

ATTACHMENT 10—ZONING DRAWINGS

**LAND USE APPLICATION—CUP
Wireless Telecommunications Facility
AT&T (SP4359 Othello Downtown NSB)**

PROJECT DESCRIPTION

AT&T PROPOSES THE INSTALLATION OF A 100’–0” TRI–POLE BELL TOWER C/W (6) PANEL ANTENNAS, (6) RRH UNITS AND AN EQUIPMENT/GENERATOR SHELTER IN A 30’x30’ COMPOUND.

PROJECT INFORMATION

SITE ADDRESS

640 E ELM ST
OTHELLO, WA 99344

ZONING DESIGNATION:

PUBLIC USE

LATITUDE:

46.820344 N

ZONED:

R–2

LONGITUDE:

–119.166256 W

PROPOSED USE:

UNMANNED TELECOMMUNICATIONS FACILITY

JURISDICTION:

CITY OF OTHELLO

OCCUPANCY:

U

A.P.N.

1529030680155

RF DATA SHEET

DATE ISSUED:

N/A

VERSION:

N/A

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LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 29 EAST W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ELM STREET AND THE NORTH–SOUTH CENTERLINE OF SAID SECTION 3; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 372 FEET; THENCE SOUTH 00°03’25” WEST 333 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF OAK STREET PRODUCED WESTERLY; THENCE EASTERLY ALONG SAID CENTERLINE 360 FEET MORE OR LESS TO A POINT ON SAID NORTH–SOUTH CENTERLINE OF SECTION 3; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

SCALING DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

IF USING 11”x17” PLOT, DRAWINGS WILL BE AT HALF SCALE.



SITE NUMBER:

SP4359

SITE NAME:

OTHELLO DT

ADDRESS:

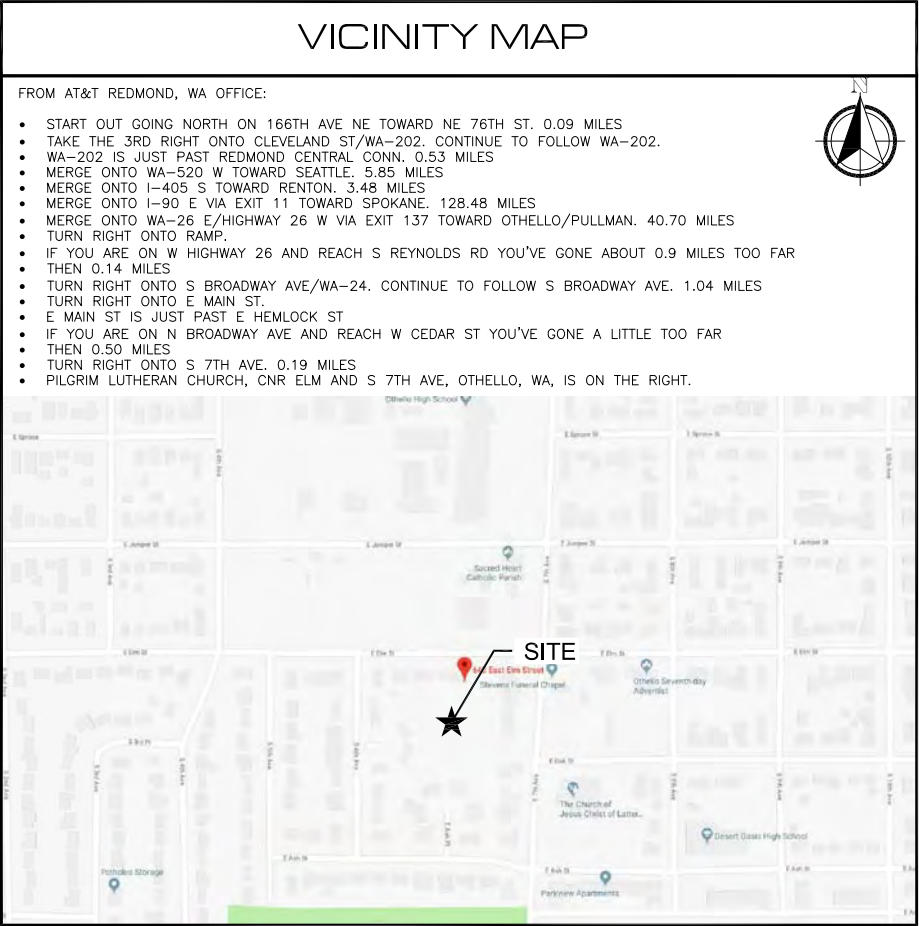
640 E ELM ST
OTHELLO, WA 99344

FA#:

1 408451 1

SITE TYPE:

RAWLAND - 100' TRI-POLE BELL TOWER



ZONING DRAWINGS

PROJECT CONTACT LIST

APPLICANT:

AT&T MOBILITY
RTC BUILDING 3
16221 NE 72nd WAY
REDMOND, WA 98052

PROJECT MANAGER:

VELOCITEL LLC
4004 KRUSE WAY PLACE, STE 220
LAKE OSWEGO, OR 97035
CONTACT: BRAIN FLORES
PHONE: (503) 780–2847
EMAIL: bflores@velocitel.com

PROJECT CONSULTANT:

VELOCITEL LLC
4004 KRUSE WAY PLACE, STE 220
LAKE OSWEGO, OR 97035
PHONE: (503) 636–2500

SITE ACQUISITION AND PERMITTING:

VELOCITEL LLC
4004 KRUSE WAY PLACE, STE 220
LAKE OSWEGO, OR 97035
CONTACT: JAMISON CAVALLARO, CFM
PHONE: (503) 636–2500
EMAIL: jcavallaro@velocitel.com

PROPERTY OWNER:

PILGRIM LUTHERAN CHURCH
640 E ELM ST.
OTHELLO, WA 99344

CONSTRUCTION MANAGER:

VELOCITEL LLC
4004 KRUSE WAY PLACE, STE 220
LAKE OSWEGO, OR 97035
CONTACT: MARK LINES
PHONE: (541) 864–0818
EMAIL: mllines@velocitel.com

APPROVAL / SIGN OFF OF ZONING DRAWINGS					
	DATE	SIGNATURE		DATE	SIGNATURE
CONSULTANT GROUP SIGN OFF			AT&T SIGN OFF		
CONSTRUCTION COORDINATOR			COMPLIANCE		
LANDLORD’S REPRESENTATIVE			CONSTRUCTION MANAGER		
PROJECT MANAGER			DEPLOYMENT MANAGER		
SITE ACQUISITION			EQUIPMENT ENGINEER		
ZONING			INTERCONNECT		
SITE ACQUISITION MANAGER			OPERATIONS		
PERMITS			RF ENGINEER		
REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED			RF ENGINEER MANAGER		



PROJECT NO:

1802U022

DRAWN BY:

N.R.

CHECKED BY:

L.C.

CAD FILE:

Z-1

SUBMITTALS				
5	JUN 11/19	REVISED	PER COMMENTS	WT
4	JUN 11/19	REVISED	PER COMMENTS	WT
3	MAY 16/19	REVISED	PER COMMENTS	WT
2	FEB 20/19	REVISED	PER COMMENTS	
1	JAN 24/19	REVISED	PER COMMENTS	
0	JAN 11/19	FINAL ZD’S		
B	NOV 14/18	REVISED	PER COMMENTS	
A	OCT 29/18	ISSUED FOR REVIEW		

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

AGE SEAL

SITE

OTHELLO DT
SP4359
640 E ELM ST
OTHELLO, WA 99344

FA#:

1 408451 1

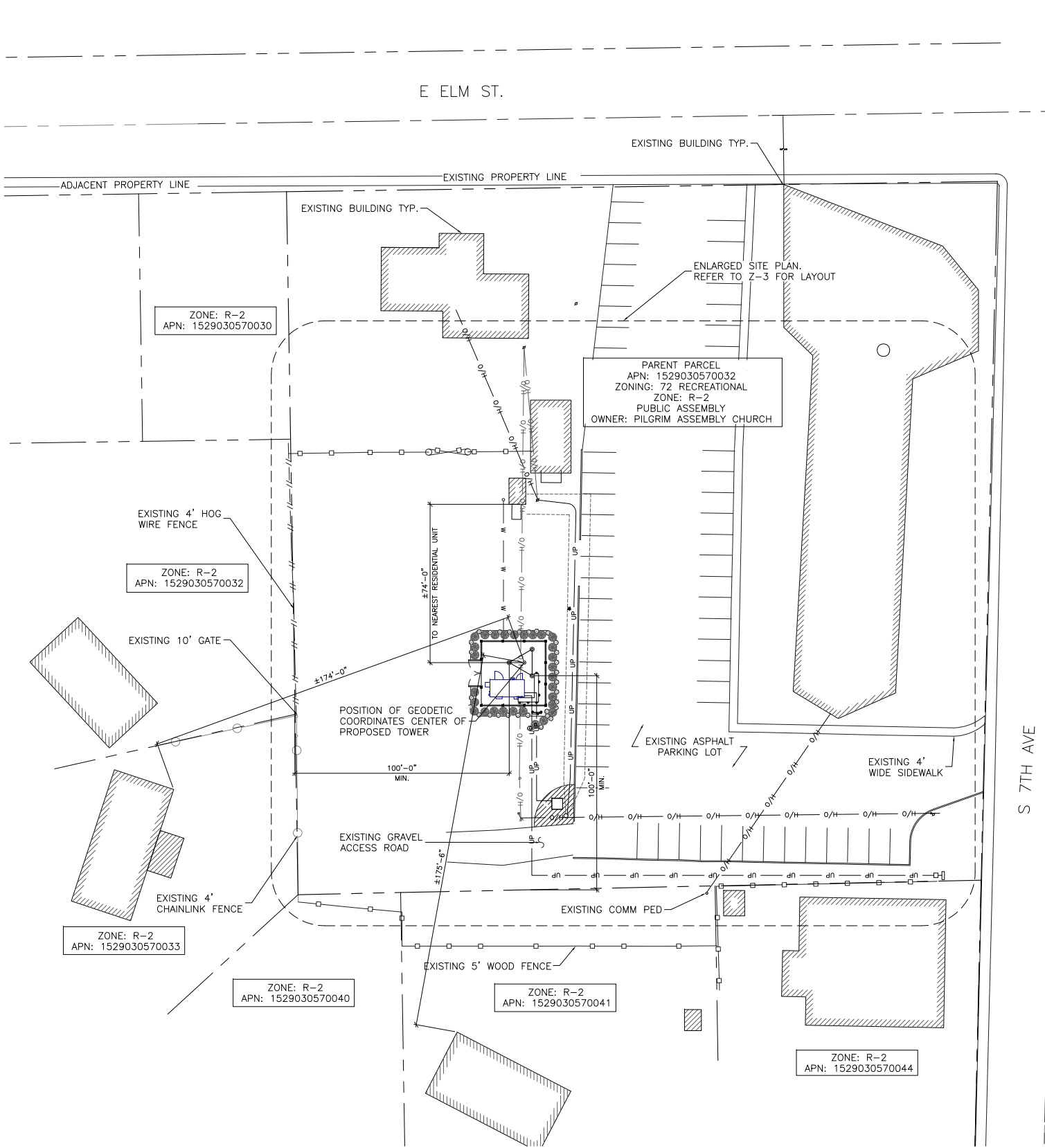
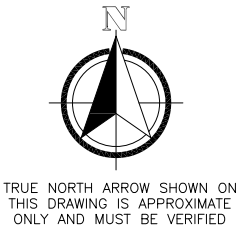
SHEET TITLE

TITLE SHEET

SHEET NUMBER

Z-1

EXHIBIT 10



1 SITE PLAN
1/32"=1'-0" 1/64"=1'-0"
22x34 11x17
0 16' 32' 64'

NOTES:

1. INFORMATION OBTAINED FROM AN AERIAL PHOTOGRAPH AND SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING USA DATED OCT 01, 2018. THIS DRAWING DOES NOT REPRESENT A SURVEY.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.



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REDMOND, WA 98052



4004 KRUSE WAY PLACE, SUITE 220
LAKE OSWEGO, OR 97035



506 SECOND AVENUE, SUITE 1512
SEATTLE, WA 98104

PROJECT NO: 1802U022

DRAWN BY: N.R.

CHECKED BY: L.C.

CAD FILE: Z-2

SUBMITTALS

5	JUN 11/19	REVISED PER COMMENTS	WT
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SITE

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OTHELLO, WA 99344

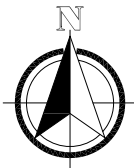
FA#: 14084511

SHEET TITLE

SITE PLAN

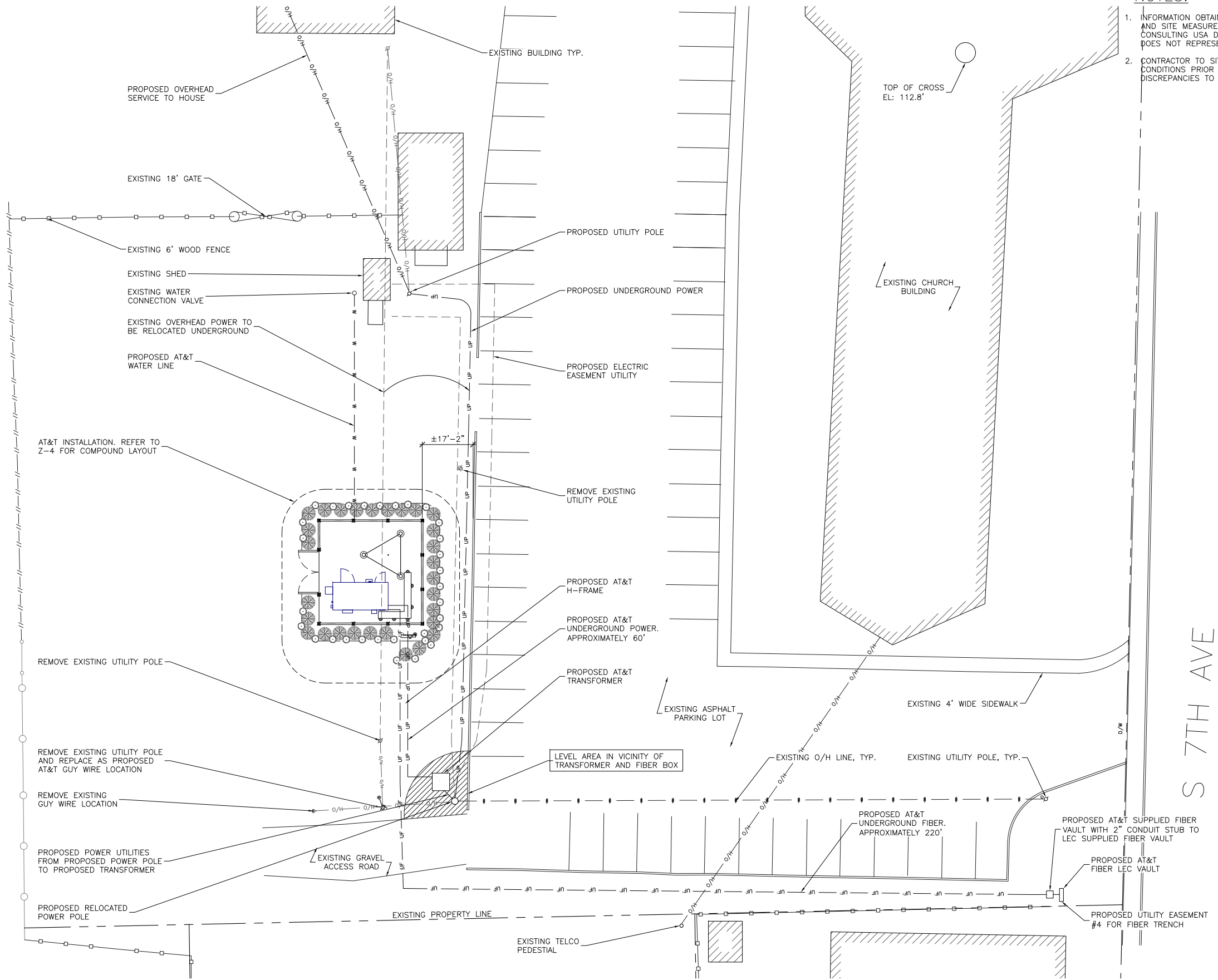
SHEET NUMBER

Z-2



TRUE NORTH ARROW SHOWN ON
THIS DRAWING IS APPROXIMATE
ONLY AND MUST BE VERIFIED

EXHIBIT 10



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PROJECT NO: 1802U022

DRAWN BY: N.R.

CHECKED BY: L.C.

CAD FILE: Z-3

SUBMITTALS

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AGE SEAL

SITE

OTHELLO DT
SP4359
640 E ELM ST
OTHELLO, WA 99344

FA#: 14084511

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

Z-3

1 ENLARGED SITE PLAN
1/16"=1'-0" 1/32"=1'-0"
22x34 11x17
0 8' 16' 32'



TRUE NORTH ARROW SHOWN ON
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ONLY AND MUST BE VERIFIED

EXHIBIT 10

NOTES:

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506 SECOND AVENUE, SUITE 1512
SEATTLE, WA 98104

PROJECT NO: 1802U022

DRAWN BY: N.R.

CHECKED BY: L.C.

CAD FILE: Z-4

SUBMITTALS

5	JUN 11/19	REVISED	PER	COMMENTS	WT
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AGE SEAL

SITE

OTHELLO DT
SP4359
640 E ELM ST
OTHELLO, WA 99344

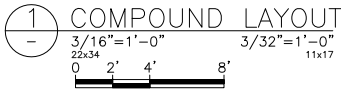
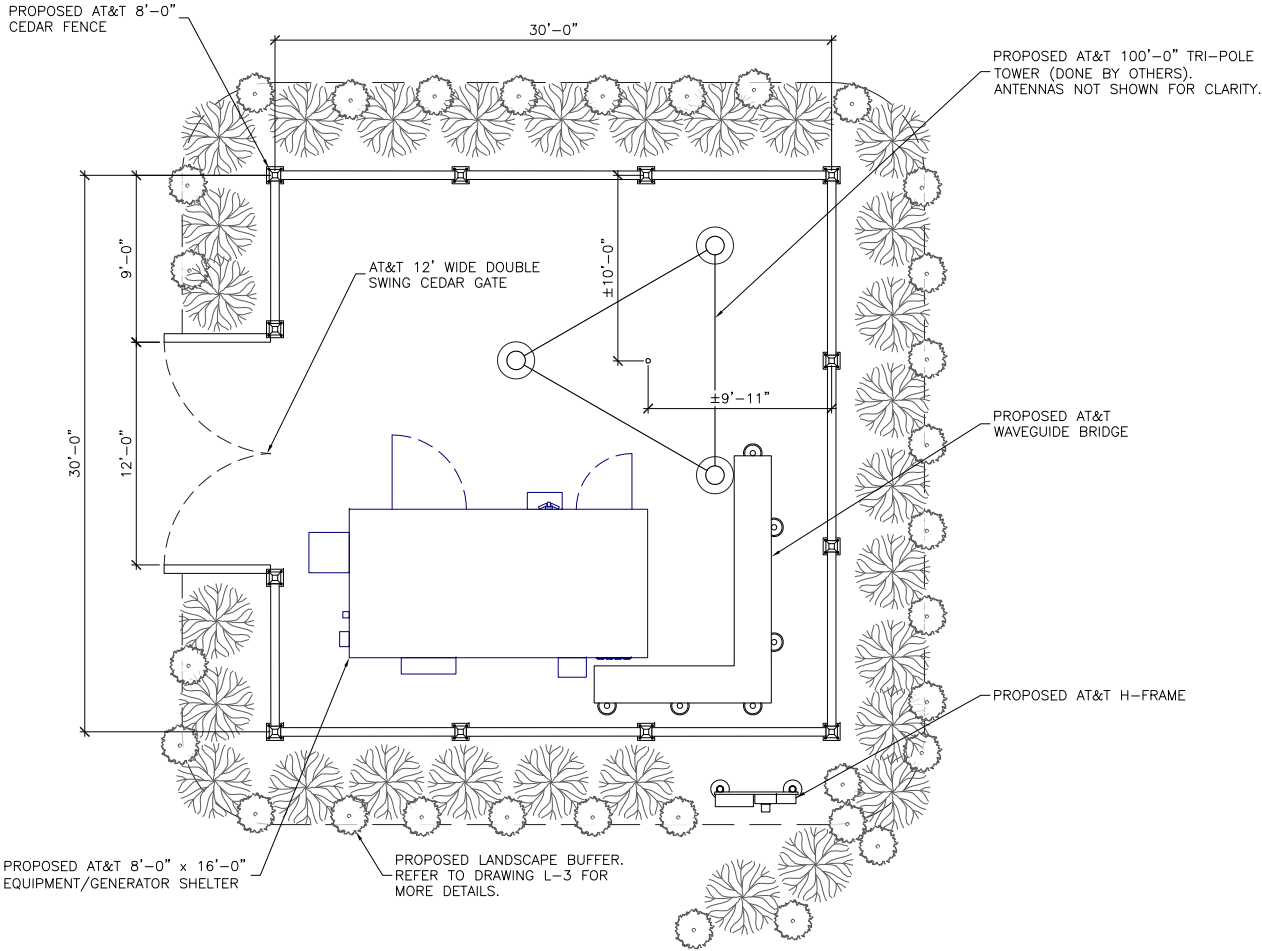
FA#: 1 408451 1

SHEET TITLE

COMPOUND LAYOUT

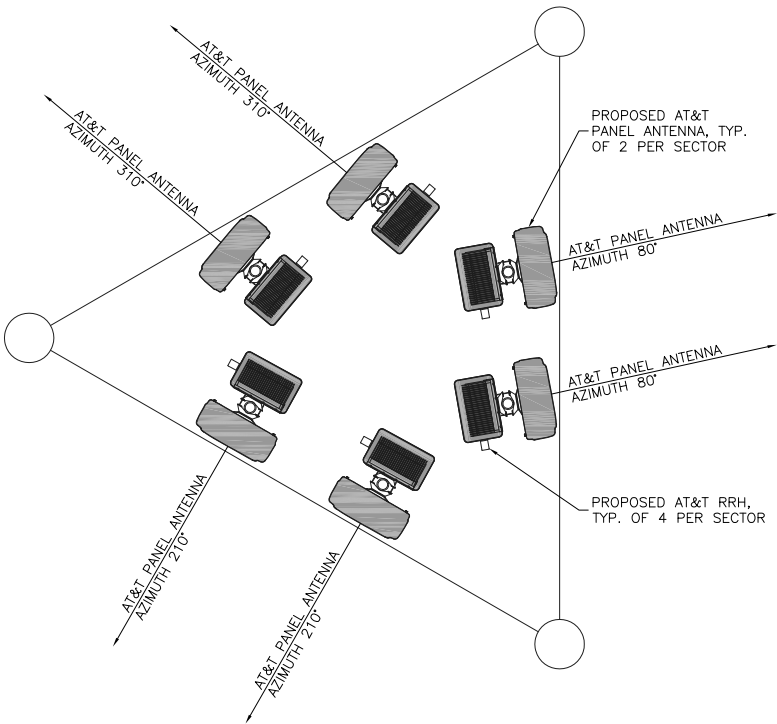
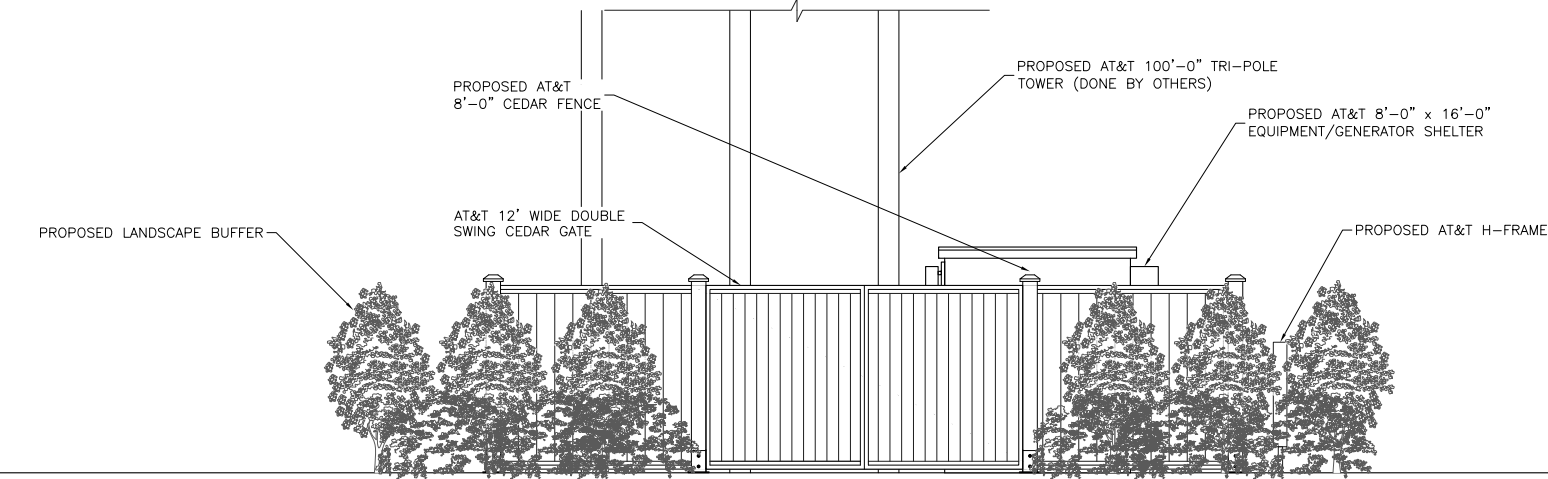
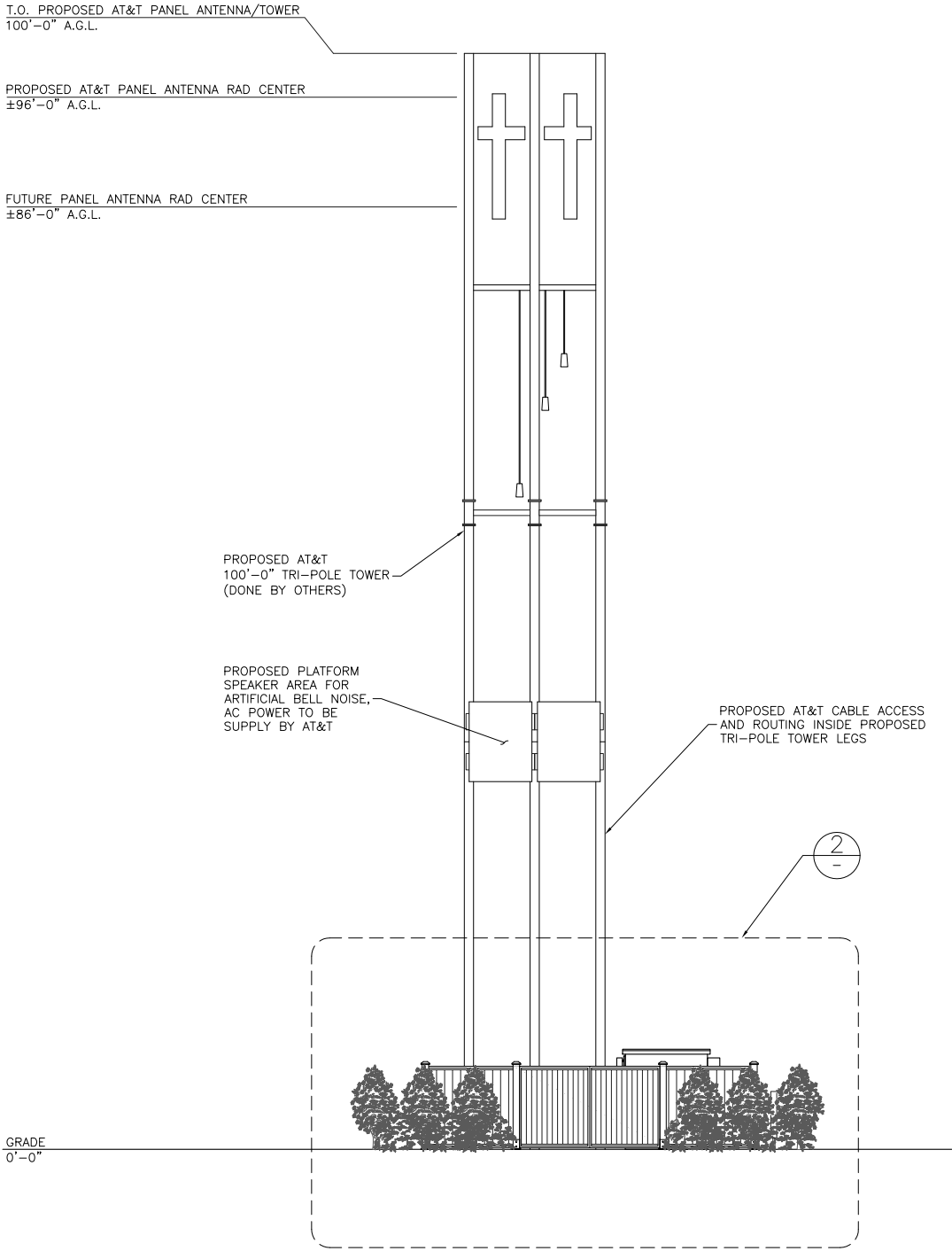
SHEET NUMBER

Z-4



NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.



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SEATTLE, WA 98104

PROJECT NO: 1802U022

DRAWN BY: N.R.

CHECKED BY: L.C.

CAD FILE: Z-5

SUBMITTALS

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AGE SEAL

SITE

OTHELLO DT
SP4359
640 E ELM ST
OTHELLO, WA 99344

FA#: 14084511

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

Z-5

SCOPE OF LANDSCAPING
SUMMARY OF LANDSCAPING WORK:

1. PROTECTION AND PRESERVATION OF EXISTING TREES AND PLANTING DURING CONSTRUCTION.
2. SUPPLY AND INSTALLATION OF GROWING MEDIUM.
3. SUPPLY AND INSTALLATION OF PLANT MATERIAL.
4. SUPPLY AND INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM. INSURE GOOD COVERAGE FOR ALL PLANTING AREAS.
5. MAINTENANCE: PROVIDE ONE (1) FULL YEAR MAINTENANCE OF ALL LANDSCAPE AREAS, COMMENCING ON DATE OF SUBSTANTIAL COMPLETION.

VERIFICATION OF DIMENSIONS AND QUANTITIES:

1. BEFORE PROCEEDING WITH THE WORK, VISIT THE SITE AND CAREFULLY CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

QUALITY ASSURANCE:

1. LOCAL JURISDICTION NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK SHALL APPLY.
2. ALL LANDSCAPING AND PLANT MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION STANDARDS, CURRENT EDITION.
3. ALL MATERIALS SHALL BE OF THE QUALITY SPECIFIED OR ACCEPTABLE TO THE CONSULTANT. UNIT SAMPLES OF MATERIALS SHALL BE SUBMITTED UPON THE REQUEST OF THE CONSULTANT.

GUARANTEE:

1. GUARANTEE THE WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL PERFORMANCE.

DELIVERY AND STORAGE OF MATERIALS:

1. ALL MANUFACTURED MATERIALS, SUCH AS FERTILIZER, BONEMEAL, MULCHES, ETC., SHALL BE DELIVERED TO, AND STORED ON THE SITE IN STANDARD CONTAINERS CLEARLY INDICATING CONTENTS, WEIGHT, ANALYSIS, AND NAME OF THE MANUFACTURER.
2. ALL MATERIALS WHICH ARE SUBJECT TO DETERIORATION RESULTING FROM WEATHER, OR ANY OTHER CAUSES, SHALL BE STORED ON THE SITE IN A DRY WEATHERPROOF PLACE IN SUCH A MANNER THAT THEIR EFFECTIVENESS WILL NOT BE IMPAIRED.

SHRUB AND TREE PRESERVATION
GENERAL:

1. FURNISH ALL TREE PROTECTION, WATERING, FERTILIZING, AND PRESERVING ROOT SYSTEMS AFFECTED BY CHANGING GRADES OR CONSTRUCTION. THIS WORK IS TO BE DONE BY AN APPROVED LANDSCAPE CONTRACTOR, PRIOR TO COMMENCING ANY WORK ON THE SITE.

PRODUCTS:

1. FERTILIZER: COMPLETE COMMERCIAL SLOW RELEASE FERTILIZER (10–6–4 OR APPROVED TYPE) WITH 50% OF ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. WATER: POTABLE TYPE

EXECUTION:

1. UNDER SUPERVISION OF THE CONSULTANT, RETAIN AND PROTECT ALL EXISTING TREES AND SHRUBS AS INDICATED ON THE DRAWINGS, AND IDENTIFIED ON THE SITE.
2. TREE PROTECTION SHALL BE PLACED BEFORE ANY CONSTRUCTION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. ENCASE THE AREA OUTSIDE THE DRIPLINE WITH CHAIN LINK FENCING AND METAL POSTS. METAL POSTS MUST BE SET 915mm INTO THE GROUND AND AT INTERVALS OF NOT MORE THAN 1829mm O.C, OR AS SHOWN ON THE DRAWINGS.
4. PROTECT ROOTS OF DESIGNATED TREES TO DRIPLINE TO PREVENT DISTURBANCE OR DAMAGE. AVOID TRAFFIC AND DUMPING AND STORAGE OF MATERIALS OVER ROOT ZONES. NO MATERIAL SHALL STORED WITHIN 12m OF ANY TREE DESIGNATED TO BE SAVED.
5. TREE PROTECTION IS TO REMAIN UNTIL THE PLANTING WORK IS STARTED, AND THEN REMOVED.
6. PLANT MATERIAL WITHIN THE PROTECTION AREAS THAT HAS BEEN DAMAGED BEYOND REPAIR BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR WITH THE SAME SPECIES AND GROWTH AT NO COST TO THE OWNER.

FERTILIZING EXISTING TREES:

1. APPLY COMPLETE FERTILIZER AT THE RATE SPECIFIED ON THE CONTAINER TO ALL TREES TO BE RETAINED. APPLY FERTILIZER WHEN FENCING IS ERECTED, AND ONCE AGAIN EARLY IN THE GROWING SEASON.
2. DISTRIBUTE FERTILIZER EQUALLY INTO HOLES DRILLED 8 –10 IN. DEEP SPACED 2’–0” – 2’–6” APART, IN A CIRCULAR PATTERN WITHIN THE DRIPLINE OF EACH TREE TO BE RETAINED.
3. WATER THOROUGHLY AFTER FERTILIZER IS APPLIED. WATER ALL TREES TO BE RETAINED THROUGHOUT THE CONSTRUCTION PERIOD TO ENSURE THAT ROOTS ARE NEVER DRY. SOAK AREA IMMEDIATELY BELOW TREE CROWN SUFFICIENTLY DEEP TO REACH FEEDER ROOTS.

GROWING MEDIUM PREPARATION AND PLACEMENT
GENERAL:

1. WORK INCLUDED: FURNISH ALL LABOUR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE PREPARATION AND PLACEMENT OF THE GROWING MEDIUM, DRAINAGE COURSE, FILTER FABRIC AND CLEAN–OUTS.
2. DEFINITIONS: FOR THE PURPOSES OF THIS SPECIFICATION, THE TERM "GROWING MEDIUM" SHALL MEAN A COMPOSITION OF THE VARIOUS BASIC MATERIALS AND FERTILIZERS FOR SUPPORTING HEALTHY PLANT GROWTH.
3. EXISTING CONDITIONS:
 - EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.
 - ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.
 - REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS IMMEDIATELY AT NO COST TO THE OWNER.
4. TESTING: THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR TESTING THE ONSITE AND IMPORTED TOPSOIL. SOIL TEST SHALL INCLUDE MEASURABLE PHYSICAL AND CHEMICAL PROPERTIES. THE TEST SHALL DETERMINE THE ANALYSIS AND QUANTITY OF FERTILZER, LIME (IF REQUIRED) AND/OR OTHER ADDITIVES TO BE USED TO BRING IT TO A SATISFACTORY CHEMICAL AND PHYSICAL CONDITION. BEFORE ADJUSTING THE TOPSOIL AS REQUIRED BY THE SOILS TESTING, SUBMIT SOILS ANALYSIS TO THE CONSULTANT FOR APPROVAL. CONTRACTOR SHALL BEAR ALL COSTS INCURRED BY SOIL ANALYSIS FOR SOIL RECOMMENDATION AND TESTING.
5. PRODUCT HANDLING:
 - ALL MATERIALS TO BE HANDLED AND ADEQUATELY PROTECTED TO PREVENT DAMAGE.
 - STOCKPILE MATERIALS IN BULK FORM IN PAVED AREAS. PROVIDE ADDITIONAL PROTECTION OF STORAGE UNDER ROOF OR TARPAILINS FOR BULK FORMS OF PEAT MOSS. TAKE PRECAUTIONS TO PREVENT CONTAMINATION OF BASIC MATERIALS FROM WINDBLOWN SOIL PARTICLES, WEED SEEDS, AND FROM INSECTS. CONTAMINATION OF THE INGREDIENTS MAY RESULT IN THEIR REJECTION FOR USE.
 - STORE FERTILIZER AND CHEMICAL INGREDIENTS IN THE MANUFACTURER'S ORIGINAL CONTAINERS.
6. STORAGE OF FINISHED GROWING MEDIUM: STORE GROWING MEDIUM IN A DRY AREA AND PROTECTED FROM CONTAMINATION, DAMAGE, AND THE ELEMENTS.
7. INSPECTION: NOTIFY THE CONSULTANT AT LEAST FOURTY–EIGHT (48) HOURS PRIOR TO SOIL PLACEMENT TO INSPECT TOPSOIL.

MATERIALS:

1. ON SITE SOIL
 - ON SITE SOIL MAY BE USED, PROVIDED THAT IT MEETS THE STANDARDS SET FOR IMPORTED SOIL WHEN EVALUATED THROUGH SOIL ANALYSIS AND/OR CAN BE REASONABLY MODIFIED TO MEET THE REQUIREMENTS SET OUT FOR THE GROWING MEDIUM. ON SITE SOIL SHOULD NOT BE ASSUMED TO ACCEPTABLE FOR THE PROJECT WITHOUT A LABORATORY ANALYSIS. NATIVE TOPSOIL SHOULD BE STOCKPILED ON THE SITE IN AREAS DESIGNATED FOR THIS PURPOSE IN THE CONSTRUCTION PLAN.
 - ALL AREAS DESIGNATED FOR PAVING, OR THE CONSTRUCTION OF STRUCTURES, SHALL BE STRIPPED OF ALL TOPSOIL AND ORGANIC MATTER. WHENEVER FEASIBLE, THE CONTRACTOR WILL AVOID HARVESTING TOPSOIL. WHILE IT IS NOT CONSIDERED A NECESSITY, IT WOULD BE A BENEFIT TO COVER STOCKPILES WITH PLASTIC OR CANVAS TO MAINTAIN DRY SOIL CONDITIONS.
 - TOPSOIL SHALL BE STRIPPED TO ITS FULL DEPTH AS DETERMINED BY A QUALIFIED SOIL SCIENTIST (OR APPROVED EQUIVALENT), OBSERVING APPROPRIATE CARE NOT TO MIX TOPSOIL AND SUBSOIL. SUBSOIL MAY BE STORED SEPARATELY FROM THE TOPSOIL IN THE EVENT THAT IT MAY BE UTILIZED FOR THE PROJECT. STOCKPILED TOPSOIL AND SUBSOIL SHOULD BE ANALYZED SEPARATELY IF BOTH ARE TO BE USED FOR THE PROJECT.
 - TOPSOIL STRIPPING SHALL COMMENCE AFTER THE AREA HAS BEEN CLEARED OF ALL SHRUBS, PLANTS, WEEDS, GRASS, STUMPS, ROCKS (102mm AND LARGER), AND ANY OTHER EXTRANEIOUS MATERIALS NOT POSITIVELY CONTRIBUTING TO THE FINISHED PROJECT. THE ABOVE LISTED WASTE MATERIALS SHOULD BE REMOVED FROM THE SITE.

GROWING MEDIUM PREPARATION AND PLACEMENT CONT.
MATERIALS:

1. IMPORTED TOPSOIL
 - IT IS IMPORTANT AT THIS POINT TO DIFFERENTIATE IMPORTED TOPSOIL FROM IMPORTED SOIL PREPARATIONS. TOPSOIL IS A NATURAL RESOURCE RESULTING FROM THE INTERACTION OF MINERAL PARENT MATERIALS, VEGETATION, CLIMATE, SOURCE TOPOGRAPHY, AND A TIME FACTOR. SOIL PREPARATIONS ARE MAN–MADE PRODUCTS OF MIXING MINERAL AND ORGANIC COMPONENTS. THE PREPARATIONS ARE OFTEN LARGELY COMPOSED OF SAND AND PEATS MIXED MANUALLY BUT DISPLAYING LITTLE OR NO STRUCTURAL DEVELOPMENT AND FOR ALL INTENTS AND PURPOSES, NO TIME FACTOR. FOR THE ABOVE REASON, THIS LIST OF SPECIFICATIONS DOES NOT REFER TO SOIL PREPARATIONS AS TOPSOIL. SOIL PREPARATION MAY BE VIEWED AS THE BEST POTENTIAL SUBSTITUTE AVAILABLE FOR THE LIMITED RESOURCE TERMED TOPSOIL.
 - IT IS FEASIBLE THAT AN IMPORTED SOIL COULD BE TOPSOIL. IN THIS SITUATION A PRECISE LOCATION AND BRIEF HISTORY OF THE TOPSOIL WOULD PROVIDED BY THE SUPPLIER. THE PURPOSE OF THE BRIEF HISTORY OF THE TOPSOIL IS TO AVOID HARVESTING OF SOIL WHICH MAY HAVE SUPPORTED UNDESIRABLE PLANT SPECIES (IE. CRABGRASS, COUCHGRASS, EQUISETUM, NOXIOUS WEEDS) AND/OR THEIR DEPOSITED SEEDS OR MAY HAVE BEEN IN CONTACT WITH UNDESIRABLE TOXIC MATERIALS (HERBICIDES, INSECTICIDES, OILS, FUELS, ETC.).
 - NATURAL, FERTILE, AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT, WITHOUT ADMIXTURE OF SUBSOIL. FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEIOUS MATTER.
 - ACIDITY RANGE OF PH 5.0 TO PH 7.0 CONTAINING NOT LESS THAN SIX PERCENT (6%) ORGANIC MATTER.
2. PEAT MOSS: DECOMPOSED FIBROUS CELLULAR STEMS AND LEAVES OF SPECIES OF SPHAGNUM MOSSES CONSISTING OF A MINIMUM OF 90%ORGANIC MATTER BY DRY WEIGHT BASIS, FINELY GROUND TO ENABLE MIXING WITH OTHER COMPONENTS; 100% BY VOLUME OF THE PARTICLE SIZES TO PASS A #4 SIEVE WITH A MINIMUM OF 97.5% PASSING A #8 SIEVE.
3. PUMICE: A GROUND POROUS VOLCANIC ROCK, DARK BROWN TO BLACK IN COLOUR.
4. MUSHROOM MANURE: WELL–ROTTED, UNLEACHED MUSHROOM MANURE, FREE OF WEEDS, SALT, AND NOXIOUS SUBSTANCES. PROVIDE A SAMPLE TO PACIFIC SOIL ANALYSIS FOR INSPECTION AND APPROVAL. APPROVED SAMPLE SHALL BE STANDARD THROUGHOUT.
5. PUMP RIVER SAND: SAND SHALL BE PUMPED FROM A RIVER AND FREE OF SALT, DEBRIS, WEEDS AND TOXIC CHEMICALS. SAND SHALL BE 50%MEDIUM AND 50% COURSE SAND. PROVIDE A SAMPLE TO PACIFIC SOIL ANALYSIS FOR INSPECTION AND APPROVAL. APPROVED SAMPLE SHALL BE STANDARD THROUGHOUT.
6. FERTILIZER AND CHEMICAL INGREDIENTS: LIST AVERAGE P.P.M. OF PRIMARY NUTRIENTS WHERE APPLICABLE FINELY GROUND, GRANULAR OR WATER SOLUBLE FORM TO PERMIT THEIR UNIFORM DISTRIBUTION THROUGHOUT THE MIX.
 - NITROGEN FERTILIZER: 50% OF TOTAL NITROGEN DERIVED FROM A NATURAL ORGANIC MATERIAL IN A SLOW RELEASE FORM.
 - BONEMEAL: FINELY GROUND COMMERCIAL RAW BONEMEAL WITH MINIMUM 4% NITROGEN AND MINIMUM OF 20% PHOSPHORIC ACID.
 - NUTRICOTE (BY AGRICO): 16–10–10.
8. DRAINAGE AND FILTER:
 - DRAIN ROCK: ¾”–1” DIAMETER ROUND ROCK WASHED FREE OF ALL FINES AND ORGANIC MATERIALS.
 - FILTER FABRIC: HEAT BONDED, ROT–PROOF, NON–WOVEN FABRIC, OR APPROVED EQUAL.
9. CLEANOUTS: 152mm DIAMETER PVC PIPE, LENGTHS AS REQUIRED. 6” DIAMETER PVC CAPS, BLACK IN COLOUR.
10. FEEDER TUBES: 102mm DIAMETER PVC PIPE, LENGTHS AS REQUIRED.

GROWING MEDIUM PREPARATION AND PLACEMENT CONT.
EXECUTION:

1. GROWING MEDIUM AMENDMENTS: GROWING MEDIUMS SHALL VARY ACCORDING TO PLANTING AREAS AND ACCORDING TO PACIFIC SOIL ANALYSIS RECOMMENDATIONS. APPROXIMATE VOLUMES ONLY.
 - SOD AREAS: BY VOLUME 80% SAND MIX, 10% SOIL, 10%MUSHROOM MANURE TO BE SPREAD 51mm DEEP OVER SAND AND SOIL MIX, DIG INTO TOP 4” OF SAND AND SOIL MIX. ADD FERTILIZER AND OTHER AMENDMENTS AS SPECIFIED BY SOIL CONSULTANT.
 - TREE AND SHRUB AREAS: BY VOLUME 60% SAND MIX, 20%TOPSOIL, 20% MUSHROOM MANURE TO BE SPREAD 6” DEEP LAYER OVER SAND AND SOIL MIX. ADD FERTILIZER AND OTHER AMENDMENTS AS SPECIFIED BY SOIL CONSULTANT.
2. PLACEMENT ON GRADE:
 - CULTIVATE ENTIRE SUBGRADE TO A DEPTH OF 12” IMMEDIATELY PRIOR TO PLACEMENT OF THE GROWING MEDIUM.
 - NO GROWING MEDIUM SHALL BE LOADED, TRANSPORTED, OR SPREAD WHEN IT IS SO WET THAT ITS STRUCTURE IS LIKELY TO BE ALTERED.
 - PLACE GROWING MEDIUM TO THE FOLLOWING DEPTHS:
 - GROUND COVER AREAS 1’–5”
 - SHRUB AREAS 1’–5”
 - LAWN AREAS 1’–0”
 - FINE GRADE GROWING MEDIUM TO FINISH GRADES SHOWN ELIMINATING ROUGH SPOTS AND LOW AREAS TO ENSURE POSITIVE DRAINAGE. PREPARE LOOSE FRIABLE BEDS BY MEANS OF DISCING AND SUBSEQUENT RAKING.
 - CLEANOUTS:
 - CUT V–SHAPED NOTCHES AT ONE END OF 6” DIAMETER PVC PIPE. PLACE NOTCHED END OVER ROOF DRAIN, SURROUND WITH 2” DEPTH DRAIN ROCK AND RUN FILTER FABRIC 8” UP AROUND PIPE.
 - ENSURE TOP OF PIPE IS FLUSH WITH FINISH GRADE AND COVER WITH PVC CAP, BLACK IN COLOUR.



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PROJECT NO: 1802U022

DRAWN BY: W.T.

CHECKED BY: L.C.

CAD FILE: L-1

SUBMITTALS			
5	JUN 11/19	REVISED PER COMMENTS	WT
4	JUN 11/19	REVISED PER COMMENTS	WT
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AGE SEAL

SITE
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SP4359
640 E ELM ST
OTHELLO, WA 99344

FA#: 14084511

SHEET TITLE
LANDSCAPE NOTES I

SHEET NUMBER
L-1

PLANTS AND PLANTING
GENERAL:

1. QUALITY ASSURANCE: ALL MATERIALS AND EXECUTION TO CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS OR AS OTHERWISE SPECIFIED.
- LOCAL JURISDICTION GUIDE SPECIFICATIONS FOR NURSERY STOCK.

• LOCAL JURISDICTION GUIDE SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION.
2. SUBMITTALS: SUBMIT INSPECTION CERTIFICATES AS REQUIRED BY LAW FOR EACH SHIPMENT OF PLANT MATERIAL.
3. DELIVERY AND STORAGE:
- DIG AND HANDLE ALL PLANT MATERIAL IN A MANNER SUITABLE FOR EACH SPECIES TO PREVENT INJURY TO OR REMOVAL OF FIBROUS ROOTS. ALL PLANT MATERIAL ARRIVING ON SITE WITH BROKEN OR LOOSE ROOT BALLS WILL BE REJECTED. TAKE PRECAUTIONS TO AVOID BURNING OF PLANTS BY SUN OR WIND DURING HANDLING AND SHIPPING

• KEEP ROOT BALLS AND CONTAINER SOIL MOIST BEFORE PLANTING BY COVERING WITH BARK MULCH OR SOIL. PROTECT FERTILIZER AGAINST MOISTURE.
4. PROTECTION:
- VERIFY EXISTENCE AND LOCATION OF ANY ON-SITE UTILITIES. CONSULT THE CONSULTANT IMMEDIATELY FOR DIRECTIONS AS TO PROCEDURE SHOULD ANY PIPING OR UTILITIES BE ENCOUNTERED DURING EXCAVATION.

• PROTECT EXISTING BUILDINGS, EQUIPMENT, SIDEWALKS, LANDSCAPING REFERENCE POINTS, MONUMENTS AND MARKERS. MAKE GOOD ALL DAMAGE INCURRED DURING THIS WORK.

• MAKE EVERY EFFORT TO PROTECT PLANTS ADJACENT TO ANY CONSTRUCTION WORK.

• ERECT TEMPORARY CONTINUOUS BARRIERS WHERE NECESSARY TO ENSURE SAFETY OF EXISTING PLANTS AND TREES AS SHOWN ON THE DRAWINGS, OR AS REQUIRED.

• REPLACE, AT NO EXPENSE TO THE OWNER, ANY TREES AND PLANT MATERIAL DAMAGED
5. INSPECTION:
- MAKE ALL PLANT MATERIAL AVAILABLE AT ONE LOCATION 12 MONTHS AND ALSO TEN (10) DAYS PRIOR TO SCHEDULED PLANTING TIME FOR INSPECTION BY THE CONSULTANT.

• NOTIFY THE CONSULTANT WHEN THE PLANTS ARE AVAILABLE FOR INSPECTION. ALL PLANTS ARE SUBJECT TO INSPECTION AND MAY BE REJECTED FOR FAILURE TO COMPLY WITH THIS SPECIFICATION AT ANY TIME UNTIL TOTAL PERFORMANCE. REPLACE REJECTED PLANT MATERIAL AND REMOVE FROM THE SITE AT NO COST TO THE OWNER.

• NOTIFY THE CONSULTANT AT THE COMPLETION OF THE WORK FOR AN INSPECTION FOR SUBSTANTIAL PERFORMANCE.

• FINAL INSPECTION OF ALL PLANTING WILL BE MADE AT THE END OF THE SPECIFIED GUARANTEE PERIOD. FOR RELEASE FROM THE CONTRACT, ALL PLANT MATERIALS SUPPLIED OR TRANSPLANTED BY THE CONTRACTOR MUST BE ALIVE AND IN A HEALTHY, SATISFACTORY GROWING CONDITION AT THE TIME OF THE INSPECTION. FOR SPECIFIED PLANT, THE CONSULTANT RESERVES THE RIGHT TO EXTEND THE CONTRACTOR'S RESPONSIBILITY FOR ANOTHER GROWING SEASON, IF IN HIS OR HER OPINION, LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE SATISFACTORY FUTURE GROWTH.

• THE CONSULTANT AT HIS DISCRETION MAY WAIVE ONE OR MORE INSPECTIONS, BUT THIS SHALL NOT IMPAIR THE RIGHT OF THE CONSULTANT TO INSPECT WORK OR MATERIALS WHICH HAVE BEEN DAMAGED OR IN ANY WAY DO NOT CONFORM TO THE SPECIFICATIONS.

• THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL BE PRESENT DURING ALL REQUIRED INSPECTIONS AS SPECIFIED OR AS MAY BE REQUIRED BY THE CONSULTANT.
6. REPLACEMENTS:
- REPLACE ALL PLANT MATERIAL FOUND DEAD, OR NOT IN A HEALTHY, SATISFACTORY GROWING CONDITION OR WHICH, IN ANY OTHER WAY, DO NOT MEET THE REQUIREMENTS FOR THE SPECIFICATIONS, AT OWN EXPENSE, WHERE MAINTENANCE DURING THE GUARANTEE PERIOD IS THE RESPONSIBILITY OF THE CONTRACTOR.

• THE COST OF REPLACEMENTS RESULTING FROM THEFT, ACCIDENTAL DAMAGE, VANDALISM, CARELESSNESS OR NEGLIGENCE ON THE PART OF OTHERS, OR ANY OTHER CAUSE DUE TO CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR, SHALL BE BORNE BY THE OWNER.

• REQUIRED REPLACEMENTS SHALL BE PLANTS AT THE SAME SIZE AND SPECIES AS SPECIFIED ON THE PLANT LIST AND SHALL BE SUPPLIED AND PLANTED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND CHANGE ORDERS THERETO.

• REPLACE EACH DEFECTIVE OR DEAD PLANT DURING THE NEXT PLANTING SEASON AND CONTINUE TO REPLACE EACH PLANT UNTIL IT HAS ESTABLISHED ITSELF TO THE SATISFACTION OF THE CONSULTANT.

PLANTS AND PLANTING CONT.
GENERAL:

7. SUBSTITUTIONS: IF IT IS IMPOSSIBLE TO OBTAIN THE PARTICULAR PLANT MATERIAL LISTED ON THE LANDSCAPE PLAN, THE CONTRACTOR MAY BE PERMITTED TO SUGGEST SUBSTITUTIONS WITH TYPES AND VARIATIONS POSSESSING THE SAME CHARACTERISTICS. THE CONTRACTOR MUST REQUEST ANY SUBSTITUTIONS IN WRITING AT LEAST TWELVE (12) MONTHS PRIOR TO PLANTING. SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT.
8. MAINTENANCE:
- THE MAINTENANCE PERIOD BEGINS AT THE DATE OF INSTALLATION AND CONTINUES UNTIL THE DATE OF SUBSTANTIAL PERFORMANCE.

• MAINTENANCE INCLUDES NECESSARY WATERING, CULTIVATION, WEEDING, PRUNING, MOWING, AERATING, DISEASE AND INSECT CONTROL, PROTECTIVE SPRAYING, REPLACEMENT OF UNACCEPTABLE MATERIAL, STRAIGHTENING PLANTS WHICH LEAN OR SAG, ADJUSTMENT OF PLANTS WHICH SETTLE OR ARE PLANTED TOO LOW, AND ANY OTHER PROCEDURES CONSISTENT WITH GOOD HORTICULTURAL PRACTICE NECESSARY TO INSURE NORMAL, VIGOROUS AND HEALTHY GROWTH OF ALL WORK UNDER THIS CONTRACT.

• MAINTAIN ALL ACCESSORIES SUCH AS TREE STAKES, ETC., IN GOOD CONDITION, INCLUDING ADJUSTMENT, AND REPAIR OR REPLACE ALL SUCH ACCESSORIES WHEN REQUIRED.
9. AREA OF PLANT SUPPLY AND SEARCH: BEFORE SUBSTITUTIONS OF PLANT MATERIAL ARE PROPOSED, PROOF THAT MATERIALS ARE NOT AVAILABLE THROUGH SEARCH ON THE WEST COAST OF CANADA AND THE UNITED STATES MUST BE PROVIDED. AREA OF SUPPLY SHALL INCLUDE BUT NOT BE LIMITED TO THE AREA AS MENTIONED HEREIN.
10. DELIVERY AND STORAGE:
- DIG AND HANDLE ALL PLANT MATERIAL IN A MANNER SUITABLE FOR EACH SPECIES TO PREVENT INJURY TO OR REMOVAL OF FIBROUS ROOTS. ALL PLANT MATERIAL ARRIVING ON SITE WITH BROKEN OR LOOSE ROOT BALLS WILL BE REJECTED. TAKE PRECAUTIONS TO AVOID BURNING OF PLANTS BY SUN OR WIND DURING HANDLING AND SHIPPING

• KEEP ROOT BALLS AND CONTAINER SOIL MOIST BEFORE PLANTING BY COVERING WITH BARK MULCH OR SOIL. PROTECT FERTILIZER AGAINST MOISTURE.

PRODUCTS:
PLANT MATERIAL:

1. OF SIZES AND QUANTITIES SHOWN IN PLANT LISTS ON LANDSCAPE DRAWINGS AND SPECIFICATION: NURSERY GROWN.
2. CONFORM TO THE LOCAL JURISDICTION NURSERY TRADES ASSOCIATION "GUIDE SPECIFICATION FOR NURSERY STOCK". IN PARTICULAR:
- "NURSERY STOCK SHALL BE TRUE TO NAME, AND OF THE SIZE OR GRADE STATED."

• "QUALITY SHALL BE NORMAL FOR THE SPECIES WHEN GROWN UNDER PROPER CULTURAL CONDITIONS..VIALE, SUBSTANTIALLY FREE FROM PESTS AND DISEASE, AND UNDAMAGED."

• "ROOTS SHALL NOT BE SUBJECT TO LONG EXPOSURE TO DRYING WINDS, SUN OR FROST, BETWEEN DIGGING AND DELIVERY."

• "ROOT BALLS SHALL BE FREE FROM PERNICIOUS PERENNIAL WEEDS"
3. TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE WITHIN THE YEAR PRIOR TO PLANTING.
4. TAKE PRECAUTIONS DURING DIGGING, HANDLING, AND SHIPPING OF PLANT MATERIAL TO AVOID INJURY TO PLANTS AND ROOT SYSTEMS.
5. ALL PLANTS: TYPICAL OF THEIR SPECIES OR VARIETY, HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED, FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE, HEALTHY, WELL-FURNISHED ROOT SYSTEMS.
6. CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT LIST. MEASUREMENTS SPECIFIED ARE THE MINIMUM ACCEPTABLE FOR EACH VARIETY. PLANTS THAT MEET THE REQUIREMENTS SPECIFIED IN THE ITEMIZED PLANT LIST, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD WILL NOT BE ACCEPTED. PLANTS FOR USE WHEN SYMMETRY IS REQUIRED, OR WHEN PLANTED IN FORMAL ROWS, SHALL BE MATCHED IN FORM AND SIZE AS NEARLY AS POSSIBLE. DO NOT PRUNE PRIOR TO DELIVERY.
7. ALL PLANTS AND TREE TRUNKS SHALL BE MEASURED WHEN THE BRANCHES ARE IN THE NORMAL POSITION. DIMENSIONS FOR HEIGHT AND SPREAD AS CONTAINED HEREIN REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH-TIP TO BRANCH-TOP. THE HEIGHT OF TREE TRUNKS NEED NOT BE AS SPECIFIED IF THE REQUIRED HEIGHT CAN BE OBTAINED BY PRUNING THE LOWER BRANCHES WITHOUT LEAVING UNSIGHTLY SCARS OR OTHERWISE DAMAGING THE TRUNK. DO NO PRUNING OF BRANCHES TO OBTAIN THE REQUIRED HEIGHT BEFORE THE PLANTS ARE DELIVERED TO THE SITE UNLESS SO APPROVED IN WRITING BY THE CONSULTANT.
8. ALL TREES MUST HAVE STRAIGHT TRUNKS WITH A SINGLE LEADER INTACT. THERE SHALL BE NO ABRASION OF THE BARK, AND NO FRESH CUTS OF LIMBS OVER 30MM WHICH HAVE NOT COMPLETELY CALLOUSED OVER.

PLANTS AND PLANTING CONT.
RELATED MATERIALS:

1. TREE STAKES: DRESSED 4 SIDES 2"x2" TREATED FIR STAKES, LENGTHS AS REQUIRED.
2. TREE TIES AND GUYWIRES: .10 DIAMETER GALVANIZED WIRE, COVERED WITH NEW BLACK GARDEN HOSE, 2-PLY, REINFORCED AND AT LEAST 15/32" DIAMETER, OR APPROVED EQUAL.
3. MULCH: PEAT MOSS
4. FASTENERS: ALL FASTENERS TO BE HOT DIPPED GALVANIZED.
5. PLANTING TABLETS: PROLONGED-RELEASE FERTILIZER TABLETS CONTAINING 20% NITROGEN, 10% PHOSPHORIC ACID, AND 5% POTASH (20-10-5). AGRIFORM OR PRE-APPROVED EQUIVALENT. STORE IN WEATHERPROOF STORAGE SPACE.

EXECUTION:

1. TREE PITS ON GRADE: OF THE FOLLOWING MINIMUM STANDARD.
- TWO TIMES THE DIAMETER OF THE ROOT BALL WITH THE TREE IN THE CENTER OF THE PIT

• 1'-0" DEEPER THAN THE ROOT BALL FOR THE ENTIRE TREE PIT.
2. PLANTING SEASON:
- PLANT ONLY DURING THE SEASON OR SEASONS WHICH ARE NORMAL FOR SUCH WORK DETERMINED BY WEATHER CONDITIONS AND AS APPROVED BY THE CONSULTANT.

• DO NOT PLANT DURING FREEZING AND/OR ABNORMALLY HOT, DRY WEATHER.
3. PLANT LAYOUT:
- LOCATES PLANTS ACCORDING TO THE PLANTING PLAN, AND ACCORDING TO LOCATIONS DETERMINED BY THE CONSULTANT, FOR APPROVAL OF PLANT LOCATIONS AND ORIENTATION. THE CONSULTANT MAY MAKE ADJUSTMENTS IN PLANT LOCATIONS AND ORIENTATION PRIOR TO PLANTING.

• STAKE LOCATION OF ALL MAJOR TREES FOR APPROVAL PRIOR TO POSITIONING. REQUEST CONSULTANT TO BE PRESENT DURING PLANTING OF MAJOR TREES TO ENSURE PROPER ORIENTATION AND LOCATION.
4. PLANTING PROCEDURE:
- ALL PLANTS TO BE INSTALLED MAINTAINING ORIGINAL GRADES OF BASES AS IN THE NURSERY.

• BACKFILL AROUND THE ROOT BALL WITH PREPARED GROWING MEDIUM, TAMPING AND WATERING TO ENSURE FIRM SUPPORT FOR THE PLANT, AND ELIMINATING AIR POCKETS AROUND THE ROOT BALL.
5. FERTILIZER APPLICATION:
- PLANT SIZE/
CONTAINER SIZE

TABLET SIZE

TABLETS
PER PLANT

TREES

21g

1/25 CALIPER

18 GAL TUB

21g

3

7 GAL POT

21g

3

5 GAL POT

21g

2

2 GAL POT

21g

1

1 GAL POT

21g

1

OTHER SIZES AS PER MANUFACTURER'S RECOMMENDATIONS
6. MULCHING: MULCH ALL SHRUB AND GROUNDCOVER AREAS TO A 2" DEPTH.

PLANTS AND PLANTING CONT.
EXECUTION:

7. GUYING AND STAKING
- GUY AND STAKE ALL TREES IMMEDIATELY AFTER PLANTING. PLANT MATERIAL NOT GUYED OR STAKED IMMEDIATELY SHALL BE REPLACED IF DAMAGED.

• DRIVE THREE (3) STAKES PER TREE (EQUALLY SPACED AROUND THE TREE) VERTICALLY INTO THE GROUND TO A DEPTH OF 2'-6" TO 3'-0"mm, IN SUCH A MANNER SO AS NOT TO INJURE THE ROOT OR ROOT BALL.

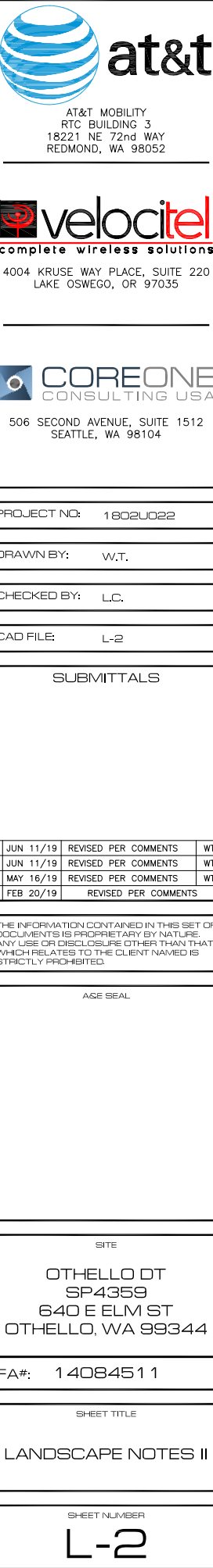
• FASTEN TREE TO THE CROTCH AND MIDWAY BETWEEN THE CROTCH AND THE GROUND WITH GALVANIZED WIRE PROTECTED BY HOSE.

• TREES TO STAND PLUMB UPON COMPLETION OF THIS OPERATION.
8. PRUNING:
- PRUNE EACH TREE AND SHRUB PLANTED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT IN A MANNER APPROPRIATE TO ITS PARTICULAR REQUIREMENT IN THE LANDSCAPE DESIGN. PRUNING IN GENERAL SHALL BE HEAVIER ON COLLECTED THAN ON NURSERY-GROWN PLANTS. REMOVE ALL SOFT WOOD SUCKER GROWTH AND ALL BROKEN OR BADLY BRUISED BRANCHES WITH A CLEAN CUT.
9. CLEAN UP:
- REMOVE FROM THE SITE ALL CANS, SURPLUS MATERIAL AND OTHER DEBRIS RESULTING FROM PLANTING OPERATIONS.


• NEATLY DRESS AND FINISH ALL PLANTING BEDS AND FLUSH ALL WALKS AND PAVED AREAS CLEAN TO THE SATISFACTION OF THE CONSULTANT AND THE OWNER

LANDSCAPE MAINTENANCE
GENERAL:


1. ALL LANDSCAPE MAINTENANCE AND IRRIGATION TO BE COMPLETED BY LOCAL JURISDICTION.



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PROJECT NO: 1802U022

DRAWN BY: W.T.

CHECKED BY: L.C.

CAD FILE: L-2

SUBMITTALS

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AGE SEAL

SITE

OTHELLO DT
SP4359
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OTHELLO, WA 99344

FA#: 14084511

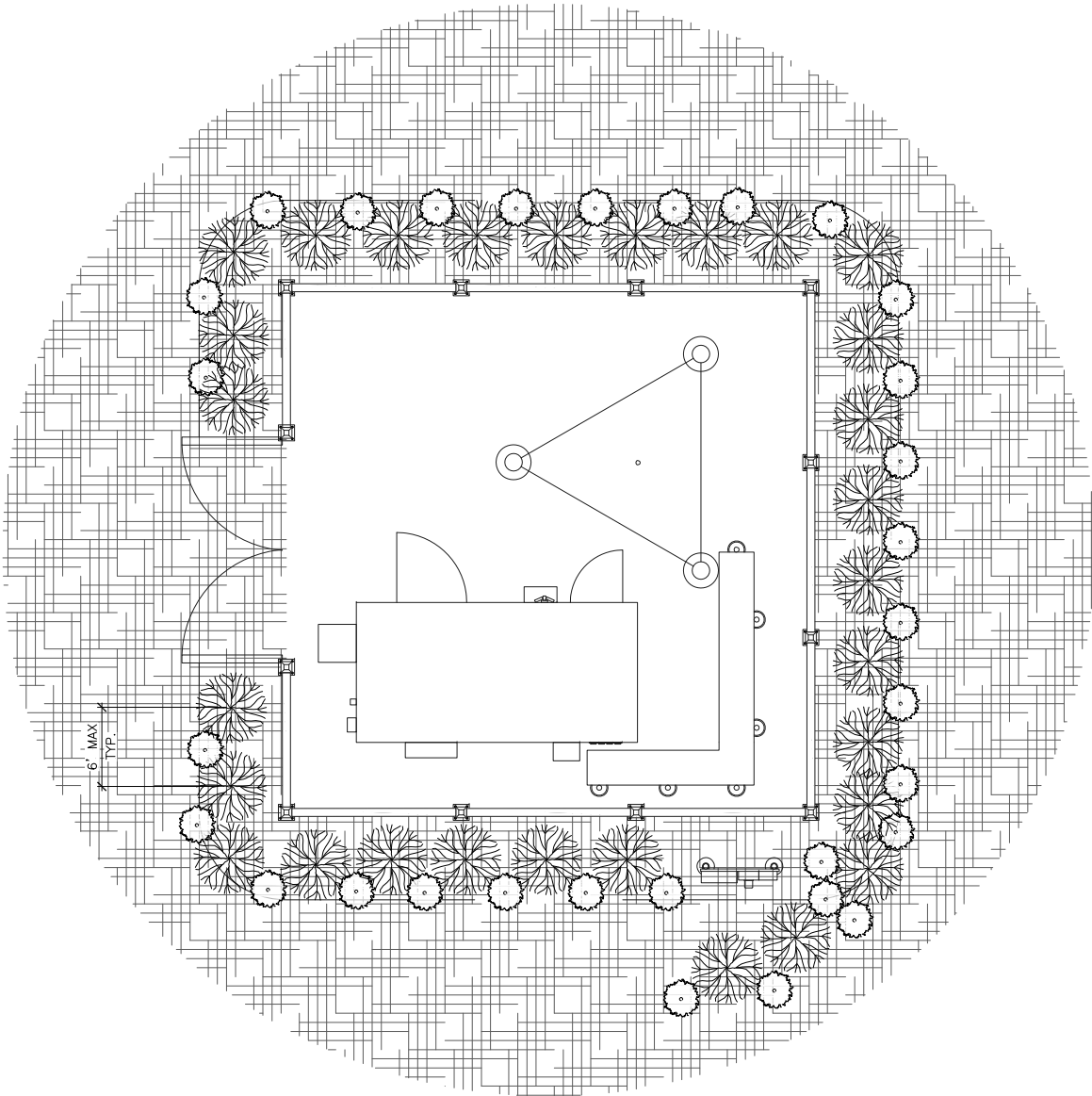
SHEET TITLE

LANDSCAPE NOTES II

SHEET NUMBER

L-2

EXHIBIT 10






1 LANDSCAPE PLAN
3/16"=1'-0" 3/32"=1'-0"
22x34 11x17
0 2' 4' 8'

NOTES:

1. REFER TO L-1 AND L-2 FOR ALL LANDSCAPING SPECIFICATIONS.
2. ALL LANDSCAPING AND PLANT MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION STANDARDS
3. ALL LANDSCAPING AND PLANTING TO BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO PLANTING.

LEGEND

SYMBOL	AMOUNT	BOTANICAL/COMMON NAME
	29	EVERGREEN TREE
	31	POLYSTICHUM MUNITUM
		MULCH



PROJECT NO: 1802U022

DRAWN BY: W.T.

CHECKED BY: L.C.

CAD FILE: L-3

SUBMITTALS

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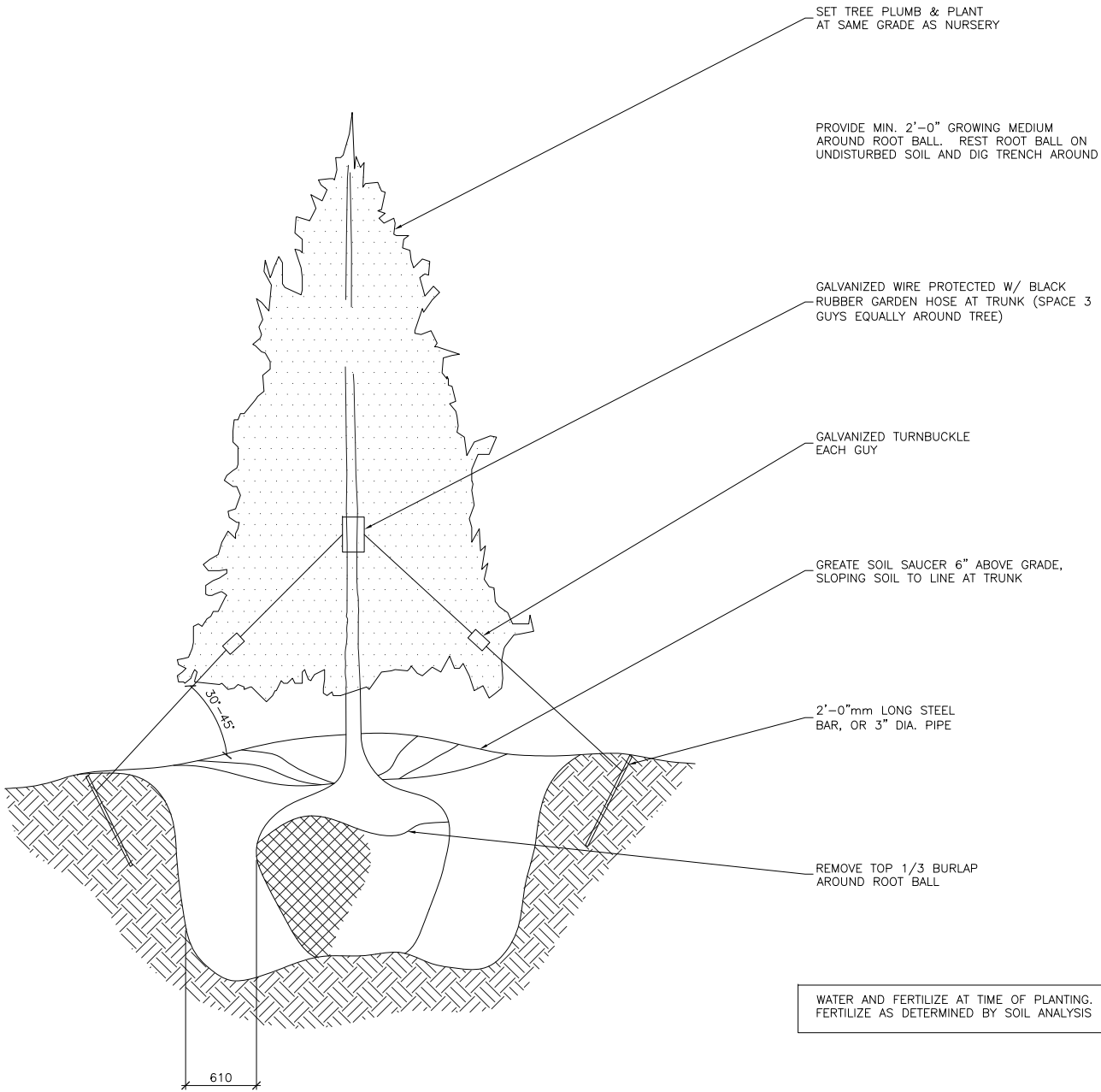
LANDSCAPE PLAN

SHEET NUMBER

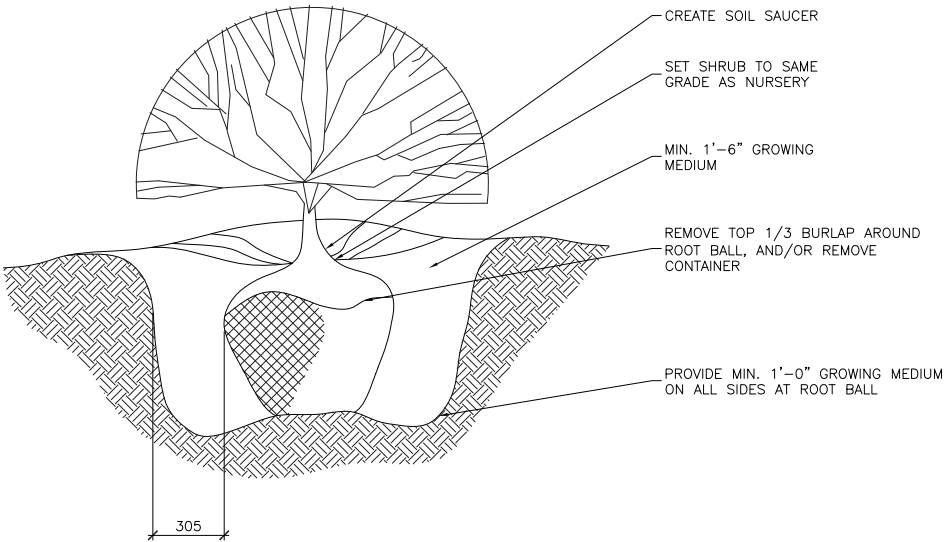
L-3

NOTES:

1. REFER TO L-1 AND L-2 FOR ALL LANDSCAPING SPECIFICATIONS.
2. ALL LANDSCAPING AND PLANT MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION STANDARDS
3. ALL LANDSCAPING AND PLANTING TO BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO PLANTING.



1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
- N.T.S.



2 TYPICAL SHRUB PLANTING DETAIL
- N.T.S.



PROJECT NO: 1802U022

DRAWN BY: W.T.

CHECKED BY: L.C.

CAD FILE: L-4

SUBMITTALS

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AGE SEAL

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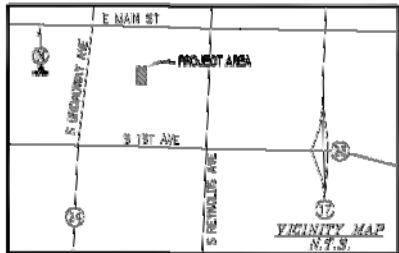
SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L-4

EXHIBIT 10



SURVEY DATE
12/04/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS '0603 12B' MODELED SEPARATIONS TO ELIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD83 DATUM.

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", ADDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY "FLOOD INSURANCE RATE MAP(S)", MAP ID #5300101250, DATED 01/18/2008.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

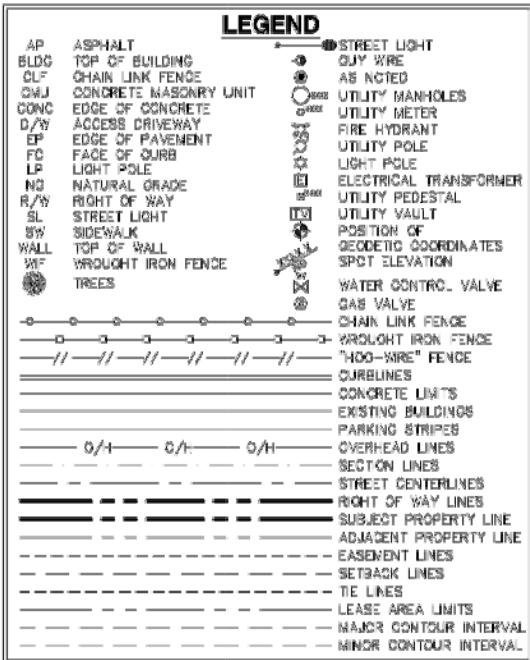
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE WASHINGTON STATE SOUTH ZONE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99997392.

LESSOR'S LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 29 EAST W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ELM STREET AND THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 372 FEET; THENCE SOUTH 00°03'25" WEST 333 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF OAK STREET PRODUCED WESTERLY; THENCE EASTERLY ALONG SAID CENTERLINE 300 FEET MORE OR LESS TO A POINT ON SAID NORTH-SOUTH CENTERLINE OF SECTION 3; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

SCHEDULE "B" NOTE
REFERENCE IS MADE TO THE TITLE GUARANTEE #02241801834, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED SEPTEMBER 13, 2018 AT 8:00 AM. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

- ITEMIZED NOTES:
1. THE PROPERTY HEREIN DESCRIBED IS CARRIED ON THE "AX" ROLLS AS EXEMPT. HOWEVER, IT WILL BECOME TAXABLE ON THE DATE OF THE EXECUTION OF A CONVEYANCE TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR THE BALANCE OF THE YEAR FROM THAT DATE. TAX ACCOUNT NO.: 1529030680755 LEVY CODE: 11 (BLANKET IN NATURE)
 2. RESERVATIONS CONTAINED IN DEED DATED MARCH 10, 1964, RECORDED IN VOLUME 82 OF DEEDS, PAGES 145-146, RESERVED BY THE MILWAUKEE LAND COMPANY (BLANKET IN NATURE)
 3. A MORTGAGE TO SECURE AN INDEBTEDNESS AS SHOWN BELOW DATED: MARCH 1, 1981 RECORDING DATE: MARCH 15, 1981 RECORDING NO.: 188299 VOLUME 80 PAGES 682-688 (BLANKET IN NATURE)



LEASE AREA LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 29 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED INTERSECTION OF SOUTH 7TH AVENUE AND ELM STREET SOUTH;
THENCE ALONG THE CENTERLINE OF SAID SOUTH 7TH AVENUE SOUTH 0°20'08" WEST, 259.04 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 88°39'52" WEST, 243.75 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 50.00 FEET;
THENCE NORTH 89°00'00" WEST, 50.00 FEET;
THENCE NORTH 00°00'00" EAST, 50.00 FEET;
THENCE NORTH 89°00'00" EAST, 50.00 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINS 2,530 SQ. FT. (0.057 AC.), MORE OR LESS.

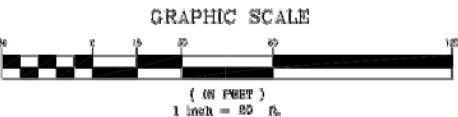
UTILITY EASEMENT NO. 1 LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 29 EAST W.M., BEING A 10.00 FOOT WIDE STRIP OF LAND, LYING 5.00 FEET EACH SIDE OF FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE MONUMENTED INTERSECTION OF SOUTH 7TH AVENUE AND ELM STREET SOUTH;
THENCE ALONG THE CENTERLINE OF SAID ELM STREET, SOUTH 89°09'49" WEST, 261.59 FEET;
THENCE DEPARTING SAID CENTERLINE, SOUTH 00°36'11" EAST, 187.32 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°01'56" EAST, 25.96 FEET;
THENCE SOUTH 01°12'32" WEST, 143.15 FEET;
THENCE NORTH 88°03'44" WEST, 8.90 TO THE POINT OF TERMINUS.

CONTAINING 1800.6 SQ. FT. (0.041 AC.), MORE OR LESS.

POSITION OF GEODETIC COORDINATES
LATITUDE 48° 48' 13.24" (48.803444) NORTH (NAD83)
LONGITUDE 119° 59' 38.62" (119.994256) WEST (NAD83)
GROUND ELEVATION @ 1081.0' (NAVD83)



UTILITY EASEMENT NO. 2 LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 29 EAST W.M., BEING A 5.00 FOOT WIDE STRIP OF LAND, LYING 2.50 FEET EACH SIDE OF FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE MONUMENTED INTERSECTION OF SOUTH 7TH AVENUE AND ELM STREET SOUTH;
THENCE ALONG THE CENTERLINE OF SAID SOUTH 7TH AVENUE SOUTH 01°20'08" WEST, 259.04 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 88°39'52" WEST, 243.75 FEET;
THENCE NORTH 80°00'00" WEST, 19.80 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°00'00" EAST, 69.91 FEET TO THE POINT OF TERMINUS.

CONTAINS 360 SQ. FT. (0.008 AC.), MORE OR LESS.

ACCESS NOTE
RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO, INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

UTILITY EASEMENT NO. 3 LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 29 EAST W.M., BEING A 5.00 FOOT WIDE STRIP OF LAND, LYING 2.50 FEET EACH SIDE OF FOLLOWING DESCRIBED CENTERLINE:

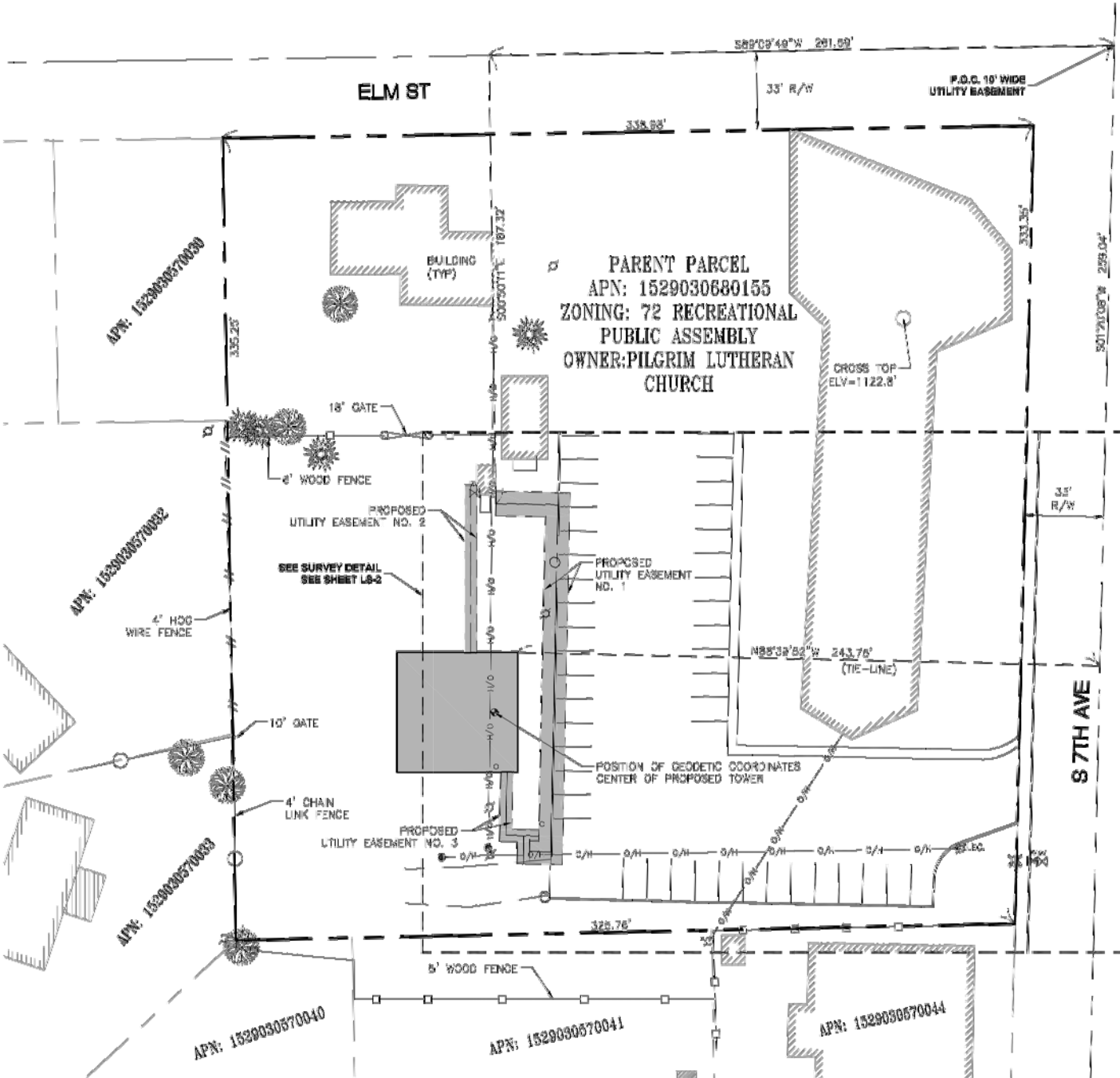
BEGINNING AT THE MONUMENTED INTERSECTION OF SOUTH 7TH AVENUE AND ELM STREET SOUTH;
THENCE ALONG THE CENTERLINE OF SAID SOUTH 7TH AVENUE SOUTH 01°20'08" WEST, 259.04 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 88°39'52" WEST, 243.75 FEET;
THENCE SOUTH 00°00'00" EAST, 50.00 FEET;
THENCE NORTH 80°00'00" WEST, 4.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°05'16" WEST, 28.43 FEET;
THENCE SOUTH 88°03'44" EAST, 7.48 FEET TO A POINT HEREON REFERRED TO AS POINT "A";
THENCE CONTINUING SOUTH 88°53'44" EAST, 8.46 FEET TO A POINT OF TERMINUS;

TOGETHER WITH BEGINNING AT SAID POINT "A";
THENCE SOUTH 01°05'16" WEST, 11.67 FEET TO A POINT OF TERMINUS

NORTHERLY SIDELINES OF EASEMENT TO BE LENGTHENED OR SHORTENED TO ADJUST SOUTH LINE OF A NOW OR FUTURE LEASE AREA.

CONTAINS 244 SQ. FT. (0.005 AC.), MORE OR LESS.



PROJECT INFORMATION:

SP4359 OHELLO DT
640 E ELM ST
OTHELLO, WA 99344
ADAMS COUNTY

ORIGINAL ISSUE DATE:

10/15/2018

REV. DATE: DESCRIPTION: BY:

A	10/16/18	PRELIM	JM
B	11/01/18	ADD ESMT	DO
C	01/11/19	DESIGN	RAG

PLANS PREPARED BY:



CONSULTANT:



245 SAINT HUBERT AVE.
SUITE 101
TACOMA, WASHINGTON 98402
PH. (253) 373-9183
www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

JM MF SR

LICENSER:



SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

EXHIBIT 10

LINE TABLE

LINE#	LENGTH	DIRECTION
L1	4.30'	S89°00'00"W
L2	26.43'	S01°06'16"W
L3	7.49'	S88°53'44"E
L4	8.48'	S88°53'44"E
L5	11.67'	S01°06'16"W
L6	19.80'	N90°00'00"W

The site plan illustrates a proposed tower and parking lot layout. Key features include:

- Proposed Tower:** A rectangular structure with a "POSITION OF GEODETIC COORDINATES CENTER OF PROPOSED TOWER" and a "PROPOSED METER LOCATION".
- Utility Easements:** Multiple easements are shown, including "UTILITY EASEMENT NO. 1", "UTILITY EASEMENT NO. 2", "UTILITY EASEMENT NO. 3", and "UTILITY EASEMENT NO. 4".
- Parking Lot:** A "CONCRETE PARKING LOT" is located to the right of the tower.
- Property Lines:** Various boundary lines are marked with bearings and distances, such as "N88°39'52"W 243.75' (TIE-LINE)".
- Other Features:** A "4' SIDEWALK", "5' WOOD FENCE", "6' SIGN", and "6' PROPOSED UTILITY EASEMENT" are also indicated.

