


Woodin Creek Phases 2 & 3

Located in a Portion of the SE 1/4 of Section 10,
T. 3 N., R. 2 E., W.M.,
Battle Ground, Washington

APPROVED FOR CONSTRUCTION



City Engineer Approval: _____ Date: _____
Public Works Director: _____ Date: _____

CLARK PUBLIC UTILITIES - WATER

UTILITY WORK ORDER NO. 580697

SIGNED BY: _____ DATE: _____

CLARK PUBLIC UTILITIES - WATER SERVICES DEVELOPER INSTALLED WATER MATERIAL LIST

INSTALLED WATER ITEM	MATERIAL	QUANTITY	UNITS
8" WATER MAIN	PVC	3,046	LF
6" WATER MAIN	DIP	45	LF
6" WATER MAIN	PVC	609	LF
2" WATER MAIN	N/A	0	LF
FIRE HYDRANT		4	EA
1" WATER SERVICE LINE		163	EA

NOTES:

- PIPE MATERIAL ABBREVIATIONS:
 - PVC - POLYVINYL CHLORIDE PIPE
 - DIP - DUCTILE IRON PIPE
- QUANTITIES LISTED WITHIN THIS TABLE ARE NOT FOR BIDDING PURPOSES, BUT FOR USE BY CLARK PUBLIC UTILITIES TO DETERMINE THE INSTALLED WATER SYSTEM VALUE

UTILITY CONTACTS

TELEPHONE:
Century Link / Lumen
Attn: Marilyn Perry
214 E 24th Street
Vancouver, WA 98663
PH: (360) 699-3992

CABLE:
Comcast
Attn: Dean Anderson
3075 NE Sandy Boulevard
Portland, OR 97232
PH: 888-632-2253

GAS:
NW Natural
Attn: Roger Binns
6600 NE 112th Court
Vancouver, WA 98662
PH: (360) 571-5465 x2493

POWER:
Clark Public Utilities
Electrical
8600 NE 117th Avenue
Vancouver, WA 98662
PH: (360) 992-3000

SEWER:
City of Battle Ground
Public Works
109 SW 1st Street
Battle Ground, WA 98640
PH: (360) 342-5350

WATER:
Clark Public Utilities
Water
8600 NE 117th Avenue
Vancouver, WA 98662
PH: (360) 992-3000

Legend

Proposed Asphalt Concrete	
Proposed Cement Concrete	
Future Cement Concrete	

Sheet Index

- Cover Sheet
- General Notes & Legends
- Existing Conditions Plan
- Final Plat & Narrow Lot Development Plan West
- Final Plat & Narrow Lot Development Plan East
- Final Plat & Narrow Lot Development Plan North
- Grading & Erosion Control Plan West
- Grading & Erosion Control Plan East
- Grading & Erosion Control Plan North
- ADA Ramps Grading Plan
- ADA Ramps Grading Plan
- Parking Lot & Alley Grading Plan
- Alley & Shared Driveway Grading Plan
- Master Utilities Plan West
- Master Utilities Plan East
- Master Utilities Plan North
- SW 35th Street Plan & Profile STA 12+00-16+20
- SW 35th Street Plan & Profile STA 16+20-19+20
- SW 35th Street Plan & Profile STA 19+20-23+20
- SW 35th Street Plan & Profile STA 23+20-25+20
- SW 34th Street Plan & Profile STA 1+00-4+20
- SW 34th Street Plan & Profile STA 4+20-7+80
- SW 34th Street Plan & Profile STA 7+80-11+40
- SW 34th Street Plan & Profile STA 11+40-13+80
- SW 34th Street Plan & Profile STA 13+80-16+20
- SW 10th Avenue - SR 503 Plan & Profile
- SW 9th Avenue Plan & Profile
- SW 7th Avenue Plan & Profile
- Alley C Plan & Profile STA 2+80-6+40
- Alley C Plan & Profile STA 6+40-10+20
- SW 6th Avenue Plan & Profile STA 0+80-4+20
- SW 6th Avenue Plan & Profile STA 4+20-6+00
- SW 33rd Street Plan & Profile STA 1+00-4+20
- SW 33rd Street Plan & Profile STA 4+20-6+40
- SW 7th Place Plan & Profile STA 6+40-9+60
- SW 32nd Street Plan & Profile STA 9+40-13+z0
- SW 33rd Street Private Plan & Profile
- SW 32nd Street Private Plan & Profile
- Alley B Plan & Profile STA 0+00-2+40
- Alley B Plan & Profile STA 2+40-4+88
- Rain Drain Plan
- Signing & Striping Plan West
- Signing & Striping Plan East
- Signing & Striping Plan North
- Miscellaneous Details
- City of Battle Ground Transportation Details
- City of Battle Ground Transportation Details
- City of Battle Ground Transportation Details
- City of Battle Ground Erosion Control Details
- City of Battle Ground Stormwater Details
- City of Battle Ground Stormwater Details
- City of Battle Ground Sanitary Sewer Details
- Clark Public Utilities Water Details
- Clark Public Utilities Water Details
- SL1 - Street Lighting and Photometrics Plan
- SL2 - Street Lighting and Photometrics Plan
- L3 - Final Landscape Plan North
- L1 - Final Landscape Plan West
- L2 - Final Landscape Plan East



VICINITY MAP
NOT TO SCALE

PROJECT CONTACT:
PLS Engineering
Contact: Travis G. Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
Fax: (360) 944-6539
pm@plsengineering.com

APPLICANT:
Hurley Development, LLC
Contact: Arthur Ryapolov
275 W 3rd Street, Suite 300
Vancouver, WA 98660
(360) 818-7032
arthur@hurleydev.com

SITE ADDRESS:
18717 NE 122nd Ave.
Battle Ground, WA 98604

OWNER:
Woodin Creek Property LLC
5701 Buena Vista Dr.
Vancouver WA, 98661

Total Site Area Breakdown:

- Gross Site Area - 64.97 acres (2,830,070 SF)
- Parcel 194048000 - 21.72 acres (946,335 SF)
- Parcel 194049000 - 21.72 acres (946,137 SF)
- Parcel 194050000 - 21.52 acres (937,599 SF)
- Phase 1 Area - 21.81 acres (950,192 SF)
- Phase 2 Area - 6.97 acres (303,641 SF)
- Phase 3 Area - 10.19 acres (443,981 SF)
- Phase 4 Area - 10.48 acres (456,704 SF)
- Phase 5 Area - 7.01 acres (305,203 SF)
- Phase 6 Area - 7.72 acres (336,485 SF)
- Phase 7 Area - 0.78 acres (33,864 SF)

Note: Phases 2 & 3 shall be constructed together in one project. Total Area - 17.16 acres (747,622 SF)

Phases 2 & 3 Land Use Information:

- Existing Zoning - MU-R
- Right-of-way dedication - 5.02 acres
- Open Space & Stormwater Facility Area - 7.98 acres
- Net developable Area - 4.16 acres
- Total Unit Count - 163 units
- Minimum residential lot area - 2,000 SF
- Front yard setback - 10'min, 20' max
- Side yard setback - 5'
- Rear yard setback - 10'

Utilities:

- Public Water Purveyor = CPU
- Public Sewer Purveyor = City of Battle Ground

Horizontal Datum:

NAD 83 (2011) Washington State plane coordinate system, south zone, US survey feet. Based on real time kinematic corrections from the Washington State Reference Network.

Vertical Datum:

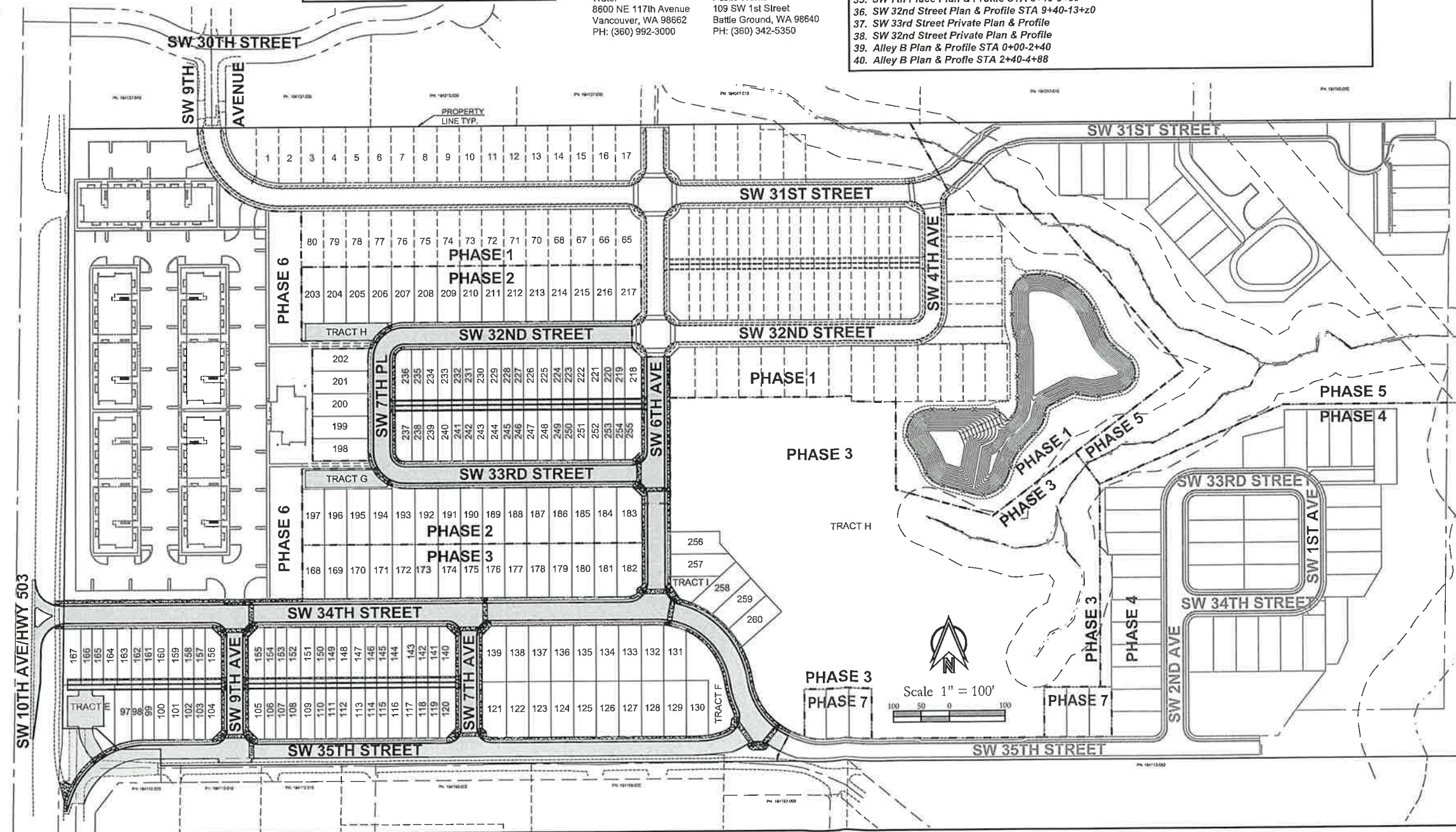
NGVD 1929(47) (Clark County Datum). Based on real time kinematic corrections from the Washington State Reference Network. Observed Clark County benchmark "PRAIRIE-66", record NGVD 1929(47) elevation = 275.37'.

Public Responsibility:

The City of Battle Ground has no responsibility to improve or maintain private streets, including street lights and signs contained within or private streets providing access to the property designed in this development.

WSDOT Right of Way:

These plans show a right in right out connection to SR503 that is located in WSDOT right of way. All work shown in WSDOT right of way is for informational purposes only and shall be constructed per separate plans approved by WSDOT.



Woodin Creek Phases 2 & 3

A Subdivision Located In The City Of Battle Ground, Washington
Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH: (360) 944-6519 | Fax: (360) 944-6539



Project No. 3147-01
SCALE: 1" = 100'
DESIGNED BY: SWG
DRAFTED BY: JSV
REVIEWED BY: TGJ

