

I. ADDENDUM "A" CRITICAL AREAS CHECKLIST

CRITICAL AREAS CHECKLIST		
Please answer the following questions concerning indicators located on or within 200 feet of the site.	Yes	No
Are you aware of any environmental documentation that has been prepared related to critical areas that include the subject site? <i>If yes, please attach a list of document titles.</i>	●	
Are there any surface waters (including year-round or seasonal streams, lakes, ponds, bogs, or swamps)?	●	
Have any wetlands been identified? Is any vegetation present that is associated with wetlands?		●
Are there areas where the ground is consistently inundated or saturated with water?	●	
Is the project located within a Flood Hazard Zone?		●
Are there state or federally listed sensitive, endangered or threatened species or habitats?		●
Are there slopes of 15% or greater?	●	
Are there any landslide hazard areas?		●

II. ADDENDUM "B" SITE PHOTOS



Interior of Goerig Slough, taken from Road Right of Way to South of property



Goerig Slough, looking to the east, showing distance from Slough to roadway



Edge of Slough looking West



Looking into slough from Western entrance to property



Storm water facility constructed along Goerig Slough through neighboring development(s) to the East of development

III. ADDENDUM “C” PHS CLASSIFICATION GEODATABASE



WDFW PHS database showing highlighted Goerig Slough

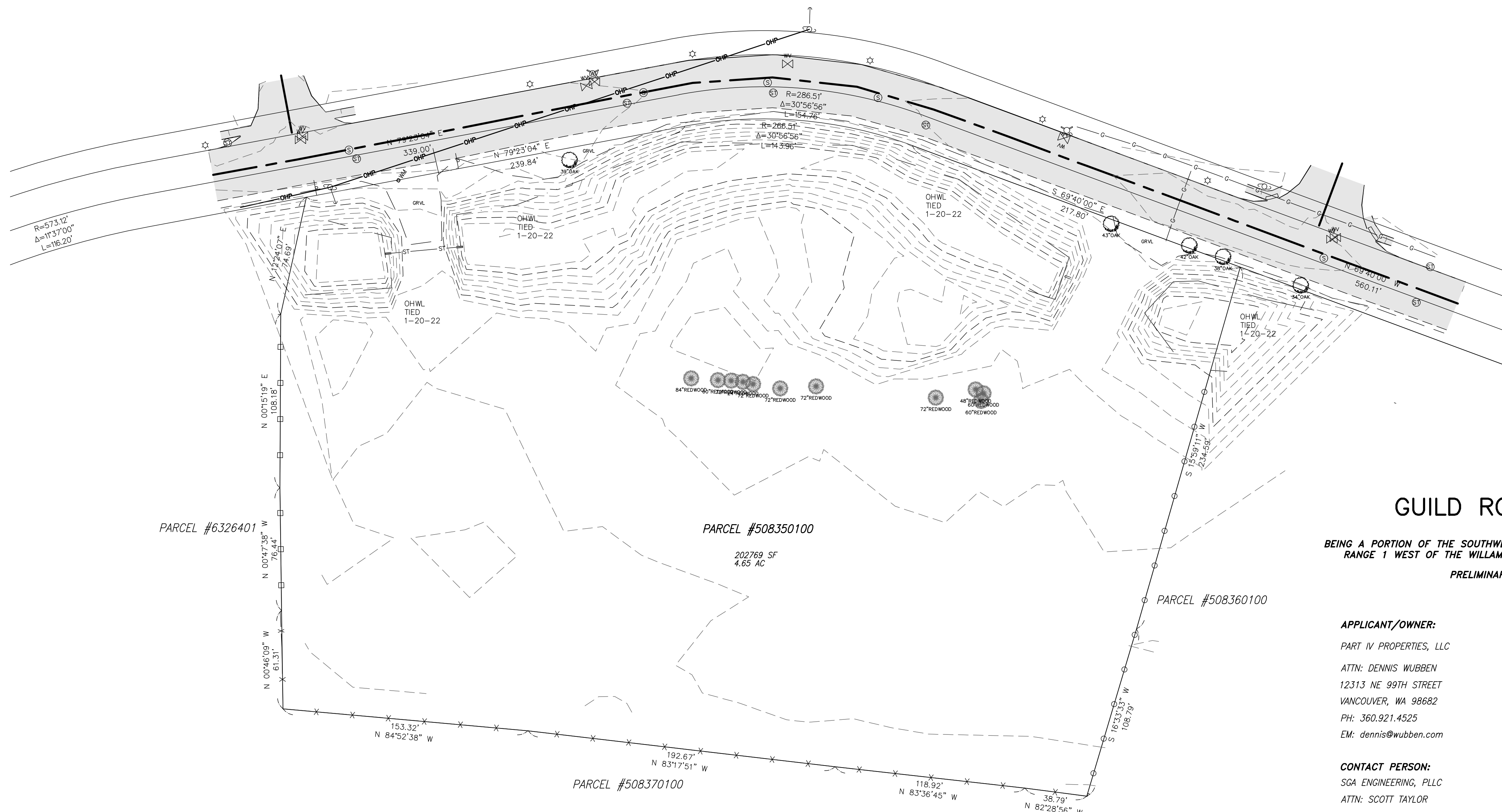
PHS Species/Habitats Details:

Freshwater Forested/Shrub Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PSSC
Source Dataset	NWIIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

WDFW PHS classification details for Goerig Slough

IV. ADDENDUM "D" PLANS

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GUILD ROAD INDUSTRIAL

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON

PRELIMINARY SITE PLAN APPLICATION
JUNE 2022

APPLICANT/OWNER:

PART IV PROPERTIES, LLC
ATTN: DENNIS WUBBEN
12313 NE 99TH STREET
VANCOUVER, WA 98682
PH: 360.921.4525
EM: dennis@wubben.com

PROPERTY ADDRESS:

GUILD ROAD BETWEEN ROBINSON ROAD AND SCHURMAN WAY
WOODLAND, WA 98674
PARCEL# 508350100

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	508350100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	I-1 - LIGHT INDUSTRIAL
GROSS SITE AREA	4.65 ACRES 202,769 S.F.
TRANSIT ROUTES	NEAREST STOP IS UNKNOWN
EXISTING WATER AND SEWER	PUBLIC SEWER FROM CITY PUBLIC WATER FROM CITY

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS AGRICULTURAL DITCHES. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED. THE SITE WAS EVALUATED FOR WETLANDS BY ECOLOGICAL LAND SERVICES. NO WETLANDS WERE IDENTIFIED ON THE SITE.

EXISTING CONDITIONS DISCLAIMER

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EXISTING CONDITIONS PLAN

GUILD ROAD INDUSTRIAL

WASHINGTON

CITY OF WOODLAND

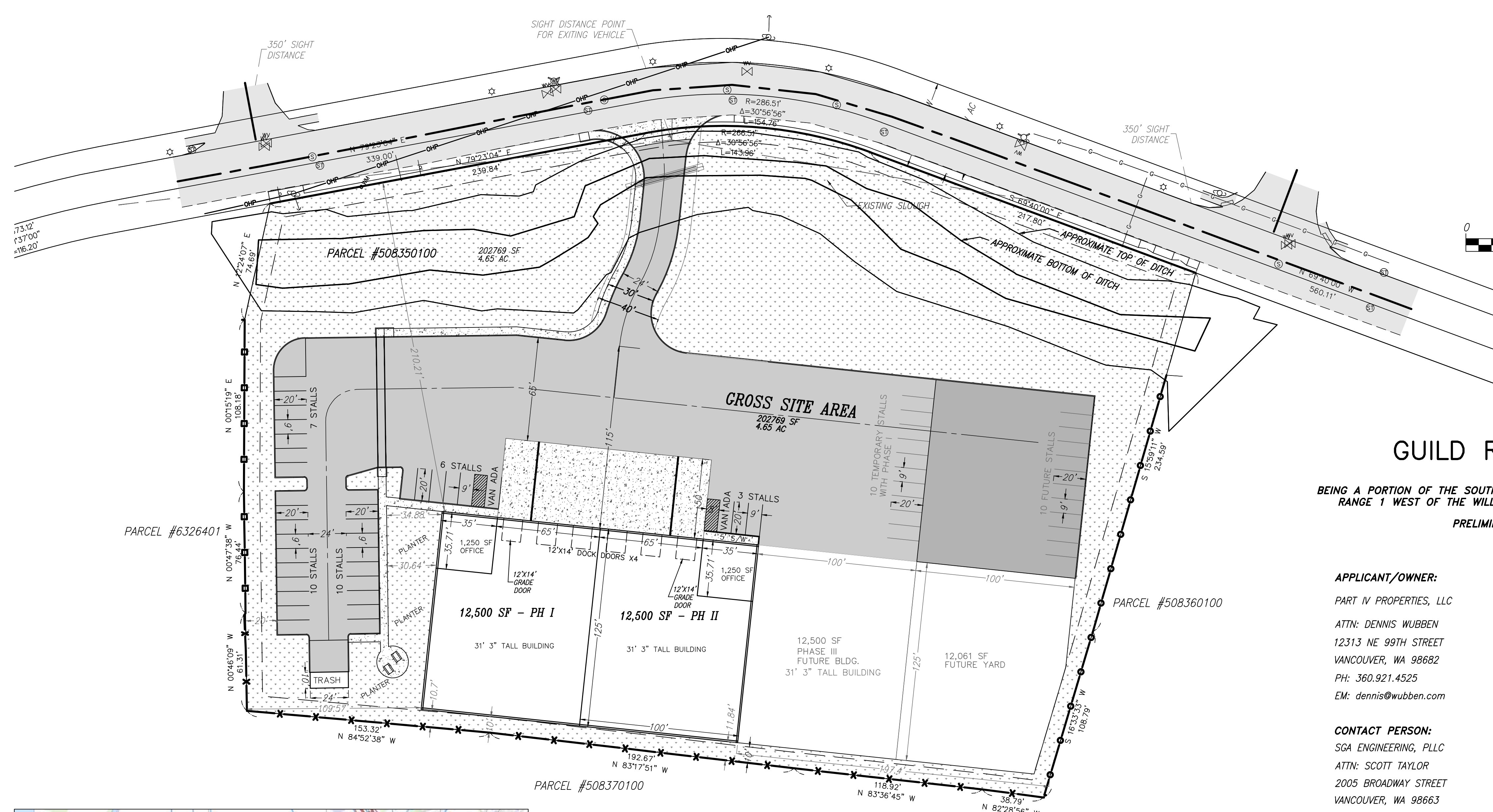
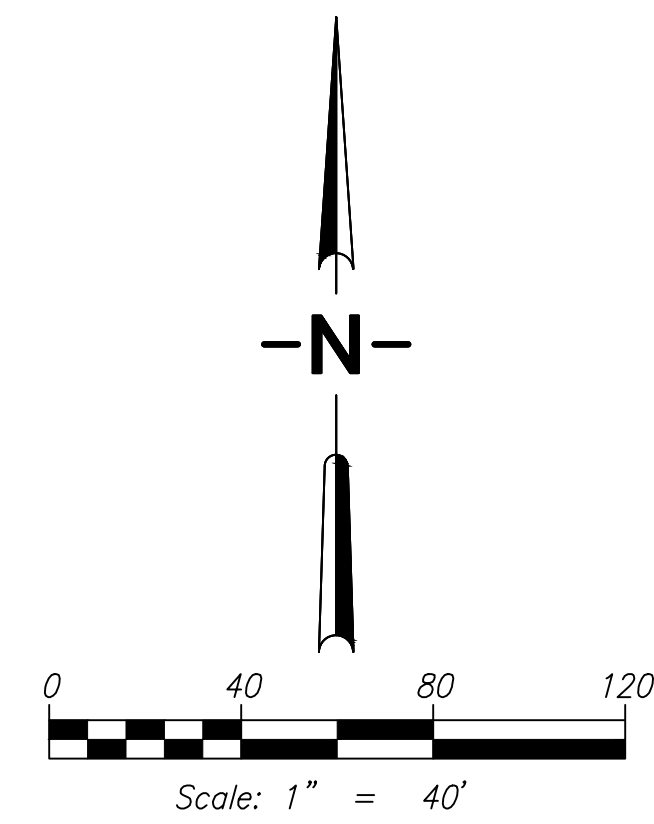
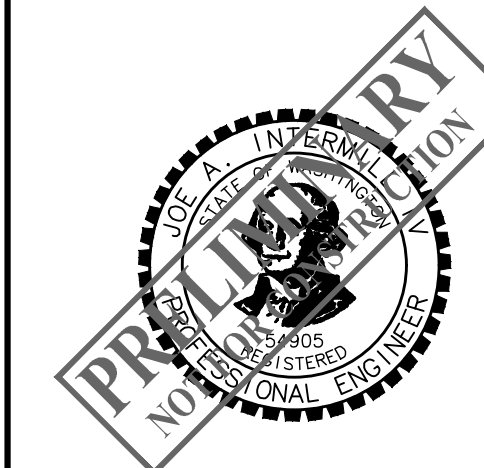
VERSION 1

REVISIONS

DESIGNED BY: CWWD/JAI
DRAWN BY: CWWD/JAI
CHECKED BY: JAI, SAT
SCALE: 1" = 40'

JOB NUMBER
2126

SHEET
PRE1.0



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BUILDING USE TABLE:

-2,500 SF OFFICES	
-7,500 SF MANUFACTURING	
-15,000 SF WAREHOUSE	
25,000 SF TOTAL BUILDING AREA PH I-II	
12,500 SF WAREHOUSE WITH PHASE III	

PARKING TABLE:

-2,500 SF OFFICES / 400 = 6.25 SPACES
-7,500 SF MANUFACTURING / 700 = 10.71 SPACES
-15,000 SF WAREHOUSE / 1250 = 12 SPACES
PH I-II MINIMUM REQUIRED PARKING = 28.96 (29)
43 STALLS PROVIDED WITH PHASE I
3 STALLS PROVIDED WITH PHASE II
2 VAN ADA STALLS PROVIDED (1 WITH EACH PHASE)
46 STALLS TOTAL PROVIDED WITH PHASE I & II
PHASE III PARKING:
-12,500 SF WAREHOUSE ADDITION
12,500 / 1,250 = 10 REQUIRED STALLS (39 TOTAL ALL PHASES)
46 STALLS TOTAL PROVIDED WITH ALL PHASES



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PRELIMINARY SITE PLAN

GUILD ROAD INDUSTRIAL

WASHINGTON

CITY OF WOODLAND

VERSION 1

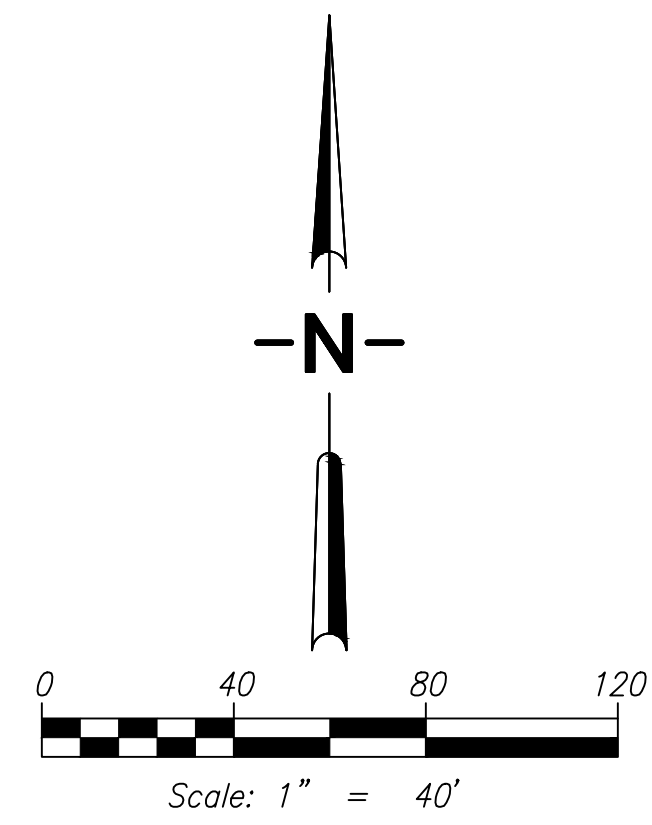
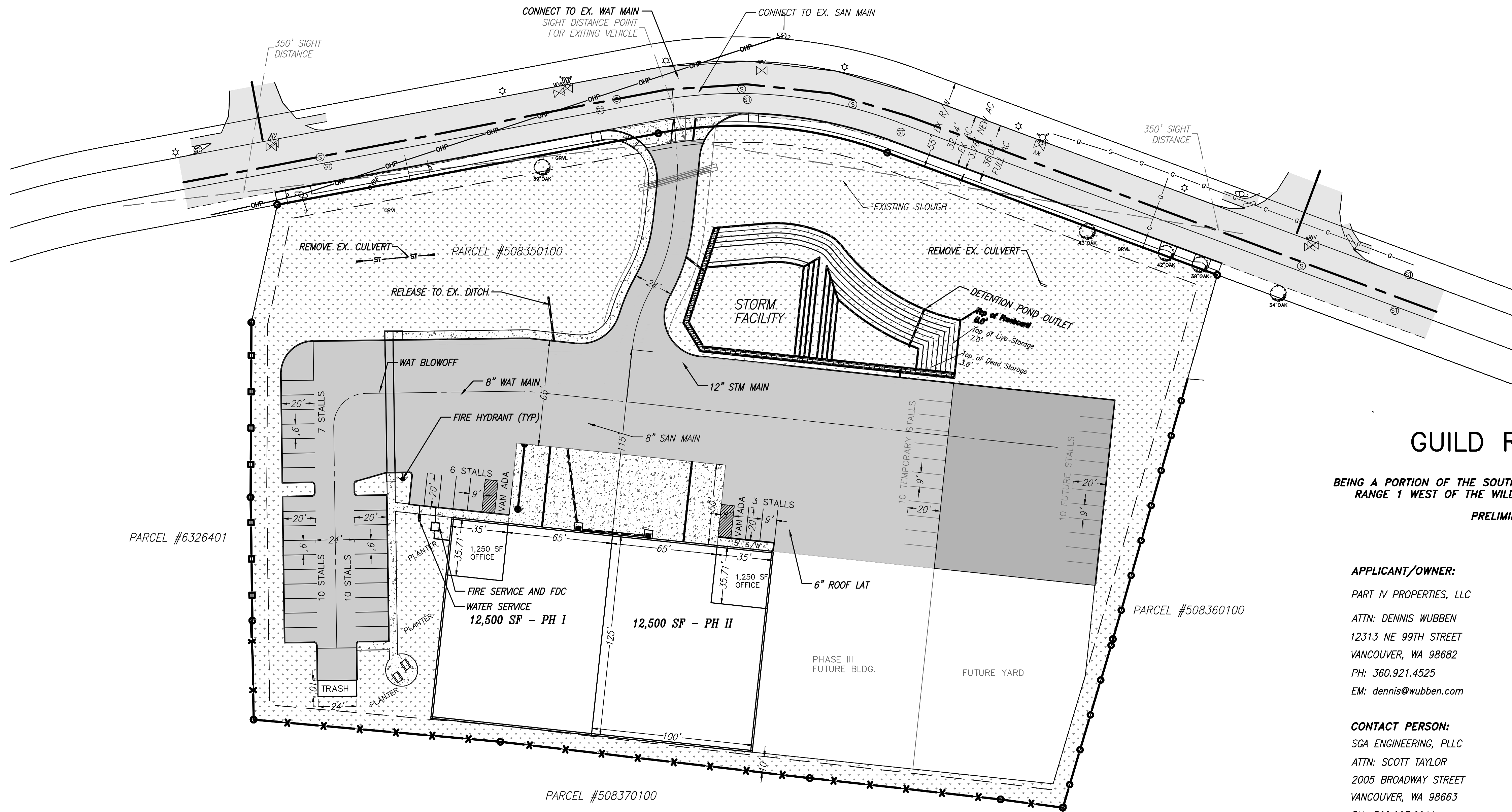
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SHEET
PREL.0

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



STREET AND UTILITIES PLAN

GUILD ROAD INDUSTRIAL

WASHINGTON
 CITY OF WOODLAND

VERSION 1

REVISIONS

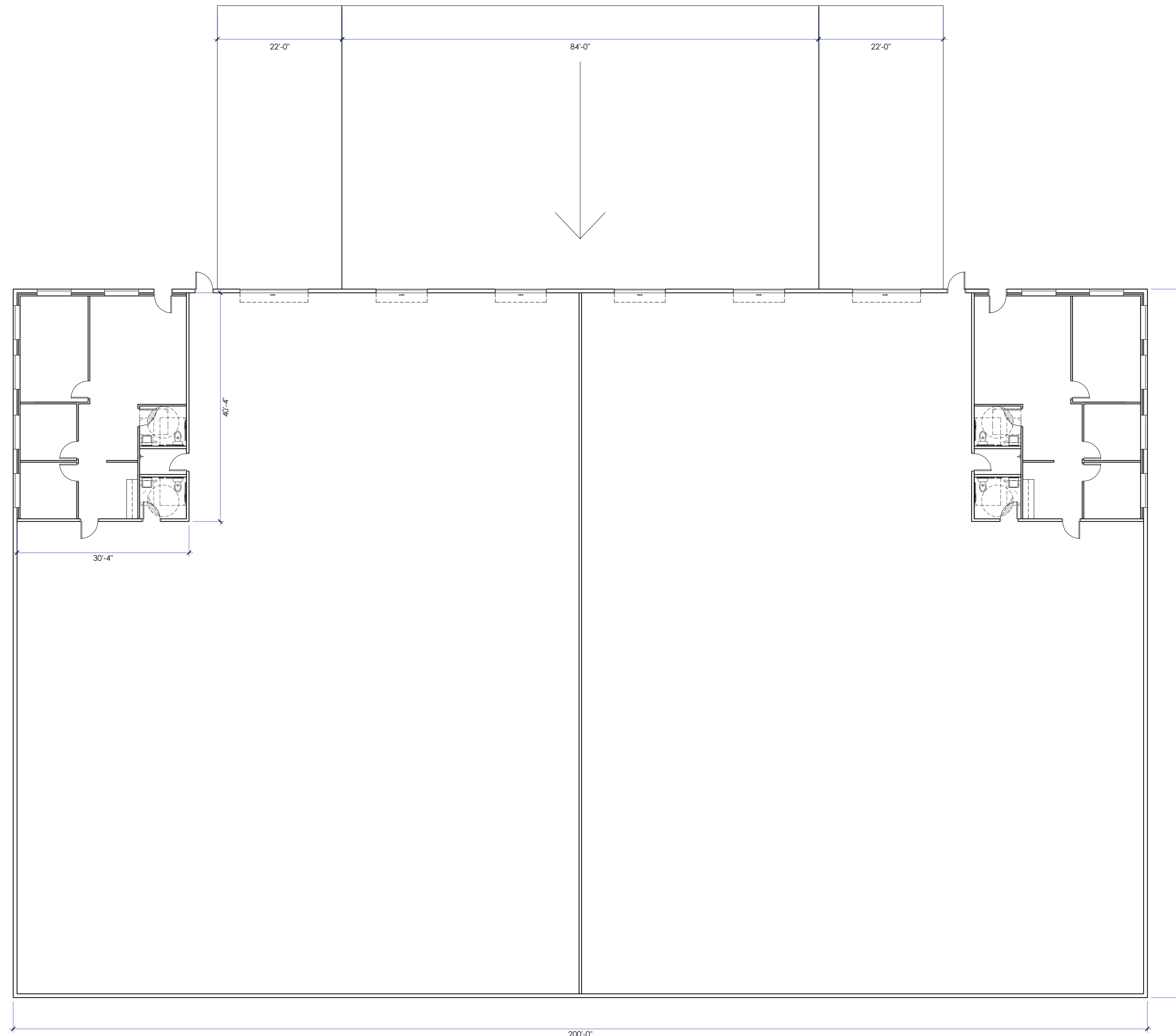
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 DRAWN BY: CWWD/JAI
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 SCALE: 1" = 40'

JOB NUMBER: 2126 SHEET: PRE3.0

general notes

- A. Contractor shall verify existing conditions and drawings prior to commencing work.
- B. Contractor shall report any discrepancies between conditions and the drawings to the Architect.

preliminary
not for
construction



1 floor plan
SCALE: 1/8" = 1'-0"

Guild Road

Industrial Building

PARCEL: 508350100
OWNER: Part IV Properties, LLC

site plan review

PROJECT ABBREVIATION:	22_050	
DRAWN BY:	JS	
DATE ISSUED:	06.27.2022	
REVISIONS	TYPE	DATE
△		

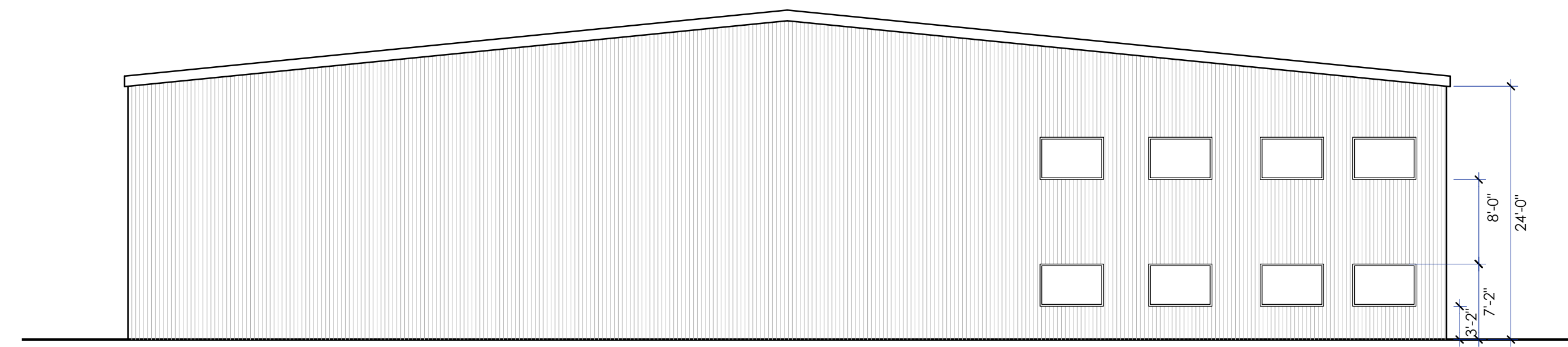
floor plan

A201
Covalent Architecture, LLC. © 2022

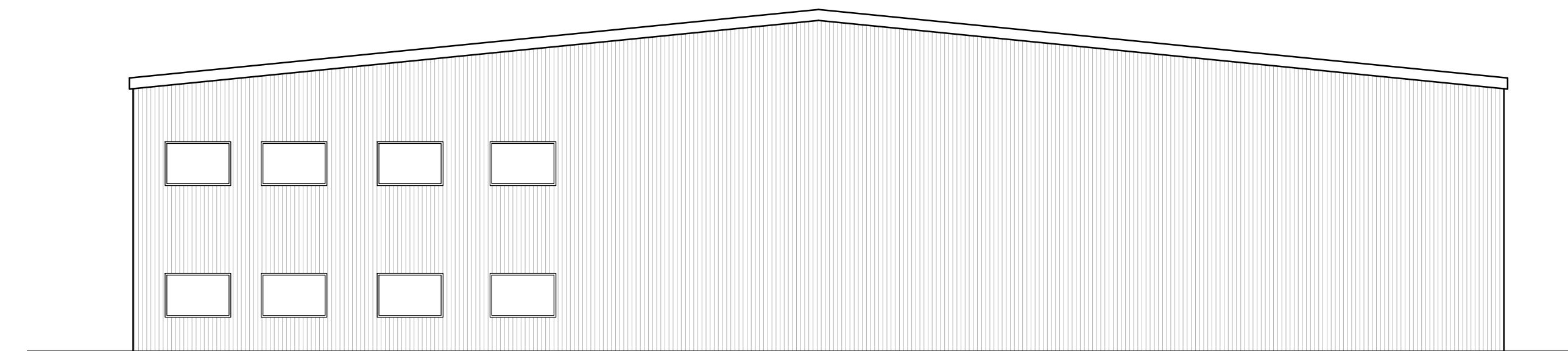
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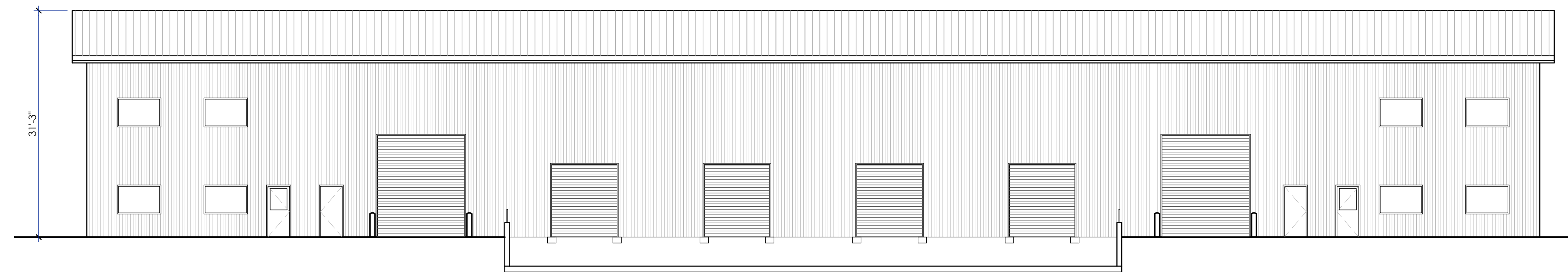
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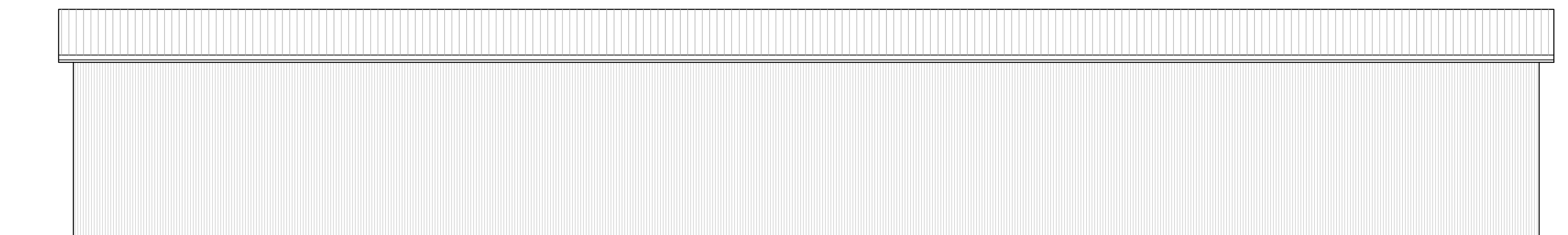
① east elevation
SCALE: 3/32" = 1'-0"



② west elevation
SCALE: 3/32" = 1'-0"



③ north elevation
SCALE: 3/32" = 1'-0"



④ south elevation
SCALE: 3/32" = 1'-0"

**Guild
Road**

Industrial Building

PARCEL : 508350100
OWNER : Part IV Properties, LLC

site plan review

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△		

exterior elevations

A501
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