PROJECT INFORMATION GOERIG APARTMENTS PROPERTY OWNER EDWARD C. BRANHART 1776 N. GOERIG STREET APPLICANT/PRIMARY CONTACT **AIDAN WILLIS** WOODLAND, WA 98674 4201 NE 66TH AVE, #105 Ste. 102 VACOUVER, WA 98661 Battle Ground, WA 98604 (503) 957-0966 (360) 723-0392 PARCEL NO. 50630 AWILLIS@TEAMCONSTRUCTION.COM www.jolmadesign.com SUBMITTED TO: CITY OF WOODLAND CIVIL ENGINEER JOLMA DESIGN, LLC APPLICATION: PRELIMINARY SITE PLAN REVIEW 10 S. PARKWAY AVENUE, STE 102 PO BOX 1281 BATTLE GROUND, WA 98604 (360) 723-0392 SEWER MANHOLE ADMIN@JOLMADESIGN.COM RIM ELEV.=34.98' **ASPHALT** GRIND AND OVERLAY EXTG BOLTED SHUT DRIVEWAY PAVEMENT PROJECT NAME (I.E.=26.38' PER AS-BUILT WITH ASSUMED DATUM ADJUSTMENT) GOERIG APARTMENTS PROPOSED 35' SITE VICINITY MAP (NTS) FOUND 1-1/2" ALUMINUM HALF-WIDTH ROW IN MONUMENT CAN, HELD Willow St EXCEPTION BELOW SURFACE 0.4' ADA ACCESSIBLE RAMP TO SITE 4' LANDSCAPE SCOTT AVENUE 14 SETBACK MAILBOX ACCESSIBLE PARKING SPACES (TYP) YELLOW PLASTIC CAP INSIDE CUT ROCK, INSCRIBED K BLUHM, HELD LINE S04"11'46"E, 0.25' 3.5' 3.5' SIDE (INTERIOR) SETBACK (TYP) SITE DATA: GRIND AND BUILDING A LOT SUMMARY: OVERLAY EXTG 3-STORY (24 UNITS) PAVEMENT TOTAL AREA = $38,768 \pm SF (0.89 \pm AC)$ APARTMENTS - STAIR ACCESS TO 6,158 SF (FOOTPRIMT) (PER SURVEY) PARKING LOT EXTG SEA WALL **ZONING SUMMARY:** P. Q. MEDIUM-DENSITY RESIDENTIAL (MDR) 17.5 REAR SETBACK AREA PROPOSED BUILDINGS: BUILDING A: 24-UNIT, 3-STORY APARTMENT BUILDING B: 6-UNIT, 3-STORY APARTMENT STAIR ACCESS TO TRASH ENCLOSURE PARKING LOT SETBACKS & LOT DIMENSIONS: PROPOSED 20' WIDTH BUILDING B REQ'D SETBACKS WITH VARIANCE: 5.5' SIDEWALK -3-STORY (6 UNITS) APARTMENTS FRONT = 14' 4' LANDSCAPE WIDTH, - PROPERTY LINE (TYP) 1,658 SF (FOOTPRINT) SIDE (INTERIOR) = 3.5' REAR = 17.5'PARKING PROVIDED STANDARD PARKING (9' X 20') = 43 SPACES = 2 SPACES ADA PARKING (9' X 20') TOTAL PARKING PROVIDED = 45 SPACES [[]_ 3.5_[_ LANDSCAPE SUMMARY: 9,674 SF (0.22 ACRES) LANDSCAPING PROVIDED (25%) 22046 PROJECT: - FOUND 1/2" REBAR WITH - ADA ACCESSIBLE RAMP TO YELLOW PLASTIC CAP 3.5' SIDE (INTERIOR) -DESIGNED: DGS INSIDE CUT ROCK, TRASH ENCLOSURE SETBACK (TYP) INSCRIBED K BLUHM, HELD SITE DATA: DRAWN: LELEVATED SIDEWALK WITH HANDRAIL -CHECKED: DGS TOTAL SITE AREA = 37,489 SFINSCRIBED K BLUHM, HELD **BUILDING AREA** = 7,920 SFEXTG/BUILDING SETBACK (TYP) SCALE PERCENT BUILDING = 21.13% EASEMENT SCALE AS NOTED PROPOSED BUILDING IMPERVIOUS AREA = 27,079 SF SHEET TITLE SETBACK (TYP) PERCENT IMPERVIOUS = 72.23% PRELIMINARY SITE PLAN 1. FIVE ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, WITH ONE AT ADA PARKING SPACE. NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, 2. DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING, OR TO THE CENTERLINE OF PAVEMENT STRIPING UNLESS OTHERWISE NOTED. DESIGN BASED ON SURVEY DATED 2/24/2022 BY SHEET ADJUST SCALE ACCORDINGLY. C01.04 PRELIMINARY SITE PLAN REVIEW

10 South Parkway Ave.