

NEW COMMERCIAL RETAIL DEVELOPMENT WOODLAND, WA



CONCEPTUAL RENDERING


SITE PLAN REVIEW PACKAGE

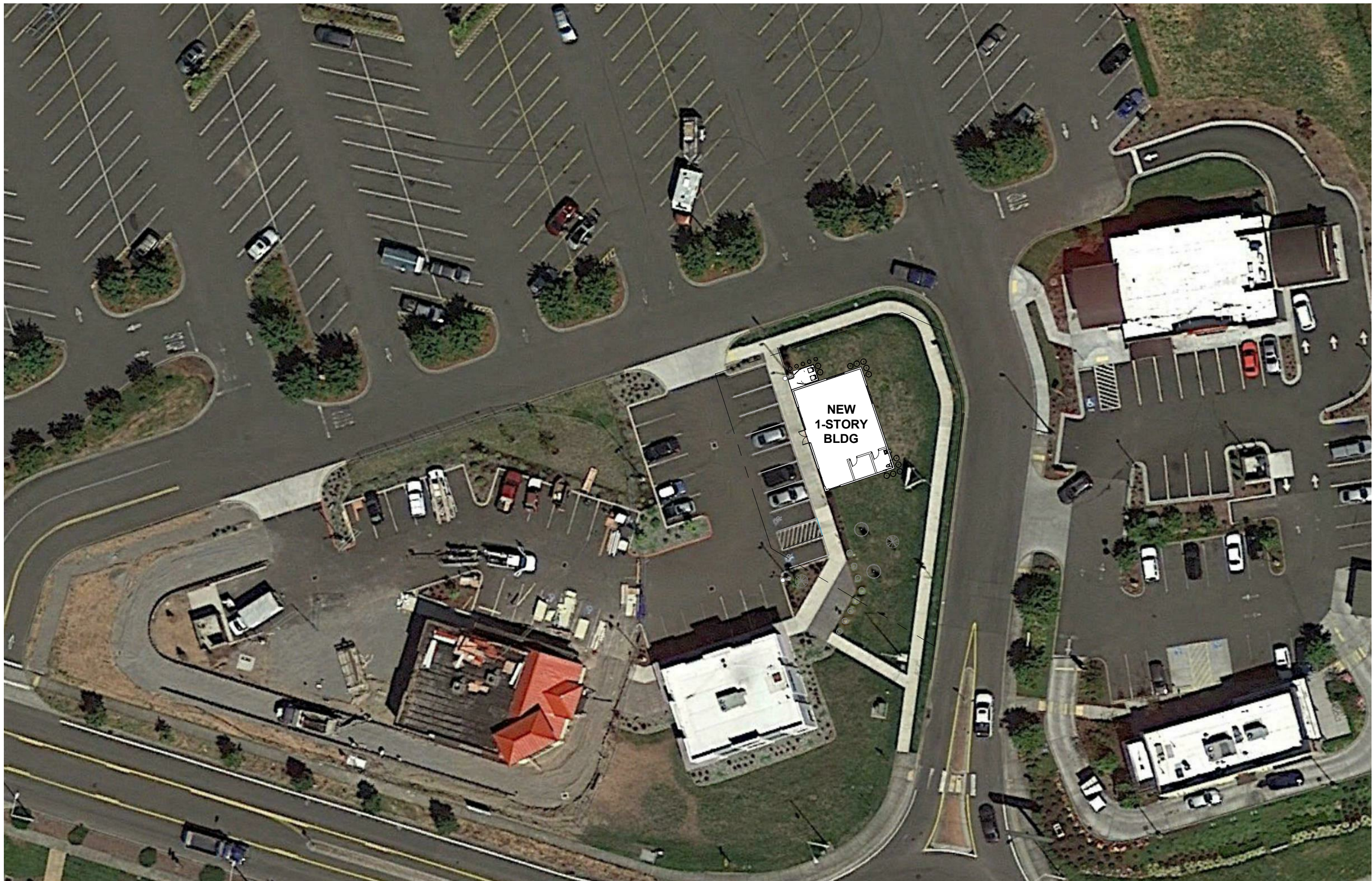
DECEMBER 27, 2021

INDEX OF DRAWINGS

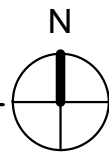
- A0.0 COVER SHEET
- A1.0 AERIAL
- A2.0 SITE DEVELOPMENT
- A3.0 PROPOSED BUILDING
- A4.0 BUILDING FACADE

- C0.1 NOTES, LEGEND, & ABBR.
- C1.0 SITE PREPARATION PLAN
- C1.1 SITE PREPARATION DETAILS
- C2.0 SITE & UTILITY PLAN
- C2.1 SITE DETAILS

COVER SHEET	Scale 12" = 1'-0"	Date 12/27/2021	Project # 2021-26
	 950 12th AVE., SUITE 200 LONGVIEW, WA 98632 PHONE: 360-425-0000		
WOODLAND COMMERCIAL			
RETAIL SHELL			
A0.0			



A
A1.0
SITE PLAN
 1" = 40'-0"



AERIAL

WOODLAND COMMERCIAL

RETAIL SHELL

Scale
1" = 40'-0"

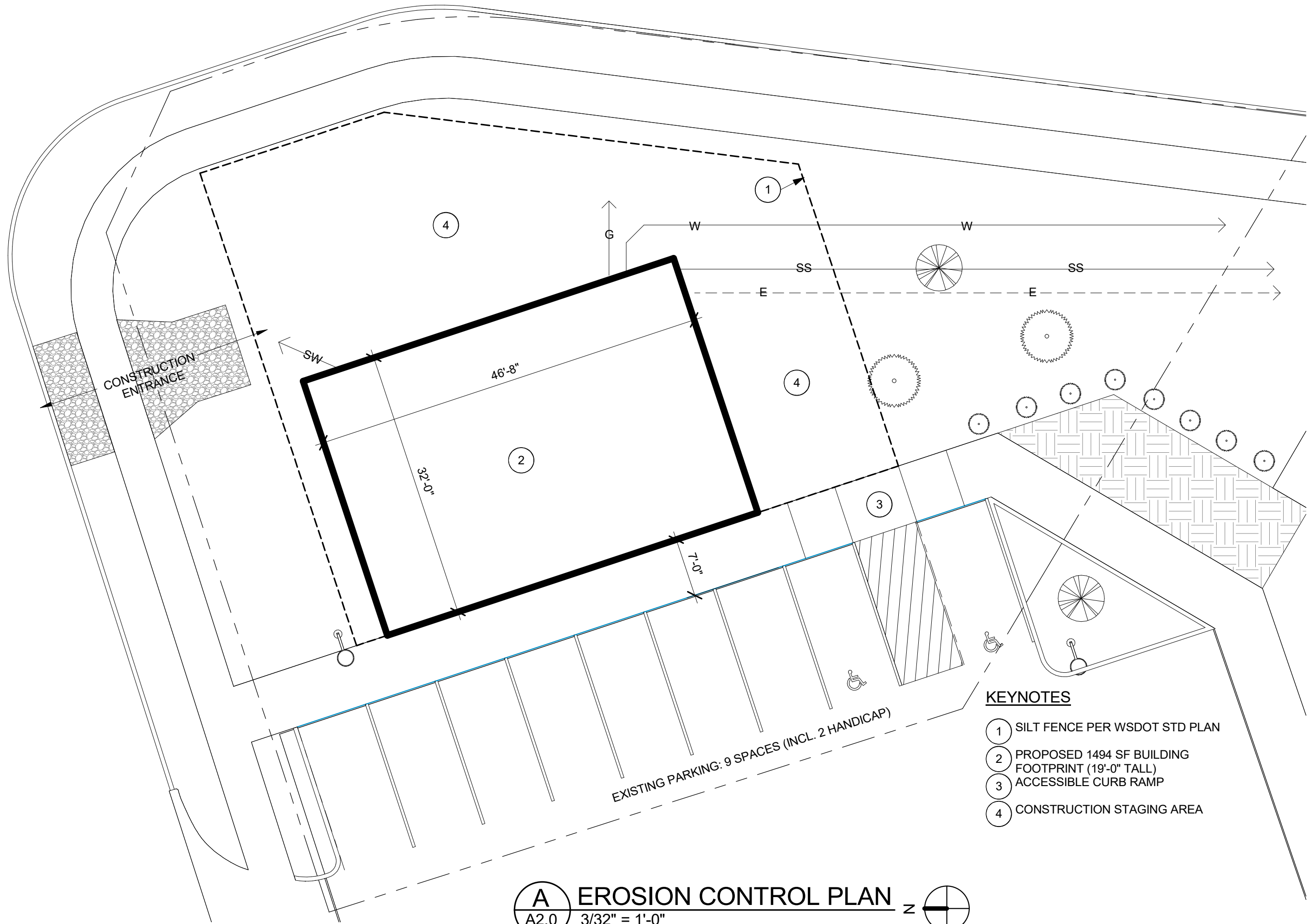
Date
12/27/2021

Project #
2021-26



950 12th AVE., SUITE 200
 LONGVIEW, WA 98632
 PHONE: 360-425-0000

A1.0



KEYNOTES

- ① SILT FENCE PER WSDOT STD PLAN
- ② PROPOSED 1494 SF BUILDING FOOTPRINT (19'-0" TALL)
- ③ ACCESSIBLE CURB RAMP
- ④ CONSTRUCTION STAGING AREA

A EROSION CONTROL PLAN z 
 A2.0 3/32" = 1'-0"

Scale 3/32" = 1'-0"
 Date 12/27/2021
 Project # 2021-26

JACOLLINS
 ARCHITECTURAL GROUP, P.S.
 950 12th AVE., SUITE 200
 LONGVIEW, WA 98632
 PHONE: 360-425-0000

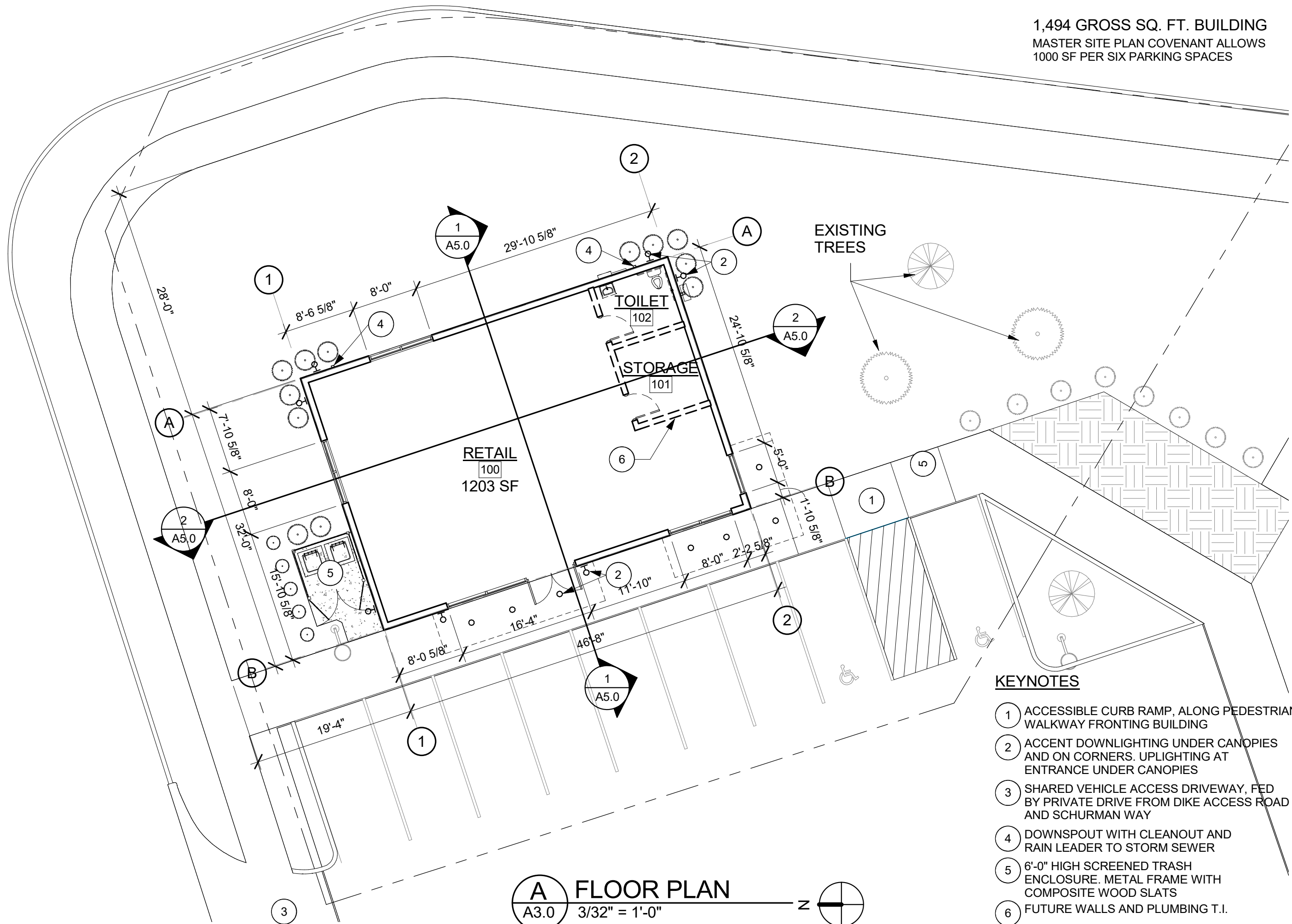
SITE DEVELOPMENT

WOODLAND COMMERCIAL

RETAIL SHELL

A2.0

1,494 GROSS SQ. FT. BUILDING
 MASTER SITE PLAN COVENANT ALLOWS
 1000 SF PER SIX PARKING SPACES



A FLOOR PLAN
 A3.0 3/32" = 1'-0"

KEYNOTES

- ① ACCESSIBLE CURB RAMP, ALONG PEDESTRIAN WALKWAY FRONTING BUILDING
- ② ACCENT DOWNLIGHTING UNDER CANOPIES AND ON CORNERS. UPLIGHTING AT ENTRANCE UNDER CANOPIES
- ③ SHARED VEHICLE ACCESS DRIVEWAY, FED BY PRIVATE DRIVE FROM DIKE ACCESS ROAD AND SCHURMAN WAY
- ④ DOWNSPOUT WITH CLEANOUT AND RAIN LEADER TO STORM SEWER
- ⑤ 6'-0" HIGH SCREENED TRASH ENCLOSURE. METAL FRAME WITH COMPOSITE WOOD SLATS
- ⑥ FUTURE WALLS AND PLUMBING T.I.

Scale	3/32" = 1'-0"
Date	12/27/2021
Project #	2021-26

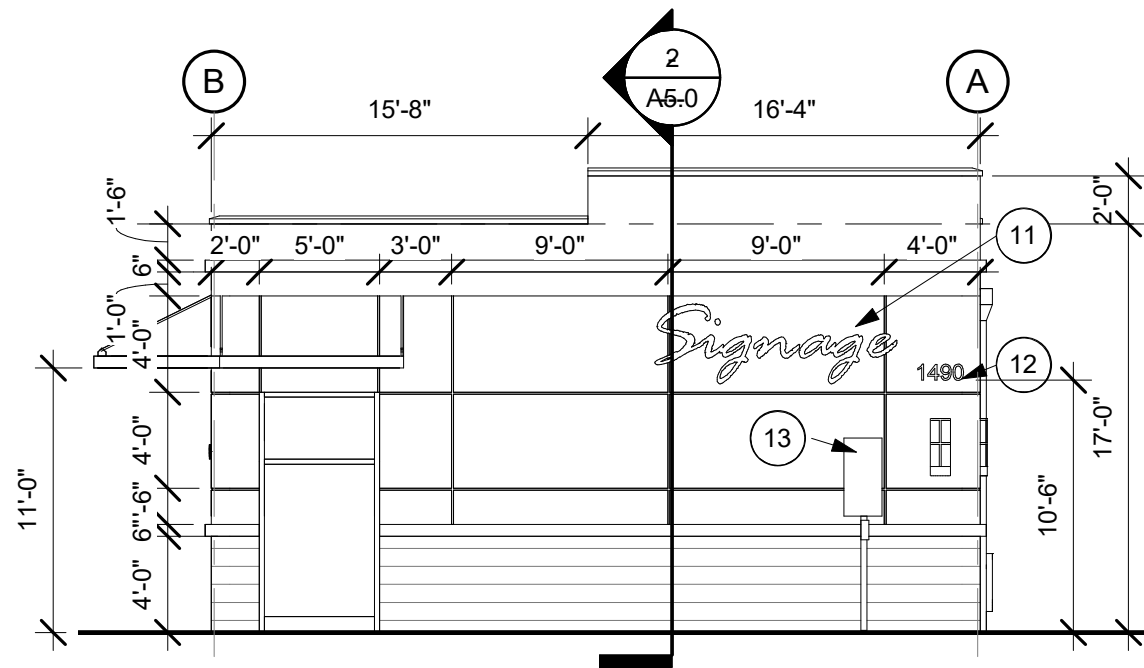
JACOLLINS
 ARCHITECTURAL GROUP, P.S.
 950 12th AVE., SUITE 200
 LONGVIEW, WA 98632
 PHONE: 360-425-0000

PROPOSED BUILDING

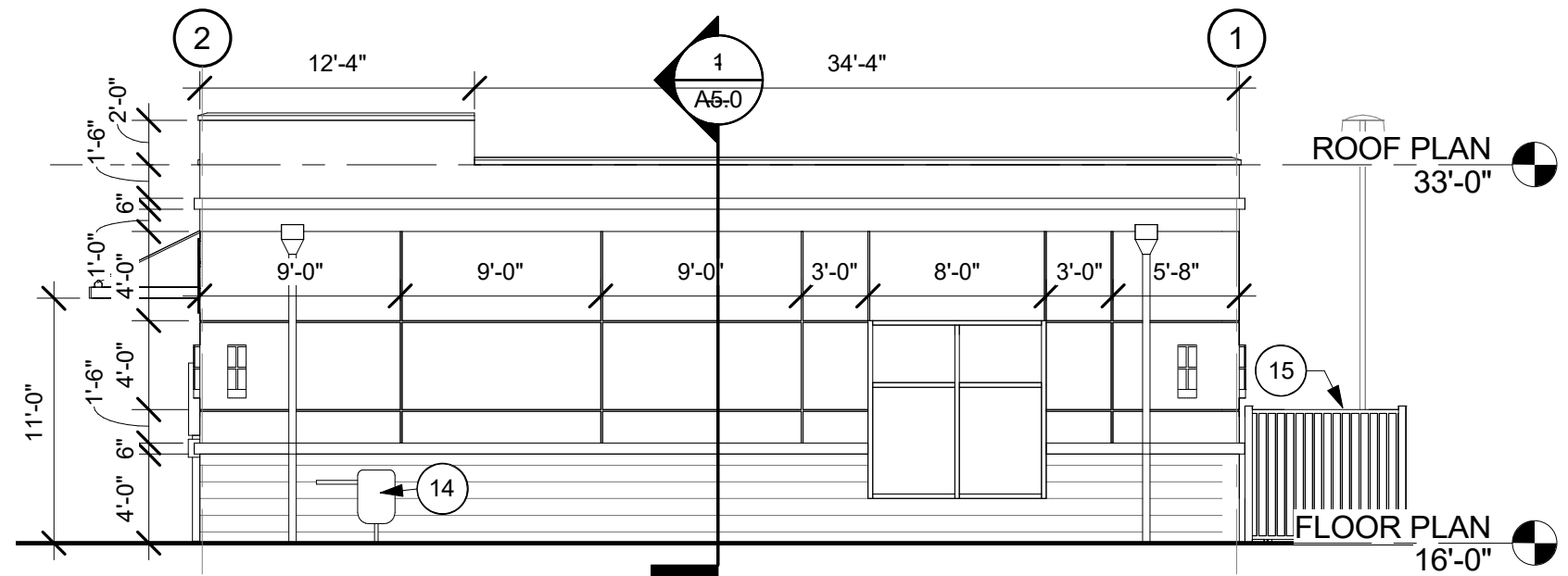
WOODLAND COMMERCIAL

RETAIL SHELL

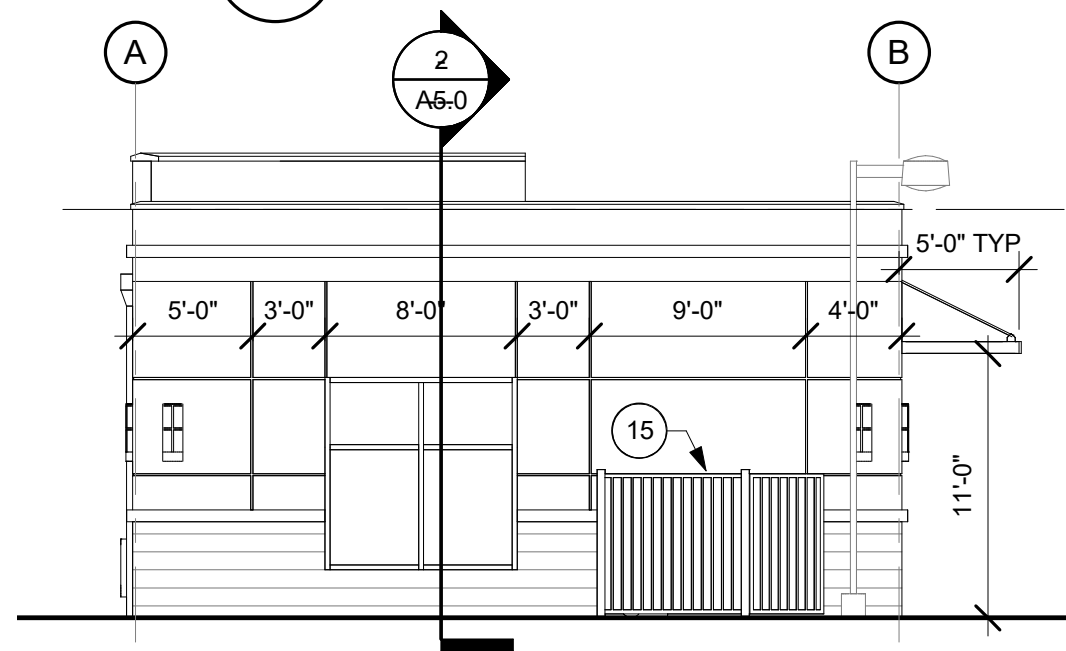
A3.0



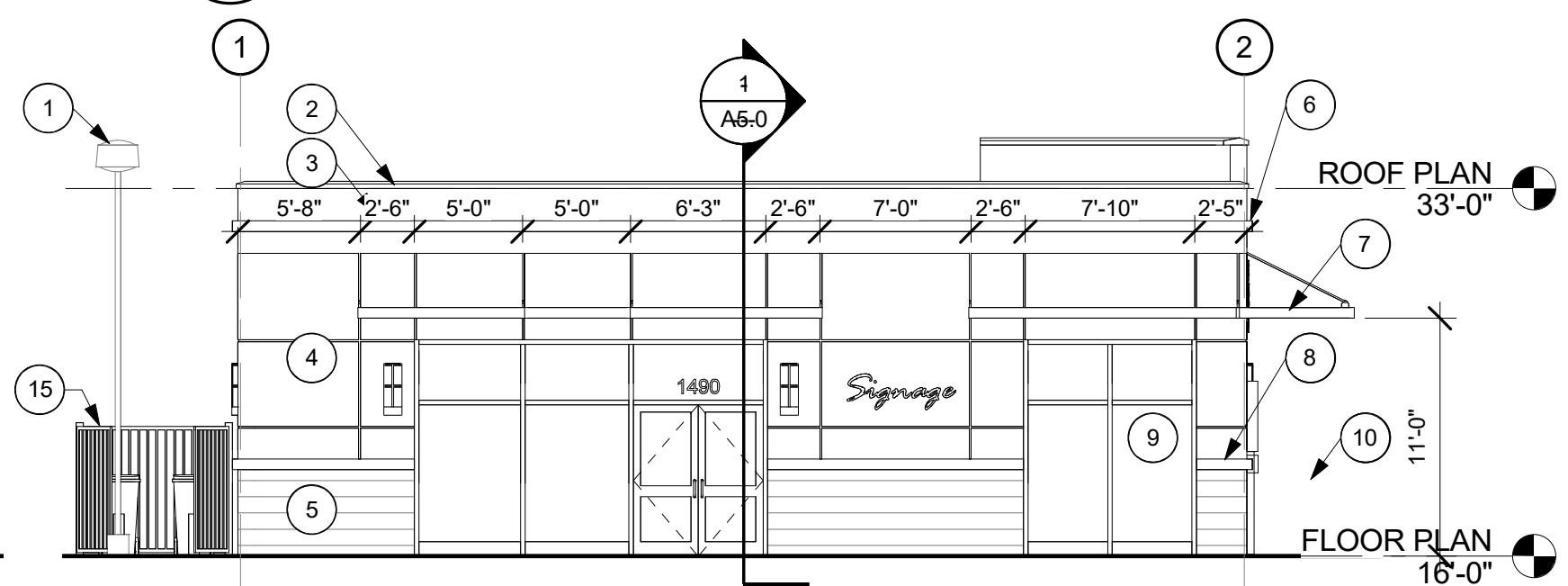
A SOUTH ELEVATION
A4.0 1/8" = 1'-0"



B EAST ELEVATION
A4.0 1/8" = 1'-0"




C NORTH ELEVATION
A4.0 1/8" = 1'-0"



D WEST ELEVATION
A4.0 1/8" = 1'-0"

KEYNOTES

- 1 EXISTING SITE LIGHTING
- 2 PREFINISHED METAL PARAPET CAP (FLAT BLACK)
- 3 PREFINISHED 12" SMOOTH METAL PANELS (SATIN RED)
- 4 CEMENT BOARD PANELS WITH REVEAL RECESS TRIM & COUNTERSUNK FASTENERS (FLAT LIGHT FRENCH GRAY)
- 5 HORIZONTAL CEMENT BOARD 8.25" EXPOSURE V-GROOVE (SEMI-GLOSS GUNMETAL)
- 6 PREFINISHED BRAKE METAL PARAPET PROFILE (FLAT GUNMETAL)
- 7 PREFINISHED 5FT DEEP METAL AWNING (GLOSS BLACK)
- 8 PREFINISHED SHEET METAL WATER TABLE PROFILE (FLAT BLACK)
- 9 STOREFRONT WITH LOW-E GLAZING, PREFINISHED BLACK MULLIONS
- 10 EVERGREEN SHRUBS, PRIVET
- 11 FUTURE SIGNAGE, BY OTHERS
- 12 8" ADDRESSING LETTERS
- 13 ELECTRIC SERVICE
- 14 GAS SERVICE
- 15 6'-0" HIGH TRASH ENCLOSURE FENCE. METAL FRAME WITH COMPOSITE WOOD SLATS

BUILDING FACADE	WOODLAND COMMERCIAL	RETAIL SHELL
	A4.0	
Scale As indicated	Date 12/27/2021	Project # 2021-26
 950 12th AVE., SUITE 200 LONGVIEW, WA 98632 PHONE: 360-425-0000		

Abbreviations

ADJ	Adjust	MJ	Mechanical Joint
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
BFV	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	PT	Point of Tangency
CDP	Control Density Fill	PVC	Polyvinyl Chloride
CI	Cast Iron	PVMT	Pavement
CL	Centerline	PKG	Parking
CL	Class	PRV	Pressure Reducing Valve
CMP	Corrugated Metal Pipe	PT	Point of Tangency
CO	Clean Out	PVI	Point of Vertical Intersection
CONC	Concrete	PVIE	Point of Vertical Intersection Elevation
CONST	Construction	PVTS	Point of Vertical Intersection Station
CONTR	Contractor	R	Radius
CPSSP	Corrugated Polyethylene Storm Sewer Pipe	RBC	Rebar and Cap
PLG	Coupling	REQD	Required
CSBC	Crushed Surfacing Base Course	RPBA	Reduced Pressure Backflow Assembly
CSTC	Crushed Surfacing Top Course	RT	Right
DI	Ductile Iron	ROW	Right-of-Way
DIA	Diameter	S	Slope
DL	Daylight Earthwork	(S)	South
DS	Downspout	SD	Storm Drain
DTL	Detail	SDCB	Storm Drain Catch Basin
DWG	Drawing	SDMH	Storm Drain Manhole
DWY	Driveway	SDR	Sidewall Dimension Ratio
(E)	East	(SE)	Southeast
EC	Erosion Control	SHT	Sheet
EG	Existing Grade	SS	Sanitary Sewer
EGO	Existing Grade at Centerline	SSCO	Sanitary Sewer Clean Out
ELEV	Elevation	SSMH	Sanitary Sewer Manhole
EP	Edge of Pavement	SST	Stainless Steel
EVC	End Vertical Curve	ST	Street
EVC2	End Vertical Curve Elevation	STA	Station
EVCS	End Vertical Curve Station	STD	Standard
EX	Existing	STRUCT	Structure
FCA	Flange Coupling Adapter	SW	Sidewalk
FDC	Fire Department Connection	(SW)	Southwest
FG	Finish Grade	TC	Top of Curb
FGC	Finish Grade at Centerline	TELE	Telephone
FH	Fire Hydrant	TEMP	Temporary
FL	Flow Line	TESC	Temporary Erosion and Sediment Control
FLG	Flange	THRU	Through
FND	Found	TP	Top of Pipe
FOC	Face of Curb	TRANS	Transition
GV	Gate Valve	TYP	Typical
HDPE	High Density Polyethylene	UNO	Unless Noted Otherwise
HMA	Hot Mix Asphalt	V	Vertical
HORIZ	Horizontal	VC	Vertical Curve
HYD	Hydrant	VERT	Vertical
ILLUM	Illumination	W	With
INV	Invert	(W)	West
IE	Invert Elevation	WSE	Water Surface Elevation
INT	Intersection		
IP	Iron Pipe		
JUNCT	Junction		
LT	Left		
LF	Linear Feet		
LS	Landscaped Surface		
MAX	Maximum		
MD	Measure Down		
MG/L	Milligrams per Liter		
MIN	Minimum		
MH	Manhole		

SYMBOLS

Δ	Delta
#	Number
&	And
@	At
Ø	Diameter

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

General Notes

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OF THESE CONTRACT DOCUMENTS, THE CITY'S STANDARDS AND THE MOST CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE PLANS AND SPECIFICATIONS ON THE CONSTRUCTION SITE AT ALL TIMES.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE CONTRACTING AGENCY.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF TWO FULL WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- TEMPORARY STREET PATCHING SHALL BE ALLOWED AS APPROVED BY THE CONTRACTING AGENCY. ALL TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF HOT MIX ASPHALT WITH A NOMINAL DEPTH OF 2 INCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY PATCHES AS REQUIRED.
- ALL EXISTING DRIVEWAYS MUST HAVE ACCESS DURING CONSTRUCTION EXCEPT WHEN ACTIVELY TRENCHING DIRECTLY IN FRONT OF THE DRIVEWAY. NO MORE THAN ONE DRIVEWAY FOR EACH BUSINESS WILL BE IMPACTED DURING TRENCHING. THE CONTRACTOR SHALL PROVIDE ACCESS TO DRIVEWAYS BY BACKFILLING THE TRENCH TO THE FINISHED GRADE OR TEMPORARILY PLACING A STEEL TRAFFIC PLATE TO ALLOW ACCESS TO EMERGENCY VEHICLES. IF CONTRACTOR ELECTS TO PLACE STEEL PLATES ANY DAMAGE TO THE EXISTING OR NEW CONCRETE DUE TO SPALLING WILL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. ACCESS TO ALL DRIVEWAYS SHALL BE PROVIDED DURING NON-WORKING HOURS. DURING CONSTRUCTION CONTRACTOR NEEDS TO COORDINATE WITH BUSINESSES AND PROVIDE PEDESTRIAN AND VEHICULAR ACCESS THROUGHOUT THE CONSTRUCTION ZONE. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH WASTE CONTROL AND PROVIDE ACCESS TO ENSURE UNINTERRUPTED GARBAGE COLLECTION FOR THE BUSINESSES.
- DRIVEWAY CLOSURE DURING CONCRETE PLACEMENT WILL BE AS SPECIFIED IN THE BUSINESS ACCESS TABLE.
- A DOUBLE SAWCUT LINE SHALL BE USED WHERE EXISTING CONCRETE STREET PANELS AND SIDEWALK ARE TO BE SAWCUT ABUTTING CONCRETE PANELS AND CURBS TO REMAIN. THE CONTRACTOR SHALL LEAVE A 6" WIDE STRIP OF CONCRETE AROUND THE PERIMETER OF THE PANEL / SIDEWALK DURING REMOVAL OF THE CONCRETE. THE STRIP SHALL BE REMOVED PRIOR TO EXCAVATION.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH OTHER UTILITIES AS NEEDED FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO POTHOLE AND VERIFY PIPE SIZE, TYPE AND INVERTS PRIOR TO SUBMITTAL OF SHOP DRAWINGS OR CONSTRUCTION OF UPSTREAM UTILITIES.
- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING UTILITY TYPE, SIZE OR INVERT ELEVATIONS DIFFER FROM INFORMATION SHOWN ON THE CONTRACT DRAWINGS.
- CONTRACTOR IS REQUIRED TO MAINTAIN EXISTING ILLUMINATION WHILE THE NEW STREET LIGHTING CONDUIT AND JUNCTION BOXES ARE BEING INSTALLED. AFTER THE NEW CONDUITS ARE INSTALLED, CONTRACTOR CAN INTERCEPT EXISTING CONDUIT AND COMPLETE THE FINAL CONNECTION AND TRANSFER.

Sheet Index	
Drawing No.	Sheet Title
C0.1	Notes, Legend, & Abbreviations
C1.0	Site Preparation Plan
C1.1	Site Preparation Details
C2.0	Site & Utility Plan
C2.1	Site Details
C2.2	Utility Details

Revision Schedule		
#	Date	Description

JACOLLINS
 ARCHITECTURAL GROUP, P.S.
 950 12th AVE., SUITE 200
 LONGVIEW, WA 98632
 PHONE: 360-425-0000
 E-MAIL: craig@jacollinsarchgroup.com

FCPE
 CAROL L. FERGUSON
 REGISTERED PROFESSIONAL ENGINEER
 12/22/2021

**WOODLAND COMMERCIAL
 RETAIL SHELL**
 1490 Dike Access Rd. Woodland, WA 98674

Land Use / Site Statistics				
Total Site Area:				
Zone:				
	Required		Proposed	
Areas	Sq Ft	% of Total	Sq Ft	% of Total
Impervious				
Landscaping				
Parking				
Parking Spaces	Number		Number	
Total				
Standard				
ADA				
Van ADA				

811
 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.



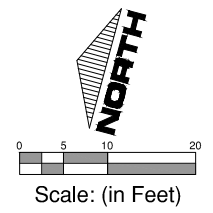
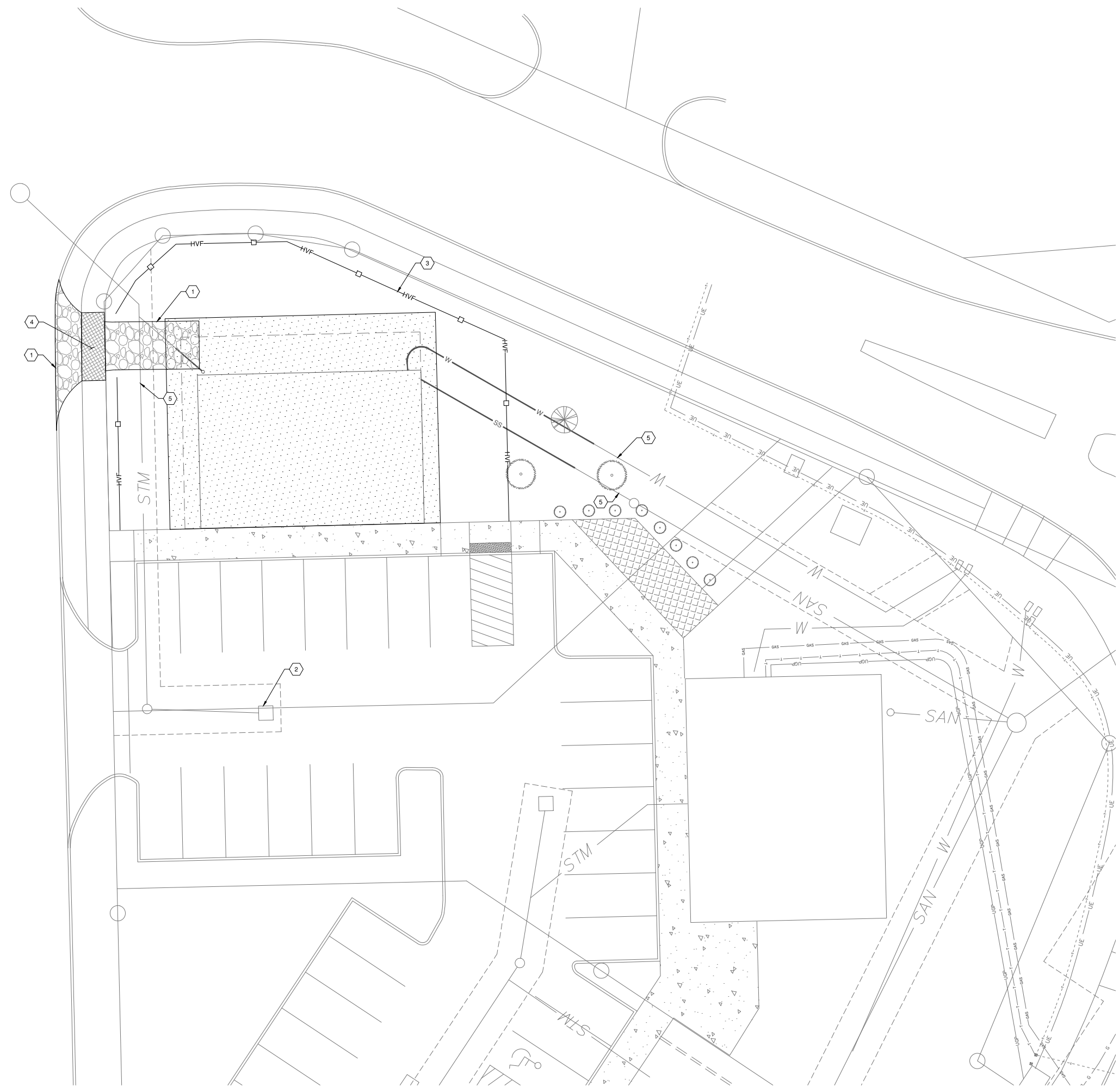
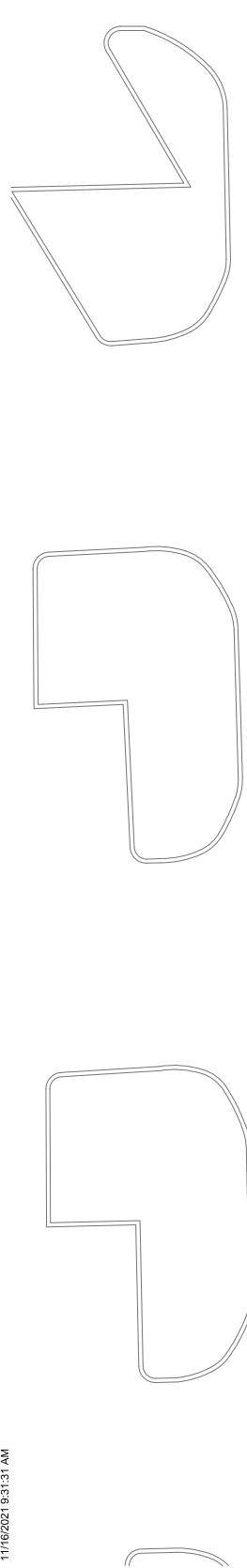
Prelim
12-22-2021

Notes, Legend,
& Abbreviations

2021-26
SHEET NO.

C0.1

11/16/2021 9:31:31 AM



Revision Schedule		
#	Date	Description

- LEGEND:**
- CLEARING AND GRUBBING AREA
 - EXISTING CONCRETE TO BE PROTECTED
 - STABILIZED CONSTRUCTION ENTRANCE
 - ABANDON UTILITY
 - SAWCUT LINE
 - HIGH VISIBILITY FENCE

- SITE PREPARATION CONSTRUCTION NOTES:**
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CITY OF WOODLAND STANDARD DETAIL E-05.
 2. INSTALL STORM DRAIN INLET PROTECTION PER CITY OF WOODLAND STANDARD DETAIL E-16.
 3. INSTALL HIGH VISIBILITY SILT FENCE PER WSDOT STANDARD PLAN I-30.17-00.
 4. PROTECT EXISTING SIDEWALK WITH STEEL PLATES.
 5. PROTECT EXISTING UTILITIES.

- GENERAL NOTES:**
1. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION OBTAINED FROM THE RED LEAF AND US CELLULAR DESIGN DOCUMENTS AND HAS NOT BEEN CONFIRMED IN THE FIELD. IT IS RECOMMENDED THAT FIELD UTILITY LOCATES BE PERFORMED TO VERIFY IF THE EXISTING UTILITY INFORMATION UTILIZED IN THIS PRELIMINARY UTILITY LAYOUT IS ACCURATE BEFORE FINAL STAMPED/SIGNED DRAWINGS ARE PREPARED.

JACOLLINS
 ARCHITECTURAL GROUP, P.S.
 950 12th AVE., SUITE 200
 LONGVIEW, WA 98632
 PHONE: 360-425-0000
 E-MAIL: cragc@collinsarchgroup.com

**WOODLAND COMMERCIAL
 RETAIL SHELL**
 1490 Dike Access Rd. Woodland, WA 98674

Prelim
 12-22-2021

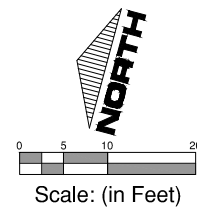
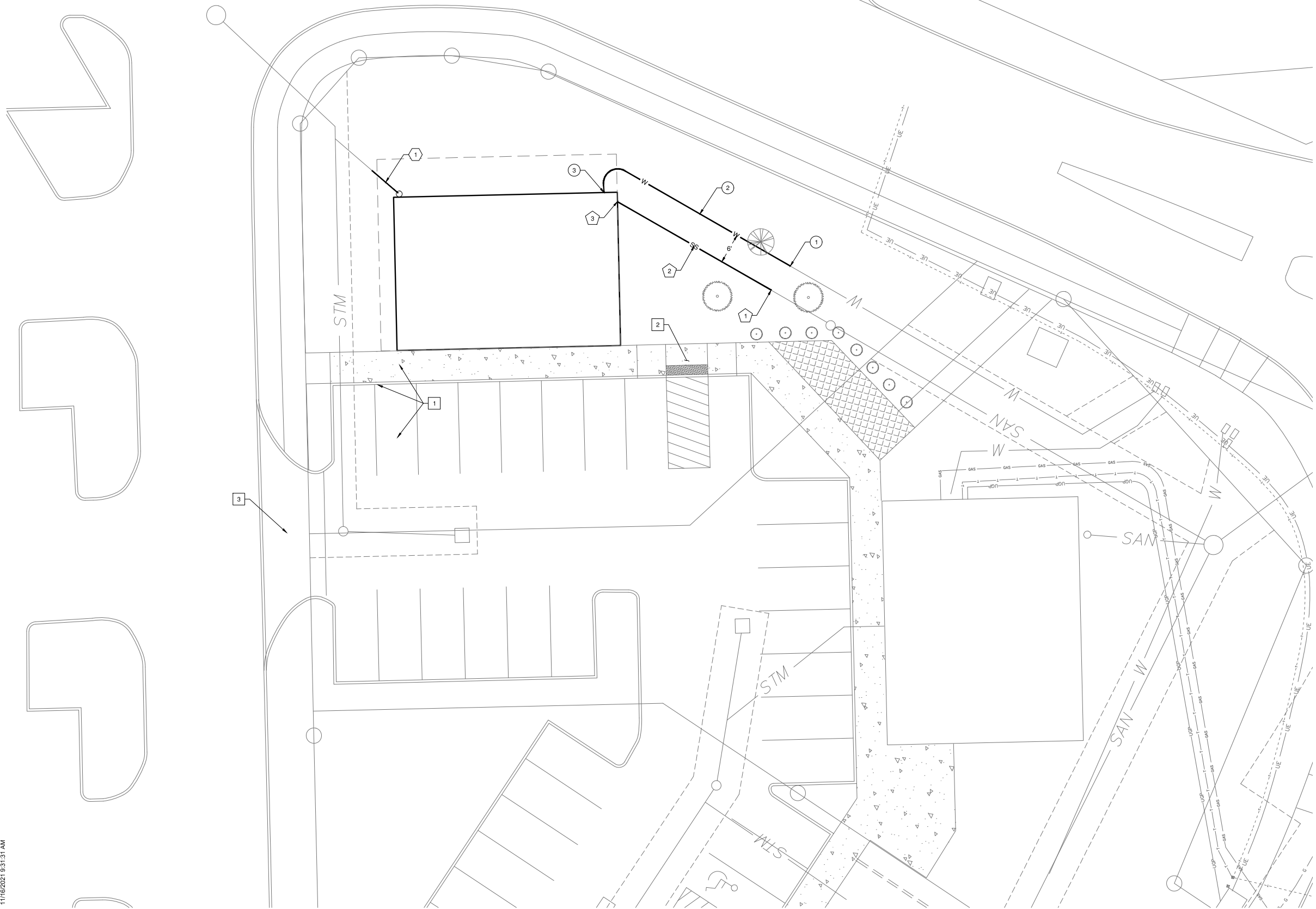
Site Preparation
 Plan

2021-26
 SHEET NO.

C1.0



11/16/2021 9:31:31 AM



Scale: (in Feet)

Revision Schedule		
#	Date	Description

LEGEND:

- W — WATERLINE
- S — STORM DRAIN LINE
- SS — SANITARY SEWER LINE

SITE CONSTRUCTION NOTES:

1. PROTECT EXISTING SIDEWALK, CURB AND PAVEMENT DURING CONSTRUCTION.
2. PROTECT EXISTING ADA CURB RAMP ALONG PEDESTRIAN WALKWAY FRONTING BUILDING DURING CONSTRUCTION.
3. SHARED VEHICLE ACCESS DRIVEWAY, FED BY PRIVATE DRIVE FROM DIKE ACCESS ROAD AND SCHURMAN WAY.
4. SCREENED TRASH ENCLOSURE. SEE ARCHITECTURAL.

STORM DRAINAGE CONSTRUCTION NOTES:

1. INSTALL ROOF DOWNSPOUT PIPE, 4-INCH PVC PIPE @ S = 0.005 FT/FT AND CONNECT TO EXISTING STUBOUT. CONNECT TO ROOF DOWNSPOUT (DS) SEE DETAIL 1, DWG C2.1

WATER CONSTRUCTION NOTES:

1. CONNECT TO EXISTING WATERLINE.
2. INSTALL 1-INCH HDPE WATERLINE.
3. CONNECT TO BUILDING, SEE MECHANICAL FOR CONTINUATION.

SEWER CONSTRUCTION NOTES:

1. CONNECT TO EXISTING SEWER MAIN.
2. INSTALL 6-INCH SANITARY SEWER LATERAL @ 0.02 FT/FT MIN PER CITY OF WOODLAND DETAILS S-03 & S-04.
3. CONNECT TO BUILDING, SEE MECHANICAL FOR CONTINUATION.

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION OBTAINED FROM THE RED LEAF AND US CELLULAR DESIGN DOCUMENTS AND HAS NOT BEEN CONFIRMED IN THE FIELD. IT IS RECOMMENDED THAT FIELD UTILITY LOCATES BE PERFORMED TO VERIFY IF THE EXISTING UTILITY INFORMATION UTILIZED IN THIS PRELIMINARY UTILITY LAYOUT IS ACCURATE BEFORE FINAL STAMPED/SIGNED DRAWINGS ARE PREPARED.

JACOLLINS
 ARCHITECTURAL GROUP, P.S.
 950 12th AVE., SUITE 200
 LONGVIEW, WA 98632
 PHONE: 360-425-0000
 E-MAIL: craig@jacollinsarchgroup.com



**WOODLAND COMMERCIAL
 RETAIL SHELL**
 1490 Dike Access Rd. Woodland, WA 98674

Prelim
12-22-2021

Site & Utility
Plan

2021-26
SHEET NO.

C2.0



