

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

WOODLAND CREEK SUBDIVISION

BEING A PORTION OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE
WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON

PRELIMINARY APPLICATION
OCTOBER 2020

APPLICANT:

HINTON SERVICES, LLC
ATTN: JOE MELO
14010-A NE 3RD COURT, SUITE 106
VANCOUVER, WA 98685
PH: 360.921.7410
EM: joe@hintondevelopment.com

PROPERTY ADDRESS:

2336 LEWIS RIVER ROAD
WOODLAND, WA 98674

PARCELS: 508280100, 508300100, 508200100, 508180100, 508220100, 508230100, 508240100, 508250100, 508260100

OWNER:
TRIANGLE HOLDINGS LLC

CONTACT PERSON:

SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

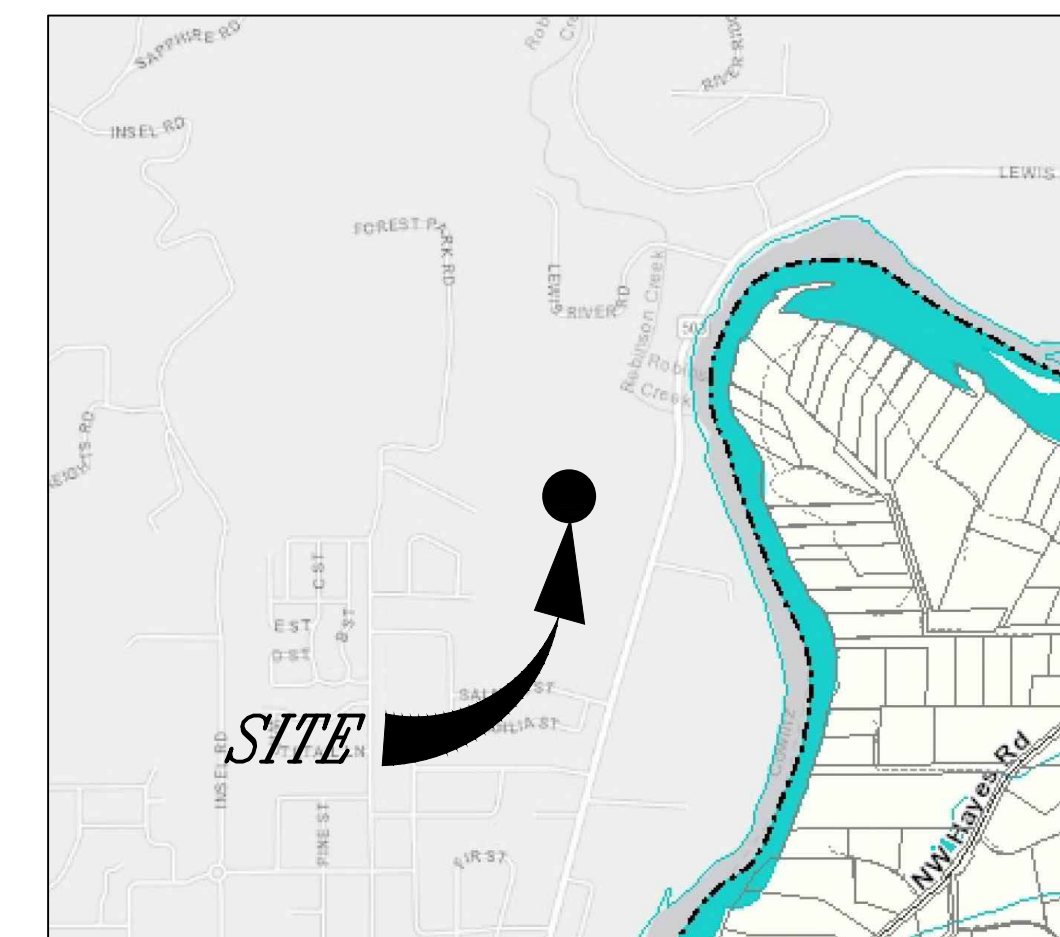
EXISTING PARCEL NUMBERS	508280100, 508300100, 508200100, 508180100, 508220100, 508230100, 508240100, 508250100, 508260100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	RLD-8.5
GROSS SITE AREA	41.17 ACRES 1,793,320 S.F.
TRANSIT ROUTES	NEAREST STOP IS UNKNOWN
EXISTING WATER AND SEWER	PUBLIC SEWER FROM CITY PUBLIC WATER FROM CITY

ENVIRONMENTAL CONDITIONS

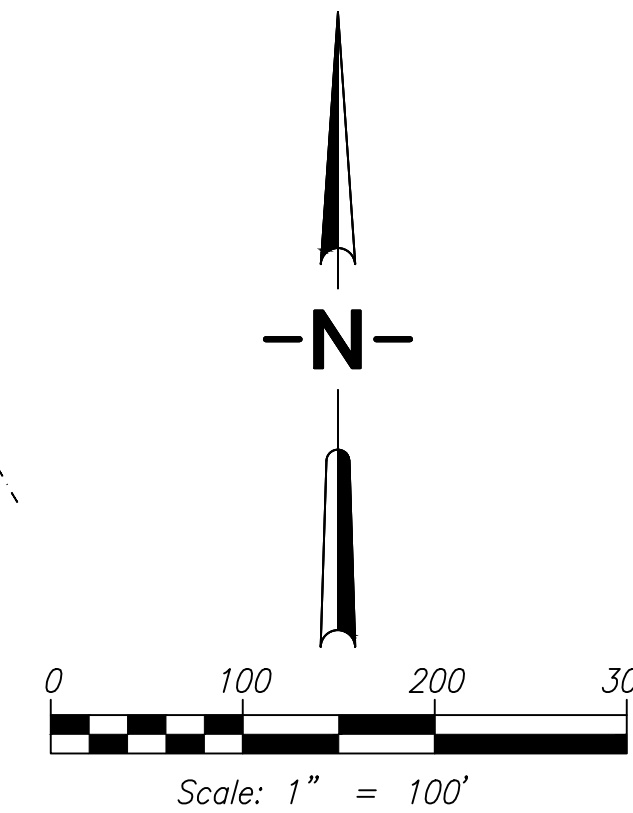
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EXISTING CONDITIONS DISCLAIMER

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VICINITY MAP
NTS



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EXISTING CONDITIONS

WOODLAND CREEK P.U.R.D. SUBDIVISION

WASHINGTON

CITY OF WOODLAND

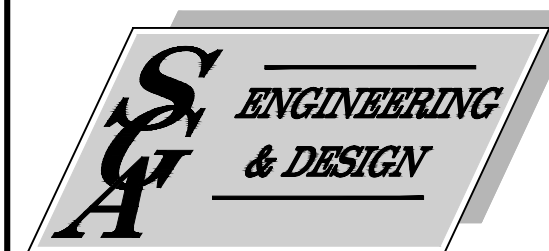
PRELIMINARY

REVISIONS

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CHECKED BY: JTM, JAI
SCALE: 1" = 100'

JOB NUMBER
2013

SHEET
PRE1.0



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LANDSCAPE ARCHITECTURE

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EXISTING CONDITIONS - NORTH

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WASHINGTON

CITY OF WOODLAND

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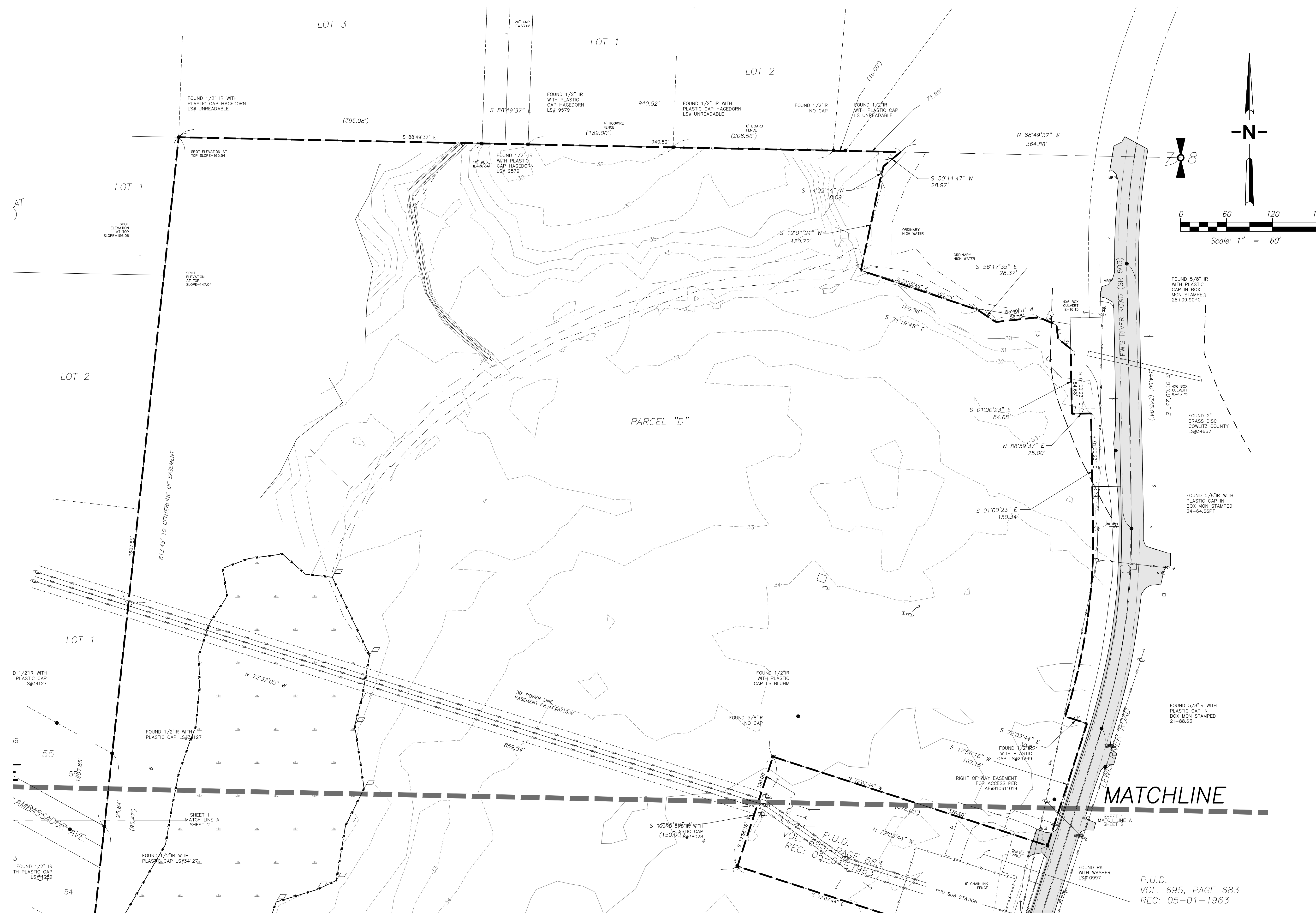
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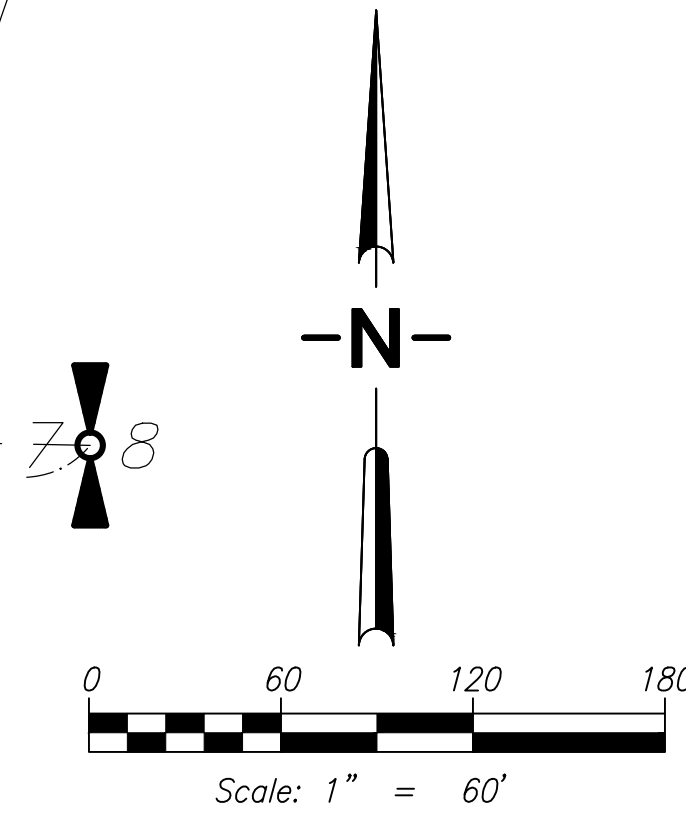
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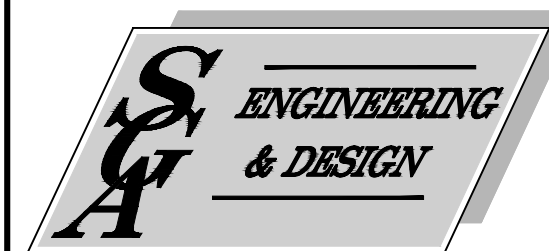
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VOL. 695, PAGE 683
REC: 05-01-1963

MATCHLINE

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EXISTING CONDITIONS - SOUTH

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WASHINGTON

CITY OF WOODLAND

PRELIMINARY

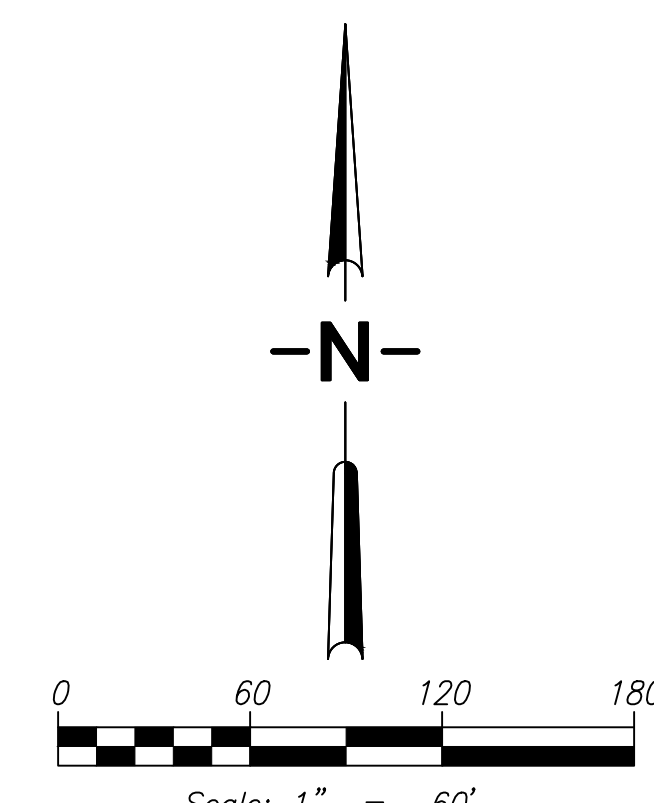
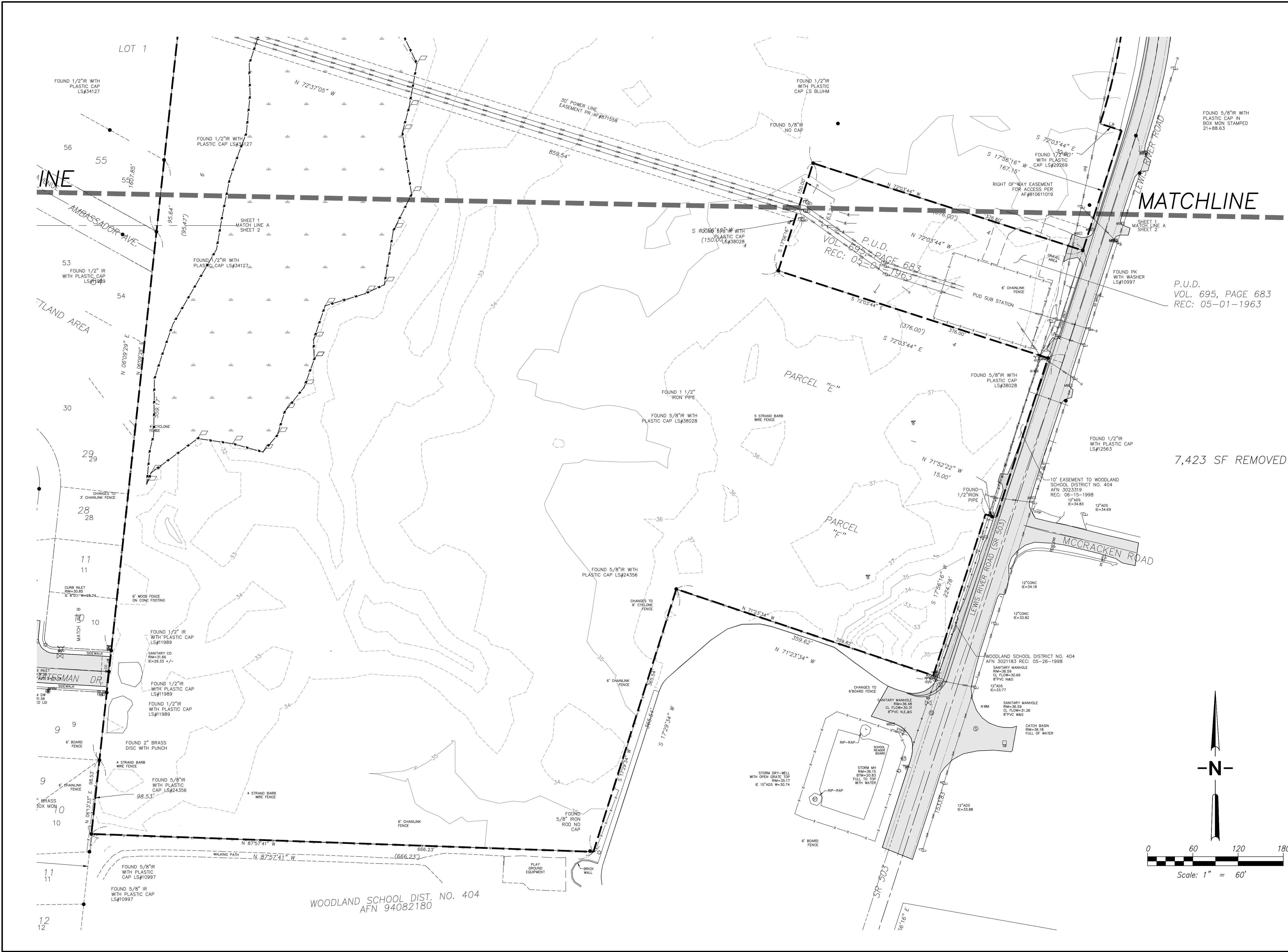
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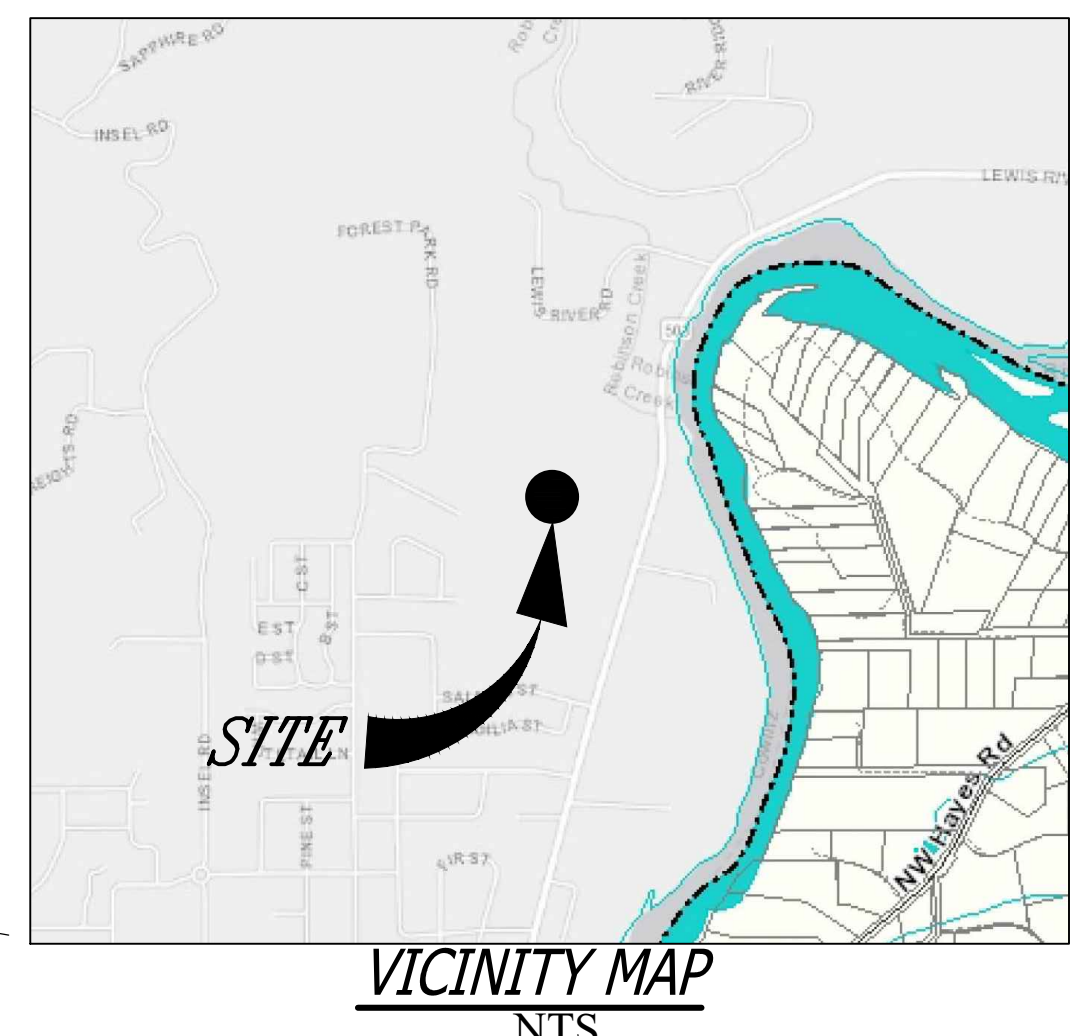
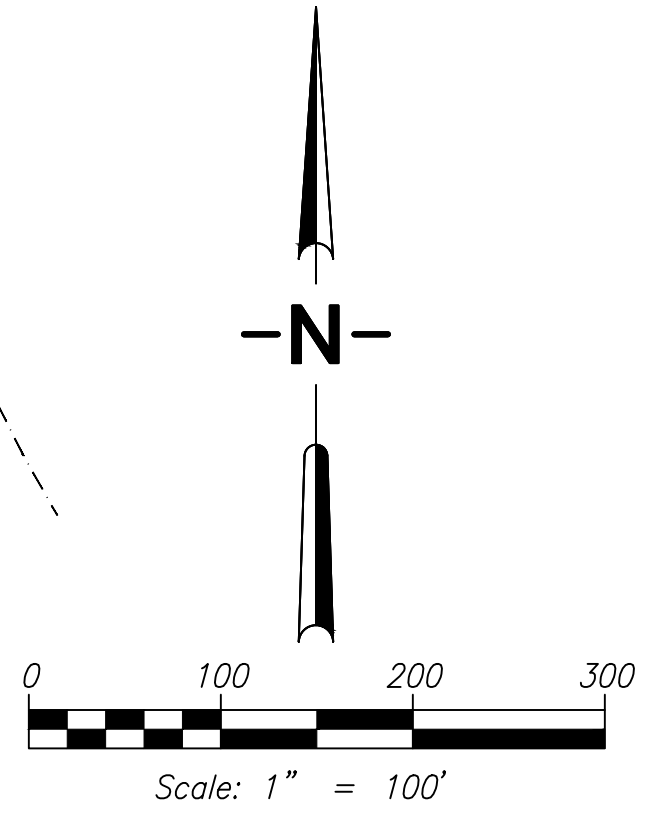
WOODLAND SCHOOL DIST. NO. 404
AFN 94082180

7,423 SF REMOVED A

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VOL. 695, PAGE 683
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PROPOSED SITE INFORMATION

PROPOSED USE
 SINGLE-FAMILY RESIDENTIAL (150 LOT) P.U.R.D. SUBDIVISION

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	8,500 SF MIN. ALLOWED 4,250 SF WITH P.U.R.D. (UP TO 10% CAN BE SMALLER)
AVERAGE LOT WIDTH	40' MIN. ALLOWED (10% AT 35' WIDE ALLOWED)
AVERAGE LOT DEPTH	N/A
FRONT YARD SETBACK	18'
STREET SIDE YARD SETBACK	7.5'
INTERIOR SIDE YARD SETBACK	5'
REAR YARD SETBACK	7.5'
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	30'

UTILITY PROVIDERS

SEWER	CITY OF WOODLAND
WATER	CITY OF WOODLAND
ELECTRICAL	COWLITZ COUNTY PUD

STORMWATER MANAGEMENT

TREATMENT	PER CITY STANDARDS
DISPOSAL	STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S STORMWATER WILL BE TREATED, DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

PROPOSED SITE AREA SUMMARY

GROSS SITE AREA	ACRES	S.F.
41.17	41.17	1793320
NET SITE AREA (GROSS AREA-R/W)	35.15	1531133
PUBLIC RIGHT-OF-WAY DEDICATED	6.02	262187

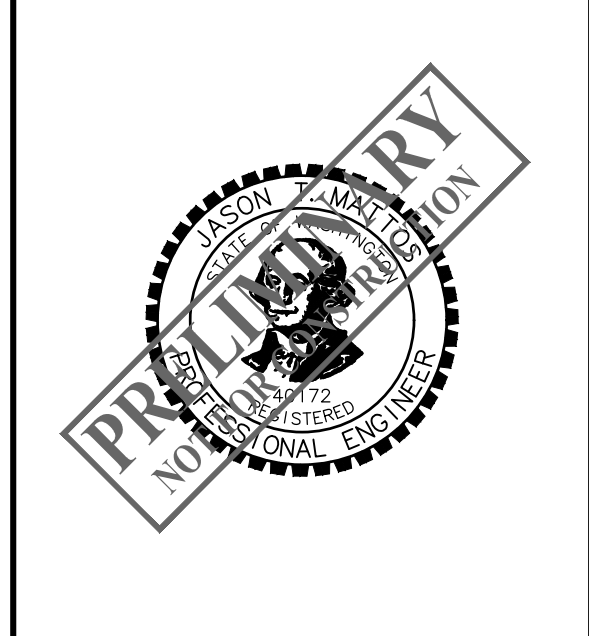
DENSITY CALCULATIONS
 GROSS SITE AREA - R.O.W., CRITICAL AREAS AND UTILITY TRACTS
 41.14 ACRES - 6.02 - 14.39 - 1.03 = 19.73 ACRES NET DEVELOPABLE AREA
 150 UNITS PROPOSED / 19.73 = 7.60 UNITS PER ACRE DENSITY
 AVERAGE LOT SIZE = 5,576 SF

SUBSTANDARD LOT CALCULATIONS
 150 UNITS PROPOSED X 10% = 15 LOTS MAX ALLOWED TO BE < 4,250 SF
 15 LOTS PROPOSED @ 35' WIDE X 100' DEEP = 3,500 SF

ENGINEERING & DESIGN

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2005 BROADWAY
 VANCOUVER, WA 98663
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PRELIMINARY PLAT

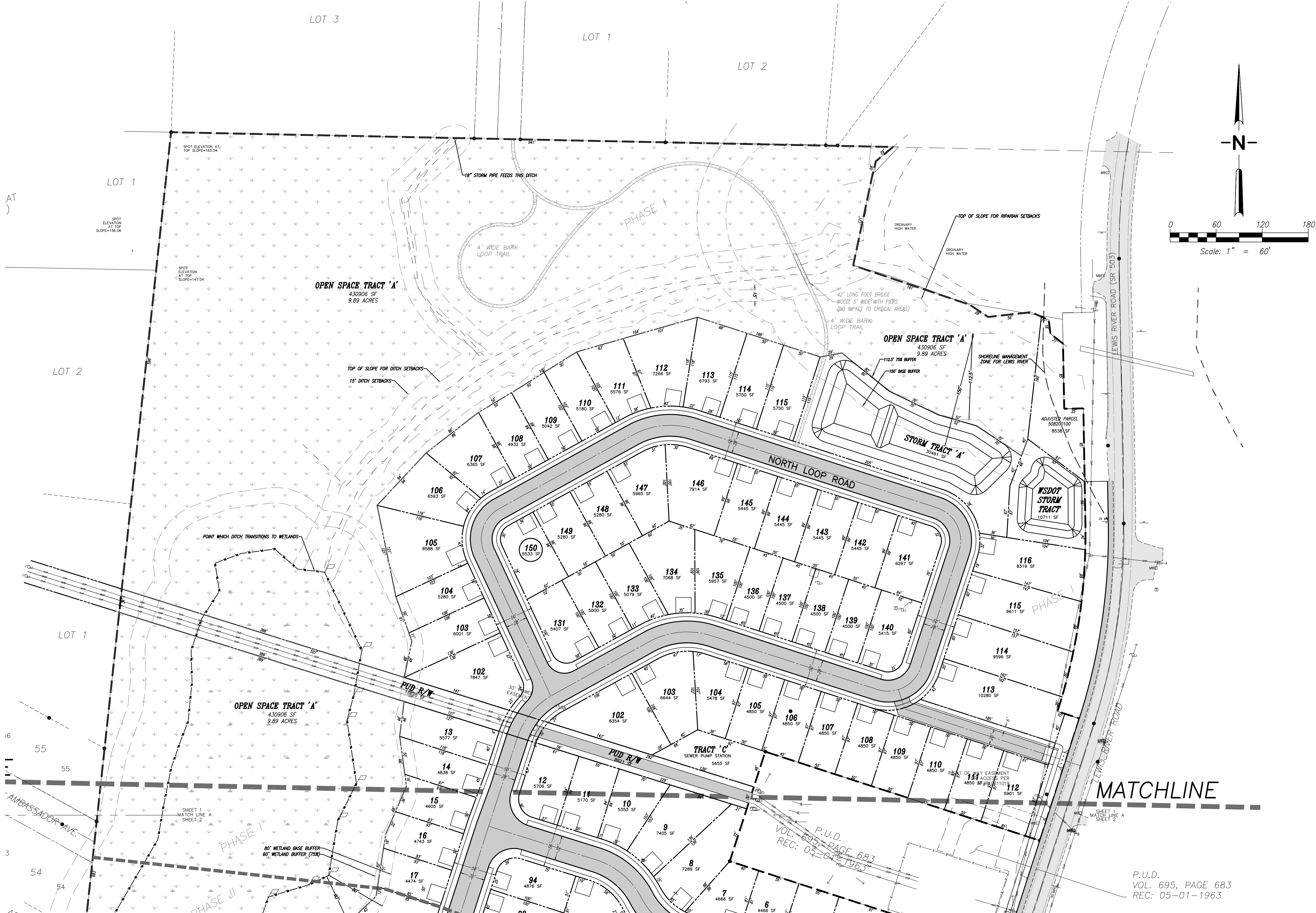
**WOODLAND CREEK
 P.U.R.D. SUBDIVISION**

WASHINGTON

CITY OF WOODLAND

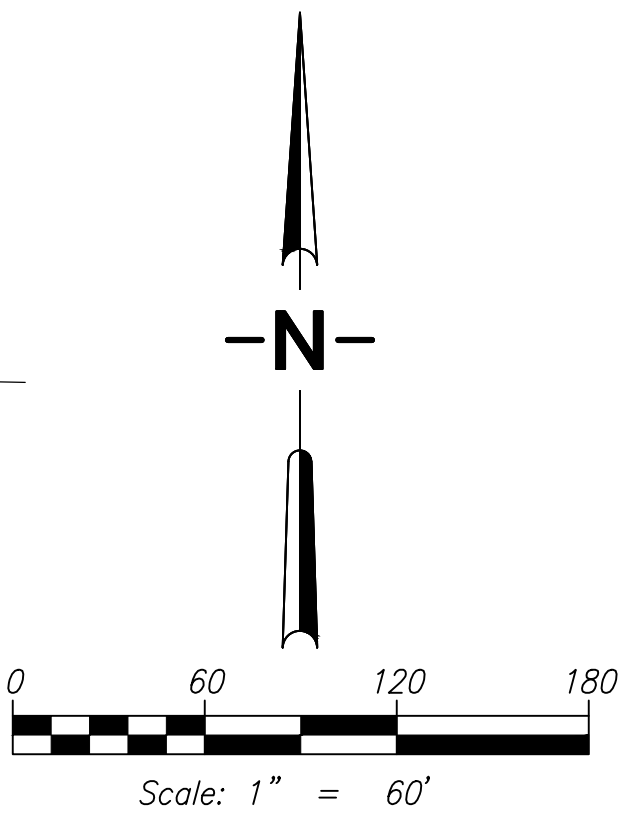
PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT, JAI
DRAWN BY:	SAT, JAI
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SCALE:	1" = 100'
JOB NUMBER	SHEET
2013	PRE2.0

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 LANDSCAPE ARCHITECTURE

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PRELIMINARY PLAT - NORTH

WOODLAND CREEK P.U.R.D. SUBDIVISION

WASHINGTON
 CITY OF WOODLAND

PRELIMINARY

REVISIONS

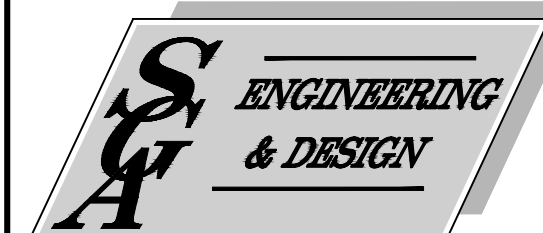
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JOB NUMBER: 2013 SHEET: PRE2.1

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 VOL. 695, PAGE 683
 REC: 05-01-1963

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LANDSCAPE ARCHITECTURE

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PRELIMINARY PLAT - SOUTH

WOODLAND CREEK P.U.R.D. SUBDIVISION

CITY OF WOODLAND
WASHINGTON

PRELIMINARY

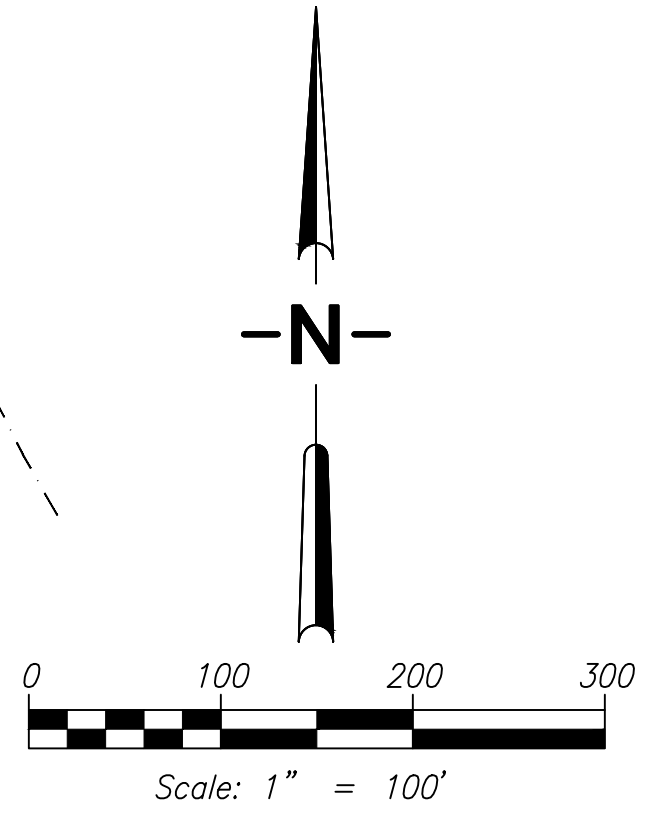
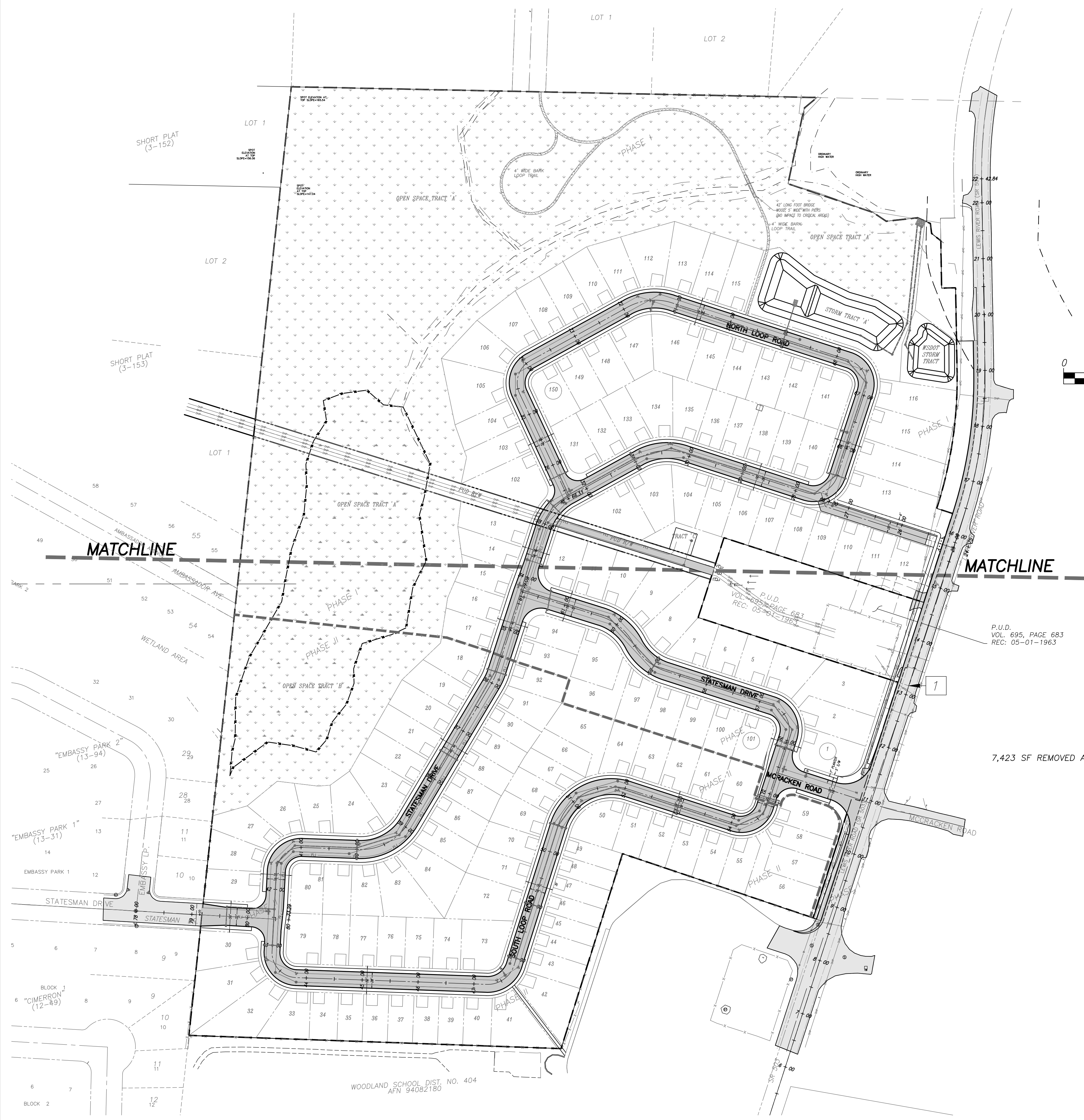
REVISIONS

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JOB NUMBER
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DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
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STREET AND UTILITY SHEET

WOODLAND CREEK P.U.R.D. SUBDIVISION

CITY OF WOODLAND WASHINGTON

PRELIMINARY

REVISIONS

NO.	DATE	DESCRIPTION

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JOB NUMBER: 2013 SHEET: PRE3.0

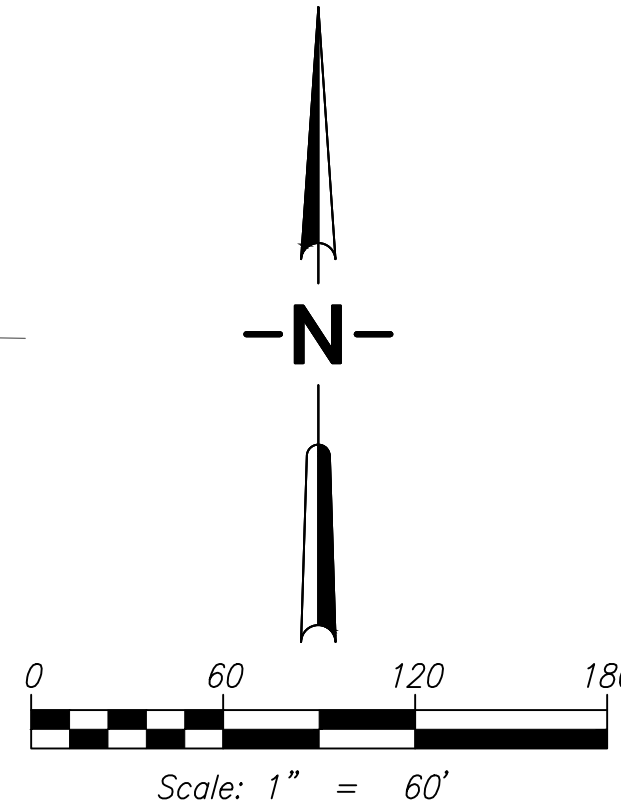
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WOODLAND SCHOOL DIST. NO. 404
AFN 94082180

MATCHLINE

MATCHLINE

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PRELIMINARY PLAT - NORTH
**WOODLAND CREEK
P.U.R.D. SUBDIVISION**
CITY OF WOODLAND WASHINGTON

REVISIONS

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JOB NUMBER 2013 SHEET PRE3.1

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VOL. 695, PAGE 61
REC: 05-01-1963

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VOL. 695, PAGE 683
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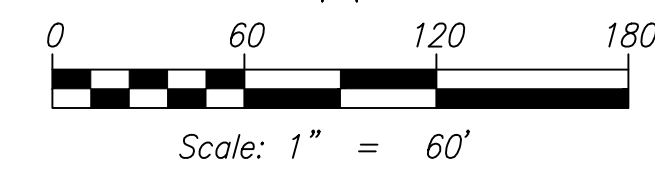
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7,423 SF REMOVE



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PRELIMINARY PLAT - SOUTH

WOODLAND CREEK P.U.R.D. SUBDIVISION

CITY OF WOODLAND WASHINGTON

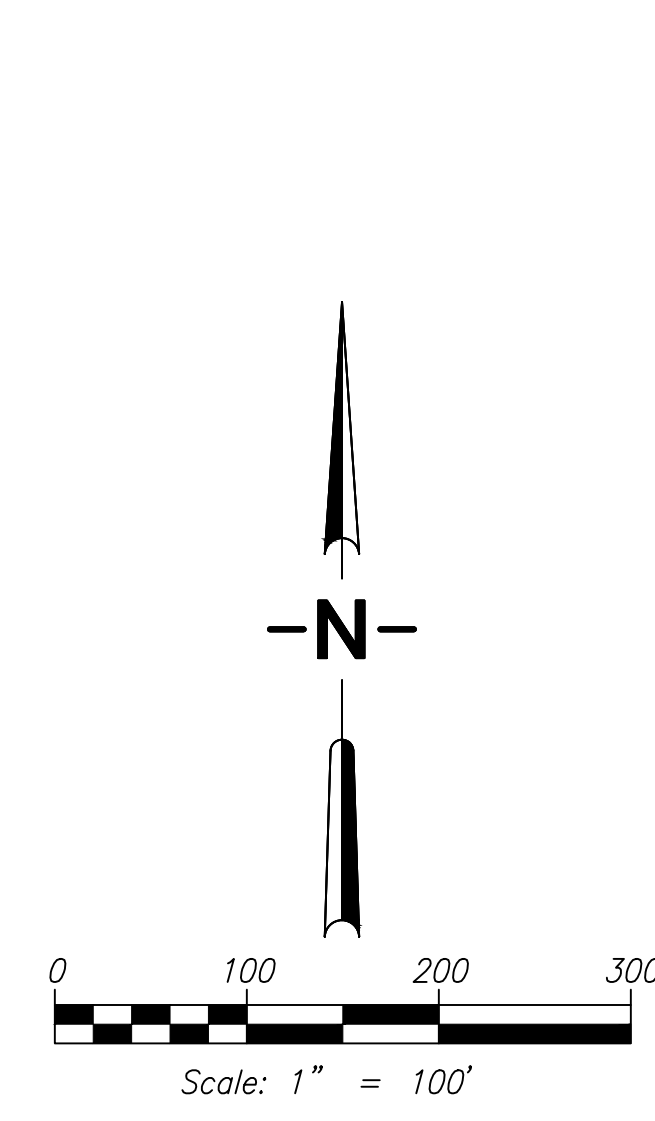
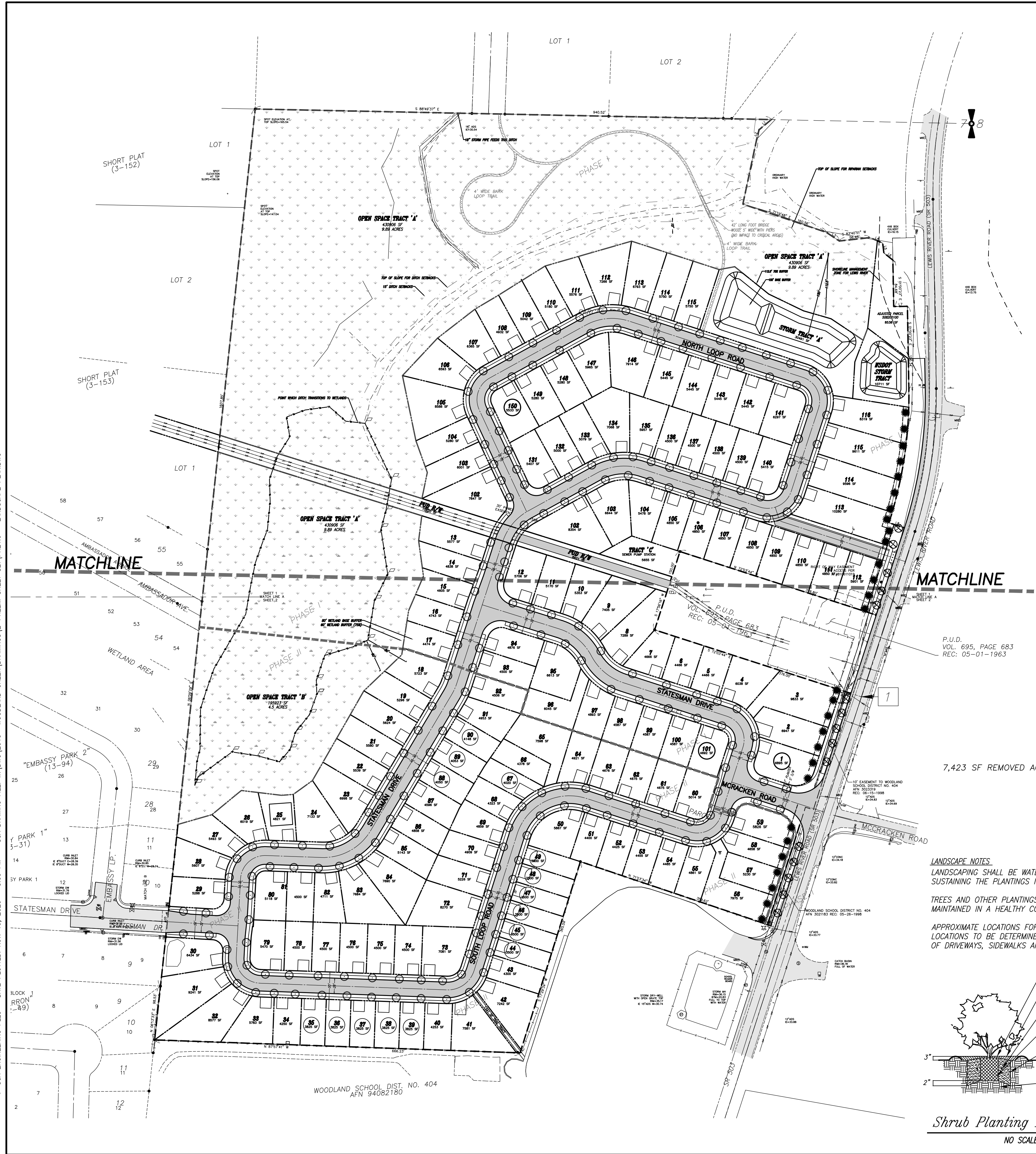
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TIMELINE & NARRATIVE

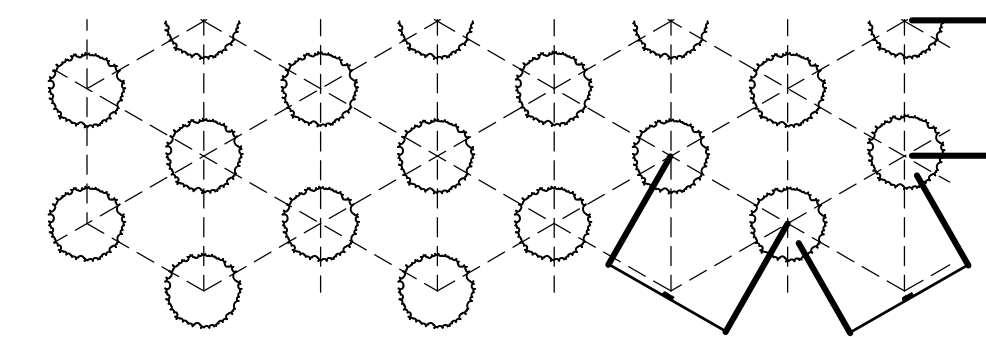
TREES IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR LOT ADJACENT TO RIGHT OF WAY IN QUESTION.

TREES ON INDIVIDUAL LOTS SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR SAID LOT. TREES ARE EASILY DAMAGED DURING CONSTRUCTION AND SHOULD NOT BE INSTALLED UNTIL AFTER ALL DRIVEWAYS, SIDEWALKS AND HEAVY CONSTRUCTION ACTIVITIES ARE COMPLETED.

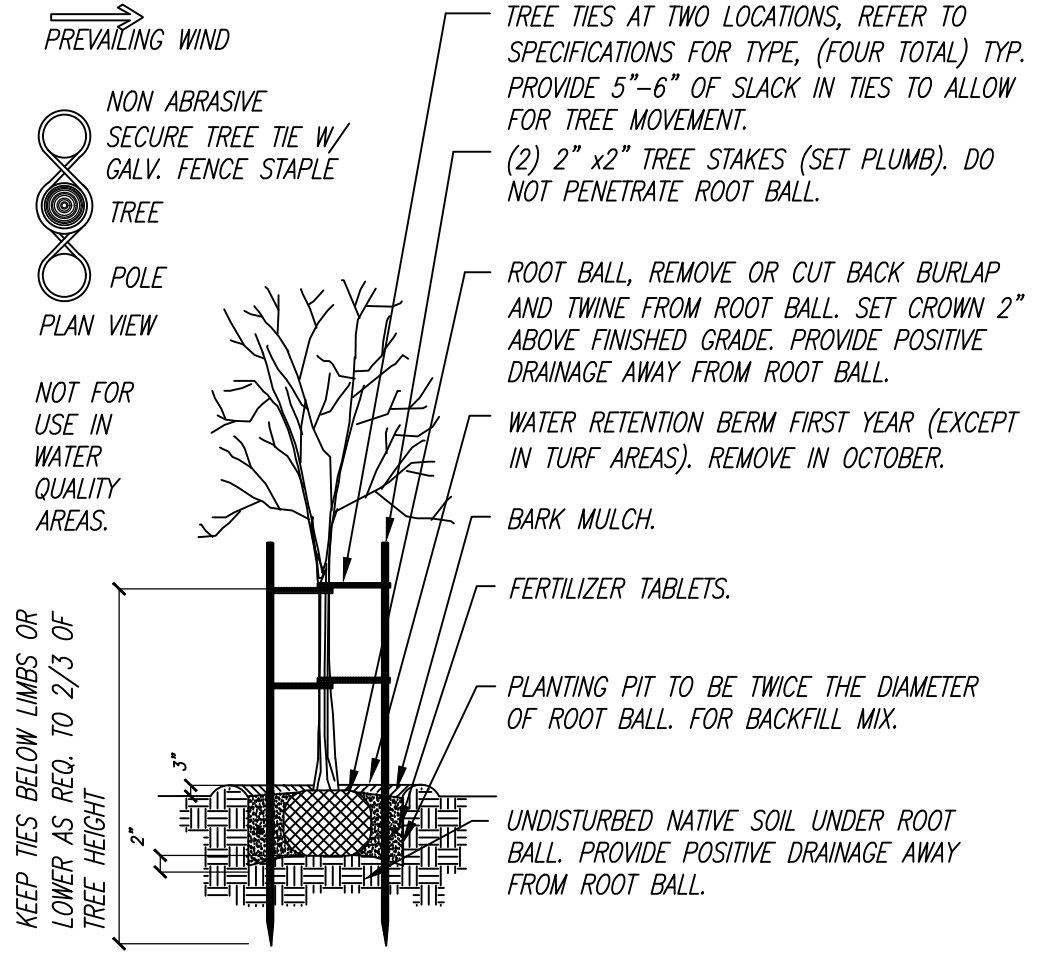
TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY CONDITION YEAR ROUND. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING AND FOLLOWING CONSTRUCTION. PRUNING AND OTHER MAINTENANCE SHALL BE PERFORMED BY INDIVIDUAL HOMEOWNERS OR THE HOMEOWNER'S ASSOCIATION.

PLANTING LEGEND

SYMBOL	SIZE	SPACING	QUANTITY
	CORNUS KOUSA x FLORIDA 'STELLAR PINK DOGWOOD' 2" CAL. or approved equal.	2" CAL. AS SHOWN	203
	ACER RUBRUM 'OCTOBER GLORY MAPLE' 2" CAL. or approved equal.	30' O.C.	15
	CHAMACYPARIS NOOTKATENSIS 'GREEN ARROW' 5'-6' TALL or approved equal.	30' O.C.	28

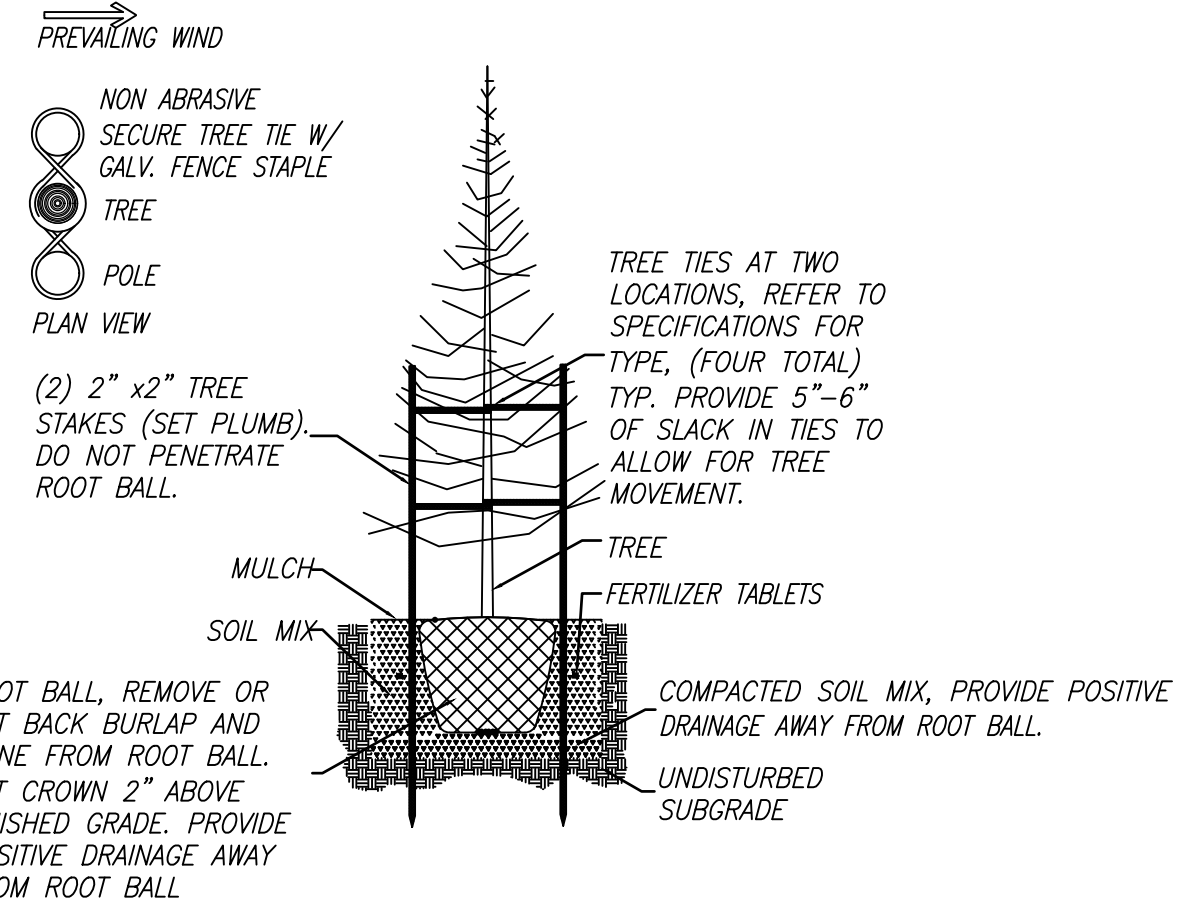


NOTES:
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.
GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.
SPECIFICATIONS ARE INCLUDED WITHIN PLAN SHEETS, LANDSCAPE NOTES AND SPECIFICATIONS. REFER TO ALL PRIOR TO BIDDING AND CONSTRUCTION.



B&B Deciduous Tree Planting Details

NO SCALE



Evergreen Tree Planting Details

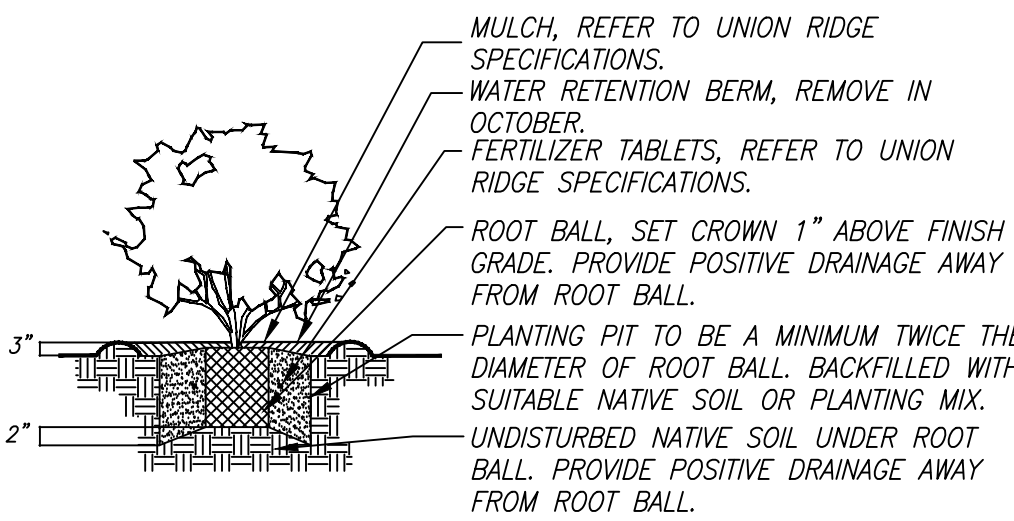
NO SCALE

LANDSCAPE NOTES

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

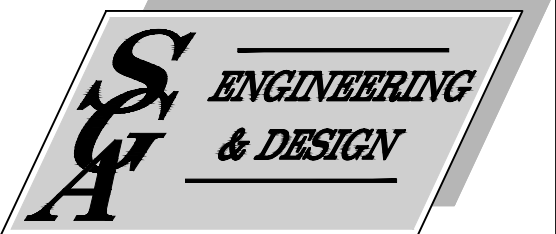
TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.



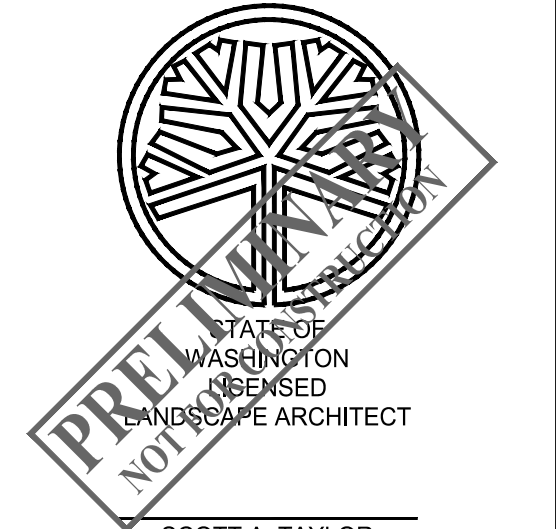
Shrub Planting Details

NO SCALE



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SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON [blank]

PRELIMINARY LANDSCAPE PLAN

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WASHINGTON

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PRELIMINARY

REVISIONS

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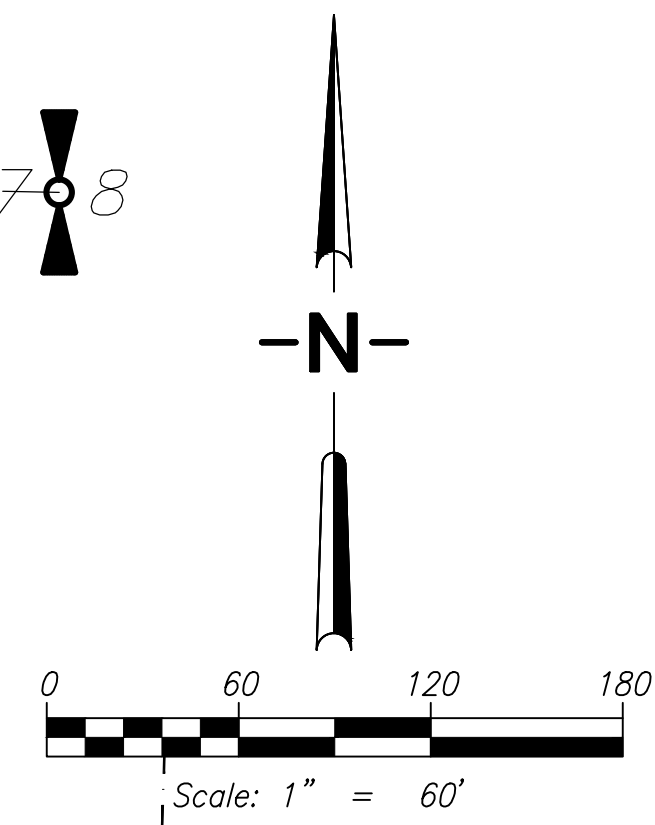
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**WOODLAND CREEK
P.U.R.D. SUBDIVISION**
WASHINGTON
CITY OF WOODLAND

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, JAI
DRAWN BY: SAT, JAI
CHECKED BY: JTM, JAI
SCALE: 1" = 60'

JOB NUMBER: 2013 SHEET: PRE4.1

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PRELIMINARY LANDSCAPE PLAN - SOUTH
WOODLAND CREEK
P.U.R.D. SUBDIVISION
 WASHINGTON
 CITY OF WOODLAND

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, JAI
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JOB NUMBER 2013 SHEET PRE4.2