SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: **Brown Strauss Steel Distribution Facility**

2. Name of applicant: **Brown Strauss, Inc.**

3. Address and phone number of applicant and contact person: **Ryan Secrist, Brown Strauss, Inc., Headquarters Address: 2495 Uravan Street, Aurora, CO 80011, Phone: 1-800-677-2778**

4. Date checklist prepared: **April 22, 2021**
5. Agency requesting checklist: **City of Woodland, Washington**

6. Proposed timing or schedule (including phasing, if applicable): **It is anticipated that the preliminary earthwork will be complete by Summer 2022. Final site development and building construction is anticipated to take approximately 6 months to complete.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No. Construction will consist of site grading, construction of a pre-engineered metal building facility approximately 70,133 square feet in size, construction of paved parking, raw material and finished product storage and forklift and truck access ways, passenger vehicle parking area, and stormwater water biofiltration treatment swales and detention ponds.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Fill and grade permit, and coverage under the Washington Dept. of Ecology's Construction Stormwater General NPDES permit.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **No.** If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known. **A City of Woodland Building Permit will need to be obtained.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **This proposal is to:**

    1) Perform all work necessary to implement a steel distribution facility at the project site. Work will generally consist of the following:
    - **a) Grading the site to finish subgrade elevations as shown on the design drawings. Import aggregate will be placed and compacted as part of the final site grading. Earthwork consists of approximately 76,610 CY of Fill & 2,215 CY of cut.**
    - **b) Connection to the City of Woodland water, sanitary sewer and stormwater piping systems in Port Way for the extension of water and sewer service lines to serve the proposed building, and connection of the on-site stormwater facilities to the existing conveyance system as shown on the design drawings. Stormwater for the building and parking area will sheet flow to one of two bioretention treatment ponds adjacent to Port Way, followed by discharge to the existing detention pond constructed as a part of the Schurman Way Industrial Park BSP. The runoff from eastern portion of the onsite access roads will sheet flow to a biofiltration treatment swale on the east side of the site prior to discharge to the existing detention pond. The runoff from the western and northern portions of the onsite access roads will sheet flow to one of seven catch basins which will be piped to a biofiltration treatment swales for treatment. followed by discharge to a detention pond on the northwest corner of the site, and will be released at the pre-developed rate to**

the City's stormwater pipe in Schurman Way that ultimately discharges to Burris Creek.

c) **A 70,133 SF pre-engineered metal building will be constructed and equipped to distribute premanufactured steel. The building will include 5,133 square feet (SF) of office floor space and 65,000 SF of distribution floor space. The building's finish floor elevation is 23.70'. Vertical datum is NAVD88.**
d) **The majority of the site will be paved with 5" of hot mix asphalt (HMA) over 12" of compacted aggregate base in the areas where trucks and forklifts will operate, or filled with permeable ballast material where the steel will be stockpiled and stored. The passenger vehicle parking area will be paved with 3" of HMA over 8" of compacted aggregate.**
e) **Landscaped area will be 10% of the project site area and is shown on the design drawings.**

The design plan cover sheet, civil site plan and grading/drainage site plan sheets from the final set of permit design drawings are attached as exhibits to this SEPA checklist.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **Location of proposed project is Lot 6 and Lot 7 of the Port of Woodland Schurman Way Industrial Park Binding Site Plan in the Solomon Strong Donation Land Claim in Section 13, Township 5 North, Range 1 West, W.M., Woodland, WA.**

B. Environmental Elements

1. *Earth*

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **0-5%.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **The native soils consists of topsoil underlain by 2-6 feet of soils resembling native USDA Maytown and Newberg soils which are Silt/Sandy Silt in nature.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Final construction will**

consist of final grading, placement of compacted aggregate, HMA and a reinforced concrete slab for the building site.

Final grading of the site will consist of placing and compacting import aggregate at a depth recommended in the project's geotechnical engineering report to provide finish subgrade surfaces ready for final construction of paved areas, building floor slab, pedestrian sidewalks, etc. Final grading will consist of approximately 15,000 cubic yards of crushed surfacing.

f. Could erosion occur as a result of clearing, construction, or use? **Yes.** If so, generally describe. **Erosion material side slopes could occur. Silt fencing will be installed at all areas where erosion could result in sediment having a pathway off the project site.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 59% of the site will have impervious surfacing at the completion of construction.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **A construction entrance off of Port Way utilized during construction. Silt fencing will be installed and maintained at all areas where erosion could result in sediment having a pathway off the project site.**

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Exhaust from earthwork equipment and dump trucks. All equipment utilized will have emissions control systems complying with current state and federal regulations for this type of equipment and vehicles.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None.**

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? **Yes.** If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Burris Creek is located north of the project site and its closest location is approximately 1,000 feet from the north end of the site.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? **No.** If yes, please describe and attach available plans.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. **None.**

Indicate the source of fill material. **N/A.**

4) Will the proposal require surface water withdrawals or diversions? **No.** Give general description, purpose, and approximate quantities if known. **N/A**

5) Does the proposal lie within a 100-year floodplain? **No.** If so, note location on the site plan. **N/A**

6) Does the proposal involve any discharges of waste materials to surface waters? **No.** If so, describe the type of waste and anticipated volume of discharge. **N/A**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? **No.**
If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. **N/A**
Will water be discharged to groundwater? **Yes.**
Give general description, purpose, and approximate quantities if known. **Rainfall over the steel storage areas is proposed to be infiltrated onsite. All other runoff will be collected, treated and detained prior to discharge from the site.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). **N/A**
Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **N/A**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). **Storm runoff during construction activities will be collected, treated and detained onsite and will be discharged at the pre-design rate to an existing swale east of the site or to the City's storm pipe in Schurman Way.**
Where will this water flow? **It will be discharged to a swale on east of the property or to the City's storm pipe in Schurman Way, both of which discharge to Burris Creek.**
Will this water flow into other waters? **Yes.** If so, describe. **It will flow to Burris Creek as noted above.**

2) Could waste materials enter ground or surface waters? **No.** If so, generally describe. **N/A**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?
The constructed project will alter or affect drainage patterns in the vicinity of the site, but is based on previous stormwater design for the Schurman Way Industrial Park BSP and on a stormwater report and design that will be submitted to the City of Woodland for review and approval as part of the final construction permitting process.
If so, describe. **Connection to the City of Woodland water, sanitary sewer and stormwater piping systems in Port Way for the extension of water and sewer service lines to serve the proposed building, and connection of the on-site stormwater facilities to the existing conveyance system as shown on the design**

drawings. Stormwater for the building and parking area will sheet flow to one of two bioretention treatment ponds adjacent to Port Way, followed by discharge to the existing detention pond constructed as a part of the Schurman Way Industrial Park BSP. The runoff from eastern portion of the onsite access roads will sheet flow to a biofiltration treatment swale on the east side of the site prior to discharge to the existing detention pond. The runoff from the western and northern portions of the onsite access roads will sheet flow to one of seven catch basins which will be piped to a biofiltration treatment swales for treatment. followed by discharge to a detention pond on the northwest corner of the site, and will be released at the pre-developed rate to the City's stormwater pipe in Schurman Way that ultimately discharges to Burris Creek.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None.**

4. Plants

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
_x__grass
____pasture
____crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **At the conclusion of earthwork there will be no vegetation remaining on the site until landscaping for the site is installed.**

c. List threatened and endangered species known to be on or near the site. **None.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Armstrong Gold Red Maple trees, Palisade American Hornbeam trees, and Strict's Weeping Alaskan False cypress (native species) in addition to shrubs (5 different varieties) and fountain grass are anticipated and will be included on the Landscape Plan drawing.**

e. List all noxious weeds and invasive species known to be on or near the site. **Blackberries have been on the east side of the site.**

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk,** heron, eagle, **songbirds,** other:
mammals: deer, bear, elk, beaver, other: **Rodents**
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. **None.**

c. Is the site part of a migration route? **No.** If so, explain.

d. Proposed measures to preserve or enhance wildlife, if any: **None.**

e. List any invasive animal species known to be on or near the site. **None.**

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? **The office portion of the building will utilize electricity for interior climate control, hot water heater, office lighting and to power office equipment. The warehouse portion of the building will be unconditioned space and therefore will not be heated. Electricity will be utilized for warehouse lighting and to power any tools or equipment utilized within the warehouse.** Describe whether it will be used for heating, manufacturing, etc. **No manufacturing will occur within the completed facility so the power referenced above will be utilized for heating, lighting and operating equipment.**

b. Would your project affect the potential use of solar energy by adjacent properties? **No.** If so, generally describe. **N/A**

c. What kinds of energy conservation features are included in the plans of this proposal? **Energy efficient LED light fixtures will utilized throughout the project. The office portion of the building will be designed to comply with current energy code (energy efficiency) requirements.**

List other proposed measures to reduce or control energy impacts, if any: **N/A**

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses. **None.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **There is a 12" high pressure natural gas transmission pipeline located on the east side of the proposed project site. The project limits are outside of the gas line easement to limit potential hazards related to this pipeline.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced

during the project's development or construction, or at any time during the operating life of the project. **Earthwork equipment and dump trucks will utilize diesel fuel and hydraulic oil.**

4) Describe special emergency services that might be required. **In the event of an accident some or all of the following emergency services could be required: fire, first aid, police, hazmat containment and cleanup.**

5) Proposed measures to reduce or control environmental health hazards, if any: **Work will be performed in accordance with current OSHA & WISHA requirements, and all equipment and trucks utilized will have current certifications or inspection records to document they are in compliance with all applicable standards.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short-term, construction equipment noise and some traffic noise will be generated during construction. Long-term, traffic noise associated with trucks entering/exiting the project site, forklifts moving steel on site, and steel sawcutting inside a warehouse will be generated.**

3) Proposed measures to reduce or control noise impacts, if any: **All equipment and trucks utilized for construction work will have appropriate noise reduction systems per applicable current state and federal regulations. All trucks utilizing the completed site will comply with applicable state and federal regulations.**

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? **Currently the site and adjacent parcels are zoned for light industrial development.** Will the proposal affect current land uses on nearby or adjacent properties? **No.** If so, describe. **N/A**

b. Has the project site been used as working farmlands or working forest lands? **Historically, the site was working farmland, however, the site has not been working farmland for more than 20 years.**
If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? **None.**
If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? **N/A**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? **No.** If so, how: **N/A**

c. Describe any structures on the site. **None.**

d. Will any structures be demolished? **No.** If so, what? **N/A**

e. What is the current zoning classification of the site? **Light Industrial (I-1)**

f. What is the current comprehensive plan designation of the site? **Industrial**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as a critical area by the city or county? **No.** If so, specify. **N/A**

i. Approximately how many people would reside or work in the completed project? **The completed project anticipates 33 people will work at the facility. Typically, 18 people will work onsite between 6 AM and 2:30 PM Monday through Friday, 11 will work onsite between 8AM and 5PM Monday through Friday, and 9 will work onsite between 5:30PM and 2:30AM Monday through Friday.**

j. Approximately how many people would the completed project displace? **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The final constructed facility will be compatible with existing and projected land use plans and will be reviewed and approved by the City of Woodland prior to final construction occurring.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

a. Approximately how many units would be provided, if any? **None.** Indicate whether high, middle, or low-income housing. **N/A**

b. Approximately how many units, if any, would be eliminated? **None.** Indicate whether high, middle, or low-income housing. **N/A**

c. Proposed measures to reduce or control housing impacts, if any: **None.**

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **The proposed building will have a maximum height to the roof peak of 32 feet. Yard light poles will be approximately 30 feet in height. The proposed building will be a pre-engineered metal building with vertical metal siding installed with a pattern to comply with the City's aesthetic requirements.**

b. What views in the immediate vicinity would be altered or obstructed? **None.**

c. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

11. Light and Glare

a. What type of light or glare will the proposal produce? **None.**
What time of day would it mainly occur? **N/A**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**

c. What existing off-site sources of light or glare may affect your proposal? **None.**

d. Proposed measures to reduce or control light and glare impacts, if any: **LED yard area lights are designed to illuminate the site but will not result in offsite glare.**

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? **None.**

b. Would the proposed project displace any existing recreational uses? **No.** If so, describe. **N/A**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? **No.** If so, specifically describe. **N/A**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? **No.**
This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? **No.**
Please list any professional studies conducted at the site to identify such resources. **None.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **None.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None. If during construction anything that resembles a historic or cultural resource item is discovered, the work will be stopped, and consultation will occur with a cultural resource consultant to determine if the discovery is historically or culturally relevant.**

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. **The site is accessed off Port Way. Port Way can be accessed from I-5 Exit 22 via Dike Access Road and Schurman Way.**

Port Way can also be accessed from Guild Road and Schurman Way to the south. Show on site plans, if any.

b. Is the site or affected geographic area currently served by public transit? **No.** If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **There is no nearby transit stop.**

c. How many additional parking spaces would the completed project or non-project proposal have? **The completed project will have 36 parking spots, 2 of which will ADA spaces.** How many would the project or proposal eliminate? **None.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? **Street frontage improvements across the frontage of the site to Schurman Way, consisting of concrete sidewalk, two 40-foot wide driveways and lights will be constructed.** If so, generally describe (indicate whether public or private). **The improvements within the City road right-of-way will be public improvements.**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? **No.** If so, generally describe. **N/A**

f. How many vehicular trips per day would be generated by the completed project or proposal? **Using rates from the 10th Edition of the ITE Trip Generation Manual, the project is projected to generate 167 daily trips. A portion of these trips will be semi-trucks. Truck trips are expected to include: 3 company owned trucks that leave and return to the facility each day; 7-9 common carrier trucks that pickup material and deliver it to customers; and 5-8 common carrier trucks that to deliver inventory material to the facility. Additionally, as noted in the response to question 8i above, 33 employees will enter and exit the facility on a daily basis.**

If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **The PM peak hour is expected to be the busiest period for the proposed project. The percentage of trucks from the proposed project during the PM peak hour is anticipated to be less than 10% of the trips from the proposed project. Project trips were calculated using the 10th Edition of the ITE Trip Generation Manual. A trip generation letter for the project prepared by SCJ Alliance is included as an attachment to this SEPA checklist.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? **No.** If so, generally describe. **N/A.**

h. Proposed measures to reduce or control transportation impacts, if any: **None.**

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? **No.** If so, generally describe. **N/A**

b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, **telephone, sanitary sewer,** septic system, other _____

The bolded utilities above are in Port Way and Schurman Way and can readily be extended into the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **None for the preliminary earthwork.**

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: **Ryan Secrist**

Position and Agency/Organization: **President, Brown Strauss, Inc.**

Date Submitted: **April 29, 2021** .....

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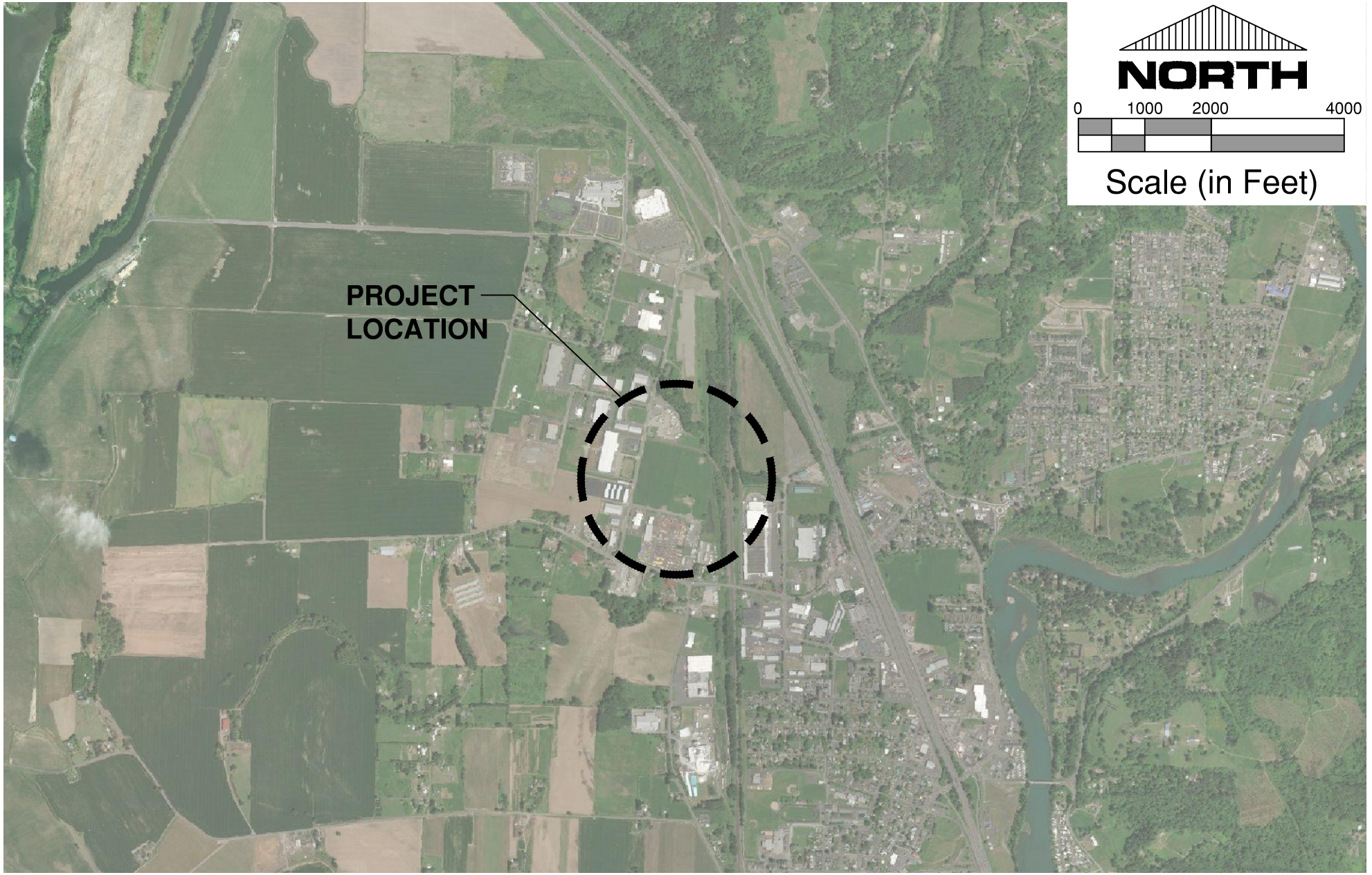

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Brown Strauss Site Development
Vicinity Map
Woodland, WA

SDCB TYPE #5033
GRATE=18.70
IE IN=15.56 8" ADS (W)
IE OUT=15.54 8" ADS (E)
SUMP=13.65

SD CULVERT #5330
IE= 16.36 8" ADS (DIR)

SDCB TYPE #5032
GRATE=18.77

SDCB TYPE #5031
GRATE=18.64

SDCB TYPE #5034
GRATE=18.35
IE OUT=16.02 12" ADS (W)
SUMP=14.79

SSMH #5030
RIM=19.26
IE IN=IE 11.58 6" PVC (E)
IE IN=11.29 12" PVC (S)
IE IN=11.37 6" PVC (W)
IE OUT=11.60 12" PVC (N)

SDCB TYPE #5028
GRATE=19.26

SDCB TYPE #5029
GRATE=19.35
IE OUT=16.50 15"PVC (W)
SUMP=15.85

SSCO #5233
POSIBLE CLEANOUT
NO LID (4"O) TOP=19.89

SSMH #5027
RIM=20.04

SDCB TYPE #5025
GRATE=20.03
IE OUT=17.47 15" PVC (W)
SUMP=16.84

SDCB TYPE #5026
GRATE=20.09

SSMH #5024
RIM=20.82
IE IN=12.92 8"PVC (W)
IE IN=12.72 12" PVC (S)
IE OUT=12.59 12" PVC (N)

SDCB TYPE #5023
GRATE=20.73

SDCB TYPE #5022
GRATE=20.67
IE OUT=17.88 15" PVC (W)
SUMP=17.08

SSMH #5021
RIM=21.60
IE IN=13.18 12" PVC (E)
IE IN=13.20 12" PVC (S)
IE IN=13.11 12" PVC (W)
IE OUT=13.05 12" PVC (N)

SSMH #5020
RIM=22.88
IE IN=13.56 12" PVC (E)
IE OUT=13.48 12" PVC (W)

SDCB TYPE #5019
GRATE=21.30
IE IN=18.40 12" ADS (N)
IE IN=18.14 12" ADS (S)
IE OUT=17.97 12" ADS (E)
SUMP=17.31

SDCB TYPE #5018
GRATE=21.33

SSMH #5017
RIM=21.60
IE IN=14.79 10"PVC (N)
IE IN=14.63 10" PVC (E)
IE OUT=14.52 12" PVC (W)

SDCB TYPE #5016
GRATE=20.66
IE IN=18.03 12" ADS (N)
IE IN=17.85 12" ADS (S)
IE IN=17.76 12" ADS (W)
IE OUT=17.14 24" ADS (E)
SUMP=16.46

SSMH #5012
RIM=21.67
IE IN=15.39 10" PVC (E)
IE OUT=15.26 10" PVC (W)

SDCB TYPE #5015
GRATE=20.8

SDCB TYPE #5013
GRATE=21.34
IE IN=17.74 12' ADS (N)
IE IN=17.55 12" ADS (S)
IE IN=17.06 24" ADS (W)
IE OUT=16.99 24" ADS (E)
SUMP=16.20

SDCB TYPE #5014
GRATE=21.28
IE IN=IE SIZE" TYPE (DIR)
IE OUT=IE SIZE" TYPE (DIR)

SSMH #5011
RIM=23.15
IE IN=16.34 6" PVC (NE)
IE IN=16.25 6" PVC (SE)
IE OUT=15.66 10" PVC (W)

SDMH #5010
RIM=23.51
IE IN=19.18 12" ADS (NE)
IE IN= 18.20 12" ADS (SE)
IE IN=16.20 24" ADS (W)
IE OUT=16.11 24" ADS (E)

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 21+70.47

63+00 62+00 61+00 60+00 59+00 58+00 57+00 56+00 55+00 54+00 53+00 52+00

2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00

SF

0 30 60 120
Scale: (in Feet)

NORTH

MARK	DATE	DESCRIPTION

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:

1. SAWCUT AND REMOVE EXISTING CURB, GUTTER, DRIVEWAY AND PAVEMENT

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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.
C1.0

CAROL L. REVIEW
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REGISTERED
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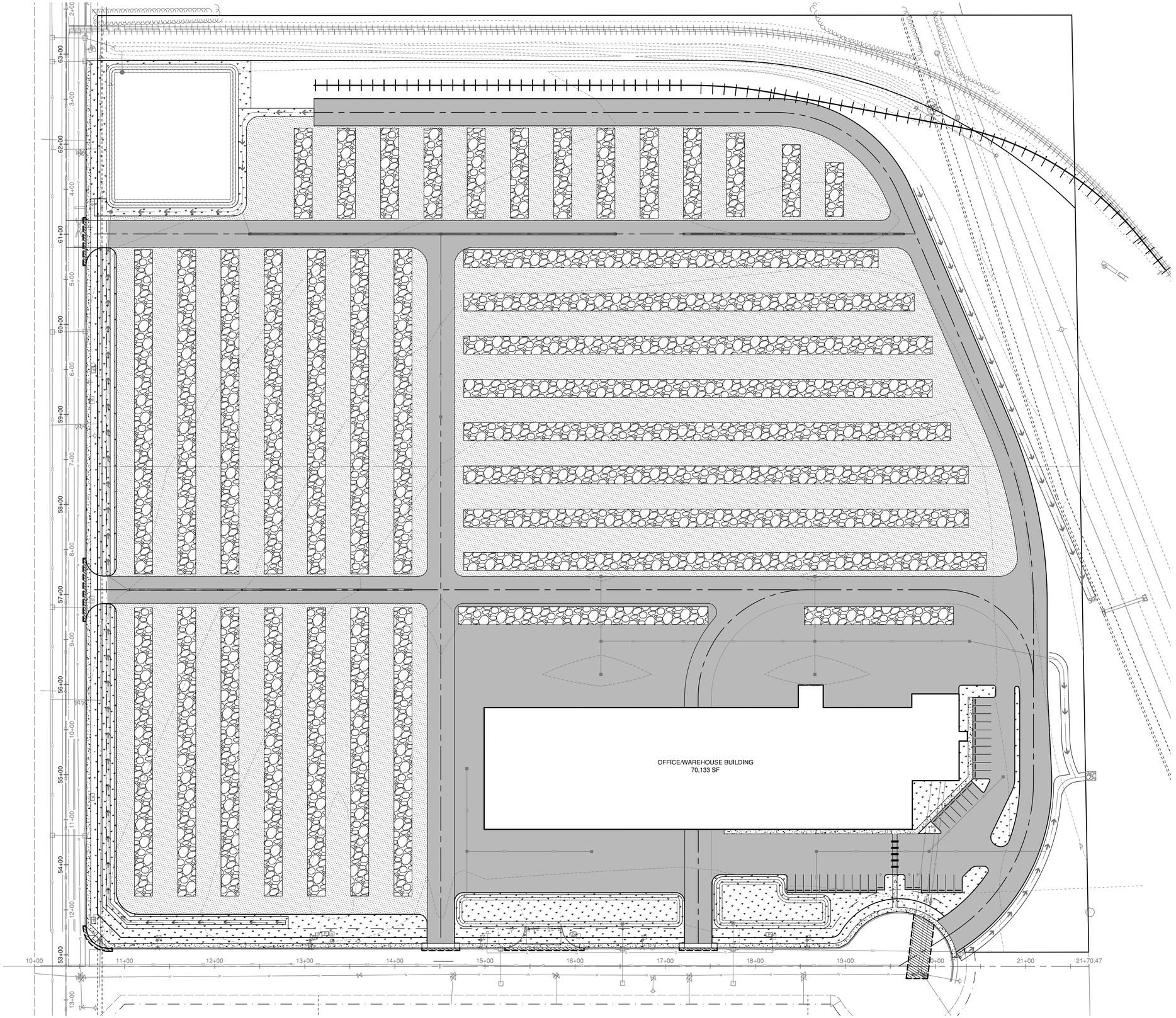
DRAWING: T:\PROJECTS\0366 COLLINS ARCH GROUP\0022 BROWN STRAUSS\CONTRACT DRAWINGS\0366022 – SITE PREP & TESC PLAN.DWG, LAYOUT TAB: C1.0, PLOT DATE: 4/19/2021 5:28:54 PM, DRAWING SAVE DATE: 4/19/2021 5:26:49 PM, PLOTTED BY: HSISSON
PROFILE: GIBBS & OLSON STANDARD – CSD IMPERIAL 2020, PLOT DEVICE: _GIBBS & OLSON – DWG TO PDF.PC3, PLOT STYLE TABLE: GIBBS-OLSON STANDARD MONOCHROME.CTB, PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)



NORTH

0 25 50 100

Scale: (in Feet)

LEGEND:

- POLLUTION GENERATING ASPHALT SURFACE
- NON-POLLUTION GENERATING ASPHALT SURFACE
- GRAVEL STORAGE AREA
- SIDEWALK
- PAVEMENT RESTORATION
- LANDSCAPE AREA. SEE LANDSCAPE PLAN

MARK	DATE	DESCRIPTION

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CITY OF WOODLAND
BROWN STRAUSS SITE DEVELOPMENT

PRELIM DESIGN SEPA SUBMITTAL
04-19-2021

C2.0 - SITE PLAN

0366.0022

SHEET NO.
C2.0

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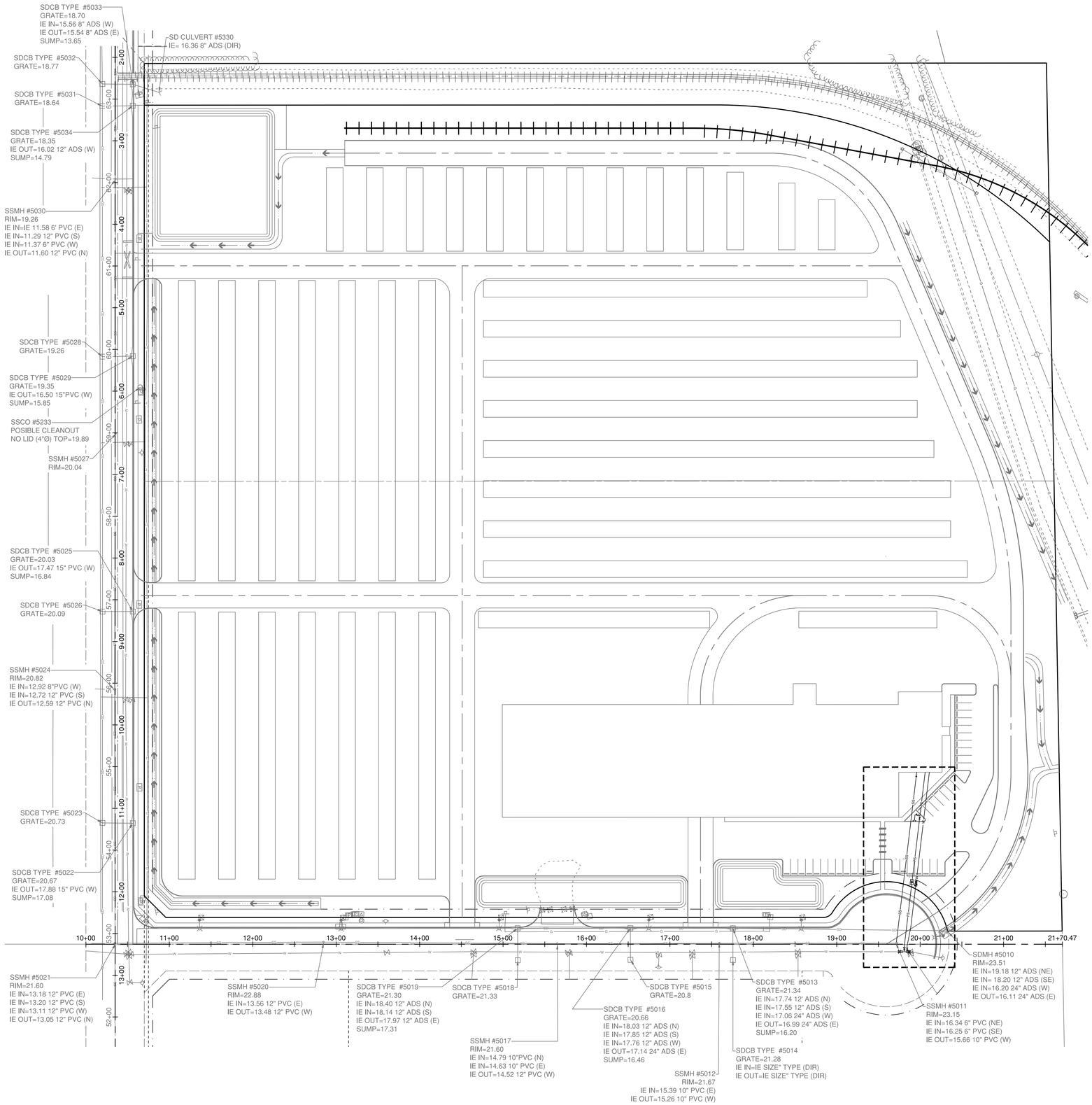

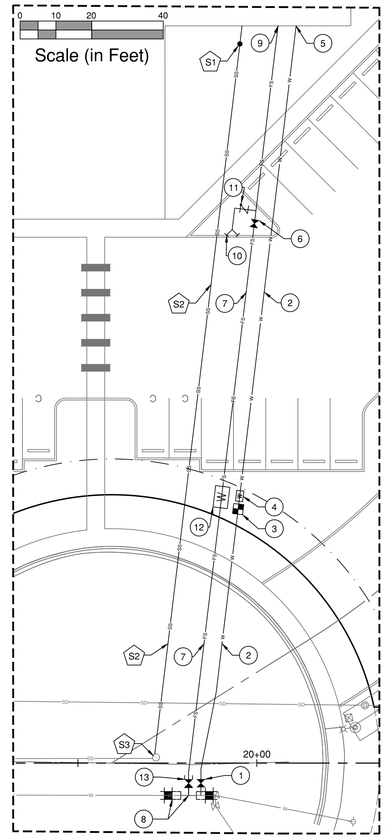

NORTH

0 30 60 120

Scale: (in Feet)

LEGEND:

- PROPOSED WATER
- PROPOSED FIRE SUPPRESSION LINE
- PROPOSED SANITARY SEWER
- 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 1½-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

MARK	DATE	DESCRIPTION

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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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PROFILE: GIBBS & OLSON STANDARD – C3D IMPERIAL 2020, PLOT DEVICE: ..\GIBBS & OLSON – DWG TO PDF.PC3, PLOT STYLE TABLE: GIBBS-OLSON STANDARD MONOCHROME.CTB, PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

NORTH

MARK	DATE	DESCRIPTION

0 30 60 120

Scale: (in Feet)

SDCB TYPE #5033
GRATE=18.70
IE IN=15.56 8" ADS (W)
IE OUT=15.54 8" ADS (E)
SUMP=13.65

SD CULVERT #5330
IE= 16.36 8" ADS (DIR)

SDCB TYPE #5032
GRATE=18.77

SDCB TYPE #5031
GRATE=18.64

SDCB TYPE #5034
GRATE=18.35
IE OUT=16.02 12" ADS (W)
SUMP=14.79

SDCB TYPE #5028
GRATE=19.26

SDCB TYPE #5029
GRATE=19.35
IE OUT=16.50 15"PVC (W)
SUMP=15.85

SDCB TYPE #5025
GRATE=20.03
IE OUT=17.47 15" PVC (W)
SUMP=16.84

SDCB TYPE #5026
GRATE=20.09

SDCB TYPE #5023
GRATE=20.73

SDCB TYPE #5022
GRATE=20.67
IE OUT=17.88 15" PVC (W)
SUMP=17.08

SDCB TYPE #5019
GRATE=21.30
IE IN=18.40 12" ADS (N)
IE IN=18.14 12" ADS (S)
IE OUT=17.97 12" ADS (E)
SUMP=17.31

SDCB TYPE #5018
GRATE=21.33

SDCB TYPE #5016
GRATE=20.66
IE IN=18.03 12" ADS (N)
IE IN=17.85 12" ADS (S)
IE IN=17.76 12" ADS (W)
IE OUT=17.14 24" ADS (E)
SUMP=16.46

SDCB TYPE #5015
GRATE=20.8

SDCB TYPE #5014
GRATE=21.28
IE IN=IE SIZE" TYPE (DIR)
IE OUT=IE SIZE" TYPE (DIR)

SDCB TYPE #5013
GRATE=21.34
IE IN=17.74 12' ADS (N)
IE IN=17.55 12" ADS (S)
IE IN=17.06 24" ADS (W)
IE OUT=16.99 24" ADS (E)
SUMP=16.20

SDMH #5010
RIM=23.51
IE IN=19.18 12" ADS (NE)
IE IN= 18.20 12" ADS (SE)
IE IN=16.20 24" ADS (W)
IE OUT=16.11 24" ADS (E)

IE: 18.00

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:

1. CONSTRUCT BIOFILTRATION SWALE PER DETAIL, SHT C4.1
2. CONSTRUCT STORMWATER DETENTION
3. INSTALL FLOW CONTROL MANHOLE PER DETAIL, SHT C4.1
4. CONSTRUCT BIORETENTION FACILITY
5. INSTALL 12-INCH NYLOPLAST OVERFLOW WITH DOME GRATE PER DETAIL, SHT 4.1
6. INSTALL 8-INCH CPSSP STORM SEWER PIPE S = 0.005 FT/FT (MIN)
7. INSTALL 12-INCH CPSSP STORM SEWER PIPE S = 0.005 FT/FT (MIN)
8. INSTALL TYPE 13 PER DETAIL, SHT C4.X GRATE = 19.00 IE = XX.XX
9. 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
10. 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
11. 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
12. 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
13. 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
14. 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
15. 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
16. 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
17. 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
18. 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
19. 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 = 23.66 IE = XX.XX
20. INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 23.10 IE = XX.XX
21. INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 23.61 IE = XX.XX
22. INSTALL TYPE 1 W/ 7.5-FOOT X 7.5 FOOT CONCRETE COLLAR (8-INCH DEPTH) PER DETAIL, SHT C4.X GRATE = 23.49 IE = XX.XX
23. 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
24. 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
25. 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
26. 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
27. 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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C4.0 - GRADING & DRAINAGE PLAN

0366.0022

SHEET NO.
C4.0

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