



## Community Development Department

Building | Planning | Code Enforcement

(360) 225-7299

[www.ci.woodland.wa.us](http://www.ci.woodland.wa.us)

# NOTICE OF APPLICATION

## Atlas - Site Plan Review

<b>Land Use Application Nos.:</b>	SPR 20-010 (Site Plan Review) BLA 20-006 (Boundary Line Adjustment) SEP 20-015 (SEPA) CAP 20-004 (Critical Areas Permit)
<b>Applicant:</b>	Samuel Duguay Jackola Engineering and Architecture 702 Jefferson ST Vancouver, WA 98660
<b>Property Owner:</b>	Sarah and Kaarle Homola 428 N Pekin RD Woodland, WA 98674
<b>Site Location:</b>	428 N Pekin Woodland, WA 98674
<b>Parcel:</b>	507670100
<b>Zoning Designation:</b>	Heavy Industrial (I-2)
<b>Date Application Received:</b>	December 14, 2020
<b>Notice of Application &amp; Likely DNS issued:</b>	January 22, 2021
<b>Publish:</b>	February 3, 2021, Battle Ground Reflector
<b>Comment Due Date:</b>	February 17, 2021

### I. DESCRIPTION OF PROPOSAL

Atlas Plumbing Contractors own three lots at the southeast corner of N. Pekin and W. Scott. They currently operate on the southernmost lot. Atlas proposes to construct a new building at the site. The three lots will be consolidated to two lots with a Boundary Line Adjustment. A new building (approximately 20,000 sq. ft.) and associated parking is proposed.

### II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed for parcels 50739, 50740 and 50741 at the southeast corner of N. Pekin and W. Scott.

### III. ENVIRONMENTAL REVIEW

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 p.m. on February 17, 2021 to:

City of Woodland  
Community Development Department  
c/o Melissa Johnston  
PO Box 9, 230 Davidson Ave.  
Woodland, WA 98674

Email: [johnstonm@ci.woodland.or.wa](mailto:johnstonm@ci.woodland.or.wa)  
Phone: 360-225-7299  
Fax: 360-225-7336

### IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. Critical Areas Report
2. SEPA Checklist

Application materials including the document listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section III above).

## V. REVIEW AUTHORITY

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

**Date:** January 22, 2021

**Signature:** \_\_\_\_\_



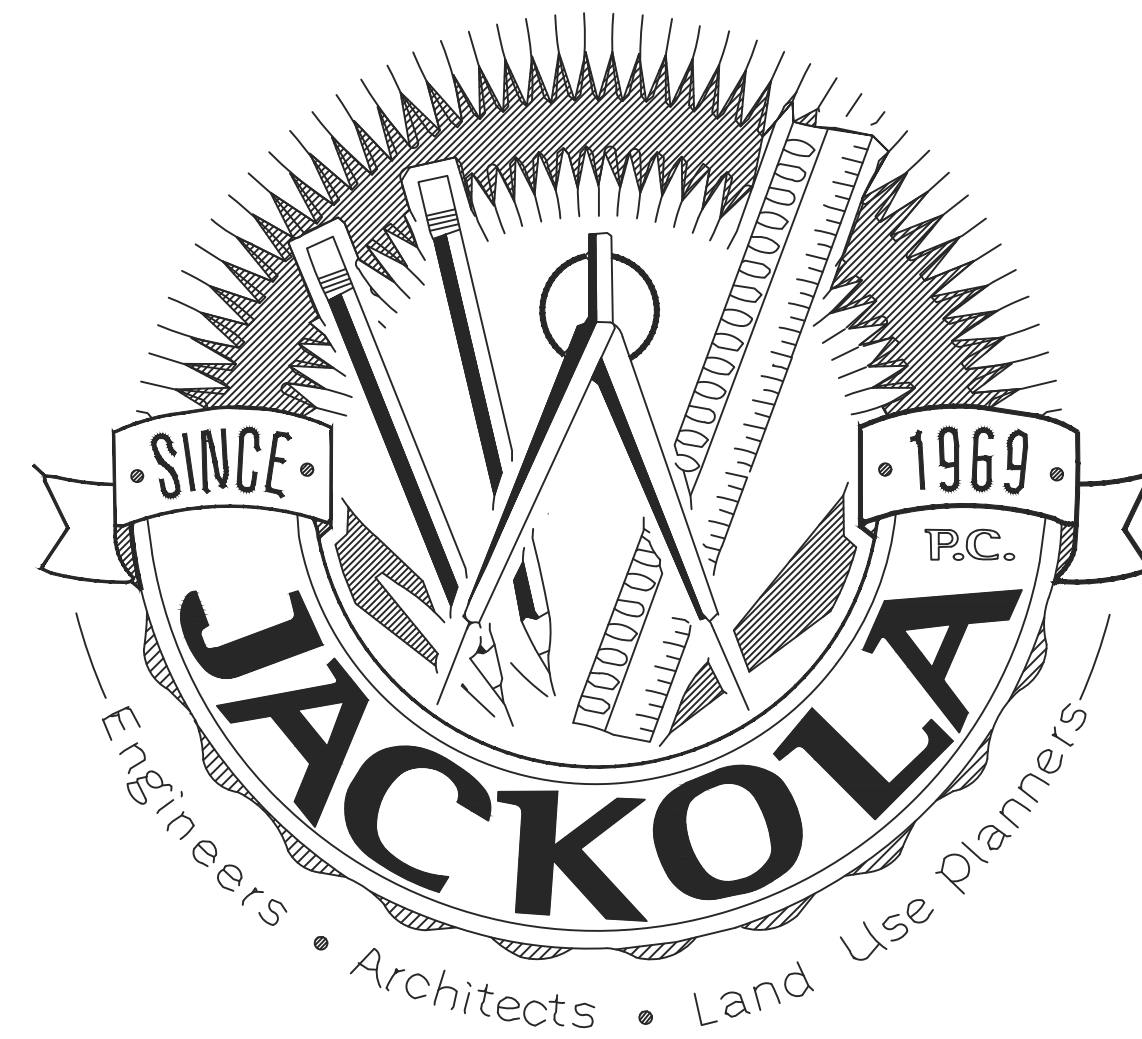
*Melissa Johnston, Associate Planner*

**Published in the Reflector:** February 3, 2021

Cc: Applicant  
Owner  
Mayor  
Ryan Walters, Gray and Osborne  
Planning Commission  
City Administrator

Building Official  
Fire Marshal  
City of Woodland Website  
Counter Copy  
Department Heads  
File





# ATLAS PLUMBING SHOP

## PRELIMINARY SITE PLAN REVIEW (TYPE II)

PORTION OF THE SOLOMON STRONG D.L.C. IN THE SW 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE I WEST, W.M. COWLITZ COUNTY, WA  
 PARCEL NO. 50739, 50740, AND 50741  
 3.69 ACRES (159,865.2 SF)



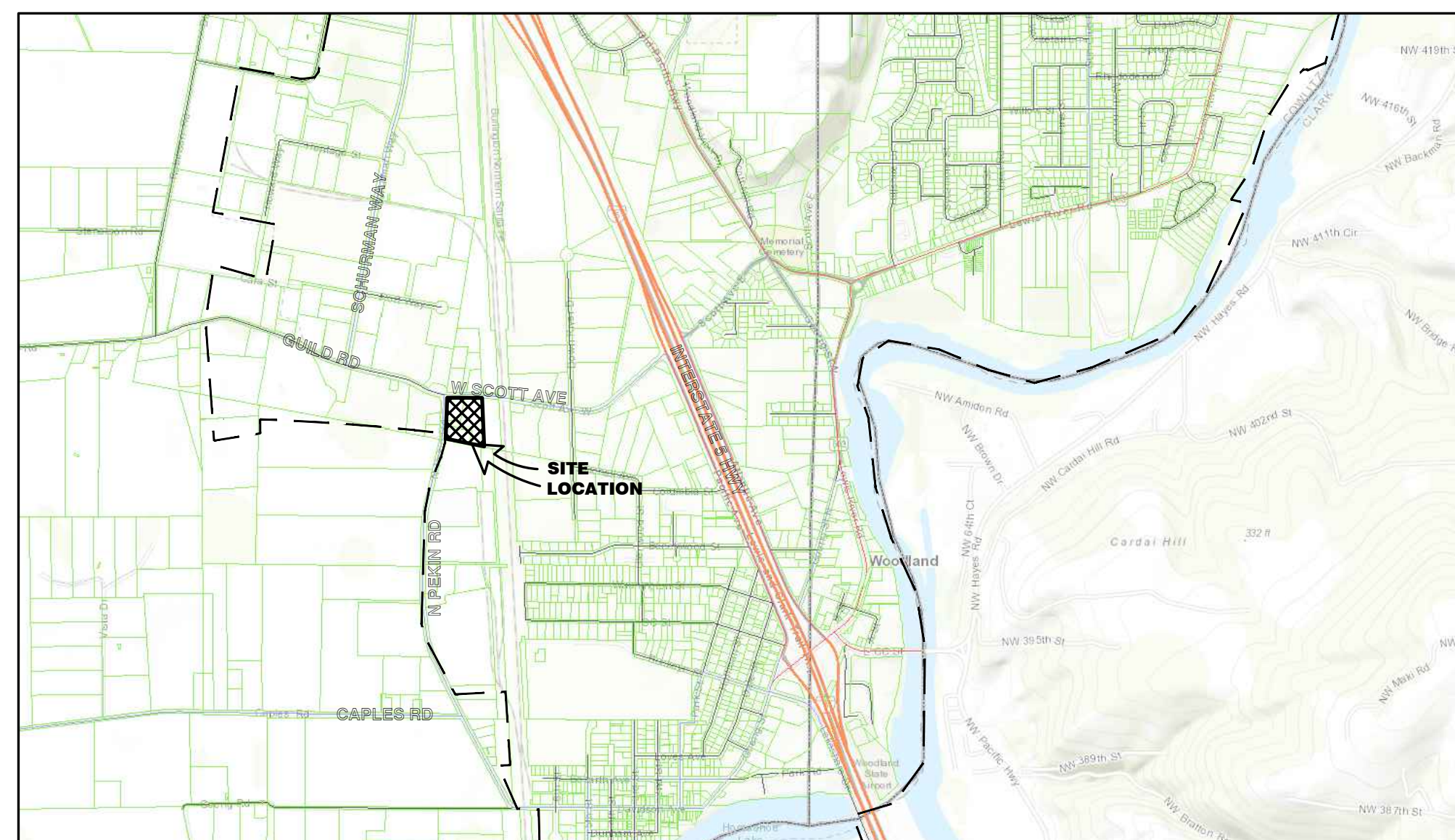
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### ABBREVIATIONS

<b>A</b>	AGENCY HAVING JURISDICTION	<b>M</b>	MAXIMUM
<b>AHJ</b>		<b>MIN</b>	MINIMUM
<b>B</b>	BUILDING	<b>MPWSS</b>	MT PUBLIC WORKS STANDARD SPECIFICATIONS
<b>BVCE</b>	BEGIN VERTICAL CURVE ELEVATION	<b>N</b>	NORTH
<b>BVCS</b>	BEGIN VERTICAL CURVE STATION	<b>NT</b>	NOT IN CONTRACT
<b>C</b>	CABLE TV	<b>NTS</b>	NOT TO SCALE
<b>CATV</b>		<b>O</b>	OPPOSITE
<b>COS</b>	CERTIFICATE OF SURVEY	<b>OPP</b>	OVERHEAD POWER
<b>CI</b>	CONSTRUCTION JOINT	<b>P</b>	POINT OF VERTICAL INTERSECTION
<b>D</b>	DETAIL	<b>PVI</b>	PROPERTY
<b>DTL</b>	DIAMETER	<b>PROP</b>	
<b>DIA</b>	DIMENSION	<b>R</b>	REFERENCE
<b>DIM</b>	DIVISION	<b>REQ'D</b>	REQUIRED
<b>DWG</b>	DRAWING	<b>REV</b>	REVISION
<b>E</b>	EAST	<b>ROW</b>	RIGHT-OF-WAY
<b>EA</b>	EDGE OF ASPHALT	<b>S</b>	SCHEDULE
<b>ELEC</b>	ELECTRIC	<b>SCH</b>	SIMILAR
<b>ELEV</b>	ELEVATION	<b>SIM</b>	SOUTH
<b>EQ</b>	EQUAL	<b>SPEC</b>	SPECIFICATION
<b>EQUIP</b>	EQUIPMENT	<b>STD</b>	STANDARD
<b>EVCE</b>	END VERTICAL CURVE ELEVATION	<b>T</b>	TYPICAL
<b>EVCS</b>	END VERTICAL CURVE STATION	<b>TYP</b>	TOP BACK OF CURB
<b>EXIST</b>	EXISTING	<b>TBC</b>	UNDERGROUND POWER
<b>F</b>	FIBER OPTIC	<b>UT</b>	UNDERGROUND TELEPHONE
<b>FO</b>		<b>UNO</b>	UNLESS NOTED OTHERWISE
<b>G</b>	GAS	<b>V</b>	VERTICAL
<b>GI</b>		<b>VERT</b>	
<b>H</b>	HEIGHT	<b>W</b>	WEST
<b>HORIZ</b>	HORIZONTAL	<b>w/</b>	WITH
<b>HR</b>	HOUR		
<b>I</b>	INTERNATIONAL BUILDING CODE		
<b>IIBC</b>			

### VICINITY MAP



### INDEX OF DRAWINGS

SHEET #	SHEET TITLE	RELEASE DATE	LATEST REVISION
T0.00	TITLE SHEET	TBD	
C0.10	EXISTING SITE PLAN	TBD	
C0.20	SITE DEMO PLAN	TBD	
<del>C0.30</del>	<del>EROSION CONTROL PLAN</del>	TBD	
C0.40	NEW BOUNDARY LINE LAYOUT	TBD	
C1.10	SITE PLAN	TBD	
C1.20	SITE UTILITY PLAN	TBD	
<del>C1.21</del>	<del>STORMWATER PLAN</del>	TBD	
C1.30	SITE GRADING PLAN	TBD	
C1.40	SITE LANDSCAPING PLAN	TBD	
C1.41	SITE LANDSCAPING DETAIL	TBD	
C1.42	LANDSCAPING NOTES AND DETAILS	TBD	
<del>C2.00</del>	<del>GENERAL NOTES AND DETAILS</del>	TBD	
<del>C2.10</del>	<del>DRY UTILITY NOTES AND DETAILS</del>	TBD	
<del>C2.20</del>	<del>WATER NOTES AND DETAILS</del>	TBD	
<del>C2.30</del>	<del>SEWER NOTES AND DETAILS</del>	TBD	
<del>C2.40</del>	<del>STORM NOTES AND DETAILS</del>	TBD	
<del>C2.50</del>	<del>EROSION CONTROL NOTES AND DETAILS</del>	TBD	
E0.11	ELECTRICAL PHOTOMETRIC PLAN	TBD	

### LEGEND

■	PROPERTY FOUND AS NOTED	—	EXISTING FENCE (AS NOTED)
◆	ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)	—G—	EXISTING GAS
▲	TRAFFIC SIGN	—(OHP)—	EXISTING OVERHEAD POWER AND/OR TELEPHONE
□	LIGHT POLE	—(UP)—	EXISTING UNDERGROUND POWER
○	UTILITY POLE	—(UT)—	EXISTING UNDERGROUND PHONE OR CABLE
⊕	POWER POLE	—W—	EXISTING WATER LINE
⊖	TRANSFORMER	—(SS)—	EXISTING SANITARY SEWER MAIN
⊗	ELECTRIC METER	—(SD)—	EXISTING STORM DRAIN
⊙	CABLE PEDESTAL	—92—	EXISTING CONTOUR
⊚	TELEPHONE PEDESTAL	—	PROPERTY LINE
○	GAS METER	—	
○	BOLLARD	—	
⊕	WATER METER PIT	—	
⊖	WATER GATE VALVE	—	
⊗	WATER CURB STOP	—	
⊙	CAP	—	
⊚	FIRE HYDRANT	—	
⊛	YARD HYDRANT	—	
⊜	WATER TEE	—	
⊝	SANITARY SEWER CLEAN-OUT	—	
⊞	SANITARY SEWER MANHOLE	—	
⊟	STORM DRYWELL	—	
⊠	STORM MANHOLE	—	
⊡	STORM CATCH BASIN	—	
⊢	STORM CURB INLET	—	
⊣	EXISTING SPOT GRADE	—	
⊤	PROPOSED SPOT GRADE	—	
⊥	PROPOSED TOP BACK OF CURB GRADE	—	

### GENERAL INFORMATION

**APPLICANT:**  
 428 PEKIN, LLC  
 428 PEKIN ROAD, WOODLAND, WA 98674  
 SARAH@ATLASPLUMBINGCONTRACTORS.COM  
 360-887-8054

**OWNER:**  
 428 PEKIN, LLC  
 428 PEKIN ROAD, WOODLAND, WA 98674  
 SARAH@ATLASPLUMBINGCONTRACTORS.COM  
 360-887-8054

**CONTACT:**  
 SAM DUGUAY  
 JACKOLA ENGINEERING AND ARCHITECTURE  
 702 JEFFERSON STREET, VANCOUVER, WA 98660  
 SDUGUAY@JACKOLA.COM  
 360-852-8746

ATLAS PLUMBING SHOP

428 NORTH PEKIN ROAD  
 WOODLAND, WA 98674

DRAWN: EMS CHECKED: SLD

DATE: 01/07/2021

REVISIONS:

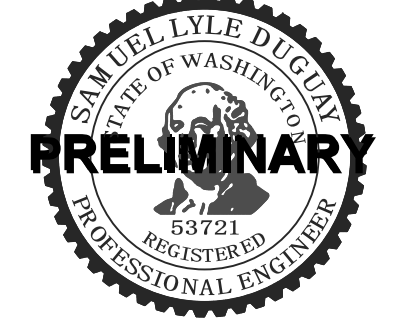
TITLE SHEET

T0.00

PROJECT #: 200810



GENERAL NOTES:  
1. SURVEY PERFORMED BY OTHERS.



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**ATLAS PLUMBING SHOP**  
428 NORTH PEKIN ROAD  
WOODLAND, WA 98674

DRAWN: EMS CHECKED: SLD

DATE: 01/07/2021

REVISIONS:

**EXISTING SITE LAYOUT**

**C0.10**



PROJECT #: 200810  
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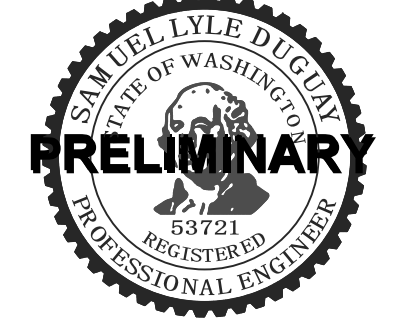
1 EXISTING SITE LAYOUT  
1" = 30'



SCALE: 1" = 30'  
0 15 30 45



**KEYNOTES:**  
 1. KEYNOTE ABOUT SITE ITEMS.  
**GENERAL NOTES:**  
 1. GENERAL NOTE ABOUT THE SITE.



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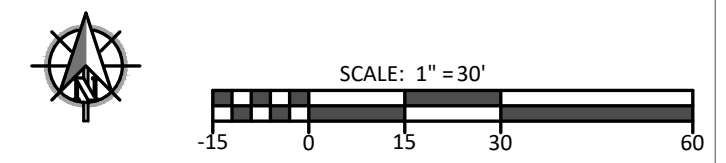
REVISIONS:

**SITE DEMO PLAN**

**C0.20**



**1 SITE DEMO PLAN**  
 1" = 30'



PROJECT #: 200810  
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GENERAL NOTES:  
 1. 3-FOOT DEDICATION OF PROPERTY TO MEET 33-FOOT HALF-WIDTH ROW.



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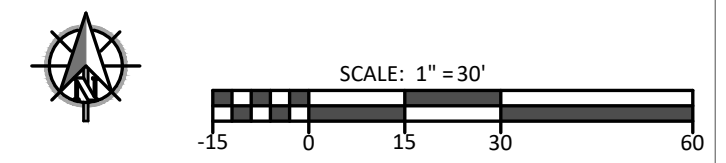
REVISIONS:

**NEW BOUNDARY LINE LAYOUT**

**C0.40**

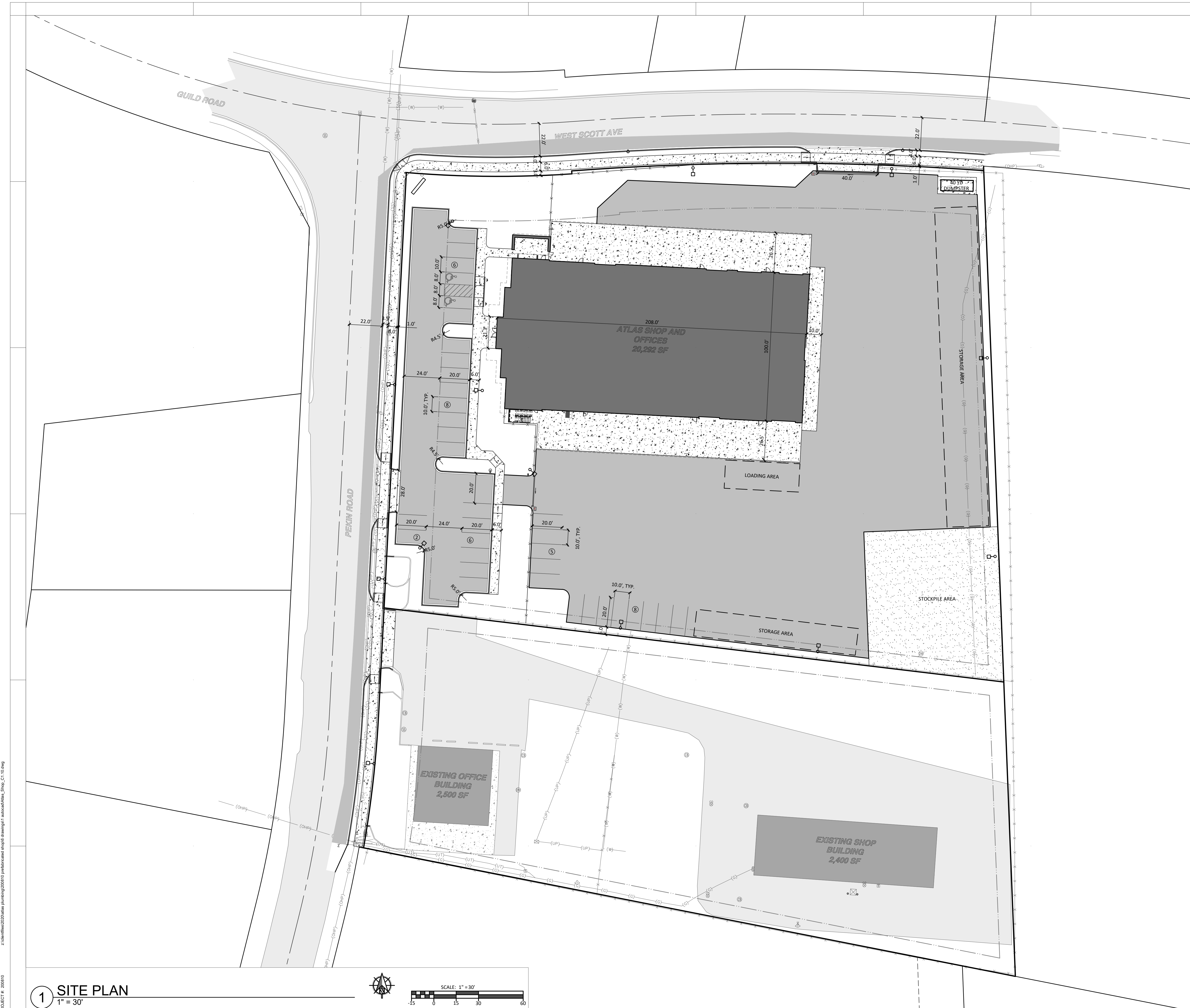


1 NEW BOUNDARY LINE LAYOUT  
 1" = 30'



PROJECT #: 200810  
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**LOT SUMMARY:**

ZONING: I-2 - HEAVY INDUSTRIAL DISTRICT  
 BUILDING SETBACKS:  
 FRONT - 30 FT  
 SIDE CORNER - 30 FT  
 SIDE - 10 FT  
 REAR - 10 FT  
 LANDSCAPING REQUIRED:  
 MIN 10% OF ENTIRE SITE -  
 LOT AREA = 128,618 SF  
 LANDSCAPED AREA = 14,524 = 11%  
 MIN 10% OF PARKING AREA -  
 PARKING AREA = 13,640 SF  
 LANDSCAPED AREA = 1,372 SF = 10%  
 SEE THE C1.40 SHEETS FOR AREAS

**PARKING SUMMARY:**

PARKING REQUIRED:  
 EMPLOYEE PARKING - 20 STALLS  
 VISITOR PARKING - 5 STALLS  
 TOTAL REQUIRED - 25 STALLS  
 PARKING PROVIDED:  
 FRONT PARKING LOT - 22 STALLS  
 REAR PARKING LOT - 13 STALLS  
 TOTAL PARKING PROVIDED - 35 STALLS  
 ADA PARKING REQUIRED - 2 STALLS  
 ADA PARKING PROVIDED - 2 STALLS

**KEYNOTES:**

1. PAVEMENT SECTION PER DTL.
2. GRAVEL SECTION PER DTL.
3. SIDEWALK PER DTL.
4. CURB AND GUTTER PER DTL.
5. EXTEND STAND-UP/LANDSCAPE CURB TO SIDEWALK. MATCH EXISTING STYLE.
6. CONCRETE APRON, REFER TO STRUCTURAL DRAWINGS.
7. DRIVEWAY APPROACH PER DTL.
8. ADA RAMP PER DTL.
9. STRIPING PER DTL.
10. 6' SLATTED CHAIN-LINK FENCE PER DTL.
11. AUTOMATIC ROLLER GATE PER DTL.
12. 22' X 7.5' ROLL-OFF DUMPSTER
13. ADA PARKING SIGN PER DTL.
14. 12" BY 12" LIT MONUMENT SIGN AT NORTHWEST CORNER OF SITE (DESIGN BY OTHERS).
15. COORDINATE WITH CLARK COUNTY FIRE AND RESCUE (CCFR) FOR INSTALLATION OF KNOX BOX ON ACCESS GATES.
16. 28" WIDE ACCESS INGRESS AND EGRESS.
17. 40" WIDE ACCESS EGRESS ONLY.



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**ATLAS PLUMBING SHOP**

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 WOODLAND, WA 98674

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REVISIONS:

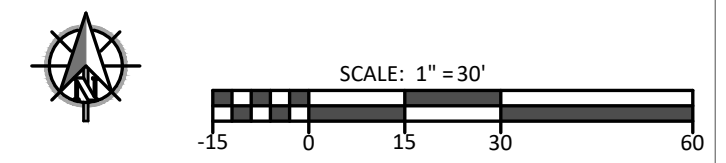
NO.	DESCRIPTION

**SITE PLAN**

**C1.10**

PROJECT #: 200810 F:\client\2020\atlas plumbing\200810 preliminary\atlas\_plumbing\_C1.10.dwg

1 SITE PLAN  
 1" = 30'







**KEYNOTES:**

1. CUT AND CAP EXISTING WATER MAIN.
2. NEW 12" WATER MAIN.
3. INSTALL FIRE HYDRANT
4. 12" TO 2" WATER REDUCER.
5. 2" BLOW-OFF HYDRANT IN CITY ROW.
6. 2" DOMESTIC WATER TAP, SERVICE AND METER PER DTL.X/C2.XX.
7. 6" FIRE SUPPRESSION SERVICE.
8. IRRIGATION SLEEVE. DESIGN BY OTHERS.
9. NEW 8" SANITARY SEWER MAIN.
10. MANHOLE PER DTL. X/C2.XX.
11. 4" SANITARY SEWER SERVICE PER DTL. X/C2.XX.
12. 4" SANITARY CLEANOUT PER DTL. X/C2.XX.
13. 12" STORM PIPE PER DTL. X/C2.XX.
14. 12" PERFORATED STORM PIPE WITH WASHED ROCK AND DRAIN FABRIC PER DTL. X/C2.XX.
15. 6" ROOF DRAIN.
16. CATCH BASIN PER DTL. X/C2.XX.
17. FLOW SPLITTER PER DTL. X/C2.XX.
18. PRETREATMENT PER DTL. X/C2.XX.
19. TREATMENT PER DTL. X/C2.XX.
20. UNDERGROUND INFILTRATION PER DTL. X/C2.XX.
21. INSTALL UNDERGROUND POWER. COORDINATE WITH UTILITY COMPANY.
22. RELOCATED TRANSFORMER PER UTILITY COMPANY. SEE ELECTRICAL DESIGN FOR MORE DETAIL.
23. NEW 1.5" GAS SERVICE. COORDINATE WITH UTILITY COMPANY.
24. NEW GAS METER, COORDINATE WITH UTILITY COMPANY.

**GENERAL NOTES:**

- 1.



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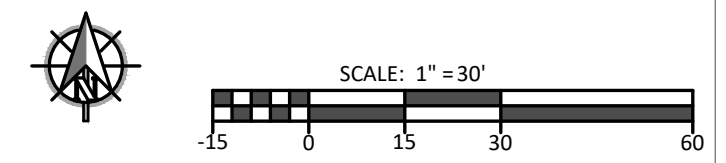
DATE: 01/07/2021

REVISIONS:

**SITE UTILITY PLAN**

**C1.20**

**1 SITE UTILITY PLAN**  
 1" = 30'



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LEGEND:  
 502.79(e) EXISTING SPOT GRADE  
 500.13 DESIGN SPOT GRADE  
 500.13 DESIGN TBC GRADE



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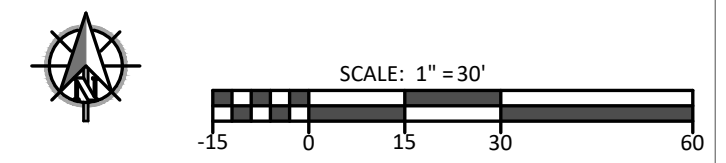
**SITE GRADING PLAN**

**C1.30**



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**1 SITE GRADING PLAN**  
 1" = 30'







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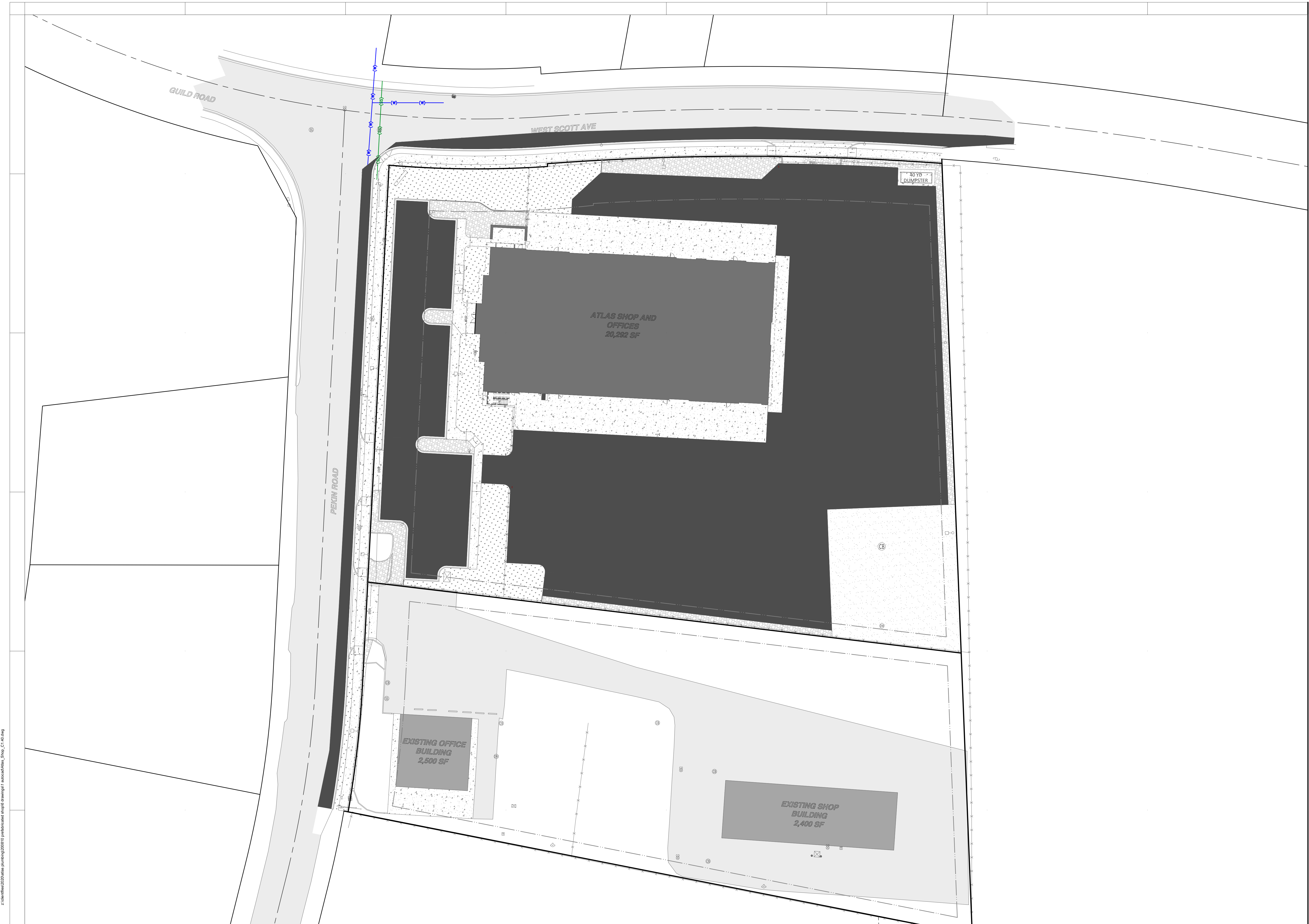
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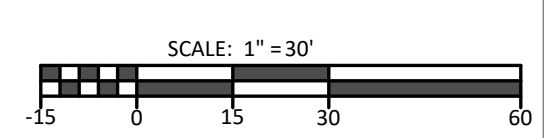
**SITE  
LANDSCAPING  
PLAN**

**C1.40**



PROJECT #: 200810  
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**1 SITE LANDSCAPING PLAN**  
1" = 30'

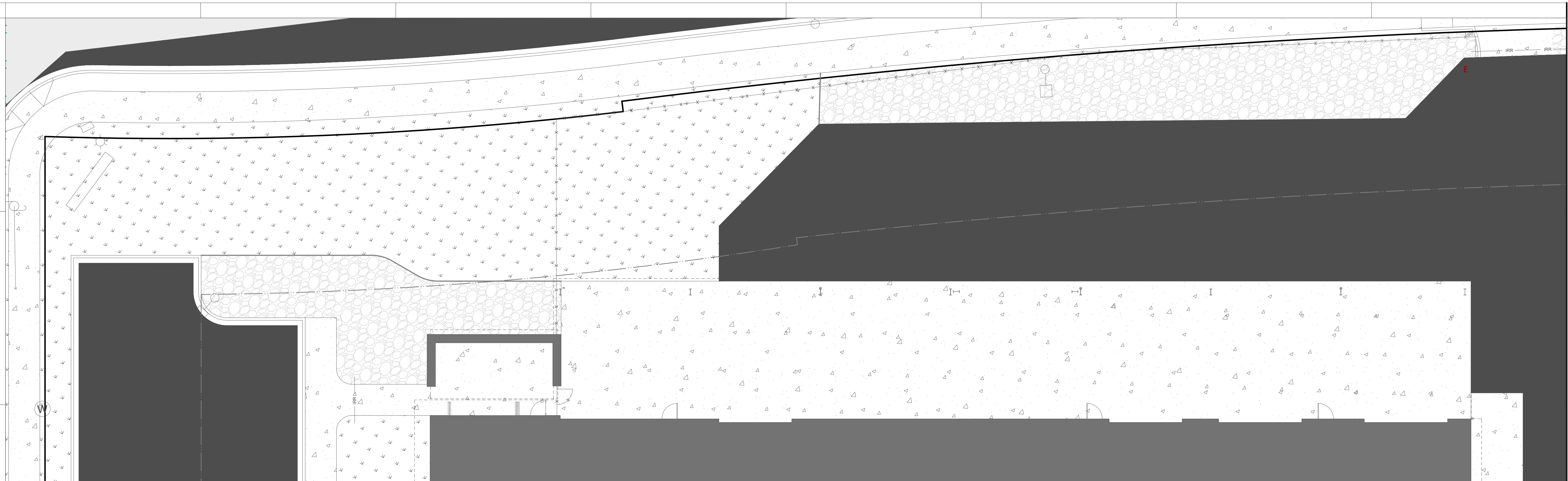




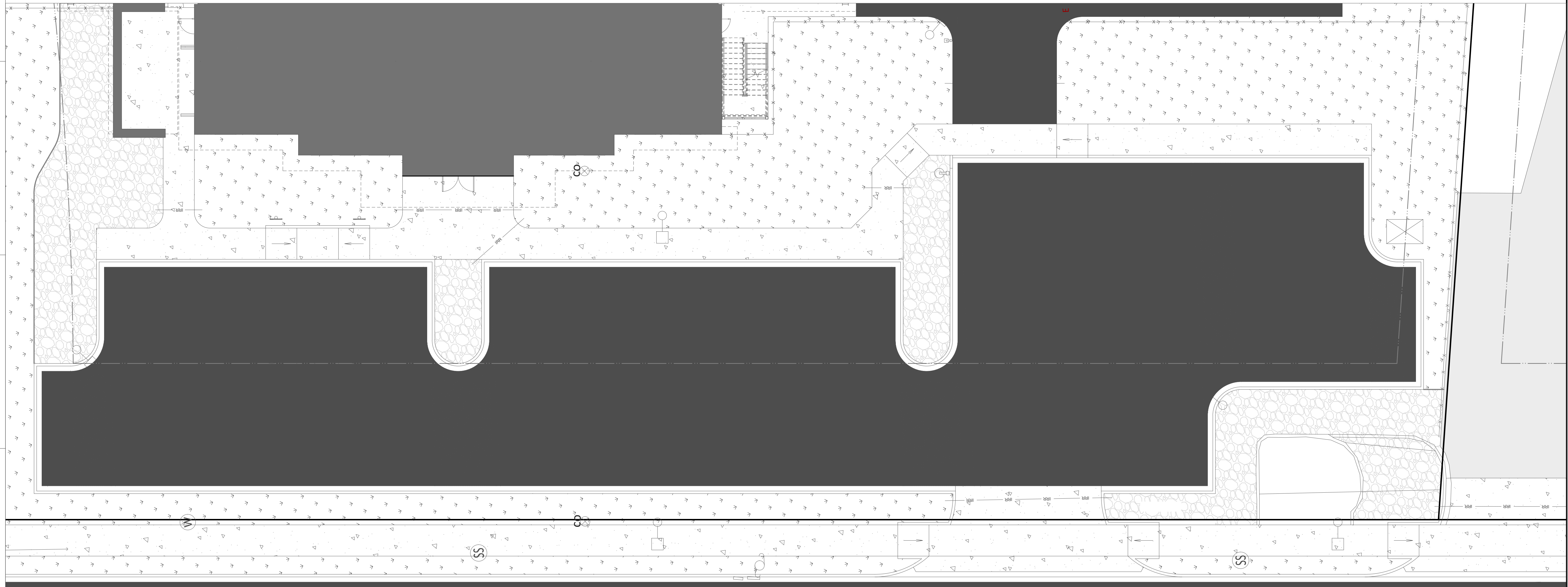


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**1 NORTH LANDSCAPING DETAIL**  
 1" = 10'  
 SCALE: 1" = 10'



**2 WEST LANDSCAPING DETAIL**  
 1" = 10'  
 SCALE: 1" = 10'

**ATLAS PLUMBING SHOP**  
 428 NORTH PEKIN ROAD  
 WOODLAND, WA 98674

DRAWN: EMS CHECKED: SLD

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REVISIONS:

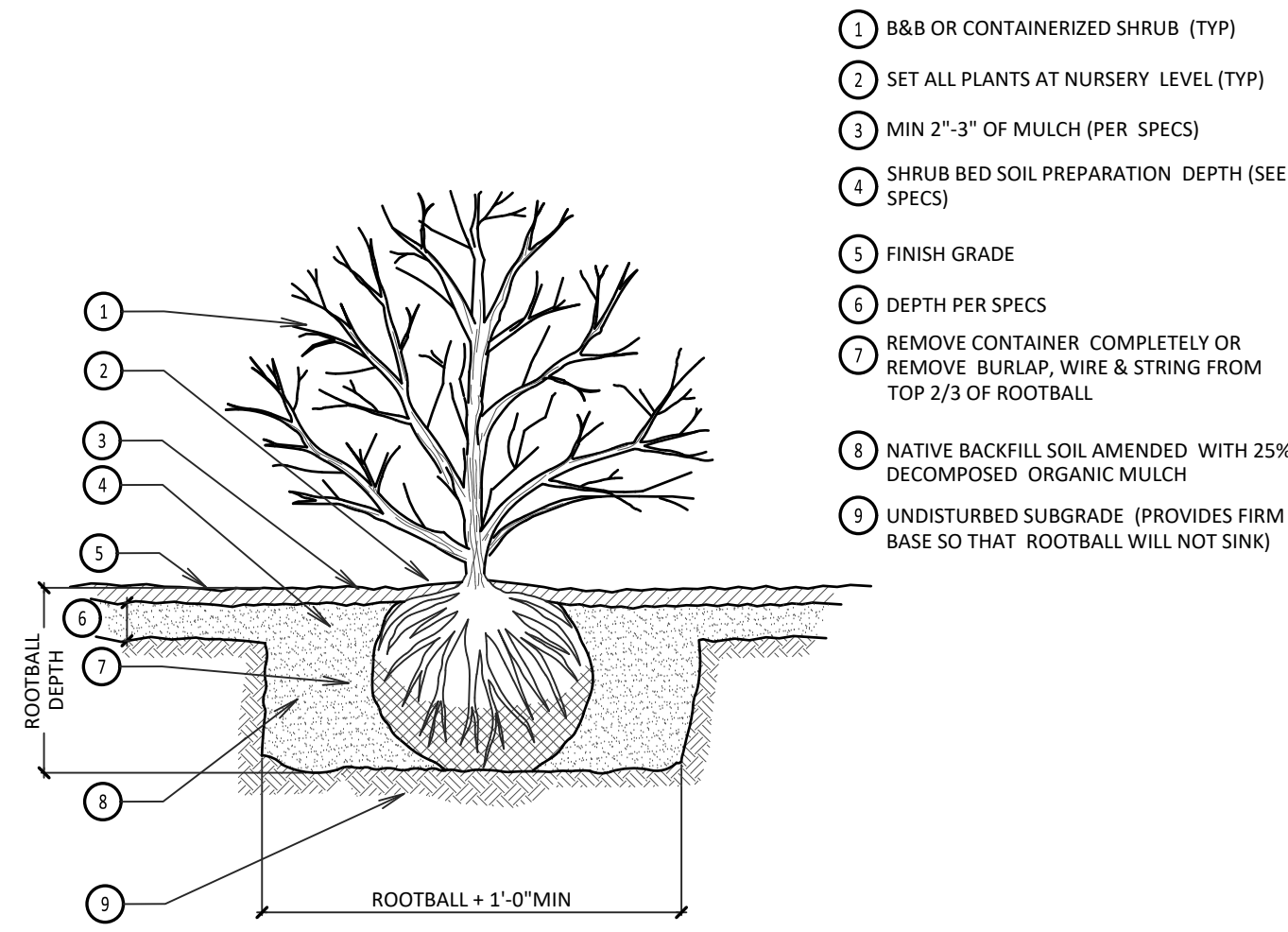
NO.	DESCRIPTION

**SITE  
 LANDSCAPING  
 DETAIL**

**C1.41**

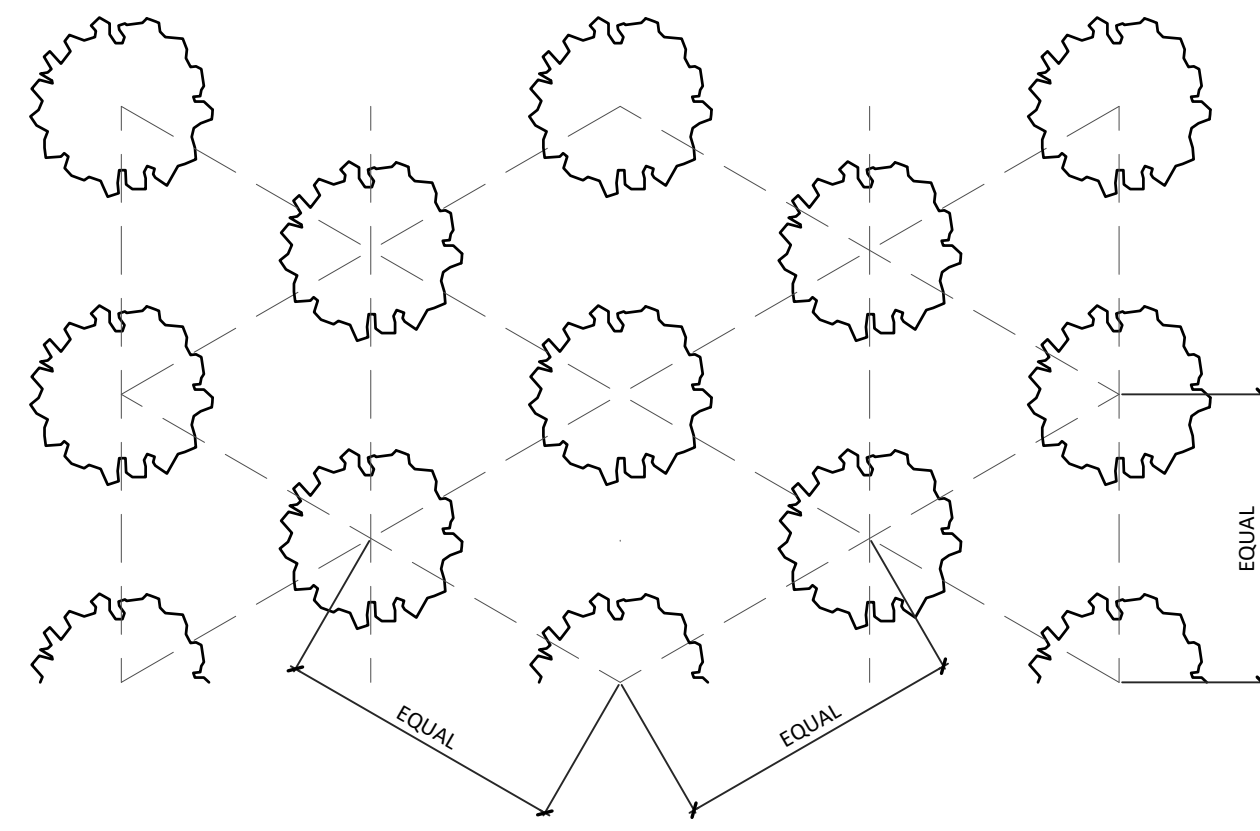
PROJECT #: 200810  
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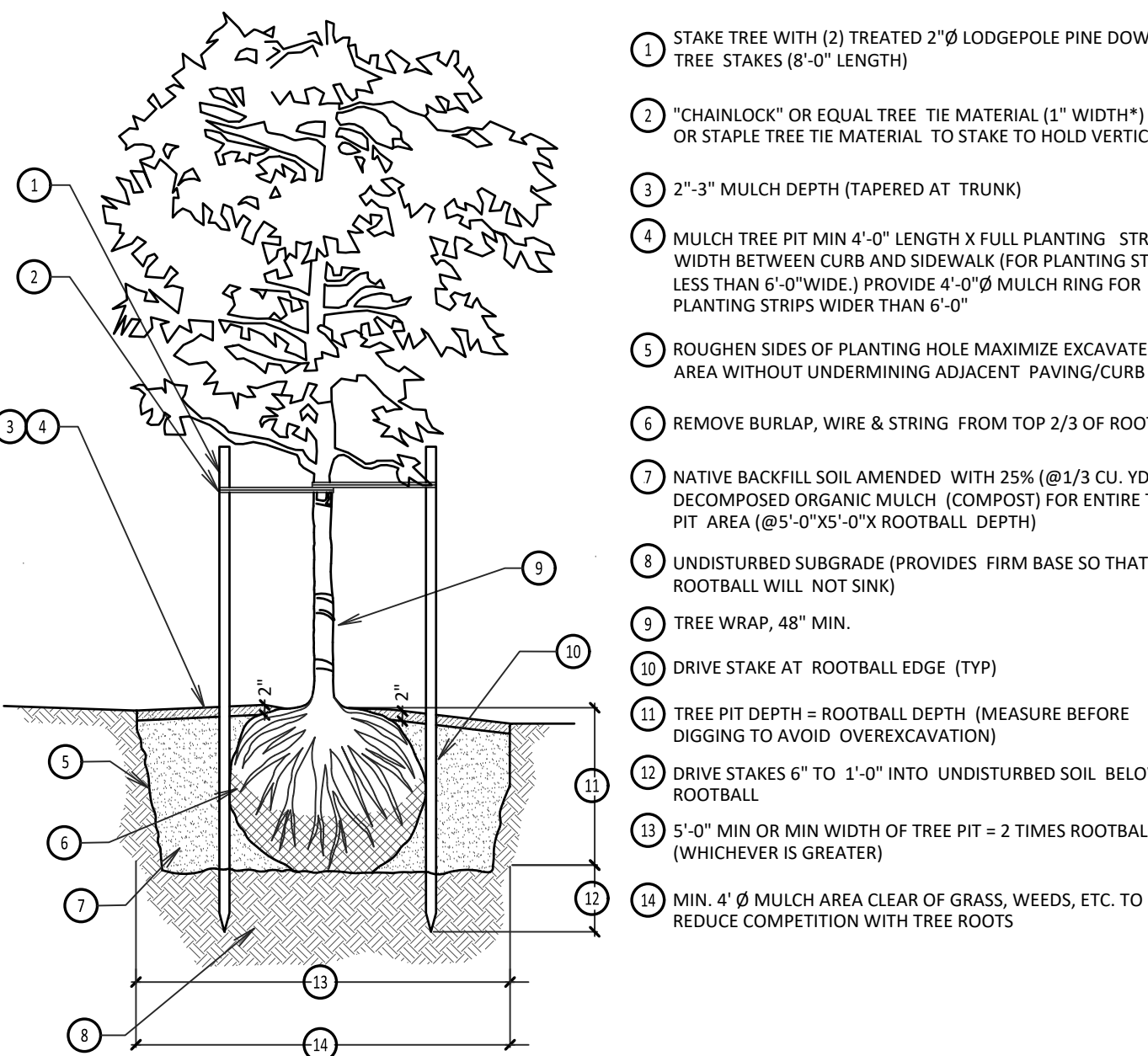


- 1 B&B OR CONTAINERIZED SHRUB (TYP)
- 2 SET ALL PLANTS AT NURSERY LEVEL (TYP)
- 3 MIN 2"-3" OF MULCH (PER SPECS)
- 4 SHRUB BED SOIL PREPARATION DEPTH (SEE SPECS)
- 5 FINISH GRADE
- 6 DEPTH PER SPECS
- 7 REMOVE CONTAINER COMPLETELY OR REMOVE BURLAP, WIRE & STRING FROM TOP 2/3 OF ROOTBALL
- 8 NATIVE BACKFILL SOIL AMENDED WITH 25% DECOMPOSED ORGANIC MULCH
- 9 UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)

**1 SHRUB PLANTING DETAIL**  
1/4" = 1'-0"

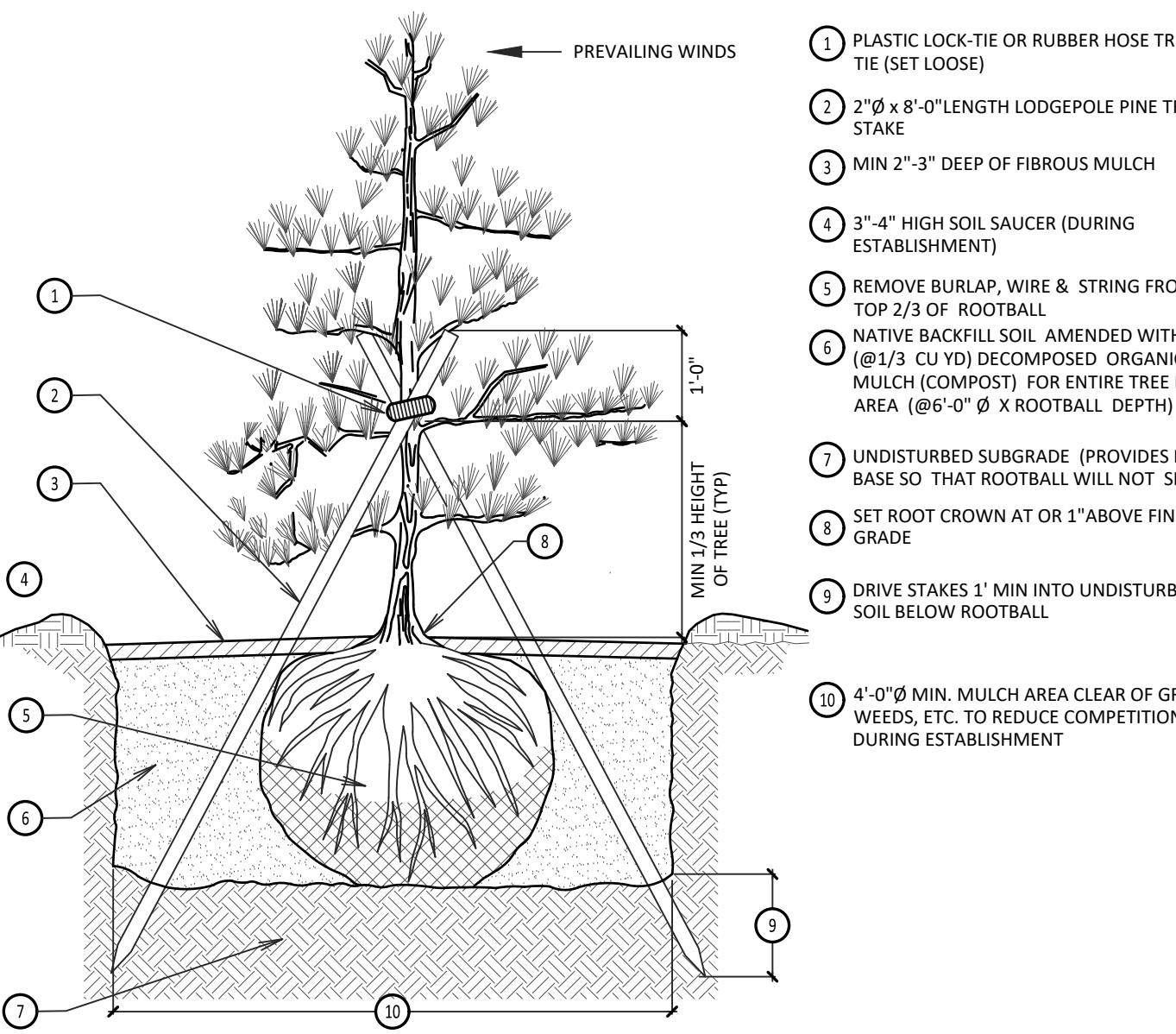


**4 GROUNDCOVER PLANTING DETAIL**  
1/4" = 1'-0"



- 1 STAKE TREE WITH (2) TREATED 2"Ø LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH)
- 2 "CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" WIDTH\*) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY
- 3 2"-3" MULCH DEPTH (TAPERED AT TRUNK)
- 4 MULCH TREE PIT MIN 4'-0" LENGTH X FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0" WIDE.) PROVIDE 4'-0"Ø MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0"
- 5 ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB
- 6 REMOVE BURLAP, WIRE & STRING FROM TOP 2/3 OF ROOTBALL
- 7 NATIVE BACKFILL SOIL AMENDED WITH 25% (@1/3 CU YD.) DECOMPOSED ORGANIC MULCH (COMPOST) FOR ENTIRE TREE PIT AREA (@6'-0"Ø X ROOTBALL DEPTH)
- 8 UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)
- 9 TREE WRAP, 48" MIN.
- 10 DRIVE STAKE AT ROOTBALL EDGE (TYP)
- 11 TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION)
- 12 DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL
- 13 5'-0" MIN OR MIN WIDTH OF TREE PIT = 2 TIMES ROOTBALL (WHICHEVER IS GREATER)
- 14 MIN. 4" Ø MULCH AREA CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS

**2 DECIDUOUS TREE PLANTING DETAIL**  
1/4" = 1'-0"



- 1 PLASTIC LOCK TIE OR RUBBER HOSE TREE TIE (SET LOOSE)
- 2 2"Ø x 8'-0" LENGTH LODGEPOLE PINE TREE STAKE
- 3 MIN 2"-3" DEEP OF FIBROUS MULCH
- 4 3"-4" HIGH SOIL SAUCER (DURING ESTABLISHMENT)
- 5 REMOVE BURLAP, WIRE & STRING FROM TOP 2/3 OF ROOTBALL
- 6 NATIVE BACKFILL SOIL AMENDED WITH 25% (@1/3 CU YD.) DECOMPOSED ORGANIC MULCH (COMPOST) FOR ENTIRE TREE PIT AREA (@6'-0"Ø X ROOTBALL DEPTH)
- 7 UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)
- 8 SET ROOT CROWN AT OR 1" ABOVE FINISH GRADE
- 9 DRIVE STAKES 1' MIN INTO UNDISTURBED SOIL BELOW ROOTBALL
- 10 4'-0"Ø MIN. MULCH AREA CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION DURING ESTABLISHMENT

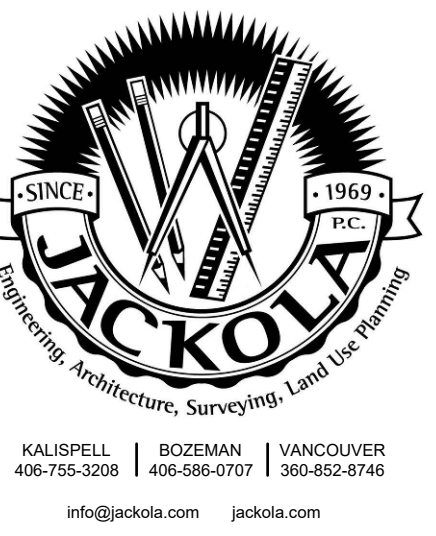
**3 CONIFEROUS PLANTING DETAIL**  
1/4" = 1'-0"

**KEYNOTES:**

- 1 SHRUB PLANTING PER DTL.
  - 2 DECIDUOUS TREE PLANTING PER DTL.
  - 3 CONIFEROUS PLANTING PER DTL.
  - 4 INFILL ALTERED LANDSCAPE BED WITH MATCHING MATERIALS.
  - 5 CONCRETE EDGING.
  - 6 TREE AND SHRUB PLANTERS TO CONTAIN 12" MIN. TOPSOIL, WEED BARRIER, AND ROCK OR MULCH PER PLAN. PROVIDE 1" IRRIGATION LINE FROM ZONE VALVE AND DRIP IRRIGATE.
- LANDSCAPE ROCK - MATCH EXISTING  
HYDROSEED  
SOD

**GENERAL NOTES:**

- 1 CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLAN 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.
- 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 REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
- 6 VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EXISTING AND PROPOSED) PRIOR TO DIGGING.
- 7 COORDINATE ALL PLANTING WITH LOCATIONS OF UTILITY POLES, STORMWATER 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.
- 8 ALL PLANTINGS SHALL BE IRRIGATED BY A PERMANENT AUTOMATIC UNDERGROUND SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS. THE IRRIGATION SYSTEM SHALL INCLUDE; A RAIN SENSOR SHUTOFF DEVICE AND/OR A DRIP IRRIGATION SYSTEM FOR THE NEW LANDSCAPING.
- 9 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.
- 10 ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 12" OF NON-COMPACTED TOPSOIL OR COMPOST AMENDED NATIVE SOIL.
- 11 BLACK COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDED AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB, OR GROUNDCOVER PLANT.
- 12 IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN THE FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
- 13 IF THE CONTRACTOR PROPOSED ANY DEVIATIONS FROM THE PLANTING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.
- 14 TREES PLANTED CLOSER THAN 5' FROM PAVING SHALL BE INSTALLED WITH 12" DEEPROOT ROOT BARRIERS, OR AN APPROVED EQUAL, ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 15 ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY, OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL MAINTAIN SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP TS.13 PER THE 2019 SWMMWW, V-5.



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**ATLAS PLUMBING SHOP**  
 428 NORTH PEKIN ROAD  
 WOODLAND, WA 98674

DRAWN: EMS CHECKED: SLD

DATE: 01/07/2021

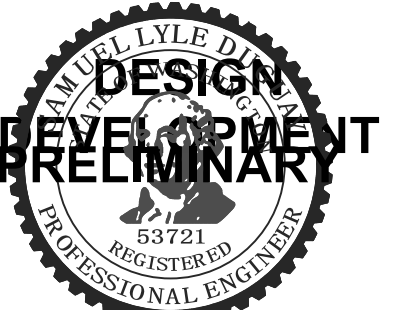
REVISIONS:

**LANDSCAPING NOTES AND DETAILS**

**C1.42**



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PHOTOMETRIC STATISTICS					
CALCULATION ZONE	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVERAGE/MIN
ROADWAY	2.0 FC	3.8 FC	0.9 FC	4.2:1	2.3:1
PARKING LOT WEST	2.1 FC	5.3 FC	0.7 FC	7.6:1	3.0:1
PARKING LOT SOUTH/EAST	1.6 FC	10.6 FC	0.1 FC	106.0:1	16.0:1
OVERHANG N	2.9 FC	7.4 FC	0.7 FC	10.6:1	4.1:1
OVERHANG S	3.1 FC	7.6 FC	0.3 FC	25.3:1	10.3:1

**ATLAS PLUMBING WAREHOUSE**

428 NORTH PEKIN ROAD  
WOODLAND, WA 98674

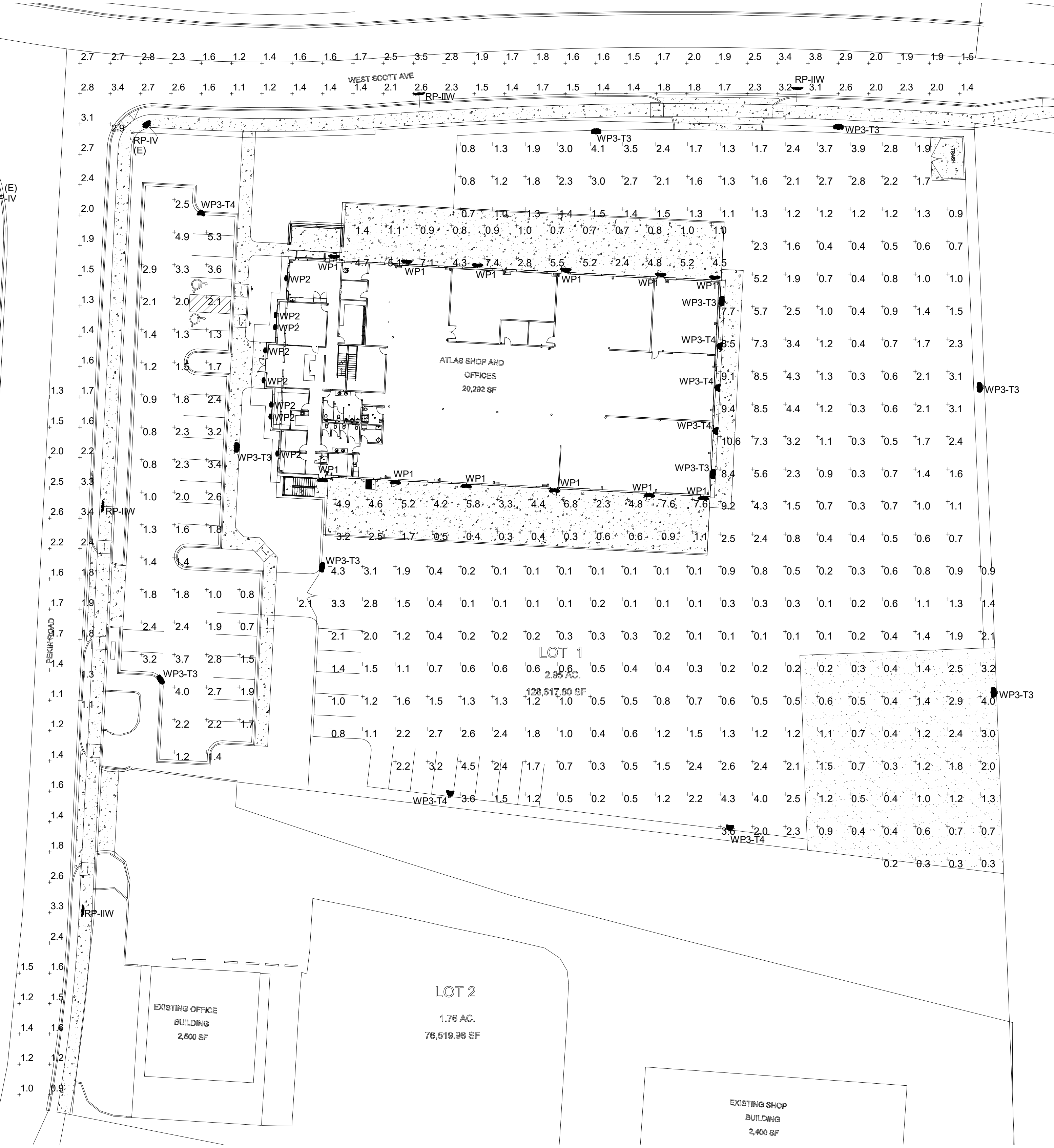
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DATE: 12/02/2020

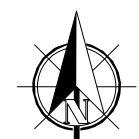
REVISIONS:

**ELECTRICAL  
PHOTOMETRIC  
PLAN**

**E0.11**



**1 PHOTOMETRIC SITE PLAN**  
1" = 30'-0"



PROJECT #/Project Number: BIM 2020/Rev: 2020/MEP20 Central Atlas Warehouse\_BE\_0201.rvt