



Community Development Department
 Building | Planning | Code Enforcement
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Staff Report & Recommendation

748 Washington Homestead Subdivision

DATE ISSUED: October 9TH, 2023

Land Use Application Nos.:	WLD-2023-003 (Consolidated Application) ❖ Preliminary Subdivision ❖ Minor Variance (Lot Width – 10%) ❖ SEPA Review Processing
Applicant:	Windsor Engineers Attn. Dan Koistinen 27300 NE 10th Avenue Ridgefield, WA 98642
Property Owner:	<u>Developer/Contract Purchaser:</u> Homestead LLC Attn. Roger Foley PO Box 255 Yacolt, WA 98675 <u>Secondary Property Owner:</u> R. Scott Brunson and Karla Brunson 580 Aspen Avenue La Center, WA 98629
Site Location:	748 Washington Street, Woodland, WA 98674
Parcel & Size:	50346, 0.75 Acres
Zoning Designation:	Low Density Residential (LDR-6, Approx. 7 units/acre)
Date Application Received:	June 29th, 2023
Notice of Application & Likely DNS issued:	September 12 th , 2023 [See: case # WLD-2023-002]
Comment Period & SEPA Appeal Period Ended:	October 4th, 2023 in written form, October 17th for the testimony at the Hearing.
Public Hearing Scheduled:	The city will hold a public hearing on this matter at 1:00 p.m. on Tuesday October 17th, 2023 at the Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA. Please review www.ci.woodland.wa.us for notices and announcements regarding upcoming meetings and hearings.
DRC Recommendation:	Approve with Conditions

I. DESCRIPTION OF PROPOSAL

Applicant proposes the subdivision of a 0.75 Acre (32,670 Sq Ft) legal lot of record located at 438 Washington Street in Woodland, Washington (the “parent lot”). The proposed subdivision would ultimately result in the creation of four new lots ranging in size from 6,004 Sq Ft to 6,320 Sq Ft for a total of five lots to accommodate future residential development.

The proposed lots three, four and five requires a minor variance of 6.4% to the required minimum lot width under WMC 17.16.070(B), which would permit a three point eighty-two (3.82) foot reduction to the minimal width. As required under WMC 19.08.020(B), the subdivision and minor variance applications have been consolidated and the final decision will be rendered by the City of Woodland Hearing Examiner as the highest authority associated with the application.

II. REVIEW AUTHORITY & FINDINGS

Per Woodland Municipal Code (WMC) 19.08.030, a recommendation of approval, conditional approval (“approval with conditions”), or denial for Preliminary Plat applications (and associated applications) shall be provided by the Development Review Committee and decisions shall be issued by the Hearing Examiner¹.

Development Impact Fees – Fire and Park, Recreation, Open Space Impact Fees | WMC 3.41

Finding 1: Fire Impact Fees shall be required at the time of building permit issuance. Fees are calculated based on \$1,530 per Single Family dwelling. Fees are calculated and due at the time of building permit issuance, and subject to change. Fees are estimated to be $(5 \times \$1,530) = \$7,650$ for the project.

¹ **Comment One - Interpretation:** WMC Chapter 16, Article 1 (“Subdivisions”) makes multiple references to “The Planning Commission” and/or “The City Council” as holding authority over Subdivision applications, however WMC 19.08.030 clearly identifies the City of Woodland Hearing Examiner as being the final authority over such applications, following a recommendation from the DRC. As WMC 19.08.040 clearly notes that provisions of WMC Chapter 19.08 shall control in the event of conflicts, staff shall consider the references to the “planning commission” and “city council” to refer to the hearing examiner as the party responsible for the final municipal decision on the preliminary plat.

Finding 2: Park Impact Fees shall be required at the time of building permit issuance. Fees are calculated based on \$4,580 per Single Family dwelling. Fees are calculated and due at the time of building permit issuance, and subject to change. Fees are estimated to be $(5 \times \$4,580) = \$22,900$ for the project².

A condition of approval has been added which requires a note be added to the final plat acknowledging that impacts fees will be required and calculated at the time of building permit issuance. *See Conditions #1.a*

Conclusion: As conditioned, the proposal can comply with this requirement. (See Findings 42 and 43 for fire review requirements.)

Development Impact Fees – School | WMC 3.40

Finding 3: School Impact Fees shall be required at the time of building permit issuance. Fees are calculated based on \$5,900 per Single Family dwelling. Fees are calculated and due at the time of building permit issuance, and subject to change. Fees are estimated to be $(5 \times \$5,900) = \$29,500$ for the project.

A condition of approval has been added which requires a note be added to the final plat acknowledging that impacts fees will be required and calculated at the time of building permit issuance. *See Conditions #1.a*

Conclusion: As conditioned, the project can comply with this requirement.

Development Impact Fees – Transportation | WMC 3.42

Finding 4: Transportation Impact Fees shall be required at the time of building permit issuance. Fees are calculated based on \$838 per Single Family dwelling. Fees are calculated and due at the time of building permit issuance, and subject to change. Fees are estimated to be $(5 \times \$838) = \$4,190$ for the project, however, please note that the City is in the process of updating our transportation impact fees, and this estimate is expected to significantly change.

² **Comment Two – Clarification:** Resolution NO. 766, dated the Fifth day of June, 2023 adopted a new park impact fee rate of \$4,580 per single family residential unit.

A condition of approval has been added which requires a note be added to the final plat acknowledging that impacts fees will be required and calculated at the time of building permit issuance. (See Conditions #1a)

Conclusion: As conditioned, the project can comply with this requirement.

Streets and Sidewalks | WMC 12

Finding 5: Required frontage improvements along Washington Street shall include half street improvements, attached sidewalk, landscaping, and street lighting consistent with City of Woodland Engineering Standards for Construction (Standards) and applicable Woodland Municipal Code (WMC). Additionally, dedication of Right-of-Way shall comply with the Standards and WMC. (See Conditions #2.a and 2b)

Conclusion: As conditioned, the proposal can comply with the development standards.

Water and Sewage | WMC 13

Finding 6: Existing 6-inch Water and 8-inch Sewer mains are available to tie into within Washington Street adjacent to the proposed development. Comply with backflow and cross-connection requirements of WMC 13.28, as well as all other applicable WMC, and CCFR code. (See Conditions #2c and 2d)

Finding 7: Water and Sewer Assessment Fees: Connection charges and assessments for water and sewer will be assessed in accordance with the applicable rate schedule.

Conclusion: As conditioned, the proposal can comply with the development standards.

Erosion Control Ordinance | WMC 15.10

Finding 8: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the 2012 Stormwater Management Manual for Western Washington during site excavations and grading. A fill and grade permit is required. (See Conditions #5 and 6)

Conclusion: As conditioned, the project can comply with this standard.

Stormwater Management | WMC 15.12

Finding 9: The applicant will be required to submit a Final stormwater TIR addressing the following comments:

- Per Woodland Municipal Code 15.12, the City of Woodland follows the 1992 Puget Sound Manual. If the applicant chooses to design per current Ecology standards, this meets or exceeds City requirements and is acceptable.
- The stormwater runoff from the frontage improvements needs to be addressed, including the collection and treatment from the asphalt surface.
- All stormwater runoff from the individual six (6) lots must be infiltrated on the individual site or discharged to a natural drainage way or discharged to the City's storm drain system.
- Currently the CAVFS for Lots 3, 4, and 5 slope to adjacent lots. The report and modeling show CAVFS conveyed to infiltration trenches.
- The City of Woodland requires any conveyance system to be designed for the 100-year storm event.
- BMP T7.20 requires 20' setbacks from building foundations.
- Address the required separation from the seasonal high groundwater for the infiltration facilities.
- Underground Injection Control (UIC) regulations apply to infiltration trenches.
- Stormwater requirements for individual lots shall be noted on the final.

A condition of approval has been added that the applicant submit a final revised stormwater TIR that addresses all comments regarding the Stormwater Plans and Preliminary TIR. (*See Condition #3*)

Conclusion: As conditioned, the project can comply with this standard.

Critical Areas | WMC Chapter 15.08

Finding 10: The applicant is proposing a five-lot subdivision located at 748 Washington Street in Woodland, Washington. The Washington Department of Fish and Wildlife's PHS on the web mapping system does not identify any wetlands, habitat area(s), or other critical areas present on the site, and a site visit conducted on September 12th, 2023 did not identify any unmapped critical areas present.

Finding 11: The subject property is mapped on the FEMA Flood Insurance Risk Management (FIRM) as being located in an area with reduced risk due to levee protection, and as such is not subject to WMC Chapter 14.40 and Chapter 15.08.

Conclusion: As proposed, WMC Chapter 15.08 is not applicable, and the proposed subdivision will not have any impact(s) on mapped and/or identified critical areas or their buffers.

TITLE 16 – SUBDIVISION

Preliminary Plat – Application, Fee Schedule, And Preliminary Hearing | WMC 16.08.010

Finding 12: The subject application for a preliminary plat has been submitted and determined to be complete as of August 31st, 2023. Payment for the Preliminary Subdivision and SEPA Review process had been received prior to the application being determined to be complete on July 29th, 2023.

Finding 13: Following the City’s determination of completeness, a public hearing was scheduled on September 7th, 2023 with the City of Woodland’s Hearing Examiner for October 17th, 2023, which meets the requirements of WMC 16.08.040 regarding the initial hearing. The scheduled public hearing was advertised in the City’s paper of record on September 20th, 2023 (*See Exhibit # 9 – Legal Notice*) and public notice was provided by mail to both the applicant and all owners of property within three hundred (300) feet of the property to be subdivided as required by WMC 16.08.040 (*See Exhibit 10 – Affidavit of Mailing*).

It should be noted that WMC 16.08.040 refers to an initial hearing before the City’s Planning Commission, which would previously provide a recommendation to the City Council regarding the preliminary plat. As WMC Chapter 19.08 has been modified to remove City Council or Planning Commission approval of the preliminary subdivision. In doing so the additional hearings before the Planning Commission and City Council shall not be required. The Hearing Examiner may, should he feel more consideration is required, choose to continue the public hearing, either through scheduling a second date for a public hearing or through submittals to be provided to the City.

Conclusion: As implemented, the proposal meets the procedural standards of WMC Title 16 in regard to the review of a preliminary subdivision.

Conformance of Plat to Plans and Ordinances | WMC 16.08.016

Finding 14: The preliminary plat must substantially conform to the following plans and factors per WMC 16.08.016:

- A. The goals, policies, objectives and land use map of the Woodland comprehensive plan in location, use, timing of improvements, and design;
- B. Capital improvements program;
- C. Other plans and programs as the city may adopt;
- D. Woodland zoning ordinance;
- E. Woodland flood damage ordinance;
- F. Woodland shoreline master program;
- G. The standards of this article.

Finding 15: The City of Woodland's 2016 Comprehensive Plan includes a variety of goals, policies, and standards that are relevant to the project, primarily located within the Land Use (LU) and Housing (H) elements. The project generally meets these goals and policies as proposed. Further discussion regarding the subdivision's conformance to the Comprehensive plan can be found in Section III of this report.

Finding 16: The City of Woodland's Capital Facilities plan serves as the Comprehensive Plan's Capital Facilities element. The applicant is proposing a five lot subdivision that will be consistent with the Capital facilities plan, as conditioned within this report.

Finding 17: As conditioned in this report, the proposed subdivision will comply with WMC Title 17, which serves as the City's zoning ordinance. This is discussed extensively later in this report.

Finding 18: The project is not subject to the City's flood damage ordinance (WMC Chapter 14.40) or Shoreline Master Program. As such, consistency with these ordinances is not required.

Conclusion: As conditioned, the proposed development can comply with this standard.

Open Space, Streets, and Utility Provisions | WMC 16.08.070

Finding 19: City records identifies a 6" PVC water main that runs within the Washington Street right of way. The applicant is proposing connecting into this existing water line with new 1" private service lines for each lot, except for 'Lot 2,' which would be served by the existing water meter. Due to the age of the existing water main, the City believes that the section fronting the subject property may require replacement in order to

facilitate the four additional connections resulting from this development, in which case the applicant and/or their contractor shall coordinate such replacement with the city and construct the replacement main according to the city's standards and details. (See *Condition #1b*)

Finding 20: City records identifies an 8" sanitary sewer main that runs within the Washington Street Right of Way. The applicant is proposing connecting into this existing sewer main line with new 4" sewer service lines for each individual property. Due to the age of the existing sewer main line, the City believes that the section fronting the subject property may require replacement in order to facilitate the four additional connections resulting from this development, in which case the applicant and/or their contractor shall coordinate such replacement with the city and construct the replacement main line according to the city's standards and details. (See *Condition #1b*)

Finding 21: The applicant is not proposing any new public open space. Each lot will include passive open space to address residents' needs, including front, rear, and side yards.

Conclusion: As conditioned, the proposed development can comply with this standard.

Curbs, sidewalk, drainage, and roadway improvements | WMC 16.08.175

Finding 22: The applicant is proposing four new driveways off Washington Street, which is an existing local access street. The applicant will dedicate a ten (10) foot strip along the Washington Street frontage in order to satisfy the City of Woodland's local access standard. Additionally, the applicant will construct improvements, including sidewalk, curb, and gutter to meet the City's standards, manage roadway drainage, and provide pedestrian access and circulation. A condition of approval has been added that the applicant shall provide a full Civil Plan Set demonstrating compliance with WMC Title 12 (Streets and Sidewalks) and the city's engineering standards for construction for Civil Review. (See *Condition #2*)

Finding 23: Applicant is proposing individual, onsite stormwater infiltration utilizing compost-amended vegetated filter strips located in the driveways that will convey the runoff to infiltration trenches on each lot and provide flow control. The site grading will be done in a manner to drain runoff away from the homes into these systems. This strategy is generally feasible, and comments from Ryan Walters, the City's contracted engineer, have been provided to integrate into the final stormwater TIR submitted alongside the civil review application. A condition of approval has been added that a final TIR and stormwater design should be submitted alongside the applicant's civil review application for detailed review, and will be reviewed for consistency with WMC

Chapter 16.08 and the City's engineering standards during civil review. (See Condition #3)

Conclusion: As conditioned, the proposed development can comply with this standard.

Public Dedications | WMC 16.08.180

Finding 24: The applicant has proposed the public dedication of a ten (10) foot strip of right of way along the subject property's Washington street frontage in order to accommodate the proposed sidewalk, curb, gutter, and other frontage improvement and meet city standards. Applicant is not proposing any additional dedications at this time. A condition of approval has been added that dedication of right of way shall comply with the city's engineering standards and WMC. (See Condition #4)

Finding 24a: 'Lot 5' and 'Lot 6' on the provided preliminary plat will be sharing a 20-foot driveway located within the 'stem' of both flag lots. Alongside the final plat, the property owner shall file access easements covering the entirety of the shared driveway permitting the eventual owners of both lots to utilize the entirety of the 20-foot driveway. (See Condition #4.b)

Conclusion: As conditioned, the proposed development can comply with this standard.

Physical site characteristics | WMC 16.08.190

Finding 25: WMC 16.08.190 permits the city to consider existing natural limitations, including including but not limited to slope, soil slip potential, flood hazard, inundation, swamp conditions, drainage conditions, and location in or proximity to environmentally sensitive areas when considering whether to approve, deny, or approve a preliminary subdivision with conditions.

The subject site is currently primarily flat. No inundation or significant erosion concerns have been identified, nor is the property located in proximity of a mapped and/or observed environmentally sensitive area, and construction is generally feasible on the property following subdivision. As such, staff does not recommend denying the preliminary subdivision application based on the physical site characteristics present.

Conclusion: As proposed, the project can comply with WMC Chapter 16.

Effect on surrounding properties and off-site facilities | WMC 16.08.220

Finding 26: WMC 16.08.220 requires the City consider the effects of a proposed subdivision on surrounding properties and on off-site and city-wide public facilities and services, such as existing parks, recreation facilities, schools, streets, transit facilities, drainageways and sewer and water systems prior to approving or denying a preliminary subdivision application. Additionally, this standard requires the City to ensure that the subdivider bear a fair share of the cost of repair or improvement of those effected properties, facilities, and services, and empowers the city to require the construction, repair, expansion, improvement or other provision of off-site improvements by the subdivider to meet this requirement.

Finding 27: The proposed subdivision will gain access off of Washington street, with an estimated five (4) new daily PM Peak Hour Trips (PMPHTs) that may be generated by the development. To address additional wear and tear on Washington Street as a result of the proposed development, the applicant shall conduct half-street improvements alongside their other civil improvements, including a half street grind and overlay along the entire frontage of the subject property. A condition of approval has been added to include a half street improvements meeting the city's standards on the final civil plans submitted for civil review. (*See Condition #2a*)

Finding 28: The proposed subdivision will not include any additional park and/or recreational facilities for the residents. Presumably, residents will utilize existing park and recreational facilities, including Hoffman Park (approx. 2,600 feet from the property), the old Woodland Middle School facilities (approx. 1,500 feet from the property), and Horseshoe Lake Park (approximately 0.85 miles from the property) for recreational activity. Additionally, the applicant will provide the city with park impact fees that will go towards development of new park and recreational sites that will address additional stresses placed on these existing sites by the development. (*See Condition #1a*)

Finding 29: The proposed subdivision will connect to the existing public sewer and water mains located within the Washington Street right of way, and the applicant will upgrade the water and sewer mains along their frontage as required to facilitate these connections. Additionally, the applicant will pay all required water and sewer assessments and fees as determined by the Woodland Public Works department prior to connection. (*See Conditions #1b and 7*)

Conclusion: As conditioned, the proposed development can comply with this standard.

TITLE 17 - Zoning

Permitted Uses | WMC 17.16.020

Finding 30: WMC 17.16.020 lists the principal uses permitted outright within the low density residential district. A variety of uses, including single family detached dwellings, manufactured homes, and adult family homes are considered permitted uses, and may be permitted through additional land use and/or building permits, as appropriate.

Finding 31: Applicant is proposing the development of a single-family dwelling on each individual lot following finalization of the subdivision. This would be a permitted use within the low density residential zoning district, however would require the submission of building permits prior to construction. A condition of approval has been added to include a note on the final plat acknowledging that the final plat does not on its own permit further development on the parcels without the approval of appropriate building permits. (*See Condition #1c*)

Conclusion: As proposed, the project can comply with this standard.

Property Development Standards | WMC 17.16.070

Finding 32: WMC 17.16.070(A-K) outlines the property standards specific to the low density residential district. WMC 17.16.070(A-B and J) outlines the lot specific standards (including minimum lot size, width, and street frontage) that are reviewed at the time of preliminary subdivision, while the remaining development standards will be reviewed at the time of building permit submittal.

Finding 33: WMC 17.16.070(A) requires each lot created within the LDR-6 zoning district to have a minimum size of 6,000 Sq. Feet.

As proposed by the applicant, each of the five (5) lots that would be created through the proposed subdivision meets this minimum lot size, with each parcel ranging from 6,005 to 6,494 Sq. Ft. in size.

Finding 34: WMC 17.16.070(B) requires each lot created within the LDR-6 zoning district to have a minimum lot width of sixty feet, measured at the front setback line.

Finding 35: Lots 1 and 2, as shown on the preliminary plat, have a lot width of 61.77 which meets this standard.

Finding 36: Lots 4, 5, and 6 qualify as pipestream (“flag”) lots under WMC 17.08.472, with the buildable area gains road access by means of a lot extension. Per our code, the front lot line of a pipestream lot is the interior lot line most parallel to and nearest the street from which access is obtained.

The lot width, measured at the setback line from this ‘front lot line’ is 56.18 feet for lots 3, 4, and 5, which meets this standard. A lot width of 56.18 feet requires a minor variance of approximately six (6) percent, which has been applied for and is being reviewed concurrently to the preliminary plat application. Approval of the preliminary subdivision application is contingent on approval of the subsequent variance request.

Finding 37: Setbacks are defined as follows in WMC 17.16.070:

- A. Front yard setback in feet: 25
- B. Rear yard setback in feet: 15
- C. Interior side yard setback in feet: 5
- D. Street side yard setback in feet: 15

The application materials identify available building envelopes for each lot that generally meet these required setbacks. Staff has attached a condition of approval requiring that setbacks be added as a note on the face of the plat. (*See Condition #1d*)

Finding 38: WMC 17.16.070(G) and (H) establishes a maximum building height of 30 feet and a maximum lot coverage standard of 50% within the Low-Density residential zoning district. These standards are reviewed alongside the review of the building permit, so staff has requested an advisory note addressing these standards be added to the face of the final plat as a condition of approval. (*See Condition #1d*)

Finding 39: WMC 17.16.070(I) establishes a minimum parking standard that requires each lot developed as a single family home to provide a minimum of two (2) standard parking spaces. This standard is reviewed alongside the review of the building permit, so staff has requested an advisory not addressing these standards be added to the face of the final plat as a condition of approval. (*See Condition #1d*)

Finding 40: WMC 17.16.070(J) requires all lots to have a minimum of 15 feet of street frontage. All lots meet this standard as proposed.

Conclusion: As conditioned, the subdivision can meet city zoning standards.

Minor Variances | 17.81.180

Finding 41: Per WMC 17.81.180(A)(1), a reduction in lot area, setbacks, lot dimensions, lot coverage, and building height of no more than thirty (30) percent may be considered a ‘minor variance’ and is subject to the approval criteria of WMC 17.81.180(B).

The applicant is requesting a variance to the lot width requirement found in WMC 17.16.070(B), which requires all lots within the LDR-6 zoning district to have a minimum lot width of sixty (60) feet. The applicant is requesting to reduce this minimum lot width standard by between 6.76 and 14.4 feet on lots 2, 3, and 4, which would permit the subject lots to have a minimum lot width of between 45.60 and 53.24 feet. This would result in an effective variance of between 11 and 24%, which meet the criteria to be considered a minor variance.

Finding 42: WMC 17.81.180(B) provides the applicable approval criteria that the applicant must meet for a minor variance request. The applicable criteria are that:

1. No variance shall be approved by the DRC which will allow an increase in the number of dwelling units on a parcel greater than that permitted by the applicable zoning district, or which will permit the reduction in area of any lot created after the adoption of the ordinance codified in this chapter; and
2. All major variance criteria outlined in WMC 17.81.020.B shall be met. The DRC shall also consider whether or not the requested minor variance is necessary due to the unique physical characteristics of the existing site configuration, building, and/or use and consistent with the intent of applicable standard to which the minor variance is sought.

Finding 43: The subject parcel has been accurately surveyed and is 0.75 acres in size (32,670 Sq Ft). The minimum lot size within the LDR-6 zoning district is 6,000 sq ft per lot, which permits a density of approximately 7.26 units per acre. As proposed, all lots that will be created will meet the minimum lot size, and will permit development at or below a density of 7.26 units per acre. As such, the requested variance will not allow an increase in the number of dwelling units greater than that permitted by the applicable zoning district or permit the reduction in area of any lot.

Finding 44: The second applicable criteria is that the applicant must additionally meet the criteria of approval for major variances under WMC 17.81.020(B). These criteria are:

1. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges, permitted to other properties in the vicinity and in the zone in which the subject property is located;
2. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;
3. If such permit for variance is denied, no reapplication shall be made within one year from the date of denial;
4. An approved variance will go with or be assigned to the subject property and shall not be transferable to another property; and

5. No use variance shall be granted except for lawfully created pre-existing uses in accordance with WMC 17.60.

Finding 45: The first criteria of approval for a variance is that the request must be demonstrated to be required because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property in order to provide it with the use, rights, and privileges permitted to other properties in the vicinity.

The subject parcel is generally flat, within an established subdivision, with a lot width of approximately 169.23 feet, and a lot depth of 193.90 feet. The applicant's proposed lot width for lots 3, 4, and 5 (56.18) allows the applicant to include a third lot on the rear of the property, when without the variance subdivision of the property would be limited to the creation of four new lots, at an approximate density of five units per acre, which is two units per acre less than that permitted within the zoning district.

Additionally, existing lots in the general vicinity, particularly along Washington Street, have lot widths that range from approximately 45 feet to 55 feet, likely as these lots were established prior to the minimum lot width standards were put in place, and granting the requested lot width variance for this in-fill development project would allow the resulting lots to be relatively consistent with the general width of the surrounding lots, including the lots directly to the east of the subject property which appear to have a width of approximately 50 feet.

In effect, refusing to permit the requested minor variance would prevent the applicant and property owner from developing the lot at a density consistent with the standards set for the LDR-6 zoning district, and would grant them the same rights enjoyed by some of their neighbors. Based on the Development Review Committee's review of the proposed variance, this meets this standard.

Finding 46: The second criteria of approval for a variance is that the variance must be found to not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

The proposed subdivision will permit the construction of five (5) single family residences (or equivalent permitted development) located within the LDR-6 zoning district. The construction of additional residences may lead to additional, minor impacts to property and/or improvements in the vicinity and zoning district that the subject property is situated, however such impacts will be mitigated by conformance to the city's municipal code and engineering standards, as well as providing additional mitigation in the form of impact fees for transportation, parks & recreation, fire, and school services. These

potential minor impacts are not a specific result of the proposed variance, but rather are typical of any development of the scale and density proposed.

Following preliminary review, and for these reasons, the DRC has determined that the requested variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated, as the development will address and mitigate its potential impacts to the surrounding zoning district in the vicinity, and will meet city code and/or civil improvements.

Finding 47: The third criteria of approval for a variance is that If the permit for variance is denied, no reapplication shall be made within one year from the date of denial.

The city's development review committee is recommending approval of the requested variance with conditions as listed within this report. Should there hearing examiner determine that this recommendation was made in error, the applicant shall not be permitted to reapply for a lot width variance within one year from the date of formal denial, and the decision should be conditioned as appropriate.

Finding 48: The fourth criteria of approval for a variance is that an approved variance will go with or be assigned to the subject property and shall not be transferable to another property.

Should the requested variance be approved, it will be assigned to lots 1, 2, and 3 of the proposed subdivision, and shall not be transferable to any other lots, whether a part of the proposed subdivision, or outside of this development proposal. A condition of approval has been added that the applicant must add a note on the face of the final plat that e. A ten percent (10%) lot width variance has been assigned to parcels one, two, and three as drawn. The approved variance is not transferable to another parcel and/or property. (*See Condition #1e*)

Finding 49: The fifth criteria of approval for a variance is that no use variance shall be granted except for lawfully created pre-existing uses in accordance with WMC 17.60.

No use variance has been requested. This criterion is not applicable.

Conclusion: As conditioned, the requested variance can meet the criteria of approval for a minor variance under WMC 17.81.180(B).

Fire Safety

All buildings must be constructed in accordance with WA Building and Fire Codes. Plan revisions and building plans must be submitted directly to Clark-Cowlitz Fire Rescue (CCFR) for fire review.

Finding 50: Clark-Cowlitz Fire Rescue provides the City of Woodland with fire and life safety services, including the review and approval of all land use and building permits for consistency with the 2018 Washington State Fire Code as adopted under WMC 14.32.005 and as amended under WMC Chapter 14.32.

Applicants submitted their proposed subdivision to CCFR for preliminary review of the subdivision on July 7th, 2023. This submission was generally consistent with the application materials provided to the City for review. CCFR completed their review on August 22nd, 2023 and Mike Lackey, CCFR's Deputy Fire Marshal reviewing this project, provided the applicant with substantive comments for them to address prior to approval of the proposed subdivision. Substantive comments included the following:

- That the proposed driveway(s) to the three rear lots shown on the preliminary plat (lots 4, 5, and 6) did not meet the minimum 20 foot clear width to meet appendix D of the Fire Code, and that any required access road with a dead end longer than 150 feet required an approved turn-around;
- That the three rear lots would be considered flag lots and be required to be sprinklered, and that plans for these sprinkler systems would require additional review and/or permitting by CCFR; and
- That the partial hammerhead turnarounds located on the three rear lots did not meet the standards within appendix D of the 2018 Washington State Fire Code.

As the project did not meet the International Fire Code, CCFR requested that the applicant make the necessary modifications to address their concerns and resubmit the revised plans for fire and life safety review. A condition of approval has been added that a note be added to the final plat stating the lots four, five, and six of the proposed subdivision require the installation of a fire suppression system (sprinklers) for every structure associated with those lots. (See Condition #1.f)

Finding 51: On September 15th, 2023 Windsor Engineers, on behalf of the applicant, resubmitted a draft site plan/preliminary plat demonstrating that they had addressed the comments provided to them by CCFR following the first review.

To address the comments, the applicant proposed shifting the access driveway to 'lot 3' of the proposed subdivision to the western edge of the development and making other general modifications to the layout to accommodate the necessary changes.

As the proposed modifications does not significantly modify the physical dimensions of the lots, or its conformance to the property development standards under WMC

17.16.070, and does not increase the intensity of the proposed development in a meaningful way, the DRC is recommending that the hearing examiner approve the subdivision with a condition that the final plat should reflect the changes to the lot layout as shown on 'exhibit 15,' the modified planset addressing CCFR's comments. (See Condition #12a)

Finding 52: Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. (See Condition #8)

Conclusion: As conditioned, the proposal can comply with Fire Code.

Building

Finding 53: All Geotech recommendations and requirements will be required to be implemented into the design of the structure additions. (See Condition #9)

Finding 54: As shown on the preliminary site plan, the proposed Minimum 5-foot side yard setbacks shown on site plan are ok. A condition of approval has been added that Any reductions of side yard setback to less than 5-feet will require IRC Sec 302 Fire-Resistant Construction code requirements to be met. (See Condition #11)

Conclusion: As conditioned, the proposal can comply with the Building Code.

Agency Comments:

Finding 55: Chris Bailey, representing the Confederated Tribes of Grand Ronde, submitted a comment requesting that a cultural resource investigation be undertaken prior to the project activities, and that an Inadvertant Discovery Plan (IDP) be put in place. Additionally, Mr. Bailey requested that any cultural resources discovered during construction be reported to local tribes and the Washington State Department of Archeology and Historic Preservation (DAHP) immediately.

The property in question has been previously disturbed, and the City has no record that any cultural resources have been found on the site. The City recognizes that the property is mapped as having a high risk of archaeological and/or cultural resources being discovered on the site, however recognizes that the proposed scale of the development, and the previous disturbance of the ground minimizes the likelihood of archaeological discovery as a result of this development action. Because of these factors, the City has determined that while a full cultural resource report is not required for this project, an Inadvertant Discovery Plan (IDP) meeting the requirements

established by the Washington Department of Archaeology and Historic Preservation should be prepared and provided to the City and all interested tribes prior to any ground disturbing activities commencing. This should include the methods that will be utilized by the applicant and/or their hired contractors should any archaeological and/or cultural resources be found during the course of construction. (*See Condition # 10*)

Preliminary Subdivision Approval | WMC 19.10.070

Finding 56: The applicant submitted a preliminary subdivision application. Per WMC 16.08.310, after approval of the preliminary plat and prior to the beginning of construction and installation of improvements or performance bonding or other assurance in lieu thereof, the subdivider's engineer shall submit to the public works director detailed construction plans for all required improvements and applications for necessary permits. Such plans shall conform to the specifications set forth in Section 16.18.050. Upon the public works director's approval of the construction plans, and prior to submission of the final plat, the subdivider shall proceed to construct and install required improvements to completion, unless the performance bonding or other option set forth in Chapter 16.12 is accepted.

A condition of approval has been added that detailed construction drawings for the proposed road, drainage and utility facilities shall be submitted to the City's Public Works Department for review and approval prior to construction of subdivision improvements. (*See Condition #2*)

Finding 57: Per WMC 16.10.010, the applicant is responsible for preparing a final plat and any required supplemental materials required under WMC Chapter 16.10 following approval of the preliminary plat and the detailed construction plans. A condition of approval has been added that the applicant shall have a final plat drawn up by a licensed surveyor on a sheet of mylar, or alternative material approved by the community development department. (*See Conditions #12, 13, and 14*)

Conclusion: The preliminary subdivision application can be approved with conditions.

III. COMPREHENSIVE PLAN REVIEW

Finding 58: The City of Woodland Comprehensive plan is meant to guide the long term growth of the City and outline specific goals and policies that meant to facilitate responsible and consistent growth, and reflect the City and community's interests.

Finding 59: WMC 16.08.160(A) requires the City to review the proposed preliminary plat's conformance to the goals, policies, objectives, and land use map of the Woodland comprehensive plan in location, timing of improvements, and design.

The subject property has a residential comprehensive plan designation as shown on the City of Woodland's Comprehensive Plan map. Subdivision of the property for future residential development is consistent with this comprehensive plan designation.

Finding 60: The 2016 Woodland Comprehensive plan includes ten individual elements that address a variety of topics and concerns, however not every element is relevant to the proposed subdivision. Following review, the following elements have been identified as being relevant to the proposed development, and a review of the goals and policies can be found below:

- Public Involvement (PI);
- Land Use (LU); and
- Housing (H);

Finding 61: Public Involvement (PI) The public involvement element of the comprehensive plan generally encourages public involvement within the land use process. Goal P1 states that the government should continue to ensure that citizens have full opportunity to be heard and participate in city government affairs. Policies within the public involvement element include policies designed to ensure that opportunities are provided for public involvement in comprehensive planning processes and other community actions, policies encouraging cooperation with outside agencies, and policies intended to encourage city participation with local events and traditions.

Notice of the pending preliminary subdivision and minor variance application has been provided consistent with WMC 19.06.010, and a comment period for written comments has concluded, with the formal notice period running through the end of the scheduled public hearing being ongoing. Additionally, staff has provided outside agencies with an opportunity for cooperation through both the application routing and SEPA processes as required by code. These efforts demonstrate consistency with policy PI 2, which asks the city to coordinate with agencies providing social services in the city, and policy PI3, which asks the city to use local resources to encourage local involvement in community actions.

As demonstrated above, the DRC has concluded that the proposed preliminary subdivision has gone through a process consistent with the goals and policies of the comprehensive plan's public involvement element.

Finding 62: Land Use (LU) The land use element of the comprehensive plan generally guides the city in its implementation of land use regulations and considers the general distribution and location of land uses to ensure that land is developed in a manner that acknowledges the appropriate intensity and density of a proposed development for the subject area. Goals found within the land use element include goals designed to protect and enhance the character and long-term stability of the city and goals designed to encourage the protection and preservation of significant historic, archeological, and

cultural resources. Policies found within the land use element generally outline a variety of standards the City should implement when looking at land use and subdivision within the city, standards that in most cases have been integrated within the City's development code. The preliminary subdivision application is generally consistent with the goals, and associated policies, found within the housing element of the City of Woodland Comprehensive Plan, as shown below:

- **Goal # LU1** "Protect and enhance the character and long-term stability of the city through current standards for land development and subdivision.
 - **Staff Finding:** *The applicant is proposing a five (5) lot subdivision in an establish residential neighborhood. As conditioned within this report, the applicant will design and construct all required civil improvements to the City's standards, as well as pay their share of the cost of all required improvements necessary to address additional impacts associated with the proposed preliminary subdivision. In general, this finding demonstrates consistency with the above stated goal of the comprehensive plan.*
- **Goal # LU2** "Encourage the protection and preservation of significant historic, archaeological, architectural, aesthetic, and cultural resources."
 - **Staff Finding:** *As the property has not been identified as being a significant historic, archaeological, or otherwise protected site, this goal is generally not relevant to the proposed development. An inadvertent discover plan will be put in place to ensure the protection of any historical or cultural resources found over the course of the construction.*

As such, the preliminary subdivision, as conditioned, will be generally consistent with the Land Use (LU) element of the City of Woodland Comprehensive Plan.

Finding 63: Housing (H) The housing element of the comprehensive plan generally guides the city in its efforts in maintaining an enhancing our existing neighborhoods, as well as accommodating future growth, and considers opportunities to preserve existing residential neighborhoods, identifying infill opportunities, and the scale of future developments.

The preliminary subdivision application is generally consistent with the goals, and associated policies, found within the housing element of the City of Woodland Comprehensive Plan, as shown below:

- **Goal # H1** "Strive to ensure fair and equal access to housing for all people throughout the city regardless of race, color, national or ethnic origin, religion, creed, age, sex, marital status, or disability."
 - **Staff Finding:** *The applicant is required to meet State and Federal Fair Housing and Anti-Discrimination regulations during the sale, rental, and/or transfer of the child lots. This will ensure consistency with the above stated goal.*

- Goal # H2 “Achieve a well-balanced and well-organized combination of open space, commercial, industrial, recreation, and public uses served by a convenient and efficient transportation network while protecting the fabric and character of residential neighborhoods.”
 - **Staff Finding:** *The applicant is proposing a five lot subdivision within an existing residential neighborhood. The proposed subdivision is consistent both with the subject property’s residential comprehensive plan designation, and the low density residential zoning district it is located within, and is serviced by the existing transportation network. This is generally consistent with the fabric and character of the existing residential neighborhood, and demonstrates consistency with the above stated goal of the comprehensive plan.*
- Goal # H3 “Promote desirable neighborhoods that support property values by fostering the maintenance and improvement of the physical condition of the existing housing stock and neighborhoods in the city.”
 - **Staff Finding:** *The proposed subdivision will provide public facility improvements servicing the area (including the construction of sidewalks, curb, and gutter; repair to ½ street frontage on Washington Street, and implementation of stormwater management systems for on-site stormwater, which is consistent with Policy H3.3.*

The applicant is proposing the redevelopment of a 0.75 acre lot, which includes the demolition of an existing single family home. According to county records, the existing home was constructed in 1945, while City building permit records indicate that the last (and only) major improvement associated with the property was completed in 1966 with the enclosure of the porch. Based on these records, staff can surmise that few major improvements have been completed since the home’s construction in 1945, and as such the property would likely require extensive remediation prior to re-occupation, should redevelopment be denied, which is consistent with policy # H3.4 which instructs that City (among other things), to “... use redevelopment only selectively to upgrade badly deteriorated areas.”

This finding demonstrates consistency with the above stated goal of the comprehensive plan.

- Goal # H4 “Provide for a variety of housing types and densities, and a range of affordable housing.”
 - **Staff Finding:** *Applicant is subdividing the subject property in order to construct five (5) new single-family homes on smaller, potentially more affordable parcels of land, consistent with the City’s goal to provide a variety of housing types and ranges of affordability.*

- Goal # H5 “Strive to create neighborhoods which enhance residential quality of life by providing adequate buffers from noise, odors, and other environmental stresses.”
 - **Staff Finding:** *The proposed subdivision is located within an existing residential neighborhood and is located a considerable distance from uses and/or improvements likely to cause untoward noise, odors, and other environmental stresses. New development that may intrude within these buffers will be required to meet the city’s municipal code, specifically WMC Chapter 17.48, which regulates the performance standards a business has to meet regarding noise, odor, and other potential nuisances. This finding demonstrates consistency with the above stated goal of the comprehensive plan.*
- Goal # H6 “Locate housing in areas with compatible surrounding uses and where residents are able to access needed amenities.”
 - **Staff Finding:** *The proposed subdivision is located approximately 2,000 feet from the local middle school, 2,250 feet from an existing retail center (including a grocery store, gas station, and several restaurants), and in close general proximity to other needed amenities. Surrounding uses, which are generally residential in nature, and generally compatible with the proposed residential uses. This finding demonstrates consistency with the above stated goal of the comprehensive plan.*

As such, the preliminary subdivision, as conditioned, will be generally consistent with the Land Use (LU) element of the City of Woodland Comprehensive Plan.

Conclusion: The preliminary subdivision application, as conditioned, is consistent with the City of Woodland’s Comprehensive Plan.

IV. ENVIRONMENTAL REVIEW

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This Determination of Non-significance (DNS) is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

V. RECOMMENDATIONS

Per WMC 19.08.030, staff recommend that the above application for a Preliminary Subdivision be **APPROVED WITH CONDITIONS** by the City of Woodland’s Hearing Examiner based on the

criteria and standards outlined in Woodland Municipal Code (WMC). See **Section VI** for conditions of approval.

Per WMC 19.08.030, staff recommend that above application for a Minor Variance be **APPROVED WITH CONDITIONS** by the City of Woodland's Hearing Examiner based on the criteria and standards outlined in Woodland Municipal Code (WMC). See **Section VI** for conditions of approval.

VI. CONDITIONS OF APPROVAL

1. The following notes shall be placed on the final plat prior to submission for final plat approval:
 - a. The following impact fees shall be calculated and paid prior to the issuance of any building permit associated with this property, unless expressly exempted by WMC:
 - Fire Impact Fees
 - Park, Recreation, Open Space Impact Fees
 - School Impact Fees
 - Transportation Impact FeesAll estimates and/or rates provided by the City are subject to change by the City Council prior to final building permit issuance, and should be considered to be for informational purposes only.
 - b. The property owner acknowledges responsibility to replace the existing utility line(s) as required to provide adequate utility connection(s) to each lot. This shall be determined by the City once the existing utilities are exposed based on the condition of the water and sewer lines. The applicant shall consult with the city as needed to ensure any required replacement meets the City's standards.
 - c. The property owner acknowledges that finalization of any relevant plat and/or subdivision does not permit, on its own, construction of any use permitted under WMC 17.16.020, and further development of the subject properties shall require further land use and/or building permits based on the specific proposal(s).
 - d. Development on all lots shall be reviewed at the time of building permit approval to determine if they meet the following:
 - Front yard setback in feet: 25
 - Rear yard setback in feet: 15
 - Interior side yard setback in feet: 5
 - Street side yard setback in feet: 15
 - Maximum building height in feet: 30
 - Maximum lot coverage: 50 percent
 - Required off-street parking spaces: 2
 - e. A ten percent (10%) lot width variance has been assigned to parcels one, two, and three as drawn. The approved variance is not transferable to another parcel and/or property.

- f. Per the International Fire Code, as adopted within WMC Chapter 14.32, any structures constructed on lots three, four, and five as shown on this plat shall required the installation of individual fire suppression systems.
2. Detailed construction drawings for the proposed road, drainage and utility facilities shall be submitted to the City's Public Works Department for review and approval prior to construction of subdivision improvements. Final construction drawings for the required civil improvements shall demonstrate:
 - a. Final civil plans shall demonstrate that the applicant will provide half street improvements meeting the city's engineering standards and WMC along the entire frontage of the subject lot.
 - b. All improvements in the public right-of-way shall be completed in accordance with City of Woodland standards per Title 12.
 - c. Proposed utilities will be constructed in accordance with applicable WMC.
 - d. Comply with water supply backflow and cross-connections requirements of WMC 13.28.
3. A final stormwater TIR and stormwater design demonstrating compliance with WMC Chapter 15.12 and the City of Woodland's engineering standards shall be provided alongside the applicant's civil review application for detailed review. The submitted final TIR shall address all comments regarding the Stormwater Plans and Preliminary TIR.
4. Dedication of easements and/or right of way shall comply with the city's engineering standards and WMC. Any documents prepared to be filed with the County assessor's office shall be provided to the city for review prior to recording, and a copy of the filed documentation shall be provided to City for the city's records. The following dedications and/or easements shall be required prior to recording of the final plat and should be identified on the final plat submitted for review (unless otherwise noted):
 - a. Dedication of a 10-foot strip along the Washington Frontage for right of way purposes;
 - b. Filing of an access easement that permits access along the entirety of the shared driveway to the residents of both 'Lot 4 and 5.'
5. Include a Construction SWPPP report as well as an erosion control plan with the final engineering submittal.
6. Apply for a fill and grade permit.
7. Property owner/developer is responsible for payment of all relevant sewer and water assessments and fees based on the size of service and approve fee resolution at the time of connection.
8. Building construction and underground plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations.
9. All Geotech report recommendations and requirements will be required to be implemented into the design of the structures.
10. An Inadvertent Discovery Plan (IDP) meeting the requirements established by the Washington Department of Archaeology and Historic Preservation should be prepared and provided to the City and all interested tribes prior to any ground disturbing activities commencing. The plan should include the methods utilized to ensure any

archaeological and/or cultural resources found during construction are reported promptly to the Department of Archaeological and Historic Preservation, and all interested tribes.

11. Any reductions of side yard setback to less than 5-feet will require IRC Sec 302 Fire-Resistant Construction code requirements to be met
12. Following approval of the preliminary plat and detailed construction (civil) drawings, the applicant and/or owner is responsible for preparing a final plat drawn by a licensed land surveyor on mylar, or an alternative approved material. The final plat, as well as all supplemental materials, shall be submitted to the City of Woodland Community Development Department along with a final plat application and any relevant fees due. At a minimum, the final plat shall comply with the standards and requirements of WMC 16.18.070. Additionally, the final plat shall include the following modifications prior to submittal for City approval:
 - a. The final plat shall reflect the modifications made in response to Clark-Cowlitz Fire Rescue's preliminary comments, as drawn within the updated site plan/preliminary plat dated 10/04/2023.
13. Once final approval is given to print the final plat, signatures on three copies of the plat, shall be collected in the following order:
 - a. The owners in fee simple;
 - b. Notary public in and for the state;
 - c. Professional land surveyor registered in the state;
 - d. Public Works Director;
 - e. Cowlitz County treasurer;
 - f. Cowlitz County AuditorThree signed copies of the final plat must be submitted to staff for review and approval.
14. The plat shall be filed with the County Auditor and shall not be deemed approved until so filed. A copy of the approved subdivision plat (after recorded) shall be submitted to the Community Development Department.
15. A general condition of Cowlitz County is that all newly created lots must indicate the addresses for all lots on the face of the plat. Please contact Public Works for address assignment as part of the final plat process.

VII APPEAL PROCEDURE

As per WMC 17.81.150 and 19.08.030, In cases where the examiner's jurisdictional authority is to render a decision, the decision of the examiner shall be final and conclusive unless appealed by a party of record. Final decisions may be appealed only if, within twenty-one calendar days after written notice of the decision is sent, a written appeal is filed in the superior court with jurisdiction, either Clark County or Cowlitz County, pursuant to Chapter 36.70C RCW or applicable state law.

Staff Contact: Travis Goddard, Community Development Director

City of Woodland
P.O. Box 9
230 Davidson Ave
Woodland, WA 98661
goddardt@ci.woodland.wa.us

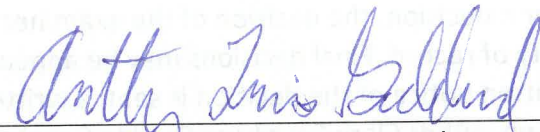
VI. NEXT STEPS

If there is no appeal to the decision, the applicant may move forward to develop the site.

- Submit final civil plans addressing the conditions above. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when you submit drawings for final civil approval.
 - a. The details can be found at www.ci.woodland.wa.us/departments/public-works/standards.php.
 - b. Submit final civil plans to: https://woodlandwa.seamlessdocs.com/f/civil_review
- Once civil plans are approved:
 - a. Upload approved plans to Clark County Fire and Rescue for electronic signature: www.clarkfr.org. Print the plans once signed.
 - b. Contact Public Works to arrange for signature: 360-225-7999. Then, bring plans signed by Clark County Fire and Rescue to Public Works for signature.
 - c. Provide a .pdf to Public Works of signed plan set.
- Submit building, grading, and sign permits online: www.ci.woodland.wa.us/documents/
 - a. Contact Elissa Brenatano, Permit Technician, for assistance: 360-225-7299.
 - b. Pay any outstanding professional consulting services per Woodland Municipal Code, Ordinance 1097.
- Schedule a pre-construction meeting before beginning any construction activities. Contact Public Works at 360-225-7999 to schedule.
- Install all required civil improvements, or provide a bond approved by the Public Works Department, prior to finalizing the plat.
- Submit one full-sized and one copy of reduced size (11" x 17") as-built drawings. In addition, submit a CD/thumb drive containing the as-built drawings in AutoCAD and pdf formats prior to applying for final occupancy.

Date: 10/9/2023

Signature:


Travis Goddard, Community Development Director

cc: Applicant
Parties of Record
File
Website
Mayor
City Administrator

Planning Commission

ATTACHMENTS

A. Site Plan

Attachment A
Site Plan

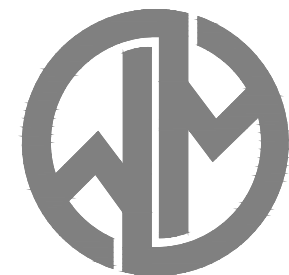
SITE PLAN REVIEW

FOR 748 HOMESTEAD 748 WASHINGTON STREET, WOODLAND, WA 98674

PREPARED FOR:
HOMESTEAD, LLC
P.O. BOX 255
YACOLT, WA 98675
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PHONE: (360) 901-0056
EMAIL: ROGER.FOLEY505@GMAIL.COM

PREPARED BY:
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EMAIL: DKOISTINEN@WINDSORENGINEERS.COM

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 NUMBER: 50346
LOT SIZE: 0.75 AC
ZONING: LOW DENSITY RESIDENTIAL (LDR-6)

LEGAL DESCRIPTION:
IN A PORTION OF THE S&M D.L.C. IN SECTION 24,
T. 5 N., R. 1 W., W.M.
CITY OF WOODLAND,
COWLITZ COUNTY, WASHINGTON

BASIS OF BEARING:
BASED ON FOUND STREET MONUMENTS ON THE CENTERLINE OF PARK STREET PER AMENDED SHORT SUBDIVISION BOOK 12, PAGE 55

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

CITY OF WOODLAND

230 DAVIDSON AVE
PO BOX 9
WOODLAND, WA 98674

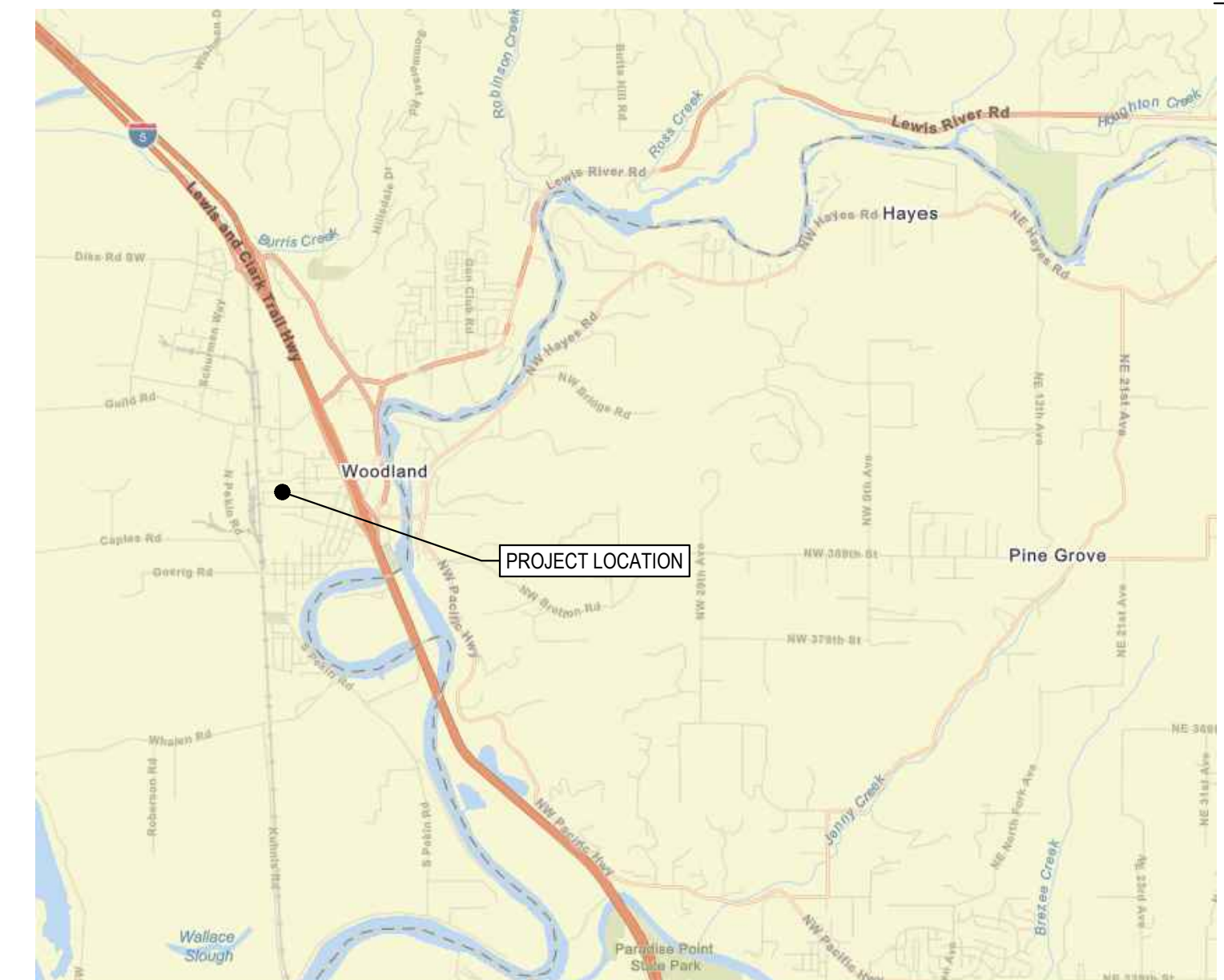
PHONE:
360-225-8281

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

- G001 COVER SHEET
- G002 CIVIL NOTES AND ABBREVIATIONS
- G003 LEGENDS
- C000 EXISTING CONDITIONS
- C001 DEMOLITION PLAN
- C105 SITE PLAN
- C106 COMPOSITE UTILITY PLAN
- C107 FIRE RESPONSE 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	169	LF
WATER MAIN FOOTAGE	N/A	LF
SEWER MAIN FOOTAGE	N/A	LF
SEPTIC SYSTEM DECOMMISSIONED	N/A	EA
TRENCHING WITHIN CITY RIGHT-OF-WAY	196	LF
TOTAL IMPERVIOUS SURFACE	17,750	SF
PRIVATE IMPERVIOUS SURFACE	0.388	AC
GRADING:	CUT -50	CY
	FILL -50	CY

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NOTES

PROJECT INCLUDES A FIVE LOT SUBDIVISION AND INFRASTRUCTURE INCLUDING FRONTAGE IMPROVEMENTS, STORMWATER FACILITIES, AND UTILITIES

PARCEL NO.(S): 50346

SITE ADDRESS: 748 WASHINGTON STREET, WOODLAND, WA

QUARTER SECTION: SECTION 24, T5N, R1W, W.M. COUNTY: COWLITZ

CRITICAL AREAS:

- ON THE SUBJECT PARCEL, THERE ARE NO KNOWN: ON SITE SEPTIC TANKS DRAIN FIELDS, EXISTING / PROPOSED WELLS GAS PIPELINES / EASMENTS.
A GEOTECHNICAL REPORT PREPARED BY (STRATA DESIGN, LLC) PROVIDES RECOMMENDATIONS FOR THIS SITE.

CONTACT INFORMATION

APPLICANT / PROPERTY OWNER HOMESTEAD, LLC (DEVELOPER) CONTACT: ROGER FOLEY ROGER.FOLEY505@GMAIL.COM

SURVEYOR NORTHERN LAND SURVEYING, LLC BATTLE GROUND, WA 98604 CONTACT: EVAN MARTILLA PHONE: (360) 553-5992 EMAIL: EVAN@NORTHERN-LS.COM

GEOTECHNICAL ENGINEER STRATA DESIGN, LLC PORTLAND, OR 97232 CONTACT: RANDY GOODE PHONE: (360) 450-5774 EMAIL: RANDY@STRATA-DESIGN.COM

REPRESENTATIVE / CONTACT WINDSORENGINEERS, LLC 27300 NE 10TH AVE. RIDGEFIELD, WA 98642 CONTACT: EMILY STEPHENS (612) 351-2331 ESTEPHENS@WINDSORENGINEERS.COM

GENERAL ABBREVIATIONS

- (E) EXISTING
C CONCRETE
CB CATCH BASIN
CL CENTERLINE
CNS COMPACTED NATIVE SOIL
CO CLEAN OUT
CR CURB RETURN
D DIRT / DRAINAGE
DCDA DOUBLE CHECK DETECTOR ASSEMBLY
FG FINISHED GRADE
FH FIRE HYDRANT
FL FLOW LINE
FM FORCE MAIN
G NATURAL GAS (LOW PRESSURE)
GB GRADE BREAK
HP HIGH POINT
LP LINEAR FOOT
LF 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
XFMR TRANSFORMER

GENERAL PLAN NOTES (PRIVATE)

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 (UTILITY NOTIFICATION CENTER) FOR LOCATION MARK-UP OF EXISTING UTILITIES
ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE COWLITZ COUNTY AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PREPARED BY WSDOT/APWA
IN CASE OF A CONFLICT BETWEEN THE REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
ANY CHANGES TO THE DESIGN AND/OR CONSTRUCTION SHALL BE APPROVED BY THE OWNER OR ENGINEER.
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION NOT SPECIFICALLY SHOWN ON THE PLANS. PLANS FOR STRUCTURES SUCH AS BRIDGES, BUILDINGS, TANKS, VAULTS, ROCKERIES, AND RETAINING WALLS MAY REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
A COPY OF THESE APPROVED PLANS SHALL BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS AND PERMITS NECESSARY TO PERFORM THE WORK.
THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION. NO MATERIAL IS TO BE DISCHARGED TO OR DEPOSITED IN STORMWATER SYSTEMS THAT MAY RESULT IN VIOLATION OF STATE OR FEDERAL WATER QUALITY STANDARDS.
ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN APPROVED PUBLIC RIGHT-OF-WAY WORK PERMIT PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION. TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON THE ADJACENT PUBLIC STREETS.
ANY PUBLIC OR PRIVATE CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO CITY/COUNTY STANDARDS AND PRACTICES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ADJACENT UTILITIES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, STORMWATER, POWER, TELEPHONE, CABLE TV, GAS, IRRIGATION, AND STREET LIGHTING. THE CONTRACTOR SHALL NOTIFY RESIDENTS AND BUSINESSES 48 HOURS IN ADVANCE OF ANY WORK AFFECTING ACCESS OR SERVICE AND SHALL MINIMIZE INTERRUPTIONS TO DRIVEWAYS FOR RESIDENTS AND BUSINESSES ADJACENT TO THE PROJECT.
ALL LAWN AND VEGETATED AREAS DISTURBED WILL BE RESTORED TO ORIGINAL CONDITION. ANY DISTURBANCE OR DAMAGE TO OTHER PROPERTY ON ADJACENT PARCELS OR IN THE PUBLIC RIGHT OF WAY SHALL ALSO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION.
ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER, SANITARY SEWER, AND STORM FACILITIES SHALL CONFORM TO THE CITY OF WOODLAND DESIGN GUIDELINES. CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAIL CONTAINED THEREIN.
THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROVIDE PROTECTION FOR ALL UTILITIES AND STRUCTURES. OVERHEAD UTILITIES ARE NOT SHOWN.
EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR OR BY THE UTILITY.
WHERE THE CONTRACTOR MUST RELOCATE WATER AND GAS UTILITIES, SHUTDOWN SHALL ONLY BE ACCOMPLISHED BY THE CITY OR UTILITY PURVEYOR.
ALL OPEN TRENCHES THAT IMPACT PUBLIC ACCESS OR OTHER PROJECT WORK ACCESS OUTSIDE OF THIS PROJECTS SITE, MUST BE STEEL PLATED OR BACKFILLED AND PAVED WITH AT LEAST 2" OF COLD MIX TO ADJACENT EXISTING GRADE AT THE END OF EACH WORKDAY.
NOTIFY ADJACENT RESIDENCES AT LEAST ONE DAY PRIOR TO COMMENCING WORK ADJACENT TO THEIR RESIDENCES.
SAWCUT ALL PAVEMENT JOINT LINES. WHERE THERE IS A PREVIOUS PAVING EDGE OR CRACK WITHIN 5' OF THE SAWCUT EDGE, REMOVE THE PAVEMENT TO THE PREVIOUS PAVING EDGE.
THE CONTRACTOR SHALL COMPLY WITH WASHINGTON REQUIREMENTS FOR TRENCH SAFETY.
THE CONTRACTOR SHALL REPLACE ALL SURVEY MONUMENTS THAT ARE DESTROYED BY THE CONSTRUCTION.
ALL WATER PIPING SHALL BE CONSTRUCTED WITH 3" MINIMUM COVER, 1' VERTICAL SEPARATION BETWEEN UTILITIES, AND A MINIMUM OF 10' HORIZONTAL SEPARATION AND 18" ABOVE SEWER LINES, UNLESS OTHERWISE NOTED.
THE CONTRACTOR SHALL RESTORE PAVEMENT AND LANDSCAPING DISTURBED BY THE CONSTRUCTION TO THE PREVIOUSLY UNDISTURBED CONDITION.
CONTRACTOR TO DISPOSE OF TREES, SHRUBS, SOD AND OTHER DEBRIS IN A PROPER MANNER OF THE CONTRACTOR'S CHOOSING.

GENERAL CIVIL NOTES

SURVEY TOPOGRAPHIC SURVEY BY: NORTHERN LAND SURVEYING LLC HORIZONTAL DATUM: LOCAL COORDINATE SYSTEM ELEVATION DATUM: NAVD 88
STORM DRAINAGE: ON-SITE STORM SEWER IMPROVEMENTS SHALL CONFORM TO THE LATEST VERSION OF THE UPC, AND CONFORM TO WSDOT SPECIFICATIONS WHERE NOTED.
THE CONTRACTOR SHALL MAINTAIN 6" MINIMUM VERTICAL AND 3' MINIMUM HORIZONTAL CLEARANCE (OUTSIDE SURFACES) BETWEEN STORM DRAIN PIPES AND OTHER UTILITY PIPES AND CONDUITS. FOR CROSSINGS OF SANITARY SEWER LINES, THE WASHINGTON DEPARTMENT OF ECOLOGY CRITERIA APPLY.
ALL CATCH BASINS SHALL BE LABELED WITH "NO DUMPING"PROTECT WATER"ONLY RAIN IN DRAIN" MEDALLIONS. MEDALLIONS SHALL BE AFFIXED TO DRY SURFACE WITH HIGH QUALITY POLYURETHANE SEALANT AND RIVETS.
STORM DRAIN PIPE, BENDS, AND FITTINGS SHALL BE PVC, ASTM D 3034, SDR 35, OR SMOOTH INTERIOR, HIGH DENSITY POLYETHYLENE CORRUGATED PIPE AASHTO M252 OR M294, TYPE S AS PRODUCED AND SPECIFIED BY ADS, PRODUCT NAME N12, OR APPROVED EQUAL. ALL STORM SEWER FITTINGS AND PIPE JOINTS SHALL BE GASKETED.
2' SUMP INCLUDED ON ALL CATCH BASIN MANHOLES. 1.5' MIN SUMP INCLUDED ON CATCH BASINS.
PERFORATED PIPE SHALL BE ADS SINGLE WALL PERFORATED PIPE WITH SOCK OR APPROVED EQUAL.
ALL STORM SEWER PIPE SHALL HAVE A MINIMUM 12" DIAMETER WITHIN ROADWAY
ALL ON-SITE STORMWATER FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE CURRENT OR FUTURE PROPERTY OWNER(S).
ALL VAULT, UTILITY BOX, INLET, MANHOLE AND CLEANOUT RIMS SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE NOTED.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN ANY STORM SYSTEM PIPING TO EXISTING DRAINAGE APPURTENANCES TO REMAIN.
SANITARY SEWER: ON-SITE (PRIVATE) SANITARY SEWER IMPROVEMENTS SHALL CONFORM TO THE LATEST VERSION OF THE IBC, THE UPC, AND WSDOT SPECIFICATIONS WHERE NOTED AND THE CITY OF WOODLAND GENERAL REQUIREMENTS.
SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) AND CONFORM TO ASTM D3034, SDR35.
CONTRACTOR SHALL COORDINATE ALL BUILDING SANITARY CONNECTIONS WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.
CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS.
WATER: ALL WATERMAIN INSTALLATION, DISINFECTION AND TESTING SHALL COMPLY WITH WSDOT STANDARD SPECIFICATIONS, UNIFORM PLUMBING CODE, AND CITY OF WOODLAND WATER DESIGN AND CONSTRUCTION STANDARDS.
FIRE SPRINKLER: UNDERGROUND FIRE SPRINKLER SUPPLY MAINS SHALL BE INSTALLED ONLY BY CONTRACTORS IN COMPLIANCE WITH WAC 212-80
ARCHAEOLOGY IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND COWLITZ COUNTY SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
STANDARD DETAIL STATEMENT ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER, SEWER, STORM WATER FACILITIES, AND EROSION CONTROL MEASURES, SHALL CONFORM TO CITY OF WOODLAND ENGINEERING SERVICES "WOODLAND DEVELOPMENT GUIDELINES." CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAIL CONTAINED THEREIN.

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GRADING & EROSION CONTROL NOTES

NO GRADING WITHIN 2' OF ADJACENT PARCELS PER IBC.
STRIP ORGANICS PER GEOTECH REPORT. RE-DEPOSIT ABOVE COMPACTED FILL TO A MAX DEPTH OF 6" (12" IN LANDSCAPE AREAS).

FINISH GRADE CONTOURS ARE TO TOP OF FINISHED SURFACE IN IMPERVIOUS AREAS AND TOP OF REPLACED STRIPPINGS IN PERVIOUS AREAS.

STRIPPINGS TO REMAIN ON SITE AND BE RE-DISTRIBUTED OVER LANDSCAPE AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR HAUL-OFF OF EXCESS MATERIAL.

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.

PRIOR TO ACCEPTANCE OF THE COMPACTED SUB-GRADE, THE CONTRACTOR SHALL PROVIDE A TEST ROLL IN THE PRESENCE OF OWNER / CITY REPRESENTATIVE UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.

DOE STANDARD NOTES FOR EROSION CONTROL PLAN

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
THE IMPLEMENTATIONS OF THESE ESC PLANS AND THE CONSTRUCTIONS, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR, UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEMS, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS, DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
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.

RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL

- PRE-CONSTRUCTION MEETING.
FLAG OR FENCE CLEARING LIMITS
POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH THE NAME AND PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
INSTALL TREE PROTECTION FENCING.
GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
CONSTRUCT SEDIMENT POND(S) AND TRAP(S).
GRADE AND STABILIZE CONSTRUCTION ROADS.
CONSTRUCT SURFACE WATER CONTROLS (INTERCEPT DIKES, PIPE SLOPE DRAINS, ETC) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON AND MANUFACTURER'S RECOMMENDATIONS
RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURE OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE COWLITZ COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
ALL DISTURBED PERVIOUS AREAS MUST MEET BMP T5.13 IN THE 2019 MANUAL. EXISTING TOPSOIL MAY NEED TO BE AMENDED TO REACH APPROVED RATES, OR IMPORT TOPSOIL WITH SUFFICIENT ORGANIC CONTENT AND WIDTH.
UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES

- CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS ON THE PROJECT. THE ADA COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY RULES, CODES, AND REGULATIONS.
FINISHED SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL FROM PARKING STALLS, PUBLIC TRANSPORTATION, AND PEDESTRIAN ACCESS WAYS TO THE POINT(S) OF ACCESSIBLE BUILDING INGRESS SHALL COMPLY WITH ADA CODE REQUIREMENTS.
PARKING SPACE AND AISLE SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
CURB RAMP SLOPE SHALL NOT EXCEED 1:12 (8.3%) AND RAMP LENGTH IS LIMITED TO 15 FEET.
LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL HAVE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4"PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A MINIMUM OF 36 INCH UNOBSTRUCTED WIDTH OF TRAVEL. SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL BE GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET SHALL BE PROVIDED INCLUDING HANDRAILS. THE RAMP SHALL HAVE ACCESSIBLE HAND RAILS AND LANDINGS ON EACH END WITH A SLOPE IN ANY DIRECTION NOT EXCEEDING 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%).
DOORWAYS SHALL HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT HERE OTHERWISE PERMITTED BY ACCESSIBILITY STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS AND APPROVED BY THE OWNER'S REPRESENTATIVE.
WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN A STREET OR HIGHWAY RIGHT-OF-WAY, THE GRADE OF THE PEDESTRIAN ACCESS ROUTE IS PERMITTED TO EQUAL THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY, EXCEPT THAT WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN PEDESTRIAN STREET CROSSINGS A MAXIMUM GRADE OF 5 PERCENT IS REQUIRED. (EXCEPT FROM PROWAG)

GENERAL FIRE NOTES

- GENERAL FIRE SAFETY PRECAUTIONS SHALL BE MAINTAINED, IN ACCORDANCE WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE; FIRE SAFETY DURING CONSTRUCTION
ALL WORK SUBJECT TO FIELD INSPECTION AND CORRECTION(S) AS IDENTIFIED AT THE TIME OF THE ON-SITE INSPECTION; ALL WORK SHALL BE COMPLIANT WITH THE APPLICABLE STANDARDS AND CODES; TO INCLUDE THE ADOPTED EDITION OF THE INTERNATIONAL FIRE CODE AND THE CITY'S MUNICIPAL CODE.
ALL FIRE ALARM AND FIRE SPRINKLERS SHALL BE SUBMITTED SEPARATELY AND DIRECTLY TO THE FIRE MARSHAL.
MODIFICATIONS FOR FUTURE TENANT IMPROVEMENT(S) MAY REQUIRE AN ALTERNATE PLANS RE-SUBMITTAL.
APPENDIX D FOR FIRE APPARATUS ACCESS ROADSSALL ON-SITE PRIVATE UNDERGROUND FIRE SUPPRESSION WATER SUPPLY SHALL BE SUBMITTED TO THE FIRE MARSHAL (THIS INCLUDES PRIVATE HYDRANTS, UNDERGROUND FOR FDC'S AND FIRE SPRINKLER UNDERGROUND CONNECTIONS).
IFC APPENDIX D FIRE APPARATUS ACCESS ROADS. WHERE HYDRANTS ARE ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM WIDTH OF THE ROAD SHALL BE 26 FEET FOR A DISTANCE OF 20 FEET; 10 FEET IN EITHER DIRECTION.
IFC 503.3 MARKING WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
IFC D103.6 FIRE APPARATUS ACCESS PARKING RESTRICTIONS--SIGNS: REQUIRED ROADWAYS MUST HAVE SIGNAGE FOR PARKING RESTRICTIONS AS FOLLOWS. SIGNS FOR NO-PARKING- FIRE LANE SHALL COMPLY WITH A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGN'S SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS THAT ARE LESS THAN 26 IN WIDTH IN ACCORDANCE WITH LOCAL STANDARDS FOR ACCESS AND FUTURE ENFORCEMENT. SIGNS FOR NO-PARKING MUST BE PROVIDED ON ONE SIDE OF ALL STREETS THAT ARE BETWEEN 26 AND 32 IN WIDTH ACCORDANCE WITH LOCAL STANDARDS FOR ACCESS AND FUTURE ENFORCEMENT.
IFC 506 WHERE REQUIRED ACCESS IS RESTRICTED WITH A GATE, AN APPROVED PADLOCK OR KEY SWITCH (FOR ELECTRONIC/AUTOMATED GATES) SHALL BE PROVIDED TO ALLOW FIRE DEPARTMENT ACCESS.
IFC 503.1.1 / D102 / D103 ROADWAYS TO ACCESS STRUCTURES: THE PERIMETER OF ALL STRUCTURES MUST BE WITHIN 150 FEET OF AN APPROVED ACCESS ROAD WITH A MINIMUM CLEAR WIDTH OF 20 FEET (26 FEET WHERE A HYDRANT IS LOCATED). BUILDING SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLERS AS AN ALTERNATIVE TO DISTANCE FROM A FIRE ACCESS ROAD.
IFC 507.5.4 FIRE PROTECTION WATER SUPPLY: UNOBSTRUCTED ACCESS TO FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR FIRE HYDRANTS REQUIRED ACCESS ROADWAYS AND HYDRANTS SHALL BE SERVICEABLE AND UNOBSTRUCTED PRIOR TO COMBUSTIBLE CONSTRUCTION.

GENERAL UTILITY SHEET NOTES:

- MARK CURB AND GUTTER WITH A "W" OR "S" TO SHOW LOCATION OF UTILITY SERVICE LINE CROSSINGS.
SEE DETAIL SHEETS FOR CONSTRUCTION DETAILS SANITARY SEWER DETAILS - SHEET C604. WATER DETAILS - SHEET C604.

CIVIL NOTES AND ABBREVIATIONS

G002

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

748 HOMESTEAD
748 WASHINGTON STREET, WOODLAND, WA 98674

SITE PLAN REVIEW

Project No: 21035.1
Issue Date: 10/4/2023

811 logo with text: 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: table with 4 columns and 4 rows. Includes a triangle symbol in the first row.

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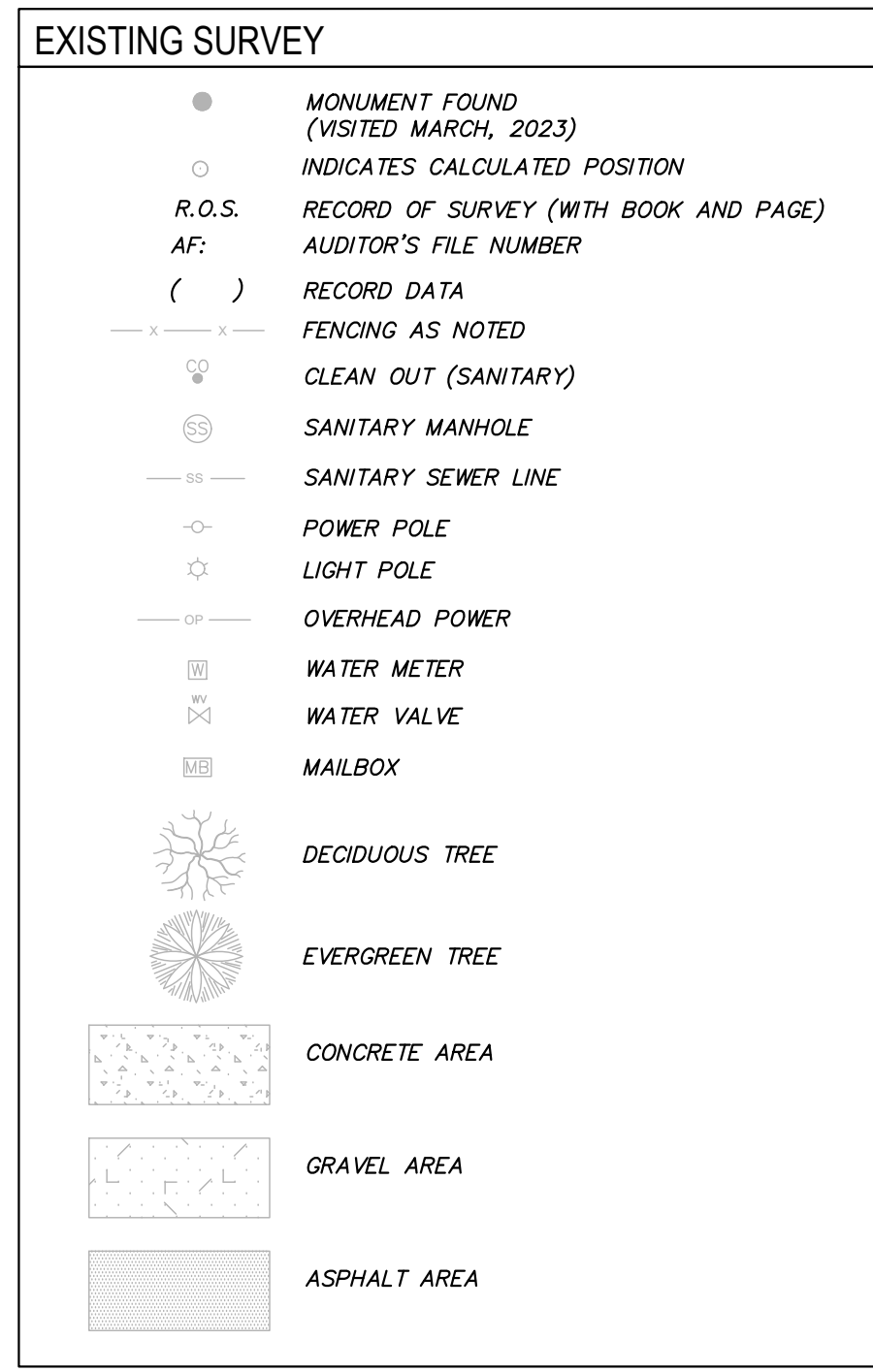
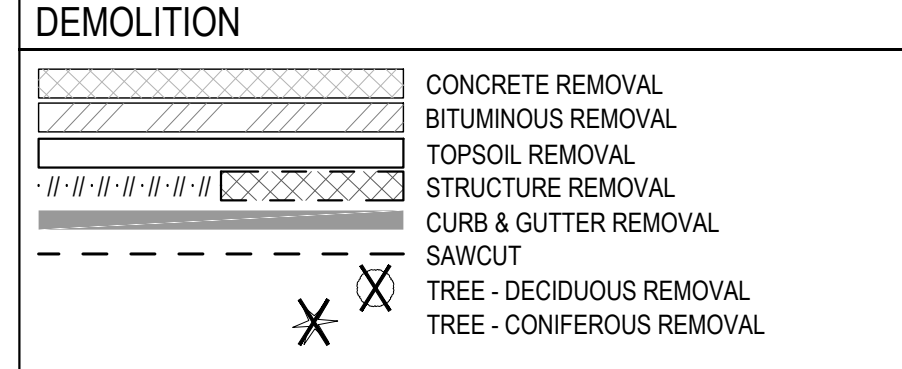
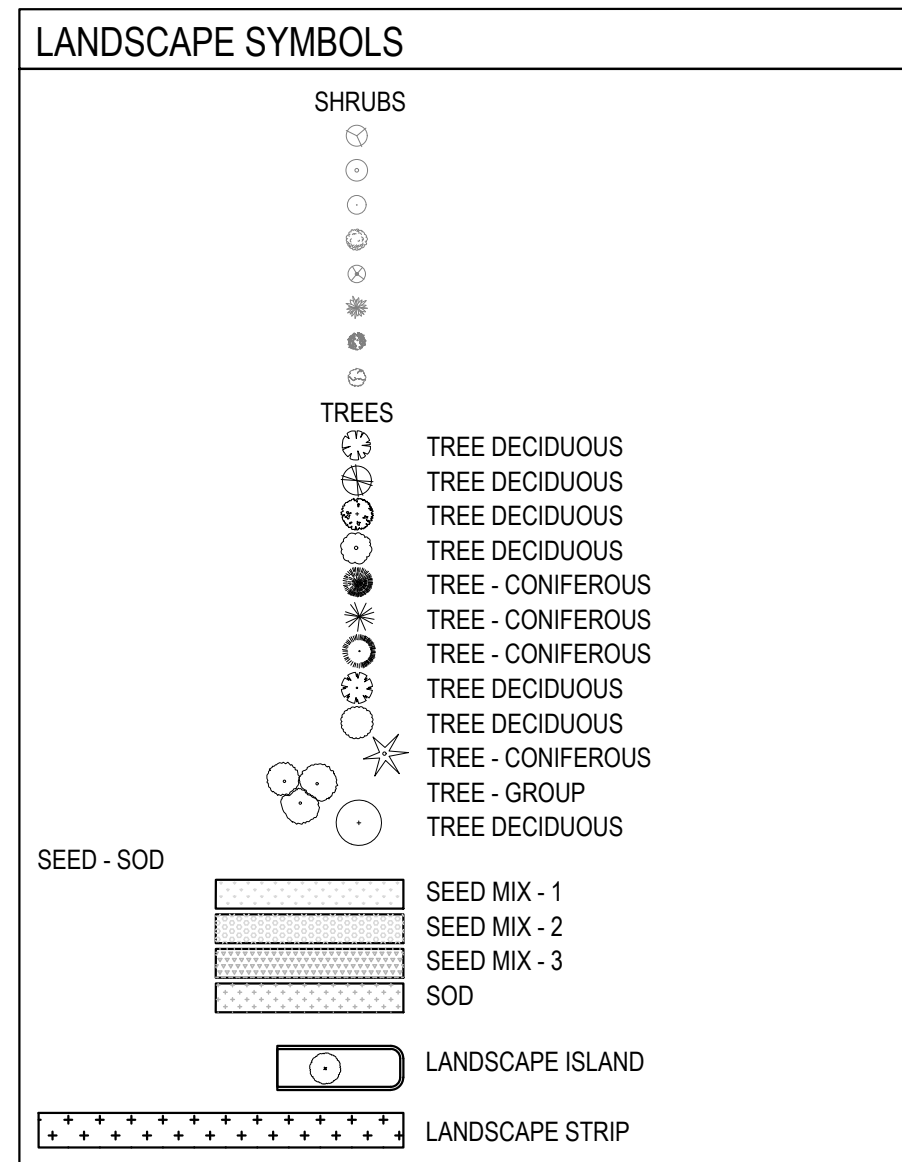
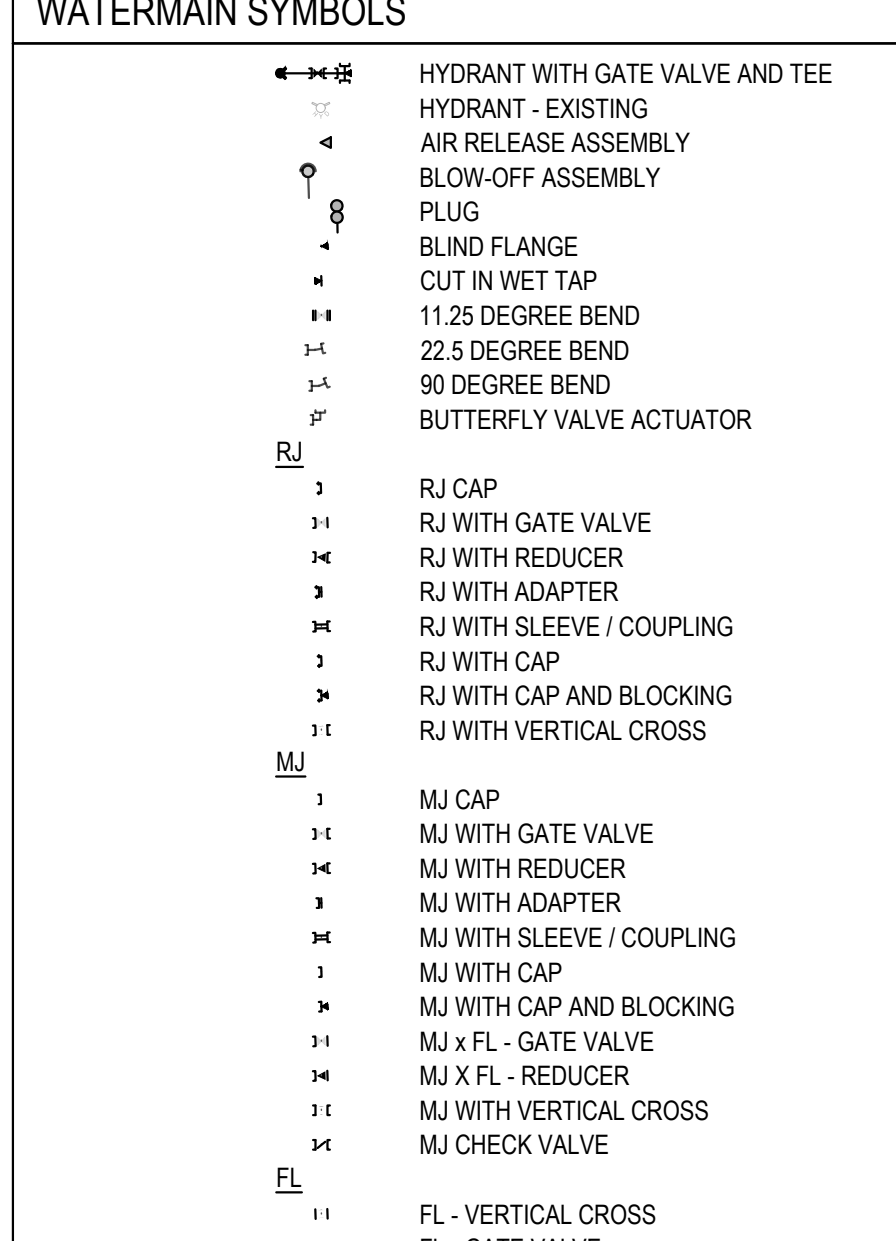
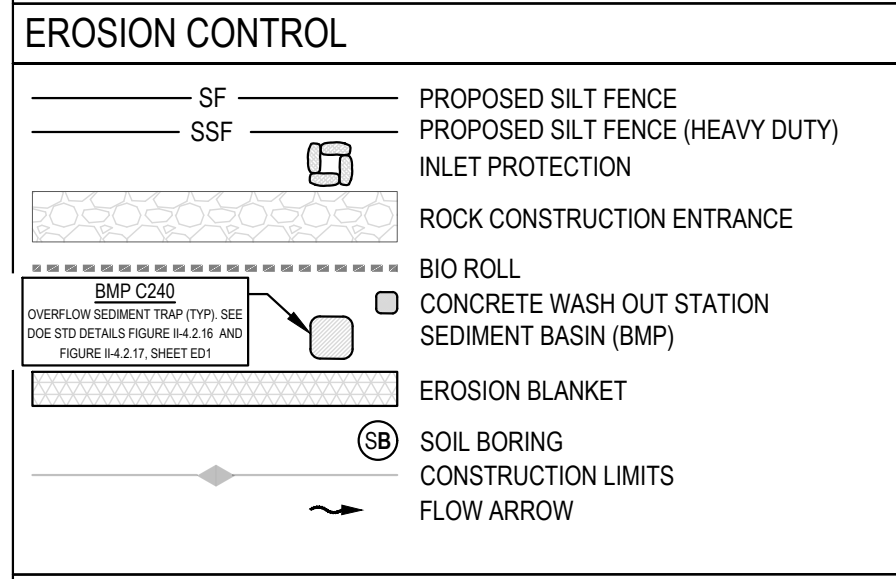
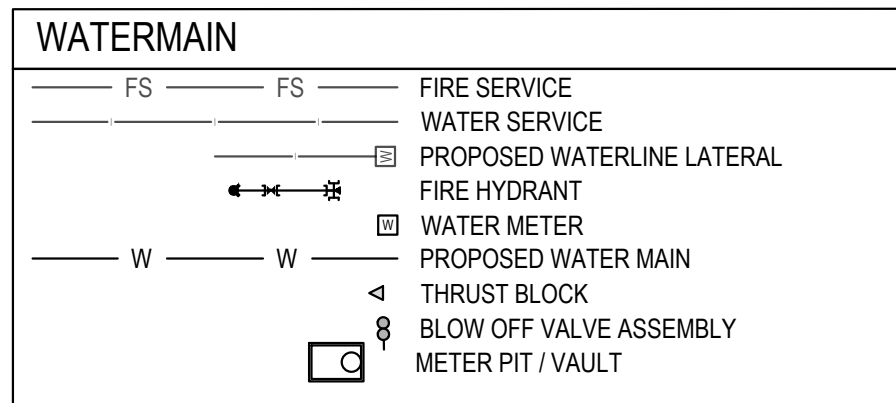
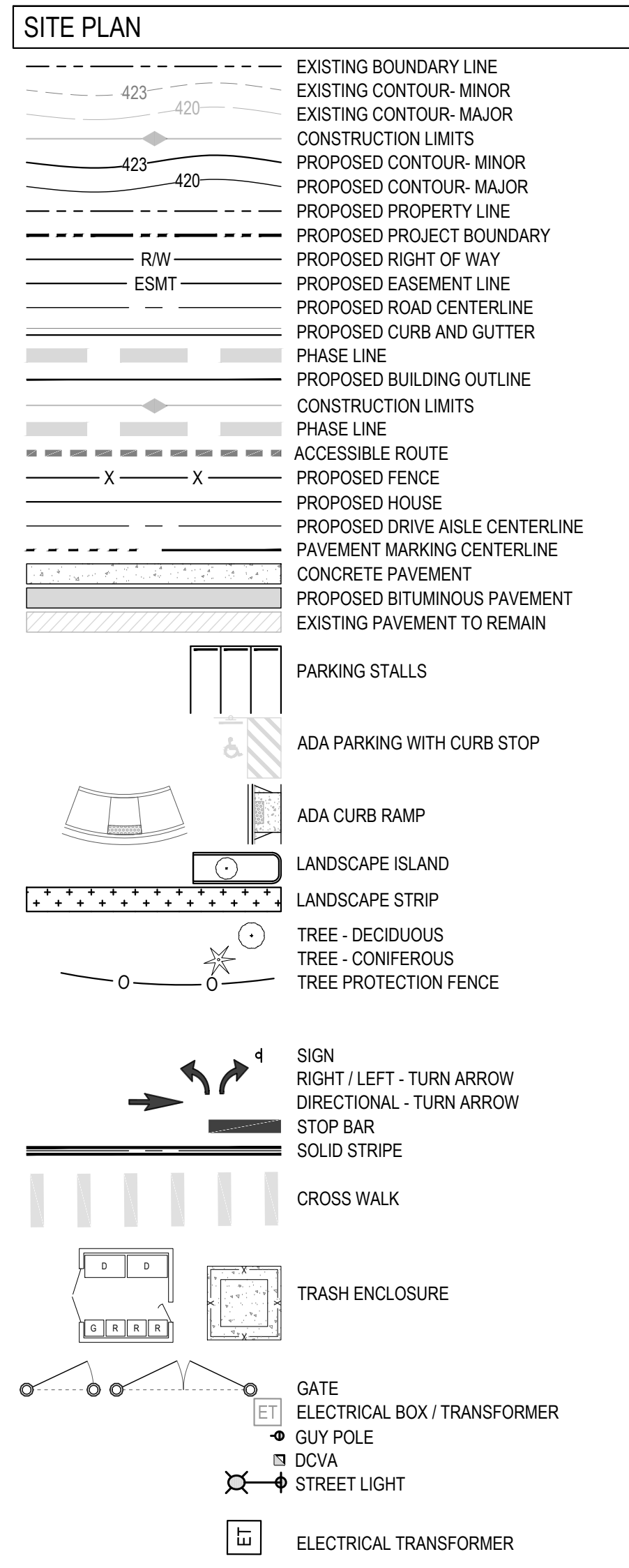


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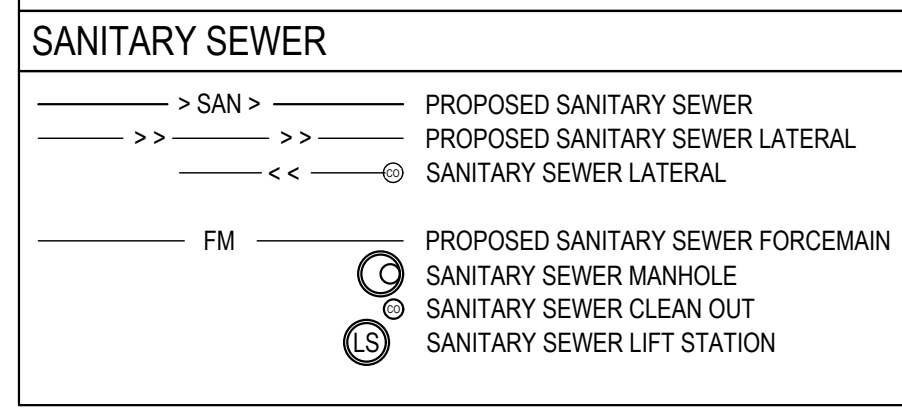
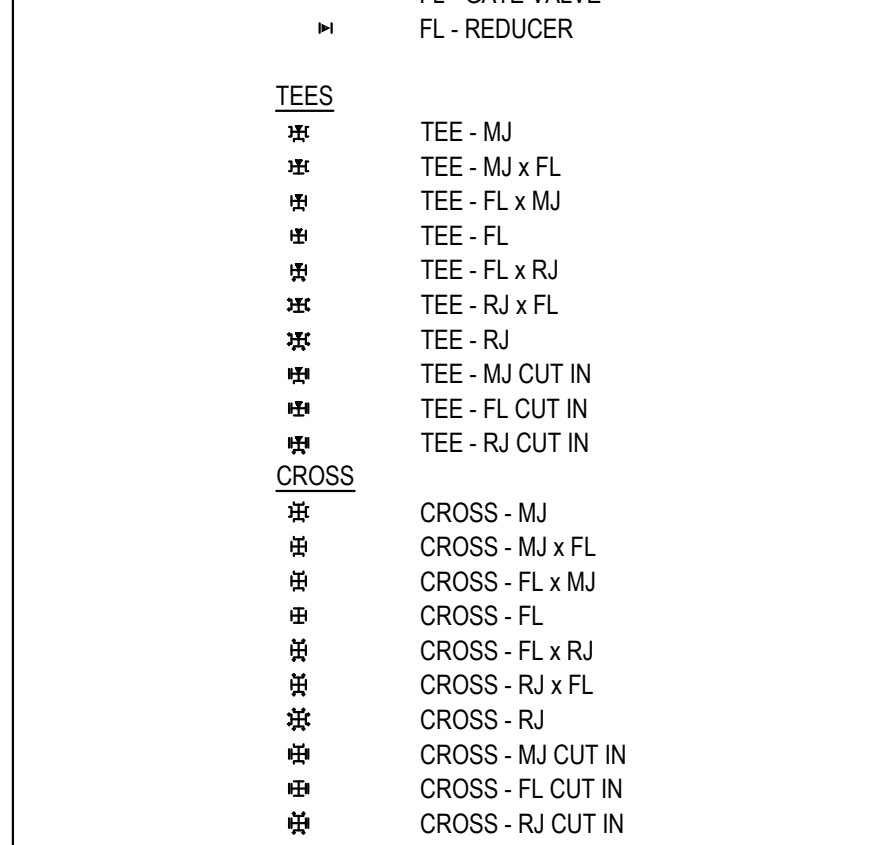
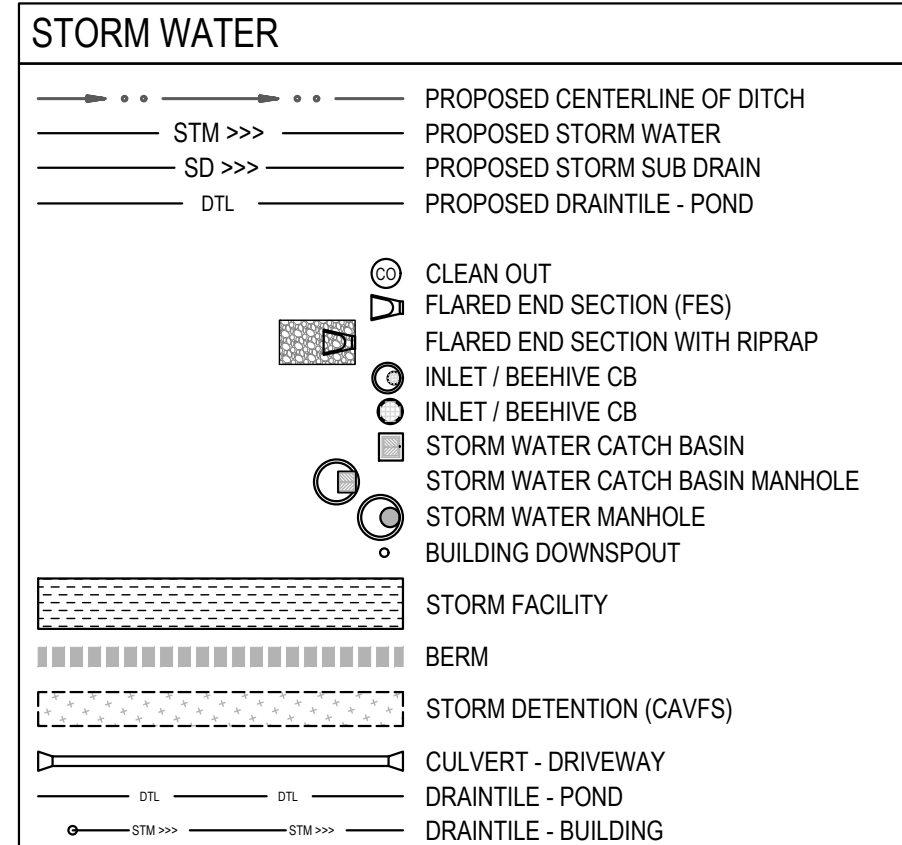
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ISSUED FOR SITE PLAN REVIEW



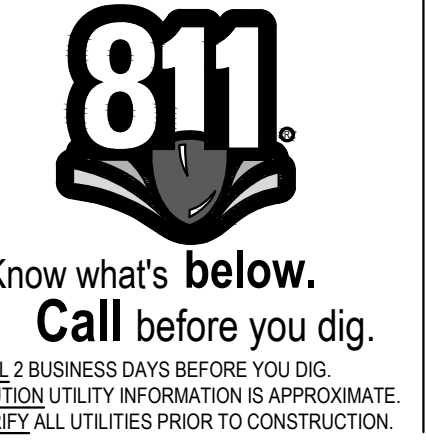
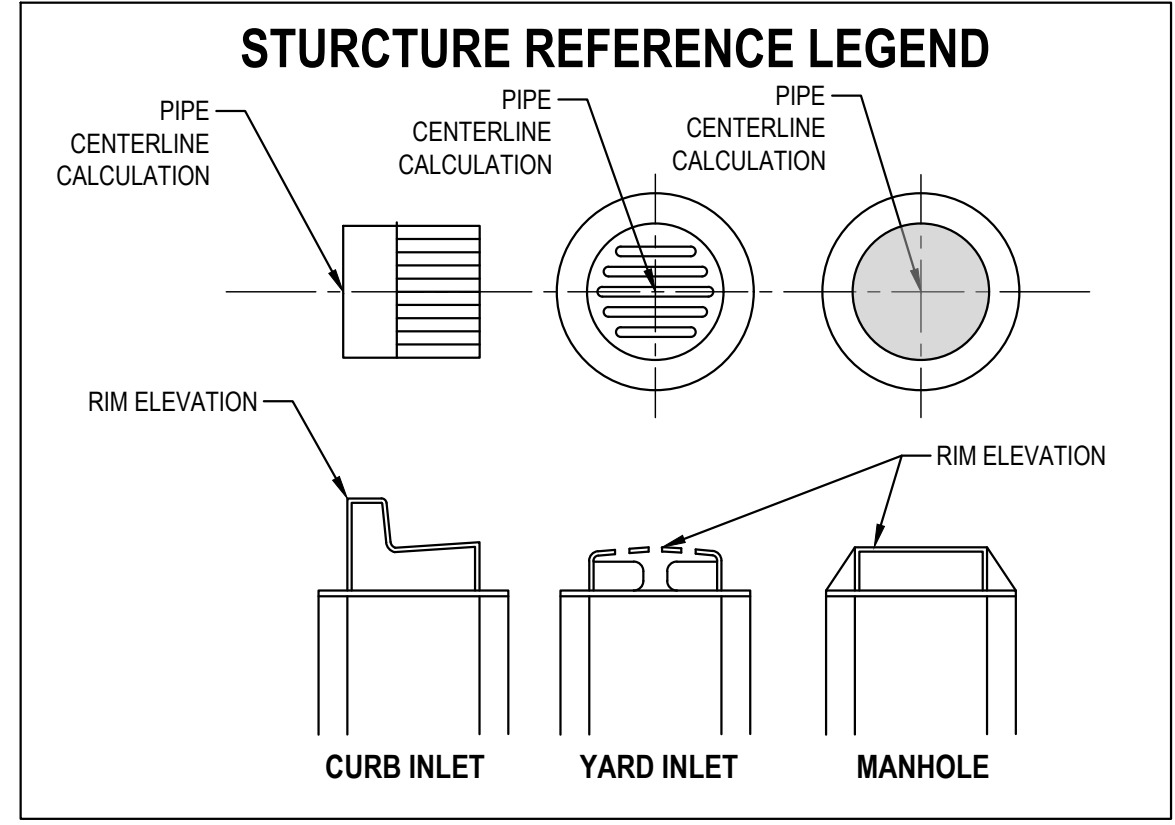
- ### GENERAL ABBREVIATIONS
- (E) EXISTING
 - C CONCRETE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CNS COMPACTED NATIVE SOIL
 - CO CLEAN OUT
 - CR CURB RETURN
 - D DIRT / DRAINAGE
 - FG FINISHED GRADE
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FM FORCE MAIN
 - G NATURAL GAS (LOW PRESSURE)
 - GB GRADE BREAK
 - 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

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748 HOMESTEAD
748 WASHINGTON STREET, WOODLAND, WA 98674

SITE PLAN REVIEW
Project No: 21035.1
Issue Date: 10/4/2023

LEGENDS

G003

Project Manager: DCK
Drawn by: CKJ/LJK
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 GERMINSON)
 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 MARTILLA)

DEED REFERENCES

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

GENERAL NOTES

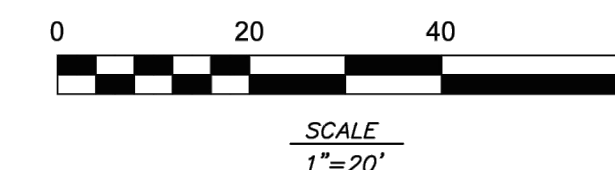
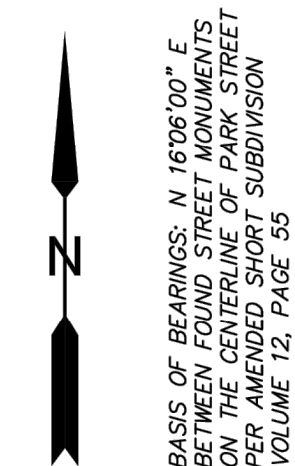
- DATE OF SURVEY: MARCH 11-17, 2023
- CONTOUR INTERVAL SHOWN IS 1.0'
- BOUNDARY INFORMATION FROM MRS. IDA E. PARENTS ACRE TRACTS AND SHORT SUBDIVISION VOL. 2, PAGE 153.
- SOME OR ALL OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD TIES TO SURFACE UTILITIES. NORTHERN LAND SURVEYING LLC MAKES NO WARRANTIES TO ANY UNDERGROUND UTILITIES WHETHER SHOWN HEREON OR NOT.
- 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.
- VERTICAL DATUM: NAVD 88, PER WSDOT BENCHMARK NO. 4081. FOUND STAINLESS STEEL ROD IN LANDSCAPE ON THE SOUTH SIDE OF THE SOUTH ENTRANCE TO ROWEWAY INN. PUBLISHED ELEVATION= 30.066 FEET.

SURVEY REPORT

748 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). FOR THE SIDE LOT LINE CALCULATIONS, I USED RECORD PLAT DISTANCES AND HOLDING THE FOUND CURB SCREW AT THE NORTHWEST CORNER OF LOT 17 PER THE 1978 HAGEDORN SURVEY (VOL. 3, PG. 65). IN THE VICINITY OF 748 WASHINGTON STREET THERE WERE QUITE A FEW FENCE LINES/ USE LINES THAT MATCHED THIS RETRACEMENT METHOD, HOWEVER TO THE WEST IT APPEARS THAT THERE IS ROUGHLY A 6 FOOT DISCREPANCY. ALSO, THE FENCES ARE SKEWED QUITE A BIT FROM RECORD PLAT ANGLES. 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 AGREEMENTS WOULD BE MADE AND RECORDED TO HOLD A LINE THAT CLOSELY MATCHES THE EXISTING FENCE LINES.

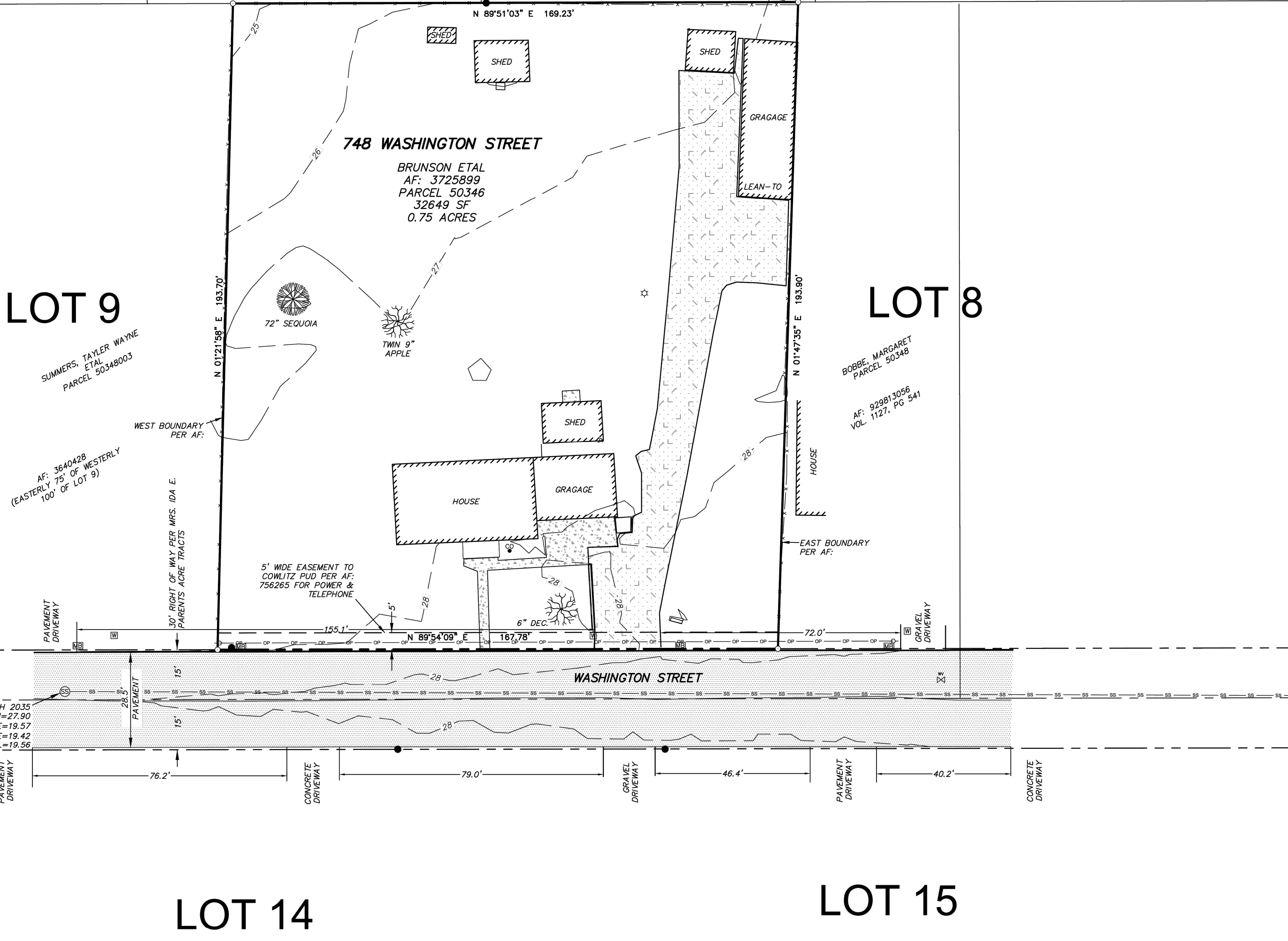
EXISTING CONDITIONS SURVEY for ELWOOD HOLDINGS, LLC

A PORTION OF LOTS 8 & 9 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- FENCING AS NOTED
- ☼ CLEAN OUT (SANITARY)
- ⊗ SANITARY MANHOLE
- SS— SANITARY SEWER LINE
- P— POWER POLE
- ☆ LIGHT POLE
- OP— OVERHEAD POWER
- ⊠ WATER METER
- ⊞ WATER VALVE
- ⊞ MAILBOX
- 🌳 DECIDUOUS TREE
- 🌲 EVERGREEN TREE
- ▨ CONCRETE AREA
- ▩ GRAVEL AREA
- ▬ ASPHALT AREA



LOT 14

LOT 15

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.



07/28/2023

C000

EXISTING CONDITIONS

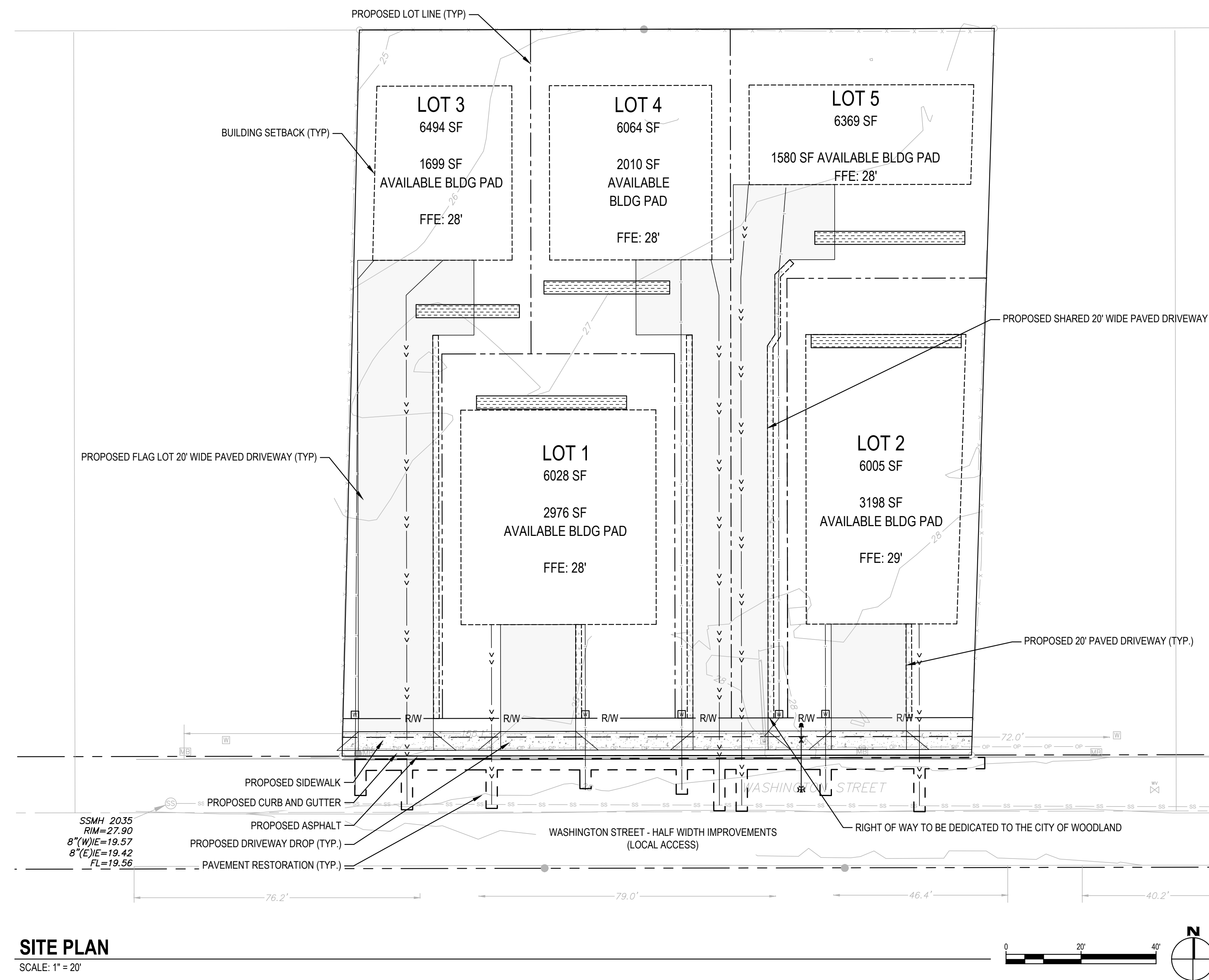
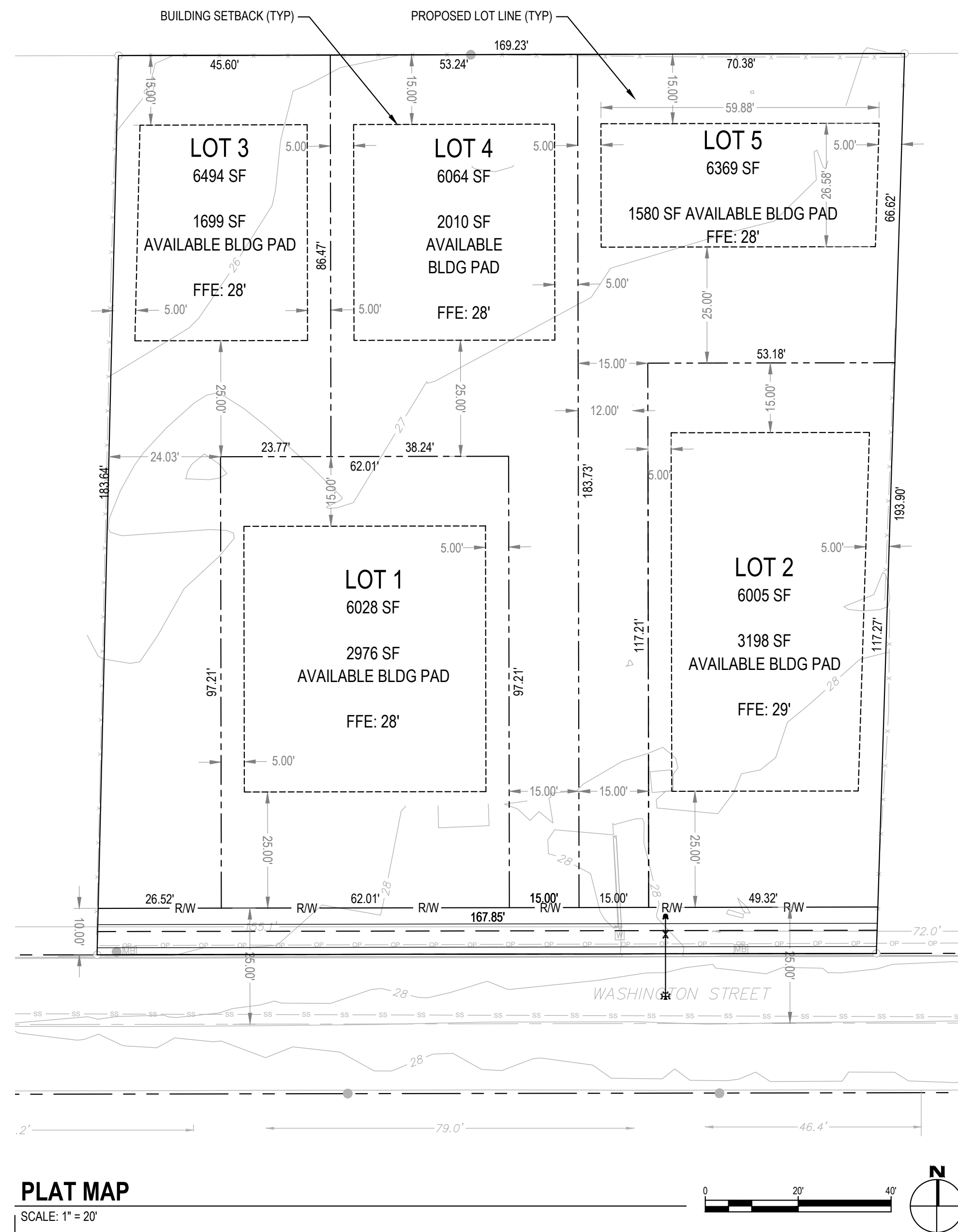
NORTHERN LAND SURVEYING LLC P.O. Box 2017 Battle Ground, WA 98604 360.553.5992	EXISTING CONDITIONS SURVEY for ELWOOD HOLDINGS, LLC		
	Drawn By: DWJ Checked By: EJM	Date: 07/28/2023 Scale: 1"=20'	Job No. 2591 Sheet: 1 OF 1

ISSUED FOR SITE PLAN REVIEW

PLOT DATE: 10/20/2023 10:25 AM - FILE: C:\Users\jmartilla\OneDrive - Windsor Engineers\05 - Projects\2023\10210353_1746-Homestead\02_Drawings\01_Working\01_Xref\0210353_1_Pkg_BPR.dwg

NOTES:

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



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748 HOMESTEAD
 748 WASHINGTON STREET, WOODLAND, WA 98674

SITE PLAN REVIEW

Project No: 21035.1

Issue Date: 10/4/2023

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

SITE PLAN

C105

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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 ####
SANITARY SEWER DETAILS - SHEET ####
WATER DETAILS - SHEET ####
4. SEE SHEET #### AND ####, 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

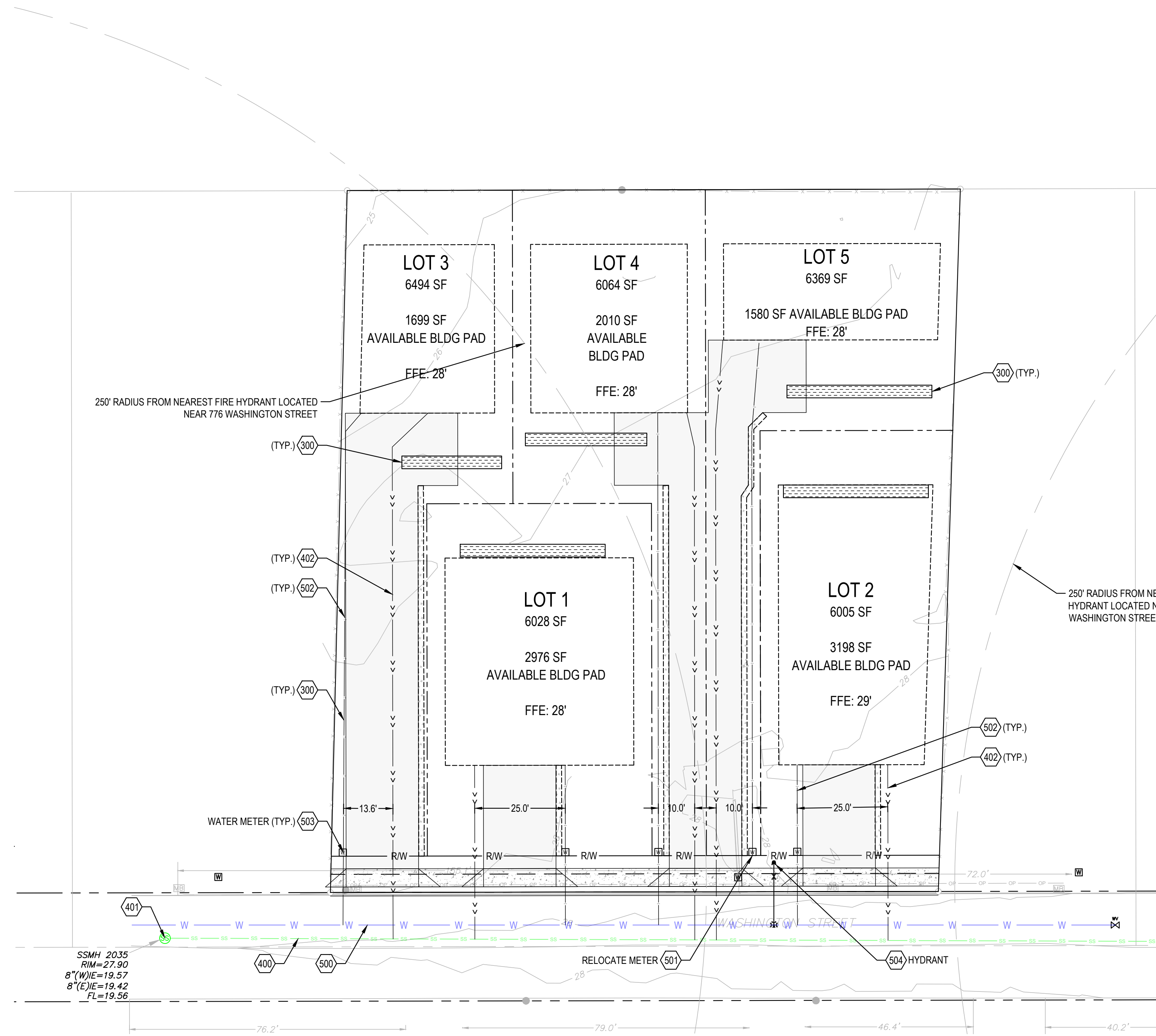
300 STORM WATER FACILITY - SEE SHEET C390

SANITARY 400

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

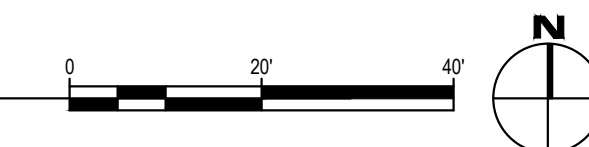
WATER 500

500 WATERMAIN PIPE (EXISTING MAIN LINE - EXACT LOCATION UNKNOWN) - 6"
501 WATER METER (EXISTING) - RELOCATE TO SERVICE LOT 5
502 WATER SERVICE (PROPOSED) - 1" WITH 3' MINIMUM DEPTH.
503 WATER METER (PROPOSED)
504 FIRE HYDRANT (PROPOSED)



COMPOSITE UTILITY PLAN

SCALE: 1" = 20'



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748 HOMESTEAD

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SITE PLAN REVIEW

Project No: 21035.1

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COMPOSITE UTILITY PLAN

Project Manager: DCK
Drawn by: CKJ/LJK
Checked by: JTW

C106

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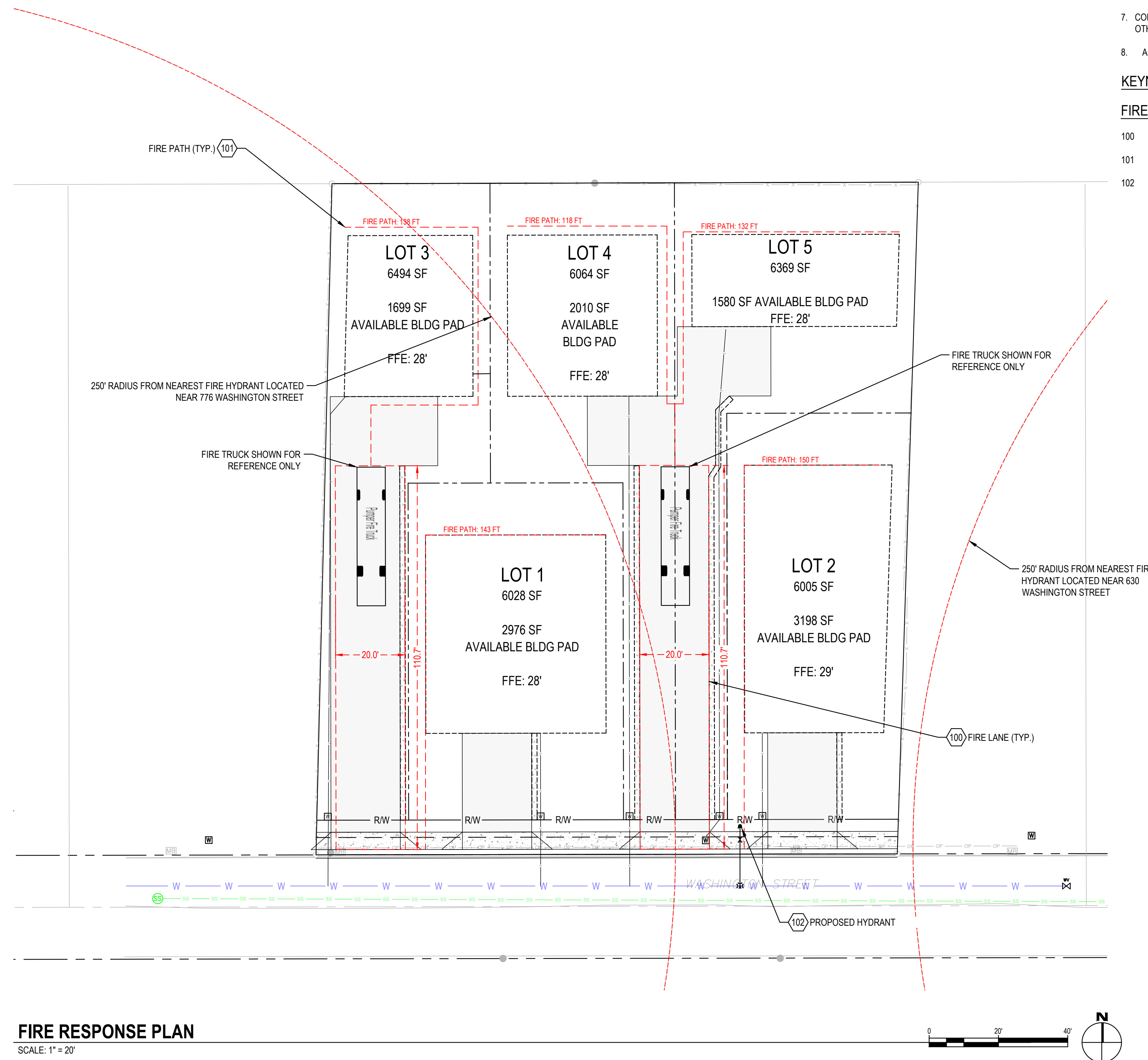
GENERAL UTILITY SHEET NOTES:

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3. STORMWATER DETAILS - SHEET ####
SANITARY SEWER DETAILS - SHEET ####
WATER DETAILS - SHEET ####
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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:

FIRE 100

- 100 20' FIRE LANE
- 101 FIRE PATH - 150' OR SHORTER
- 102 PROPOSED HYDRANT



FIRE RESPONSE PLAN
SCALE: 1" = 20'

PLOT DATE: 10/4/2023 4:09 PM - FILE: C:\Users\DanK\OneDrive - Windsor Engineers\02_Drawings\01_Working\04_Final\Sheets\21035_1_PFL_FIRE.dwg



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SITE PLAN REVIEW

Project No: 21035.1
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Drawn by: CKJ/LJK
Checked by: TWT

FIRE RESPONSE PLAN

C107

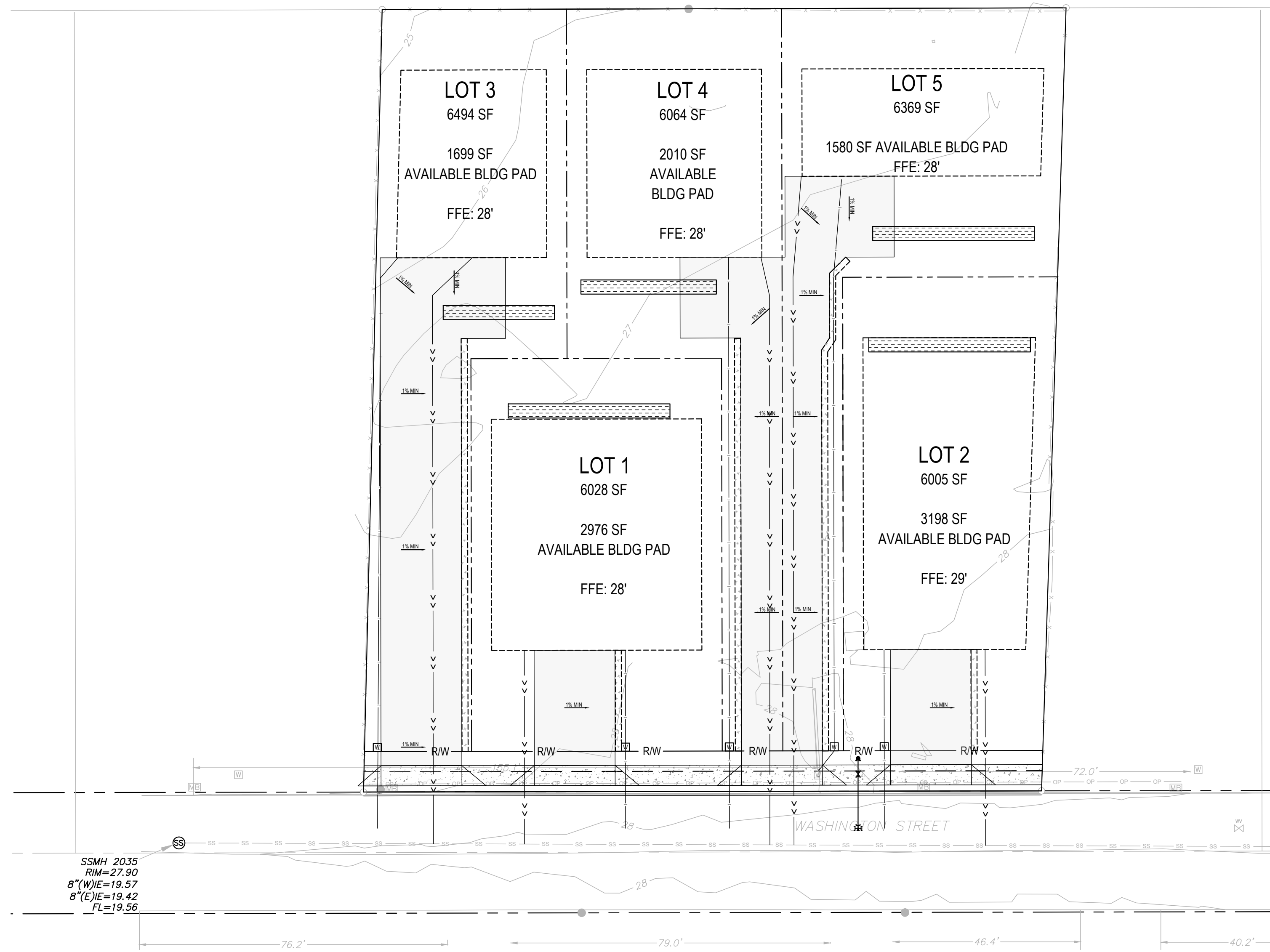
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GENERAL SHEET NOTES:

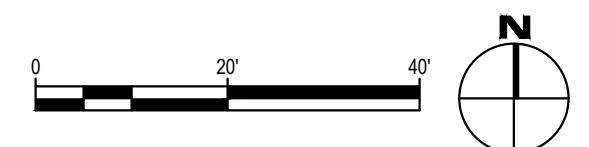
- A. CITY OF WOODLAND CODE - WMC
- B. "WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON" LATEST EDITION. AVAILABLE ON THE WASHINGTON DOE WEBSITE.
- C. ALL SOILS SHALL BE AMENDED TO MEET THE STANDARD SET BY BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH
- 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 TO 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. 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.
- 4. 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.
- 5. SITE SLOPES ARE 2% OR LESS
- 6. IMPORTED FILL AND COMPACTION SOILS PER GEOTECH REPORT
- 7. 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.
- 8. 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.
- 9. 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).
- 10. 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'



SSMH 2035
RIM=27.90
8"(W)E=19.57
8"(E)E=19.42
FL=19.56



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Drawn by: CKJ/LJK
Checked by: TWT

GRADING PLAN

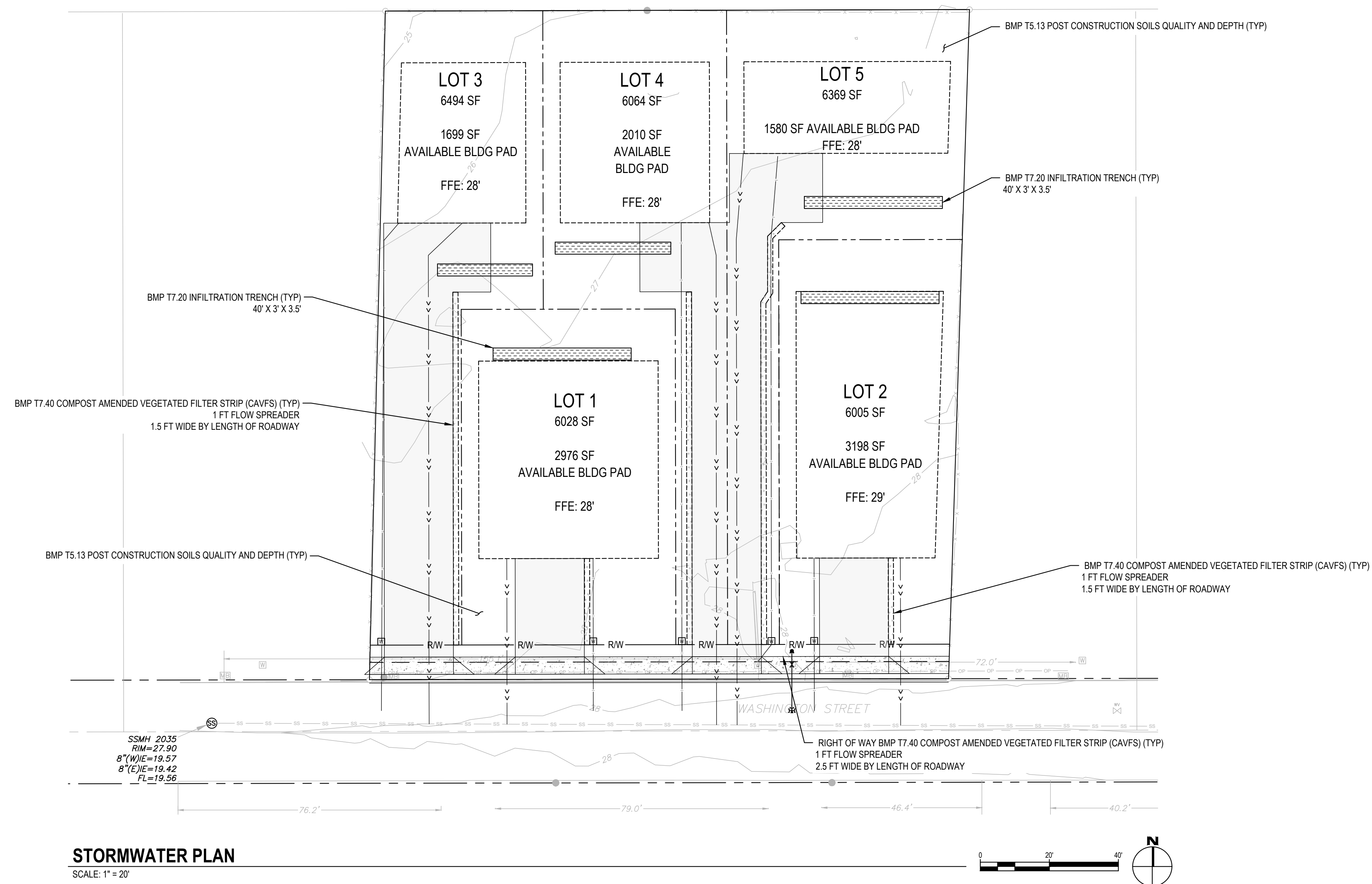
C130

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STORMWATER KEYNOTES:

- A. STORMWATER FACILITIES THAT ARE PRIVATELY OWNED 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%)



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Checked by: TWT

STORMWATER PLAN

C390

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GENERAL EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. 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 ENGINEER, SPECIALIST PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CALL FOR AN ON-SITE INSPECTOR WHEN EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND PRIOR TO COMMENCEMENT OF WORK.
2. 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 CONTROL MANUAL FOR NEUTRAL WATERSHEDS. THE CITY OF WOODLAND ENGINEER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES DURING AND AFTER INSTALLATION OF ALL UTILITY WORK ASSOCIATED WITH UTILITY TRENCHES.
3. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES DURING AND AFTER INSTALLATION OF ALL UTILITY WORK ASSOCIATED WITH UTILITY TRENCHES.
4. PRIOR TO ANY SITE EXCAVATION, ALL STORM DRAINAGE INLETS SHALL BE PROTECTED DOWN SLOPE FROM ANY DISTURBED OR CONSTRUCTION AREAS PER THE STANDARD DETAILS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREAS. CLEAN THE FILTER FABRIC AS NECESSARY TO MAINTAIN DRAINAGE. REMOVE FILTER AND CLEAN CATCH BASINS FOLLOWING COMPLETION OF SITEWORK.
5. THE CONTRACTOR SHALL NOT ALLOW SEDIMENT OR DEBRIS TO ENTER NEW OR EXISTING PIPES, CATCH BASINS OR WETLANDS DURING CONSTRUCTION.
6. NEWLY CONSTRUCTED OR MODIFIED INLETS AND CATCH BASINS ARE TO BE PROTECTED IMMEDIATELY UPON INSTALLATION.
7. TEMPORARY SEEDING AND MULCHING OF FULL SLOPES AND DIVERSION DICES SHALL BE COMPLETED WITHIN ONE WEEK AFTER ROAD GRADING.
8. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs). DURING THE PERIOD FROM OCTOBER 1 TO APRIL 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN TWO (2) DAYS. FROM MAY 1 TO SEPTEMBER 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS.
9. MATERIAL STOCKPILES ARE TO BE PROTECTED BY THE FOLLOWING MEANS:
TEMPORARY: COVER PILES WITH TAPPS OR PLASTIC OR PAVED WITH CONCRETE BLOCKS, LIMBER OR TREES.
PERMANENT: COVER PILES WITH TAPPS OR PLASTIC OR PAVED. PROMINENT AREAS AROUND PILES ARE TO BE SURROUNDED WITH EROSION CONTROL. FILTER FABRIC FENCES UNTIL SOIL SURFACE IS STABILIZED WITH VEGETATION.
10. THE CONTRACTOR SHALL MAINTAIN ON SITE A WRITTEN ONLY LOG OF EROSION CONTROL, BMP MAINTENANCE.
11. IF THE CITY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR IMPROPER EROSION PREVENTION BMPs, CITATIONS AND/OR A STOP WORK ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY OF WOODLAND. IF THE BMP APPLIED TO A SITE ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, OR PUBLIC RIGHTS-OF-WAY, THEN THE PUBLIC WORKS DIRECTOR SHALL REQUIRE ADDITIONAL BMPs.
12. PROTECTION OF ADJACENT PROPERTIES, ROADS AND STREETS
PROVIDE A 12-INCH DEEP PAD OF CRUSHED ROCK FOR A DISTANCE OF 150 FEET INTO THE SITE FOR ALL ACCESS POINTS UTILIZED BY CONSTRUCTION EQUIPMENT AND TRUCKS. MORE OF THE PAD SHALL BE A MINIMUM OF 20 FEET. ALL TRUCKS LEAVING THE SITE SHALL SPREAD GRASS SEED ACROSS THE PAD. ACCUMULATED SOIL SHALL BE PERIODICALLY REMOVED, OR ADDITIONAL ROCK SHALL BE PLACED UPON THE PAD SURFACE. ROCK SHALL BE CLEAN 4 INCH TO 8 INCH QUARRY SPALLS. ALL MATERIALS SPILLED, DROPPED, MIXED OR TRACKED FROM VEHICLES ONTO ROADS OR INTO STORM DRAINAGE MUST BE REMOVED IMMEDIATELY.
13. PREVENT SWEEPING AND SHOULDERING IS REQUIRED. WASHING THE PAVEMENT INTO THE STORM SYSTEM IS NOT PERMITTED.
14. IF SITES WITH SLOPE THIN 4% ARE OF EXPOSED SOIL, SOIL LENGTH MAY BE REDUCED TO 60 FEET. SINGLE FAMILY LOT ENTRANCES MAY HAVE THE PAVEMENT LENGTH REDUCED TO 30 FEET. IF CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS WITH THE SAME OWNER DURING CONSTRUCTION, ONE LOT ENTRANCE MAY BE USED FOR THE ADJACENT LOTS.
15. INSTALL SEDIMENT FENCE IN ACCORDANCE WITH THIS DETAIL SHEET PRIOR TO BUILDING CONSTRUCTION AND/OR EXCAVATION TO PREVENT SILT INTRUSION UPON ADJACENT LOTS. IF CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE LOTS HAVE THE SAME OWNER DURING CONSTRUCTION, THE SILT FENCE ALONG THE COMMON LOT LINE MAY BE ELIMINATED.
16. 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
17. MAINTAIN AND REMOVE ALL SEDIMENT CONTROLS AS SPECIFIED IN THE STANDARD DETAILS. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE CATCH BASINS, DITCHES, DRAINAGE UTILITY TRENCHES AND STORM PIPES PRIOR TO ACCEPTANCE BY THE CITY.
18. SEDIMENT CONTROL BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENT. PROHIBITED: THE INSPECTION FREQUENCY FOR STABILIZED, BAKING SITES SHALL BE ONCE 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.
19. 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.
20. DUST CONTROL
A. AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:
I. MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES.
II. SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET.
III. SPRAY EXPOSED SOIL AREAS WITH A DUST INHIBITOR. NOTE: USE OF PETROLEUM PRODUCTS OR POTENTIALLY HAZARDOUS MATERIALS ARE PROHIBITED.
TEMPORARY SEEDING
21. 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 PROTECT THE SOIL. MULCH SHALL BE APPLIED TO EXPOSED AREAS THAT FAIL TO ESTABLISH VEGETATION COVER AS NECESSARY TO PREVENT EROSION. MULCH SHALL BE APPLIED AS SOON AS SUCH AREAS ARE EXPOSED.
22. APPLY AN APPROVED TEMPORARY SEEDING MIXTURE TO THE PREPARED SEED BED AT A RATE OF 100 LBS/ACRE. NOTE: "HYDRASEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.

EROSION PREVENTION AND SEDIMENT CONTROL

APPROVED: [Signature] REVISIONS: [Table] DATE: [Date] DRAWN: [Date] DESIGNED: [Date] E-03

STABILIZED CONSTRUCTION ENTRANCE

EXISTING ROAD
R = 25' MIN
INSTALL DRIVEWAY CURBULET IF THERE IS A ROADSIDE DITCH PRESENT
4" x 8" QUARRY SPALLS
GEOTEXTILE
12" MIN THICKNESS
PROVIDE FULL WIDTH OF INGRESS/EGRESS AREA

DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING THE ROADWAY

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

AS REQUIRED PER DETAIL E-03

NOTES:

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

MAINTENANCE STANDARDS:

1. 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.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
3. 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.
4. 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.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETEIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

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SILT FENCE

JOINTS IN FILTER FABRIC SHALL BE SPICED AT POSTS. USE STAPLES, WIRE RINGS SHOWN IN POCKETS, OR EQUIVALENT TO ATTACH FABRIC TO POSTS
2" x 2" BY 14 GAUGE WIRE OR EQUIVALENT, IF STANDARD STRENGTH FABRIC IS USED
FILTER FABRIC
BURY FILTER FABRIC 6"
BACKFILL TRENCH WITH NATIVE SOIL OR 3/4" - 1.5" WASHED GRAVEL
2" MIN 3" MAX
4" x 4" MIN TRENCH
2" x 2" WOOD POSTS, STEEL FENCE POSTS, REBAR, OR EQUIVALENT
6" MAX
8" MIN 12" MAX

NOTES:

1. FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
2. POST SPACING MAY BE INCREASED TO 8' IF WIRE BACKING IS USED.

MAINTENANCE STANDARDS:

1. 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.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
3. 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.
4. 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.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETEIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

APPROVED: [Signature] REVISIONS: [Table] DATE: [Date] DRAWN: [Date] DESIGNED: [Date] E-20

WHEEL WASH

2" SCHEDULE 40
1-1/2" SCHEDULE 40 FOR SPRAYERS
2% SLOPE
5:1 SLOPE
1:1 SLOPE
5:1 SLOPE
2% SLOPE
15' 15' 20' 15' 50'
ELEVATION VIEW
SECTION A-A
WATER LEVEL
1:1 SLOPE

NOTES:

1. ASPHALT CONSTRUCTION ENTRANCE 6" ASPHALT TREATED BASE (ATB).
2. 3" TRASH PUMP WITH FLOATS ON THE SUCTION HOSE.
3. MIDPOINT SPRAY NOZZLES, IF NEEDED.
4. 6" SEWER PIPE WITH BUTTERFLY VALVES, BOTTOM ONE IS A DRAIN. LOCATE TOP PIPE'S INVERT 1' ABOVE BOTTOM OF WHEEL WASH.
5. 8' x 8' SUMP WITH 5' OF CATCH, BUILD SO CAN BE CLEANED WITH TRACKHOE.
6. 6" ASPHALT CURB ON THE LOW ROAD SIDE TO DIRECT WATER BACK TO POND.
7. 6" SLEEVE UNDER ROAD.
8. BALL VALVES.
9. 15' ATB APRON TO PROTECT GROUND FROM SPLASHING WATER.

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INLET PROTECTION (1 OF 2)

BIO-FILTER BAGS OR STRAW WHATTLES MAY BE USED SHORT TERM WITH UTILITY WORK AND WITH PHASING OF DEVELOPMENT
CATCH BASIN
AREA DRAIN
FLOW
6" BAG OVERLAP
DITCH INLET
DITCH BOTTOM
FLOW
5" MAX
GRATE
TRIM GEOTEXTILE
OVERFLOW BYPASS
SEDIMENT AND DEBRIS
GRATE
RETRIEVAL SYSTEM
OVERFLOW BYPASS
GEOTEXTILE

NOTES:

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

1. SIZE THE BELOW GRATE INLET DEVICE (BGID) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE REMOVAL SYSTEM MUST ALLOW REMOVAL OF THE BGID WITHOUT SPILLING THE COLLECTED MATERIAL.
3. THE BGID SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
4. THE CONTRACTOR SHALL INSPECT THE BAG AFTER EACH STORM EVENT AND AT REGULAR INTERVALS.
5. THE FILTER BAG SHALL BE CLEANED OR REPLACED WHEN THE BAG BECOMES HALF FULL.

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INLET PROTECTION (2 OF 2)

BACK OF CURB
CURB INLET
36" WIDE FILTER MAT
PLAN VIEW
FILTER FABRIC
CURB INLET

NOTES:

1. 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.
2. BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

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Concrete Washout Sign Detail (or equivalent)

Straw bale
Staples (2 per bale)
Wood or metal stakes (2 per bale)
10 mil plastic lining
Binding wire
Plywood
1200 mm x 610 mm painted white
Wood post (89 mm x 89 mm x 2.4 m)
Lag screws (12.5 mm)
CONCRETE WASHOUT SIGN
Black letters 150 mm height
915 mm
915 mm
Stake (typ)
3m Minimum
Varies
B
B
50 mm
200 mm
3.05 mm dia. steel wire
Straw bale (typ.)
10 mil plastic lining

Notes:

1. Actual layout determined in the field.
2. The concrete washout sign shall be installed within 10 m of the temporary concrete washout facility.

Type "Above Grade" with Straw Bales

NOT TO SCALE

Figure II-4.1.7b
Concrete Washout Area
Revised June 2015

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1			
2			
3			
4			
5			

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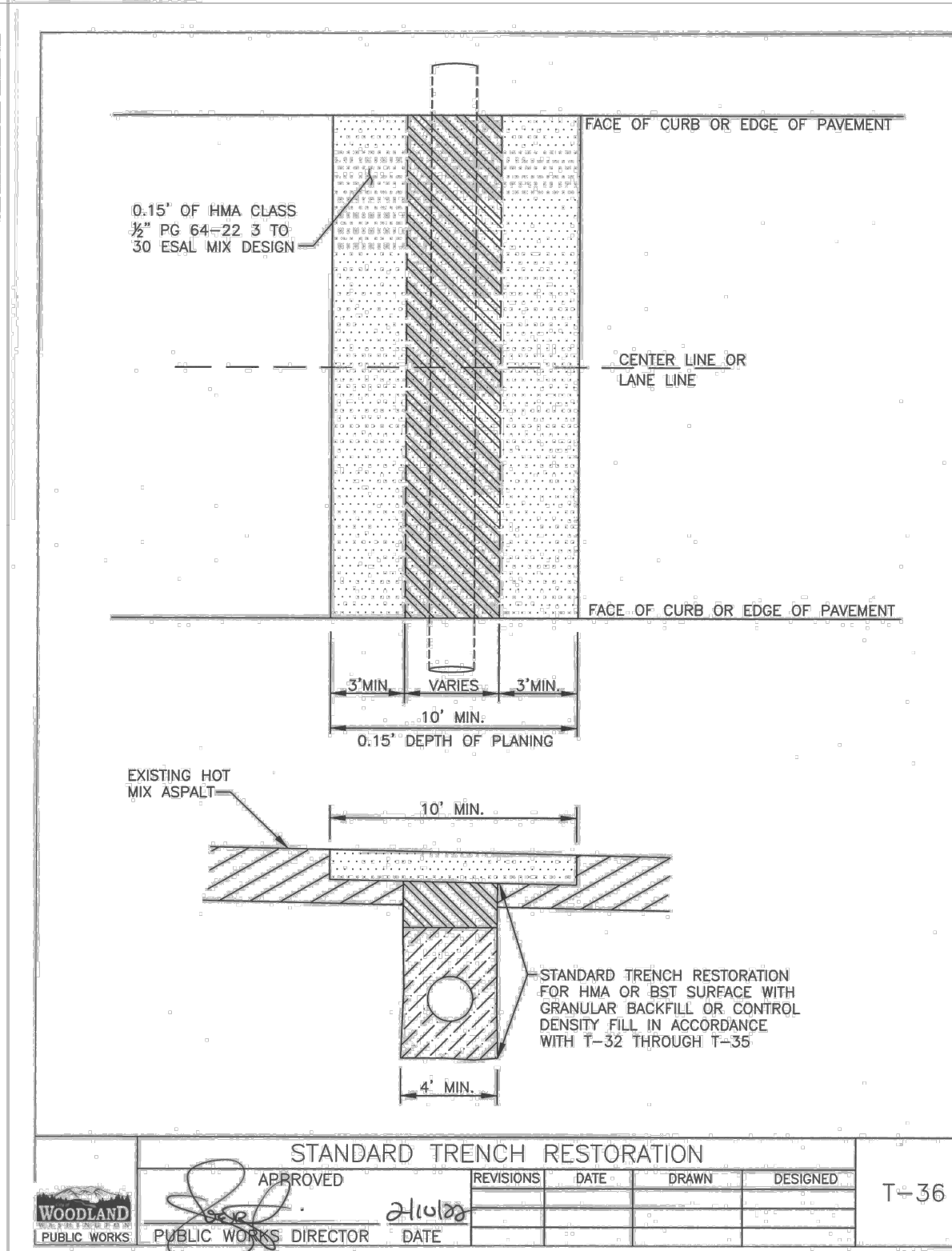
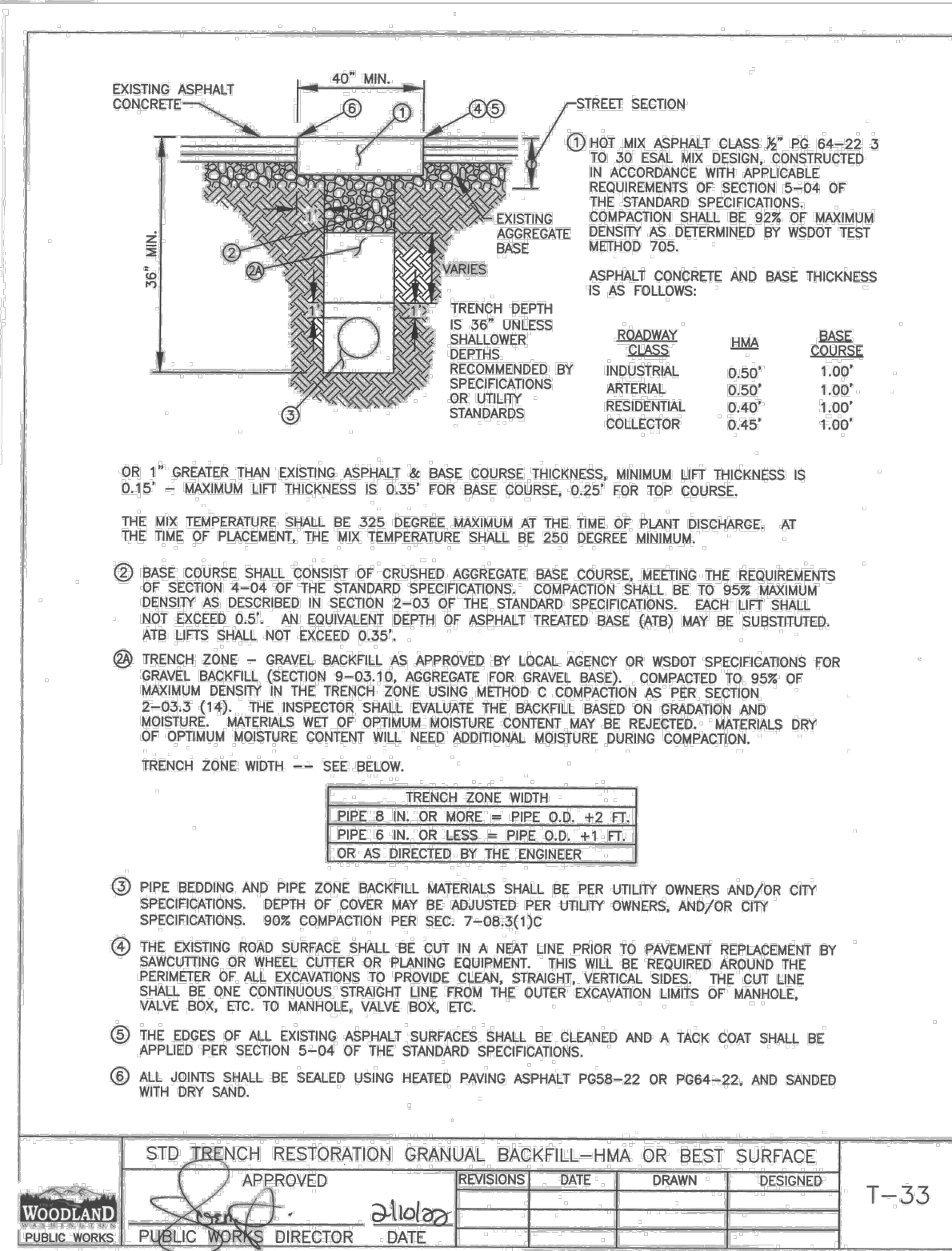
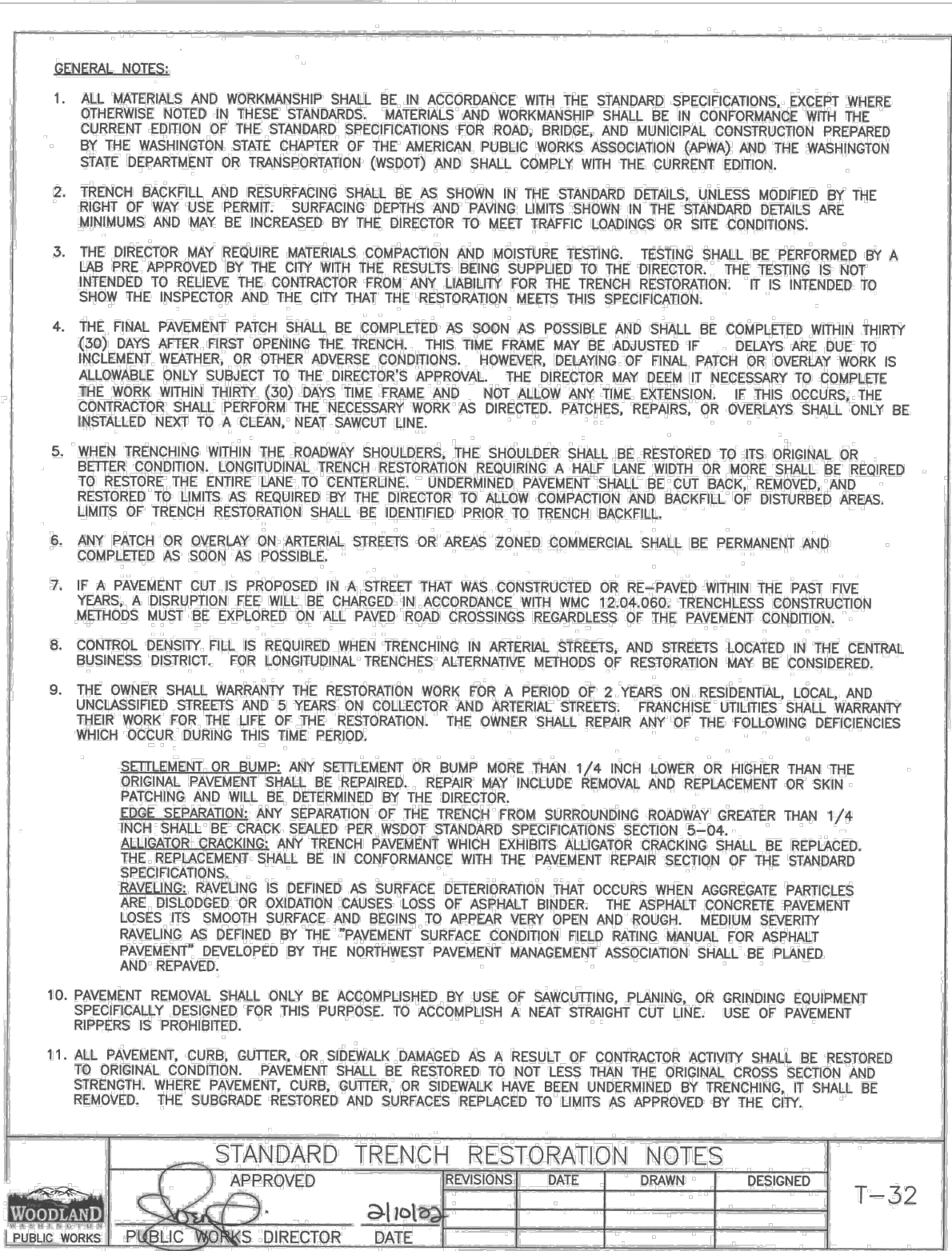
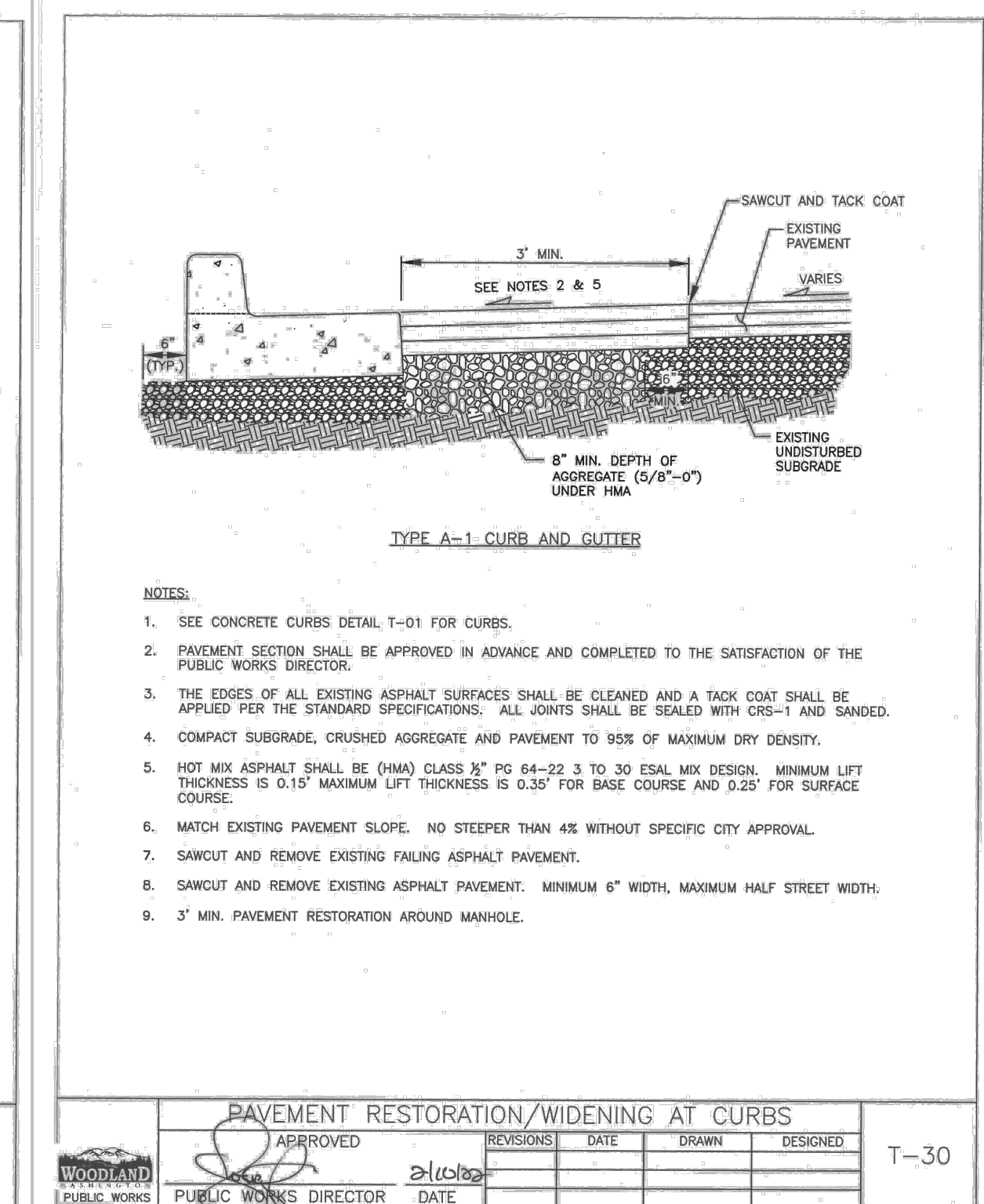
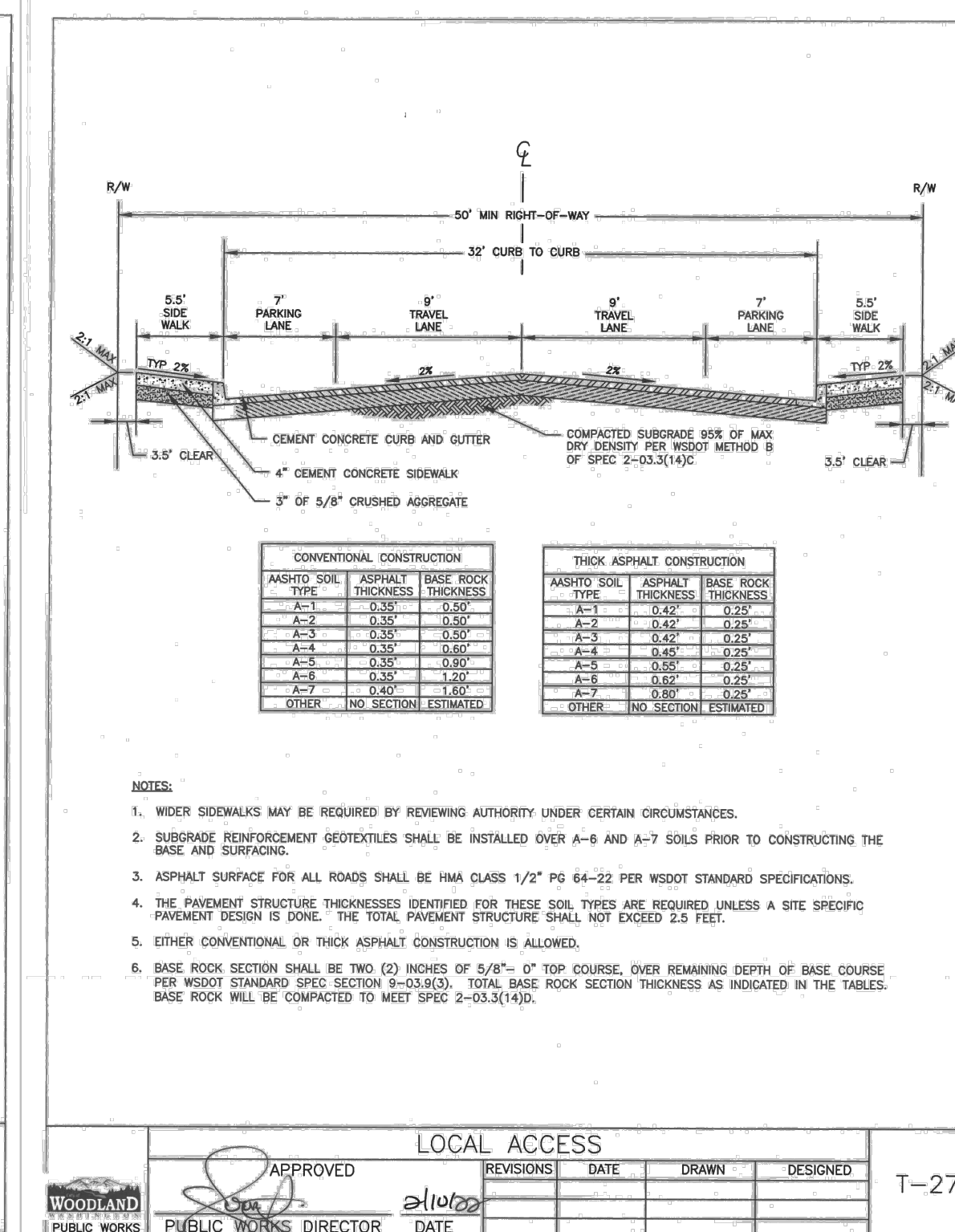
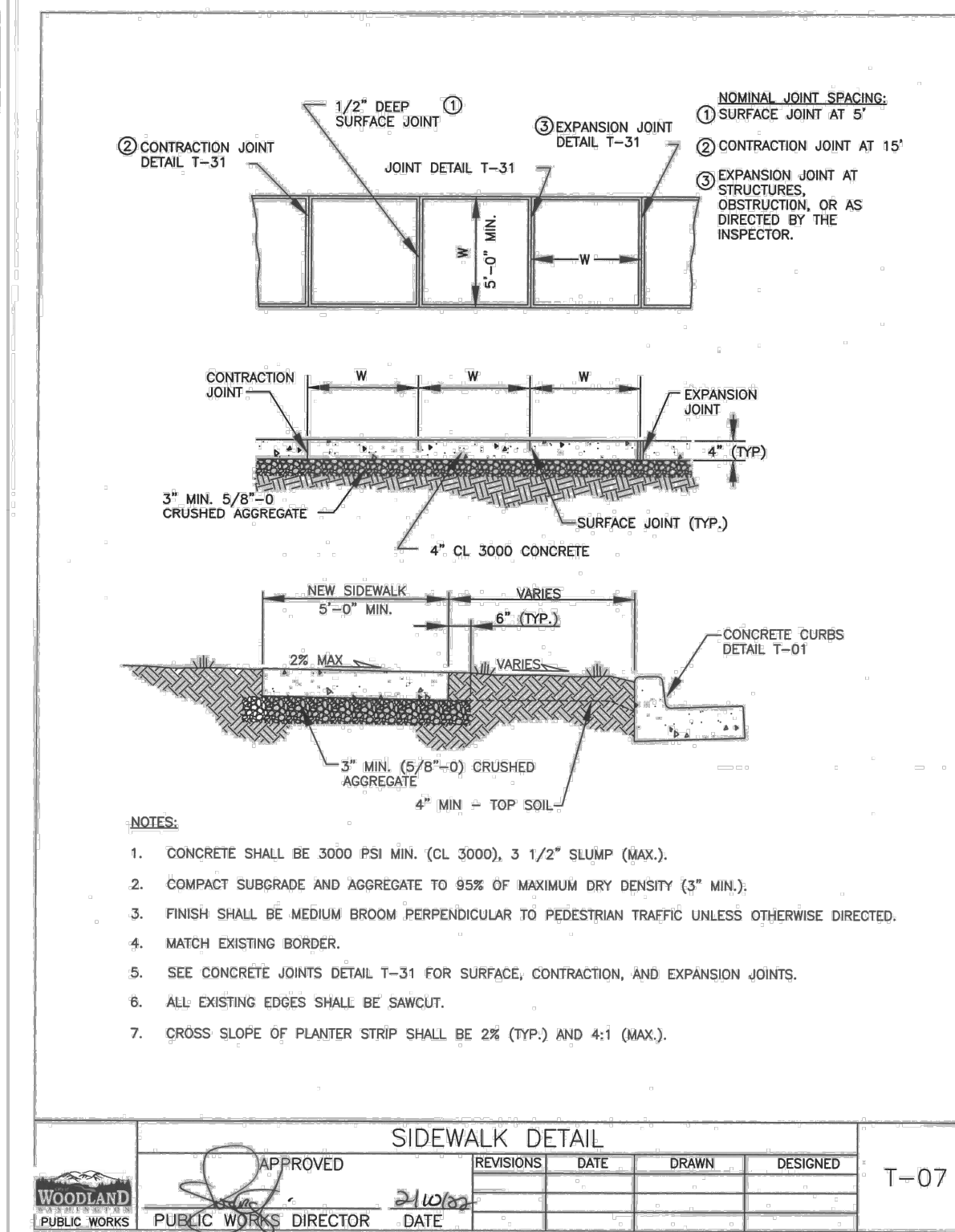
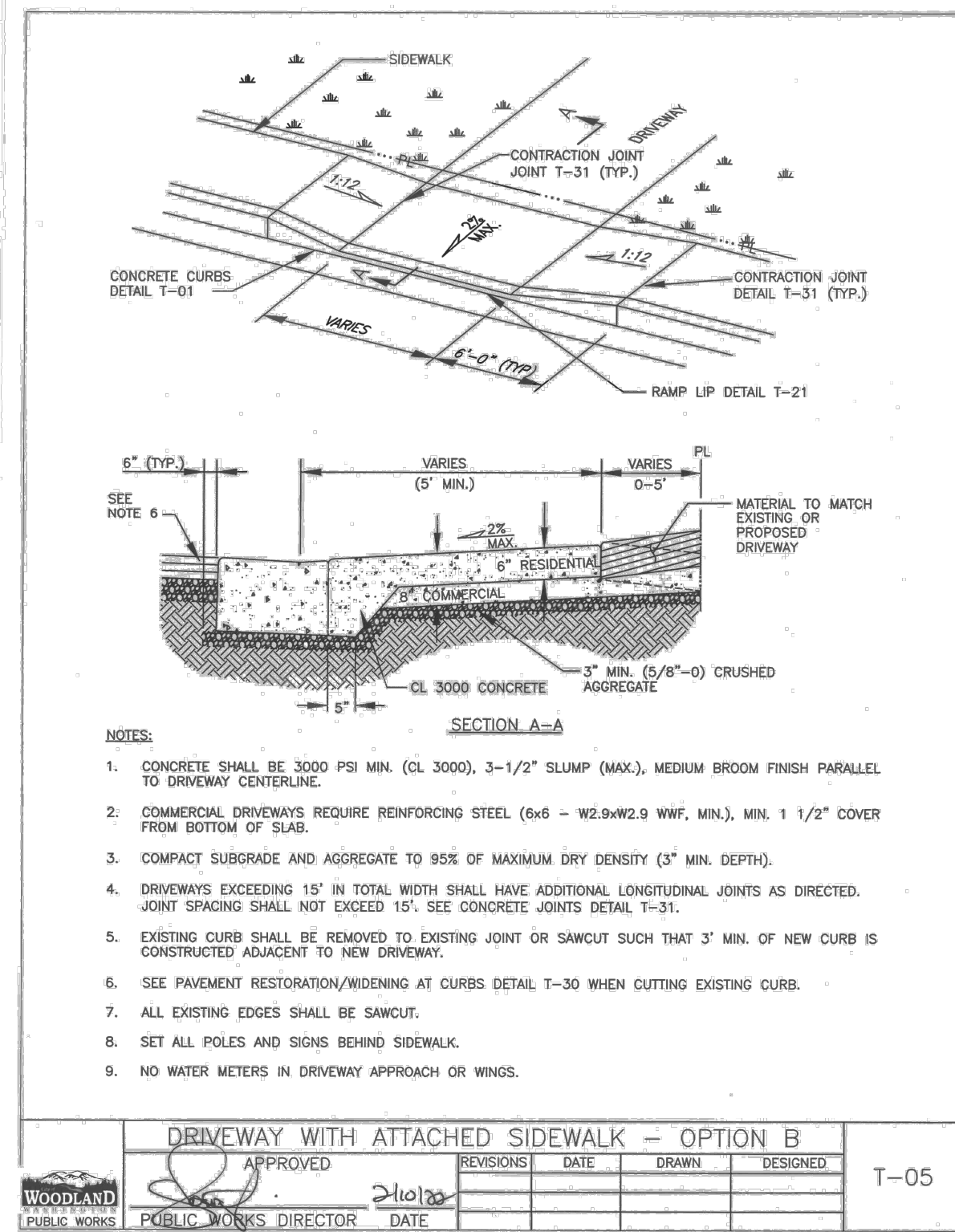
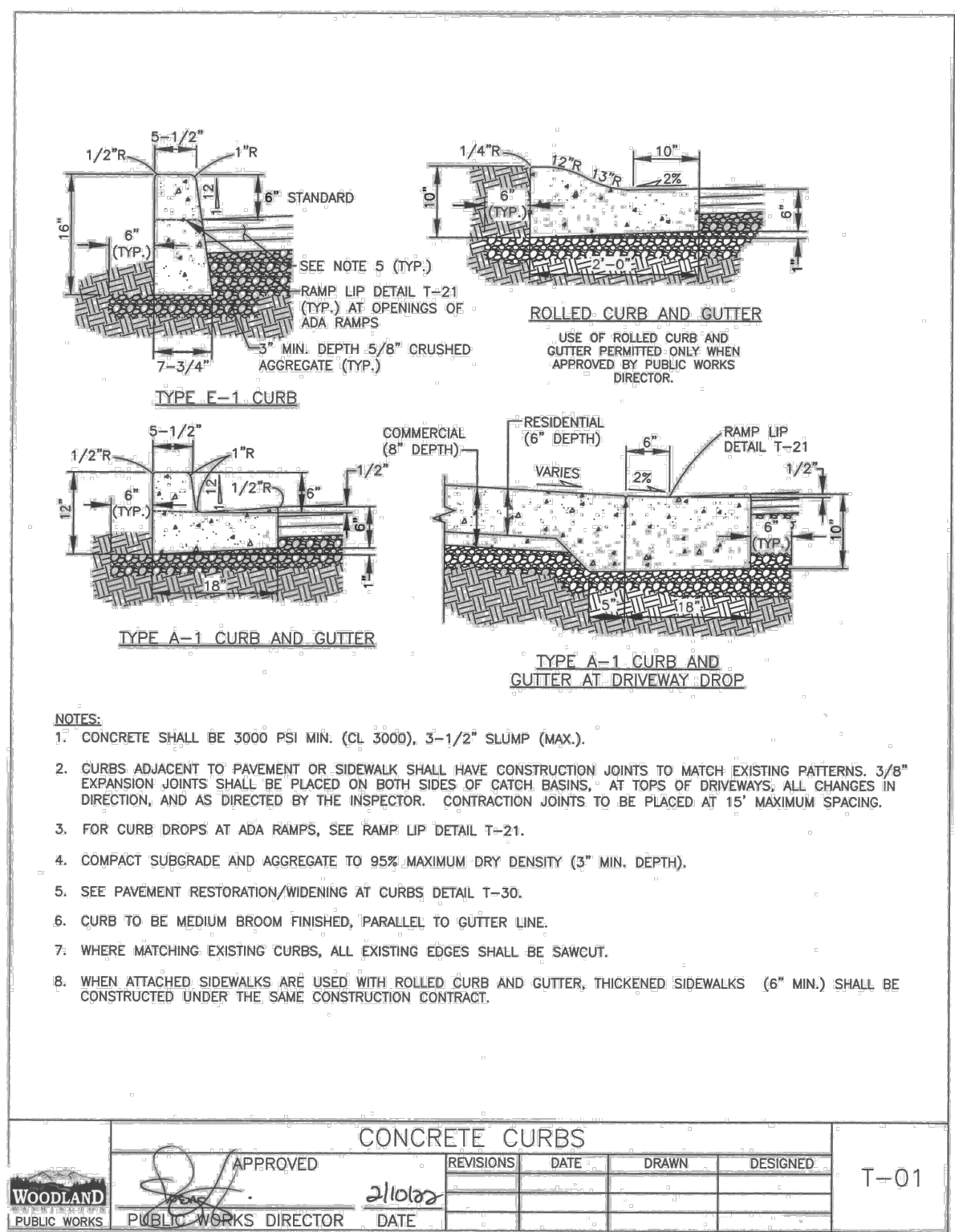
SITE PLAN REVIEW
Project No: 21035.1
Issue Date: 10/4/2023

EROSION CONTROL DETAILS

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

C601

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Revisions:

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PRELIMINARY

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SITE PLAN REVIEW

Project No: 21035.1
 Issue Date: 10/4/2023

SITE DETAILS

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

C602

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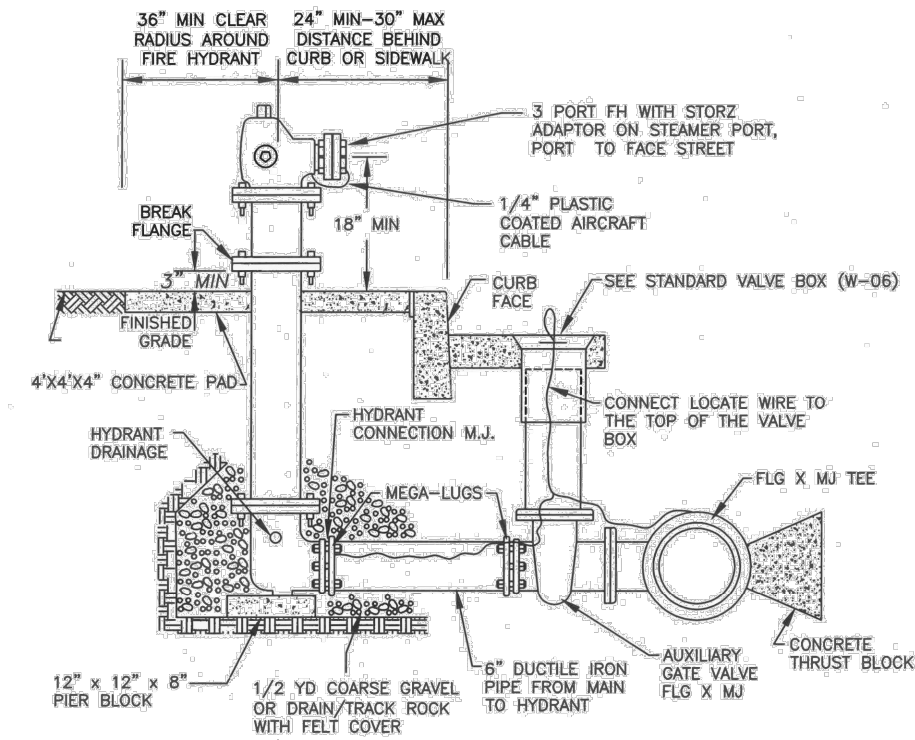
GENERAL NOTES FOR STORM SEWERS

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
WOODLAND PUBLIC WORKS DIRECTOR				

3-11-23

D-01



- NOTES:
1. IN GENERAL, FIRE HYDRANT LOCATIONS SHALL BE AS SHOWN ON THE PLANS AND SHALL CONFORM TO THIS DETAIL. FIRE HYDRANTS SHALL NOT BE SET UNTIL LOCATION AND DEPTH ARE APPROVED BY THE CITY OF WOODLAND PUBLIC WORKS DEPARTMENT.
 2. FIRE HYDRANT INSTALLATION SHALL BE APPROVED BY THE CITY OF WOODLAND PUBLIC WORKS DEPARTMENT PRIOR TO BACKFILLING.
 3. HYDRANT TO BE WATERLOSS WB67 CLASS 250.
 4. HYDRANT TO BE 5-1/4" COMMERCIAL W/ (2) 2-1/2" NST, (1) 4-1/2" NST THREADED PORT(S) WITH (1) 2" TWO LUG QUARTER TURN STORZ OR APPROVED EQUAL PUMPER PORT CONNECTION.
 5. THE FIRE HYDRANT SHALL BE INSTALLED SO THAT IT IS PLUMB IN ALL DIRECTIONS.
 6. FOUR (4) GUARD POSTS TO BE INSTALLED IN UNPROTECTED AREAS (4' RADIUS).
 7. FIRE HYDRANTS SHALL BE FACTORY PAINTED OR QUALITY FIELD PAINTED WITH REDDIA SILICONE ALKYLID ENAMEL HEAVY DUTY GLOSS SAFETY YELLOW 7-32616-1 TO NEW CONDITION.
 8. HYDRANT STANDARD BURY IS 4" UNLESS OTHERWISE NOTED ON THE PLANS, OR WHEN BREAKAWAY JOINT IS INSTALLED 7" ABOVE FINISHED GRADE.
 9. ALL JOINTS SHALL BE RESTRAINED UTILIZING MECHANICAL RESTRAIN SYSTEMS. CONCRETE THRUST BLOCKS SHALL NOT BE ALLOWED.
 10. STORZ ADAPTORS ARE REQUIRED.
 11. INSTALL LOCATING WIRE AND CONNECT TO EXISTING WIRE IF PRESENT.

FIRE HYDRANT				
APPROVED	REVISIONS	DATE	DRAWN	DESIGNED
WOODLAND PUBLIC WORKS DIRECTOR				

4/11/23

W-14



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Revisions:

NO.	DESCRIPTION	DATE

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SITE PLAN REVIEW
Project No: 21035.1
Issue Date: 10/4/2023

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

STORMWATER DETAILS

C603

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PLOT DATE: 10/4/2023 4:10 PM - FILE: C:\Users\Oak\OneDrive - Windsor Engineers\02_Drawings\01_Working\04_Final\Sheets\21035.1_PIC_DTL13.dwg

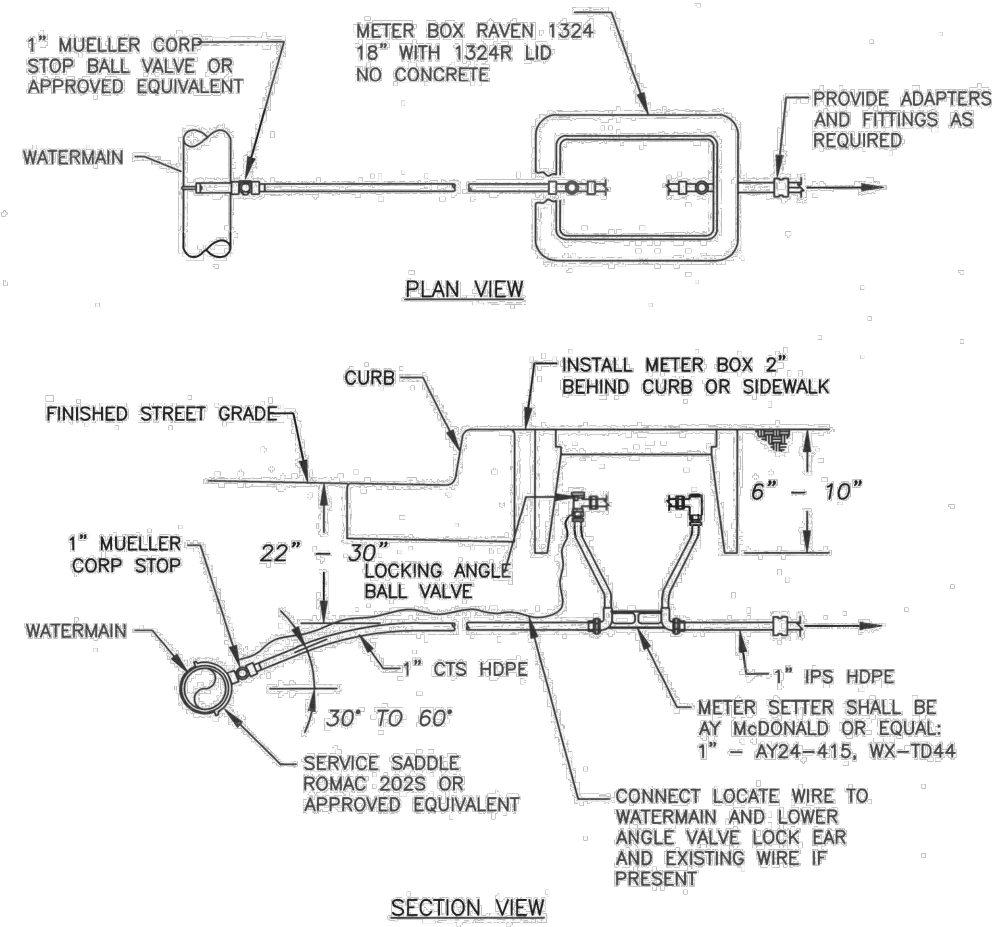
GENERAL NOTES FOR WATER MAIN INSTALLATION

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION HEREIN IDENTIFIED AS THE "STANDARD SPECIFICATIONS" AND AWWA SPECIFICATIONS, EXCEPT AS MODIFIED BELOW OR BY CITY OF WOODLAND STANDARD DETAILS.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH CITY OF WOODLAND AT LEAST 48-HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SCHEDULES AND TRAFFIC CONTROL PLANS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. PROPOSED EQUIVALENTS MUST BE SUBMITTED TO THE CITY OF WOODLAND FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (360) 225-7999, 48-HOURS PRIOR TO LIVE TAPS OR OTHER CONNECTIONS TO EXISTING WATERMANS. WHERE CONNECTIONS REQUIRE SHUT-DOWN OF SERVICE, CONNECTION POINTS WILL BE EXPOSED FOR "FIELD VERIFICATION" BY CONTRACTOR AND CONNECTION DETAILS SHALL BE VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
- CALL UNDERGROUND LOCATE AT 811 A MINIMUM OF 48-HOURS PRIOR TO ANY EXCAVATIONS.
- UNLESS OTHERWISE ESTABLISHED IN WRITING BY THE CITY, ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- EXISTING VALVES AND ANY VALVES INSTALLED DIRECTLY TO AND CONNECTED TO A PORTION OF ACTIVE WATER SYSTEM ARE TO BE OPERATED BY CITY OF WOODLAND REPRESENTATIVES ONLY.
- WATER MAINS SHALL BE PVC IN ACCORDANCE WITH AWWA C900, MINIMUM DR18 OR DUCTILE IRON PRESSURE CLASS 52 OR AS NOTED ON DRAWING. ALL MATERIAL IN SUBSTANTIAL CONTACT WITH DRINKING WATER MUST CONFORM TO AWWA/NSF STANDARD 61 AND BE LEAD FREE.
- ALL LINES SHALL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS PRIOR TO USE.
- HARD COPY AND ELECTRONIC "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO CITY OF WOODLAND UPON COMPLETION OF THE WORK.
- ALL WATERMANS, FIRE HYDRANTS, BLOW OFF ASSEMBLIES, VACUUM BREAKERS, AND WATER SERVICES MUST HAVE LOCATE WIRE INSTALLED.
- ALL MECHANICAL JOINT FITTINGS SHALL BE RESTRAINED USING MJ FOLLOWER GLANDS, METALGUS, OR EQUAL.

GENERAL NOTES FOR WATER MAIN INSTALL

APPROVED	REVISIONS	DATE	DRAWN	DESIGNED
	1-13-22			
PUBLIC WORKS DIRECTOR	DATE			

W-01

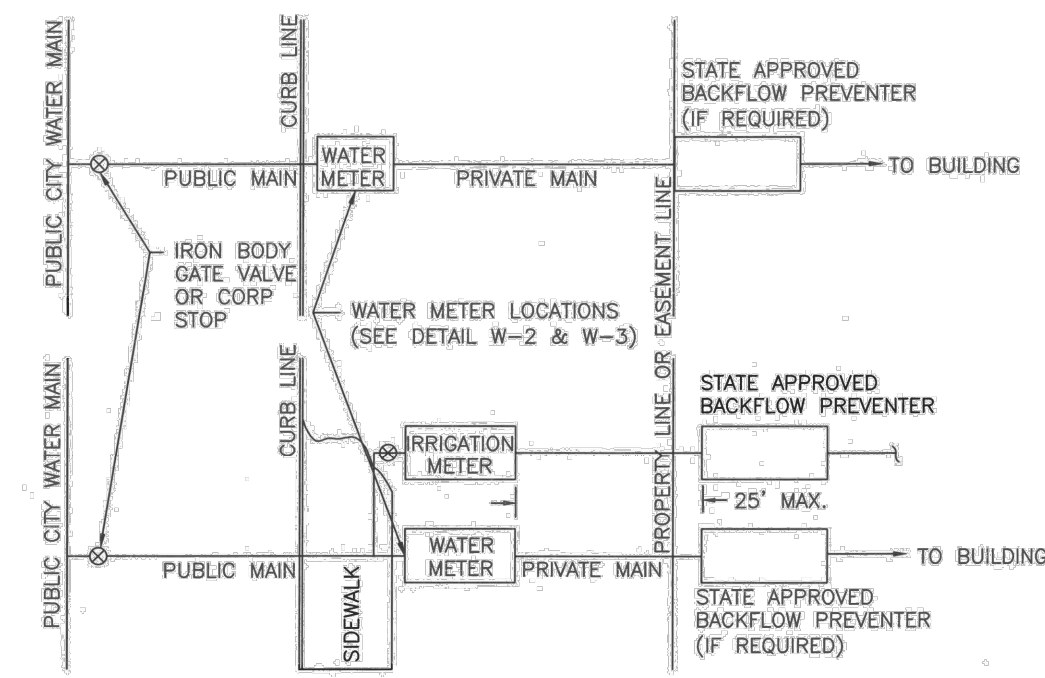


- NOTES:
- SERVICE LINES ON NEW WATERMANS SHALL BE PRESSURE TESTED UP TO THE LOCKING ANGLE BALL VALVE AS PART OF THE WATERMAIN TESTING.
 - METER BOXES SHALL HAVE A 4' WOOD STAKE WITH BLUE PAINT BEHIND THE BOX.
 - ALL DOMESTIC AND IRRIGATION METERS SHALL BE SUPPLIED, OWNED, AND INSTALLED BY THE CITY OF WOODLAND.

3/4" AND 1" WATER SERVICE

APPROVED	REVISIONS	DATE	DRAWN	DESIGNED
	1/21/22			
PUBLIC WORKS DIRECTOR	DATE			

W-02



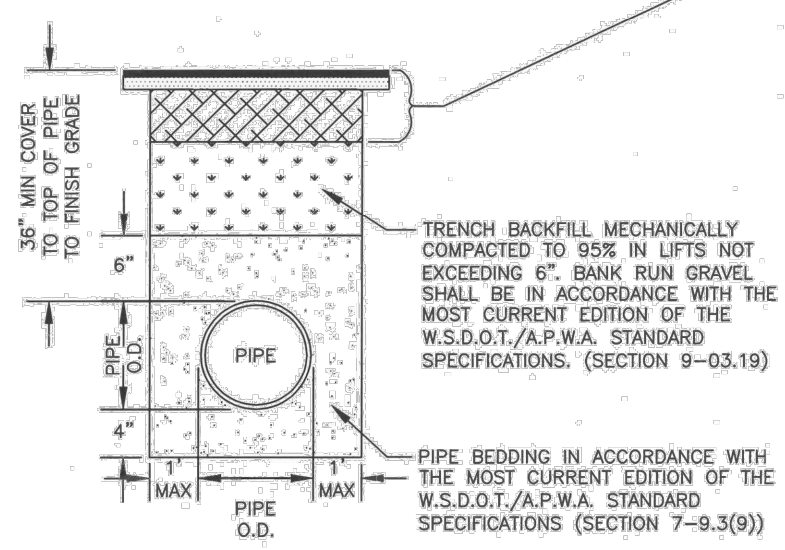
- NOTES:
- ALL NON-SINGLE FAMILY DOMESTIC SERVICES SHALL BE TAPPED SEPARATELY FROM ANY FIRE PROTECTION AND FIRE HYDRANT LEAD PIPING.
 - ALL IRRIGATION METERS SHALL BE PER APPROVED PLAN.
 - IRRIGATION METERS SHALL BE PLACED IN A STANDARD METER BOX WITH READER LID ACCORDING TO METER SIZE (SEE DETAIL W-02 & W-03).
 - EXCEPTIONS TO THESE REQUIREMENTS MUST BE SUBMITTED IN WRITING FOR REVIEW AND APPROVAL.
 - IRRIGATION METERS WILL BE READ DURING REGULAR BILLING CYCLES.

STANDARD METER LOCATIONS

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PUBLIC WORKS DIRECTOR	DATE			

W-04

FOR THIS ZONE OF THE TRENCH SECTION, SEE CITY, COUNTY OR WSDOT RIGHT OF WAY PERMIT OR STANDARD STREET REPAIR DETAIL. FOR NON-PAVED SURFACES, MATCH EXISTING GRAVEL OR SEEDED LAWN, OR REFER TO APPROVED DRAWINGS.

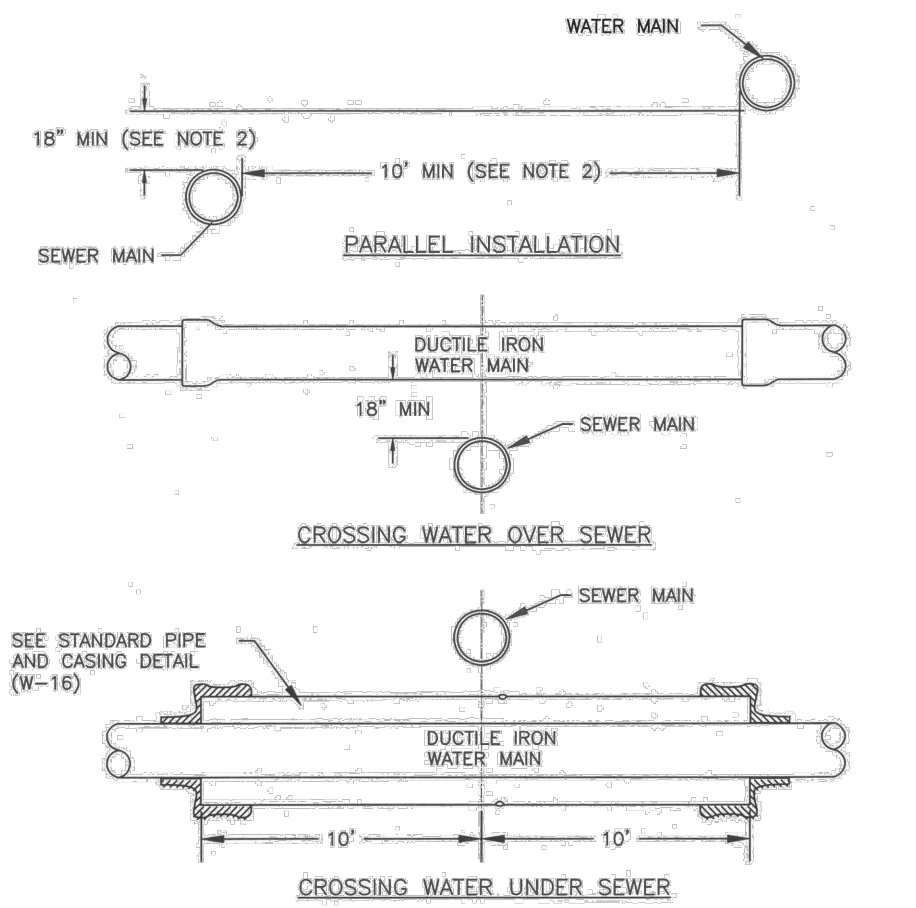


- NOTE:
- CLEAN NATIVE MATERIAL MAY BE USED AS PIPE BEDDING AND TRENCH BACKFILL AS APPROVED BY CITY OF WOODLAND PUBLIC WORKS.

WATER PIPE TRENCH BEDDING & BACKFILL

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PUBLIC WORKS DIRECTOR	DATE			

W-13



- NOTES:
- EXCEPTIONS SHALL BE APPROVED BY THE CITY OF WOODLAND IN WRITING.
 - WHERE MINIMUM CLEARANCES CANNOT BE MET, THE SEWER MAIN SHALL BE PLACED IN SEPARATE TRENCHES AND CONSTRUCTED OF MATERIALS EQUIVALENT TO THE CITY OF WOODLAND WATER MAIN STANDARDS, INCLUDING PRESSURE TESTING, ADEQUATE RESTRAINT SHALL BE PROVIDED TO ALLOW TESTING TO OCCUR.
 - ALL SEWER CROSSINGS OVER OR UNDER WATER MAINS SHALL MAXIMIZE THE JOINT SEPARATION BY USING THE LONGEST STANDARD LENGTH PIPE AVAILABLE FROM THE MANUFACTURER FOR BOTH THE WATER AND SEWER MAINS. BOTH PIPES SHALL BE CENTERED AT THE POINT OF CROSSING.
 - ALL SEWER CROSSING OVER WATER MAINS SHALL BE CONSTRUCTED OF MATERIALS EQUIVALENT TO THE CITY OF WOODLAND WATER MAIN STANDARDS, INCLUDING PRESSURE TESTING.

WATER AND SEWER SPACING

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PUBLIC WORKS DIRECTOR	DATE			

W-20

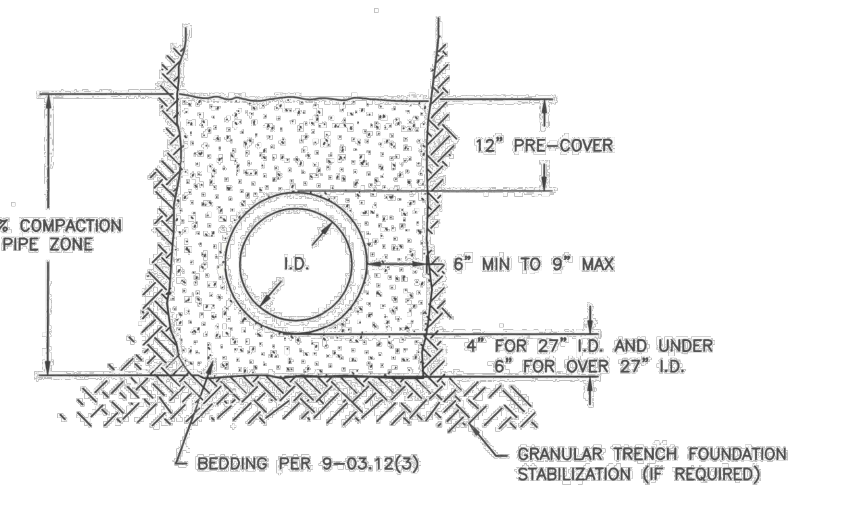
GENERAL NOTES FOR SANITARY SEWER

- 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, HERINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS", PREPARED BY THE WASHINGTON STATE CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, EXCEPT AS NOTED HEREIN OR ON THE STANDARD PLANS. WHEREVER THE STANDARD SPECIFICATIONS REFER TO THE OWNER AS EITHER THE "STATE" OR "SECTORARY" OR WHEN REFERENCE IS MADE TO THE DEPARTMENT OF TRANSPORTATION IT SHALL BE UNDERSTOOD THAT THE STANDARD SPECIFICATIONS SHOULD READ THE "CITY".
- ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF WOODLAND PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL NOTIFY THE CITY AT (360) 225-7999 AT LEAST 48-HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED.
- THE CONTRACTOR IS REQUIRED TO NOTIFY ALL UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR MUST CONTACT THE UNDERGROUND UTILITY NOTIFICATION CENTER "CALL BEFORE YOU DIG" AT (800) 424-5555 OR "811".
- FINAL ACCEPTANCE OF SANITARY SEWERS ARE SUBJECT TO SECTIONS 1-05.11, 1-05.12, 7-17.3(2), 7-17.3(2)(f), 7-17.3(2)(g) AND 7-17.3(2)(h) OF THE STANDARD SPECIFICATIONS. TELEVISION INSPECTION SHALL INCLUDE VOID OF ALL MANHOLES IN ADDITION TO THE PIPE. THE CONTRACTOR SHALL WARRANTY ALL WORK DONE UNDER CITY CONTRACT FOR A PERIOD OF TWO (2) YEARS AS PER OF THE CITY OF WOODLAND GENERAL PROVISIONS FOR MUNICIPAL CONSTRUCTION.
- LOCAL VARIATIONS IN SLOPE (i.e. "BELLETS") MUST BE NO MORE THAN 1/2" MAXIMUM. VARIATIONS IN EXCESS OF THESE TOLERANCES MUST BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY.
- ALL PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
- FORWATER CHLORIDE (PVC) SEWER PIPE 18" DIAMETER OR LESS SHALL CONFORM TO ASTM D3034, SDR 35. IT SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PSI. PVC PIPE 18" DIAMETER SHALL CONFORM TO ASTM F 878. ALL PVC PIPE SHALL HAVE AN INTEGRAL BELL CASKETING JOINT WITH ELASTOMERIC GASKET AND SHALL BE FURNISHED IN 12'-1/2' FOOT LENGTHS.
 - DUCTILE IRON (DI) PIPE SHALL CONFORM TO ANSI A21.51 OR AWWA C151, WITH PUSH-ON JOINTS, CLASS 52, UNLESS OTHERWISE NOTED.
- INSTALLATION OF PIPE AND MANHOLES SHALL CONFORM TO THE FOLLOWING:
- PIPE SHALL BE INSTALLED IN CONFORMANCE WITH PIPE DETAIL S-02 AND TRENCHING DETAIL S-03.
 - MANHOLES SHALL CONFORM WITH STANDARD DETAILS S-07 THROUGH S-14.
- MANHOLES, CLEANOUTS, SERVICE LATERAL CONNECTIONS, TRENCH EXCAVATION, PIPE BEDDING AND STREET RESTORATION, AND APPURTENANCES SHALL CONFORM TO THE CITY OF WOODLAND STANDARD PLANS. THE WSDOT STANDARD DETAILS CONTAINED AND THE STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ALL PERMITS ISSUED OR EASEMENTS GRANTED TO THE CITY IN CONNECTION WITH THE CONSTRUCTION OF SANITARY SEWERS. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL SUBMIT AN APPROVED TRAFFIC CONTROL PLAN. APPROVAL SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES FOR SANITARY SEWER

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	2/1/22			
PUBLIC WORKS DIRECTOR	DATE			

S-01

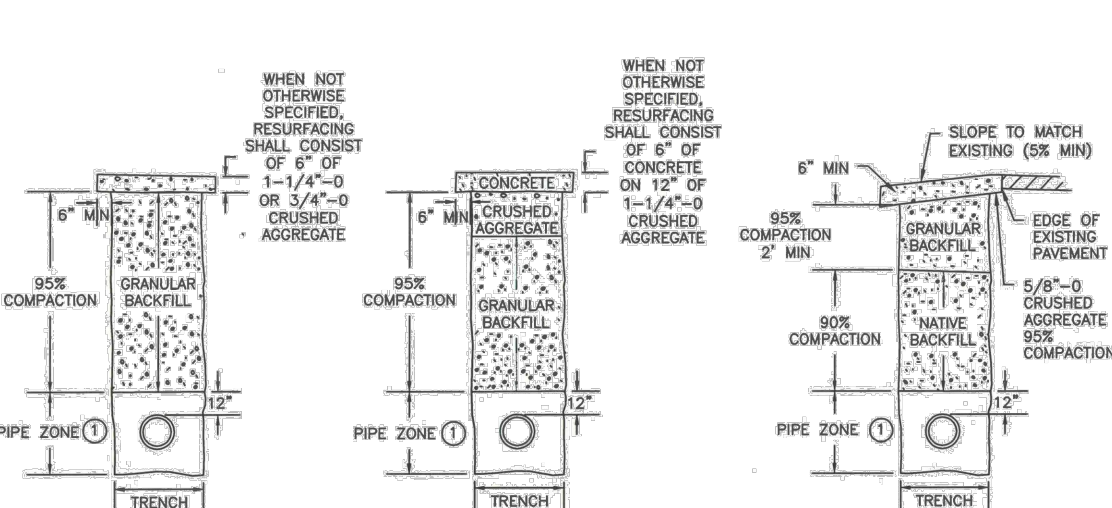


- NOTES:
- WHERE DIRECTED BY THE ENGINEER GRANULAR TRENCH FOUNDATION STABILIZATION SHALL BE PLACED PRIOR TO PLACEMENT OF THE BEDDING. SIZE AND DEPTH ARE DEPENDENT ON SOIL CONDITIONS.
 - BEDDING AND BACKFILL MATERIALS IN THE PIPE ZONE SHALL BE COMPACTED AS SPECIFIED PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.
 - FOR ROCK AND OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVER-EXCAVATED A MINIMUM OF 6" AND FILLED WITH GRANULAR MATERIALS AS DIRECTED BY THE ENGINEER.
 - BACKFILL AND COMPACTION ABOVE THE PIPE ZONE SHALL BE AS SHOWN IN TRENCHING DETAIL S-03.
 - PVC PIPE INSTALLATION SHALL CONFORM TO UNBELLS PLASTIC PIPE ASSOCIATION STANDARD SPEC. UNI-8-5 (LATEST EDITION) EXCEPT AS NOTED.
 - FINAL INSTALLATION TO BE TESTED PER SECTION 7-17.3 OF THE STANDARD SPECIFICATIONS.
 - ALTERNATIVE PRE-COVER MATERIALS ARE ALLOWABLE FROM PIPE CENTERLINE TO ONE FOOT ABOVE THE TOP OF PIPE. ALTERNATIVE PRE-COVER MATERIALS MUST BE PRE-APPROVED BY THE INSPECTOR AND MAY BE SAND, CRUSHER SCREENINGS, GRAVEL, OR OTHER CLEAN GRANULAR MATERIAL CONTAINING NO ROCK LARGER THAN 1-1/4" IN LENGTH.
 - APPROVAL FOR ALTERNATE MATERIALS WILL BE GRANTED UPON CONFIRMATION BY TEST OF ITS COMPLIANCE WITH THESE REQUIREMENTS. SUBMIT 50 LB SAMPLE FOR TESTING TO THE CITY INSPECTOR AND OBTAIN MATERIAL PRIOR TO STARTING PIPE INSTALLATION WORK. THE TEST REQUIRES A MINIMUM OF FIVE BUSINESS DAYS TO COMPLETE.
 - TRENCH WIDTH SHALL NOT EXCEED ONE AND ONE-HALF THE INSIDE DIAMETER OF THE PIPE PLUS 18" AT THE TOP OF THE PIPE ZONE. ANY SUBSIDENCE OF SURROUNDING PAVEMENT DUE TO TRENCHING SHALL BE EXCAVATED BEYOND ORIGINAL PAVEMENT OR TRENCH LIMITS AND REPAIRED TO SATISFACTION OF THE CITY OF WOODLAND.
 - NATIVE MATERIAL MAY BE USED, OUTSIDE OF THE ROAD PRISM FOR DUCTILE IRON IN LEV OF IMPORTED MATERIAL FOR BEDDING SPECIFIED, PROVIDED THAT THE NATIVE MATERIAL CONFORMS TO SECTION 9-03.19 OF THE STANDARD SPECIFICATIONS, AND AS APPROVED BY THE CITY OF WOODLAND. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE NATIVE MATERIAL TO THE CITY OF WOODLAND AT LEAST 72-HOURS PRIOR TO USE. THE CITY MAY APPROVE, REJECT, OR REQUIRE LABORATORY TESTING OF THE MATERIAL.

PIPE BEDDING

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PUBLIC WORKS DIRECTOR	DATE			

S-02

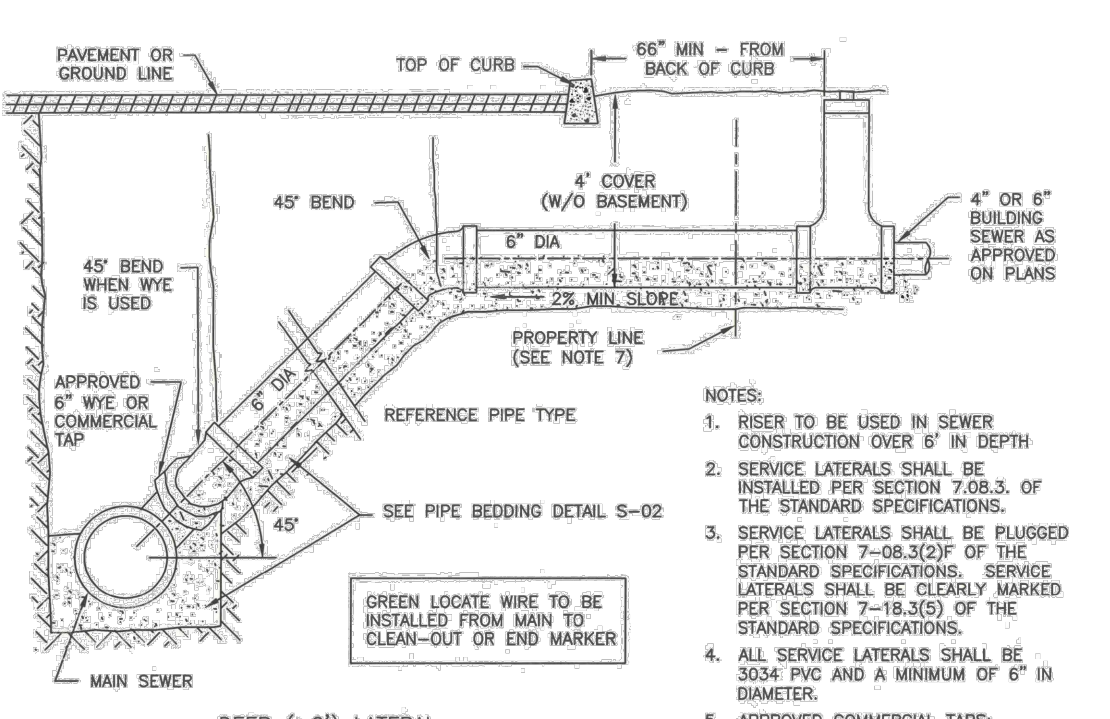


- NOTES:
- FOR PIPE ZONE BEDDING, BACKFILL AND COMPACTION REQUIREMENTS, SEE PIPE BEDDING DETAIL S-02.
 - COMPACTION PERCENTAGES REFER TO RELATIVE DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D 698)
 - CONTRACTOR MAY USE UP TO 2-1/2" OF 5/8"-2 OR 3/4"-2 CRUSHED AGGREGATE IN LEU OF 1-1/4"-2 BASE ROCK UNDER SURFACING FOR LEVELING COURSE.
 - ALL EXISTING PAVED SURFACES SHALL BE SAW CUT A MINIMUM OF 6" OUTSIDE OF EDGE OF TRENCH TO PROVIDE A NEAT STRAIGHT EDGE.
 - THE TOPS OF ALL EXISTING ASPHALT SURFACES SHALL BE CLEANED AND A TRUCK COAT SHALL BE APPLIED PER STD. SECTION 5-04.3(3). ALL JOINTS SHALL BE SEALED WITH ROCK AND SANDGLO.
 - ALL BACKFILL SHALL BE MECHANICALLY COMPACTED IN LIFTS WHICH DO NOT EXCEED RATED CAPABILITY OF EQUIPMENT USED, BUT IN NO CASE EXCEED 12" LIFTS.
 - GRANULAR BACKFILL SHALL MEET REQUIREMENTS OF SECTION 9-03.10 UNLESS OTHERWISE SPECIFIED.

TRENCH: RESTORE, BACKFILL, BEDDING, SURFACING

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S-03

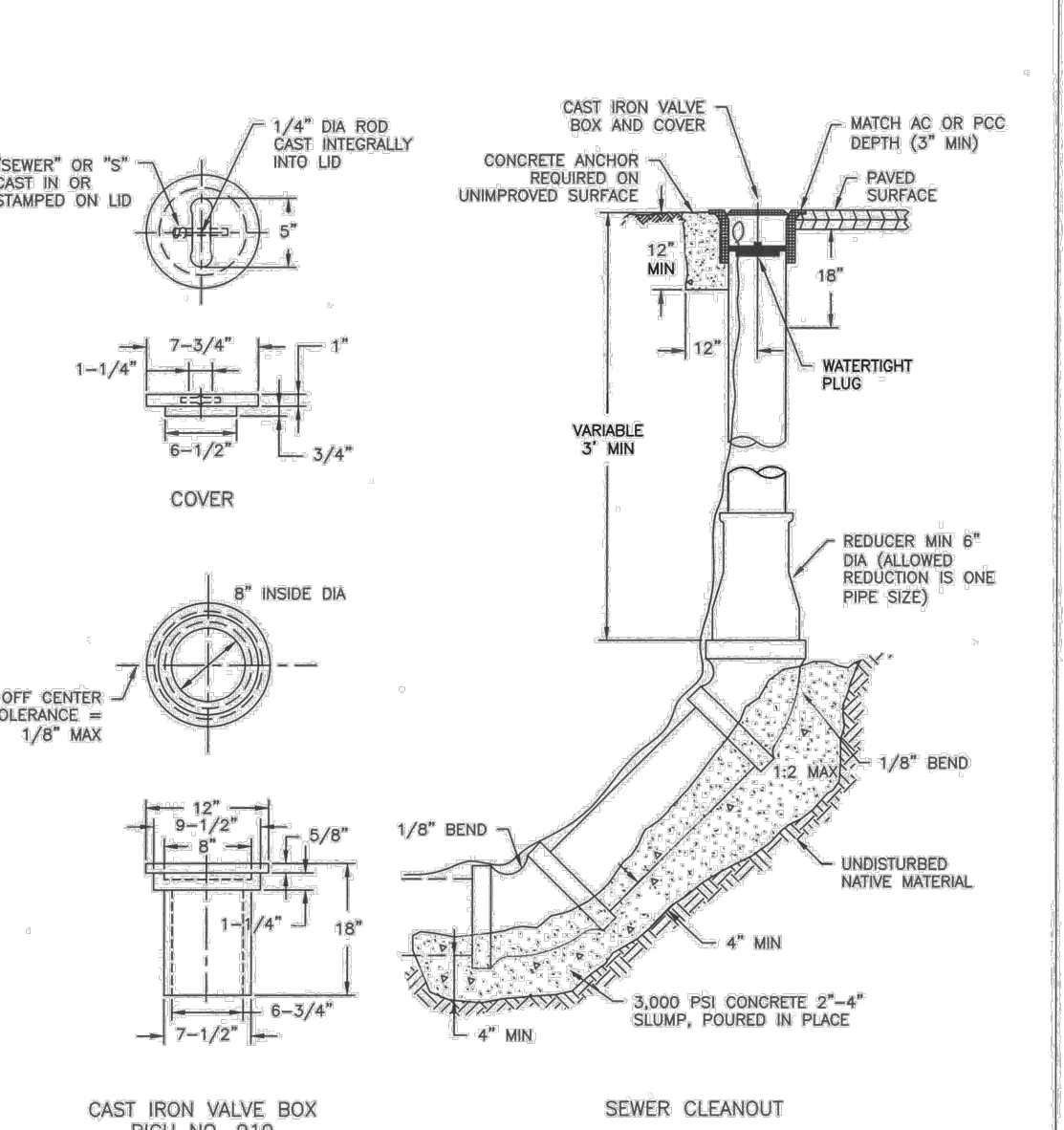


- NOTES:
- CONIGER TO BE USED IN SEWER CONSTRUCTION OVER 6' IN DEPTH.
 - SERVICE LATERALS SHALL BE INSTALLED PER SECTION 7.08.3 OF THE STANDARD SPECIFICATIONS.
 - SERVICE LATERALS SHALL BE PLUMBED PER SECTION 7-08.3(2)(F) OF THE STANDARD SPECIFICATIONS. SERVICE LATERALS SHALL BE CLEARLY MARKED PER SECTION 7-18.2(2) OF THE STANDARD SPECIFICATIONS.
 - ALL SERVICE LATERALS SHALL BE 3034 PVC AND A MINIMUM OF 6" IN DIAMETER.
 - APPROVED COMMERCIAL TAPS:
 - SEWER SADDLE
 - ROMAC STYLE "CB" SEWER SADDLE
 - "INSERVA" TEE
 - TRANSITIONS BETWEEN DISSIMILAR PIPE MATERIALS OR SIZES SHALL BE MADE WITH APPROVED ADAPTORS (FERNID, CALDOR, OR APPROVED EQUAL).
 - IN NEW SUBDIVISIONS AND OTHER CONSTRUCTION INVOLVING NEW ROADS, INSTALL LATERALS TO 6" BEHIND PROPERTY LINE FOR SEWERS IN STREET RIGHT-OF-WAY. INSTALL TWO WAY CLEANOUT BEHIND SIDEWALK.
 - FOLLOWING TAPPING OF MAINS FOR LATERALS, CONTRACTOR SHALL TRY THE MAIN TO VERIFY THAT THE TAP WAS PROPERLY MADE AND IS NOT PROTRUDING INTO THE PIPE. A VIDEO TAPE OR PHOTO OF THE TAP SHALL BE SUBMITTED TO THE CITY FOR APPROVAL OF THE TAP.

SERVICE LATERAL CONNECTIONS

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S-04



SEWER CLEANOUT

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	2/1/22			
PUBLIC WORKS DIRECTOR	DATE			

S-16



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:

1	
2	
3	

LINE IS 1" ON FULL SCALE DRAWING



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748 HOMESTEAD
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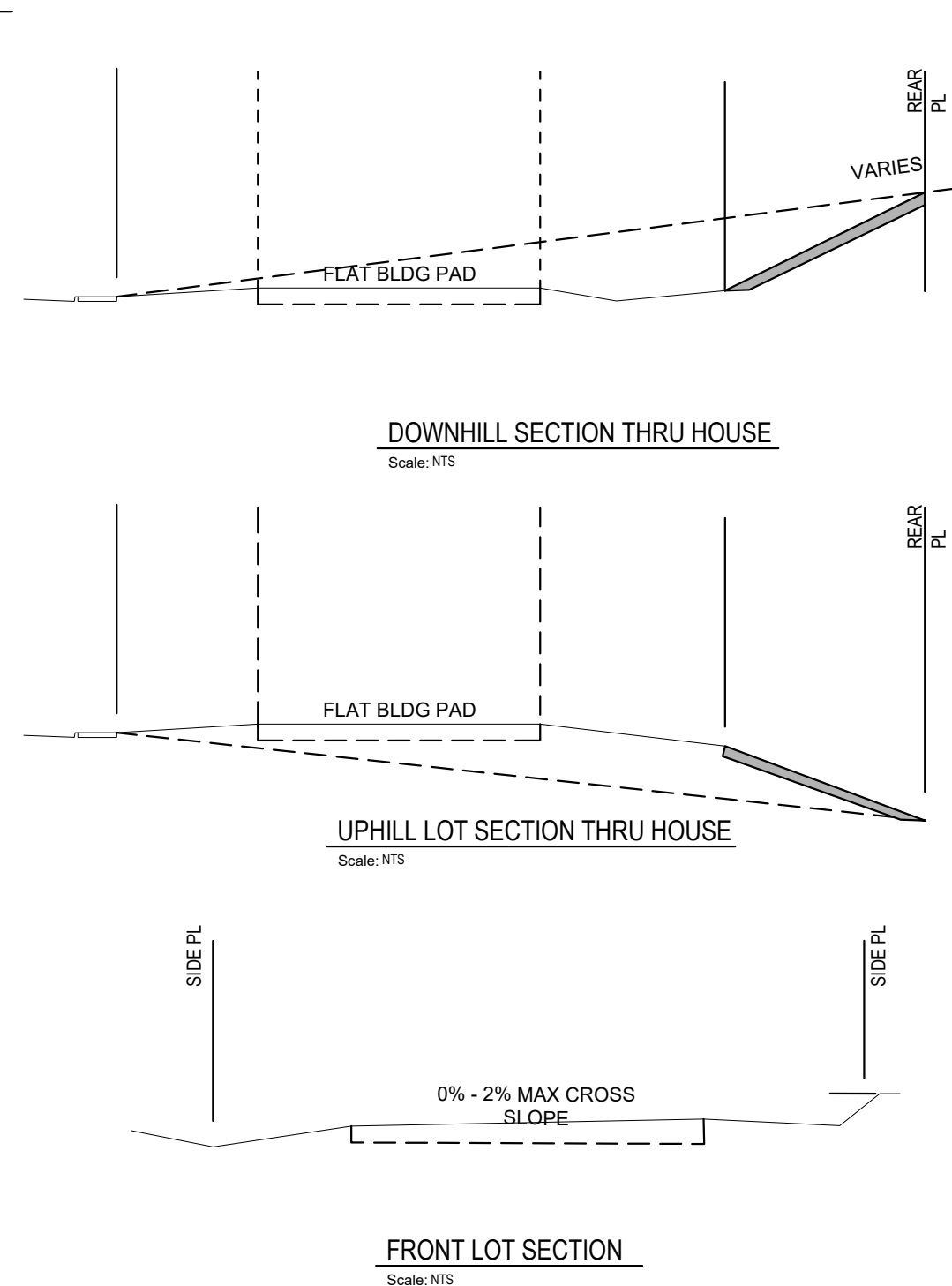
SITE PLAN REVIEW
Project No: 21035.1
Issue Date: 10/4/2023

UTILITY DETAILS

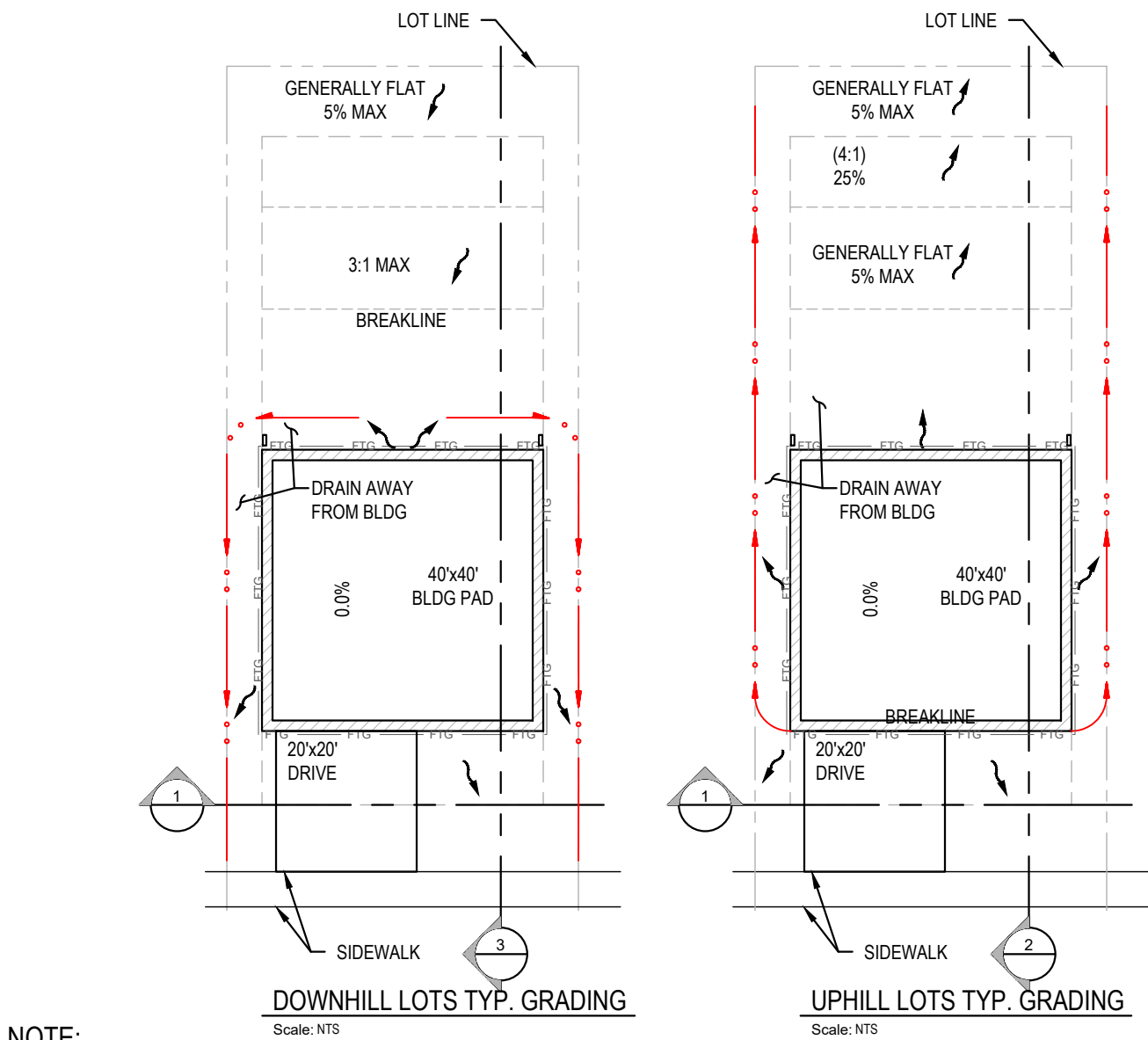
C604

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

ISSUED FOR SITE PLAN REVIEW



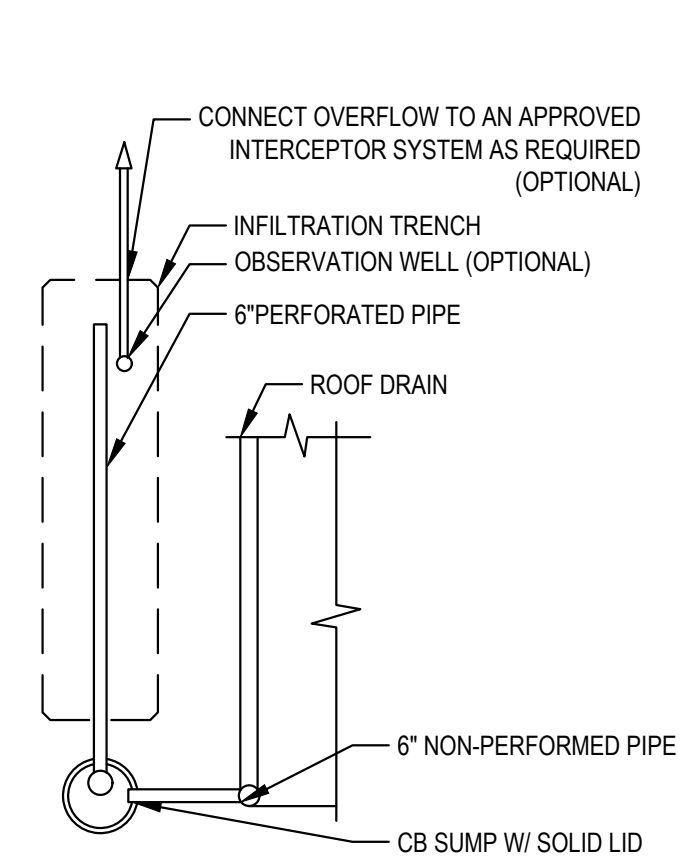
1 FINE GRADING DETAIL
SCALE = NTS



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%.

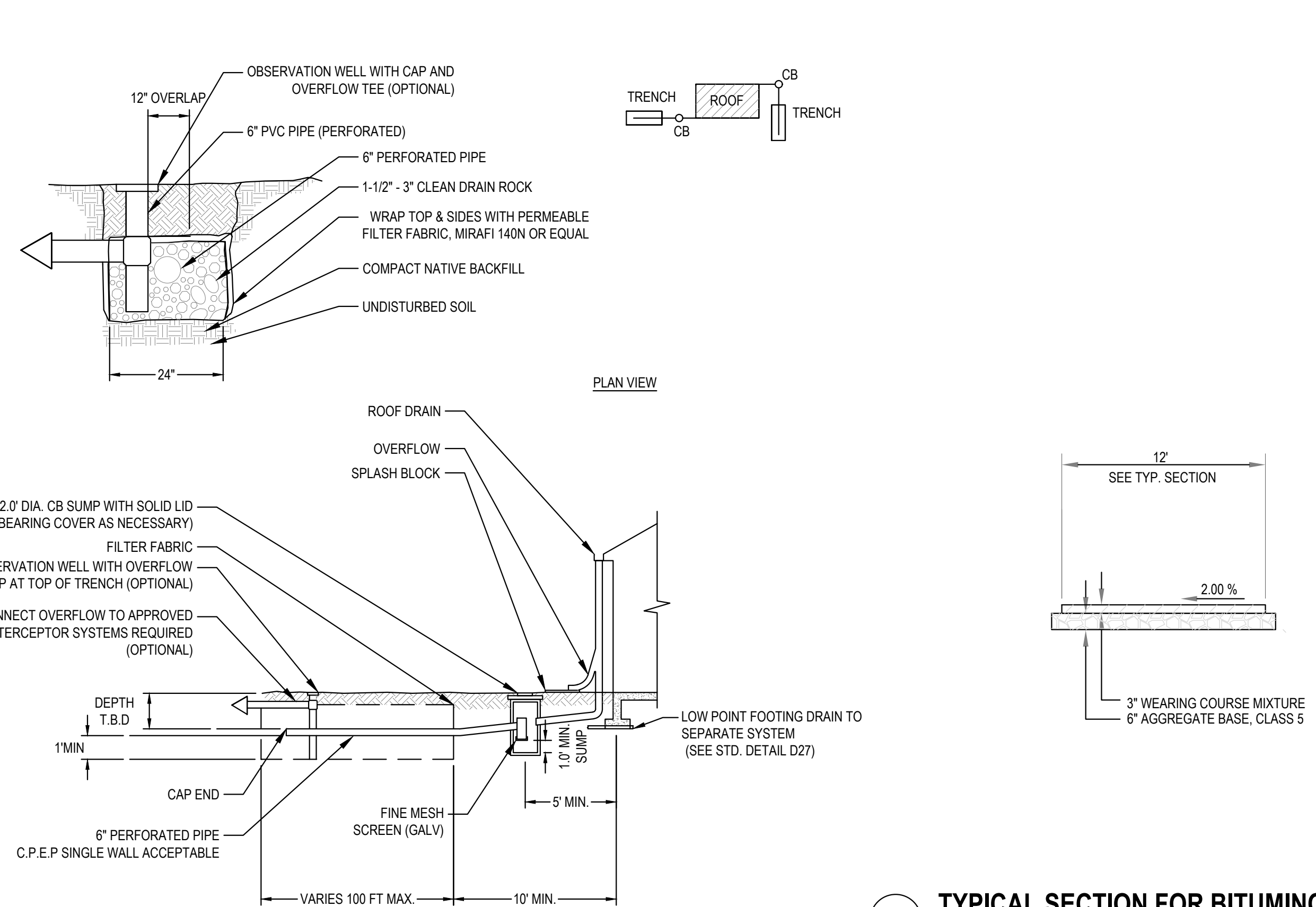
SLOPE OR WALL ZONE - REFER TO GEOTECHNICAL REPORT
1. TYPICAL SLOPES TO BE 3H:1V MAX FOR SLOPES THAT WILL BE MOWED (TYPICAL BACKYARDS)
2. VEGETATED PERMANENT SLOPES TO BE 2H:1V MAX SLOPE FOR 20' MAX HEIGHT WITH A 25' MIN STRUCTURE SETBACK. SURFACE WATER MUST BE COLLECTED AND DIRECTED AWAY FROM SLOPES STEEPER THAN 3H:1V.
3. 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

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Revisions:

NO.	DATE	DESCRIPTION

LINE IS 1" ON FULL SCALE DRAWING

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SITE PLAN REVIEW
Project No: 21035.1
Issue Date: 10/4/2023

SITE DETAILS

C605

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

ISSUED FOR SITE PLAN REVIEW