




Permit # _____

Land Use Application

Office: 360-225-7299

www.ci.woodland.wa.us

PROJECT INFORMATION		
Project site address: HOWARD WAY, WOODLAND, WA 98674	Parcel #: 508340101	
Project Name: C&G PROPERTIES NEW WAREHOUSE	Zoning: L1	Number of Lots: 1
BRIEF PROJECT DESCRIPTION		
The project consists of two new 10,235 SF warehouses, incorporating 2,223 SF of office support area each, for a total of 24,916 SF, with associated site improvements, including new site utilities, paved yard, driveway & parking areas, concrete curbs & sidewalks, security fencing, landscaping and other associated site improvements.		
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> SEPA Checklist	<input checked="" type="radio"/>	<input type="radio"/>
Are there any surface waters (including year-round or seasonal streams, lakes, ponds, bogs, or swamps)?	<input type="radio"/>	<input checked="" type="radio"/>
Have any wetlands been identified? Is any vegetation present that is associated with wetlands?	<input type="radio"/>	<input checked="" type="radio"/>
Are there areas where the ground is consistently inundated or saturated with water?	<input type="radio"/>	<input checked="" type="radio"/>
Is the project located within a Flood Hazard Zone?	<input checked="" type="radio"/>	<input type="radio"/>
Are there state or federally listed sensitive, endangered or threatened species or habitats?	<input type="radio"/>	<input checked="" type="radio"/>
Are there slopes of 15% or greater?	<input type="radio"/>	<input checked="" type="radio"/>
Are there any landslide hazard areas?	<input type="radio"/>	<input checked="" type="radio"/>
APPLICANT INFORMATION	PROPERTY OWNER	
Company Name: MCA ARCHITECTS PC	Company Name: C&G PROPERTIES INC.	
Applicant Name: TED GRUND	Name: SCOTT CHAFFIN	
Mailing Address: 812 SW WASHINGTON ST S 800	Mailing Address: 1413 E HAWTHORNE RD.	
City/State/Zip: PORTLAND, OR 97205	City/State/Zip: SPOKANE, WA 992217	
Email: GRUND@MCA-ARCHITECTS.COM	Email: SCOTT.CHAFFIN@TRAVISPATTERN.COM	
Primary Phone: 503-226-0622	Primary Phone: 509-466-3545	
CONTACT INFORMATION		
Primary Contact: TED GRUND	Phone: 503-226-0622	Email: GRUND@MCA-ARCHITECTS.COM
Invoicing Contact: TED GRUND	Phone: 503-226-0622	Email: GRUND@MCA-ARCHITECTS.COM
Invoice Mailing Address: 812 SW WASHINGTON ST S 800	City/State/Zip: PORTLAND, OR 97205	
I grant permission to the field inspector to enter the building site as needed to determine the presence or absence of critical areas. I understand that if the information on this form is later determined to be incorrect, the project may be subject to denial or conditions of approval to meet the requirements of WMC 15.08. Land use fees are set by the resolution of the City Council and are non-refundable. By signing this application, you agree to pay all fees incurred by the City on your behalf.		
Applicant Signature: _____	 <small>Key: 784e4d83fd8620aa156694d565a9163fd</small>	Date: 10-07-2022
OFFICIAL USE ONLY		
Site Plan Review Type 1	\$	Total Fee Amount Due:
Site Plan Review Type 2	\$	Fee Assessed By:
SEPA Checklist Processing	\$	Received By:
	\$	Receipt #:
	\$	Payment Stamp



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Acknowledgments

Applicant acknowledges the ownership certification form MUST be filled out and submitted with application even if applicant is the owner of the property per WMC 19.02.080(A).

Initial Here:

Applicant acknowledges that proposed project may require a fire review by Clark-Cowlitz Fire and Rescue. Please contact the Community Development Department if you are unsure if a fire review is required.

Initial Here:

Agreement to Reimburse Professional Service Expenses

City Ordinance 1157 (WMC 19.02.110) authorizes recovering the cost of consulting services related to all land use applications by outside professionals. The Applicant is therefore responsible for reimbursing the City those fees and related expenses in addition to the normal permit and plan review fees.

The applicant recognizes that the City is obligated by Washington State Law and the Woodland Municipal Code to provide a complete review of land use applications, including all technical support documents, in order to ensure compliance with all applicable approval standards and that some of those support documents exceed the professional certifications and capabilities of City staff. In these instances, the City must contract with outside qualified professionals in order to perform its plan review responsibility.

This agreement between the Applicant or authorized representative ("Applicant") and the City of Woodland, WA ("City") is effective as of the date of signature below.

The Applicant hereby agrees and commits to reimburse the City the actual cost of professional consulting services for necessary review or consulting as required for the project referenced below. The signer acknowledges that the Applicant is liable for such costs and that these costs are due and payable to the City upon the City's receipt of invoices(s) for the services Any professional fee reimbursements must be paid to the City no later than the date of the final project approval.

The signer further acknowledges that the City is authorized to require the Applicant to deposit an amount with the City estimated to cover the cost of professional services at the discretion of the Community Development Director.

Business Name (if applicable): MCA ARCHITECTS PC

Signature: 

Date: 10-07-2022

Print Name: TED GRUND

TYPE II SITE PLAN REVIEW NARRATIVE

PART 1 - GENERAL PROJECT DESCRIPTION NARRATIVE

PROJECT LOCATION & ADJACENT PROPERTIES

The project is located within the Centennial Industrial Park, on Howard way, adjacent to the Port of Woodland offices, in Woodland, Washington (City of Woodland Binding Site Plan BSP 2018-001, Volume 1, Pages 69-72). Adjacent properties include the Port of Woodland offices to the immediate south and currently vacant sites to the north and east. Across Howard Way to the west are the storm water retention pond to the north of Centennial Park Road and the Woodland Community Orchard (Guild-Klady Centennial Park) to the south.

BUILDINGS

Work consists of two Pre-Engineered Metal Building (PEMB) warehouses, 10,235 SF each (1,140 SF of which is Mezzanine Storage), incorporating support office and service/support areas of 2,223 SF at each building (530 SF of which is on the Mezzanine above the Ground Floor office area). Warehouses consist of footings, foundations and structural concrete slabs, supporting a pre-engineered steel structures, nominally 100' L. X 100' W. X 24' H. The steel structure is fully enclosed, with metal roofing and metal siding, with aluminum framed windows in the upper tier, on all four sides. The Mezzanines above the office areas would be steel framed with composite concrete slab on metal deck floor structures. Each warehouse has four 3'X7' hollow metal doors & frames, along with two 12'X14' and one 10'X14' coiling service doors providing access at the front corner and rear side of each structure, respectively. Warehouse work will include lighting, minimal heating via gas-fired, overhead units, roof-mounted ventilation fans and an NFPA 13 sprinkler system.

Office areas, within the PEMB shell are to be of conventional metal stud framed construction over a structural reinforced concrete slab-on-grade & reinforced concrete spread footings, with aluminum framed exterior window and door systems. Where Framed walls are exposed to the exterior at window and door areas, they are clad with a combination of stone veneer at the base (below sill height) and composite cement board panels above (between the windows). Office area work will include all HVAC equipment (gas-fired rooftop AC units, ventilation fans, etc.) & associated ductwork, all plumbing (gas & water supply /distribution piping, roof drainage, sanitary sewer, all associated plumbing fixtures & appurtenances, and a complete NFPA 13 sprinkler system), all electrical work (LED lighting, service panel, utility power distribution system, etc.), all required components of a complete fire alarm system (fire alarm/system monitoring panel, monitoring, activation & alarm devices, etc.), building security system (including control/monitoring panel, door access control & monitoring devices, etc.) and all necessary provisions for data & telecommunications distribution (service panels, controllers, hardwired and wireless distribution components, etc.). The Pre-Engineered Metal Building Structures, as well as fire protection (sprinkler) & fire alarm systems will be design-build deferred submittal work.

SITE IMPROVEMENTS, UTILITY WORK AND SITE ACCESS

The project also includes associated excavation, site grading, storm drainage, sanitary drainage (including drains to oil/water separator, as required), and electrical work, including lighting and basic utility power. Other site improvements include a 28-space, asphalt paved parking lot and truck maneuvering & Service yard areas, with approach drive, as well as associated concrete curbs, sidewalks and storm drainage. Landscaping of the area around the new building, parking lot and adjoining areas, per City standards, is also included. Site access for both buildings will be via a single, central, 32 foot wide, two-way curb cut and approach built to City standards.

FACILITY OPERATION AND SITE ACTIVITY

The two warehouse facilities, housing Action Fasteners and Smithco, respectively, will operate on normal daytime hours (7:00 AM to 4:00 PM for both facilities). Relatively few employees will be employed on single 8-hour daytime shifts; with three employees anticipated at Action Fasteners and six at Smithco. These businesses are primarily warehouse/distribution operations with periodic incoming deliveries of product, product storage and order fulfillment operations within the warehouses with some local delivery of product orders to customers. Smithco, which distributes specialized air circulation propeller fans, does some minor preparation/assembly and packaging of components, delivered from off-site, prior to storing & shipping. Inbound and outbound truck traffic for the site will be limited. For inbound/receiving deliveries, Action Fasteners expects 2-3 less-than truck load (LTL) deliveries from small van-body type or ("city") tractor-trailer rigs – no full-size semi-truck traffic is anticipated. Smithco typically will get only one delivery per week from similar vehicles. For outbound/shipping, Action Fasteners anticipates periodic, limited local deliveries, two per day via their own delivery vehicles (including a small step van, a standard pick-up truck and a small single-axle flat-bed truck, which will be parked on-site). Smithco generally will not do their own local delivery, using a carrier service instead. Both facilities will be served by UPS delivery/pick-up; once in the morning and once in the afternoon, for a total of two visits per day.

ANTICIPATED CONSTRUCTION SCHEDULE

Construction is expected to begin as soon as necessary permits can be obtained, with an anticipated start of construction by the end of November. Weather permitting, early excavation/ground work and site utility work would begin immediately, with a break during fabrication of the pre-engineered metal building over the winter months. Construction work would recommence in spring (March/April) with footings/foundations and structural slab work, followed immediately by the erection of the pre-engineered metal building. Once the main shell is erected and complete, the balance of the work, including interior and exterior finish work, MEP work etc. would continue, with Final Completion targeted to facilitate a move in on or around 9/1/2023. There would be no phasing of the project apart from the weather hold over the winter months.

PART 2 – APPROVAL CRITERIA COMPLIANCE NARRATIVE

1. 15.04 Environmental Review (SEPA Checklist): A completed SEPA Checklist is attached.
2. 17.44 Light Industrial (L1) Zone Standards: The proposed facility fits very well within the parameters for a Light Industrial District, as delineated in 17.44. As stated in Part 1, the proposed facilities will involve warehousing and distribution of small parts and assembled components. As such, it is a permitted use and does not require a conditional use permit; no prohibited uses are proposed.

The project, as proposed, meets all of the dimensional standards (17.44.050 – 17.44.090) for lot size & width, building setbacks, building height and lot coverage. Off street parking (28 full size spaces) is provided in accordance with the requirements of 17.56.

The site is within the Port of Woodland's newly developed Centennial Industrial Park, with vehicular access for both buildings is via a single, 32-foot-wide, central, two-way site entrance/approach from Howard Way, a newly improved street with direct access to Guild Road and I-5 to the east.

Proposed landscaping, as shown on the Preliminary Landscaping Plan, is in compliance with the requirements of 17.44.134-17.44.137.

No requirements for variance, per 17.44.138 are anticipated.

Proposed lighting will comply with the requirements of 17.44.140.

The proposed buildings have been designed to conform to Site Standards, as set forth in 17.44.160 and are in keeping with the nature of the Centennial Industrial Park in which they are situated, including standards for building orientation, scale, faced detail, including fenestration and special features, etc., as shown on A-300 Exterior Elevations, attached.

While the proposed new buildings are well over 2000 SF, requiring compliance with the Industrial Off-Site Improvement Standards of 17.44.210. With the small number of on-site employees (nine total for both buildings) and relative infrequency of in-bound and outbound deliveries (nine total for both buildings), traffic impact is expected to be minimal with vehicular trip to the site (18) falling below the level which would necessitate a traffic impact study. No significant impact to requirements for other municipal services, such as police and fire services are anticipated; the buildings will both fully sprinklered, and no special security or patrolling requirements are anticipated. The proposed development is located within an existing, newly developed industrial park, in which all required utilities, including sanitary sewer and water, are already in place. No use of existing wells is proposed. Howard Way, on which the proposed project fronts, is a newly improved street with most frontage improvements (curbs & gutters, storm drainage, street lighting and utilities) already in place. Based on current assessment by the Civil Engineer, all in-place utilities have adequate capacity for the proposed development. New public sidewalk across the site frontage, incorporating a new site access approach and new planter strips, per City landscape requirements, will be added as part of the project, in compliance with applicable City standards, per 17.44.240.

3. 17.48 Performance Standards: As noted in Part 1, the proposed development is primarily a straightforward warehouse and distribution operation. As such, it is not anticipated that there will be any difficulties in complying with the Performance Standards for sound pollution, air emissions, smoke, dust and particulate, odors and other miscellaneous emissions, as delineated in 17.48.010-17.48.110. The businesses to be housed in the new buildings (Action Fasteners and Smithco) primarily store and distribute small parts (Smithco does some minor final preparation/assembly of components prior to shipping). Consequently, there are no significant industrial wastes or detonable materials, as defined in 17.48.120-17.48.140, generated, nor any solids, liquids or gasses produced that constitute fire hazards, as defined in 17.48.150-17.48.160. Similarly, there are no activities which produce glare, radioactivity, electrical disturbances, transmit radio or television signal or require monitoring equipment per 17.48.170- 17.48.210.
4. 17.52 Signage: NA; there will be no pole or monument signs for these facilities. Building mounted company identification signage will be submitted as part of the final Permit package.
5. 17.56 Off-Street Parking and Loading: As noted in Part 1 above, under Site Improvements, Utility Work and Site Access, a total of 28 full size parking spaces are provided, including six spaces in front of each building (one of which is a handicap space on each side for a total of two) and 16 spaces located in between the two buildings as identified on A-100 Site Plan. It is anticipated that parking between the buildings will seldom be fully utilized, primarily serving as space for parking of employee vehicles and delivery vehicles. There are two service doors at the loading area in front of each building for a total of four positions. These loading areas

are also identified on A-100. In addition, the area between the two buildings and behind the parking area functions as a lay-down area and service yard for occasional loading/unloading for certain types of deliveries and on the rare occasion when the front positions are otherwise in use. This area is also used for the storage and pick-up of waste materials such as empty pallets, which are periodically retrieved by shippers, cardboard packaging for recycling and general trash dumpsters, which are stored at the rear of the service yard until picked up by the local trash and recycling services.

6. Water Supply and Sewage Disposal: Water and sewer service will be via existing public utility lines in the street, with connections as indicated on the Preliminary Development Plan.
7. 19.10.050 Site Plan Review Submittal Requirements: Site Plan Review Submittal Requirements, as enumerated in 19.10.050 and the City's published checklist have been reviewed and checked. We believe that the submitted package of documents addresses all identified items.
8. 19.10.060 Site Plan Review Approval Criteria: As stated above, We believe that the submitted package of documents complies with all identified submittal requirements and that the design, as documented, addresses all Site Plan Review Criteria and complies with all applicable land use and development standards, as enumerated in 19.10.060, Paragraph B.

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: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

C&G PROPERTIES NEW WAREHOUSES

2. Name of applicant: [\[help\]](#)

TED GRUND, MCA ARCHITECTS PC

3. Address and phone number of applicant and contact person: [\[help\]](#)

TED GRUND, MCA ARCHITECTS PC

812 S.W. WASHINGTON ST., SUITE 800, PORTLAND, OR 97205

4. Date checklist prepared: [\[help\]](#)

9/2/2022

5. Agency requesting checklist: [\[help\]](#)

CITY OF WOODLAND, PLANNING DEPARTMENT

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

PROPOSED CONSTRUCTION SCHEDULE: 1/2/2023 - 9/30/2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

NO.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

SEE ATTACHED TOPO PLAN AND GEOTECHNICAL REPORT
PREPARED BY OLSON ENGINEERING.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

NONE KNOWN.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

TYPE II SITE PLAN REVIEW, CITY OF WOODLAND BUILDING PERMIT.

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.) [\[help\]](#)

The project consists of two new 11,510 SF warehouses, incorporating 1,123 SF of office support area each, for a total of 22,580 SF, with associated site improvements, including new site utilities, paved yard, driveway & parking areas, concrete curbs & sidewalks, security fencing, landscaping and other associated site improvements. The site, parcel # 508340101, is 1.64 Acres. The primary use of the property will be for warehousing, material handling and distribution.

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. [\[help\]](#)

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

LESS THAN 1%.

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. [\[help\]](#)

THE SITE CAN BE CHARACTERIZED AS TYPICAL RIVER BOTTOM LAND; SEE PROVIDED GEOTECHNICAL REPORT.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

NO.

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. [\[help\]](#)

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

THIS IS UNLIKELY DUE TO FLATNESS OF SITE.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

APPROXIMATELY 75% OF THE SITE IS EXPECTED TO BE COVERED BY BUILDINGS AND PAVING.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

NO SPECIAL MEASURES ARE ANTICIPATED AT THIS TIME DUE TO THE FLATNESS OF THE SITE.

2. Air [\[help\]](#)

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. [\[help\]](#) **NORMAL CONSTRUCTION EQUIPMENT WILL BE USED FOR EXCAVATION, GRADING, LIFTS, ETC. NO EMISSIONS ARE ANTICIPATED FOR OPERATIONS & MAINTENANCE OF THE FACILITY (WAREHOUSE WITH ELECTRICAL EQUIPMENT).**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

NO.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

NO.

3. Water [\[help\]](#)

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

NO.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

NO.

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. Indicate the source of fill material. [\[help\]](#)

NOT APPLICABLE.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

TECHNICALLY, YES, BUT THE SITE AND SURROUNDING AREA IS PROTECTED BY THE DYKE MAINTAINED BY THE CONSOLIDATED DYKING DISTRICT OF COWLITZ COUNTY #2.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

NO.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO

- 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.). 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. [\[help\]](#)

NOT APPLICABLE.

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). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

NORMAL STORM DRAINAGE FROM ROOFS & SITE PAVING WILL FLOW INTO EXIST. COMMON STORM DRAINAGE FACILITY (RET .POND ACROSS STREET).

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

NORMAL STORM DRAINAGE PER C.3 ABOVE

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

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? [\[help\]](#)
EXIST. GRASS WILL BE 75% REMOVED FOR BUILDING PADS & PAVING, 25% ALTERED PER CODE LANDSCAPE REQUIREMENTS.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
NONE KNOWN.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
YES, LANDSCAPING WILL BE PROVIDED PER CODE REQUIREMENTS; NATIVE DROUGHT RESISTANT PLANTS (TREES, SHRUBS, GROUND COVER) WILL BE FAVORED.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
NONE KNOWN.

5. Animals [\[help\]](#)

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. [\[help\]](#) _____

TRANSITORY LOCAL BIRDS; NO KNOWN NESTING ON-SITE.
Examples include:

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

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
NONE KNOWN.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)
NO

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
NO SPECIAL MEASURES ARE PROPOSED BASED ON 5 .a, b & c ABOVE.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)
NONE KNOWN.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
THE FACILITY WILL USE A COMBIATION OF NATURAL GAS (WATER & SPACE HEATING) AND ELECTRICITY (ALL OTHER USES, INCLUDING FORK LIFTS).

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
NO

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#) **PROVISION WILL BE MADE FOR FUTURE INSTALLATION OF ROOFTOP SOLAR (PHOTOVOLTAIC) PANELS PER WA ENERGY CODE. HIGH EFFICIENCY HVAC EQUIPMENT WILL BE SPECIFIED.**

7. **Environmental Health** [\[help\]](#)

- 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. [\[help\]](#)

NO

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

NONE KNOWN (GREENFIELD SITE).

- 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. [\[help\]](#)

NONE KNOWN.

- 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. [\[help\]](#)

NONE ANTICIPATED.

- 4) Describe special emergency services that might be required. [\[help\]](#)

NONE ANTICIPATED.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

NONE PROPOSED, BASED ON 7.a.1-4 ABOVE.

b. **Noise** [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

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. [\[help\]](#)

MINIMAL; PROPOSED USES (WAREHOUSING, MATERIAL HANDLING & DISTRIBUTION) WILL HAVE LOW EMPLOYEE COUNTS & INTERMITTENT TRUCK SHIPPING/RECEIVING TRAFFIC.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

NONE PROPOSED, BASED ON 7.b.2 ABOVE.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
CURRENT ADJACENT SITES ARE OF COMPATIBLE WAREHOUSE/LIGHT INDUSTRIAL USES WITH SOME RESIDUAL OPEN FIELDS THAT WILL NOT BE AFFECTED BY PROPOSAL.

b. Has the project site been used as working farmlands or working forest lands? 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? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

NO

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? If so, how: [\[help\]](#)

NO

c. Describe any structures on the site. [\[help\]](#)

NONE.

d. Will any structures be demolished? If so, what? [\[help\]](#)

NO

e. What is the current zoning classification of the site? [\[help\]](#)

L1

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

NOT APPLICABLE.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

NO

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

8-10 EMPLOYEES ARE ANTICIPATED ON-SITE.

j. Approximately how many people would the completed project displace? [\[help\]](#)

NONE.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NOT APPLICABLE.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
NONE ANTICIPATED OR PROPOSED DUE TO CONFORMANCE WITH AREA ZONING AND EXISTING USES IN SURROUNDING AREA.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
NONE ANTICIPATED OR PROPOSED; ADJACENT SITE IS AN OPEN FIELD BUT DOES NOT APPEAR TO BE FARMED. THERE ARE NO FOREST LANDS IN SURROUNDING AREA.
9. **Housing** [\[help\]](#)
- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NOT APPLICABLE; THE PROPOSAL IS NOT FOR HOUSING.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NOT APPLICABLE; THERE IS NO HOUSING ON-SITE OR IN NEARBY AREA (ZONED L1).
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
NONE PROPOSED, BASED ON 9.a-c ABOVE.
10. **Aesthetics** [\[help\]](#)
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
MAXIMUM HEIGHT OF PROPOSED STRUCTURES IS 27'. THE PRINCIPAL EXTERIOR BUILDING MATERIAL WILL BE METAL SIDING.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
NO OBSTRUCTION OF KNOWN/IDENTIFIED VIEW CORRIDORS IS ANTICIPATED.
- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
NONE PROPOSED; PROPOSED BUILDINGS ARE COMPATIBLE WITH EXISTING ADJANT STRUCTURES AND L1 ZONING.
11. **Light and Glare** [\[help\]](#)
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
IT IS ANTICIPATED THAT THE PROJECT WILL PRODUCE MINIMAL GLARE FROM WHITE ROOF SURFACES AT MID-DAY.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
NO.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
NONE KNOWN OR ANTICIPATED.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
NONE PROPOSED, BASED ON 11.a-c ABOVE.

12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

THE PORT OF WOODLAND'S COMMUNITY ORCHARD PARK IS DIRECTLY ACROSS THE STREET FROM THE PROJECT SITE.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NO.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

NONE PROPOSED, BASED ON 12.a-b ABOVE.

13. **Historic and cultural preservation** [\[help\]](#)

- 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 ? If so, specifically describe. [\[help\]](#)

NO.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

NO, NONE KNOW; THERE ARE NO KNOWN STUDIES OF THE AREA.

- 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. [\[help\]](#)

THERE ARE NO KNOWN CULTURAL/HISTORIC RESOURCES ON OR NEAR THE SITE, HENCE NO ASSESSMENT METHODS ARE PROPOSED.

- 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. [\[help\]](#)

NONE PROPOSED, BASED ON 13.a-c ABOVE.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

PROJECT SITE FRONTS ON HOWARD WAY, CONNECTING NEARBY TO GUILD ROAD & TO I-5, APPX. 1 MILE AWAY. SITE ACCESS VIA ONE 2-WAY DRIVEWAY IS PROPOSED.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

28 PARKING SPACES ARE PROPOSED FOR THE SITE; NO EXISTING SPACES WOULD BE ELIMINATED.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) **NO IMPROVEMENTS WILL BE REQUIRED TO SERVE THE PROPOSED PROJECT (HOWARD WAY IS A NEWLY IMPROVED STREET) NEW PUBLIC SIDEWALK WOULD BE EXTENDED ACROSS THE WIDTH OF THE SITE.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

NO.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
20 PASSENGER CAR TRIPS AND 12 TRUCK TRIPS ARE ANTICIPATED PER DAY. TRIP ESTIMATE,S BY OWNER, ARE BASED ON ACTIVITY AT CURRENT FACILITIES IN SPOKANE.
- 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? If so, generally describe. [\[help\]](#)
- NO.**
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

NONE PROPOSED, BASED ON 14.a-g ABOVE.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
THE PROPOSED PROJECT WILL REQUIRE ONLY NORMAL POLICE AND FIRE PROTECTION SERVICES; NO INCREASED NEED IS ANTICIPATED.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
PROPOSED BUILDINGS WILL BE FULLY SPRINKLERED (NFPA 13) & ALARMED PER CODE. BUILDINGS WILL BE PROTECTED BY SECURITY FENCE AND SECURITY ALARM SYSTEM.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
~~electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,~~
 other **STORM WATER**
- c. 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. [\[help\]](#)
AS INDICATED ABOVE, EXISTING ELECTRIC, NATURAL GAS, WATER, SANITARY & STORM SEWER, TELEPHONE/DATE UTILITIES AND REFUSE SERVICE WILL BE UTILIZED. CONSTRUCTION ACTIVITIES WILL BE THOSE NORMAL FOR NEW CONSTRUCTION OF LIGHT INDUSTRIAL FACILITIES.

C. Signature [\[help\]](#)

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 **TED GRUND** _____

Position and Agency/Organization **PROJECT MANAGER, MCA ARCHITECTS PC**

Date Submitted: **9/2/2022** _____

Practical expertise. Exceptional results.

222 E. Evergreen Blvd.
Vancouver, WA 98660
360-695-1385

August 12, 2022

Travis Goddard
City of Woodland
Community Development
230 Davidson Avenue
Woodland, WA 98674

Re: C & G Holdings– Preliminary Stormwater Report


Dear Travis,

This letter is prepared to serve as the preliminary stormwater report for the proposed C & G Holdings development located within Centennial Industrial Park. Runoff from this site will be collected and routed to the existing 15” storm line stubbed to the site which directs the runoff to an existing wet pond located on the opposite side of Howard Way. The existing storm system was constructed as part of the Centennial Industrial Park infrastructure improvements. This stormwater system was reviewed and approved by the City of Woodland in 2020. The total area included within the Centennial Industrial Park development is 21.3 acres with two (2) wet ponds providing water quality and quantity control of stormwater runoff from 7.55 acres of the development. Refer to the attached “Post-Developed Basin Map” showing the designed areas draining to each wet pond, Basin 1 and Basin 2. As can be seen from this map, the C & G Holdings development, Lot 2, is included within Basin 1 which receives treatment from the east most wet pond. Therefore, if this development has equal to or less than the 85% impervious surface (as assumed for the design of the wet pond) draining to the wet pond, no additional water quality or quantity control is required for Lot 2. Refer to the “Stormwater Technical Information Report - Port of Woodland, Centennial Industrial Park Site Improvements, Woodland, WA” for clarification.

The proposed development has only 73% impervious area which is less than the 85% impervious area originally assumed for the design. The reduced impervious surface will result in less runoff being directed to the facility. Therefore, the facility will provide the required water quality and quantity control for this site as required.

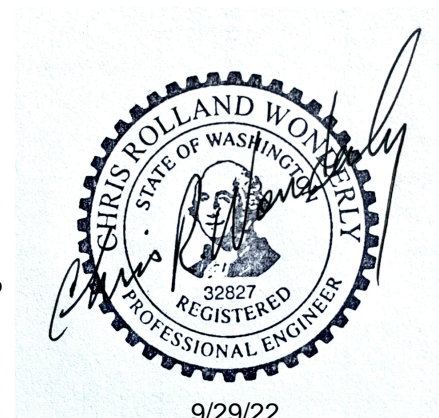
Should you have any additional questions or concerns, please contact me at 360-695-1385.

Sincerely,

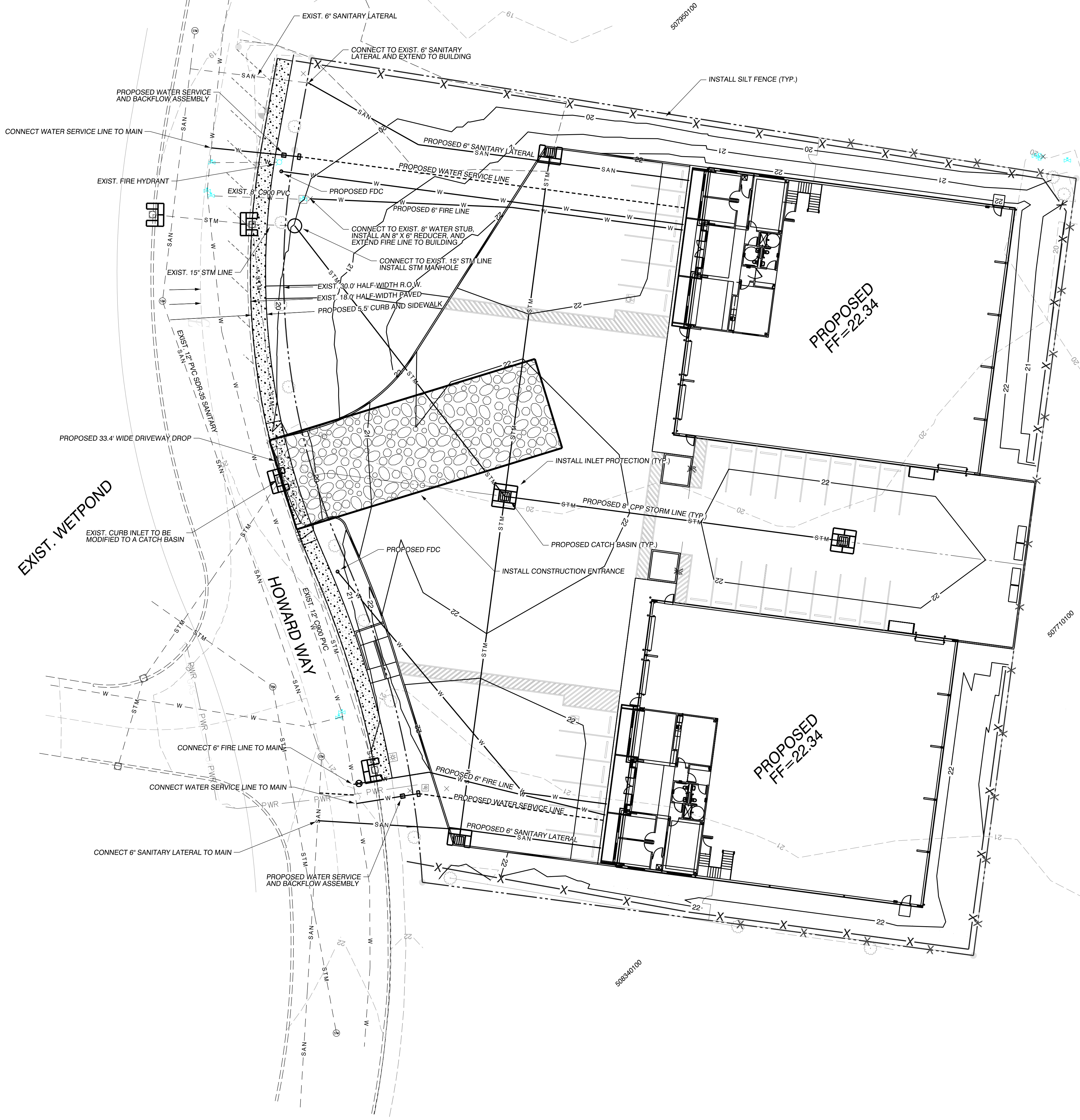
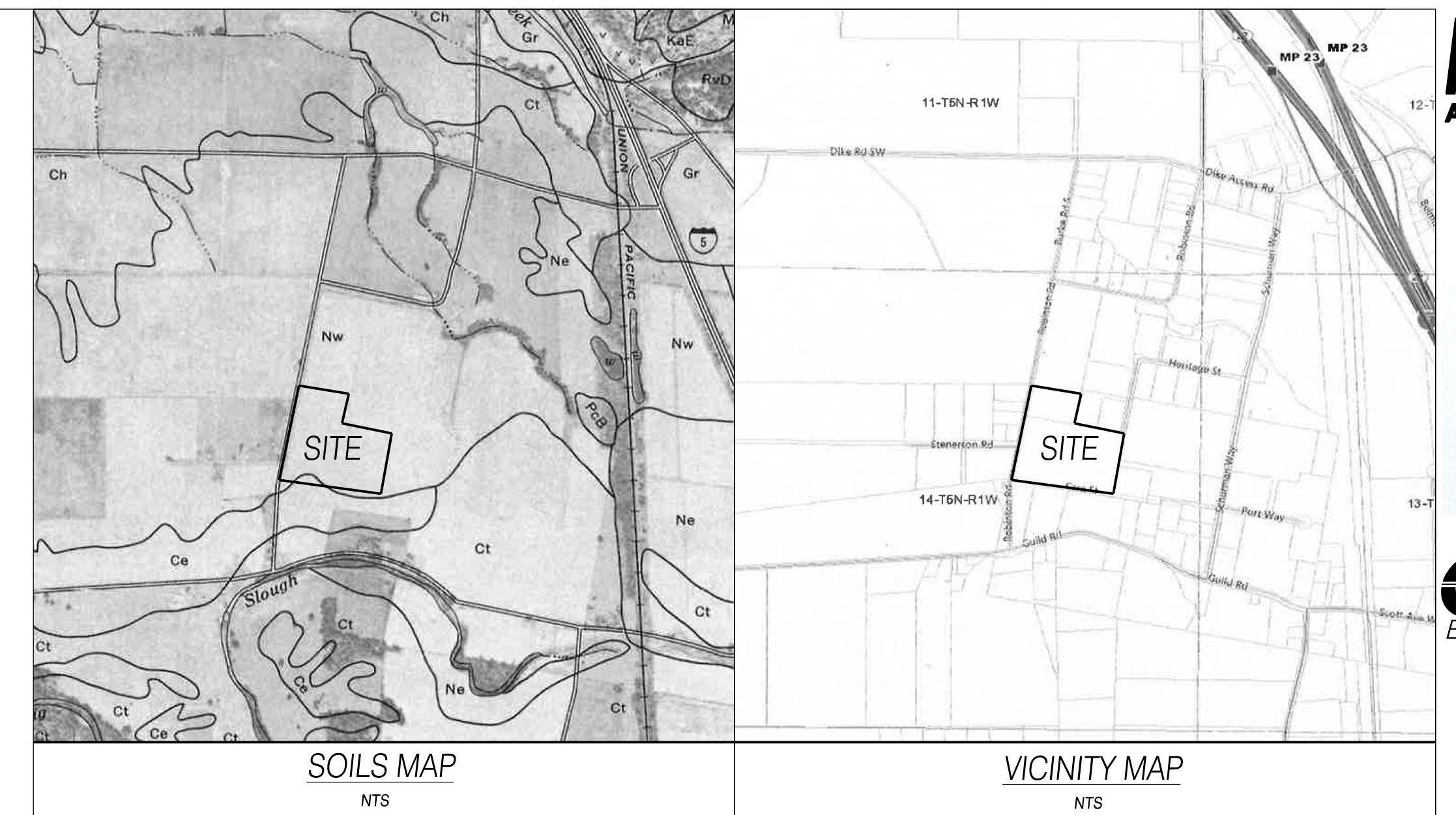
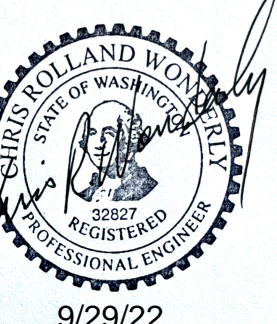

Chris R. Wonderly, P.E.

Attachments:

- Port of Woodland – Centennial Industrial Park, Post-Developed Basin Map
- Preliminary Development Plan
- Preliminary Catchment Plan



9/29/22



NOTES:

WATER:

- 1) A 12" C900 PVC WATER MAIN EXISTS IN HOWARD WAY ALONG THE ENTIRE SITE FRONTAGE. AN 8" C900 PVC WATER MAIN IS STUBBED TO THE SITE AND A FIRE HYDRANT EXISTS CLOSE TO THE NORTH PROPERTY BOUNDARY.
- 2) DOMESTIC AND FIRE PROTECTION SERVICES WILL BE PROVIDED TO THE PROPOSED BUILDINGS AS SHOWN ON THIS PLAN.
- 3) WATER SERVICE WILL BE PROVIDED BY CITY OF WOODLAND. ALL NECESSARY WATER EASEMENTS WILL BE DEDICATED TO CITY OF WOODLAND.

SANITARY:

- 1) A 12" PVC SDR-35 SANITARY MAIN EXISTS IN HOWARD WAY ALONG THE ENTIRE SITE FRONTAGE. A 6" SANITARY LATERAL IS STUBBED TO THE SITE AT THE NORTH PROPERTY BOUNDARY.
- 2) AN ADDITIONAL 6" SANITARY LATERAL WILL BE EXTENDED TO THE SITE FROM THE EXISTING 12" MAIN. THE EXISTING SANITARY LATERAL AND THIS NEW LATERAL WILL BE EXTENDED TO THE PROPOSED BUILDINGS AS SHOWN ON THIS PLAN.
- 3) SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF WOODLAND. ALL NECESSARY SANITARY SEWER EASEMENTS WILL BE DEDICATED TO CITY OF WOODLAND.

STORM:

- 1) THE SITE IS PART OF THE CENTENNIAL INDUSTRIAL DEVELOPMENT WHICH HAS TWO (2) ON-SITE STORMWATER FACILITIES TO PROVIDE QUALITY AND QUANTITY CONTROL FOR STORMWATER RUNOFF FROM THE INTERNAL ROADWAYS AND DEVELOPMENT PADS. A 15" DUCTILE IRON STORM LINE IS STUBBED TO THE SITE NEAR THE NORTH PROPERTY LINE. THE 15" STORM LINE WAS DESIGNED TO CONVEY STORMWATER RUNOFF FROM THIS SITE TO THE EXISTING WETPOND LOCATED IMMEDIATELY WEST OF THIS SITE ON THE WEST SIDE OF HOWARD WAY.
- 2) STORMWATER RUNOFF FROM THE PROPOSED BUILDING ROOFS AND PARKING AREAS WILL BE COLLECTED AND ROUTED TO THE EXISTING 15" STUB AS SHOWN ON THIS PLAN. THE WETPOND WAS DESIGNED ASSUMING THIS SITE HAD 85% IMPERVIOUS SURFACE. THE PROPOSED SITE HAS 73% IMPERVIOUS SURFACE. THEREFORE, NO ADDITIONAL QUALITY OR QUANTITY CONTROL IS REQUIRED FOR THIS SITE.
- 3) A STORMWATER ACCESS AND INSPECTION EASEMENT WILL BE DEDICATED TO THE CITY OF WOODLAND AS REQUIRED.

NOTES:

STREET:

- 1) HOWARD WAY IS CLASSIFIED AS A COMMERCIAL/INDUSTRIAL COLLECTOR BY THE CITY OF WOODLAND. THIS ROADWAY IS REQUIRED TO HAVE 30.0 FOOT HALF-WIDTH RIGHT-OF-WAY, 18.0 FOOT HALF-WIDTH PAVED SECTION, 5.5 FOOT CURB AND SIDEWALK SECTION, AND 6.5 FOOT CLEAR SPACE BEHIND THE SIDEWALK. HOWARD WAY WAS PARTIALLY IMPROVED WITH THE CENTENNIAL INDUSTRIAL DEVELOPMENT INFRASTRUCTURE TO INCLUDE THE REQUIRED 30.0 FOOT HALF-WIDTH RIGHT-OF-WAY, 18.0 FOOT HALF-WIDTH PAVED SECTION, CURB, AND ASSOCIATED STORMWATER COLLECTION/CONVEYANCE SYSTEM.
- 2) FRONTAGE IMPROVEMENTS FOR THIS DEVELOPMENT WILL INCLUDE INSTALLING THE 5.0 FOOT WIDE SIDEWALK AND A DRIVEWAY DROP TO ACCESS THE SITE. REFER TO THE PLAN FOR THE PROPOSED IMPROVEMENTS.

GRADING:

- 1) THE SITE WILL BE GRADED TO ALLOW STORMWATER RUNOFF FROM THE PROPOSED PARKING AREA AND BUILDING ROOFS TO BE CONVEYED TO THE EXISTING 15" STORM LINE STUBBED TO THE SITE.

EROSION CONTROL:

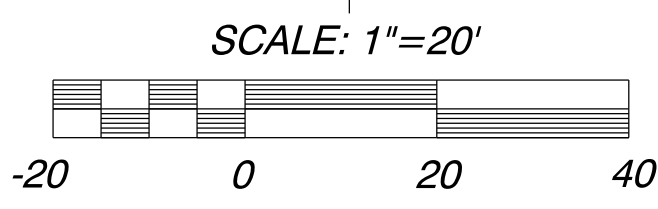
- 1) EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON-SITE. EROSION CONTROL MEASURES AND INSTALLATION WILL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND PRACTICES OF THE CITY OF WOODLAND AND WILL BE DESIGNED DURING FINAL DESIGN.

LEGEND

---	PERIMETER OF SITE	○	MANHOLE
---	RIGHT-OF-WAY LINE	⊗	WATER VALVE AND BOX
---	CENTERLINE OF ROAD	⊕	FIRE HYDRANT ASSEMBLY
---	FACE OF CURB	□	SANITARY CLEAN OUT
---	LOT LINE	▭	CATCH BASIN
---	EASEMENT LINE	△	THRUST BLOCK
---	STM	⊞	WATER SERVICE METER
---	STM	⊞	TELEPHONE RISER
---	SAN	⊞	GAS RISER
---	SAN	⊞	ELECTRIC RISER
---	SAN	⊞	UTILITY POLE
---	W	⊞	UTILITY POLE W/ LIGHT
---	W	⊞	SIGN POST
---	123	---	GRADED CONTOUR LINE
---	123	---	EXIST CONTOUR LINE

EROSION CONTROL LEGEND

---	19	---	EXISTING CONTOUR
---	19	---	PROPOSED CONTOUR
---	X	---	SILT FENCE
⊞	⊞	---	INLET PROTECTION
⊞	⊞	---	CONSTRUCTION ENTRANCE



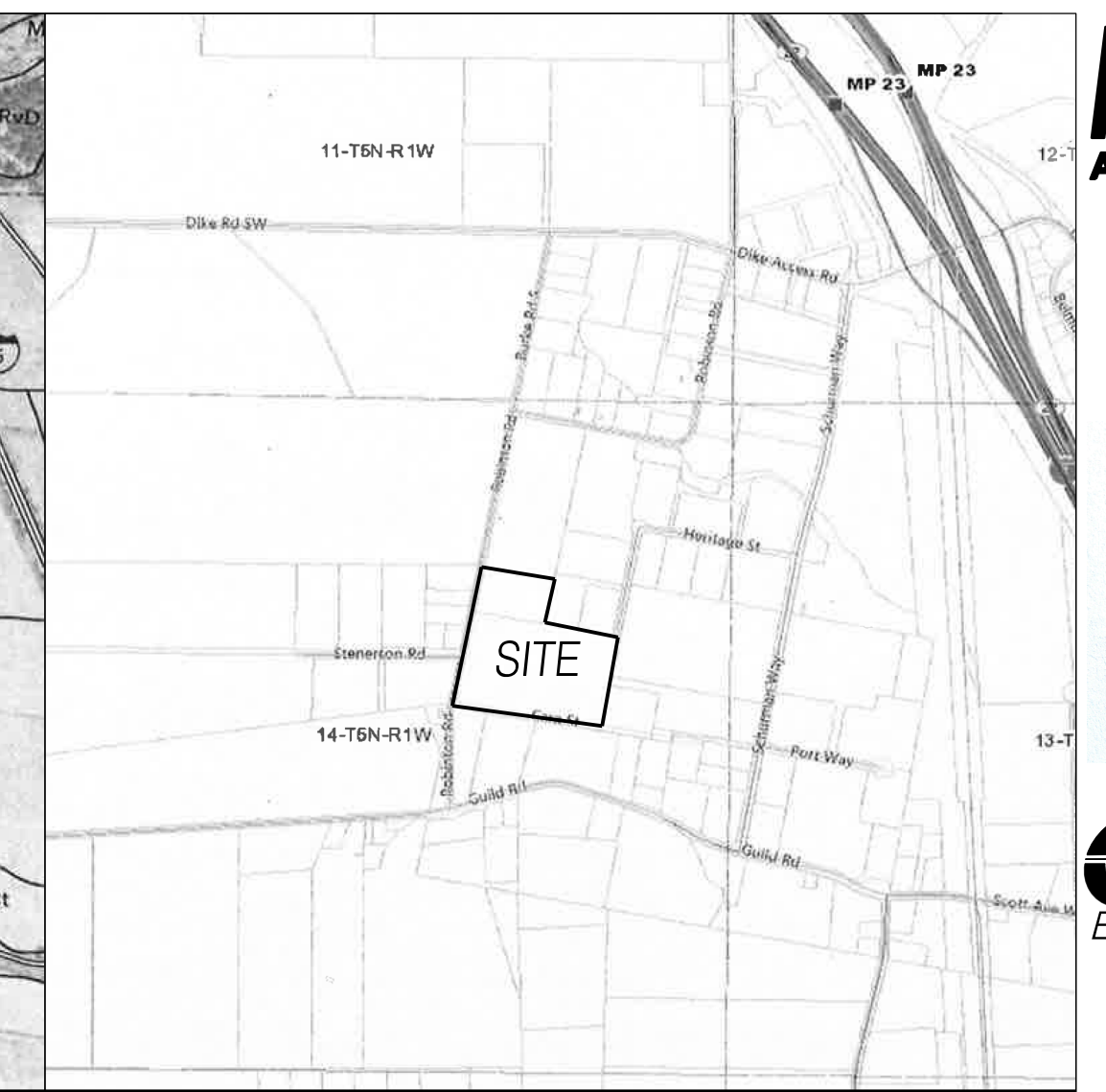
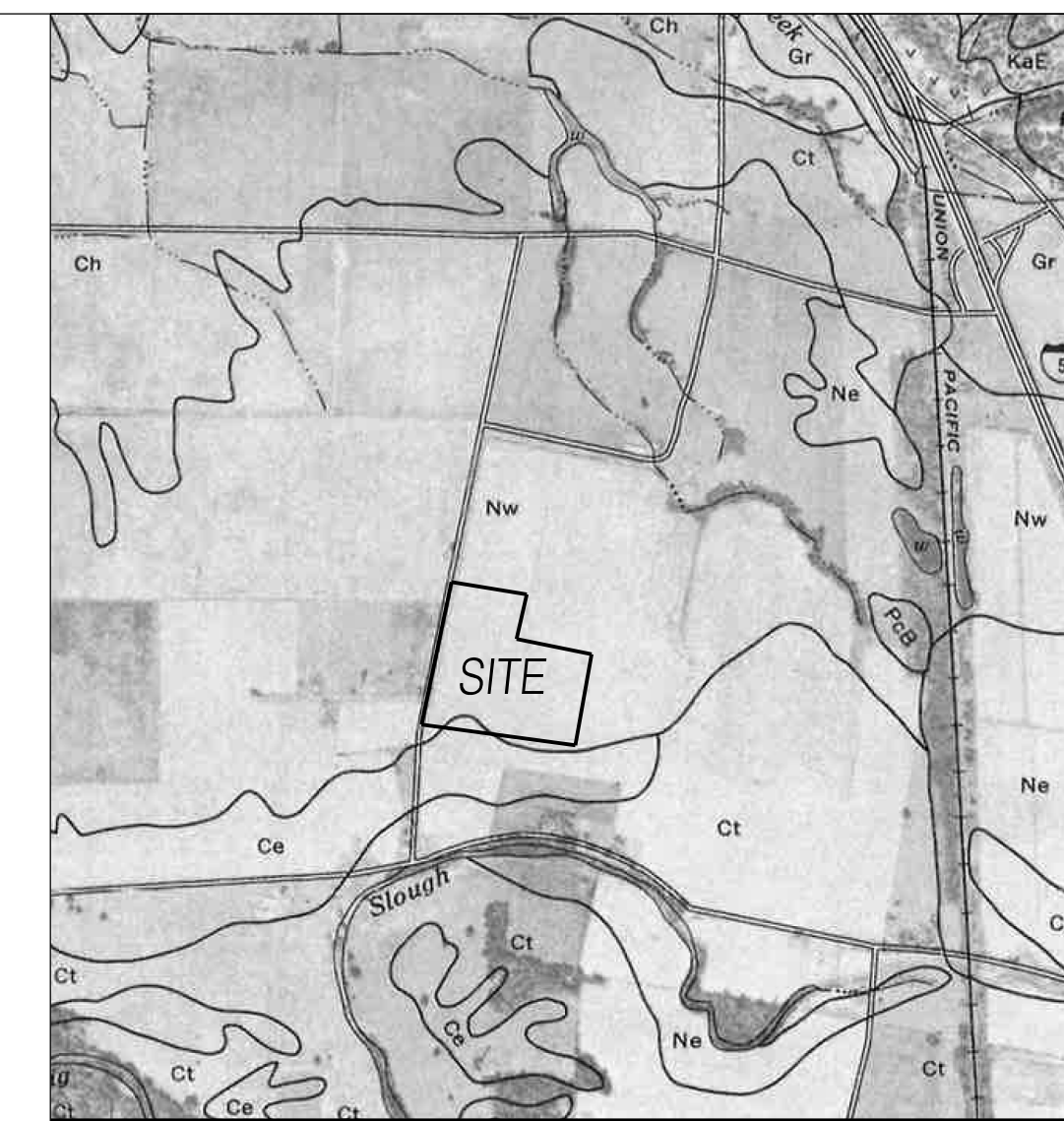
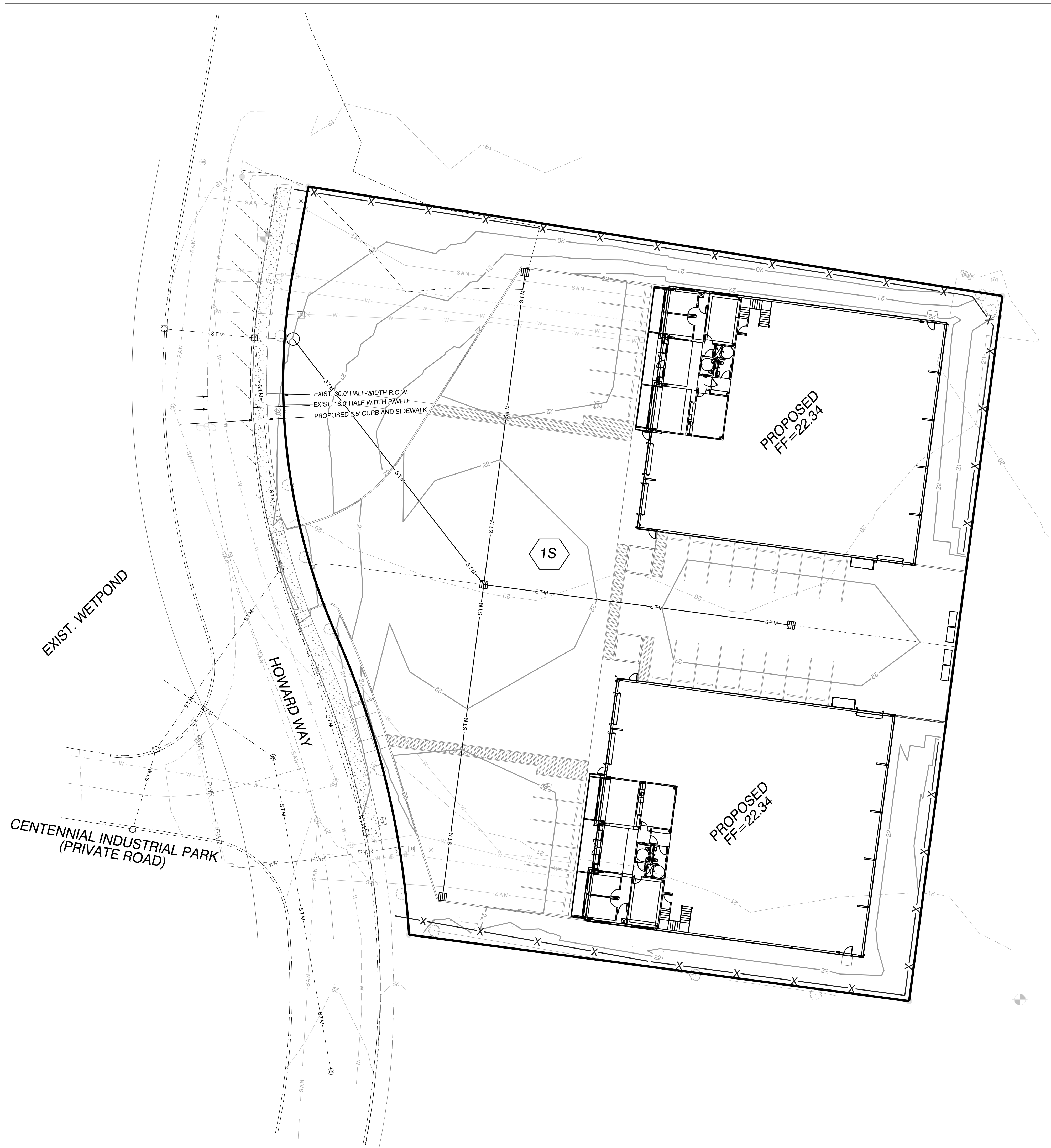
C & G PROPERTIES
NEW WAREHOUSES
CENTENNIAL INDUSTRIAL PARK
WOODLAND, WASHINGTON

REV. NO.: DATE: DESCRIPTION:

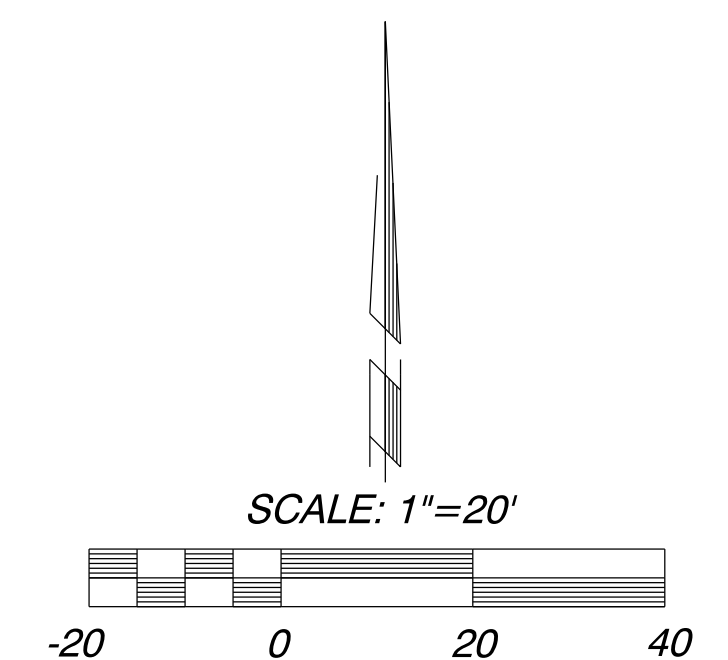
PRELIMINARY DEVELOPMENT PLAN

PROJECT NO: 22-106
DRWN BY: CRW |CHKD BY:CRW
DATE: 7/15/2022

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CATCHMENT	AREA (AC)	DESCRIPTION
1S	0.71	PAVEMENT
	0.44	LANDSCAPE
	0.50	ROOF
	1.65	TOTAL



C & G PROPERTIES
NEW WAREHOUSES
CENTENNIAL INDUSTRIAL PARK
WOODLAND, WASHINGTON

REV. NO.: DATE: DESCRIPTION:

PRELIMINARY DEVELOPED
CATCHMENT PLAN

PROJECT NO: 22-106
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