

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

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

All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. An automatic irrigation system that provides head to head coverage shall be designed and installed per a specialized irrigation contractor and shall comply with all city standards.

LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- 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.
- 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.
- All landscaped areas must be kept free of debris and weeds.
- Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- 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.
- 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.
- All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.

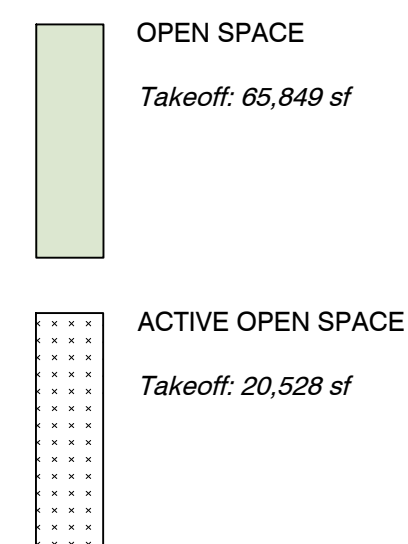
OPEN SPACE AND RECREATION REQUIRED

Per MMC 22G.080.100
Total Site Area: 448,583 SF (10.30 acres)
ROW Dedication: 118,819 (2.73 acres) (includes all roadways and access tracts)
Net Site Area: 358,866 (8.24 acres) The 20% reduction for roads was used to determine Net Site Area as allowed by Code.
A minimum of 15% of the net project area shall be established as open space.
358,866 SF x 15% = 53,829 SF Required open space
65,849 SF provided open space

35% of the required open space shall be active open space
53,829 SF x 35% = 18,840 SF (0.43 acres) Required active open space
20528 SF Provided active open space.

(4e) Include a minimum of one large or two small recreational amenities per one-quarter acre of active recreation.
0.43 acres / 0.25 acres = 2 acres (2 large or 4 small amenities required)

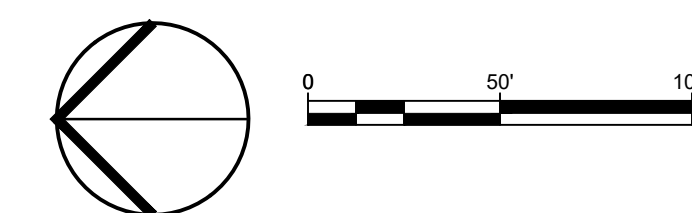
Large amenities provided: 1 play structure
Small amenities provided: 1 horseshoe pitch, 2 picnic tables and 2 benches.



RESIDENTIAL DENSITY INCENTIVES

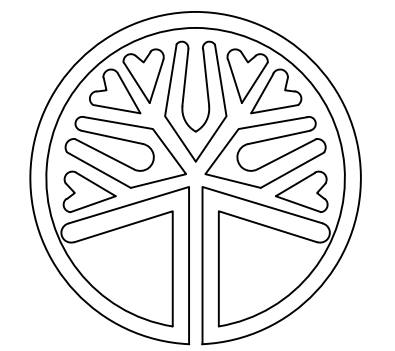
Per MMC 22G.090.030 PUBLIC BENEFITS AND DENSITY INCENTIVES

INCENTIVE	INCENTIVE BONUS	AMOUNT PROVIDED	ACHIEVED UNITS
3. Community Image and Identity	\$25,000 per bonus unit. Bonus units may only be claimed in whole numbers or 0.5 bonus unit increments.	\$450,000.00	18 units
a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, bicycle facilities, pedestrian facilities, multi-use trails, gateway sign, etc.			



ORIGIN
DESIGN GROUP

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



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

REVISIONS:

#	DESCRIPTION	DATE

CORNELIUS-LACEY PRD
8310 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA
PARCEL: 00590700017700
AND 00590700018601

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
KM CAPITAL, LLC
C/O LAND PRO GROUP INC.
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
(425) 231-2718

DRAWING INFORMATION
ODG PROJECT #: 23-492
DRAWN BY: KL
CHECKED BY: KL

DATE:
NOVEMBER 3, 2023

SHEET NO:
L-1
OF 7

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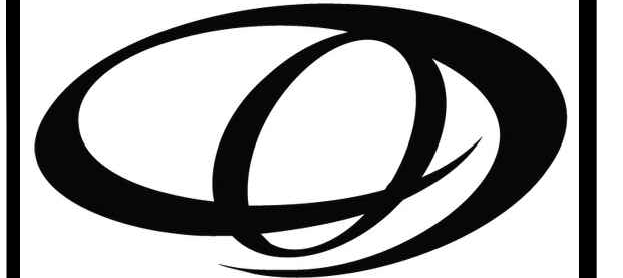
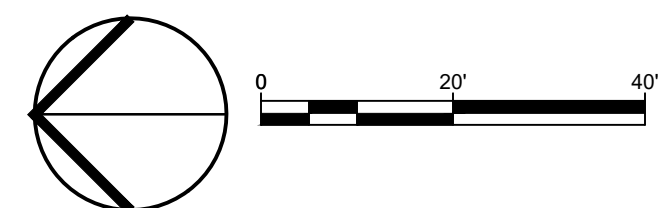
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CONIFEROUS TREES						
	4	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Nootka Cypress	6' Ht. Min.	B&B	SPACING AS SHOWN
	45	<i>Juniperus scopulorum</i> 'Blue Arrow'	Blue Arrow Juniper	6' Ht.	B&B	3' O.C.
	4	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Lamber Pine	6' Ht.	B&B	SPACING AS SHOWN
	12	<i>Thuja plicata</i> 'Excelsa'	Excelsa Western Red Cedar	6' Ht. Min.	B&B	SPACING AS SHOWN
DECIDUOUS TREES						
	6	<i>Cornus nuttallii</i> x <i>florida</i> 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2' CAL. MIN.	B&B	SPACING AS SHOWN
	15	<i>Fagus sylvatica</i> 'Fastigiata'	Fastigiata European Beech	2' CAL. MIN.	B&B	SPACING AS SHOWN
	20	<i>Nyssa sylvatica</i>	Sour Gum	2' CAL. MIN.	B&B	SPACING AS SHOWN
STREET TREES						
	28	<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Norway Maple	2' CAL. MIN.	B&B	30' O.C.
	16	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	2' Cal. Min.	B&B	30' O.C.
	17	<i>Acer x freemanii</i> 'Jeffersred'™	Autumn Blaze Freeman Maple	2' Cal. Min.	B&B	30' O.C.
	23	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2' CAL. MIN.	B&B	SPACING AS SHOWN
	22	<i>Malus x 'Prairifire'</i>	Prairifire Crabapple	2' Cal. Min.	B&B	30' O.C.
	25	<i>Zelkova serrata</i> 'Village Green'	Village Green Sawleaf Zerkova	2' Cal. Min.	B&B	30' O.C.
DECIDUOUS SHRUBS						
	4	<i>Berberis thunbergii</i> 'Orange Rocket'	Orange Rocket Japanese Barberry	2 gal.	Pot	24" o.c.
	20	<i>Cornus sericea</i>	Red Twig Dogwood	2 gal.	Pot	60" o.c.
	5	<i>Cotinus coggygria</i>	Smoke Tree	2 gal.	Pot	96" o.c.
	4	<i>Hydrangea paniculata</i> 'Dvp Pinky'™	Pinky Winky Panicle Hydrangea	2 gal.	Pot	60" o.c.
	9	<i>Physocarpus opulifolius</i> 'Monte'	Diabolo® Ninebark	2 gal.	Pot	72" o.c.
	33	<i>Ribes sanguineum</i>	Red Flowering Currant	2 gal.	Pot	48" o.c.
	3	<i>Symphoricarpos albus</i>	Common White Snowberry	2 gal.	Pot	48" o.c.
EVERGREEN SHRUBS						
	3	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Glossy Abelia	2 gal.	Pot	36" o.c.
	59	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	2 gal.	Pot	60" o.c.
	25	<i>Euonymus japonicus</i> 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot	48" o.c.
	12	<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Holly	2 gal.	Pot	24" o.c.
	4	<i>Ilex crenata</i> 'Compacta'	Dwarf Japanese Holly	2 gal.	Pot	48" o.c.
	26	<i>Myrica californica</i>	Pacific Wax Myrtle	2 gal.	Pot	60" o.c.
	58	<i>Nandina domestica</i> 'Gulf Stream'™	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	5	<i>Pinus mugo</i> 'Mops'	Mops Mugo Pine	2 gal.	Pot	48" o.c.
	11	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.
ORNAMENTAL GRASSES						
	39	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	36" o.c.
GROUND COVERS						
	2,028	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 gal.	Pot	24" o.c.
	339	<i>Erica carnea</i>	Winter Heath	1 gal.	Pot	24" o.c.
	14,243 sf	Turf Hydroseed	Sun/Shade Mix	seed		
	14,403 sf	Turf Sod	Sun/Shade Mix	sod		
PLAYCHIPS						
						Takeoff: 1,791 sf

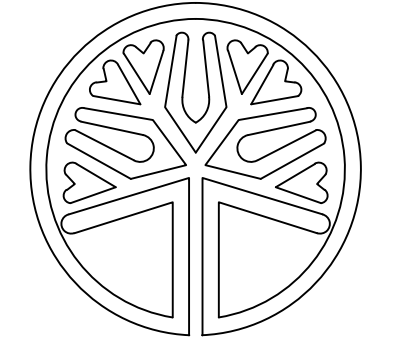


MATCHLINE SEE SHEET L-3

MATCHLINE SEE SHEET L-4



ORIGIN
DESIGN GROUP
1031 185TH AVE NE
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STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

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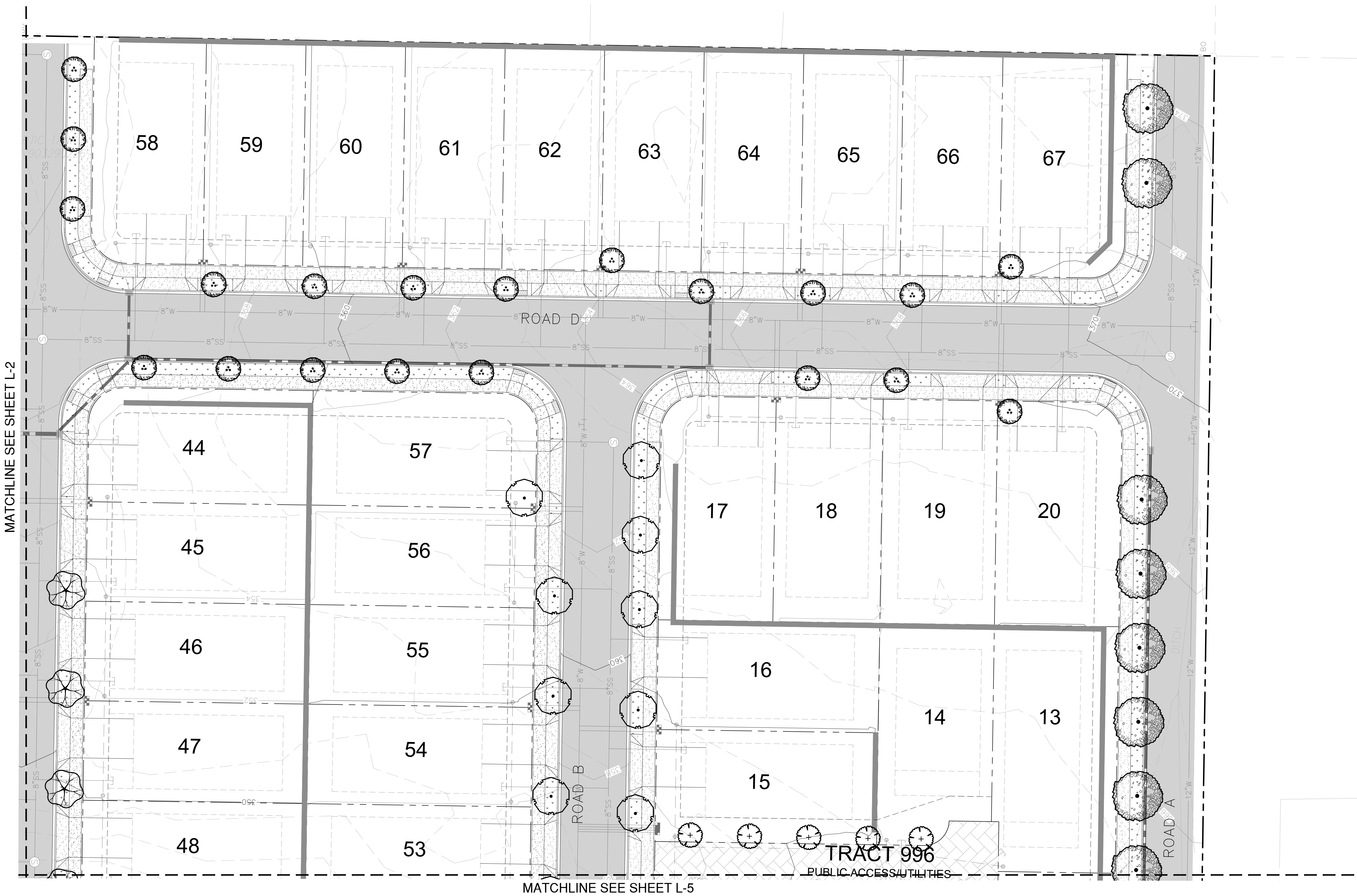
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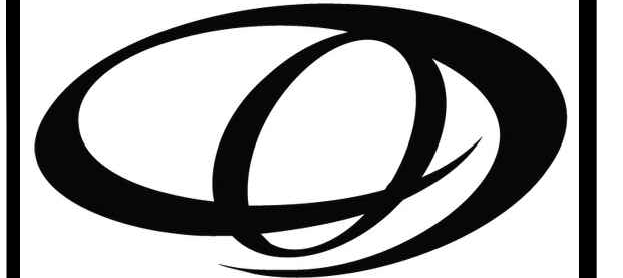
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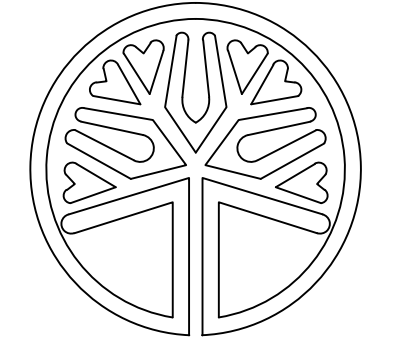
MATCHLINE SEE SHEET L-2

MATCHLINE SEE SHEET L-5

TRACT 996
PUBLIC ACCESS UTILITIES



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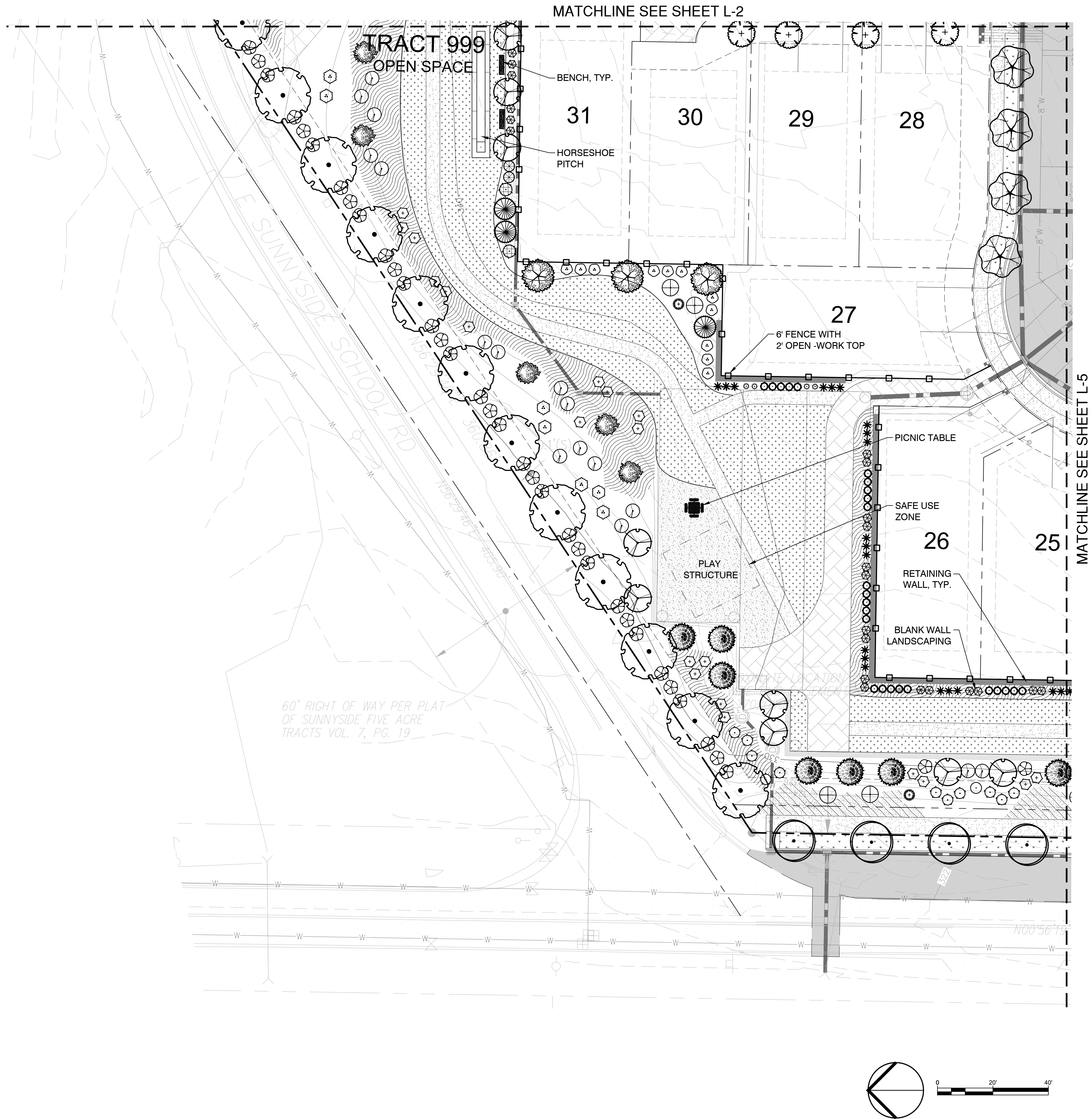
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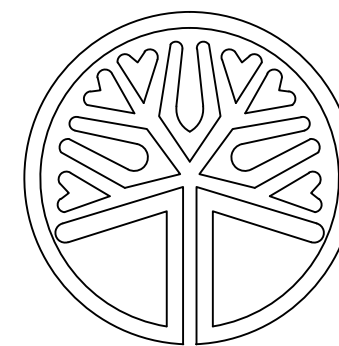
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MATCHLINE SEE SHEET L-3

PUBLIC ACCESS/UTILITIES

TRACT 995
PUBLIC ACCESS/UTILITIES

49

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TRACT 995
PUBLIC ACCESS/UTILITIES

4

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2

1

ROAD C

ROAD B

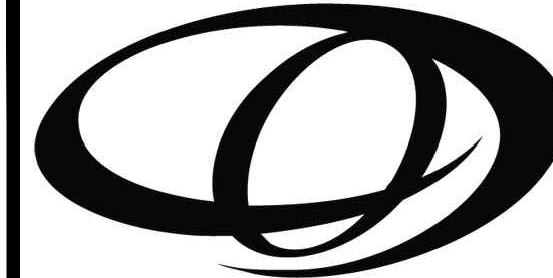
83RD AVE NE

83RD AVE NE

BLANK WALL
LANDSCAPING

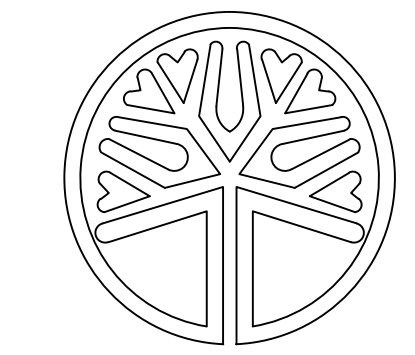
RETAINING
WALL, TYP.

6" FENCE
WITH 2' OPEN -WORK
TOP



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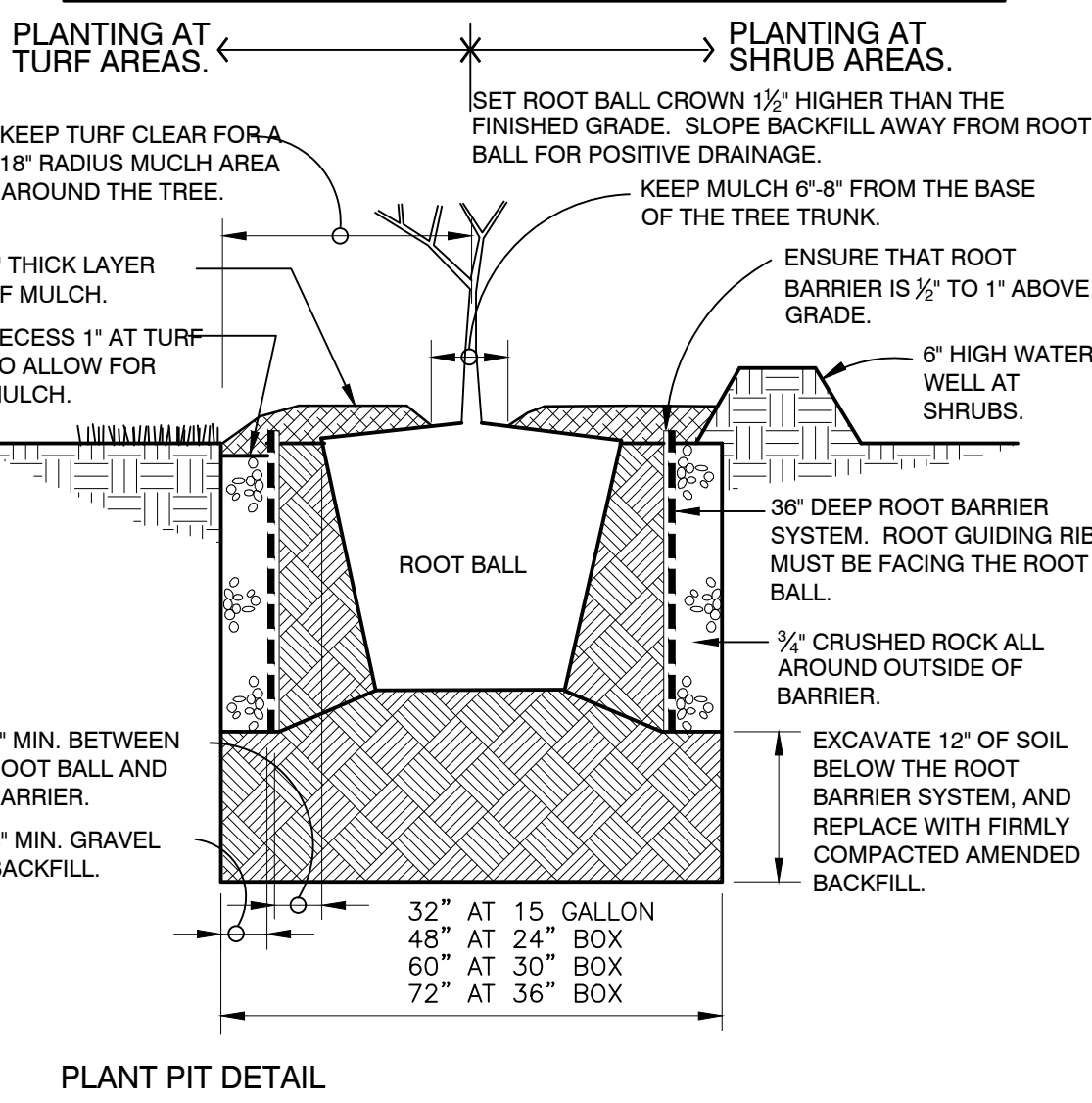
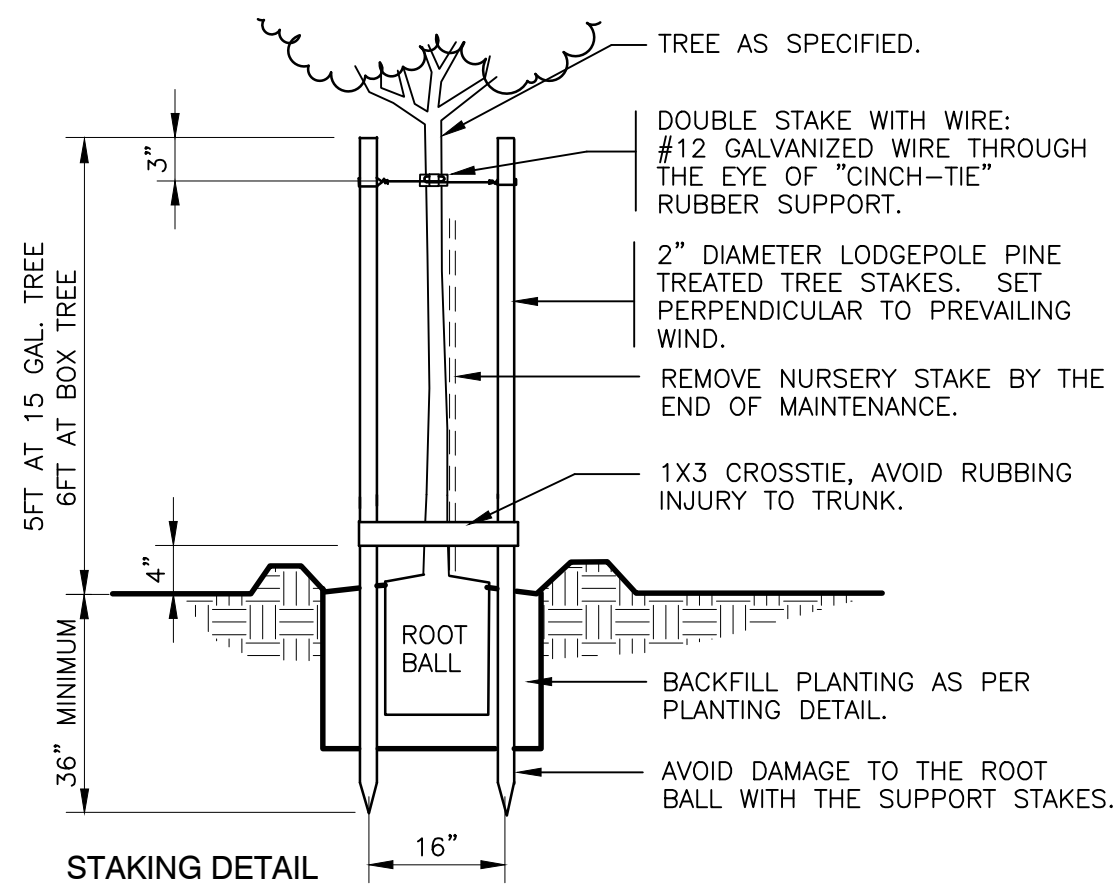
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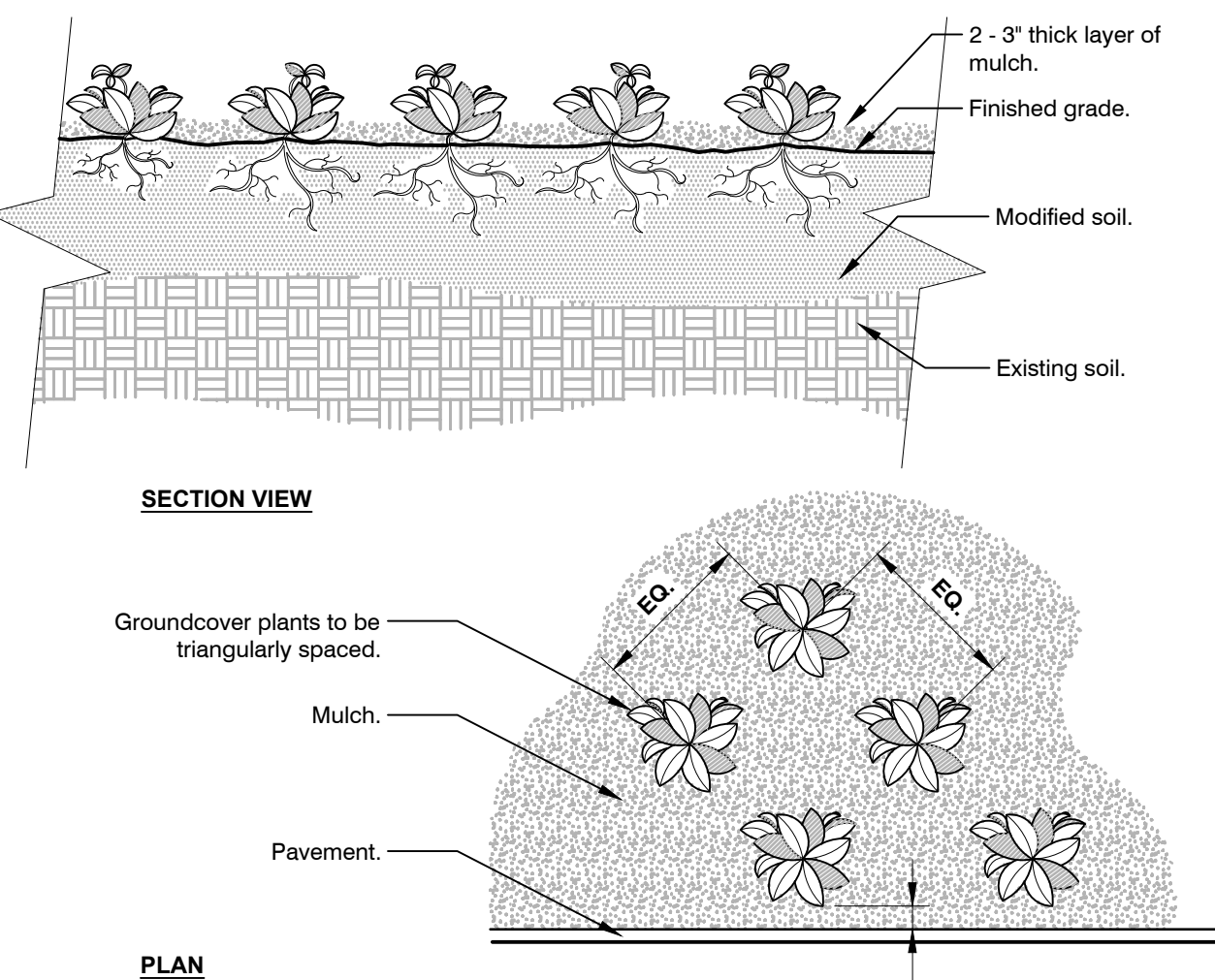
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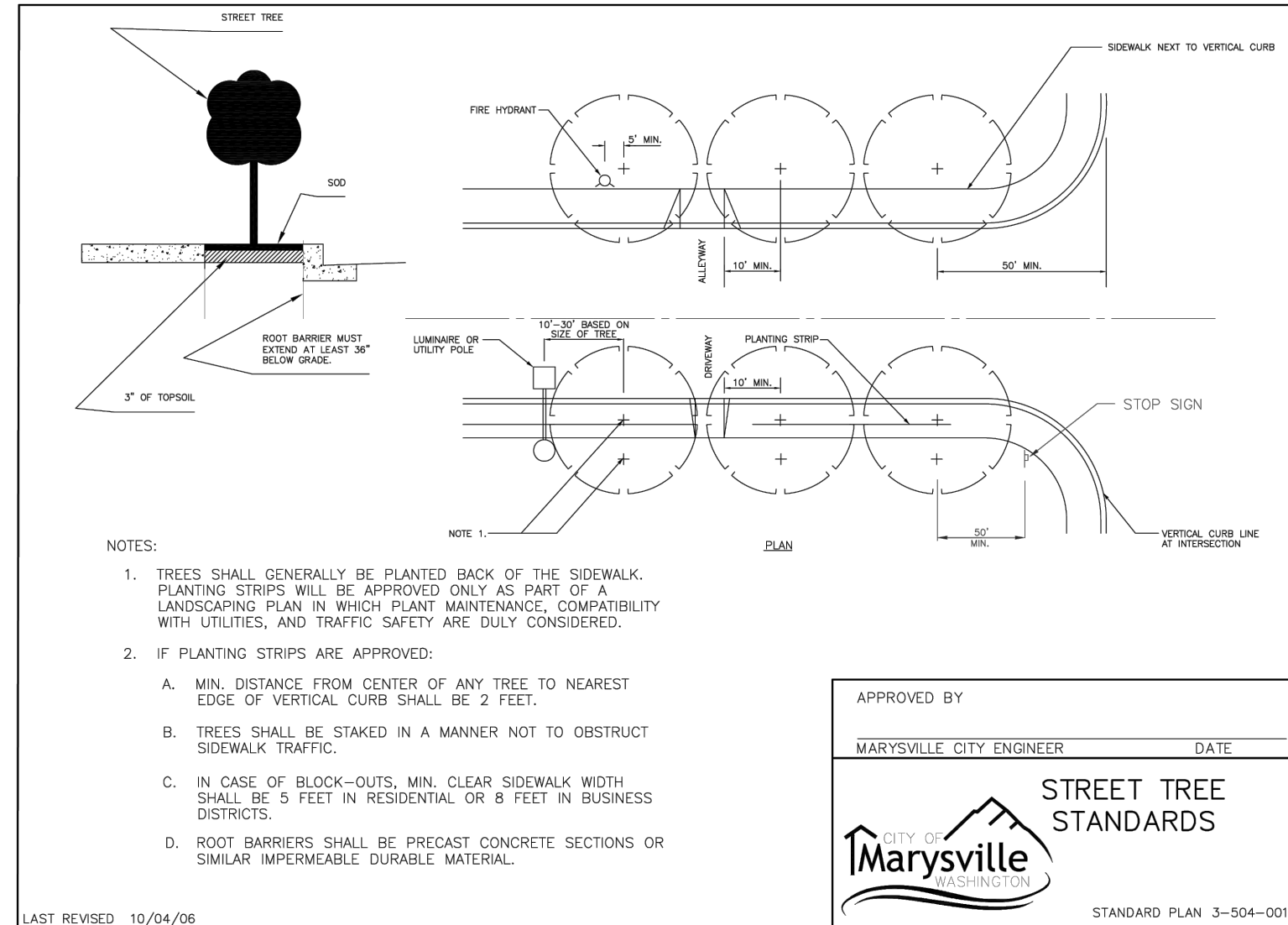


1 ROOT BARRIER TREE PLANTING
1" = 1'-0" FX-PL-FX-TREE-12

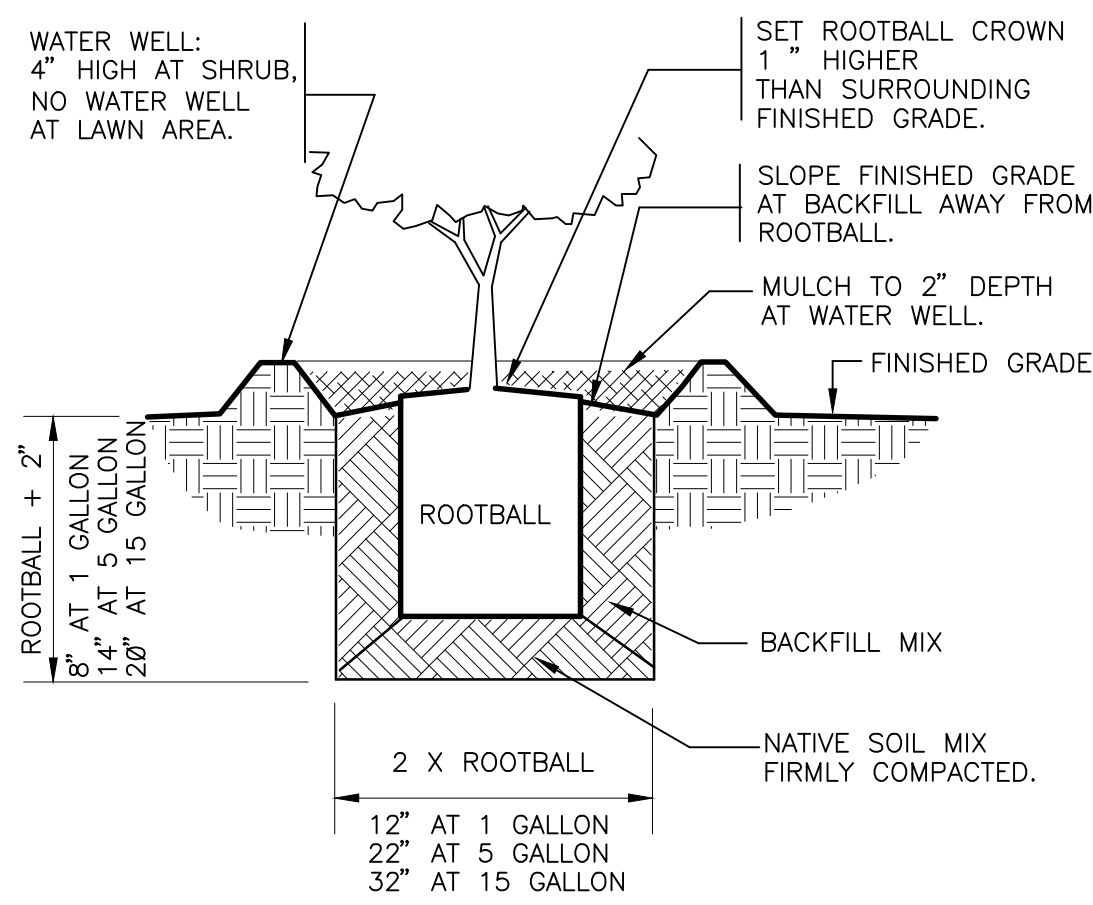


Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting.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

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



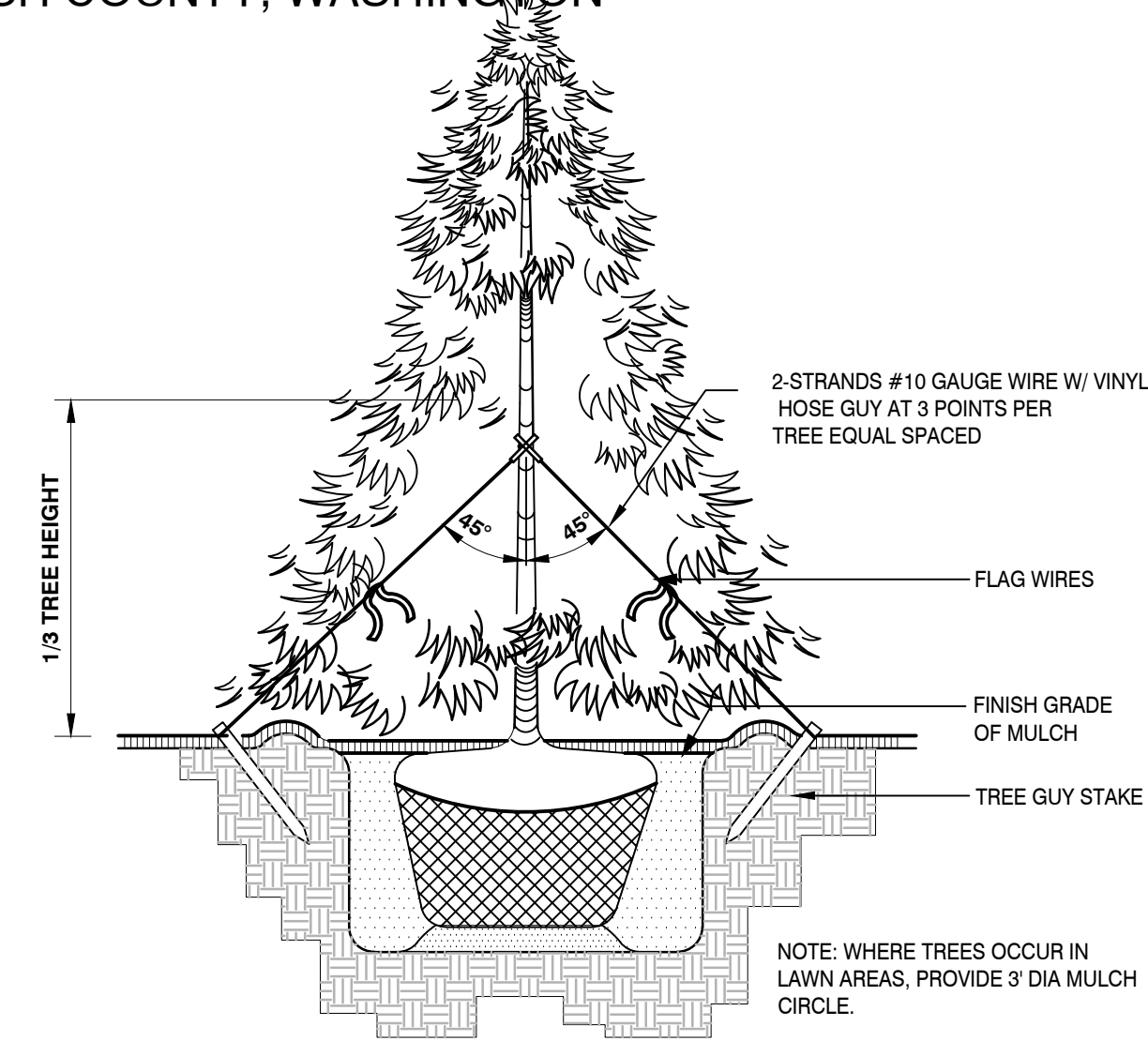
2 STREET TREE STANDARDS 3-504
329301.04-01



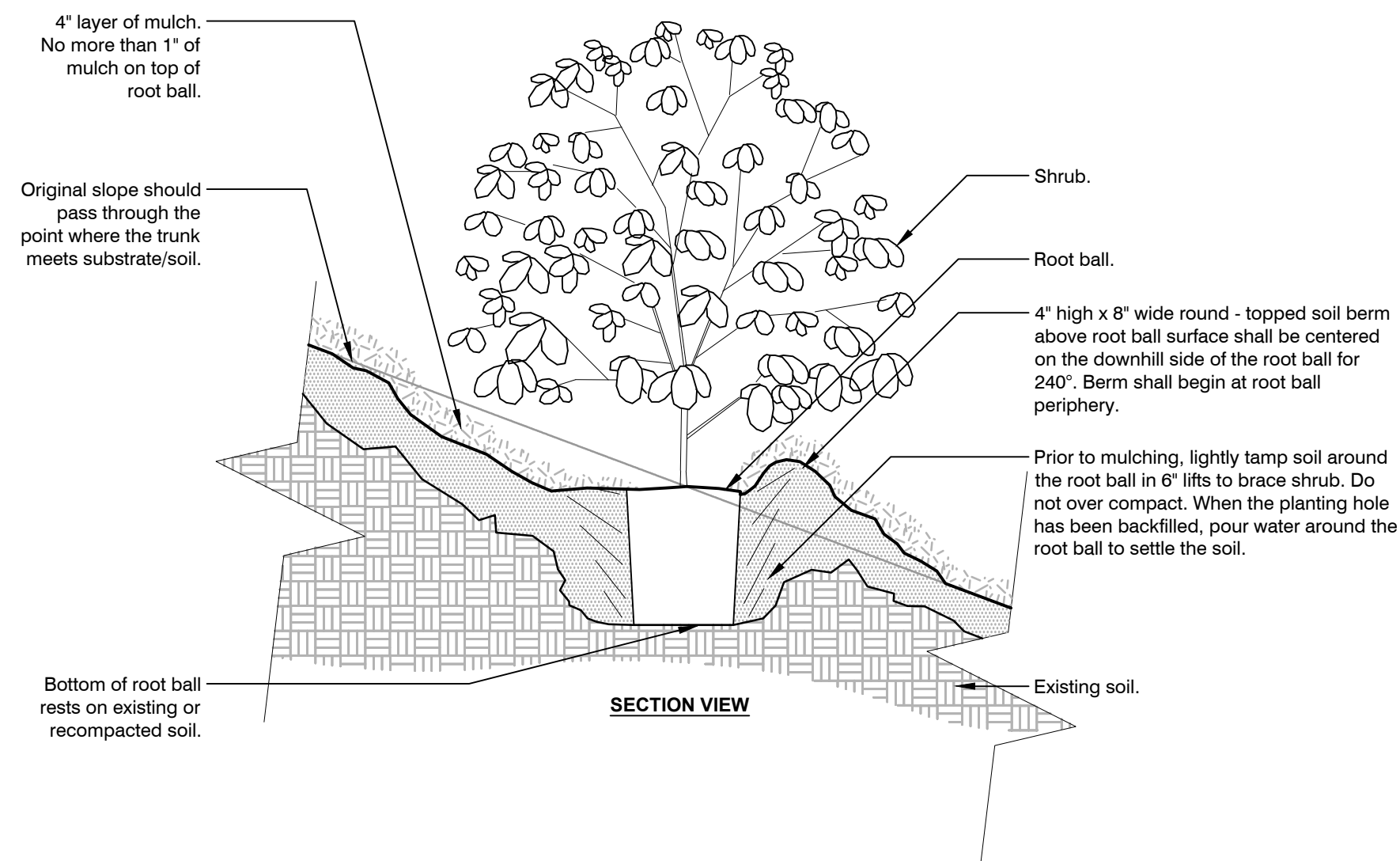
4 SHRUB PLANTING
1" = 1'-0"



7 BENCH
N.T.S. 129343-01



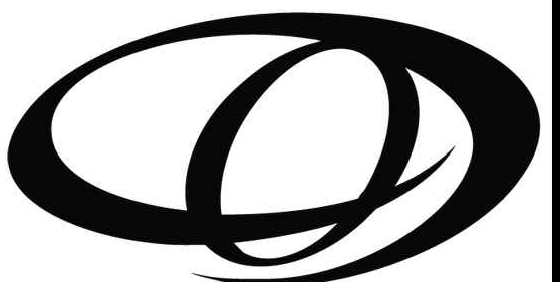
3 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"



5 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL
3/4" = 1'-0" FX-PL-FX-SHRB-01

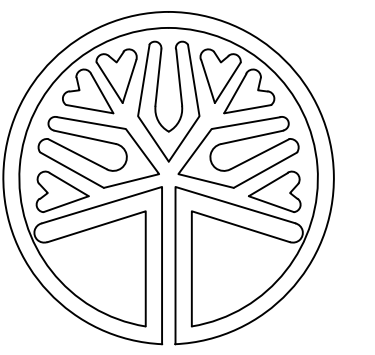


8 PICNIC TABLE
OR EQUIVALENT



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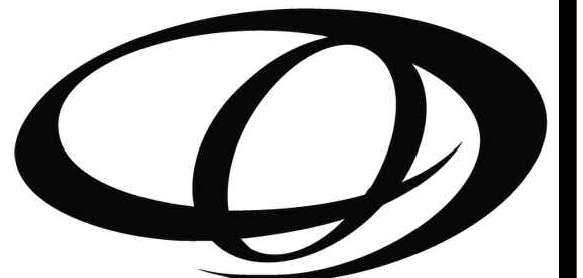
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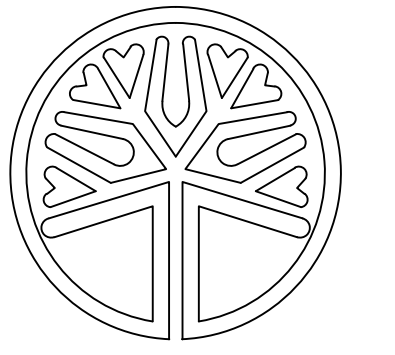
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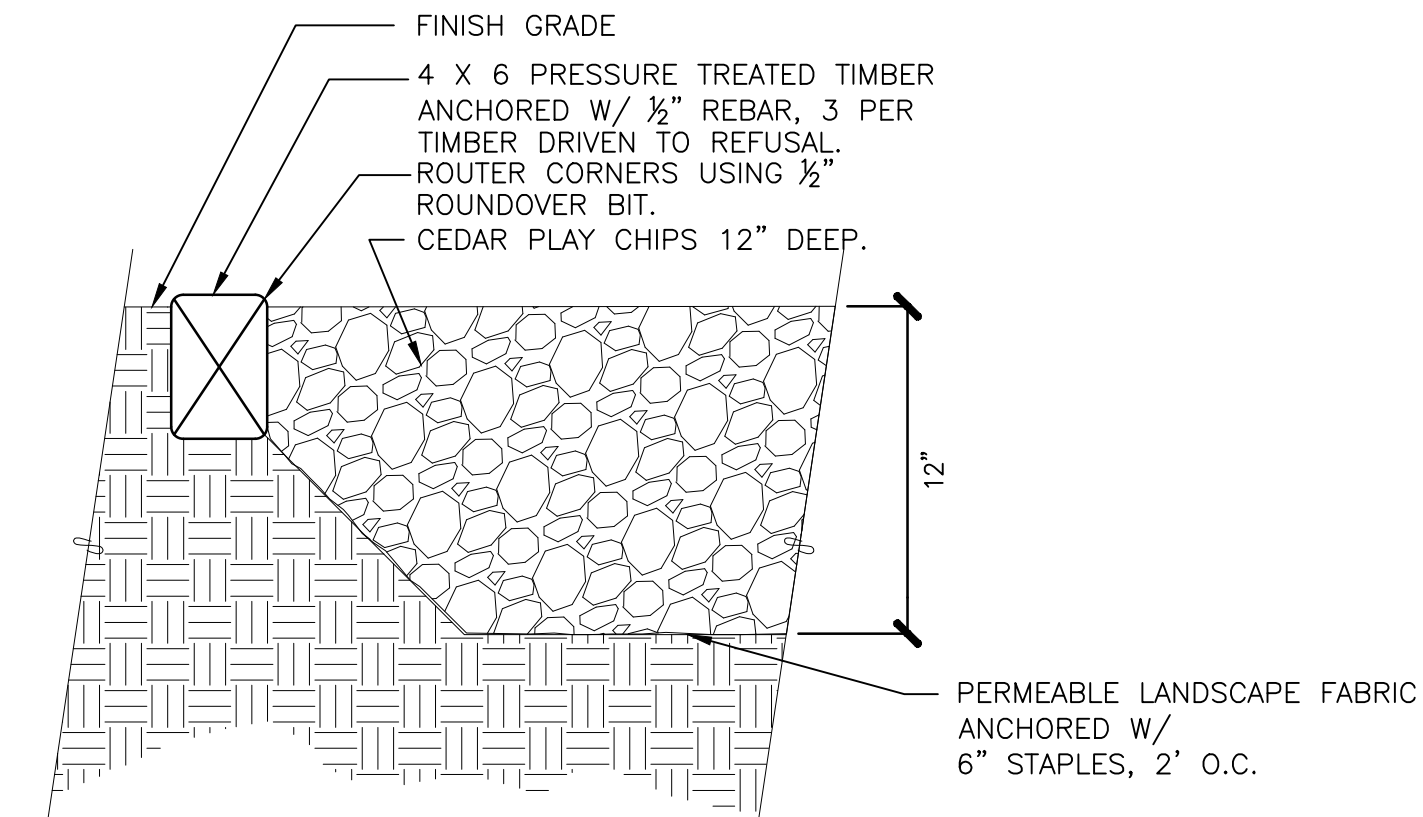
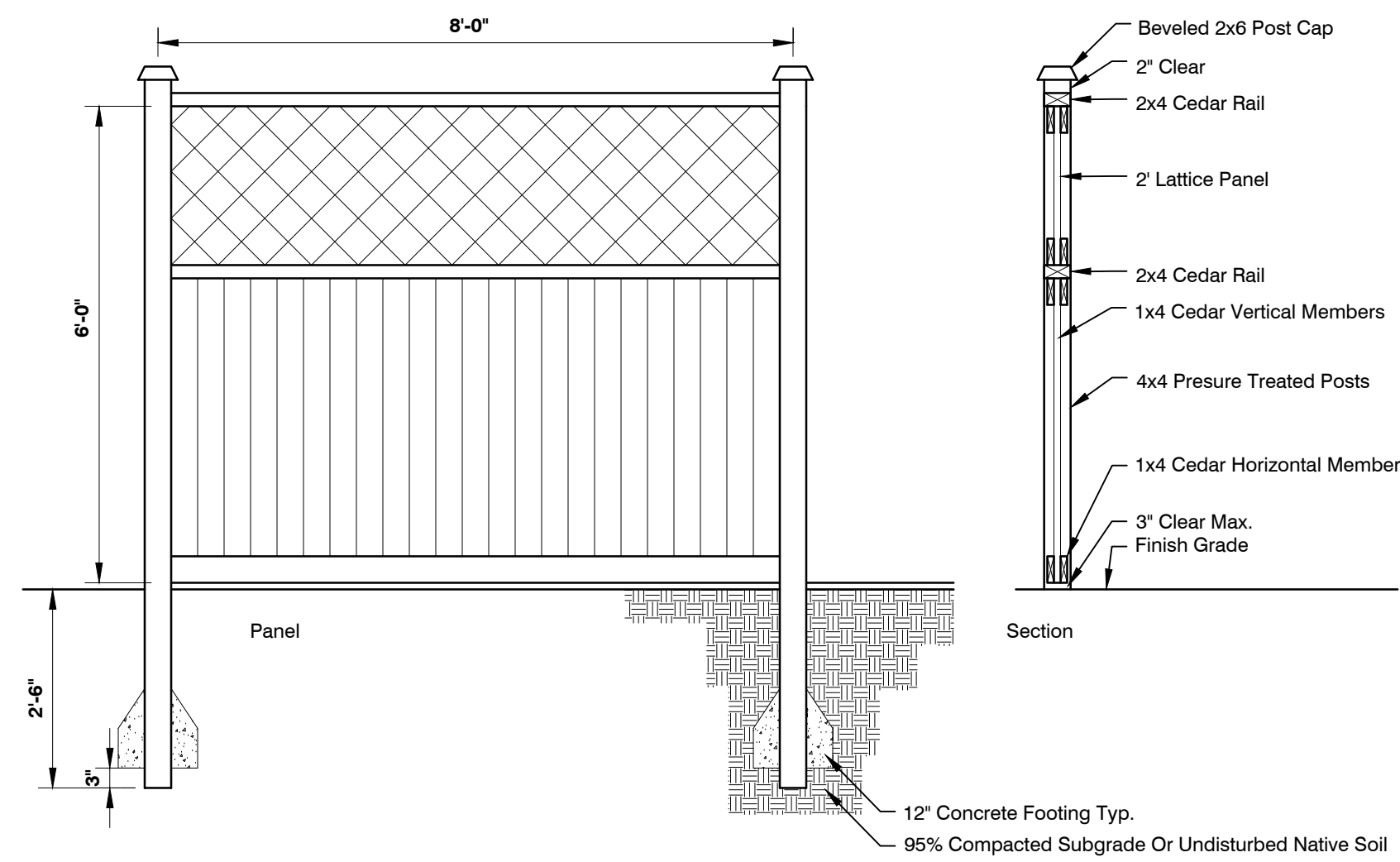


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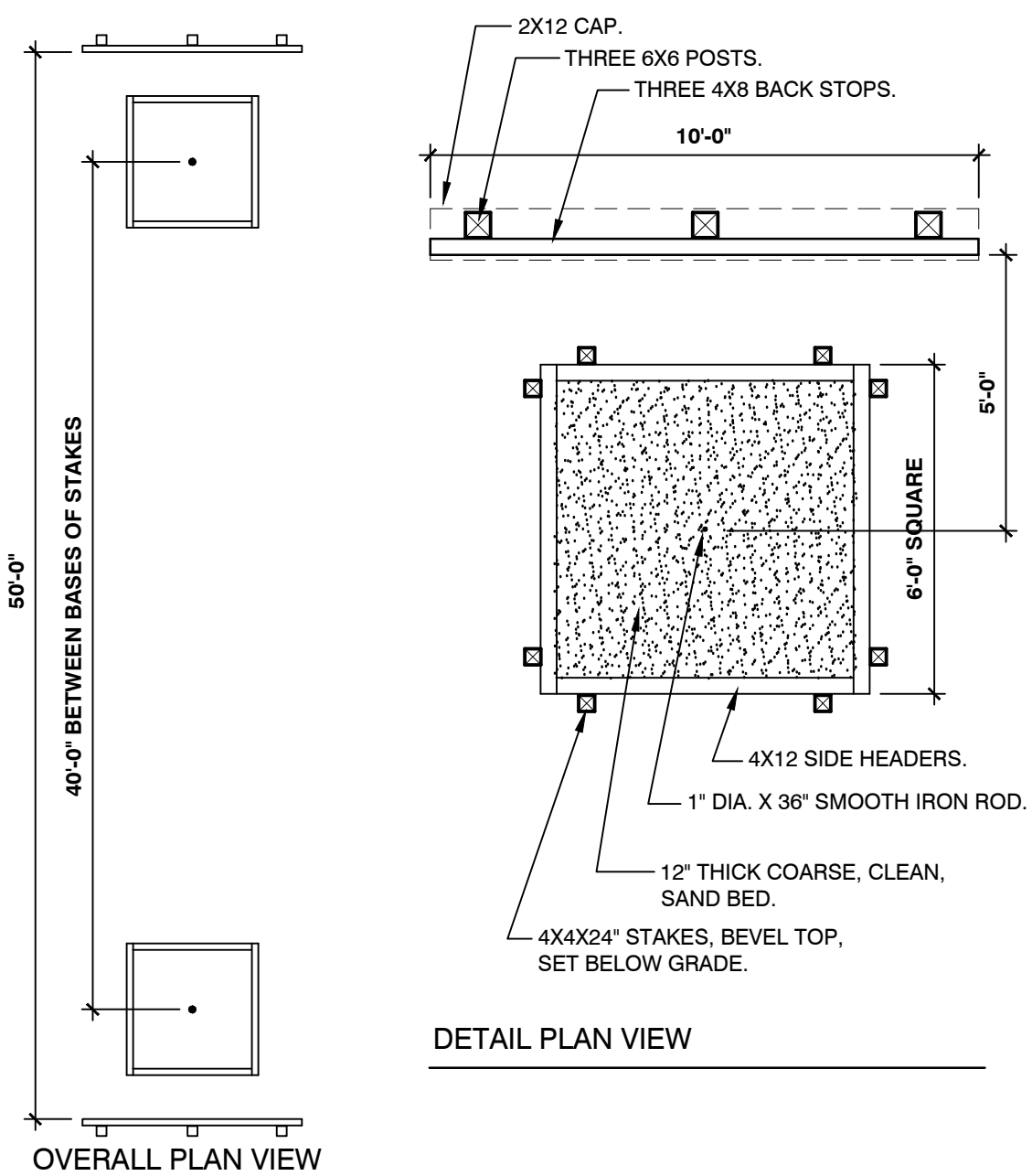
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1 6' FENCE WITH TOP 2' AS OPEN-WORK FENCE

NTS Per MMC 22G.080.100 Open spaces
 (2d) Fences on individual lots abutting the open space area may be up to six feet tall only if the top two feet are constructed as an open-work fence.

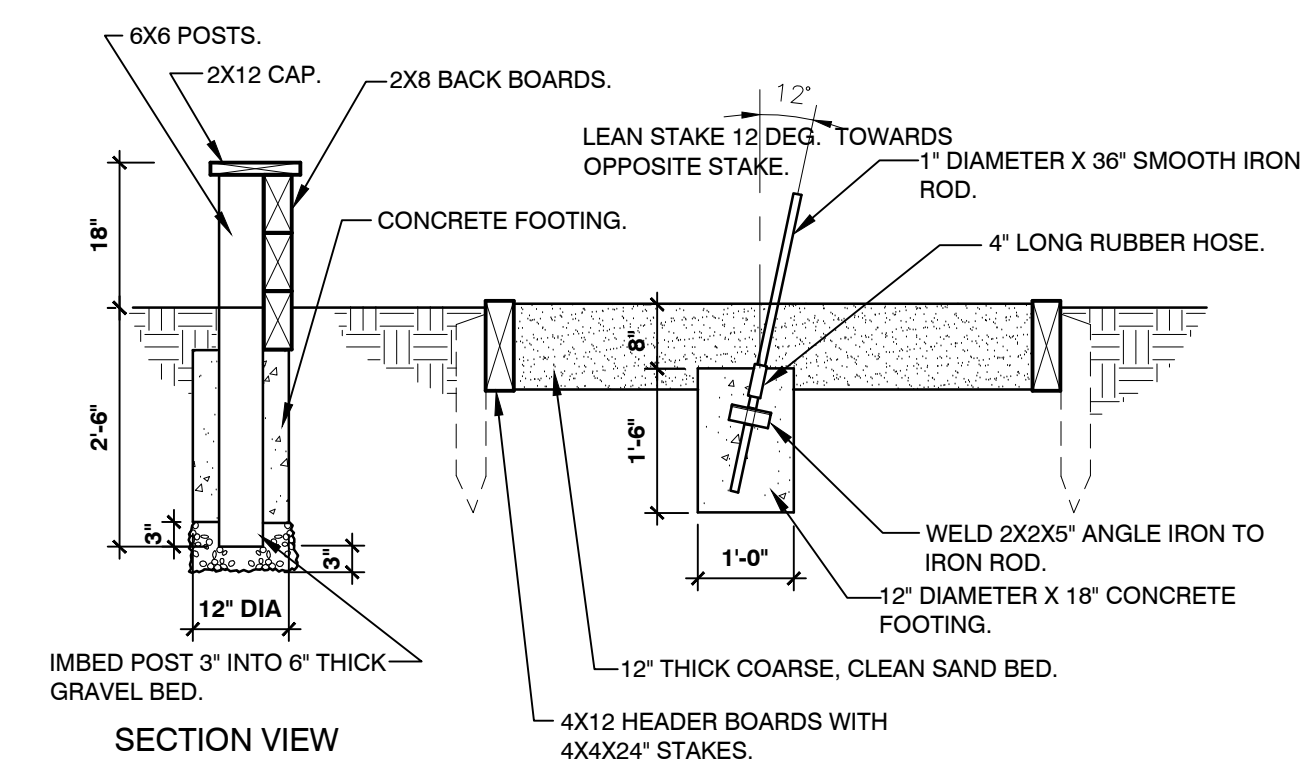
2 TOT LOT SURFACING-PLAY CHIPS



PACIFIC OUTDOOR PRODUCTS
 PRODUCT CODE: PE-7780
 SAFE USE ZONE: 26' X 26'
 (425) 432-6000
 OR EQUIVALENT

4 PLAY STRUCTURE

NTS



3 HORSESHOE COURT

1/2" = 1'-0"

FX-SI-FX-PLA-01

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SHEET NO.
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