



Community Development Department

Building | Planning | Code Enforcement
 P.O. Box 9, 230 Davidson Avenue
 (360) 225-7299, www.ci.woodland.wa.us

NOTICE OF DECISION
 Columbia Precast – Site Plan Review

Land Use Application Nos.:	SPR 21-003 (Site Plan Review) SEP 21-003 (SEPA)
Applicant:	Jason Miles, Columbia Precast Products
Property Owner:	Gar & Hatt Woodland
Site Location:	1765 Howard Way, Woodland
Parcel:	508301010
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	May 8, 2021
Notice of Application & Likely DNS issued:	June 8, 2021
Comment Period & SEPA Appeal Period Ended:	June 30, 2021
Notice of Decision Issued:	July 21, 2021
DRC Decision:	Approve with Conditions

I. DESCRIPTION OF PROPOSAL

Columbia Precast proposes expanding their current laydown yard to the south from approximately Howard Way to Robinson Road and up to the new Centennial private road. The expansion will include installation of storm system and pond. Yard area will be treated with cement and will install 8” crushed rock and gravel base.

II. LOCATION OF PROPOSED DEVELOPMENT

The project is located at 1765 Howard Way and is part of the Centennial Industrial Park Binding Site Plan, BSP 18-001.

III. REVIEW AUTHORITY

Per WMC 19.08.010, department staff as assigned by the director or the Development Review Committee shall have the authority to review and approve, deny, modify, or conditionally approve, land use or environmental permits or licenses required from the city for a project action, including, but not limited to, site plan review, boundary line adjustments, administrative temporary and conditional use permits, building permits and other construction permits, SEPA procedural and substantive determinations, short plats, binding site plans, minor variances, minor modifications to approved administrative conditional use permits and conditional use permits, phasing and expiration extensions of subdivision preliminary plats, sign permits, certificates of occupancy, critical area permits, floodplain development permits, and shoreline exemptions, and to provide interpretations of codes and regulations applicable to such projects.

IV. FINDINGS

Per Woodland Municipal Code (WMC) 19.08.030, site plan reviews shall be approved, approved with conditions, or denied by the Development Review Committee and decisions shall be issued by the Community Development Department.

Development Impact Fees – Fire | WMC 3.41

Finding 1: The City of Woodland assesses Fire Impact Fees on new development. The Fire Impact Fee is \$0.51 per square foot of building space. The project does not propose to construct a building. No Fire Impact Fees are required.

Conclusion: The proposal can comply with this requirement.

Development Impact Fees – Transportation | WMC 3.42

Finding 2: Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city. The TIF is calculated on the basis of \$838 per PM peak hour trip (PMPHT) generated by the project on the basis of the project traffic study or where no study is prepared, on the basis of trip generation in accordance with Institute of Transportation Engineers (ITE) published data.

Finding 3: Based on the information presented, the proposal is not expected to generate additional vehicular trips. The proposed development will not result in the requirement of a traffic study and traffic impact fees will not be assessed.

Conclusion: The proposal can comply with this requirement.

Streets and Sidewalks | WMC 12

Finding 4: Street and frontage improvements are not required of the developer, as these have been installed by the Port of Woodland as part of the Centennial Industrial Park Site Improvements project.

Finding 5: An emergency access gate shall be provided that allows access to the site from the south via Centennial Industrial Park Private Road. Gate shall be used for emergency access only. Coordinate with Clark-Cowlitz Fire Rescue (CCFR) on implementation of this requirement. *See Condition #1.*

Conclusion: As conditioned, the proposal can comply with the development standards

Water and Sewage | WMC 13

Finding 6: The proposal does not include service connections for water and sewer. Water and sewer connection fees will not be required.

Finding 7: Water and sewer main extensions are not required of the developer, as these have been installed by the Port of Woodland as part of the Centennial Industrial Park Site Improvements Project.

Conclusion: The project can comply with this standard.

Erosion Control Ordinance | WMC 15.10

Finding 8: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the current version of the Stormwater Management Manual for Western Washington during site excavations and grading. An NPDES permit from the Department of Ecology is required where more than one acre is being disturbed.

Finding 9: A preliminary erosion control plan was submitted as part of the preliminary site plan submittal. The plan shows use of sediment fencing and inlet protection. It appears that at minimum additional sediment fencing on the north side of the site and a construction entrance will be needed in order to comply with City standards. The disturbed area shown on the plan is more than one acre, thus coverage under the statewide NPDES permit will be required. A condition of approval is added to meet all erosion control requirements of WMC 15.10 and follow the Woodland Design Standards for the erosion control plan. *See Condition #2.*

Conclusion: As conditioned, the project can comply with this standard.

Stormwater Management | WMC 15.12

Finding 10: The applicant's submittal includes a brief narrative discussion of stormwater management and a preliminary storm drainage plan sheet. A Final Stormwater Technical Information Report (TIR) conforming to the requirements of WMC 15.12.180 must be submitted with final engineering. *See Condition #3.*

Finding 11: It is noted on the preliminary plans that groundwater has previously been encountered in the immediate area at elevation 14.56 feet, which is above the proposed bottom elevation of the combination detention/wet pond of 14 feet. The storm design will need to consider the issue of high groundwater in the area, and the issue should be addressed in the TIR. Pond lining or other measures may be necessary to address this issue. *See Condition #4.*

Conclusion: As conditioned, the project can comply with this standard.

Permitted Uses | WMC 17.46.030

Finding 12: Light manufacturing, warehousing and distribution are permitted uses in the industrial zones.

Conclusion: As proposed, the project can comply with this standard.

Building Setbacks | WMC 17.46.070

Finding 13: The required setbacks in light industrial zones are:

- **Front Yard:** 30 ft.
- **Side Yard:** 10 ft.

- **Rear Yard:** 10 ft.

Finding 14: The required setback areas must be landscaped. *See Findings #16-43.*

Conclusion: As proposed, the project can comply with this standard.

Lot Coverage | WMC 17.46.090

Finding 15: There are no limitations for lot coverage.

Conclusion: As proposed, the project can comply with this standard.

Landscape Design and Screening | WMC 17.46.123 – WMC 17.46.126

Finding 16: A landscaping plan guaranteeing the healthy growth of proposed landscaping in compliance with WMC 17.46, and signed by a certified landscaping professional is required prior to issuance of the preliminary site plan approval.

Finding 17: A landscaping plan was submitted with this preliminary site plan review application.

Finding 18: The proposed landscaping plan included tabulations showing the area and percentage of the following, per WMC 17.46.124:

- A. Entire site;
- B. Total landscaping areas;
- C. Areas covered by groundcover;
- D. Areas covered by nonplant materials;
- E. Areas covered by tree canopy and shrubs;
- F. Each required setback area;
- G. Total parking area;
- H. Parking landscaping; and
- I. Other landscaping areas.

Finding 19: Ten percent of the entire site must be landscaped per WMC 17.46.125.

Finding 20: The total landscaped area (not including the stormwater facility) is 15%.

Finding 21: A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions per WMC 17.46.125 (C).

Finding 22: A proposed planting list was included with the landscaping plan. The landscaping plan should include trees and plants from Centennial Industrial Park Binding Site Plan. *See Condition #5.*

Finding 23: All landscaped area, whether or not required, that is not planted with trees and shrubs or not covered with nonplant material, shall have groundcover plants that are designed to achieve 50% coverage of the area not covered by tree canopy and shrubs per WMC 17.46.125 (D).

Finding 24: The setback areas are not shown as landscaped on the site plan. This area will need to be included on the site plan and will need to provide greater than 50% coverage. *See Condition #6.*

Finding 25: Per WMC 17.46.125 (E), trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional.

Finding 26: The minimum size of 2-inch caliper should be indicated on the landscaping plan. *See Condition #7.*

Finding 27: Per WMC 17.46.125 (F), shrubs shall be planted from a five-gallon container or larger at the recommended spacing as certified by a certified landscaping professional.

Finding 28: The type and size of shrubs is indicated on the landscaping plan, but not the location. *See Condition #8.*

Finding 29: Per WMC 17.46.125 (H), when stormwater facilities are required for the development, water tolerant and/or native plants may be used to landscape the stormwater treatment facilities. These plants shall not be counted towards the landscaping coverage calculations.

Finding 30: A native seed mix is proposed for the stormwater facility.

Finding 31: Per WMC 17.46.125 (I), the use of drought-tolerant plant species is encouraged and shall be required when irrigation is not available. Irrigation shall be provided for plants that are not drought tolerant. If the plantings fail to survive, the property owner shall replace the with an equivalent specimen.

Finding 32: The landscaping plan should include a plant guarantee and irrigation plan for all plants that are not drought tolerant. A condition is added to include a guarantee on

the landscaping plan stating that the owner (or contractor) to replace plantings that fail to survive and add to detail irrigation plans on the landscaping plan. *See Condition #9.*

Finding 33: Per WMC 17.46.126, all required setback areas, parking lots, and planter strips in the right-of-way must be landscaped and maintained in a neat and orderly manner per WMC 17.46.126.

Finding 34: The landscaping in the setback areas is the responsibility of the applicant. The right-of way landscaping is the responsibility of the Binding Site Plan's applicant (Por of Woodland). *See Condition #6.*

Finding 35: Per WMC 17.46.126 (A), natural vegetation shall be retained in the required setback areas in addition to new plantings.

Finding 36: There are no significant trees or vegetation for retention in the required setback areas. These areas will be landscaped with new vegetation according to the landscaping plan as conditioned.

Finding 37: Per WMC 17.46.126 (B), in the front yard landscaping area, trees, shrubs, and plant ground cover should be planted along the entire road frontage area and meet the requirements of WMC 17.46. This area can be counted toward the coverage requirements calculations in WMC 17.46.125 (B).

Finding 38: A condition is added to revise the landscaping plan showing trees, shrubs, and groundcover in the front yard landscaping area. *See Condition #10.*

Finding 39: Per WMC 17.46.126 (D), commercial and industrial uses which abut nonindustrial zoning district(s) and/or use(s) on side and rear property lines shall provide a sight-obscuring fence or wall a minimum of six feet in height. A chain link fence containing slats does not qualify as a sight-obscuring fence for the purposes of this section. In addition, evergreen trees, shrubs, and similar vegetation not less than six feet shall be densely planted along the full frontage of the outer side of such fence or wall.

Finding 40: The proposal does not abut a nonindustrial zone.

Finding 41: Per WMC 17.46.126 (F), a minimum of ten percent of the total surface area of all proposed parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscaping shall consist of "evenly distributed" shade trees with shrubs and/or groundcover plants that conform to the criteria in this chapter. "Evenly distributed" means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. These requirements can be included in the coverage requirement

outlined in Section 17.46.125(B). At a minimum, one tree per five parking spaces shall be planted.

Finding 42: No parking areas are proposed.

Finding 43: Per 17.46.126 (G), all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers shall be fully screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or use(s) in a manner which is architecturally integrated with the structure. Such screening shall be a minimum of six feet provided by a decorative wall (i.e., masonry or similar quality material), evergreen hedge, opaque fence complying with the standards of this section, or a similar feature that provides an opaque barrier.

Finding 44: Storage areas and plans for screening along the public road are not shown on the site plan. A condition is added to show on the site plan and address in the narrative how landscaping and screening will be used along public streets for all proposed outdoor storage areas to meet the requirements of WMC 17.44.136 (G). *See Condition #11.*

Conclusion: As conditioned, the proposal can comply with these standards.

Lighting | WMC 17.46.140

Finding 45: The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.46.140. *See Condition #12.*

Conclusion: As conditioned, the proposal can comply with these standards.

Building and Yard maintenance | WMC 17.46.160

Finding 46: All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. *See Condition #27.*

Finding 47: All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint, and other surface deterioration. *See Condition #28.*

Conclusion: As conditioned, the proposal can comply with these standards.

Performance Standards | WMC 17.48

Finding 48: The requirements of this section cover hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters.

The applicant will be responsible for ensuring that their operation is complying with all performance standards. See *Condition #13*.

Conclusion: As conditioned, the proposal can comply with this standard.

Sign Requirements | WMC 17.52

Finding 49: A separate building permit is required for sign approval and all signs must conform with the requirements of WMC 17.52. See *Condition #14*.

Conclusion: As conditioned, the proposal can comply with this standard.

Off-Street Parking | WMC 17.56 & WMC 17.46.100

Finding 50: Parking is provided at the existing Columbia Precast facility

Conclusion: The proposal can comply with the development standards.

Fire Safety

All buildings must be constructed in accordance with WA Building and Fire Codes.

Finding 51: Clark-Cowlitz Fire Rescue (CCFR) reviewed the site plan and provided a comment letter to the applicant. A summary of comments includes:

- Access shall be maintained by emergency fire department access.
- A KNOX padlock and/or KNOX key switch are required.
- Private hydrants shall be permitted and inspected separately by CCFR.
- Hydrants shall be relocated as indicated on CCFR's review.
- Additional hydrants may be required per CCFR.
- Fire apparatus access roads/pathways shall be maintained throughout this lot with a minimum of 20-foot width.

A condition is added to comply with all CCFR-provided comments. *See Condition #15.*

Conclusion: As conditioned, the proposal can comply with Fire Code.

SEPA Comments

Finding 52: Department of Ecology provided comments regarding solid waste management and water quality. A summary of comments:

- **Solid Waste:** Use only clean fill or obtain a solid waste permit. Dispose of all debris at an approved site.
- **Water Quality:** Install erosion control measures prior to clearing, grading, construction. Do not discharge into waters of the state. Obtain a Construction Stormwater General Permit if required. Report any soil/groundwater contaminants found.

See Condition #16.

Finding 53: Southwest Clean Air Agency (SWCAA) provided comments regarding asbestos, controlling construction dust, and air pollution sources. A summary of comments:

- An asbestos inspection conducted by an AHERA-certified inspector is required before remodeling or demolishing the existing buildings. *See Condition #35.*
- Applicant must implement measures to control construction dust.
- Applicant must register any new air contaminant sources. Please see the comment from SWCAA about registering the existing Columbia Precast facility.

See Condition #17.

Conclusion: As conditioned, the project can comply with this standard.

Preliminary Site Plan Approval | WMC 19.10.070

Finding 54: The applicant submitted a preliminary site plan. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. *See Condition #18.*

Conclusion: The preliminary site plan can be approved with conditions.

V. ENVIRONMENTAL REVIEW

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

VI. DECISION

Per WMC 19.08.030, the above application has been **APPROVED WITH CONDITIONS** by the City of Woodland's Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC). *See Section V for conditions of approval.*

V. CONDITIONS OF APPROVAL

1. An emergency access gate shall be provided that allows access to the site from the south via Centennial Industrial Park Private Road. Gate shall be used for emergency access only. Coordinate with Clark-Cowlitz Fire Rescue (CCFR) on implementation of this requirement.
2. Meet all erosion control requirements of WMC 15.10 and follow the Woodland Design Standards for the erosion control plan.
3. A Final Stormwater Technical Information Report (TIR) conforming to the requirements of WMC 15.12.180 must be submitted with final engineering.
4. The storm design will need to consider the issue of high groundwater in the area, and the issue should be addressed in the TIR. Pond lining or other measures may be necessary to address this issue.
5. The landscaping plan should include trees and plants from Centennial Industrial Park Binding Site Plan.
6. Setback area will need to be included on the site plan and will need to provide coverage greater than 50% coverage.
7. The minimum size of 2-inch caliper should be indicated on the landscaping plan for each proposed tree species.
8. Include the location of the shrubs on the landscaping plan.
9. Include a guarantee on the landscaping plan stating that the owner (or contractor) will replace plantings that fail to survive and include irrigation plans on the landscaping plan.
10. Revise the landscaping plan showing trees, shrubs, and groundcover in the front yard landscaping area.

11. Show on the site plan and address in the narrative how landscaping and screening will be used along public streets for all proposed outdoor storage areas to meet the requirements of WMC 17.44.136 (G).
12. The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.46.140.
13. The applicant will be responsible for ensuring that their operation is complying with all performance standards.
14. A separate building permit is required for sign approval and all signs must conform with the requirements of WMC 17.52.
15. Comply with all CCFR-provided comments:
 - Access shall be maintained by emergency fire department access.
 - A KNOX padlock and/or KNOX key switch are required.
 - Private hydrants shall be permitted and inspected separately by CCFR.
 - Hydrants shall be relocated as indicated on CCFR's review.
 - Additional hydrants may be required per CCFR.
 - Fire apparatus access roads/pathways shall be maintained throughout this lot with a minimum of 20-foot width.
16. Comply with Department of Ecology comments regarding solid waste management and water quality.
 - **Solid Waste:** Use only clean fill or obtain a solid waste permit. Dispose of all debris at an approved site.
 - **Water Quality:** Install erosion control measures prior to clearing, grading, construction. Do not discharge into waters of the state. Obtain a Construction Stormwater General Permit if required. Report any soil/groundwater contaminants found.
17. Comply with Southwest Clean Air Agency (SWCAA) comments regarding asbestos, controlling construction dust, and air pollution sources. A summary of comments:
 - An asbestos inspection conducted by an AHERA-certified inspector is required before remodeling or demolishing the existing buildings. *See Condition #35.*
 - Applicant must implement measures to control construction dust.
 - Applicant must register any new air contaminant sources. Please see the comment from SWCAA about registering the existing Columbia Precast facility.
18. Submit for final civil plan approval and submit a final site plan.

VI. APPEAL PROCEDURE

As per WMC 19.08.020 and 19.08.030, this Notice of Decision may be appealed to the Hearing Examiner within 14 days of the date this decision is issued. The appeal with grounds for appeal in writing shall be submitted to the Community Development Department **by 5:00 p.m., August 4, 2021.**

Any person may appeal this threshold determination in accordance with WMC 19.06.050 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within 14 calendar days of the SEPA determination being final. Per WMC 19.08.030, appeals of SEPA Threshold Determinations shall be reviewed by the Hearing Examiner at an open record predetermination hearing. Appeals must be submitted no later than **by 5:00 p.m., August 4, 2021.**

Staff Contact: Melissa Johnston, Associate Planner
City of Woodland
P.O. Box 9
230 Davidson Ave
Woodland, WA 98661
johnstonm@ci.woodland.wa.us

VII. NEXT STEPS

If there is no appeal to the decision, the applicant may move forward to develop the site.

- Submit final civil plans addressing the conditions above. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when you submit drawings for final civil approval.
 - a. The details can be found at www.ci.woodland.wa.us/departments/public-works/standards.php.
 - b. Submit final civil plans to: https://woodlandwa.seamlessdocs.com/f/civil_review
- Once civil plans are approved:
 - a. Upload approved plans to Clark County Fire and Rescue for electronic signature: www.clarkfr.org. Print the plans once signed.
 - b. Contact Public Works to arrange for signature: 360-225-7999. Then, bring plans signed by Clark County Fire and Rescue to Public Works for signature.
 - c. Provide a .pdf to Public Works of signed plan set.
- Submit building, grading, and sign permits online: www.ci.woodland.wa.us/documents/
 - a. Contact Janice Fisher, Permit Technician, for assistance: 360-225-7299.
 - b. Pay any outstanding professional consulting services per Woodland Municipal Code, Ordinance 1097.
- Schedule a pre-construction meeting before beginning any construction activities. Contact Public Works at 360-225-7999 to schedule.

- Install all required landscaping and irrigation prior to applying for final occupancy.
- Submit one full-sized and one copy of reduced size (11" x 17") as-built drawings. In addition, submit a CD/thumb drive containing the as-built drawings in AutoCAD and pdf formats prior to applying for final occupancy



Date: 7/21/2021

Signature: _____

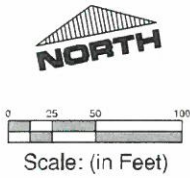
Melissa Johnston, Associate Planner

cc: Applicant
Parties of Record
File
Website
Mayor
City Administrator

ATTACHMENTS

- A. Site Plan

Attachment A
Site Plan



PARCEL NO.
508750100

ASSUMED STORM DRAIN
CATCH BASIN. SEE NOTE 3

ASSUMED STORM DRAIN
CATCH BASIN. SEE NOTE 3

20' HALF WIDTH ROADWAY

30' HALF WIDTH ROW

EXISTING FENCE

HOWARD WAY

S12° 43' 46" W
32.34'
Δ=4° 33' 47"
L=24.69, R=310.00'

N78° 33' 23" W
54.85'

S11° 21' 57" W
109.02'

37' ROADWAY WIDTH
60' ROW WIDTH

LOT 1
6.68 ACRES
290,939.0 SF

LOT A

LOT 2

ROBINSON ROAD

22' ROADWAY WIDTH
55' ROW WIDTH

LOT 7

29' ROADWAY WIDTH
50' WIDTH FOR ACCESS
AND UTILITIES

LOT 8

LOT 6

LOT 5

CENTENNIAL INDUSTRIAL
PARK PRIVATE ROAD

LOT 4

LOT B

CATCH BASIN TYPE 2
GRATE: 21.38
IE IN = 18.38 8-IN DI (E)
IE OUT = 18.38 8-IN DI (E)

CATCH BASIN TYPE 2
W/ MH RING & COVER
GRATE: 21.65
IE IN = 15.55 15-IN CPEP (E)
IE IN = 18.15 8-IN DI (W)
IE OUT = 15.55 15-IN CPEP (S)

29' ROADWAY WIDTH
50' WIDTH FOR ACCESS
AND UTILITIES

CENTENNIAL INDUSTRIAL PARK
PRIVATE ROAD

URBAN GROWTH
BOUNDARY

GUILD ROAD

55' ROW WIDTH
22' ROADWAY WIDTH

CITY OF WOODLAND LIMITS

LEGAL DESCRIPTION:

LOT 1 OF PORT OF WOODLAND BINDING SITE PLAN BSP 2018-001, AS RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGES 69-72, UNDER AUDITOR'S FILE NO. 3853628, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF THE SOLOMON STRONG DONATION LAND CLAIM IN SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING WITHIN THOSE AREAS DELINEATED ON THE FACE OF SAID BINDING SITE PLAN AS PRIVATE ROADS.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON.

TOGETHER WITH EASEMENTS FOR PRIVATE ROADWAY AND UTILITY PURPOSES AS DEFINED ON THE FACE OF SAID BINDING SITE PLAN.

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.
3. THIS EXISTING CONDITIONS PLAN IS CREATED FROM A COMBINATION OF A TOPOGRAPHICAL SURVEY AND CENTENNIAL INDUSTRIAL PARK SITE IMPROVEMENTS DESIGN CAD FILES AND REPRESENTS THE ANTICIPATED CONDITIONS AT THE TIME OF CONSTRUCTION. UTILITIES MARKED ASSUMED ARE FROM ORIGINAL COLUMBIA PRE-CAST PLAN SET DATED 02-22-16.
4. LOTS 2-8, A AND B, AND CENTENNIAL INDUSTRIAL PARK PRIVATE ROAD ARE CURRENTLY IN THE PROCESS OF BEING RECORDED, SEE PORT OF WOODLAND BSP 2018-001.

**Woodland Site Expansion
Woodland, Washington
Columbia Precast Products
Existing Conditions Plan**

Datum: NAD 83 NAVD 88
Survey Book: 1770
Project Milestone: 50%
Date: 04/23/2021



Designed by: CJG
Checked by:
Approved by: CLR

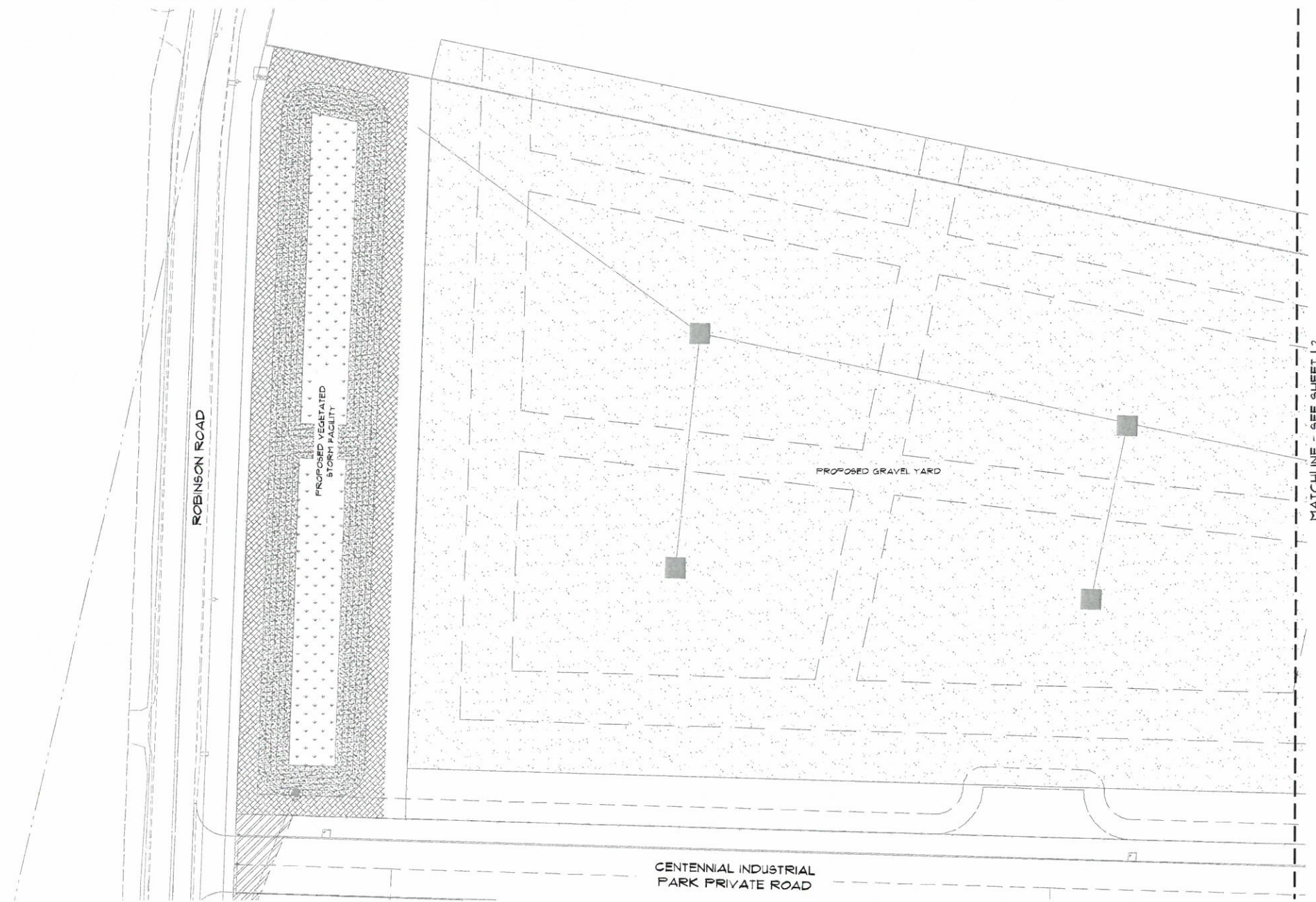
Project Number:
0788.0231

Drawing Number:
G4

Sheet Number:
4 of 18

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© CLARK LAND DESIGN, PLLC. DATE PLOTTED: APR 30, 2021 - 10:16 AM. OLD DRAWING FILE: C:\PROBEX\PROJECTS\2021 PROJECTS\11.21.2021 COLUMBIA PRECAST EXPANSION\11.21.2021 LANDSCAPE PLANS.DWG

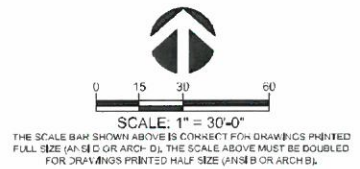


MATCHLINE - SEE SHEET L2

PLANT SCHEDULE L1

TREES	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	CALOCEDRUS DECURRENS / INCENSE CEDAR	BFB	5'	24' O.C.	18
SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	FORSYTHIA X INTERMEDIA LYWOOD GOLD / LYWOOD GOLD FORSYTHIA	5 GAL	24"-30"	6' O.C.	72
	PHOTINIA X FRASERI / RED TIP PHOTINIA	5 GAL	24"-30"	6' O.C.	101
SEED	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	SEED MIX NATIVE BUTTERFLY NECTAR MIX / PT 458 NATIVE BUTTERFLY NECTAR MIX	SEED/SOD			8,823 SF
	SEED MIX NATIVE UPLAND MIX WITH COLOR / PT 404 NATIVE UPLAND MIX WITH COLOR	SEED/SOD			11,433 SF
	SEED MIX NATIVE WET PRAIRIE & BIOSWALE MIX / PT 455 NATIVE WET PRAIRIE & BIOSWALE MIX	SEED/SOD			7,000 SF

AREA CALCULATIONS		
SITE AREA	290,939 SF	100%
GROSS LANDSCAPE AREA	57,812 SF	19.7%
PERMANENT WATER SURFACE AREA	13,047 SF	4.5%
NET LANDSCAPE AREA (GROSS LANDSCAPE AREA MINUS VEGETATED STORM FACILITY AREA)	43,525 SF	15.0%
AREAS COVERED BY GROUNDCOVER	14,301 SF	4.9%
AREAS COVERED BY NON-PLANT MATERIALS	N/A	
AREAS COVERED BY TREE CANOPY AND SHRUBS	29,224 SF	10.0%
SETBACK AREAS	19,522 SF	6.7%
PARKING LOT AREA	N/A	
PARKING AREA LANDSCAPING	N/A	
OTHER LANDSCAPING AREAS	N/A	



Clark Land Design, PLLC
 Land Use Planning
 Landscape Architecture
 Development Consulting

1100 1st Avenue, Suite 1000 | Tumacac, WA 98561 | PH: 509.441.1000

Columbia Precast Expansion

CENTENNIAL INDUSTRIAL PARK PRIVATE ROAD
 WOODLAND, WASHINGTON



SHEET TITLE
 LANDSCAPE PLAN
 (WEST)

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04/26/21	PRELIM
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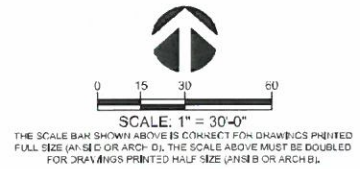
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PLANT SCHEDULE L2

TREES	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	CALOCEDRUS DECURRENS / INCENSE CEDAR	B & B	5'	24' O.C.	25
SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD' / LYWOOD GOLD FORSYTHIA	5 GAL	24"-30"	6' O.C.	95
	PHOTINA X FRASERI / RED TIP PHOTINA	5 GAL	24"-30"	8' O.C.	90
GROUND COVERS	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	COTONEASTER APICULATUS / CRANBERRY COTONEASTER OR APPROVED EQUAL	1 GAL		4' O.C.	50



Clark Land Design, PLLC
 Land Use Planning
 Landscape Architecture
 Development Consulting

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