



Memorandum

To: City of Woodland Public Works
From: Cindy Gower, PE *Cynthia Gower*
Date: April 29, 2021
Re: Woodland Site Expansion, Columbia Precast Products
Site Narrative

Narrative

Columbia Precast Products (CPP) is proposing to develop Lot 1 (City of Woodland Parcel Number 5083301010) of the Centennial Industrial Park Binding Site Plan (City of Woodland BSP 2018-001). The property is owned by Garr/Hatt Woodland LLC and is located at the northwest corner of the intersection between Howard Way and Centennial Industrial Park Private Road, in Woodland, Washington. See the attached Vicinity Map. The Woodland Site Expansion project involves expanding the existing gravel laydown yard from CPP's property, City of Woodland Parcel Number 508750100, directly north of Lot 1. The improvements will include the expansion of CPP's existing facility with a gravel surface for storage area and storm drainage improvements. No buildings or structures are associated with the improvements; therefore, water connections, sewer connections, or fire suppression supply will not be extended through the site. The site will be fully fenced and take access from CPP's existing property.

Existing Conditions

The overall property totals approximately 6.68 acres of light industrial zoned land. The proposed property is undeveloped, and the existing ground is predominately covered with grass. The topography of the site is such that it gently slopes from south to north. The existing runoff from the site is primarily overland flow with most of the rainfall retained and infiltrated on-site. What does not infiltrate flows overland to the north.

Elements of Design

The City of Woodland 2013 Stormwater Code and Stormwater Management Manual for the Puget Sound Basin, February 1992 Edition, were used in development of this project.

Site Layout

Approximately 80% of the site will be graveled for storage area and drive aisles. The remainder of the disturbed site will include a stormwater pond and lawn and landscaped areas.

Onsite Gravel Cross-Section and Structural Section

The structural section for onsite gravel is 8 inches of crushed surfacing base course over native or import fill material treated with cement for stabilization at a depth of 1 foot.

Stormwater Management

The stormwater runoff from the proposed site will be collected and conveyed through a combination of either sheet flow or Type 1 Catch Basins with storm pipes discharging to a stormwater pond to be graded into the western edge of the property. The pond is designed as a

combination detention/wet pond where dead storage is provided to treat stormwater and live storage is provided above the dead storage to release runoff at required pre-developed rates.

The pond will discharge into the Port of Woodlands existing storm drainage system located within Lot B of BSP 2018-001, see Drawing G4 Existing Conditions Plan. The Port of Woodland's existing storm drainage system conveys and discharges runoff into a ditch along the south side of Guild Road which ultimately drains into Goerig Slough.

Landscaping

Landscaping will be provided pursuant to City of Woodland Municipal Code (WMC) 17.44.134, 17.44.135, and 17.44.136. New landscaping will consist of drought tolerant native trees, shrubs, grasses, and ground cover. See Landscape Plans for landscaping information.

Approval Criteria

15.04 Environmental Review (SEPA Checklist)

A SEPA Checklist has been prepared and is submitted with this Type II Site Plan Review.

17.44 Light Industrial (I-1)

The proposed land use for precast concrete structures storage is consistent with the City of Woodland Light Industrial permitted uses. Lot size width and depth was previously determined under BSP 2018-001 and meets light industrial criteria. Building setbacks are shown per WMC 17.44.070 on the Site Plan submitted with this Type II Site Plan Review. The front setback is 25 feet, and the side and rear setbacks are 10 feet. There are no proposed buildings or parking areas associated with this project. All other criteria of the light industrial zone have been previously discussed under Elements of Design.

17.48 Performance Standards

The proposed site use is anticipated to meet all performance standard criteria in WMC 17.48.

17.52 Signs

There are no signs proposed with this project because CPP has existing signs on Howard Way.

17.56 Off-street Parking and Loading

The proposed site use will not increase the number of employees, personnel, or visitors. CPP's existing site on Parcel 508750100 contains adequate parking.

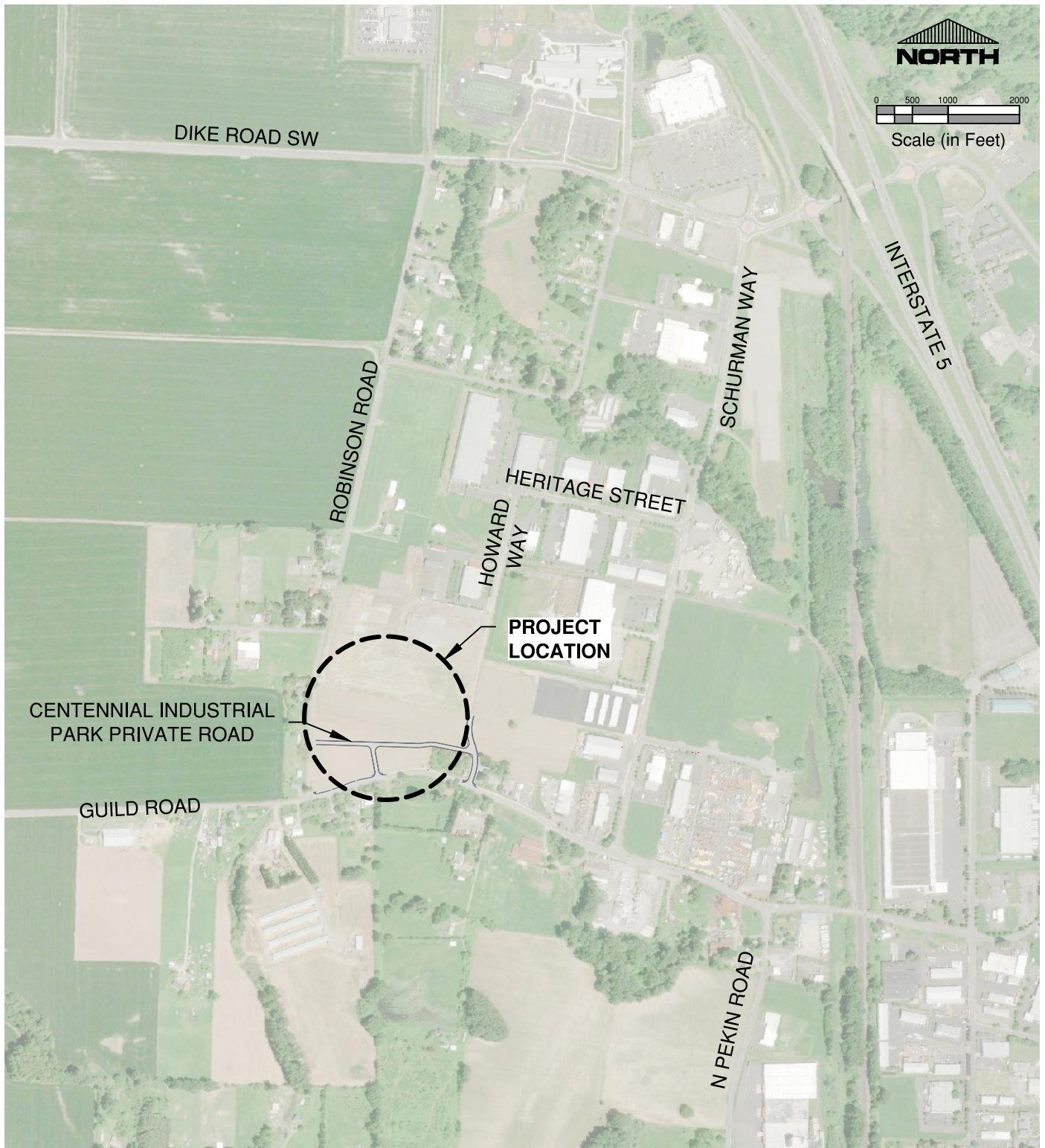
17.64 Water Supply and Sewage Disposal

There are no proposed buildings, water services, or sewer services associated with this project.

19.10.050 Site Plan Review Submittal Requirements and 19.10.060 Site Plan Review Approval Criteria

All information required per WMC 19.10.050 is included with this Type II Site Plan Review.

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Vicinity Map

Scale: 1" = 1000'