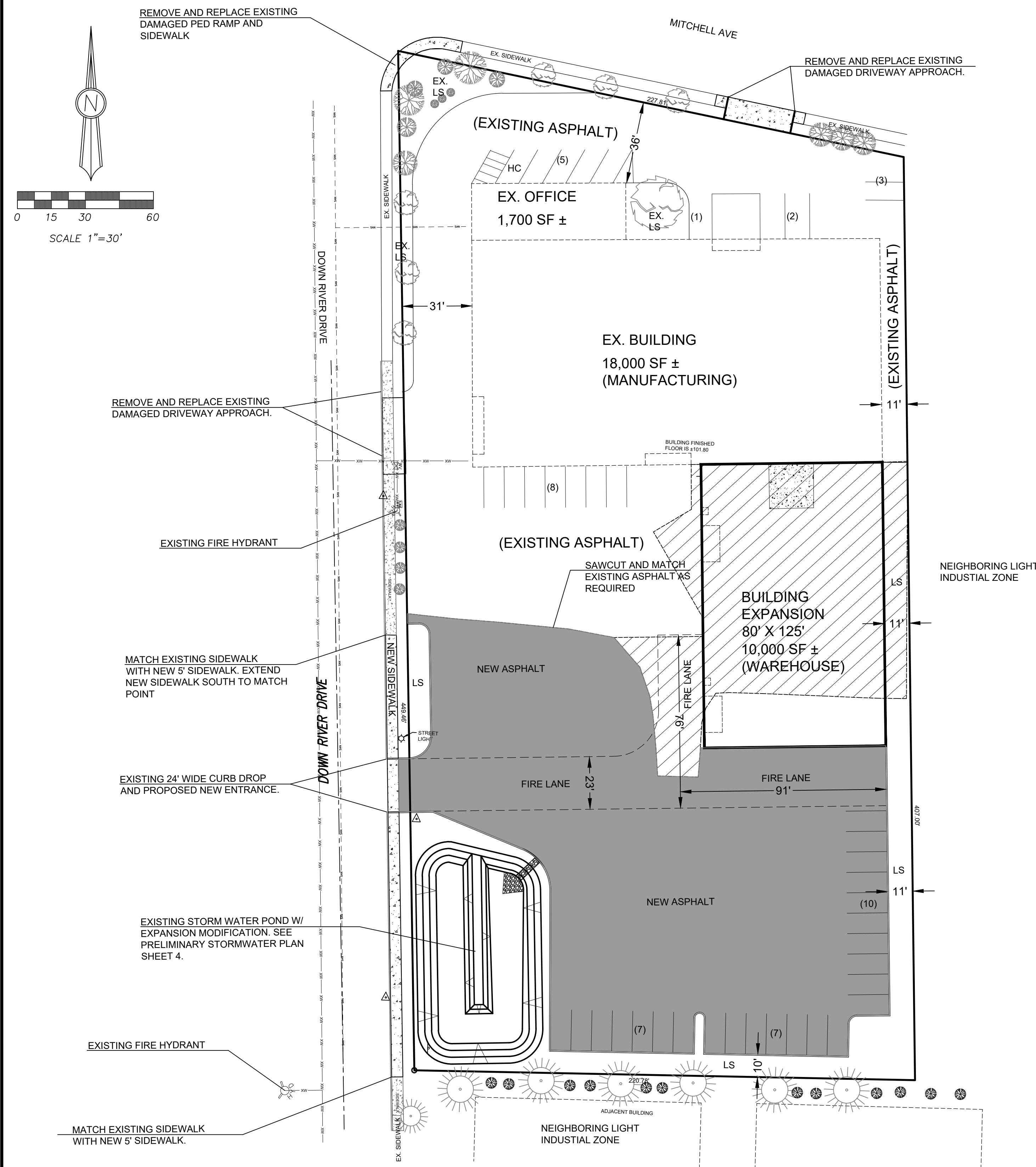
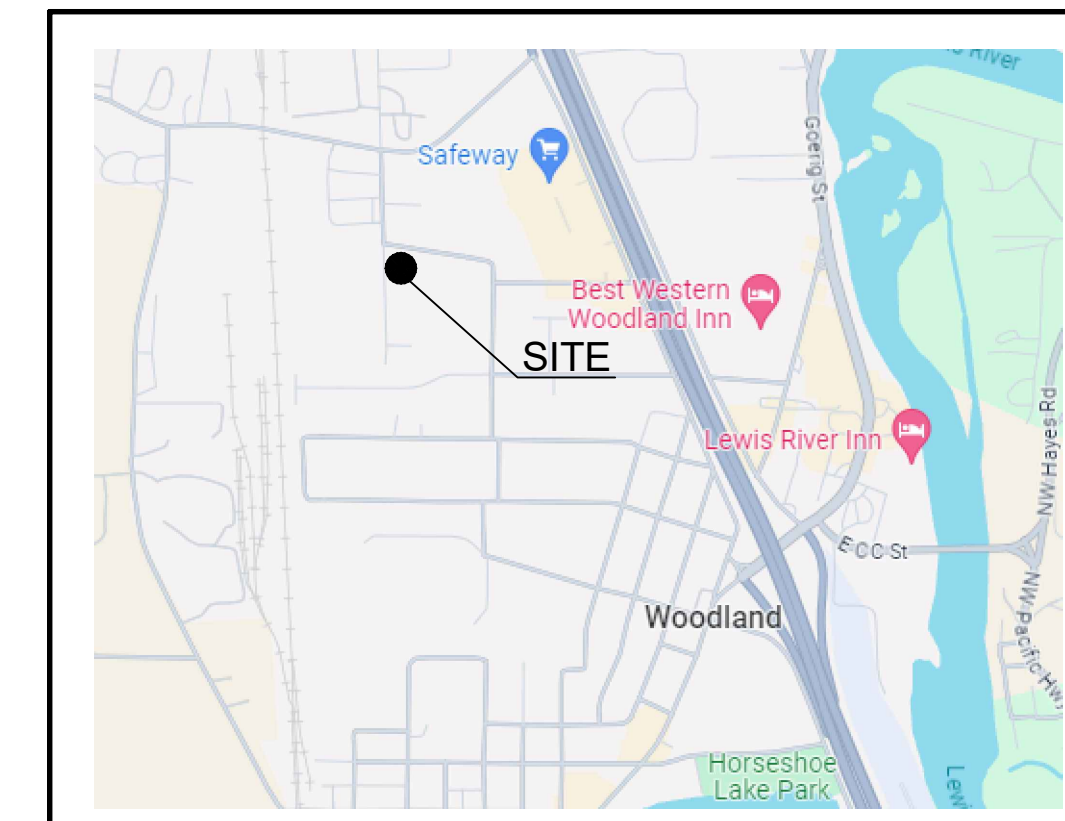


STATCO-DSI BUILDING EXPANSION

PARCEL NO. 502450601
WOODLAND, WA



PROPERTY OWNER / APPLICANT:
STATCO-DSI
ERIC PERKINS
675 MITCHELL
WOODLAND WA 98674

CONTACT PERSON:
CARPENTER ENGINEERING INC.
ATTN: BOB CARPENTER
4114 NW 122ND STREET
VANCOUVER, WA 98685
360-574-6088
bcarped@comcast.net

PARKING REQUIREMENTS:
ZONING - LIGHT INDUSTRIAL
EXISTING OFFICE (1,700 SF) 4 SPACES
EXISTING MANUFACTURING SPACE (18,000 SF) 26 SPACES
PROPOSED WAREHOUSE EXPANSION (10,000 SF) 8 SPACES

TOTAL REQUIRED PARKING SPACES 38 SPACES
TOTAL PROPOSED SPACES 43 SPACES (INCLUDES 1 HANDICAP SPACE)

10% LANDSCAPE REQUIREMENTS:
LOT AREA = 1.60 AC (70,115 SF)
REQUIRED LANDSCAPE AREA = 70,115 SF X 0.10 = 7,012 SF
EXISTING LANDSCAPE AREA = 2,612 SF
PROPOSED LANDSCAPE AREA = 5,779 SF
TOTAL LANDSCAPE AREA = 8,391 SF = 12%

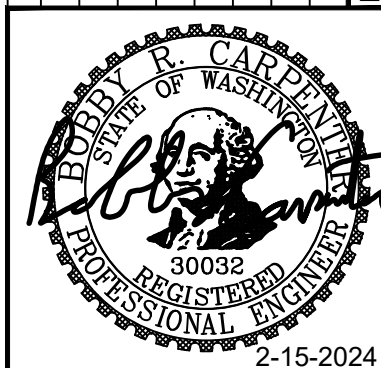
EXISTING SITE INFORMATION:
PARCEL NUMBERS 502450601
CURRENT USE LIGHT INDUSTRIAL / MANUFACTURING FACILITY
ZONING DESIGNATION IL (LIGHT INDUSTRIAL)
GROSS SITE AREA 2.17 ACRES 94,835 SF

PROPOSED SITE INFORMATION:
PROPOSED USE 10,000 SF BUILDING ADDITION

DEVELOPMENT STANDARDS:
MINIMUM LOT AREA 10,000 SF
MINIMUM LOT WIDTH 65'
MINIMUM LOT DEPTH NONE
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 10'
MAXIMUM BUILDING HEIGHT 55'
MINIMUM LANDSCAPE AREA 10%

STORMWATER MANAGEMENT:
TREATMENT STORMWATER TREATMENT BY EXISTING/MODIFIED GRASSY SWALE
DISPOSAL AFTER DETENTION, STORMWATER IS RELEASED TO THE EXISTING CITY STORMDRAIN SYSTEM IN DOWN RIVER DRIVE

REV	DATE	REVISION DESCRIPTION	DESIGNER	REVIEWER



Bob CARPENTER
ENGINEERING, INC.
Civil Engineering & Consulting
t. (360) 574-6088 | e. bcarped@comcast.net
CEI PROJECT NO: 21-001
CONTRACT NO: -----
THIS LINE IS 1" LONG AT THE CORRECT SCALE

STATCO BUILDING EXPANSION
PRELIMINARY SITE PLAN
675 MITCHELL AVE
WOODLAND WA 98674

0 REVISION

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1 / 6

SET DATE: 2/15/2024