



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 3" 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.
- Plantings shall be placed such that the plant at full mature size will be one foot from the building.
- Cluster plantings near entrances.
- Landscape beds shall have metal edging in black, brown or green (steel or aluminum).
- 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 and shall be provided with final landscape plan.

PARKING LOT LANDSCAPING

PER MMC 22C.120.130
 Parking Lot Area = 493,899 SF
 10% landscaping required = 49,390 SF
 Landscaping Provided = 80,246 SF

TYPE L4 PARKING LOT LANDSCAPING
 Takeoff: 80,246 sf

DETENTION LANDSCAPING PER CIVIL
 Takeoff: 499,389 sf

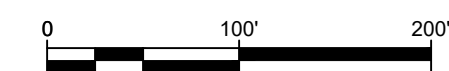
FOUNDATION LANDSCAPING
 Takeoff: 56,955 sf

WETLAND BUFFER
 Takeoff: 31,178 sf

TYPE L1 LANDSCAPE BUFFER
 Takeoff: 9,343 sf

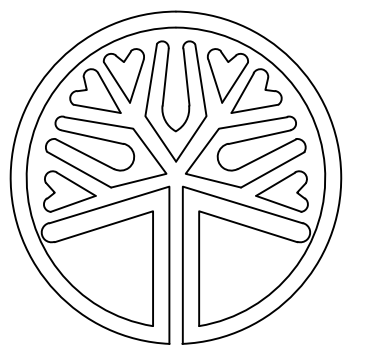
15' TYPE L3 LANDSCAPE BUFFER
 Takeoff: 17,415 sf

5' TYPE L5 LANDSCAPING
 Takeoff: 7,296 sf



ORIGIN
 DESIGN GROUP

1031 185TH AVE NE
 SNOHOMISH, WA 98290
 TEL: 425.346.1905



STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT

KRYSTAL LOWE
 LICENSE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	4/16/2024
2	CITY COMMENTS	7/16/2024

MOWAT M-51
16329 51ST AVE NE
MARYSVILLE, WA 98271-7513

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

M-51 INDUSTRIAL, LLC
 P.O. BOX 3884
 BELLEVUE, WA 98009
 ATTN: JOHN SANDSTROM

DRAWING INFORMATION

ODG PROJECT #: 23-476
 DRAWN BY: KL
 CHECKED BY: KL

DATE:

MAY 31, 2023

SHEET NO:

L-1
OF 7

MARYSVILLE MUNICIPAL CODE LANDSCAPING AND SCREENING

Type L1 Planting Standards:

1. Type L1 landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found between residential and non-residential areas, or other incompatible land uses.
2. General guidelines for Type L1 landscaping:
 - a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
 - b. At least 70 percent evergreen trees;
 - c. Evergreen trees spaced no more than 15 feet on center;
 - d. Deciduous trees spaced no more than 20 feet on center;
 - e. Evergreen shrubs spaced no more than four feet apart; and
 - f. Ground cover.

Type L2 Planting Standards:

1. Type L2 landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and multiple family uses; and to screen industrial uses from principle arterials (I-5 and SR9);
2. General guidelines for Type L2 landscaping:
 - a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen;
 - b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
 - c. Evergreen trees spaced no more than 15 feet on center;
 - d. Deciduous trees spaced no more than 20 feet on center;
 - e. Shrubs spaced no more than five feet apart; and
 - f. Ground cover.

Type L3 Planting Standards:

1. Type L3 landscaping is a "see-through buffer" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontages;
2. General guidelines for Type L3 landscaping:
 - a. A mix of evergreen and/or deciduous trees spaced to create a continuous canopy;
 - b. At least 70 percent deciduous trees;
 - c. Trees spaced no more than 25 feet on center;
 - d. Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart; and
 - e. Ground cover.

Type L4 Planting Standards:

1. Type L4 landscaping is "parking area landscaping" that provides shade and visual relief while maintaining clear sight lines within parking areas;
2. General guidelines for Type L4 landscaping:
 - a. A minimum of one canopy-type deciduous or evergreen trees per landscape island, or strip, along with evergreen shrubs and ground covers;
 - b. Shrubs that do not exceed a height of four feet;
 - c. Plantings contained in planting islands or strips having an area of at least 120 square feet and with a narrow dimension of no less than five feet;
 - d. Ground cover; and
 - e. At least 90 percent of the trees should be deciduous.

Type L5 planting standards:

1. Type L5 landscaping is a "stormwater detention/retention landscaping treatment" that provides visual relief from storm water design features;
2. General guidelines for Type L5 landscaping:
 - a. Evergreen and deciduous trees, shrubs and ground covers planted along right-of-way, and/or within hillside ponds or dual use ponds;
 - b. Plantings contained along right of way must have a narrow dimension of no less than five feet;
 - c. Ground cover;
 - d. Shrub spacing no more than three feet on center; and
 - e. At least 70 percent of the trees and shrubs should be evergreen.

22C.120.160 Screening and impact abatement.

Screening and impact abatement is required where necessary to reduce the impact of service, storage, loading and trash areas.

- (1) All garbage collection, dumpsters, recycling areas, loading and outdoor storage or activity areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from view of persons on adjacent properties and properties that are located across a street or alley. Screening may be accomplished by any one of the following techniques or their equivalent:
- a. A five-foot-wide L1 visual screen;
 - b. A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and
 - c. Storage areas are not allowed within 15 feet of a street lot line.

22C.020.245 (8) Blank Walls

- (a) The blank wall standards are intended to: reduce the visual impact of large, undifferentiated walls; reduce the apparent size of large walls through the use of various architectural and landscaping treatments; enhance the character and identity of the city; and ensure that visible sides of buildings provide visual interest. A wall (including building facades and other exterior building walls) is defined as a blank wall if a ground floor wall or portion of a ground floor wall over six feet in height has a horizontal length greater than 50 feet that does not have a significant building feature, such as a window, door, modulation, articulation, or other special wall treatment within that 50-foot section.
- (b) All blank walls within 150 feet of and visible from a parking lot or drive aisle (excluding service area parking), public street, trail, park, or residential use in a residential zone shall be treated in one or more of the following measures:
- (i) Incorporate windows or doors;
 - (ii) Install a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 50 percent of the wall's surface within three years; said landscaping shall be subject to a landscape maintenance security held for three years to ensure that the vines or plant materials successfully establish. For large blank wall areas, the trellis must be used in conjunction with other treatments described below;
 - (iii) Provide a landscaped planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall. Plant materials must be able to obscure or screen at least 50 percent of the wall's surface within three years; said landscaping shall be subject to a landscape maintenance security held for three years to ensure that the landscape materials successfully establish;
 - (iv) Provide artwork (mosaic, mural, decorative masonry, metal patterns or grillwork, sculpture, relief or other art, etc.) over at least 50 percent of the blank wall surface. Artwork should be located in areas that have good visibility to the public, and artwork, particularly murals, are strongly encouraged to reflect the history and heritage of the city and state;
 - (v) Provide architectural features such as setbacks, indentations, overhangs, projections, articulated cornices, bays, reveals, canopies, or awnings;
 - (vi) Provide material variation, textural changes, brick or metal banding, or color changes;
 - (vii) Other method as approved by the director. For example, landscaping or other treatments may not be necessary on a wall that employs high-quality building materials (such as brick) and provides desirable visual interest.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
TREES						
	200	PARKING LOT SHADE TREE 90% shall be deciduous				
	12	EVERGREEN TREES				
	81	STREET TREES				
	146	INTERNAL LANDSCAPE TREES				
	82	TYPE L1 TREES A mix of primarily evergreen (minimum 70%) trees spaced no more than 15 feet on center. Species may include: Thuja plicata 'Excelsa' and Thuja plicata 'Zebrina' and Pinus flexilis 'Vanderwolf's Pyramid'.				
	45	TYPE L3 TREES 70% shall be deciduous				
	51	TYPE L5 TREES 70% Shall be evergreen				
SHRUBS						
	12	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	2 gal.	Pot	5' O.C.
	14	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 gal.	Pot	
	15	Miscanthus sinensis 'Gracillimus'	Maiden Grass	2 gal.	Pot	4' O.C.
	69	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	3' O.C.
	40	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	4' O.C.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	EVERGREEN	SPACING
SHRUB AREAS							
	17,397 sf	15' TYPE L3 LANDSCAPE BUFFER					
	531	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2 gal.	Pot		47% @ 48" o.c.
	270	Rubus pentalobus 'Emerald Carpet'	Bramble	4"	Pot		6% @ 24" o.c.
	531	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot		47% @ 48" o.c.
	45,773 sf	TYPE L4 PARKING LOT LANDSCAPING					
	788	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot		15% @ 36" o.c.
	1,569	Ilex crenata 'Hoogendorn'	Hoogendorn Japanese Holly	2 gal.	Pot		30% @ 36" o.c.
	1,569	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot		30% @ 36" o.c.
	626	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot		5% @ 24" o.c.
	283	Pinus mugo 'Slowmound'	Mugo Pine	2 gal.	Pot		5% @ 36" o.c.
	788	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot		15% @ 36" o.c.
	7,344 sf	5' TYPE L5 LANDSCAPE BUFFER					
	297	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	2 gal.	Pot		35% @ 36" o.c.
	466	Lonicera pileata 'Moss Green'	Moss Green Honeysuckle	2 gal.	Pot	Yes	55% @ 36" o.c.
	191	Rubus pentalobus 'Emerald Carpet'	Bramble	4"	Pot	Yes	10% @ 24" o.c.
FOUNDATION LANDSCAPING							
	56,951 sf						
	2,959	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot		20% @ 24" o.c.
	472	Berberis thunbergii 'Rose Glow'	Rosy Glow Japanese Barberry	2 gal.	Pot		20% @ 60" o.c.
	739	Miscanthus sinensis 'Gracillimus'	Eulalia Grass	2 gal.	Pot		20% @ 48" o.c.
	1,315	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot		20% @ 36" o.c.
	472	Rhapiolepis indica 'Clara'	Clara Indian Hawthorn	2 gal.	Pot		20% @ 60" o.c.
SUPPLEMENTAL LANDSCAPING							
	4,100 sf	A mix of shrubs, mulch and decorative boulders.					
	95	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	2 gal.	Pot		20% @ 36" o.c.
	95	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot		20% @ 36" o.c.
	17	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	2 gal.	Pot		10% @ 60" o.c.
	47	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	2 gal.	Pot		10% @ 60" o.c.
BLANK WALL TREATMENT							
	12	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	2 gal.	Pot		10% @ 60" o.c.
	594 sf	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	---			20%
	34	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	2 gal.	Pot		10% @ 36" o.c.
	49	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot		40% @ 60" o.c.
	69	Thuja occidentalis 'Fastigiata'	Pyramidal Arborvitae	2 gal.	Pot		20% @ 36" o.c.

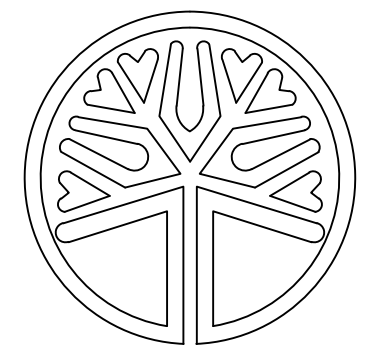
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
	380,724 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	---		
	5,771 sf	BIOSWALE SEED MIX				
	866 sf	Agrostis alba	Redtop Grass	seed		
	577 sf	Agrostis palustris	Creeping Bentgrass	seed		
	4,328 sf	Festuca arundinacea	Tall Fescue	seed		

LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- (3) All landscaped areas must be kept free of debris and weeds.
- (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- (5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- (6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.



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

#	DESCRIPTION	DATE
1	CITY COMMENTS	4/16/2024
2	CITY COMMENTS	7/16/2024

MOWAT M-51
16329 51ST AVE NE
MARYSVILLE, WA 98271-7513

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
M-51 INDUSTRIAL, LLC
P.O. BOX 3884
BELLEVEUE, WA 98009
ATTN: JOHN SANDSTROM

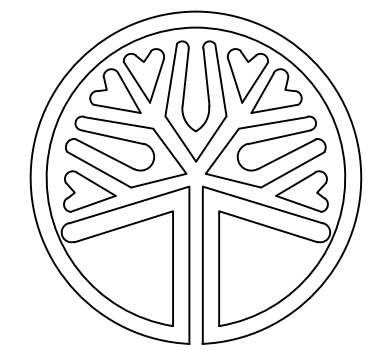
DRAWING INFORMATION
ODG PROJECT #: 23-476
DRAWN BY: KL
CHECKED BY: KL

DATE:
MAY 31, 2023

SHEET NO:
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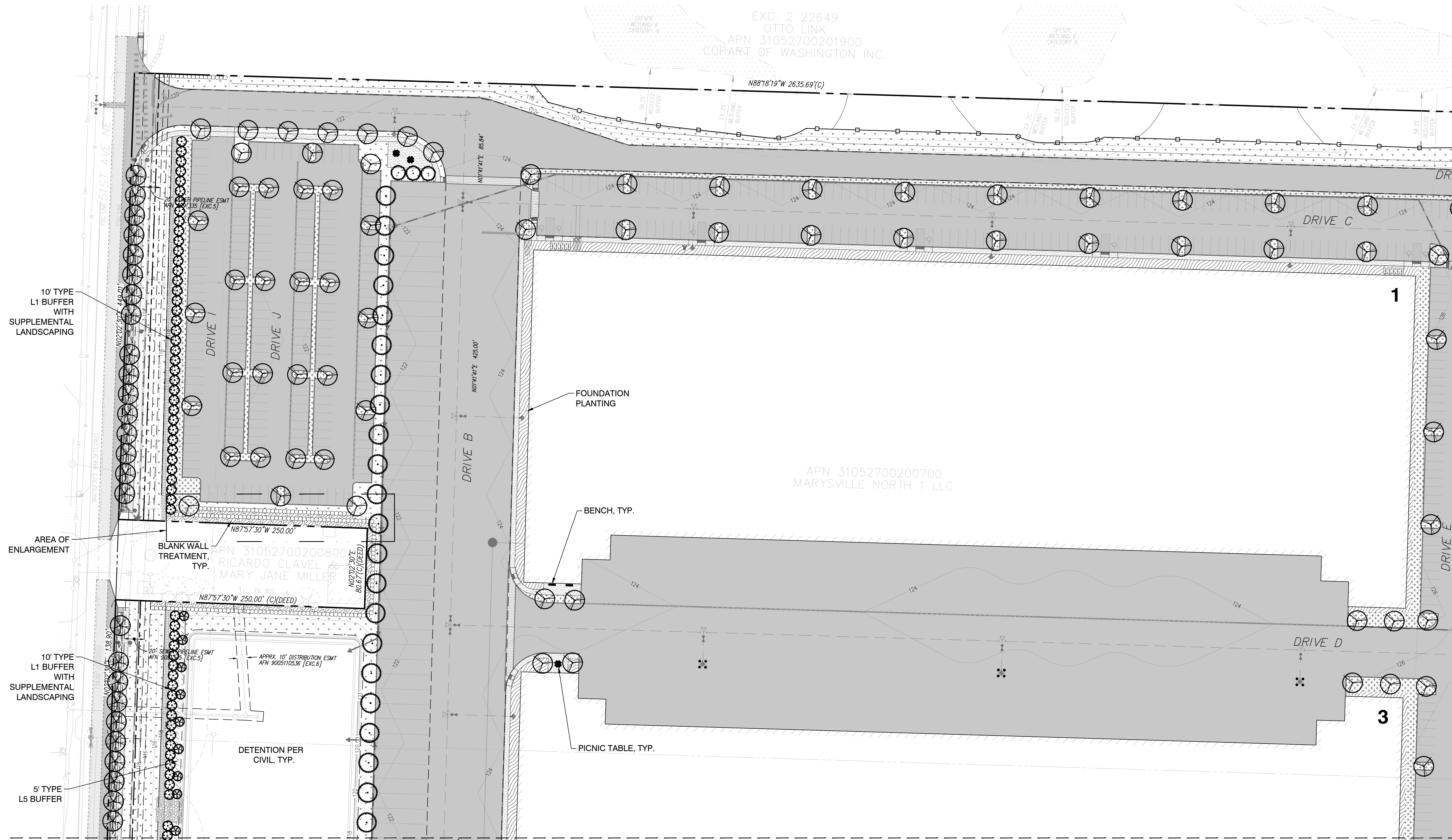


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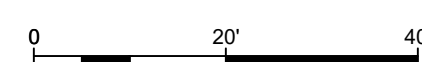
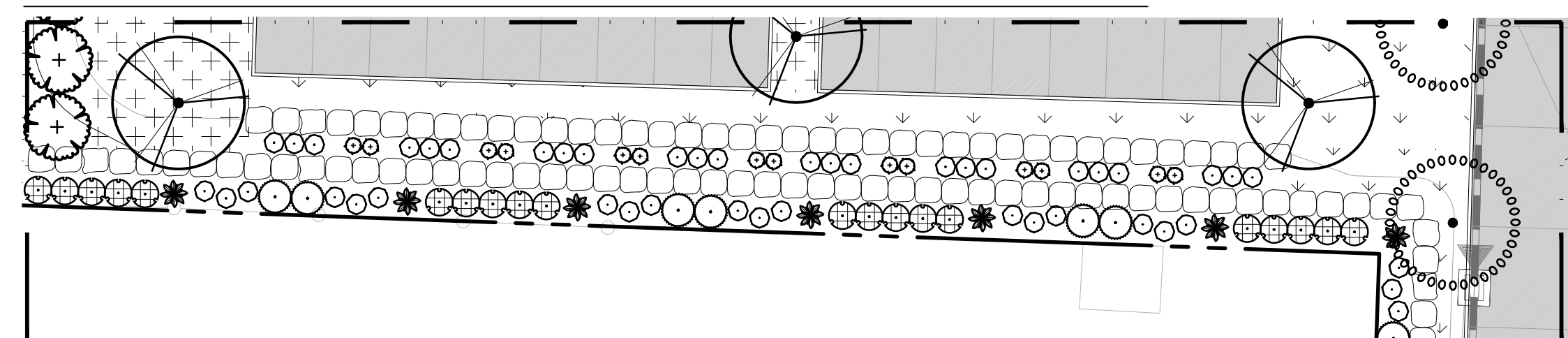
REVISIONS:

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MATCHLINE - SEE SHEET L4

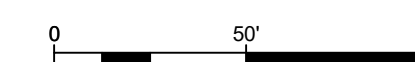


AREA OF ENLARGEMENT - TYPICAL BLANK WALL TREATMENT



PLANT SCHEDULE BLANK WALL TREATMENT

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Berberis thunbergii</i> 'Rose Glow'	Rosy Glow Barberry
	<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Japanese Holly
	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass
	<i>Nandina domestica</i> 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo
	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken English Laurel



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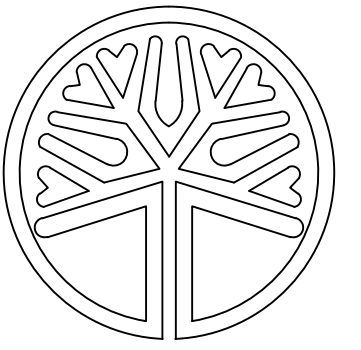
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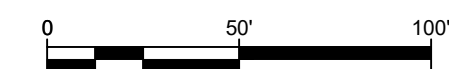
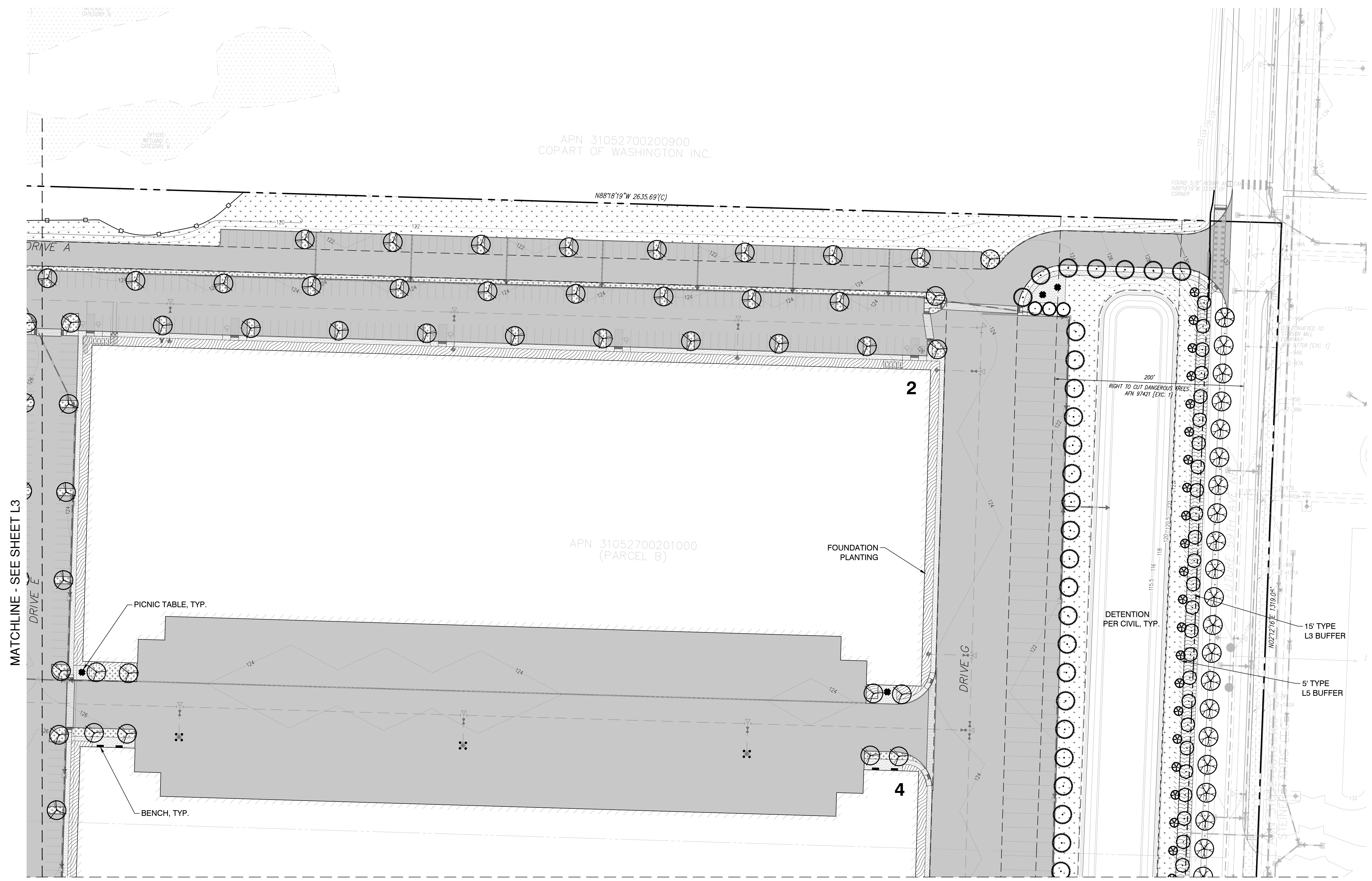
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STATE OF WASHINGTON
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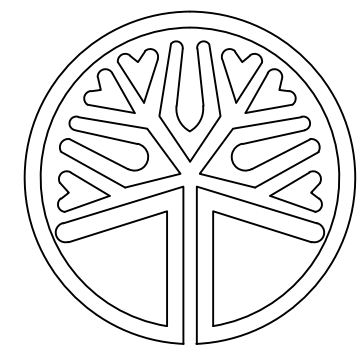
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STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
Krystal Lowe
KRYSTAL LOWE
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REVISIONS		
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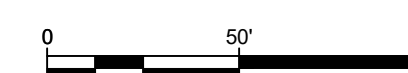
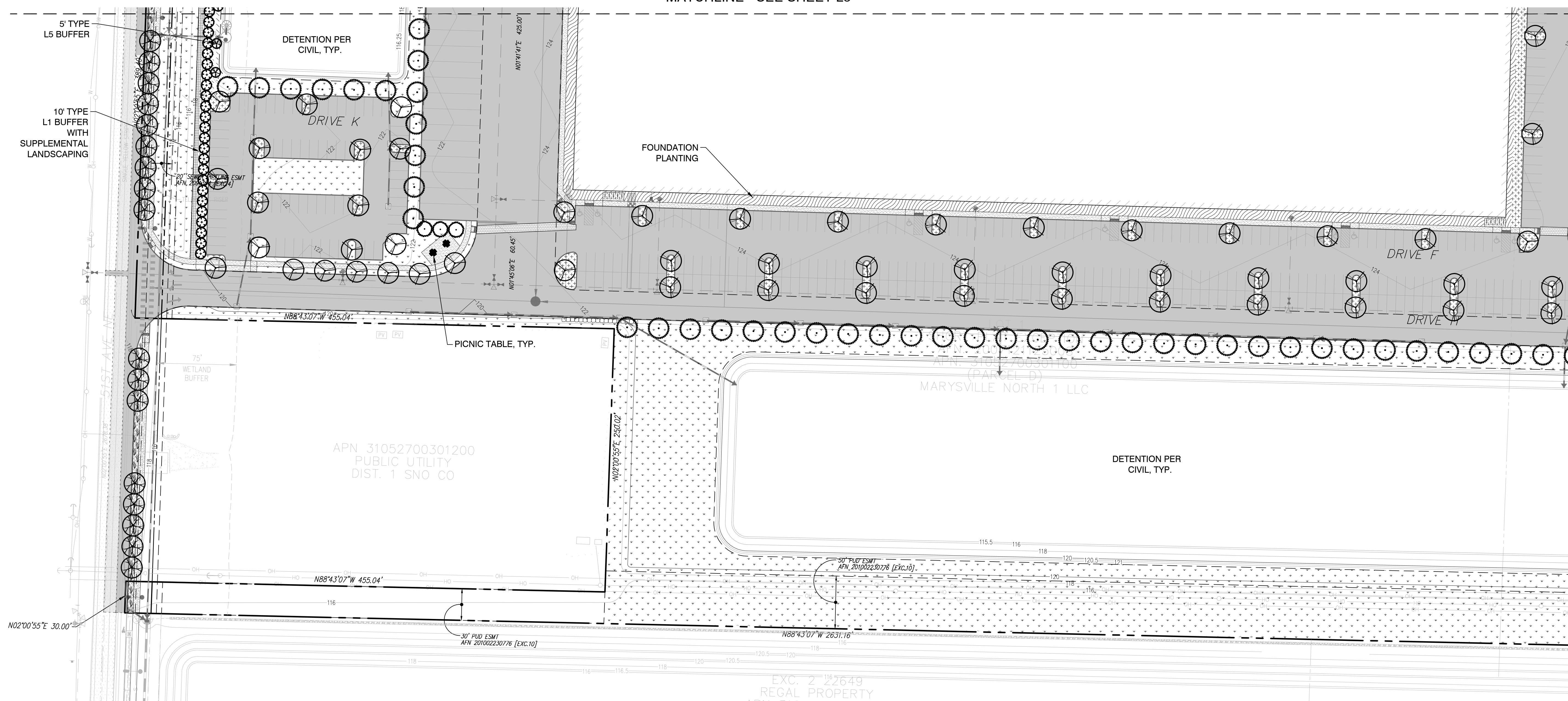
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OF 7

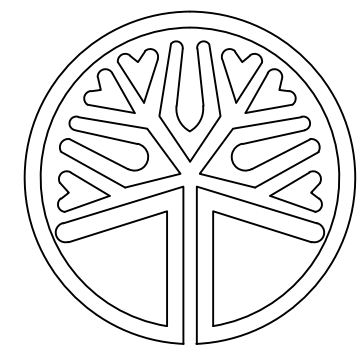
MATCHLINE - SEE SHEET L3

MATCHLINE - SEE SHEET L6





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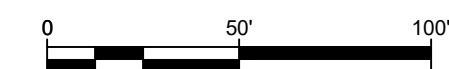
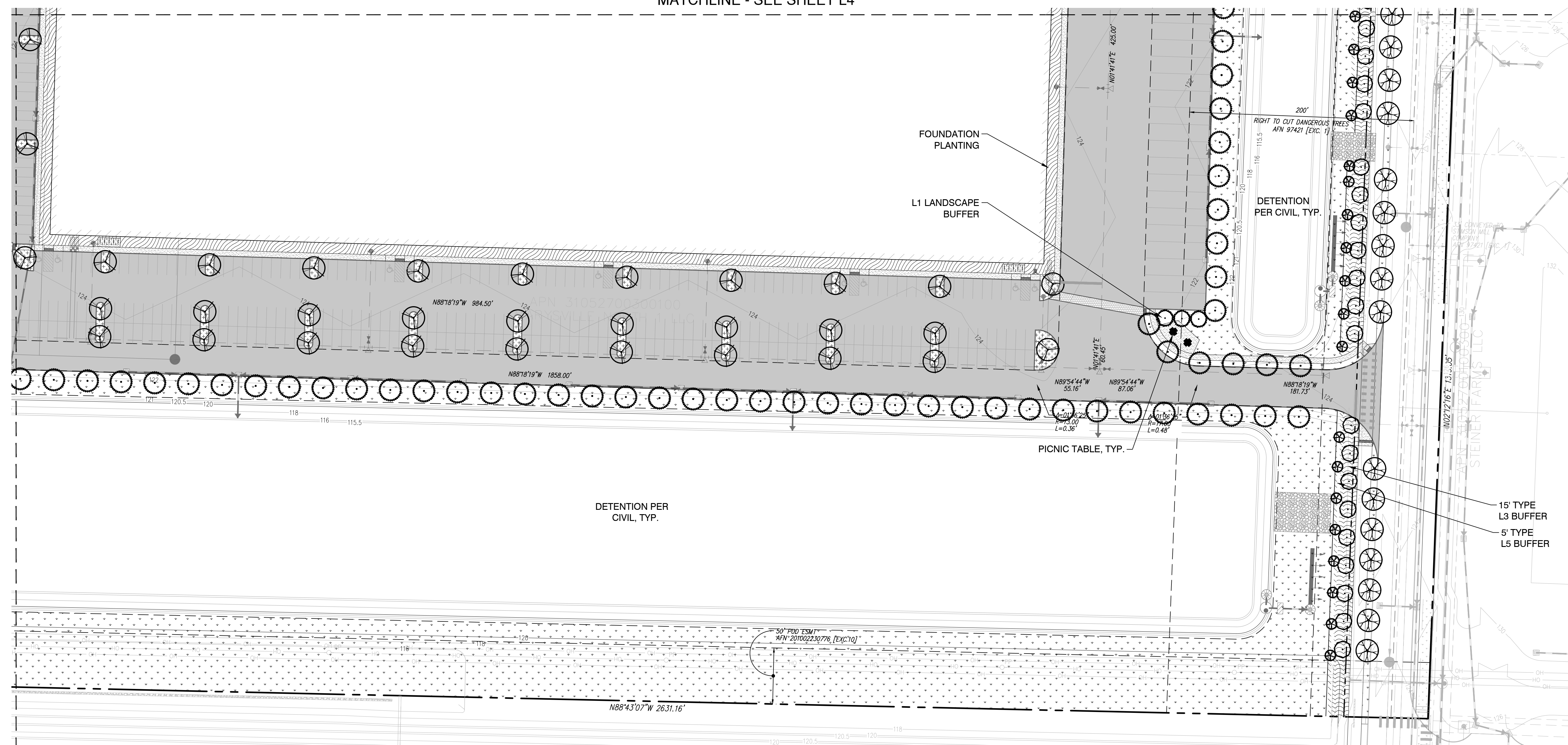
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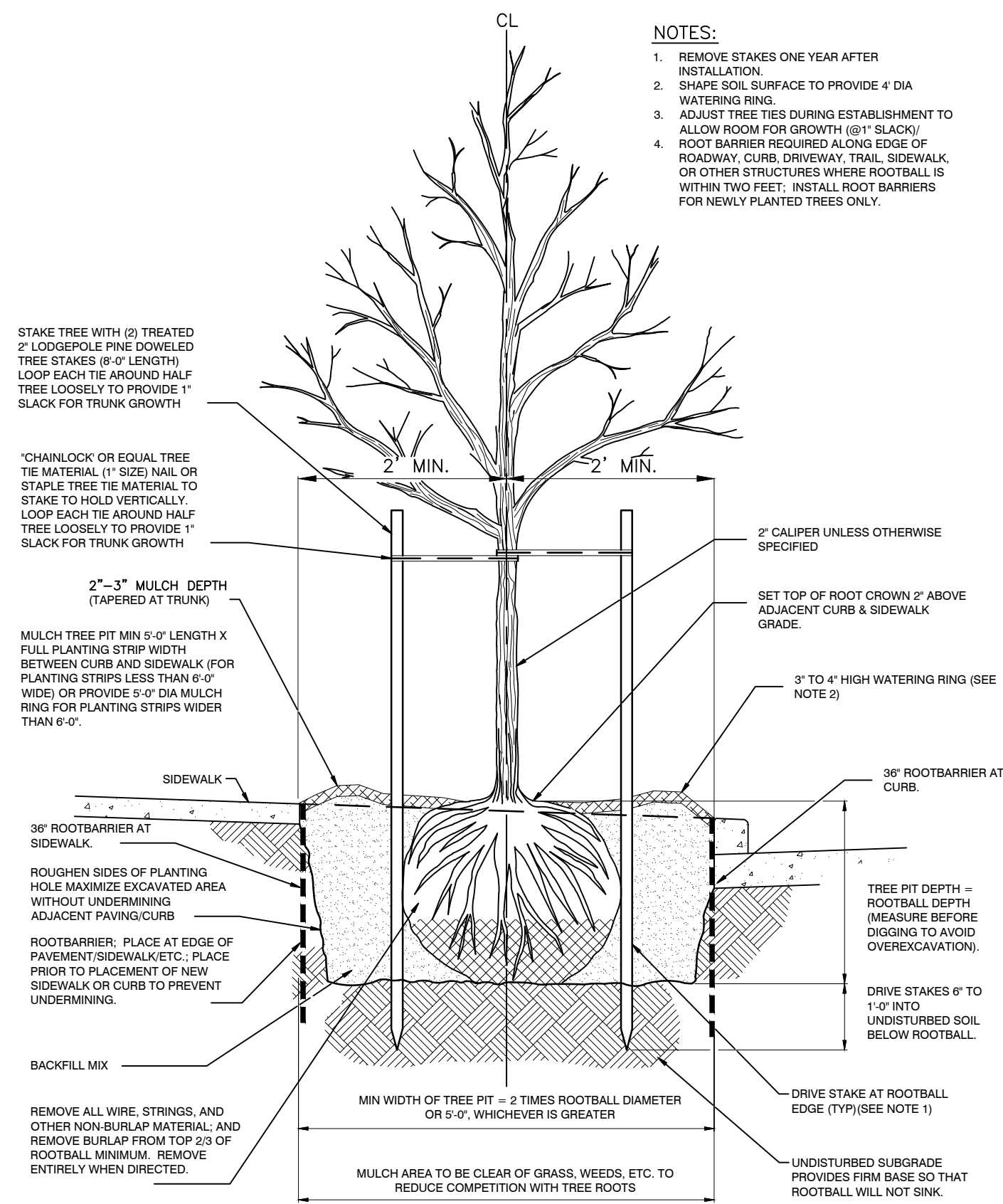
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MATCHLINE - SEE SHEET L4

MATCHLINE - SEE SHEET L5





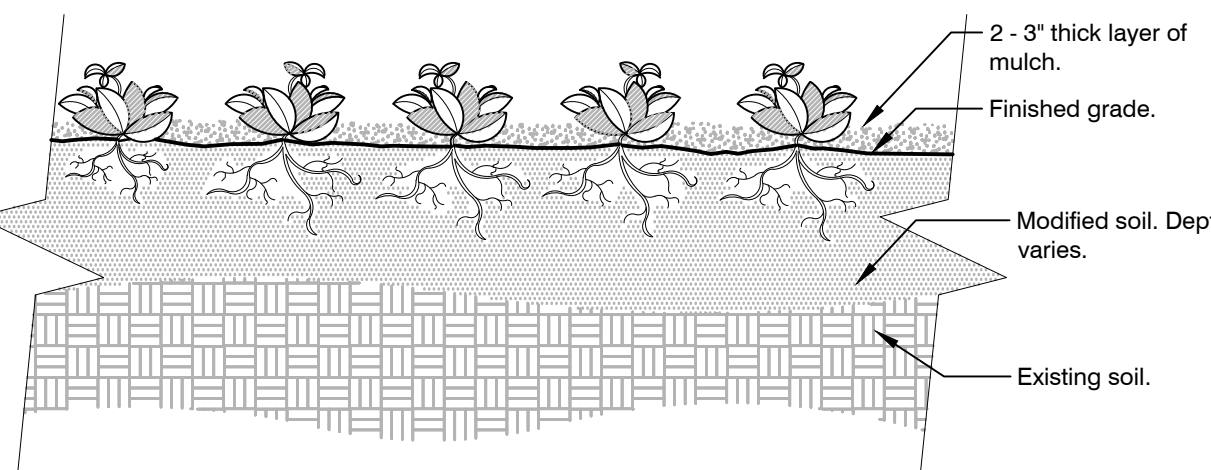
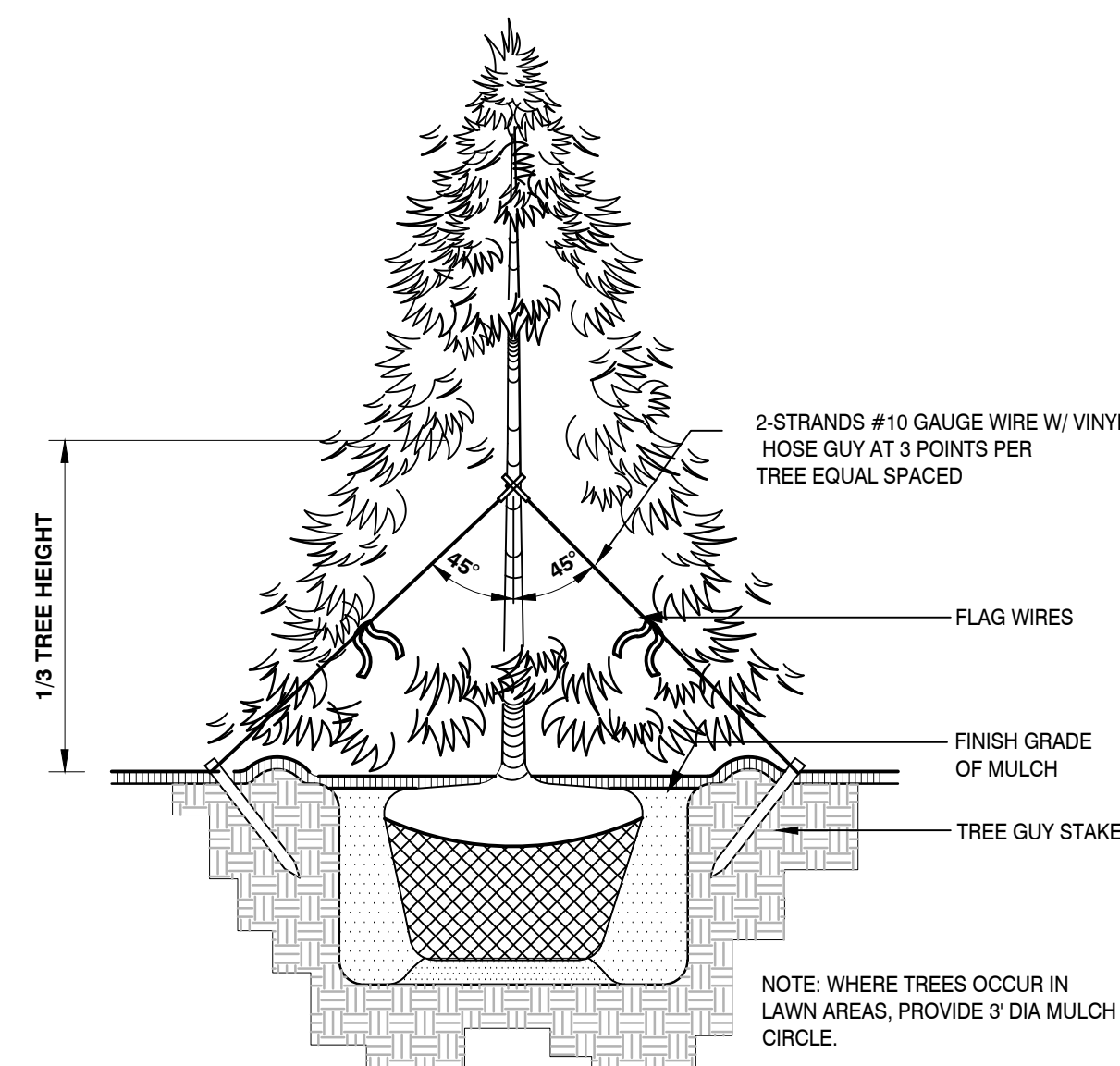
1 ROOT BARRIER TREE PLANTING

1" = 1'-0" 329301.04-02

- NOTES:**
1. REMOVE STAKES ONE YEAR AFTER INSTALLATION.
 2. SHAPE SOIL SURFACE TO PROVIDE 4" DIA WATERING RING.
 3. ADJUST TREE DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (8" SLACK).
 4. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.

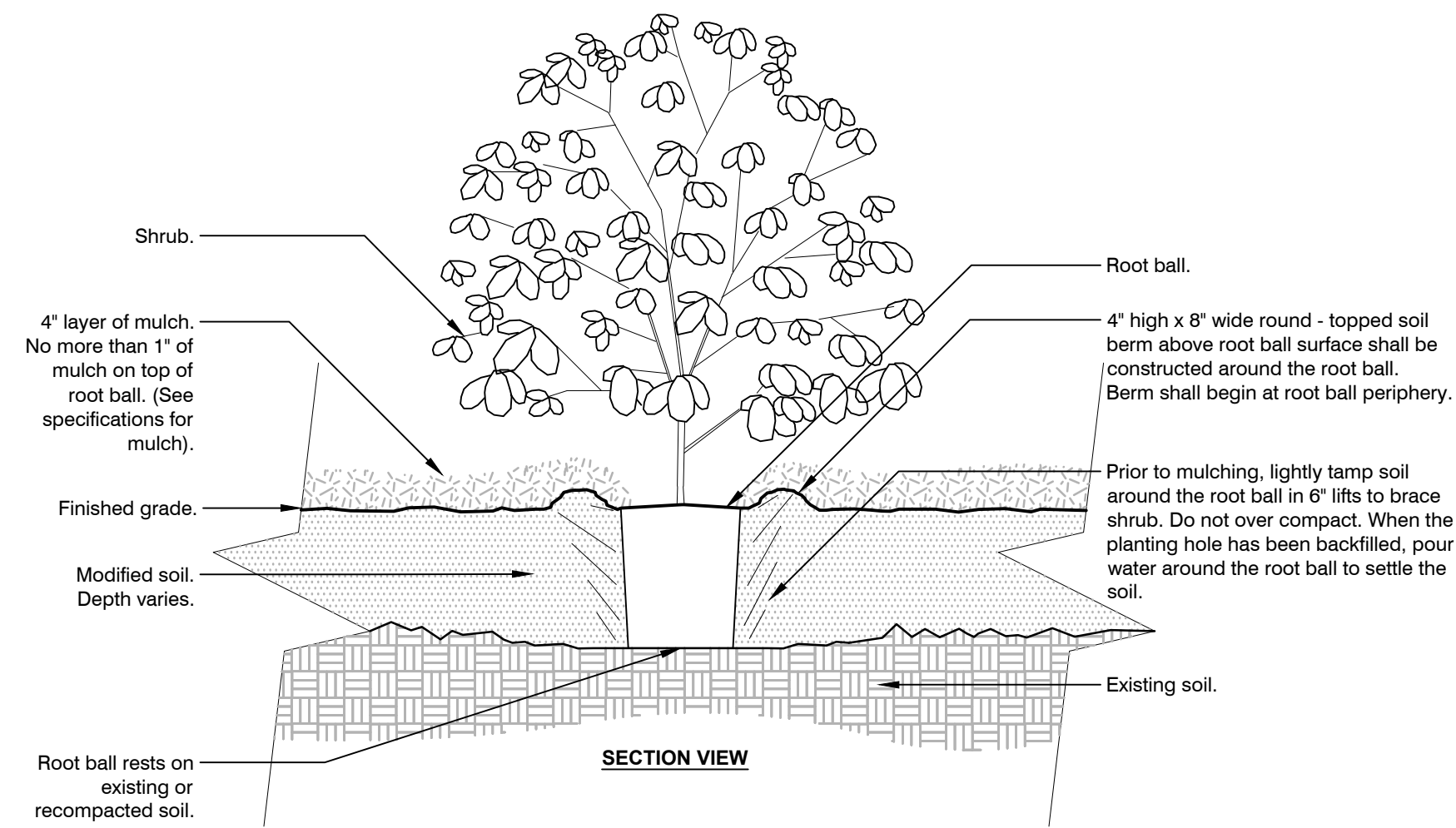
2 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"



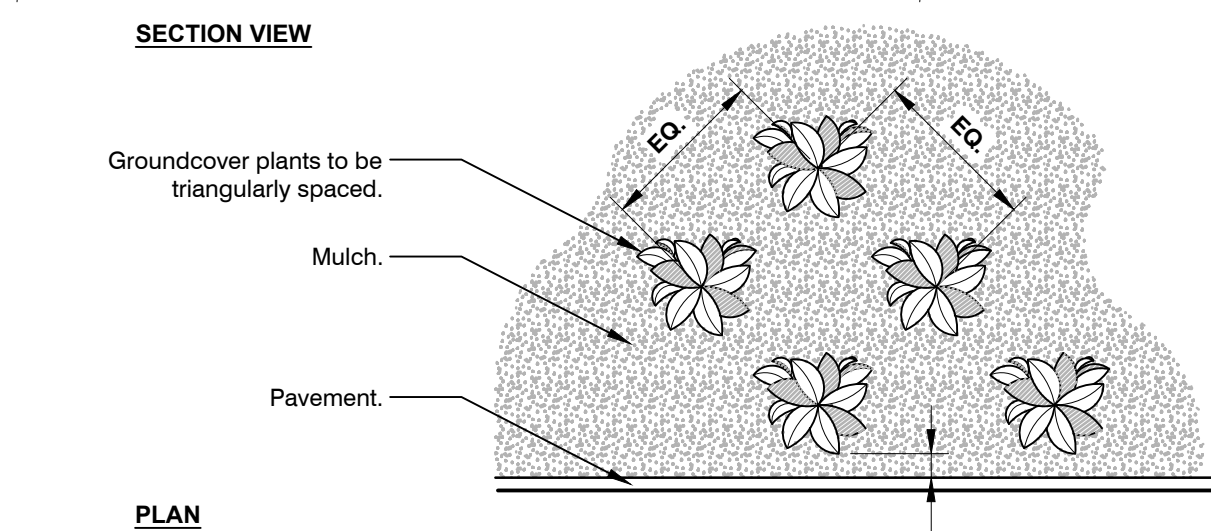
3 SHRUB - MODIFIED SOIL

3/4" = 1'-0"



- Notes:**
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.

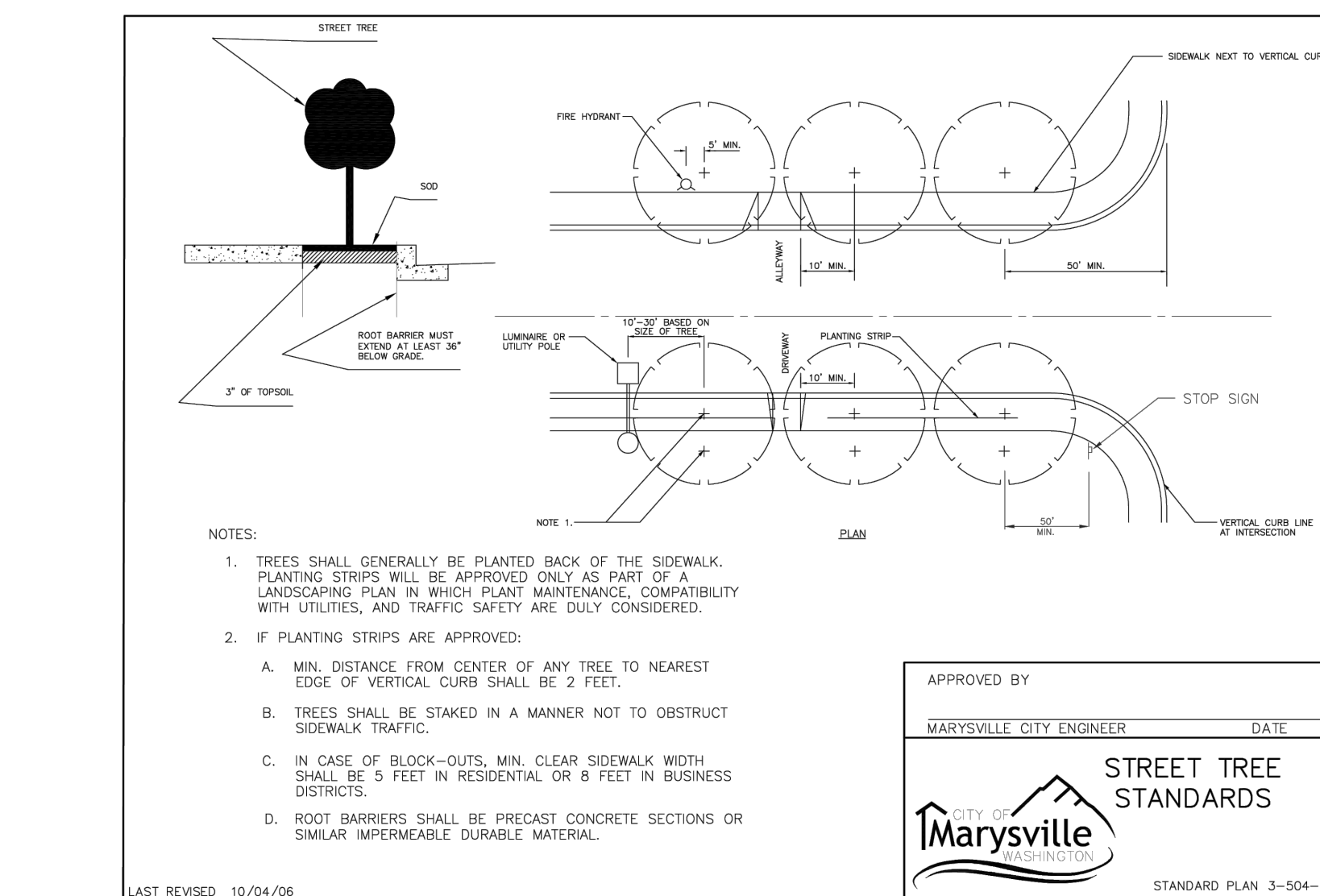
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-SHRB-03



- 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.

4 GROUNDCOVER

3/4" = 1'-0"



5 STREET TREE STANDARDS 3-504

329301.04-01



6 PICNIC TABLE

PICNIC TABLE
PACIFIC OUTDOOR PRODUCTS
PRODUCT CODE: SE-5335
QUANTITY: 11
(425) 432-6000
OR EQUIVALENT



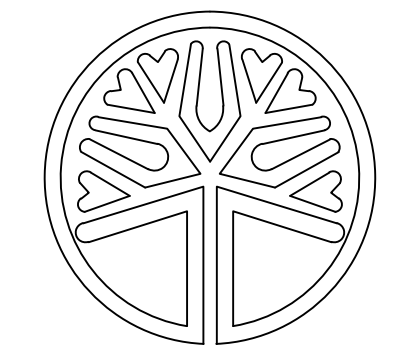
7 BENCH - IN GROUND MOUNT OR EQUIVALENT

PRODUCT CODE: SE-5165
QUANTITY: 6
PACIFIC OUTDOOR PRODUCTS
(425) 432-6000



ORIGIN
DESIGN GROUP

1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
KRystal LOWE
LICENSE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	4/16/2024
2	CITY COMMENTS	7/16/2024

MOWAT M-51
16329 51ST AVE NE
MARYSVILLE, WA 98271-7513

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

M-51 INDUSTRIAL, LLC
P.O. BOX 3884
BELLEVUE, WA 98009
ATTN: JOHN SANDSTROM

DRAWING INFORMATION

ODG PROJECT #: 23-476
DRAWN BY: KL
CHECKED BY: KL

DATE:

MAY 31, 2023

SHEET NO:

L-7
OF 7