

SITE PLAN REVIEW

FOR

438 HOMESTEAD

438 WASHINGTON STREET, WOODLAND, WA 98674

PREPARED FOR:

HOMESTEAD, LLC

P.O. BOX 255

YACOLT, WA 98675

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PREPARED BY:

WINDSOR ENGINEERS

CONTACT: DAN KOISTINEN

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PREPARED BY:



WINDSOR ENGINEERS

Ridgefield, WA

Duluth + Minneapolis, MN

www.windsorengineers.com

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PROJECT NUMBER: 21035.1



CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WOODLAND ENGINEERING STANDARDS FOR CONSTRUCTION

PARCEL INFORMATION:
PARCEL NUMBERS: 50339
LOT SIZE: 0.93 AC
ZONING RESIDENTIAL (LDR-6)

LEGAL DESCRIPTION:
IN THE HANS KRAFT D.L.C. IN THE SW 1/4 OF TH SW 1/4 OF SECTION 24
T. 5 N., R. 1 W., W.M.
CITY OF WOODLAND,
COWLITZ COUNTY, WASHINGTON

BASIS OF BEARING:
N 89° 58' 05" E ALONG THE SOUTH LINE OF R.O.S. 35-61

VERTICAL DATUM:
NAVD 88 BASED ON WSDOT MON. 4081
EL = 30.07

CITY OF WOODLAND

230 DAVIDSON AVE
PO BOX 9
WOODLAND, WA 98674

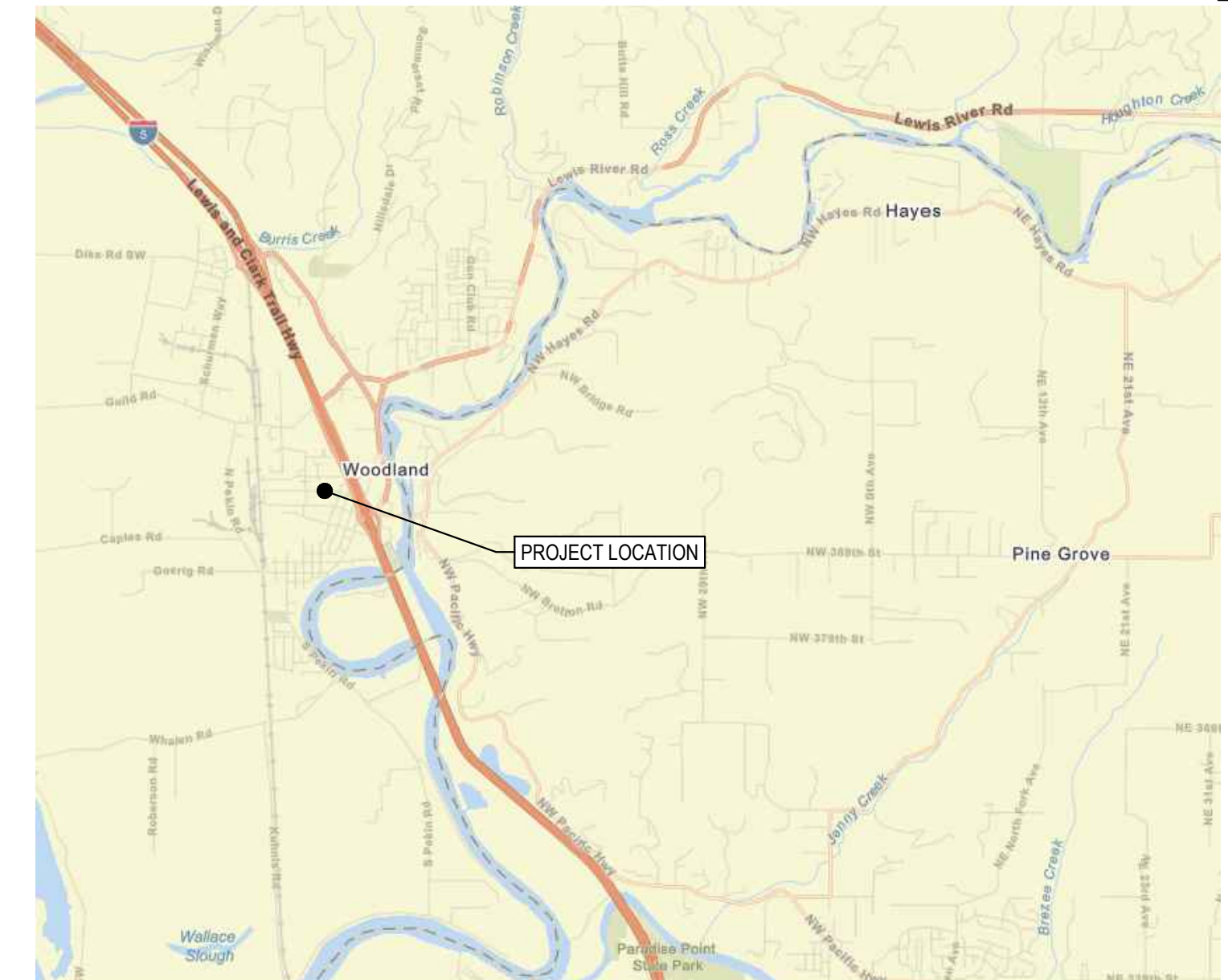
PHONE:
360-225-8281

CITY OF WOODLAND PERSONNEL

TRAVIS GODDARD - COMMUNITY DEVELOPMENT
TRACY COLEMAN - PUBLIC WORKS DIRECTOR
DEBI CLER - BUILDING OFFICIAL
MARK NELSON - ENGINEERING
KATHRYN MYKLEBUST - ENGINEERING AIDE
MIKE JACKSON - DIVISION FIRE CHIEF

SHEET INDEX

- G000 COVER SHEET
- G002 CIVIL NOTES AND ABBREVIATIONS
- G003 LEGENDS
- C000 EXISTING CONDITIONS
- C001 DEMOLITION PLAN
- C105 SITE PLAN
- C106 COMPOSITE UTILITY PLAN
- C110 EROSION CONTROL PLAN
- C130 GRADING PLAN
- C390 STORMWATER PLAN
- C601 EROSION CONTROL DETAILS
- C602 SITE DETAILS
- C603 STORMWATER DETAILS
- C604 UTILITY DETAILS
- C605 SITE DETAILS



VICINITY MAP
NOT TO SCALE

UTILITY	JURISDICTION	PHONE NUMBER
WATER	CITY OF WOODLAND	360-225-8281
SEWER	CITY OF WOODLAND	360-225-8281
WASTE SERVICES	CITY OF WOODLAND	360-225-8281
POWER	COWLITZ PUD	360-423-2210
INTERNET	COMCAST	800-934-6489

City of Woodland
Public Works Department
PO Box 9
236 Ste B Davidson
Woodland, WA 98674
www.ci.woodland.wa.us

(360) 225-7999
(360) 225-7476 fax

**Plans reviewed for compliance with
City Standards and Policies**

Permit Number: SPR-23-XXX

Recommended for Approval:

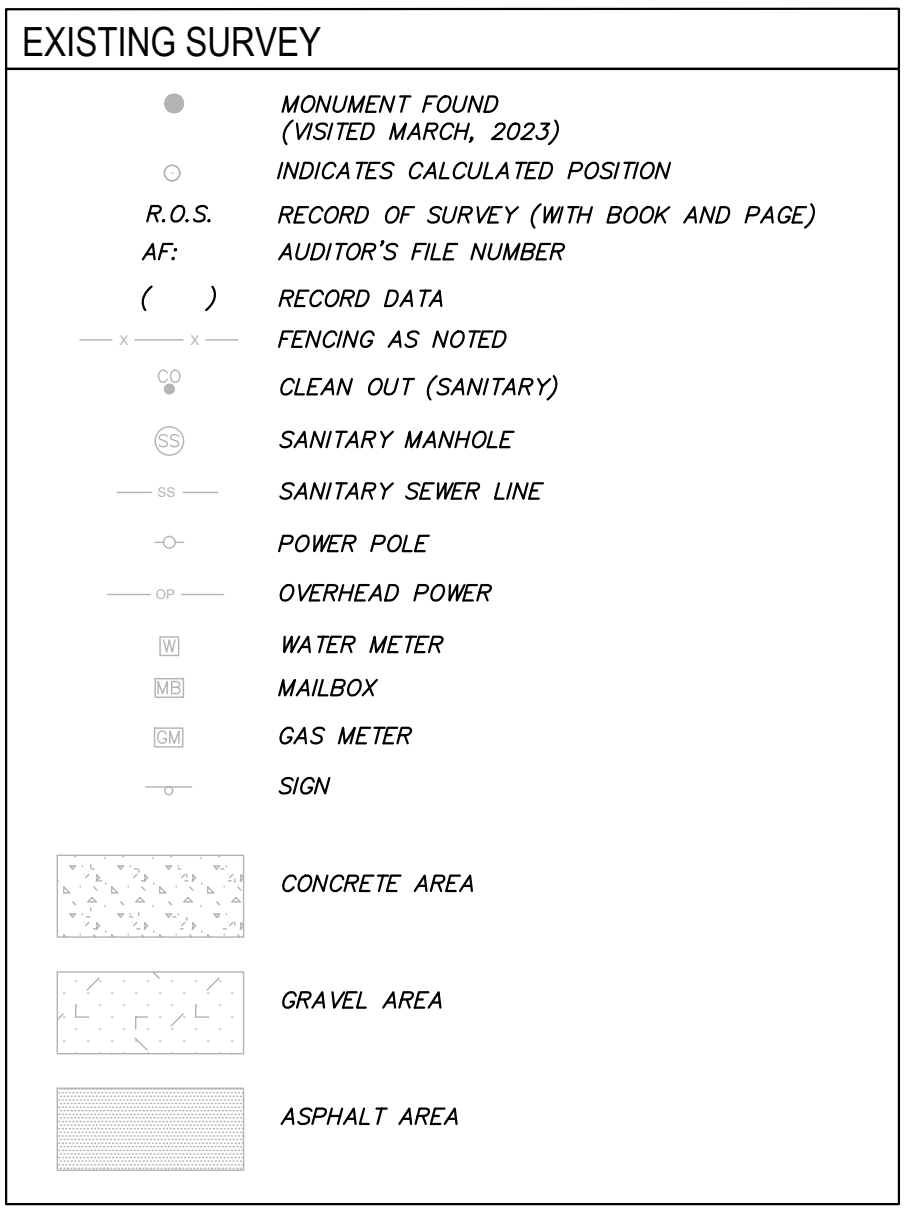
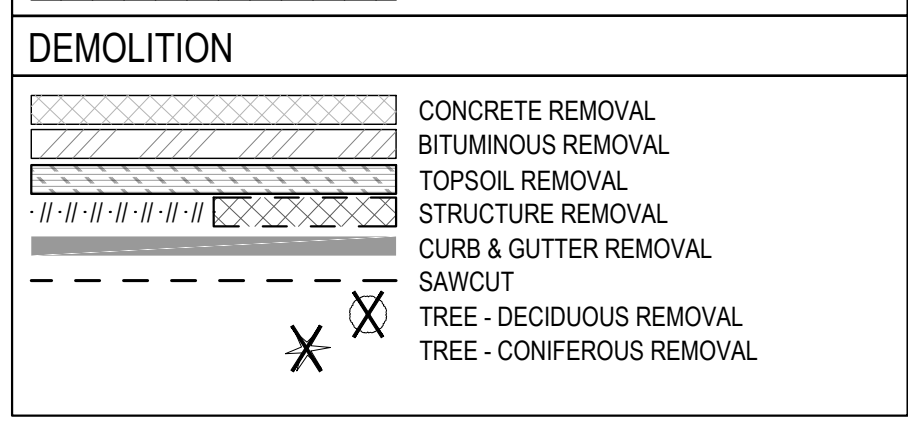
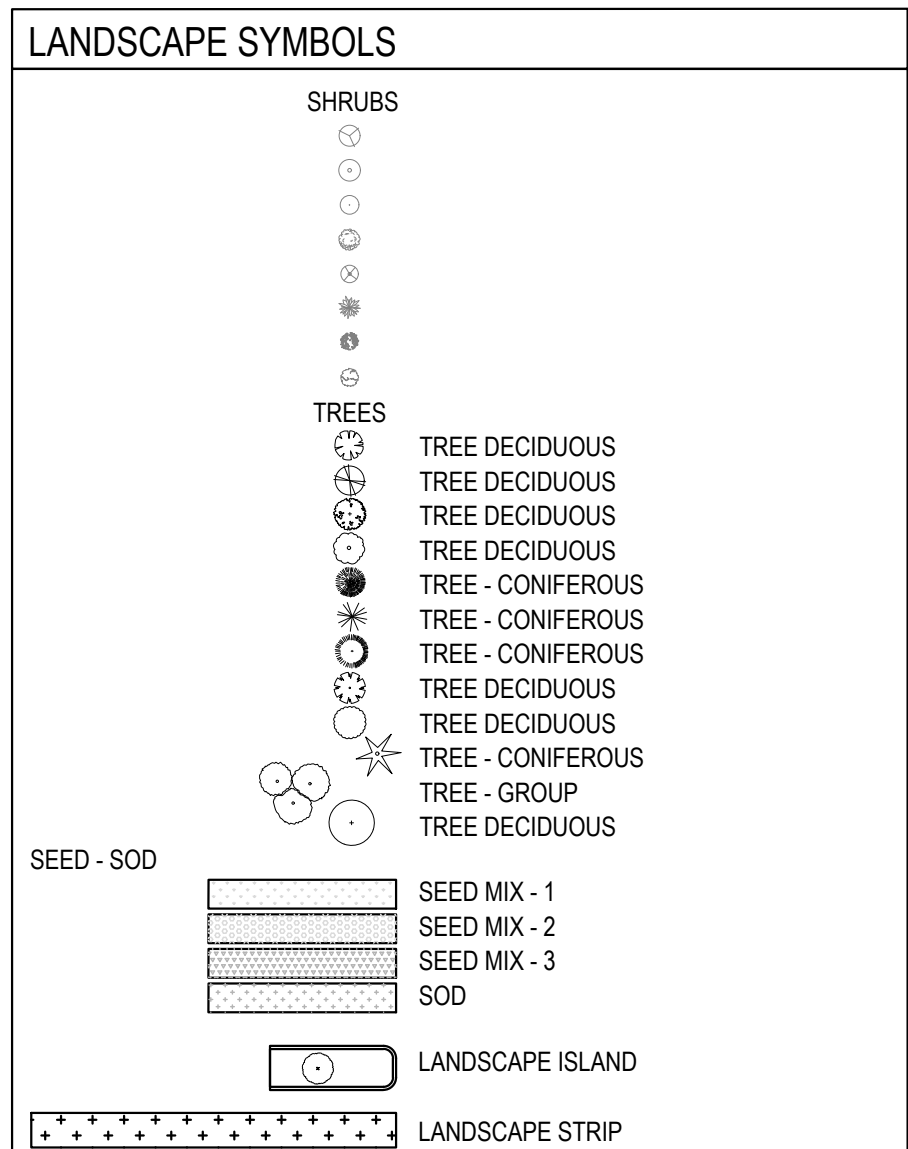
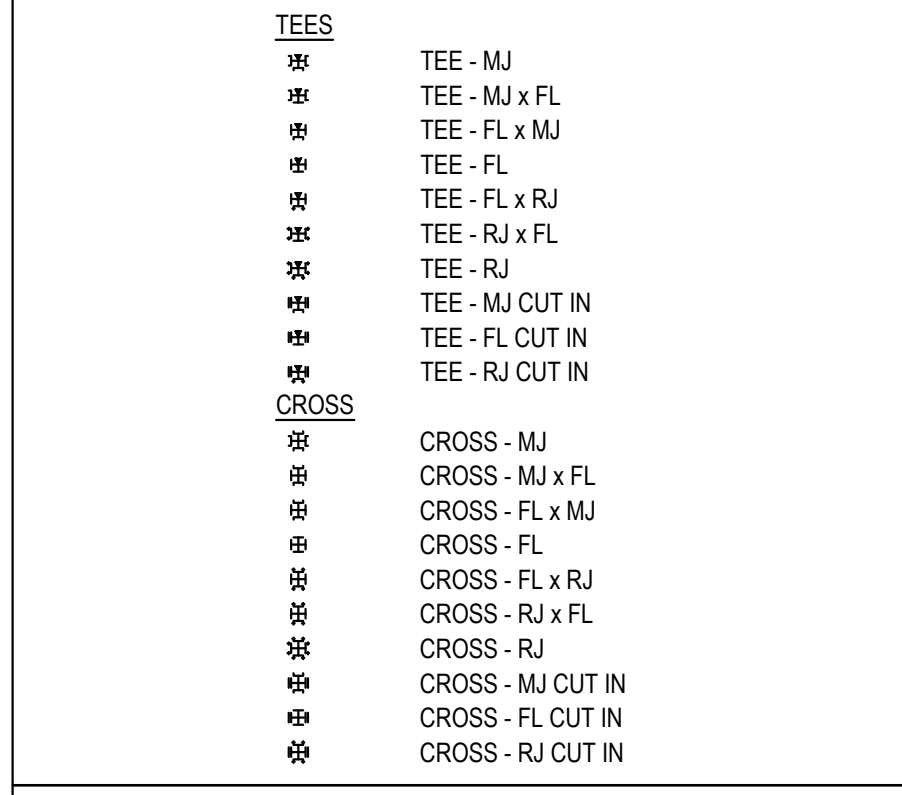
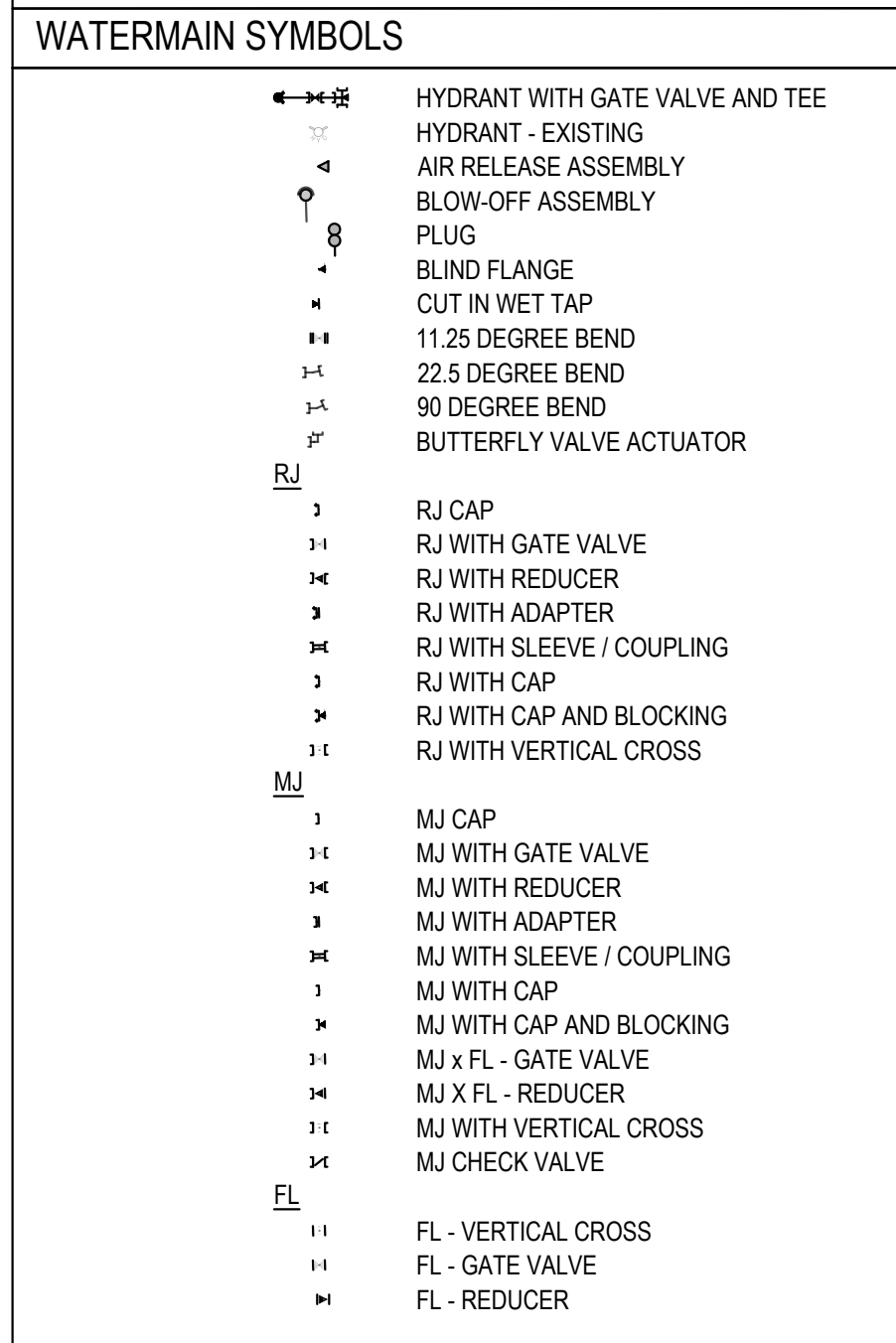
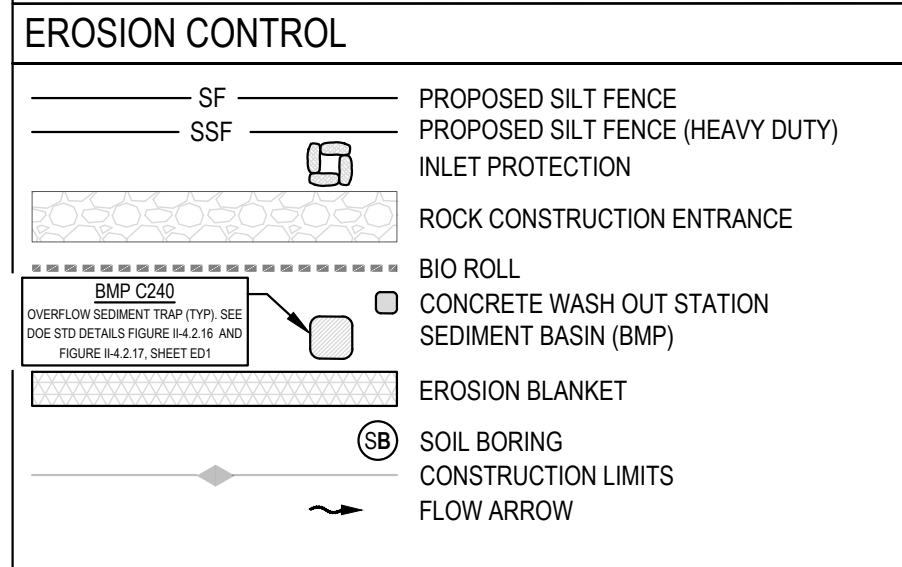
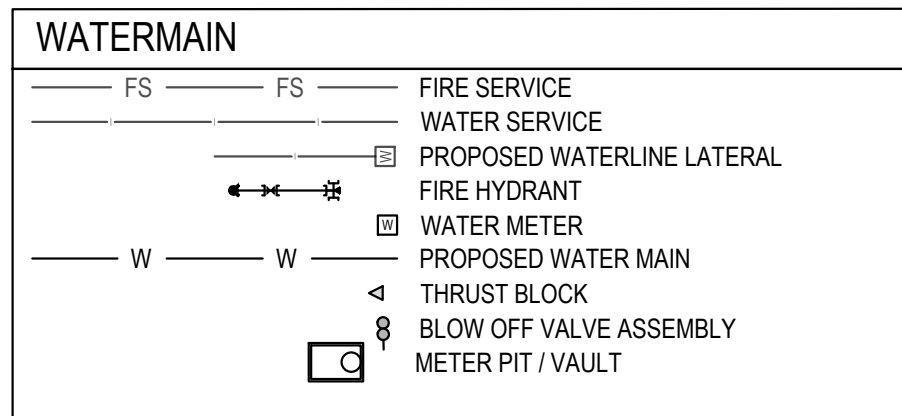
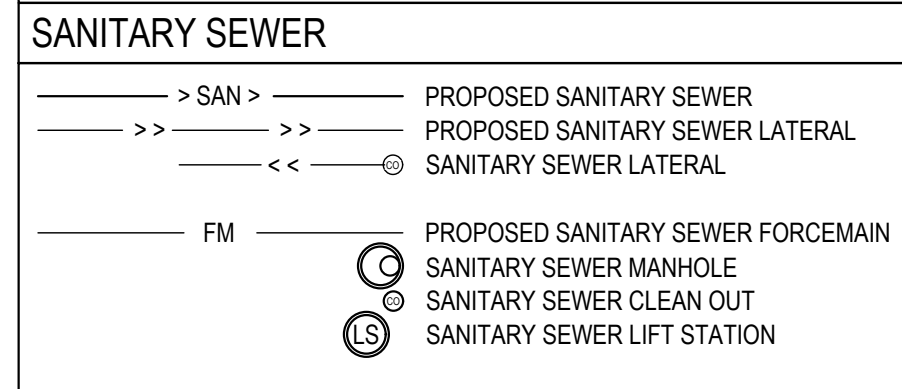
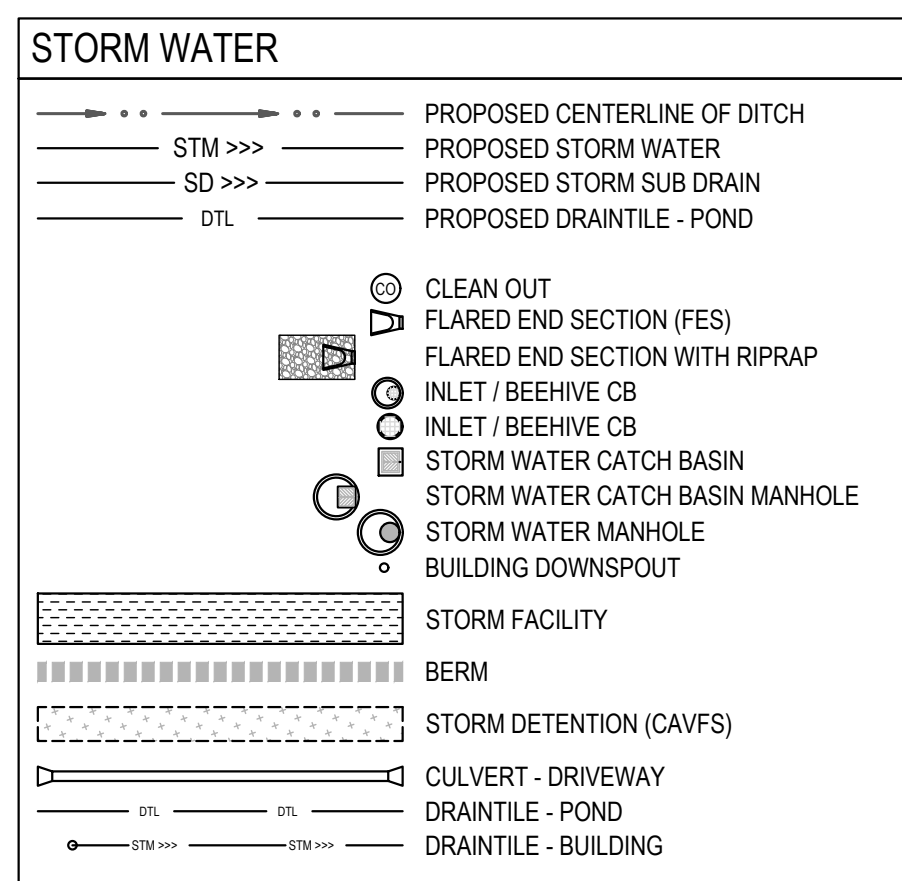
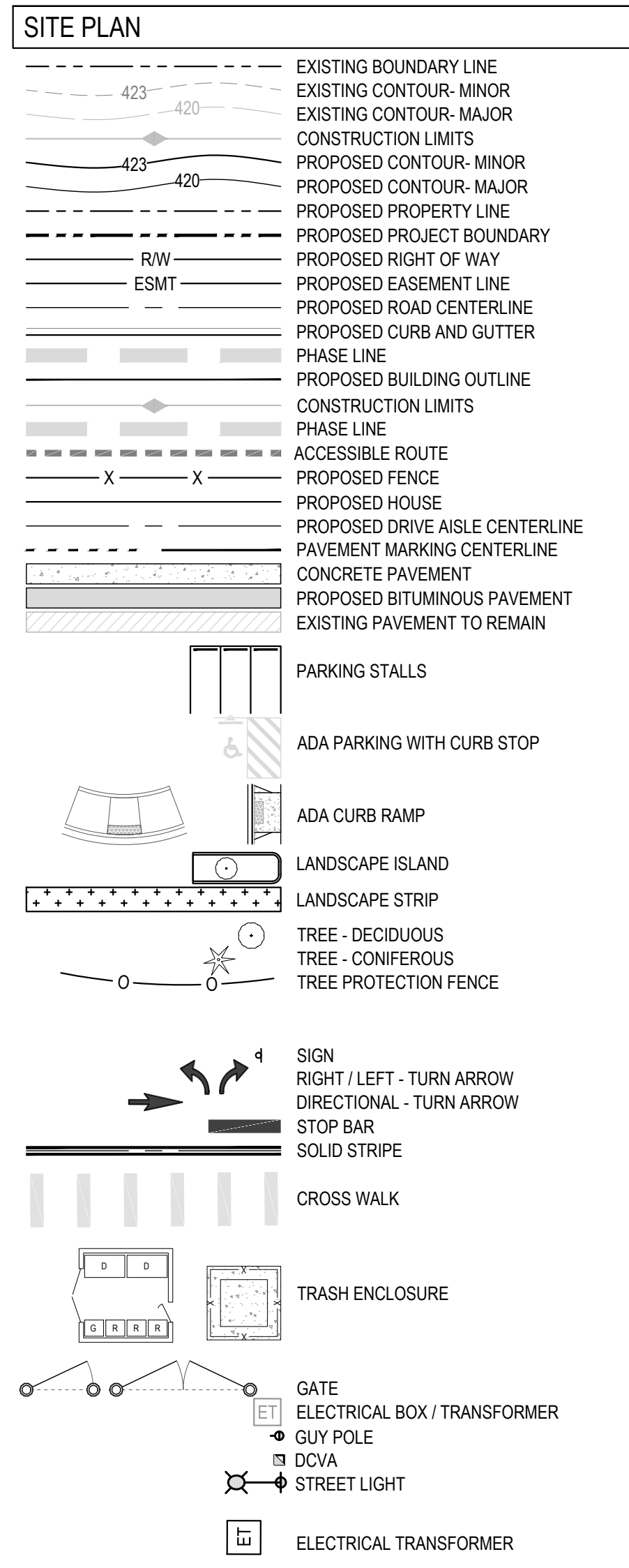
PUBLIC WORKS DIRECTOR	DATE

Improvement Summary:

STREET IMPROVEMENTS	207	LF
WATER MAIN FOOTAGE	N/A	LF
SEWER MAIN FOOTAGE	N/A	LF
SEPTIC SYSTEM DECOMMISSIONED	1	EA
TRENCHING WITHIN CITY RIGHT-OF-WAY	237	LF
TOTAL IMPERVIOUS SURFACE	20,694	SF
PRIVATE IMPERVIOUS SURFACE	0.438	AC
GRADING:	CUT -50	CY
	FILL -50	CY

REVISIONS: ▲

NO.	DESCRIPTION	DATE

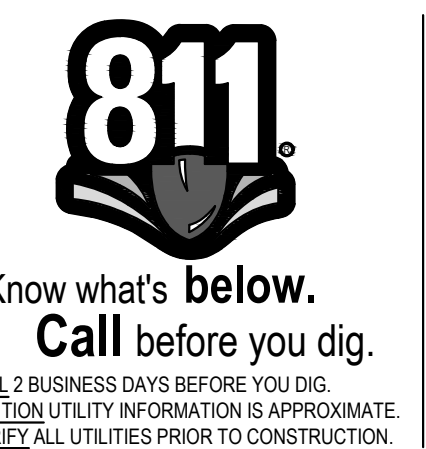
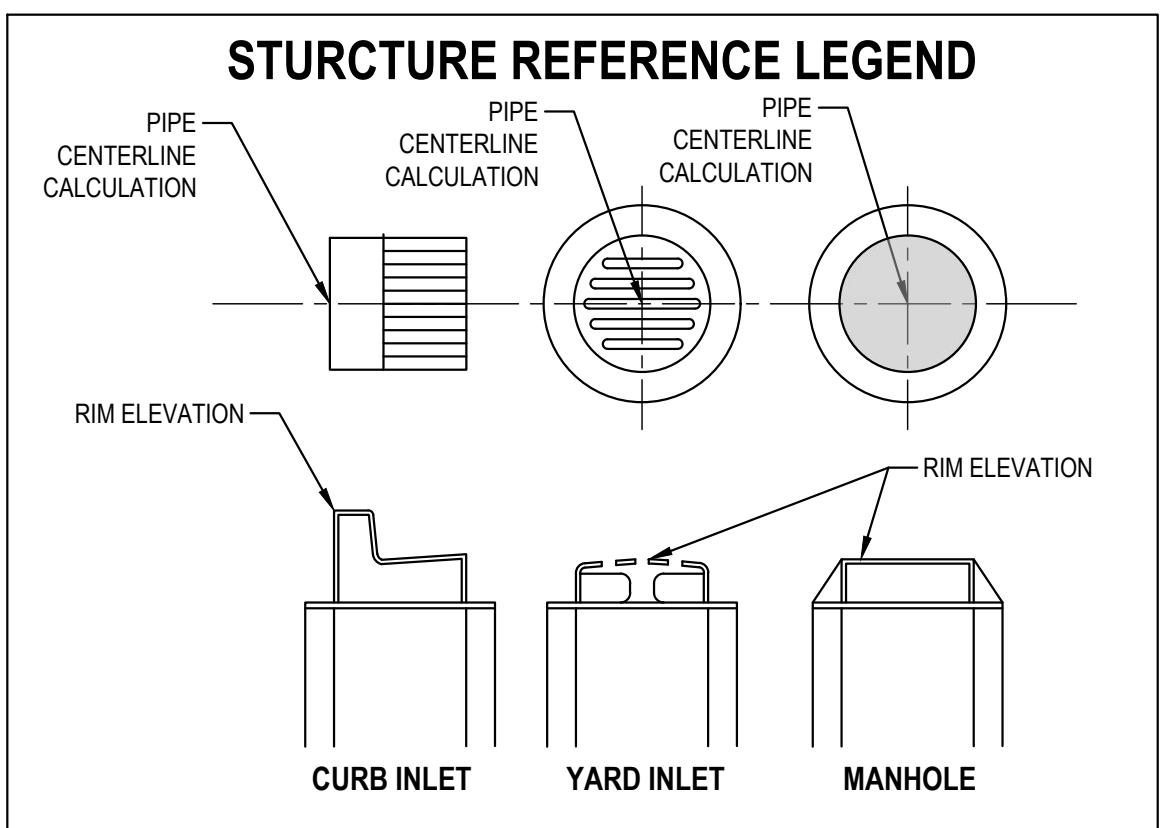


- ### GENERAL ABBREVIATIONS
- (E) EXISTING
 - C CONCRETE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CNS COMPACTED NATIVE SOIL
 - CO CLEAN OUT
 - CR CURB RETURN
 - D DIRT / DRAINAGE
 - FG FINISHED GRADE
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FM FORCE MAIN
 - G NATURAL GAS (LOW PRESSURE)
 - GB GRADE BREAK
 - HP HIGH POINT
 - LF LINEAR FOOT
 - LP LOW POINT
 - MG NATURAL GAS (MEDIUM PRESSURE)
 - MG MATCH EXISTING GRADE
 - MH MANHOLE
 - NS NATIVE SOIL
 - NTS NOT TO SCALE
 - P PAVEMENT
 - PC POINT OF CURVATURE
 - POC POINT OF CONNECTION
 - POS POINT OF SERVICE
 - PP POWER POLE
 - PT POINT OF TANGENCY
 - R RADIUS
 - ROW RIGHT OF WAY
 - S SLOPE / SANITARY
 - SAN SEWER SEWER
 - SSMH SANITARY MANHOLE
 - STA STATION
 - STM STORM DRAIN
 - STMH STORM MANHOLE
 - TBD TO BE DETERMINED
 - TBL TO BE RELOCATED BY RESPECTIVE UTILITY
 - TBR TO BE REMOVED BY CONTRACTOR
 - TC TOP OF CURB
 - TOE TOE OF BANK
 - TOP TOP OF BANK
 - TP TELEPHONE POLE
 - U UNDERGROUND
 - VIP VERIFY IN FIELD PRIOR TO CONSTRUCTION
 - W WATER MAIN

- ### SITE - ABBREVIATIONS
- FFE - FIRST FLOOR FINISH ELEVATION
 - LLE - LOWER LEVEL FINISH ELEVATION
 - WO - WALKOUT
 - LO - LOOKOUT

GRADING LEGEND / ABBREVIATIONS

- TC: 391.49
- FL: 390.99
- TL: 391.49
- BW: 380.99
- GB: GRADE BREAK
- LP: LOW POINT
- HP: HIGH POINT
- FC: FLUSH CURB
- MG: MATCH GRADE
- FL: FLOWLINE
- SW: SIDEWALK
- TC: TOP OF CURB
- FG: FINISH GRADE (DEFAULT- IF NOT LABELED)



Revisions:

NO.	DATE	DESCRIPTION

LINE IS 1" ON FULL SCALE DRAWING

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Duluth + Minneapolis, MN
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438 HOMESTEAD
438 WASHINGTON STREET, WOODLAND, WA 98674

SITE PLAN REVIEW
Project No: 21035.1
Issue Date: 6/21/2023

LEGENDS

G003

Project Manager: DKK
Drawn by: CKJ/OK
Checked by: TWT

ISSUED FOR SITE PLAN REVIEW

SURVEY REFERENCES

BOOK 3, PAGE 159 (MRS. IDA E. PARENTS ACRE TRACTS)
 BOOK 11, PAGE 28 (PLAT OF BRIERWOOD ADDITION NO. 1)
 BOOK 2, PAGE 153 (1978 SURVEY BY OLSON)
 BOOK 3, PAGE 65 (1978 SURVEY BY HAGEDORN)
 BOOK 5, PAGE 231 (1986 SHORT PLAT BY GERMUNSON)
 BOOK 12, PAGE 52 (1993 SURVEY BY SPURLOCK)
 BOOK 12, PAGE 55 (1999 SHORT PLAT BY SWART)
 BOOK 14, PAGE 13 (2005 SHORT PLAT BY MURSELL)
 BOOK 14, PAGE 112 (2006 SHORT PLAT BY BLUHM)
 BOOK 18, PAGE 58 (2021 SHORT PLAT BY MARTILA)

DEED REFERENCES

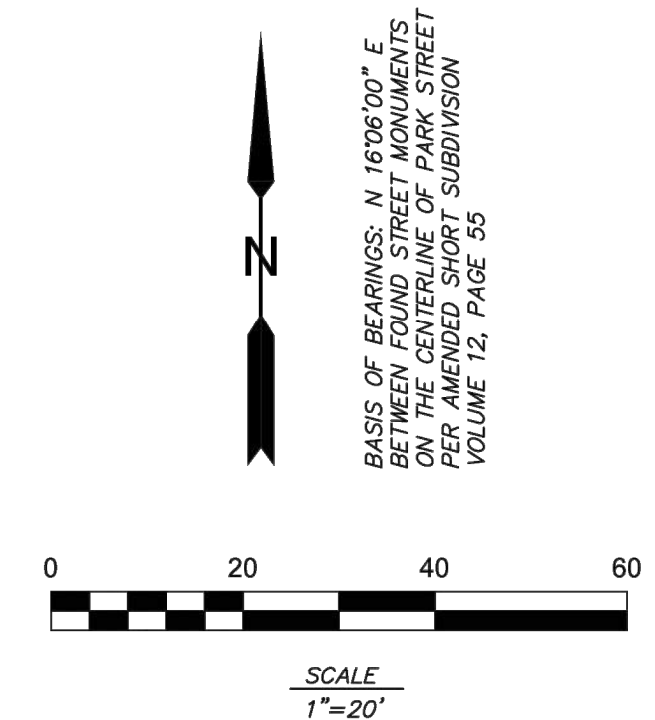
AF: 3725899 (BRUNSON TO BRUNSON & HOMESTEAD DEVELOPMENT, LLC)

NARRATIVE / PROCEDURE

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE AN EXISTING CONDITIONS / TOPOGRAPHIC SURVEY FOR ELWOOD HOLDINGS, LLC. FIELD SURVEYS CONSISTED OF A COMBINATION OF GPS OBSERVATIONS AND RANDOM TRAVERSE METHODS ALONG WITH RADIAL TIES, USING A 5-SECOND TRIMBLE S6 TOTAL STATION INSTRUMENT AND ELECTRONIC DATA COLLECTOR. RADIAL TIES WERE MADE TO EXISTING PROPERTY CORNER MONUMENTS AS SHOWN.

**EXISTING CONDITIONS SURVEY
for
ELWOOD HOLDINGS, LLC**

A PORTION OF LOT 2 OF
 MRS. IDA E. PARENT'S ACRE TRACTS
 IN THE TOWN OF WOODLAND, WASHINGTON
 IN A PORTION OF THE S&M BOZARTH D.L.C.
 IN SECTION 24, T5N, R1W, W.M.
 COWLITZ COUNTY, WA

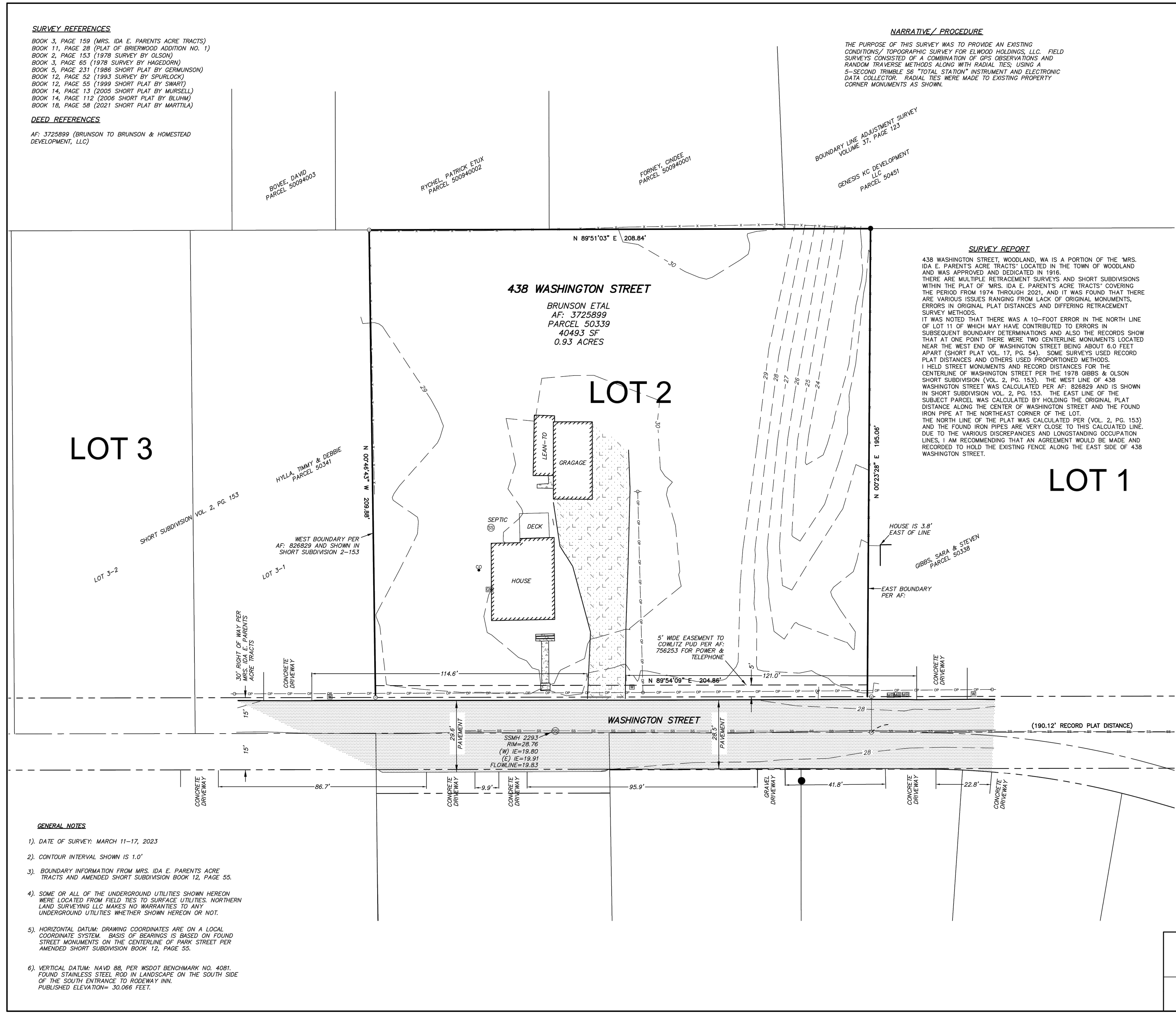


LEGEND

- MONUMENT FOUND (VISITED MARCH, 2023)
- INDICATES CALCULATED POSITION
- R.O.S. RECORD OF SURVEY (WITH BOOK AND PAGE)
- AF: AUDITOR'S FILE NUMBER
- () RECORD DATA
- x-x-x- FENCING AS NOTED
- ☼ CLEAN OUT (SANITARY)
- ⊕ SANITARY MANHOLE
- SS— SANITARY SEWER LINE
- P— POWER POLE
- OP— OVERHEAD POWER
- ⊕ WATER METER
- ⊕ MAILBOX
- ⊕ GAS METER
- S— SIGN
- [Stippled Pattern] CONCRETE AREA
- [Dotted Pattern] GRAVEL AREA
- [Hatched Pattern] ASPHALT AREA

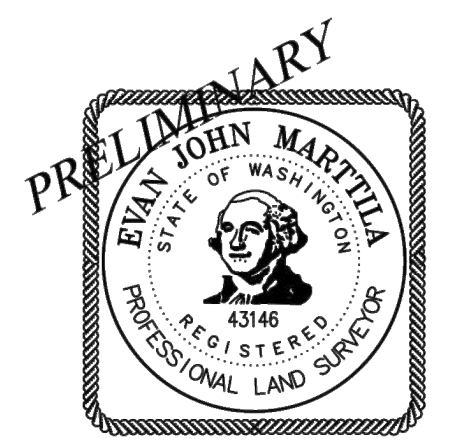
SURVEY REPORT

438 WASHINGTON STREET, WOODLAND, WA IS A PORTION OF THE 'MRS. IDA E. PARENTS ACRE TRACTS' LOCATED IN THE TOWN OF WOODLAND AND WAS APPROVED AND DEDICATED IN 1916. THERE ARE MULTIPLE RETRACEMENT SURVEYS AND SHORT SUBDIVISIONS WITHIN THE PLAT OF 'MRS. IDA E. PARENTS ACRE TRACTS' COVERING THE PERIOD FROM 1974 THROUGH 2021, AND IT WAS FOUND THAT THERE ARE VARIOUS ISSUES RANGING FROM LACK OF ORIGINAL MONUMENTS, ERRORS IN ORIGINAL PLAT DISTANCES AND DIFFERING RETRACEMENT SURVEY METHODS. IT WAS NOTED THAT THERE WAS A 10-FOOT ERROR IN THE NORTH LINE OF LOT 11 OF WHICH MAY HAVE CONTRIBUTED TO ERRORS IN SUBSEQUENT BOUNDARY DETERMINATIONS AND ALSO THE RECORDS SHOW THAT AT ONE POINT THERE WERE TWO CENTERLINE MONUMENTS LOCATED NEAR THE WEST END OF WASHINGTON STREET BEING ABOUT 6.0 FEET APART (SHORT PLAT VOL. 17, PG. 54). SOME SURVEYS USED RECORD PLAT DISTANCES AND OTHERS USED PROPORTIONED METHODS. I HELD STREET MONUMENTS AND RECORD DISTANCES FOR THE CENTERLINE OF WASHINGTON STREET PER THE 1978 GIBBS & OLSON SHORT SUBDIVISION (VOL. 2, PG. 153). THE WEST LINE OF 438 WASHINGTON STREET WAS CALCULATED PER AF: 826829 AND IS SHOWN IN SHORT SUBDIVISION VOL. 2, PG. 153. THE EAST LINE OF THE SUBJECT PARCEL WAS CALCULATED BY HOLDING THE ORIGINAL PLAT DISTANCE ALONG THE CENTER OF WASHINGTON STREET AND THE FOUND IRON PIPE AT THE NORTHEAST CORNER OF THE LOT. THE NORTH LINE OF THE PLAT WAS CALCULATED PER (VOL. 2, PG. 153) AND THE FOUND IRON PIPES ARE VERY CLOSE TO THIS CALCULATED LINE. DUE TO THE VARIOUS DISCREPANCIES AND LONGSTANDING OCCUPATION LINES, I AM RECOMMENDING THAT AN AGREEMENT WOULD BE MADE AND RECORDED TO HOLD THE EXISTING FENCE ALONG THE EAST SIDE OF 438 WASHINGTON STREET.



GENERAL NOTES

- 1). DATE OF SURVEY: MARCH 11-17, 2023
- 2). CONTOUR INTERVAL SHOWN IS 1.0'
- 3). BOUNDARY INFORMATION FROM MRS. IDA E. PARENTS ACRE TRACTS AND AMENDED SHORT SUBDIVISION BOOK 12, PAGE 55.
- 4). SOME OR ALL OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD TIES TO SURFACE UTILITIES. NORTHERN LAND SURVEYING LLC MAKES NO WARRANTIES TO ANY UNDERGROUND UTILITIES WHETHER SHOWN HEREON OR NOT.
- 5). HORIZONTAL DATUM: DRAWING COORDINATES ARE ON A LOCAL COORDINATE SYSTEM. BASIS OF BEARINGS IS BASED ON FOUND STREET MONUMENTS ON THE CENTERLINE OF PARK STREET PER AMENDED SHORT SUBDIVISION BOOK 12, PAGE 55.
- 6). VERTICAL DATUM: NAVD 88, PER WSDOT BENCHMARK NO. 4081. FOUND STAINLESS STEEL ROD IN LANDSCAPE ON THE SOUTH SIDE OF THE SOUTH ENTRANCE TO RODEWAY INN. PUBLISHED ELEVATION= 30.066 FEET.



07/28/2023

C000

EXISTING CONDITIONS

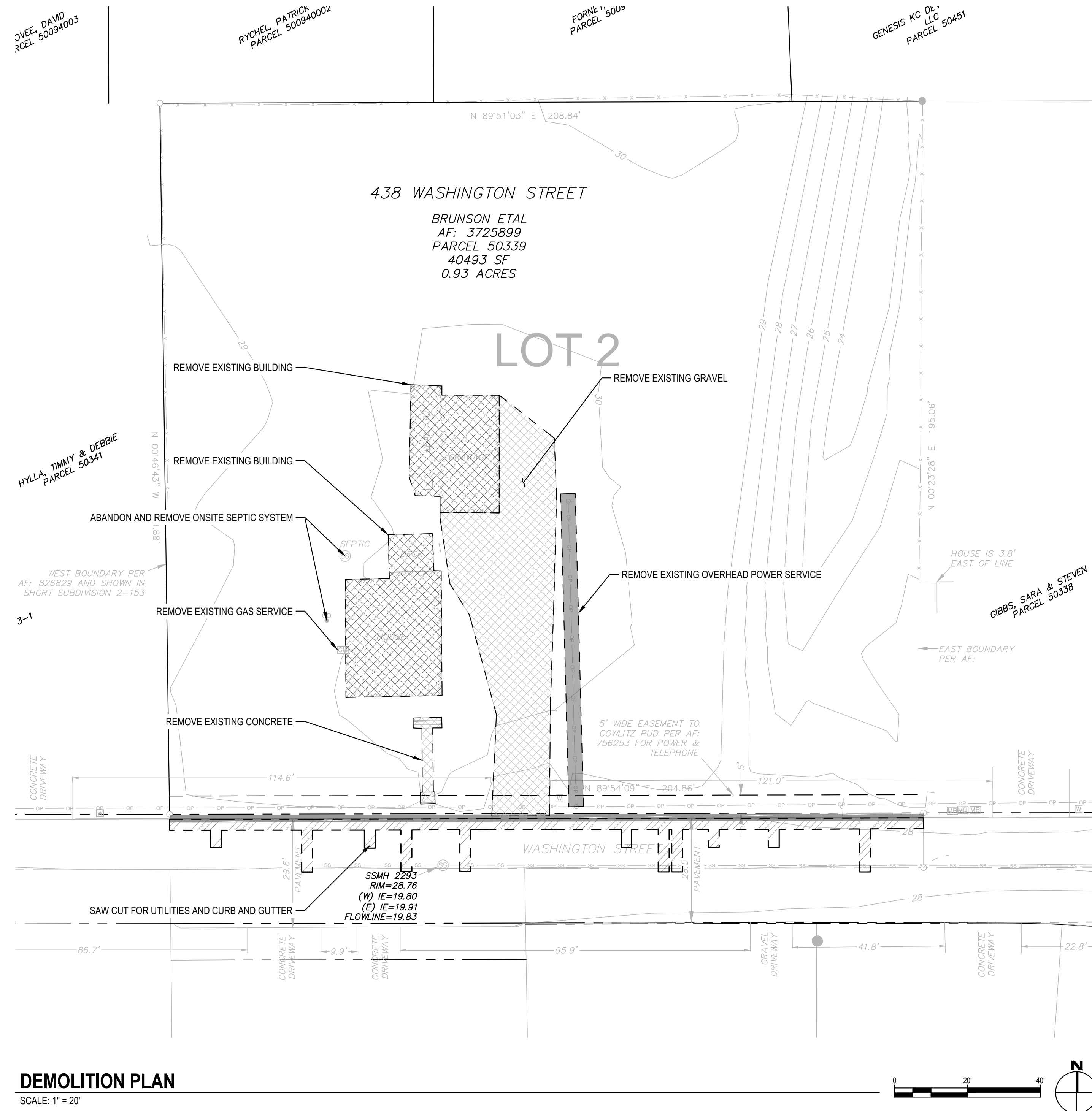
NORTHERN LAND SURVEYING LLC P.O. Box 2017 Battle Ground, WA 98604 360.553.5992	EXISTING CONDITIONS SURVEY for ELWOOD HOLDINGS, LLC		
	Drawn By: DWU Checked By: EJM	Date: 07/28/2023 Scale: 1"=20'	Job No. 2591 Sheet: 1 OF 1

ISSUED FOR SITE PLAN REVIEW

PLOT DATE: 10/20/2023 10:25 AM - FILE: C:\Users\DanK\OneDrive - Windsor Engineers\05 - Projects\2021\1035.1 - 438 Homestead\02 - Drawings\01 - Working\01 - Xrefs\02\1035.1_PHL_BPR.dwg

GENERAL SHEET NOTES:

1. SEE SHEET G002 FOR PROJECT NOTES.
2. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES.
4. CONTRACTOR TO ONLY REMOVE EXISTING VEGETATION AS NECESSARY TO COMPLETE THE WORK.
5. NO CONSTRUCTION WORK SHALL BEGIN PRIOR TO A PRECONSTRUCTION MEETING CONFERENCE WITH A PUBLIC WORKS AND A BUILDING INSPECTIONS REPRESENTATIVE.
6. CONTRACTOR TO DISPOSE OF EXISTING TREES, SHRUBS, AND OTHER DEMOLITION DEBRIS IN AN ACCEPTABLE MANNER OF THE CONTRACTOR'S CHOOSING
7. CONTRACTOR TO COORDINATE TELECOM LINES, POWER LINES, AND ASSOCIATED INFRASTRUCTURE WITH APPROPRIATE UTILITY COMPANY
8. CURRENT USE IS AS A SINGLE FAMILY HOME, GARAGE AND STORAGE.



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

No.	Description	Date

LINE IS 1" ON FULL SCALE DRAWING



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SITE PLAN REVIEW

Project No: 21035.1
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DEMOLITION PLAN

C001

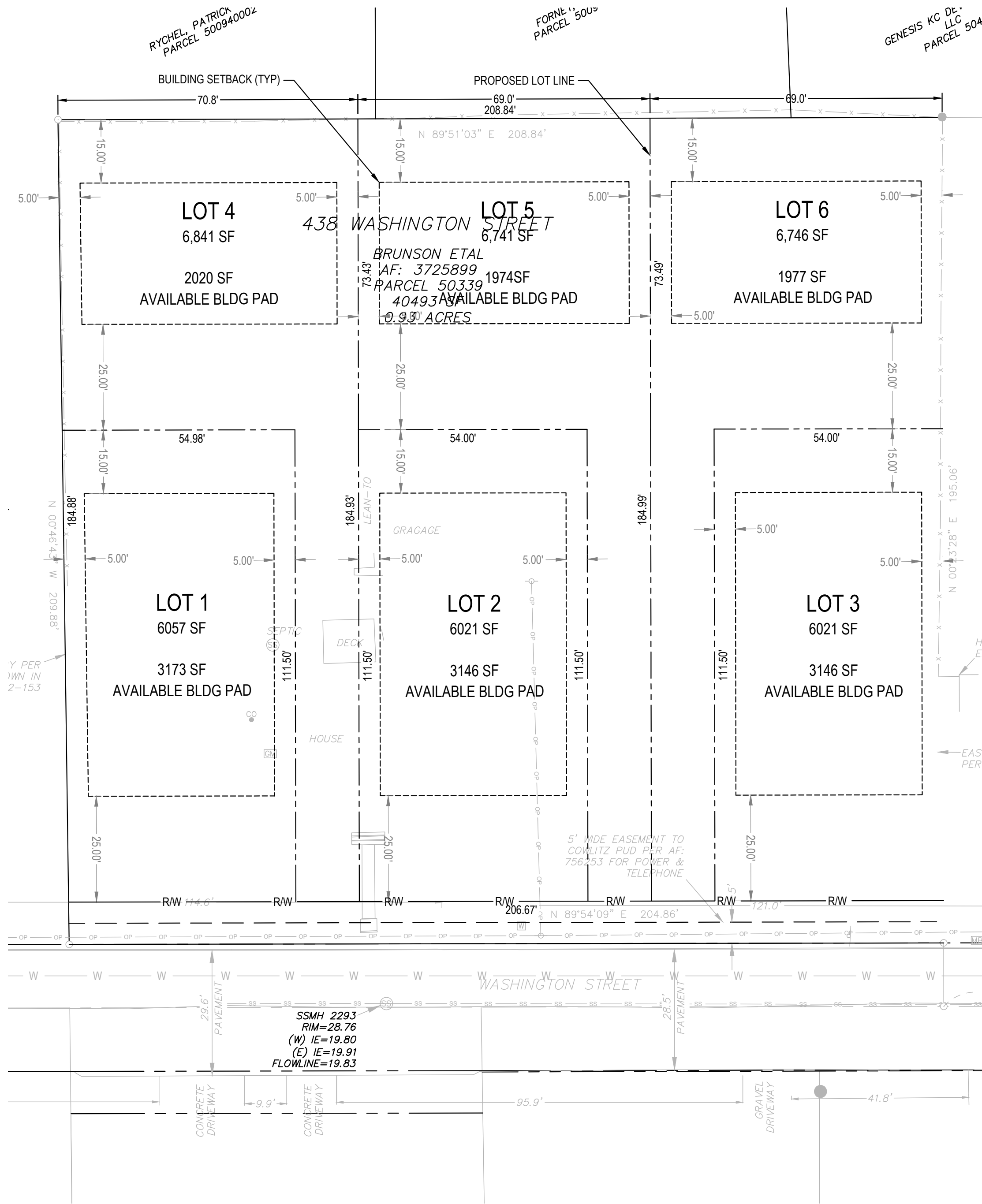
Project Manager: DCK
Drawn by: CKJ/QK
Checked by: TWT

ISSUED FOR SITE PLAN REVIEW

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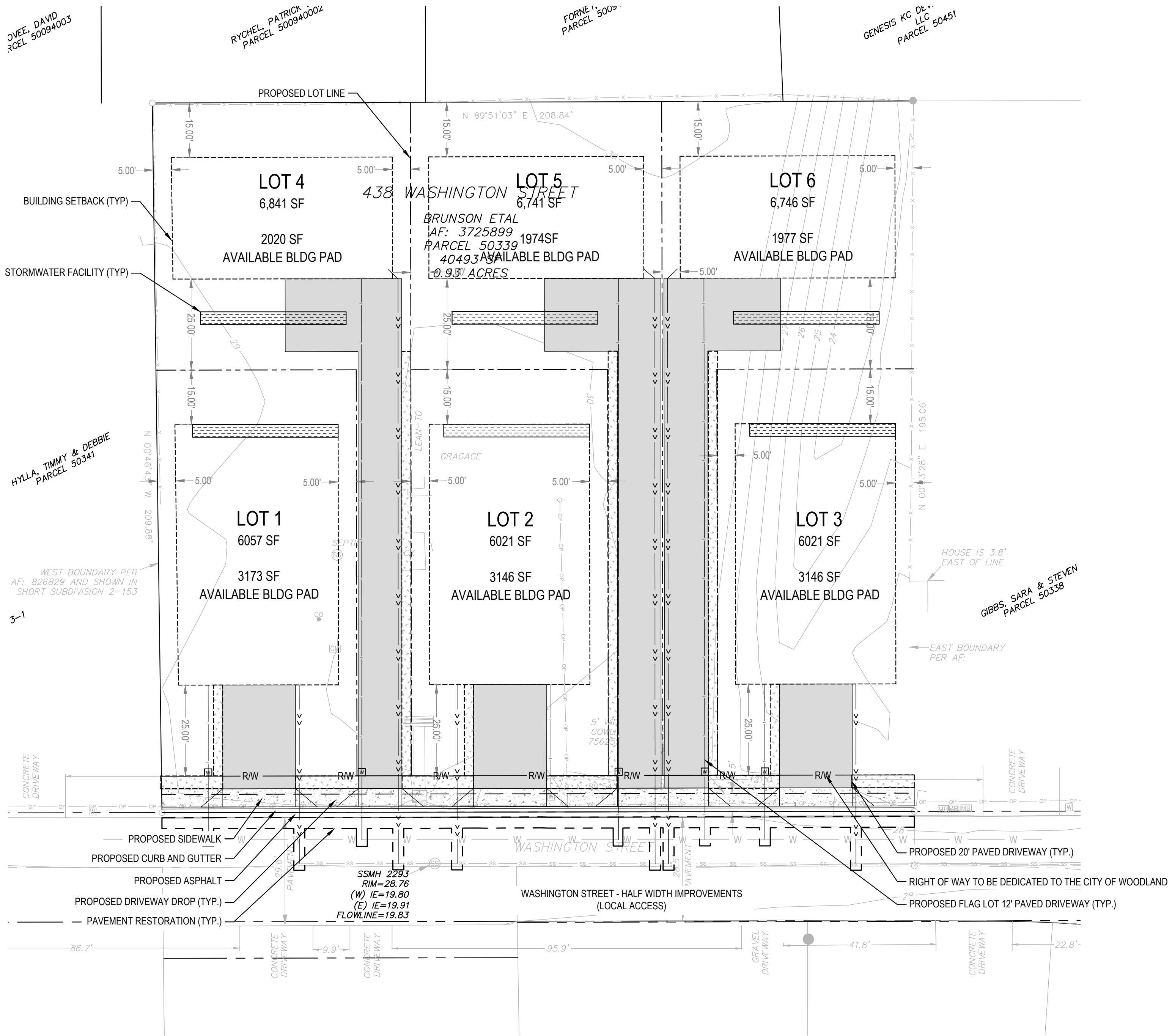
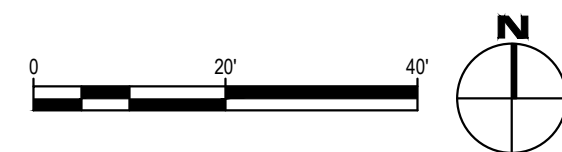
NOTES:

- SEE SHEETS G002 AND G003, CIVIL NOTES, LEGENDS AND ABBREVIATIONS.
- SIDEWALK PER CITY OF WOODLAND DETAIL T-07.
- CURB AND GUTTER PER CITY OF WOODLAND DETAIL T-01.
- STREET FRONTAGE IMPROVEMENTS PER CITY OF WOODLAND DETAIL T-27.
- DRIVEWAY APPROACH PER CITY OF WOODLAND DETAIL T-05.
- STREET SECTION PER CITY OF WOODLAND DETAIL T-27.
- MAXIMUM LOT COVERAGE: 50%
- INTERIOR LOT SET BACKS:
REAR - 15 FEET
SIDE - 5 FEET
FRONT - 25 FEET



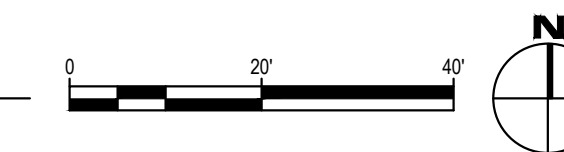
PLAT MAP

SCALE: 1" = 20'



SITE PLAN

SCALE: 1" = 20'



Revisions:

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Project No: 21035.1
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SITE PLAN

Project Manager: DCK
Drawn by: CKJ/QK
Checked by: TWT

C105

ISSUED FOR SITE PLAN REVIEW

GENERAL UTILITY SHEET NOTES:

1. MARK CURB AND GUTTER WITH A "W" OR "S" TO SHOW LOCATION OF UTILITY SERVICE LINE CROSSINGS.
2. SEE DETAIL SHEETS FOR CONSTRUCTION DETAILS
3. STORMWATER DETAILS - SHEET C603.
SANITARY SEWER DETAILS - SHEET C604
WATER DETAILS - SHEET C604.
4. SEE SHEET G002 AND G003, CIVIL NOTES, LEGENDS AND ABBREVIATIONS.
5. MAINTAIN 18" MIN. VERTICAL SEPARATION AND 10' MIN. HORIZONTAL SEPARATION BETWEEN WATER UTILITY AND SANITARY SEWER (TYP.)
6. SERVICE LATERAL CONSTRUCTION: SERVICE LATERAL CONNECTIONS AND PIPING WITHIN PUBLIC SANITARY SEWER EASEMENTS SHALL BE CONSTRUCTED TO PUBLIC STANDARDS. CONSTRUCTION SERVICES INSPECTIONS REQUIRED.
7. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES USING POT HOLING OR OTHER EQUIVALENT METHODS.
8. ALL SEWER LATERALS ARE PRIVATE BETWEEN THE PROPERTY LINE AND BUILDING

KEYNOTES:

STORM 300

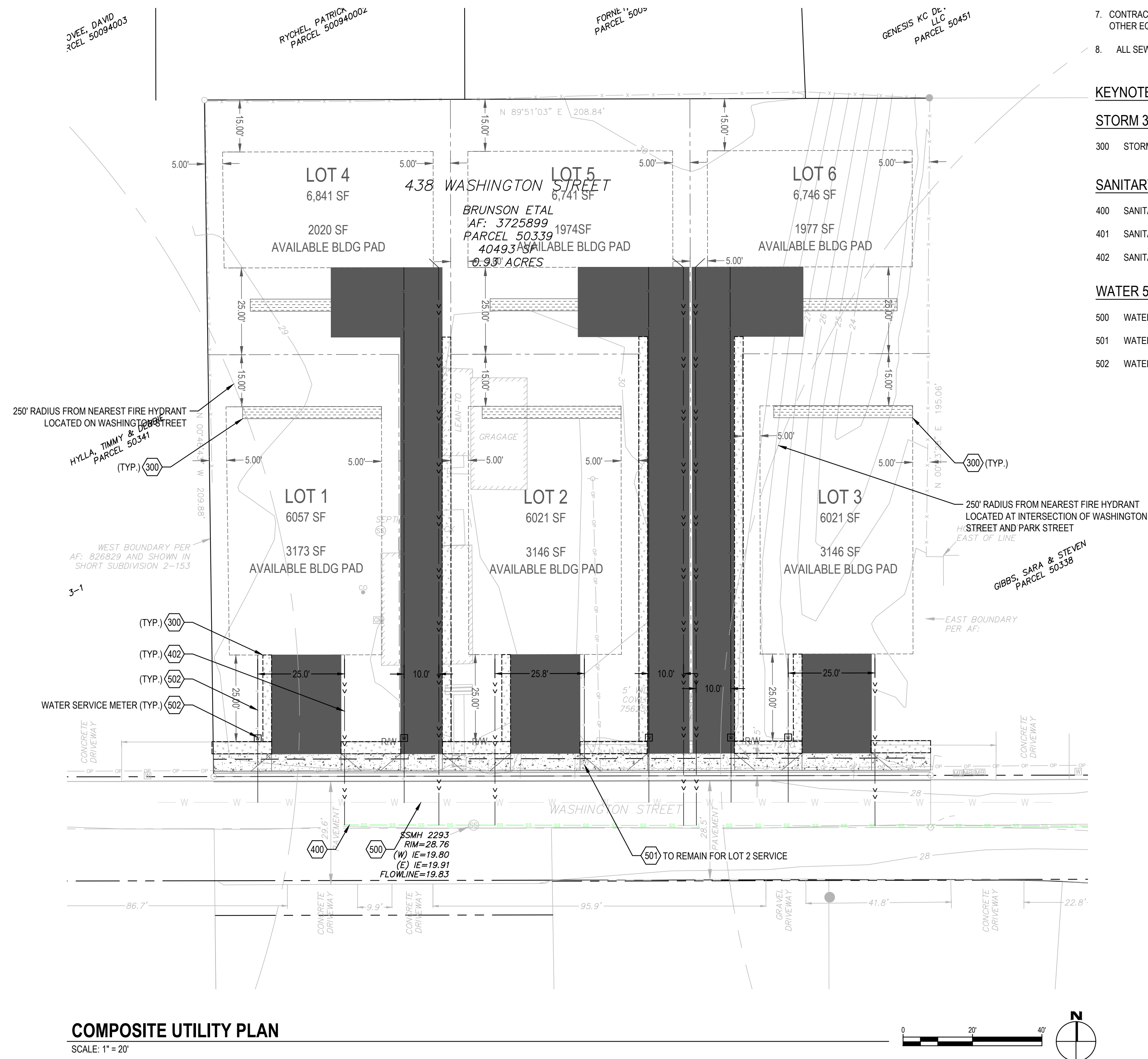
300 STORM WATER FACILITY - SEE SHEET C390

SANITARY 400

400 SANITARY SEWER PIPE (EXISTING MAIN LINE) - 8"
401 SANITARY SEWER MANHOLE (EXISTING MH)
402 SANITARY SEWER SERVICE (PROPOSED) - 4"

WATER 500

500 WATERMAIN PIPE (EXISTING MAIN LINE - EXACT LOCATION UNKNOWN) - 6"
501 WATER METER (EXISTING)
502 WATER SERVICE (PROPOSED) - 1" WITH 3' MINIMUM DEPTH.



COMPOSITE UTILITY PLAN

SCALE: 1" = 20'

Revisions:

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Project No: 21035.1

Issue Date: 6/21/2023

COMPOSITE UTILITY PLAN

C106

Project Manager: DCK
Drawn by: CKJ/OK
Checked by: TWT



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NOTES:

1. SEE SHEETS G002 AND G003, CIVIL NOTES, LEGENDS AND ABBREVIATIONS.
2. SEE SHEET C601, WOODLAND GENERAL EROSION NOTES DETAIL E-03
3. BMP C105 - CONSTRUCTION ENTRANCE PER CITY OF WOODLAND DETAIL E-05
 - 3.1. LENGTH MODIFIED FROM STANDARD DETAIL DUE TO SITE SIZE. LENGTH MODIFIED TO 50 FT.
 - 3.2. A WHEEL WASH PER CITY OF WOODLAND DETAIL E-06 OR STREET SWEEPING PER STANDARD SET BY THE CITY OF WOODLAND MAY BE REQUIRED IF TRACKING OCCURS DUE TO MODIFIED CONSTRUCTION ENTRANCE.
4. BMP C233 - SILT FENCE PER CITY OF WOODLAND DETAIL E-20
5. BMP C120/121 - TEMPORARY/PERMANENT SEEDING AND MULCHING, FOLLOW WASHINGTON DEPARTMENT OF ECOLOGY STANDARDS
6. BMP C220 STORM DRAIN INLET PROTECTION PER CITY OF WOODLAND DETAIL E-16 & E-17

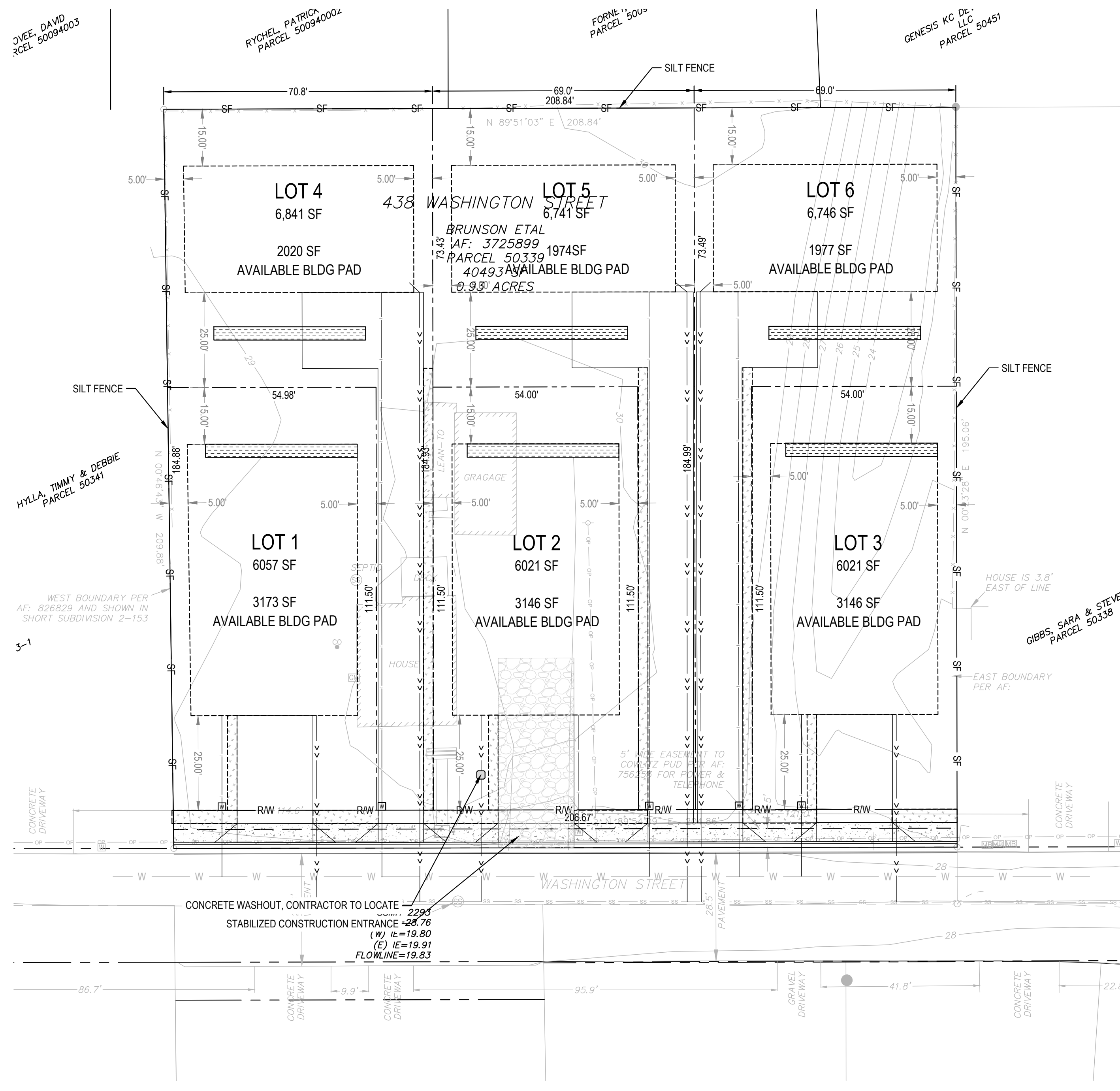
SITE STABILIZATION

THE PROJECT CESCL IS SOLELY RESPONSIBLE FOR SELECTION, INSTALLATION, AND MAINTENANCE OF THE CHOSEN BMPs.

SITE STABILIZATION TO OCCUR DURING AND AFTER CONSTRUCTION. TO PREVENT EROSION, EXPOSED AND UNWORKED SOILS SHALL NOT REMAIN UNWORKED AND EXPOSED FOR MORE THAN THE TIME PERIODS DESCRIBED IN THE TABLE BELOW. SOILS MUST BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS APPLIES TO ALL SOILS WITHIN THE SITE, REGARDLESS OF FINAL GRADE OR NOT. EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED THROUGHOUT THE LIFE OF THE PROJECT BY APPLICATION OF BMP C120/C121 SEEDING AND MULCHING. A TOTAL LIST OF POSSIBLE BMPs FOR STABILIZATION INCLUDE THE FOLLOWING BUT OTHER BMPs NOT INCLUDED ON THIS LIST MAY BE CHOSEN BY THE PROJECT CESCL AS APPROPRIATE.

- BMP C120: TEMP. AND PERMANENT SEEDING
- BMP C121: MULCHING
- BMP C122: NETS AND BLANKETS
- BMP C123: PLASTIC COVERING
- BMP C125: TOPSOILING
- BMP C130: SURFACE ROUGHENING

AFTER CONSTRUCTION IS COMPLETE, THE ENTIRE SITE SHALL BE PERMANENTLY STABILIZED. PERMANENT STABILIZATION CAN BE COMPLETED BY ANY COMBINATION OF THE ABOVE OR OTHER APPROPRIATE METHODS AS CHOSEN BY THE PROJECT CESCL.



EROSION CONTROL PLAN

SCALE: 1" = 20'

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811
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 CAUTION UTILITY INFORMATION IS APPROXIMATE.
 VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

NO.	DATE	DESCRIPTION

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438 HOMESTEAD
 438 WASHINGTON STREET, WOODLAND, WA 98674
 SITE PLAN REVIEW
 Project No: 21035.1
 Issue Date: 6/21/2023

Project Manager DCK
 Drawn by CKJ/OK
 Checked by TWT

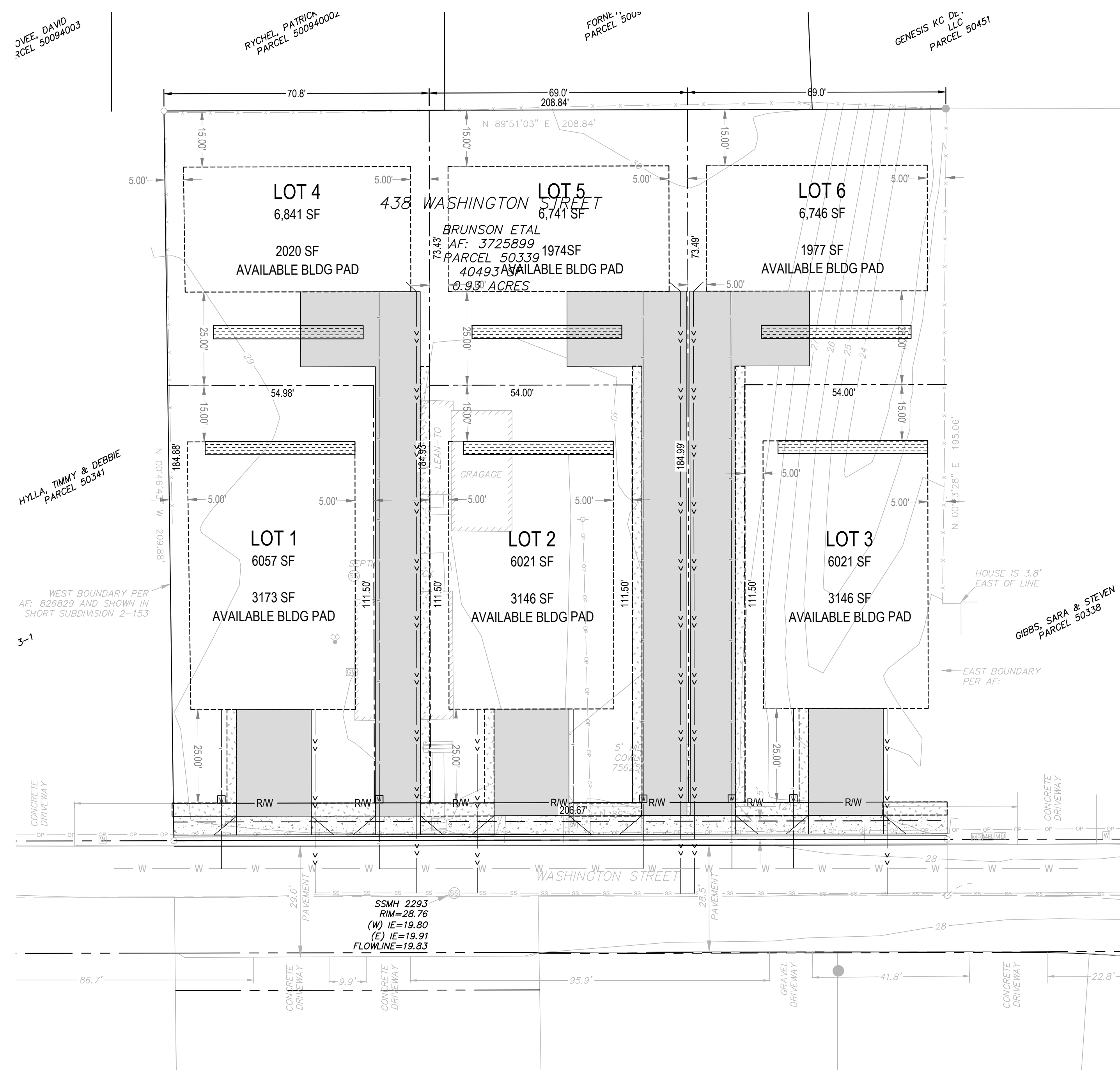
EROSION CONTROL PLAN
C110
 ISSUED FOR SITE PLAN REVIEW

GENERAL SHEET NOTES:

- A. CITY OF WOODLAND CODE - WMC
- B. "WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON" LATEST EDITION, AVAILABLE ON THE WASHINGTON DOE WEBSITE.
- C. ALL SOILS SHALL BE AMENDED TO MEET THE STANDARD SET BY BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH
- D. SHOULD ANY ITEM OF ARCHAEOLOGICAL INTEREST (VMC 20.710.090) BE FOUND DURING DEVELOPMENT, YOU ARE REQUIRED TO STOP WORK AND NOTIFY THE PLANNING CASE MANAGER IN DEVELOPMENT REVIEW SERVICES AT (360) 487-7800, AND THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION AT (360) 753-4011 IMMEDIATELY. FAILURE TO DO SO COULD RESULT IN A FELONY CONVICTION.
- E. ANY PUBLIC, OR PRIVATE, CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO CITY OF WOODLAND STANDARDS.
- F. IF ANY FILL IS PROPOSED WITHIN CURRENT, OR FUTURE, RIGHT-OF-WAY THE CONTRACTOR SHALL PLACE SUCH FILL IN ACCORDANCE WITH WMC.
- G. THE PROPOSED STORMWATER FACILITY MUST REMAIN OFFLINE UNTIL THE PROJECT IS COMPLETE AND VEGETATION THROUGHOUT THE SITE HAS BEEN ESTABLISHED. IF AT ANY TIME THE FACILITY BECOMES INUNDATED WITH SEDIMENT FILLED RUNOFF, THE TOP 2" OF MATERIAL MUST BE REMOVED AND REPLACED PRIOR TO PROJECT COMPLETION.
- H. LOTS BE GRADED AT TIME OF HOME CONSTRUCTION AND BE SUBJECT TO INDIVIDUAL PERMITTING.

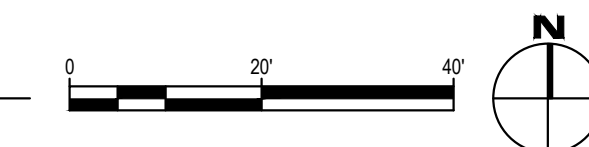
GRADING NOTES

- 1. NO GRADING WITHIN 2' OF ADJACENT PARCELS PER IBC.
- 2. STRIP ORGANICS PER GEOTECH REPORT.
- 3. FINISH GRADE CONTOURS ARE TO TOP OF FINISHED SURFACE IN IMPERVIOUS AREAS AND TOP OF REPLACED STRIPPINGS IN PERVIOUS AREAS.
- 4. STRIPPINGS TO REMAIN ON SITE AND BE REDISTRIBUTED OVER LANDSCAPE AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR HAUL-OFF EXCESS MATERIAL.
- 5. CUT AND FILL QUANTITIES ARE BASED ON GENERAL SITE GRADING ESTABLISHED FROM THE STRIPPED GRADE TO THE FINISHED PROPOSED SUBGRADE AND TRENCH SPOILS. THESE VOLUMES DO NOT TAKE INTO ACCOUNT ANY UNKNOWN SOIL DEPOSITS OR OVER-EXCAVATION OF NON-ORGANIC MATERIALS THAT ARE DISCOVERED ON SITE, NOR WET WEATHER CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE TO PRODUCE INDEPENDENT GRADING VOLUMES AS WELL AS ACCOUNT FOR OBSERVATION OF MEASURES DIRECTED WITHIN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER DURING THE COURSE OF CONSTRUCTION.
- 6. SITE SLOPES ARE 2% OR LESS
- 7. IMPORTED FILL AND COMPACTION PER GEOTECH REPORT
- 8. EXCAVATION NEAR FOUNDATION - EXCAVATION NEAR FOUNDATIONS. EXCAVATION FOR ANY PURPOSE SHALL NOT REDUCE LATERAL SUPPORT FROM ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT, OR BOTH.
- 9. SITE GRADING - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
- 10. EXCEPTION: WHERE CLIMATIC OR SOILS CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN ONE VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE).
- 11. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL



GRADING PLAN

SCALE: 1" = 20'



Revisions:

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SITE PLAN REVIEW
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Project Manager: DCK
 Drawn by: CKJ/OK
 Checked by: TWT

GRADING PLAN

C130

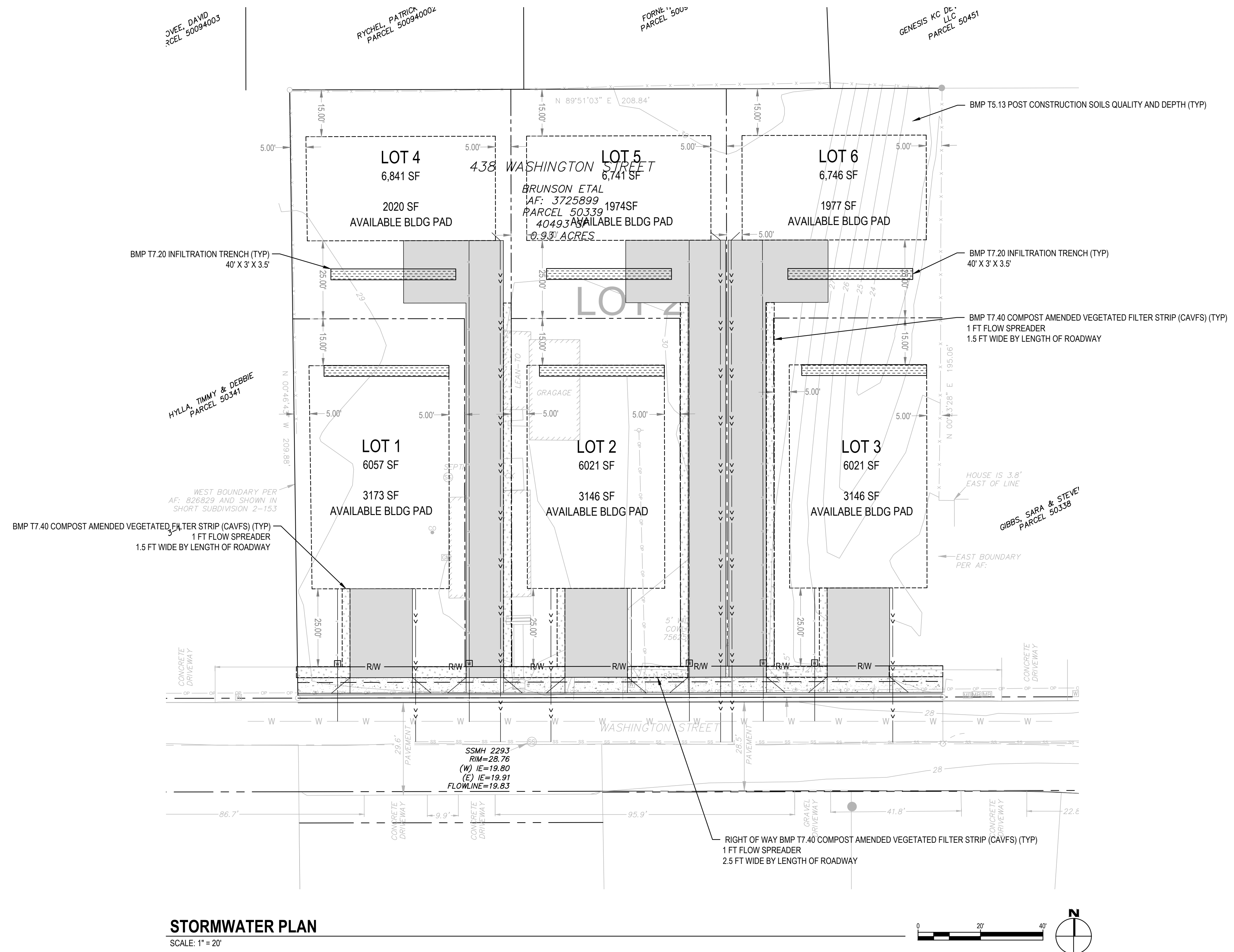
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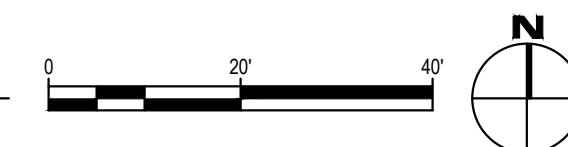


STORMWATER KEYNOTES:

- A. STORMWATER FACILITIES THAT ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE LANDOWNER
- B. ALL INFILTRATION SHALL BE AT LEAST 10 FEET FROM ANY STRUCTURE, PROPERTY LINE, OR SENSITIVE AREA (EXCEPT SLOPES OVER 40%)



STORMWATER PLAN
SCALE: 1" = 20'



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438 HOMESTEAD

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SITE PLAN REVIEW

Project No: 21035.1

Issue Date: 6/21/2023

STORMWATER PLAN

Project Manager: DCK
Drawn by: CKJ/OK
Checked by: TWT

C390

ISSUED FOR SITE PLAN REVIEW

GENERAL EROSION PREVENTION & SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO ANY LAND DISTURBING ACTIVITY CAUSED BY CLEARING OR GRADING. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE CITY DESIGN CONSULTANT PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CALL FOR AN ON-SITE INSPECTION WHEN EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND PRIOR TO COMMENCEMENT OF WORK.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SITED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE CITY OF WOODLAND GENERAL ORDINANCES AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY EROSION MANUAL FOR WESTERN WASHINGTON, UNDER THE CITY OF WOODLAND GENERAL ORDINANCES SHALL TAKE PRECEDENCE.
- THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES DURING AND AFTER INSTALLATION OF ALL UTILITY WORK ASSOCIATED WITH UTILITY TRENCHES.
- PROVIDE A 12-INCH DEEP PAD OF CURBED ROCK FOR A DISTANCE OF 150 FEET INTO THE SITE FOR ALL ACCESS POINTS UTILIZED BY CONSTRUCTION EQUIPMENT AND TRUCKS. WORK ON THE PAD SHALL BE A MINIMUM OF 20 FEET. ALL TRUCKS LEAVING THE SITE SHALL FORCE THROUGH THE PAD. ACCUMULATED SOIL SHALL BE PERIODICALLY REMOVED OR ADDITIONAL ROCK SHALL BE PLACED UPON THE PAD SURFACE. ROCK SHALL BE CLEAN & HIGH TO 8 INCH QUARRY SPALLS. ALL MATERIALS SHALL BE DROPPED, UNLOADED, MOVED OR TRACKED FROM THE PAD TO PREVENT SOIL FROM SPILLING MUST BE REMOVED IMMEDIATELY.
- PREVENT SWEEPING AND SHOVELING IS REQUIRED. MAINTAINING THE INCIDENT INTO THE STORM SYSTEM IS NOT PERMITTED.
- IF SITES WITH SLOPES THAT ARE GRADIENTS OF 4% OR GREATER SHALL BE REQUIRED TO BE PROTECTED WITH A 12" MIN THICKNESS OF QUARRY SPALLS OR EQUIVALENT. IF SITES ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, OR PUBLIC HIGHWAYS, THEN THE PUBLIC WORKS DIRECTOR SHALL REQUIRE ADDITIONAL SIPS.
- INSTALL SEDIMENT FENCE IN ACCORDANCE WITH THIS DETAIL SHEET PRIOR TO BUILDING CONSTRUCTION AND/OR EXCAVATION TO PREVENT SILT INTRUSION INTO ADJACENT LOTS. IF CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE LOTS HAVE THE SAME OWNER DURING CONSTRUCTION, ONE LOT ENTRANCE MAY BE USED FOR THE ADJACENT LOTS.
- CONSTRUCTION ROADS AND PARKING AREAS SHALL BE STABILIZED WHEREVER THEY ARE CONSTRUCTED, WHETHER PERMANENT OR TEMPORARY, FOR THE USE OF CONSTRUCTION TRAFFIC.
- MAINTENANCE OF SEDIMENT CONTROL BARRIERS
- MAINTAIN AND REMOVE ALL SEDIMENT CONTROLS AS SPECIFIED IN THE STANDARD DETAILS. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE CATCH BASIN, DITCHES, UTILITY TRENCHES AND STORM PIPES PRIOR TO ACCEPTANCE BY THE CITY.
- SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE SCHEDULED FREQUENCY FOR STABILIZED, BARRIERS SHALL BE CHECKED EVERY TWO WEEKS OR MORE FREQUENTLY AS DETERMINED BY THE LOCAL PERMITTING AUTHORITY BASED ON THE LEVEL OF SOIL STABILITY AND POTENTIAL FOR ADVERSE ENVIRONMENTAL IMPACTS.
- ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BARRIERS ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
- DUST CONTROL**
- ON AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:
 - A. WATER THE FIELDS OF SOIL EXPOSED THROUGH THE USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES.
 - B. SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET.
 - C. SPRAY EXPOSED SOIL AREAS WITH A DUST INHIBITOR. NOTE: USE OF PETROLEUM PRODUCTS OR POTENTIALLY HAZARDOUS MATERIALS ARE PROHIBITED.
- TEMPORARY SEEDING**
- EXPOSED SURFACES THAT WILL NOT BE BROUGHT TO FINAL GRADE OR GIVEN A PERMANENT COVER TREATMENT WITHIN 30 DAYS OF THE EXPOSURE SHALL HAVE SEED MIX AND MULCH APPLIED TO STABILIZE THE SOIL AND PREVENT EROSION. SEED AREAS SHALL BE CHECKED REGULARLY TO PREVENT EROSION. SEED SHALL BE APPLIED AS SOON AS SUCH AREAS ARE EXPOSED.
- APPLY AN APPROVED TEMPORARY SEEDING MIXTURE TO THE PREPARED SEED BED AT A RATE OF 150 LB/ACRE. NOTE: "HYDRASEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.

EROSION PREVENTION AND SEDIMENT CONTROL

APPROVED	REVISIONS	DATE	DRAWN	DESIGNED	E-03
WOODLAND PUBLIC WORKS DIRECTOR					

STABILIZED CONSTRUCTION ENTRANCE

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

NOTES:

- IF THE ENTRANCE SITS ON A SLOPE, PLACE A FILTER FABRIC FENCE DOWN GRADIENT.
- TOP DRESS THE PAD WITH CLEAN 3" MINUS ROCK WHEN THE CONSTRUCTION ENTRANCE BECOMES CLOGGED WITH SEDIMENTS.
- ANY SEDIMENT CARRIED FROM THE SITE ONTO THE STREET SHALL BE CLEANED UP IMMEDIATELY.
- IF EQUIPMENT TRAVELS EXTENSIVELY ON UNSTABILIZED ROADS ON THE SITE, A TIRE AND VEHICLE UNDERDRIVE WASH NEAR THE ENTRANCE WILL BE NEEDED. PERSON WASHING ON CRUSHED ROCK, WASH WATER WILL REQUIRE TREATMENT IN A SEDIMENT POND OR TRAP.

MAINTENANCE STANDARDS:

- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT DEPOSITS SHALL EITHER BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE SILT FENCE, OR A SECOND SILT FENCE SHALL BE INSTALLED.
- IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

APPROVED

APPROVED	REVISIONS	DATE	DRAWN	DESIGNED	E-05
WOODLAND PUBLIC WORKS DIRECTOR					

SILT FENCE

NOTES:

- IF THE ENTRANCE SITS ON A SLOPE, PLACE A FILTER FABRIC FENCE DOWN GRADIENT.
- TOP DRESS THE PAD WITH CLEAN 3" MINUS ROCK WHEN THE CONSTRUCTION ENTRANCE BECOMES CLOGGED WITH SEDIMENTS.
- ANY SEDIMENT CARRIED FROM THE SITE ONTO THE STREET SHALL BE CLEANED UP IMMEDIATELY.
- IF EQUIPMENT TRAVELS EXTENSIVELY ON UNSTABILIZED ROADS ON THE SITE, A TIRE AND VEHICLE UNDERDRIVE WASH NEAR THE ENTRANCE WILL BE NEEDED. PERSON WASHING ON CRUSHED ROCK, WASH WATER WILL REQUIRE TREATMENT IN A SEDIMENT POND OR TRAP.

MAINTENANCE STANDARDS:

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- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
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WOODLAND PUBLIC WORKS DIRECTOR					

WHEEL WASH

NOTES:

- ASPHALT CONSTRUCTION ENTRANCE 6" ASPHALT TREATED BASE (ATB).
- 3" TRASH PUMP WITH FLOATS ON THE SUCTION HOSE.
- MIDPOINT SPRAY NOZZLES, IF NEEDED.
- 6" SEWER PIPE WITH BUTTERFLY VALVES, BOTTOM ONE IS A DRAIN. LOCATE TOP PIPE'S INVERT 1' ABOVE BOTTOM OF WHEEL WASH.
- 8" X 8" SUMP WITH 5' OF CATCH, BUILD SO CAN BE CLEANED WITH TRACKHOE.
- 6" ASPHALT CURB ON THE LOW ROAD SIDE TO DIRECT WATER BACK TO POND.
- 6" SLEEVE UNDER ROAD.
- BALL VALVES.
- 15' ATB APRON TO PROTECT GROUND FROM SPLASHING WATER.

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APPROVED	REVISIONS	DATE	DRAWN	DESIGNED	E-06
WOODLAND PUBLIC WORKS DIRECTOR					

INLET PROTECTION (1 OF 2)

NOTES:

- ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPE.
- 60-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1" X 2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
- STRAW WATTLES MUST BE STABILIZED BY ATTACHING WIRE CLIPS TO THE CATCH BASIN PER MANUFACTURER SPECIFICATIONS.
- INLET PROTECTION MUST BE REGULARLY INSPECTED BY THE EROSION CONTROL INDIVIDUAL TO INSURE PROPER PLACEMENT/FUNCTION AND MAINTENANCE.

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APPROVED	REVISIONS	DATE	DRAWN	DESIGNED	E-16
WOODLAND PUBLIC WORKS DIRECTOR					

INLET PROTECTION (2 OF 2)

NOTES:

- USE FILTER MAT SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET, WITH MINIMAL NEED, WHERE WATER CAN FILTER AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

APPROVED

APPROVED	REVISIONS	DATE	DRAWN	DESIGNED	E-17
WOODLAND PUBLIC WORKS DIRECTOR					

Figure II-4.1.7b
Concrete Washout Area

Revised June 2015

NOT TO SCALE

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APPROVED	REVISIONS	DATE	DRAWN	DESIGNED	E-17
WOODLAND PUBLIC WORKS DIRECTOR					



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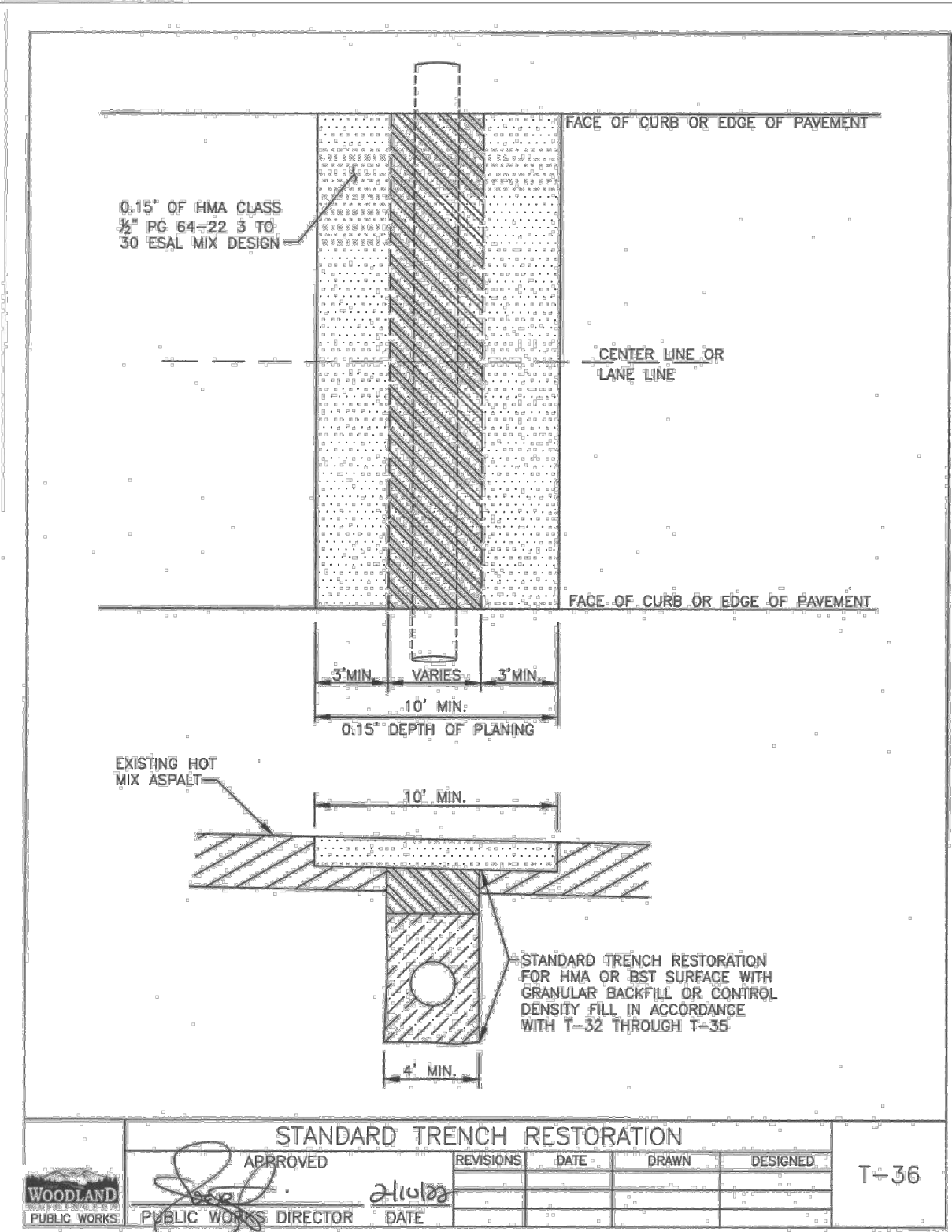
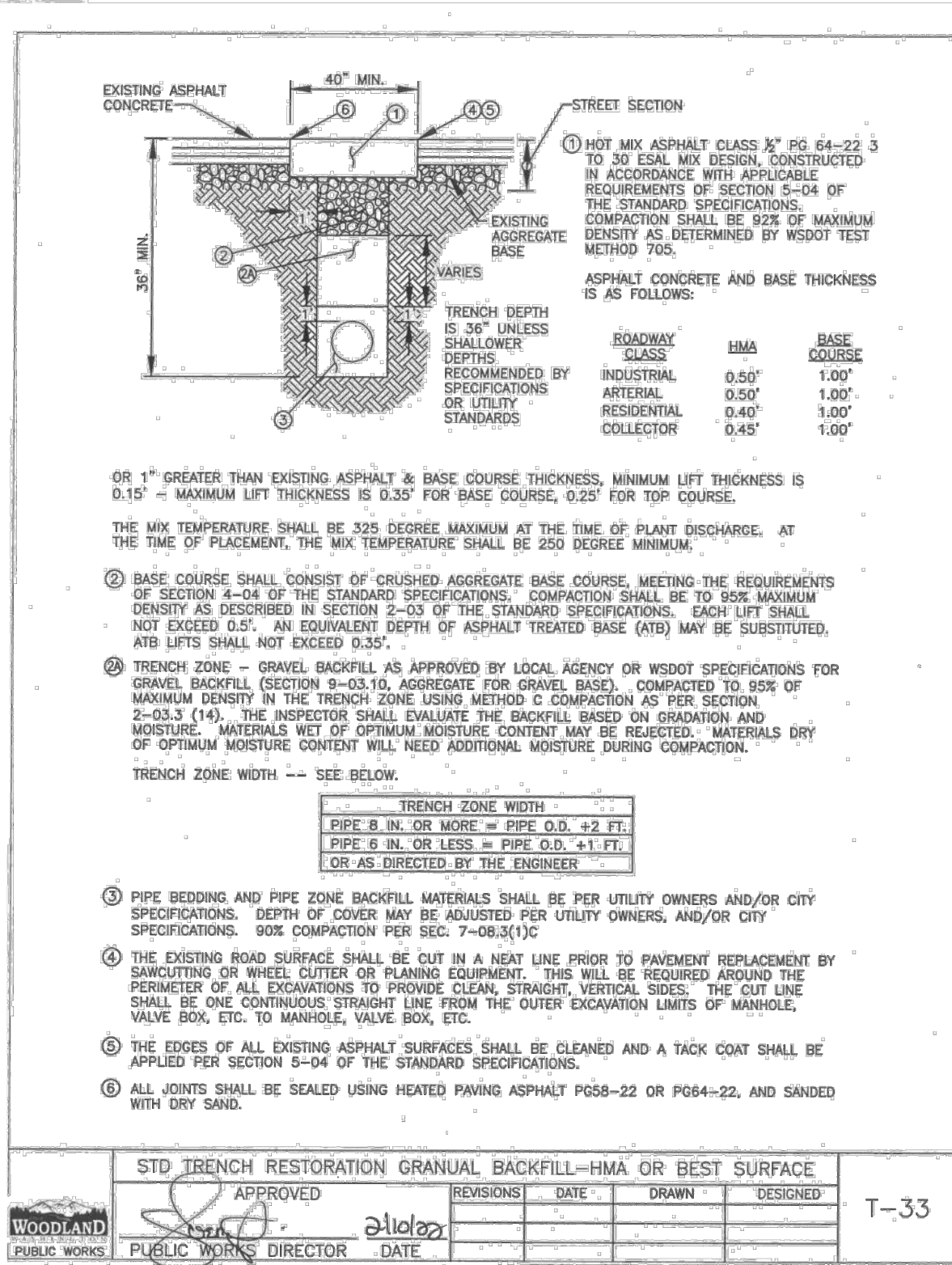
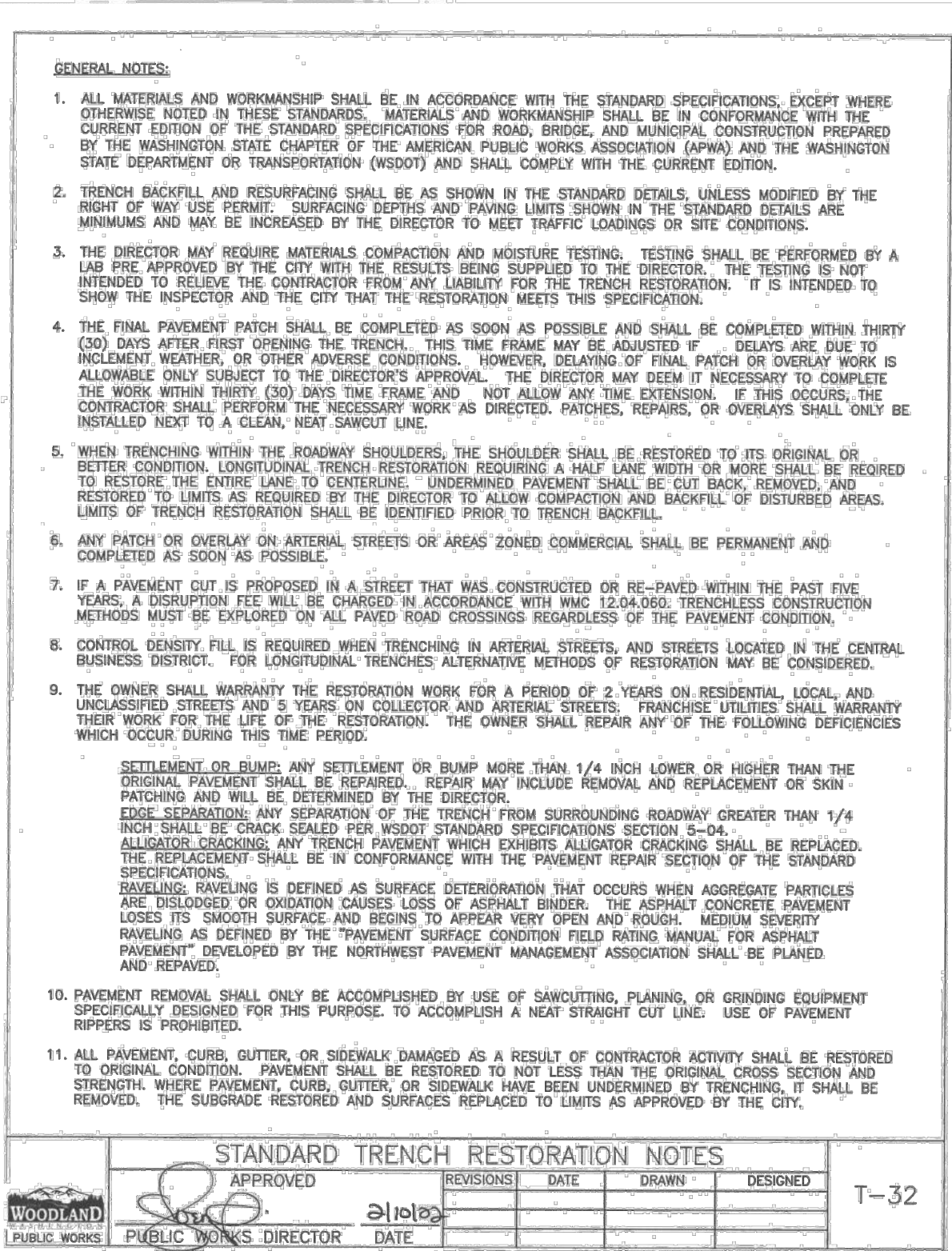
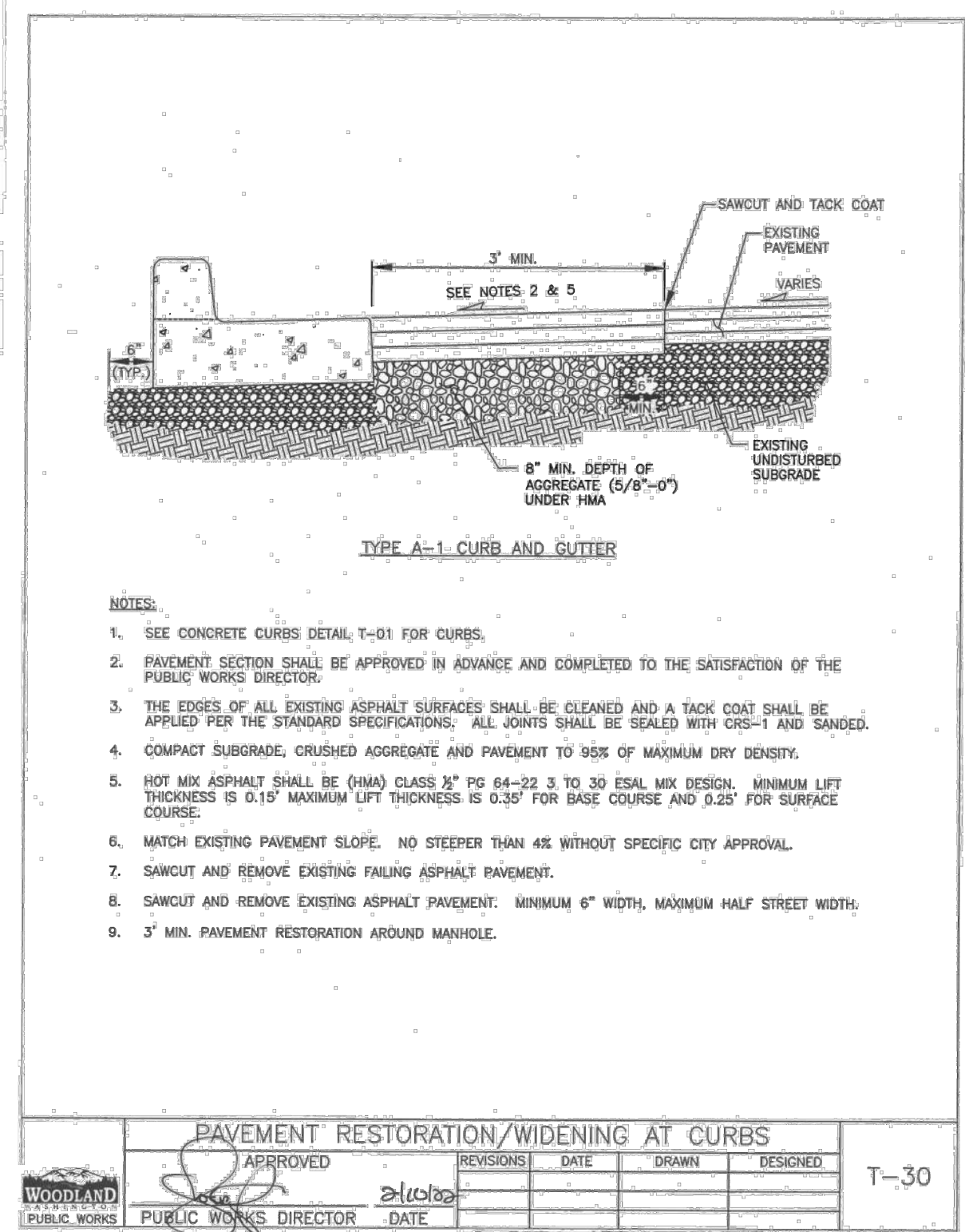
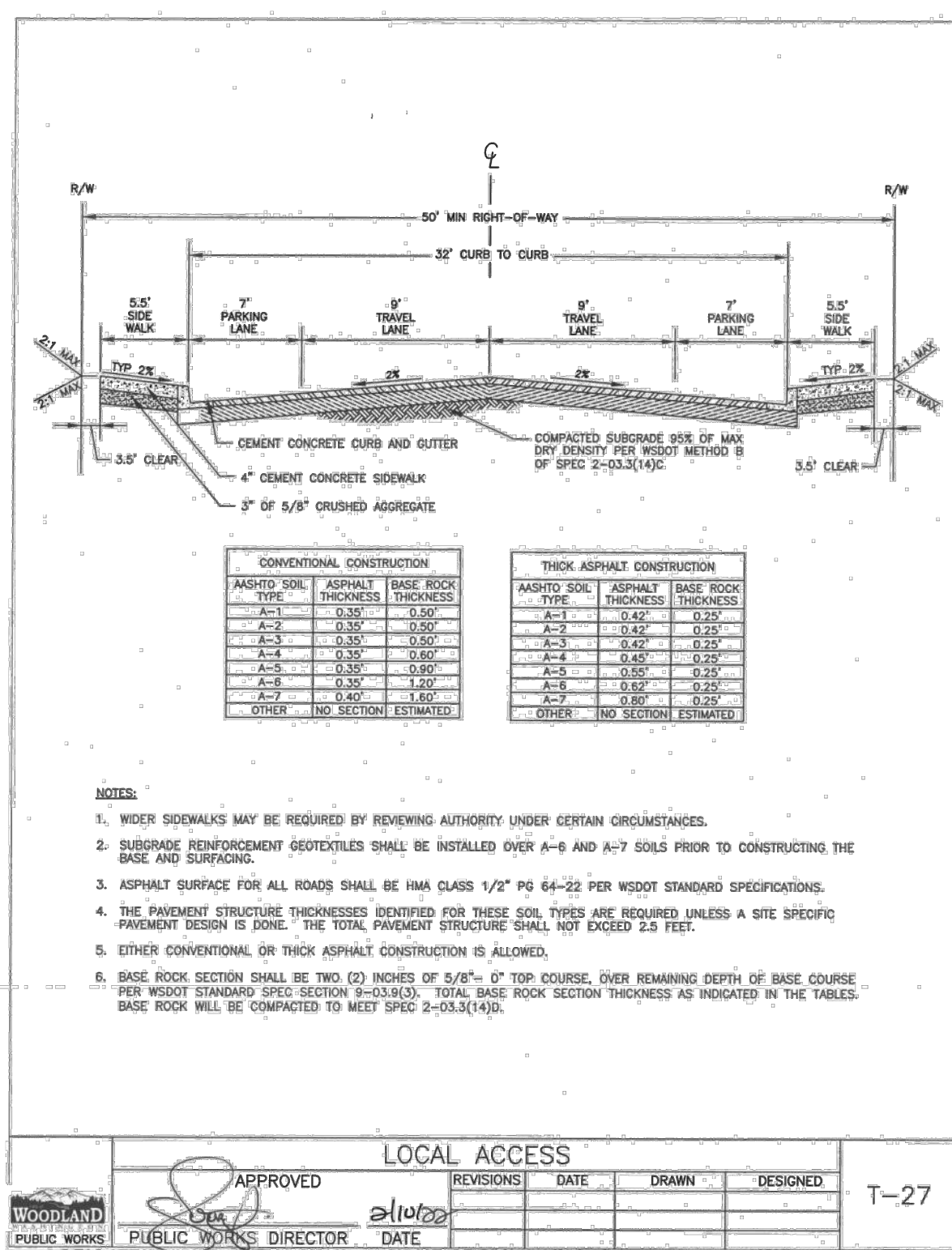
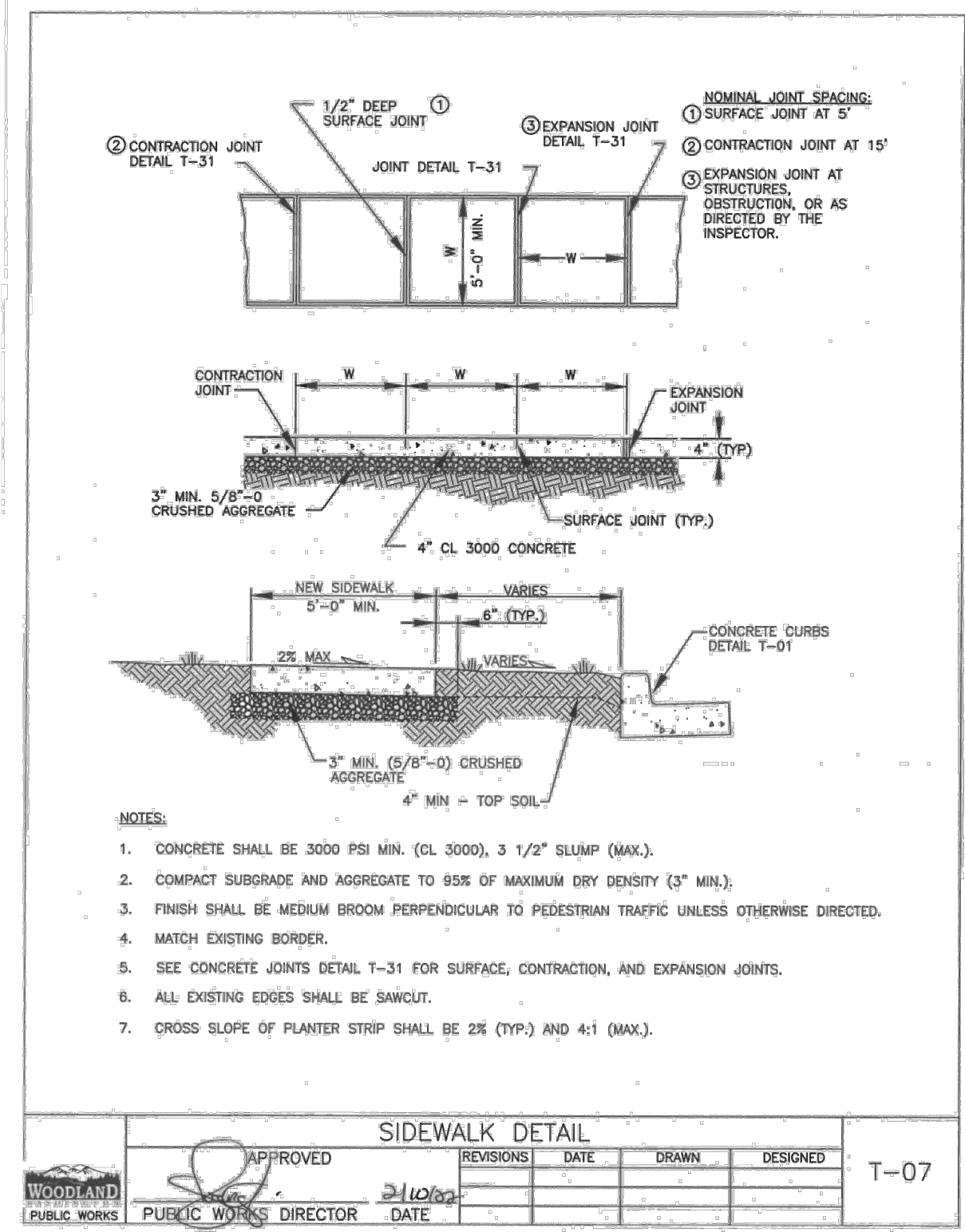
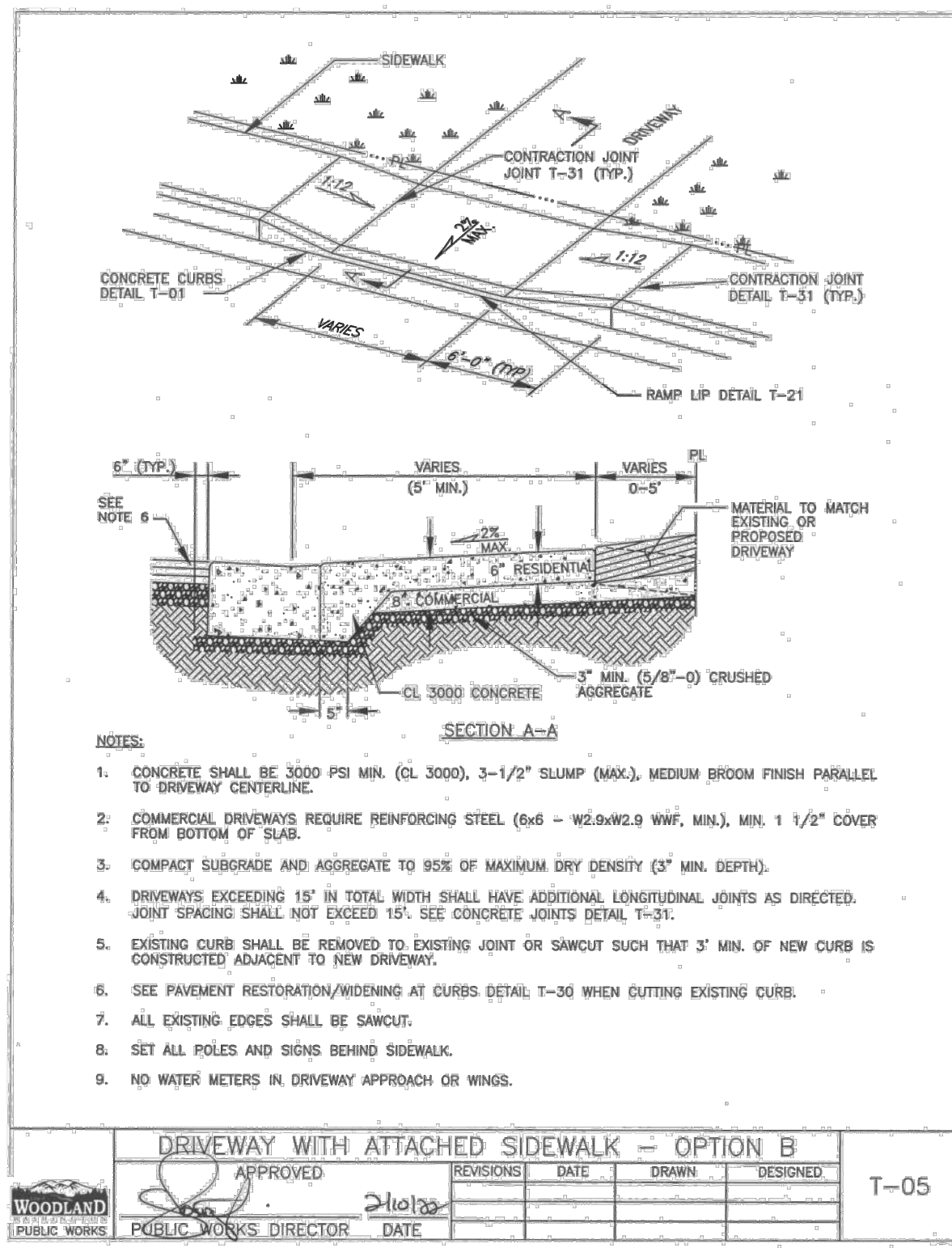
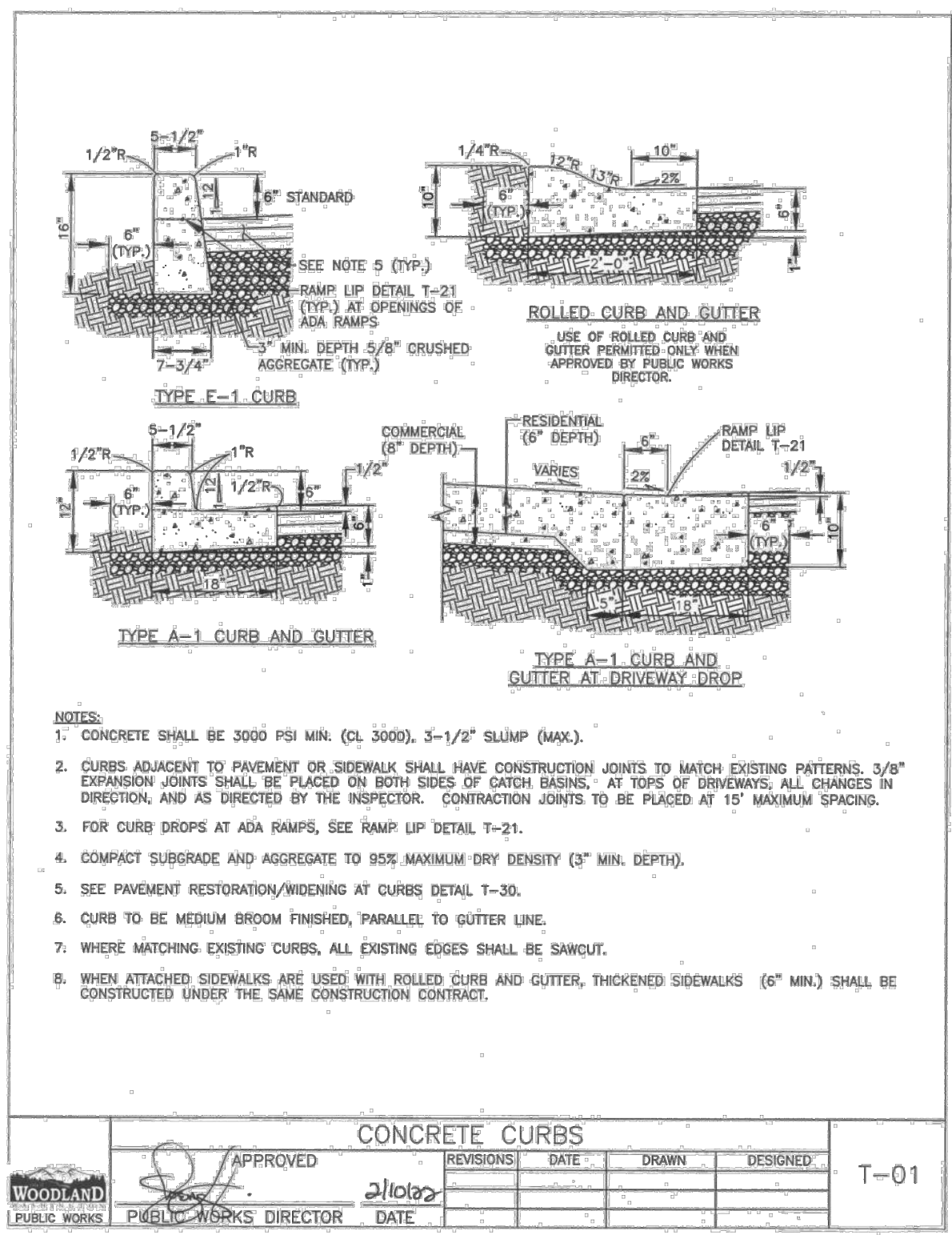
SITE PLAN REVIEW

Project No: 21035.1
Issue Date: 6/21/2023

EROSION CONTROL DETAILS

Project Manager: DCK
Drawn by: CKJ/QK
Checked by: TWT

C601



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SITE PLAN REVIEW

Project No: 21035.1
Issue Date: 6/21/2023

SITE DETAILS

Project Manager: DCK
Drawn by: CKJ/OK
Checked by: TWT

C602

ISSUED FOR SITE PLAN REVIEW

GENERAL NOTES FOR
STORM SEWERS

1. ALL MATERIALS AND INSTALLATION OF STORM SEWERS AND DRAINAGE SYSTEMS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS IN THE CITY OF WOODLAND'S LATEST VERSION OF STANDARD DETAILS, THE PUBLIC WORKS ENGINEERING STANDARDS, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, WHERE THE CITY OF WOODLAND REQUIREMENTS SHALL TAKE PRECEDENCE. WHEREVER THE STANDARD SPECIFICATIONS REFER TO THE OWNER AS EITHER THE "STATE" OR "SECRETARY" OR WHEN REFERENCE IS MADE TO THE DEPARTMENT OF TRANSPORTATION IT SHALL BE UNDERSTOOD THAT THE STANDARD SPECIFICATIONS SHOULD READ THE "CITY".
2. ALL STORM SEWER AND DRAINAGE SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF WOODLAND'S PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS OFFICE (360) 225-7999 AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CITY MAY REQUIRE THAT A PRECONSTRUCTION CONFERENCE BE HELD.
3. THE CONTRACTOR IS REQUIRED TO NOTIFY ALL UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR MAY CONTACT THE UTILITY NOTIFICATION CENTER BY DIALING 811 IN LIEU OF CONTACTING INDIVIDUAL UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO PROCURE AND COMPLY WITH THE PROVISIONS OF ALL APPLICABLE PERMITS, EASEMENTS, LICENSES AND CERTIFICATES IN CONJUNCTION WITH THE CONSTRUCTION OF STORM SEWERS AND DRAINAGE SYSTEMS. COMPLIANCE SHALL BE AT ALL LEVELS: FEDERAL, STATE, AND CITY, RELATING TO THE PERFORMANCE OF THIS WORK. THE CONTRACTOR SHALL OBTAIN A STREET CUT PERMIT FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL OBTAIN AND SUBMIT AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO BEGINNING CONSTRUCTION. THE PLAN SHALL BE APPROVED BY THE PUBLIC WORKS DIRECTOR.
6. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND EROSION CONTROL DETAILS, PRIOR TO START OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.
7. THE DEVELOPER OR CONTRACTOR SHALL OBTAIN ALL OFFSITE CONSTRUCTION EASEMENTS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT ALL OFFSITE UTILITIES EASEMENTS HAVE BEEN OBTAINED BY THE OWNER PRIOR TO THE COMMENCEMENT OF ANY OFFSITE CONSTRUCTION.
8. THE CONTRACTOR IS TO VERIFY AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. ITEMS TO VERIFY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - INVERT AND TOP ELEVATIONS OF EXISTING STORM SEWERS
 - CENTERLINE AND TOP OF CURB ELEVATIONS
9. WATER QUALITY DEVICES WILL BE INSTALLED AND FUNCTIONING PRIOR TO COMMENCING WITH INSTALLATION OF PAVEMENT FOR ALL AREAS DRAINING INTO THE WATER QUALITY SYSTEM. VEGETATION IN BIO-FILTRATION SWALE AND POND SYSTEMS SHALL BE ESTABLISHED AND MECHANICAL DEVICES AND FILTER MEDIA SHALL BE INSTALLED. SWALES AND FILTER STRIPS WILL BE SEEDED WITH AN APPROVED SEED MIX. PER THE WESTERN WASHINGTON MANUAL, TURF IS ALLOWED FOR VEGETATED FILTERS PROVIDED THE TURF AREA IS OVERSEEDDED WITH THE EQUIVALENT GRASS SEED MIX.
10. ALL CATCH BASINS SHALL BE STENCILED: "PROTECT STREAMS" OR "PROTECT GROUNDWATER."
11. ROOF DOWNSPOUT RUNOFF MUST BE RETAINED ON EACH SPECIFIC SITE. DOWNSPOUTS SHALL NOT DRAIN TO THE STREET OR ANY ADJACENT PROPERTIES UNLESS SPECIFIC APPROVAL HAS BEEN SHOWN ON APPROVED CIVIL ENGINEERING PLANS.
12. THE CONTRACTOR WILL PROVIDE A TELEVISION REPORT, TAPE, AND TABULAR AS-BUILT OF ALL PUBLIC STORM MAINS AND LATERALS PRIOR TO PAVING. THIS INFORMATION WILL BE SUBMITTED TO THE CITY INSPECTOR FOR REVIEW. APPROVAL AND ACCEPTANCE OF THE TV INSPECTION WILL BE BASED UPON MANUFACTURING AND INSTALLATION DEFECTS, AS WELL AS DEBRIS IN THE LINES. FINAL ACCEPTANCE AND CONSTRUCTION OF STORM SEWERS ARE SUBJECT TO INSPECTION AND TESTING IN ACCORDANCE WITH SECTIONS 1-05.11, 1-05.12, AND 7-04.3 OF THE STANDARD SPECIFICATIONS.

GENERAL NOTES FOR STORM SEWERS				
APPROVED	REVISIONS	DATE	DRAWN	DESIGNED
PUBLIC WORKS DIRECTOR				

D-01



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.
CAUTION: UTILITY INFORMATION IS APPROXIMATE.
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

NO.	DESCRIPTION	DATE

LINE IS 1" ON FULL
SCALE DRAWING



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438 HOMESTEAD
438 WASHINGTON STREET, WOODLAND, WA 98674

SITE PLAN REVIEW

Project No: 21035.1
Issue Date: 6/21/2023

Project Manager DCK
Drawn by CKJ/OK
Checked by TWT

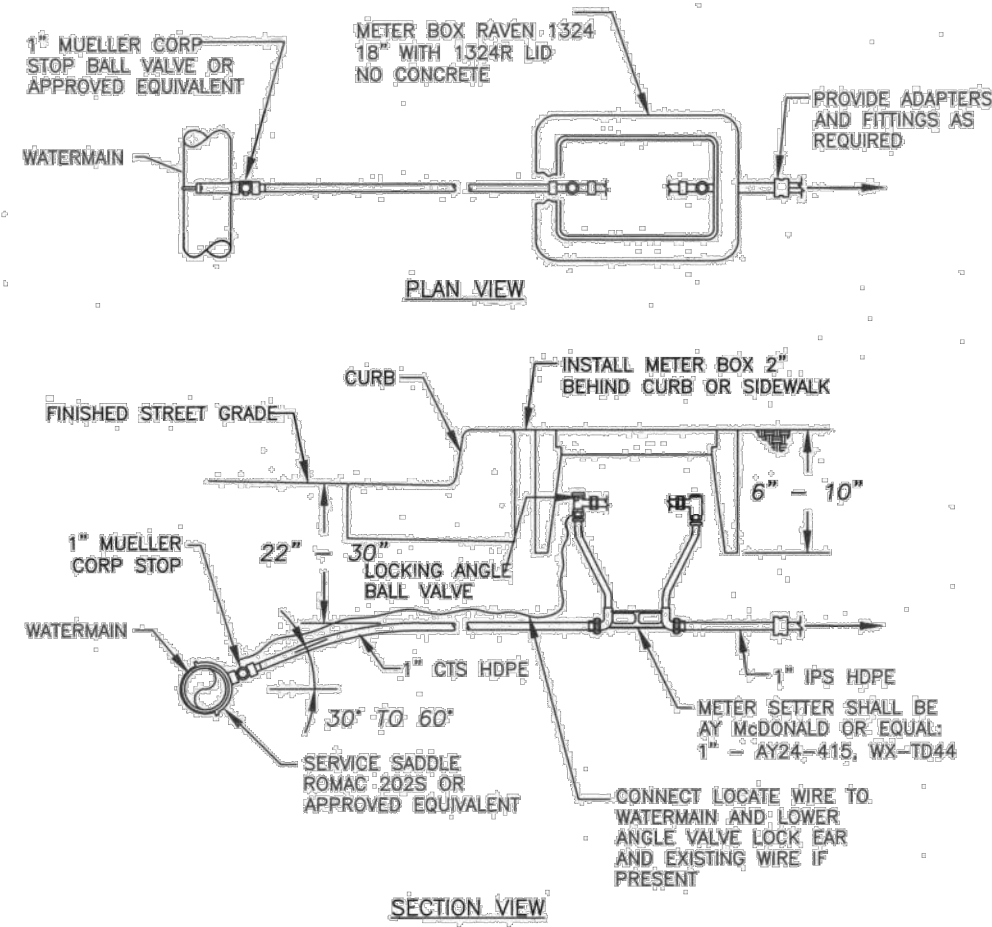
STORMWATER DETAILS

C603

ISSUED FOR SITE PLAN REVIEW

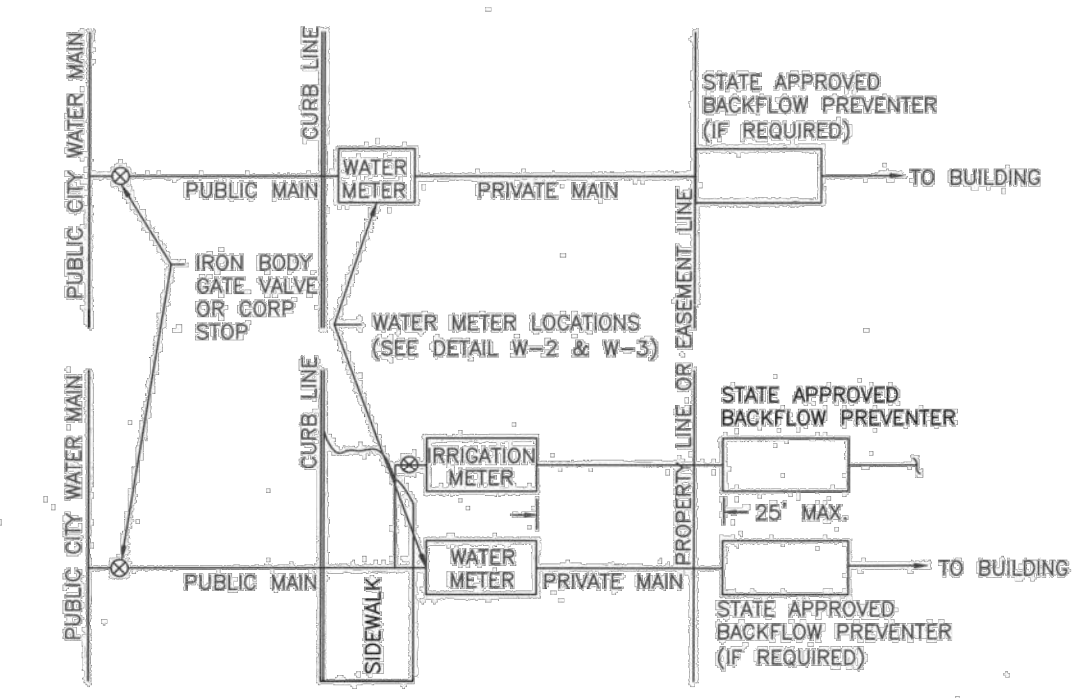
GENERAL NOTES FOR WATER MAIN INSTALLATION

- 1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION...



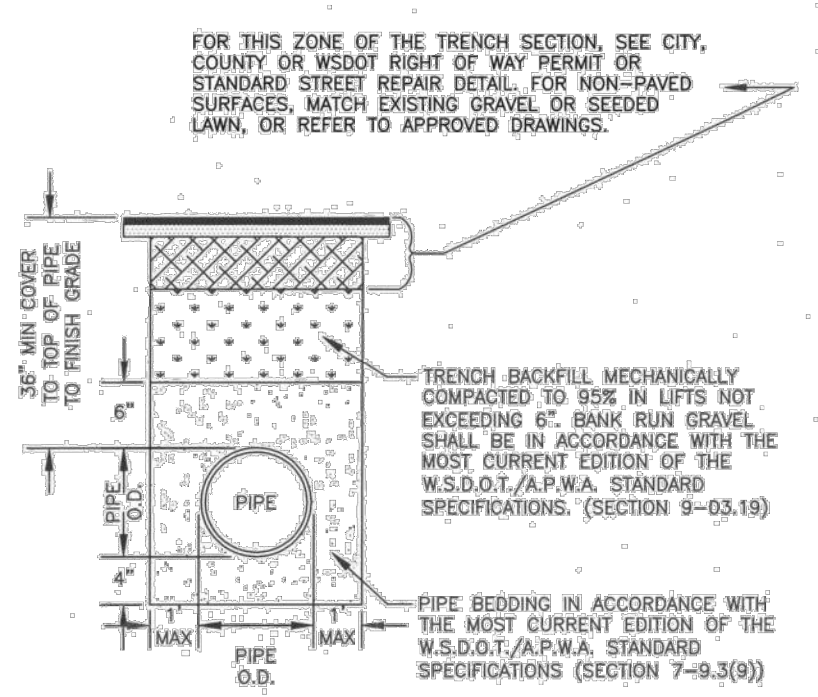
- NOTES: 1. SERVICE LINES ON NEW WATERMANS SHALL BE PRESSURE TESTED UP TO THE LOCKING ANGLE BALL VALVE AS PART OF THE WATERMAIN TESTING.

Approval table for GENERAL NOTES FOR WATER MAIN INSTALL, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.



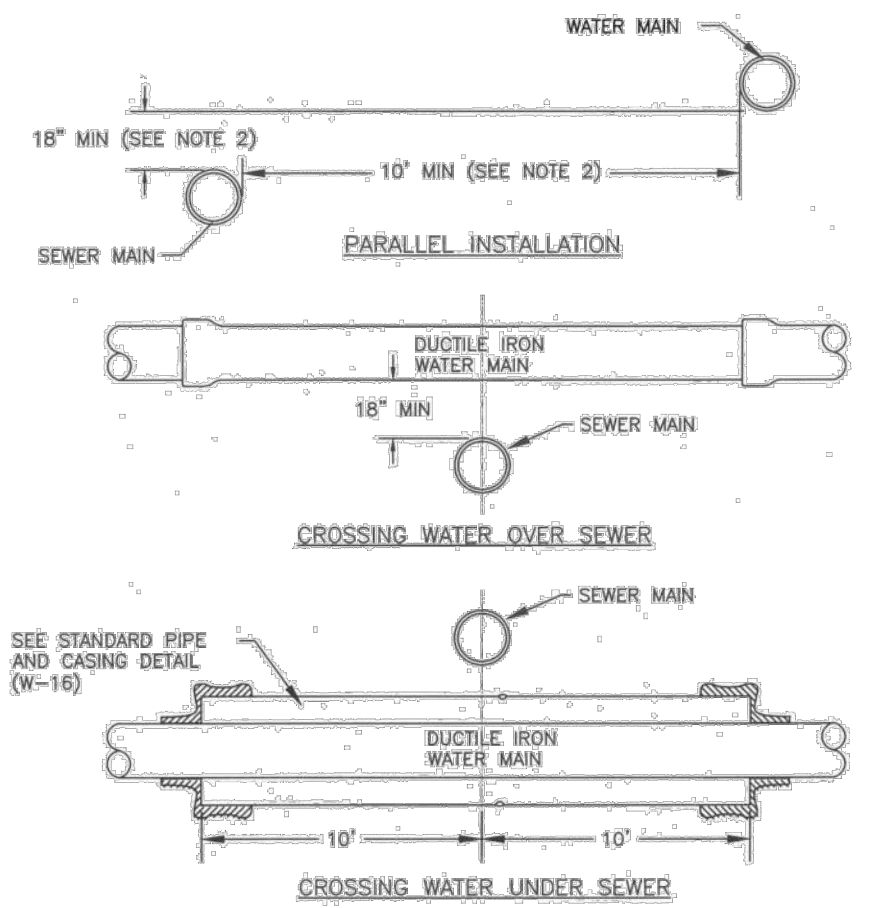
- NOTES: 1. ALL NON-SINGLE FAMILY DOMESTIC SERVICES SHALL BE TAPPED SEPARATELY FROM ANY FIRE PROTECTION AND FIRE HYDRANT LEAD PIPING.

Approval table for STANDARD METER LOCATIONS, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.



- NOTE: 1. CLEAN NATIVE MATERIAL MAY BE USED AS PIPE BEDDING AND TRENCH BACKFILL AS APPROVED BY CITY OF WOODLAND PUBLIC WORKS.

Approval table for WATER PIPE TRENCH BEDDING & BACKFILL, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.

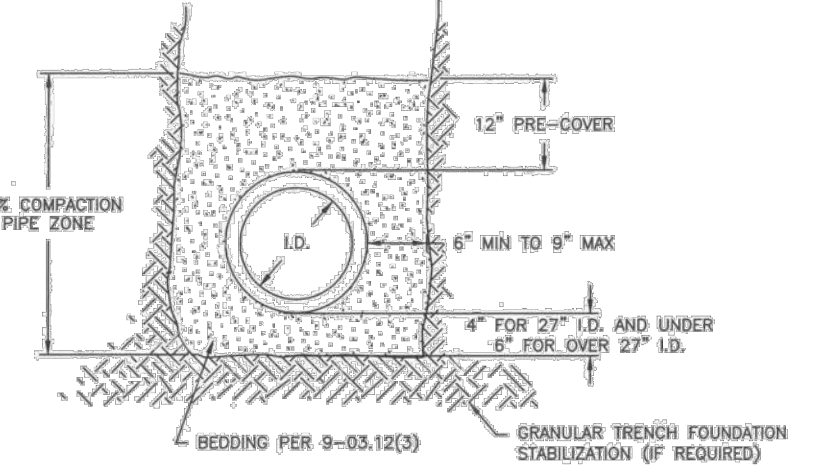


- NOTES: 1. EXCEPTIONS SHALL BE APPROVED BY THE CITY OF WOODLAND IN WRITING. 2. WHERE MINIMUM CLEARANCES CANNOT BE MET, THE SEWER MAIN SHALL BE PLACED IN SEPARATE TRENCHES...

Approval table for WATER AND SEWER SPACING, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.

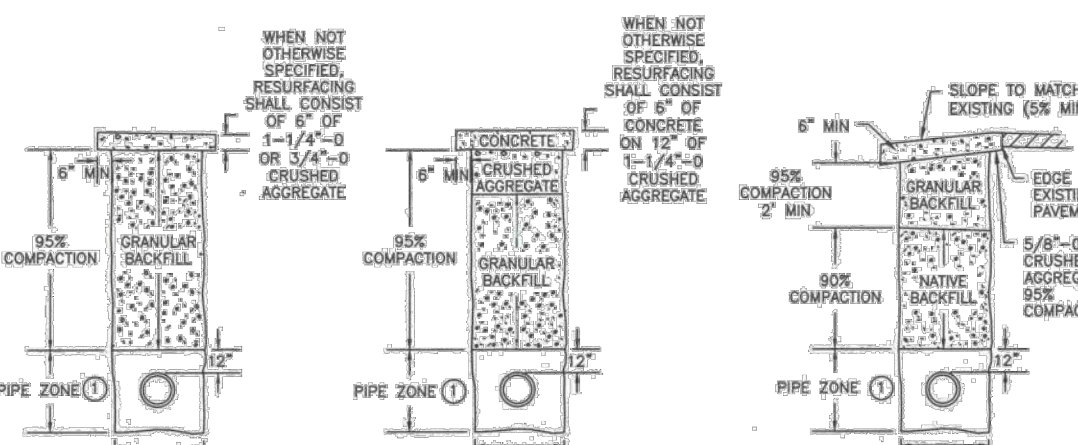
GENERAL NOTES FOR SANITARY SEWER

ALL MATERIALS AND INSTALLATION OF SANITARY SEWERS SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION...



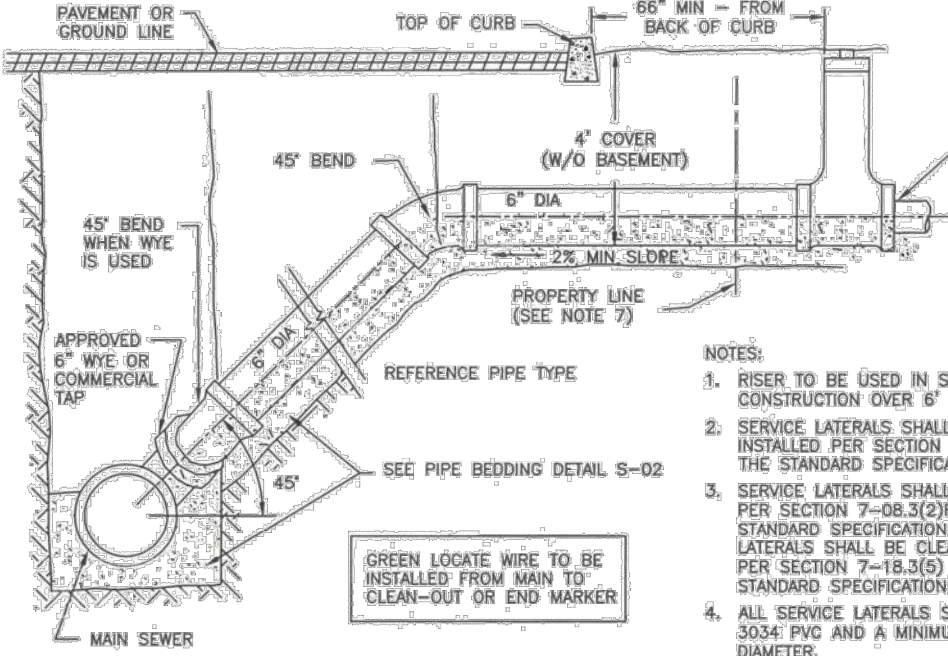
- NOTES: 1. WHERE DIRECTED BY THE ENGINEER GRANULAR TRENCH FOUNDATION STABILIZATION SHALL BE PLACED PRIOR TO PLACEMENT OF THE BEDDING. SIZE AND DEPTH ARE DEPENDENT ON SOIL CONDITIONS.

Approval table for GENERAL NOTES FOR SANITARY SEWER, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.



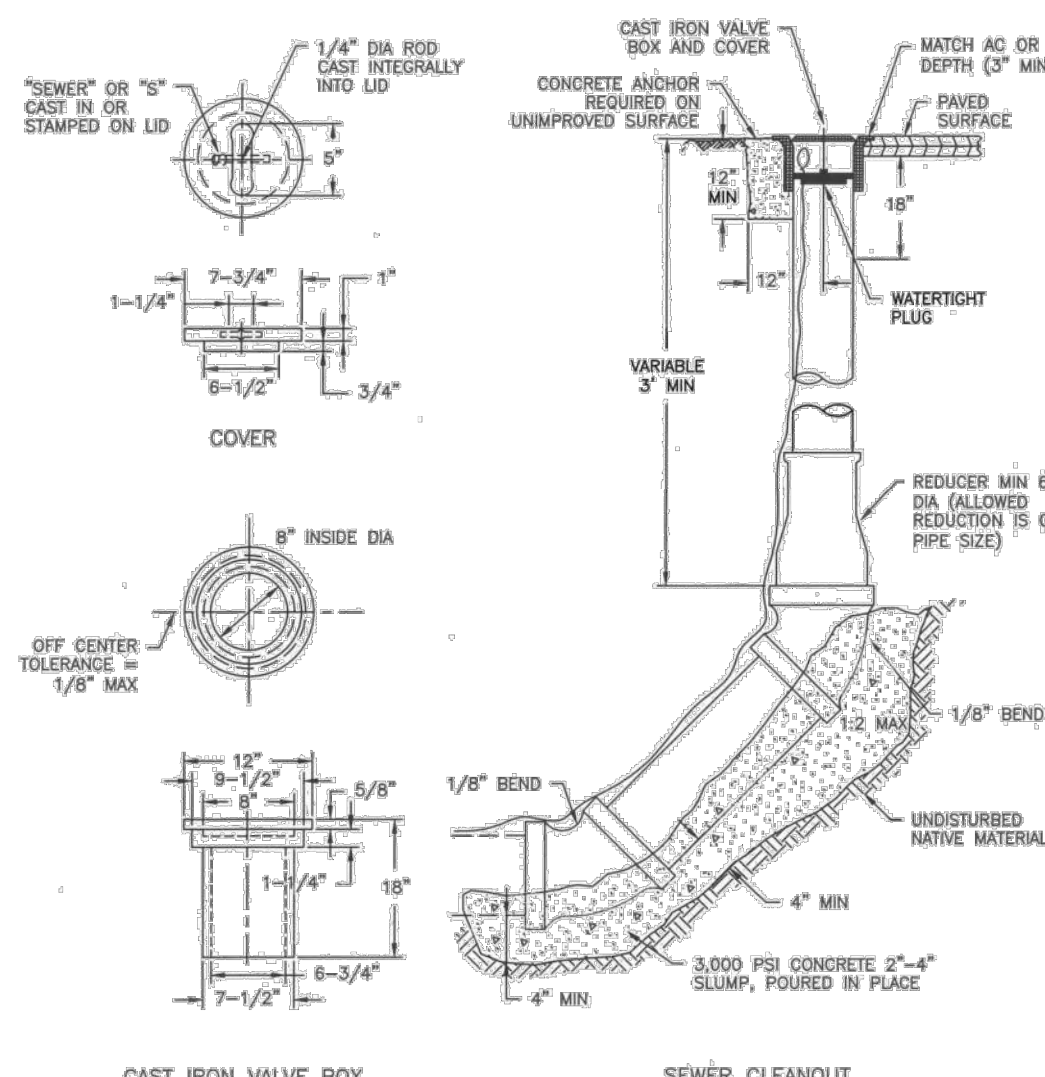
- NOTES: 1. FOR PIPE ZONE BEDDING, BACKFILL AND COMPACTION REQUIREMENTS, SEE PIPE BEDDING DETAIL S-02. 2. COMPACTION PERCENTAGES REFER TO RELATIVE DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D 698).

Approval table for TRENCH: RESTORE, BACKFILL, BEDDING, SURFACING, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.



- NOTES: 1. RIGIDITY TO BE USED IN SEWER CONSTRUCTION OVER 6\"/>

Approval table for SERVICE LATERAL CONNECTIONS, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.



Approval table for SEWER CLEANOUT, including fields for APPROVED, REVISIONS, DATE, DRAWN, DESIGNED, and PUBLIC WORKS DIRECTOR.



Revisions table with columns for revision number and description.

LINE IS 1" ON FULL SCALE DRAWING



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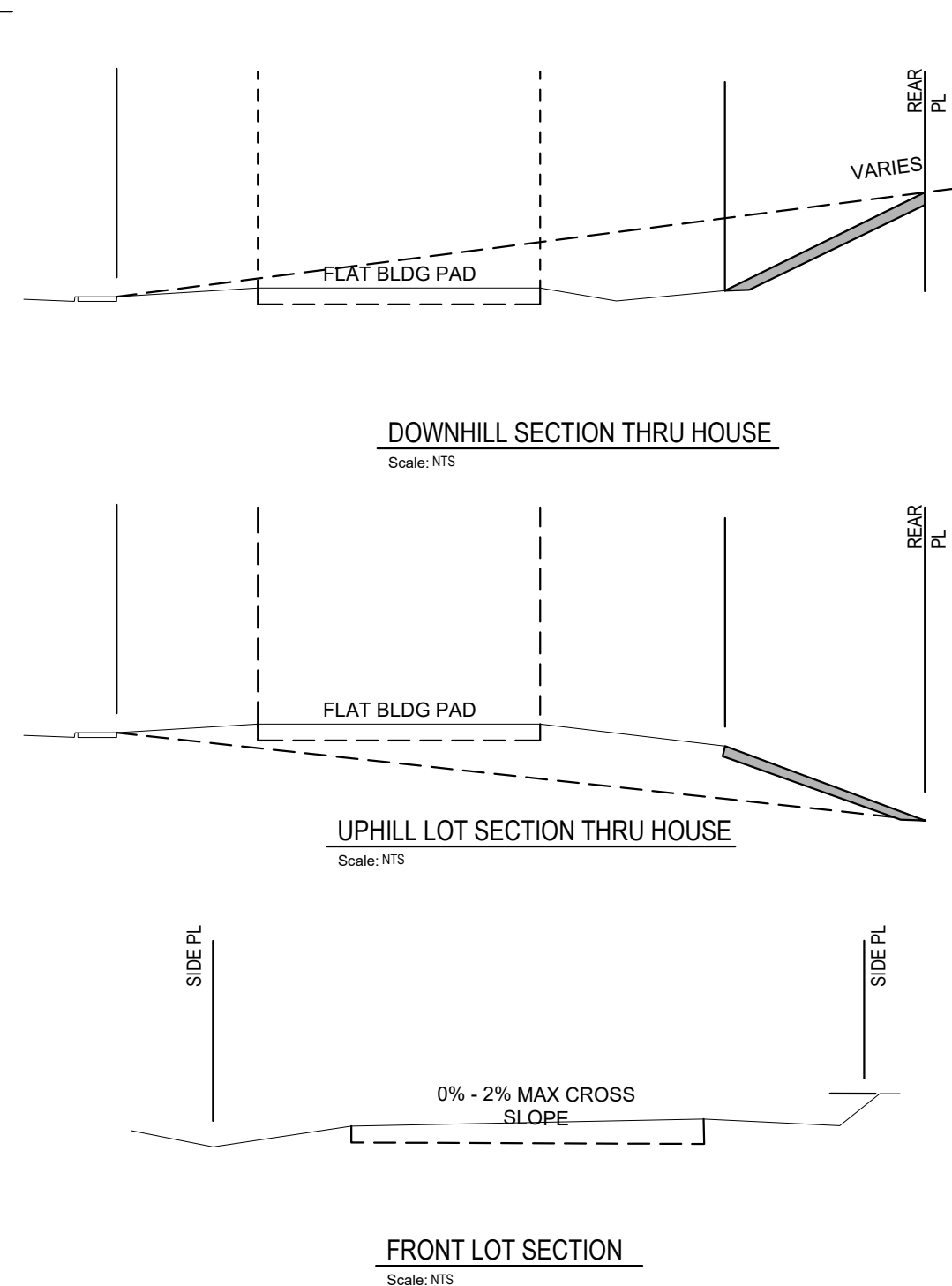
SITE PLAN REVIEW Project No: 21035.1 Issue Date: 6/21/2023

UTILITY DETAILS

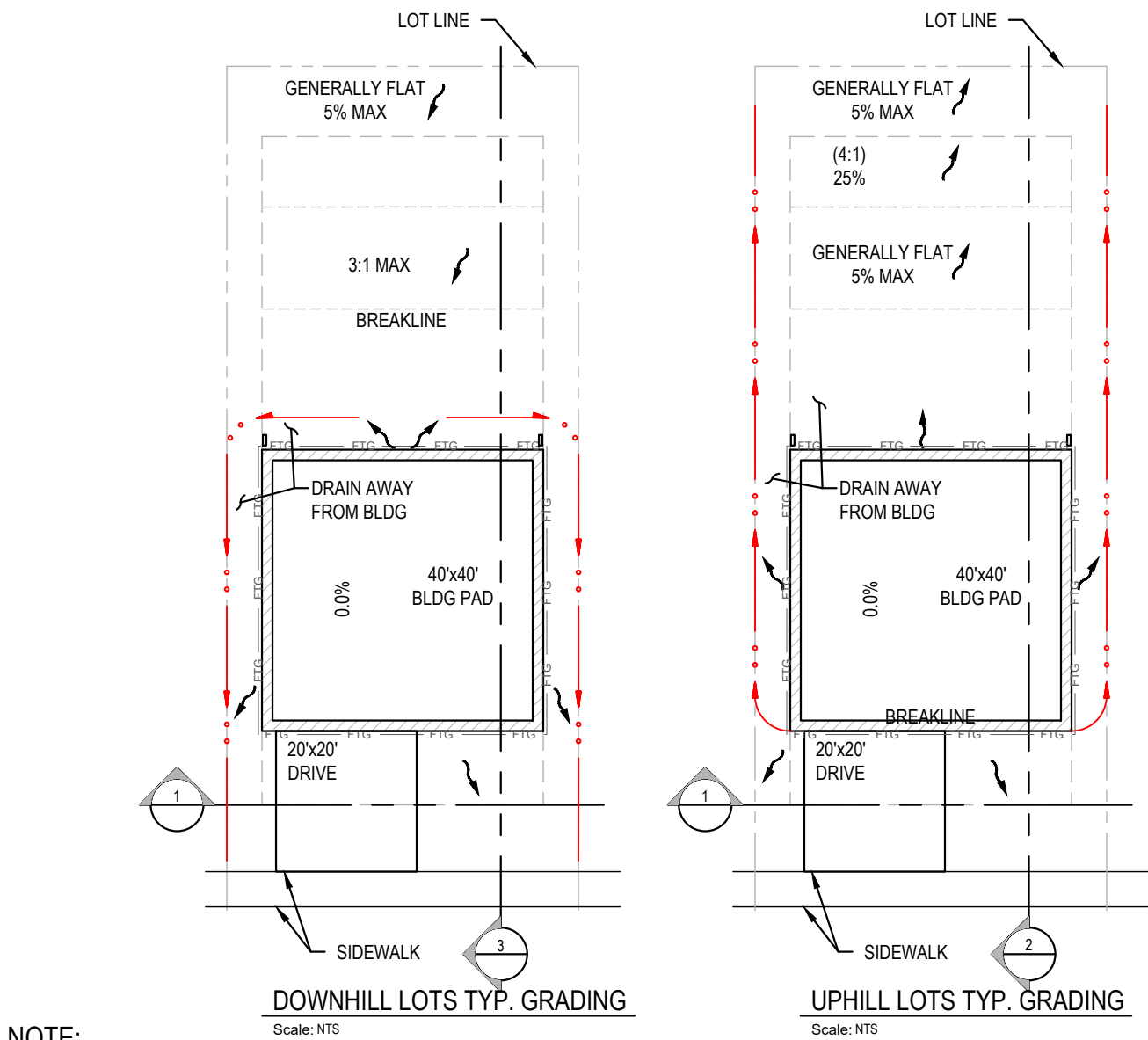
C604

Project Manager: DCK Drawn by: CKJ/KJK Checked by: TWT

ISSUED FOR SITE PLAN REVIEW



1 FINE GRADING DETAIL
SCALE = NTS

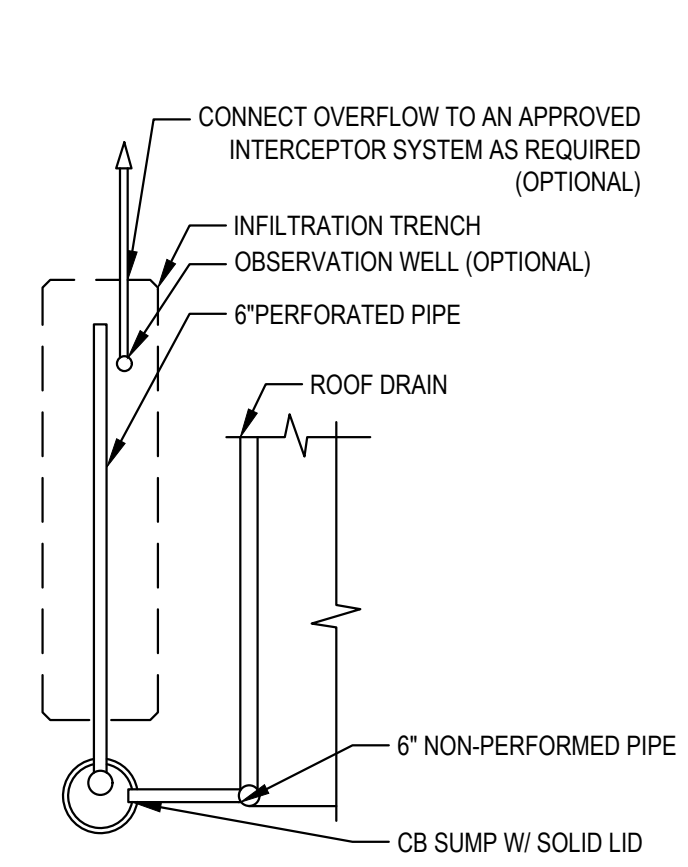


NOTE:
CONTRACTOR SHALL COMPLY WITH THE LOCAL AGENCY STANDARD NOTES FOR CONSTRUCTION SWPPP INCLUDING THE RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL.
FINAL GRADING AND ANY RETAINING WALLS ARE TO BE CONSTRUCTED BY THE BUILDER.
BUILDER / CONTRACTOR IS RESPONSIBLE FOR PROPERLY GRADING LOTS TO AVOID PONDING OR DRAINAGE. 0.75% MINIMUM SLOPES IN GRASS AREAS.
PROVIDE POSITIVE DRAINAGE FROM BUILDING. SLOPE NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10' (5' FALL IN 10'). SWALES WITHIN 10' OF BUILDING SHALL BE 2% MIN. IMPERVIOUS AREA SHOULD BE GRADED AWAY FROM THE BUILDING AT 2%.

SLOPE OR WALL ZONE - REFER TO GEOTECHNICAL REPORT

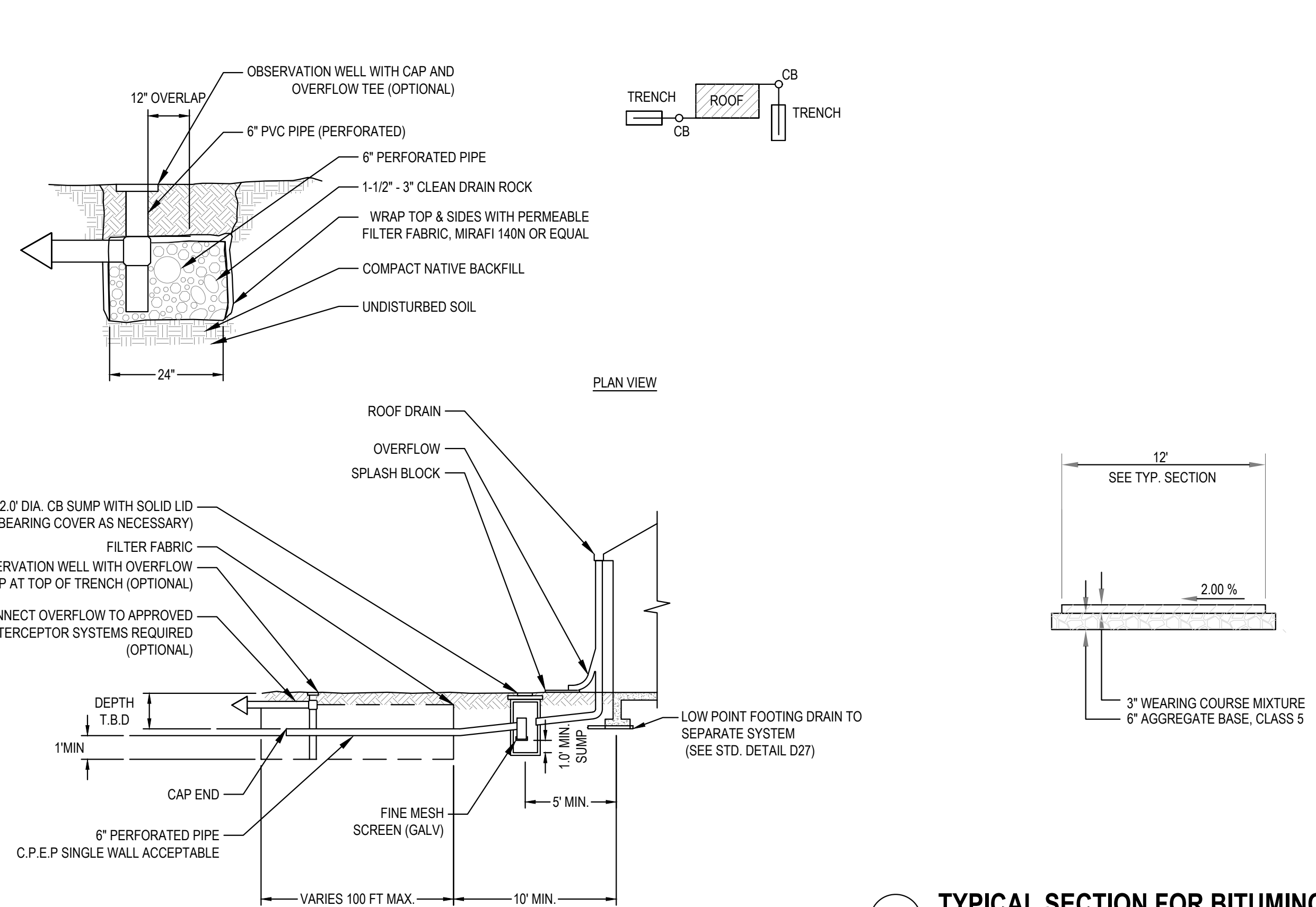
- TYPICAL SLOPES TO BE 3H:1V MAX FOR SLOPES THAT WILL BE MOVED (TYPICAL BACKYARDS)
- VEGETATED PERMANENT SLOPES TO BE 2H:1V MAX SLOPE FOR 20' MAX HEIGHT WITH A 25' MIN STRUCTURE SETBACK. SURFACE WATER MUST BE COLLECTED AND DIRECTED AWAY FROM SLOPES STEEPER THAN 3H:1V.
- RETAINING WALL BY DEFERRED SUBMITTAL. MECHANICAL STABILIZED EARTH (MSE) WALLS TO BE STONE TERRA, FLEX MSE, OR APPROVED EQUAL.

ABBREVIATIONS
ROW = RIGHT OF WAY
ESMT = EASEMENT
PL = PROPERTY LINE
ELEV = ELEVATION
SW = SIDEWALK
SB = SETBACK LINE
UE = UTILITY EASEMENT



- SECTION AA**
- TRENCH TO BE LOCATED 100' MIN. FROM SEPTIC DRAIN FIELD (WHERE APPLICABLE).
 - PER C.C.S.W.M BMP TS.10B.
 - TRENCH TO BE LOCATED 10' MIN. FROM ANY PROPERTY LINE.
 - TRENCH TO BE LOCATED 10' MIN. FROM BUILDING FOUNDATION.

2 INFILTRATION TRENCH DETAIL
SCALE = NTS



3 TYPICAL SECTION FOR BITUMINOUS DRIVEWAY
SCALE = NTS

PLOT DATE: 7/26/2023 2:30 PM - FILE: C:\Users\Christine Jones\OneDrive - Windsor Engineers\05_Projects\2021\21035.1_038_Homestead\02_Drawings\01_Working\04_Final\04_Final\04_Gen\01_P11_Gen\01_P11.dwg



Revisions:

NO.	DATE	DESCRIPTION

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SITE DETAILS

C605

Project Manager: DCK
Drawn by: CKJ/OK
Checked by: TWT

ISSUED FOR SITE PLAN REVIEW