

IN A PORTION OF THE SE QUARTER OF THE SW QUARTER OF SECTION 1, TOWNSHIP 29N, RANGE 5E, W.M.

GENERAL NOTES

- All rough grading shall be positive, draining away from all structures.
- All stones larger than 1.5" diameter shall be removed from the growing medium.
- Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.
- All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.
- Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.
- Bark mulch is not to be placed above the root crown.
- All plants shall at least conform to the minimum standard established by the American Association of Nurserymen.
- Lawn areas are to be hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas.
- Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.
- If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.
- The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.
- The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.
- During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.
- Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

IRRIGATION ASSESSMENT

Automatic irrigation system proposed.

OPEN SPACE AND RECREATION REQUIRED

EAST SUNNYSIDE/WHISKEY RIDGE DESIGN GUIDELINES
 B.3.1 Open Space for Non-Residential uses
 2% of applicable site plus 1% of building floor area.
 Applicable Site: 58,876 SF
 Building Floor Area: 12,042 SF
 $(58,876 \text{ SF} \times 2\%) + (12,042 \text{ SF} \times 1\%) = 1,178 \text{ SF} + 120 \text{ SF} = 1,298 \text{ SF}$

Open Space Provided: 1,163 SF

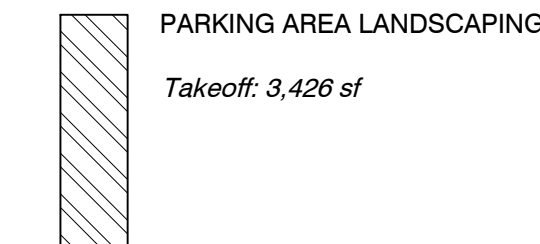
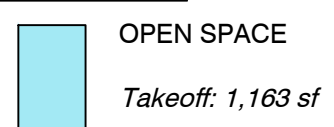
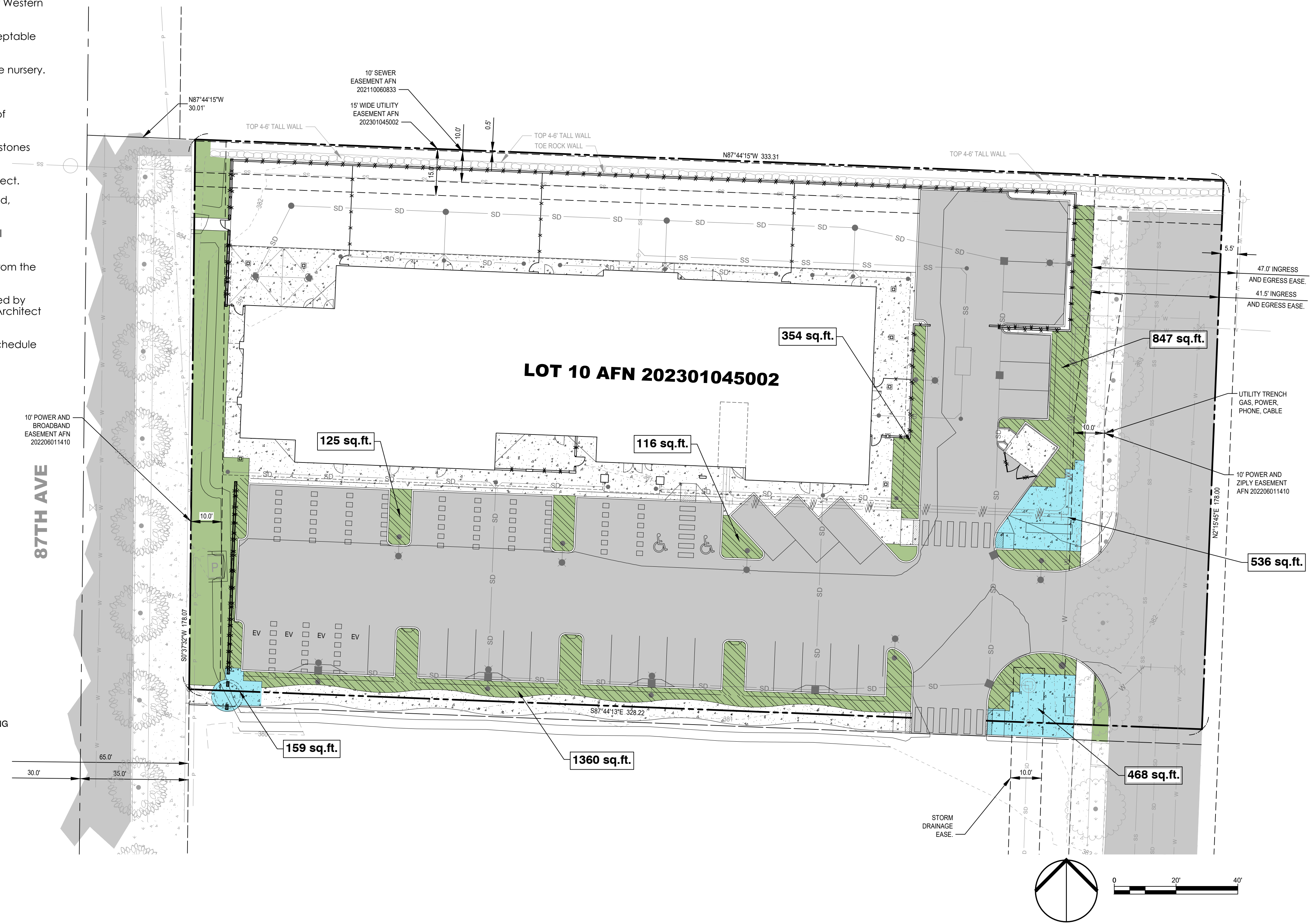
B.3.2. Pedestrian-Oriented Spaces
 At least 2 lf of seating area or one individual seat, per 60 sf of plaza or open space required.
 $1,298 \text{ SF} / 60 \text{ SF} = 22$ individual seats required
 OR
 $1,298 \text{ SF} \times 2 \text{ lf} / 60 \text{ SF} = 43$ lf of seating area required
 48 lf of seating provided (3 picnic tables with 16 lf of seating per table)

PARKING LOT LANDSCAPING

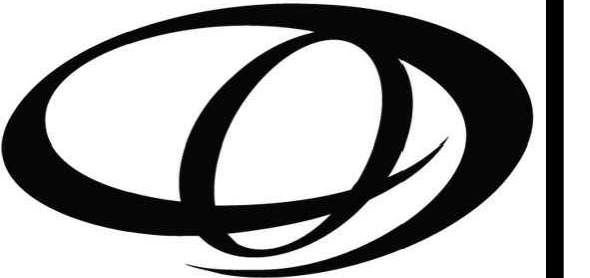
PER MMC 22C.120.130
 Parking Lot Area = 19,246 SF
 10% landscaping required = $19,246 \text{ SF} \times 10\% = 1,925 \text{ SF}$
 Landscaping Provided = 3,426 SF

PER MMC 22C.120.130
 (5) Ten percent of the parking area, in addition to the required buffers above, shall be landscaped with Type L4 landscaping; provided, that:

- (a) No parking stall shall be located more than 45 feet from a landscaped area;
- (b) All landscaping must be located between parking stalls, between rows of stalls, or at the end of parking columns. The use of strips or islands as bioretention swales or cells is encouraged, subject to approval by the city engineer. No landscaping which occurs between the parking lot and a building or recreation area shall be considered in the satisfaction of these requirements;
- (c) All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of five feet in width and 120 square feet in size, and, in addition to the required trees, shall be planted with a living ground cover;
- (d) Parking lots containing less than 20 parking spaces need provide only perimeter screening to satisfy the 10 percent area requirements;
- (e) All landscaped areas shall be protected from vehicle damage by a six-inch protective curbing. Wheel stops may be substituted when required to allow storm water to pass;
- (f) A minimum two-foot setback shall be provided for all trees and shrubs where vehicles overhang into planted areas;
- (g) The landscaping requirements of this section may be modified if a development is located in an area where a special streetscape plan has been approved by the city.

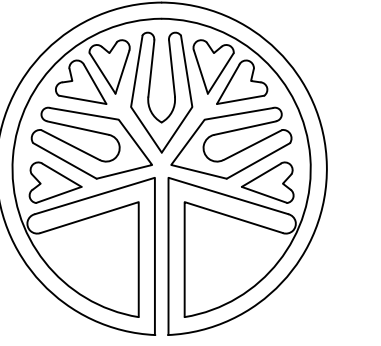


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ORIGIN
 DESIGN GROUP

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 SNOHOMISH, WA 98290
 TEL: 425.346.1905



STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 KRISTAL LOWE
 LICENCE NO. 1206

REVISIONS		
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SOPER HILL KIDS-N-US
PARCEL: 00590700030501

DRAWING TITLE:
LANDSCAPE PLAN

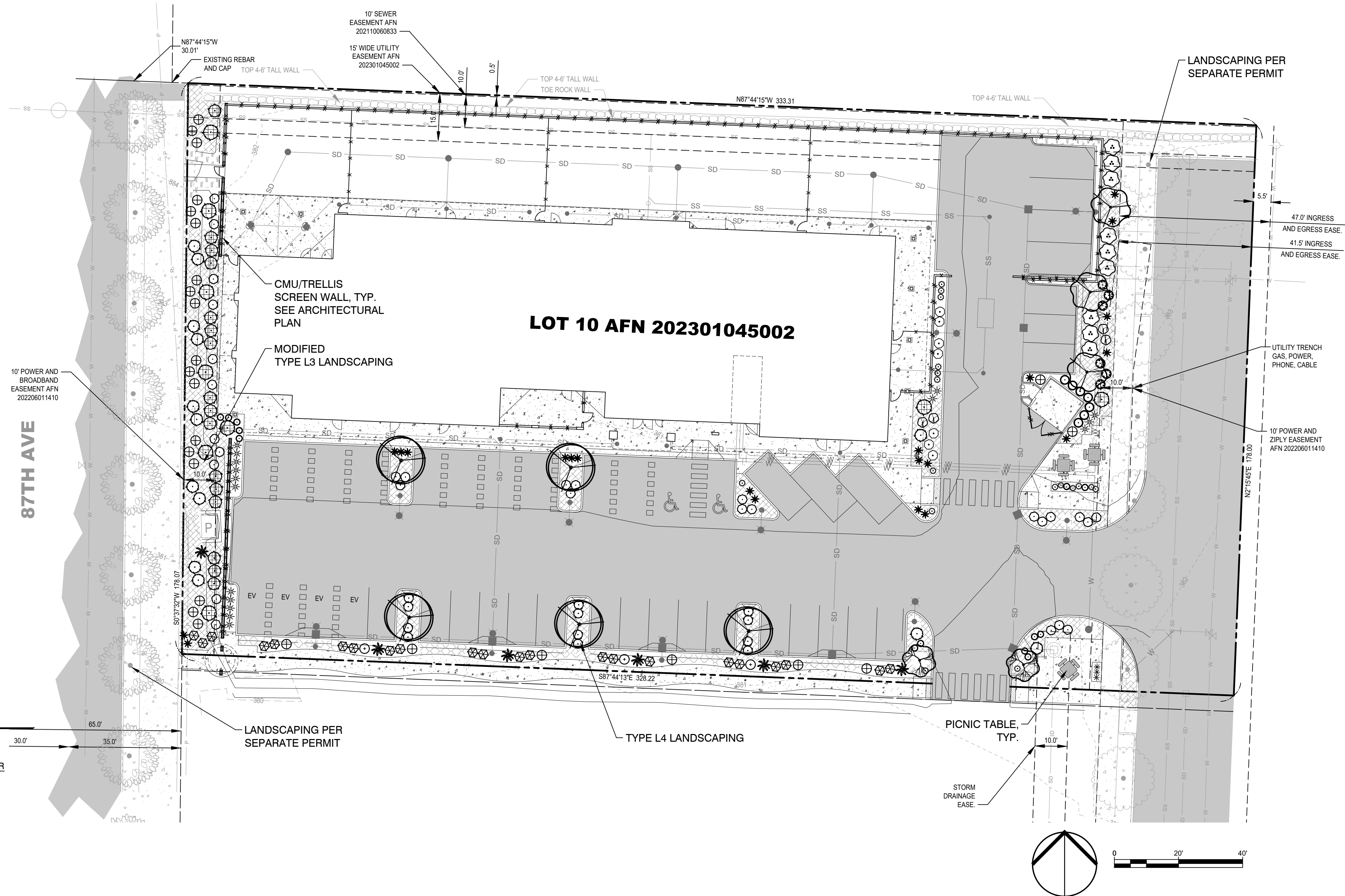
APPLICANT:
LJB SOPER HILL, LLC
LORI BLADES
16717 9TH AVE. S.E.
MILL CREEK, WA 98012

DRAWING INFORMATION
 ODG PROJECT #: 23-474
 DRAWN BY: KL
 CHECKED BY: KL

DATE:
MAY 8, 2023

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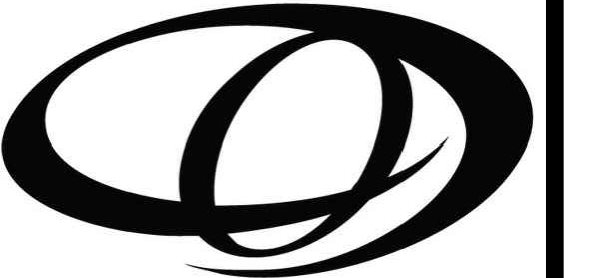


PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
Ⓧ	4	Abelia x 'SRPabeper'	Peach Perfection® Glossy Abelia	2 gal.	Pot
⊙	14	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 gal.	Pot
⊙	13	Buxus sempervirens 'MonAlex'™	Petite Pillar Dwarf Common Boxwood	2 gal.	Pot
*	16	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot
⊕	26	Cornus sanguinea 'Cato'™	Arctic Sun Bloodtwig Dogwood	2 gal.	Pot
⊗	22	Euonymus fortunei 'Roemertwo'	Gold Splash® Wintercreeper	2 gal.	Pot
⊙	12	Euonymus japonicus 'Microphylla Variegata'	Variegated Boxleaf Euonymus	2 gal.	Pot
⊕	16	Euonymus japonicus 'Aureovariegatus'	Gold Spot Euonymus	2 gal.	Pot
⊕	9	Hydrangea paniculata 'Dvp Pinky'™	Pinky Winky Panicle Hydrangea	2 gal.	Pot
⊙	7	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2 gal.	Pot
⊙	3	Lavandula angustifolia 'Munstead'	Munstead English Lavender	2 gal.	Pot
*	6	Miscanthus sinensis 'Gracillimus'	Maiden Grass	2 gal.	Pot
⊙	29	Nandina domestica 'Gulf Stream'™	Gulf Stream Heavenly Bamboo	2 gal.	Pot
*	3	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	2 gal.	Pot
*	21	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot
⊙	13	Physocarpus opulifolius 'SMPOTW'™	Tiny Wine Ninebark	2 gal.	Pot
⊙	3	Pinus mugo 'Slowmound'	Mugo Pine	2 gal.	Pot
⊕	9	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot
⊗	6	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot

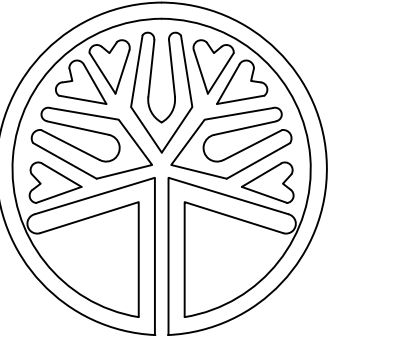
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
⊙	2	Acer griseum	Paperbark Maple	2" Cal.	B&B
⊙	5	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" Cal.	B&B
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
⊙	3	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" Cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
⊙	7	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' HT	B&B
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
⊕	1,237	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot
⊕	96	Calluna vulgaris 'Mrs. Ronald Grey'	Mrs. Ronald Grey Heather	4"	Pot
⊕	39	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	Pot

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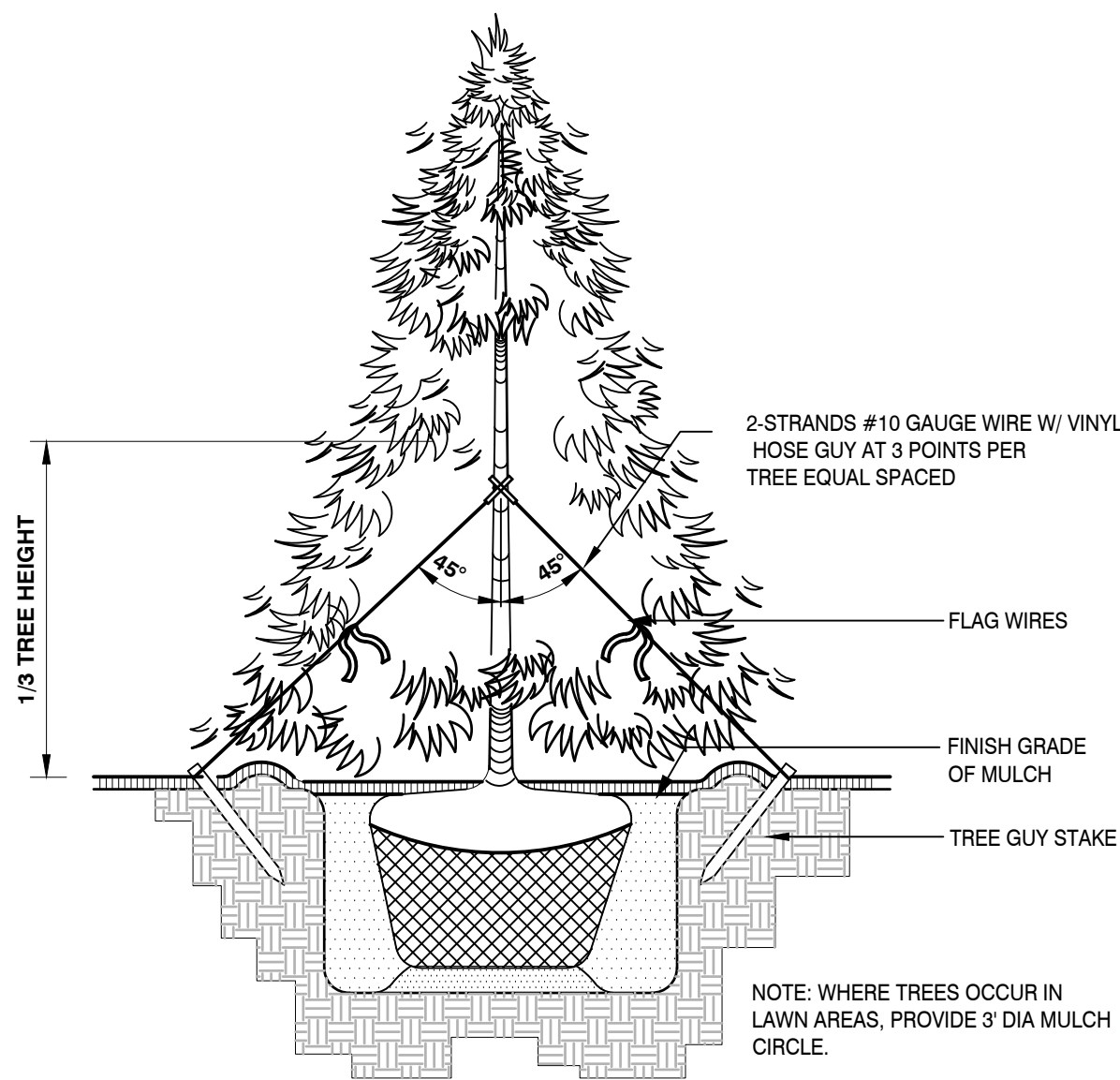
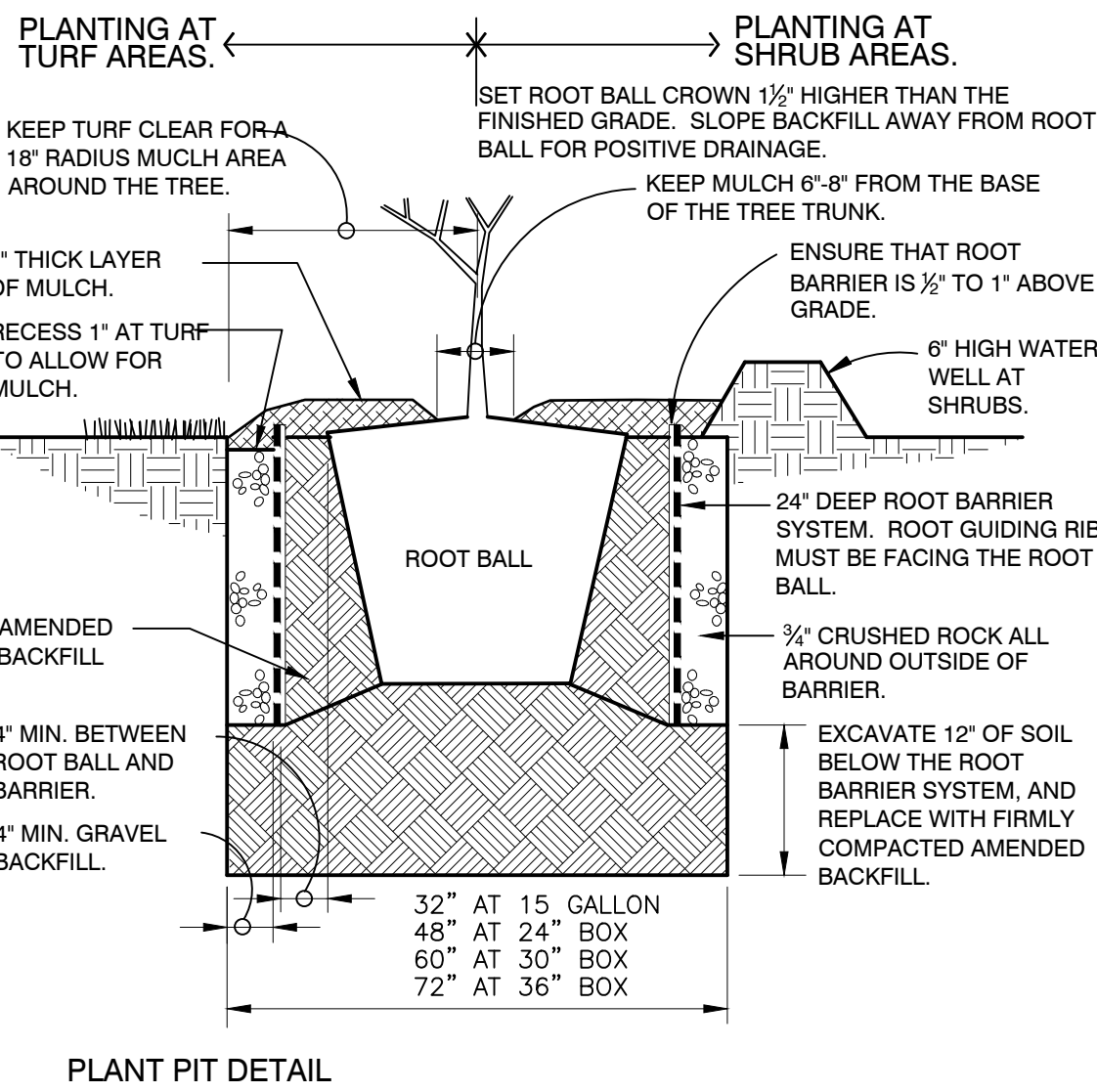
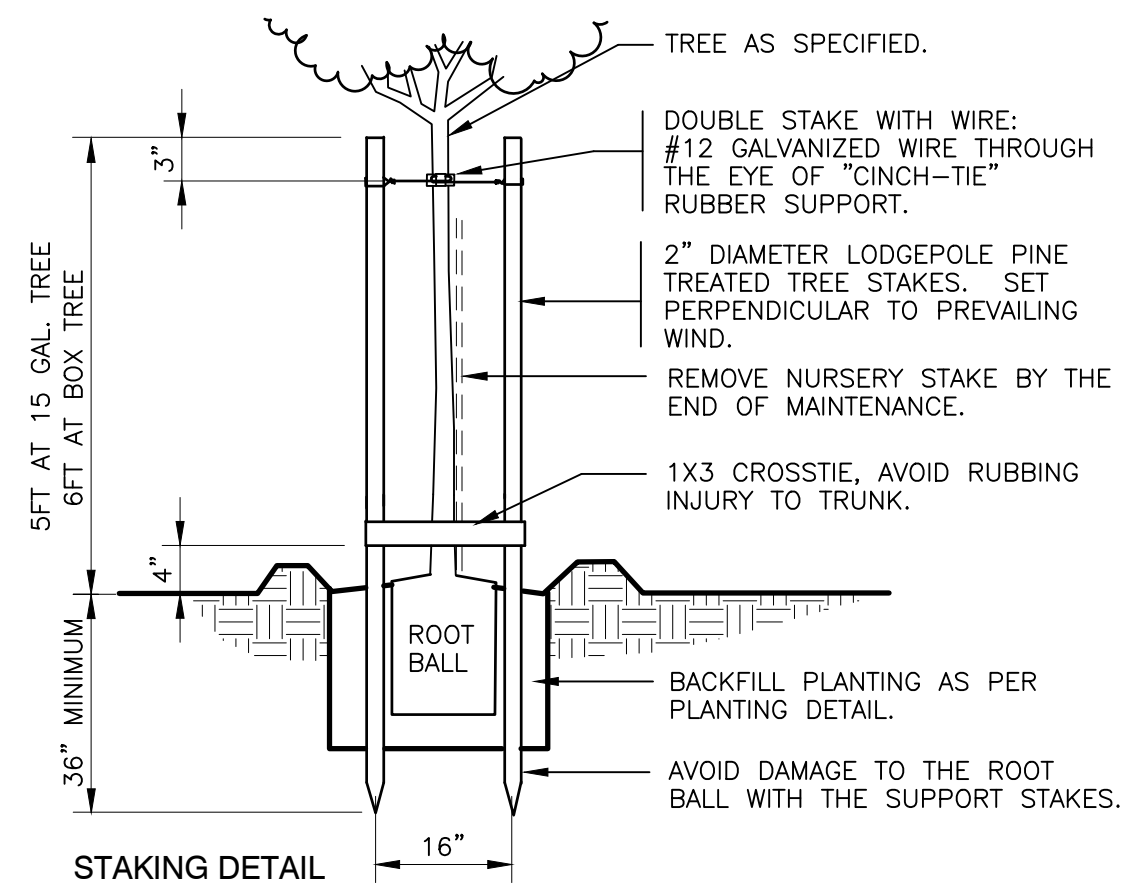
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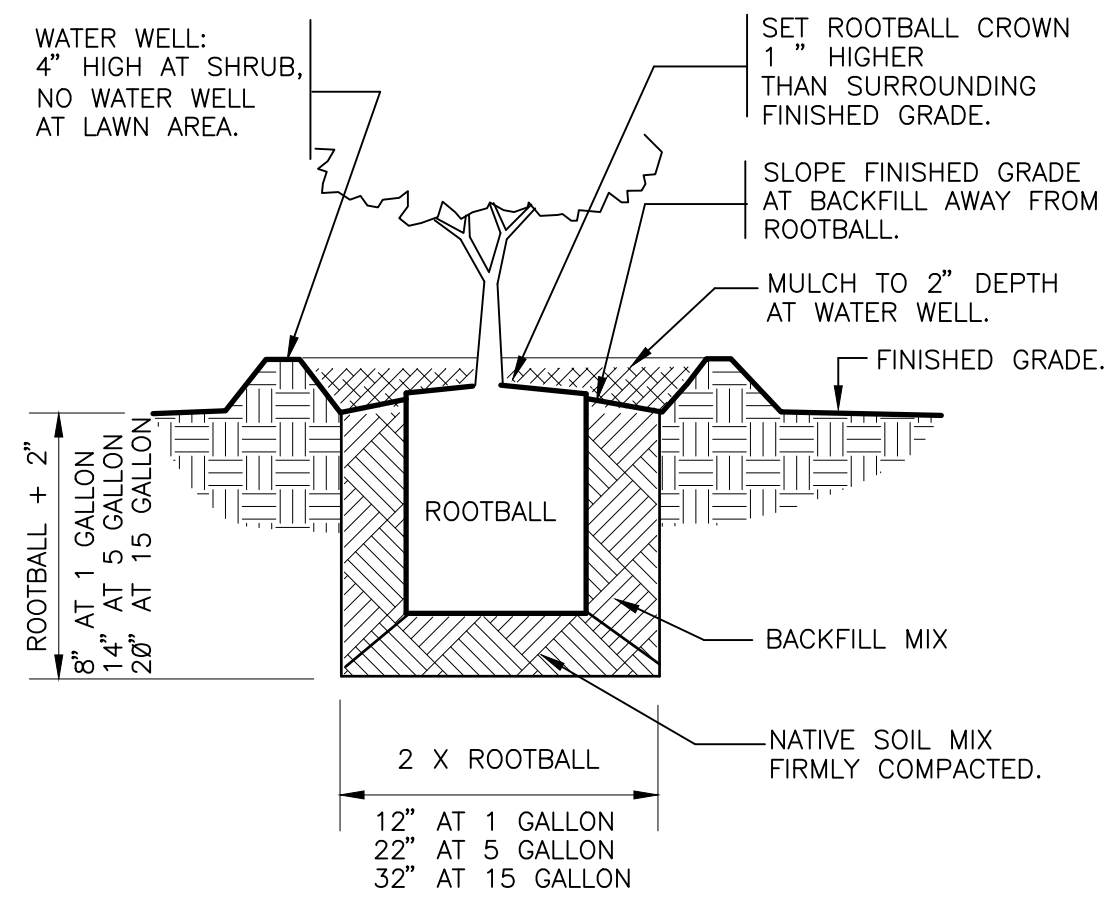
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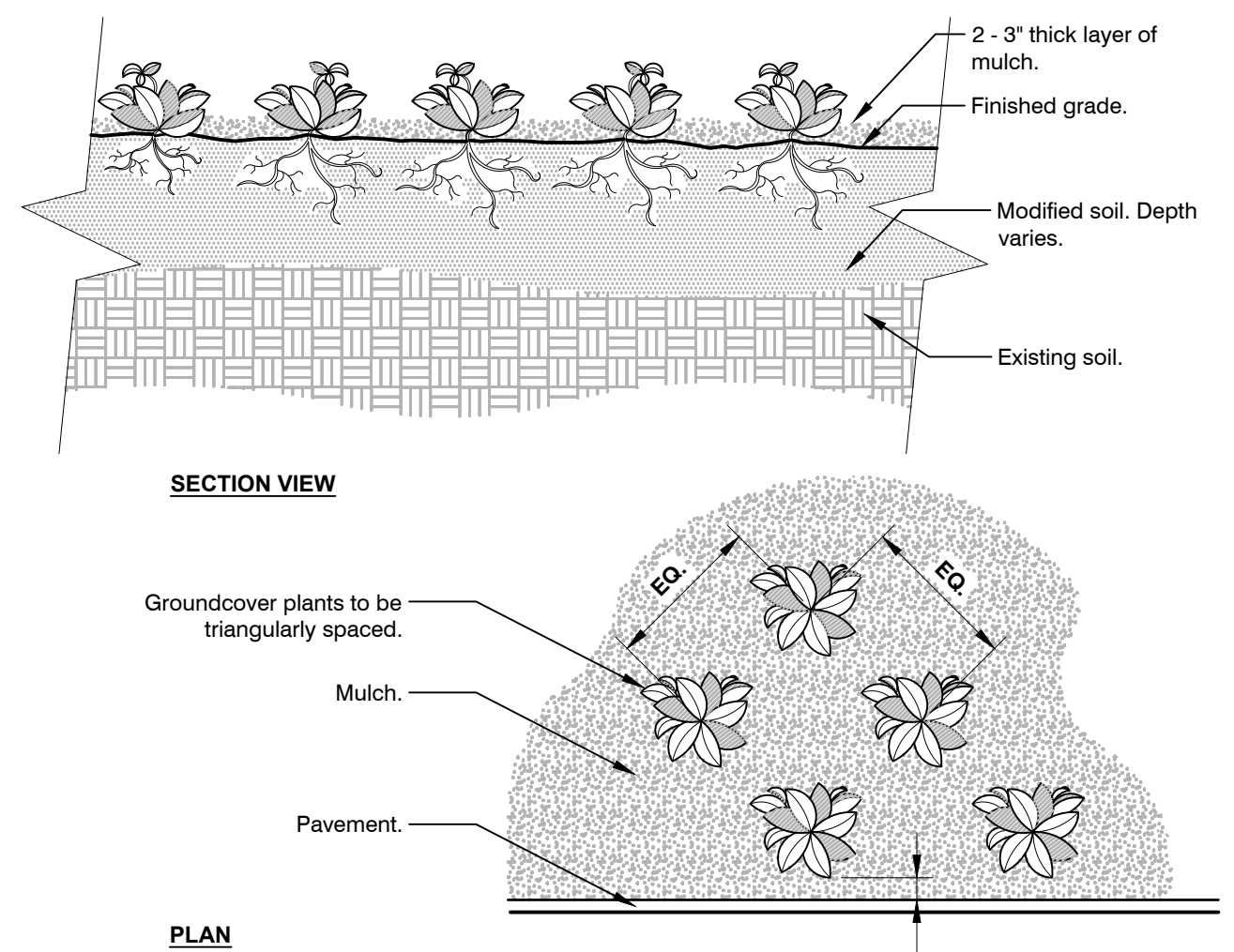
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2 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"



3 SHRUB PLANTING
1" = 1'-0"



4 GROUNDCOVER
3/4" = 1'-0"

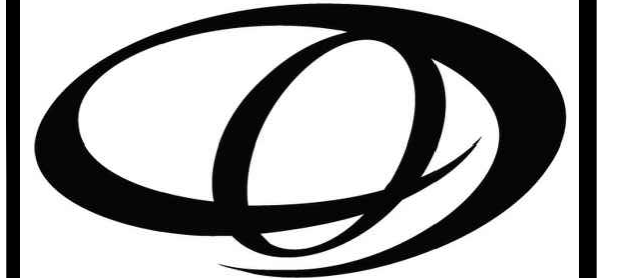


5 PICNIC TABLE
NTS
OR EQUIVALENT

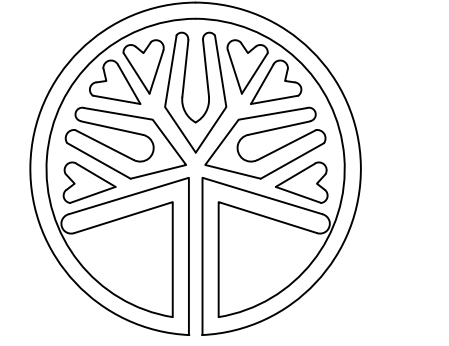
MODEL: 448-44
SURFACE MOUNT
QUANTITY: 3
DUMOR
DUMOR.COM
(800) 568-4018

1 ROOT BARRIER TREE PLANTING
1" = 1'-0" FX-PL-FX-TREE-12

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.



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IRRIGATION NOTES

All City of Marysville standards shall be followed

Plan is diagrammatic and conceptual in nature. Standard trade practices shall be employed to insure economy of trenching and sleeving. Manufacturer's recommended head spacing shall be exceeded only with permission of landscape architect. Verify all dimensions and elevations in field. Adjust equipment layout to suit field conditions and site constraints as well as best management practices.

Irrigation trench depths, 18" for mainline, 12" for lateral lines. Trenches shall be free of all debris that can result in damage to piping.

Set valve boxes square to adjacent buildings, walks or parking.

Owner to provide separate utility service agreement as required by water purveyor.

Swing joints to be either triple swing joints or toro funny pipe.

Leave a minimum of 3' of additional control wire looped at each valve box. Attach control wires to the adjacent piping with electrical tape, at least every 20'. Run 3 spare wires along entire length of mainline loop through each valve box to farthest valve box each direction.

Equipment shown in paved areas or outside project limits is for graphic clarity only. Install in landscape area. Do not willfully install equipment under pavement or outside project limits.

Owner's representative to locate and specify controller. Place control wire in separate sleeve.

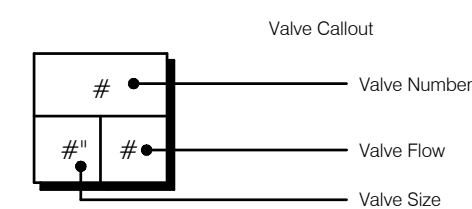
Flow and static water pressure was not provided. Design assumption of 70 PSI static pressure at the meter. Verify in the field.

Adjust sprinkler arc and radius as needed to avoid over spray onto hard surfaces while maintaining coverage.

IRRIGATION SCHEDULE

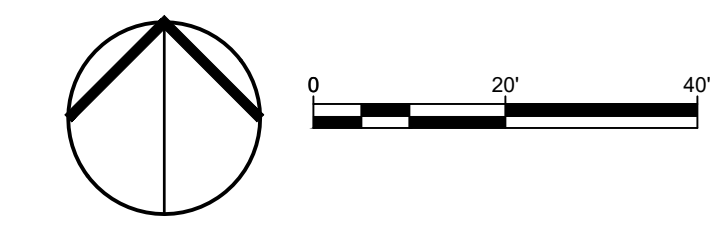
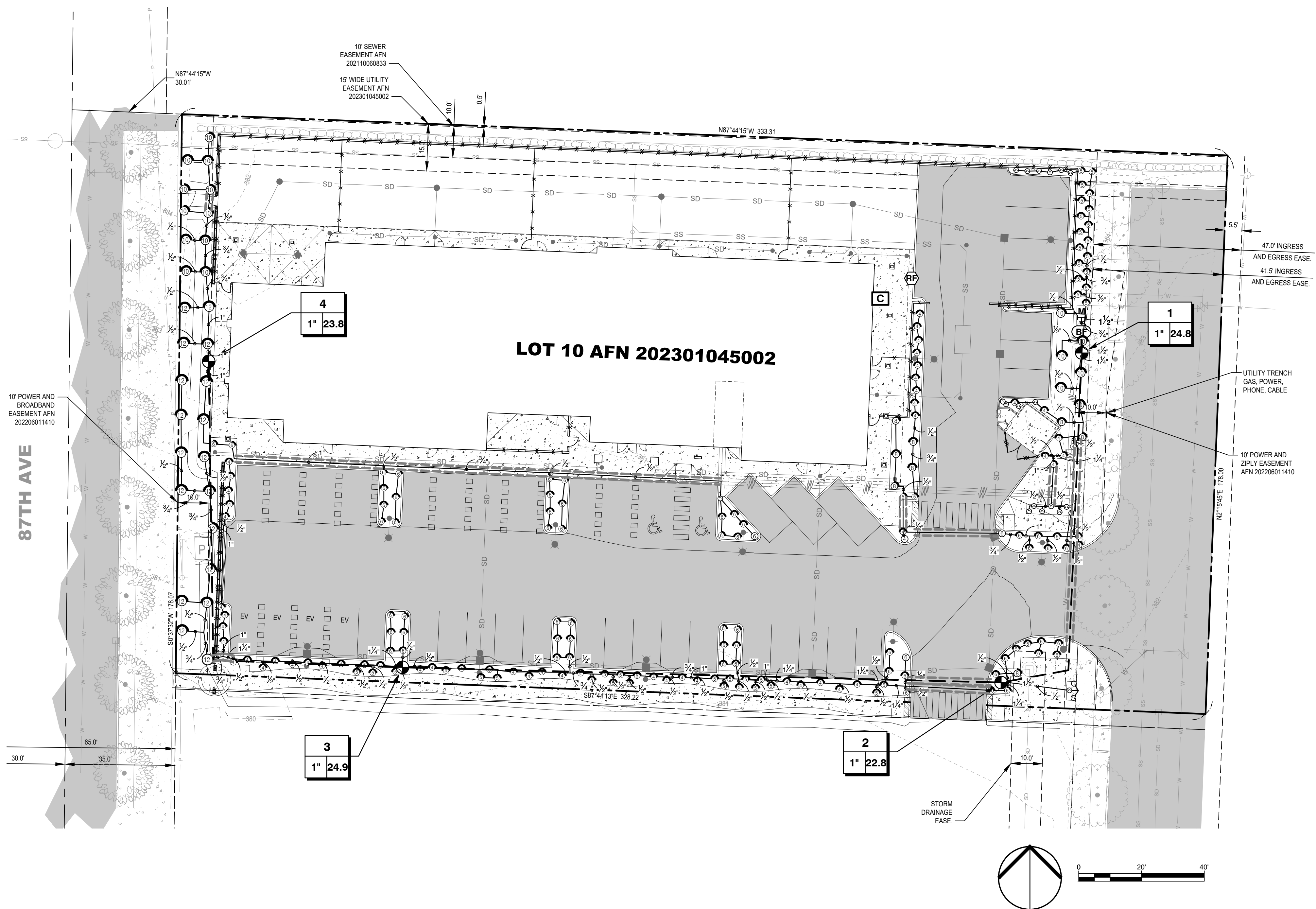
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter PROS-00-PRS30 short radius nozzles Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	133	30	4/5
	Hunter PROS-00-PRS30 5' radius Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	45	30	4/5
	Hunter PROS-00-PRS30 8' radius Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	8	30	4/5
	Hunter PROS-00-PRS30 10' radius Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	17	30	4/5
	Hunter PROS-00-PRS30 12' radius Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	17	30	4/5
	Hunter PROS-00-PRS30 Adjustable Arc Shrub Spray, Fixed Riser. 30 psi regulated Shrub Adapter. Co-molded wiper seal with UV Resistant Material.	5	30	4/5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	4	2/5
	Zurn 975XL 1" Reduced Pressure Backflow device	1	1/5
	Hunter PHC-1200 Wi-Fi enabled, full-functioning controller with touchscreen, 12-Station fixed controller, 120 VAC, Outdoor model.	1	
	Hunter RFC Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.	1	3/5
	Point of Connection 3"	1	
	Irrigation Lateral Line: PVC Schedule 40 1/2"	1,019 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	246.7 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1"	232.6 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	193.2 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	6.3 l.f.	
	Irrigation Mainline: PVC Schedule 40 1 1/2"	480.5 l.f.	



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	1"	Shrub Spray	24.76		41.6	53.9	1.82 in/h
2	Hunter ICV-G	1"	Shrub Spray	22.84		39.4	53.5	1.97 in/h
3	Hunter ICV-G	1"	Shrub Spray	24.89		41.2	59.4	1.53 in/h
4	Hunter ICV-G	1"	Shrub Spray	23.84		40.8	61.2	1.58 in/h



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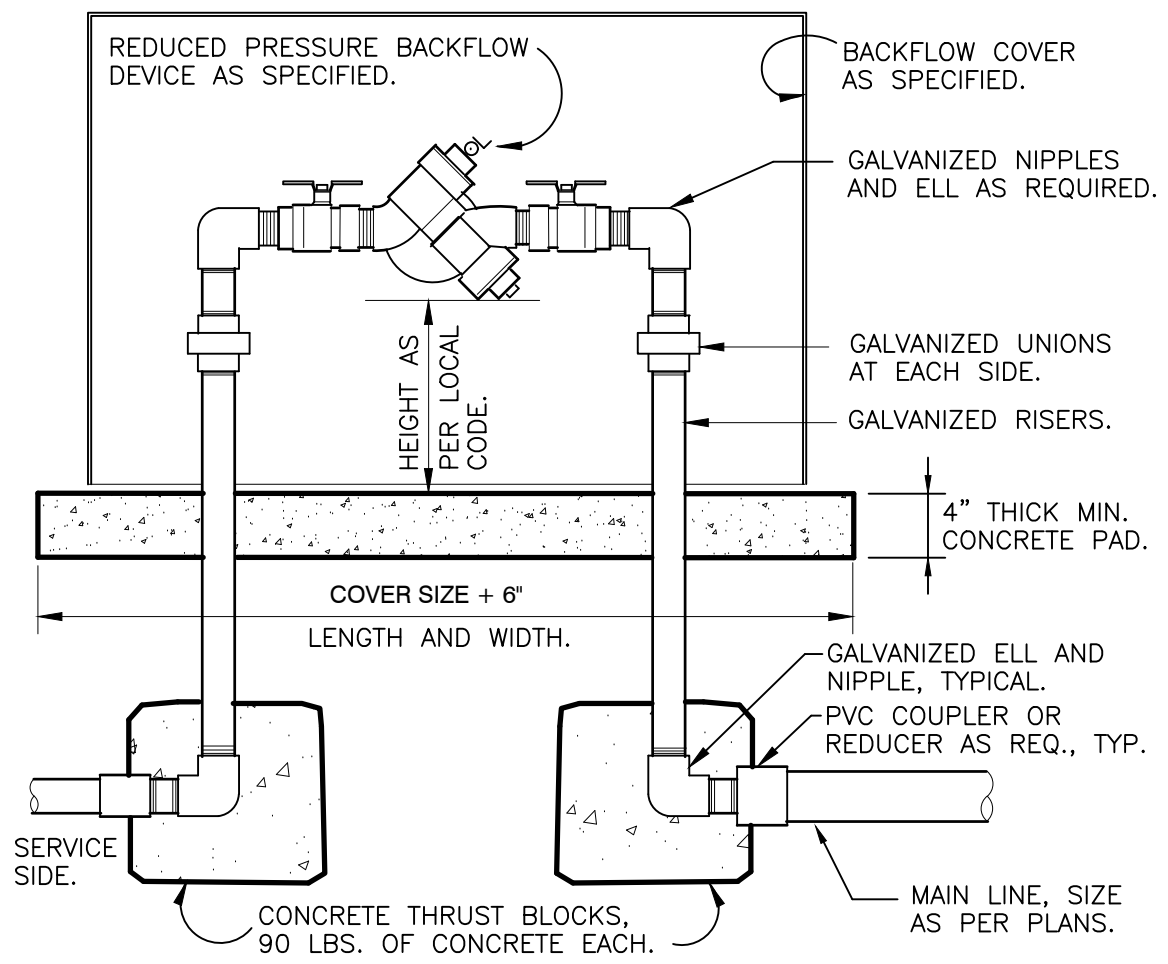
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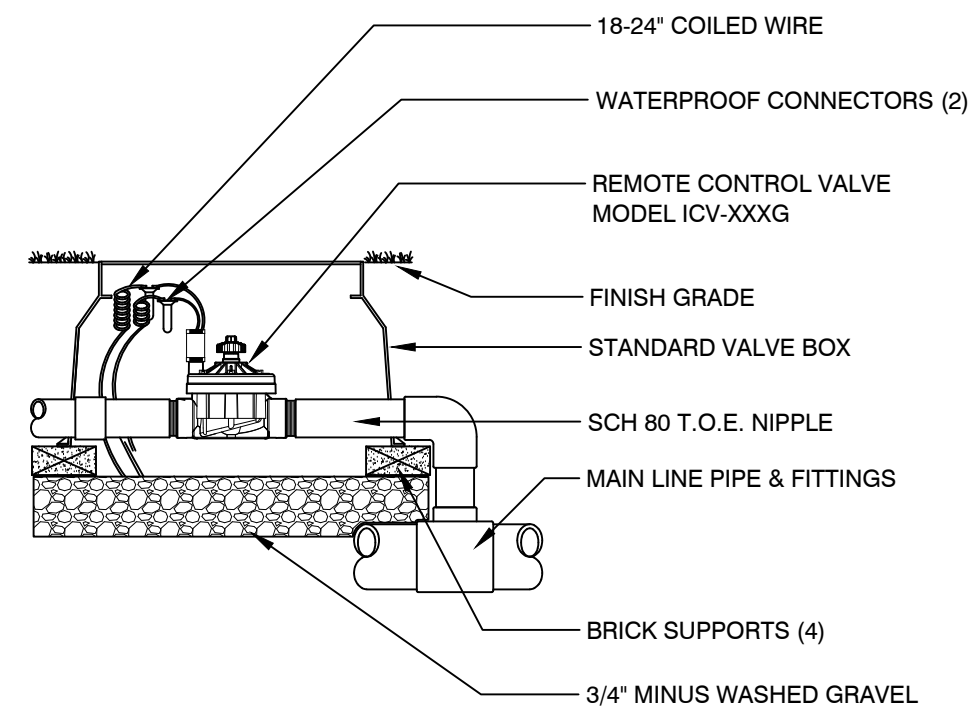
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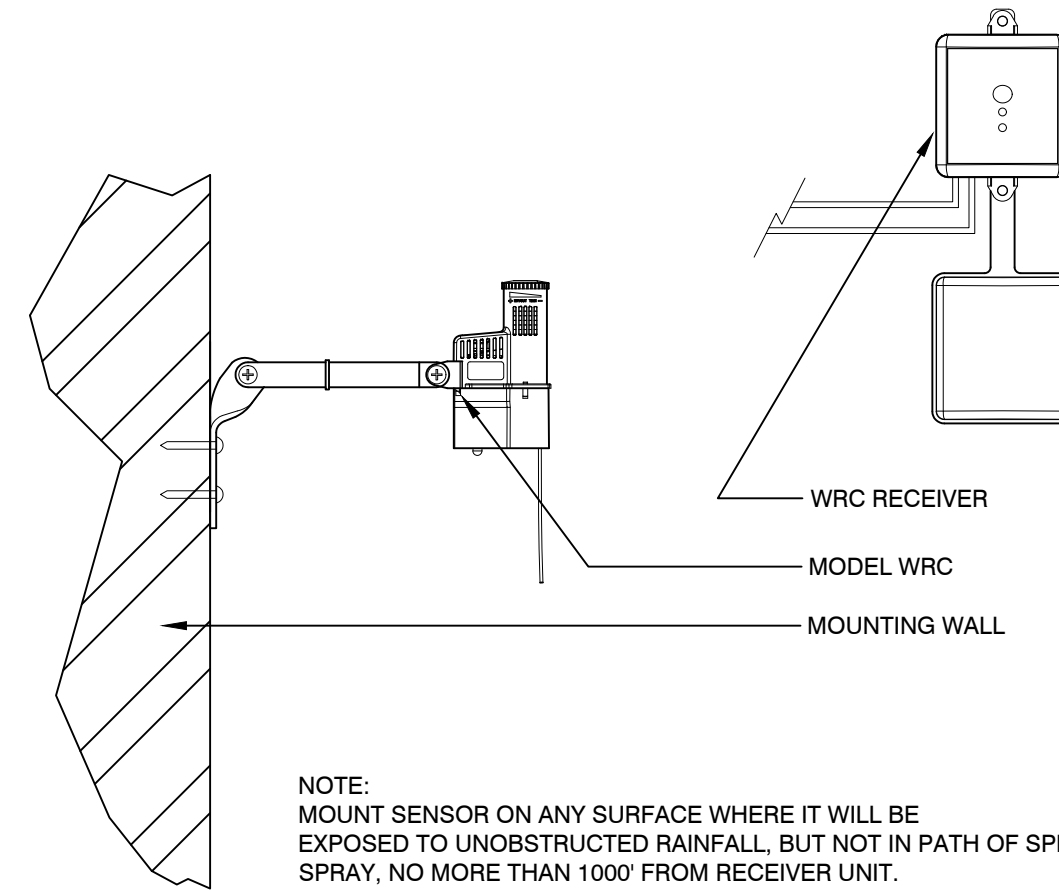
1 RP BACKFLOW W/ENCLOSURE

1" = 1'-0" FX-IR-FX-BACK-06



2 ICV GLOBE VALVE

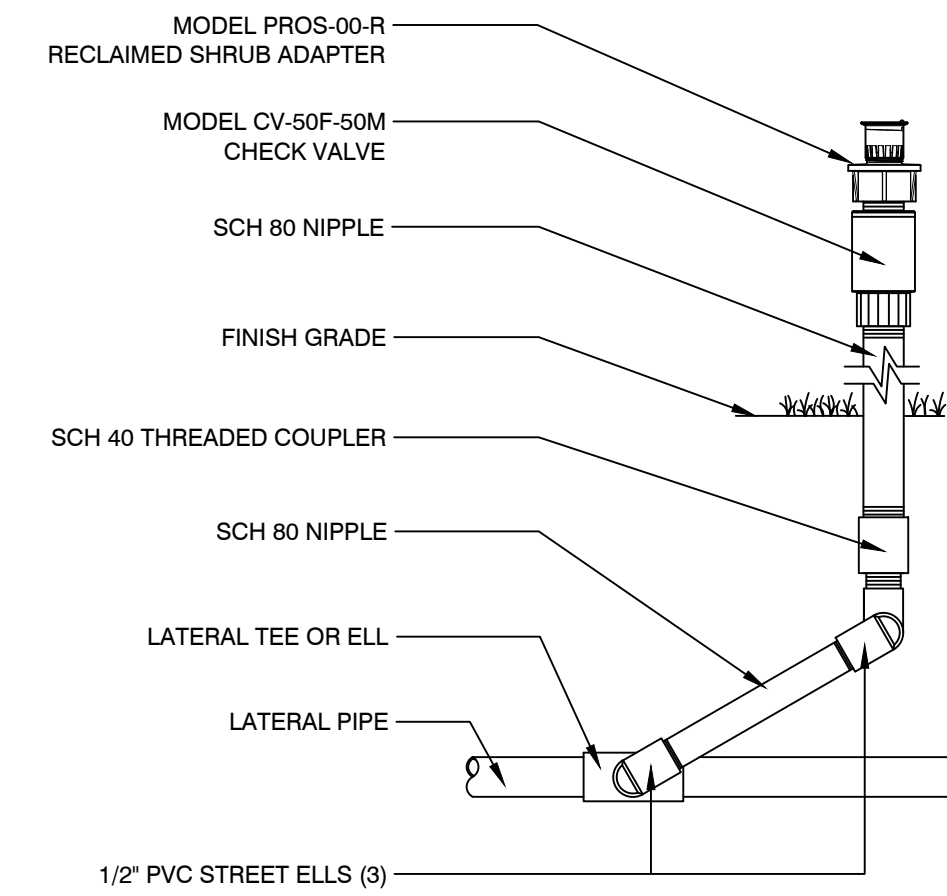
1" = 1'-0" FX-IR-HUNT-VALV-20



3 WIRELESS RAIN-CLIK

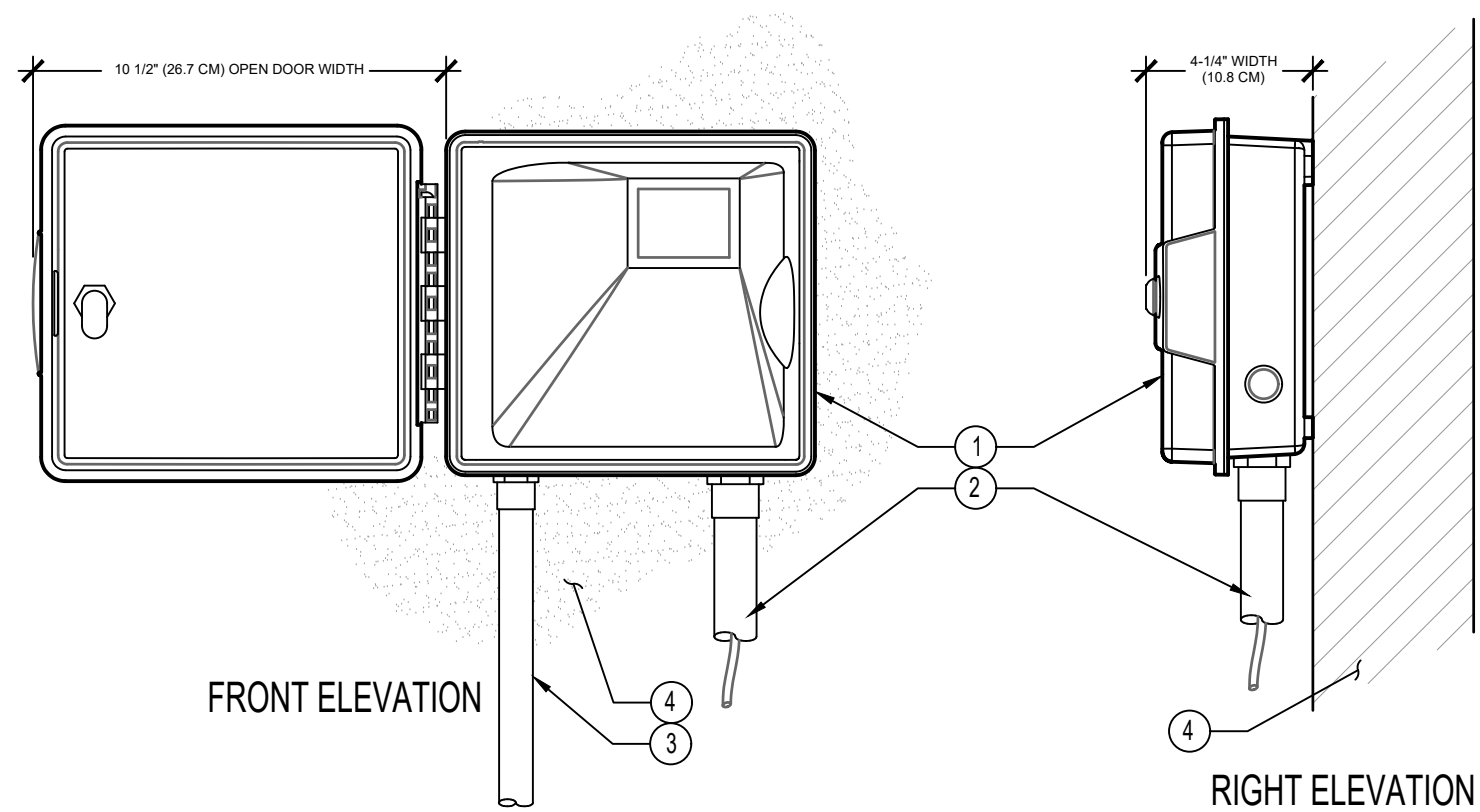
3" = 1'-0" FX-IR-HUNT-SENS-17

NOTE: MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.



4 PROS-00-R SPRAY HEAD W/ PVC STREET ELLS

3" = 1'-0" FX-IR-HUNT-SPRA-05



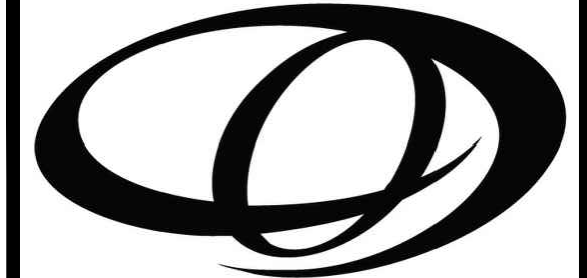
5 IRRIGATION CONTROLLER (PRO-HC)

NTS OR EQUIVALENT

LEGEND:

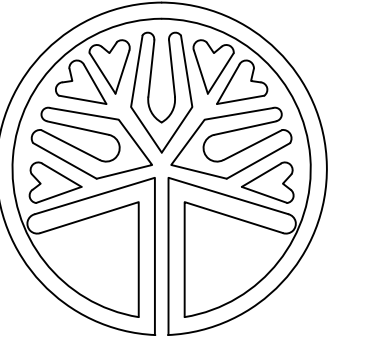
- 1 IRRIGATION CONTROLLER (PRO-HC) PER PLAN
- 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- 4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE



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