

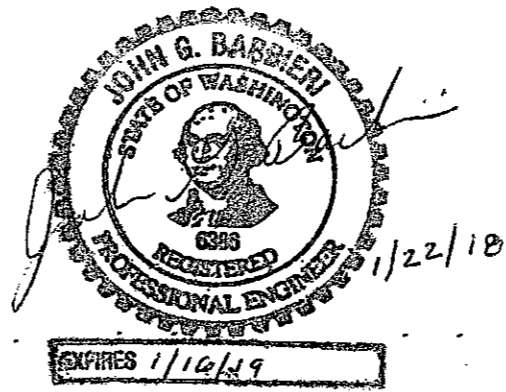
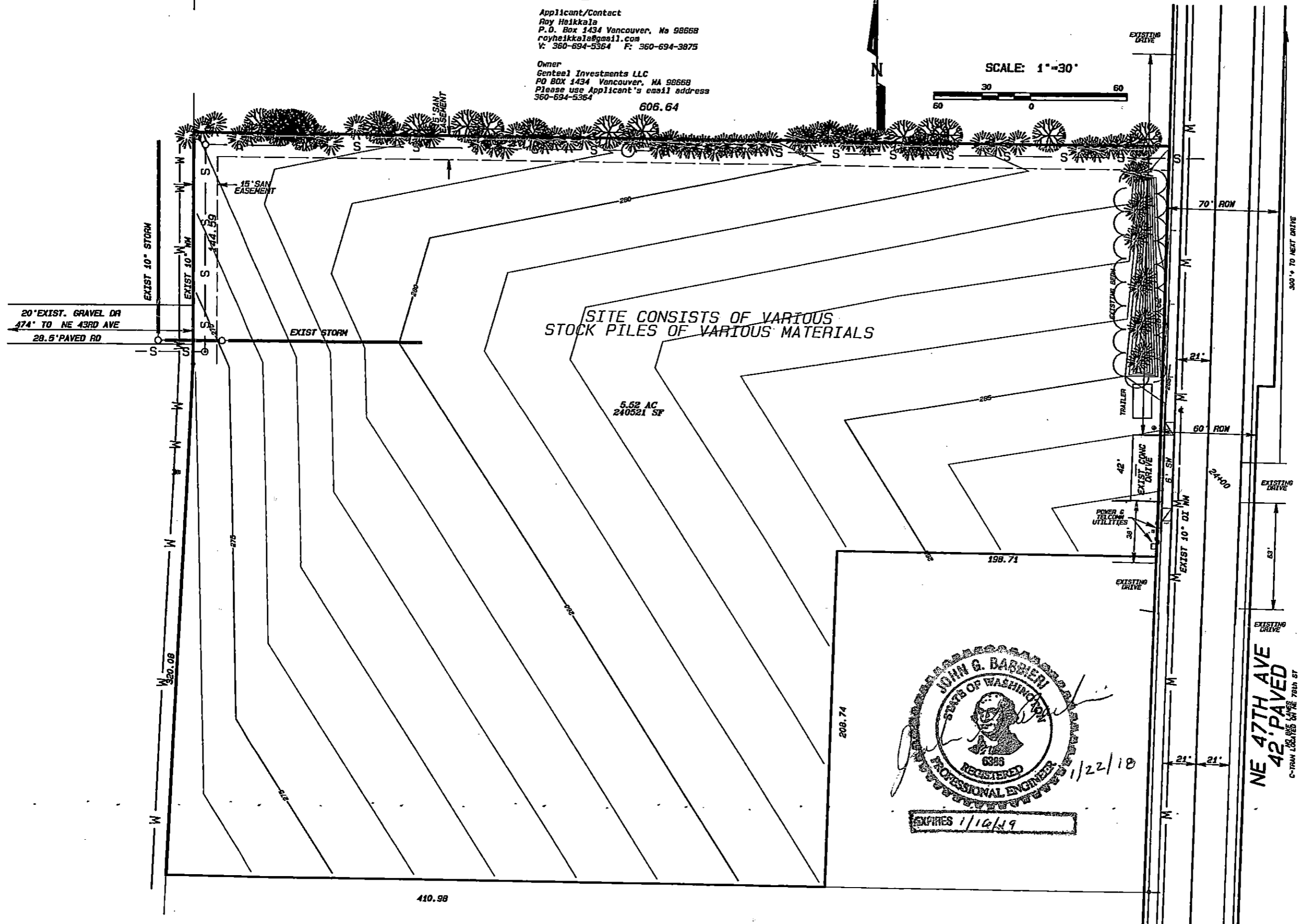
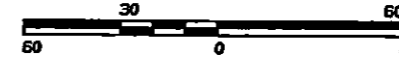
NE 47th Avenue Industrial Business Park Existing Conditions

Applicant/Contact
 Roy Heikkala
 P.O. Box 1434 Vancouver, WA 98668
 royheikkala@gmail.com
 V: 360-694-5364 F: 360-694-3875

Owner
 Gentel Investments LLC
 PO BOX 1434 Vancouver, WA 98668
 Please use Applicant's email address
 360-694-5364

606.64

SCALE: 1"=30'



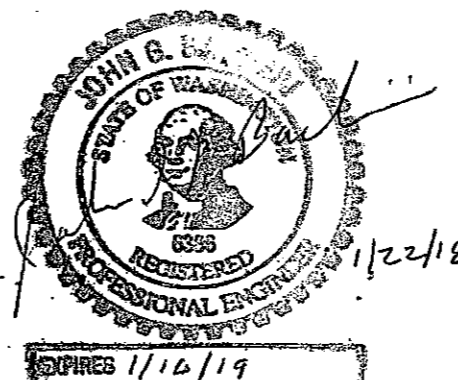
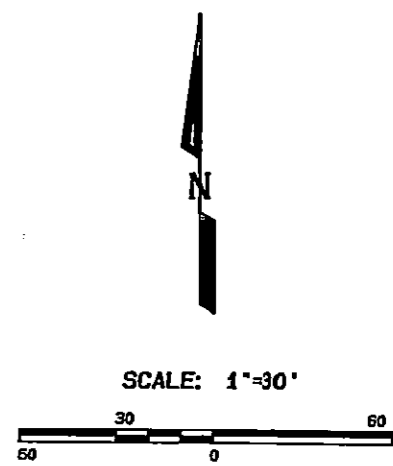
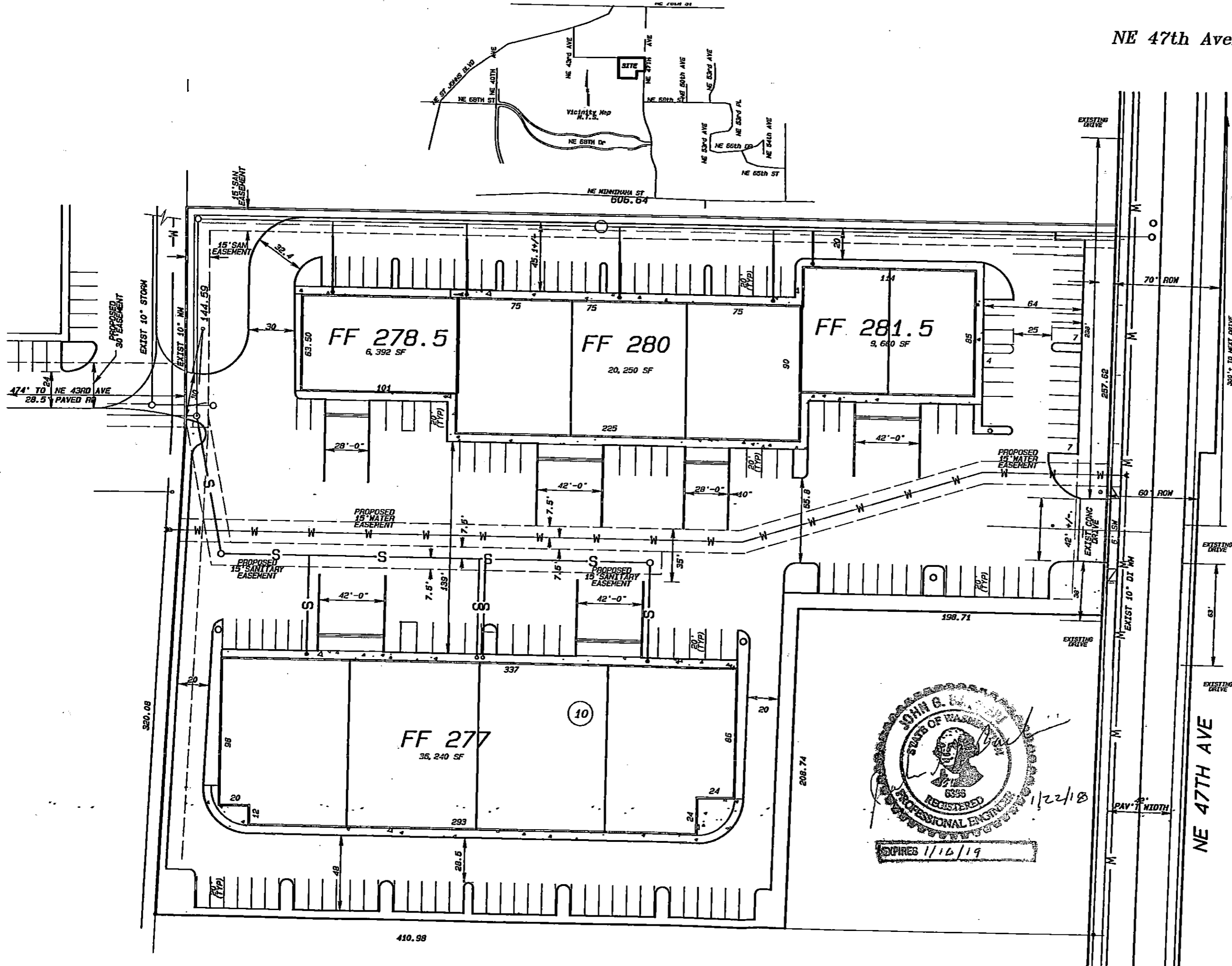
NE 47TH AVE
 42' PAVED
 C-RAM LOCATED ON NE 79th ST

NE 47th Avenue Industrial Business Park Proposed Plan

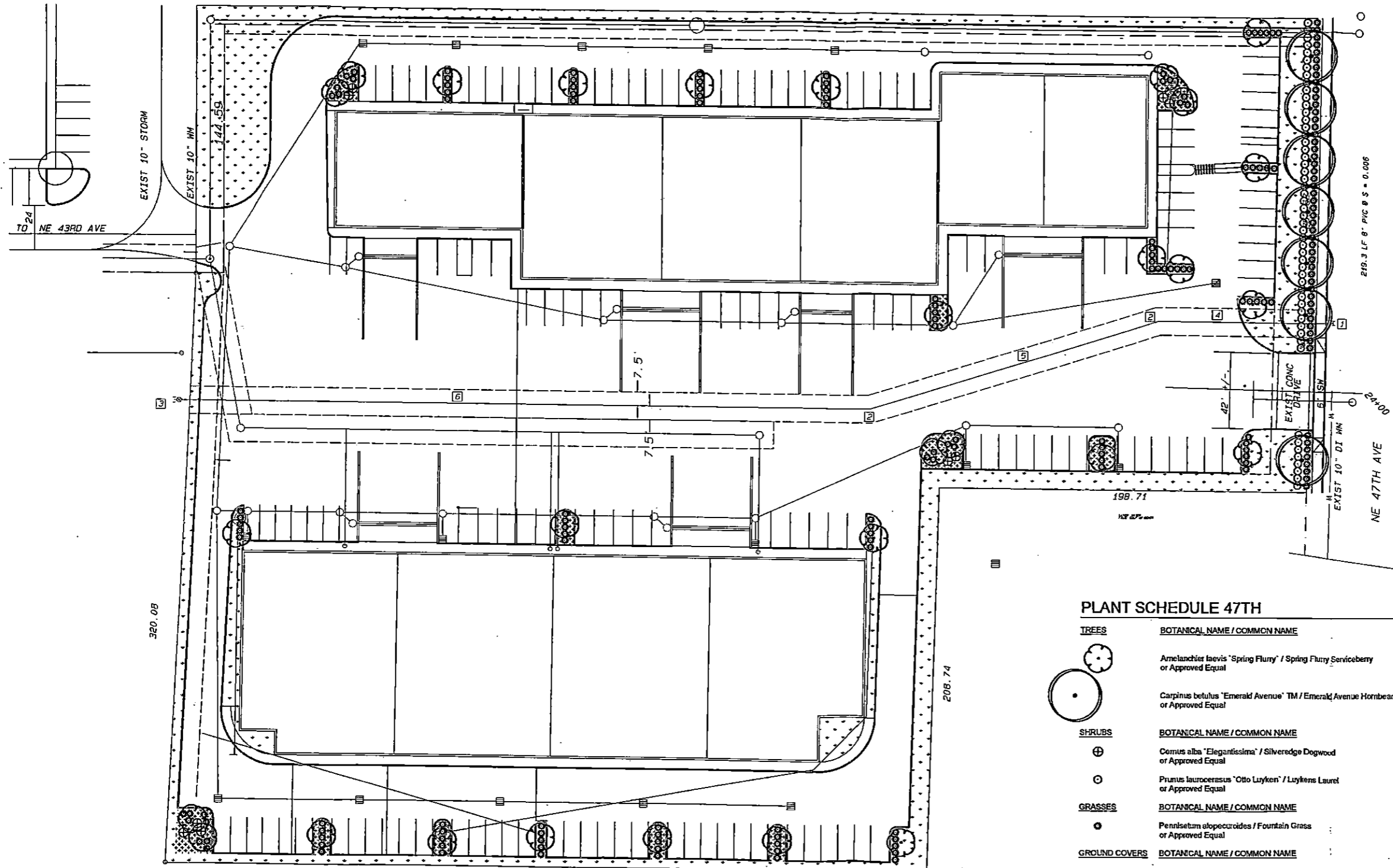
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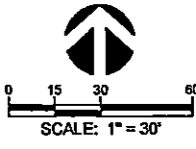
5.52 AC
240521 SF



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811
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Clark Land Design, PLLC
Land Use Planning
Landscape Architecture
Development Consulting

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47th Avenue Industrial Park

7219 NE 47TH AVENUE
VANCOUVER, WA 98661

SHEET TITLE
LANDSCAPE PLAN

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DATE 12/22/17
ISSUE PRELIM

REVISION

DRAWN BY JAC
CHECKED BY JAC

JOB #: 1.17.060

SCALE: 1" = 30'-0"

SHEET NUMBER
L1.0

PLANT SCHEDULE 47TH

TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry or Approved Equal	B & B	1.5" cal	30' o.c.	29
	Carpinus betulus 'Emerald Avenue' TM / Emerald Avenue Hornbeam or Approved Equal	B & B	1.5" cal	30' o.c.	7
SHRUBS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Cornus alba 'Elegantissima' / Silveredge Dogwood or Approved Equal	3 gal	15"-18"	5' o.c.	9
	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel or Approved Equal	3 gal	15"-18"	4' o.c.	53
GRASSES	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Pennisetum alopecuroides / Fountain Grass or Approved Equal	3 gal	12"-15"	3.5' o.c.	187
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Cotoneaster dammeri / Bearberry Cotoneaster or Approved Equal	1 gal	10"-12"	30' o.c.	291
	L1 LANDSCAPING BY OTHERS Design/Build L1 landscape Plantings by Owner or Contractor				20,333 sf



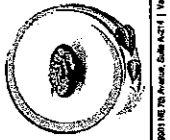
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STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT

JAMES A. CLARK
LICENSE NO. 778
EXPIRES ON 03-31-2018

Clark
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Landscape Architecture
Development Consulting



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47th Avenue Industrial Park

7219 NE 47TH AVENUE
VANCOUVER, WA 98661

SHEET TITLE
LANDSCAPE NOTES
& DETAILS

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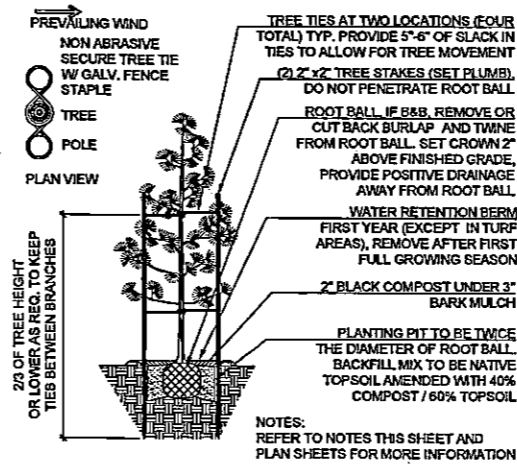
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JOB #: 1.17.060

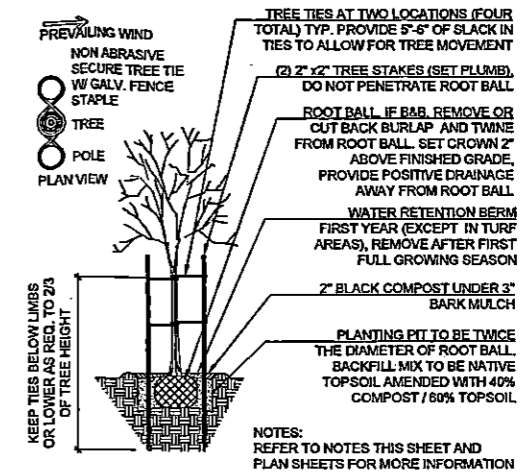
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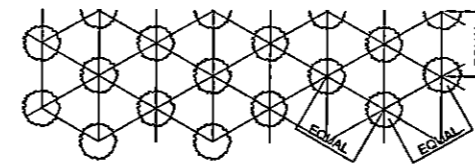
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1 Evergreen Planting Detail
NO SCALE

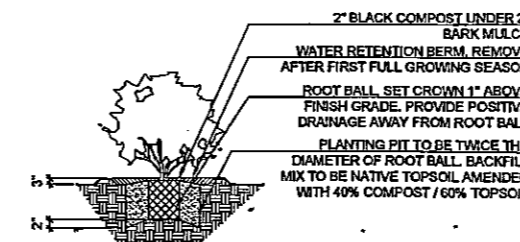


2 Deciduous Tree Planting Details
NO SCALE



NOTES:
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.
GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

3 Groundcover Planting Details
NO SCALE



4 Shrub Planting Details
NO SCALE

GENERAL LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL PREVAIL.
- 2. STAKE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING TREE PITS. THE OWNER RESERVES THE RIGHT TO ADJUST LOCATION AND SPACING OF PLANTS.
- 3. PLANT SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SIMILAR IN SIZE, SHAPE, AND FOLIAGE TYPE TO THE PLANT BEING REPLACED AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. STREET TREE SUBSTITUTIONS SHALL BE FROM CITY APPROVED LISTS OR SHALL BE APPROVED BY THE LOCAL JURISDICTION.
- 4. ALL PLANTS SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR SIZE AND QUALITY. SUBSTANDARD PLANT MATERIAL WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE.
- 5. THE LOWER BRANCHES OF TREES ADJACENT TO ROADS, PARKING AREAS, AND WALKWAYS SHALL BE PRUNED UP TO AVOID INTERFERENCE WITH PEDESTRIANS AND VEHICLES.
- 6. PLANTINGS WITHIN SIGHT DISTANCE AND VISION CLEARANCE TRIANGLES SHALL CONFORM TO LOCAL CODE STANDARDS.
- 7. REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
- 8. VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EXISTING AND PROPOSED) PRIOR TO DIGGING.
- 9. COORDINATE ALL PLANTINGS WITH LOCATIONS OF UTILITY POLES, STORM WATER STRUCTURES, CLEANOUTS, ELECTRICAL TRANSFORMERS, WATER METERS, FIRE HYDRANTS, AND ANY OTHER ABOVE OR BELOW GROUND UTILITIES AND STRUCTURES. CONTRACTOR MAY FIELD ADJUST OR ELIMINATE PLANTS THAT CONFLICT WITH UTILITIES WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCAL CODE REQUIREMENTS AND BEST INDUSTRY PRACTICES SHALL GOVERN THE DISTANCE BETWEEN PLANTINGS AND VARIOUS UTILITIES.
- 10. IRRIGATION SHALL BE DESIGNED AND PROVIDED BY OTHERS.
- 11. THE CIVIL ENGINEER AND GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION DESIGNER/ CONTRACTOR TO PROVIDE 4" SCH. 40 PVC SLEEVES AS NECESSARY UNDER DRIVEWAYS, SIDEWALKS, AND PARKING LOTS TO SUPPLY IRRIGATION TO ISOLATED PLANTING BEDS. SLEEVES SHALL HAVE A MINIMUM 24" OF COVER.
- 12. REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY LANDSCAPE WORK. CONSTRUCTION DEBRIS DISCOVERED BURIED IN PLANTING BEDS SHALL BE REMOVED PRIOR TO COMPLETING LANDSCAPE WORK.
- 13. ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 8 INCHES OF NON-COMPACTED TOPSOIL OR COMPOST AMENDED AND TILLED NATIVE SOIL.
- 14. TWO INCHES OF BLACK COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDING AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB OR GROUND COVER PLANT.
- 15. IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN THE FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
- 16. TREES PLANTED CLOSER THAN 5 FEET FROM CURBS AND SIDEWALKS SHALL BE INSTALLED WITH 16" DEEPROOT® ROOT BARRIERS OR AN APPROVED EQUAL ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- 17. THE LANDSCAPE PLANTING PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OUTLINED BY LOCAL CODES. IF A CODE OR STANDARD WAS OVERLOOKED, OMITTED OR VIOLATED ON THE PLAN, THE CODE SHALL PREVAIL OVER THE PLAN. IF THE CONTRACTOR PROPOSES ANY DEVIATIONS FROM THE PLANTING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.