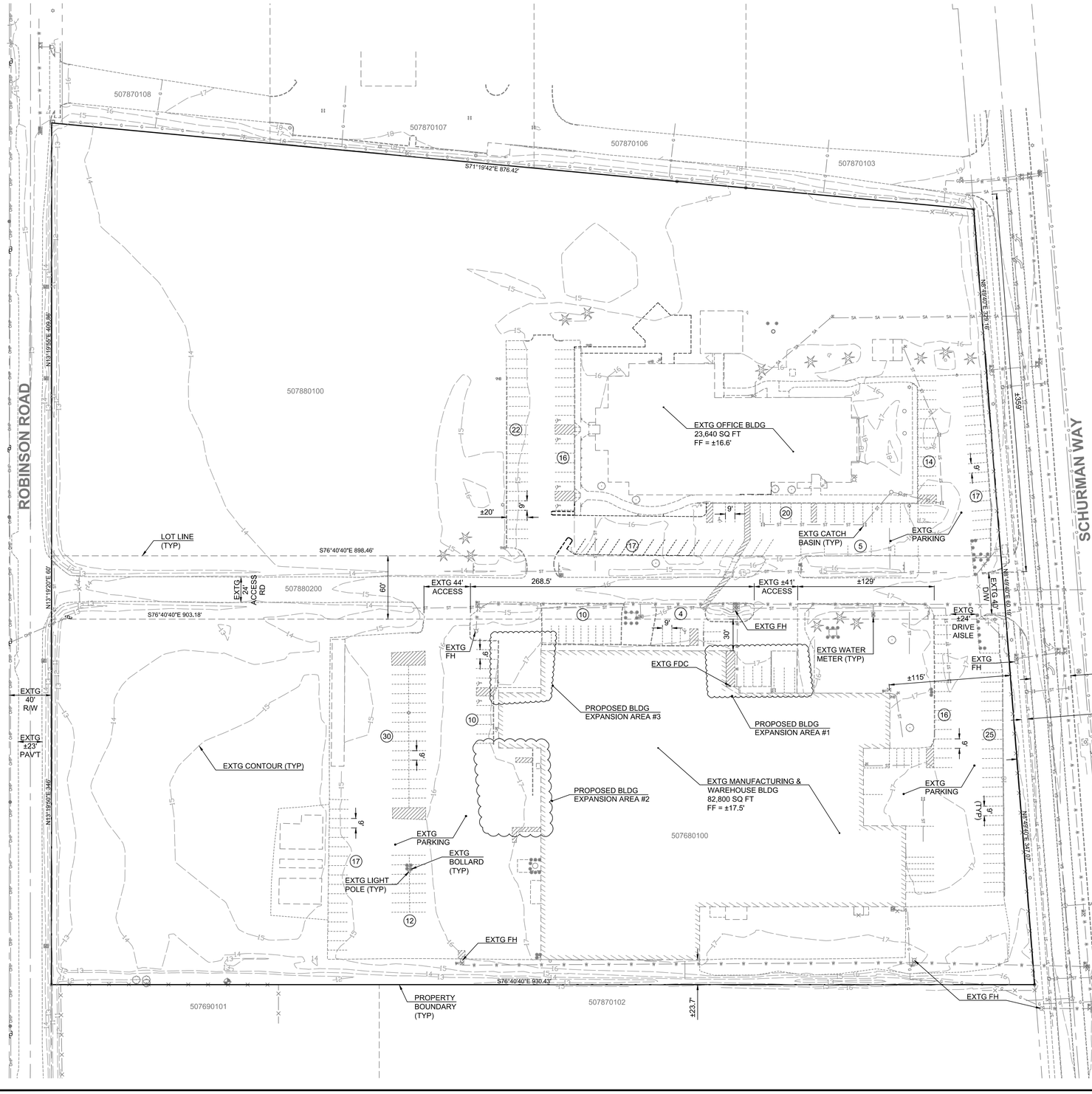
USNR Building Additions Site Plan

Located in the SW ¼ of Section 12, T5N, R1, W.M.
Woodland, Washington



Scale 1" = 50'

50 25 0 50

DEVELOPER/OWNER:
USNR
Attn: Mike Dollar, Facilities Manager
PO Box 310
Woodland, WA 98674
Office (360) 841-6402
Mike.Dollar@USNR.com

CIVIL ENGINEER/PLANNER:
PLS Engineering
Contact: Andrew Gunther, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

VICINITY MAP
NOT TO SCALE

Sheet Index	
01.	Preliminary Cover Sheet & Existing Conditions Plan
02.	Preliminary Site Development & Utility Plan

GENERAL NOTES

SITE ADDRESS:
1981 Schurman Way
Woodland, WA 98674
Parcel #: 507680100 - 7.28 AC
507880100 - 7.49 AC
507880200 - 1.24 AC

Total Site Area - 16.01 AC

Adjacent Parcel Zoning and Uses

Parcel	Zoning	Use
507870108	C-2 Hwy Commercial	Trailer Sales Business
507870107	C-2 Hwy Commercial	Les Schwab Tire Center
507870106	C-2 Hwy Commercial	Auto Parts Store
507870103	C-2 Hwy Commercial	Undeveloped
507690101	I-1 Light Industrial	Self-Storage Business
507870102	I-1 Light Industrial	Undeveloped (Proposed office and warehouse building)
Site 507680100 507880100 507880200	I-1 Light Industrial	Office, Manufacturing, Storage

Existing Linetype Legend	
Extg Sanitary Sewer Pipe	SA SA SA SA
Extg Water Pipe	W W W W
Extg Storm Sewer Pipe	ST ST ST ST
Extg Electric Line	E E E E
Extg Gas Line	G G G G
Extg Over Head Power Line	OHP OHP OHP
Extg Telephone Line	T T T T
Existing Centerline	
Existing Curb	
Existing Edge of Pavement	
Existing Lot Line	
Existing Paint Stripe	
Existing Right-of-way	
Existing Fence	
Existing Property Line	
Existing Utility Easement	
Existing Wall	
Existing 5' Interval Contour	250
Existing 1' Interval Contour	253

Existing Symbol Legend			
Existing Water Valve	WV	Existing Telephone Pedestal	T
Existing Water Meter	WM	Existing Telephone Manhole	T
Existing Fire Hydrant		Existing Electrical Manhole	E
Existing Control Valve	CV	Existing Gas Valve	GV
Existing Power Pole		Existing Gas Riser	
Existing Electrical Pedestal	E	Existing Traffic Signal Pole	
Existing Electrical Meter	EM	Existing Light Pole	
Existing Transformer	T	Existing Traffic Signal Box	TSB
Existing Sanitary Manhole	S	Existing Evergreen Tree	
Existing Storm Manhole	ST	Existing Deciduous Tree	
Existing Catch Basin		Indicates Parking Space Count	XX
Existing Area Drain			
Existing Curb Inlet			

Preliminary Cover Sheet & Existing Conditions Plan For:

USNR Building Additions Site Plan

A Site Located in Woodland, Washington

PLS ENGINEERING
Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

1	2	3	4	5	6

ANDREW J. GUNTHER
STATE OF WASHINGTON
20644
REGISTERED
PROFESSIONAL ENGINEER
4/24/23

Project No.	3460
SCALE:	H: 1"=50' V: N/A
DESIGNED BY:	AJG
DRAFTED BY:	RLS
REVIEWED BY:	AJG

01

02

BUILDING & PARKING SUMMARY TABLE

Building Summary	
South Bldg Existing Office Area	6,750 sq ft
South Bldg Existing Warehouse Area	5,000 sq ft
South Bldg Existing Manufacturing Area	71,050 sq ft
North Bldg Existing Office Area	23,640 sq ft
Proposed Additions 1, 2, & Riser Room (Warehouse)	3,680 sq ft
Proposed Addition 3 (Manufacturing)	1,600 sq ft
Parking Required by Use	
Office	1 space per 400 sq ft
Manufacturing	1 space per 700 sq ft
Warehouse	1 spaces per 1,250 sq ft
Parking Required	
Required parking calc.	6,750 sq ft x 1 space/400 sq ft = 17 spaces 5,000 sq ft x 1 space/700 sq ft = 7 spaces 71,050 sq ft x 1 space/1,250 sq ft = 57 spaces 23,640 sq ft x 1 space/400 sq ft = 59 spaces 3,680 sq ft x 1 space/1,250 sq ft = 3 spaces 1,600 sq ft x 1 space/700 sq ft = 2 spaces = 145 spaces required
Total spaces provided	235 spaces provided
ADA Spaces Required	7 spaces required for 201-300 spaces (1 van)
ADA Spaces Proposed	8 spaces (2 van)

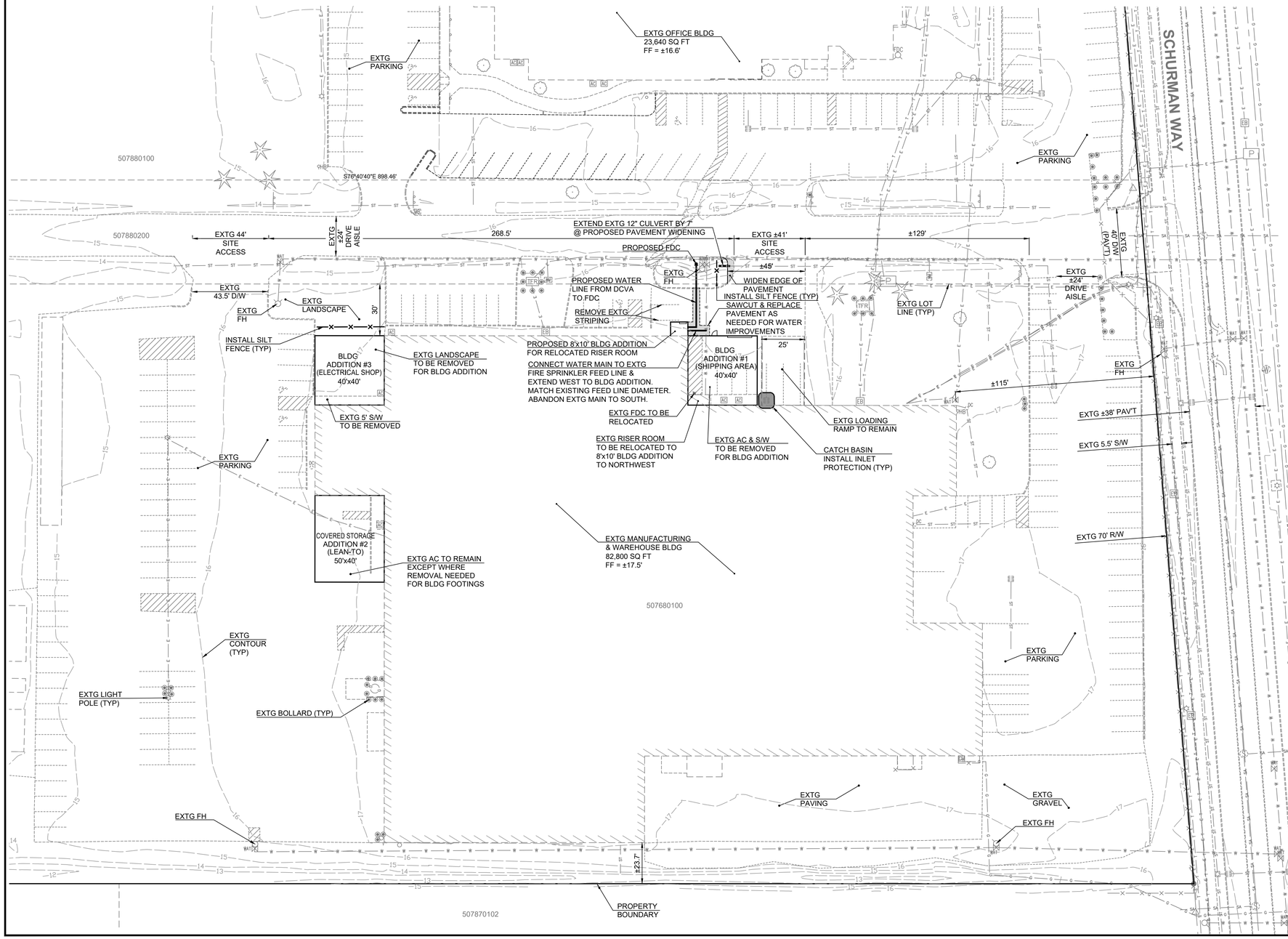
***SEE NARRATIVE FOR DISCUSSION OF PARKING NEEDS**

ZONING COMPLIANCE SUMMARY TABLE (FOR IL ZONING)

STANDARD	REQUIRED	PROPOSED
Site Zoning	I-1 - Light Industrial	
Comprehensive Plan	IND	
Min. Lot Size	10,000 sq ft	317,120± sq ft (South Lot)
Min. Lot Width (ft)	65'	346'± (South Lot)
Min. Lot Depth (ft)	None	900'± (South Lot)
Max. Lot Coverage	None	26%± (South Lot)
Max. Bldg. Height	55'	21'
	Minimum Setbacks*	
Front Setback (North)	25'	115'±
Side Setback (East)	10'	30'±
Rear Setback (South)	10'	Does not apply
Min. Landscaping Req'd.	10%	55% ±

Proposed Hatching Legend

New/Replaced Asphalt Concrete



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SITE ADDRESS/PARCEL NUMBER:
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Parcel #: 507680100 - 7.28 AC
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Total Site Area - 697,500 sq ft (16.01 ac)

Existing Building Area - 106,440 sq ft (2.44 ac) (15.26% of Site Area)
Proposed Building Area - 5,280 sq ft (0.12 ac) (0.75% of Site Area)

Total Impervious Area after improvements - 312,150 sq ft (7.16 ac)
(45%± of Entire Site Area)

Public Water Purveyor - City of Woodland
Public Sewer Purveyor - City of Woodland
Fire District - Clark-Cowlitz Fire Rescue

PROJECT DESCRIPTION:

The site is currently zoned Light Industrial (I-1) and is used as USNR's global headquarters. USNR designs and manufactures a wide array of equipment for the wood processing industry. The site has two buildings in the eastern part of the property. The northerly of these two buildings is used as office space and the southerly building is used primarily for manufacturing and storage.

This project proposes to construct four new building additions in three phases. The first addition, located along the north wall of the building just west of the existing loading ramp, would expand the shipping area of the building by 1,600 square feet (40'x40'). The first phase would also include the construction of a new fire riser room (80 square feet) and the relocation of the FDC which is currently mounted to the north wall of the existing fire riser room (at the location of the first building addition).

The FDC would be relocated away from the building, near the closest fire hydrant to the north. The fire sprinkler backflow device would be relocated to the new riser room.

The second addition is the southerly of the two additions proposed along the west side of the building. It would be a partially enclosed addition with a footprint of 2,000 square feet (40'x50'). the south end wall would be open while the new west and north walls would be enclosed. This new space would be used for storage to provide cover for products that are currently stored outside.

The third addition is located at the northwest corner of the building. It would have a footprint of 1,600 square feet (40'x40') and would expand the building's electrical shop area. This addition would be fully enclosed and would infill an existing inset area of the building.

There are no public transit routes near the site. There are also no bike lanes along Schurman Way. Schurman Way is fully improved with sidewalk along the frontage of the site.

There are no known critical areas on or near the site. See the narrative for more information.

The site is not within the 100-year flood plain.

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4/19/23

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