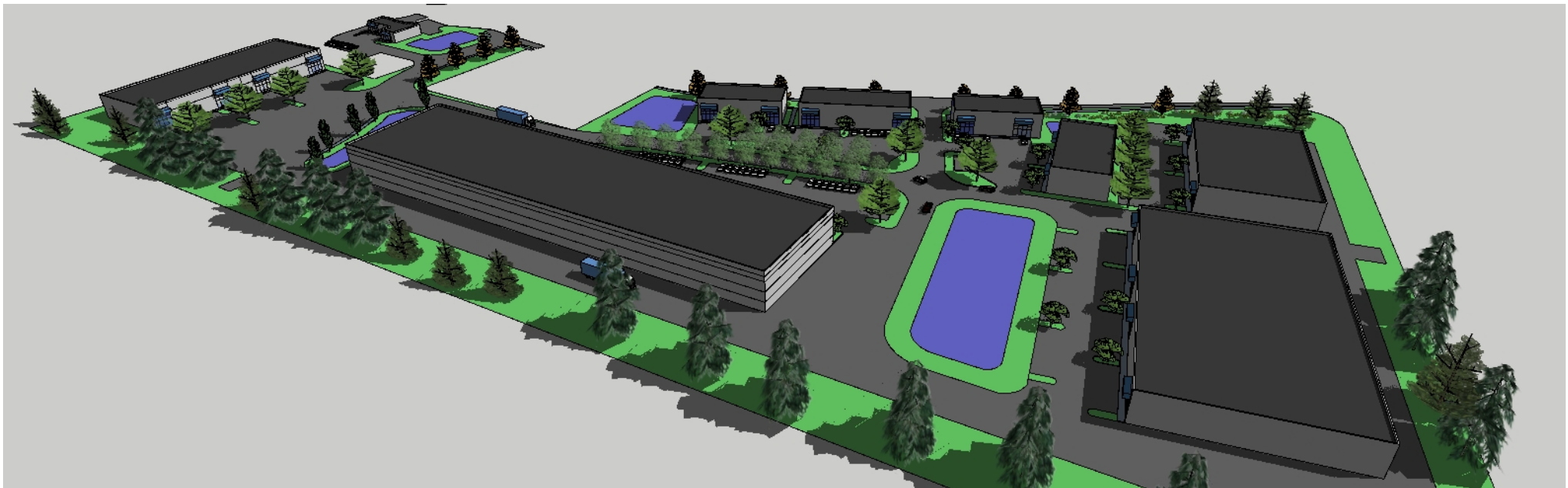
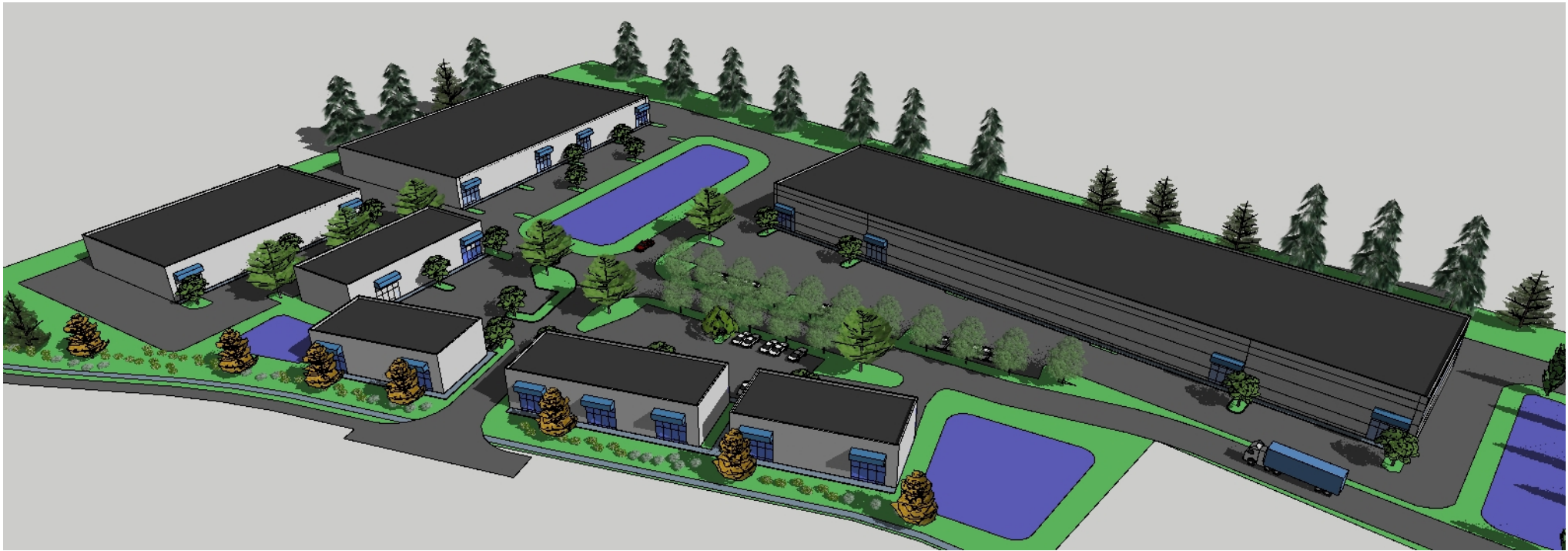
Project Manager: CLR  
 Designed by: CLR  
 CAD by: GWM  
 Checked by: CLR  
 Approved by: JWK

Project Number:  
**0883.0005**

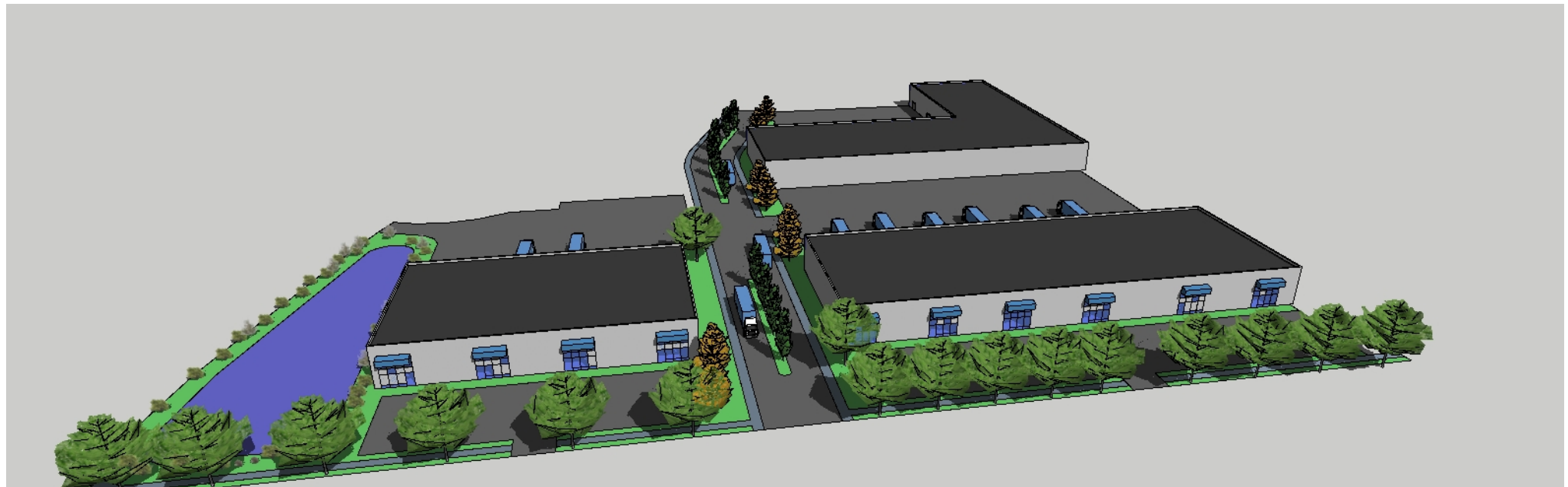
Drawing Number:  
**C6**

Sheet Number:  
**8 of 17**











**SYMBOL LEGEND**

- A AMPERE
- CKT. CIRCUIT
- DIA DIAMETER
- E EXISTING TO REMAIN
- E.O.R. ENGINEER OF RECORD
- LBS. POUNDS
- LP LIGHT POLE
- JB JUNCTION BOX
- N NEW
- NO. NUMBER
- PH PHASE
- TYP TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- V VOLT
- W WATTS
- W/ WITH
- POLE MOUNTED FIXTURE, SEE LUMINARE SCHEDULE ON THIS SHEET.
- LUMINAIRE POLE NUMBER (X=NUMBER).
- INSTALL METERED SERVICE CABINET WITH STREET LIGHT CONTROLS, SEE SHEET E4.
- INSTALL PHOTOELECTRIC SOCKET AND CELL ON POLE CLOSEST TO CONTROLLER.
- STREET LIGHTING CONTROLLER CABINET.
- REFERENCE NOTE.

**CONSTRUCTION SPECIFICATIONS**

PER CITY OF WOODLAND DETAIL T-40, DATED 05/08/13

**GENERAL**  
 THE FOLLOWING ARE TO BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION BE THE WASHINGTON STATE DEPARTMENT OF TRANSFORMATION (WSDOT) AS ADOPTED BY THE CITY OF WOODLAND.

**CONCRETE STREET LIGHT FOUNDATION**  
 ALL CONCRETE FOUNDATIONS SHALL BE THE SIZE AND CONFIGURATION SHOWN ON THE PLANS, EXCEPT WHERE, IN THE JUDGEMENT OF THE ENGINEER, UNSTABLE SOIL CONDITIONS REQUIRE ENLARGEMENT OF THE FOUNDATION. BEFORE PLACING THE CONCRETE, THE CONTRACTOR SHALL BLOCK OUT AROUND ANY OTHER UNDERGROUND UTILITIES THAT LIE IN THE EXCAVATED BASE SO THAT THE CONCRETE WILL NOT ADHERE TO THE UTILITY LINE. CONCRETE BASE SHALL BE CLASS 4000 AND BE TROWELED, BRUSHED, AND FINISHED IN A WORKMANLIKE MANNER. CONCRETE SHALL BE PROMPTLY CLEANED FROM ANCHOR BOLTS AND CONDUITS AFTER PLACEMENT. ANCHOR BOLTS FOR ALL POLES SHALL BE ARRANGED SO THAT THE POLE'S BRACKET ARM IS PERPENDICULAR TO THE CENTERLINE OF THE ADJACENT ROADWAY RIGHT-OF-WAY. STREET LIGHTS MAY BE INSTALLED AFTER A COMPRESSIVE STRENGTH OF 2,400 PSI HAS BEEN ACHIEVED.

ALL POLES SHALL BE INSTALLED ON LEVELING NUTS SECURED TO THE ANCHOR BOLTS AND WITH LOCKING NUTS ON THE TOP OF THE BASE FLANGE. THE SIDE OF THE POLE SHAFT OPPOSITE THE LOAD SHALL BE PLUMBED BY ADJUSTING THE LEVELING NUTS OR AS OTHERWISE DIRECTED BY THE ENGINEER. THE SPACE BETWEEN THE CONCRETE BASE AND THE BOTTOM OF THE POLE FLANGE SHALL BE FILLED WITH DRY PACK MORTAR TO COMPLETELY FILL THE SPACE UNDER THE FLANGE AND AROUND THE CONDUITS AND BE NEATLY TROWELED TO THE CONTOUR OF THE POLE FLANGE. A PLASTIC DRAIN HOSE (1/2" DIAMETER) SHALL BE INSERTED THROUGH THE MORTAR TO PROVIDE DRAINAGE FROM THE INTERIOR OF THE POLE BASE AND TRIMMED FLUSH WITH THE INTERIOR AND EXTERIOR SURFACE OF THE MORTAR. DRY PACK MORTAR SHALL CONSIST OF A 1:3 MIXTURE OF CEMENT AND FINE SAND WITH JUST ENOUGH WATER SO THAT THE MIXTURE WILL STICK TOGETHER ON BEING MOLDED INTO A BALL BY HAND AND WILL NOT EXUDE FREE MOISTURE WHEN SO PRESSED.

**CONDUIT**  
 ALL CONDUIT SHALL BE SCHEDULE 40 PVC, MINIMUM ONE INCH DIAMETER EXCEPT UNDER DRIVEWAYS, AND STREET CROSSINGS. THESE EXCEPTIONS SHALL BE RIGID STEEL CONDUIT AND SHALL BE A MINIMUM OF TWO INCHES IN DIAMETER. ALL ELBOWS SHALL BE RIGID STEEL.

RIGID STEEL CONDUIT TO BE PROVIDED AS SPECIFIED ON THE PLANS SHALL BE OF HOT DIPPED GALVANIZED STEEL METALLIC CONDUIT CONFORMING TO THE REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

ALL UNDERGROUND CONDUIT SHALL BE INSTALLED A MINIMUM OF 24" BELOW GRADE. IN PAVED DRIVEWAY OR ROADWAY AREAS, ELECTRICAL CONDUIT SHOULD BE INSTALLED BY PUSHING OR BORING METHOD.

**GROUNDING**  
 ALL POLES, METAL CONDUITS AND CABINETS IN THE SAME AREA COVERED BY THE SAME POWER SERVICE SHALL BE MADE MECHANICALLY AND ELECTRICALLY SECURE FOR A CONTINUOUS GROUNDING SYSTEM IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. BONDING JUMPERS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH WSDOT STANDARD PLAN J-9A TO ALL #8 BARE METAL CONDUITS IN THE JUNCTION BOX. GROUNDING OF CONDUIT AND GROUND WIRE AT THE SERVICE POINT TO THE PUD SERVICE GROUND ON THE PUD POWER POLE SHALL BE ACCOMPLISHED AS REQUIRED UNDER THE NATIONAL ELECTRICAL CODE.

**CATALOG CUTS**  
 PRIOR TO THE BEGINNING OF CONSTRUCTION, CATALOG CUTS OF THE FOLLOWING ITEMS SHALL BE SUBMITTED AND APPROVED BY THE PUBLIC WORKS DIRECTOR. 1. STREET LIGHT STANDARDS 2. LUMINARIES 3. JUNCTION BOXES 4. WYE AND IN-LINE CONNECTORS 5. SERVICE CABINET 6. IN-LINE FUSE HOLDERS 7. CONDUIT 8. WIRE.

**CRITICAL INSPECTION POINTS**  
 THE ILLUMINATION SYSTEM WILL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT. THE TELEPHONE NUMBER IS: (360) 225-7999.

THE FOLLOWING ARE THE CRITICAL INSPECTION POINTS. NO WORK SHALL BE DONE UNTIL INSPECTION IS COMPLETE.

- WIRING:**
1. CHECK OF CONDUIT DEPTH. NO TRENCHING SHALL BE FILLED WITHOUT THE DEPTH OF CONDUIT VERIFIED.
  2. SERVICE. THE SERVICE SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR.
  3. WIRING. THE WIRING, SPLICES, GROUNDING, AND FUSING SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR.

- POLES:**
1. POLE LOCATIONS. THE POLE LOCATIONS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO EXCAVATION OF THE POLE BASES.
  2. POLE BASES. THE POLE BASES SHALL BE INSPECTED AND APPROVED PRIOR TO THE POURING OF THE CONCRETE.

LUMINAIRE SCHEDULE											
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	FILENAME	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	BUG RATING
	'SL1'	3	GE	ERLH-3-11-B3-40-GRAY	HIGH OUTPUT LED, ROADWAY TYPE 2 WIDE OPTICS, 4000K, 240V	HIGH BRIGHTNESS LEDS	ERLH_11B340____.IES	11,500	0.90	98	B2-U0-G2
	'SL2'	4	EATON	NAV-AE-04-D-UNV-T3R-10K-700-IP66-K-AP	4 SQUARES OF 16 LEDS, ROADWAY TYPE 3 OPTICS, 4000K, 700ma DRIVER, 70 CRI	4 LIGHTSQUARES, EACH WITH 16 WHITE LED	NAV-AF-04-D-UNV-T3R.IES	15,636	0.90	138	B2-U0-G3
	'P3'	1	EXTRALIGHT	VNT-LED-M-02-100-3M-N-UIN-4-10-X-X-BZ-HO	2 LEDLINX MODULES, HIGH OUTPUT ROADWAY TYPE 3 MEDIUM OPTICS, 4000K, MULTI-VOLT DRIVER	(2) 4000K LED MODULES	VNTLEDM021003MNUINS XXXXXXHO.IES	13,440	0.90	104.6	B2-U0-G3
	'P4'	1	EXTRALIGHT	VNT-LED-M-02-100-4S-N-UIN-4-10-X-X-BZ-HO	2 LEDLINX MODULES, HIGH OUTPUT ROADWAY TYPE 4 SHORT OPTICS, 4000K, MULTI-VOLT DRIVER	(2) 4000K LED MODULES	VNTLEDM021005MNUINS XXXXXXHO.IES	12,884	0.90	104.6	B2-U0-G3

POLE SCHEDULE						
LIGHT ID	ROAD	STATION	OFFSET *	MOUNTING HEIGHT	ARM LENGTH	
LP-1	GUILD ROAD	STA 70+97.5'	22'6.0" L	35'	8'	
LP-2	GUILD ROAD	STA 72+32.0'	22'6.0" L	35'	8'	
LP-3	GUILD ROAD	STA 74+39.5'	23'8.0" L	35'	8'	
LP-4	ORCHARD WAY	N/A	N/A	24'	N/A	
LP-5	HOWARD WAY	STA 10+96.5'	25'3.0" L	30'	6'	
LP-6	HOWARD WAY	STA 12+45.0'	29'9.0" R	30'	6'	
LP-7	HOWARD WAY	STA 13+95.0'	25'0.0" L	30'	6'	
LP-8	ORCHARD WAY	STA 60+66.5'	16'6.0" R	24'	N/A	

\* OFFSET MEASURED FROM ROADWAY CONSTRUCTION CENTER LINE TO CENTER OF POLE.

DESCRIPTION	CLASSIFICATION	DESIGN VALUES			TARGET VALUES			
		SYMBOL	AVG	AVG/MIN	MIN/MAX	AVG	AVG/MIN	MIN/MAX
GUILD ROAD	ARTERIAL (INTERMEDIATE)	+	0.9 fc	2.3:1	5.0:1	≥ 0.8	≤ 3.0:1	≤ 5.0:1
HOWARD WAY	COLLECTOR (INTERMEDIATE)	+	1.5 fc	2.5:1	5.5:1	≥ 0.6	≤ 3.5:1	≤ 6.0:1
GUILD ROAD & HOWARD WAY	COLLECTOR (INTERMEDIATE)	+	0.8 fc	1.8:1	4.5:1	≥ 0.6	≤ 3.5:1	≤ 6.0:1

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Electrical	Cover Sheet	and Schedules
Port Of Woodland	Centennial Industrial Park	Woodland, Washington

Horizontal Scale: NA  
 Vertical Scale: NA  
 Datum: NAD 83/NAVD 88  
 Survey Book: ----  
 Project Phase:  
 -  
 Project Milestone:  
**BSP**  
 Revision Date:  
**8-8-2019**



**R&W**  
 ENGINEERING, INC.  
 "Engineering Integrated Solutions"  
 9615 S.W. Allen Blvd., Suite 107  
 Beaverton, Oregon 97005  
 Phone: (503) 726-3311  
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 E-mail: rwen@rweg.com  
 Project No.: 247-118-001  
 Contact: JEFF HOWARD



**GIBBS & OLSON**  
 www.gibbs-olson.com  
 Project Manager: JLH  
 Designed by: HMS  
 CAD by: HMS  
 Checked by: JLH  
 Approved by:  
 Project Number:  
**0883.0005**  
 Drawing Number:  
**E1**  
 Sheet Number:  
**11 of 17**

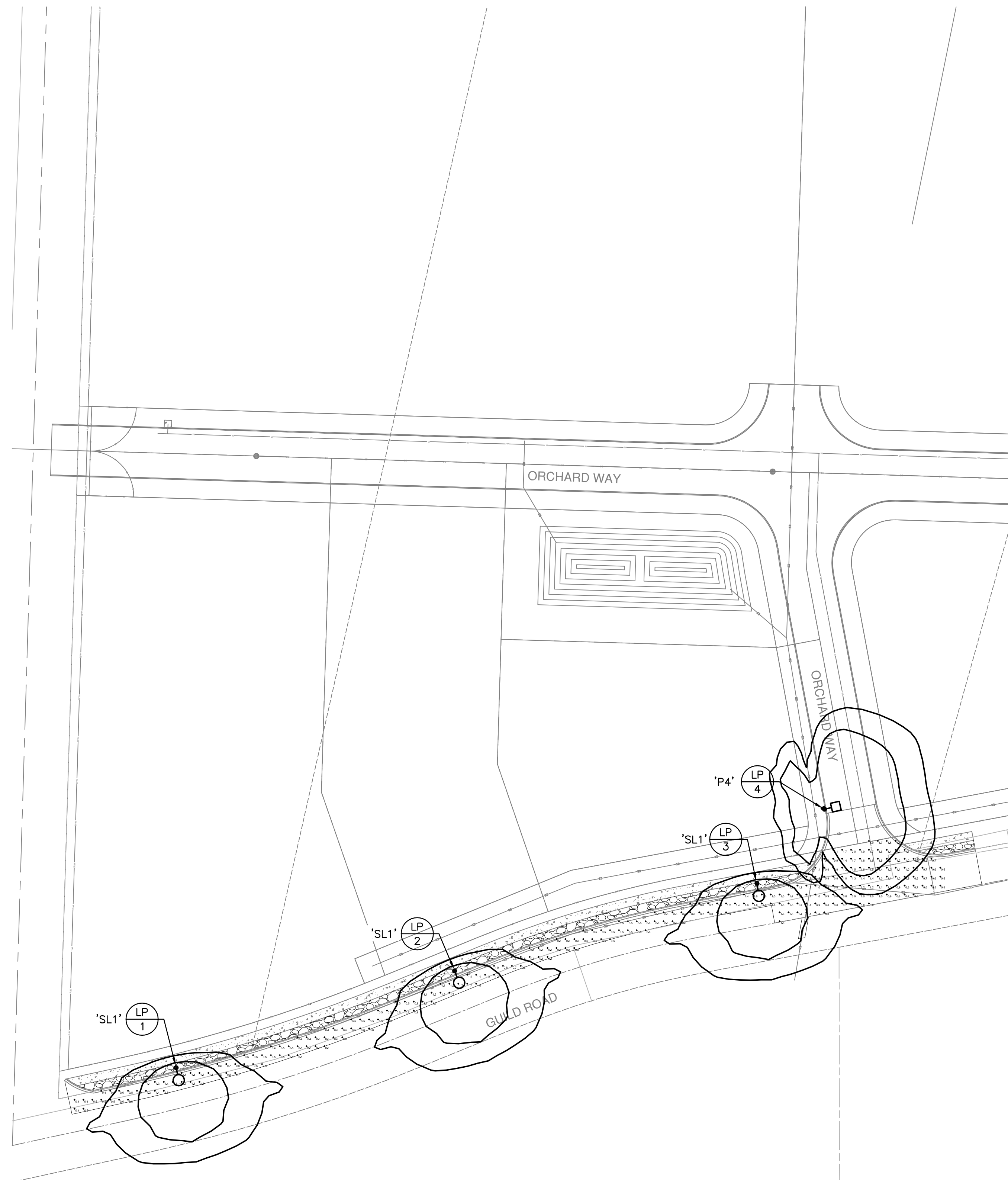


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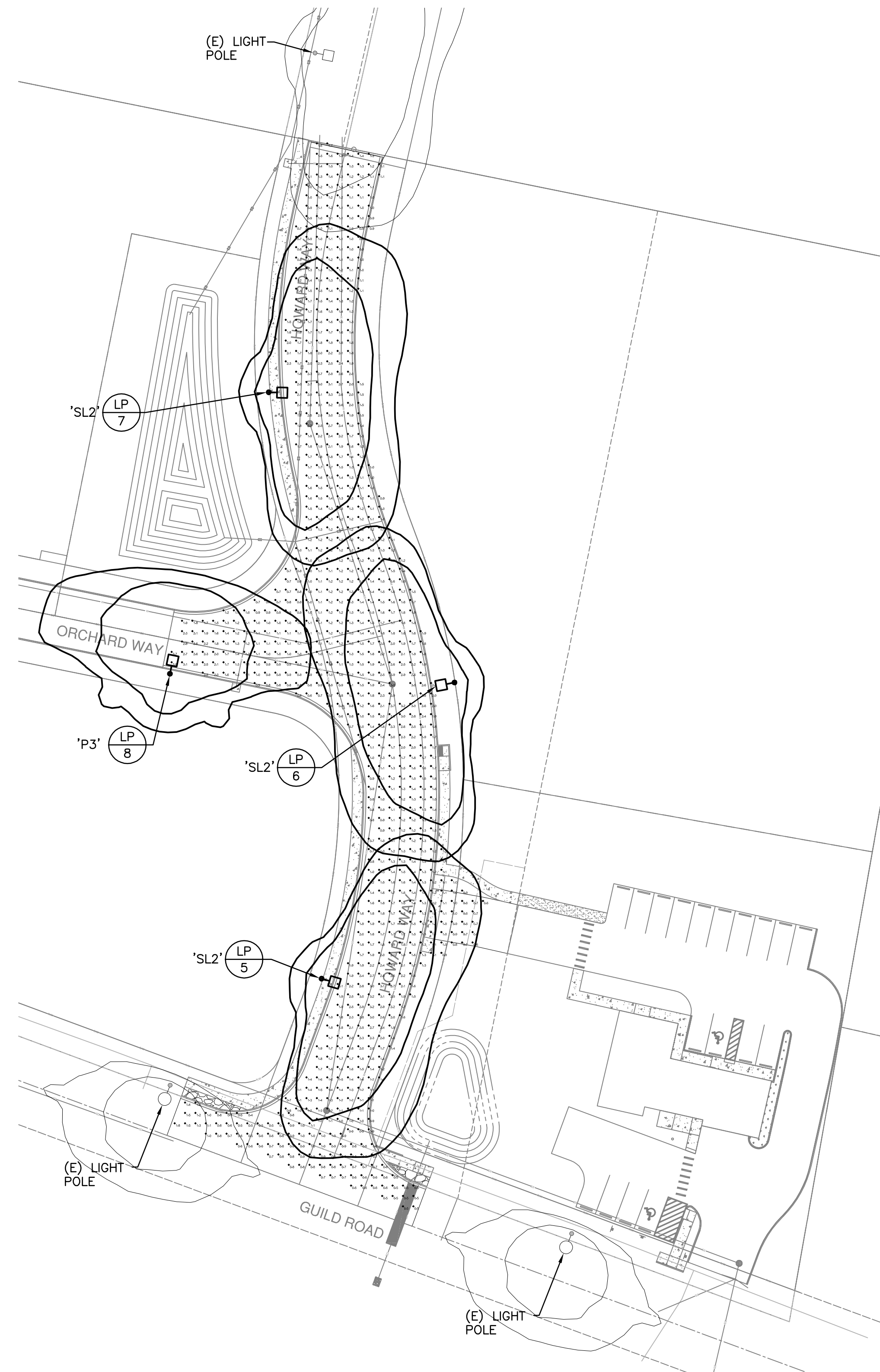
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 AT FULL SCALE  
 IF IT DOES NOT MEASURE 2 INCHES, SCALE ACCORDINGLY



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**1 WEST GUILD RD - PHOTOMETRIC**  
 E2 SCALE: 1" = 40'-0"



**2 GUILD RD & HOWARD WY - PHOTOMETRIC**  
 E2 SCALE: 1" = 40'-0"

**GENERAL NOTES**

- A. SEE DRAWING E1 FOR ELECTRICAL LEGEND, CONSTRUCTION SPECIFICATIONS AND SCHEDULES.
- B. SEE DRAWING E3 FOR THE FOLLOWING CITY OF WOODLAND DETAILS: STREET LIGHT POLE, SCREW-IN FOUNDATIONS FOR STREET LIGHTING, AT POLE JUNCTION BOX, AT POLE STREET LIGHT WIRING, STREET LIGHT SERVICE CABINET & STREET LIGHT SERVICE WIRING DIAGRAM.



2019.08.06 09:09:27-0700  
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 AT FULL SCALE  
 IF IT DOES NOT MEASURE 2  
 INCHES, SCALE ACCORDINGLY

Electrical	Partial Site Plan	Lighting
Port Of Woodland Centennial Industrial Park Woodland, Washington		

Horizontal Scale: NA  
 Vertical Scale: NA  
 Datum: NAD 83/NAVD 88  
 Survey Book: ----  
 Project Phase: -  
 Project Milestone:  
**BSP**  
 Revision Date:  
**8-8-2019**

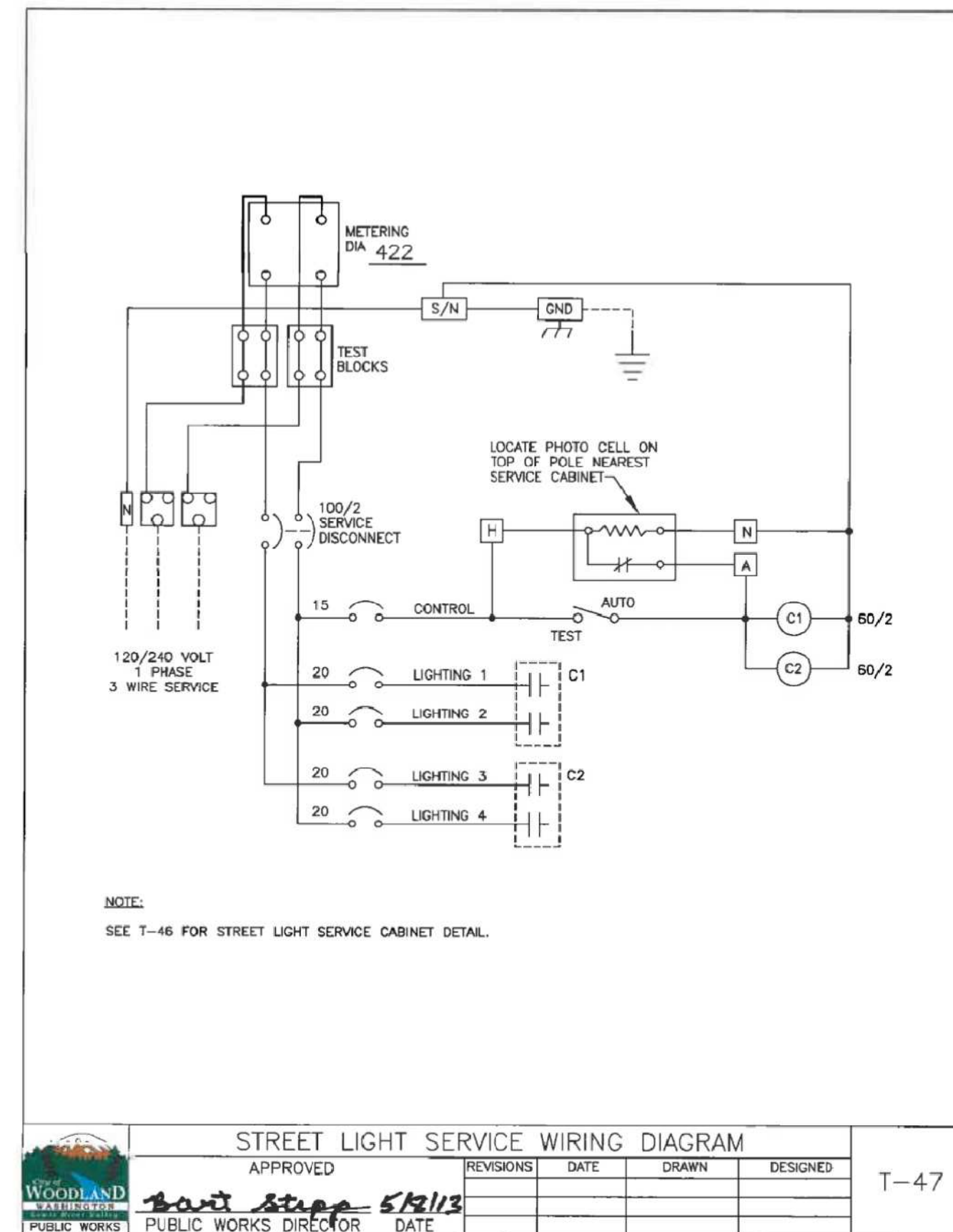
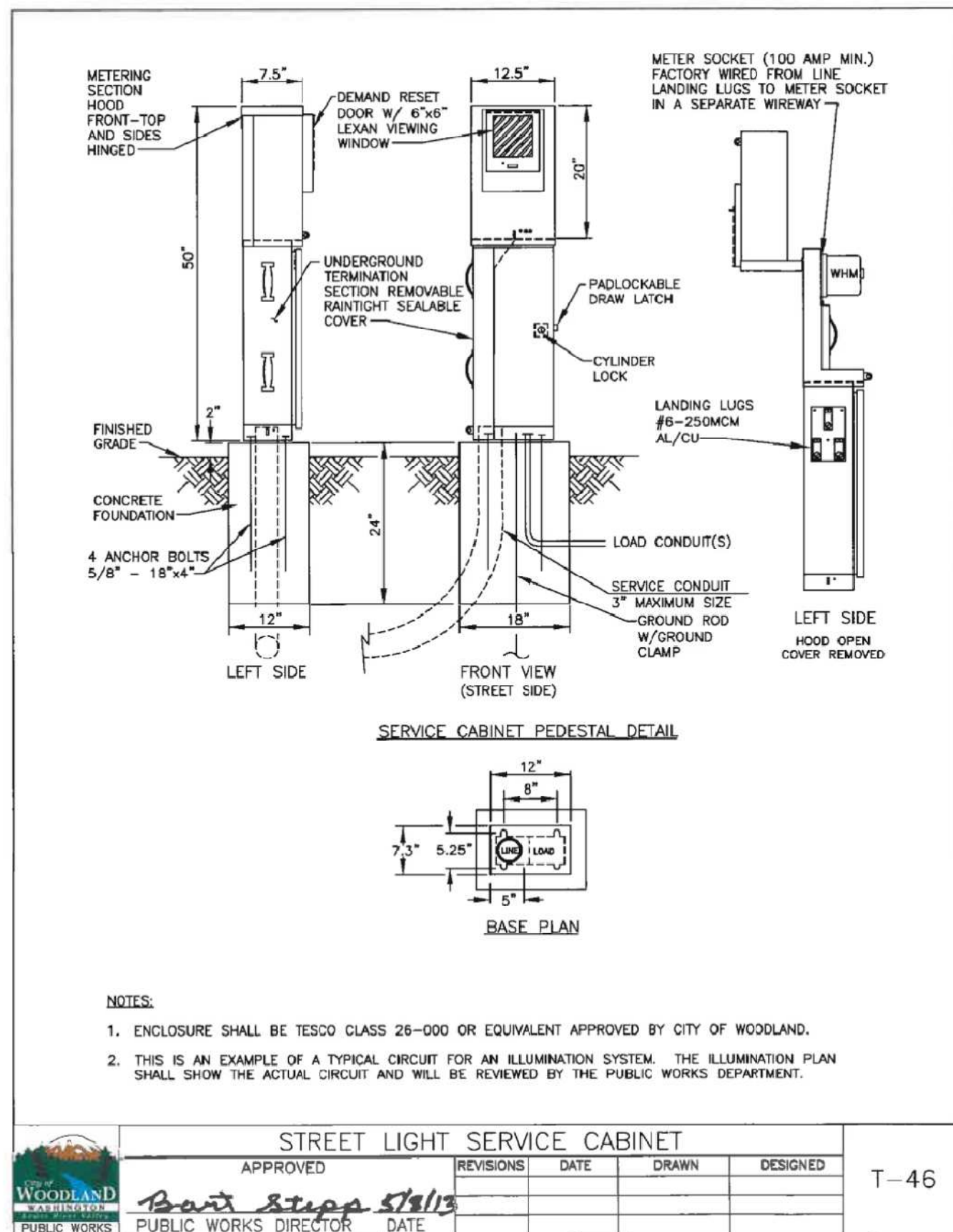
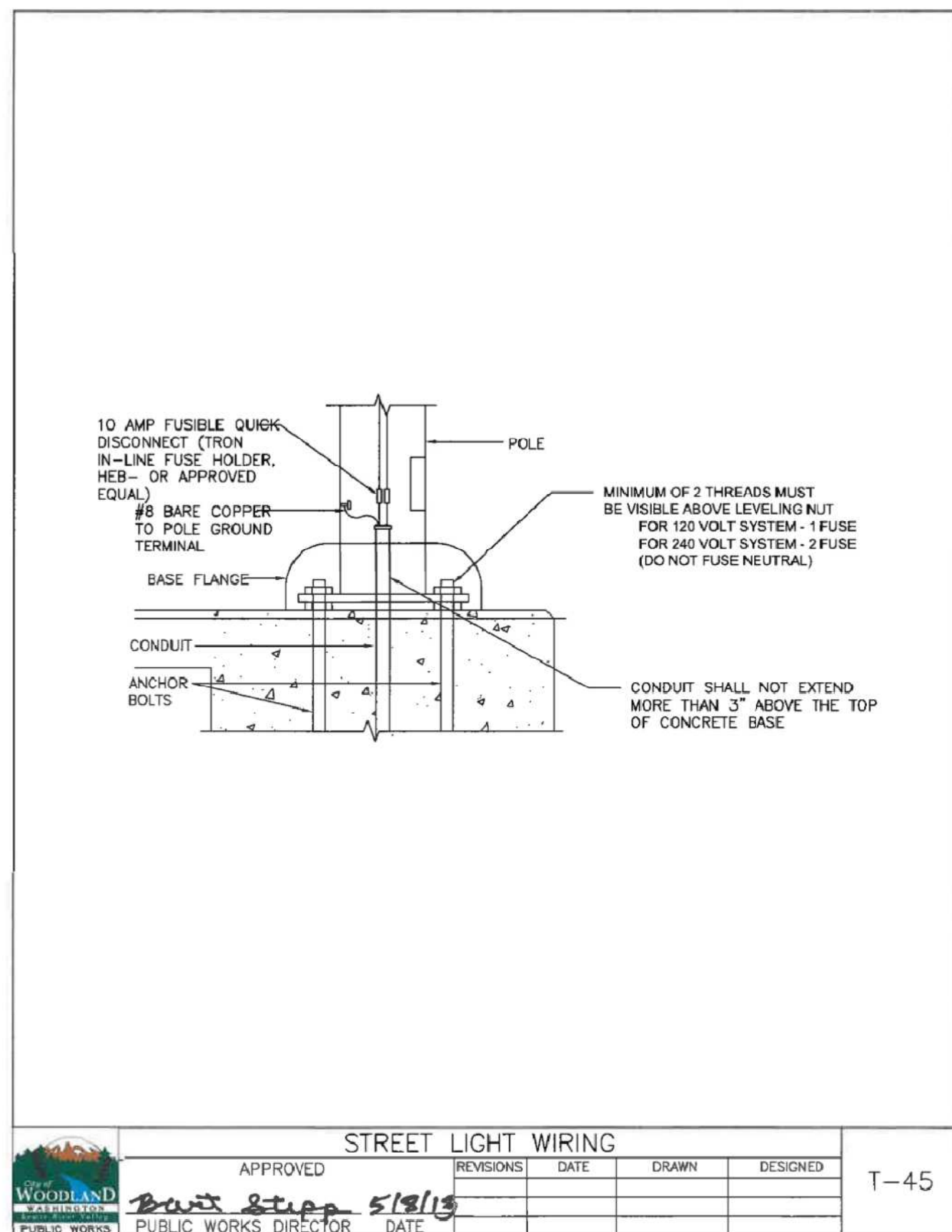
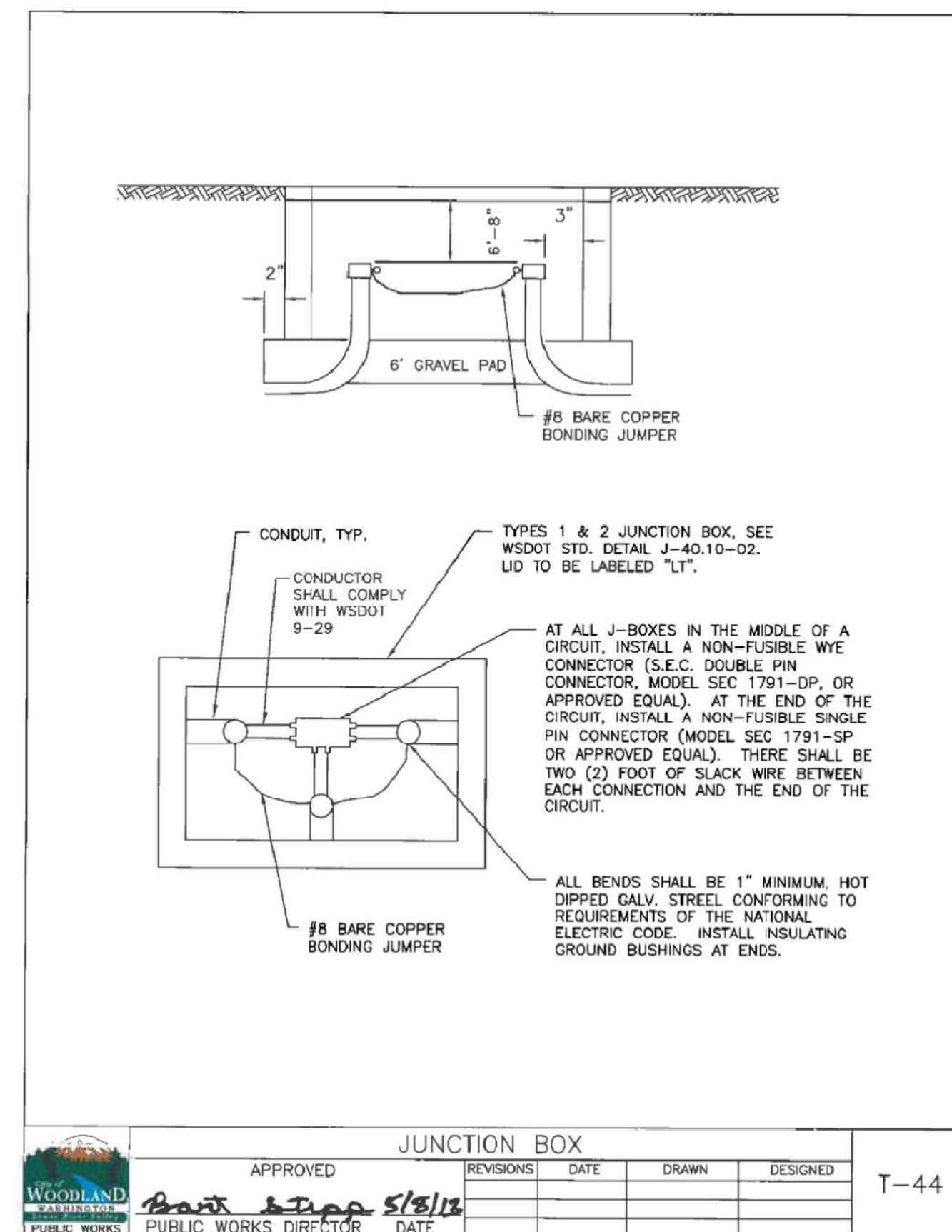
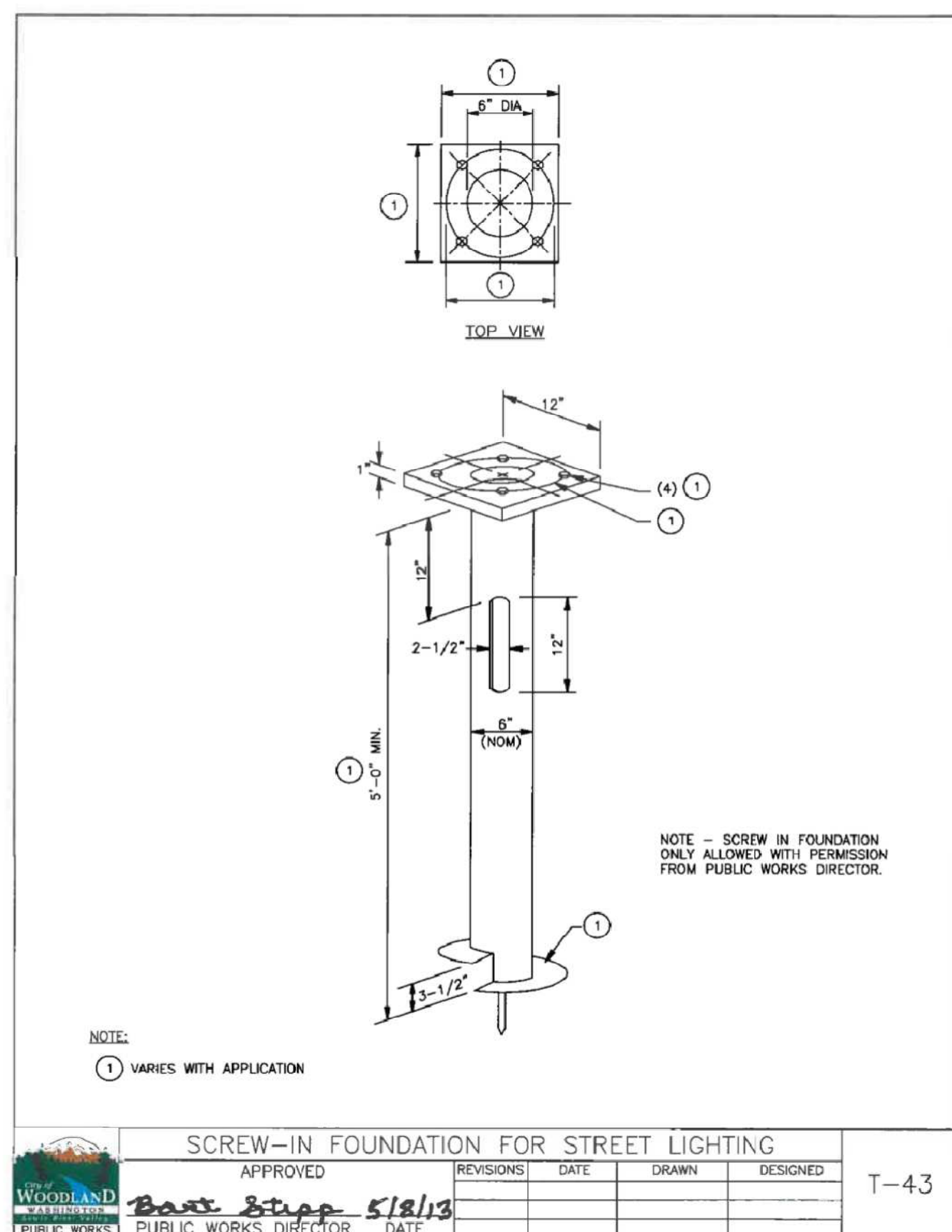
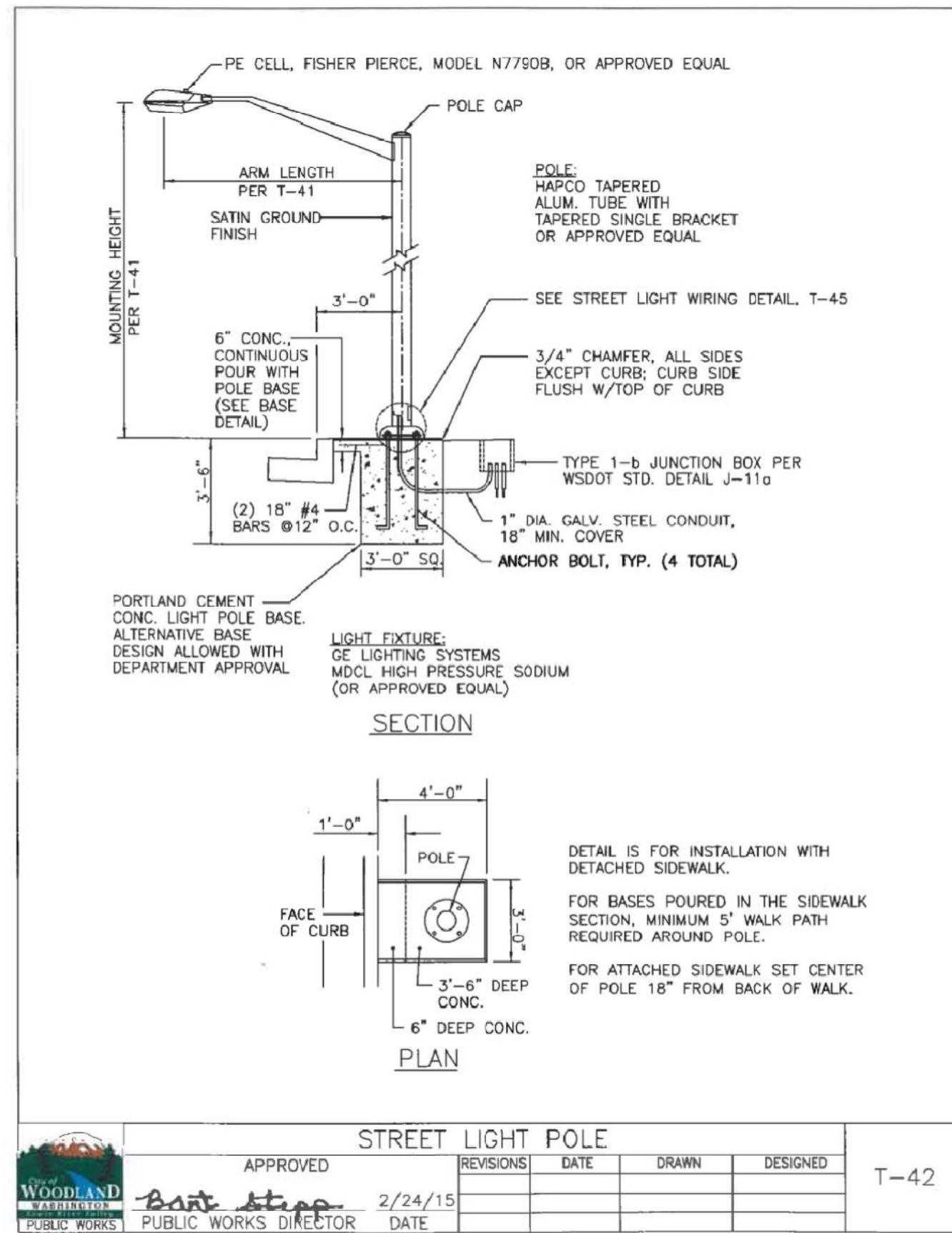
**R&W**  
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 E-mail: rwen@rweg.com  
 Project No.: 247.118.001  
 Contact: JEFF HOWARD

**G**  
**GIBBS & OLSON**  
 www.gibbs-olson.com

Project Manager: JLH  
 Designed by: HMS  
 CAD by: HMS  
 Checked by: JLH  
 Approved by:  
 Project Number:  
**0883.0005**  
 Drawing Number:  
**E2**  
 Sheet Number:  
**12 of 17**



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**GENERAL NOTES**

- A. DISCLAIMER: DETAILS PROVIDED BY THE CITY OF WOODLAND, NOT PREPARED BY E.O.R.
- B. DETAILS APPLY TO STREET LIGHTING ONLY, PARKING LOT LIGHTING DOES NOT REQUIRE CITY APPROVAL.
- C. SEE CONSTRUCTION SPECIFICATIONS ON SHEET E1 FOR CITY APPROVAL PROCESS.
- D. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CURRENT CITY OF WOODLAND DESIGN STANDARDS PRIOR TO START OF CONSTRUCTION.

**Electrical**  
**City of Woodland**  
**Standard Details**

Horizontal Scale: NA  
Vertical Scale: NA  
Datum: NAD 83/NAVD 88  
Survey Book: ----  
Project Phase: -  
Project Milestone:  
**BSP**  
Revision Date:  
**8-8-2019**

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E-mail: rwen@rweg.com  
Project No.: 247.118.001  
Contact: JEFF HOWARD

**G**  
**GIBBS & OLSON**  
www.gibbs-olson.com

Project Manager: JLH  
Designed by: HMS  
CAD by: HMS  
Checked by: JLH  
Approved by:  
Project Number:  
**0883.0005**



2019.08.06 09:10:18-0700

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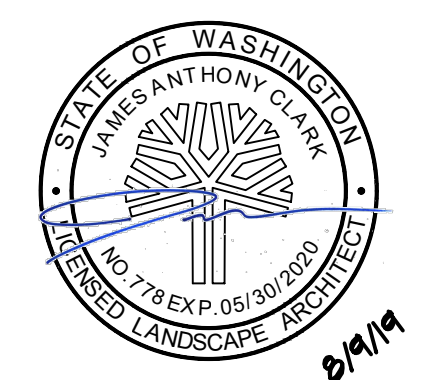
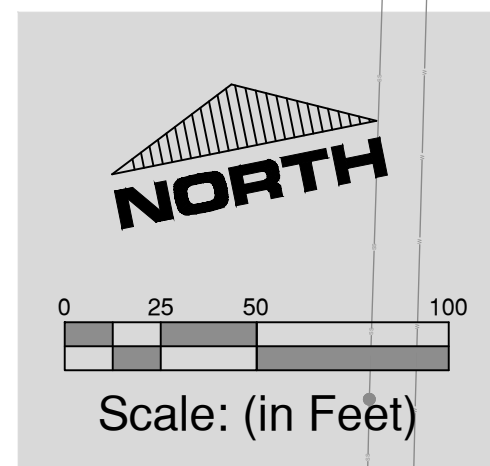
Drawing Number:  
**E3**  
Sheet Number:  
**13 of 17**





**NOTES**

1. LANDSCAPING PLANS ON SHEETS L2-L4 ARE DRAWN AT 1"=30' AND SHOW SHRUBS AND GROUNDCOVER. USE THIS SHEET AS A KEY MAP FOR THE OTHER SHEETS.
2. PLANTING DETAILS AND NOTES ARE SHOWN ON SHEET L2
3. THE PLANT SCHEDULE IS SHOWN ON SHEET L4
4. PLANTS SHOWN ON THE PLANT SCHEDULE ARE SHOWN AS "OR APPROVED EQUAL"; HOWEVER, PLANT SUBSTITUTIONS FOR ROADWAY FRONTAGES AND ENTRY DRIVES SHALL BE MADE ONCE ONLY SO THAT THE LANDSCAPING WILL HAVE CONTINUITY AND UNIFORMITY ALONG THOSE CORRIDORS. PARKING LOT PLANT PALLETS MAY VARY ACROSS THE FOLLOWING FIVE SUB-AREAS: BUILDING 1 PARKING, BUILDING 2 PARKING, BUILDING 3 PARKING, BUILDING 4 PARKING, AND BUILDINGS 5-8 PARKING. CONTINUITY SHALL BE MAINTAINED WITHIN EACH OF THE SUB-AREAS.



Landscape	Overall Landscape Master Plan
Port Of Woodland Centennial Industrial Park	Woodland, Washington

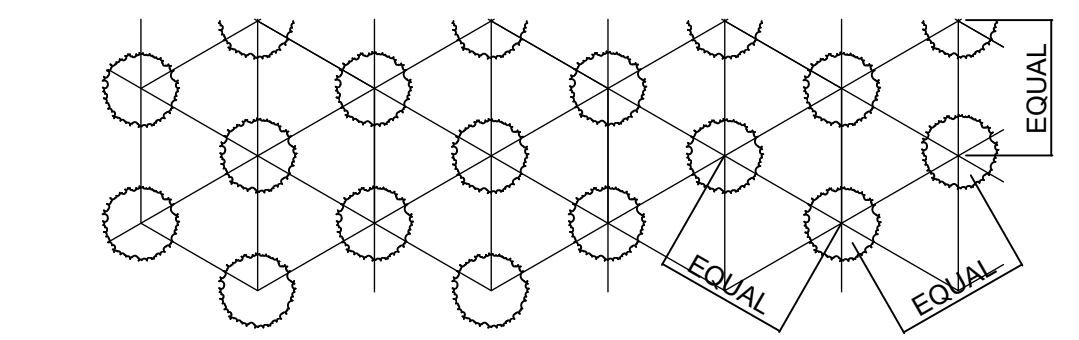
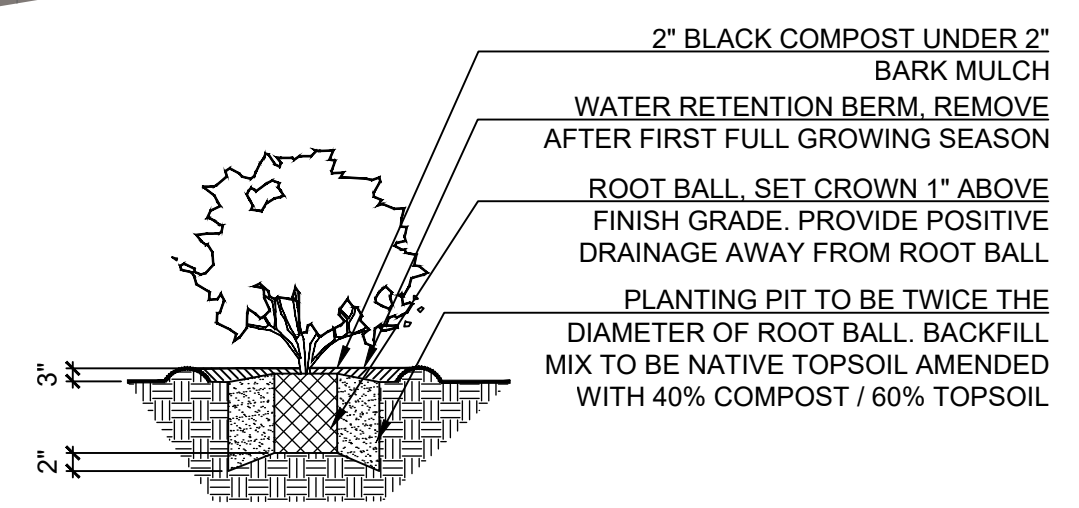
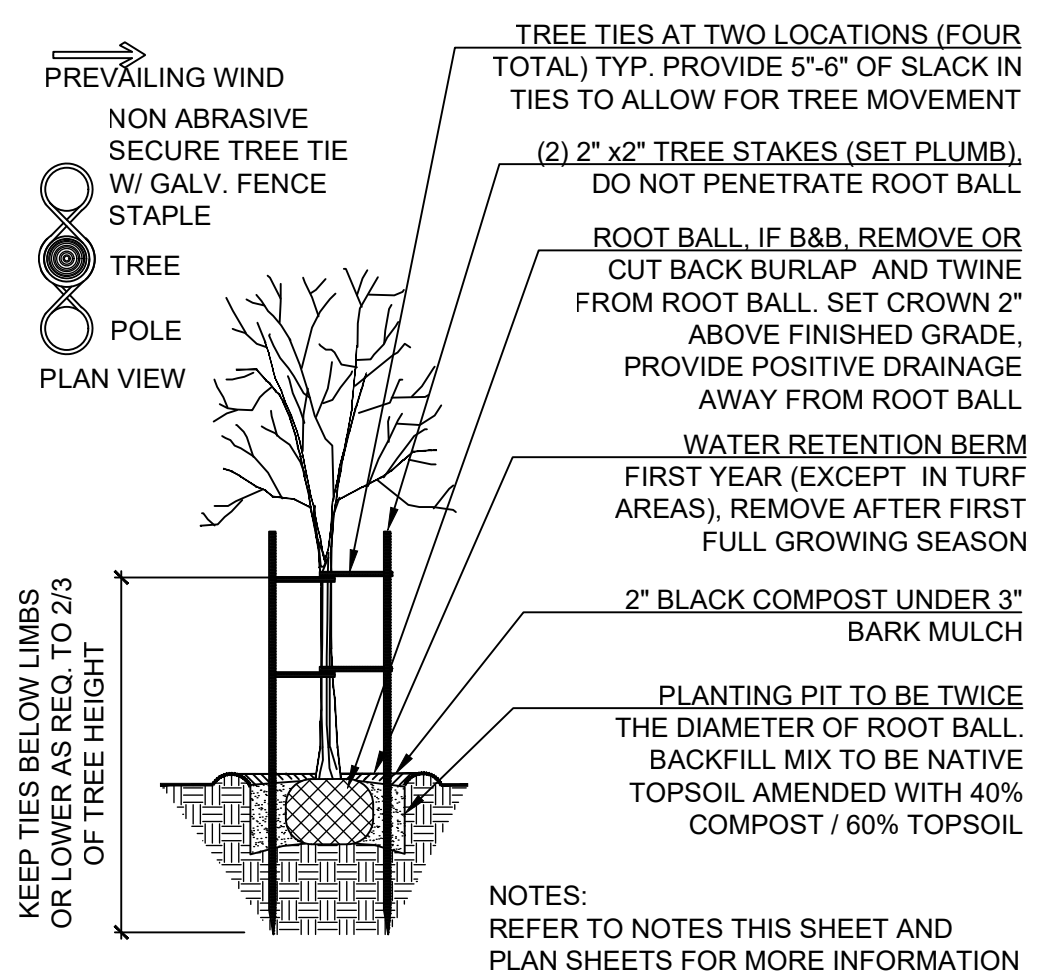
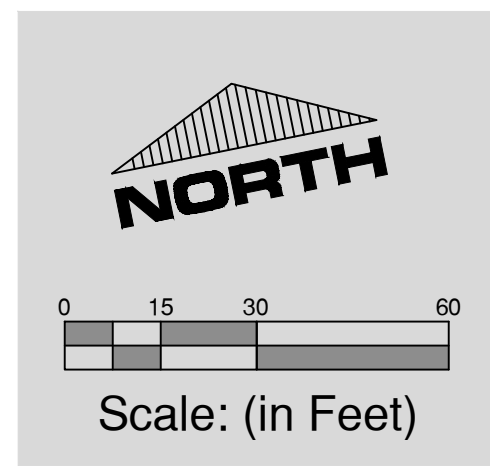
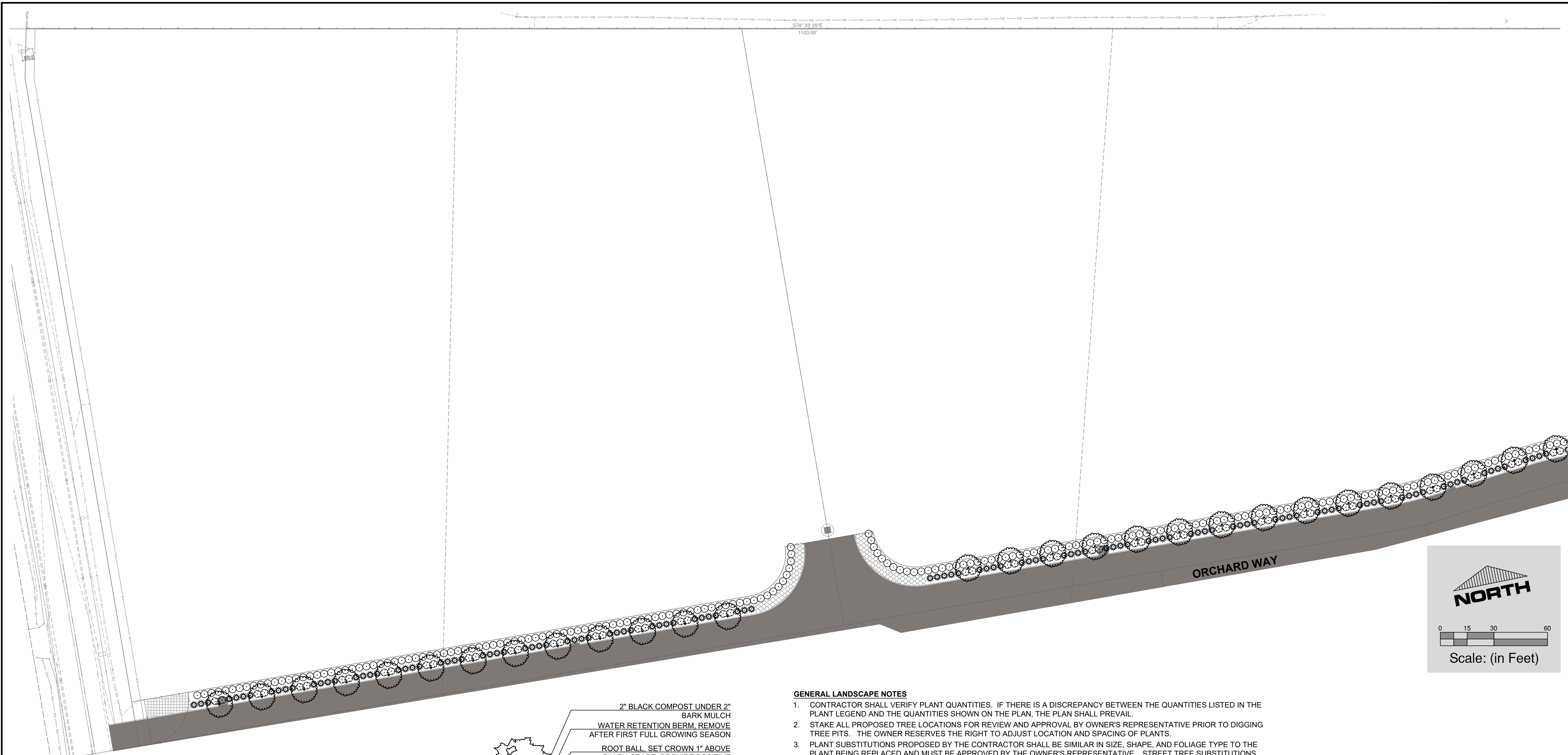
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 CAD by: JAC  
 Checked by: JAC  
 Approved by:

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 Drawing Number:  
**L1**  
 Sheet Number:  
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NOTES:  
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.  
GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

**GENERAL LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL PREVAIL.
- STAKE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING TREE PITS. THE OWNER RESERVES THE RIGHT TO ADJUST LOCATION AND SPACING OF PLANTS.
- PLANT SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SIMILAR IN SIZE, SHAPE, AND FOLIAGE TYPE TO THE PLANT BEING REPLACED AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. STREET TREE SUBSTITUTIONS SHALL BE FROM CITY APPROVED LISTS OR SHALL BE APPROVED BY THE LOCAL JURISDICTION.
- ALL PLANTS SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR SIZE AND QUALITY. SUBSTANDARD PLANT MATERIAL WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE.
- THE LOWER BRANCHES OF TREES ADJACENT TO ROADS, PARKING AREAS, AND WALKWAYS SHALL BE PRUNED UP TO AVOID INTERFERENCE WITH PEDESTRIANS AND VEHICLES.
- PLANTINGS WITHIN SIGHT DISTANCE AND VISION CLEARANCE TRIANGLES SHALL CONFORM TO LOCAL CODE STANDARDS.
- REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
- VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EXISTING AND PROPOSED) PRIOR TO DIGGING.
- COORDINATE ALL PLANTINGS WITH LOCATIONS OF UTILITY POLES, STORM WATER STRUCTURES, CLEANOUTS, ELECTRICAL TRANSFORMERS, WATER METERS, FIRE HYDRANTS, AND ANY OTHER ABOVE OR BELOW GROUND UTILITIES AND STRUCTURES. CONTRACTOR MAY FIELD ADJUST OR ELIMINATE PLANTS THAT CONFLICT WITH UTILITIES WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCAL CODE REQUIREMENTS AND BEST INDUSTRY PRACTICES SHALL GOVERN THE DISTANCE BETWEEN PLANTINGS AND VARIOUS UTILITIES.
- IRRIGATION SHALL BE DESIGNED AND PROVIDED BY OTHERS.
- THE CIVIL ENGINEER AND GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION DESIGNER/ CONTRACTOR TO PROVIDE 4" SCH. 40 PVC SLEEVES AS NECESSARY UNDER DRIVEWAYS, SIDEWALKS, AND PARKING LOTS TO SUPPLY IRRIGATION TO ISOLATED PLANTING BEDS. SLEEVES SHALL HAVE A MINIMUM 24" OF COVER.
- REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY LANDSCAPE WORK. CONSTRUCTION DEBRIS DISCOVERED BURIED IN PLANTING BEDS SHALL BE REMOVED PRIOR TO COMPLETING LANDSCAPE WORK.
- ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 8 INCHES OF NON-COMPACTED TOPSOIL OR COMPOST AMENDED AND TILLED NATIVE SOIL.
- TWO INCHES OF BLACK COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDED AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB OR GROUND COVER PLANT.
- IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN THE FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
- TREES PLANTED CLOSER THAN 5 FEET FROM CURBS AND SIDEWALKS SHALL BE INSTALLED WITH 18" DEEPROOT® ROOT BARRIERS OR AN APPROVED EQUAL, ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- THE LANDSCAPE PLANTING PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OUTLINED BY LOCAL CODES. IF A CODE OR STANDARD WAS OVERLOOKED, OMITTED OR VIOLATED ON THE PLAN, THE CODE SHALL PREVAIL OVER THE PLAN. IF THE CONTRACTOR PROPOSES ANY DEVIATIONS FROM THE PLANTING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.

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Landscape Master Plan	Centennial Industrial Park
----	Woodland, Washington

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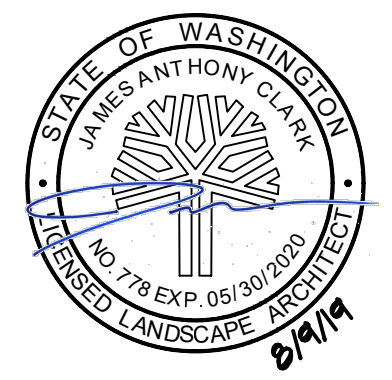
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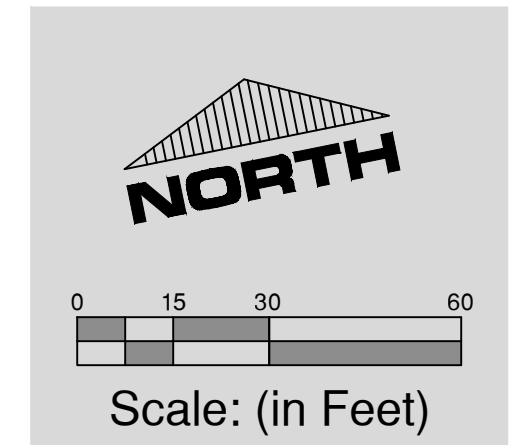
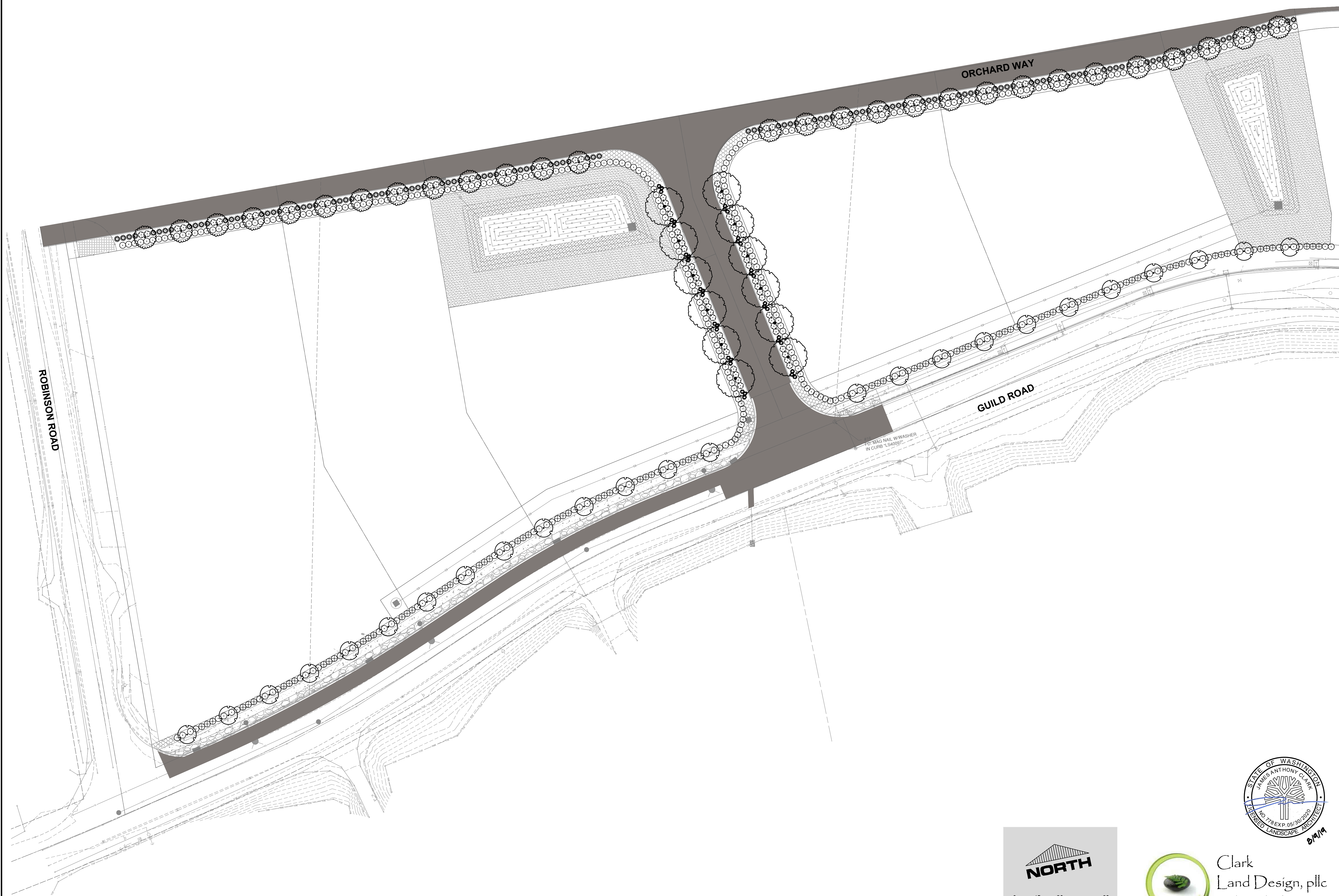
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Landscape
Landscape Master Plan
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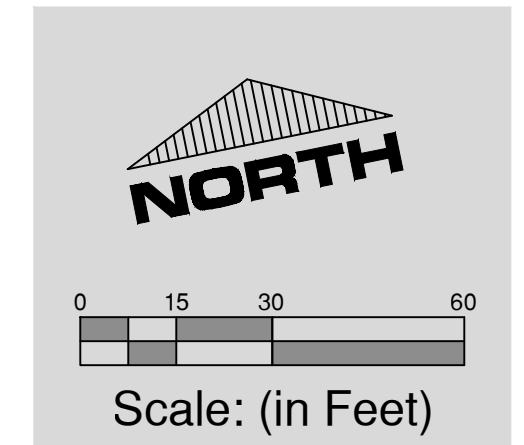
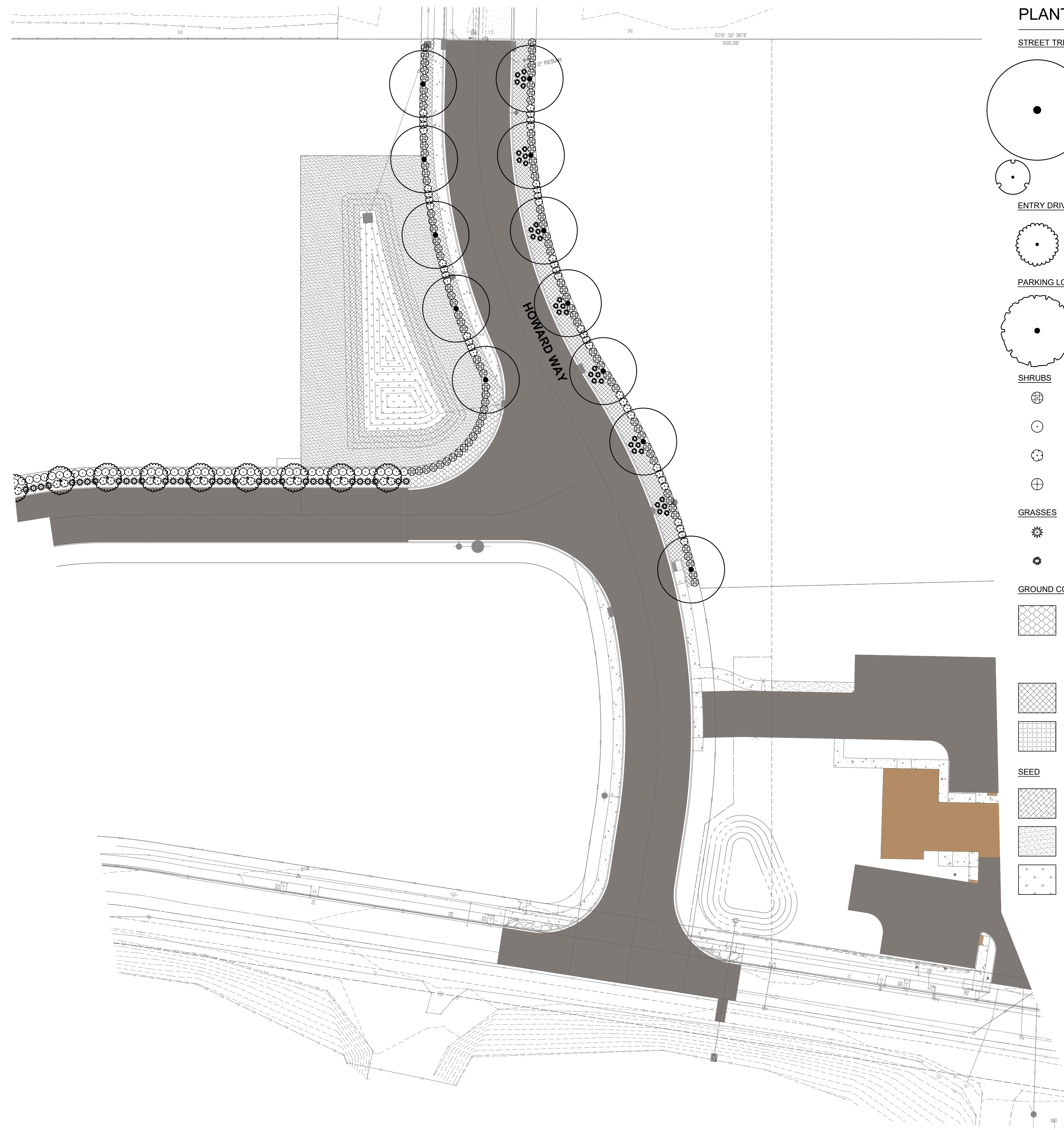
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**PLANT SCHEDULE**

STREET TREES	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	Acer saccharum 'Flash Fire' / Flash Fire Maple or Approved Equal	B & B	2" cal	40' o.c.	12
	Pyrus calleryana 'Capital' / Capital Callery Pear or Approved Equal (powerline friendly)	B & B	2" cal	30' o.c.	25
ENTRY DRIVE TREES	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear or Approved Equal	B & B	2" cal	25' o.c.	64
PARKING LOT TREES	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	Ginkgo biloba 'JFS-UGA2' / Golden Colonnade Ginkgo or Approved Equal	B & B	2" cal	as shown	12
SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Ilex crenata 'Convexa' / Convex-leaved Japanese Holly or Approved Equal	3 gal	15"-18"	4' o.c.	94
	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel or Approved Equal	3 gal	15"-18"	4' o.c.	631
	Rosa x 'Pink Knockout' / Pink Knockout Rose or Approved Equal	3 gal	15"-18"	4' o.c.	220
	Spiraea x bumalda 'Goldflame' / Goldflame Spirea or Approved Equal	3 gal	15"-18"	4' o.c.	72
GRASSES	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass or Approved Equal	1 gal	12"-15"	4' o.c.	266
	Pennisetum alopecuroides / Fountain Grass or Approved Equal	1 gal	12"-15"	3' o.c.	74
GROUND COVERS	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	ACCENT PLANTINGS Ajuga reptans 'Catlin's Giant' / Catlin's Giant Bugleweed Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Hyacinthoides non-scripta / English Bluebell Iris x hollandica / Dutch Iris (Mixed Colors) Narcissus x 'King Alfred' / King Alfred Daffodil	1 gal 1 gal 4"pot 1 gal bulb			1,792 sf 414 94 30 30 30
	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita or Approved Equal	1 gal		30" o.c.	411
	Fragaria chiloensis / Beach Strawberry or Approved Equal	1 gal		4' o.c.	31
SEED	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Seed Mix Native Butterfly Nectar Mix / PT 458 Native Butterfly Nectar Mix	Seed/Sod			7,536 sf
	Seed Mix Native Urban Meadow Mix / PT 454 Native Urban Meadow Mix	Seed/Sod			22,806 sf
	Seed Mix Native Wet Prairie & Bioswale Mix / PT 455 Native Wet Prairie & Bioswale Mix	Seed/Sod			6,724 sf

NOTES:  
 1. INDIVIDUAL LOTS SHALL PROVIDE A MINIMUM LANDSCAPE AREA OF 10%.  
 2. LANDSCAPING ALONG STREET FRONTAGES MAY BE ELIMINATED AND ADJUSTED AS NECESSARY TO ACCOMMODATE DRIVEWAYS, UTILITIES OR OTHER IMPROVEMENTS.



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