

THE LOFTS AT KALAMA

LOCATED IN TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.
COWLITZ COUNTY, WASHINGTON

CONTACT INFORMATION

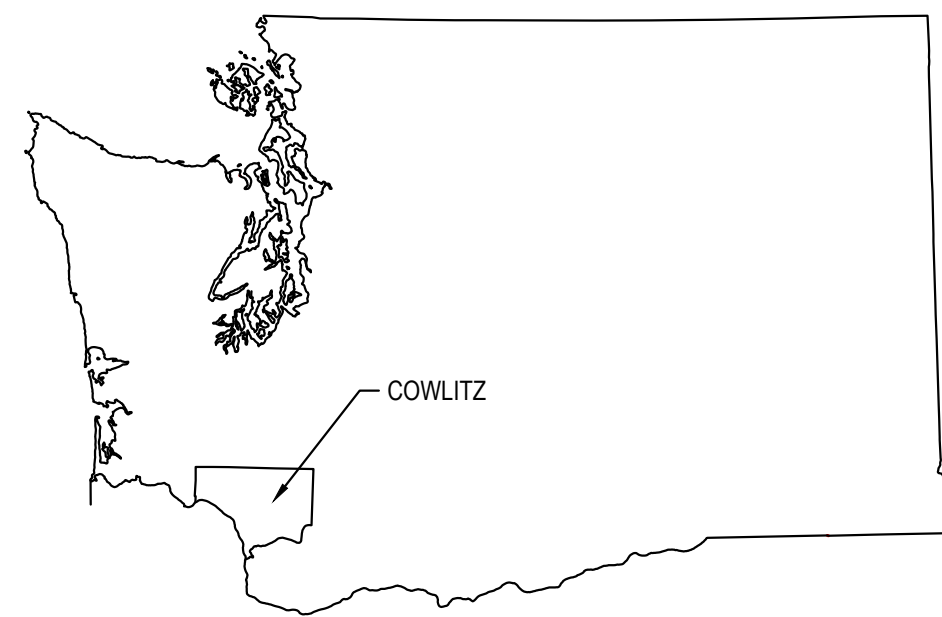
APPLICANT / PROPERTY OWNER
THE LOFTS AT KALAMA, LLC (DEVELOPER)
CONTACT: BEN USKOSKI (360) 608-2269
BEN@TLK.LLC

REPRESENTATIVE / CONTACT
WINDSOR ENGINEERS, LLC
12009 NE 99TH ST, SUITE 1460
VANCOUVER, WA 98682
CONTACT:
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TTORMANEN@WINDSORENGINEERS.COM
TYLER STEWART (218) 409-8110
TSTEWART@WINDSORENGINEERS.COM

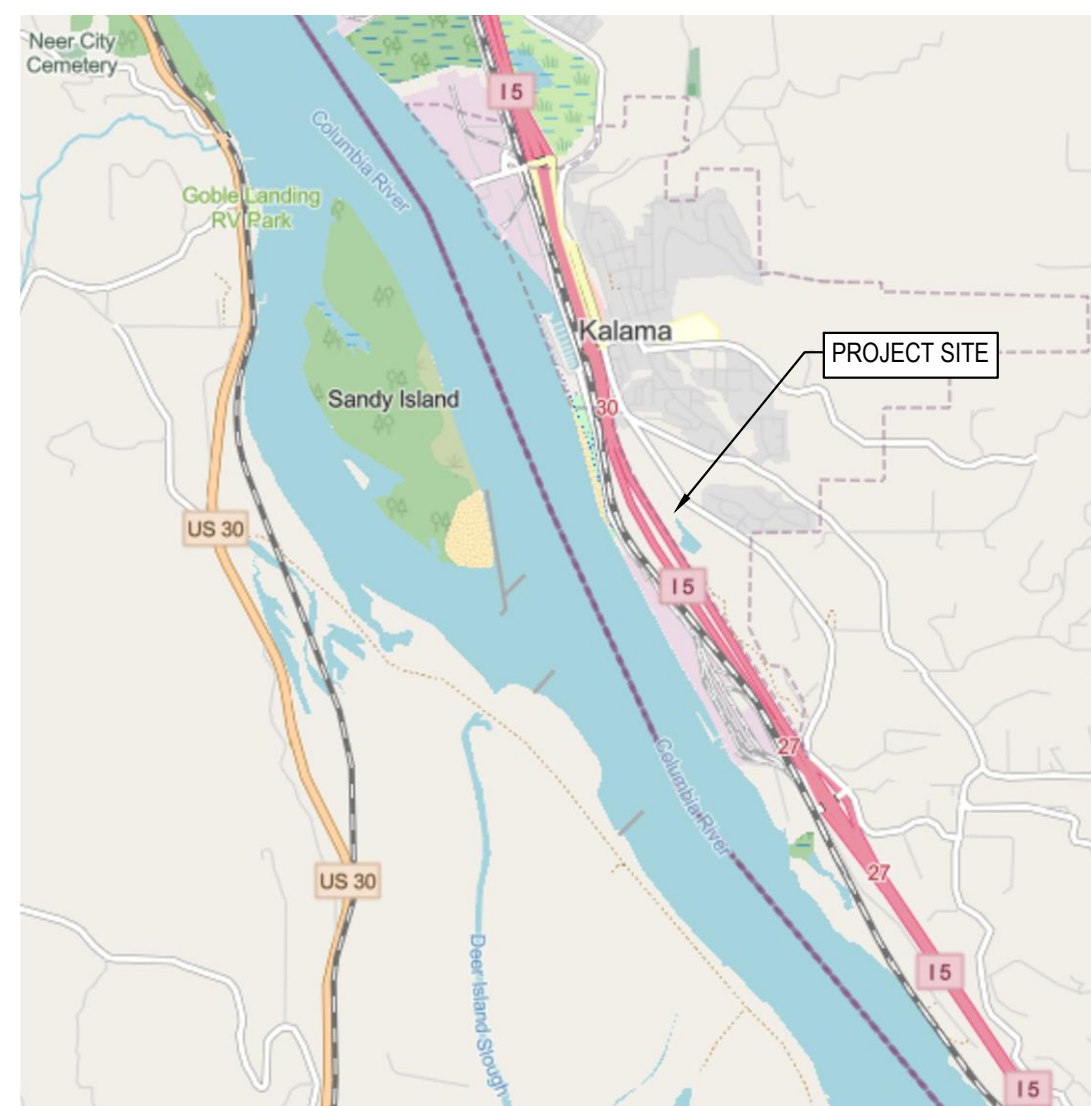
SURVEYOR
BLUHM & ASSOCIATES
1068 S. MARKET BOULEVARD
CHEHALIS, WA 98532
CONTACT: KEVIN BLUHM (360) 748-1551
KBLUHM@SURVEYSERVICES.COM

GEOTECHNICAL ENGINEER
PALI CONSULTING
1419 WASHINGTON STREET, SUITE 101
OREGON CITY, OREGON 97045
CONTACT: TIM PALI (503) 502-0820
TIM@PALI-CONSULTING.COM

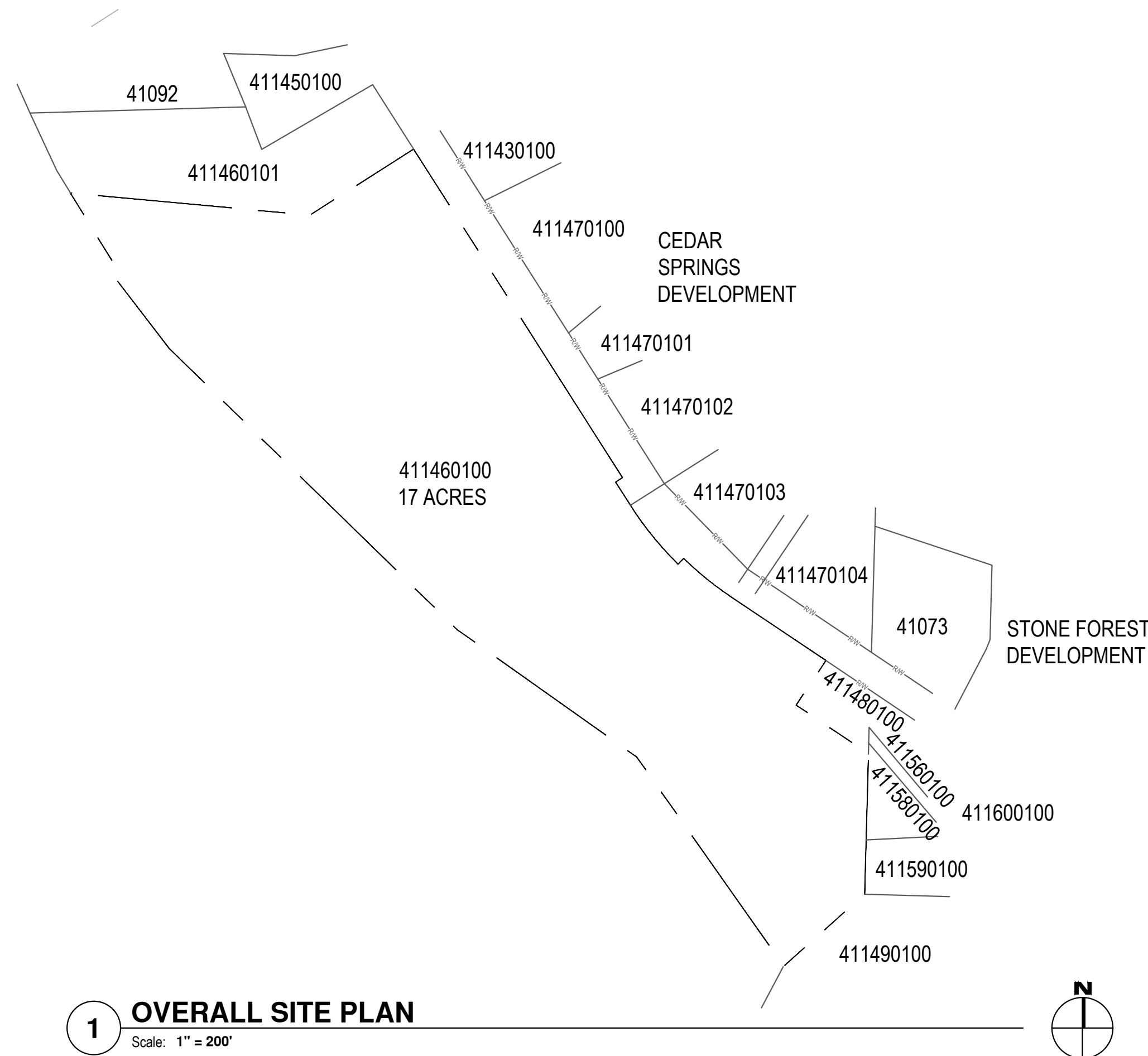
CRITICAL AREAS / WETLAND
CASCADIA ECOLOGICAL SERVICES, INC.
CONTACT: JIM BARNES (360) 601-8631
JIM@CASCADIA-INC.COM



LOCATION MAP
NTS



VICINITY MAP
NTS



1 OVERALL SITE PLAN
Scale: 1" = 200'

SHEET NO.	SHEET NAME	PUBLISH ORDER	Revising	Approval
-	GENERAL	10	/	/
G-000	COVER SHEET	10	-	+
G-001	OVERALL DEVELOPMENT MAP AND SURVEY CONTROL	10	-	+
G-002	CONCEPTUAL STREET SECTIONS & SITE/BLDG SECTION	10	-	+
G-003	FIRE REVIEW AND PHASING PLAN	10	-	+
-	SURVEY	15	/	/
T-000	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS	15	-	+
-	SITE PLANNING	16	/	/
SP000	PRELIMINARY PLAT	16	-	+
-	CIVIL NOTES	17	/	/
-	RETAINING WALL	18	/	/
-	GRADING	18	/	/
GR000	MASS GRADING PLAN	18	-	+
GR001	STEEPEST ROAD PROFILE	18	-	+
-	OVERALL UTILITY PLAN	19	/	/
CU000	OVERALL/COMPOSITE UTILITY PLAN	19	-	+
-	STORMWATER	20	/	/
-	ON-SITE SEWER	30	/	/
-	OFFSITE SANITARY SEWER	31	/	/
-	SEWER PUMP STATION	32	/	/
-	PUBLIC WATER	40	/	/
-	ROAD AND STORM DRAINAGE PLAN & PROFILE	50	/	/
-	LANDSCAPING	60	/	/
L-100	PRELIMINARY LANDSCAPING PLAN	60	-	+
-	ELECTRICAL	70	/	/
E-100	PRELIMINARY SITE LIGHTING PLAN	70	-	+
-	ARCHITECTURAL	80	/	/
1A-001	DBL 4-PLEX - FLOOR PLAN	80	-	+
1A-401	DBL 4-PLEX - SECTION	80	-	+
2A-001	8-PLEX - FLOOR PLAN	80	-	+
2A-401	8-PLEX - SECTION	80	-	+
-	STRUCTURAL	90	/	/

CITY OF KALAMA

TODD JOHNSON
ADAM SMEE
KELLY RASMUSSEN
MIKE JOHNSON
SHANNON JOHNSON

PLANNING COMMISSION

LYNN HUGHES - CHAIRMAN
PATRICK HARBISON
HARLYN JENKINS
JOY GREENBERG - CO-CHAIR
SUSAN DENNIS LANGHAM
LACEY BRETON
CRAIG FRKOVICH

CITY OF KALAMA	
BY _____ PUBLIC WORKS DIRECTOR	DATE _____
BY _____ CITY ENGINEER	DATE _____
BY _____ COMMUNITY DEVELOPMENT DIRECTOR	DATE _____
BY _____ FIRE MARSHAL	DATE _____

LINE IS 1" ON FULL
SCALE DRAWING



Know what's below.
Call before you dig.

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

Revisions:

No.	Description



WINDSOR ENGINEERS
Vancouver, WA
Duluth + Minneapolis, MN
www.windsorengineers.com
Project No: 21002

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THE LOFTS AT KALAMA
KALAMA, WA

PRELIMINARY APPROVAL
Issue Date: 07/30/2021

Project Manager TMS
Drawn by TAW
Checked by TMS

COVER SHEET

G000

PRELIMINARY APPROVAL

PROJECT NOTES

CONSTRUCT PHASE 1 BUILDINGS AND INFRASTRUCTURE. PROJECT IS A CONVERSION OF THE APPROVED SUNSET TERRACE SUBDIVISION TO A HIGH DENSITY DEVELOPMENT.

PARCEL NO.(S): 411460100

SITE ADDRESS: 6445 OLD PACIFIC HIGHWAY

QUARTER SECTION: NE 1/4, SW 1/4, S17 T6N, R1W,

COUNTY: COWLITZ

CURRENT USE: VACANT LAND

ZONING DESIGNATION: R-3

TRANSIT ROUTES: NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE

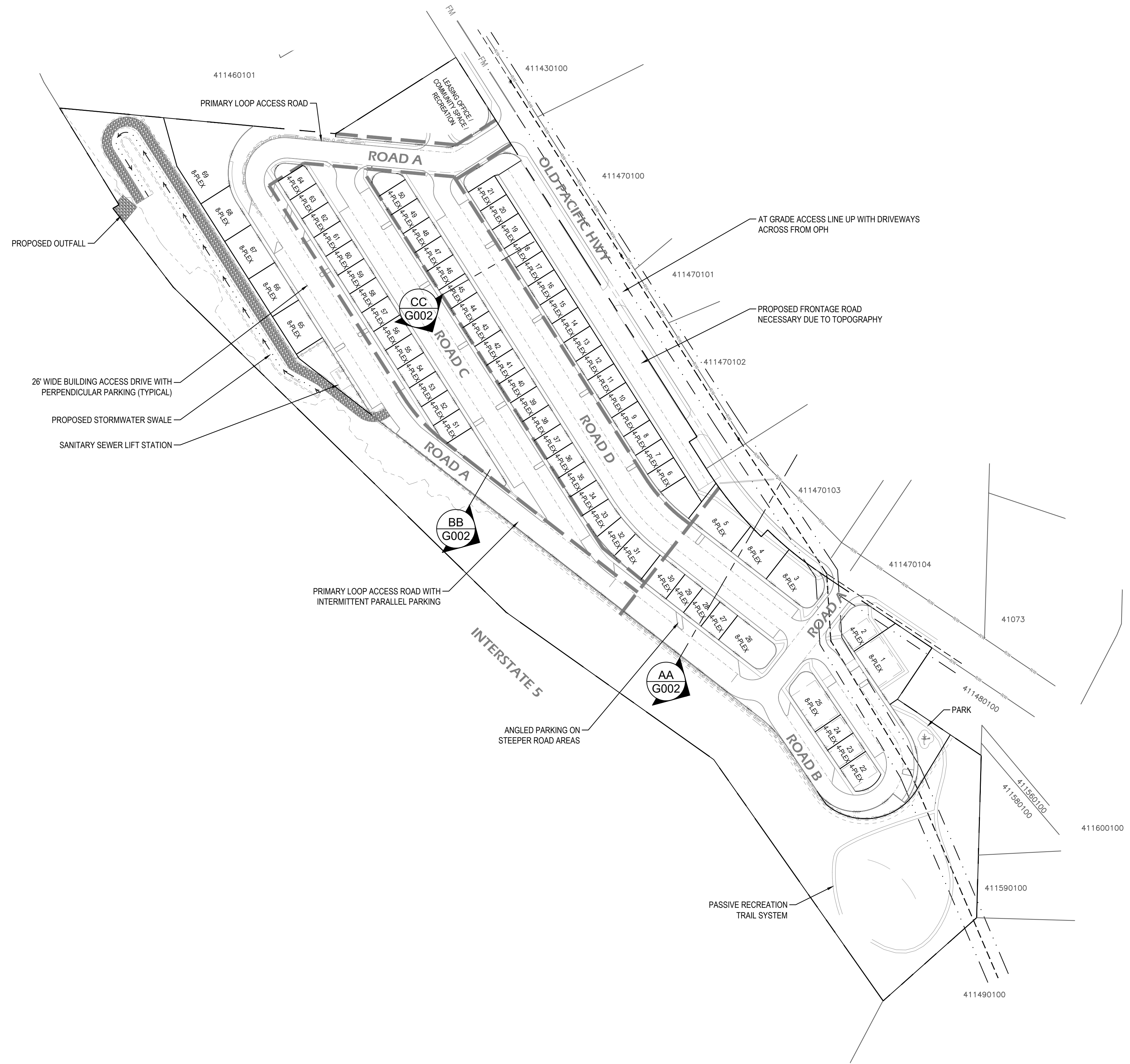
EXISTING WATER AND SEWER: SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KALAMA. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KALAMA. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON THE SITE. NO WELLS ARE KNOWN TO EXIST ON THE SITE.

CRITICAL AREAS: THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

SITE/AREA SUMMARY		
CURRENT USE:	VACANT LAND	
ZONING:	R-3 HIGH DENSITY RESIDENTIAL	
	ACRES	SQ. FT.
GROSS SITE AREA:	17.03 ± AC	741,827 SF
OPENS SPACE:	4.68 ± AC	203,861 SF
RIGHT-OF-WAY DEDICATION:	6.96 ± AC	303,178 SF
DEVELOPABLE AREA:	5.39 ± AC	234,788 SF
MIN. LOT AREA:	0.04 ± AC	1,800 SF
AVERAGE LOT AREA:	0.05 ± AC	2,385 SF
FRONT YARD SETBACK:	0 FT	
REAR SETBACK:	5 FT	
SIDE SETBACK:	0 FT ATTACHED, 5 FT DETACHED	

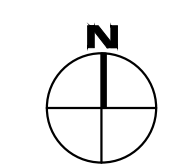
BUILDING / DWELLING UNIT SUMMARY			
TYPE	QUANTITY LOTS/BUILDINGS	UNITS / BUILDING	UNITS PER TYPE
4-PLEX	58	4	232
8-PLEX	11	8	88
CLUBHOUSE	1	9	9
TOTAL NUMBER OF DWELLING UNITS =		329	
TOTAL NUMBER OF LOTS =		70	

PARKING SUMMARY			
TYPE	CRITERIA	QUANTITY REQUIRED	QUANTITY PROVIDED
ADA	1 PER BLDG	70	70
STANDARD	2 STALLS / 2 UNITS	259	259
VISITOR/OVERFLOW	DISCRETIONARY	0	148
TOTAL NUMBER OF STALLS REQUIRED		329	-
TOTAL NUMBER OF STALLS PROVIDED		-	477



1 OVERALL DEVELOPMENT MAP
Scale: 1" = 100'

LINE IS 1" ON FULL SCALE DRAWING



811
Know what's below.
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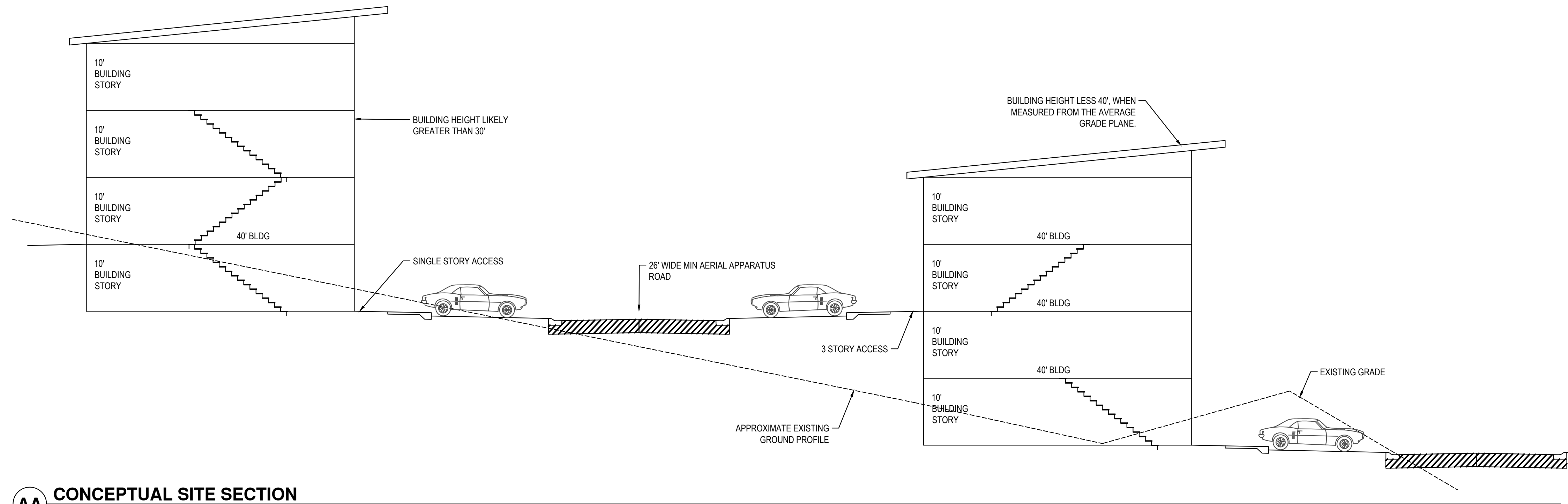
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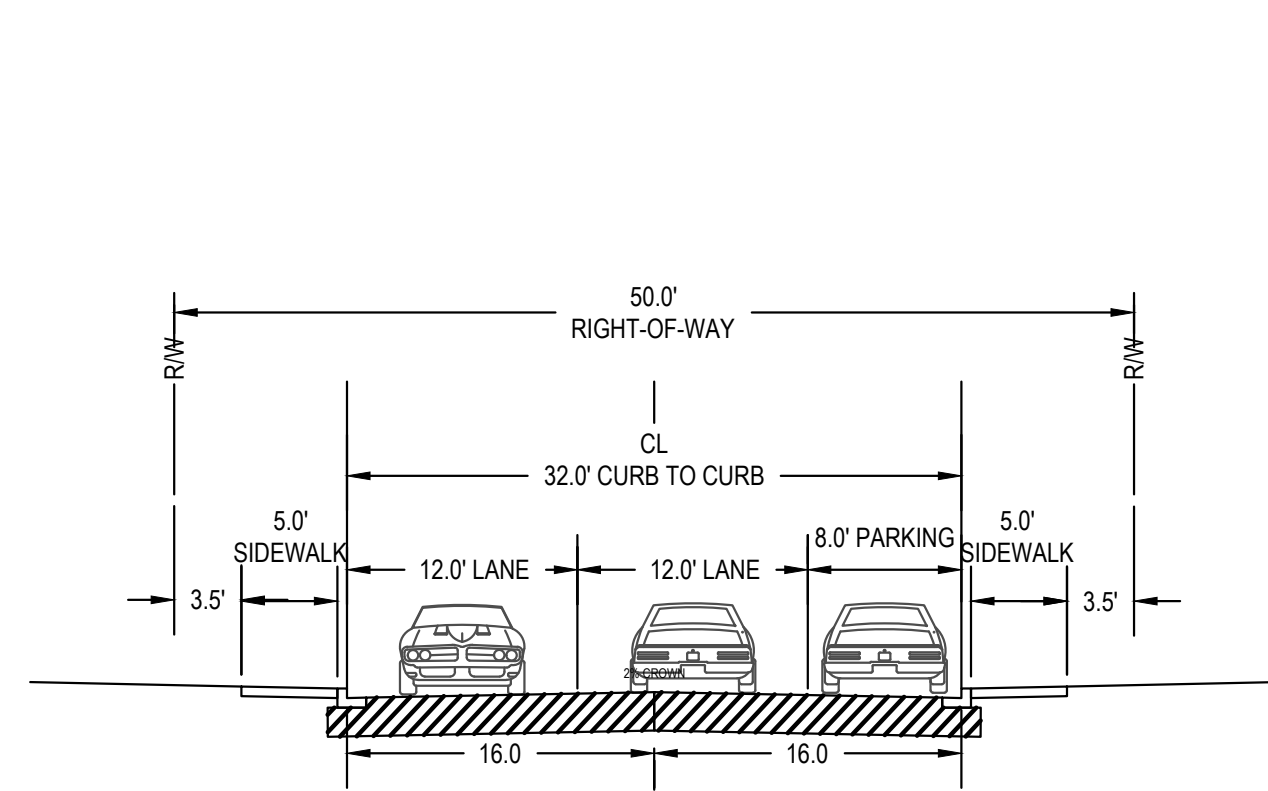
OVERALL DEVELOPMENT MAP
AND SURVEY CONTROL

G001

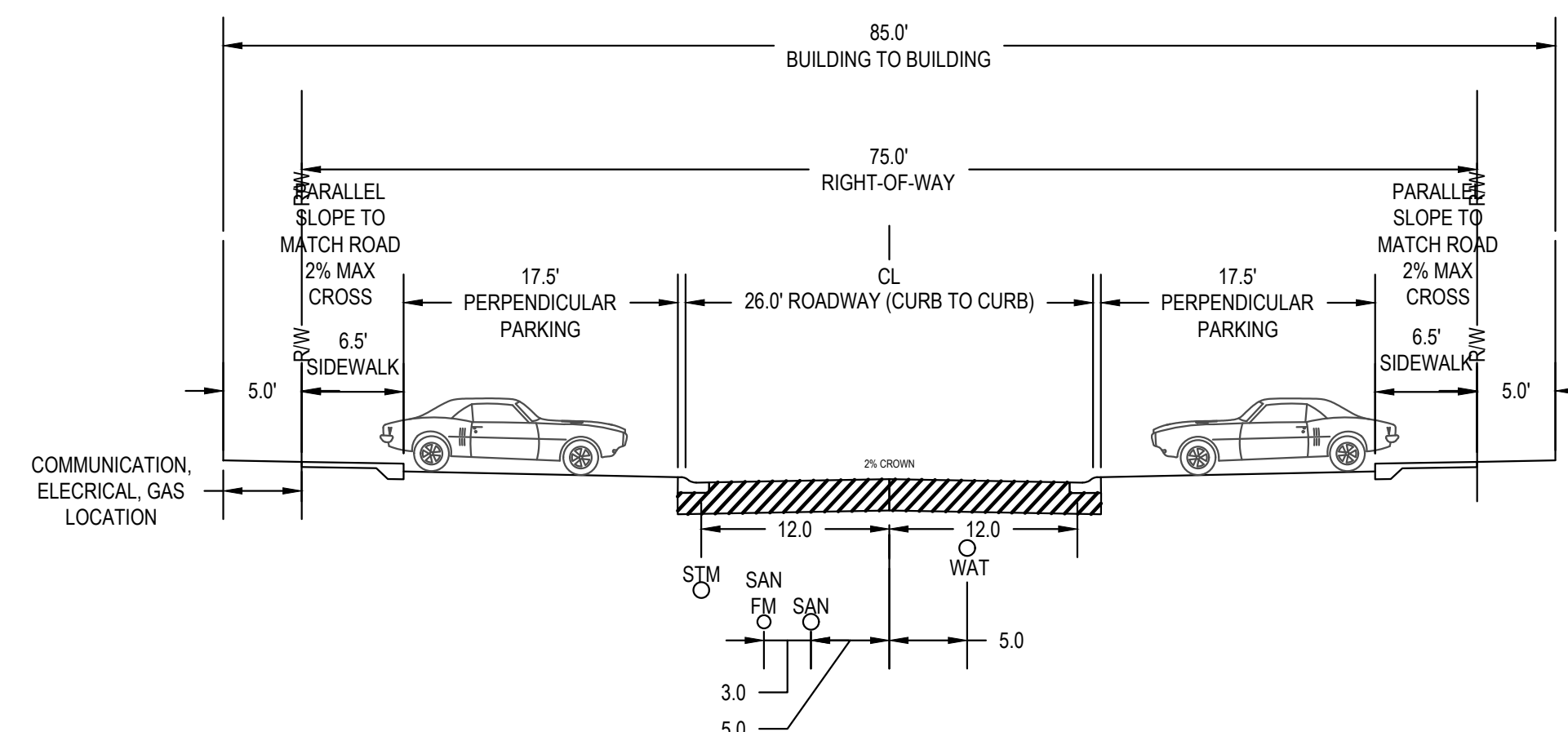
PRELIMINARY APPROVAL



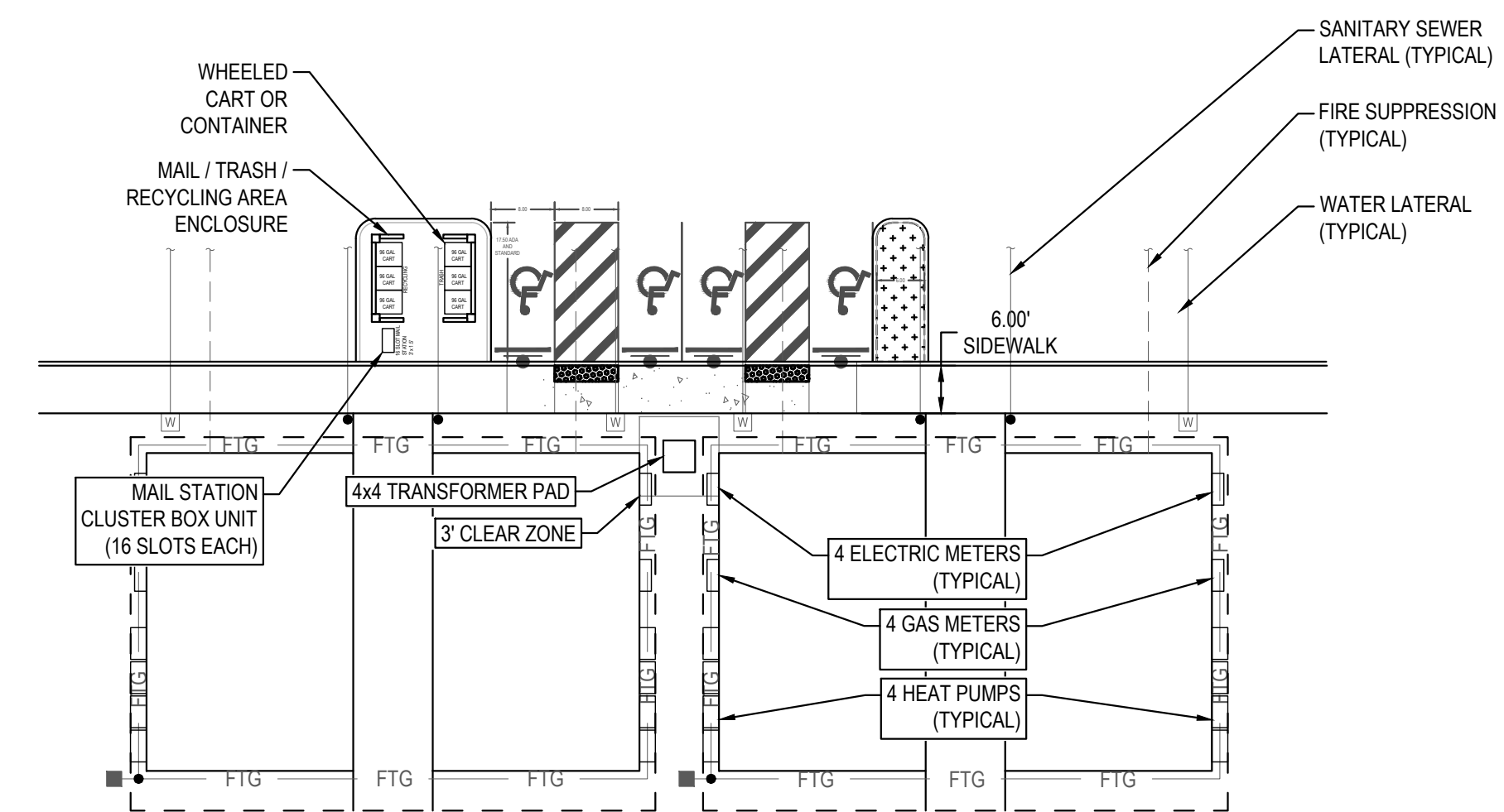
AA CONCEPTUAL SITE SECTION
Scale: 1" = 10'



BB TYPICAL MAIN LOOPED DRIVE (SECTION VIEW)
Scale: 1" = 10'



CC TYPICAL BUILDING ACCESS DRIVE (SECTION VIEW)
Scale: 1" = 10'



DD CONCEPTUAL BUILDING LAYOUT
Scale: 1" = 20'

LINE IS 1" ON FULL SCALE DRAWING



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CONCEPTUAL STREET SECTIONS
AND SITE/BUILDING SECTION

G002

PRELIMINARY APPROVAL

DESIGN CRITERIA:

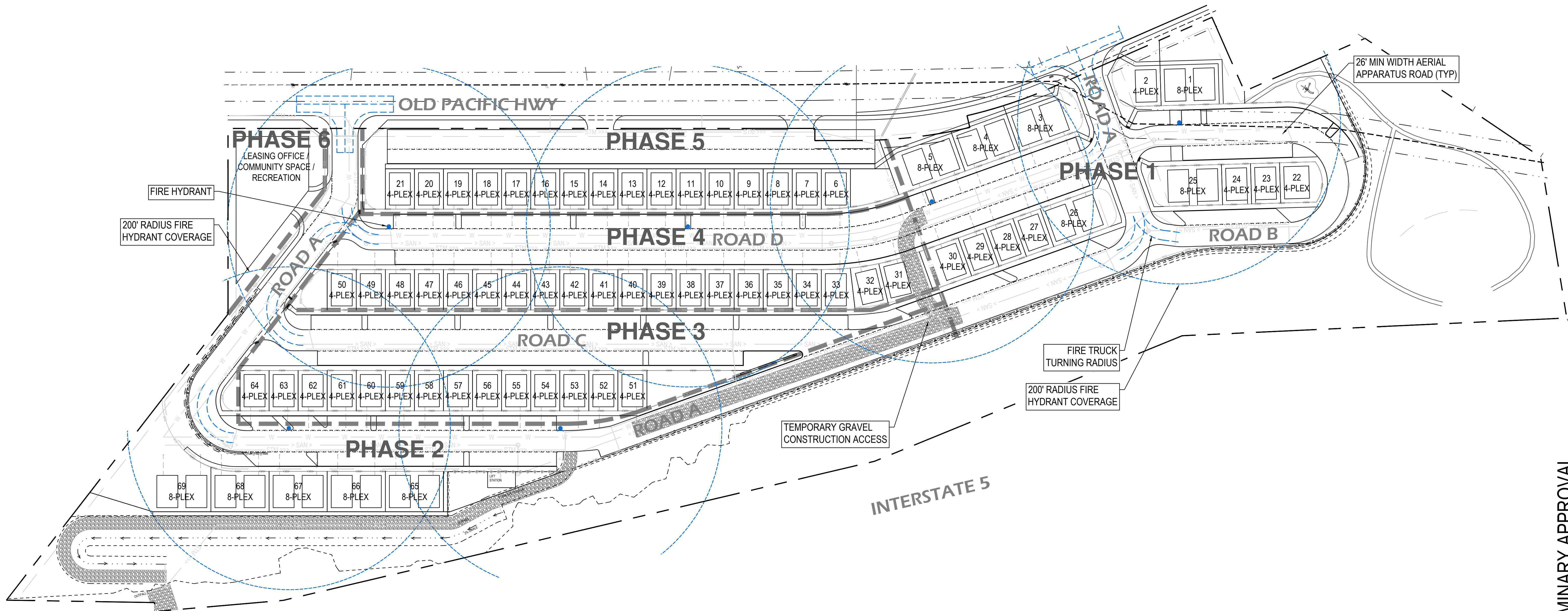
GENERALLY CONSISTENT WITH APPROVED SUNSET TERRACE SUBDIVISION WITH CONVERSION TO HIGH DENSITY.

FIRE APPARATUS ROAD - 26' MIN WIDTH ON ONE SIDE OF BUILDING

FIRE TURNING RADIUS - MIN 25' INTERNAL & 45' EXTERNAL

FIRE HYDRANTS - 400' SPACING
FIRE SPRINKLERS - NFPA 13R

BUILDING SPACING - 10' MIN.



1 FIRE REVIEW AND PHASING PLAN

LINE IS 1" ON FULL SCALE DRAWING

Scale: 1" = 60'

PRELIMINARY APPROVAL



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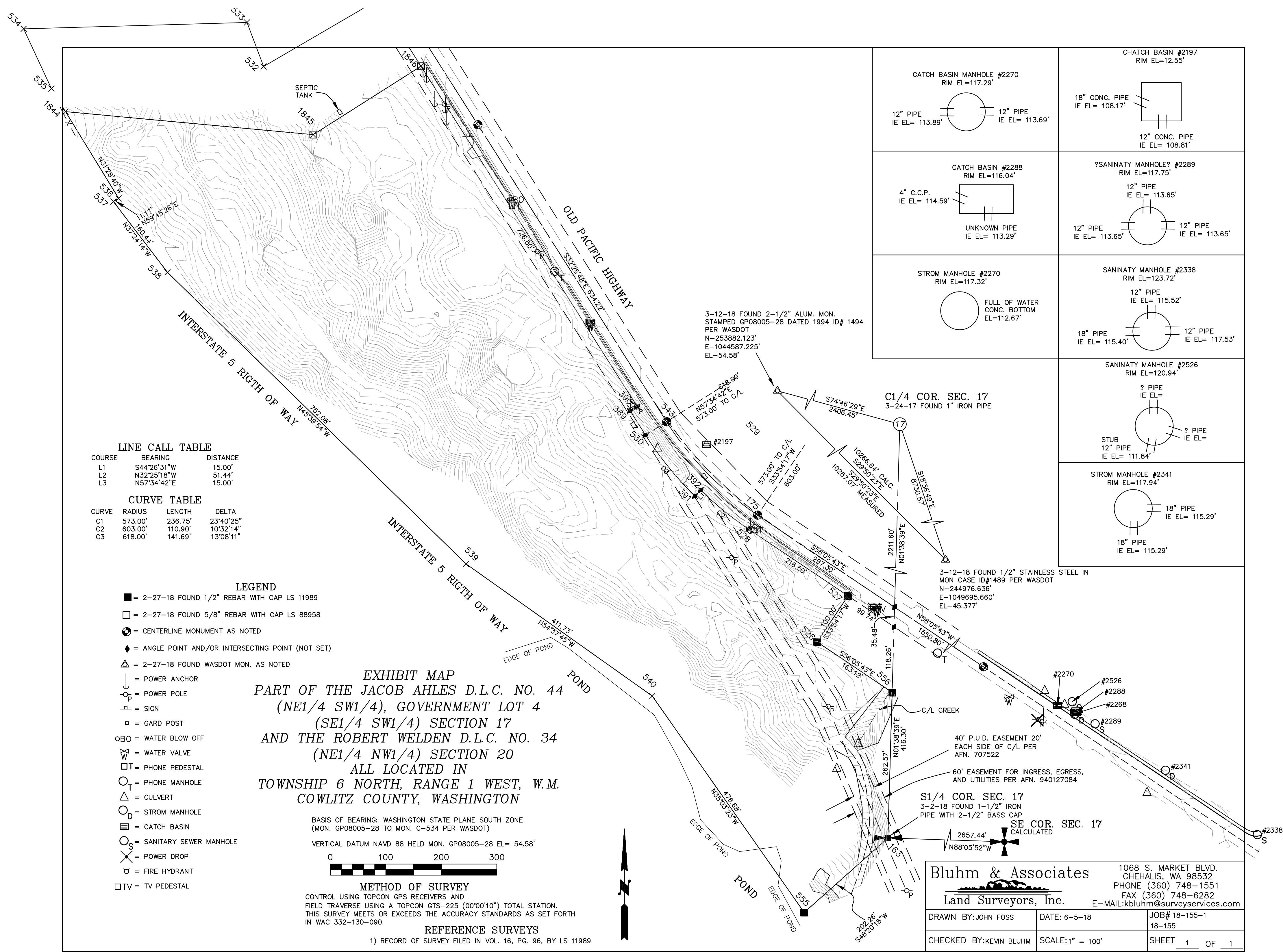
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Project Manager TMS
Drawn by TAW
Checked by TMS

FIRE REVIEW AND PHASING PLAN

G003



LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	S44°26'31"W	15.00'
L2	N32°25'18"W	51.44'
L3	N57°34'42"E	15.00'

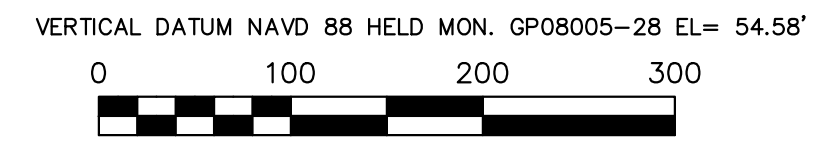
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	573.00'	236.75'	23°40'25"
C2	603.00'	110.90'	10°32'14"
C3	618.00'	141.69'	13°08'11"

- LEGEND**
- = 2-27-18 FOUND 1/2" REBAR WITH CAP LS 11989
 - = 2-27-18 FOUND 5/8" REBAR WITH CAP LS 88958
 - = CENTERLINE MONUMENT AS NOTED
 - ▲ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
 - △ = 2-27-18 FOUND WASDOT MON. AS NOTED
 - ⊥ = POWER ANCHOR
 - ⊙ = POWER POLE
 - ⊠ = SIGN
 - ⊞ = GARD POST
 - ⊙ = WATER BLOW OFF
 - ⊞ = WATER VALVE
 - ⊠ = PHONE PEDESTAL
 - ⊙ = PHONE MANHOLE
 - △ = CULVERT
 - ⊙ = STROM MANHOLE
 - ⊞ = CATCH BASIN
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊞ = POWER DROP
 - ⊞ = FIRE HYDRANT
 - ⊠ = TV PEDESTAL

EXHIBIT MAP
 PART OF THE JACOB AHLES D.L.C. NO. 44
 (NE1/4 SW1/4), GOVERNMENT LOT 4
 (SE1/4 SW1/4) SECTION 17
 AND THE ROBERT WELDEN D.L.C. NO. 34
 (NE1/4 NW1/4) SECTION 20
 ALL LOCATED IN
 TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.
 COWLITZ COUNTY, WASHINGTON

BASIS OF BEARING: WASHINGTON STATE PLANE SOUTH ZONE
 (MON. GP08005-28 TO MON. C-534 PER WASDOT)



METHOD OF SURVEY
 CONTROL USING TOPCON GPS RECEIVERS AND
 FIELD TRAVERSE USING A TOPCON GTS-225 (00'00"10") TOTAL STATION.
 THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH
 IN WAC 332-130-090.

REFERENCE SURVEYS

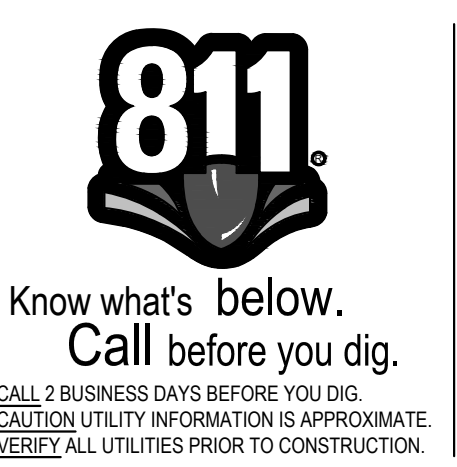
1) RECORD OF SURVEY FILED IN VOL. 16, PG. 96, BY LS 11989

CATCH BASIN MANHOLE #2270 RIM EL=117.29' 12" PIPE IE EL= 113.89'	CHATCH BASIN #2197 RIM EL=12.55' 18" CONC. PIPE IE EL= 108.17' 12" CONC. PIPE IE EL= 108.81'
CATCH BASIN #2288 RIM EL=116.04' 4" C.C.P. IE EL= 114.59' UNKNOWN PIPE IE EL= 113.29'	?SANINATY MANHOLE? #2289 RIM EL=117.75' 12" PIPE IE EL= 113.65' 12" PIPE IE EL= 113.65'
STROM MANHOLE #2270 RIM EL=117.32' FULL OF WATER CONC. BOTTOM EL=112.67'	SANINATY MANHOLE #2338 RIM EL=123.72' 12" PIPE IE EL= 115.52' 18" PIPE IE EL= 115.40'
	SANINATY MANHOLE #2526 RIM EL=120.94' ? PIPE IE EL= STUB 12" PIPE IE EL= 111.84'
	STROM MANHOLE #2341 RIM EL=117.94' 18" PIPE IE EL= 115.29'

Bluhm & Associates
 Land Surveyors, Inc.
 1068 S. MARKET BLVD.
 CHEHALIS, WA 98532
 PHONE (360) 748-1551
 FAX (360) 748-6282
 E-MAIL: kbluhm@surveyservices.com

DRAWN BY: JOHN FOSS	DATE: 6-5-18	JOB# 18-155-1
CHECKED BY: KEVIN BLUHM	SCALE: 1" = 100'	SHEET 1 OF 1

LINE IS 1" ON FULL SCALE DRAWING
1 EXISTING CONDITIONS
 Scale: 1" = 100'



Revisions:



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T000

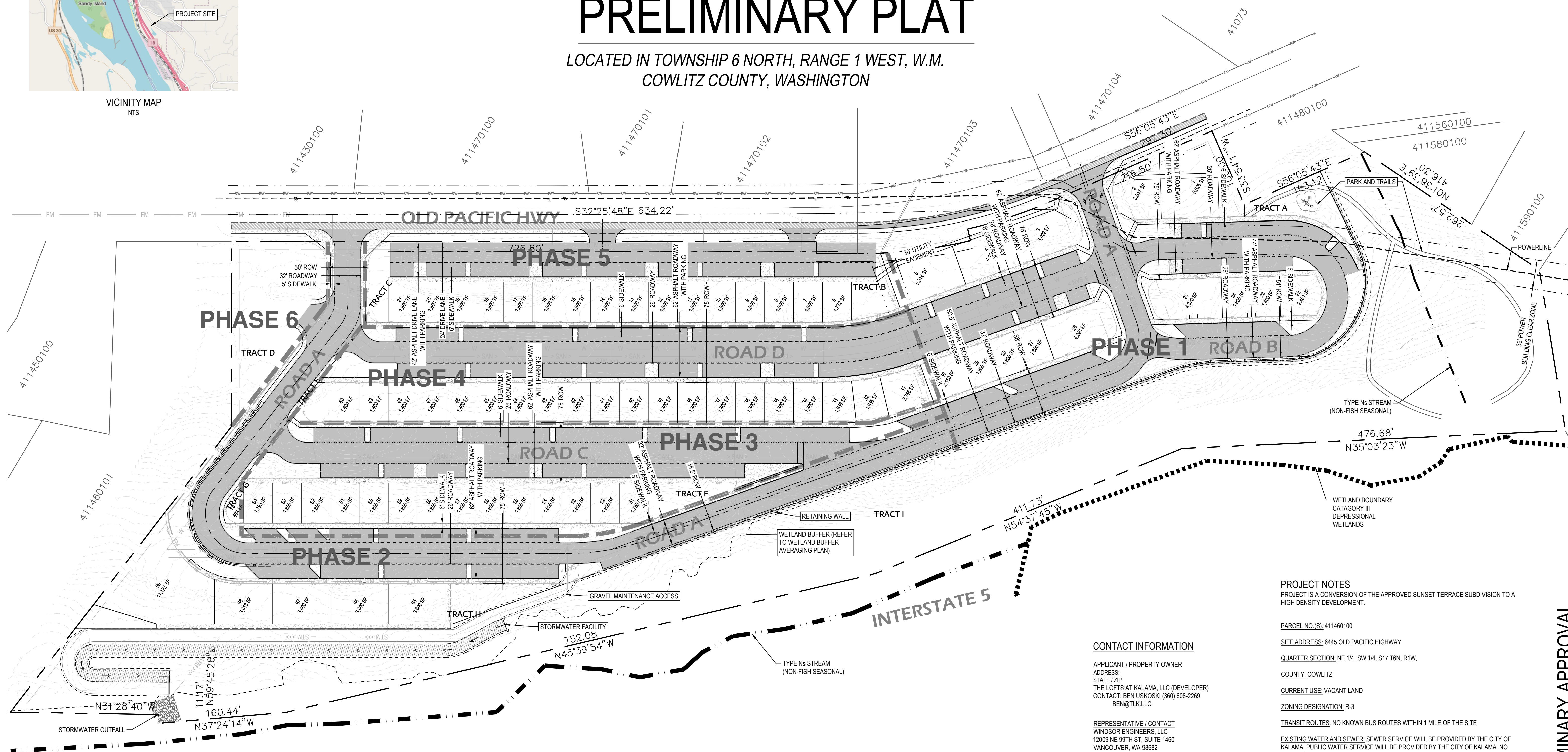
PRELIMINARY APPROVAL

THE LOFTS AT KALAMA PRELIMINARY PLAT

LOCATED IN TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.
COWLITZ COUNTY, WASHINGTON



VICINITY MAP
NTS



PROJECT NOTES
PROJECT IS A CONVERSION OF THE APPROVED SUNSET TERRACE SUBDIVISION TO A HIGH DENSITY DEVELOPMENT.

PARCEL NO.(S): 411460100
SITE ADDRESS: 6445 OLD PACIFIC HIGHWAY
QUARTER SECTION: NE 1/4, SW 1/4, S17 T6N, R1W,
COUNTY: COWLITZ
CURRENT USE: VACANT LAND
ZONING DESIGNATION: R-3

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 KALAMA. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KALAMA. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON THE SITE. NO WELLS ARE KNOWN TO EXIST ON THE SITE.

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STATE / ZIP
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TSTEWART@WINDSORENGINEERS.COM

LINE IS 1" ON FULL SCALE DRAWING
1 OVERALL PLAN
Scale: 1" = 60'

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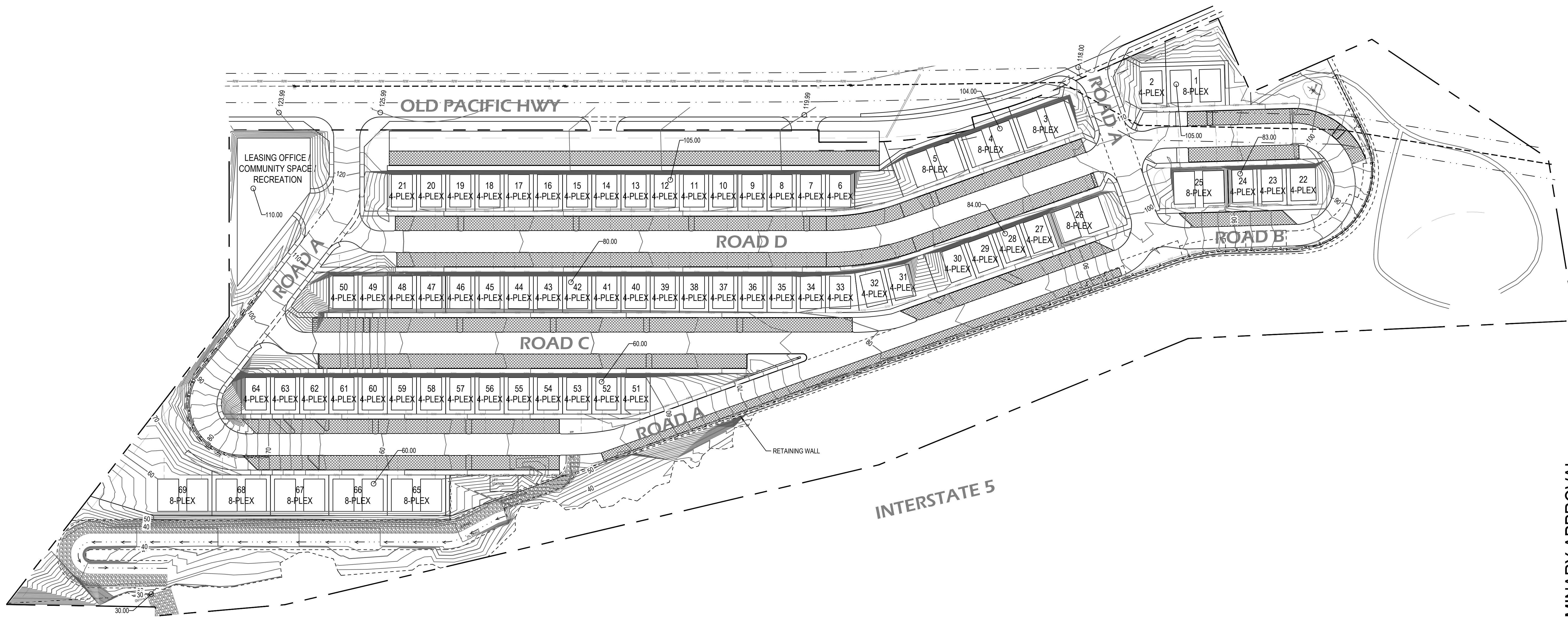
Project Manager TMS
Drawn by TAW
Checked by TMS

PRELIMINARY PLAT

SP000

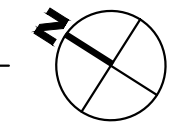
PRELIMINARY APPROVAL





1 OVERALL PLAN
Scale: 1" = 60'

LINE IS 1" ON FULL SCALE DRAWING



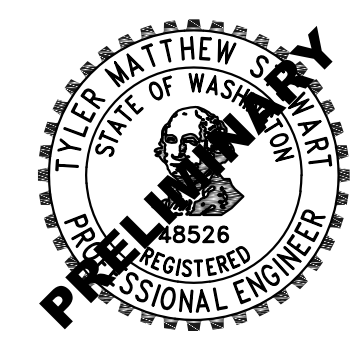
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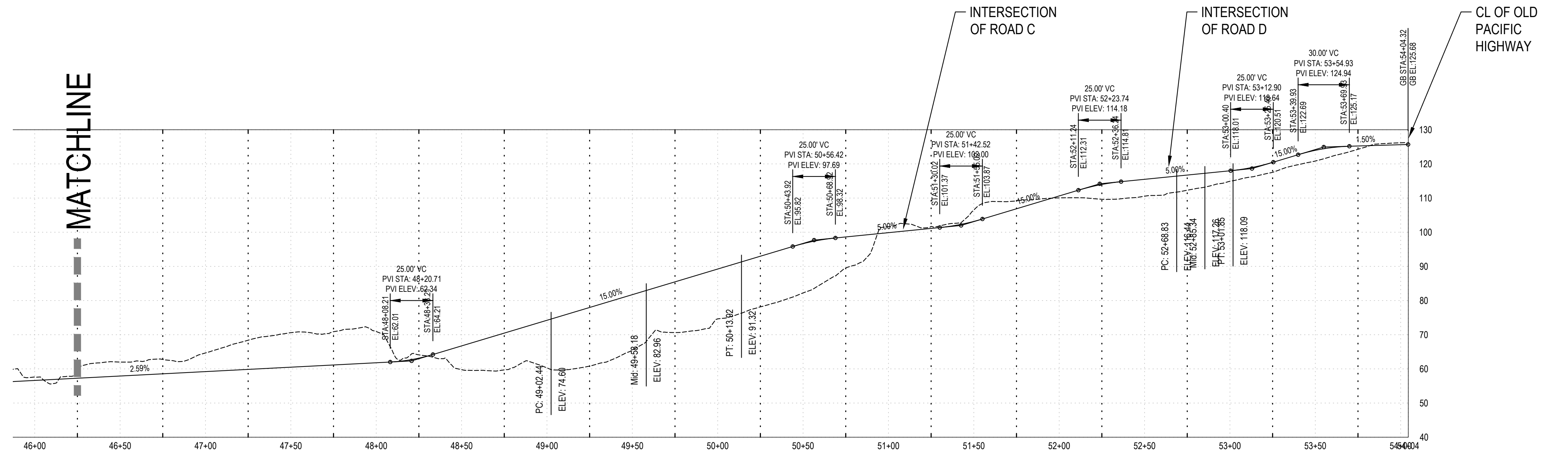
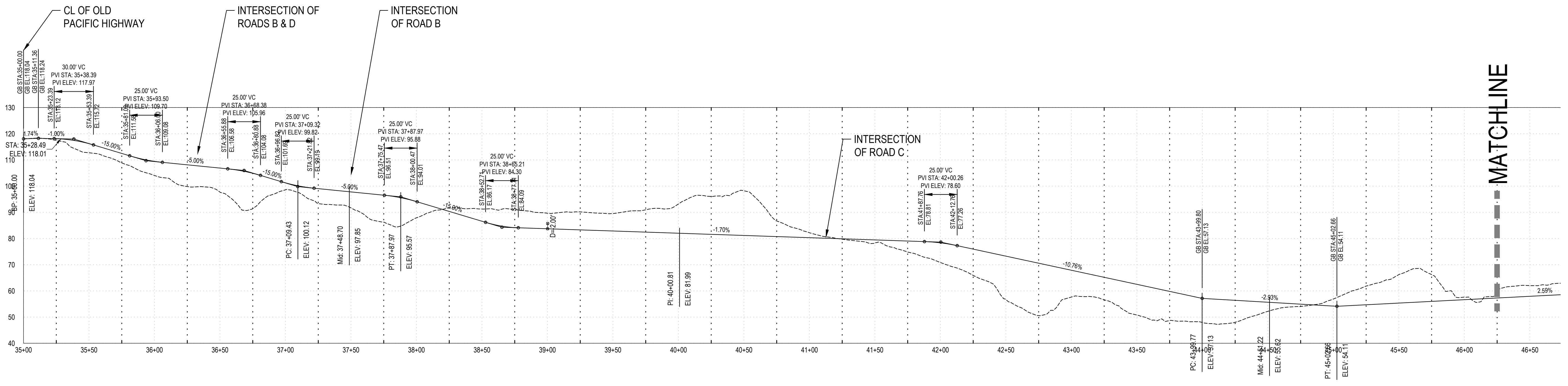
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Project Manager TMS
Drawn by TAW
Checked by TMS

MASS GRADING PLAN

GR000



LINE IS 1" ON FULL SCALE DRAWING

1 ROAD A PROFILE

Scale: 1" = 40'

Revisions:



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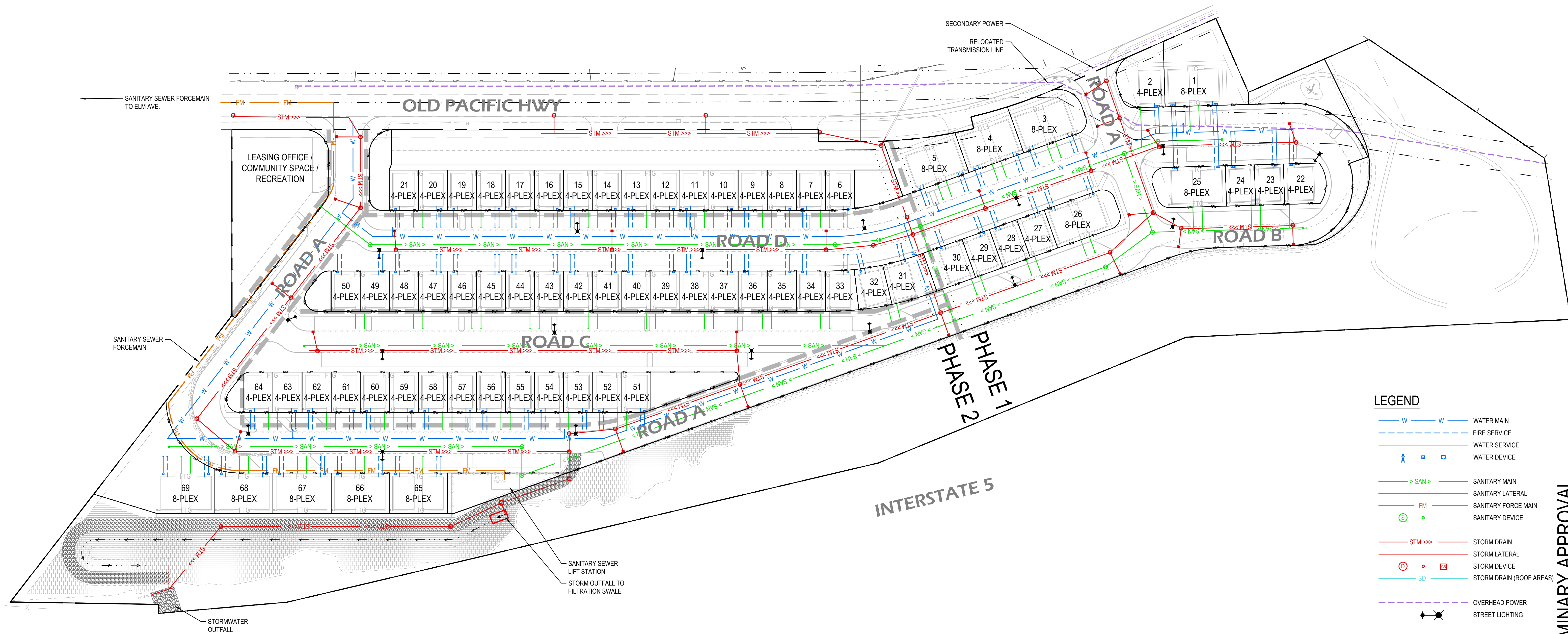
PRELIMINARY APPROVAL
Issue Date: 07/30/2021

STEEPEST ROAD PROFILE (ROAD A)

Project Manager TMS
Drawn by TAW
Checked by TMS

GR001

PRELIMINARY APPROVAL



1 COMPOSITE UTILITY PLAN
Scale: 1" = 60'

LINE IS 1" ON FULL SCALE DRAWING



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COMPOSITE UTILITY PLAN

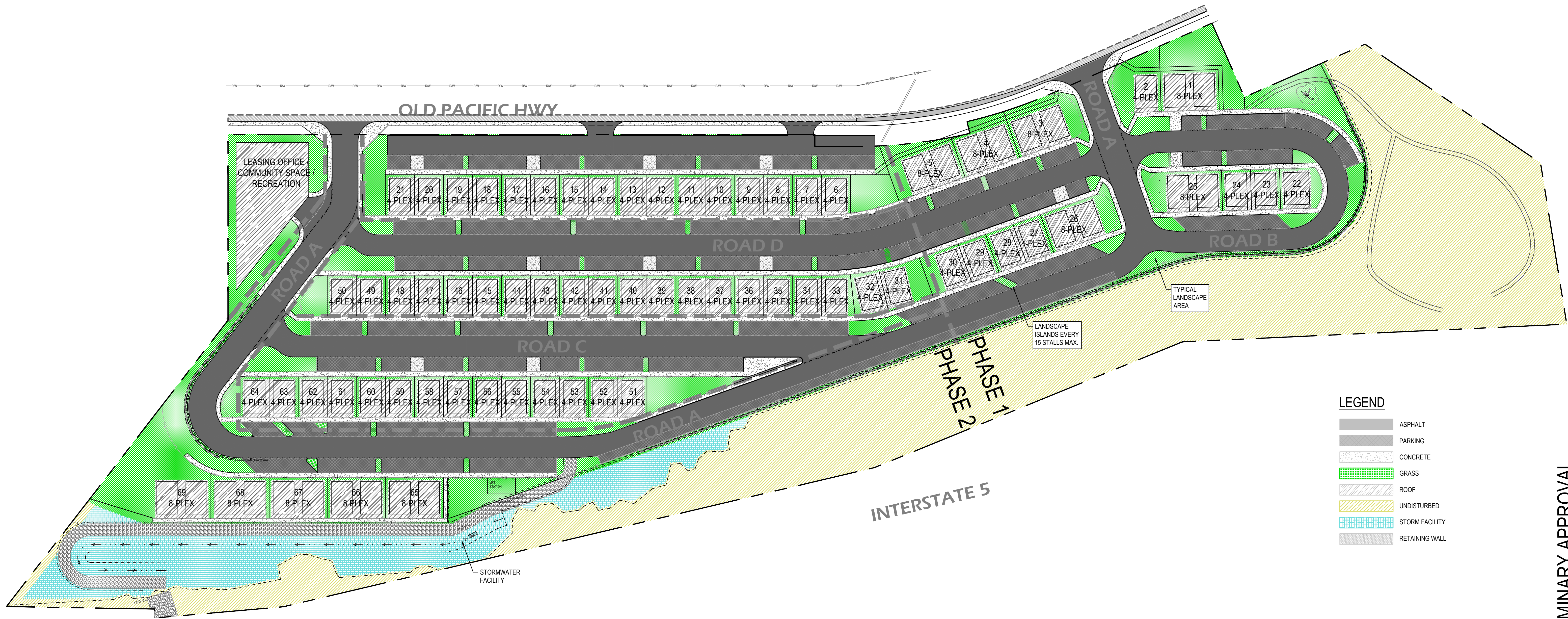
CU000

PRELIMINARY APPROVAL

LANDSCAPE NOTES

DURING SITE PREPARATION SOIL MUST BE LOOSENEED OR UNCOMPACTED IN LANDSCAPE AREAS WHERE NECESSARY DUE TO COMPACTION. SOIL MUST BE UNCOMPACTED, AT MINIMUM, DOWN TO 24" BELOW SURFACE GRADE IN ANY LANDSCAPE BUFFER, STREET FRONTAGE, OR PARKING LOT LANDSCAPE AREAS. DEPTH OF SOIL LOOSENEED OR UNCOMPACTED MAY BE LESS IF RECOMMENDED BY QUALIFIED LANDSCAPE PROFESSIONAL. WHERE NECESSARY SOIL AMENDMENTS MAY BE ADDED FROM A VERIFIED SOURCE.

TREES PLANTED WITHIN 10' OF A PUBLIC STREET, SIDEWALK, PAVED TRAIL OR WALKWAY MUST BE DEEP-ROOTED SPECIES AND MUST BE SEPARATED FROM HARDSCAPES BY A ROOT BARRIER TO PREVENT PHYSICAL DAMAGE TO PUBLIC IMPROVEMENTS.

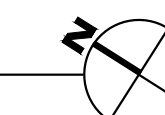


LEGEND

- ASPHALT
- PARKING
- CONCRETE
- GRASS
- ROOF
- UNDISTURBED
- STORM FACILITY
- RETAINING WALL

LINE IS 1" ON FULL SCALE DRAWING

1 PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 60'



PRELIMINARY APPROVAL



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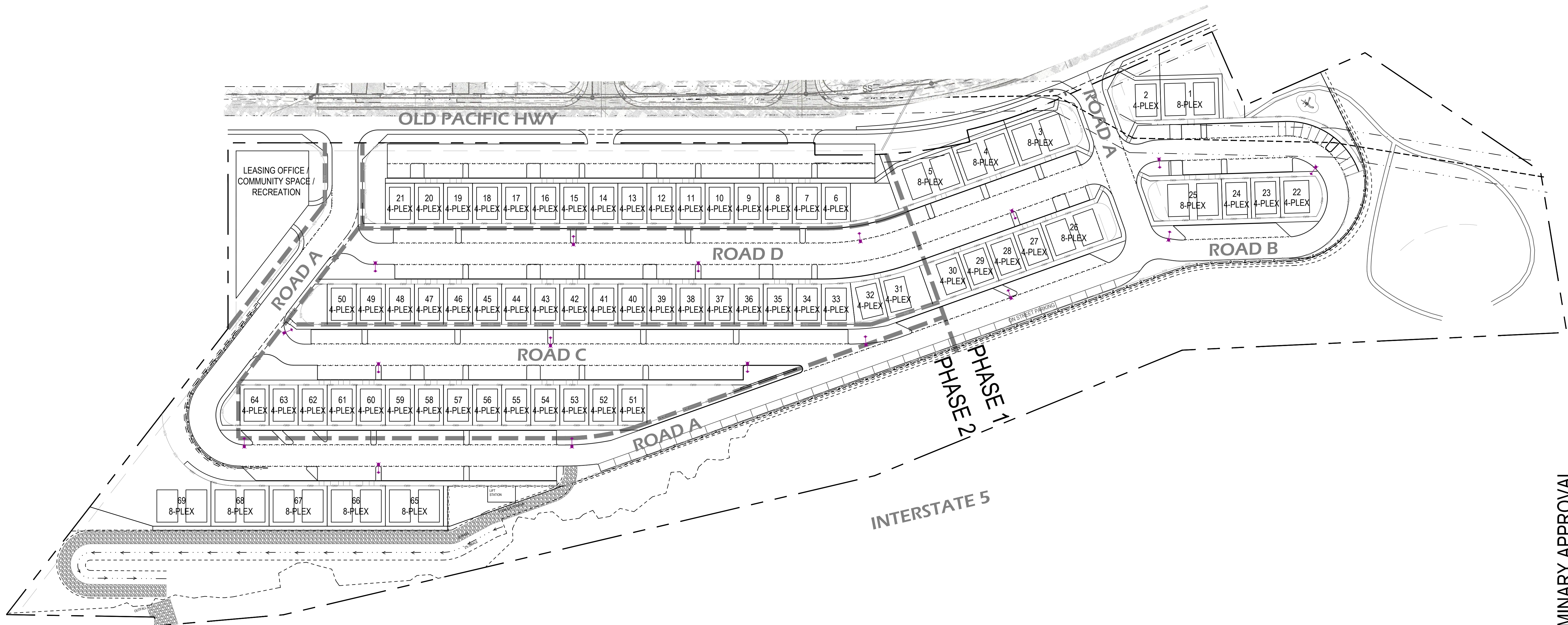
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Project Manager TMS
Drawn by TAW
Checked by TMS

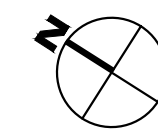
PRELIMINARY LANDSCAPE PLAN

L100



1 PRELIMINARY SITE LIGHTING PLAN

LINE IS 1" ON FULL SCALE DRAWING
Scale: 1" = 60'



PRELIMINARY APPROVAL



Revisions:



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THE LOFTS AT KALAMA
KALAMA, WA

PRELIMINARY APPROVAL
Issue Date: 07/30/2021

Project Manager TMS
Drawn by TAW
Checked by TMS

PRELIMINARY SITE LIGHTING PLAN

E100