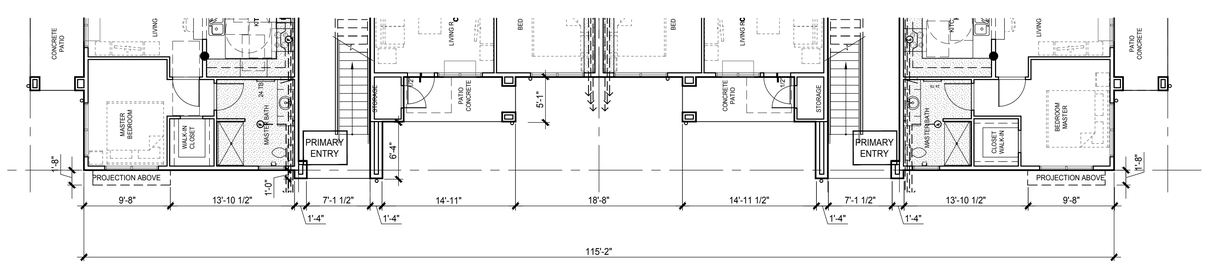
10. BUILDING TYPE A1 - TYPICAL END ELEVATION & PLAN VIEW

SCALE: 1/8"=1'-0"

5. PERSPECTIVE

SCALE: NOT TO SCALE



12. BUILDING TYPE A1 - TYPICAL SIDE ELEVATION & PLAN VIEW

SCALE: 1/8"=1'-0"

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503 221.2077
Portland OR 97209 www.lrsarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: *216086*

Alderbrook Apartments

CLARK COUNTY, WA

SHEET TITLE:

BUILDING A1 EXTERIOR ELEVATIONS

DRAWN BY: *SD*

DATE ISSUED: *5.27.2016*

SHEET: **A101**

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sdemonte 11:21am 7 June P:\Portland\2016\216086 Alderbrook Apartments\300 Documents\300 AutoCAD\LUR Sheets\216086 Alderbrook-LUR exterior elevations_A1.dwg

10. BUILDING TYPE A2 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"

5. PERSPECTIVE

SCALE: NOT TO SCALE

11. BUILDING TYPE A2 - ENTRY ELEVATION

SCALE: 1/8"=1'-0"

12. BUILDING TYPE A2 - REAR ELEVATION

SCALE: 1/8"=1'-0"

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503 221.2077
Portland OR 97209 www.lrsarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 216086

Alderbrook Apartments
CLARK COUNTY, WA

SHEET TITLE:
BUILDING A2 EXTERIOR ELEVATIONS

DRAWN BY: JW
DATE ISSUED: 11.20.15

SHEET: **A102**

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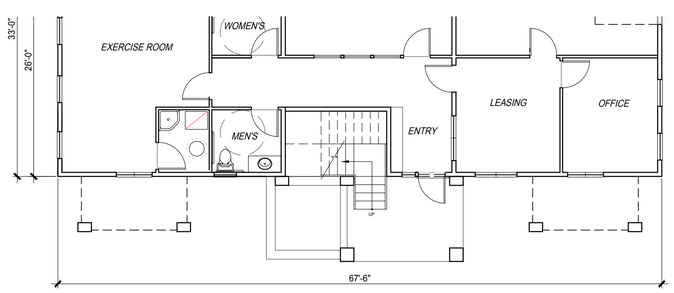
10. SOUTH ELEVATION

SCALE: 1/8"=1'-0"

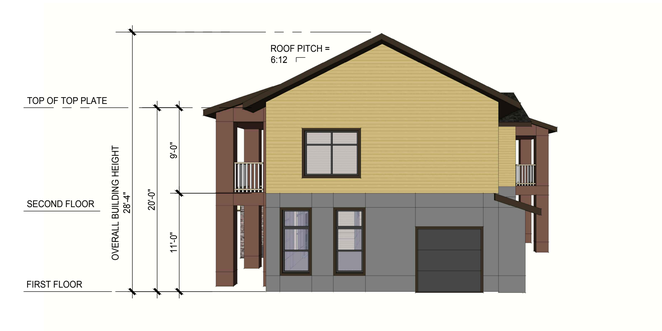
11. NORTH ELEVATION

SCALE: 1/8"=1'-0"



12. MAIN LEVEL PLAN VIEW

SCALE: 1/8"=1'-0"



4. WEST ELEVATION

SCALE: NTS

5. EAST ELEVATION

SCALE: 1/8"=1'-0"

6. PERSPECTIVE

SCALE: NTS

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720 NW Davis 503.221.1121
Suite 300 503 221.2077
Portland OR 97209 www.lrsarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 216086

Alderbrook Apartments
CLARK COUNTY, WA

SHEET TITLE:
CLUBHOUSE EXTERIOR ELEVATIONS

DRAWN BY: SD
DATE ISSUED: 5.27.2016

SHEET: **A103**

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sdemonte 3:47pm 27 May P:\Portland\216\216086 Alderbrook Apartments\300 Documents\300 AutoCAD\LUR Sheets\216086 Alderbrook LUR exterior elevations_CLUBHOUSE.dwg

10. 5-PLEX TOWNHOUSE - FRONT ELEVATION

SCALE: 1/8"=1'-0"

11. 5-PLEX TOWNHOUSE - REAR ELEVATION

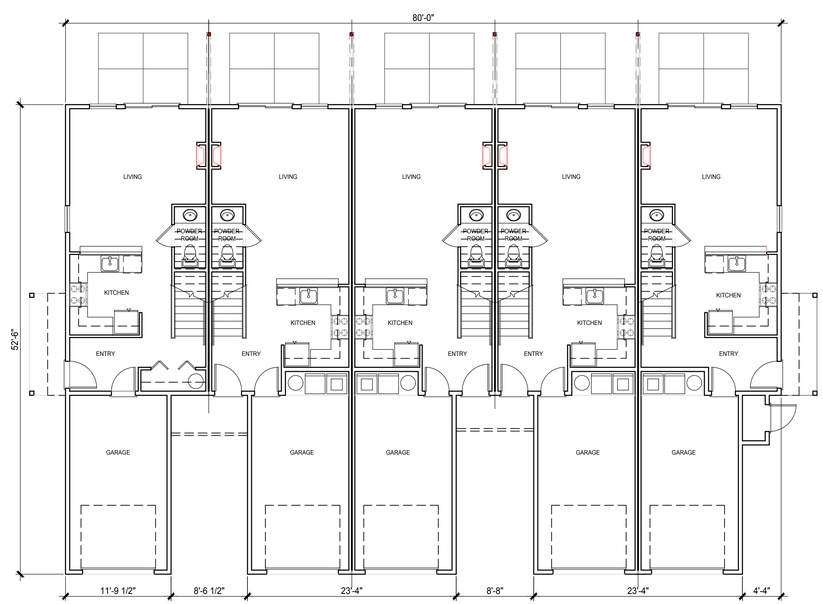
SCALE: 1/8"=1'-0"

4. 5-PLEX TOWNHOUSE - PERSPECTIVE

SCALE: NTS

5. 5-PLEX TOWNHOUSE - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



9. 5-PLEX TOWNHOUSE - TYPICAL PLAN VIEW

SCALE: 1/8"=1'-0"

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503 221.2077
Portland OR 97209 www.lrsarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: *216086*

Alderbrook Apartments
CLARK COUNTY, WA

SHEET TITLE:

5-PLEX EXTERIOR ELEVATIONS

DRAWN BY: *SD*
DATE ISSUED: *5.27.2016*

SHEET: ***A104***

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10. 7-PLEX TOWNHOUSE - FRONT ELEVATION

SCALE: 1/8"=1'-0"

4. 7-PLEX TOWNHOUSE - PERSPECTIVE

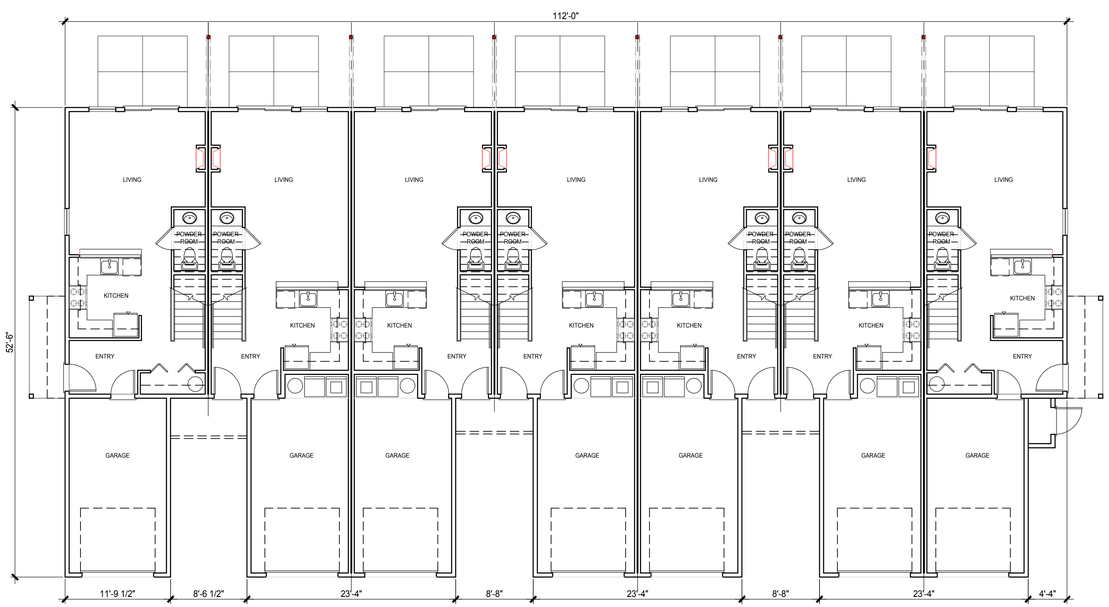
SCALE: NTS

11. 7-PLEX TOWNHOUSE - REAR ELEVATION

SCALE: 1/8"=1'-0"

5. 7-PLEX TOWNHOUSE - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



9. 7 PLEX TOWNHOUSE - TYPICAL PLAN VIEW

SCALE: 1/8"=1'-0"

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503 221.2077
Portland OR 97209 www.lrsarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 216086

Alderbrook Apartments
CLARK COUNTY, WA

SHEET TITLE:
7-PLEX EXTERIOR ELEVATIONS

DRAWN BY: SD
DATE ISSUED: 5.27.2016

SHEET: **A105**

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LAND USE DOCUMENTS

FOR THE

ALDERBROOK APARTMENTS

PREPARED FOR

J.T. SMITH COMPANIES, INC.

PROJECT TEAM

APPLICANT
JT SMITH COMPANIES, INC.
5285 MEADOWS ROAD, SUITE 171
LAKE OSWEGO, OR 97035
CONTACT: JESSE NEMEC
PHONE: (503) 657-3402
jnemec@jtsmithco.com

CONTACT PERSON
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BEAVERTON, OR 97005
CONTACT: ANDREW TULL
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andrew.tull@3j-consulting.com

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aaron.murphy@3j-consulting.com

LAND SURVEYOR
COMPASS LAND SURVEYORS
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MILWAUKIE, OR 97222
CONTACT: DON DEVLAEMINCK
PHONE: (503) 653-9093
EMAIL: dond@compass-landsurveyors.com

GEOTECHNICAL ENGINEER
GEOPACIFIC ENGINEERING, INC
14835 SW 72ND AVE,
PORTLAND, OR 97224
CONTACT: JIM IMBRIE
PHONE: (503) 598-8445
EMAIL: jimbrie@geopacificeng.com

PROJECT ARCHITECT
LRS ARCHITECTS
720 NW DAVIS, SUITE 300
PORTLAND, OR 97209
CONTACT: DEAN MASUKAWA
PHONE: (503) 221-1121
EMAIL: dmasukawa@lrsarchitects.com

OWNER
SMM PROPERTIES, LLC
203 E RESERVE STREET
VANCOUVER, WA 98611

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBERS	145106-000, 144964-000
CURRENT USE	VACANT
ZONING DESIGNATION	R-43
ZONING OVERLAY	HWY 99 OVERLAY DISTRICT
GROSS SITE AREA	540,478.5 SF = 12.41 ACRES
TRANSIT ROUTES	C-TRAN RUNS ALONG NE 25TH EAST OF THE SITE
FIRE DISTRICT	FD 6
PARK DISTRICT	DISTRICT 8

PROPOSED SITE INFORMATION

PROPOSED USE	APARTMENTS

R-30 DEVELOPMENT STANDARDS

REQUIRED DENSITY	20.43 DU/ACRE
PROPOSED DENSITY	274/11.93 ACRES = 22.97 DU/ACRE
MINIMUM LOT AREA	1,000 SF
MINIMUM LOT WIDTH	18 Ft
MINIMUM LOT DEPTH	50 Ft
FRONT YARD SETBACK	10 Ft
GARAGE SETBACK	18 Ft
STREET SIDE YARD SETBACK	10 Ft
INTERIOR SIDE YARD SETBACK	10 Ft
REAR YARD SETBACK	20 Ft
BETWEEN BLDGS ON SITE	8 Ft
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	50 Ft
LANDSCAPED AREA REQUIRED	20% (108,095 SF)
LANDSCAPED AREA PROVIDED	25% (138,180 SF)

UTILITY PROVIDERS

SEWER	CLARK REGIONAL
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT

TREATMENT	ENHANCED TREATMENT WILL BE PROVIDED USING A PROPRIETARY TREATMENT FACILITY IN SERIES WITH A WET DETENTION POND
DISPOSAL	TREATED STORMWATER WILL BE INFILTRATED AND OVERFLOW TO AN ADJACENT DRAINAGE COURSE

PROPOSED RESIDENTIAL AREA SUMMARY

GROSS SITE AREA (R-43 ZONED)	540,478.5 SF	12.41 ACRES
NET SITE AREA (R-43 ZONED)	507,796 SF	11.93 ACRES
AVERAGE LOT AREA	N/A	
RIGHT-OF-WAY DEDICATION	32,682 SF	

PARKING REQUIREMENTS

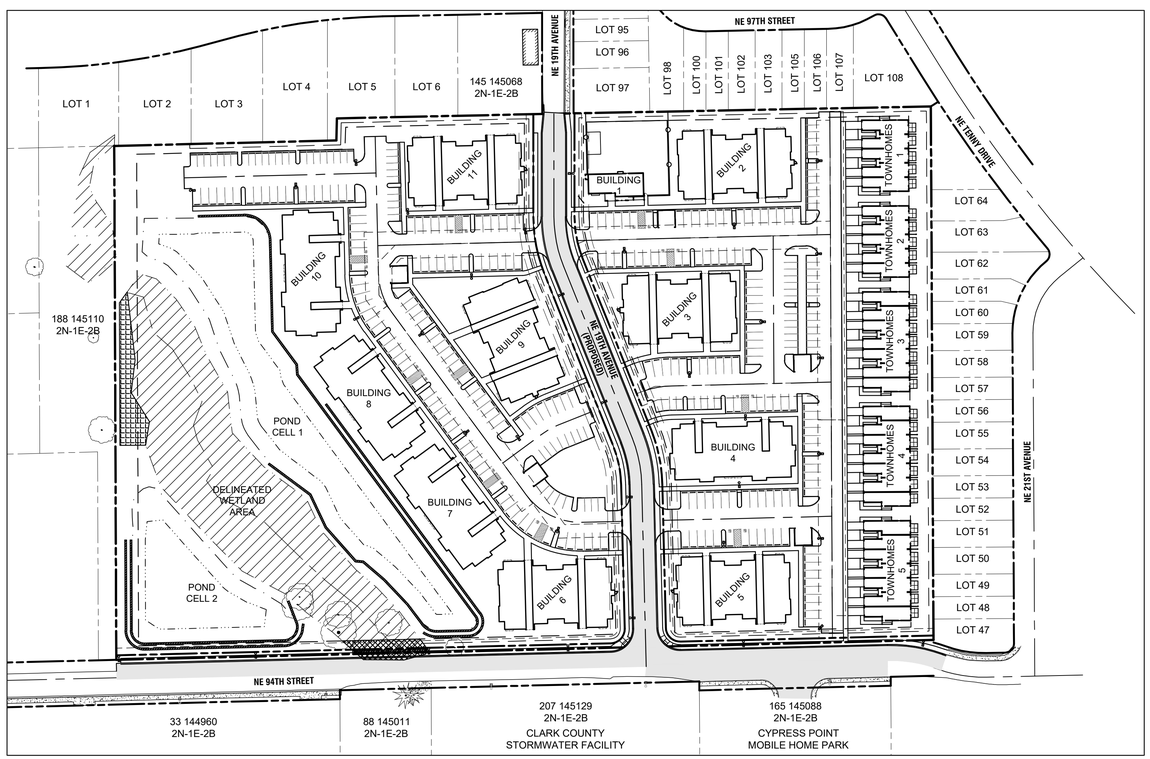
REQUIRED PARKING SPACES: 274 DWELLING UNITS x 1.0 = 274 SPACES
PROPOSED PARKING SPACES: 401 SPACES (279 REGULAR, 102 COMPACT, 20 ADA)

OPEN SPACE CALCULATIONS

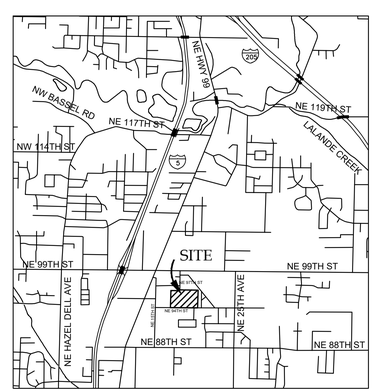
APT. BUILDING TOTAL SF: 189,528 SF
CLUBHOUSE UNITS TOTAL SF: 1,543 SF
TOWNHOUSE UNITS TOTAL SF: 30,316 SF
TOTAL PROJECT LIVABLE SF: 221,387 SF
REQUIRED OPEN SPACE: 10% = 22,139 SF
PROPOSED OPEN SPACE: 11% = 24,502 SF

SHEET INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER SITE PLAN
C205	CIRCULATION PLAN
C210	STORM DRAIN & EROSION CONTROL PLAN
C290	PHOTOMETRICS PLAN
C300	SANITARY SEWER & WATER PLAN
L101	PLANTING PLAN
L102	SITE PLANTING DETAILS & NOTES
L103	DETENTION POND CELL DETAILS & NOTES



SITE MAP
SCALE: 1" = 80'



VICINITY MAP
NOT TO SCALE

#	REVISION SUMMARY	BY	DATE

LAND USE 06/08/2016

COVER SHEET
ALDERBROOK APARTMENTS
J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

AARON MURPHY
STATE OF WASHINGTON
49902
REGISTERED PROFESSIONAL ENGINEER

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145106000, 144964000
DESIGNED BY	JTE, CKW
CHECKED BY	JTE, AJM

SHEET TITLE
COVER SHEET

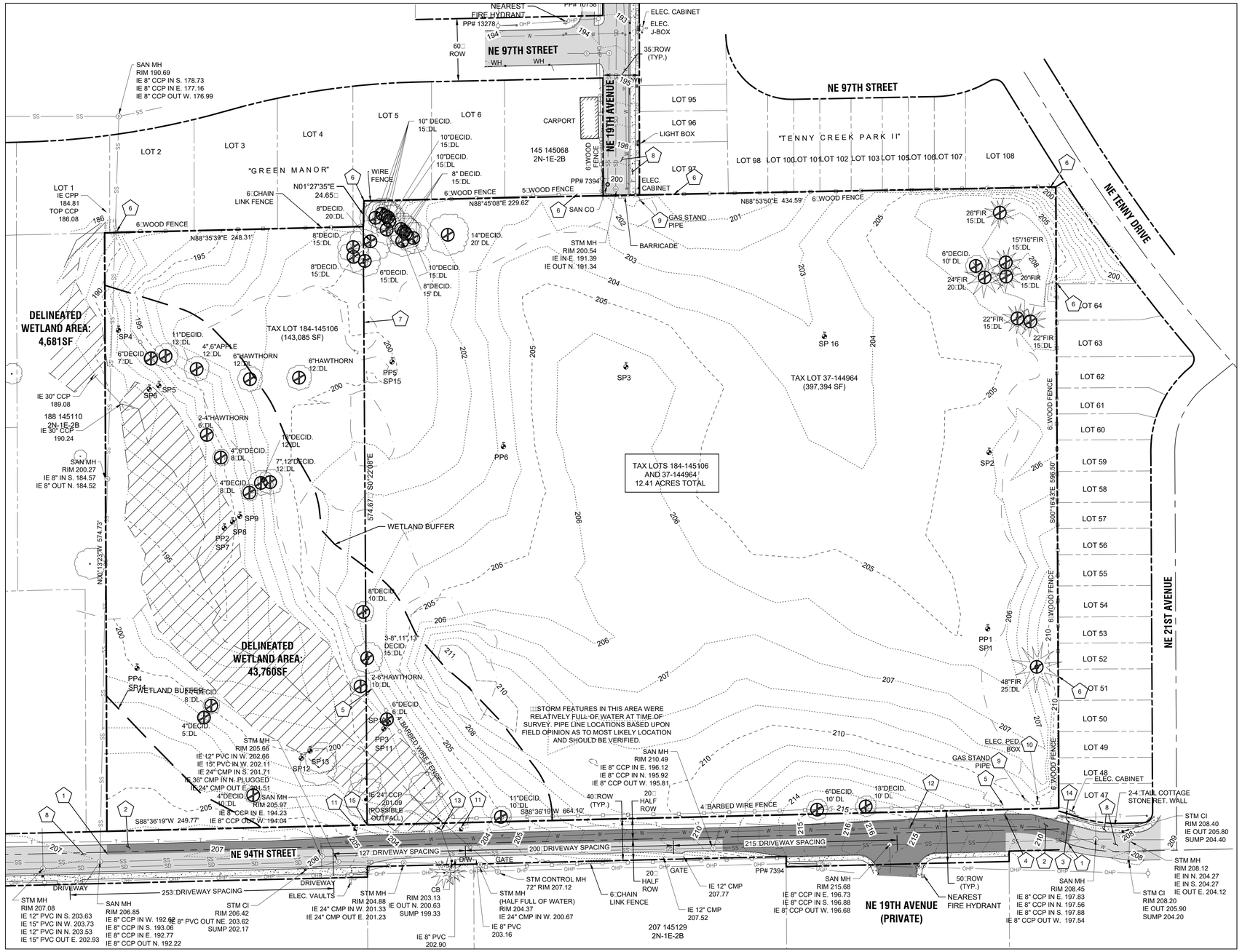
SHEET NUMBER
C000

EXISTING CONDITIONS PLAN

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOS, AND SITE OBSERVATIONS BY THE ENGINEER. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY COMPASS LAND SURVEYING, DATED FEB. 2016.

FLOOD PLAIN NOTE

ZONE X (UN-SHADED): THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 53011C 0359 D FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.



EXISTING CONDITIONS

SCALE: 1" = 50'

LEGEND

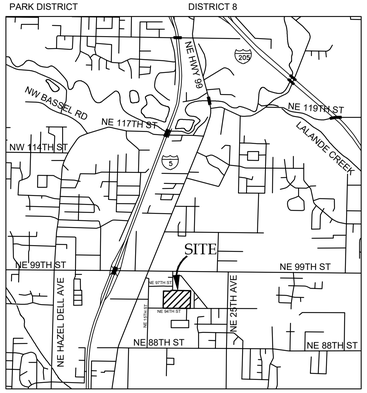
EXISTING BUILDING	EXISTING MAJOR CONTOUR
PROJECT BOUNDARY	EXISTING MINOR CONTOUR
RIGHT-OF-WAY LINE	EXISTING FIRE HYDRANT
RIGHT-OF-WAY CENTERLINE	EXISTING WATER VALVE
EASEMENT LINE	EXISTING BLOW-OFF VALVE
EXISTING LOT LINE	EXISTING CONIFEROUS TREE
EXISTING ADJACENT PROP. LINE	EXISTING DECIDUOUS TREE
EXISTING CONCRETE	EXISTING UTILITY POLE
EXISTING GRAVEL	EXISTING SANITARY MANHOLE
EXISTING ASPHALT	EXISTING STORM MANHOLE
EXISTING CURB	EXISTING STORM WEEPHOLE
EXISTING FENCE LINE	EXISTING STORM INLET
EXISTING TELECOM. LINE	EXISTING TELEPHONE PEDESTAL
EXISTING UNDERGROUND POWER	EXISTING WATER METER
EXISTING OVERHEAD POWER	EXISTING STREET LIGHT
EXISTING VEGETATION LIMITS LINE	TREE TO BE REMOVED
EXISTING SANITARY SEWER	GEOTECHNICAL TEST PIT
EXISTING STORM DRAIN	SAMPLE PLOT LOCATION
EXISTING WATER MAIN	PHOTO POINT LOCATION
EXISTING ASPHALT TO BE REMOVED	
DELINEATED WETLAND AREA	

DEMOLITION KEY NOTES

1. SAWCUT EXISTING ASPHALT/CONCRETE PAVEMENT AT LOCATION SHOWN.
2. REMOVE EXISTING ASPHALT SURFACING AND DISPOSE OFF-SITE.
3. REMOVE EXISTING CONCRETE SURFACING AND DISPOSE OFF-SITE.
4. REMOVE EXISTING CURB AND DISPOSE OFF-SITE.
5. REMOVE EXISTING FENCING AND ASSOCIATED APPURTENANCES AND DISPOSE OFF-SITE.
6. PROTECT EXISTING FENCING TO REMAIN.
7. LOT LINE TO BE CONSOLIDATED (BY OTHERS)
8. PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN.
9. PROTECT EXISTING GAS STAND PIPE THROUGHOUT CONSTRUCTION.
10. PROTECT EXISTING ELECTRICAL PEDESTAL BOX THROUHGOUT CONSTRUCTION.
11. EXISTING TELEPHONE PEDESTAL AND ASSOCIATED APPURTENANCES TO BE RELOCATED TO MATCH PROPOSED IMPROVEMENTS. CONTRACTOR TO COORDINATE WITH --------- PRIOR TO ANY MODIFICATION OF EXISTING UTILITIES.
12. ADJUST EXISTING WATER VALVE AND ASSOCIATED APPURTENANCES TO MATCH PROPOSED GRADE.
13. EXISTING STORM WATER PIPE TO BE SAWED OFF AT LIMITS OF PROPOSED STREET IMPROVEMENTS. SEE SHEET C210 FOR INFORMATION REGARDING THE EXTENSION OF THE EXISTING PIPE.
14. REMOVE EXISTING RETAINING WALL AT LIMITS OF PROPOSED STREET IMPROVEMENTS AND DISPOSE OFF-SITE.

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBERS	145106-000, 144964-000
CURRENT USE	VACANT
ZONING DESIGNATION	R-43
ZONING OVERLAY	HWY 99 OVERLAY DISTRICT
GROSS SITE AREA	540,488.8 SF = 12.41 ACRES
145106-000 GROSS SITE AREA	143,094.9 SF = 3.29
144964-000 GROSS SITE AREA	397,393.9 SF = 9.12
TRANSIT ROUTES	C-TRAN RUNS ALONG NE 25TH EAST OF THE SITE
FIRE DISTRICT	FD 6
PARK DISTRICT	DISTRICT 8



VICINITY MAP

NOT TO SCALE

Scale: 1 inch = 50 feet

#	REVISION SUMMARY	BY	DATE

LAND USE

EXISTING CONDITIONS & DEMOLITION PLAN

ALDERBROOK APARTMENTS

J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

AARON MURPHY — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

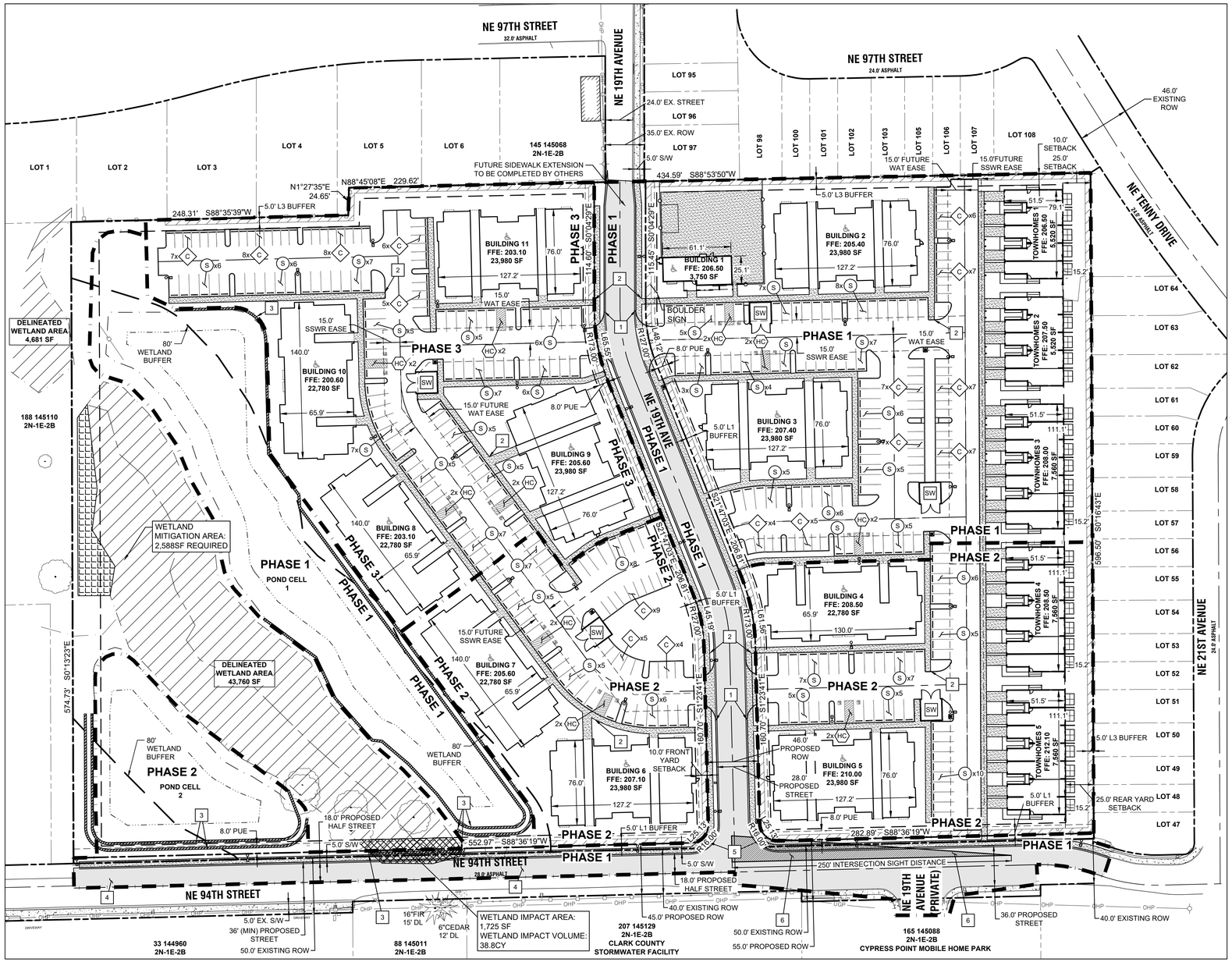
Jul 15 2016 9:27 AM

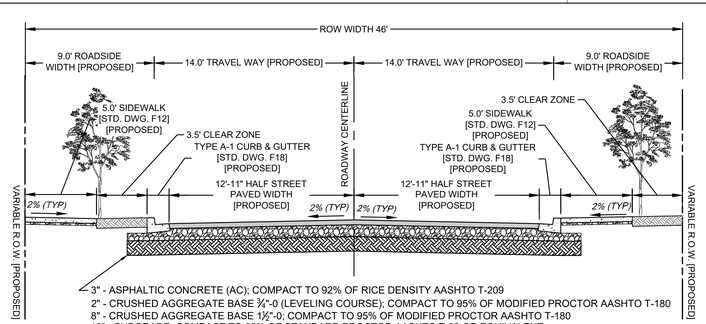
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145106000, 144964000
DESIGNED BY	JTE, CKW
CHECKED BY	JTE, AJM

SHEET TITLE
EX. COND. & DEMO

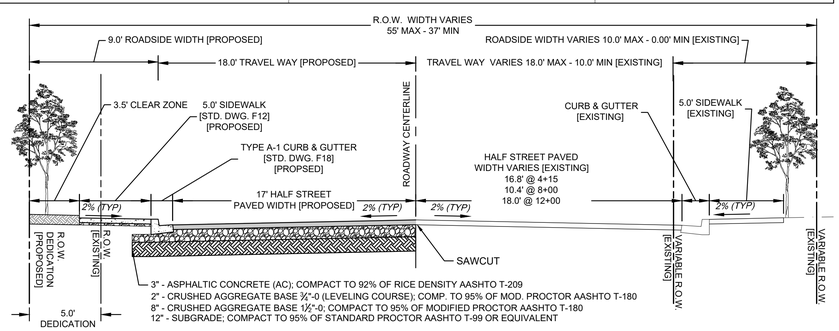
SHEET NUMBER
C100





TYPICAL SECTION: NE 19TH AVENUE

STA: 1+42 TO STA: 7+12; SCALE: 1" = 5'



TYPICAL SECTION: NE 94TH STREET

STA: 4+15 TO STA: 12+79; SCALE: 1" = 5'

CONSTRUCTION KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER
2. CONSTRUCT 5-FT SIDEWALK
3. CONSTRUCT RETAINING WALL
4. INSTALL NEW PAVEMENT WITHIN LIMITS OF SAWCUT LINE
5. CONSTRUCT ADA COMPLIANT RAMP
6. RECONSTRUCT FULL STREET WIDTH WITHIN AREA SHOWN FOR SIGHT DISTANCE IMPROVEMENTS.

UTILITY PROVIDERS

SEWER	CLARK REGIONAL
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT

TREATMENT	ENHANCED TREATMENT WILL BE PROVIDED USING A PROPRIETARY TREATMENT FACILITY IN SERIES WITH A WET DETENTION POND
DISPOSAL	TREATED STORMWATER WILL BE INFILTRATED AND OVERFLOW TO AN ADJACENT DRAINAGE COURSE

PROPOSED RESIDENTIAL AREA SUMMARY

GROSS SITE AREA (R-43 ZONED)	540,478.5 SF	12.41 ACRES
NET SITE AREA (R-43 ZONED)	507,796 SF	11.93 ACRES
AVERAGE LOT AREA	N/A	
RIGHT-OF-WAY DEDICATION	32,682 SF	

PROPOSED SITE INFORMATION

PROPOSED USE	APARTMENTS

R-30 DEVELOPMENT STANDARDS

REQUIRED DENSITY	20.43 DU/ACRE
PROPOSED DENSITY	274/11.93 ACRES = 22.97 DU/ACRE
MINIMUM LOT AREA	1,000 SF
MINIMUM LOT WIDTH	18 Ft
MINIMUM LOT DEPTH	50 Ft
FRONT YARD SETBACK	10 Ft
GARAGE SETBACK	18 Ft
STREET SIDE YARD SETBACK	10 Ft
INTERIOR SIDE YARD SETBACK	10 Ft
REAR YARD SETBACK	20 Ft
BETWEEN BLDGS ON SITE	8 Ft
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	50 Ft
LANDSCAPED AREA REQUIRED	20% (108,095 SF)
LANDSCAPED AREA PROVIDED	25% (146,875 SF)

PARKING REQUIREMENTS

REQUIRED PARKING SPACES: 274 DWELLING UNITS x 1.0 = 274 SPACES
PROPOSED PARKING SPACES: 401 SPACES (279 REGULAR, 102 COMPACT, 20 ADA)

OPEN SPACE CALCULATIONS

APT. BUILDING TOTAL SF: 189,528 SF
CLUBHOUSE UNITS TOTAL SF: 1,543 SF
TOWNHOUSE UNITS TOTAL SF: 30,316 SF
TOTAL PROJECT LIVABLE SF: 221,387 SF
REQUIRED OPEN SPACE: 10% = 22,139 SF
PROPOSED OPEN SPACE: 11% = 24,502 SF

LEGEND

- PROPOSED CURB FACE
- PROPOSED EASEMENT LINE
- PROPOSED WETLAND BUFFER
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED BUILDING LINE
- PROPOSED STRIPING
- PROPOSED PHASING BOUNDARY
- SW — PROPOSED SOLID WASTE ENCLOSURE (18.5' X 18.5')
- S — PROPOSED STANDARD (9' X 20') PARKING SPACE
- C — PROPOSED COMPACT (7.5' X 15') PARKING SPACE
- HC — PROPOSED HANDICAP PARKING SPACE
- ADA COMPLIANT STRUCTURE

PROJECT TEAM

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LAKE OSWEGO, OR 97035
CONTACT: JESSE NEMEC
PHONE: (503) 657-3402
jnemec@jtsmithco.com

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CONTACT PERSON
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CONTACT: JIM IMBRIE
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EMAIL: jimbrie@geopacificeng.com

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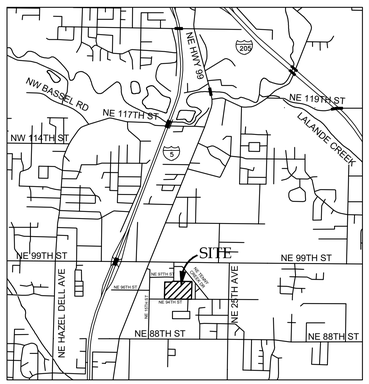
CONTACT: DEAN MASUKAWA
PHONE: (503) 221-1121
EMAIL: dmasukawa@lrsarchitects.com

OWNER
SMM PROPERTIES, LLC
203 EAST RESERVE STREET
VANCOUVER, WA 98611

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBERS	145106-000, 144964-000
CURRENT USE	VACANT
ZONING DESIGNATION	R-43
ZONING OVERLAY	HWY 99 OVERLAY DISTRICT
GROSS SITE AREA	540,478.5 SF = 12.41 ACRES
TRANSIT ROUTES	C-TRAN RUNS ALONG NE 25TH EAST OF THE SITE
FIRE DISTRICT	FD 6
PARK DISTRICT	DISTRICT 8



VICINITY MAP
NOT TO SCALE

Know what's **below.**
Call before you dig.

Scale: 1 inch = 50 feet
50 25 0 25 50

#	REVISION SUMMARY	BY	DATE
	LAND USE		06/08/2016

MASTER SITE PLAN
ALDERBROOK APARTMENTS
J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

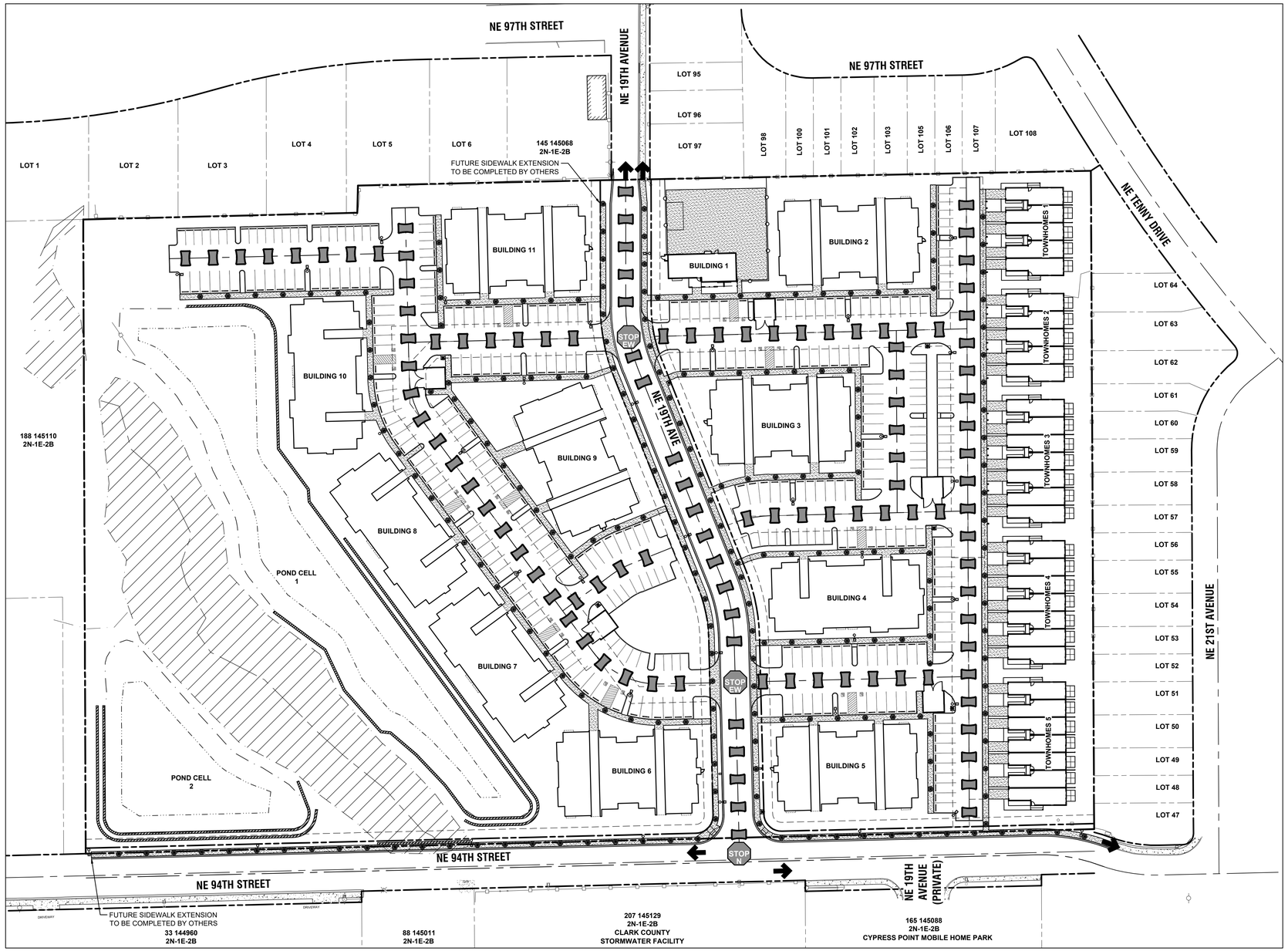
AARON MURPHY
STATE OF WASHINGTON
45902
REGISTERED PROFESSIONAL ENGINEER

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145106000, 144964000
DESIGNED BY	JTE, CKW
CHECKED BY	JTE, AJM

SHEET TITLE
SITE PLAN

SHEET NUMBER
C200



LEGEND

- BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING LOT LINE
- LOT LINE
- RIGHT-OF-WAY
- ROAD CENTERLINE
- AUTOMOTIVE CIRCULATION
- PEDESTRIAN CIRCULATION
- STOP CONTROL - EAST AND WEST
- CIRCULATION CONTINUES TO EXISTING TRAFFIC SYSTEM

Know what's **below.** **Call** before you dig.

Scale: 1 inch = 50 feet

50 25 0 25 50

LAND USE

#	REVISION SUMMARY	BY	DATE
			06/08/2016

CIRCULATION PLAN
ALDERBROOK APARTMENTS

J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

RAMON MURPHY
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

Jul 15 2016 9:27 AM

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
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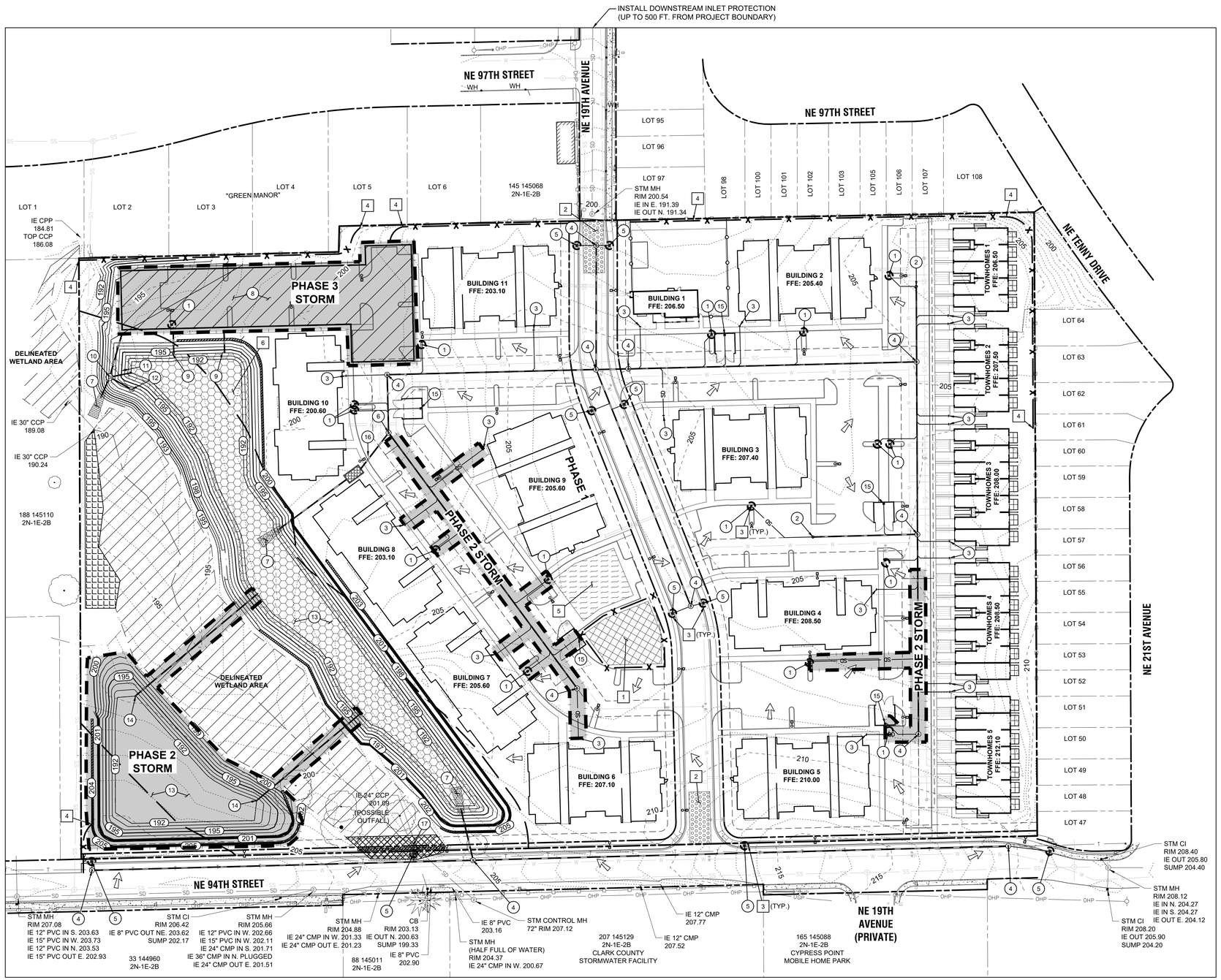
PHONE & FAX: (503) 946-9365

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145106000, 144964000
DESIGNED BY	JTE, CKW
CHECKED BY	JTE, AJM

SHEET TITLE
CIRCULATION PLAN

SHEET NUMBER
C205



STORM DRAIN & EROSION CONTROL PLAN

SCALE: 1" = 50'

LEGEND

- EXISTING MAJOR CONTOUR (205)
- EXISTING MINOR CONTOUR (202)
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY PHASING LIMITS
- PROPOSED BUILDING LINE
- PROPOSED STORM MAIN
- PROPOSED STORM LATERAL / LEAD (SD)
- PROPOSED 30" AREA DRAIN
- PROPOSED 30" CURB INLET
- PROPOSED STORM MANHOLE (D)
- PROPOSED STORM CLEANOUT
- PROPOSED BMP: SILT FENCING (X)
- UTILITY PHASING AREA
- PROPOSED BMP: CONSTRUCTION ENTRANCE
- PROPOSED BMP: SEDIMENT TRAP/SEDIMENT BASIN
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED MATERIAL STOCKPILE AREA
- PROPOSED BMP: INLET PROTECTION
- SURFACE RUN-OFF FLOW ARROW
- PROPOSED RETAINING WALL

STORM DRAIN KEY NOTES

1. CONSTRUCT STANDARD 30" AREA DRAIN
2. INSTALL STANDARD 12" CLEANOUT
3. PROVIDE 6" PRIVATE STORM DRAIN LATERAL CONNECTION
4. CONSTRUCT STANDARD 48" STORM WATER MANHOLE
5. CONSTRUCT STANDARD 30" CURB INLET WITH 10" STORM LINE
6. CONSTRUCT SEDIMENTATION STORM WATER MANHOLE
7. INSTALL RIPRAP ENERGY DISSIPATOR
8. CONSTRUCT UNDERGROUND STORM WATER DETENTION FACILITY
9. CONSTRUCT CIRCULAR BEEHIVE INLET WITH PIPE CONNECTION TO UNDERGROUND DETENTION FACILITY
10. CONSTRUCT 72" FLOW CONTROL STORM WATER MANHOLE
11. CONSTRUCT DITCH INLET WITH PIPE CONNECTION TO FLOW CONTROL MANHOLE
12. INSTALL CIRCULAR BEEHIVE OVERFLOW INLET WITH PIPE CONNECTION TO FLOW CONTROL MANHOLE
13. CONSTRUCT WET DETENTION POND
14. INSTALL OVERFLOW PIPE FROM POND CELL 1 TO POND CELL 2. BORE UNDERNEATH WETLAND
15. PROVIDE PRIMED & VENTED CATCH BASIN CONNECTION POINT
16. BAY-SAVER TREATMENT UNIT VAULT
17. RELOCATE EXISTING OUTFALL AND EXTEND EXISTING PIPE TO NEW OUTFALL LOCATION

EROSION CONTROL KEY NOTES

1. TEMPORARY SOIL / WASTE STOCKPILE LOCATION. COVER WITH PLASTIC SHEETING AT THE END OF WORK DAY AS REQUIRED.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION.
4. PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN.
5. PROVIDE CONSTRUCTION STAGING AREA
6. UTILIZE DETENTION POND FOR SEDIMENT TRAP / SETTLING BASIN DURING INITIAL EXCAVATION AND CONSTRUCTION PERIOD. CONTRACTOR TO DREDGE POND PRIOR TO FINAL SOIL AMENDMENT AND PLANTING FOR WET POND (SEE STORM DRAIN KEY NOTE #13)

811 Know what's **below.** **Call** before you dig.

N

Scale: 1 inch = 50 feet

50 25 0 25 50

#	REVISION SUMMARY	BY	DATE

LAND USE 06/08/2016

STORM DRAIN & EROSION CONTROL PLAN

ALDERBROOK APARTMENTS

J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

AARON MURPHY
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

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3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145106000, 144964000
DESIGNED BY	JTE, CKW
CHECKED BY	JTE, AJM

SHEET TITLE
STORM & EC PLAN

SHEET NUMBER
C210

PHOTOMETRICS PLAN

SCALE: 1" = 50'

LEGEND

- 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 1.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- PROJECT PHASE LINE
- 0.7 ILLUMINATION ANALYSIS POINT (FC)
- FC FOOT CANDLE UNIT
- PROPOSED POLE MOUNTED LUMINAIRE

CONSTRUCTION NOTES

1. INSTALL NEW BRONZE POLE, 1-FT MAST ARM, AND LED BETA FIXTURE.
2. FUTURE STREET LIGHT LOCATION.

LIGHTING ANALYSIS NOTES:

1. AGI32 (BY LIGHTING ANALYSTS INC) WAS USED TO GENERATE PHOTOMETRIC DATA
2. SEE THIS SHEEET FOR FIXTURE AND POLE DATA.
3. FUNCTIONAL AREA INCLUDES INTERSECTION, CROSSWALKS, AND NEAREST EXISTING DRIVEWAYS.

NE 94TH STREET - WEST OF INTERSECTION	PROPOSED
NEW LIGHTS PROPOSED	7 EA
MAX. ILLUMINATION	1.5 FC
MIN. ILLUMINATION	0.2 FC
AVERAGE ILLUMINATION	0.85 FC
UNIFORMITY (AVG/MIN)	4.25

NE 94TH STREET - EAST OF INTERSECTION	PROPOSED
NEW LIGHTS PROPOSED	3 EA
MAX. ILLUMINATION	1.4 FC
MIN. ILLUMINATION	0.2 FC
AVERAGE ILLUMINATION	0.67 FC
UNIFORMITY (AVG/MIN)	6.70

INTERSECTION OF NE 94TH & NE 19TH	PROPOSED
NEW LIGHTS PROPOSED	1 EA
MAX. ILLUMINATION	1.8 FC
MIN. ILLUMINATION	0.2 FC
AVERAGE ILLUMINATION	1.05 FC
UNIFORMITY (AVG/MIN)	5.25

NE 19TH AVENUE	PROPOSED
NEW LIGHTS PROPOSED	5 EA
MAX. ILLUMINATION	1.4 FC
MIN. ILLUMINATION	0.1 FC
AVERAGE ILLUMINATION	0.67 FC
UNIFORMITY (AVG/MIN)	6.70

PHASE 1	PROPOSED
NEW LIGHTS PROPOSED	8 EA
MAX. ILLUMINATION	1.5 FC
MIN. ILLUMINATION	0.1 FC
AVERAGE ILLUMINATION	0.65 FC
UNIFORMITY (AVG/MIN)	6.50

PHASE 2-EAST OF 19TH	PROPOSED
NEW LIGHTS PROPOSED	5 EA
MAX. ILLUMINATION	1.5 FC
MIN. ILLUMINATION	0.2 FC
AVERAGE ILLUMINATION	0.75 FC
UNIFORMITY (AVG/MIN)	3.75

PHASE 2-WEST OF 19TH	PROPOSED
NEW LIGHTS PROPOSED	3 EA
MAX. ILLUMINATION	1.7 FC
MIN. ILLUMINATION	0.1 FC
AVERAGE ILLUMINATION	0.63 FC
UNIFORMITY (AVG/MIN)	6.30

PHASE 3	PROPOSED
NEW LIGHTS PROPOSED	9 EA
MAX. ILLUMINATION	1.6 FC
MIN. ILLUMINATION	0.1 FC
AVERAGE ILLUMINATION	0.68 FC
UNIFORMITY (AVG/MIN)	6.80

LUMINAIRE

CREE LEDWAY IP66 STREET LIGHT - TYPE 2 MEDIUM
STR-LWY-2M-HT-06-E-UL-BZ-700-40K-R-UTL-SPX

POST AND ARM

30 FT BRONZE POLE / 25 FT MOUNTING HEIGHT
1'BRONZE MAST ARM
LED SHOEBOX FIXTURE (BRONZE)

Know what's below. Call before you dig.

Scale: 1 inch = 50 feet
50 25 0 25 50

LAND USE

#	REVISION SUMMARY	BY	DATE
			06/08/2016

PHOTOMETRICS PLAN
ALDERBROOK APARTMENTS
J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

AARON MURPHY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

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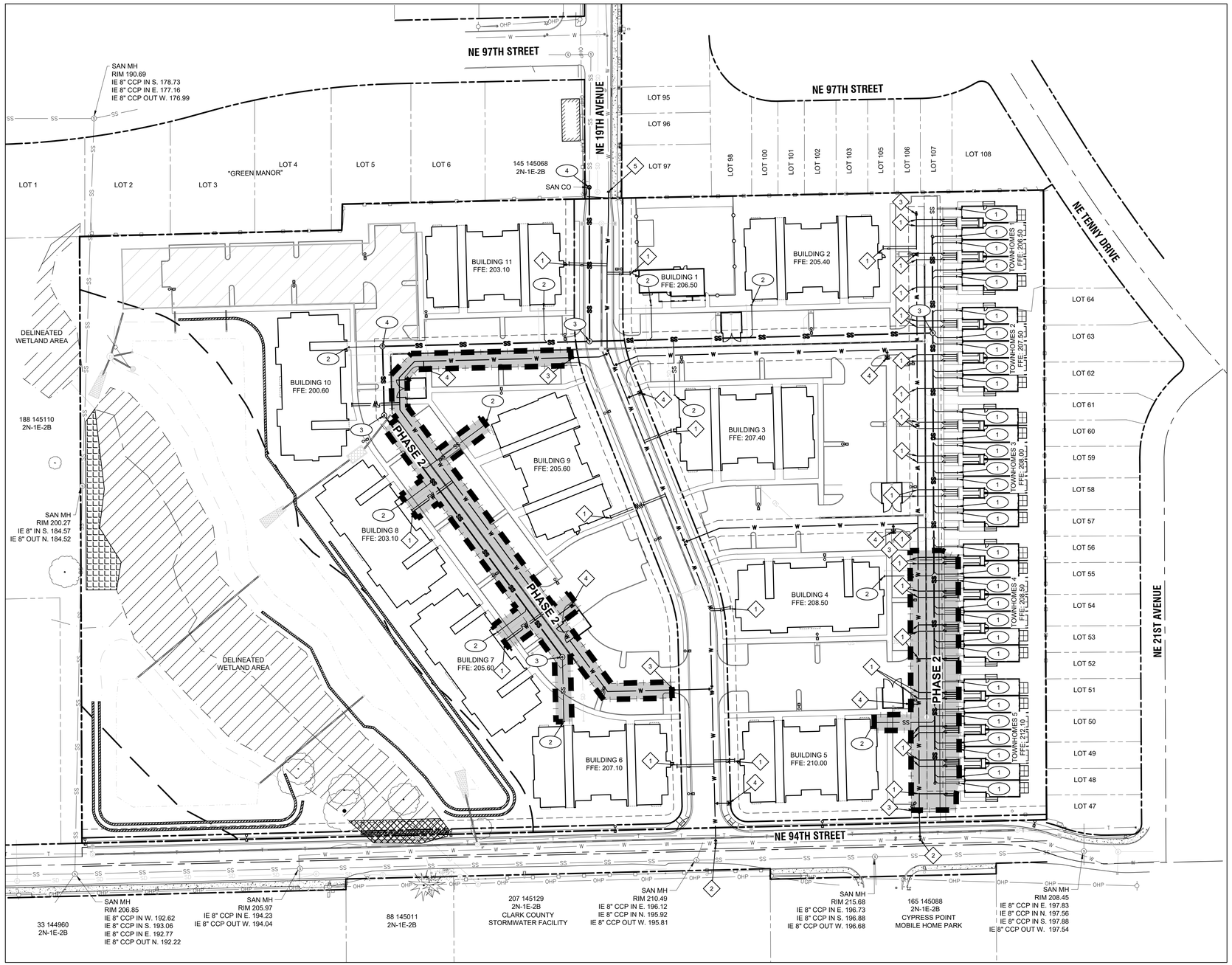
3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0985

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145106000, 144964000
DESIGNED BY	JTE, CKW
CHECKED BY	JTE, AJM

SHEET TITLE
PHOTO PLAN

SHEET NUMBER
C290



SANITARY SEWER & WATER PLAN

SCALE: 1" = 50'

LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING LINE
- PROPOSED RETAINING WALL
- PROPOSED SANITARY MAIN
- PROPOSED SANITARY LATERAL
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE WATER SERVICE
- PROPOSED UTILITY PHASING LIMITS
- UTILITY PHASING AREA
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT

SANITARY SEWER KEY NOTES

1. PROVIDE 4" PRIVATE SANITARY SEWER LATERAL CONNECTION
2. PROVIDE 6" PRIVATE SANITARY SEWER LATERAL CONNECTION
3. CONSTRUCT STANDARD 48" SANITARY SEWER MANHOLE
4. CONNECT TO EXISTING SANITARY SEWER MAIN

WATER SYSTEM KEY NOTES

1. PROVIDE DOMESTIC WATER AND FIRE WATER CONNECTION
2. HOT TAP EXISTING 8" POTABLE WATER MAIN
3. CONSTRUCT BLOW-OFF ASSEMBLY
4. INSTALL FIRE HYDRANT ASSEMBLY
5. CONNECT TO EXISTING WATER MAIN

811 Know what's **below.** **Call** before you dig.

Scale: 1 inch = 50 feet

50 25 0 25 50

LAND USE

#	REVISION SUMMARY	BY	DATE
			06/08/2016

SANITARY SEWER & WATER PLAN

ALDERBROOK APARTMENTS

J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

AARON MURPHY
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

Jul 15 2016 9:27 AM

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145106000, 144964000
DESIGNED BY	JTE, CKW
CHECKED BY	JTE, AJM

SHEET TITLE
SAN. & WAT. PLAN

SHEET NUMBER
C300

PLANT MATERIALS LISTING:

Botanical name
Common Name

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Acer circinatum Vine Maple	83	7-8'	B&B	Multi-stem Collected
	Acer rubrum 'Armstrong' Armstrong Columnar Maple	63	1.5" Cal.	B&B	
	Cercidiphylum japonicum Katsura	46	1.5" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracillis Hinoki Cypress	21	6-7'	B&B	
	Styrax japonica Japanese Snowbell	25	1.5" Cal.	B&B	
	Tilia cordata 'Greenspire' Greenspire Linden	22	2" Cal.	B&B	Street Tree
	Thuja plicata 'Hogan' Hogan Cedar	54	6-7'	B&B	
	Thuja plicata 'Smaragd' Emerald Green Arborvitae	23	5-6'	B&B	
	Zelkova serrata 'Village Green' Village Green Zelkova	53	2" Cal.	B&B	Street Tree
	Total Trees	301			

SYM	SHRUBS	QTY.	SIZE	CONDITION	REMARKS
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	103	1 Gal	Can	
	Cornus sericea 'Kelseyi' Kelseyi Dwarf Redtwig Dogwood	599	1 Gal	Can	
	Cistus purpureus Rock Rose	291	1 Gal	Can	
	Hydrangea paniculata 'Littlelime' Littlelime Hydrangea	38	5 Gal	Can	
	Arbutus unedo 'Compact' Compact Strawberry Bush	310	2 Gal	Can	
	Mahonia repens Creeping Mahonia	381	1 Gal	Can	
	Rosa 'Drift' Drift Carpet Rose	154	3 Gal	Can	
	Cornus 'Elegantissima' Variegated Redtwig Dogwood	129	5 Gal	Can	
	Polystichum munitum Sword Fern	169	1 Gal	Can	
	Euonymus fortunei 'Gold Splash' Gold Splash Euonymus	79	1 Gal	Can	
	Viburnum plicatum 'Maresii' Shasta Viburnum	120	5 Gal	Can	
	Rhododendron 'Boursault' Boursault Rhododendron	138	18-24"	Can	
	Rudbeckia fulgida 'Goldsturm' Black Eye Susan	39	1 Gal	Can	
	Lonicera pileata Box Honeysuckle	213	2 Gal	Can	
	Spiraea japonica 'Little Princess' Little Princess Spirea	160	2 Gal	Can	
	Viburnum davidii David Viburnum	380	2 Gal	Can	
	Rosa 'Carefree Delight' Carefree Delight Shrub Rose	120	1 Gal	Can	
	Hydrangea 'Cityline' Dwarf Hydrangea	239	2 Gal	Can	
	Total Shrubs	3,552			

SYM	GROUND COVER	QTY.	SIZE	CONDITION	REMARKS
	Arctostaphylos uva ursa 'Massachusetts' Kinnickinnick	2,440	4"	Pots	18" O.C.
	Rubus calycinoides 'Emerald Carpet' Creeping Raspberry	3,335	4"	Pots	18" O.C.
	Pennisetum 'Hameln' Dwarf Fountain Grass	740	1 gal	Pots	24" O.C.
	Hemerocallis 'Stella d'oro' Stella d'oro Daylily	980	1 gal	Pots	24" O.C.
	Lawn (seed)	24,650 SF			

APPROXIMATE LANDSCAPE AREA

LAWN AREA:	24,650 SF
PLANTING AREA:	64,925 sq.ft.
WATER QUALITY POND AREA:	62,038 sq.ft.
TOTAL LANDSCAPE AREA:	151,613 sq.ft.

SCALE: 1" = 40'-0"

40' 20' 0' 40' 80'

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97281
Phone: 503.601.4516 | Fax: 503.924.4688

PRELIMINARY

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

TROY A MEARS
LICENSE NO. 1074
EXPIRES ON 06/30/2017

ALDERBROOK DEVELOPMENT
LAND USE DOCUMENTS
PLANTING PLAN

J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

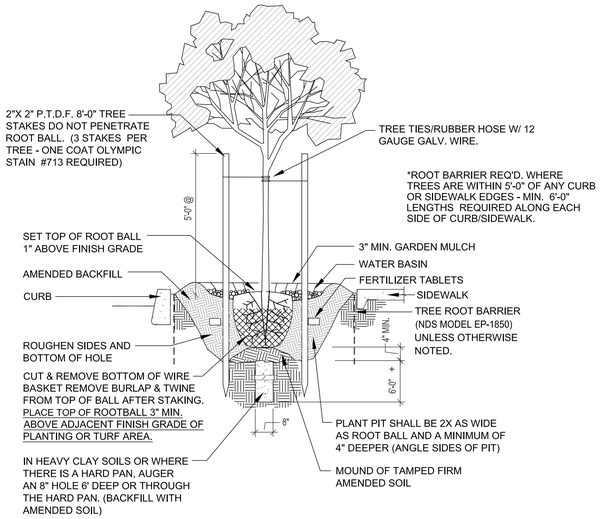
REVISIONS

REV.	DATE	DESCRIPTION

SHEET NAME:
PLANTING PLAN

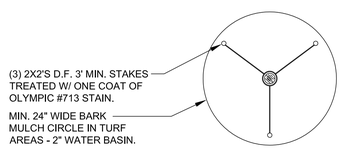
DRAWN BY:	CL
CHECKED BY:	TM
ISSUE DATE:	6/8/2016
JOB NO.:	1618

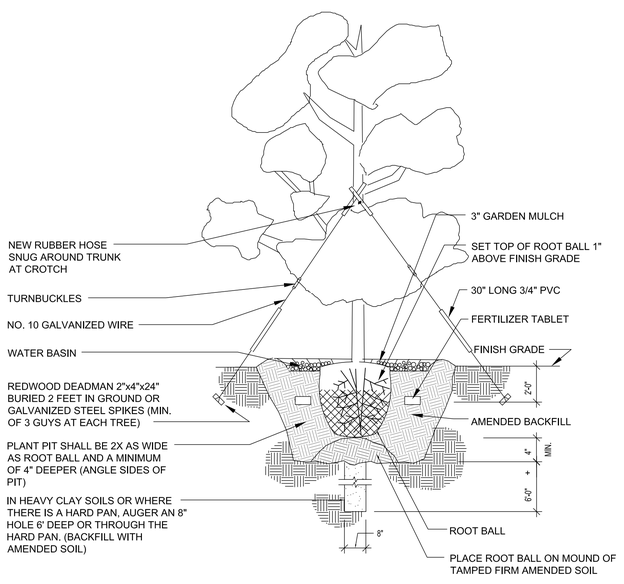
SHEET:
L101
OF 3



TREE PLANTING DETAIL

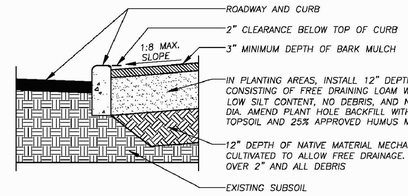
N.T.S.





EVERGREEN TREE PLANTING DETAIL

N.T.S.



1/4 PLANTING AREA SOIL SECTION AT CURBS
NOT TO SCALE

PLANTING STANDARDS

1. ALSO REFER TO CLARK COUNTY ROAD STANDARDS SECTION 12.05.040.
2. MINIMUM PLANTING ISLAND WIDTH: 4' FOR TREES.
3. IN 3' TO 4' WIDE MEDIANS, INSTALL SHRUBS AND GROUND COVERS ONLY, NOT TREES. UNDER 3' NO PLANTING.
4. SELECT PLANT VARIETIES FROM PREFERRED COUNTY LIST OR AS APPROVED BY CLARK COUNTY DEPARTMENT OF PUBLIC WORKS, TRANSPORTATION DIVISION.
5. INSTALL MINIMUM 1 ½" CALIPER DECIDUOUS TREE.
6. INSTALL MINIMUM SIZE OF SHRUBS AND GROUND COVERS AS INDICATED ON PREFERRED COUNTY LIST.
7. INSTALL B&B PLANTS OR CONTAINER PLANTS. BARE ROOT PLANTS ONLY WHEN PLANTED IN LATE FALL OR WINTER.
8. INSTALL PLANTS AS INDICATED ON PREFERRED COUNTY LIST, USING MATURE SPREAD AS A GUIDELINE FOR SPACING.
9. SEE ATTACHED DRAWINGS FOR ADDITIONAL STANDARD DIMENSION.

SUMMERY OF IRRIGATION REQUIREMENTS

1. ALSO REFER TO CLARK COUNTY ROAD STANDARDS SECTION 12.05.040.
2. COUNTY OR CITY PLUMBING PERMIT.
3. DOUBLE CHECK VALVE BACKFLOW DEVICE AND CERTIFIED TEST.
4. IRRIGATION INSPECTIONS AND APPROVAL BY COUNTY.
5. RAINBIRD MAXICOM COMPATIBLE AUTOMATIC CONTROLLER.
6. ELECTRIC CONTROL VALVES WITH TWO UNIONS AND WITH GATE VALVE UPSTREAM.
7. 120V AC POWER TO CONTROLLER.
8. CONDUIT FOR PHONE LINE FOR FUTURE CONTROL CLUSTER UNIT (CCU).
9. SCHEDULE 40 PVC FITTINGS, SLEEVES, AND MAINLINE FROM METER TO DOUBLE CHECK VALVE.
10. CLASS 200 FOR MAINLINE AND LATERAL PIPES.
11. SAND BED ALL PIPES 2" BELOW PIPE, 4" ABOVE, AND DETECTOR TAPE 6" ABOVE MAINLINES.
12. LATERAL PIPE 12" DEEP, MAINLINES 18" DEEP, SLEEVES 24" DEEP.
13. PVC PRIMER/CLEANER ON PIPE BEFORE PVC SOLVENT CEMENT. SEPARATE APPLICATIONS.
14. 12" DEEP RECTANGULAR VALVE BOXES FOR CONTROL VALVES.
15. PRESSURE REGULATING VALVE TO PROVIDE 30 PSI OUTPUT TO FARTHEST SPRAY HEAD.
16. PLASTIC POP-UP TAPE HEADS WITH MARLEX AND STREET ELLS ON FLEX SWING PIPE.
17. 14 GAUGE CONTROL WIRES.
18. HEAD TO HEAD AUTOMATIC IRRIGATION COVERAGE.
19. DRAIN VALVES: BALL VALVE WITH ELL, ROCK SUMP, 12" VALVE BOX AT ALL MAINLINE LOW POINTS.
20. PRESSURE TEST ON MAINLINE.
21. AS-BUILT RECORD DRAWINGS ON MYLAR.
22. IRRIGATION MAY BE REQUIRED FOR A MINIMUM OF TWO YEARS TO ESTABLISH PLANTS AND FOR WATERING DURING EXTREME DROUGHT CONDITIONS.

2/4 PLANTING AND IRRIGATION STANDARDS
NOT TO SCALE

NO.	REVISIONS	DATE	BY

DWG: G4.DWG

Department of Public Works
CLARK COUNTY WASHINGTON
proud past, promising future

PLANTING AND IRRIGATION STANDARDS

APPROVED
Peter Capon
COUNTY ENGINEER
5/23/08
DATE

STANDARD G4 DETAIL
DESIGNED
DRAWN
DATE 05/23/08

TREE INSTALLATION STANDARDS FOR CLARK COUNTY RIGHTS-OF-WAY

TREE PLANTING:

DECIDUOUS TREES PLANTED ALONG STREET FRONTAGES SHALL BE 1 ½" MINIMUM CALIPER.

ALL PLANTING TO BE OF NURSERY STOCK GRADE NO. 1 OR BETTER AND MUST BE APPROVED PRIOR TO PLANTING.

ALL PLANTING HOLES SHALL BE EXCAVATED TWICE THE DIAMETER OF THE TREE ROOT BALL OR ROOT SYSTEM.

PLANT UPRIGHT AND FACE TO GIVE BEST APPEARANCE OR RELATIONSHIP TO OTHER PLANTS AND STRUCTURES. LOOSEN AND REMOVE TWINE BINDING AND BURLAP FROM AROUND TOP OF EACH BALL. SET TREE ONE INCH ABOVE FINISH GRADE.

1. STAKE OR GUY TREES, IF REQUIRED, IMMEDIATELY AFTER PLANTING (REFER TO PLANTING DETAIL).
2. REMOVE STAKES OR GUY WIRES ONE YEAR AFTER INSTALLATION.

PLACE AND COMPACT BACKFILL SOIL MIXTURE CAREFULLY TO AVOID INJURY TO ROOTS, AND TO FILL ALL VOIDS.

1. BACKFILL MIX SHALL CONSIST OF THE FOLLOWING:

   0.75 PART TOPSOIL

   0.25 PART APPROVED HUMUS MATERIAL (SUCH AS COMPOST)

   SOIL AMENDMENTS/FERTILIZERS AS PER SOIL ANALYSIS (TO BE PERFORMED BEFORE PLANTING TREES)

WHEN HOLE IS NEARLY FILLED, COMPLETELY SOAK AND ALLOW WATER TO DRAIN AWAY.

1. FILL HOLES TO FINISH GRADE.
2. PROVIDE 2" WATER RING AT BASE OF EACH TREE. REMOVE AT END OF CONTRACT MAINTENANCE PERIOD.

TREE MAINTENANCE:

IN ORDER TO INSURE ESTABLISHMENT, SURVIVAL AND GROWTH, TREES SHALL BE MULCHED WITH 3" DEEP BARK MULCH AND WATERED AS NECESSARY DURING THE FIRST TWO GROWING SEASONS.

PRUNING TO BE AS FOLLOWS:

1. YEAR 1 – ONLY DEAD, BROKEN OR CROSSING BRANCHES SHALL BE PRUNED.
2. YEAR 2 – A CLASS 1 PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR 2. THE PURPOSE OF THE PRUNING IS TO ESTABLISH PROPER SCAFFOLD BRANCHING, RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE AND REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
3. YEAR 3 – A CLASS 1 PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR 3. THE PURPOSE OF THE PRUNING IS TO ESTABLISH PROPER SCAFFOLD BRANCHING, CONTINUE TO RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE AND REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.

NO.	REVISIONS	DATE	BY

DWG: G.DWG

Department of Public Works
CLARK COUNTY WASHINGTON
proud past, promising future

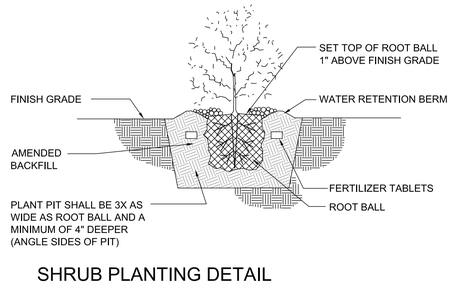
TREE INSTALLATION STANDARDS FOR CLARK COUNTY RIGHTS-OF-WAY

APPROVED
Peter Capon
COUNTY ENGINEER
5/23/08
DATE

STANDARD G DETAIL
DESIGNED
DRAWN
DATE 05/23/08

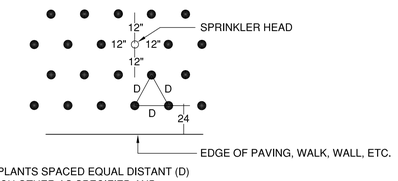
TYPICAL PLANTING NOTES:

1. B&B stock may be substituted with container stock of equal grade.
2. Container stock may be substituted with B&B stock of equal grade.
3. Plant material shall conform with American Standard for Nursery Stock, ANSI Z60.1, 2004 edition.
4. All trees shall be branched.
5. Refer to project technical specification for topsoil requirement. All planting beds shall have a minimum of 18 inches topsoil. Re-use of existing topsoil is recommended, but must meet specifications.
6. Garden mulch all planting beds with 3" min. Layer of specified garden mulch.
7. In the event of a discrepancy between this material listing and the drawings, the drawings shall govern the plant species and quantities required.
8. In the event of question or lack of clarity on drawings, Landscape Contractor is to call Landscape Architect before proceeding.
9. Landscape contractor is to notify Landscape Architect prior to installation of plant material to approve final placement.
10. Landscape Contractor to verify plant material quantities.
11. Contractor will provide a one year warranty on all provided & installed plant material from date of final approval by owner's representative.

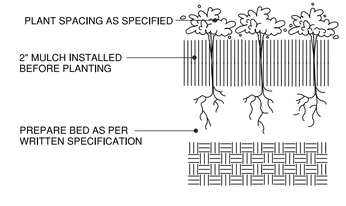


SHRUB PLANTING DETAIL

N.T.S.



NOTE:
LOCATE PLANTS SPACED EQUAL DISTANT (D) FROM EACH OTHER AS SPECIFIED AND MINIMUM OF 12" FROM SPRINKLER HEAD



GROUNDCOVER PLANTING DETAIL

N.T.S.

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO BOX 23338 | PORTLAND, OREGON | 97281
PHONE: 503.601.4516 | FAX: 503.924.4688

PRELIMINARY
STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
TROY A MEARS
LICENSE NO. 1074
EXPIRES ON 06/30/2017

ALDERBROOK DEVELOPMENT
LAND USE DOCUMENTS
PLANTING PLAN

J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

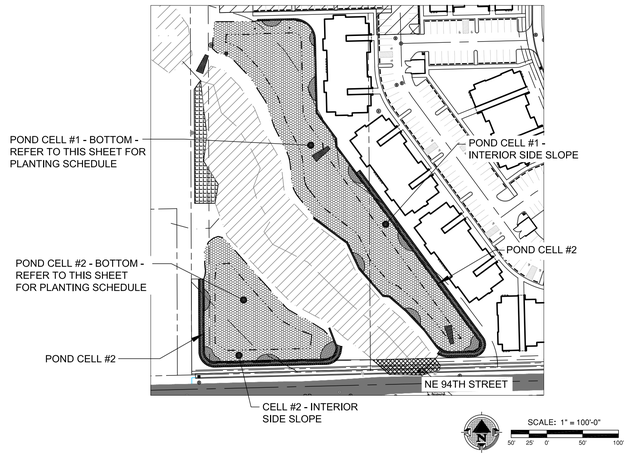
REVISIONS

REV.	DATE	DESCRIPTION

SHEET NAME:
SITE PLANTING DETAILS & NOTES

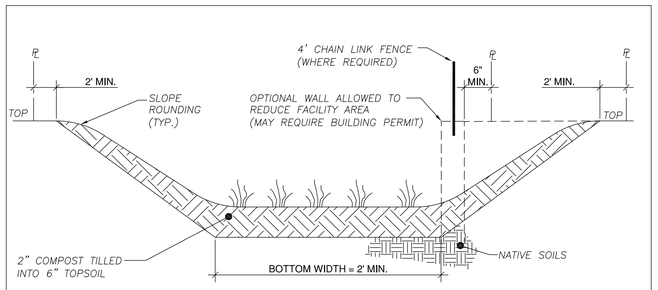
DRAWN BY:	CL
CHECKED BY:	TM
ISSUE DATE:	6/8/2016
JOB NO.:	1618

SHEET:
L102
OF 3



DETENTION POND PLANTING KEY

(Reference)



NOTE:
IF BIOFILTRATION SWALE IS INSTALLED DURING A PERIOD OF WET WEATHER, IT CAN BE ESTABLISHED BY SODDING. SINCE SOD IS NOT AVAILABLE IN RECOMMENDED GRASSES, IT SHOULD BE OVER SOWN WITH A RECOMMENDED MIX AT THE BEGINNING OF THE GROWING SEASON. IT IS RECOMMENDED TO INSTALL A SOD THAT IS A MIX OF CREEPING FESCUE AND HARD & SHEEP FESCUES.

NOTES:

1. THE DESIGN OF WATER QUALITY FACILITIES SHALL MEET THE STANDARD AS SET FORTH IN CCC 40.386 AND CCSWM.
2. SOD SHALL BE LAID PERPENDICULAR TO SLOPE FROM BOTTOM TO TOP, WITH JOINTS STAGGERED.
3. FOR NATIVE SOILS WITH CLASSIFICATIONS A–1–a, A–1–b, A–3, A–2–4, AND A–2–5 AS DEFINED IN AASHTO SPEC. M145, INSTALL A 30 MIL GOETEXTILE LINER OR EQUIVALENT WITH PERMEABILITY RATE OF (LESS THAN) 2.4 INCHES/HOUR.
4. SWALE LONGITUDINAL SLOPE: 1%–2.5% MAX. UNDERDRAINS REQUIRED FOR SLOPES LESS THAN 1.5%, SEE STD. DETAIL D11.3.
5. SWALE SHALL HAVE A VIABLE STAND OF VEGETATION APPROVED BY THE COUNTY INSPECTOR PRIOR TO PAVING.
6. FOR LOW–GROWING TURF SEED MIX, SEE TABLE 8.2 IN CCSWM, BOOK 2 – BMP DESIGN.
7. FOR WET AREA SEED MIX, SEE TABLE 8.4 IN CCSWM, BOOK 2 – BMP DESIGN.

NO.	REVISIONS	DATE	BY
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–	–	–	–

DWG: DWG

Department of Public Works
CLARK COUNTY
WASHINGTON
proud past, promising future

TITLE
SUBT

APPROVED
COUNTY ENGINEER
01/07/16
DATE

STANDARD
-
DETAIL
DESIGNED D
DRAWN D
DATE XX/XX/XX

LISTING FOR POND CELL #1 FACILITY

(REFER TO DETAIL THIS SHEET)

LOW-GROWING SEED MIX — POND BOTTOM 18,520 SQ FT
LOW-GROWING SEED MIX — INTERIOR SIDE SLOPE 20,578 SQ FT

Plant Communities

Scientific name (Common Name)	% Weight	% Purity	% Germination
Festuca arundinacea var. (Dwarf tall fescue - several varieties)	45	98	90
Lolium perenne var. barclay (Dwarf perennial rye - Barclay)	30	98	90
Festuca rubra (Red fescue)	20	98	90
Agrostis tenuis (Colonial bentgrass)	5	98	90

Add One of the Following to Mix:	Lbs per Acre
Hordeum vulgare var Poco (Poco barley)	50
Triticum aestivum x Elytrigia elongata (Regreen wheat x wheatgrass hybrid)	50

LANDSCAPE AREA — INTERIOR SIDE SLOPE 3,018 SQ FT

Plant Communities

	Scientific name (Common Name)	Minimum Species Composition	Plant Catagory	Water Requirement	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center / Seeding Rate	Spacing Format
Shrub/G.C.	Cornus sericea (Red-Osier Dogwood)	6	Shrub	Wet	Part	1 gal.	2'	4-5'	Cluster
Shrub/G.C.	Potentilla fruticosa 'Goldfinger' Goldfinger Cinquefoil	16	Shrub	Moist	Sun	1 gal.	1.5'	4-5'	Cluster
Shrub/G.C.	Spiraea douglasii (Douglas Spiraea)	13	Shrub	Wet	Sun	1 gal.	1.5'	4-5'	Cluster
Shrub/G.C.	Arctostaphylos ura-ursi (Kinnikinnick)	162	GC	Moist/Dry	Sun	Pots	4"	36" o/c.	Cluster
	Total Shrubs / Ground cover	197							
Lg. Shrub/Sm. Tree	Acer circinatum (Vine Maple)	17	Tree	Moist	Part	2 gal.	2'	As Shown	Single
Lg. Shrub/Sm. Tree	Rhamnus purshiana (Cascara)	10	Tree	Moist/Dry	Part	1 gal.	2'	As Shown	Single
Lg. Shrub/Sm. Tree	Pacific Ninebark (Physocarpus capitatus)	10	Shrub	Moist	Shade	1 gal.	2'	9'	Cluster
	Total Shrubs / Small Trees	37							

LISTING FOR POND CELL #2 FACILITY

(REFER TO DETAIL THIS SHEET)

LOW-GROWING SEED MIX — POND BOTTOM 9,332 SQ FT
LOW-GROWING SEED MIX — INTERIOR SIDE SLOPE 8,327 SQ FT

Plant Communities

Scientific name (Common Name)	% Weight	% Purity	% Germination
Festuca arundinacea var. (Dwarf tall fescue - several varieties)	45	98	90
Lolium perenne var. barclay (Dwarf perennial rye - Barclay)	30	98	90
Festuca rubra (Red fescue)	20	98	90
Agrostis tenuis (Colonial bentgrass)	5	98	90

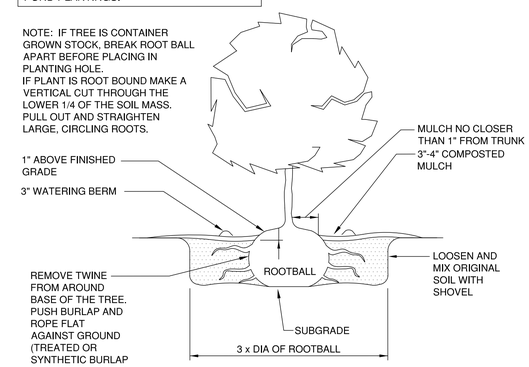
Add One of the Following to Mix:	Lbs per Acre
Hordeum vulgare var Poco (Poco barley)	50
Triticum aestivum x Elytrigia elongata (Regreen wheat x wheatgrass hybrid)	50

LANDSCAPE AREA — INTERIOR SIDE SLOPE 2,263 SQ FT

Plant Communities

	Scientific name (Common Name)	Minimum Species Composition	Plant Catagory	Water Requirement	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center / Seeding Rate	Spacing Format
Shrub/G.C.	Cornus sericea (Red-Osier Dogwood)	6	Shrub	Wet	Part	1 gal.	2'	4-5'	Cluster
Shrub/G.C.	Potentilla fruticosa 'Goldfinger' Goldfinger Cinquefoil	12	Shrub	Moist	Sun	1 gal.	1.5'	4-5'	Cluster
Shrub/G.C.	Spiraea douglasii (Douglas Spiraea)	7	Shrub	Wet	Sun	1 gal.	1.5'	4-5'	Cluster
Shrub/G.C.	Arctostaphylos ura-ursi (Kinnikinnick)	140	GC	Moist/Dry	Sun	Pots	4"	36" o/c.	Cluster
	Total Shrubs / Ground cover	165							
Lg. Shrub/Sm. Tree	Acer circinatum (Vine Maple)	12	Tree	Moist	Part	2 gal.	2'	As Shown	Single
Lg. Shrub/Sm. Tree	Rhamnus purshiana (Cascara)	5	Tree	Moist/Dry	Part	1 gal.	2'	As Shown	Single
	Total Shrubs / Small Trees	17							

NO FERTILIZER REQUIRED FOR DETENTION POND PLANTINGS.



TREE PLANTING- CONTAINER/ BURLAPPED

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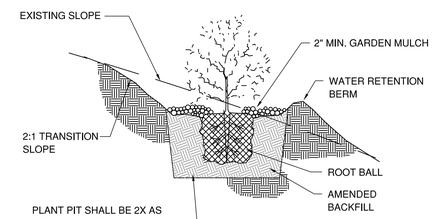

NO FERTILIZER TABLETS REQUIRED FOR WATER QUALITY POND/SWALE, AND BUFFER RESTORATION PLANTINGS.

SLOPE SHRUB PLANTING DETAIL

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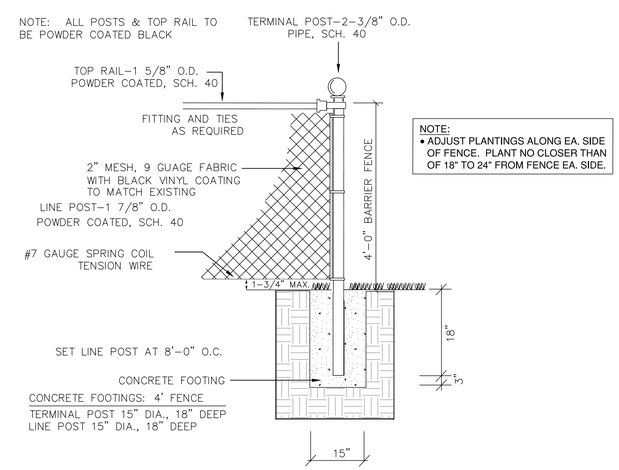

NOTE:
• ADJUST PLANTINGS ALONG EA. SIDE OF FENCE. PLANT NO CLOSER THAN OF 18" TO 24" FROM FENCE EA. SIDE.

A / L103 WATER QUALITY POND FENCE DETAIL

N.T.S.

INSTALLATION PER MANUFACTURERS RECOMMENDATIONS
NOTE: VERIFY FINAL LOCATION AND LIMITS WITH CLARK COUNTY PRIOR TO INSTALLATION.

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97281
Phone: 503.601.4516 | Fax: 503.924.4688

PRELIMINARY
STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
TROY A MEARS
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ALDERBROOK DEVELOPMENT
LAND USE DOCUMENTS
PLANTING PLAN
J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

REVISIONS		
REV.	DATE	DESCRIPTION

SHEET NAME:
DETENTION POND CELL DETAILS & NOTES

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ISSUE DATE:	6/8/2016
JOB NO.:	1618

SHEET:
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