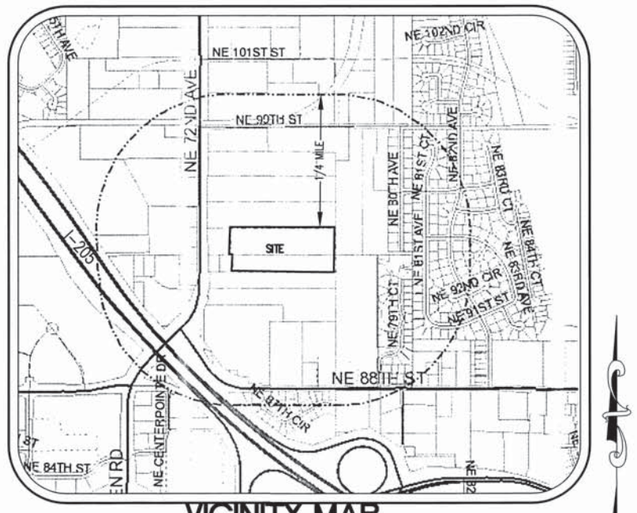
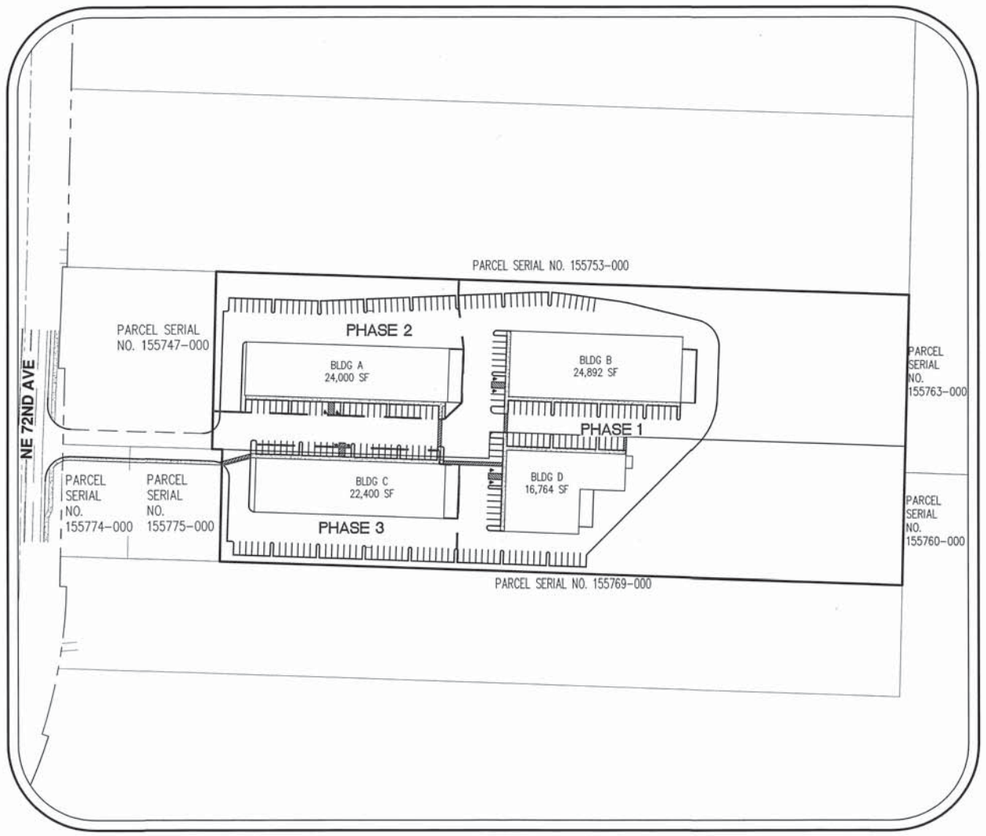
# BRICKWOOD SITE PLAN

## TYPE II SITE PLAN




**VICINITY MAP**
NOT TO SCALE




**SITE MAP**
NOT TO SCALE

### LEGEND

| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
|---|---|---|---|---|---|
| DECIDUOUS TREE | | | STORM SEWER CLEAN OUT | | |
| CONIFEROUS TREE | | | STORM SEWER CATCH BASIN | | |
| | | | STORM SEWER MANHOLE | | |
| FIRE HYDRANT | | | GAS METER | | |
| WATER BLOWOFF | | | GAS VALVE | | |
| WATER METER | | | GUY WIRE ANCHOR | | |
| WATER VALVE | | | POWER POLE | | |
| DOUBLE CHECK VALVE | | | POWER VAULT | P | P |
| AIR RELEASE VALVE | | | POWER JUNCTION BOX | | |
| SANITARY SEWER CLEAN OUT | | | POWER PEDESTAL | | |
| SANITARY SEWER MANHOLE | | | COMMUNICATIONS VAULT | C | C |
| SIGN | | | COMMUNICATIONS JUNCTION BOX | | |
| STREET LIGHT | | | COMMUNICATIONS RISER | | |
| MAILBOX | MB | MB | | | |

| | EXISTING | PROPOSED |
|---|---|---|
| RIGHT-OF-WAY LINE | | |
| BOUNDARY LINE | | |
| PROPERTY LINE | | |
| CENTERLINE | | |
| DITCH | | |
| CURB | | |
| EDGE OF PAVEMENT | | |
| EASEMENT | | |
| FENCE LINE | | |
| GRAVEL EDGE | | |
| POWER LINE | PWR | PWR |
| OVERHEAD WIRE | OHW | OHW |
| COMMUNICATIONS LINE | COM | COM |
| FIBER OPTIC LINE | CFO | CFO |
| GAS LINE | GAS | GAS |
| STORM SEWER LINE | STM | STM |
| SANITARY SEWER LINE | SAN | SAN |
| WATER LINE | WAT | WAT |

## SHEET INDEX


P1.0 COVER SHEET
P2.0 EXISTING CONDITIONS PLAN
P3.0 PRELIMINARY SITE PLAN
P3.1 PROPOSED CIRCULATION AND TURN MOVEMENT PLAN
P4.0 PROPOSED GRADING AND STORMWATER PLAN
P5.0 SANITARY SEWER AND WATER PLAN
P6.0 PRELIMINARY LANDSCAPE AND LIGHTING PLAN
P6.1 PRELIMINARY LANDSCAPE AND LIGHTING PLAN


**OWNERS**

NELS HOLLO
4717 NE 94TH ST
VANCOUVER, WA 98665

BRICKWOOD ENTERPRISES LLC.
CONTACT: LORIN ERICKSON
9317 NE 72ND AVENUE
VANCOUVER, WA 98665
PH: 360-892-8700
E-MAIL: lorin.erickson@pipermechanical.com

**APPLICANT**

BRICKWOOD ENTERPRISES LLC.
CONTACT: LORIN ERICKSON
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VANCOUVER, WA 98665
PH: 360-892-8700
E-MAIL: lorin.erickson@pipermechanical.com

**ENGINEERING / SURVEYING FIRM**

AKS ENGINEERING & FORESTRY VANCOUVER, LLC.
CONTACT: SETH HALLING, P.E.
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: sethh@aks-eng.com

**PROPERTY DESCRIPTION:**

LOCATED IN THE NW 1/4, S05, T2N, R2E, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.
PROPERTY SERIAL #'S 155767-000 AND 155745-000

**EXISTING LAND USE:**

RESIDENTIAL AND COMMERCIAL

**PROJECT PURPOSE:**

LIGHT INDUSTRIAL SITE PLAN
(88,056 S.F. BUILDING FOOTPRINTS)
(100,000 S.F. MAX. BUILDING AREA )

**SITE AREA:**

±10.04 ACRES (437,190 S.F.)


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**BRICKWOOD SITE PLAN**
**CLARK COUNTY WASHINGTON**
PARCEL SERIAL NO.'S 155767-000 & 155745-000 NW 1/4 OF SEC. 5, T2N, R2E, W.M.

**COVER SHEET**

| | |
|---|---|
| DESIGNED BY: | SMH |
| DRAWN BY: | JRS |
| CHECKED BY: | SMH |
| SCALE: | AS NOTED |
| DATE: | 01/15/2015 |

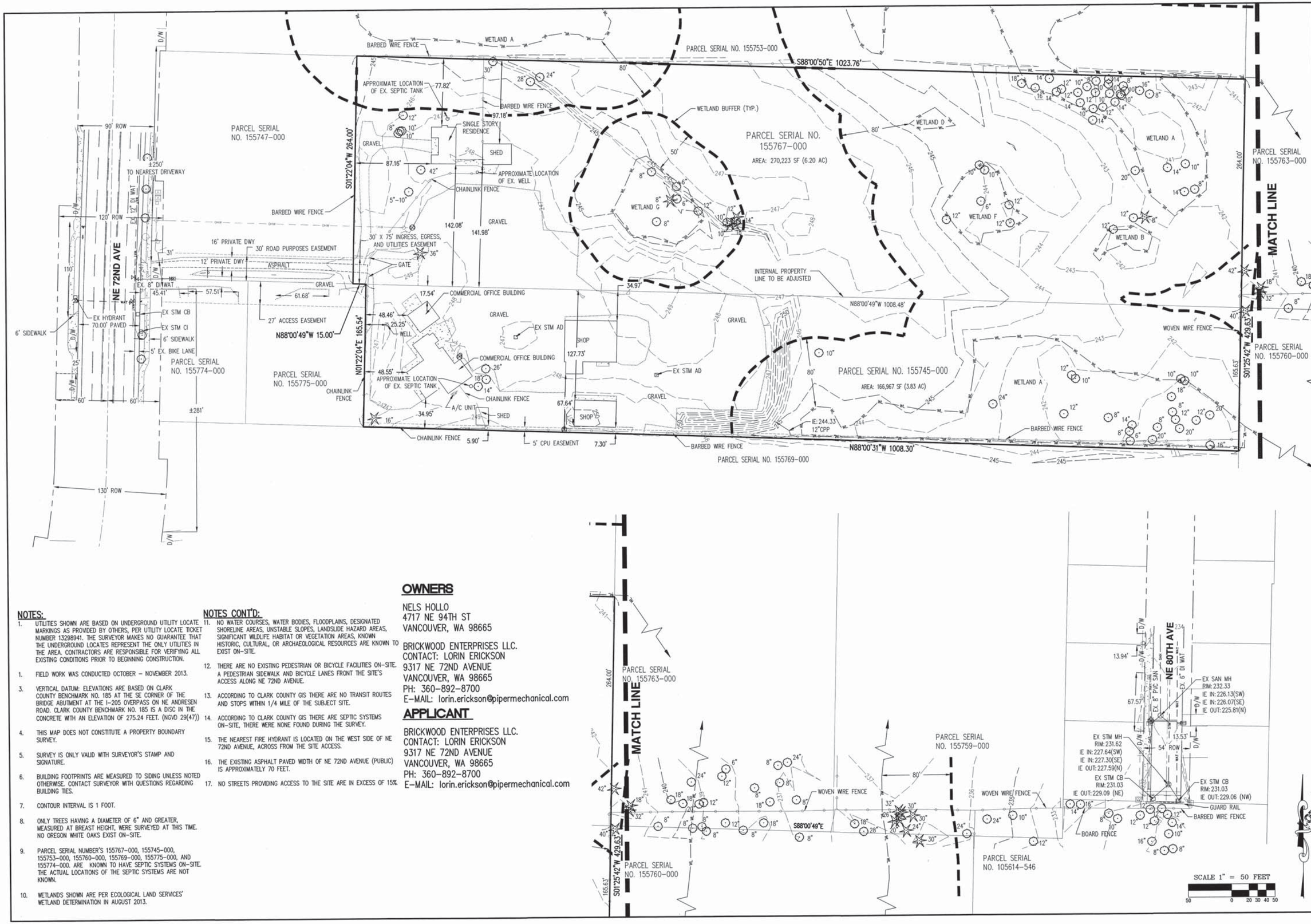
PRELIMINARY NOT FOR CONSTRUCTION
SETH MICHAEL HALLING 10/24/15 48813 REGISTERED PROFESSIONAL ENGINEER

REVISIONS

JOB NUMBER 3810

SHEET **P1.0**

AKS DRAWING FILE: 3810 P1.0.DWG | LAYOUT: P-01




## NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBER 13298941. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
1. FIELD WORK WAS CONDUCTED OCTOBER – NOVEMBER 2013.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 185 AT THE SE CORNER OF THE BRIDGE ABUTMENT AT THE I-205 OVERPASS ON NE ANDRESEN ROAD. CLARK COUNTY BENCHMARK NO. 185 IS A DISC IN THE CONCRETE WITH AN ELEVATION OF 275.24 FEET. (NGVD 29(47))
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
6. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
7. CONTOUR INTERVAL IS 1 FOOT.
8. ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME. NO OREGON WHITE OAKS EXIST ON-SITE.
9. PARCEL SERIAL NUMBER'S 155767-000, 155745-000, 155753-000, 155760-000, 155769-000, 155775-000, AND 155774-000, ARE KNOWN TO HAVE SEPTIC SYSTEMS ON-SITE. THE ACTUAL LOCATIONS OF THE SEPTIC SYSTEMS ARE NOT KNOWN.
10. WETLANDS SHOWN ARE PER ECOLOGICAL LAND SERVICES' WETLAND DETERMINATION IN AUGUST 2013.

## NOTES CONT'D:

11. NO WATER COURSES, WATER BODIES, FLOODPLAINS, DESIGNATED SHORELINE AREAS, UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS, SIGNIFICANT WILDLIFE HABITAT OR VEGETATION AREAS, KNOWN HISTORIC, CULTURAL, OR ARCHAEOLOGICAL RESOURCES ARE KNOWN TO EXIST ON-SITE.
12. THERE ARE NO EXISTING PEDESTRIAN OR BICYCLE FACILITIES ON-SITE. A PEDESTRIAN SIDEWALK AND BICYCLE LANES FRONT THE SITE'S ACCESS ALONG NE 72ND AVENUE.
13. ACCORDING TO CLARK COUNTY GIS THERE ARE NO TRANSIT ROUTES AND STOPS WITHIN 1/4 MILE OF THE SUBJECT SITE.
14. ACCORDING TO CLARK COUNTY GIS THERE ARE SEPTIC SYSTEMS ON-SITE, THERE WERE NONE FOUND DURING THE SURVEY.
15. THE NEAREST FIRE HYDRANT IS LOCATED ON THE WEST SIDE OF NE 72ND AVENUE, ACROSS FROM THE SITE ACCESS.
16. THE EXISTING ASPHALT PAVED WIDTH OF NE 72ND AVENUE (PUBLIC) IS APPROXIMATELY 70 FEET.
17. NO STREETS PROVIDING ACCESS TO THE SITE ARE IN EXCESS OF 15%.

## OWNERS

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# BRICKWOOD SITE PLAN

CLARK COUNTY WASHINGTON
PARCEL SERIAL NO.'S 155767-000 & 155745-000 NW 1/4 OF SEC. 5, T2N, R2E, W.M.

# EXISTING CONDITIONS PLAN

| | |
|---|---|
| DESIGNED BY: | SMH |
| DRAWN BY: | JRS |
| CHECKED BY: | SMH |
| SCALE: | AS NOTED |
| DATE: | 01/15/2015 |

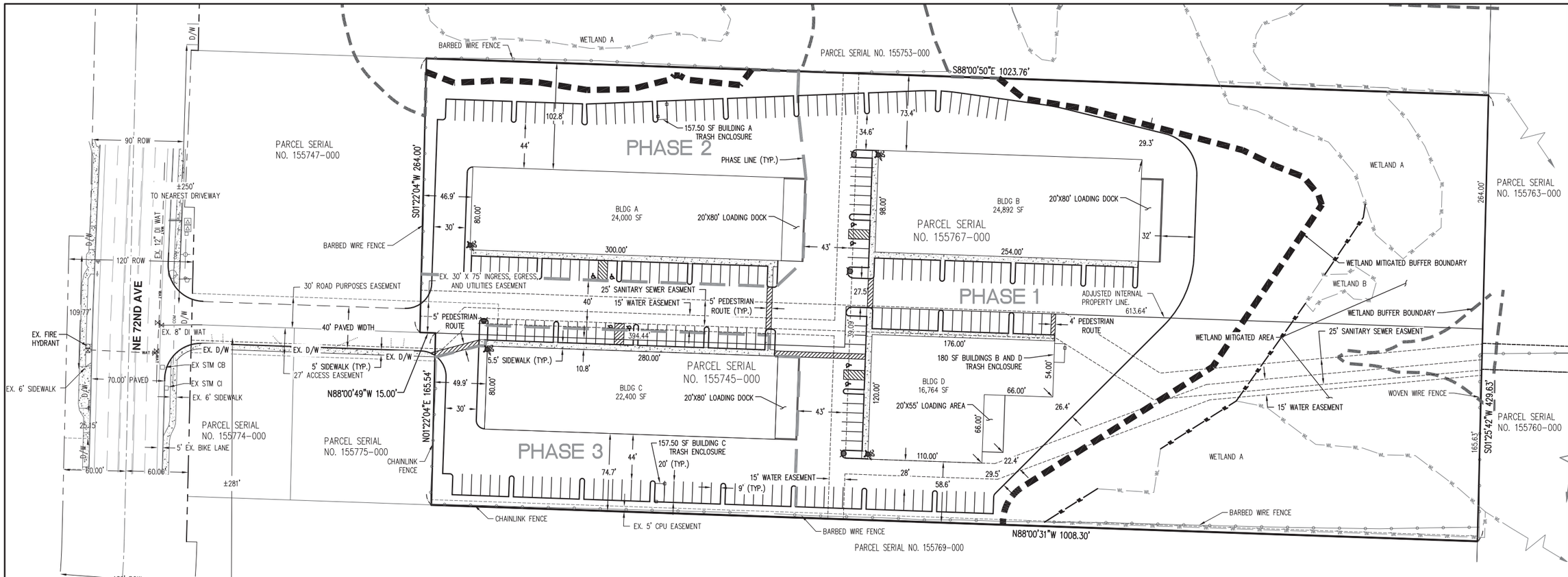
REVISIONS

JOB NUMBER 3810

SHEET P2.0

NOT FOR CONSTRUCTION

AKS DRAWING FILE: 3810 P2.0.DWG | LAYOUT: P-02




## NOTES:

1. THERE ARE NO BICYCLE IMPROVEMENTS PROPOSED ON SITE.
2. STORMWATER FROM THE MAJORITY OF THE SITE WILL BE DETAINED AND DISCHARGED TO THE WETLAND EAST OF THE PROPOSED IMPROVEMENTS AT RATES BASED ON CCC 40.385.
3. ALL PROPOSED BUILDINGS WILL BE FOR LIGHT INDUSTRIAL USES AND CONSTRUCTED WITH METAL OR CONCRETE WITH PORTIONS OF THE BUILDING CONTAINING A POSSIBLE 2ND STORY. TOTAL BUILDING AREAS WILL NOT EXCEED 100,000 S.F..
4. ALL PROPOSED BUILDINGS WILL BE CONNECTED TO PUBLIC WATER PROVIDED BY CITY OF VANCOUVER AND SANITARY SEWER PROVIDED BY CRWWD.
5. THE EXISTING STRUCTURES WILL BE REMOVED WITH THE CORRESPONDING PHASES.
6. THE EXISTING WELL AND SEPTIC SYSTEMS WILL BE DECOMMISSIONED WITH THE CORRESPONDING PHASE.
7. LESS THAN 0.50 ACRE OF WETLAND FILL IS PROPOSED WITH MITIGATION AND ENHANCEMENT PROPOSED ON SITE.
8. SEE ELS WETLAND MITIGATION REPORT FOR DETAILS.
9. SITE SHALL HAVE A BLANKET EASEMENT FOR CITY ACCESS AND INSPECTION OF THE PRIVATE STORMWATER FACILITIES.
10. PARCELS 155774-000 & 155775-000 WILL BE ACCESSED OFF THE PROPOSED 40' SHARED DRIVEWAY.
11. THERE ARE NO PEDESTRIAN AND TRANSIT FACILITIES PROPOSED WITH THIS PROJECT.
12. THERE ARE NO ROAD SEGMENTS ON SITE OR WITHIN 500 FEET OF THE SUBJECT SITE THAT ARE IN EXCESS OF 15%.
13. NE 72ND AVENUE IS A PUBLIC ROAD WITH A 70' ASPHALT PAVED WIDTH.
14. NE 80TH AVENUE IS A PUBLIC ROAD WITH A 34' ASPHALT PAVED WIDTH.
15. SITE SHALL CONTAIN A 25-FOOT WIDE SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
16. SITE SHALL CONTAIN A 15-FOOT WIDE WATER EASEMENT TO THE CITY OF VANCOUVER.
17. TRASH ENCLOSURES TO BE SCREENED TO F2 STANDARD.

## SIGHT DISTANCE:

SIGHT DISTANCE AS MEASURED IN THE FIELD AT THE EXISTING DRIVEWAY SERVING THE SITE EXCEEDS 500 FEET TO THE NORTH AND 500 FEET TO THE SOUTH. THE RESULTS CONFIRM THAT THE EXISTING DRIVEWAY MEETS THE 500 FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN CLARK COUNTY CODE SECTION 40.350.030(8)(b).

## STATISTICS:

| | |
|---|---|
| GROSS SITE AREA: | 10.04 AC |
| INDUSTRIAL BUILDING AREA: | 100,000 SF (MAX.) |
| PROPOSED LANDSCAPE AREA: | 3.96 AC (39%) |
| REQUIRED PARKING (100,000/500): | 200 |
| PROPOSED STANDARD SPACES: | 222 |
| PROPOSED ADA SPACES: | 8 |
| TOTAL PROPOSED SPACES: | 230 |

## ENGINEERING / SURVEYING FIRM

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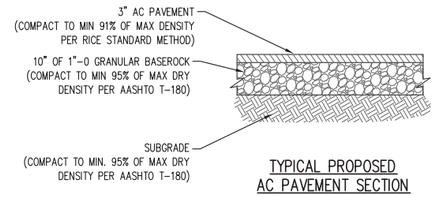
PH: 360-892-8700
E-MAIL: lorin.erickson@pipermechanical.com

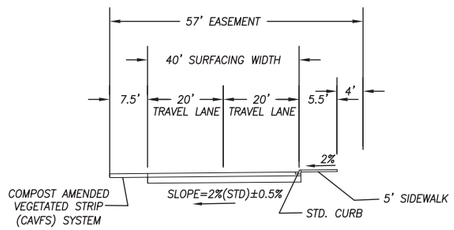
## SITE AREA:

±10.04 ACRES (437,190 S.F.)
ADJUSTED PARCEL SERIAL NO. 155767-000: ±5.66 ACRES (246,296 S.F.)
ADJUSTED PARCEL SERIAL NO. 155745-000: ±4.38 ACRES (190,893 S.F.)



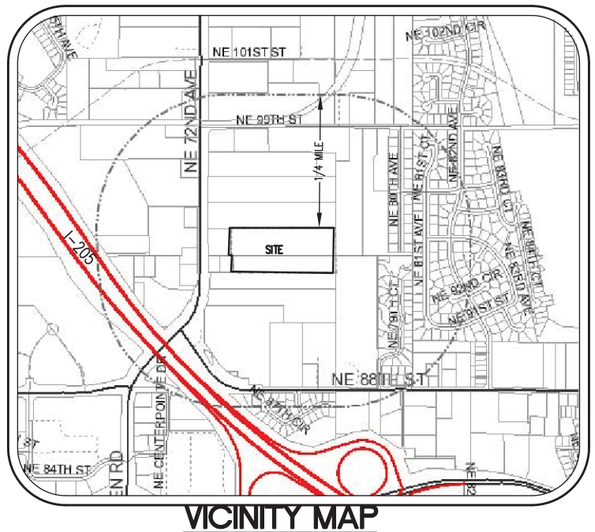

TYPICAL PROPOSED AC PAVEMENT SECTION

NOT TO SCALE




PRIVATE DRIVEWAY SECTION

NOT TO SCALE




VICINITY MAP

NOT TO SCALE

SCALE 1" = 50 FEET

50 0 20 30 40 50

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# BRICKWOOD
# SITE PLAN

CLARK COUNTY WASHINGTON
PARCEL SERIAL NO.'S 155767-000 & 155745-000
NW 1/4 OF SEC. 5, T2N, R2E, W.M.

# PRELIMINARY SITE PLAN

| | |
|---|---|
| DESIGNED BY: | SMH |
| DRAWN BY: | JRS |
| CHECKED BY: | SMH |
| SCALE: | AS NOTED |

DATE: 01/27/15

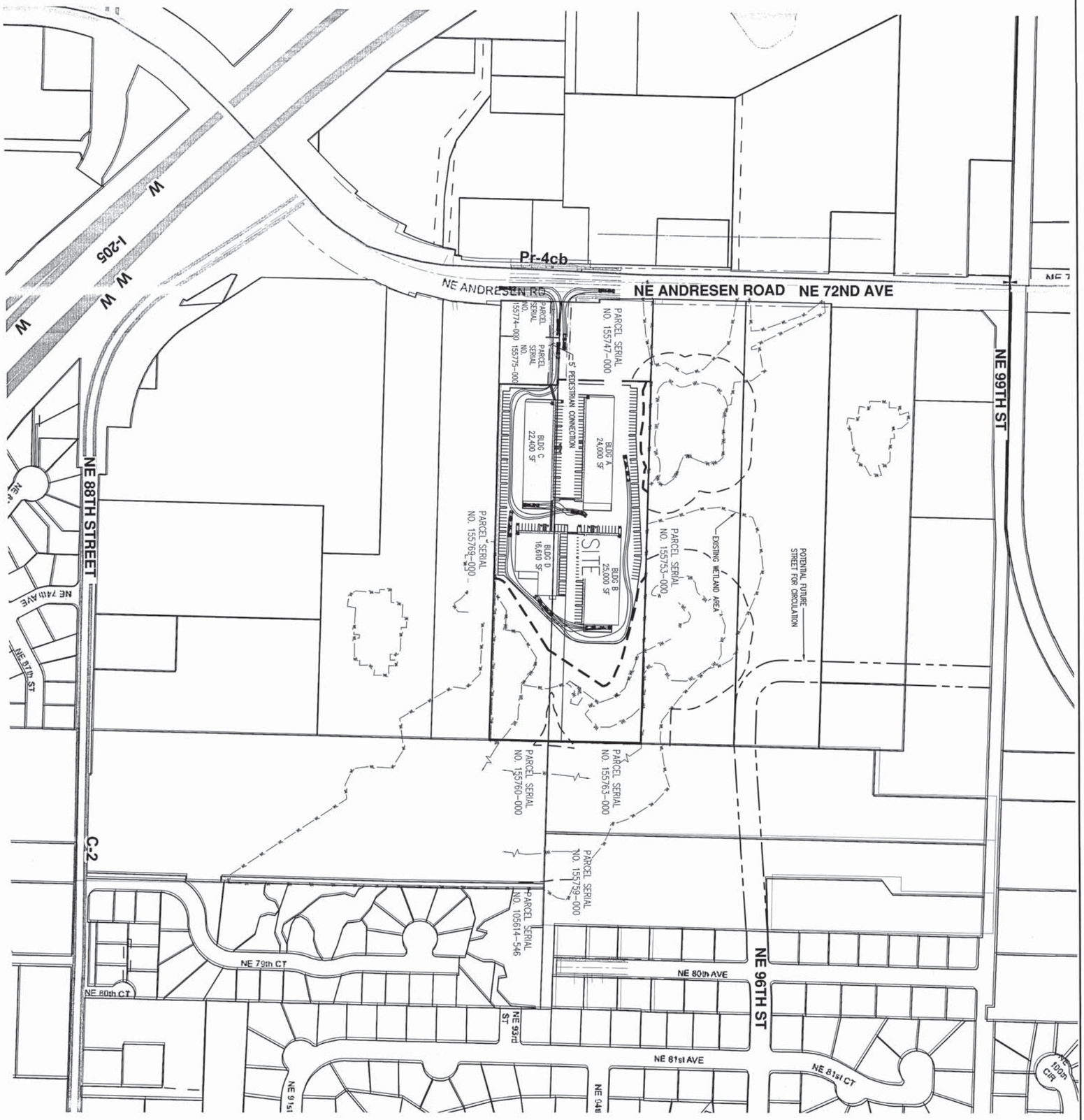
SETH MICHAEL HALLING
STATE OF WASHINGTON
48813
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 3810

SHEET P3.0

AKS DRAWING FILE: 3810 P3.0.DWG | LAYOUT: P-03




NOTES:
1. A POTENTIAL FUTURE STREET AS SHOWN FROM NE 96TH ST TO NE 99TH ST WOULD ALSO PROVIDE ACCESS TO THE NORTH OF THE SITE. ACCESS FOR THE SITE FROM THE EAST (NE 80TH AVE) IS NOT BE FEASIBLE DUE TO THE LARGE AREAS OF EXISTING WETLANDS. WETLAND MITIGATION IS PROPOSED ON THE ENTIRE EAST PORTION OF THE SITE.
2. VEHICLE TURNING MOVEMENTS SHOWN ARE A WB-40 SEMI TRUCK.
3. SITE ACCESS IS PROPOSED UTILIZING A 40' SHARED PRIVATE DRIVEWAY FROM NE 72ND AVE.

SCALE: 1" = 150 FEET

# PROPOSED CIRCULATION AND TURNING MOVEMENT PLAN

**BRICKWOOD**
**SITE PLAN**
**CLARK COUNTY WASHINGTON**
PARCEL SERIAL NO.'S 155767-000 & 155745-000 NW 1/4 OF SEC. 5, T2N, R2E, W.M.

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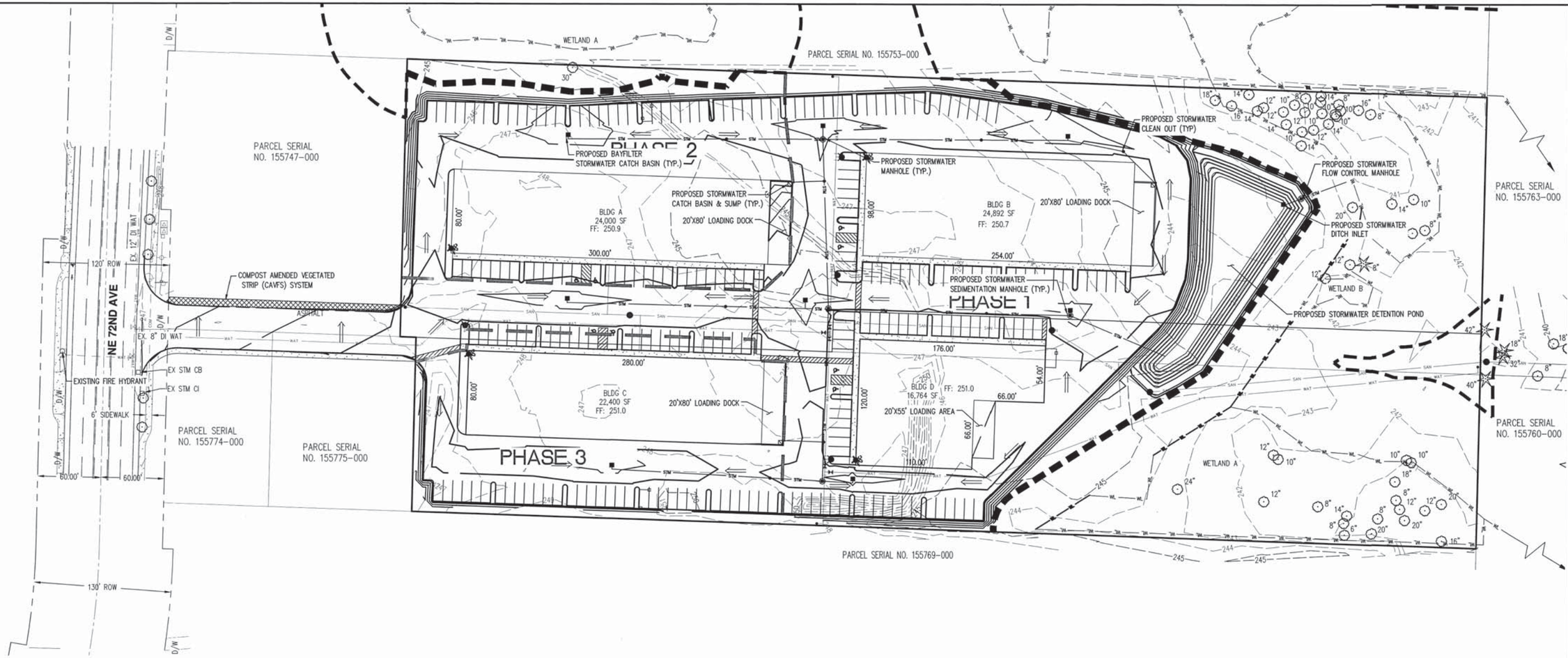
DESIGNED BY: SMH
DRAWN BY: JRS
CHECKED BY: SMH
SCALE: AS NOTED
DATE: 01/15/20

REVISIONS

JOB NUMBER 3810
SHEET P3.1




## LEGEND

| | |
|---|---|
| EXISTING GROUND CONTOUR (1 FT) | 101 |
| EXISTING GROUND CONTOUR (5 FT) | 100 |
| FINISHED GRADE CONTOUR (1 FT) | 101 |
| FINISHED GRADE CONTOUR (5 FT) | 100 |
| FLOW ARROW | ⇐ |
| WETLAND MITIGATED BUFFER | |
| WETLAND BUFFER | |
| NARROW AREA FILTER STRIPS | |

NOTES:
1. STORM WATER QUANTITY AND QUALITY REQUIREMENTS WILL BE MET USING BAYFILTER WATER QUALITY STRUCTURES, OVERSIZED UNDERGROUND DETENTION PIPES, AND A DETENTION POND.
2. STORM WATER RUNOFF FROM THE PROPOSED IMPROVED PRIVATE DRIVEWAY WILL BE TREATED AND FULLY DISPERSED BY A COMPOST AMENDED VEGETATED STRIP (CAVFS) SYSTEM.
3. SITE SHALL CONTAIN A PUBLIC STORMWATER ACCESS AND INSPECTION EASEMENT TO CLARK COUNTY.
4. WETLANDS ARE LOCATED ON-SITE. A PORTION OF THE WETLANDS ON THE WEST SIDE OF THE SITE ARE BEING FILLED. LESS THAN 0.50 ACRE OF WETLAND FILL IS PROPOSED WITH MITIGATION AND ENHANCEMENT PROPOSED ON SITE.
5. STORMWATER FROM THE MAJORITY OF THE SITE WILL BE DETAINED AND DISCHARGED TO THE WETLAND EAST OF THE PROPOSED IMPROVEMENTS AT RATES BASED ON CCC 40.385.
6. STORMWATER FROM THE PROPOSED IMPROVED PRIVATE DRIVEWAY WILL CONTINUE TO BE DIRECTED TO THE NORTH AS HISTORICALLY.

PRELIMINARY GRADING QUANTITIES
CUT: 1,000 C.Y.

FILL: 19,200 C.Y.

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR BID PURPOSES.

SCALE 1" = 50 FEET
50 0 20 30 40 50

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# BRICKWOOD
## SITE PLAN

CLARK COUNTY WASHINGTON
PARCEL SERIAL NO.S 155767-000 & 155745-000 NW 1/4 OF SEC. 5, T2N, R2E, W.M.

# PROPOSED GRADING AND STORMWATER PLAN

| | |
|---|---|
| DESIGNED BY: | BC |
| DRAWN BY: | JRS |
| CHECKED BY: | SMH |
| SCALE: | AS NOTED |
| DATE: | 01/15/2015 |

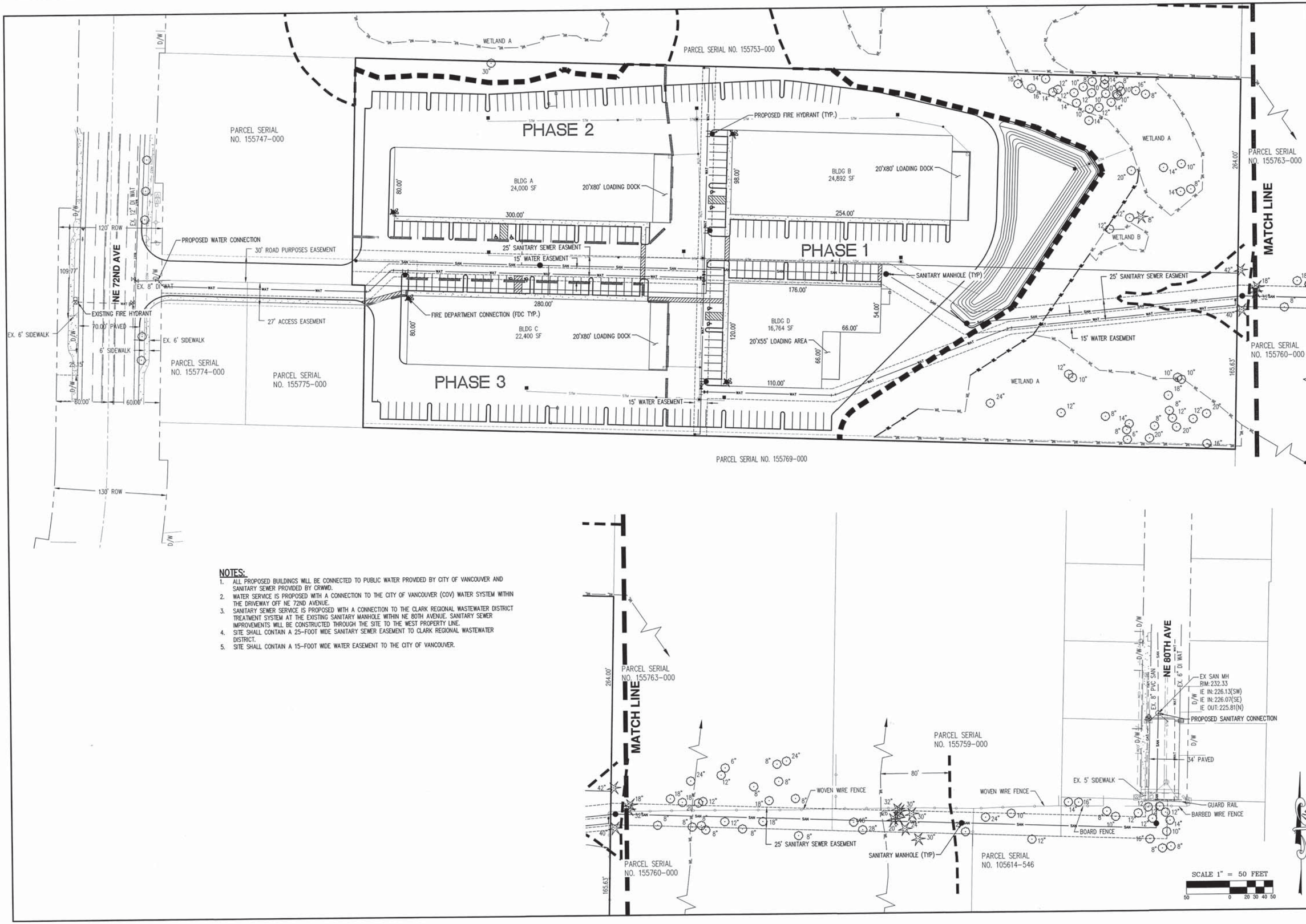
KEITH MICHAEL HARTING — STATE OF WASHINGTON — 48813 — REGISTERED PROFESSIONAL ENGINEER

REVISIONS

JOB NUMBER 3810

SHEET P4.0

AKS DRAWING FILE: 3810 P4.0.DWG | LAYOUT: P-04




**NOTES:**

1. ALL PROPOSED BUILDINGS WILL BE CONNECTED TO PUBLIC WATER PROVIDED BY CITY OF VANCOUVER AND SANITARY SEWER PROVIDED BY CRWWD.
2. WATER SERVICE IS PROPOSED WITH A CONNECTION TO THE CITY OF VANCOUVER (COV) WATER SYSTEM WITHIN THE DRIVEWAY OFF NE 72ND AVENUE.
3. SANITARY SEWER SERVICE IS PROPOSED WITH A CONNECTION TO THE CLARK REGIONAL WASTEWATER DISTRICT TREATMENT SYSTEM AT THE EXISTING SANITARY MANHOLE WITHIN NE 80TH AVENUE. SANITARY SEWER IMPROVEMENTS WILL BE CONSTRUCTED THROUGH THE SITE TO THE WEST PROPERTY LINE.
4. SITE SHALL CONTAIN A 25-FOOT WIDE SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
5. SITE SHALL CONTAIN A 15-FOOT WIDE WATER EASEMENT TO THE CITY OF VANCOUVER.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# BRICKWOOD SITE PLAN

CLARK COUNTY WASHINGTON
PARCEL SERIAL NO.'S 155767-000 & 155745-000 NW 1/4 OF SEC. 5, T2N, R2E, W.M.

# SANITARY SEWER AND WATER PLAN

| | |
|---|---|
| DESIGNED BY: | SMH |
| DRAWN BY: | JRS |
| CHECKED BY: | SMH |
| SCALE: | AS NOTED |
| DATE: | 01/15/2015 |

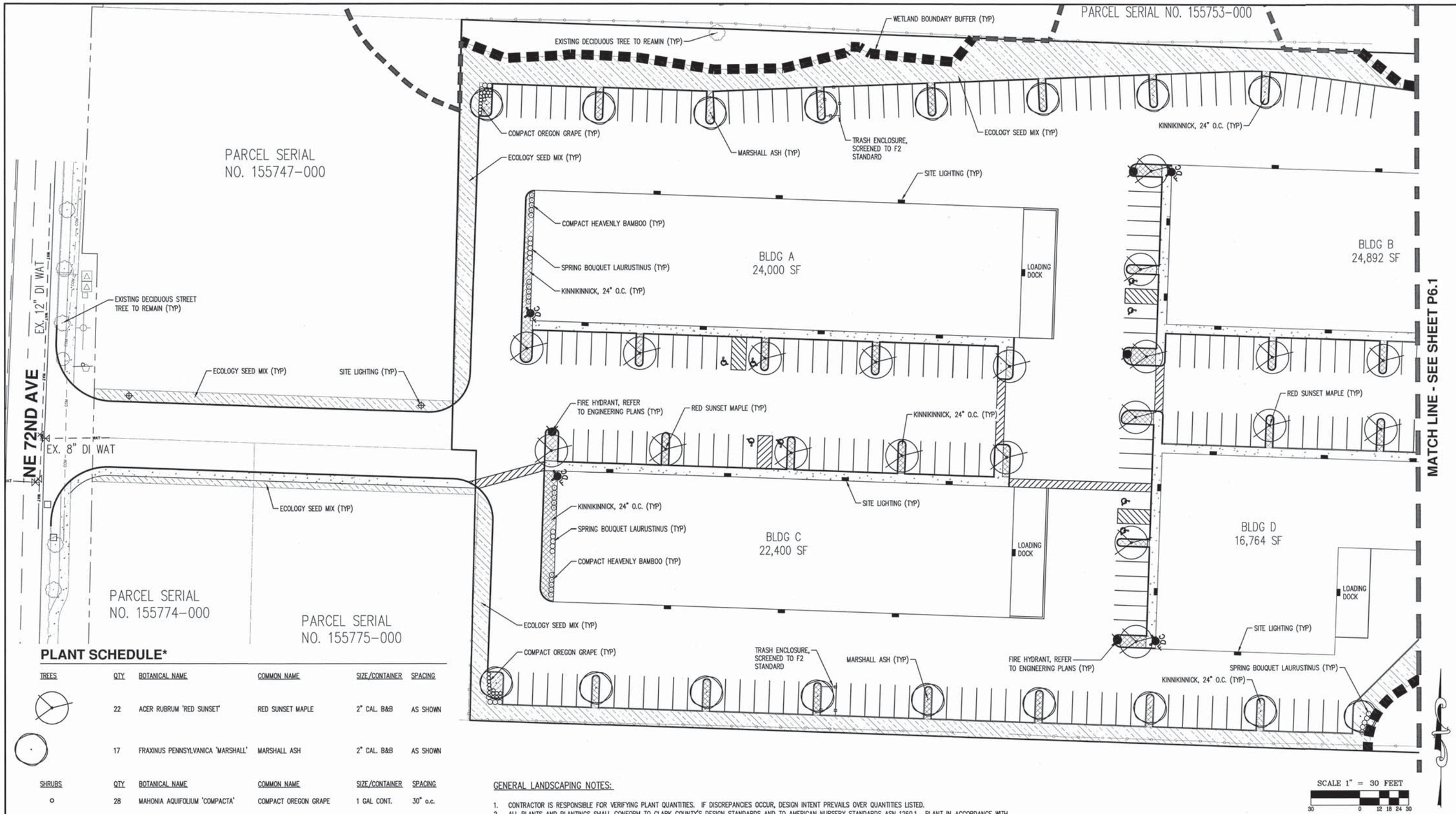
SETH MICHAEL HAYLING
STATE OF WASHINGTON
48813
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

JOB NUMBER
3810

SHEET
P5.0

AKS DRAWING FILE: 3810 P5.0.DWG | LAYOUT: P-05




SCALE 1" = 30 FEET

30 0 12 18 24 30

## PLANT SCHEDULE*

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---|---|---|---|---|---|
| | 22 | ACER RUBRUM 'RED SUNSET' | RED SUNSET MAPLE | 2" CAL. B&B | AS SHOWN |
| | 17 | FRAXINUS PENNSYLVANICA 'MARSHALL' | MARSHALL ASH | 2" CAL. B&B | AS SHOWN |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE/CONTAINER** | **SPACING** |
| ○ | 28 | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 1 GAL CONT. | 30" o.c. |
| ⊙ | 20 | NANDINA DOMESTICA 'COMPACTA' | COMPACT HEAVENLY BAMBOO | 1 GAL CONT. | 36" o.c. |
| ○ | 22 | VIBURNUM TINUS 'SPRING BOUQUET' | SPRING BOUQUET LAURUSTINUS | 1 GAL CONT. | 36" o.c. |
| **GROUND COVERS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE/CONTAINER** | **SPACING** |
| | 1,092 | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | 4" POT | 24" o.c. |
| | APPROX. 29,275 SF | ECOLOGY SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL); SEALINK SLENDER CREEPING RED FESCUE (55%); AZAY BLUE SHEEP FESCUE (18%); STRAWBERRY CLOVER (8%); BABY BLUE EYE'S (5%); DOUGLAS MEADOWFOAM (4%); SEA PINK (2%); WHITE CLOVER (3%); DWARF WHITE ALYSSUM (2.5%); DWARF WHITE YARROW (1.5%); DWARF ENGLISH DAISY (1%); APPLY AT A RATE OF 2 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER. | | | |
| | APPROX. 17,150 SF | NATIVE SWALE SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL); BLUE WILDRYE (50%); NATIVE RED FESCUE (15%); MEADOW BARLEY (10%); WESTERN MANNAGRASS (10%); AMERICAN SLOUGH GRASS (10%); TUFTED HAIRGRASS (5%); APPLY AT A RATE OF 1 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER. | | | |

* PLANT LEGEND INCLUDES PLANT QUANTITIES SHOWN ON SHEET P6.1

### GENERAL LANDSCAPING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
2. ALL PLANTS AND PLANTINGS SHALL CONFORM TO CLARK COUNTY'S DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1. PLANT IN ACCORDANCE WITH STANDARDS ADOPTED BY THE WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).
3. REVISIONS OR SUBSTITUTIONS TO PLANTINGS, INCLUDING CHANGES TO LOCATION, QUANTITIES, SPECIES, SIZES, SPACING, ETC. DUE TO UNFORESEEN SITE CONDITIONS, PLANT AVAILABILITY, ETC. MAY BE MADE BY THE LANDSCAPE ARCHITECT WHERE ALLOWED BY CLARK COUNTY'S DESIGN STANDARDS, PRIOR TO FINAL INSTALLATION.
4. TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1) FOR GRADE NO. 1 OR BETTER. DOUBLE STAKE ALL TREES. PROVIDE ROOT BARRIERS WHERE ADJACENT TO HARD SURFACING, CURBS, SIDEWALKS, ETC. ROOT BARRIER SHALL BE A MINIMUM OF 18" DEEP BY 6' LONG. CENTER ROOT BARRIER ON TREE TRUNK.
5. CENTER TREES IN LANDSCAPE PARKING ISLANDS WHERE POSSIBLE UNLESS OTHERWISE SHOWN. KEEP OTHER TREE TRUNKS 3' O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING. KEEP SHRUBS AND GROUNDCOVERS A MINIMUM OF 24" O.C. FROM PAVING AND 3' O.C. FROM TREES. ADJUST PLANTINGS AS NECESSARY ON SITE TO AVOID CONFLICTS WITH UTILITIES, HYDRANTS, LIGHT POLES, METERS, EXISTING LANDSCAPING, ETC.
6. ALL PARKING LOT TREES SHALL BE A MINIMUM OF 14' TALL AND LIMBED UP A MINIMUM OF 6' OR AS APPROVED BY CLARK COUNTY.
7. HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION. PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE.
8. MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES, SHRUBS, AND GROUNDCOVER PLANTINGS FOR A COHESIVE APPEARANCE. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWN OF PLANTS WITH BARK MULCH.
9. SOIL PREPARATION: PROVIDE AND SPREAD 12" OF AMENDED SOIL MIX IN ALL NEW SHRUB PLANTING AREAS. AMENDED SOIL MIX SHALL CONSIST OF APPROVED TOPSOIL SPREAD TO A DEPTH OF 6" AND INCORPORATE A 3" LAYER OF ORGANIC MULCH AND A 3" LAYER OF COARSE SAND INTO TOPSOIL. ORGANIC MULCH SHALL BE COARSE GRIND ROTTED BARK OR SAWDUST, PEAT MOSS, OR COMPOSTED YARD DEBRIS. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. STOCKPILED TOPSOIL FROM ON SITE MAY BE USED IF AVAILABLE AND SUITABLE FOR PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE OF EXISTING LANDSCAPE AREAS TO REMAIN.
10. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED USING THE CURRENT WATER SAVING TECHNOLOGY (I.E. DRIP IRRIGATION, FOR PLANTING BEDS, 'WATER SMART' CONTROL CLOCK, ETC.). LANDSCAPE CONTRACTOR TO 'DESIGN-BUILD' IRRIGATION SYSTEM AND SUBMIT PLANS TO CLARK COUNTY AND THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING INSTALLATION.

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KIRSTI ANN MAHLSWALD
LICENSE NO. 21803
EXPIRES ON 11/20/2015

AKS ENGINEERING AND FORESTRY, LLC
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ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE

# BRICKWOOD
## SITE PLAN

CLARK COUNTY WASHINGTON
PARCEL SERIAL NO.'S 155767-000 & 155745-000 NW 1/4 OF SEC. 5, T2N, R2E, W.M.

## PRELIMINARY LANDSCAPE AND LIGHTING PLAN

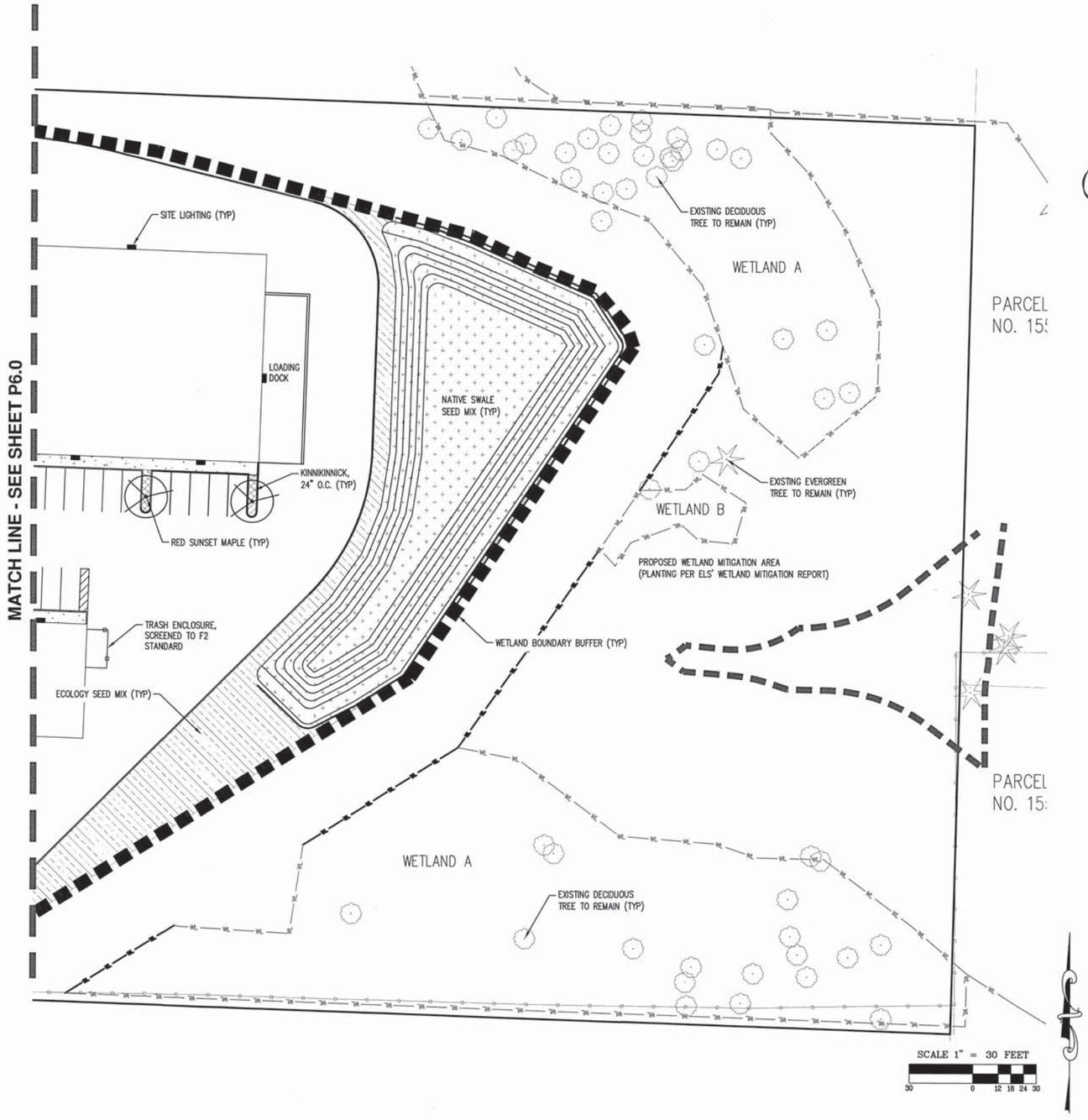
| | |
|---|---|
| DESIGNED BY: | KAH/TEB |
| DRAWN BY: | TEB |
| CHECKED BY: | KAH |
| SCALE: | AS NOTED |
| DATE: | 1/15/2015 |

REVISIONS

JOB NUMBER 3810

SHEET P6.0

AKS DRAWING FILE: 3810 P6.0.DWG | LAYOUT: P6.0




## PLANT SCHEDULE*

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---|---|---|---|---|---|
| | 22 | ACER RUBRUM 'RED SUNSET' | RED SUNSET MAPLE | 2" CAL. B&B | AS SHOWN |
| | 17 | FRAXINUS PENNSYLVANICA 'MARSHALL' | MARSHALL ASH | 2" CAL. B&B | AS SHOWN |

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---|---|---|---|---|---|
| ○ | 28 | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 1 GAL CONT. | 30" o.c. |
| ⊙ | 20 | NANDINA DOMESTICA 'COMPACTA' | COMPACT HEAVENLY BAMBOO | 1 GAL CONT. | 36" o.c. |
| ○ | 22 | VIBURNUM TINUS 'SPRING BOUQUET' | SPRING BOUQUET LAURUSTINUS | 1 GAL CONT. | 36" o.c. |

| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---|---|---|---|---|---|
| | 1,092 | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | 4" POT | 24" o.c. |

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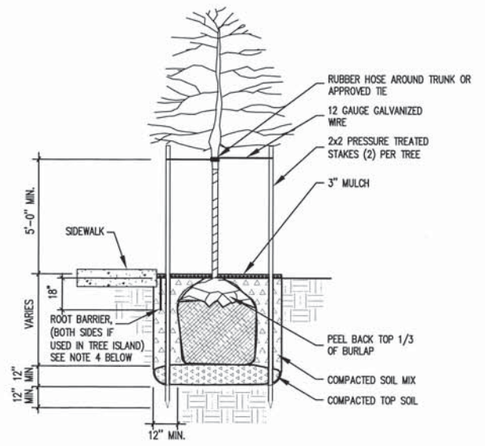


### 1 TYPICAL DECIDUOUS TREE PLANTING DETAIL

NTS

NOTE:
1. DRIVE STAKES OUTSIDE OF ROOTBALL.
2. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.
3. STAKE WITH 2 STAKES SET IN DIRECTION OF WIND.
4. ROOT BARRIER: 10' LONG X 18" DEEP ROOT BARRIER SHALL BE INSTALLED WHERE TREES ARE ADJACENT TO HARD SURFACING (CURB, SIDEWALK, ETC.)

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KIRSTEN ANN HAUSWALD
LICENSE NO. 1309
EXPIRES ON 1/27/2017

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## SITE PLAN

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PARCEL SIZE/NO.'S 156767-000 & 155745-000 NW 1/4 OF SEC. 5, T2N, R2E, W.M.

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