

**Community Development Department**

Building | Planning | Code Enforcement

P.O. Box 9, 230 Davidson Avenue

(360) 225-7299, www.ci.woodland.wa.us

# NOTICE OF DECISION

1600 Schurman Way / Schurman Way Site Plan

<b>Land Use Application Nos.:</b>	SPR-21-012 (Site Plan Review – Type 2) SEP-22-001 (SEPA)
<b>Applicant &amp; Property Owner:</b>	Mike Leboki 7416 NE 101 <sup>st</sup> Street Vancouver, Washington, 98662
<b>Site Location:</b>	1600 Schurman Way Woodland, WA 98674
<b>Parcel &amp; Size:</b>	504212017, 2.04 Acres
<b>Zoning Designation:</b>	Light Industrial, I-1
<b>Date Application Received:</b>	December 8, 2022
<b>Notice of Application &amp; Likely DNS issued:</b>	February 1, 2022 [See: case # SEP-22-001]
<b>Comment Period &amp; SEPA Appeal Period Ended:</b>	February 23, 2022
<b>Notice of Decision Issued:</b>	March 1, 2022
<b>DRC Decision:</b>	Approve with Conditions

## I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new 4,700 sf light industrial building with outside storage area and associated parking for use as truck and trailer storage, maintenance, and office space. Proposed uses include truck parking for commercial vehicles as well as a maintenance shed.

## II. REVIEW AUTHORITY & FINDINGS

Per Woodland Municipal Code (WMC) 19.08.030, site plan reviews shall be approved, approved with conditions, or denied by the Development Review Committee and decisions shall be issued by the Community Development Department.

### Development Impact Fees – Fire | WMC 3.41

**Finding 1:** Fire Impact Fees are required for the proposed building addition. Fees are calculated based on \$.51 per sq ft of building. Fees are calculated and due at the time of building permit issuance. Fee is estimated to be  $(4,700 \times \$0.51) = \$2397$  for the project. A condition of approval has been added which requires the fees be calculated and paid at the time of building permit issuance. *See Conditions #1 and #2.*

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

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### Development Impact Fees – Transportation | WMC 3.42

**Finding 2:** Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city per WMC 3.42. The TIF is calculated based on \$838 per PM Peak Hour Trip (PMPHT) generated by the project based on the project Traffic Study or where no study is prepared, based on trip generation in accordance with Institute of Transportation Engineers (ITE) published data.

**Finding 3:** For this proposal, trip generation was evaluated utilizing provided trip generation study developed by Frank Charbonneau, PE, PTOE with Charbonneau Engineering that estimates a Weekday PM Peak Hour of Adjacent Street Traffic (PMPHT) of three (3) new trip generated by this proposal.

**Finding 4:** With a Transportation Impact fee of \$838.00/ Pm Peak Hour Trip, a rough estimation of the Transportation impact fee would be \$2,514 ( $\$838 \times 3$ ).

Impact fees are collected at the time of building permit issuance.  
*See Conditions #1 and #2.*

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

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### Streets and Sidewalks | WMC 12

**Finding 5:** Street trees along the sidewalk in the right-of-way are required. The proposed landscaping plan includes trees selected from the Woodland Street Tree List that is appropriate for the location, specifically *Carpinus Betulus 'Fastigiata.'*

**Conclusion:** The proposal can comply with the development standards.

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## Water and Sewage | WMC 13

**Finding 6:** The proposal includes plans for a 4-inch domestic water service with reduced pressure backflow assembly to connect to the existing 12-Inch waterline located in Schurman Way as well as connect to existing sewer system along Schurman Way.

**Finding 7:** Water and sewer connection fees need to be paid for connection to the systems. Fees vary based on the connection size. *See condition 2.*

**Finding 8:** Water and sewer main extensions are not required for this proposal because they already exist along the frontage of the site.

**Conclusion:** The proposal can comply with the development standards.

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## Erosion Control Ordinance | WMC 15.10

**Finding 9:** Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in the current version of the Stormwater Management Manual for Western Washington during site excavations and grading. An NPDES permit from the Department of Ecology is required where more than one acre is being disturbed. *See Condition #3.*

**Finding 10:** A preliminary erosion control plan was included utilizing silt fence, silt catch basins, and a stabilized construction entrance, along with other detailed erosion control measures that can be compliant with WMC 15.10. *See Condition #4.*

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

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## Stormwater Management | WMC 15.12

**Finding 11:** The applicant's submittal includes a grading and drainage plan that complies with requirements found in WMC 15.12.060, as well as a Stormwater Technical Information Report that meets the standards found within WMC 15.12.180. A condition of approval is added that all proposed site modifications must be consistent with the assumptions in the previous drainage plans and all proposed site drainage improvements must comply with WMC 15.12 and the City Engineering Standards. *See Condition #5 and #6.*

**Finding 12:** The proposal is on a plot within the Port of Woodland Industrial Park, which already includes a partially-master planned stormwater system shared between the included properties.

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

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### Permitted Uses | WMC 17.44.020

**Finding 13:** Commercial dispatch and maintenance facilities are considered permitted uses within the light industrial (I-1) zone as per WMC 17.44.020(4), as is heavy equipment sales, rental, storage, and repair under WMC 17.44.020(14).

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

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### Building Setbacks | WMC 17.44.070

**Finding 14:** The required setbacks in light industrial zones are:

- Front yard setback: 25 ft.
- Side yard setback: 10 ft. Where I-1 abuts a residential zone, the side yard setback shall be a minimum of 25 ft.
- Rear yard setback: 10 ft. Where I-1 abuts a residential zone, the rear yard setback shall be a minimum of 25 ft.

**Finding 15:** The proposal meets the setback requirements.

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

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### Building Height | WMC 17.44.080

**Finding 16:** Per Woodland Municipal Code, buildings on lots zoned I-1 greater than one (1) acre are permitted to be no taller than fifty-five feet in height.

**Finding 17:** Development is proposed on a 2.04 acre lot in an I-1 district, with a single story proposed building that measures fifty-five feet in height. This meets the building height requirements.

**Conclusion:** As proposed, the project complies with this standard.

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## Lot Coverage | WMC 17.44.090

**Finding 17:** There are no lot coverage limitations within districts with Light Industrial designations provided that where the I-1 use abuts residential uses the supplemental provisions defined by the WMC are observed for landscaping in front, side, and rear yards.

**Finding 18:** Proposed development is located within an Established industrial park and does not abut any residential uses.

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

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## Vehicular Access | WMC 17.44.120

**Finding 19:** Access to I-1 zones and property is expected to occur via an arterial or system of arterials so that industrial use traffic will not be directed through residential areas.

**Finding 20:** Proposed development fronts both Schurman Way and Guild Road, two major industrial collectors. Both fronting streets provide access to Woodland's system of arterials as well as easy highway access. Site access for this development will be from both Schurman Way and Guild Road

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

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## Landscape Design and Screening | WMC 17.44.133 – WMC 17.44.136

**Finding 21:** A landscaping plan guaranteeing the healthy growth of proposed landscaping in compliance with WMC 17.44 and signed by a certified landscaping professional is required prior to issuance of the preliminary site plan approval.

**Finding 22:** A landscaping plan was submitted with this preliminary site plan review application. *See Condition #7 and #8.*

**Finding 23:** The proposed landscaping plan shall include tabulation showing the area and percentage of the following, per WMC 17.44.134:

- A. Entire site;
- B. Total landscaping areas;
- C. Areas covered by groundcover;

- D. Areas covered by nonplant materials;
- E. Areas covered by tree canopy and shrubs;
- F. Each required setback area;
- G. Total parking area;
- H. Parking landscaping; and
- I. Other landscaping areas.

**Finding 24:** The landscaping plan set includes the required calculations.

**Finding 25:** A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions per WMC 17.44.135 (C). All landscaped area, whether required or not, that is not planted with trees and shrubs or not covered with non-plant material, shall have groundcover plants that are designed to achieve 50% coverage of the area not covered by tree canopy and shrubs per WMC 17.44.135 (D).

**Finding 26:** Proposed landscaping is appropriate for the Pacific Northwest and achieves at least 50% coverage in areas not covered by tree canopy.

**Finding 27:** Per WMC 17.44.135 (E), trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional.

**Finding 28:** All trees indicated on the landscaping plan meet the size requirement. However, staff acknowledges that available stock from nurseries can vary and strictly adhering to 2-in. caliper may be challenging. The proposed plant schedule is acceptable so long as they remain close to size requirements.

**Finding 29:** Per WMC 17.44.135 (F), shrubs shall be planted from a five-gallon container or larger at the recommended spacing as certified by a certified landscaping professional.

**Finding 30:** All proposed shrubs are indicated to be in 5-gallon or larger tubs. The proposed plant schedule and shrub sizes can comply with WMC 17.44.135 (F).

**Finding 31:** Per 17.44.135 (I), the use of drought-tolerant plant species is encouraged and shall be required when irrigation is not available. Irrigation will be provided according to the landscaping plan.

**Finding 32:** Per WMC 17.44.136 (B), in the front yard landscaping area, trees, shrubs, and plant ground cover should be planted along the entire road frontage area and meet the requirements of WMC 17.46.

**Finding 33:** The proposed trees and shrubs in the South and West setbacks meet the requirements of WMC 17.44.136 (B).

**Finding 34:** Per WMC 17.44.136 (F), a minimum of ten percent of the total surface area of all proposed parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. The proposed landscaping plan meets this minimum coverage requirement.

**Finding 35:** At a minimum, one tree per five parking spaces shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than twenty spaces shall include landscape islands with trees at both ends and in between to break up the parking area into rows of not more than ten contiguous parking spaces.

**Finding 36:** The proposed parking lot consists of 50 parking spaces and 12 trees, which exceeds the 10 trees required to meet this standard.

**Finding 37:** Per 17.44.136 (G), all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers shall be fully screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or use(s) in a manner which is architecturally integrated with the structure. Such screening shall be a minimum of six feet provided by a decorative wall (i.e., masonry or similar quality material), evergreen hedge, opaque fence complying with the standards of this section, or a similar feature that provides an opaque barrier. *See Condition #9.*

**Finding 38:** Plans provided along with the site plan request application outline that all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers are fully screened from view with series of fencing and landscaping.

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

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## Lighting | WMC 17.44.140

**Finding 39:** The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.46.140. *See Condition #10.*

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

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### Site Standards | WMC 17.44.160

**Finding 40:** All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. *See Condition #11.*

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

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### Performance Standards | WMC 17.48

**Finding 41:** The requirements of this section cover hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters.

The applicant will be responsible for ensuring that their operation is complying with all performance standards. *See Condition #12.*

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

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### 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 42:** Applicant is required to submit site plan to CCFR and comply with all comments and/or conditions. *See Condition #13.*

**Finding 43:** Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations. *See Condition #14.*

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

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### Building

**Finding 44:** The site plan shows one ADA parking spaces. This meets building code requirements.



**Finding 45:** Per Washington State Code 51-50-0429 Section 429, electric vehicle charging infrastructure must be provided for at least ten percent of provided parking spaces. For the proposed 12 parking spaces, this would require 2 EV spaces be available. *See Condition #15.*

**Finding 46:** As outlined in WMC 17.56.040, parking and loading facilities shall be located at the side or rear of buildings. Plans indicate parking is located at the side and rear of proposed building.

**Finding 47:** HVAC, storefront and plumbing are required to be included at plan submittal and are not deferrable items. A condition is added to meet these requirements. *See Condition #16.*

**Finding 48:** WMC 17.52.080 outlines the City of Woodland’s requirements for any signage within industrial (I-1 or I-2) district, as per WMC 17.52.080 it is the applicant’s responsibility to apply for the appropriate building permit for any signage proposed. Sign size and location are not covered by this review. *See Condition #17.*

**Finding 49:** Project must comply with Washington State Energy Code (WSEC) Sections 501, 502, and 503. *See Condition #18.*

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

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### Preliminary Site Plan Approval | WMC 19.10.070

**Finding 50:** The applicant submitted a preliminary site plan. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. *See Condition #20.*

**Conclusion:** The preliminary site plan can be approved with conditions.

## III. COMPREHENSIVE PLAN REVIEW

**Land Use:** Under the City of Woodland Comprehensive Plan, as established in 2016, the purpose and primary goal of our established Comprehensive Plan Land Use Map is to protect and enhance the character and long-term stability of the city through current standards for land development and subdivision utilizing proper and clear zoning policy.

**Finding 51:** The proposed development is located within the light industrial district as defined by the Comprehensive Plan, the purpose of which is to designate areas primarily for light manufacturing, distribution, sales and services, research, and office space.

**Conclusion:** Proposed development under consideration is proposed as a 2.04 acre commercial vehicle storage, maintenance, and dispatch facility with a 4,700 sf office and maintenance building, uses which are consistent with its light industrial (I-1) zoning within the Comprehensive Plan Land Use Map.

**Transportation:** Under the Comprehensive Plan's Transportation outline, the primary goal of the established transportation planning process is to facilitate the implementation and expansion of a convenient, safe, and efficient transportation system that promotes the mobility of people and goods within and through the city.

**Finding 52:** The proposed development would offer road access as well as promote existing commercial transportation routes within the City of Woodland through offering convenient repair and storage facilities servicing these local, regional, and interstate transportation routes.

**Finding 53:** Proposed development is located along an active truck route, providing easy and established routes to I-5 exit 21 and I-5 exit 22 and fulfilling the goal outlined in the Woodland Comprehensive Plan, goal T-3.

**Conclusion:** Proposed development under consideration is consistent with the goals and policies outlined within the Comprehensive Plan's Transportation outline.

**Economic Development:** Under the Comprehensive Plan's Economic Development Outline, the primary goal of the established economic development planning process is to continue to foster economic growth within those industries that have sustained the community and to foster re-investment in the city center, with the intention of balanced economic growth.

**Finding 54:** The proposed development is a commercial vehicle storage and repair site with an on-site office, which is consistent with other industries within the light industrial zoning district, establishing continued economic growth within an established industry.

**Finding 55:** The proposed development is in line with providing a balanced economy between industrial and commercial uses, as it would promote diversification of our economic balance following recent major commercial developments while also attracting more business through a potential growth of local and regional supply lines promoted by the new development.

**Conclusion:** Proposed development under consideration is consistent with the goals and policies of the Comprehensive Plan's Economic Development outline.

**Environment:** The primary goal of the Comprehensive plan's Environmental outline is to ensure that the City of Woodland remains an effective steward of the environment, protects critical areas, and conserves land, air, water, cultural, and energy resources.

**Finding 56:** The proposed development has been submitted for a SEPA review, as well as generally providing required environmental protection documentation as outlined in the Woodland Municipal Code.

**Conclusion:** Proposed development under consideration is consistent with the goals and policies of the Comprehensive Plan's Environmental outline.

#### 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. DECISION

Per WMC 19.08.030, the above application for the preliminary Site Plan Review has been **APPROVED WITH CONDITIONS** by the City of Woodland's Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC). See *Section IV for conditions of approval.*

#### VII. CONDITIONS OF APPROVAL

1. Pay all impact fees when building permits are issued per WMC 3.41 and WMC 3.42.
2. The following Impact fees have been estimated based on the information provided with this preliminary application and will be due at the time of building permit issuance:
  - a. Fire Impact Fees:
    - i. Industrial: \$2397 (\$.51 per square foot of industrial/commercial space)
  - b. Transportation Impact Fees:
    - i. Industrial: 3 peak hour trips x \$838 per trip = \$2,514

Water and sewer assessment fees are required based on meter size in accordance with the Woodland rate schedule.
3. Obtain a NPDES permit from Department of Ecology if disturbing more than one acre of soil.

4. A final erosion control plan will be required with final engineering. Applicant is required to install and maintain erosion control measures per the Best Management Practices as outlined in WMC 15.10.
5. Submit a final Stormwater Technical Memo for this project. Comply with erosion control requirements.
6. All proposed site modifications must be consistent with the assumptions in the submitted drainage plan and all proposed site drainage improvements must comply with WMC 15.12 and the City Engineering Standards.
7. A final landscaping plan meeting all requirements within WMC 17.44.133 is required to be submitted alongside the final site plan application prior to final approval.
8. The landscaping plan approved under condition #7 above must be implemented as approved prior to any occupancy in the building.
9. All mechanical equipment, outdoor storage, and manufacturing area must be screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or uses, per WMC 17.44.133(G).
10. The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.46.140.
11. All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state per WMC 17.46.160.
12. The applicant will be responsible for ensuring that their operation is complying with all performance standards of WMC 17.48 (hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters).
13. Submit site plan to CCFR for review. Include any required revisions with the civil engineering submission. All work subject to field inspection and correction 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.
14. Building construction plans shall be submitted to CCFR separately, along with any fire alarm and/or fire sprinkler alterations.
15. Per Washington State code, please modify final plans to note the inclusion of at least 2 parking spaces (10% of proposed parking spaces, rounded up) equipped with required electric vehicle charging infrastructure.
16. HVAC, storefront and plumbing are required to be included at plan submittal and are not deferrable items.
17. Any proposed signs require a building permit.
18. Project must comply with Washington State Energy Code (WSEC) Sections 501, 502, and 503.
19. Payment shall be made to the City for any outstanding Professional Consulting Services per Woodland Municipal Code Ordinance 1097.

20. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. Submit three (3) copies of full-sized and one (1) copy of reduced size (11" x 17") as-built plans including AutoCAD and .pdf formats.

## VI. APPEAL PROCEDURE

As per WMC 19.08.020 and 19.08.030, this Notice of Decision may be appealed to the Hearing Examiner within 14 days of the date this decision is issued. The appeal with grounds for appeal in writing shall be submitted to the Community Development Department **by 5:00 p.m., March 15th, 2022.**

**Staff Contact:** David Lukaczer, Associate Planner  
City of Woodland  
P.O. Box 9  
230 Davidson Ave  
Woodland, WA 98661  
lukaczerd@ci.woodland.wa.us

## VII. NEXT STEPS

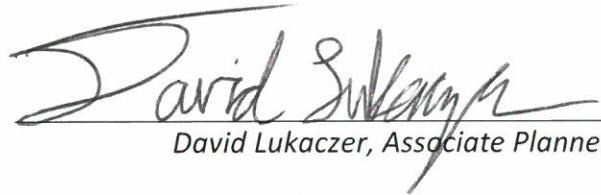
If there is no appeal to the decision, the applicant may move forward to develop the site.

- 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](http://www.ci.woodland.wa.us/departments/public-works/standards.php).
  - b. Submit final civil plans to: [https://woodlandwa.seamlessdocs.com/f/civil\\_review](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](http://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/](http://www.ci.woodland.wa.us/documents/)
  - a. Contact Janice Fisher, 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 landscaping and irrigation prior to applying for final occupancy.

- 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: 3/1/2022

Signature:

  
David Lukaczer, Associate Planner

cc: Applicant  
Parties of Record  
File  
Website  
Mayor  
City Administrator

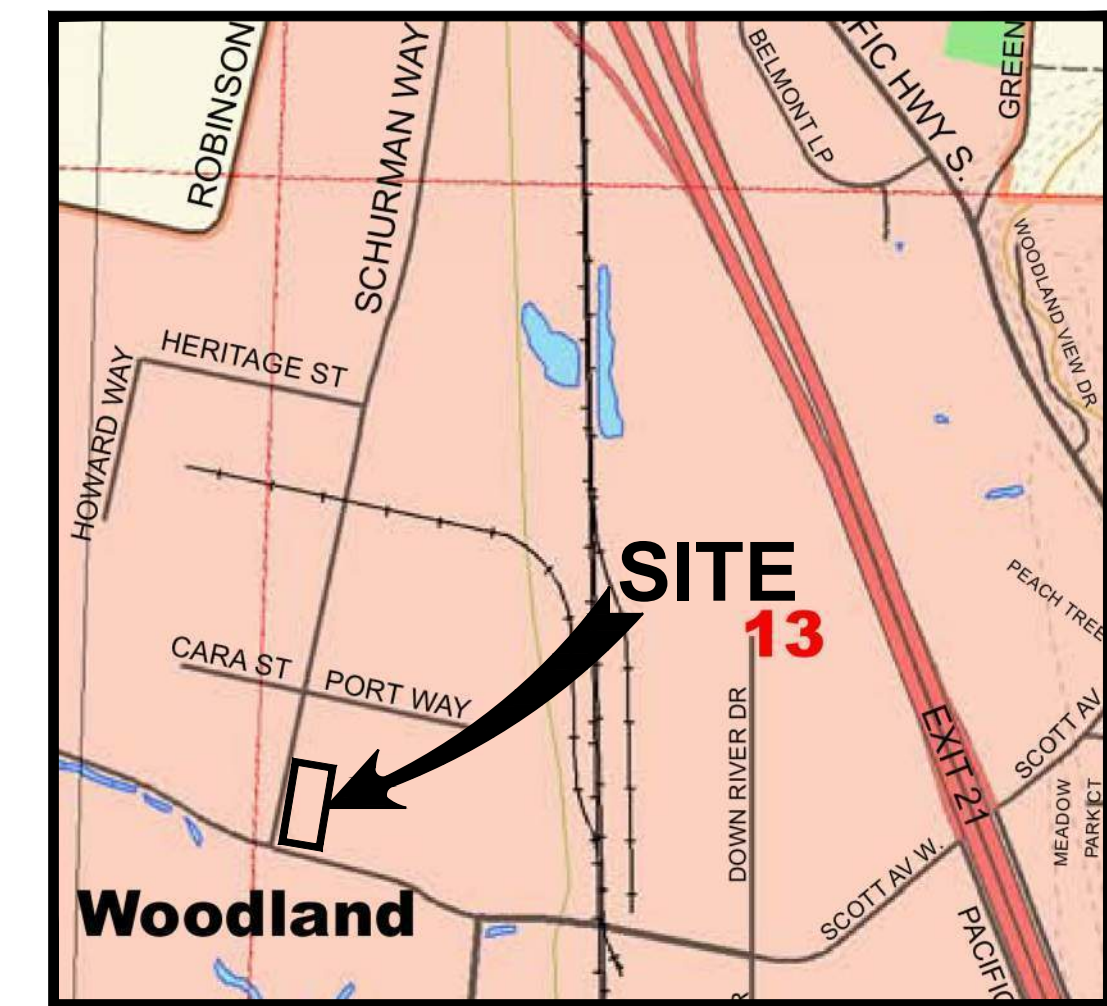
Planning Commission

ATTACHMENTS  
A. Site Plan

SOUTH PARCEL STATISTICS		
ZONE: Light Industrial		
Gross Site Area	89,001 SQ FT	2.04 AC
Critical Areas	0 SQ FT	0 AC
	REQUIRED	PROPOSED
Density (N/A)	-	-
Maximum Lot Coverage (N/A)	-	-
<b>Setbacks</b>		
North	10'	10'
South	25'	25'
East	10'	10'
West	25'	25'
Maximum Building Height	55'	55'
Landscape Area	10%	10%
Total Parking Spaces	4 (1/1400 SF Office) 2 (1/1250 SF Warehouse)	
Standard Parking Spaces	6	12
Truck Storage Areas*	-	33
ADA Spaces (ADA)	1	1
Spaces with Electric Vehicle Charging Infrastructure (E)	-	-
ADA Spaces with Electric Vehicle Charging Infrastructure (ADA E)	-	-

# Schurman Way Site Plan

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 13, T. 5 N., R. 1 W., W.M.,  
CITY OF WOODLAND, WASHINGTON



VICINITY MAP  
NOT TO SCALE

BUILDING LEGEND			
BUILDING	FLOORS	SQ FT	UNITS
BUILDING A	2 - Story	4,700	1

**GENERAL NOTES**

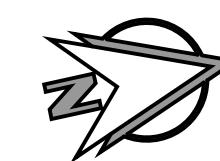
**OWNER:**  
MML Enterprises LLC  
7416 NE 101st St  
Vancouver, WA 98662

**APPLICANT:**  
MML Enterprises LLC  
7416 NE 101st St  
Vancouver, WA 98662

**CIVIL ENGINEER:**  
PLS Engineering  
Contact: Travis Johnson, PE  
604 W Evergreen Blvd  
Vancouver, WA 98660  
PH: (360) 944-6519  
travis@plsengineering.com

**SITE LOCATION:**  
Parcel: 504202017  
Address: 1600 Schurman Way  
Woodland, WA 98674

**SITE AREA:**  
Extg Site Area: 89,015.50 SF (2.04 Acres)  
ROW Dedication: 14.37 SF (0.00 Acres)  
Developed Site Area: 89,015.50 SF (2.04 Acres)

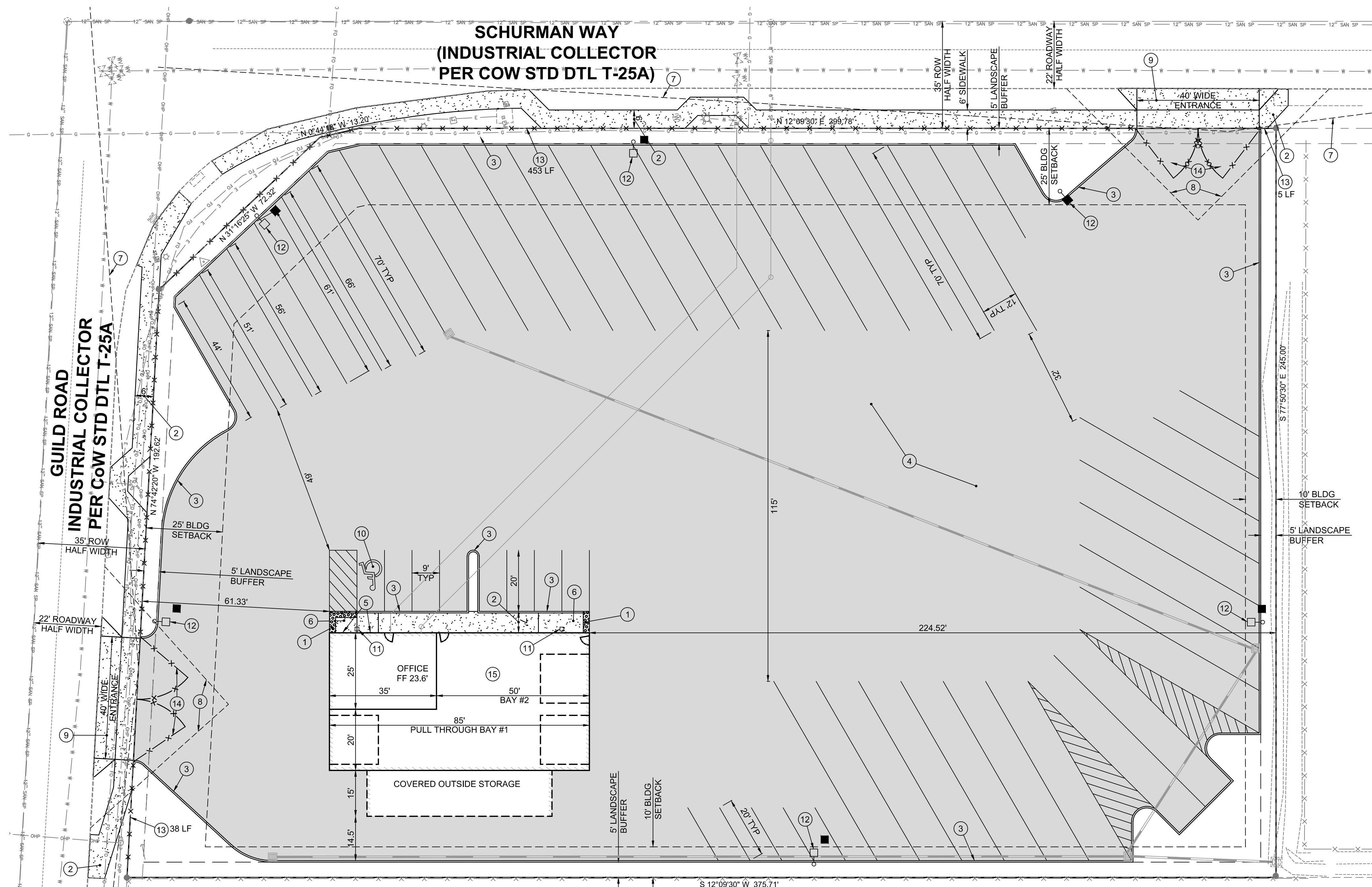


Scale 1" = 20'

Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	

**SITE KEY NOTES**

- 1 DETECTABLE WARNING PATTERN PER COW STD PLAN T-21
- 2 SIDEWALK DETAIL PER COW STD PLAN T-07
- 3 TYPE E-1 CURB PER COW STD PLAN T-01
- 4 SEE TYPICAL ASPHALT SECTION SHEET 10
- 5 PROPOSED ADA SIGN PER DETAIL SHEET 10
- 6 ADA RAMP PER COW STD PLAN T-18
- 7 SIGHT DISTANCE TRIANGLE PER COW STD PLAN T-28
- 8 VISION CLEARANCE TRIANGLE PER COW STD PLAN T-29
- 9 DRIVEWAY WITH DETACHED SIDEWALK PER COW STD PLAN T-03
- 10 ADA PARKING SPACES, PER DETAIL SHT 10
- 11 WALL MOUNTED LIGHT, SEE PHOTOMETRIC PLAN ON SHT 16
- 12 POLE MOUNTED LIGHT, SEE PHOTOMETRIC PLAN ON SHT 16
- 13 SEE THROUGH FENCE COORDINATE WITH DEVELOPER ON FENCE TYPE SELECTION
- 14 GATE W/KNOXBOX COORDINATE WITH DEVELOPER ON GATE TYPE SELECTION
- 15 GARBAGE BIN LOCATED INSIDE OF THE BUILDING



**PLS ENGINEERING**  
 PH: (360) 944-6519  
 Fax: (360) 944-6539  
 604 W. Evergreen Blvd., Vancouver, WA 98660

## Schurman Way Site Plan

Final Site Plan For:  
 A Site Located In The City Of Woodland, Washington  
 Engineering - Surveying - Planning

Revisions	1	2	3	4	5	6

Project No. 3264  
 SCALE: H: N/A  
 V: N/A  
 DESIGNED BY: SWG  
 DRAFTED BY: SWG  
 REVIEWED BY: TGJ

04

17

