

SITE PLAN REVIEW - PRELIMINARY

FOR BOZARTH MULTIFAMILY WOODLAND, WA

PREPARED FOR:

BELCORP

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PREPARED BY:

WINDSOR ENGINEERS

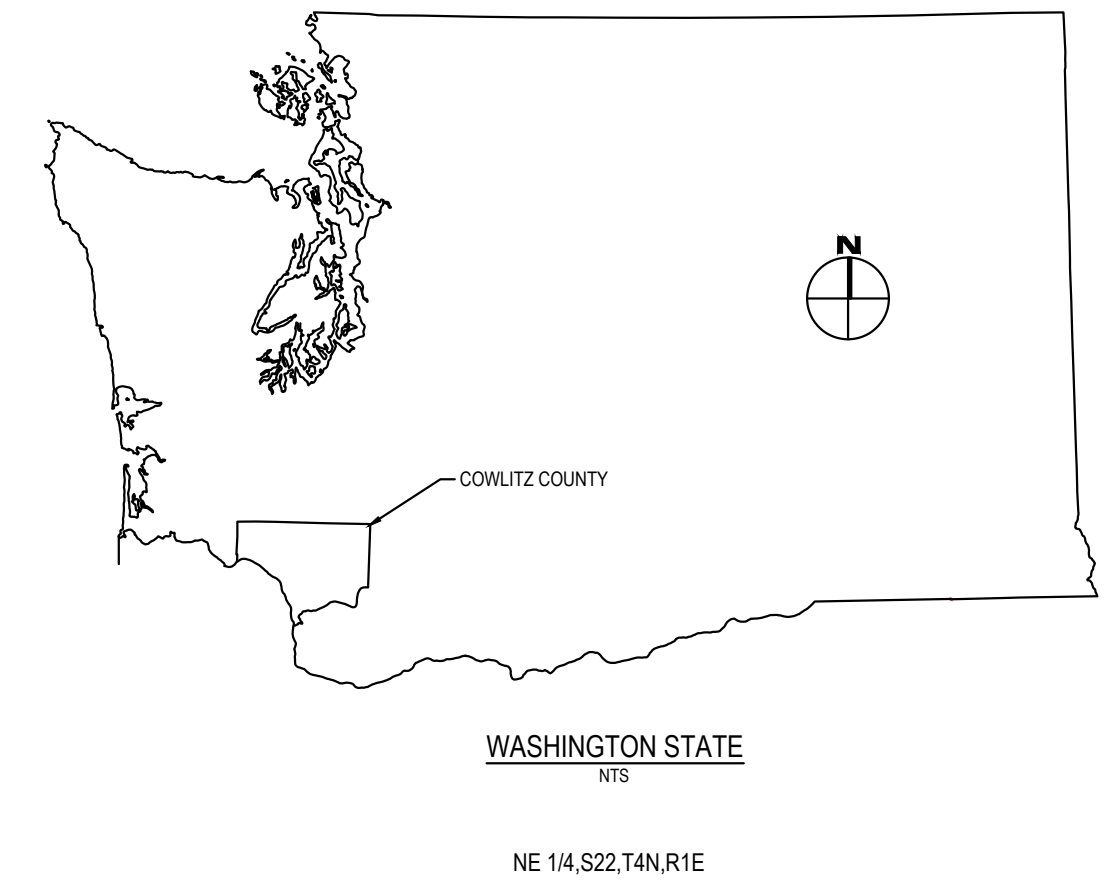
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SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	PRELIMINARY SITE PLAN
C4	LANDSCAPE PLAN



VICINITY MAP
NTS

PARCEL NUMBERS: 505030200 AND 5052501
LOT SIZE: 0.27 AC AND 0.39 AC
ZONING RESIDENTIAL (HDR)

SIGNATURE BLOCK

<u>CITY OF WOODLAND</u>	<u>CITY OF WOODLAND PERSONNEL</u>
230 DAVIDSON AVE PO BOX 9 WOODLAND, WA 98674	TRAVIS GODDARD - COMMUNITY DEVELOPMENT TRACY COLEMAN - PUBLIC WORKS DIRECTOR DEBI CLER - BUILDING OFFICIAL MARK NELSON - ENGINEERING KATHRYN MYKLEBUST - ENGINEERING AIDE MIKE JACKSON - DIVISION FIRE CHIEF
PHONE: 360-225-8281	

CITY OF WOODLAND	
BY _____ PUBLIC WORKS DIRECTOR	DATE _____
BY _____ CITY ENGINEER	DATE _____
BY _____ COMMUNITY DEVELOPMENT DIRECTOR	DATE _____
BY _____ FIRE MARSHAL	DATE _____



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

No.	Description

LINE IS 1" ON FULL
SCALE DRAWING



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PRELIMINARY

BOZARTH MULTIFAMILY

BOZARTH AVENUE
5TH STREET AND 560 BOZARTH AVENUE
WOODLAND, WA 98674

PROGRESS SET

Issue Date: 2022/02/11

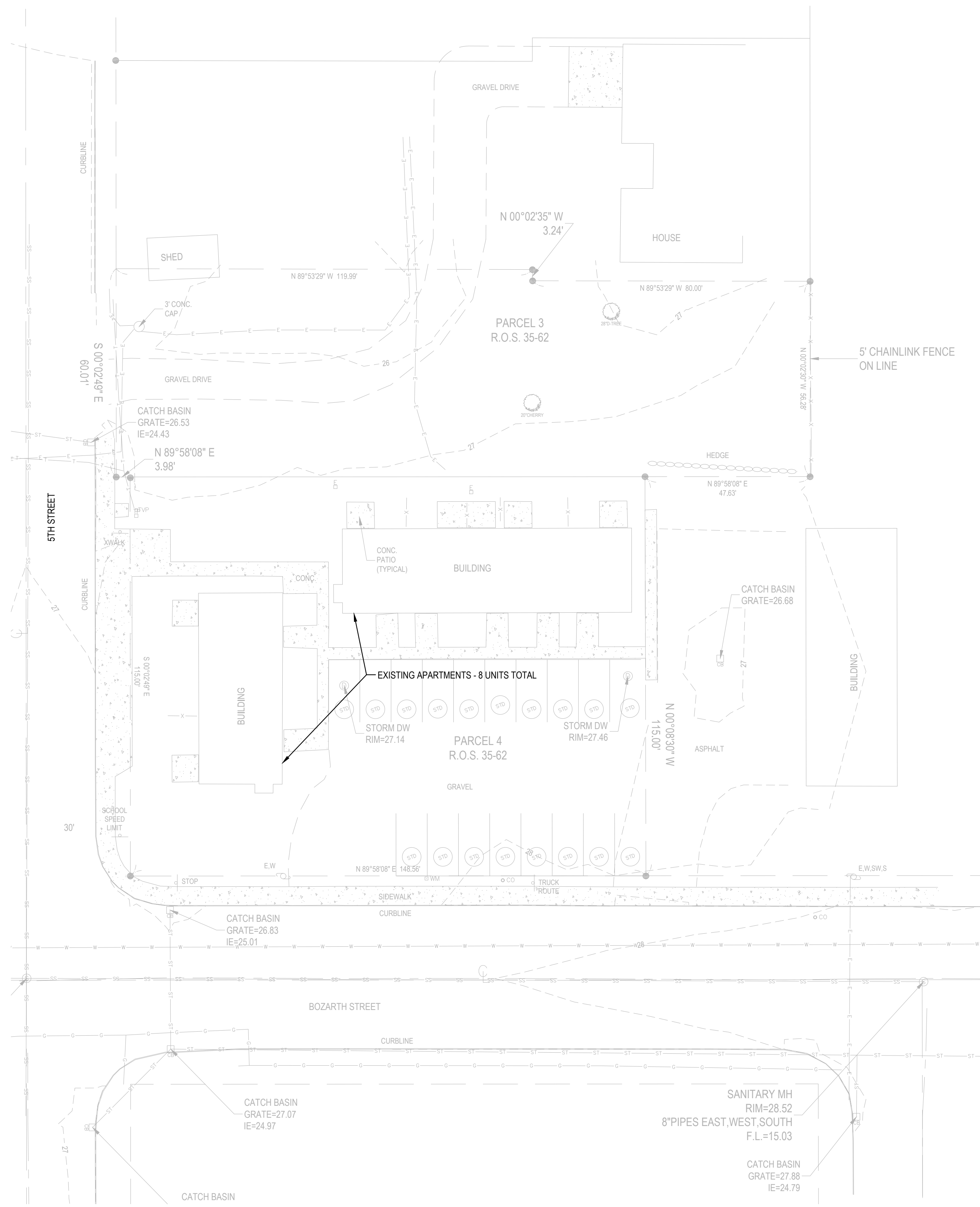
COVER SHEET

Project Manager DCK
Drawn by DCK
Checked by EOR

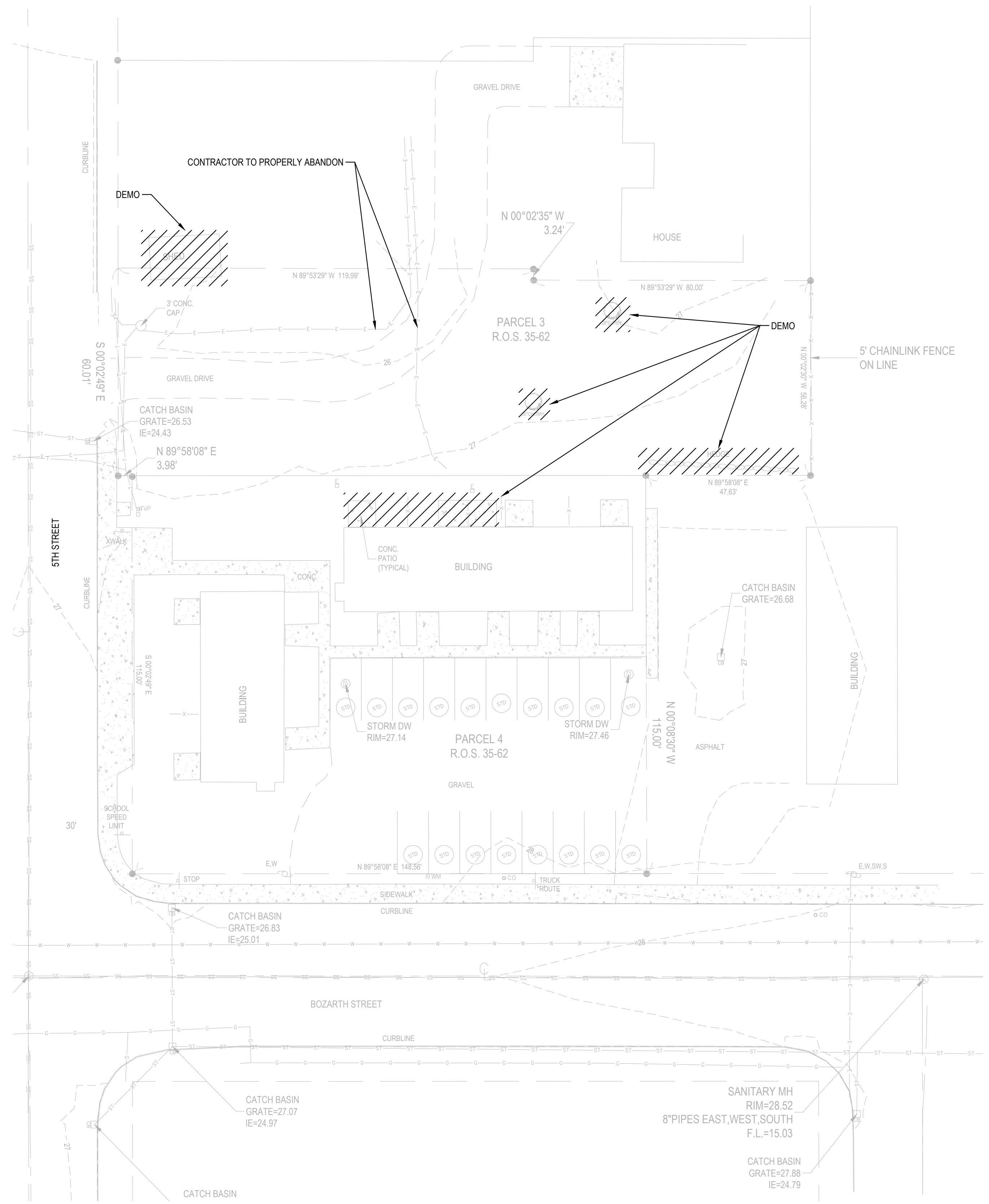
C1

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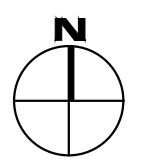
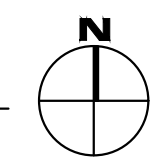
Plot Date: 2/11/2022 6:01 PM - File: C:\Users\Kosik\OneDrive\Work\Projects\2021\Projects\21065.1\Bozarth Multifamily\02_Drawings\01_Working\Sheets\C2-EXISTING CONDITIONS PLANNING



1 EXISTING SITE PLAN
1" = 20'



1 DEMOLITION PLAN
1" = 20'



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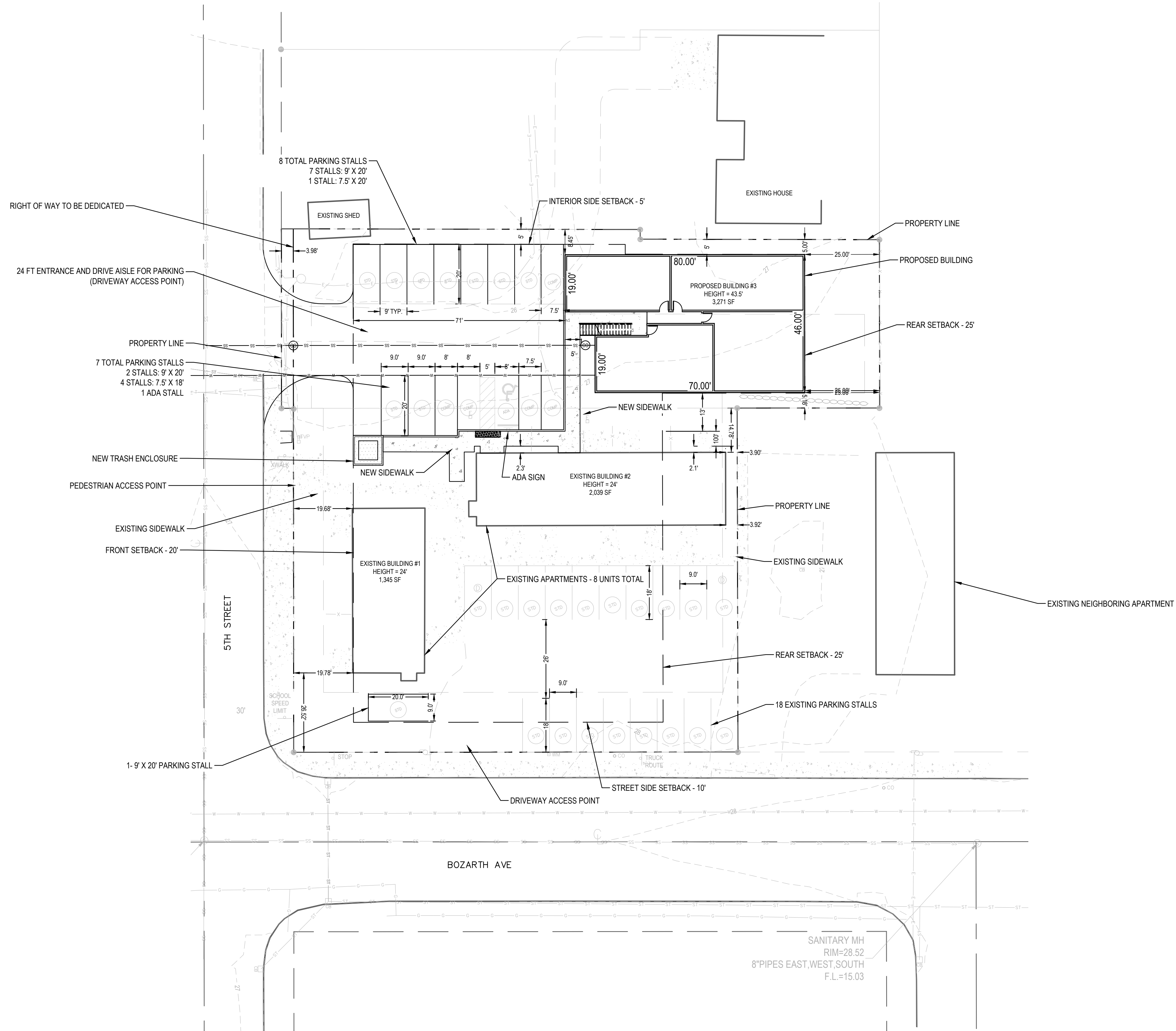
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EXISTING CONDITIONS AND DEMO PLAN

C2

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GENERAL SHEET NOTES:

1. MAXIMUM ALLOWABLE ZONING DENSITY: 35 UNITS/ ACRE
 - 1.1. TOTAL PARCEL DENSITY: 23 UNITS (0.66 ACRES TOTAL)
 - 1.2. 8 EXISTING UNITS ON PARCEL
 - 1.3. LOT DENSITY ALLOWS 15 ADDITIONAL UNITS
2. 1.5 PARKING STALLS PER 2 BEDROOM OR LESS UNIT
 - 2.1. 23 UNITS = 34.5 PARKING STALLS = 34 PARKING STALLS TOTAL
3. 18 TOTAL EXISTING PARKING STALLS
 - 3.1. 6 EXISTING SPACES COUNT FOR NEW PROPOSED BUILDING
4. NEW PROPOSED LOTS INCLUDES 16 STALLS - ENOUGH FOR 15 UNITS
 - 4.1. ONE ADA COMPLAINT STALL
 - 4.2. 5 - PARKING COMPACT STALLS - 7.5' X 18'
 - 4.3. 10 - PARKING STANDARD STALLS - 9' X 20'

DESCRIPTION	SQUARE FEET	% OF IMPERVIOUS
BOUNDARY	28,766	100%
BUILDING #3 - PROPOSED	3,271	11.4%
SIDEWALK - PROPOSED	1,027	3.6%
PAVEMENT DRIVE LANE/PARKING - PROPOSED	5,060	17.6%
TRASH ENCLOSURE - PROPOSED	100	0.3%
LANDSCAPE AREA	8,282	28.7%
BUILDING #1 - EXISTING	1,345	4.7%
BUILDING #2 - EXISTING	2,039	7.1%
SIDEWALK - EXISTING	1,455	5.1%
GRAVEL DRIVE LANE/PARKING - EXISTING	6,187	21.5%
TOTAL	28,766	100%

PARKING STALLS	EXISTING	PROPOSED	REQUIRED
ADA	0	1	1
STANDARD	18	10	33
COMPACT	0	5	-

1 SITE PLAN
Scale: 1" = 20'



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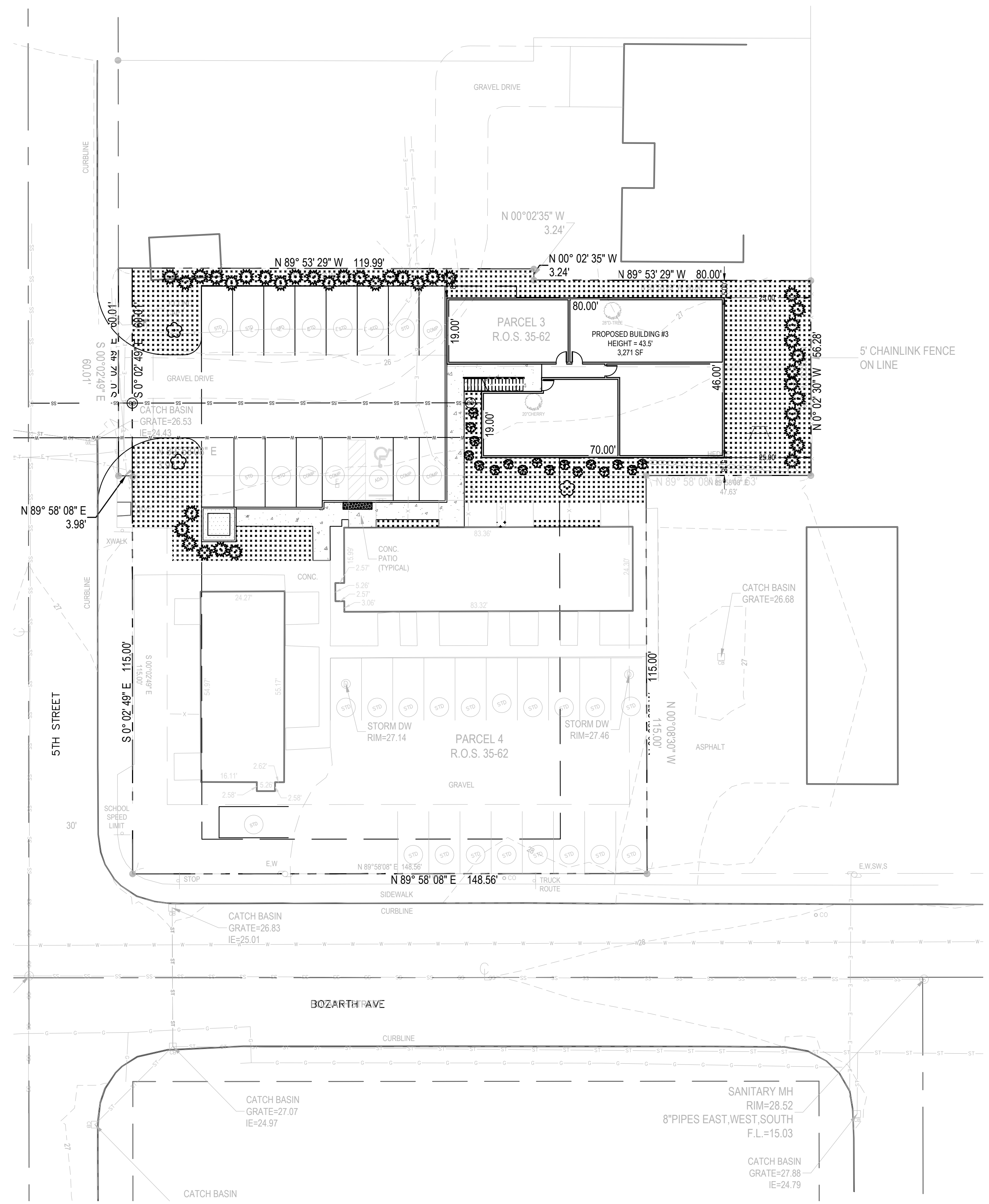
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PRELIMINARY SITE PLAN

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 Checked by EOR

C3

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LANDSCAPE NOTES

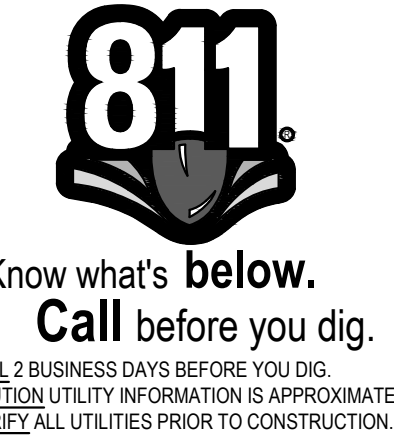
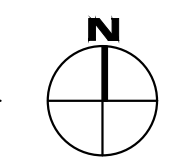
DURING SITE PREPARATION SOIL MUST BE LOOSENEED OR UNCOMPACTED IN LANDSCAPE AREAS WHERE NECESSARY DUE TO COMPACTION. SOIL MUST BE UNCOMPACTED, AT MINIMUM, DOWN TO 24" BELOW SURFACE GRADE IN ANY LANDSCAPE BUFFER, STREET FRONTAGE, OR PARKING LOT LANDSCAPE AREAS. DEPTH OF SOIL LOOSENEED OR UNCOMPACTED MAY BE LESS IF RECOMMENDED BY QUALIFIED LANDSCAPE PROFESSIONAL. WHERE NECESSARY SOIL AMENDMENTS MAY BE ADDED FROM A VERIFIED SOURCE.

TREES PLANTED WITHIN 10' OF A PUBLIC STREET, SIDEWALK, PAVED TRAIL OR WALKWAY MUST BE DEEP-ROOTED SPECIES AND MUST BE SEPARATED FROM HARDSCAPES BY A ROOT BARRIER TO PREVENT PHYSICAL DAMAGE TO PUBLIC IMPROVEMENTS.

LEGEND

- ASPHALT
- PARKING
- CONCRETE
- GRASS
- ROOF
- UNDISTURBED
- STORM FACILITY
- RETAINING WALL
- TREE - DECIDUOUS
- TREE - CONIFEROUS
- SHRUB
- PICNIC TABLE

1 LANDSCAPE PLAN
Scale: 1" = 20'



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Checked by EOR

LANDSCAPE PLAN

C4

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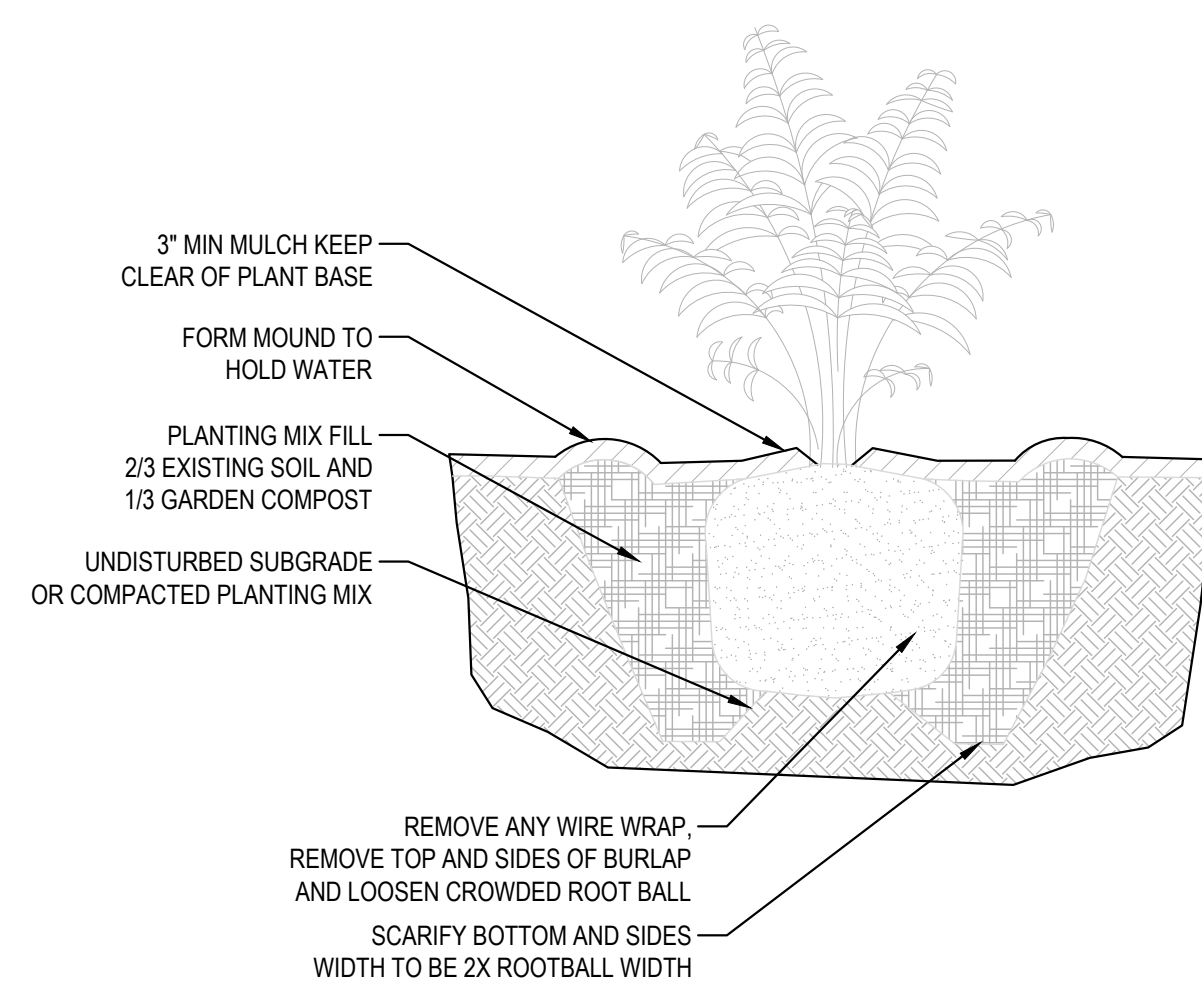
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GENERAL SHEET NOTES:

- A. CONTRACTOR TO DISPOSE OF EXISTING TREES, SHRUBS, AND OTHER DEMOLITION DEBRIS IN AN ACCEPTABLE MANNER OF THE CONTRACTOR'S CHOOSING
- B. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH OF ALL STREET TREES ASSOCIATED WITH THIS PROJECT BY WATERING AND ALL OTHER NECESSARY CARE UNTIL PROJECT IS ACCEPTED BY THE CITY OF KALAMA.

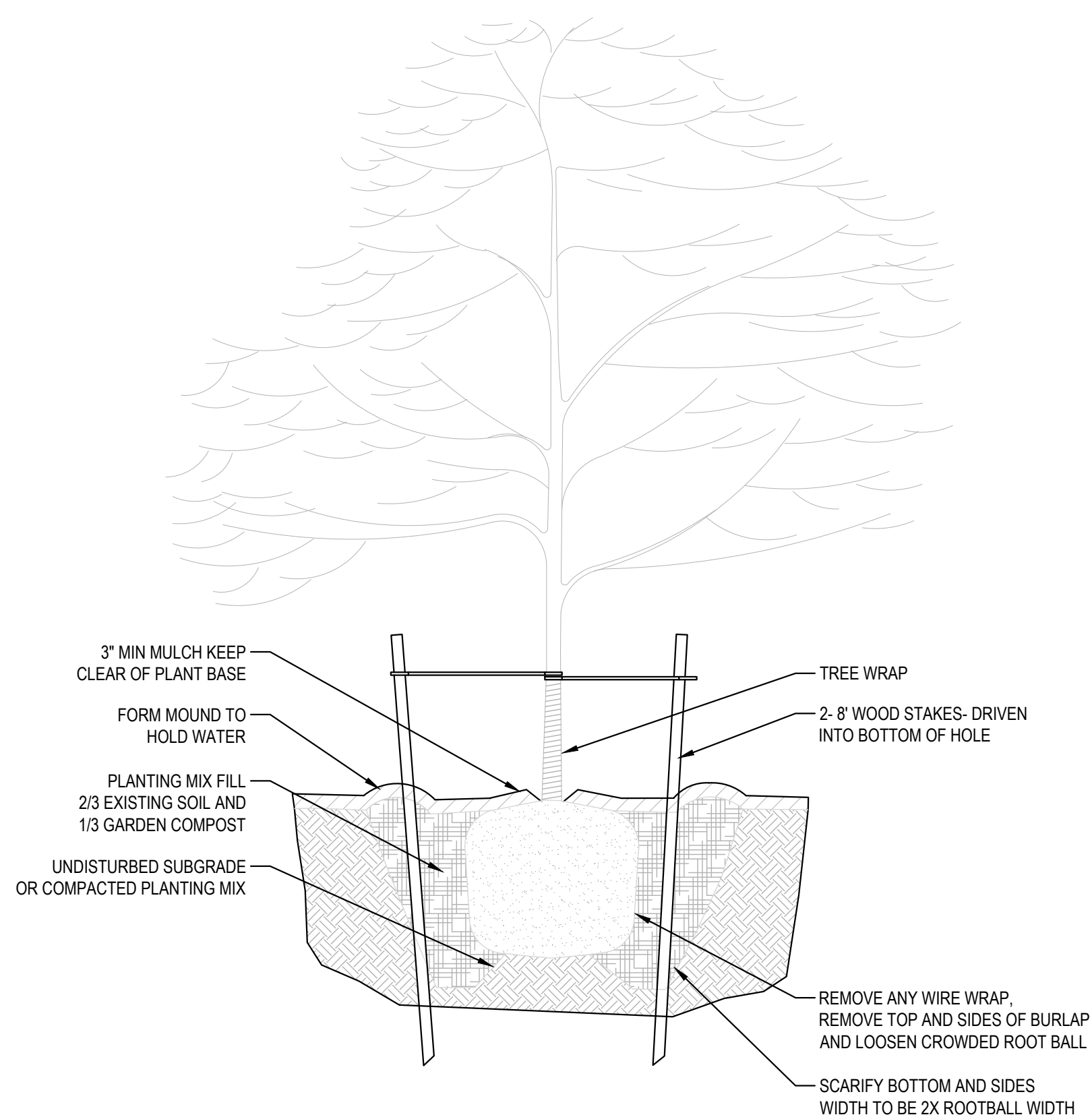
KEYNOTE :

- 800 STREET TREES TO BE PLANTED PER WOODLAND CODE
- 801 SIGHT DISTANCE TRIANGLE



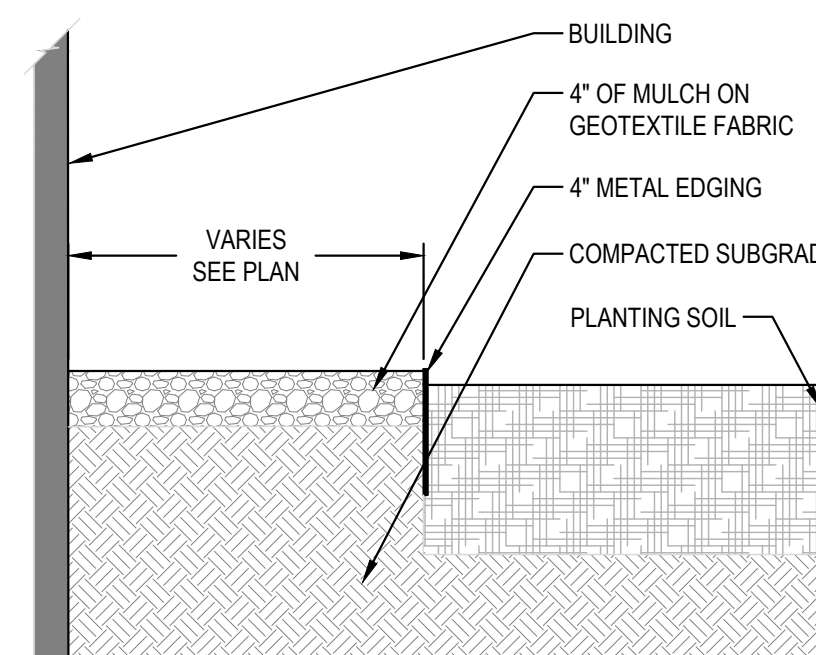
1 SHRUB PLANTING DETAIL

Scale: NTS



2 TREE PLANTING DETAIL

Scale: NTS



3 MULCH / EDGING DETAIL

Scale: NTS



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LANDSCAPE DETAILS PLAN

C4.1

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