

# Belmont Loop RV Park

## An RV Park Development

Located in the "SOLOMON STRONG DLC in the SE 1/4 of Section 12, T5N R1W WM, COWLITZ COUNTY, WASHINGTON

Cowlitz County Parcel #s: 504211600 & 504211602

Address: TBD Site Address, Belmont Loop, Woodland Washington 98682

### Legal Description:

**PARCEL 504211600:** LOT 10 OF PACIFIC PARK CENTER, BINDING SITE PLAN REVISION #3, ACCORDING TO THE PLAT THEREOF RECORDED, IN VOLUME 1 OF BINDING SITE PLANS, PAGE 44, UNDER AUDITOR'S FILE NO. 3191195, BEING A PORTION OF LOT 8 OF PACIFIC PARK CENTER, BINDING SITE PLAN REVISION #2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGE 41, UNDER AUDITOR'S FILE NO. 3155290, BEING A PORTION OF PACIFIC PARK CENTER PHASE 2, BINDING SITE PLAN, RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGES 32-35.

**PARCEL 504211602:** LOT K OF PACIFIC PARK CENTER, BINDING SITE PLAN, REVISION #3 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGE 44, UNDER AUDITOR'S FILE NO. 3191195, BEING A REVISION OF LOT K OF PACIFIC PARK CENTER, BINDING SITE PLAN REVISION #2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGE 41, UNDER AUDITOR'S FILE NO. 3155290, BEING A REVISION OF THE PACIFIC PARK CENTER PHASE 1, RECORDED IN VOLUME 1 BINDING SITE PLANS, PAGES 25-28, AND A REVISION OF PACIFIC PARK CENTER PHASE 2, BINDING SITE PLAN, RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGES 32-35

### Open Space:

- Total useable site area = 160,813 S.F.
- RV parks require 20% of total useable area to be open space
- Required opens space for this development = 32,163 S.F.
- Proposed open space for this development = 36,092 S.F.

A	19,742 S.F.
B	852 S.F.
C	255 S.F.
D	173 S.F.
E	690 S.F.
F	105 S.F.
G	391 S.F.
H	453 S.F.
I	284 S.F.
J	3,008 S.F.
K	380 S.F.
L	1,119 S.F.
M	8,640 S.F. (72 RV spaces X 120 S.F. each)

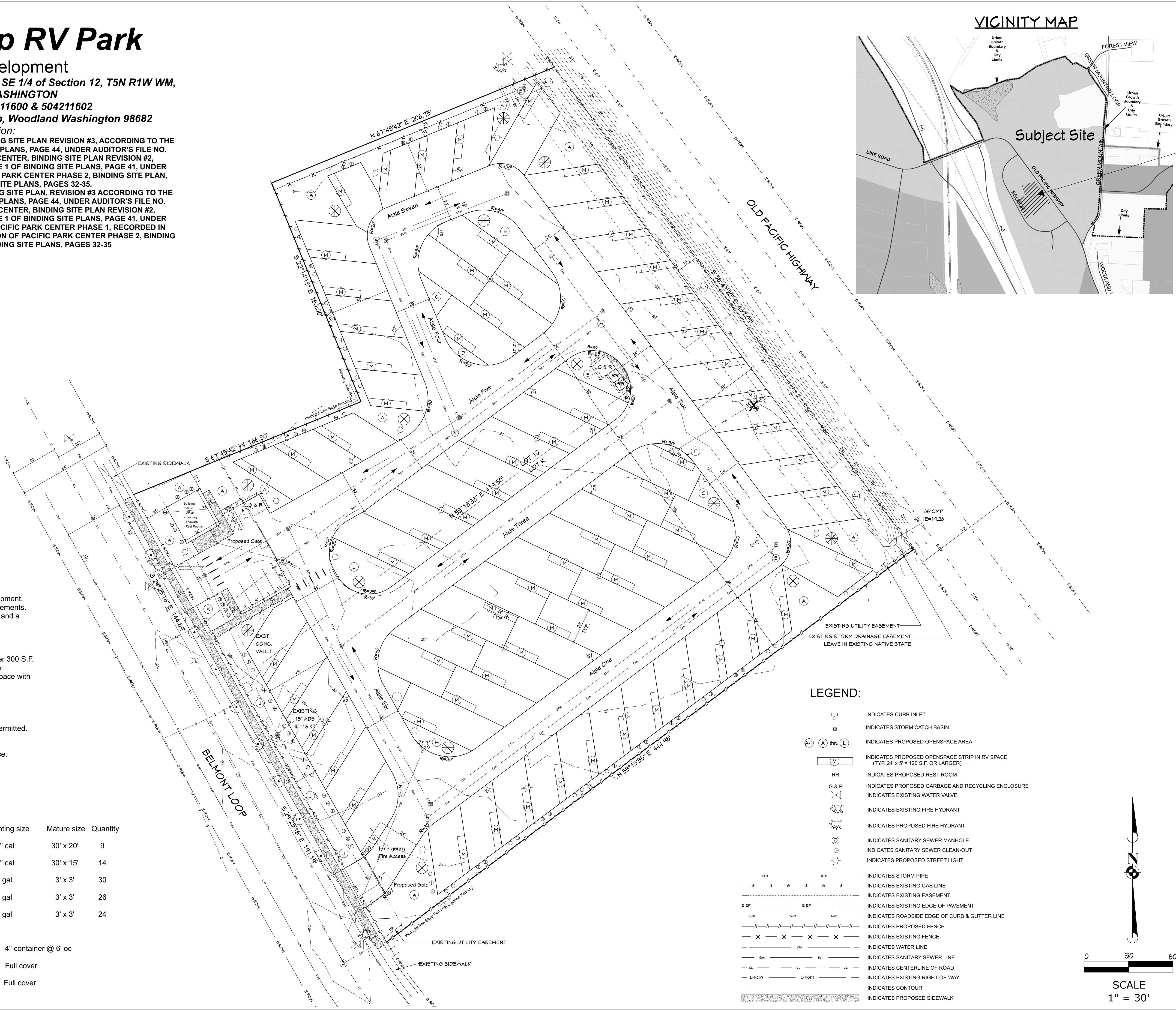
### Site Notes and Proposed Improvement Plan Notes:

- 1) Site contains 160,813 S.F. / 3.69 Acres
- 2) Site is currently zoned Highway Commercial, (C-2).
- 3) This development proposes an RV Park with 72 RV spaces.
- 4) Smallest RV space is 910 S.F.
- 5) There are no critical areas.
- 6) No additional dedication of right-of-way is proposed with this development.
- 7) Sidewalks along Belmont Loop are the only proposed public improvements.
- 8) This development proposes an office building with laundry showers and a restroom.
- 9) This development also proposes an additional restroom.
- 10) Both building total 826 S.F. equal to 0.5% of total site areas.
- 11) PARKING:
  - The office building is 764 S.F. requiring only 3 parking spaces at 1 per 300 S.F.
  - C-2 minimum required parking spaces is 4, including one ADA space.
  - This development proposes 5 parking spaces, including one ADA space with loading area.
  - Parking area is 1,48 S.F. equal to 0.65% of total site area.
- 12) No outside storage is proposed with this development.
- 13) Site is not located within the 100 year flood plain.
- 14) Site is not located within 200' of any lake, river, stream etc.
- 15) Any new signs will be installed and to City of Woodland code and permitted.
- 16) No phasing is proposed with this development.
- 17) This development proposes 80% of total site as impervious.
- 18) This development proposes 20% of total site as pervious open space.

### Landscape Plan:

#### Planting Schedule

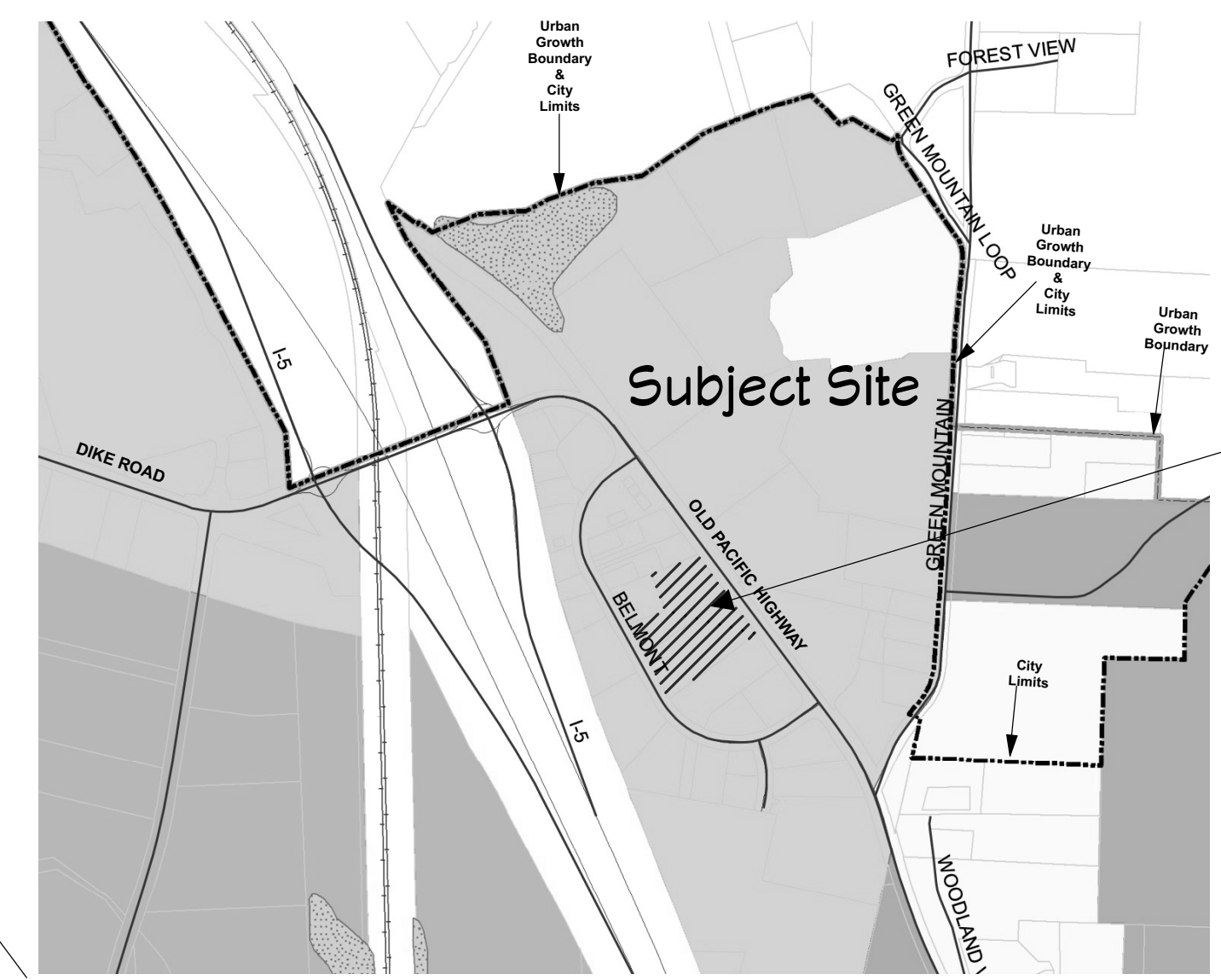
Symbol	Common name / Botanical name	Planting size	Mature size	Quantity
●	Persian Parrotia / Parrotia persica	2" cal	30' x 20'	9
⊗	Edith Bogue Magnolia / Magnolia grandiflora	2" cal	30' x 15'	14
⊕	Mt. Fire Pieris / Pieris japonica 'Mt Fire'	1 gal	3' x 3'	30
⊖	Nandina / Nandina domestica 'Gulf stream'	1 gal	3' x 3'	26
⊕	Bird Nest Spruce / Picea abies 'Nidiformis'	1 gal	3' x 3'	24
A thru K	Mixture of the following:			
	- Kinnikinnick / Arctostaphylos uva-ursi	4" container @ 6" oc		
	- Qualifying Mulch and/or Bark	Full cover		
L and M	Artificial Lawn	Full cover		
A-1	Leave in existing native state			



### LEGEND:

- ⊕ INDICATES CURB INLET
- ⊖ INDICATES STORM CATCH BASIN
- A thru L INDICATES PROPOSED OPENSOURCE AREA
- M INDICATES PROPOSED OPENSOURCE STRIP IN RV SPACE (TYP. 24' x 5' = 120 S.F. OR LARGER)
- RR INDICATES PROPOSED REST ROOM
- G & R INDICATES PROPOSED GARBAGE AND RECYCLING ENCLOSURE
- ⊗ INDICATES EXISTING WATER VALVE
- ⊕ INDICATES EXISTING FIRE HYDRANT
- ⊖ INDICATES PROPOSED FIRE HYDRANT
- ⊕ INDICATES SANITARY SEWER MANHOLE
- ⊖ INDICATES SANITARY SEWER CLEAN-OUT
- ⊕ INDICATES PROPOSED STREET LIGHT
- STW — INDICATES STORM PIPE
- G — INDICATES EXISTING GAS LINE
- — — INDICATES EXISTING EASEMENT
- — — INDICATES EXISTING EDGE OF PAVEMENT
- — — INDICATES ROADSIDE EDGE OF CURB & GUTTER LINE
- — — INDICATES PROPOSED FENCE
- X — X — X — X — INDICATES EXISTING FENCE
- — — INDICATES WATER LINE
- — — INDICATES SANITARY SEWER LINE
- — — INDICATES CENTERLINE OF ROAD
- — — INDICATES EXISTING RIGHT-OF-WAY
- — — INDICATES CONTOUR
- — — INDICATES PROPOSED SIDEWALK

### VICINITY MAP



DRAWINGS PROVIDED BY:  
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&  
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An RV Park Development  
In the SE 1/4 of Section 12, T5N R1W WM  
County Parcel #s: 504211600 & 504211602  
Belmont Loop  
Woodland Washington, 98682

# SITE PLAN

Owner / Applicant:  
**Belmont Loop Storage, LLC**  
Luke Johns, Member  
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Vancouver, WA 98661  
360-635-8271 / lukjohns@gmail.com

Project Contact:  
Mason Wolfe  
Wolfe Project Management, LLC  
Land Use Planning and Consulting  
2401 N Main Street, Suite 210  
Battle Ground, WA 98604  
360-371-1455 / mason@wolfeppm.com

DATE:

12/9/20

REVISED:

SHEET:

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