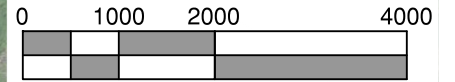


**PROJECT  
LOCATION**



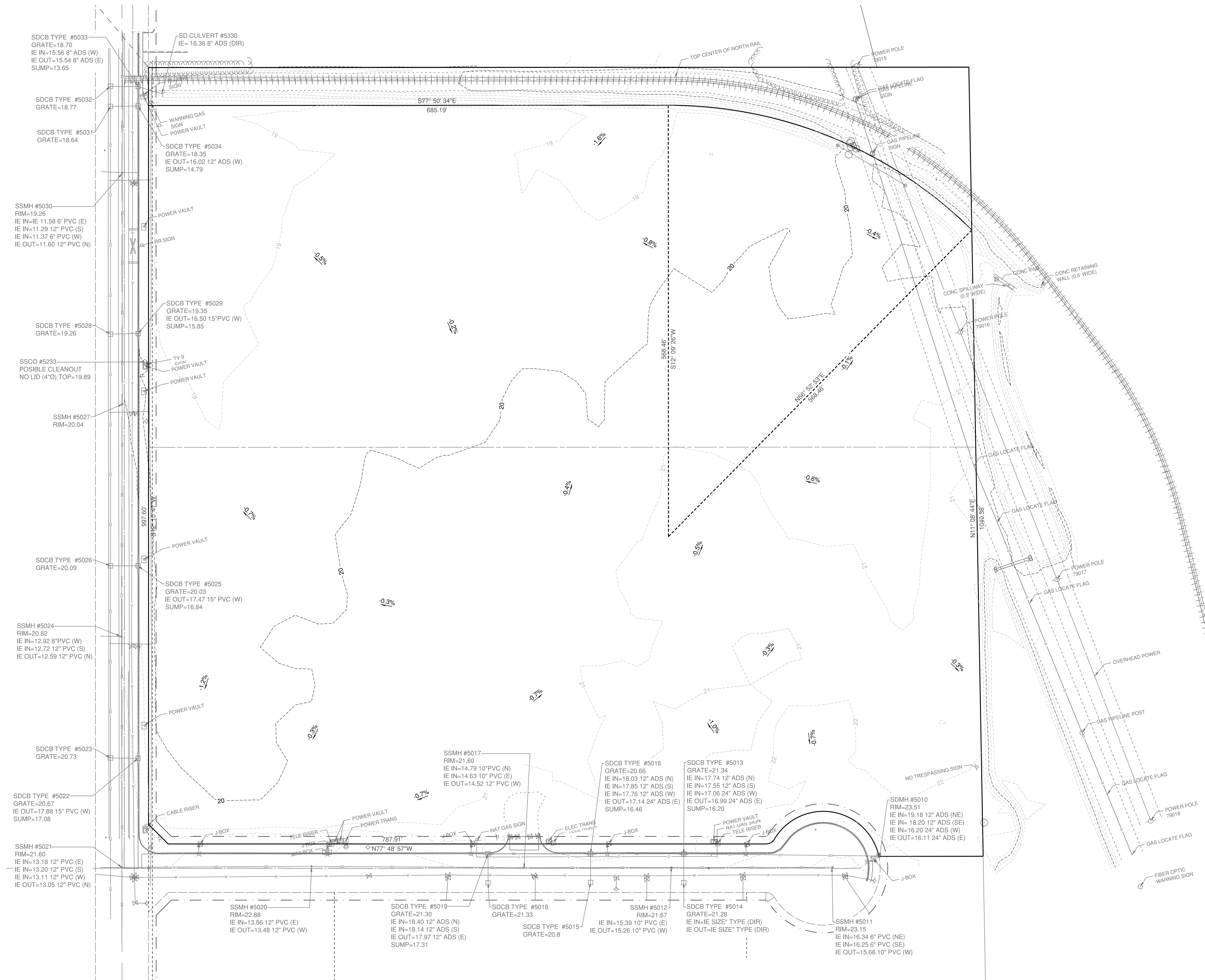
**NORTH**



Scale (in Feet)



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- LEGEND:**
- PROPERTY LINE
  - - - EASEMENT
  - - - RIGHT OF WAY
  - - - SETBACK
  - CENTERLINE

- GENERAL NOTES:**
- ALL PARCELS ZONED AS LIGHT INDUSTRIAL (I-1) PER CITY OF WOODLAND ZONING MAP, DATED 03-21-16

**PROPERTY INFO:**  
TOTAL PROPERTY AREA: 1,039,935 SF

| MARK | DATE | DESCRIPTION |
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**CITY OF WOODLAND  
BROWN STRAUSS SITE DEVELOPMENT**

PRELIM DESIGN SEPA SUBMITTAL  
04-19-2021

C0.3 - EXISTING  
CONDITIONS PLAN

0366.0022  
SHEET NO.

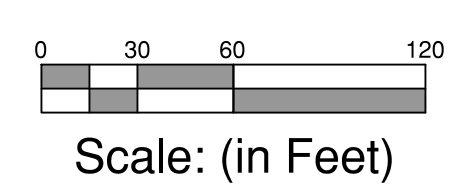
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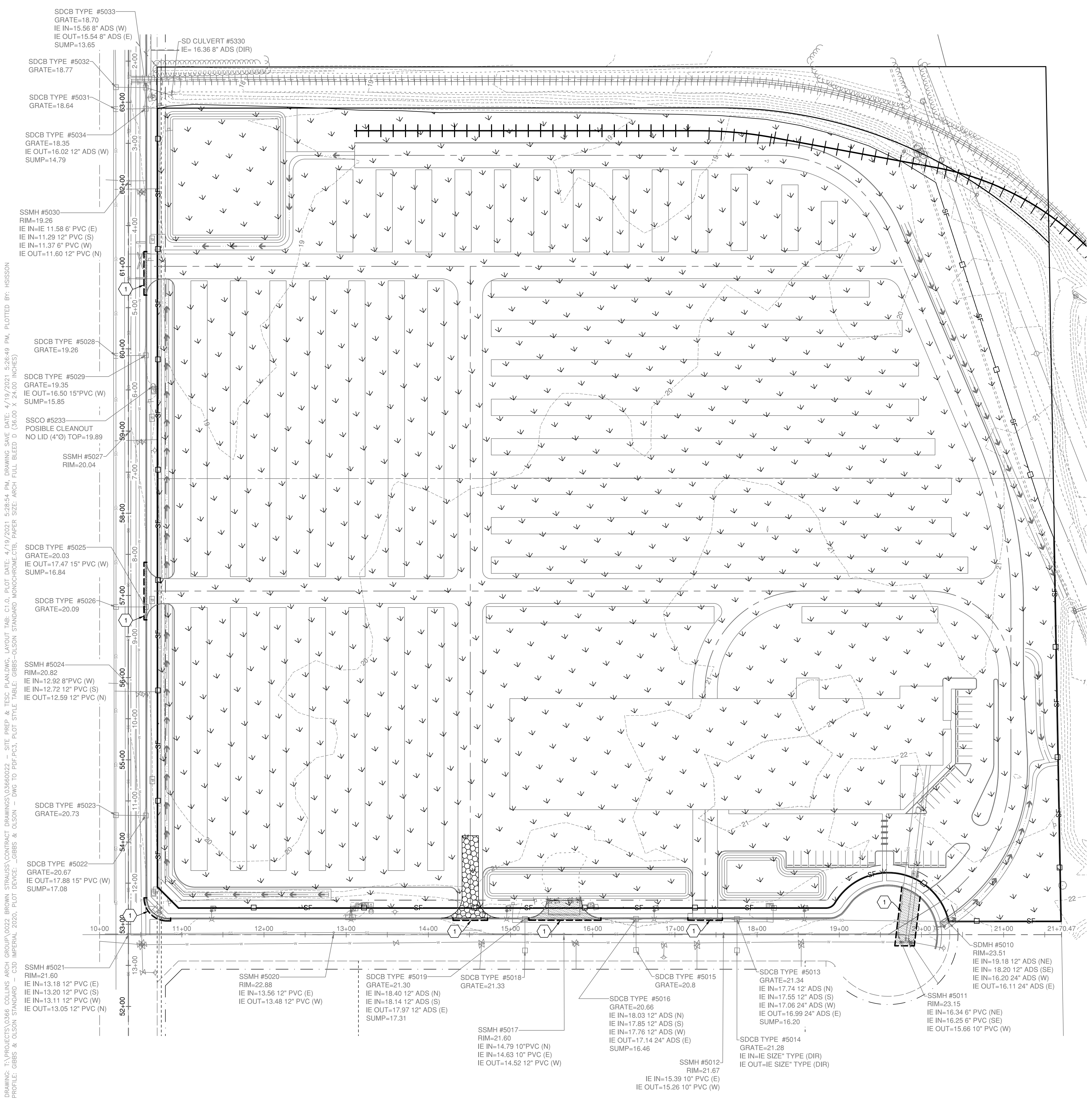
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**LEGEND:**

- REMOVE EXISTING CURB, GUTTER, DRIVEWAY & PAVEMENT
- CLEARING AND GRUBBING
- INSTALL CONSTRUCTION ENTRANCE PER DETAIL, SHT C1.1
- INSTALL SILT FENCE PER DETAIL, SHT C1.1
- SAWCUT
- UTILITY TO BE REMOVED & ABANDONED

**DEMOLITION AND EROSION CONTROL NOTES:**

- SAWCUT AND REMOVE EXISTING CURB, GUTTER, DRIVEWAY AND PAVEMENT

DRAWING: T:\PROJECTS\0366 COLLINS ARCH GROUP\0022 BROWN STRAUSS\CONTRACT DRAWINGS\03660022 - SITE PREP & TESC PLAN.DWG - LAYOUT TAB: C1.0 - PLOT DATE: 4/19/2021 5:28:54 PM - DRAWING SAVE DATE: 4/19/2021 5:28:49 PM - PLOTTED BY: HISSON  
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**CITY OF WOODLAND**  
**BROWN STRAUSS SITE DEVELOPMENT**

PRELIM DESIGN SEPA SUBMITTAL  
 04-19-2021

C1.0 - SITE PREP &  
 TESC PLAN

0366.0022  
 SHEET NO.

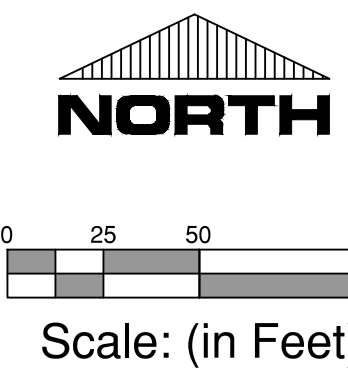
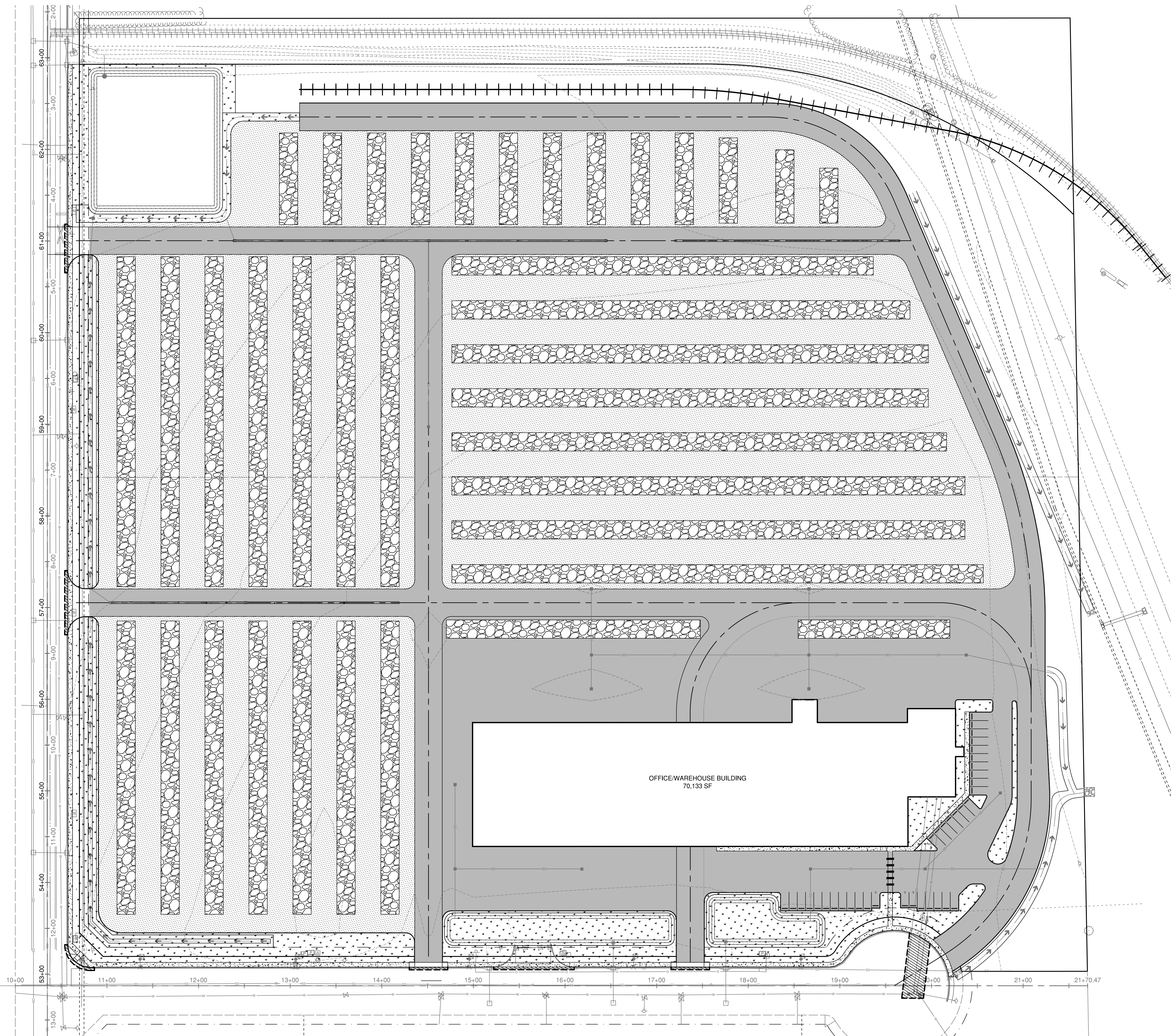
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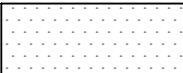
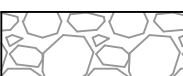
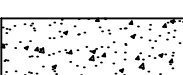




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DRAWING: T:\PROJECTS\0366 COLLINS ARCH GROUP\0022 BROWN STRAUSS\CONTRACT DRAWINGS\03660022 - SITE PLANNING\ LAYOUT TAB: C2.0\_PLOT DATE: 4/19/2021 5:29:22 PM, DRAWING SAVE DATE: 4/19/2021 5:26:24 PM, PLOTTED BY: HISSON  
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- LEGEND:**
-  POLLUTION GENERATING ASPHALT SURFACE
  -  NON-POLLUTION GENERATING ASPHALT SURFACE
  -  GRAVEL STORAGE AREA
  -  SIDEWALK
  -  PAVEMENT RESTORATION
  -  LANDSCAPE AREA. SEE LANDSCAPE PLAN

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CITY OF WOODLAND  
 BROWN STRAUSS SITE DEVELOPMENT




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PRELIM DESIGN SEPA SUBMITTAL  
 04-19-2021

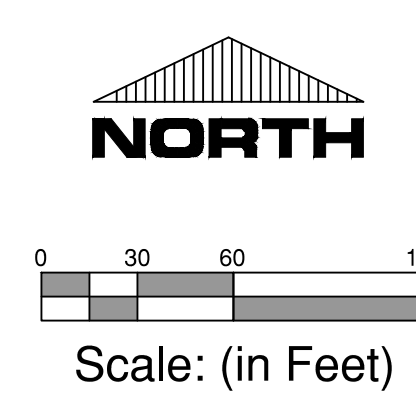
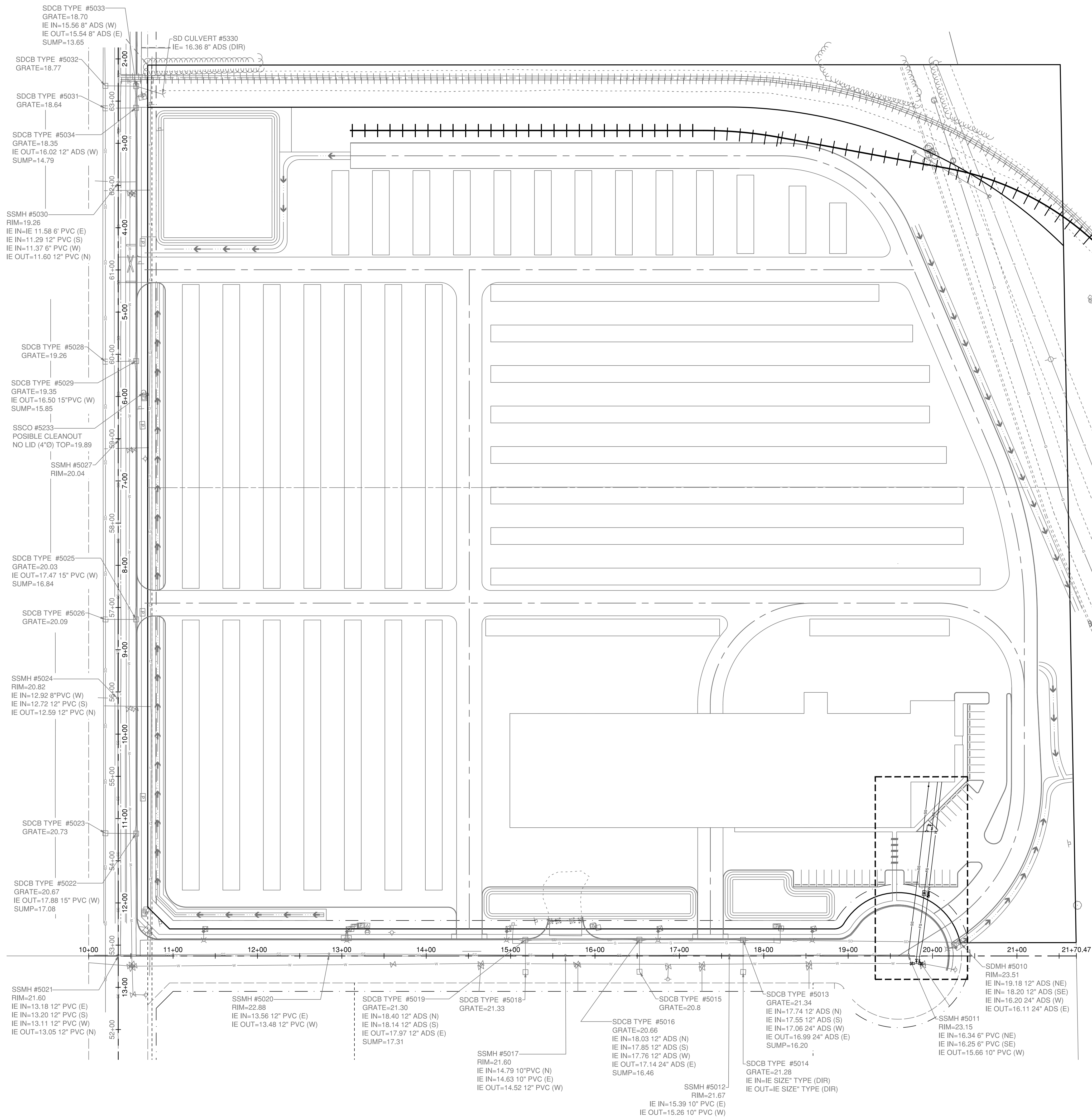
C2.0 - SITE PLAN

0366.0022  
 SHEET NO.

**C2.0**



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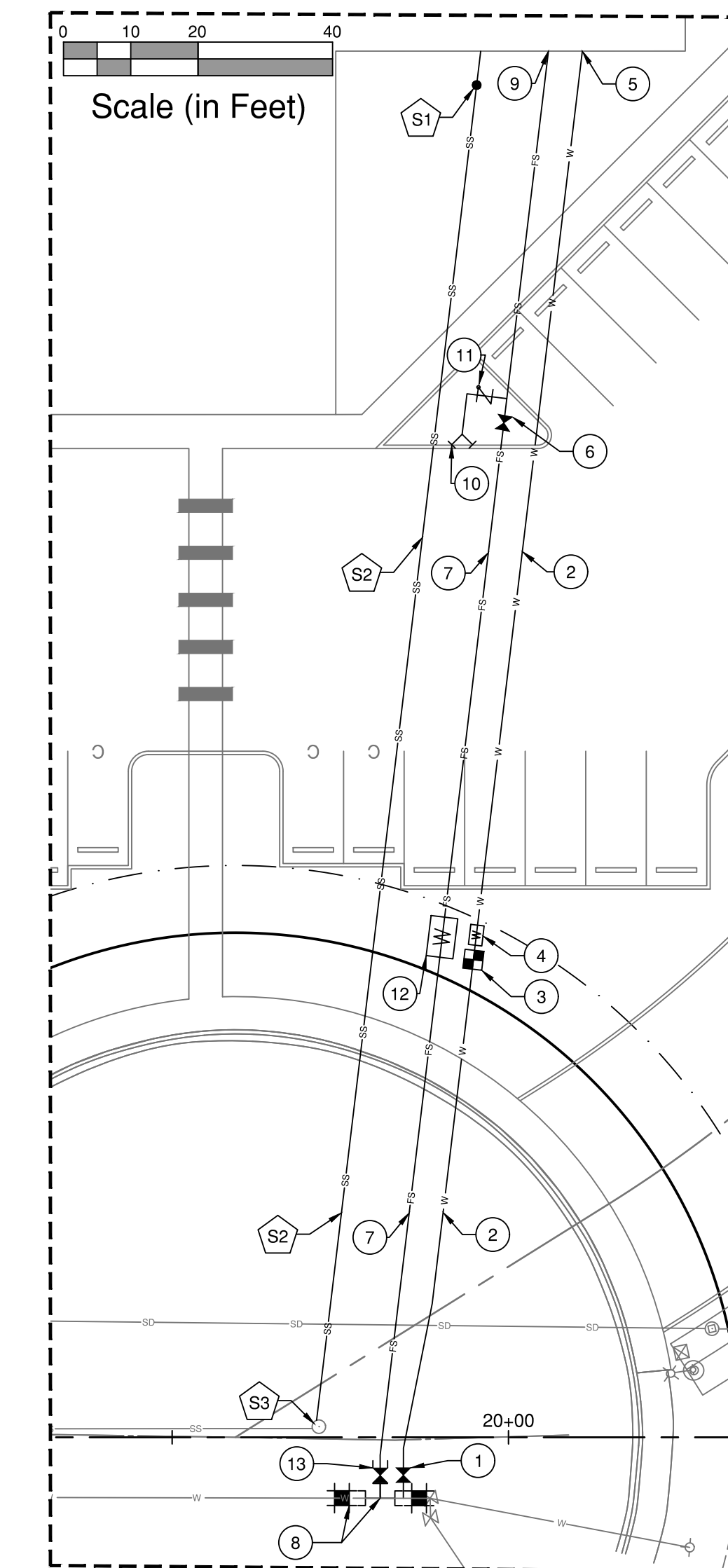


- LEGEND:**
- W — PROPOSED WATER
  - FS — PROPOSED FIRE SUPPRESSION LINE
  - SS — PROPOSED SANITARY SEWER
  - G — PROPOSED GAS
  - - - EX EASEMENT
  - - - SETBACK

- GAS CONSTRUCTION NOTES:**
- 1 CONTRACTOR TO TRENCH FOR GAS LINE AND INSTALL X-INCH CONDUIT. CONNECT TO EXISTING GAS MAIN. INSTALL X LF OF 1-INCH POLYETHYLENE GAS LINE AND METER (BY GAS COMPANY). CONTRACTOR TO BACKFILL TRENCH. SEE MECHANICAL DWGS FOR CONTINUATION IN BUILDING.

- SEWER CONSTRUCTION NOTES:**
- S1 INSTALL SEWER CLEANOUT PER CITY OF WOODLAND STD. PLAN S-16 AND CONNECT TO 4-INCH BUILDING WASTE LINE. SEE MECHANICAL DWGS FOR CONTINUATION.  
RIM = xx.xx  
IE = xx.xx
  - S2 INSTALL 205 LF OF 6-INCH PVC ASTM D3034 @ S=0.01 FT/FT MIN
  - S3 CONNECT TO EX SANITARY SEWER  
RIM = 23.15  
IE = 16.34

- WATER CONSTRUCTION NOTES:**
- 1 INSTALL 2-INCH WATER SERVICE WITH 2-INCH GATE VALVE AND CONNECT TO WATER MAIN PER CITY OF WOODLAND STD PLAN W-03, SHT C3.1
  - 2 INSTALL 2-INCH POLYETHYLENE PIPE - 250 PSI RATING
  - 3 INSTALL 1/2-INCH WATER METER PER CITY OF WOODLAND STD PLAN W-03, SHT C3.1
  - 4 INSTALL 2-INCH REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY OF WOODLAND STD PLAN W-09, SHT C3.1
  - 5 CONNECT TO COLD WATER LINE. SEE MECHANICAL DWGS FOR CONTINUATION
  - 6 INSTALL POST INDICATOR VALVE
  - 7 INSTALL 217 LF OF 6-INCH AWWA C900 PIPE
  - 8 CONNECT TO EXISTING WATERLINE WITH 12-INCH X 6-INCH (MJ X FL), 12-INCH PIPE SPOOL (LENGTH AS REQUIRED) AND TRANSITION COUPLINGS
  - 9 CONNECT TO FIRE SUPPRESSION SYSTEM. SEE MECHANICAL SHTS FOR CONTINUATION
  - 10 INSTALL FIRE DEPARTMENT CONNECTION (FDC) W/ 5-INCH STORZ CONNECTION W/ 30° BEND, CHECK VALVE & BALL DRIP DRAIN PER CLARK COUNTY FIRE & RESCUE. FDC PORTS TO FACE AISLE. CONNECT TO FIRE SUPPRESSION LINE FROM BUILDING TO RISER ROOM.
  - 11 INSTALL CHECK VALVE, PER DETAIL, SHT C3.X
  - 12 INSTALL 6-INCH DOUBLE CHECK ASSEMBLY PROVIDED IN RISER ROOM. SEE MECHANICAL SHTS FOR CONTINUATION.
  - 13 INSTALL 6-INCH GATE VALVE (FL X MJ) W/ STANDARD VALVE BOX AND COVER PER CITY OF WOODLAND STD PLAN W-06, SHT C3.1



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CITY OF WOODLAND  
BROWN STRAUSS SITE DEVELOPMENT

PRELIM DESIGN SEPA SUBMITTAL  
04-19-2021

C3.0 - UTILITIES PLAN

0366.0022  
SHEET NO.

**C3.0**

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0 30 60 120  
Scale: (in Feet)

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CITY OF WOODLAND  
BROWN STRAUSS SITE DEVELOPMENT

PRELIM DESIGN SEPA SUBMITTAL  
04-19-2021

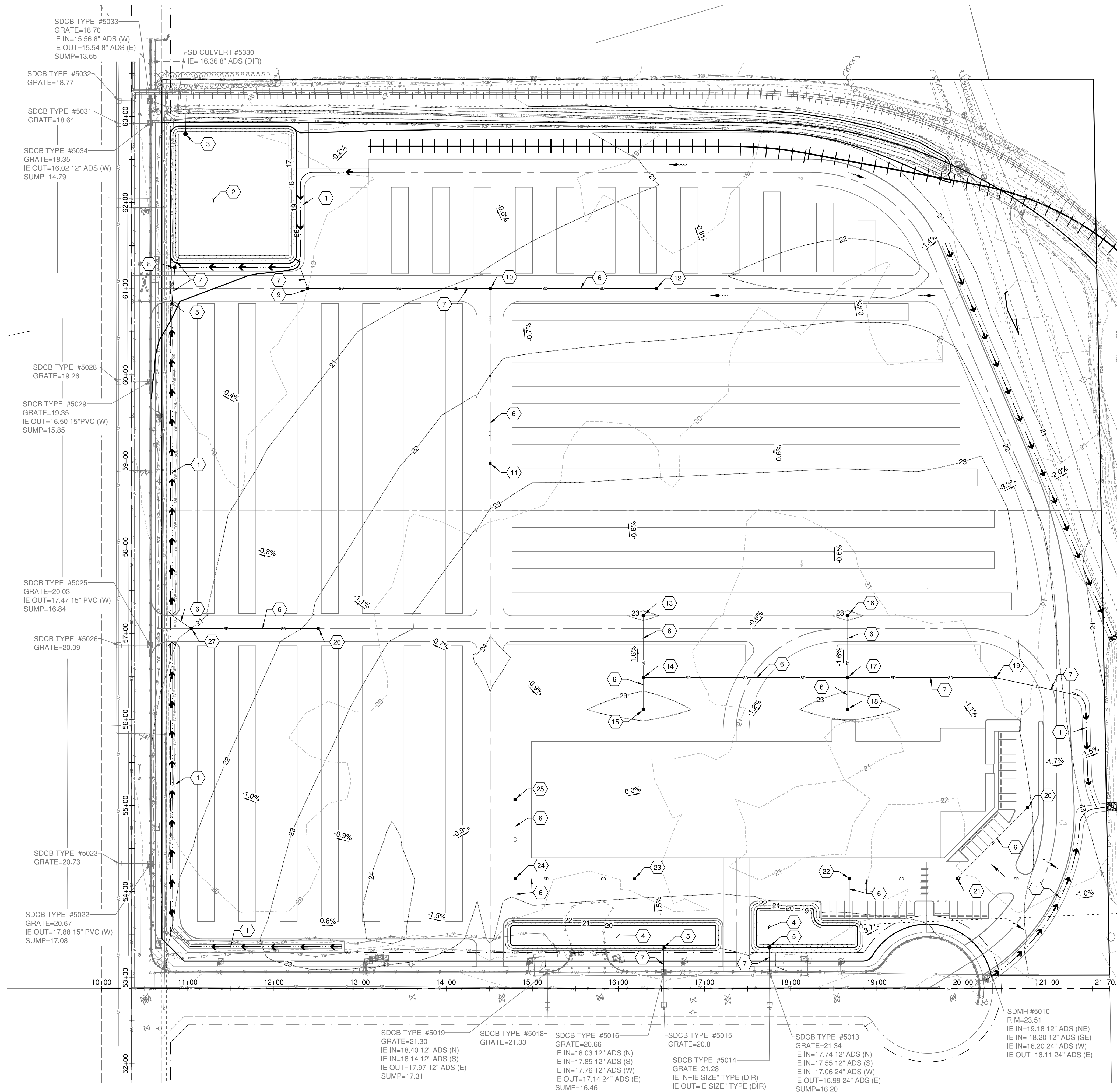
C4.0 - GRADING &  
DRAINAGE PLAN

0366.0022  
SHEET NO.

C4.0



- LEGEND:**
- EASEMENT
  - SETBACK
- GRADING LEGEND:**
- 0.5% GRADING SLOPE & DIRECTION (DOWNHILL)
  - 24 PROPOSED CONTOUR
- STORM DRAINAGE LEGEND:**
- PROPOSED SD LINE
  - PROPOSED SWALE LINE
  - PROPOSED SDMH
  - PROPOSED SDCB
  - 7.5' X 7.5' CONCRETE COLLAR FOR CATCH BASIN
  - RIP RAP PAD FOR OUTFALL
- STORM DRAINAGE CONSTRUCTION NOTES:**
- CONSTRUCT BIOFILTRATION SWALE PER DETAIL, SHT C4.1
  - CONSTRUCT STORMWATER DETENTION
  - INSTALL FLOW CONTROL MANHOLE PER DETAIL, SHT C4.1
  - CONSTRUCT BIORETENTION FACILITY
  - INSTALL 12-INCH NYLOPLAST OVERFLOW WITH DOME GRATE PER DETAIL, SHT 4.1
  - INSTALL 8-INCH CPSSP STORM SEWER PIPE S = 0.005 FT/FT (MIN)
  - INSTALL 12-INCH CPSSP STORM SEWER PIPE S = 0.005 FT/FT (MIN)
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 19.00 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 20.41 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 21.25 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 21.72 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 22.66 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 21.25 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) W/ SOLID LID PER DETAIL, SHT C4.X RIM = 23.28 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 22.61 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 22.91 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) W/ SOLID LID PER DETAIL, SHT C4.X RIM = 23.28 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 22.15 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 21.00 IE = XX.XX
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  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 23.34 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 23.28 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 23.31 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 22.15 IE = XX.XX
  - INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 21.00 IE = XX.XX



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