

IN THE N.E. 1/4 OF THE N.E. 1/4 SECTION 24, TOWNSHIP 5 N., RANGE 01 W., W.M.

DAVITA CLINIC SITE PLAN REVIEW

SURVEY INFORMATION

LEGAL DESCRIPTION

LOT 4 OF CITY OF WOODLAND BOUNDARY LINE ADJUSTMENT SURVEY NO. 2018-004, AS RECORDED IN VOLUME 37 OF SURVEYS, PAGE 123, UNDER AUDITOR'S FILE NO. 3595257 AND AS AMENDED IN VOLUME 37 OF SURVEYS, PAGE 169, UNDER AUDITOR'S FILE NUMBER 3601569, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF THE SQUIRE & MILLIE BOZARTH DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF WOODLAND, A WASHINGTON MUNICIPAL CORPORATION BY RIGHT-OF-WAY DEDICATION RECORDED OCTOBER 10, 2019 UNDER AUDITOR'S FILE NUMBER 3627797, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

HORIZONTAL DATUM

WA STATE PLANE SOUTH ZONE
NAD 83/2011 (EPOCH 2010.00)

HORIZONTAL CONTROL STATION:

OWNER: CITY OF WOODLAND
ID#: NONE
DESCRIPTION: FOUND 2" PIPE W/SCREW IN CONC, IN CASE, DOWN 0.35'
LOCATION: BEECHWOOD ST & WOODSIDE ST
NORTHINGS: 217895.33
EASTING: 1068162.86

OWNER: CITY OF WOODLAND
ID#: NONE
DESCRIPTION: FOUND 1/2" BRASS PLUG W/"X", IN CASE, DOWN 0.5'
LOCATION: PARK ST & WASHINGTON ST
NORTHINGS: 217590.60
EASTING: 1068766.17

VERTICAL DATUM

NAVD 88

VERTICAL BENCHMARKS:

SOURCE: NGS
ID#: X533
DESCRIPTION: FOUND 1/2" PUNCHED BRASS CAP IN CONC MON IN CASE, DOWN 0.5'
LOCATION: ATLANTIC AVE. THE DRIVEWAY 3.5' TO THE NORTH OF THE LOGO CAP IS NOW TO THE ECONO LODGE MOTEL AT 1500 ATLANTIC AVE. THE CURB IS 12.5 FT WEST OF THE LOGO CAP
ELEVATION: 30.07'

SOURCE: NGS
ID#: WOODAIR
DESCRIPTION: FOUND 1/2" BRASS PLUG W/"X", IN CASE, DOWN 0.5'
LOCATION: AT THE NORTH END OF THE WOODLAND AIRPORT, 6.6' SOUTH OF THE PERIMETER FENCE, 6.6' SOUTH-SOUTHEAST OF A FIBERGLASS WITNESS POST, 143.7' EAST OF THE ENTRANCE ROAD CENTER
ELEVATION: 26.59'

UTILITY NOTES

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

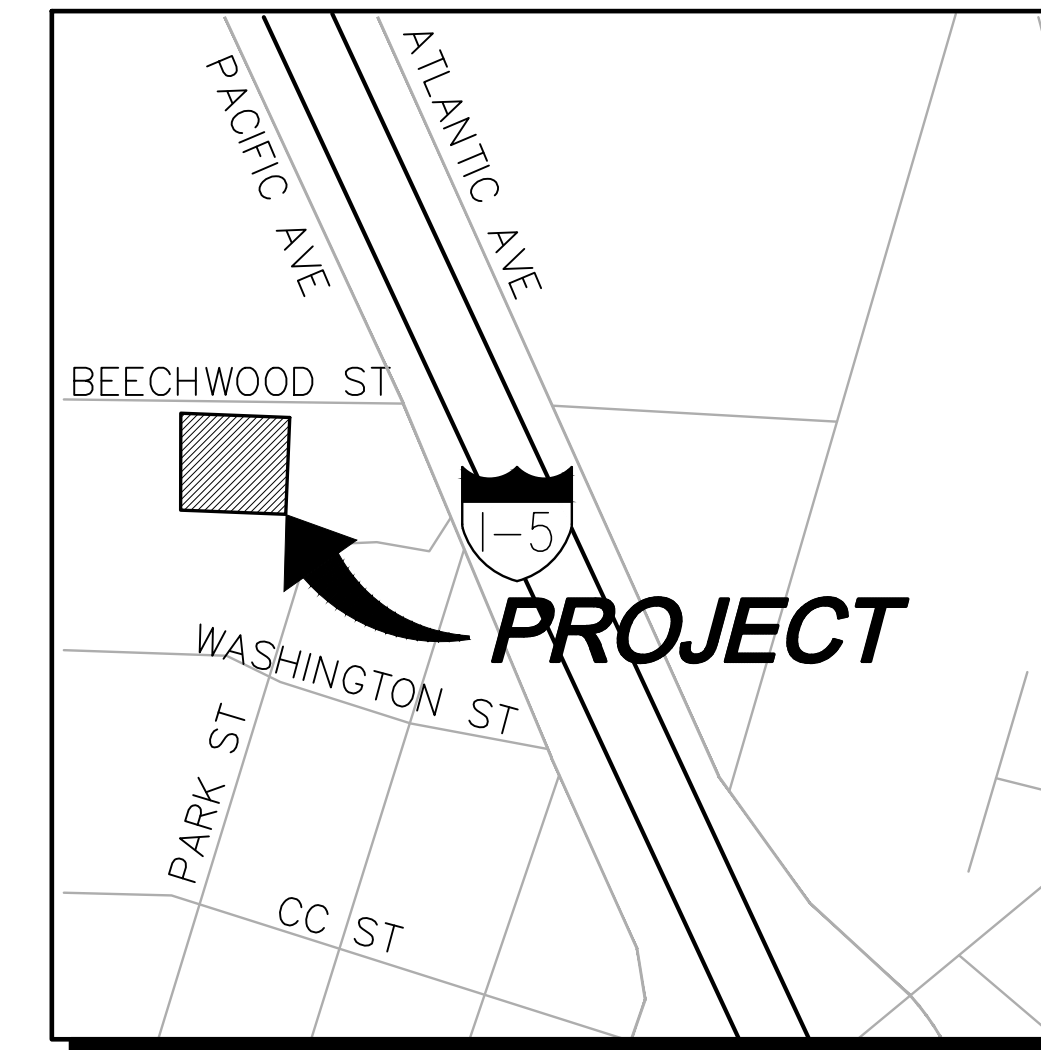
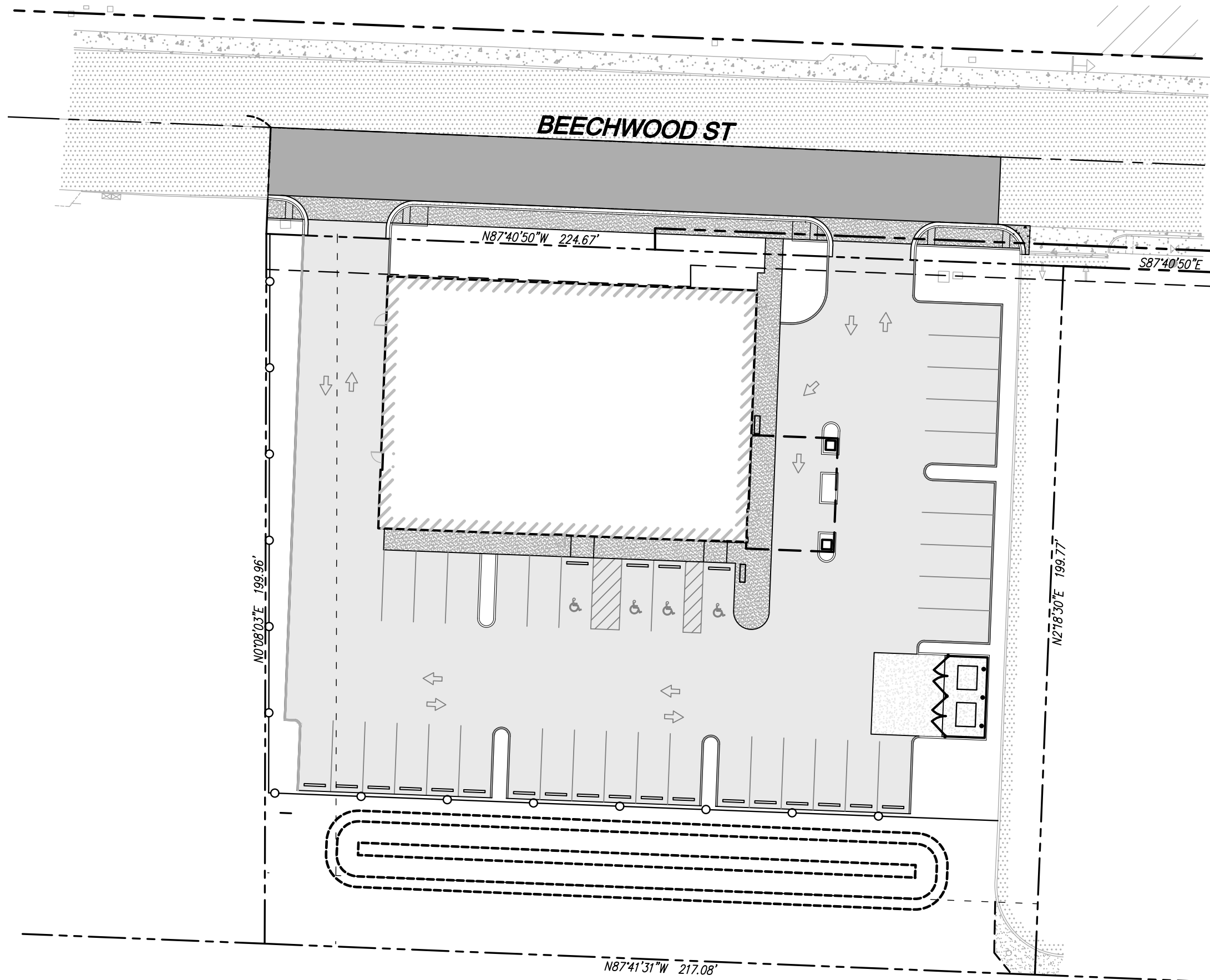
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

GENERAL NOTES

ACCESS NOTE:
SITE HAS ACCESS TO/FROM BEECHWOOD ST.

POSSIBLE ENCROACHMENT NOTE:
FENCES POSSIBLY ENCROACH ACROSS THE WESTERLY PROPERTY LINE. CONCRETE CURB AND DRIVE LANE POSSIBLY ENCROACH ACROSS THE EASTERLY PROPERTY LINE.

LEGAL DESCRIPTION NOTE:
THE PROPERTIES SURVEYED ARE THE SAME AS SHOWN ON THE TITLE REPORT HEREON, AND IS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, STRIPS OR GORES.



VICINITY MAP
NOT TO SCALE

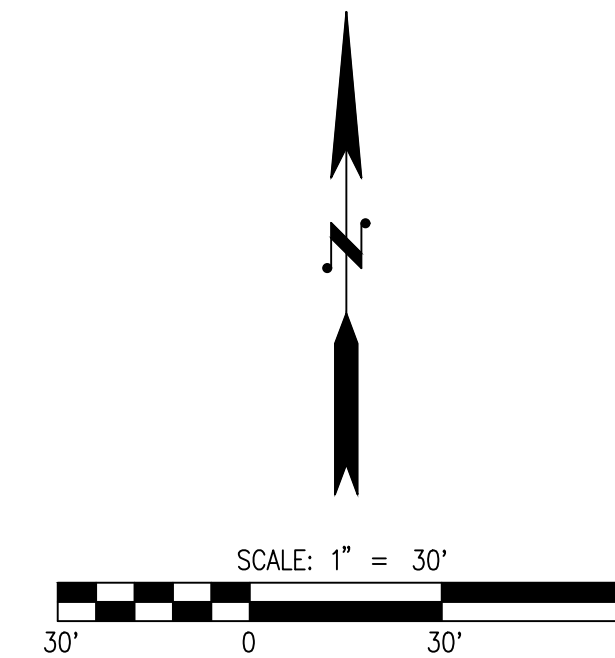


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- 5 DR-01 GRADING & DRAINAGE PLAN
- 6 UT-01 WATER & SANITARY SEWER PLAN

CONTACT LIST

APPLICANT:
GENESIS KC DEVELOPMENT, LLC
PHONE: 918.271.8240
CONTACT: MARK KINNEY
PHONE: (918) 271-8240
EMAIL: mark.kinney@davita.com

CIVIL ENGINEER:
LDC, INC.
1411 STATE AVE NE, #200
OLYMPIA, WASHINGTON 98506
CONTACT: ROSS JARVIS, PE
PHONE: (360) 878-0678
FAX: (425) 482-2893
EMAIL: rjarvis@ldccorp.com

SURVEYOR:
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVE. EAST
SEATTLE, WA 98102
CONTACT: OLIVER QUINN ROBAR, PLS
PHONE: (206) 323-4144

PROJECT INFORMATION

TAX PARCELS: 50451
SITE ADDRESS: 467 BEECHWOOD ST
WOODLAND, WA 98674
SITE AREA: 44,129 SF (1.0131 AC)
CURRENT ZONING: HIGHWAY COMMERCIAL C-2
PROPOSED ZONING: HIGHWAY COMMERCIAL C-2
PROPOSED LAND USE: MEDICAL CLINIC
BUILDING SETBACKS:
20' SIDE (WEST)
20' REAR (SOUTH)
CITY OF WOODLAND

SEWER: CITY OF WOODLAND
POWER: COWLITZ COUNTY PUD
GAS: CASCADE NATURAL GAS

BUILDING INFORMATION

BUILDING AREA: 7,384 SF
PARKING
CALCULATIONS: 7,384 / 200 = 37 STALLS
PARKING PROVIDED: 37 STALLS
BUILDING HEIGHT: 20'-0"

DISCLAIMER

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UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



NO.	DATE	DESCRIPTION	BY

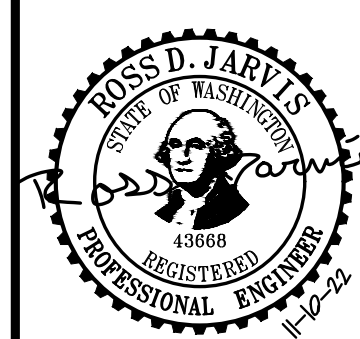
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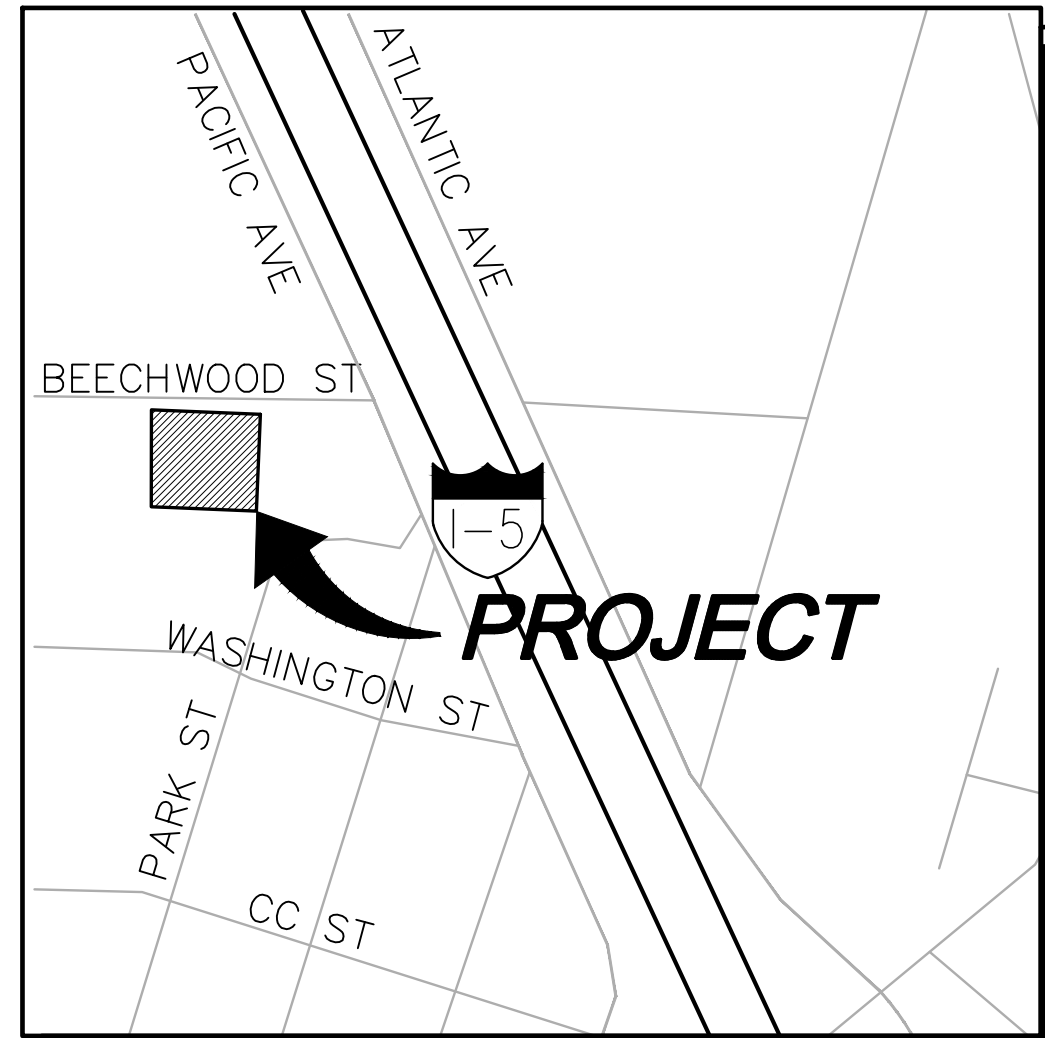
GENESIS KC DEVELOPMENT
DAVITA CLINIC
COVER SHEET



JOB NUMBER: C22-259
DRAWING NAME: C22-259-CY-01
DESIGNER: RW
DRAFTING BY: AW
DATE: NOVEMBER 2022
SCALE: AS NOTED
JURISDICTION: WOODLAND, WA

CV-01
SHEET 1 OF 6

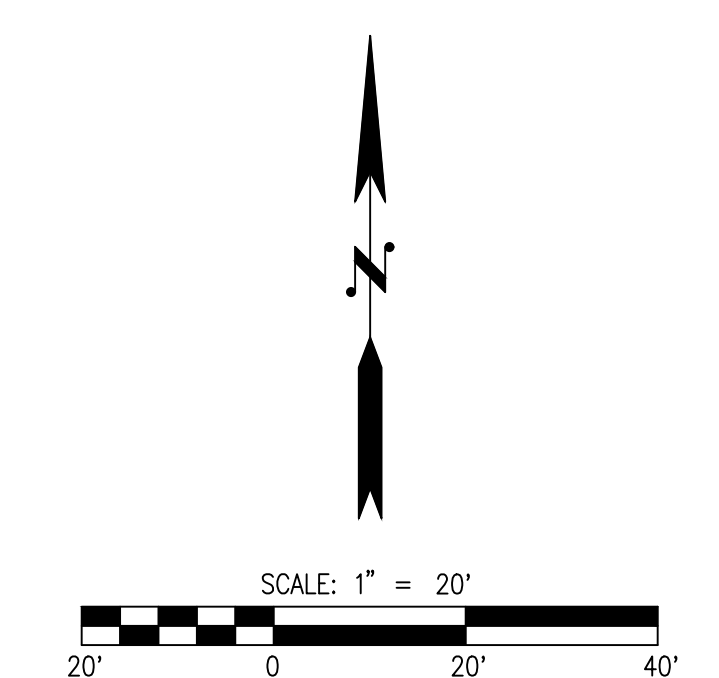
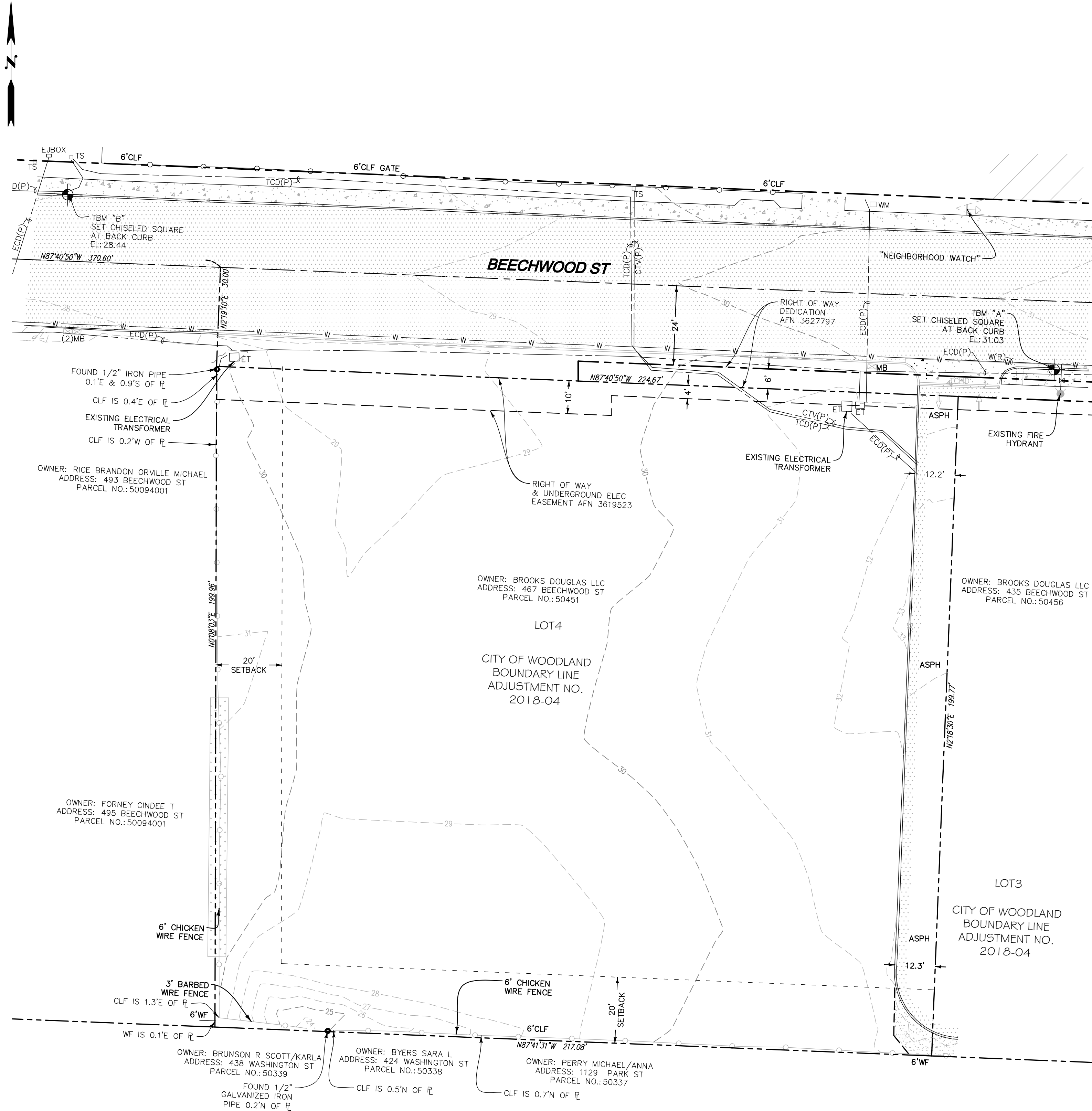
IN THE N.E. 1/4 OF THE N.E. 1/4 SECTION 24, TOWNSHIP 5 N., RANGE 01 W., W.M.



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

SITE AREA: 44,129 SF (1.0131 AC)
 CURRENT ZONING: HIGHWAY COMMERCIAL C-2
 PROPOSED ZONING: HIGHWAY COMMERCIAL C-2
 PROPOSED LAND USE: MEDICAL CLINIC
 ADJACENT LAND USE: WEST - RESIDENTIAL
 EAST - COMMERCIAL
 NORTH - RESIDENTIAL
 SOUTH - RESIDENTIAL



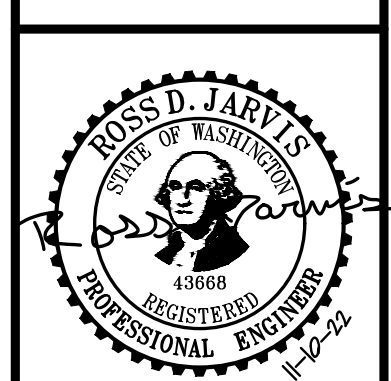
LEGEND

- ABAN/RET ABANDONED/RETIRED
- ASPH ASPHALT (ASPH)
- BLRD BOLLARD
- CATCH BASIN (CB)
- CONCRETE SURFACE
- CONCRETE/BRICK WALK
- CONCRETE/WOOD RETAINING WALL
- CONCRETE/EXTRUDED CURB
- CONCRETE/IRON PIPE
- CHAIN LINK FENCE (CLF)
- CABLE TV
- CENTERLINE/MONUMENT LINE
- CONCRETE/WOOD STAIRS
- CONIFEROUS TREE
- DECIDUOUS TREE
- CORRUGATED METAL PIPE
- C.O.C. CENTER OF CHANNEL
- DRIVEWAY
- DWY ELECTRICAL CONDUIT
- EHH ELECTRICAL HANDHOLE
- EM ELECTRICAL METER
- EV/ET ELECTRICAL VAULT/TRANSFORMER
- FOUND SURVEY MONUMENT (AS NOTED)
- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- GAS MAIN
- GAS METER
- GAS VALVE
- GAS VAULT
- INVERT ELEVATION
- LANDSCAPE/PLANTER
- MANHOLE
- MAILBOX (FEDERAL/PRIVATE)(MB)
- PROPERTY LINE (PL)
- PAINTED UTILITY LOCATION
- PIPE FLOW DIRECTION
- POLYETHYLENE
- COMBINED/SANITARY SEWER
- PSD STORM DRAIN
- PRIVATE CATCH BASIN
- RECORD DATA
- GRAVEL SURFACE
- SERVICE DRAIN (STORM)
- CLEANOUT
- SANITARY SIDE SEWER (RECORD)
- SIGN/STREET NAME SIGN
- TCHD TRENCH DRAIN
- TEMPORARY BENCHMARK (TBM)
- TCD TELEPHONE CONDUIT (BURIED)
- TD TELEPHONE DUCT
- TV TELEPHONE VAULT
- TMH TELEPHONE MANHOLE
- TS TELEPHONE SENTRY
- TRAFFIC FLOW DIRECTION
- TOE OF SLOPE
- TOP OF BANK
- WATER VAULT
- WATER MAIN
- WATER METER
- WATER VALVE
- WOOD FENCE (WF)
- BRASS DISC
- PIPE
- REBAR AND CAP

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
 Woodinville Olympia Kent
 1411 State Avenue NE #200 Olympia, WA 98506
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GENESIS KC DEVELOPMENT
DAVITA CLINIC
 EXISTING CONDITIONS



JOB NUMBER: C22-259
 DRAWING NAME: C22-259-EX-01
 DESIGNER: RW
 DRAFTING BY: AW
 DATE: NOVEMBER 2022
 SCALE: AS NOTED
 JURISDICTION: WOODLAND, WA

EX-01
 SHEET 2 OF 6

DISCLAIMER

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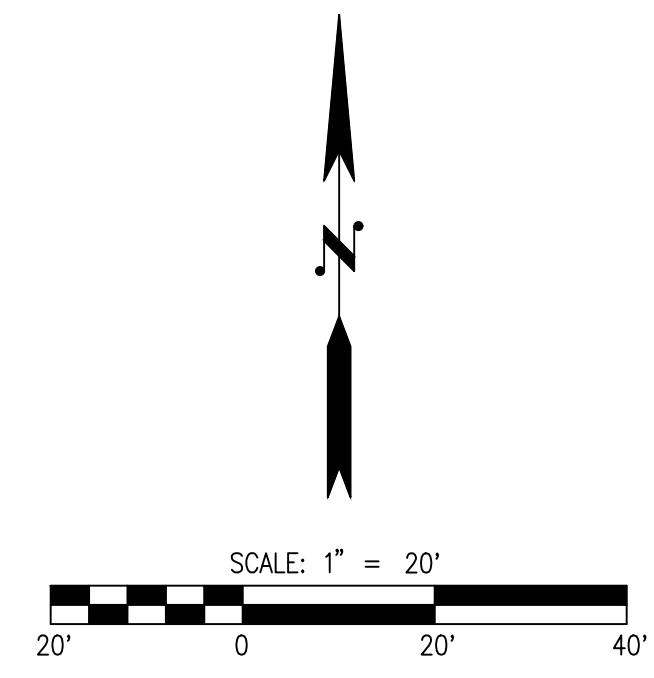
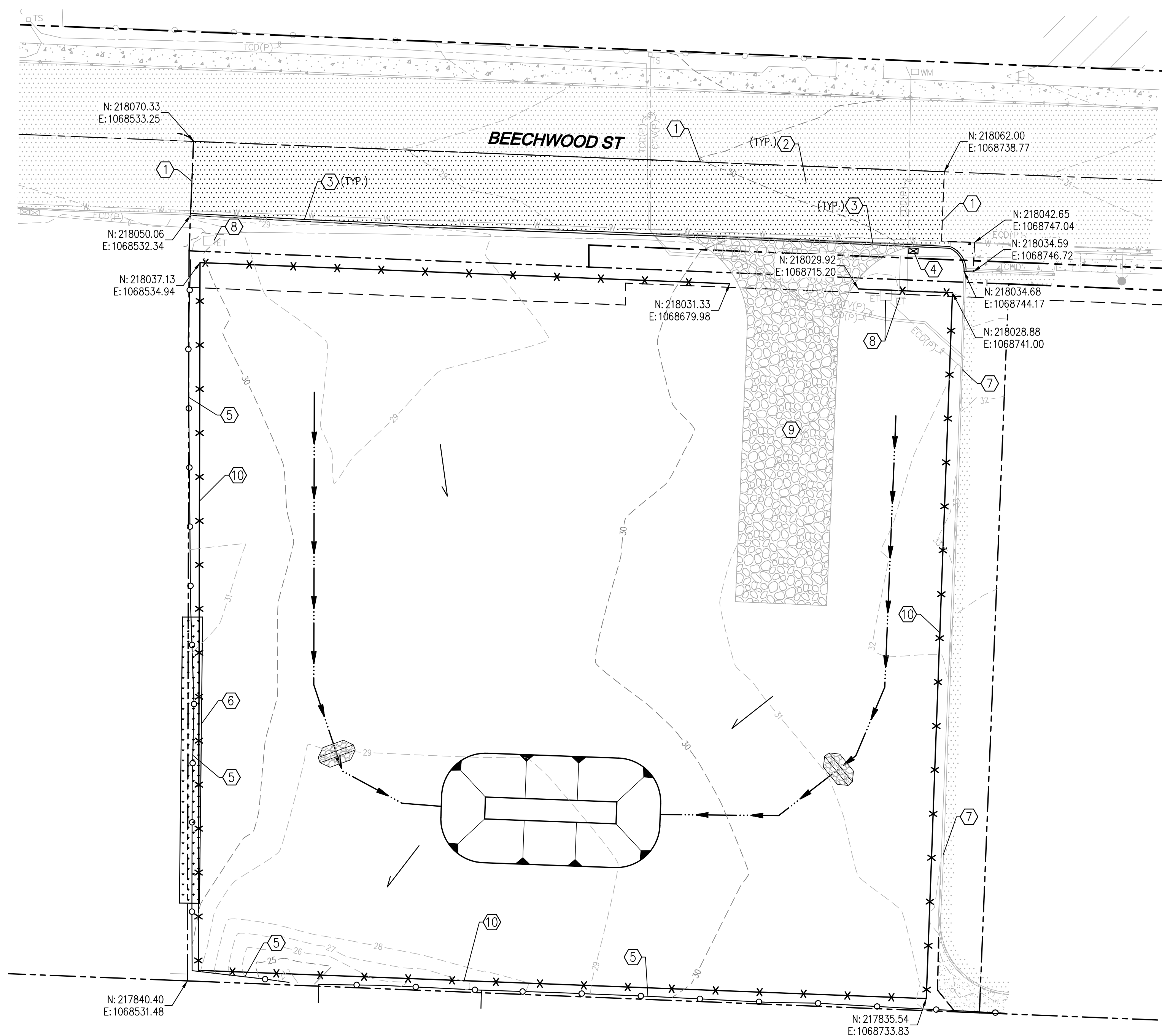
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

Drawing: P:\CWA\2022\C22-259 Davita Clinic - Woodland, WA Drawings\Preliminary\C22-259-EX-01.dwg Plotted: Nov 23, 2022 - 10:36am

IN THE N.E. 1/4 OF THE N.E. 1/4 SECTION 24, TOWNSHIP 5 N., RANGE 01 W., W.M.



- LEGEND**
- SAWCUT LIMITS
 - X --- SILT FENCE
 - CONVEYANCE SWALE
 - ① ROCK CONSTRUCTION ENTRANCE
 - ⊗ CATCH BASIN PROTECTION
 - ▭ TESC POND
 - PRE DEVELOPMENT DRAINAGE PATTERN
 - ⊗ INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
 - ▨ ASPHALT REMOVAL

- ⊗ DEMO & TESC NOTES**
1. SAWCUT LIMITS
 2. REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT & STRUCTURAL BASE MATERIAL
 3. REMOVE & DISPOSE OF EXISTING CONCRETE CURB
 4. COORDINATE MAILBOX REMOVAL & REPLACEMENT W/OWNER
 5. REMOVE & DISPOSE OF EXISTING WIRE FENCE
 6. REMOVE & DISPOSE OF EXISTING VEGETATION & ASSOCIATED ROOTS
 7. PROTECT IN-PLACE EXISTING CURB
 8. PROTECT IN-PLACE EXISTING ELECTRIC TRANSFORMER & CONCRETE PAD
 9. CONSTRUCTION ENTRANCE
 10. INSTALL SILT FENCE

NO.	DATE	DESCRIPTION	BY

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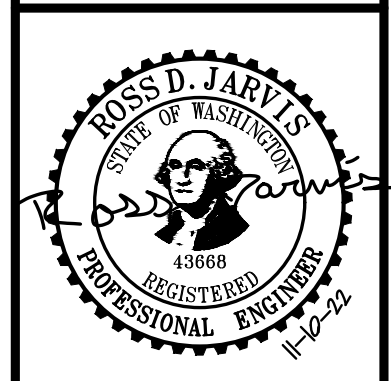
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GENESIS KC DEVELOPMENT

DAVITA CLINIC

DEMO & TESC PLAN



JOB NUMBER:	C22-259
DRAWING NAME:	C22-259-EC-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	NOVEMBER 2022
SCALE:	AS NOTED
JURISDICTION:	WOODLAND, WA

EC-01

SHEET **3** OF **6**

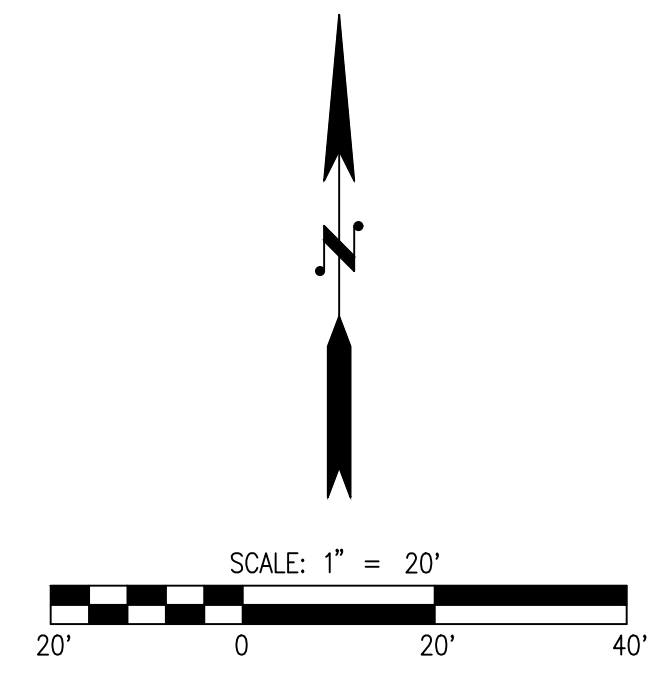
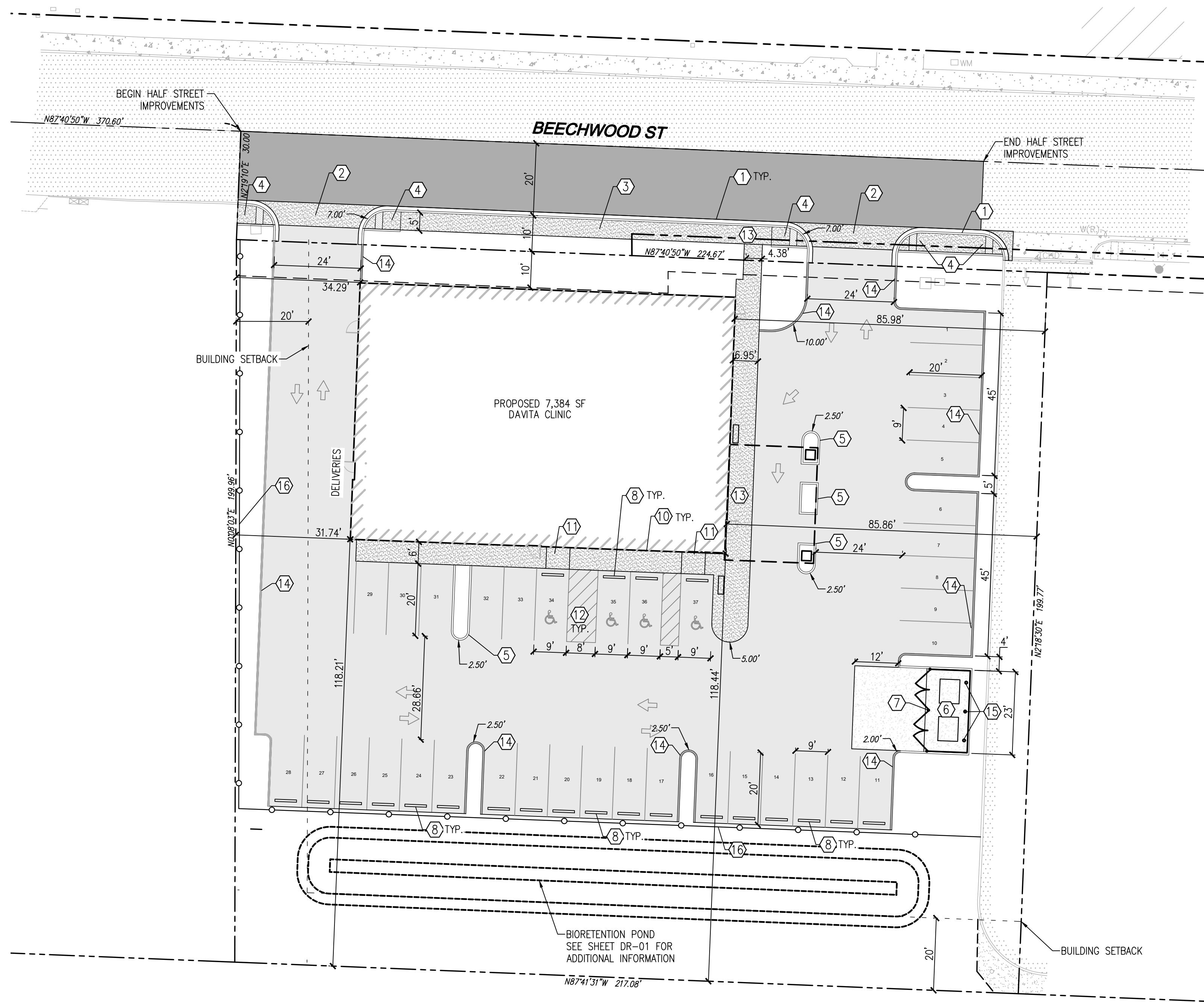
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IN THE N.E. 1/4 OF THE N.E. 1/4 SECTION 24, TOWNSHIP 5 N., RANGE 01 W., W.M.



LEGEND

- RIGHT OF WAY
- ROW CENTERLINE
- PROPERTY LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED WASTE ENCLOSURE WOOD FENCE
- PROPOSED TYPE A-1 CURB & GUTTER
- PROPOSED TYPE E-1 CURB
- PROPOSED EXTRUDED CURB
- PROPOSED MEDICAL CLINIC BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CEMENT CONCRETE SIDEWALK
- PROPOSED CEMENT CONCRETE WASTE ENCLOSURE PAD
- PROPOSED CEMENT CONCRETE WHEELSTOP

- SITE PLAN NOTES**
1. INSTALL TYPE A-1 CURB AND GUTTER PER CITY OF WOODLAND STD. DETAIL T-01
 2. INSTALL DRIVEWAY WITH ATTACHED SIDEWALK - PER CITY OF WOODLAND STD. DETAIL T-06
 3. INSTALL SIDEWALK PER CITY OF WOODLAND STD. DETAIL T-07
 4. INSTALL CURB RAMP FOR LIMITED R.O.W. AREAS PER CITY OF WOODLAND STD. DETAIL T-18
 5. INSTALL TYPE E-1 CURB PER CITY OF WOODLAND STD. DETAIL T-01
 6. INSTALL CEMENT CONCRETE WASTE ENCLOSURE PAD
 7. INSTALL FENCED AND GATED WASTE ENCLOSURE PER ARCHITECTURAL PLANS
 8. INSTALL PRECAST CEMENT CONCRETE (RAISED) WHEELSTOP
 9. INSTALL ACCESSIBLE PARKING STALL
 10. INSTALL ACCESSIBLE PARKING SIGN ON BUILDING
 11. INSTALL ADA RAMP
 12. INSTALL 90-DEGREE STRIPING
 13. PEDESTRIAN ACCESS
 14. INSTALL EXTRUDED CURB
 15. INSTALL BOLLARD
 16. INSTALL WOOD PRIVACY FENCE

PROJECT INFORMATION

BUILDING HEIGHT:	20'-0"
TOTAL SITE AREA:	44,129 SF (1.0131 AC)
PROPOSED BUILDING AREA:	7,384 SF (17% OF SITE)
PROPOSED IMPERVIOUS AREA:	30,494 SF (69% OF SITE)
TOTAL ON-SITE LANDSCAPING:	14,810 SF (33% OF SITE)
PARKING AREA:	7,132 SF (16% OF SITE)
	37 TOTAL STALLS
	0 COMPACT STALLS
	4 HANDICAPPED-ACCESSIBLE PARKING STALLS
	37 TOTAL REQUIRED

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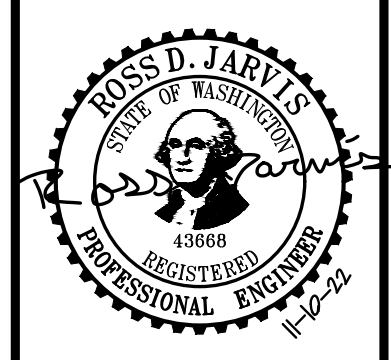
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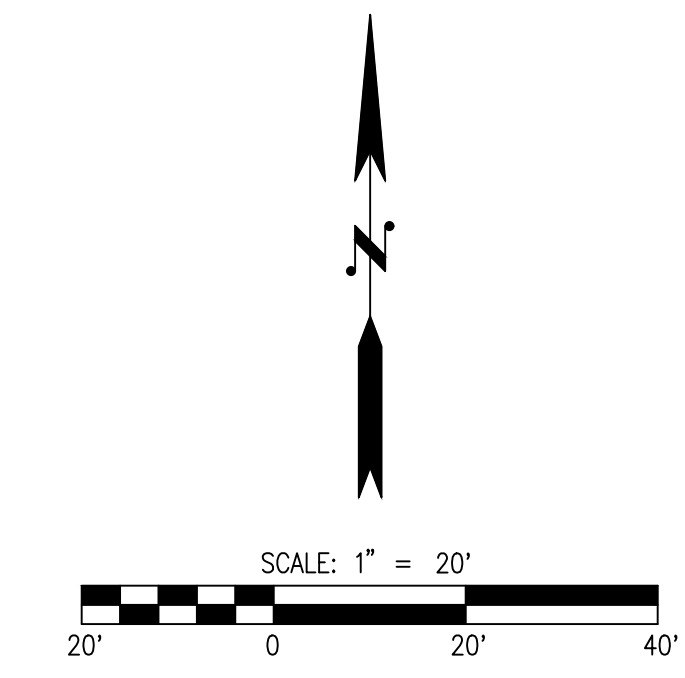
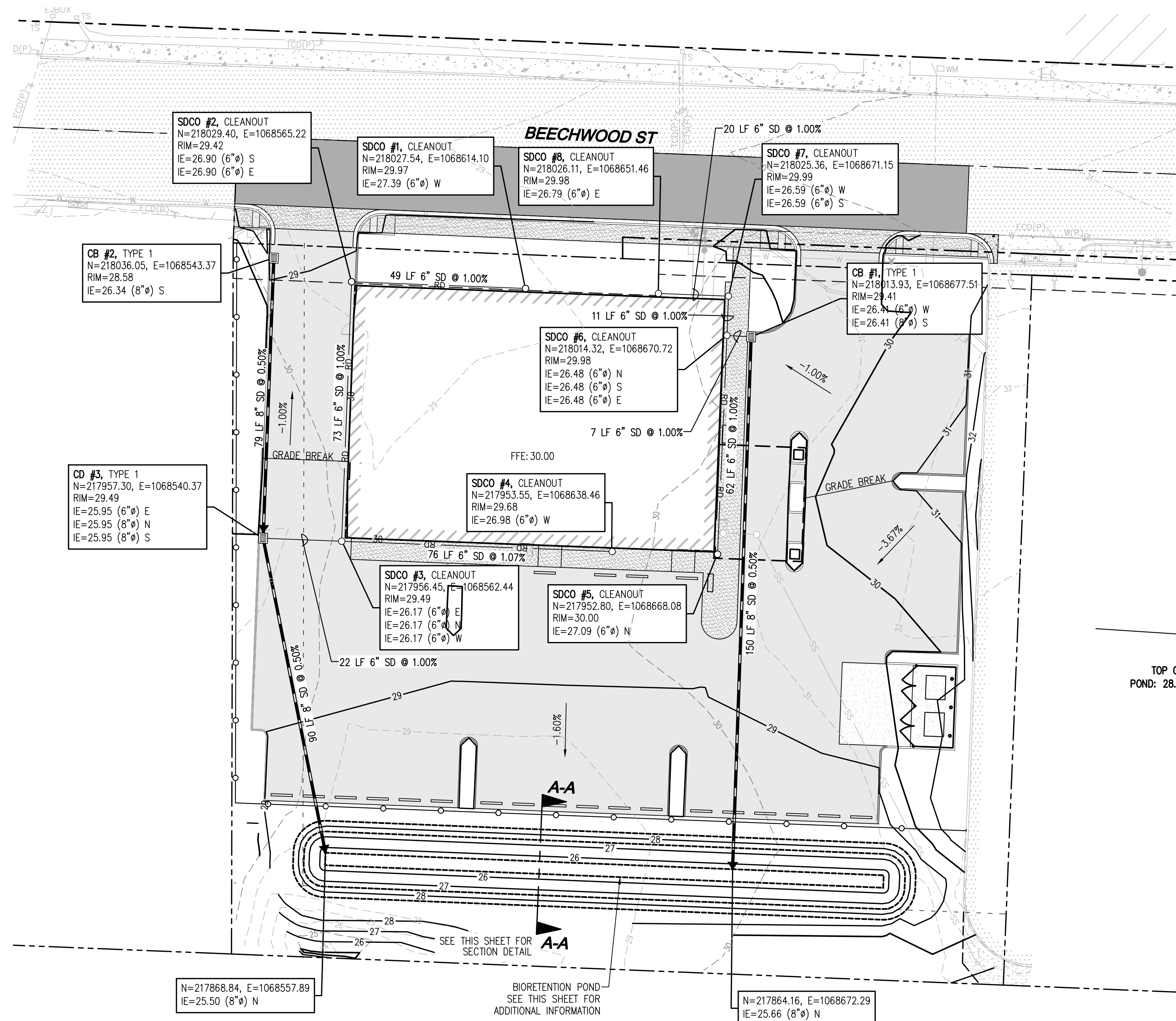
GENESIS KC DEVELOPMENT
DAVITA CLINIC
 SITE IMPROVEMENT PLAN



JOB NUMBER:	C22-259
DRAWING NAME:	C22-259-SP-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	NOVEMBER 2022
SCALE:	AS NOTED
JURISDICTION:	WOODLAND, WA

Drawing: P:\CWA\2022\C22-259 Davita Clinic - Woodland, WA Drawings\Preliminary\C22-259-SP-01.dwg
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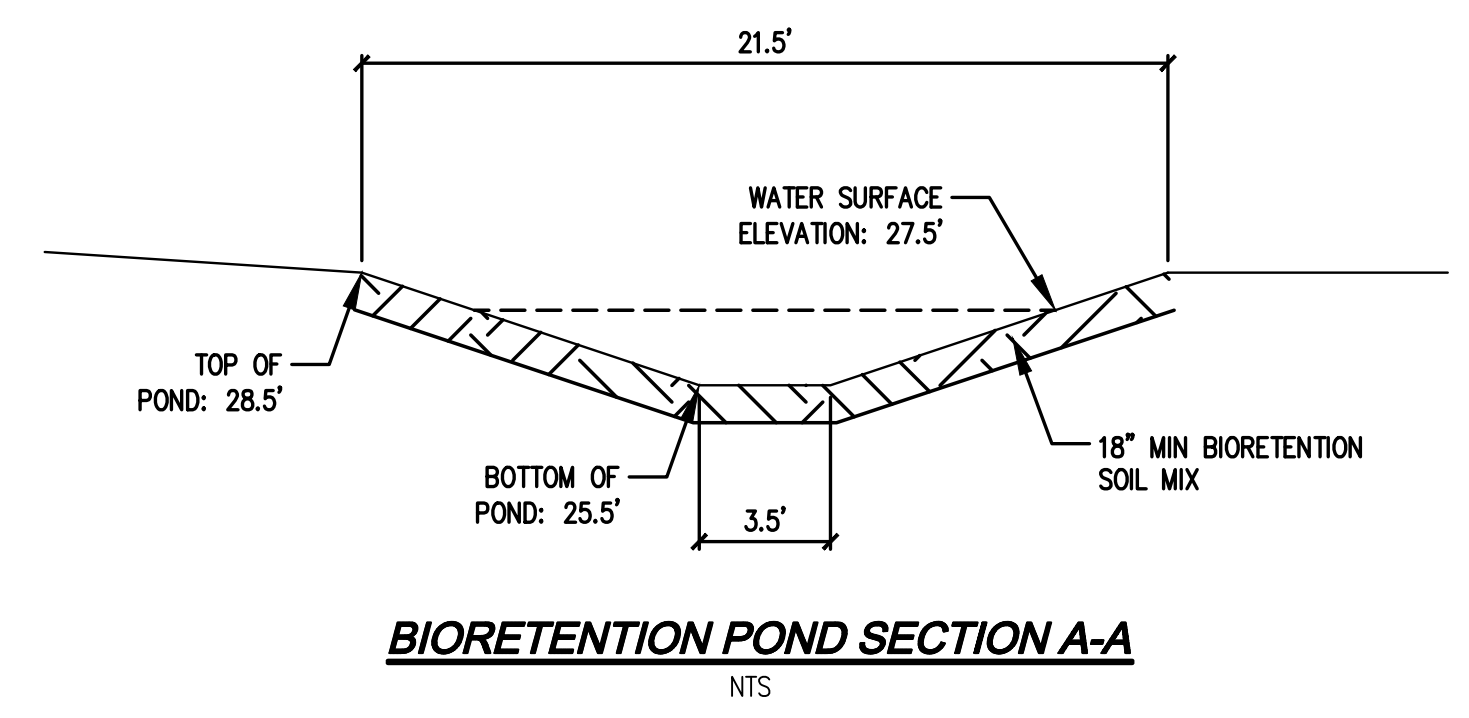
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- LEGEND**
- RIGHT OF WAY ROW
 - CENTERLINE
 - PROPERTY LINE
 - UTILITY EASEMENT LINE
 - STORM POND LINE
 - BUILDING SETBACK LINE
 - PROPOSED STORM PIPE
 - RD --- PROPOSED ROOF DRAIN LINE
 - ▭ CATCH BASIN
 - CLEANOUT

GENERAL NOTES

STORM POND DIMENSIONS
 BOTTOM: 166' X 3.5' (581 SQ FT)
 SIDE SLOPE: 3:1
 WATER DEPTH: 2'
 TOTAL DEPTH: 3' (WATER DEPTH + 1' FREEBOARD)



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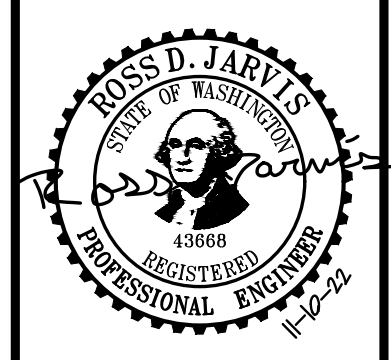
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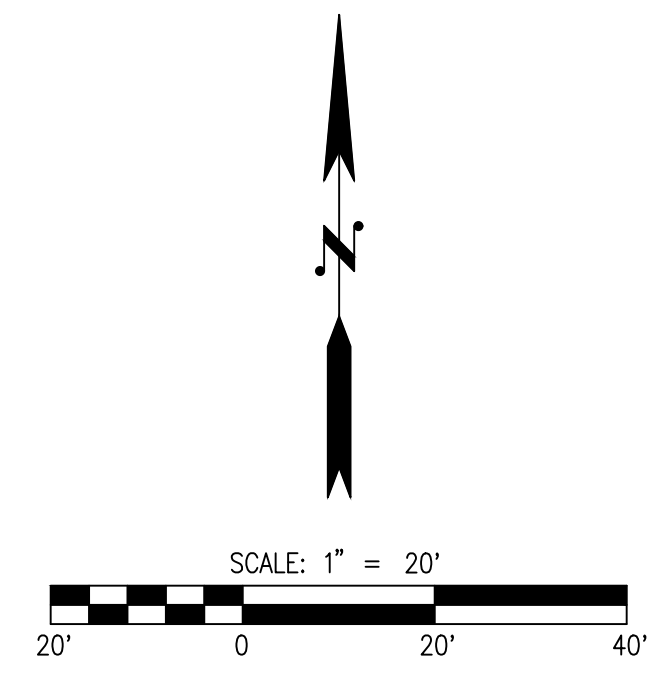
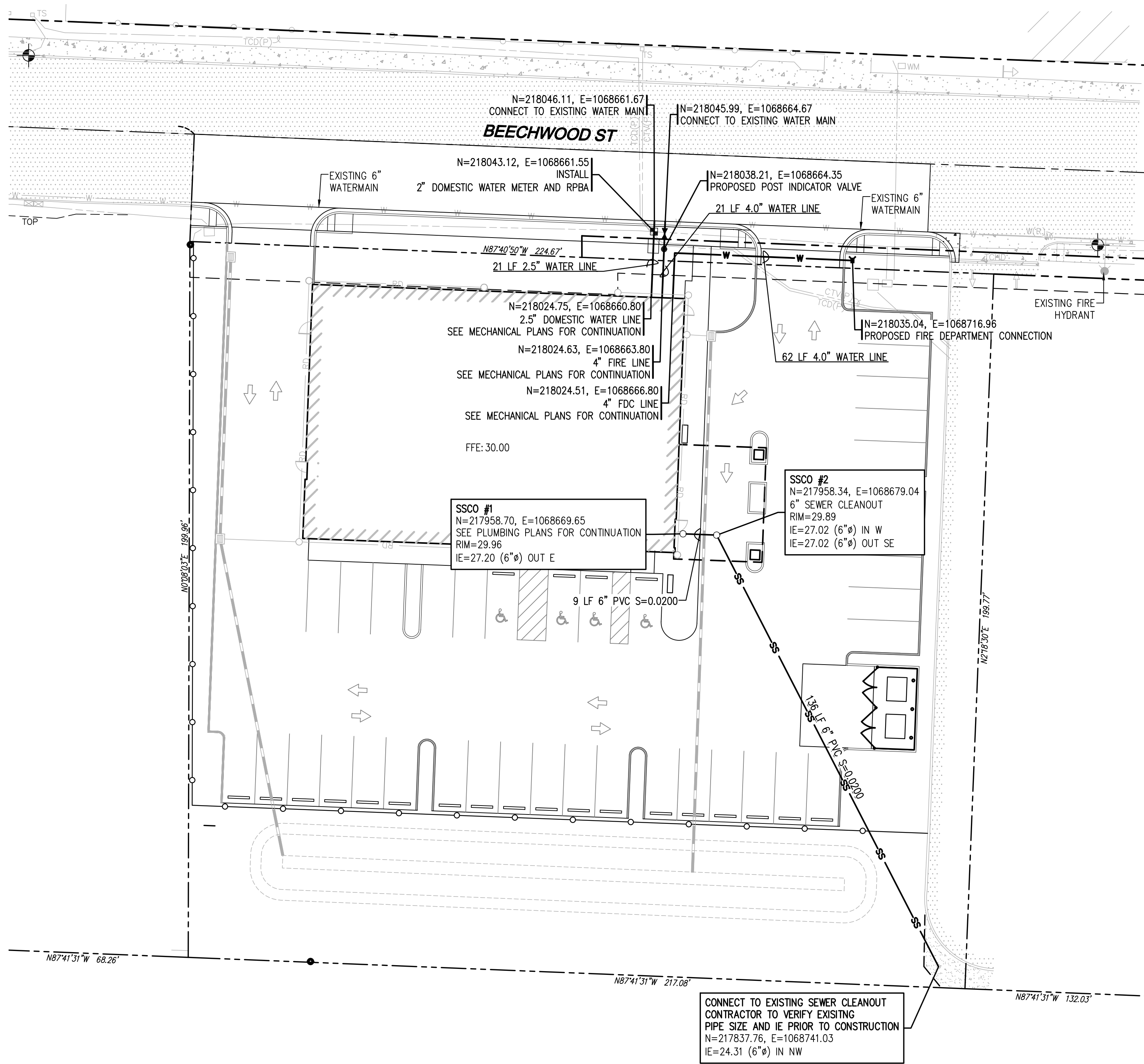
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 GRADING & DRAINAGE PLAN



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 DESIGNER: RW
 DRAFTING BY: AW
 DATE: NOVEMBER 2022
 SCALE: AS NOTED
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DR-01
 SHEET 5 OF 6

IN THE N.E. 1/4 OF THE N.E. 1/4 SECTION 24, TOWNSHIP 5 N., RANGE 01 W., W.M.



LEGEND

	PROPERTY LINE
	EASEMENT
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED BUILDING
	PROPOSED WATER LINE
	WATER METER
	RPBA
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	GATE VALVE
	THRUST BLOCKING
	PROPOSED SEWER LINE
	SEWER MANHOLE

NO.	DATE	DESCRIPTION	BY

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Kent

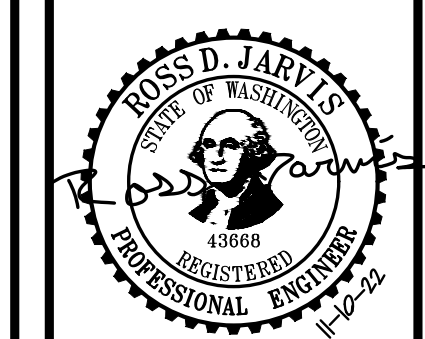
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GENESIS KC DEVELOPMENT

DAVITA CLINIC

WATER & SANITARY SEWER PLAN



JOB NUMBER:	C22-259
DRAWING NAME:	C22-259-WA-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	NOVEMBER 2022
SCALE:	AS NOTED
JURISDICTION:	WOODLAND, WA

Drawing: P:\CWA\2022\C22-259 Davita Clinic - Woodland, WA Drawings\Preliminary\C22-259-WA-01.dwg Plotted: Nov 23, 2022 - 10:37am

DISCLAIMER
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THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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811 or 1-800-424-5555
Utilities Underground Location Center