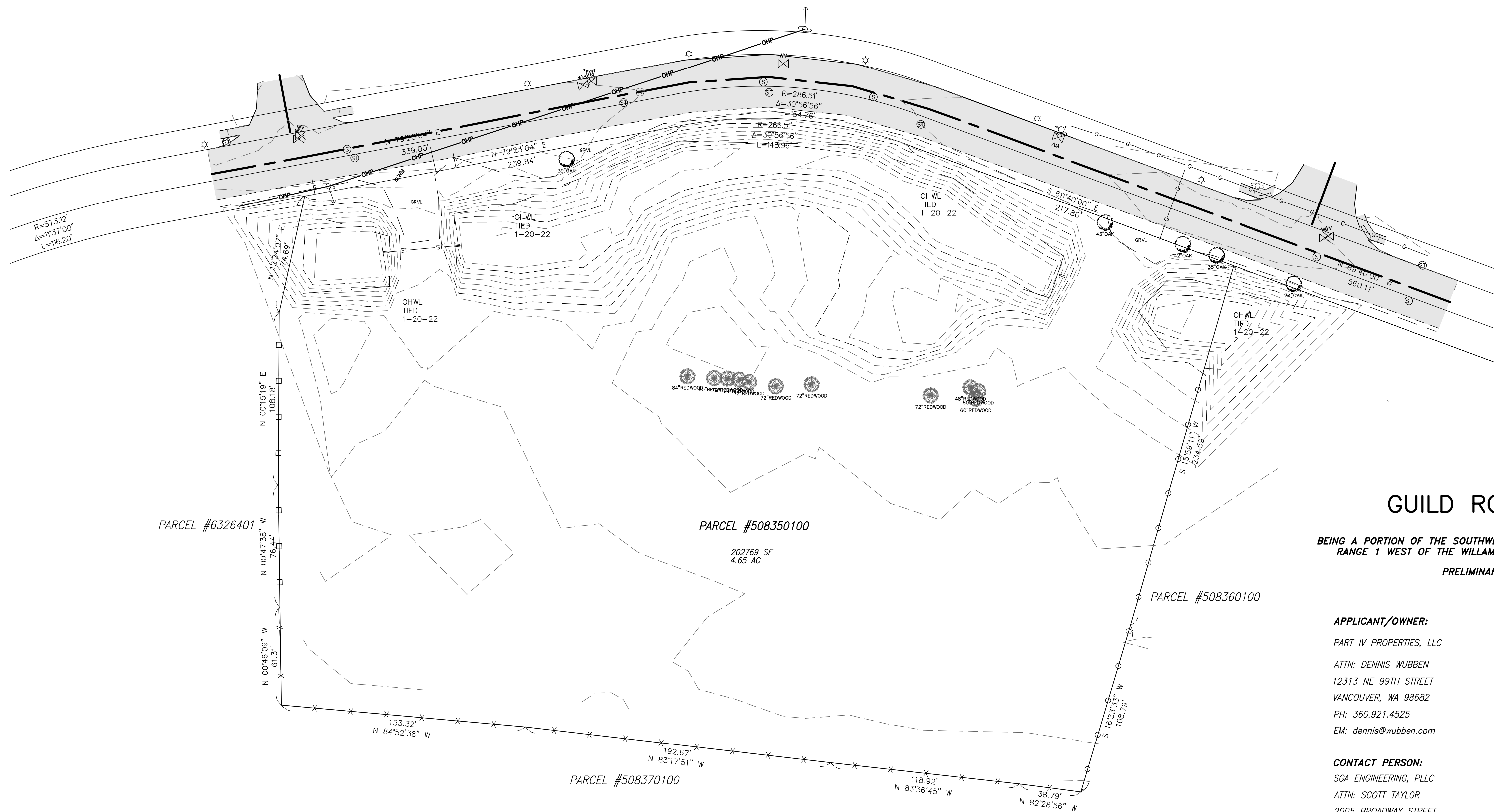


© SGA ENGINEERING PLLC - DATE PLOTTED: Jun. 28, 2022 - 3:43 PM SGA DRAWING FILE: W:\DWG\2126- GUILD ROAD INDUSTRIAL PARK\DRAWINGS\2-PRELIM SHEET SET\PRE1.0 EXISTING CONDITIONS.DWG



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

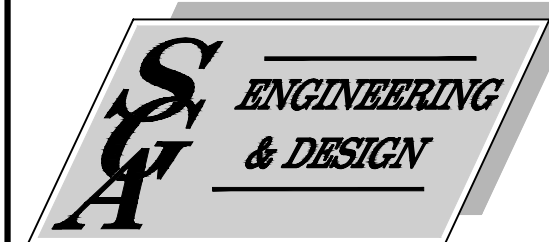
EXISTING PARCEL NUMBERS	508350100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	I-1 - LIGHT INDUSTRIAL
GROSS SITE AREA	4.65 ACRES 202,769 S.F.
TRANSIT ROUTES	NEAREST STOP IS UNKNOWN
EXISTING WATER AND SEWER	PUBLIC SEWER FROM CITY PUBLIC WATER FROM CITY

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

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MINISTER & GLAESER SURVEYING, AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



EXISTING CONDITIONS PLAN

GUILD ROAD INDUSTRIAL

WASHINGTON

CITY OF WOODLAND

VERSION 1

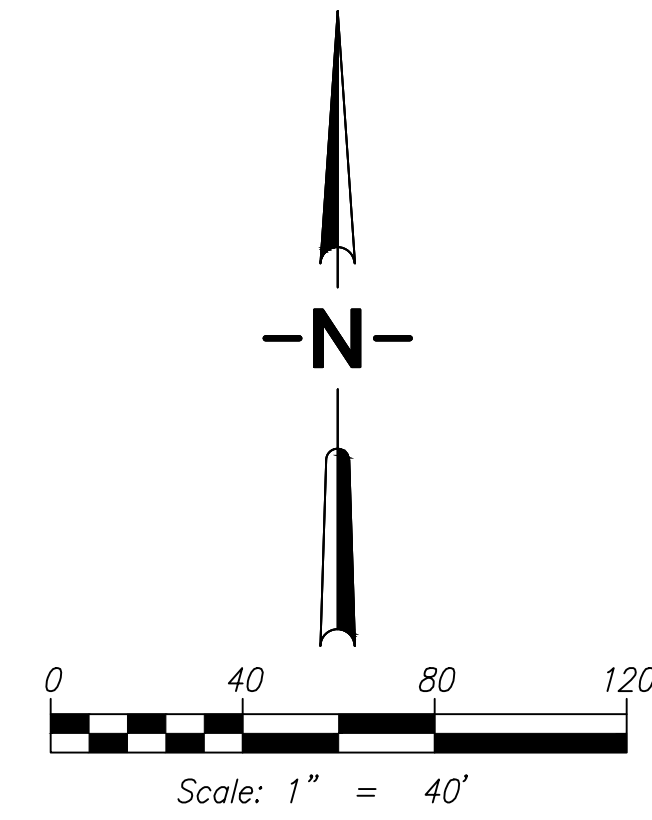
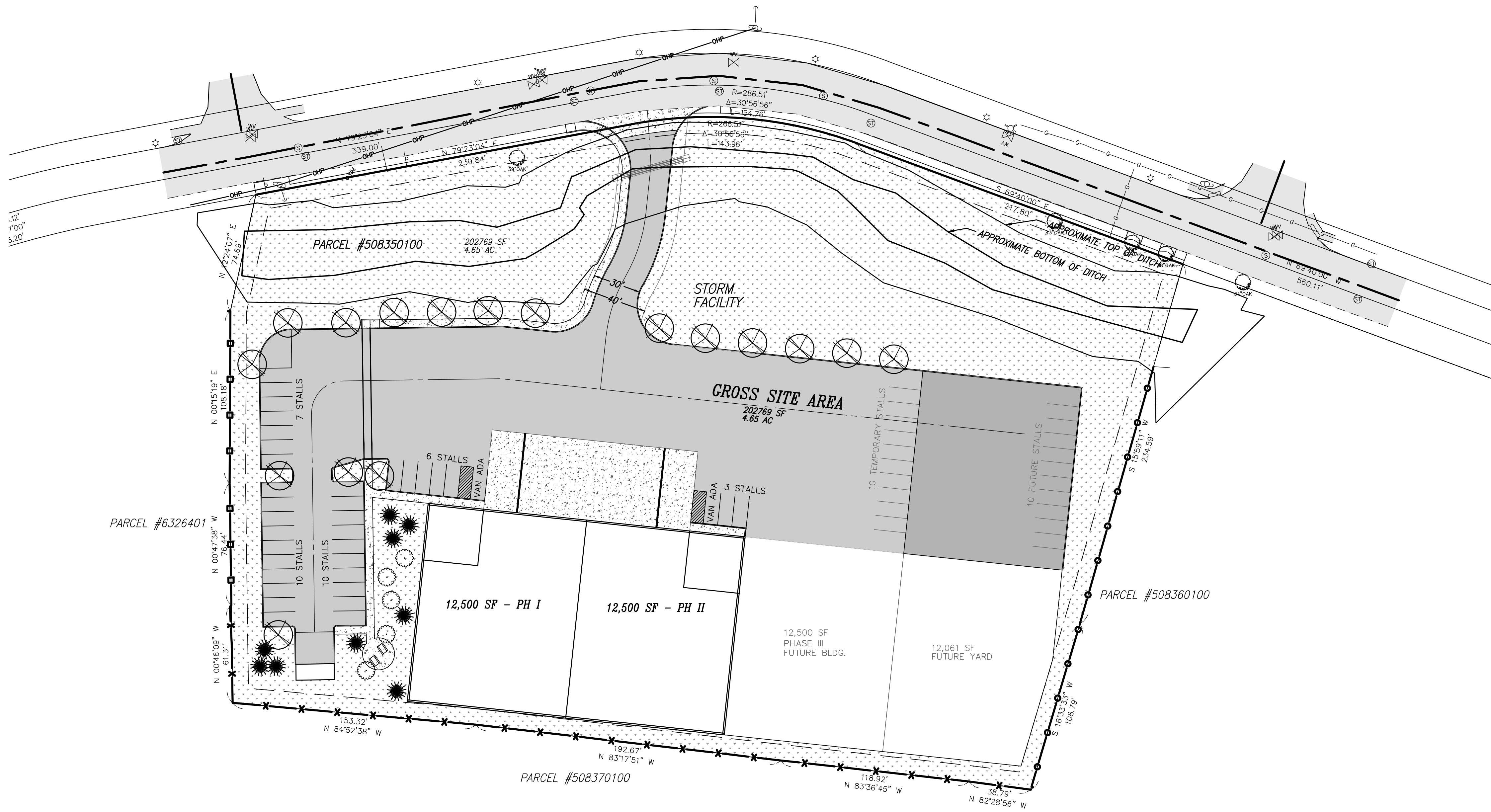
REVISIONS

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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PRELIMINARY LANDSCAPE PLAN

GUILD ROAD INDUSTRIAL

WASHINGTON

CITY OF WOODLAND

VERSION 1

REVISIONS

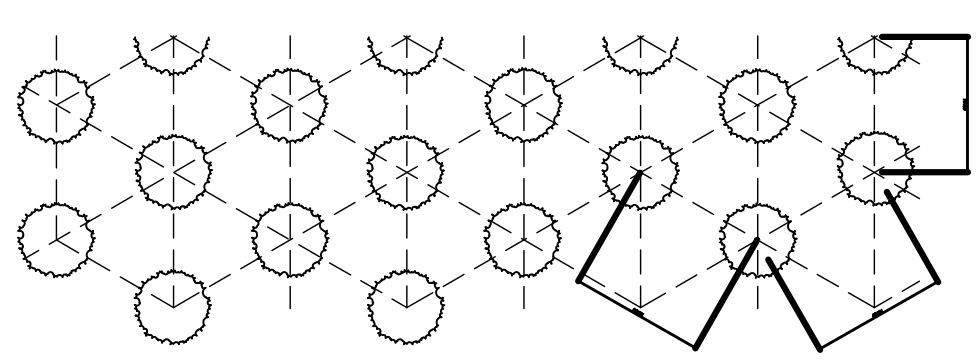
*EXISTING CEDAR AND FIR TREES ALONG WEST, SOUTH AND EAST PROPERTY LINES WILL REMAIN WITH THIS PROJECT ALONG WITH THE EXISTING FENCES. THEY PROVIDE A ~50' TALL SCREEN TO ALL ADJACENT PROPERTIES.

PLANTING LEGEND

	SIZE	SPACING	QUANTITY
	CORNUS KOUSA x FLORIDA 'STELLAR PINK DOGWOOD' or approved equal.	2" CAL.	AS SHOWN 5
	ACER RUBRUM 'OCTOBER GLORY MAPLE' or approved equal.	2" CAL	AS SHOWN 17
	CHAMAECYPARIS nootkatensis 'Pendula' Weeping Alaskan Cedar or approved equal.	5-6' TALL	AS SHOWN 9
	TURF GRASS, EX. VEGETATION, BARK, SHRUBS or approved equal	N/A	AS SHOWN 83,351 SF

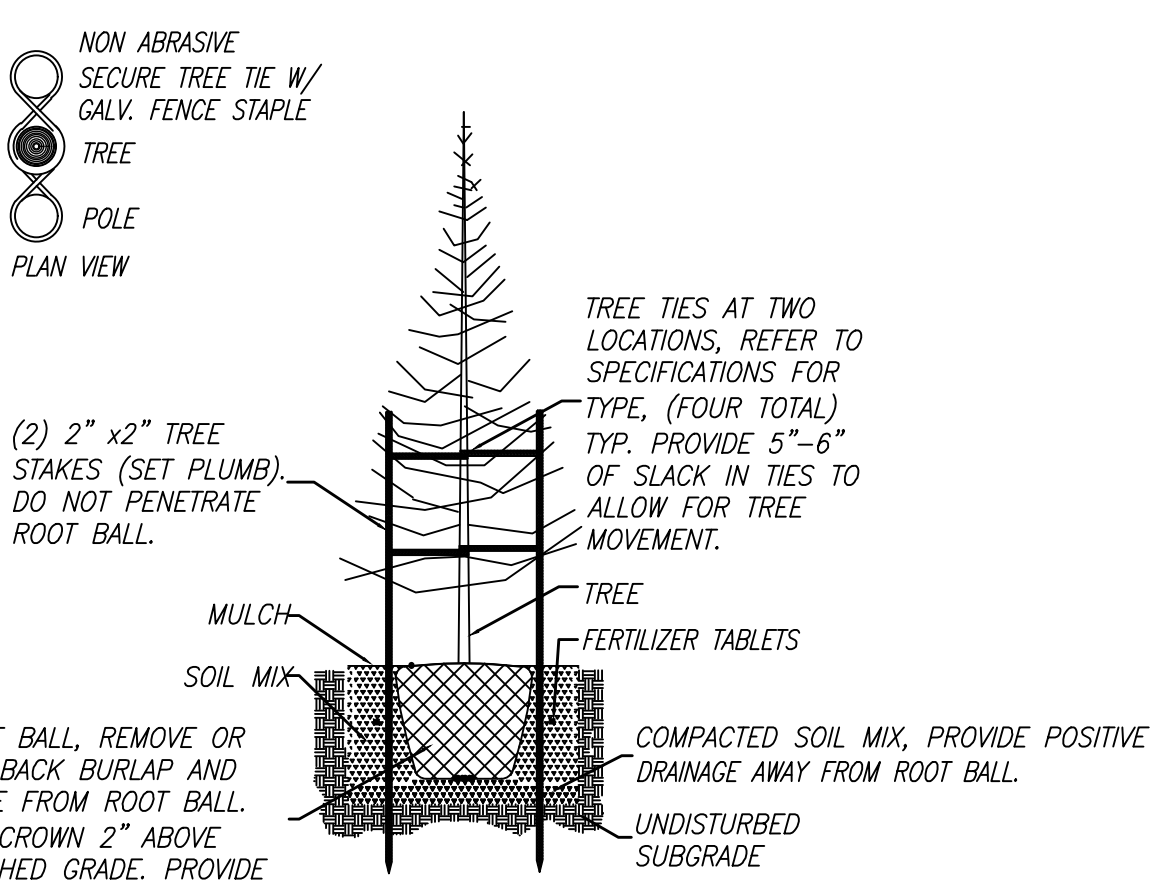
LANDSCAPE NOTES

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 PARKING LOT AND BUILDINGS.



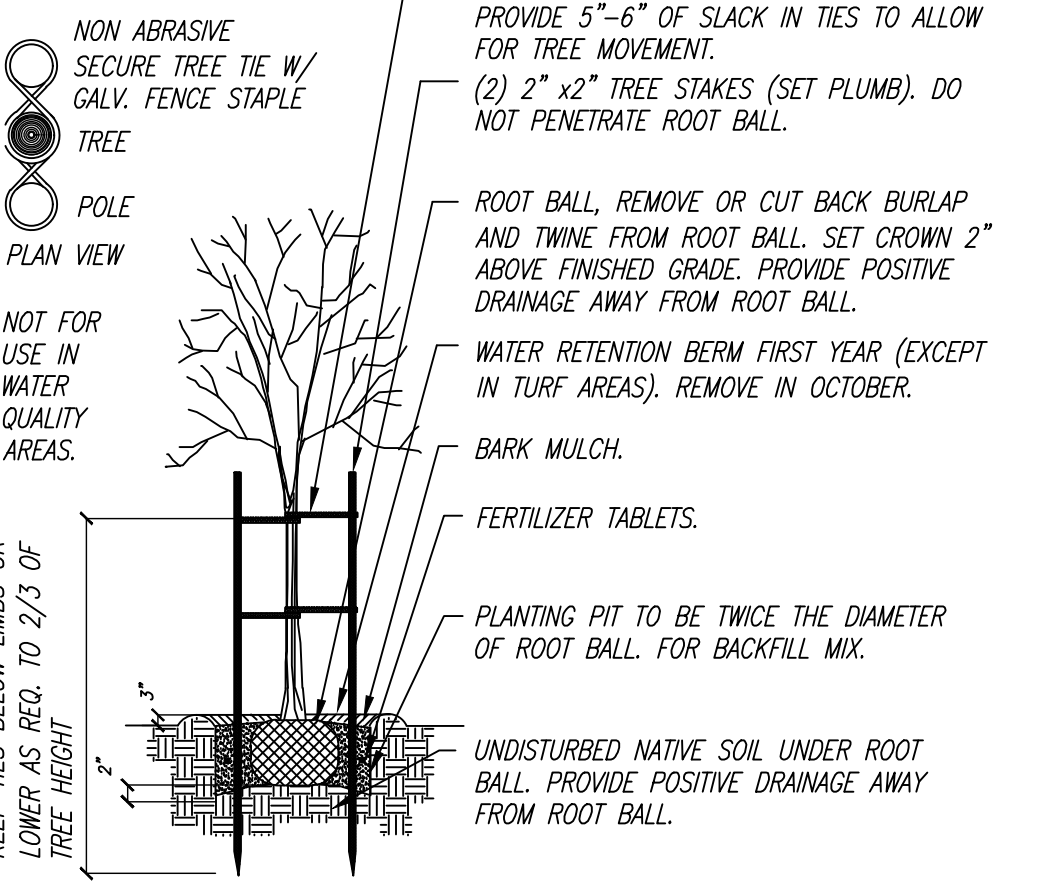
NOTES:
 ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.
 GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.
 SPECIFICATIONS ARE INCLUDED WITHIN PLAN SHEETS, LANDSCAPE NOTES AND SPECIFICATIONS.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

EVERGREEN TREE PLANTING DETAILS



Evergreen Tree Planting Details
 NO SCALE

B&B DECIDUOUS TREE PLANTING DETAILS



B&B Deciduous Tree Planting Details
 NO SCALE