

Complete Streets Advisory Committee
VIRTUAL Regular Meeting
July 28, 2020 – 4:00 P.M.
AGENDA

ZOOM INSTRUCTIONS FOR THE PUBLIC

This meeting will be held virtually using Zoom. Dial 1-253-215-8782 and enter the meeting ID #893 9666 9339, password 345678

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MEETING NOTES**
 - o NOTES FROM JUNE 23, 2020
- **OLD BUSINESS**
 - o PUBLIC PROJECTS FOR REVIEW AND COMMENT
 - o LONGVIEW'S LOCAL ROAD SAFETY PLAN
- **NEW BUSINESS**
 - o DEVELOPMENT PROJECTS
 - THE VALE AT OVERLOOK PHASE I
 - MT SOLO ESTATES PHASE I
 - MT SOLO ESTATES PHASE II & III
 - LONGVIEW BUSINESS PARK
- **REPORTS**
- **BOARD MEMBER COMMENTS**
- **ADJOURNMENT**

The next regular meeting is scheduled for August 25th at 4:00 p.m.

Attachments (all pdf's)

- The Vale at Overlook
- Mt Solo Estates Phase I
- Mt Solo Estates Phase II & III
- Longview Business Park

Complete Streets Advisory Committee
VIRTUAL Regular Meeting
June 23, 2020 – 4:00 P.M.
Notes

- **CALL TO ORDER**

Meeting was called to order by Ken Hash at 4:00 P.M.

- **ROLL CALL**

In attendance:
Ken Hash, Chair
Ruth Kendall, Council liaison
Matt Carnahan
Clark Carroll

Trey Davis
Dave Fine
Colleen Holton
Elizabeth Stratton
Nancy Vandehey, Admin

- **APPROVAL OF MEETING NOTES**

A motion was made by Dave Fine, seconded by Colleen Holton, that the notes be accepted and approved.

- **BOARD MEMBER COMMENTS**

- **OLD BUSINESS**

- 0 SETTING COMMITTEE PRIORITIES

The top three priorities were set as:

1. Bike Pedestrian Plan
2. Community Outreach, Perception and Advocacy
3. Safe Routes to School

- **NEW BUSINESS**

- 0 PUBLIC PROJECTS FOR REVIEW AND COMMENT

Ken shared the status of the following Public Works projects, highlighting the improvements to be incorporated.

- Beech Street Extension; 46th Avenue Reconstruction; SR 431/SR 411 Interchange; SR 432/California Way Intersection; Industrial Way/Oregon Way (IWOW)

- o LONGVIEW'S LOCAL ROAD SAFETY PLAN

Ken explained how the collision data was utilized to identify the risk factors and prioritize locations to create a focus for local safety improvements. The focus is the Downtown core.

- **BOARD MEMBER COMMENTS**

The pedestrian lights at the Civic Circle are not very eye catching and pedestrians do not know that they are flashing.

The pedestrian light at Commerce and Washington Way beeps all the time.

- **ADJOURNMENT**

The next meeting is scheduled for July 28th at 4:00 pm and private developments will be the main focus. Meeting was adjourned.

**PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.
LONGVIEW, COWLITZ COUNTY, WA**

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674
PHONE: (206) 949-9943
CONTACT: LEE PICULELL
E-MAIL: LPICULELL@HOMESITEDEVELOPMENT.COM

LATTA ENGINEERING, PLLC
5970 BIRCH POINT ROAD
BLAINE, WA 98230
CONTACT: NEIL LATTA, PE
PH: (360) 671-7002
EMAIL: NLATTA@LATTAENGINEERING.COM

BLUHM & ASSOCIATES LAND SURVEYORS, INC.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
CONTACT: KEVIN BLUHM, PLS
PH: (360) 748-1551
EMAIL: KBLUHM@SURVEYSERVICES.COM

MATERIALS TESTING & CONSULTING INC.
777 CHRYSLER DRIVE
BURLINGTON, WASHINGTON 98233
CONTACT: MEDHANIE G. TECLE, P.E.
PH: (360) 755-1990
EMAIL: MEDHANIE.TECLE@MTC-INC.NET

GIBSON TRAFFIC CONSULTANTS
2813 ROCKEFELLER AVENUE, SUITE B
EVERETT, WA 98201
CONTACT: BRAD J. LINCOLN, PE
PH: (425) 339-8266
EMAIL: INFO@GIBSONTRAFFIC.COM

LONGBELL MON #315 TO 3/4" IP, 913" WEST
OF SAID MON PER SURVEY FILED IN VOLUME
11, PAGES 93-96, RECORDS OF CONJUTZ
COUNTY, WASHINGTON.

NGVD 29, PER VIEW RIDGE ESTATES NO. 2,
PHASE 1 AND 1A, LONGVIEW, WASHINGTON,
AS-BUILT PLANS DATED JANUARY 12, 1994
BY DAVID EVANS AND ASSOCIATES, INC.
(NAVD 88 = NGVD 29 + 3.71')

PARTIAL A. TAX PARCEL # 103666700.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, N.W. CONJUNT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT INScribed "B 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EZRA TOWER DONATION LAND CLAIM;

THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 140.81 FEET;

THENCE SOUTH 11° 10' 00" EAST A DISTANCE OF 23.07 FEET;

THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;

THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;

THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;

THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.95 FEET;

THENCE SOUTH 45° 58' 06" WEST A DISTANCE OF 62.83 FEET;

THENCE SOUTH 23° 02' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "VIEW ROSE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF CONJUNT COUNTY, WASHINGTON;

THENCE NORTH 67°00' 00" WEST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 57.79 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID PLAT;

THENCE NORTH 07° 00' 00" WEST ALONG THE NORTH LINE OF SAID LOT 14 AND LOT 13 OF SAID PLAT A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13;

THENCE NORTH 71° 38' 04" WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 79.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID PLAT;

THENCE SOUTH 78° 31' 10" WEST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 118.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 12;

SAID POINT ALSO BEING A CORNER POINT OF A TRACT OF LAND CONVEYED TO ARTHUR C. PROCELL, JR. AND DEE W. PROCELL, HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 327203;

THENCE NORTH 73° 58' 09" WEST A DISTANCE OF 163.18 FEET;

THENCE NORTH 62° 47' 15" WEST A DISTANCE OF 104.86 FEET;

THENCE NORTH 75° 58' 30" WEST A DISTANCE OF 86.13 FEET;

THENCE NORTH 40° 45' 33" EAST A DISTANCE OF 98.07 FEET;

THENCE NORTH 85° 27' 54" WEST A DISTANCE OF 75.53 FEET;

THENCE NORTH 86° 22' 35" EAST A DISTANCE OF 60.03 FEET;

THENCE SOUTH 85° 27' 54" EAST A DISTANCE OF 57.08 FEET;

THENCE NORTH 00° 56' 52" EAST A DISTANCE OF 113.38 FEET;

THENCE SOUTH 86° 52' 25" EAST A DISTANCE OF 158.46 FEET;

THENCE NORTH 76° 38' 52" EAST A DISTANCE OF 82.49 FEET;

THENCE NORTH 11° 53' 27" EAST A DISTANCE OF 156.87 FEET;

THENCE NORTH 25° 08' 12" WEST A DISTANCE OF 141.30 FEET;

THENCE NORTH 00° 48' 48" WEST A DISTANCE OF 254.73 FEET TO THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE PROPOSED PLAT OF "OVERLOOK PLUD";

THENCE NORTH 88° 12' 04" EAST ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 315.75 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF CONJUNT, STATE OF WASHINGTON.

PORTRION OF THE EZRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND CLAIM AND A PORTRION OF LOTS 25 AND 28, BLOCK 1, CITY NEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTRION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, 14W, COMULTZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT INScribed "18 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER DONATION LAND CLAIM;

THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;

THENCE SOUTH 37° 08' 06" EAST A DISTANCE OF 149.81 FEET;

THENCE SOUTH 11° 01' 05" EAST A DISTANCE OF 213.07 FEET;

THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;

THENCE SOUTH 58° 03' 08" EAST A DISTANCE OF 67.56 FEET;

THENCE SOUTH 49° 41' 24" EAST A DISTANCE OF 86.09 FEET;

THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 108.51 FEET;

THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;

THENCE SOUTH 48° 20' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLATS OF "NEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 14, RECORDS OF COMULTZ COUNTY, WASHINGTON;

THENCE SOUTH 67° 00' 00" EAST, 262.96 FEET;

THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;

THENCE NORTH 71° 28' 00" EAST, 391.87 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID POINT BEING ON THE WESTERLY BOUNDARY OF SANDPAPER BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY NEW TERRACE NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 21;

THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID PLAT MAP;

THENCE NORTHERLY ALONG SAID SOUTHERLY BOUNDARY TO THE NORTH LINE OF SAID SECTION 28;

THENCE NORTH 87° 35' 53" WEST ALONG SAID NORTH LINE 207.38 FEET TO THE POINT OF BEGINNING.

EXCEPT A TRACT OF LAND IN THE J.C. LEONARD DSCR, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PORTRION OF THAT TRACT OF LAND DISCLOSED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 749303 IN VOLUME 796, PAGES 52 AND 53, THAT LIES SOUTHERLY AND WESTERLY OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND EASTERLY OF A LINE ORIGINALLY PARALLEL WITH SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM, BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE;

DEEDS THEREFROM: BEGINNING AT A POINT LOCATED IN LOTS 22 AND 23, BLOCK 1, CITY NEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF COMULTZ, STATE OF WASHINGTON.

BY	DATE	THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555
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THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN LOT 23, BLOCK 1, CITY NEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 1A RECORDS OF SAID COUNTY.

A PORTION OF THE EXTRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND CLAIM AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY NEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 1A, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, 14TH MERIDIAN, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT INScribed "18 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EXTRA TOWNER DONATION LAND CLAIM;

THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;

THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;

THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.67 FEET;

THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;

THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 61.56 FEET;

THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;

THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 80.51 FEET;

THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;

THENCE SOUTH 22° 00' 00" WEST A DISTANCE OF 123.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "NEW RIDGE ESTATE NO. 2" (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF COMWILT COUNTY, WASHINGTON;

THENCE SOUTH 67° 00' 00" EAST, 262.16 FEET;

THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;

THENCE NORTH 71° 28' 00" EAST, 391.07 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID POINT BEING ON THE WESTERLY BOUNDARY OF SANDPAPER BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY NEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 75;

THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID TOWNER MAP;

THENCE NORTHERLY ALONG SAID SOUTHERLY BOUNDARY TO THE NORTH LINE OF SAID SECTION 28;

THENCE NORTH 87° 35' 53" WEST ALONG SAID NORTH LINE 207.30 FEET TO THE POINT OF BEGINNING.

EXCEPT A TRACT OF LAND IN THE J.C. LEONARD OLD MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 749303 IN VOLUME 796, PAGES 52 AND 53, THAT LIES SOUTHERLY AND WESTERLY OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND EASTERLY OF A LINE STRIKE PARALLEL WITH SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM, WHEN MEASURED AT RIGHT ANGLES THERETO.

SITUATE IN THE COUNTY OF COMWILT, STATE OF WASHINGTON.

PARCEL D, TAX PARCEL # 02206362

THAT PORTION OF THE FOLLOWING PROPERTY SITUATED IN LOT 22, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY.

A PORTION OF THE EDNA TOWNER DONATION LAND CLAW AND THE JOHN LEONARD DONATION LAND CLAW AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M. COMITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT INScribed "R 335" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EDNA TOWNER DONATION LAND CLAW.

THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;

THENCE SOUTH 37° 05' 05" EAST A DISTANCE OF 148.01 FEET;

THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 215.07 FEET;

THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 120.96 FEET;

THENCE SOUTH 56° 03' 05" EAST A DISTANCE OF 62.58 FEET;

THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;

THENCE SOUTH 47° 55' 50" WEST A DISTANCE OF 80.51 FEET;

THENCE SOUTH 43° 58' 16" WEST A DISTANCE OF 62.83 FEET;

THENCE SOUTH 23° 00' 05" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "NEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF COMITZ COUNTY, WASHINGTON;

THENCE SOUTH 69° 08' 00" EAST, 202.96 FEET;

THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;

THENCE NORTH 71° 28' 00" EAST, 351.81 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAMPPER BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY VIEW TERRACE NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 20;

THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON PLAT MAP;

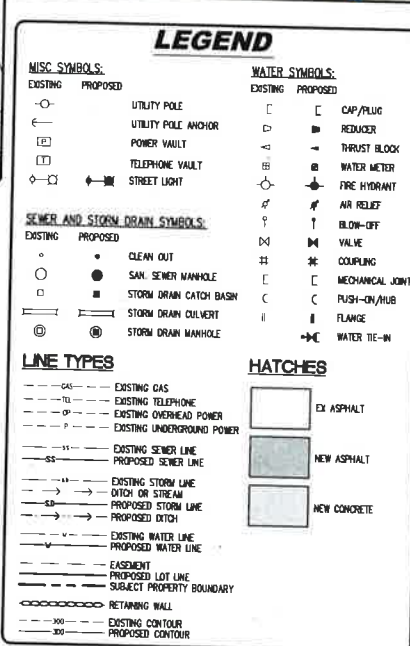
THENCE NORTHERLY ALONG SAID SOUTHERLY BOUNDARY TO THE NORTH LINE OF SAID SECTION 28.

THENCE NORTH 69° 35' 53" WEST ALONG SAID NORTH LINE 207.38 FEET TO A POINT OF BEGINNING.

EXCEPT A TRACT OF LAND IN THE J.C. LEONARD CUD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER ADDITOR'S FILE NO. 794633 IN VOLUME 796, PAGES 52 AND 53, THAT LIES SOUTHERLY AND WESTERLY OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND EASTERLY OF THE LINE DRAWN AND PASSED BY SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM, WHEN MEASURED AT RIGHT ANGLES THEREBY.

SITUE IN THE COUNTY OF COMITZ, STATE OF WASHINGTON.



01 COVER SHEET
02 EXISTING CONDITION
03 SUBDIVISION PLAN
04 COMPOSITE UTILITY PLAN
05 GRADING PLAN
06 TEMPORARY EROSION & SEDIMENT CONTROL
07 ROAD & STORM DRAINAGE - ELIJANA LANE
08 ROAD & STORM DRAINAGE - ELIJANA LANE
09 ROAD & STORM DRAINAGE - CALLEY COURT
00 ROAD & STORM DRAINAGE - EASEMAN COURT
01 ROAD & STORM DRAINAGE - FAHRBACK COURT
02 STORM WATER DETENTION
03 SEWER & WATER - ELIJANA LANE
04 SEWER & WATER - ELIJANA LANE
05 SEWER & WATER - CALLEY COURT
06 SEWER - STORM WATER TREATMENT
07 SEWER & WATER - EASEMAN COURT
08 SEWER & WATER - FAHRBACK COURT & SANDPIPER WAY
STANDARD DETAIL PLANS
STANDARD DETAIL PLANS
STANDARD DETAIL PLANS
STANDARD DETAIL PLANS
STANDARD DETAIL PLANS
STANDARD DETAIL PLANS
STANDARD DETAIL PLANS
NOTES 7 SPECIFICATIONS
LANDSCAPE PLAN (DEFERRED SUBMITTAL)
LOCK-LOAD RETAINING WALL DESIGN (BY OTHERS)

	ISSUED FOR PERMIT REVIEW	NL	05/12/20	EXISTING UTILITIES NOTES: THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555	 05-12-2020	LATTA ENGINEERING PLLC <i>Consulting Civil Engineers</i> 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 info@lattaengineering.com 2020 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)	JOB NO.: 16137 CITY FILE NUM. DESIGNED BY: NL DRAWN BY: KJ CHECKED BY: NL	HOMESITE DEVELOPMENT GROUP, LLC 1906 BELMONT LOOP WOODLAND, WA 98674-8475	COVER SHEET THE VALE AT OVERLOOK RESIDENTIAL SUBDIVISION CITY VIEW BOULEVARD, LONGVIEW, WA PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M. DATE: MAY 2020 SCALE: H: AS SHOWN V: N/A		DRAWING: C - 1 SHEET: 1 OF 27
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NOTES:

1. STREET SURVEY MONUMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LONGVIEW STANDARD ST-100.
2. A 10' UTILITY EASEMENT SHALL BE RECORDED AT THE FRONT OF EACH LOT.
3. BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 20 FT
SIDE: 5 FT
REAR: 10 FT

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



ISSUED FOR PERMIT REVIEW NO. REVISION	NL 05/12/20	EXISTING UTILITIES NOTE: THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555	05-12-2020	LATTA ENGINEERING PLLC Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 info@lattaengineering.com 2020 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)	JOB NO.: 16137 CITY FILE NUM. DESIGNED BY: NL DRAWN BY: KJ CHECKED BY: NL	HOMESITE DEVELOPMENT GROUP, LLC 1906 BELMONT LOOP WOODLAND, WA 98674-8475	SUBDIVISION PLAN THE VALE AT OVERLOOK RESIDENTIAL SUBDIVISION CITY VIEW BOULEVARD, LONGVIEW, WA PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M. DATE: MAY 2020 SCALE: H: 1" = 50' V: N/A	DRAWING: C - 3 SHEET: 3 OF 27
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MT. SOLO ESTATES PHASE I

CITY OF LONGVIEW, WASHINGTON
BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 8 NORTH, RANGE 3
WEST OF THE WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON.
PARCEL # 107460100

VERTICAL DATUM:
PER SPURLOCK TOPOGRAPHIC SURVEY AND
STATED ON SITEWORK ENGINEERING PLANS
VILLAGE AT MT. SOLO PHASE-2
BENCH MARK:
F202
3" DISK NW BAKER CORNER STORE
ELEVATION = 5.77' ± DATUM



VICINITY MAP
NTS



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



4/13/2020

WASHINGTON

CITY OF LONGVIEW

MT. SOLO ESTATES PHASE I

COVER SHEET

APPROVED

REVISIONS

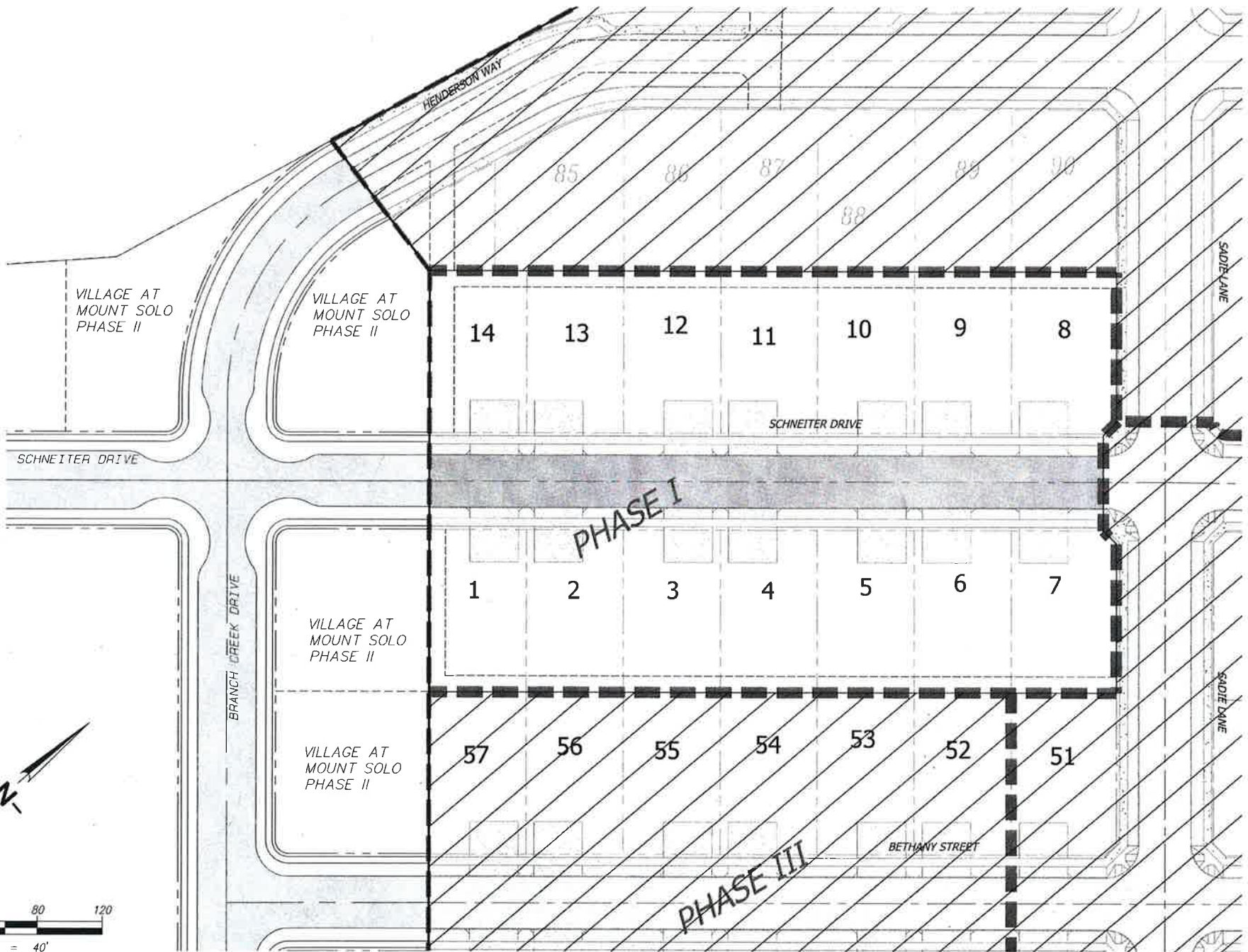
RECEIVED

APR 27 2020

Public Works

DESIGNED BY: NAW
DRAWN BY: NAW
CHECKED BY: JTM
SCALE: 1" = 40'

JOB NUMBER SHEET
0802 C1.0



EXISTING:	PROPOSED:
● GAS VALVE	● SANITARY MANHOLE
● GAS RISER	● SANITARY CLEANOUT
● GUY ANCHOR	● STORM MANHOLE
● POWER POLE	● CATCH BASIN / W/TEMP.
● ELECTRICAL SERVICE	● STORM INLET PROTECTION
● SANITARY MANHOLE	● CURB INLET
● STORM DRYWELL	● STORMFILTER CATCH BASIN
● SEPTIC TANK	● THRUST BLOCK
● TELEPHONE PEDESTAL	● WATER VALVE
● FIRE HYDRANT	● FIRE HYDRANT
● WATER VALVE	● WATER BLOW-OFF
● WELL	● WATER SERVICE
● WATER METER	● LATERAL AND METER
● INDICATES MAILBOX	● STORM LINE
● CATCH BASIN	● WATER LINE
● CENTERLINE	● SANITARY LINE
● ELECTRIC LOCATE	● PROPERTY LINE
● TELEPHONE LOCATE	● PHASE LINE
● FENCE	● MAJOR CONTOURS
● OVERHEAD POWER	● MINOR CONTOURS
● GAS LINE LOCATE	● ADA RAMP COMPLETED
● 5 FOOT CONTOUR	● W/STREET CONSTRUCTION
● 1 FOOT CONTOUR	● SIDEWALK COMPLETED
● WATER LINE	● W/STREET CONSTRUCTION
● SANITARY LINE	● NEW PAVEMENT
● STORM LINE	● STORM ACCESS ROAD
● EXISTING PAVEMENT	
● EXISTING GRAVEL ROAD	

CITY OF LONGVIEW APPROVAL	
Public Works Department	
Plans reviewed for compliance with standards and policies	
Reviewed by: <i>[Signature]</i>	DATE: 4/30/20
APPROVED: <i>[Signature]</i>	DATE: 4/30/20
APPROVED	
PLAN REVIEW	
Longview Fire Department	
Approved: <i>[Signature]</i>	DATE: 4-29-20
Date: 4-29-20	Inspector: <i>[Signature]</i>

SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	GRADING AND EROSION CONTROL PLAN
C4.0	STREET AND STORMWATER PLAN
C5.0	SANITARY AND WATER PLAN
C6.0	PROFILE SHEET AND STORM DETAILS
C7.0	SIGNING, STRIPING, AND LANDSCAPE PLAN
D8.0	DETAILS - GRADING AND EROSION CONTROL
D8.1	DETAILS - ROADWAY CONSTRUCTION
D8.2	DETAILS - DRAINAGE CONSTRUCTION
D8.3	DETAILS - WATER CONSTRUCTION
D8.4	DETAILS - SANITARY CONSTRUCTION
RPP	REVISED PRELIM PLAT
ATTACHED	PRAIRIE ELECTRIC LIGHTING PLAN (2 OF 2)

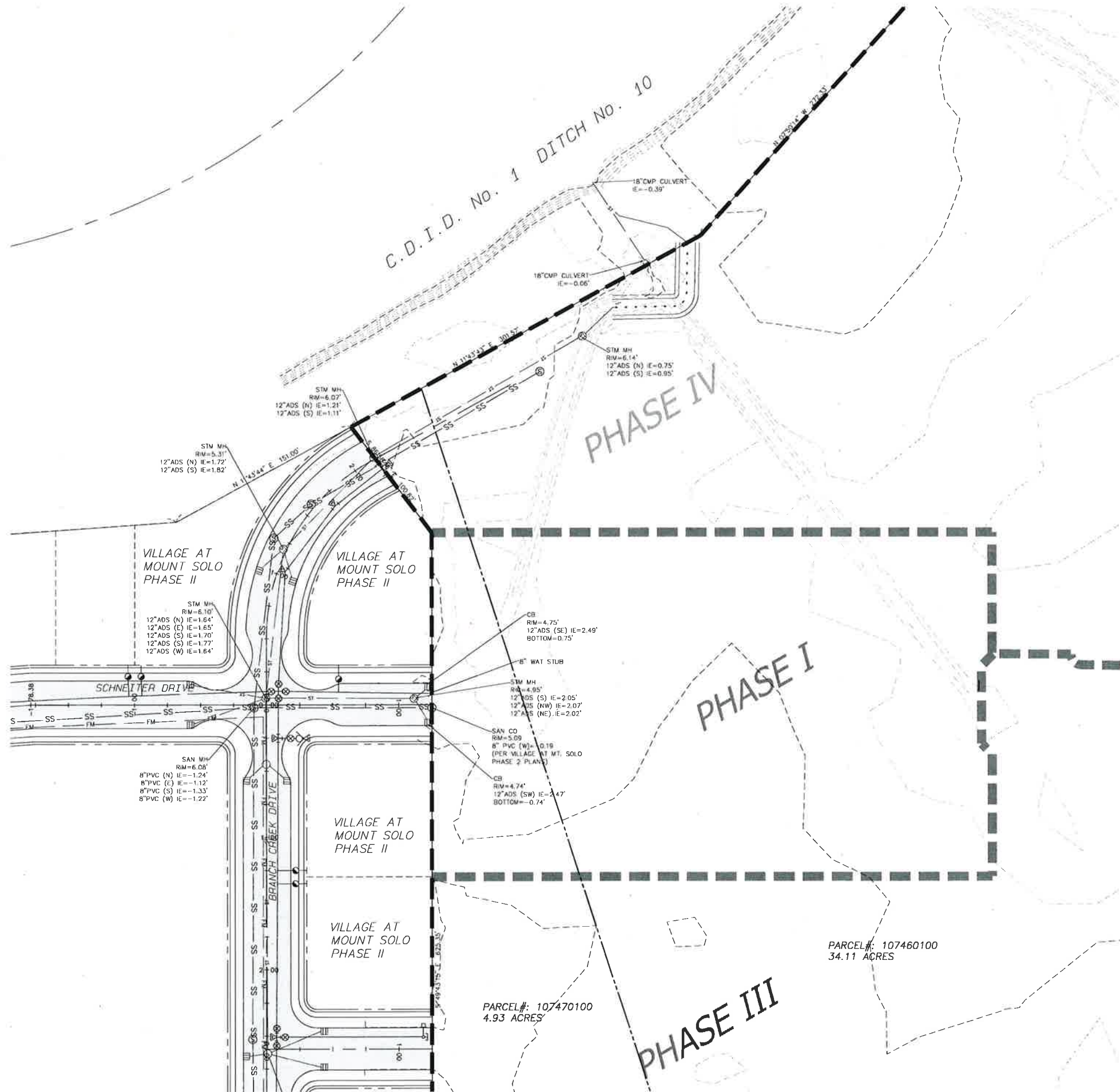
OWNER/DEVELOPER
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ATTN: ROB HINTON
EMAIL: ROB@HINTONDEVELOPMENT.COM

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EMAIL: JMATTOS@SGAENGINEERING.COM

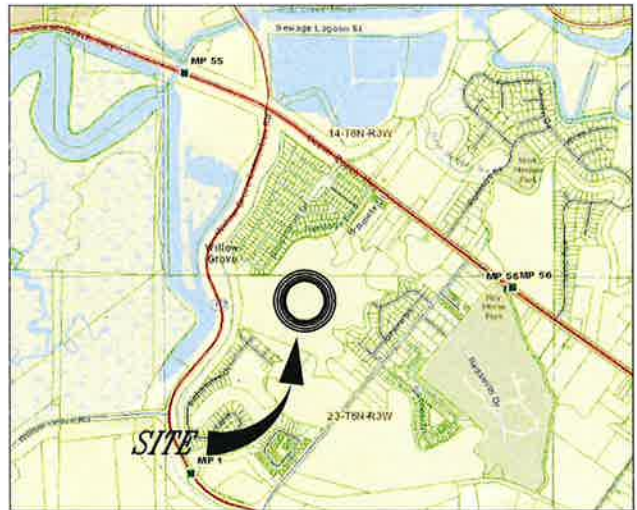
GEOTECHNICAL ENGINEER
PACIFIC TESTING & INSPECTION INC.
2417 HARRISON AVENUE
CENTRALIA, WA 98531
PHONE: (360) 736-3922
ATTN: MICHAEL STATEN, P.E.

SURVEYOR
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WASHINGTON 98661
PHONE: (360) 694-3313
ATTN: DANIEL RENTON
EMAIL: DAR@MGSURVEY.COM

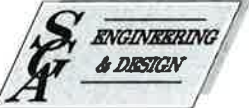
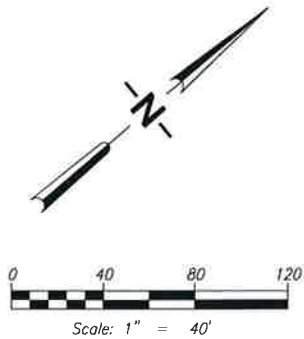
© SCA ENGINEERING PLLC - DATE PLOTTED: Apr. 09, 2020 - 12:57 PM SCA DRAWING FILE: W:\DWG\0802 MT. SOLO PLO\DRAWINGS\FINAL SHEET SET (PHASE I)\C2.0 - EXISTING CONDITIONS.DWG



EXISTING SITE INFORMATION	
EXISTING PARCEL NUMBER	107460100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-1
GROSS SITE AREA	49.69 ACRES 2,164,651 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.
ENVIRONMENTAL CONDITIONS	
THE SITE CONTAINS WETLANDS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.	
EXISTING CONDITIONS DISCLAIMER	
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.	



VICINITY MAP
NTS



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



4/13/2020

EXISTING CONDITIONS

MT. SOLO ESTATES PHASE I

WASHINGTON

CITY OF LONGVIEW

APPROVED

REVISIONS

DESIGNED BY: NAW
DRAWN BY: NAW
CHECKED BY: JTM
SCALE: 1" = 40'

JOB NUMBER
0802

SHEET
C2.0

SCA ENGINEERING PLLC - DATE PLOTTED: Apr. 11, 2020 - 11:40 AM SCA DRAWING FILE: W:\DWG\0802 MT SOLO PLO\DRAWINGS\FINAL SHEET SET (PHASE I)\C4.0 - STREET AND STORMWATER PLAN.DWG

CONCRETE LEGEND

CONCRETE INSTALLED WITH HOME CONSTRUCTION

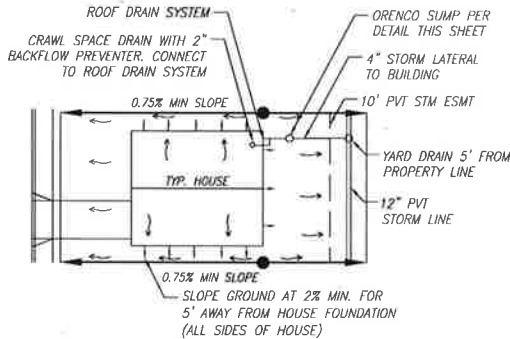
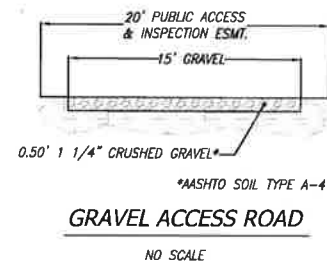
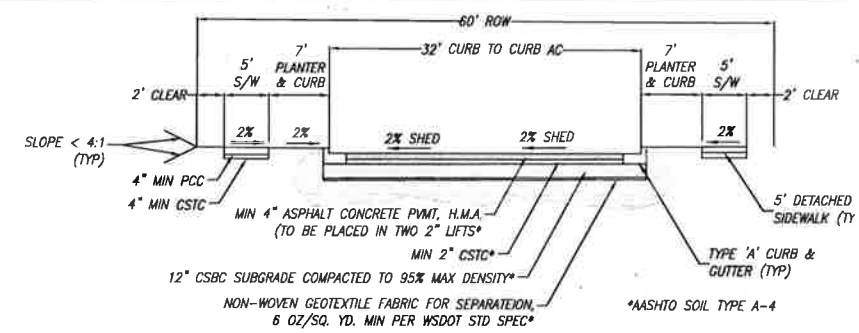
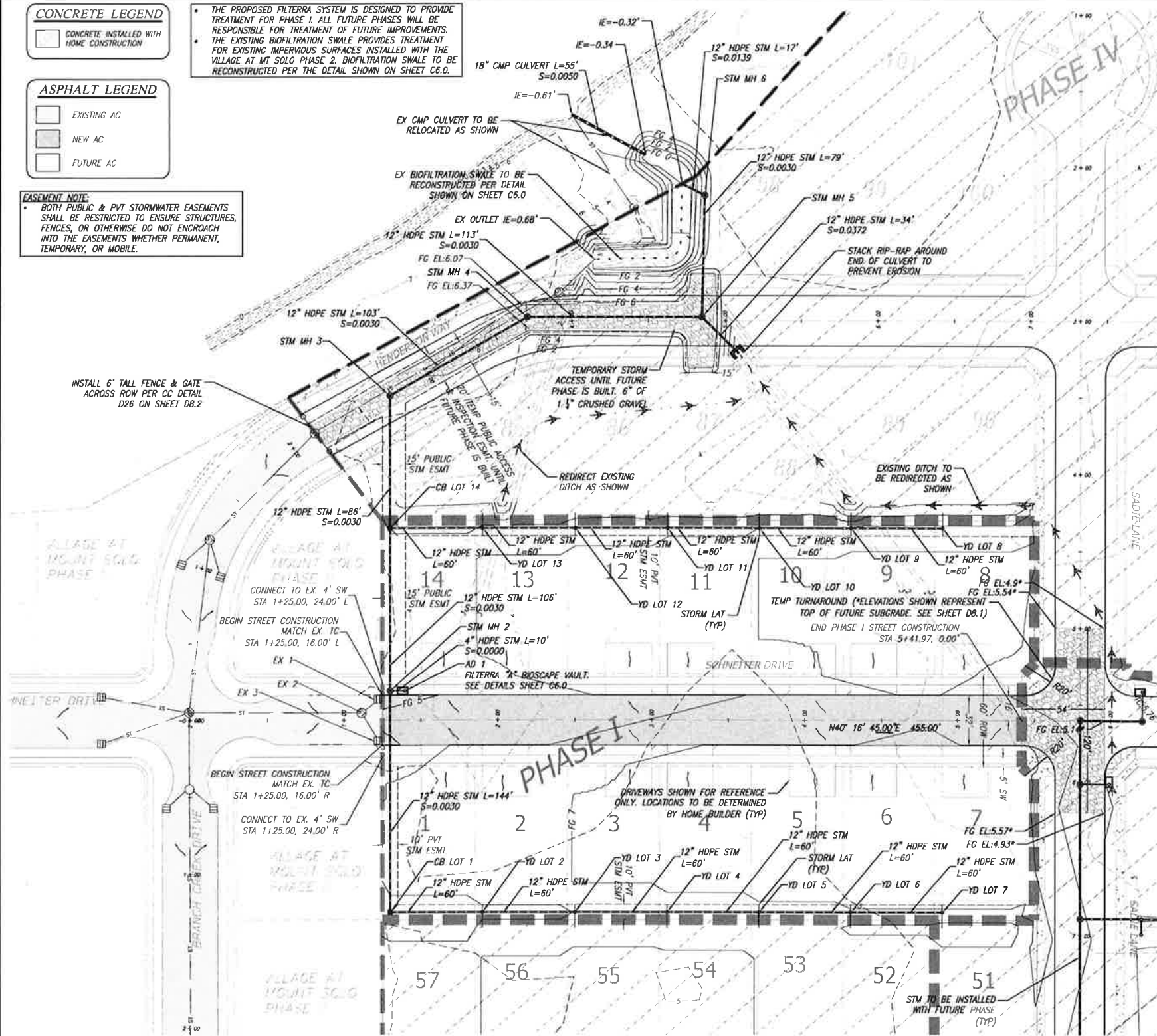
ASPHALT LEGEND

EXISTING AC
NEW AC
FUTURE AC

EASEMENT NOTE:

BOTH PUBLIC & PVT STORMWATER EASEMENTS SHALL BE RESTRICTED TO ENSURE STRUCTURES, FENCES, OR OTHERWISE DO NOT ENCRoACH INTO THE EASEMENTS WHETHER PERMANENT, TEMPORARY, OR MOBILE.

THE PROPOSED FILTERRA SYSTEM IS DESIGNED TO PROVIDE TREATMENT FOR PHASE I. ALL FUTURE PHASES WILL BE RESPONSIBLE FOR TREATMENT OF FUTURE IMPROVEMENTS. THE EXISTING BIOFILTRATION SWALE PROVIDES TREATMENT FOR EXISTING IMPERVIOUS SURFACES INSTALLED WITH THE VILLAGE AT MT SOLO PHASE 2. BIOFILTRATION SWALE TO BE RECONSTRUCTED PER THE DETAIL SHOWN ON SHEET C6.0.



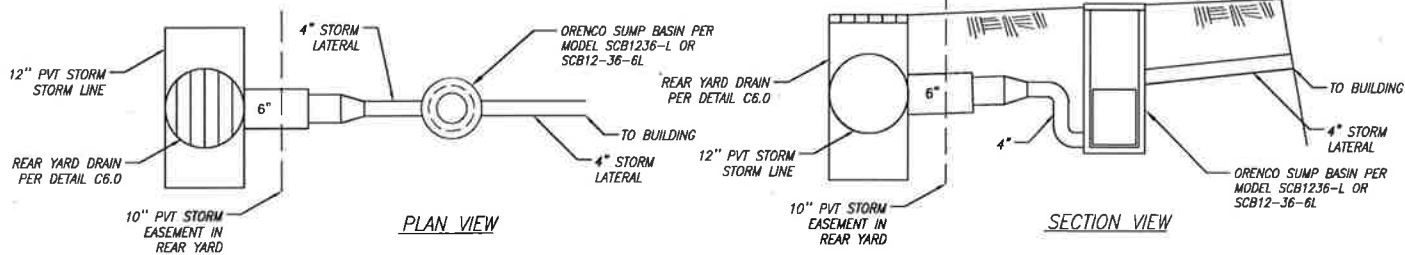
STRUCTURE TABLE

STRUCTURE	DETAILS
AD 1	STA 60+64.5, 106.0' R RIM=4.87 IE OUT=1.95 (4" SW)
CB LOT 1	STA 50+55, 0.0' RIM=5.46 IE IN=1.80 (12" NE) IE OUT=1.80 (12" NW)
CB LOT 14	STA 2+30.3, 76.4' R RIM=4.82 IE IN=1.05 (12" SE) IE IN=1.05 (12" NE) IE OUT=1.05 (12" NW)
STM MH 2	STA 1+30, 19.0' L RIM=5.39 IE IN=1.95 (4" NE) IE IN=1.36 (12" SE) IE OUT=1.36 (12" NW)
STM MH 3	STA 2+71.5, 0.6' R RIM=5.87 IE IN=0.79 (12" SE) IE OUT=0.79 (12" N)
STM MH 4	STA 3+72.7, 7.0' L RIM=6.24 IE IN=0.49 (12" S) IE OUT=0.49 (12" NE)
STM MH 5	STA 4+84.9, 2.5' L RIM=6.80 IE IN=0.15 (12" SW) IE IN=0.15 (12" E) IE OUT=0.15 (12" NW)
STM MH 6	STA 4+86.5, 81.8' L RIM=2.73 IE IN=-0.09 (12" SE) IE OUT=-0.09 (12" SW)
YD LOT 2	STA 51+15, 0.0' RIM=5.76 IE IN=2.10 (12" NE) IE OUT=2.10 (12" SW)
YD LOT 3	STA 51+75, 0.0' RIM=6.06 IE IN=2.40 (12" NE) IE OUT=2.40 (12" SW)

STRUCTURE	DETAILS
YD LOT 4	STA 52+35, 0.0' RIM=6.36 IE IN=2.70 (12" NE) IE OUT=2.70 (12" SW)
YD LOT 5	STA 52+95, 0.0' RIM=6.66 IE IN=3.00 (12" NE) IE OUT=3.00 (12" SW)
YD LOT 6	STA 53+55, 0.0' RIM=6.88 IE IN=3.30 (12" NE) IE OUT=3.30 (12" SW)
YD LOT 7	STA 54+15, 0.0' RIM=6.88 IE OUT=3.60 (12" SW)
YD LOT 8	STA 64+15, 0.0' RIM=6.24 IE OUT=2.85 (12" SW)
YD LOT 9	STA 63+55, 0.0' RIM=6.02 IE IN=2.55 (12" NE) IE OUT=2.55 (12" SW)
YD LOT 10	STA 62+95, 0.0' RIM=6.02 IE IN=2.25 (12" NE) IE OUT=2.25 (12" SW)
YD LOT 11	STA 62+35, 0.0' RIM=5.72 IE IN=1.95 (12" NE) IE OUT=1.95 (12" SW)
YD LOT 12	STA 61+75, 0.0' RIM=5.42 IE IN=1.65 (12" NE) IE OUT=1.65 (12" SW)
YD LOT 13	STA 61+15, 0.0' RIM=5.12 IE IN=1.35 (12" NE) IE OUT=1.35 (12" SW)

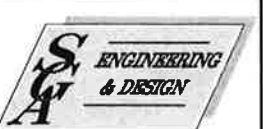
EX STRUCTURES

STRUCTURE	DETAILS
EX 1	EX STM CB RIM=4.75' 12" ADS (SE) IE=2.49' BOTTOM=0.75'
EX 2	EX STM MH RIM=4.95' 12" ADS (S) IE=2.05' 12" ADS (NW) IE=2.07' 12" ADS (NE) IE=2.02'
EX 3	EX STM CB RIM=4.74' 12" ADS (SW) IE=2.47' BOTTOM=-0.74'



STORM LATERAL CONNECTION TO ORENCO SUMP

NOT TO SCALE



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LANDSCAPE ARCHITECTURE

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4/13/2020

STREET AND STORMWATER PLAN

MT. SOLO ESTATES PHASE I

WASHINGTON

CITY OF LONGVIEW

APPROVED

REVISIONS

DESIGNED BY: NAW
DRAWN BY: NAW
CHECKED BY: JTM
SCALE: 1" = 40'

JOB NUMBER
0802

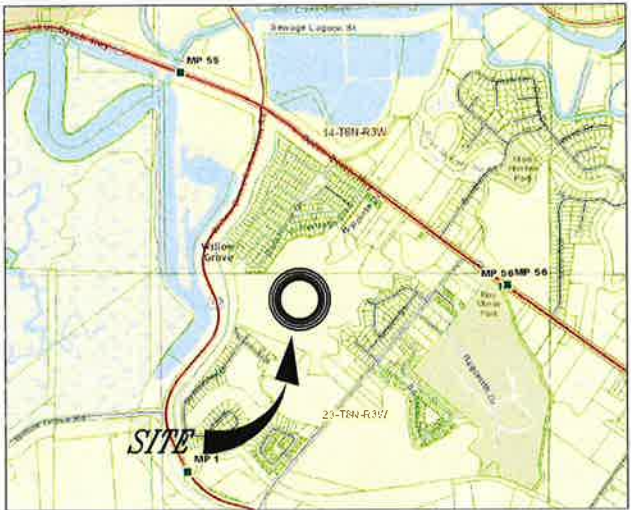
SHEET
C4.0

MT. SOLO ESTATES PHASE II & III

CITY OF LONGVIEW, WASHINGTON

BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON.

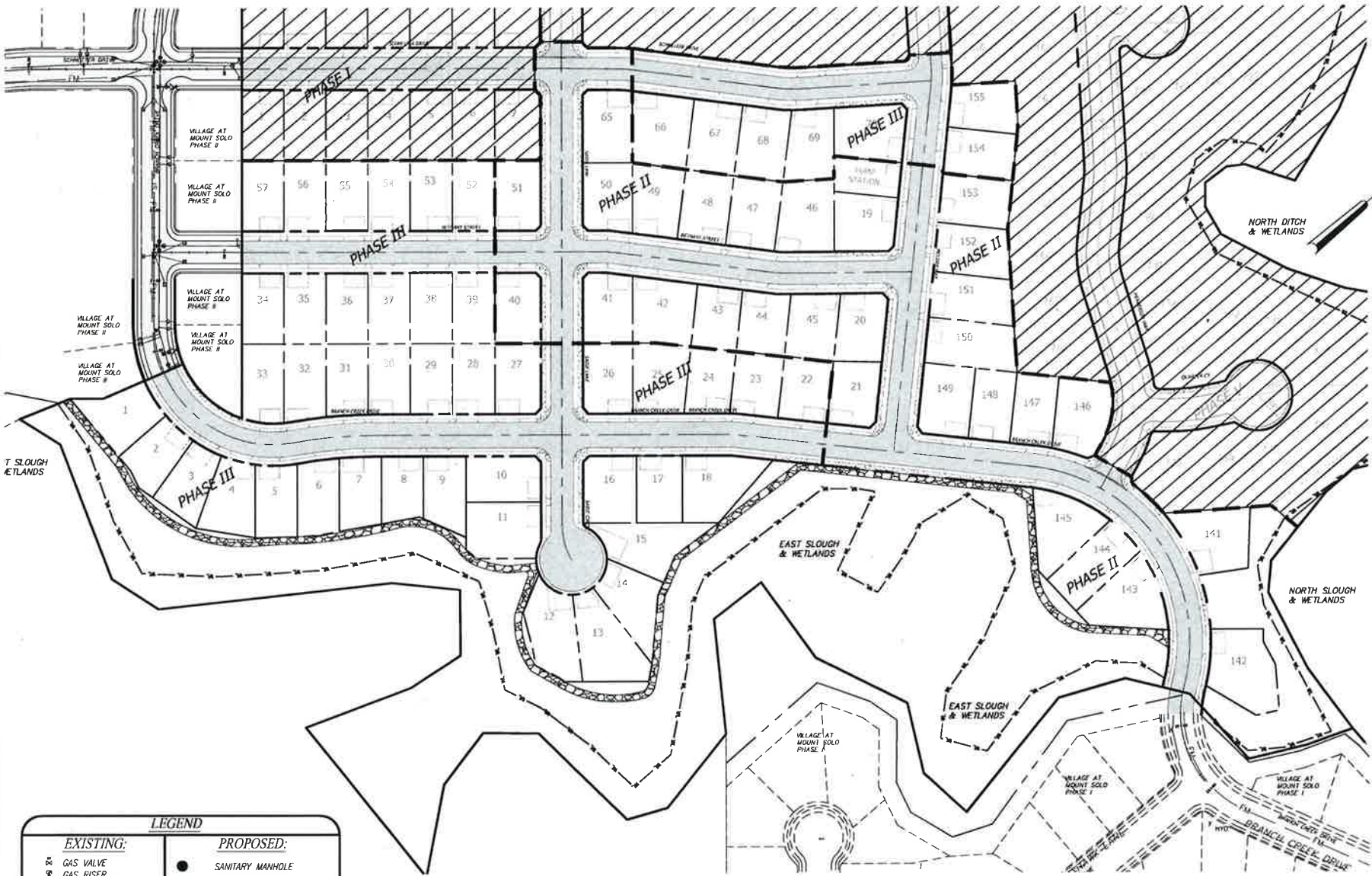
PARCEL # 107460100



VICINITY MAP
NTS

Scale: 1" = 100'

VERTICAL DATUM:
PER SPURLOCK TOPOGRAPHIC SURVEY AND
STATED ON SITEWORK ENGINEERING PLANS
VILLAGE AT MT. SOLO PHASE-2
BENCH MARK:
1202
3" DISK NW BAKER CORNER STORE
ELEVATION = 5.77' ± DATUM



SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS SHEET
C3.0	GRADING & EROSION CONTROL SHEET 1
C3.1	GRADING & EROSION CONTROL SHEET 2
C3.2	GRADING & EROSION CONTROL SHEET 3
C4.0	STREET CONSTRUCTION SHEET 1
C4.1	STREET CONSTRUCTION SHEET 2
C4.2	STREET CONSTRUCTION SHEET 3
C5.0	STORMWATER PLAN SHEET 1
C5.1	STORMWATER PLAN SHEET 2
C5.2	STORMWATER PLAN SHEET 3
C5.3	STORMWATER DETAILS SHEET 1
C5.4	STORMWATER DETAILS SHEET 2
C5.5	STORMWATER DETAILS SHEET 3
C6.0	SANITARY & WATER PLAN SHEET 1
C6.1	SANITARY & WATER PLAN SHEET 2
C6.2	SANITARY & WATER PLAN SHEET 3
C7.0	PROFILE SHEET 1
C7.1	PROFILE SHEET 2
C7.2	PROFILE SHEET 3
C7.3	PROFILE SHEET 4
C7.4	PROFILE SHEET 5
C8.0	SIGNING, STRIPING & LANDSCAPE PLAN SHEET 1
C8.1	SIGNING, STRIPING & LANDSCAPE PLAN SHEET 2
C8.2	SIGNING, STRIPING & LANDSCAPE PLAN SHEET 3
C9.0	GRADING & EROSION CONTROL DETAILS
C9.1	ROADWAY CONSTRUCTION DETAILS
C9.2	DRAINAGE CONSTRUCTION DETAILS
C9.3	WATER CONSTRUCTION DETAILS
C9.4	SANITARY CONSTRUCTION DETAILS
RPP 1	REVISED PRELIM PLAT SHEET 1
RPP 2	REVISED PRELIM PLAT SHEET 2
RPP 3	REVISED PRELIM PLAT SHEET 3

COVER SHEET

VERSION 2

REVISIONS

DESIGNED BY: JAI/NAW
DRAWN BY: JAI/NAW
CHECKED BY: JTM
SCALE: AS SHOWN

JOB NUMBER
0802

SHEET
C1.0

MT. SOLO ESTATES
PHASES II & III

CITY OF LONGVIEW

WASHINGTON

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
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6/26/2020

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VANCOUVER, WASHINGTON 98661
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EMAIL: DAR@MGSURVEY.COM

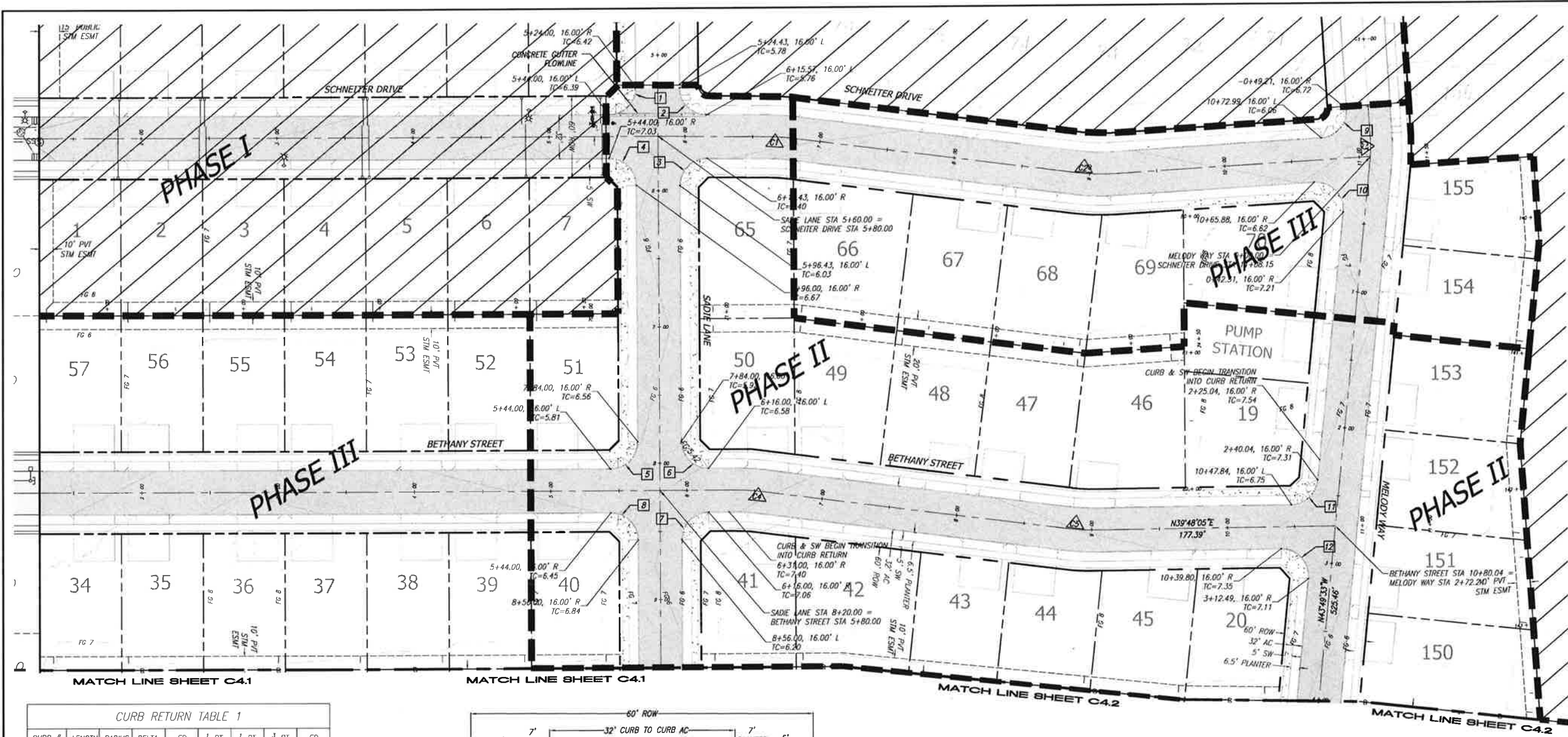
CITY OF LONGVIEW APPROVAL

APPROVED _____ DATE _____
APPROVED _____ DATE _____
APPROVED _____ DATE _____

LEGEND

EXISTING:	PROPOSED:
● GAS VALVE	● SANITARY MANHOLE
○ GAS RISER	● SANITARY CLEANOUT
— GUY ANCHOR	● STORM MANHOLE
⚡ POWER POLE	□ CATCH BASIN/ W/TEMP.
⊕ ELECTRICAL SERVICE	□ STORM INLET PROTECTION
⊕ SANITARY MANHOLE	□ CURB INLET
⊕ STORM DRYWELL	□ STORMFILTER CATCH BASIN
⊕ SEPTIC TANK	— THRUST BLOCK
⊕ TELEPHONE PEDESTAL	— WATER VALVE
⊕ FIRE HYDRANT	— FIRE HYDRANT
— WATER VALVE	— WATER BLOW-OFF
— WELL	— WATER SERVICE
— WATER METER	— LATERAL AND METER
— INDICATES MAILBOX	— STORM LINE
— CATCH BASIN	— WATER LINE
— CENTERLINE	— SANITARY LINE
— ELECTRIC LOCATE	— PROPERTY LINE
— TELEPHONE LOCATE	— PHASE LINE
— FENCE	— MAJOR CONTOURS
— OVERHEAD POWER	— MINOR CONTOURS
— GAS LINE LOCATE	— ADA RAMP COMPLETED
— 5 FOOT CONTOUR	— W/STREET CONSTRUCTION
— 1 FOOT CONTOUR	— SIDEWALK COMPLETED
— WATER LINE	— W/STREET CONSTRUCTION
— SANITARY LINE	— NEW PAVEMENT
— STORM LINE	— STORM ACCESS ROAD
— EXISTING PAVEMENT	
— EXISTING GRAVEL ROAD	

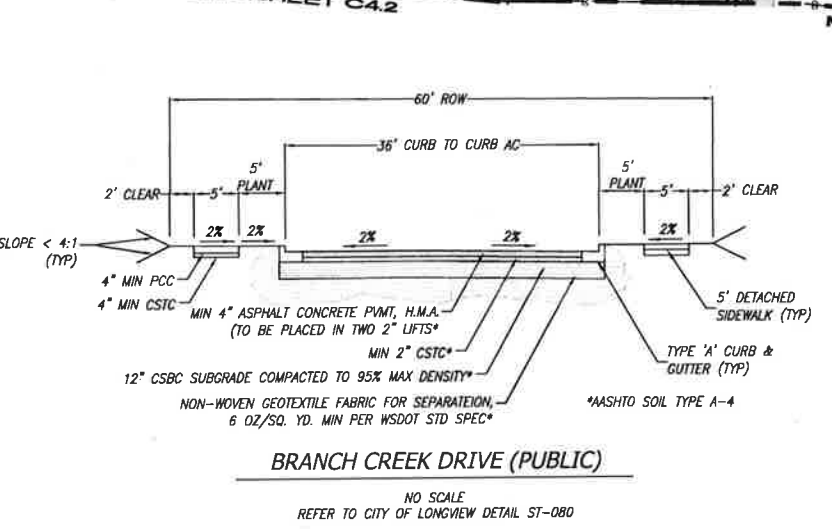
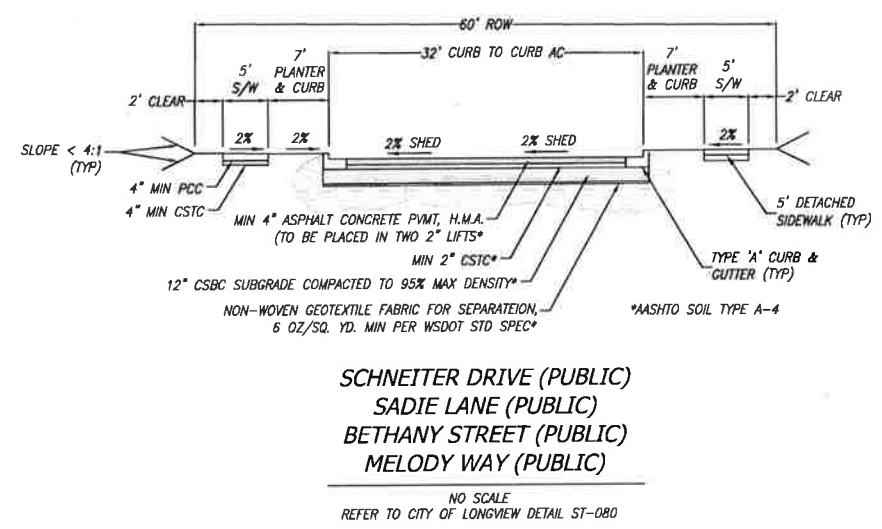
© SGA ENGINEERING PLLC - DATE PLOTTED: Jun. 26, 2020 - 11:58 AM SGA DRAWING FILE: W:\LONG\0802 MT. SOLO (PUD)\DRAWINGS\FINAL SHEET SET (PHASE II & III)\C4.0 - STREET CONSTRUCTION SHEETING



CURB RETURN TABLE 1									
CURB #	LENGTH	RADIUS	DELTA	ER	1/2 PT	3/4 PT	1 PT	3/4 PT	ER
1	31.42	20.00	90.00	6.42	6.46	6.39	6.35	6.39	
2	31.18	20.00	89.32	5.76	5.82	5.88	5.93	5.78	
3	31.65	20.00	90.68	6.03	6.12	6.22	6.31	6.40	
4	31.42	20.00	90.00	7.03	6.94	6.85	6.76	6.67	
5	31.42	20.00	90.00	6.56	6.40	6.18	5.97	5.81	
6	31.42	20.00	90.00	6.58	6.42	6.25	6.08	5.92	
7	31.42	20.00	90.00	6.20	6.36	6.65	6.94	7.06	
8	31.42	20.00	90.00	6.45	6.53	6.61	6.72	6.84	
9	31.42	20.00	90.00	6.72	6.56	6.39	6.21	6.06	
10	34.64	20.00	99.22	6.62	6.74	6.87	7.04	7.21	
11	29.19	20.00	83.63	7.31	7.24	7.07	6.89	6.75	
12	33.64	20.00	96.37	7.35	7.31	7.24	7.18	7.11	

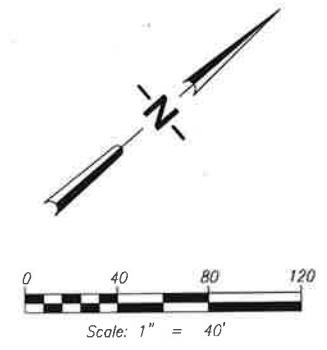
CURB RETURN NOTE: TC ELEVATIONS SHOWN REFLECT PROJECTED TC GRADE & DO NOT ACCOUNT FOR CURB TYPE OR ADA RAMPS. RETURN GRADES GREATER THAN 2% MUST BE STEPPED AT ADA RAMP LOCATIONS TO ATTAIN 2% MAXIMUM CROSS SLOPE. TC GRADES ARE LISTED IN A CLOCK-WISE ORDER

CURVE TABLE 1					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
1	17.42	150.00	6.65	S44° 17' 19"W	17.41
2	27.92	150.00	10.67	N42° 17' 00"E	27.88
3	16.10	100.00	9.22	N48° 26' 15"W	16.08
4	19.21	150.00	7.34	S43° 56' 51"W	19.19
5	20.46	150.00	7.81	N43° 42' 31"E	20.44



CONCRETE LEGEND

ASPHALT LEGEND



SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
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PHONE: (360)993-0911
FAX: (360)993-0912
6/26/2020

WASHINGTON
CITY OF LONGVIEW

STREET CONSTRUCTION SHEET 1

MT. SOLO ESTATES
PHASES II & III

VERSION 2

DESIGNED BY: JAI/NAW
DRAWN BY: JAI/NAW
CHECKED BY: JTM
SCALE: 1" = 40'

JOB NUMBER 0802 SHEET C4.0

Longview Business Park

Public Improvements Phase I

Longview, Washington

Project Directory

Owner:

Longview Business Park
President / General Manager
Pat Sari
707 7th Avenue
Longview, Washington 98632
Phone No. 360 / 423-4321

Design Team:

Civil Engineers
Gibbs & Olson, Inc.
Sam Barham, P.E.
1157 3rd Ave. Suite 219
Longview, Washington 98632
Phone No. 360 / 425-0991
Fax No. 360 / 423-3162
Email: sbarham@gibbs-olson.com

Geotechnical Engineers

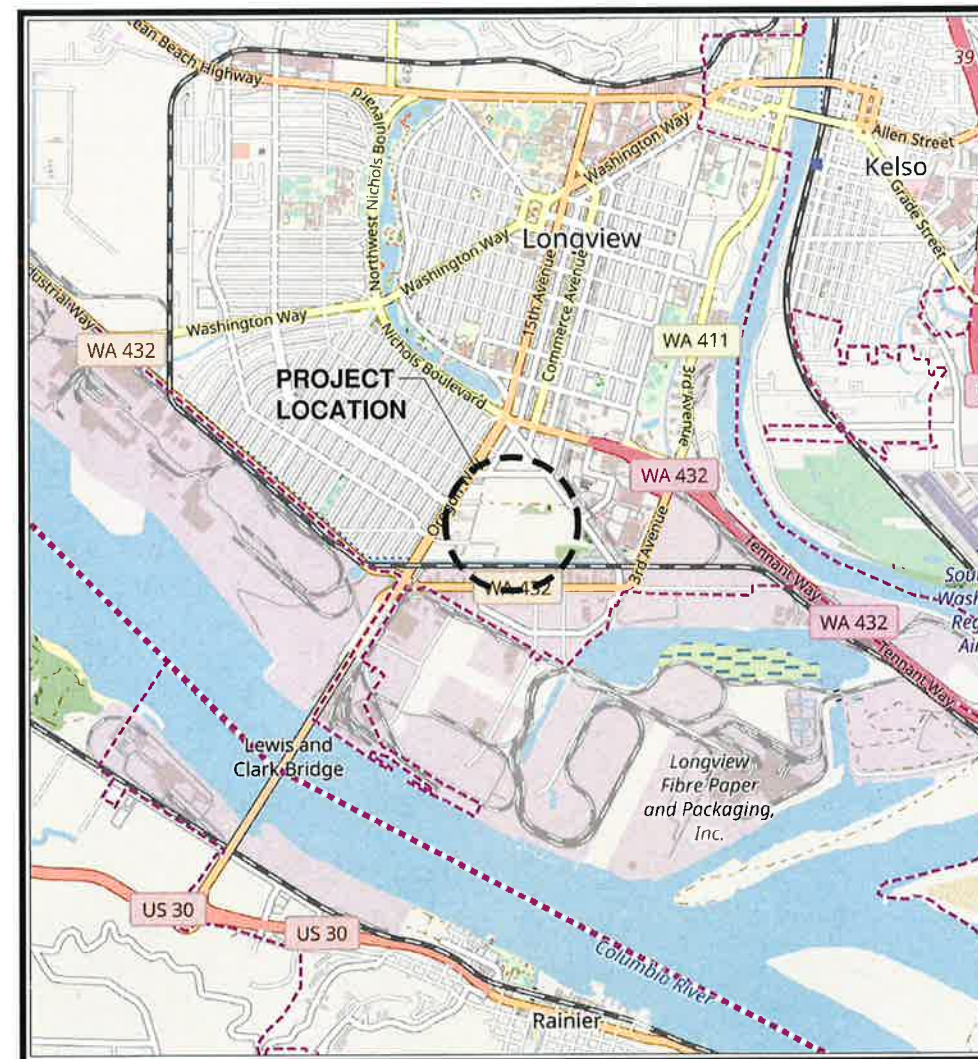
Columbia West
Jason Merritt, P.E.
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Vancouver, Washington 98682
Phone No. 360 / 823-2900
Fax No. 360 / 823-2901

Email: jason.merritt@columbiaengineering.com

Electrical Engineers

R & W Engineering, Inc.
Jeff Howard, P.E.
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Beaverton, OR 97005
Phone No. 503 / 292-6000
Email: jhoward@rweng.com

SECTION 4 TOWNSHIP 7 NORTH RANGE 2 WEST



Vicinity Map

Review Agency: City of Longview

City Manager
Kurt Sacha

Community Development Director:
John Brickey

Planning Manager:
Adam Trimble

Public Works Director
Ken Hash, P.E.

Utility Engineer
John Axford, P.E.

Stormwater Manager
Steve Hauber

Fire Marshal
Jon Dunaway

Funded by:
Longview Business Park

APPROVED BY: _____ DATE: _____
Public Works Director

General
Cover Sheet

Longview Business Park
Public Improvements Phase I
Longview, Washington

Datum: NAD83-2011 NAVD 88

Survey Book: FB1835 & 1835A

Project Milestone:

PERMIT SET

Date:

07-2020



GIBBS & OLSON

www.gibbs-olson.com

Project Manager: SBB

Designed by: SBB

CAD by: KAR

Checked by: KWB

Approved by: RAG

Project Number:

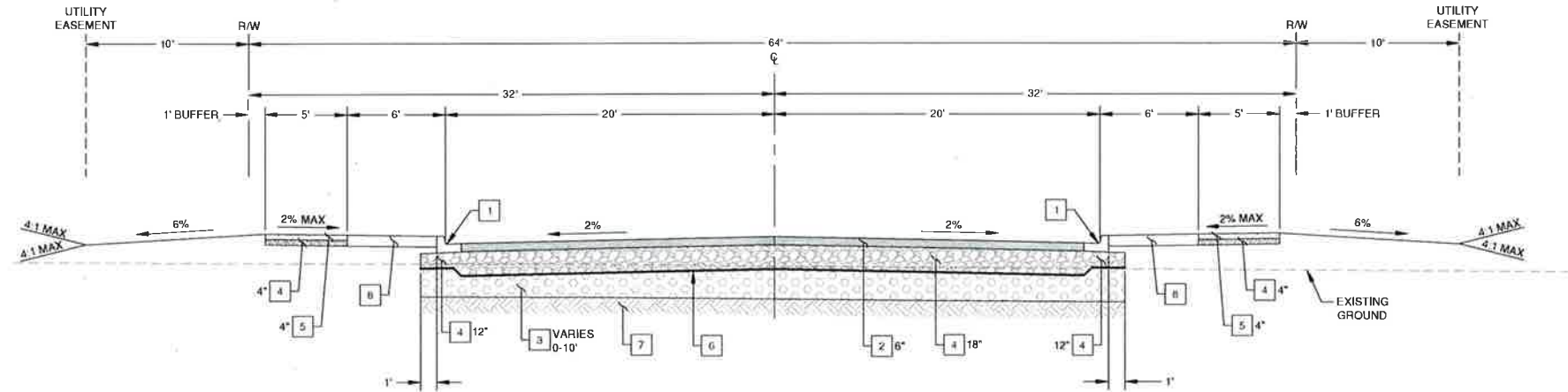
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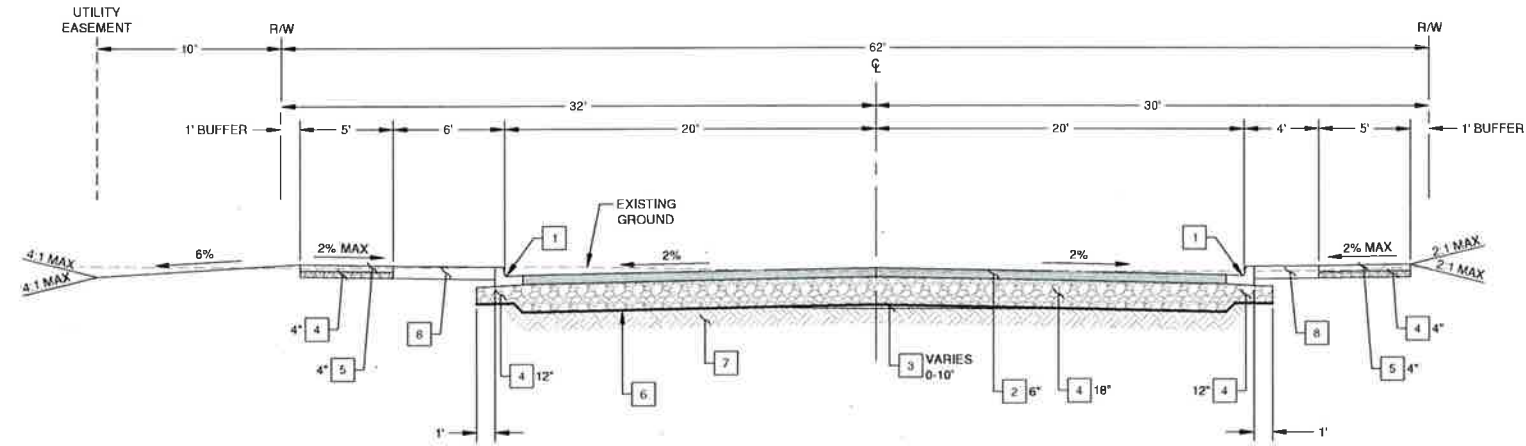
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Sheet Number:

1 of 58



**ALASKA ST & 11TH AVE
TYPICAL SECTION A**
A-LINE - STA 14+50 TO STA 28+30
A-LINE - STA 31+70 TO 34+70
LOOKING EAST
E-LINE - STA 100+00 TO 104+85
LOOKING NORTH
NTS



ALASKA ST TYPICAL SECTION B
A-LINE - STA 28+30 TO STA 31+70
LOOKING EAST
NTS

CONSTRUCTION NOTES:

- 1 CEMENT CONC TRAFFIC CURB AND GUTTER TYPE A PER CITY OF LONGVIEW STD PLAN ST-110
- 2 HMA CL 1/2 IN PG 58V-22
- 3 GRAVEL BORROW
- 4 CRUSHED SURFACING BASE COURSE
- 5 CEMENT CONC SIDEWALK PER CITY OF LONGVIEW STD PLAN ST-150
- 6 NONWOVEN CONSTRUCTION GEOTEXTILE FOR SEPARATION
- 7 12" SCARIFIED AND COMPACTED SUBGRADE SOILS
- 8 6" TOPSOIL TYPE B AMENDED WITH FINE COMPOST

GENERAL NOTES:

1. OBSERVED EXISTING SECTIONS CONSIST OF 4 TO 18 INCHES OF TOPSOIL AND VEGETATION OVER 2 TO 10 FEET OF EXISTING FILL.
2. VEGETATION, ORGANIC MATERIAL, DELETERIOUS MATERIAL, AND EXISTING FILL THAT MAY BE ENCOUNTERED SHOULD BE CLEARED FROM AREAS IDENTIFIED FOR SITE GRADING. STRIPPED TOPSOIL SHOULD ALSO BE REMOVED OR USED ONLY AS LANDSCAPE FILL IN NONSTRUCTURAL AREAS WITH SLOPES LESS THAN 25 PERCENT.

**Paving
Details**

**Longview Business Park
Public Improvements Phase I
Longview, Washington**

Datum: NAD88-2011 NAVD 88

Survey Book: FB 1835 & 1835A

Project Milestone:
PERMIT SET

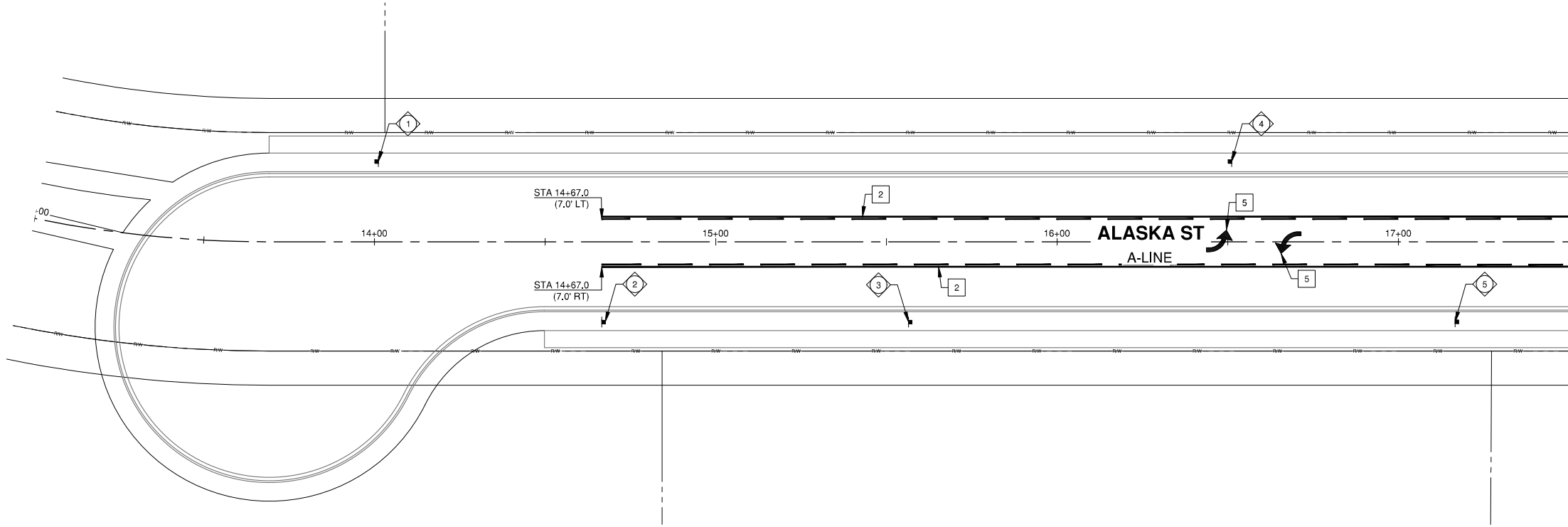
Date:
07-2020



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Project Manager: SBB
Designed by: SBB
CAD by: KAR
Checked by: KWB
Approved by: RAG
Project Number:
0788.0206
Drawing Number:
PV5
Sheet Number:
28 of 58

DRAWING: T:\CIVIL\3D\PROJECTS\07880206\ACT\LV BUSINESS PARK PHASE 1\CONTRACT DRAWINGS\07880206 CHANNELIZATION PLANS.DWG, LAYOUT TAB: CH1, PLOT DATE: 7/8/2020 4:54:04 PM, DRAWING SAVE DATE: 5/18/2020 3:57:32 PM, PLOTTED BY: SBARHAM
PROFILE: <<3D_IMPERIAL>>, PLOT DEVICE: _GIBBS & OLSON -- DWG TO PDF.PC3, PLOT STYLE TABLE: _GIBBS-OLSON STANDARD MONOCHROME.CTB, PAPER SIZE: 34.00 X 22.00 INCHES



CHANNELIZATION NOTES:

1. INSTALL PROFILED PLASTIC (MMA) YELLOW DOUBLE CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
2. INSTALL PROFILED PLASTIC (MMA) YELLOW TWO WAY LEFT TURN CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
3. INSTALL PROFILED PLASTIC (MMA) WHITE SOLID WIDE LANE LINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
4. INSTALL WHITE PLASTIC (MMA) STOP LINE PER WSDOT STD LAN M-24.60-04
5. INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 2SL PER WSDOT STD PLAN M-24.40-02
6. INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 3SR PER WSDOT STD PLAN M-24.40-02
7. INSTALL WHITE PLASTIC (MMA) CROSSWALK PER WSDOT STD PLAN M-15.10-01

SIGN LEGEND:

- NEW SIGN NUMBER
- NEW SIGN
- EX SIGN
- NEW STREET LIGHT POLE

GENERAL NOTES:

1. ALL NEW SIGN POSTS SHALL BE GALVANIZED SQUARE, 12-GAGE STEEL TUBE PER TO THE CITY OF LONGVIEW STD PLAN TR-080.
2. TWO-WAY LEFT-TURN CHANNELIZATION SHALL BE PER WSDOT STD PLAN M-3.40-03
3. TEMPORARY W20-901 <TRAFFIC REVISION AHEAD> (ORANGE AND BLACK) CLASS A CONSTRUCTION SIGNS SHALL BE PLACED FOR 2 WEEKS AFTER NEW CHANNELIZATION IS INSTALLED FOR ALL DIRECTIONS AT EACH INTERSECTION AS DIRECTED BY THE CITY.

PAVEMENT MARKING SYMBOL SCHEDULE		
SYMBOL	STATION	OFFSET
	16+50.0	CL
	16+45.5	CL

SIGN SCHEDULE							
SIGN NO.	STATION	OFFSET	SIGN CODE *	SIGN SIZE		DESCRIPTION	REMARKS
				WIDTH (IN.)	HEIGHT (IN.)		
1	14+01.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
2	14+67.0	23.5' RT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
3	15+56.5	23.5' RT	R3-9b	24	36	CENTERLANE - TWO WAY TURN ONLY	INSTALL NEW SIGN AND POST
4	16+51.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
5	17+18.0	23.5' RT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST

*SIGN CODE PER MUTCD

Channelization

Alaska St STA 13+00 to STA 17+50

Longview Business Park

Public Improvements Phase I

Longview, Washington

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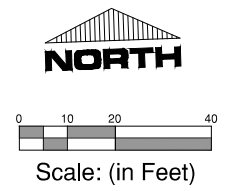
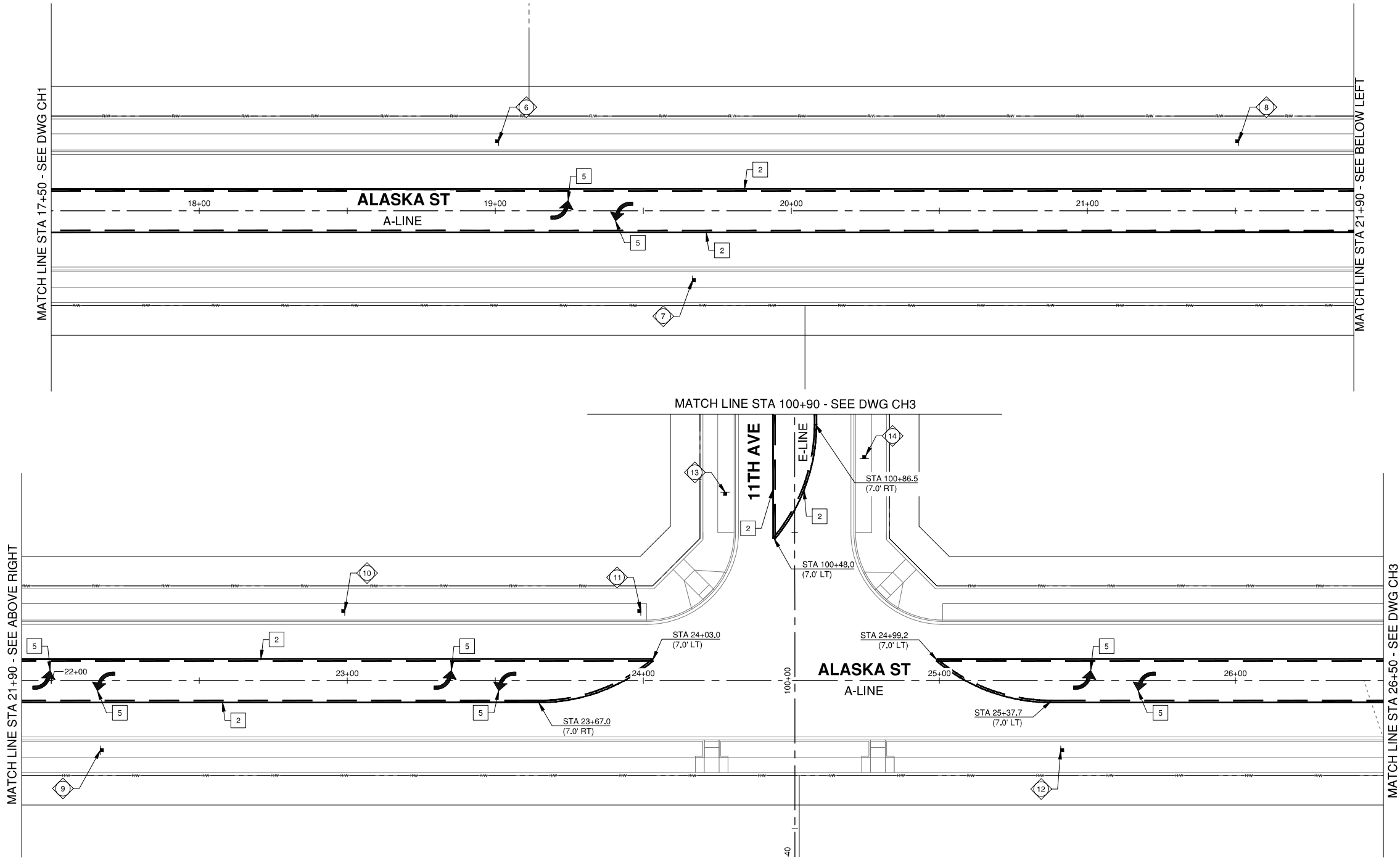
Project Manager: SBB
Designed by: SBB
CAD by: KAR
Checked by: KWB
Approved by: RAG

Project Number:
0788.0206

Drawing Number:
CH1

Sheet Number:
43 of 58

DRAWING: T:\CIVIL 3D\PROJECTS\07880206\ACT\LV BUSINESS PARK PHASE 1\CONTRACT DRAWINGS\07880206 CHANNELIZATION PLANS.DWG, LAYOUT TAB: CH2, PLOT DATE: 7/18/2020 4:54:18 PM, DRAWING SAVE DATE: 5/18/2020 3:57:32 PM, PLOTTED BY: SBARHAM
PROFILE: <<C3D_IMPERIAL>>, PLOT DEVICE: _GIBBS & OLSON -- DWG TO PDF.PC3, PLOT STYLE TABLE: _GIBBS-OLSON STANDARD MONochrome.ctb, PAPER SIZE: _GIBBS & OLSON -- PLANSHEET D SIZE (34.00 X 22.00 INCHES)



- CHANNELIZATION NOTES:**
- 1 INSTALL PROFILED PLASTIC (MMA) YELLOW DOUBLE CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
 - 2 INSTALL PROFILED PLASTIC (MMA) YELLOW TWO WAY LEFT TURN CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
 - 3 INSTALL PROFILED PLASTIC (MMA) WHITE SOLID WIDE LANE LINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
 - 4 INSTALL WHITE PLASTIC (MMA) STOP LINE PER WSDOT STD LAN M-24.60-04
 - 5 INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 2SL PER WSDOT STD PLAN M-24.40-02
 - 6 INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 3SR PER WSDOT STD PLAN M-24.40-02
 - 7 INSTALL WHITE PLASTIC (MMA) CROSSWALK PER WSDOT STD PLAN M-15.10-01

- SIGN LEGEND:**
- NEW SIGN NUMBER
 - NEW SIGN
 - EX SIGN
 - NEW STREET LIGHT POLE

- GENERAL NOTES:**
- 1. ALL NEW SIGN POSTS SHALL BE GALVANIZED SQUARE, 12-GAGE STEEL TUBE PER TO THE CITY OF LONGVIEW STD PLAN TR-080.
 - 2. TWO-WAY LEFT-TURN CHANNELIZATION SHALL BE PER WSDOT STD PLAN M-3.40-03
 - 3. TEMPORARY W20-901 <TRAFFIC REVISION AHEAD> (ORANGE AND BLACK) CLASS A CONSTRUCTION SIGNS SHALL BE PLACED FOR 2 WEEKS AFTER NEW CHANNELIZATION IS INSTALLED FOR ALL DIRECTIONS AT EACH INTERSECTION AS DIRECTED BY THE CITY.

PAVEMENT MARKING SYMBOL SCHEDULE		
SYMBOL	STATION	OFFSET
	19+24.6	CL
	19+40.6	CL
	21+99.6	CL
	22+15.6	CL
	23+35.1	CL
	23+51.1	CL
	25+51.1	CL
	25+67.1	CL

SIGN SCHEDULE						
SIGN NO.	STATION	OFFSET	SIGN CODE *	SIGN SIZE		DESCRIPTION
				WIDTH (IN.)	HEIGHT (IN.)	
6	19+01.0	23.5' LT	R8-3	24	30	NO PARKING
7	19+67.0	23.5' RT	R8-3	24	30	NO PARKING
8	21+51.0	23.5' LT	R8-3	24	30	NO PARKING
9	22+17	23.5' RT	R8-3	24	30	NO PARKING
10	22+99.0	23.5' LT	R3-9b	24	36	CENTERLINE - TWO WAY TURN ONLY
11	23+99.0	23.5' LT	W-14-1	36	36	DEAD END
12	25+41.0	23.5' RT	R3-9b	24	36	CENTERLINE - TWO WAY TURN ONLY
13	100+64.0	23.5' LT	R1-1	30	30	STOP
14	100+75.0	23.5' RT	R3-9b	24	36	CENTERLINE - TWO-WAY TURN ONLY

*SIGN CODE PER MUTCD

Channelization

Alaska St STA 17+50 to STA 26+50

11th Ave STA 100+00 to STA 101+00

Longview Business Park

Public Improvements Phase I

Longview, Washington

Datum: NAD88-2011 NAVD 88

Survey Book: FB1835 & 1835A

Project Milestone:
PERMIT SET

Date:
07-2020



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Project Manager: SBB
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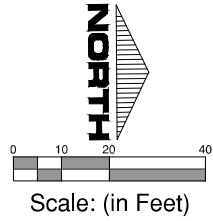
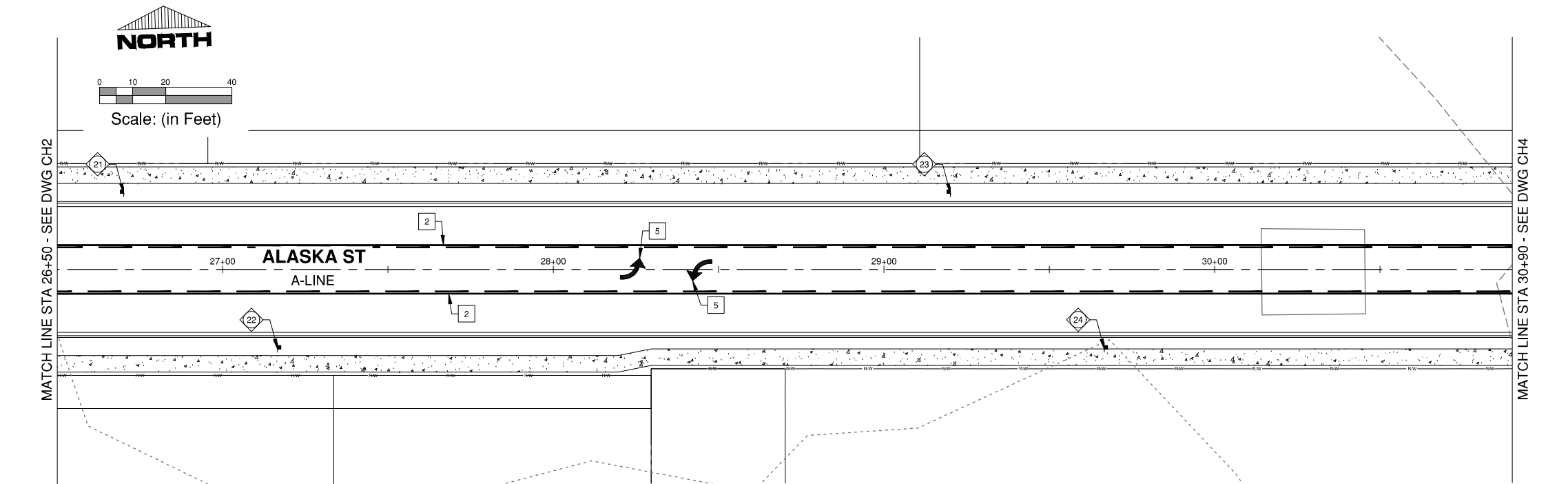
Project Number:
0788.0206

Drawing Number:
CH2

Sheet Number:
44 of 58

DRAWING: T:\CIVIL\3D\PROJECTS\07880206\ACT\LV BUSINESS PARK PHASE 1\CONTRACT DRAWINGS\07880206 CHANNELIZATION PLANS.DWG, LAYOUT TAB: CH3, PLOT DATE: 7/8/2020 4:54:33 PM, DRAWING SAVE DATE: 5/18/2020 3:57:32 PM, PLOTTED BY: SBARHAM
PROFILE: <<C3D_IMPERIAL>>, PLOT DEVICE: _GIBBS & OLSON -- DWG TO PDF.PC3, PLOT STYLE TABLE: _GIBBS-OLSON STANDARD MONOCHROME.ctb, PAPER SIZE: GIBBS & OLSON -- PLANSHEET D SIZE (34.00 X 22.00 INCHES)

MATCH LINE STA 100+90 - SEE DWG CH2



CHANNELIZATION NOTES:

- 1 INSTALL PROFILED PLASTIC (MMA) YELLOW DOUBLE CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
- 2 INSTALL PROFILED PLASTIC (MMA) YELLOW TWO WAY LEFT TURN CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
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- 5 INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 2SL PER WSDOT STD PLAN M-24.40-02
- 6 INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 3SR PER WSDOT STD PLAN M-24.40-02
- 7 INSTALL WHITE PLASTIC (MMA) CROSSWALK PER WSDOT STD PLAN M-15.10-01

SIGN LEGEND:

- X NEW SIGN NUMBER
- NEW SIGN
- ⊥ EX SIGN
- NEW STREET LIGHT POLE

GENERAL NOTES:

1. ALL NEW SIGN POSTS SHALL BE GALVANIZED SQUARE, 12-GAGE STEEL TUBE PER TO THE CITY OF LONGVIEW STD PLAN TR-080.
2. TWO-WAY LEFT-TURN CHANNELIZATION SHALL BE PER WSDOT STD PLAN M-3.40-03
3. TEMPORARY W20-901 <TRAFFIC REVISION AHEAD> (ORANGE AND BLACK) CLASS A CONSTRUCTION SIGNS SHALL BE PLACED FOR 2 WEEKS AFTER NEW CHANNELIZATION IS INSTALLED FOR ALL DIRECTIONS AT EACH INTERSECTION AS DIRECTED BY THE CITY.

PAVEMENT MARKING SYMBOL SCHEDULE		
SYMBOL	STATION	OFFSET
	101+00.0	CL
	101+16.0	CL
	103+10.3	CL
	103+26.3	CL
	104+45.9	CL
	28+26.1	CL
	28+42.1	CL
	104+45.9	13.0' RT

STOP BAR SCHEDULE			
BEGIN STATION	BEGIN OFFSET	END STATION	END OFFSET
105+04.5	7.0' LT	105+04.5	7.0' RT
105+13.5	7.0' RT	105+13.5	20.0' RT

SIGN SCHEDULE							
SIGN NO.	STATION	OFFSET	SIGN CODE *	SIGN SIZE		DESCRIPTION	REMARKS
				WIDTH (IN.)	HEIGHT (IN.)		
15	101+90.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
16	102+00.0	23.5' RT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
17	103+40.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
18	103+50.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
19	104+70.0	23.5' LT	R3-9b	24	36	CENTERLINE - TWO WAY TURN ONLY	INSTALL NEW SIGN AND POST
20	105+03.0	23.6' LT	R1-1	30	30	STOP	INSTALL NEW SIGN AND POST
21	26+70.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
22	27+17.0	23.5' RT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
23	29+20.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
24	29+67.0	23.5' RT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST

*SIGN CODE PER MUTCD

Channelization		
Longview Business Park	11th Ave STA 101+00 to STA 104+90	Alaska St STA 26+50 to STA 31+00
Public Improvements Phase I		
Longview, Washington		

Datum: NAD88-2011 NAVD 88

Survey Book: FB1835 & 1835A

Project Milestone:
PERMIT SET

Date:
07-2020



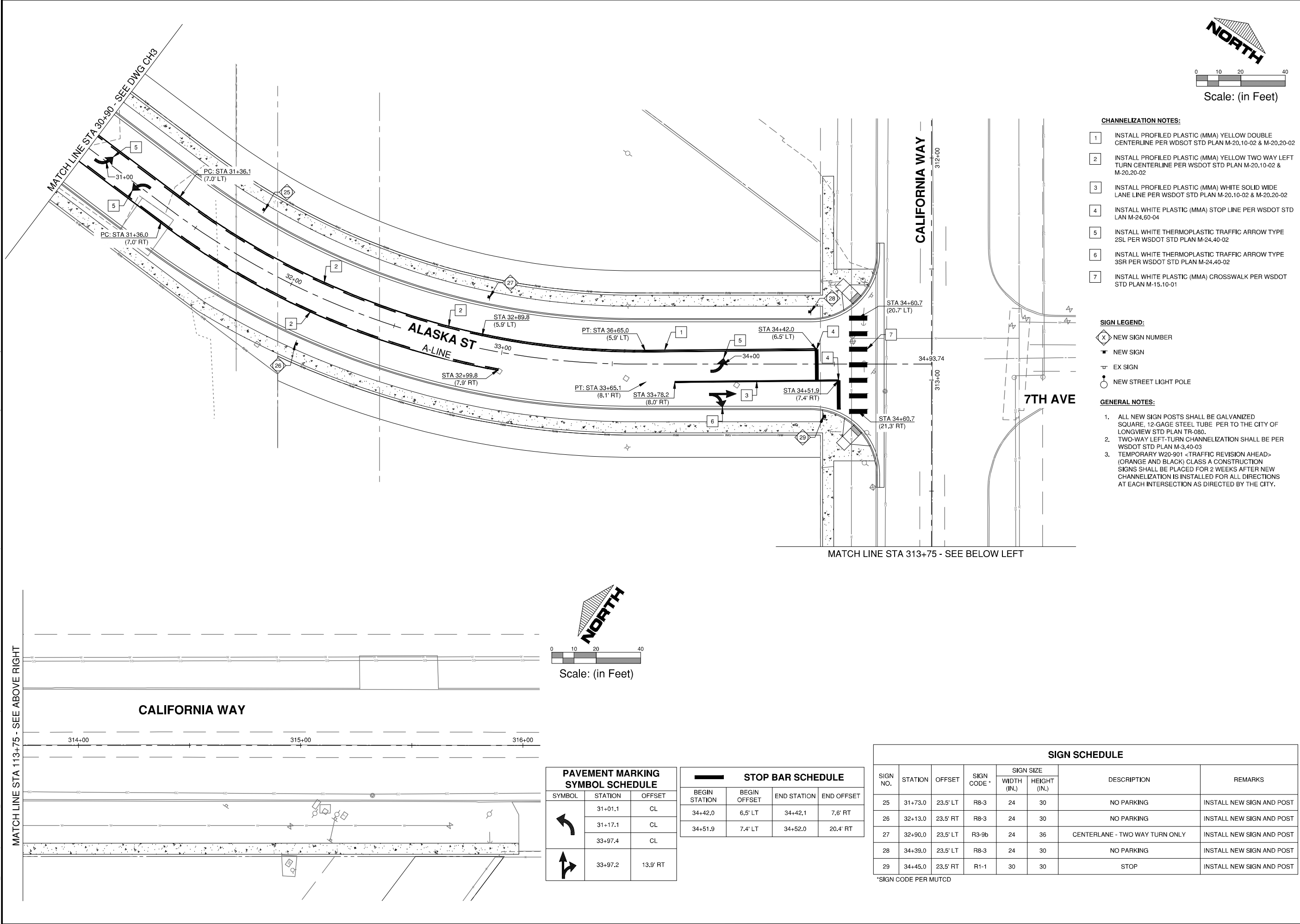
GIBBS & OLSON
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Project Manager: SBB
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CAD by: KAR
Checked by: KWB
Approved by: RAG

Project Number:
0788.0206

Drawing Number:
CH3

Sheet Number:
45 of 58

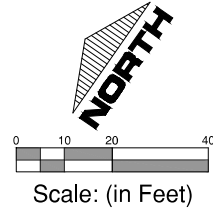
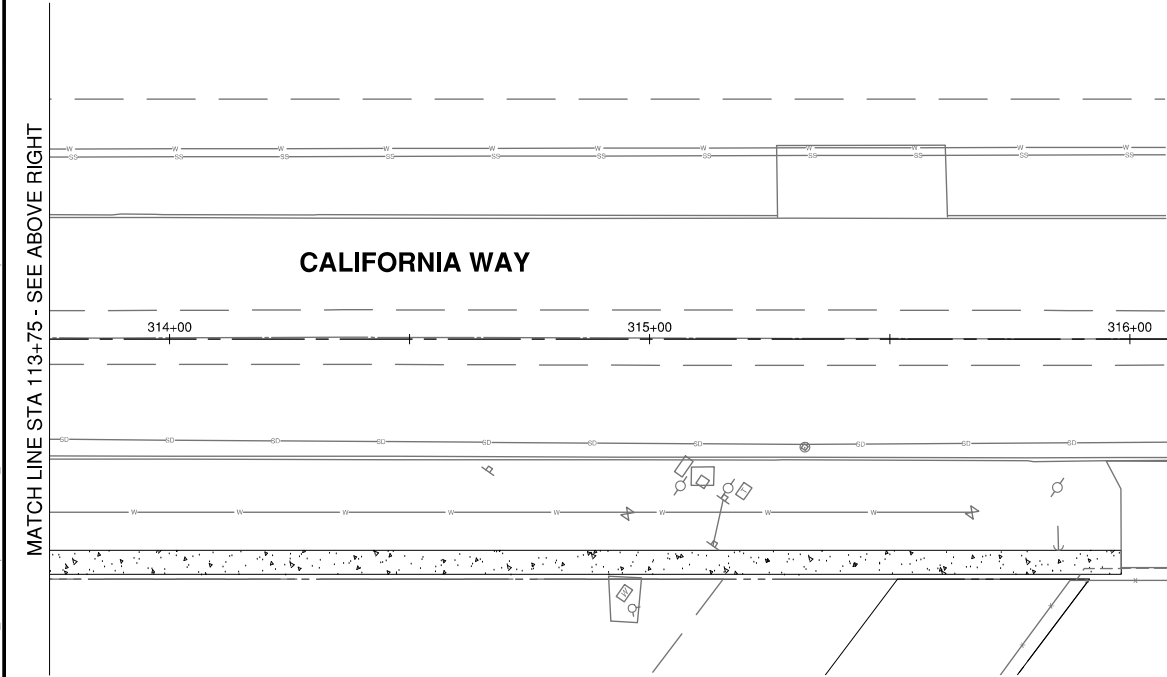
DRAWING: T:\CIVIL\3D\PROJECTS\07880206\ACT\LV BUSINESS PARK PHASE 1\CONTRACT DRAWINGS\07880206 CHANNELIZATION PLANS.DWG, LAYOUT TAB: CH4, PLOT DATE: 7/8/2020 4:54:48 PM, DRAWING SAVE DATE: 5/18/2020 3:57:32 PM, PLOTTED BY: SBARHAM
PROFILE: <<030_IMPERIAL>>> DWG TO PDF.PC3, PLOT STYLE TABLE: GIBBS-OLSON STANDARD MONochrome.ctb, PAPER SIZE: GIBBS & OLSON -- PANSHEET D SIZE (34.00 X 22.00 INCHES)



- CHANNELIZATION NOTES:**
1. INSTALL PROFILED PLASTIC (MMA) YELLOW DOUBLE CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
 2. INSTALL PROFILED PLASTIC (MMA) YELLOW TWO WAY LEFT TURN CENTERLINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
 3. INSTALL PROFILED PLASTIC (MMA) WHITE SOLID WIDE LANE LINE PER WSDOT STD PLAN M-20.10-02 & M-20.20-02
 4. INSTALL WHITE PLASTIC (MMA) STOP LINE PER WSDOT STD LAN M-24.60-04
 5. INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 2SL PER WSDOT STD PLAN M-24.40-02
 6. INSTALL WHITE THERMOPLASTIC TRAFFIC ARROW TYPE 3SR PER WSDOT STD PLAN M-24.40-02
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- SIGN LEGEND:**
- NEW SIGN NUMBER
 - NEW SIGN
 - EX SIGN
 - NEW STREET LIGHT POLE

- GENERAL NOTES:**
1. ALL NEW SIGN POSTS SHALL BE GALVANIZED SQUARE, 12-GAGE STEEL TUBE PER TO THE CITY OF LONGVIEW STD PLAN TR-080.
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PAVEMENT MARKING SYMBOL SCHEDULE		
SYMBOL	STATION	OFFSET
	31+01.1	CL
	31+17.1	CL
	33+97.4	CL
	33+97.2	13.9' RT

STOP BAR SCHEDULE			
BEGIN STATION	BEGIN OFFSET	END STATION	END OFFSET
34+42.0	6.5' LT	34+42.1	7.6' RT
34+51.9	7.4' LT	34+52.0	20.4' RT

SIGN SCHEDULE							
SIGN NO.	STATION	OFFSET	SIGN CODE *	SIGN SIZE		DESCRIPTION	REMARKS
				WIDTH (IN.)	HEIGHT (IN.)		
25	31+73.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
26	32+13.0	23.5' RT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
27	32+90.0	23.5' LT	R3-9b	24	36	CENTERLANE - TWO WAY TURN ONLY	INSTALL NEW SIGN AND POST
28	34+39.0	23.5' LT	R8-3	24	30	NO PARKING	INSTALL NEW SIGN AND POST
29	34+45.0	23.5' RT	R1-1	30	30	STOP	INSTALL NEW SIGN AND POST

*SIGN CODE PER MUTCD

Channelization

Alaska St STA 31+00 to STA 34+94

California Way STA 312+00 to STA 316+00

Longview Business Park

Public Improvements Phase I

Longview, Washington

Datum: NAD88-2011 NAVD 88

Survey Book: FB1835 & 1835A

Project Milestone:
PERMIT SET

Date:
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FOR REVIEW

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46 of 58