

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.

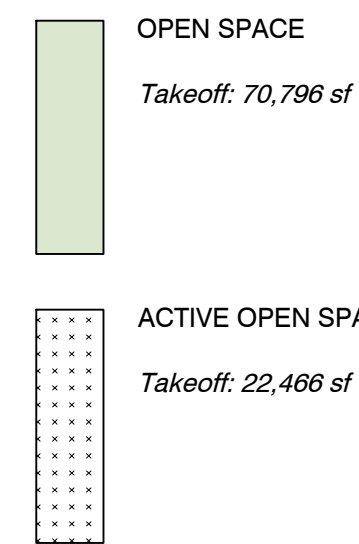
OPEN SPACE AND RECREATION REQUIRED

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  
70,796 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  
22,466 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)

4 Small amenities provided: 1 play structure, 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.			

BMP T5.13 DESIGN GUIDELINES

**SOIL RETENTION**  
THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS. TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

**SOIL QUALITY**  
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
- QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
  - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: <http://www.ecy.wa.gov/PROGRAMS/SWFA/FACILITIES/350.html> THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
  - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

**IMPLEMENTATION OPTIONS:**  
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFICS TESTS OF THE SOIL AND AMENDMENT.
- STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
- IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

- MAINTENANCE**
- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
  - SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
  - PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.

IRRIGATION ASSESSMENT

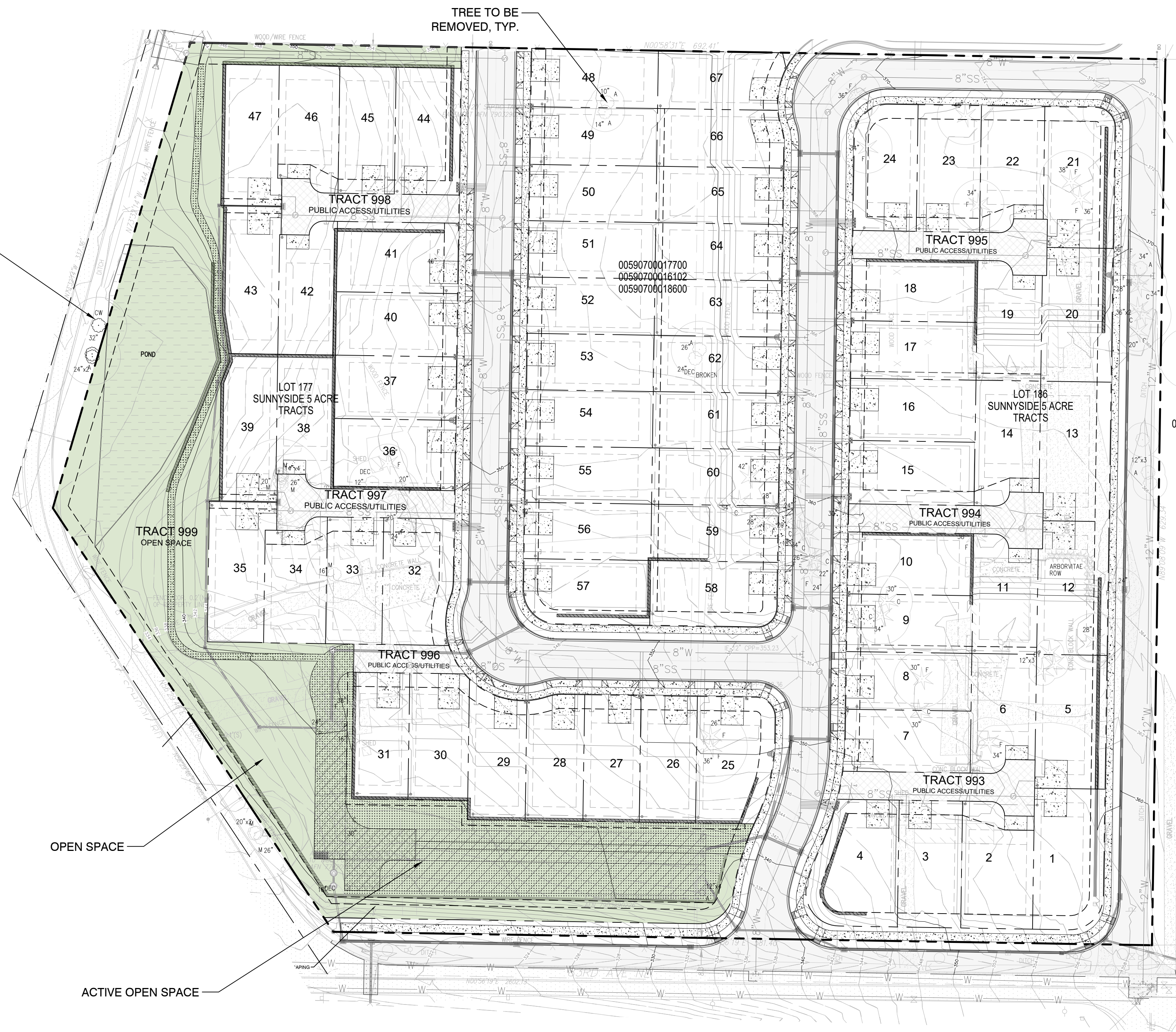
All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. An automatic irrigation system that provides head to head coverage shall be designed and installed per a specialized irrigation contractor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

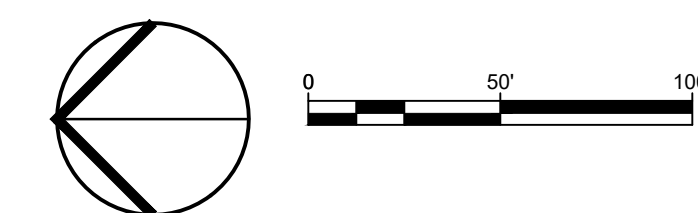
TREE TO BE  
RETAINED, TYP.

TREE TO BE  
REMOVED, TYP.



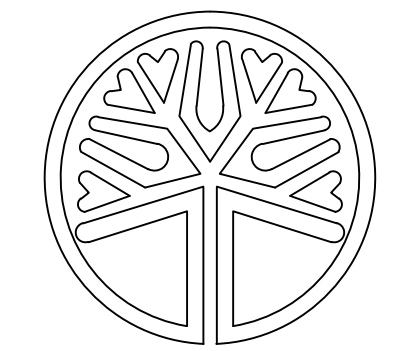
OPEN SPACE

ACTIVE OPEN SPACE



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STATE OF  
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LICENSED  
LANDSCAPE ARCHITECT  
KRystal Lowe  
LICENCE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	2/12/2024
2	CITY COMMENTS	3/12/2024

**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

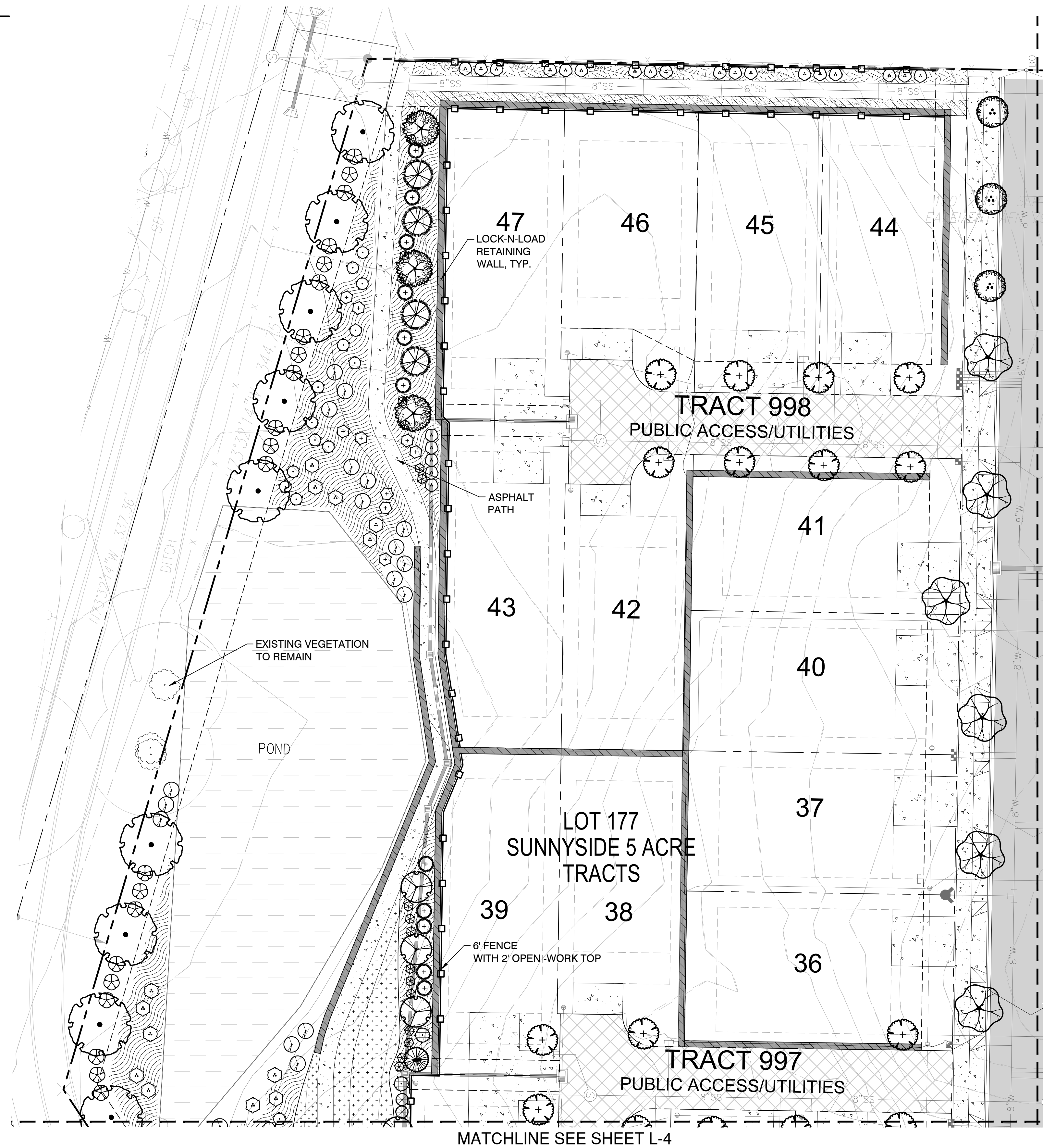
DATE:  
**NOVEMBER 7, 2023**

SHEET NO:  
**L-1**  
**OF 7**

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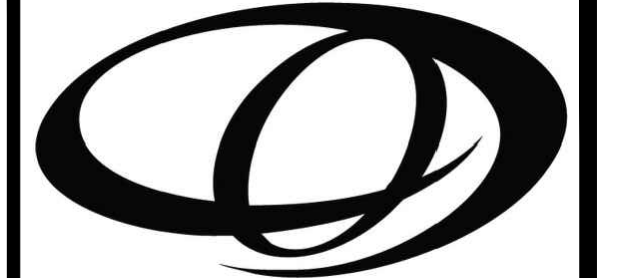
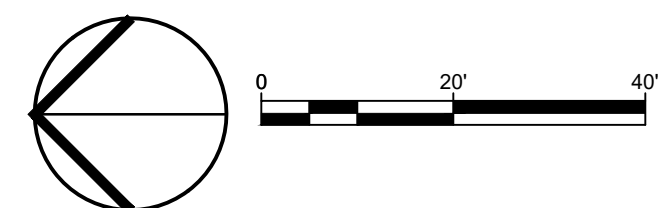
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>CONIFEROUS TREES</b>						
	4	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6' Ht. Min.	B&B	SPACING AS SHOWN
	83	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6' Ht.	B&B	3' O.C.
	4	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' Ht.	B&B	SPACING AS SHOWN
	19	Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	6' Ht. Min.	B&B	SPACING AS SHOWN
<b>DECIDUOUS TREES</b>						
	6	Cornus nuttallii x florida 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2" CAL. MIN.	B&B	SPACING AS SHOWN
	14	Fagus sylvatica 'Fastigiata'	Fastigate European Beech	2" CAL. MIN.	B&B	SPACING AS SHOWN
	13	Nyssa sylvatica	Sour Gum	2" CAL. MIN.	B&B	SPACING AS SHOWN
<b>STREET TREES</b>						
	28	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" CAL. MIN.	B&B	30' O.C.
	16	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" Cal. Min.	B&B	30' O.C.
	18	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	2" Cal. Min.	B&B	30' O.C.
	23	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" CAL. MIN.	B&B	SPACING AS SHOWN
	26	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal. Min.	B&B	30' O.C.
	25	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova	2" Cal. Min.	B&B	30' O.C.
<b>DECIDUOUS SHRUBS</b>						
	4	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 gal.	Pot	24" o.c.
	24	Cornus sericea	Red Twig Dogwood	2 gal.	Pot	60" o.c.
	12	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	2 gal.	Pot	60" o.c.
	6	Cotinus coggygria	Smoke Tree	2 gal.	Pot	96" o.c.
	4	Hydrangea paniculata 'Dvp Pinky' TM	Pinky Winky Panicle Hydrangea	2 gal.	Pot	60" o.c.
	9	Physocarpus opulifolius 'Monlo'	Diabolo® Ninebark	2 gal.	Pot	72" o.c.
	42	Physocarpus opulifolius 'SMPOTW'	Tiny Wine® Ninebark	2 gal.	Pot	48" o.c.
	39	Ribes sanguineum	Red Flowering Currant	2 gal.	Pot	48" o.c.
	3	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot	48" o.c.
	4	Symphoricarpos albus	Common White Snowberry	2 gal.	Pot	48" o.c.
<b>EVERGREEN SHRUBS</b>						
	5	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	2 gal.	Pot	36" o.c.
	47	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	2 gal.	Pot	60" o.c.
	46	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot	48" o.c.
	4	Ilex crenata 'Compacta'	Dwarf Japanese Holly	2 gal.	Pot	48" o.c.
	42	Myrica californica	Pacific Wax Myrtle	2 gal.	Pot	60" o.c.
	80	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	6	Pinus mugo 'Mops'	Mops Mugo Pine	2 gal.	Pot	48" o.c.
	84	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.
<b>ORNAMENTAL GRASSES</b>						
	41	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	36" o.c.
<b>GROUND COVERS</b>						
	1,671	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	24" o.c.
	555	Erica carnea	Winter Heath	1 gal.	Pot	24" o.c.
	17,694 sf	Turf Hydroseed	Sun/Shade Mix	seed		
	14,268 sf	Turf Sod	Sun/Shade Mix	sod		
<b>SITE WORK</b>						
	619 sf	Mulch		---		
	1,785 sf	PLAYCHIPS				



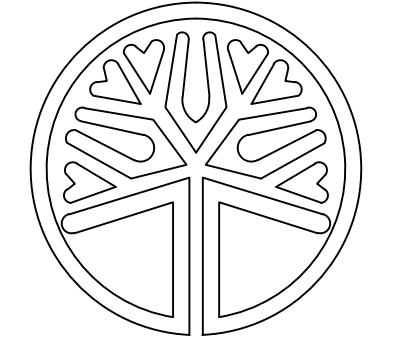
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MATCHLINE SEE SHEET L-4



**ORIGIN**  
DESIGN GROUP

1031 185TH AVE NE  
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TEL: 425.346.1905



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

REVISIONS		
#	DESCRIPTION	DATE
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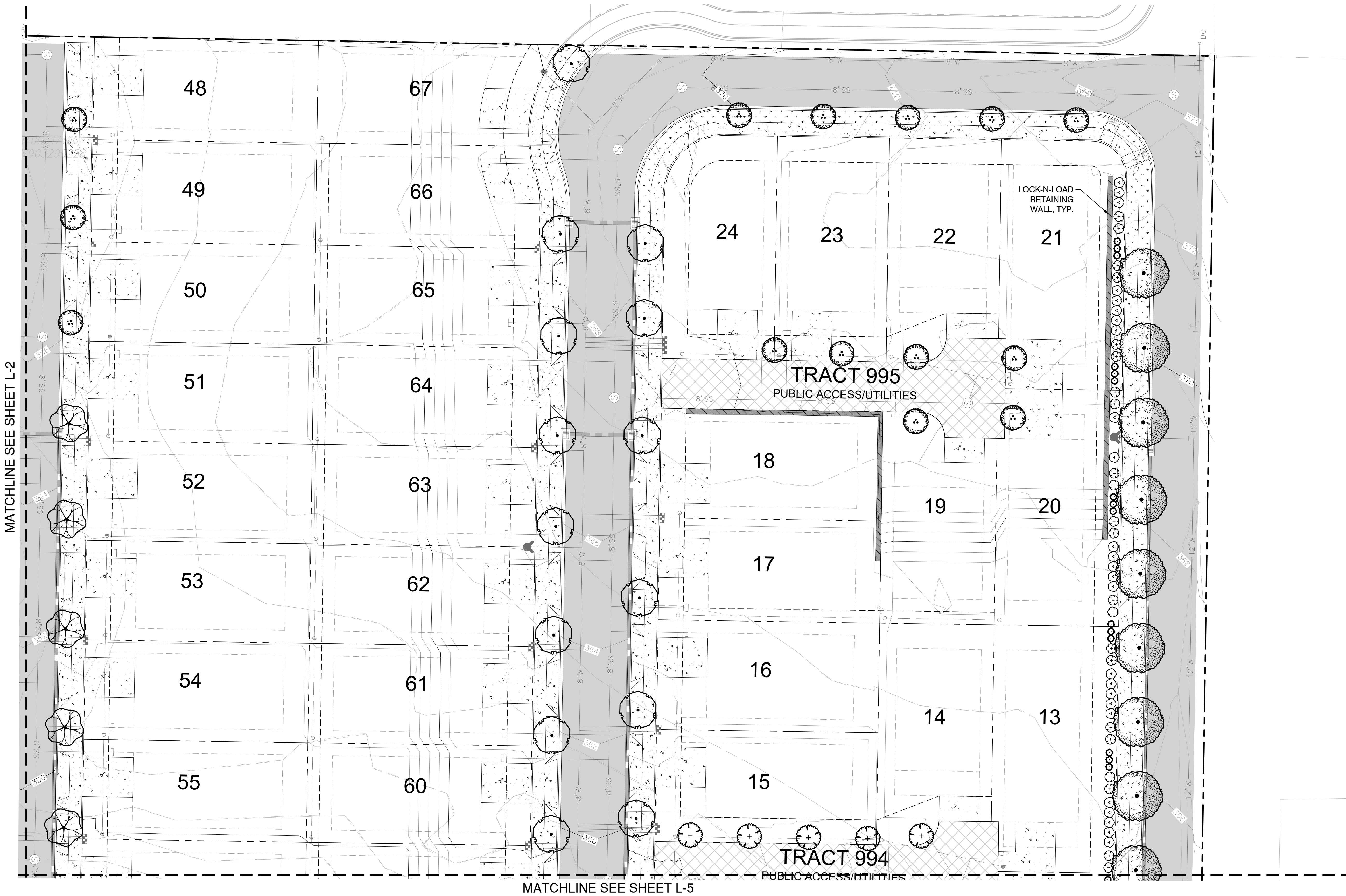
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**10515 20TH STREET SE, SUITE 202**  
**LAKE STEVENS, WA 98258**  
**(425) 231-2718**

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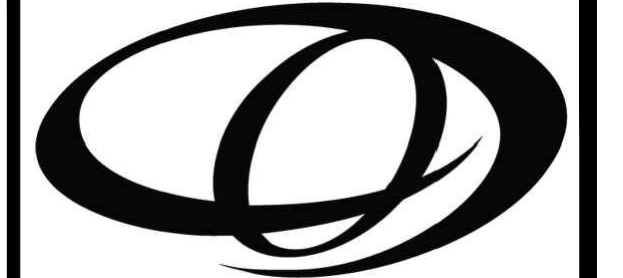
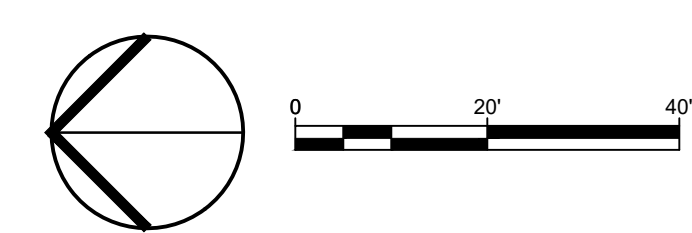
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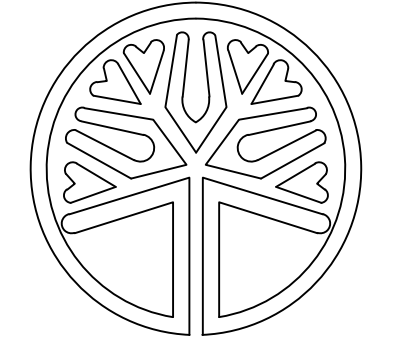


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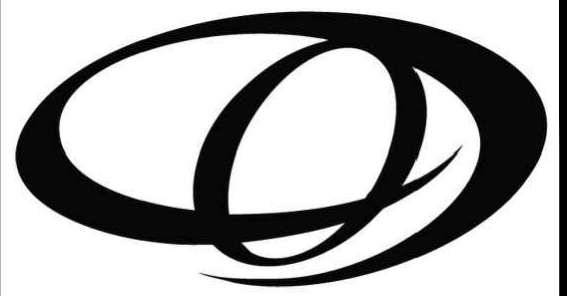
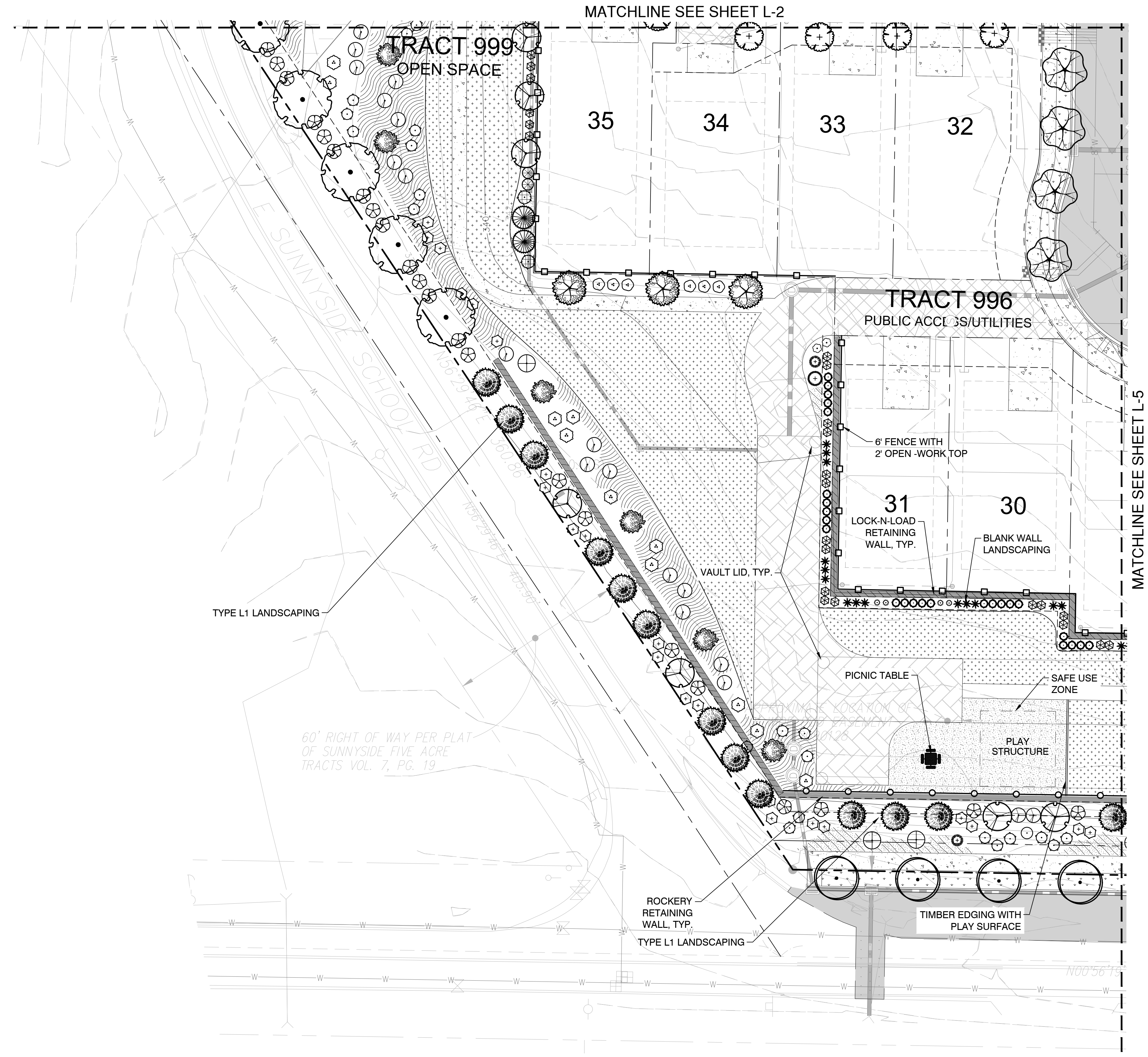
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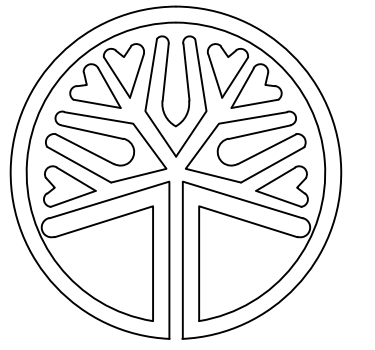
PA23-026

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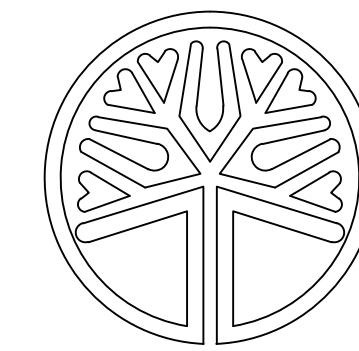
PA23-026

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MATCHLINE SEE SHEET L-3



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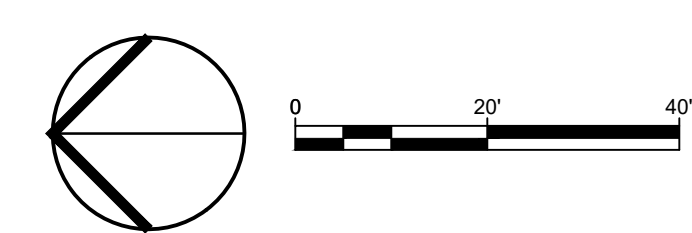
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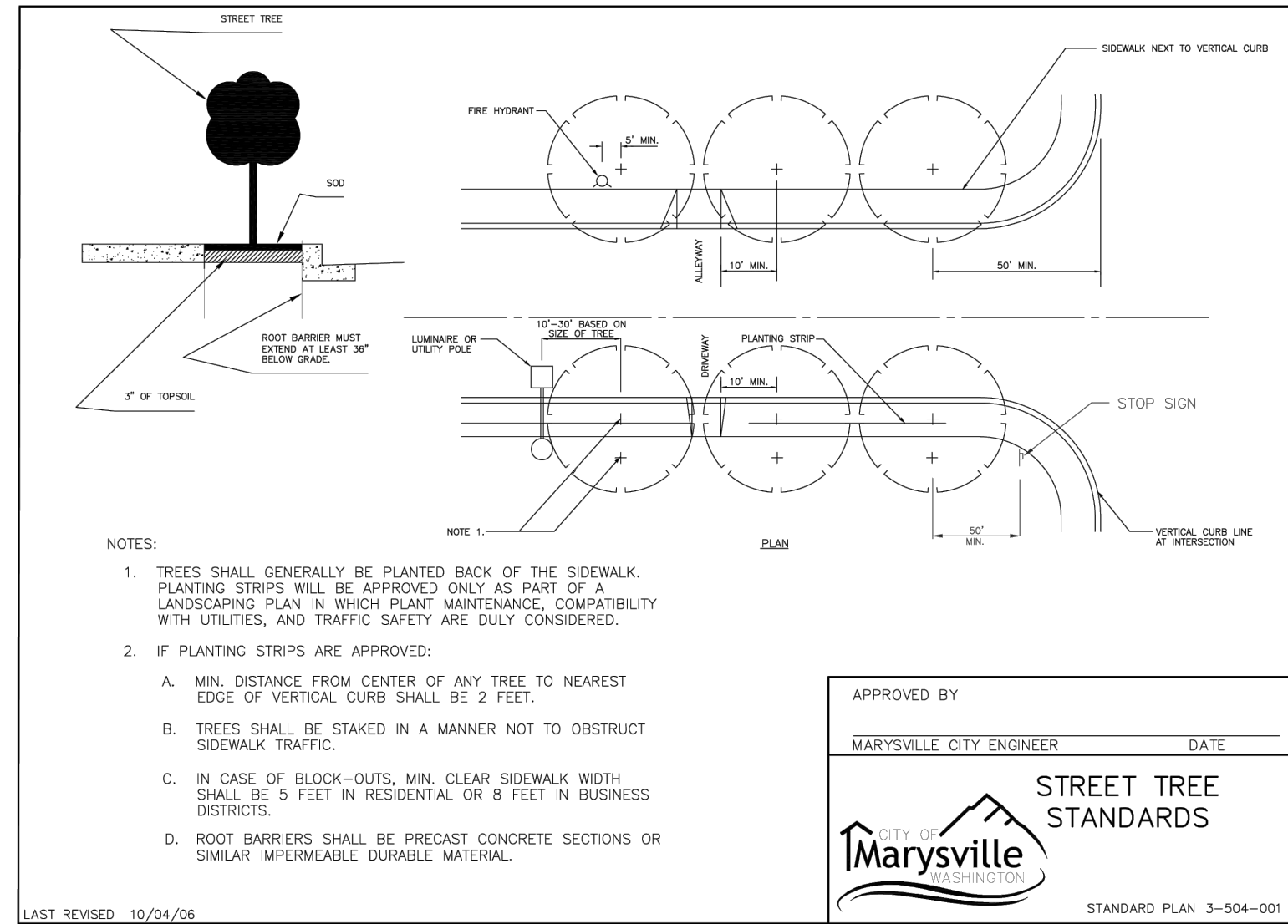
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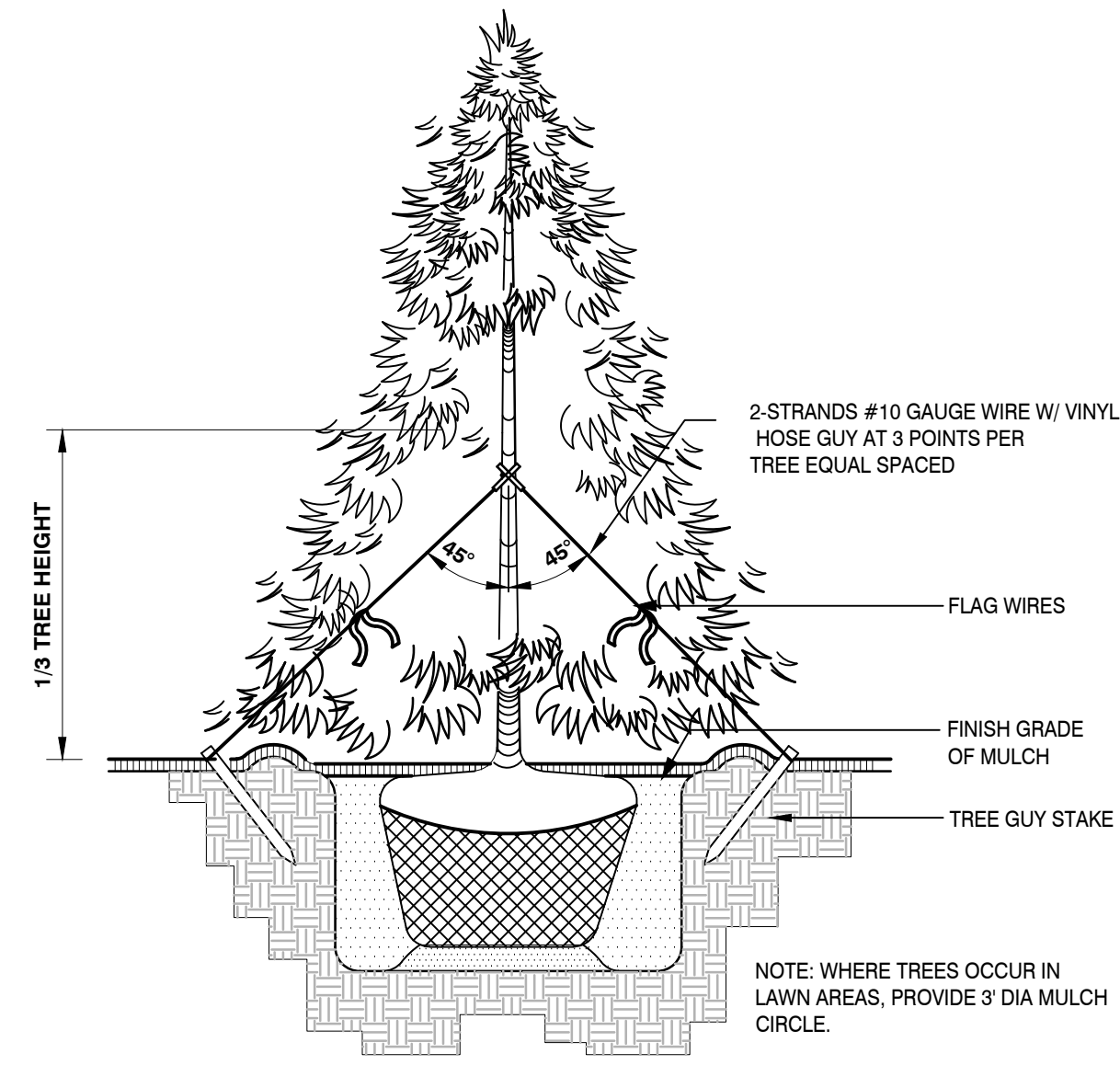


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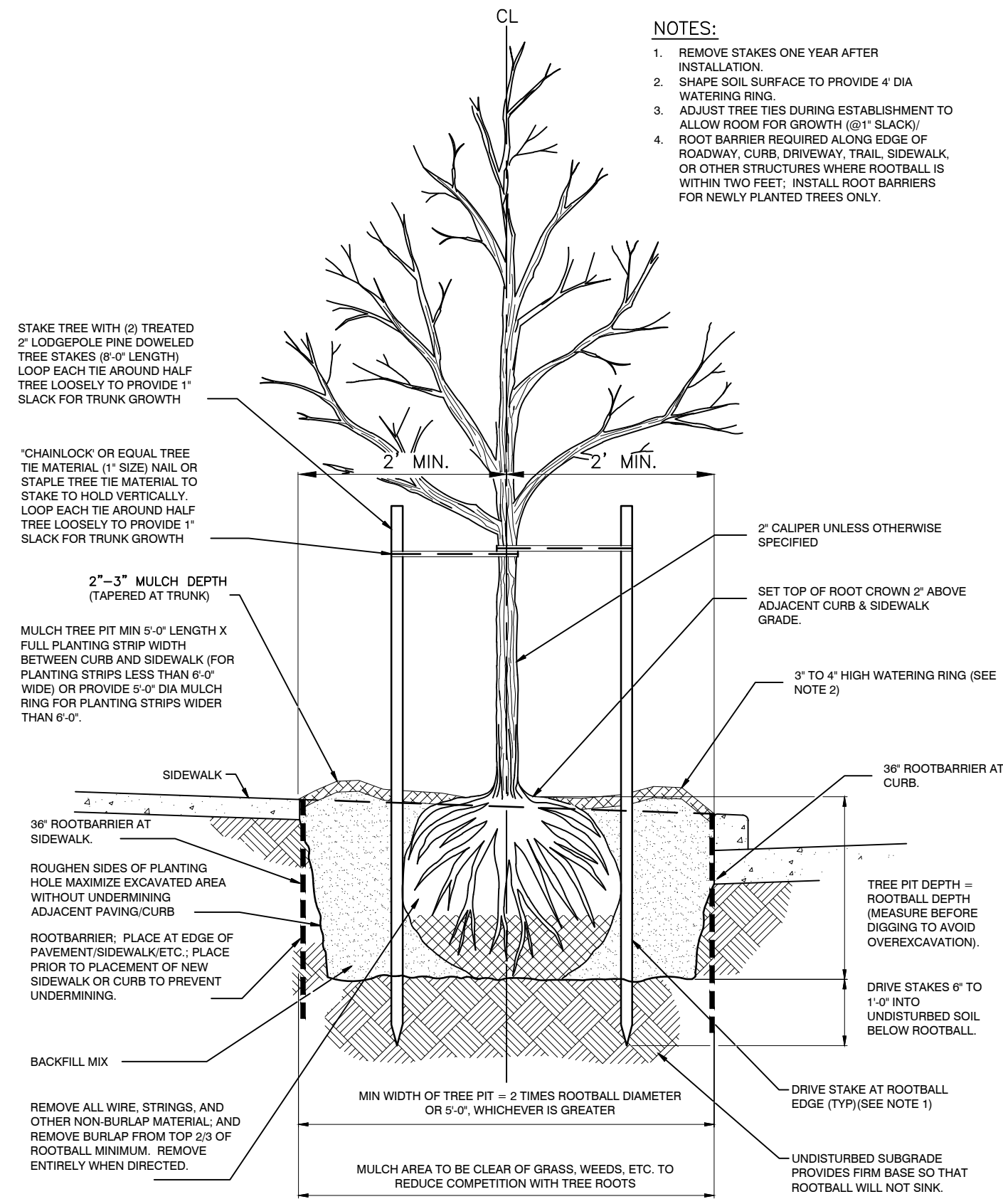
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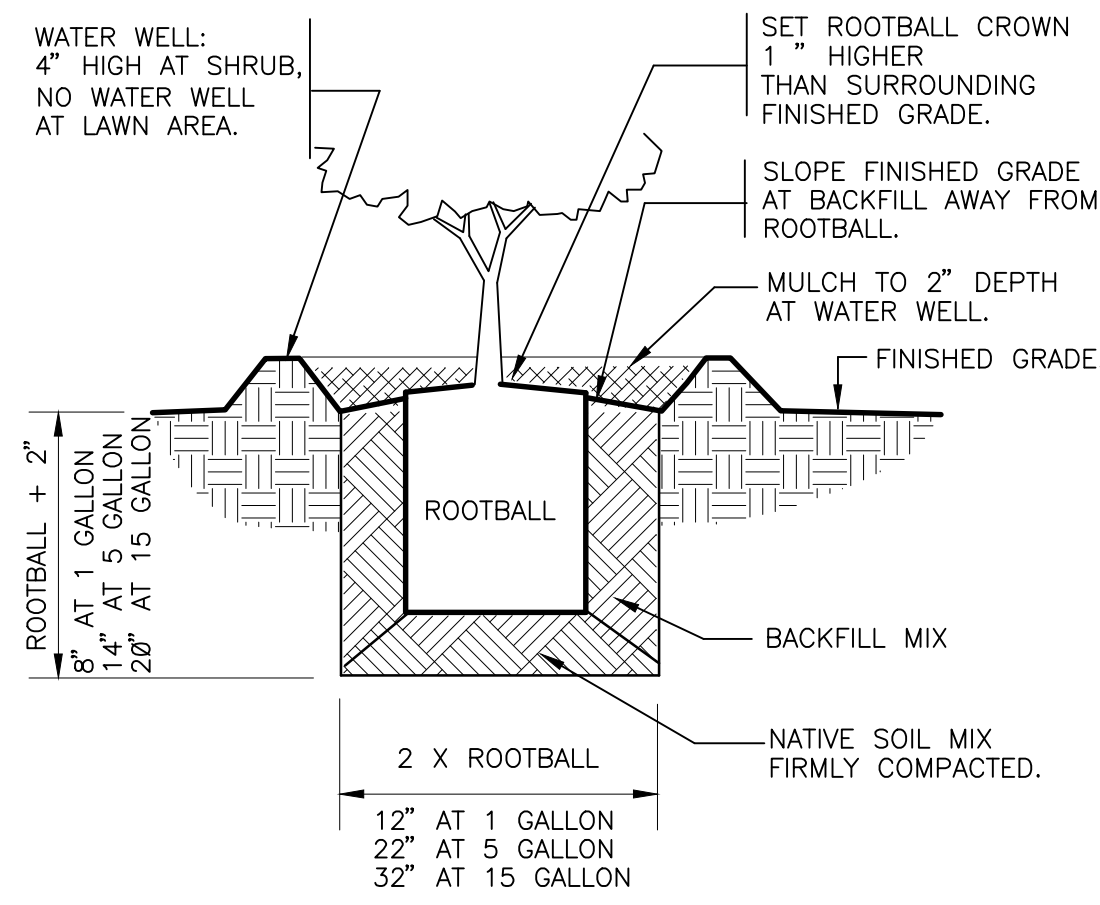
2 STREET TREE STANDARDS 3-504



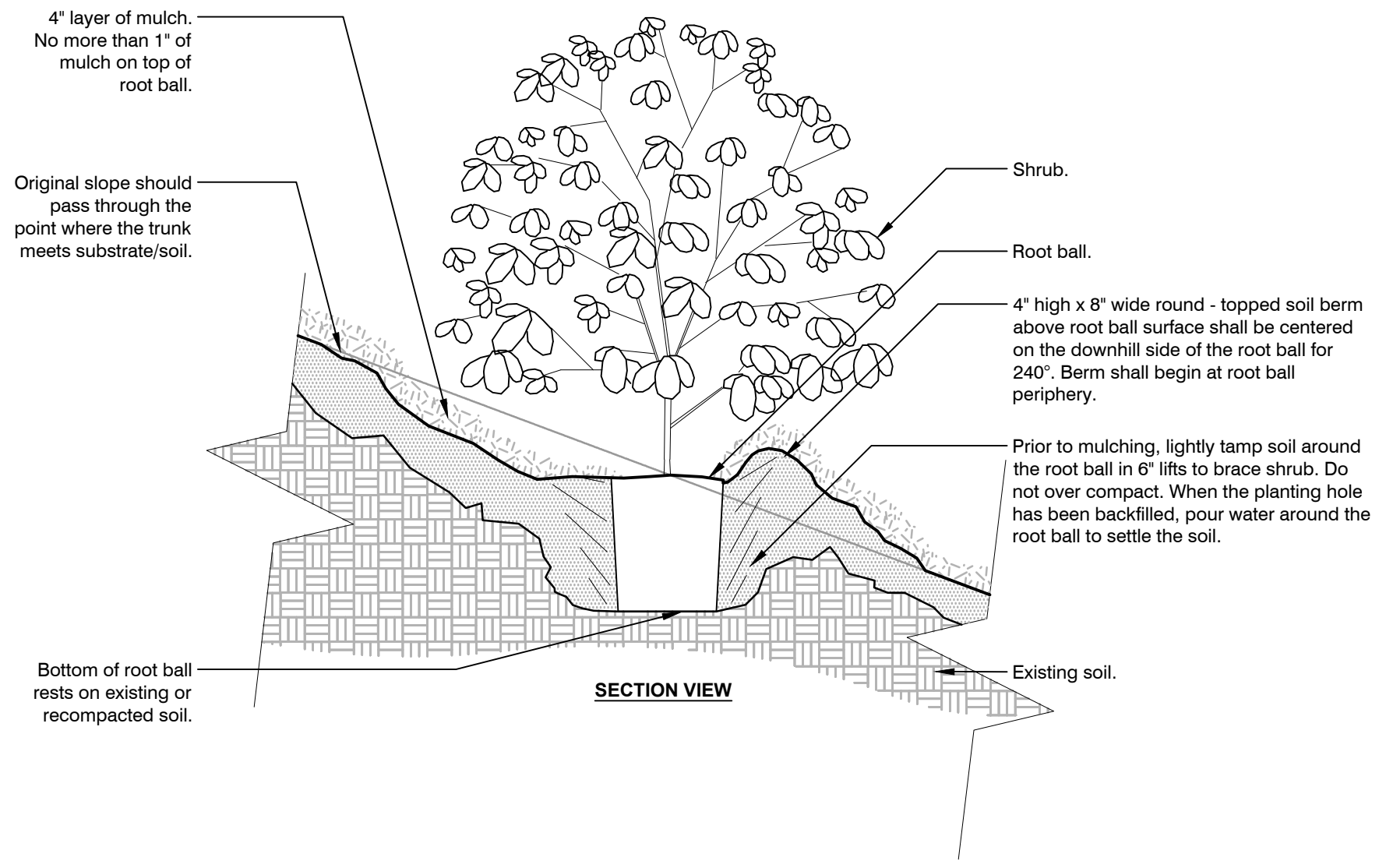
3 CONIFER TREE PLANTING & GUYING



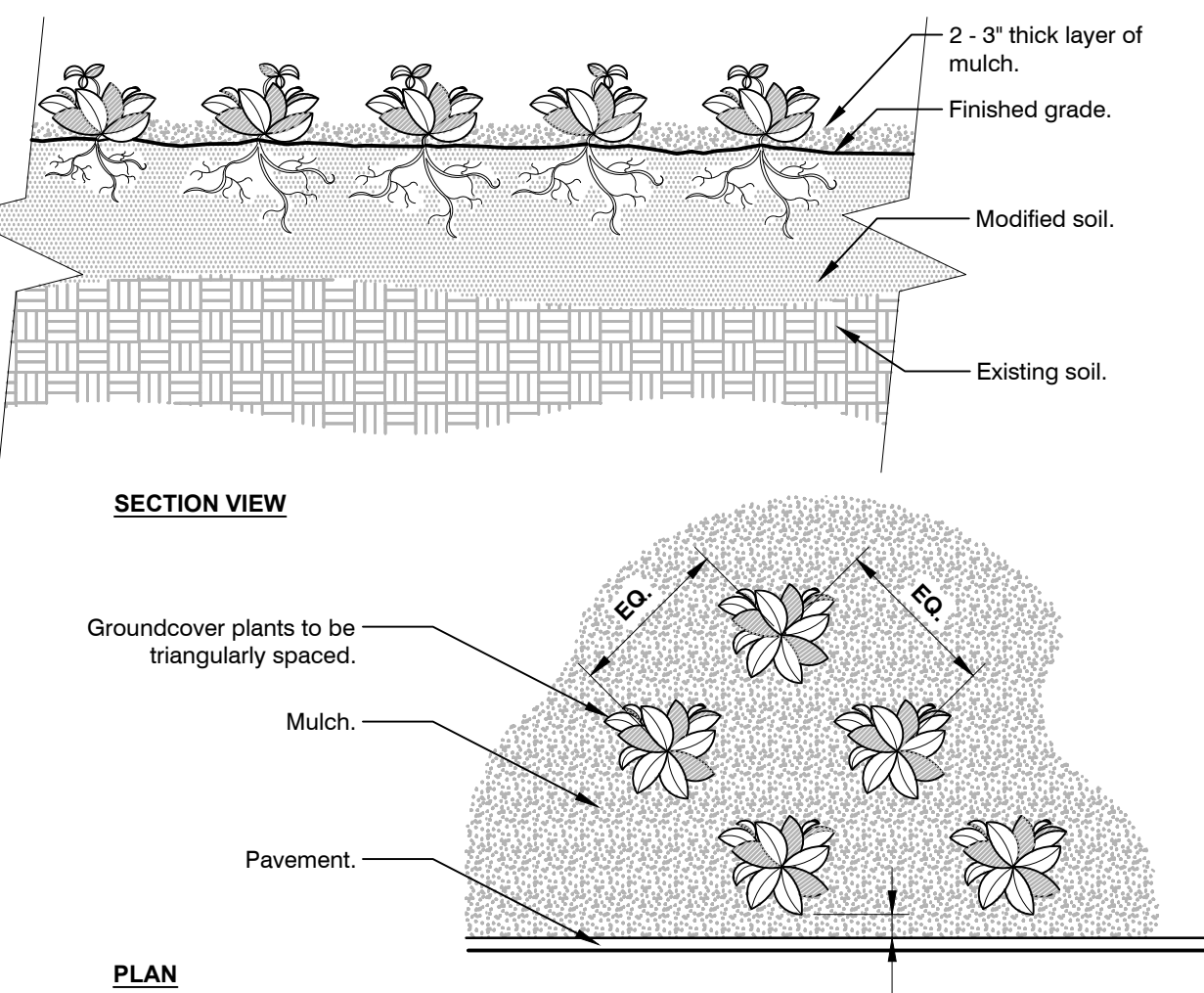
4 SHRUB PLANTING



5 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL



6 GROUND COVER



7 BENCH - SURFACE MOUNT OR EQUIVALENT

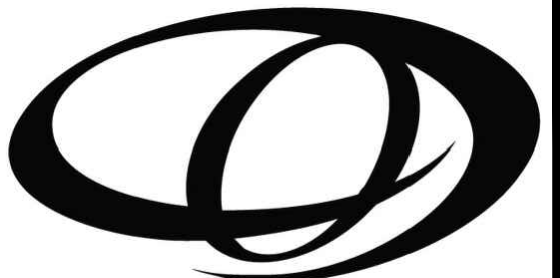


8 PICNIC TABLE



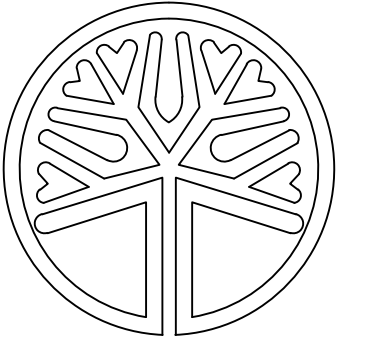
N.T.S. 129343-01

OR EQUIVALENT



**ORIGIN**  
DESIGN GROUP

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



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT

KRYSTAL LOWE  
LICENCE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	2/12/2024
2	CITY COMMENTS	3/12/2024

**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:

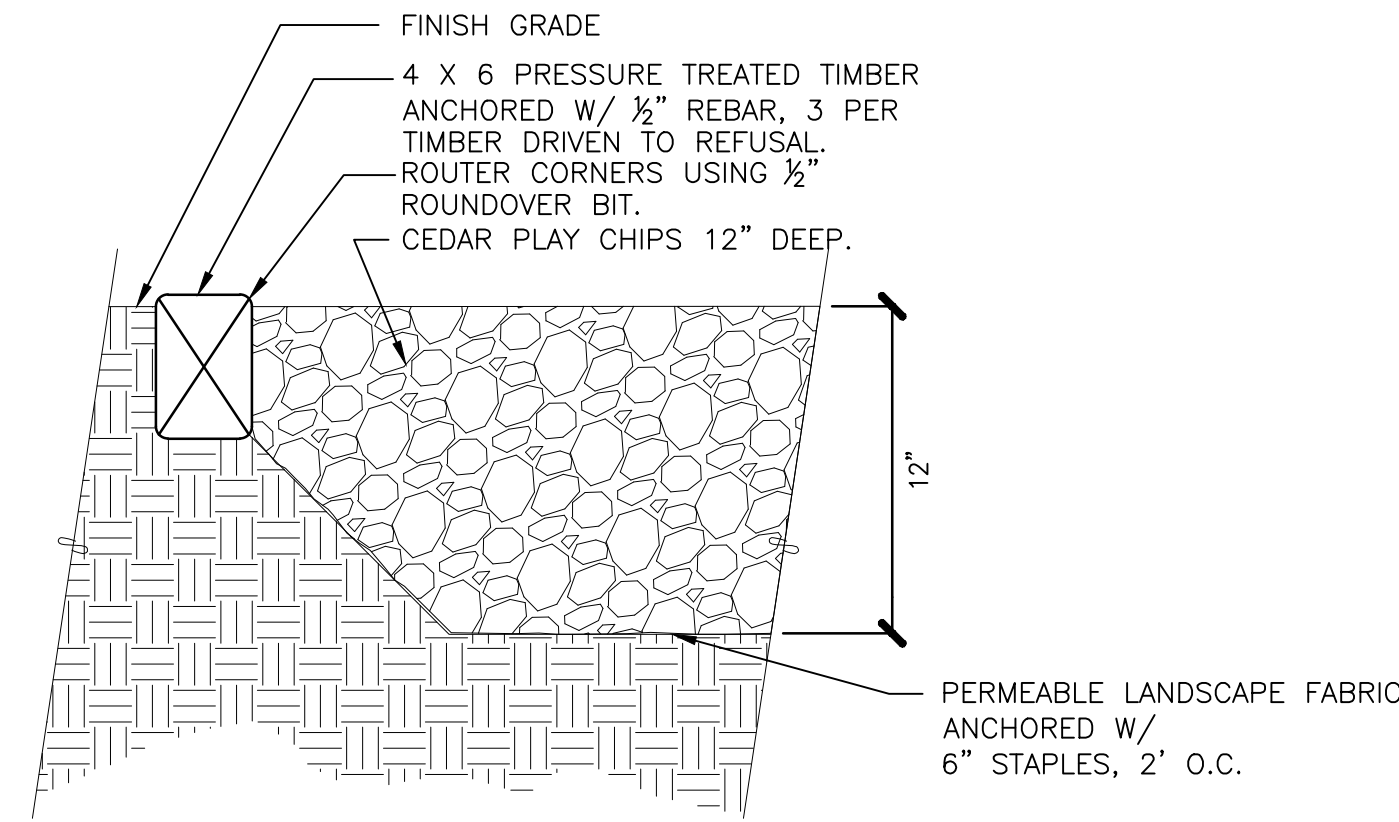
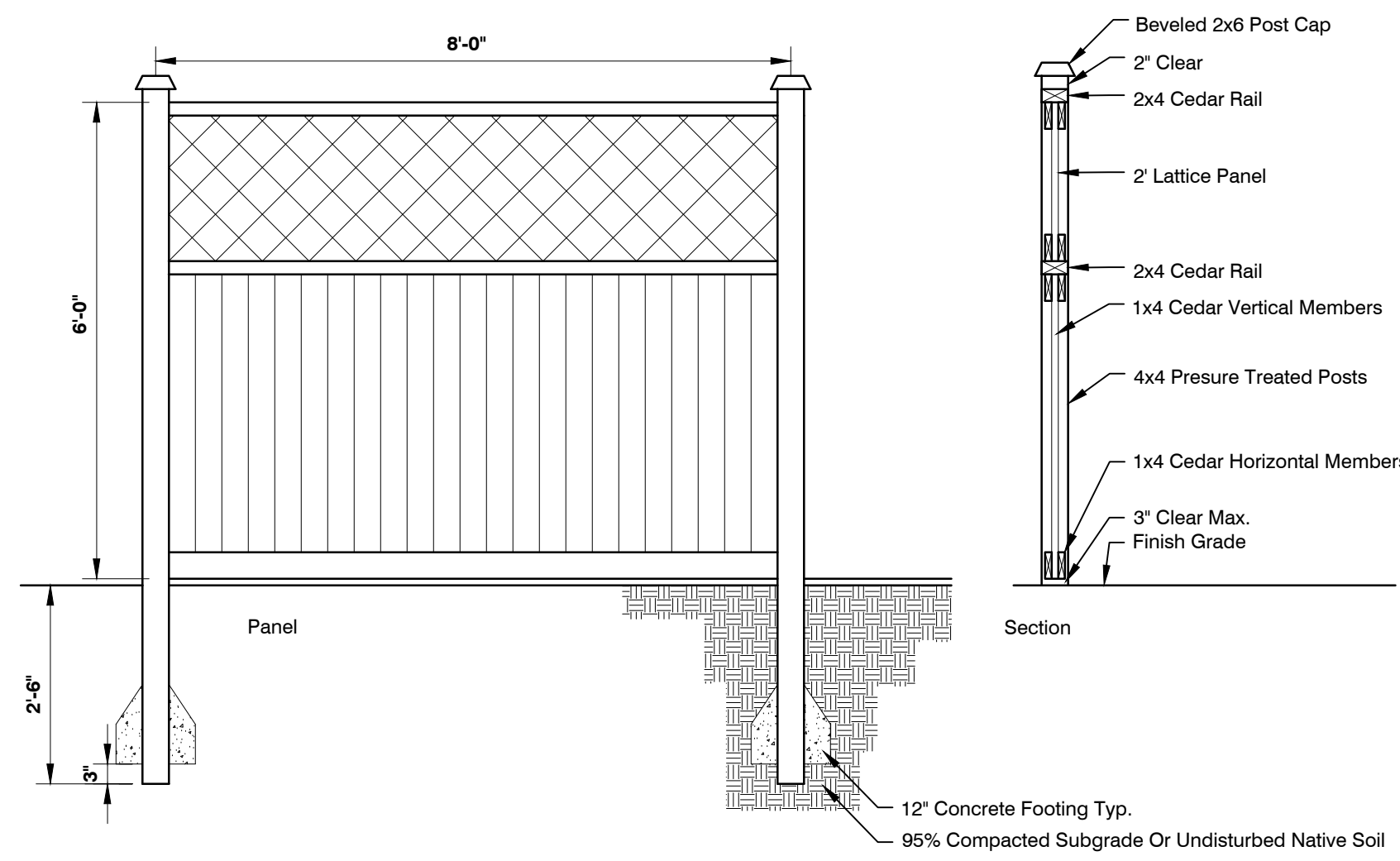
**NOVEMBER 7, 2023**

SHEET NO:

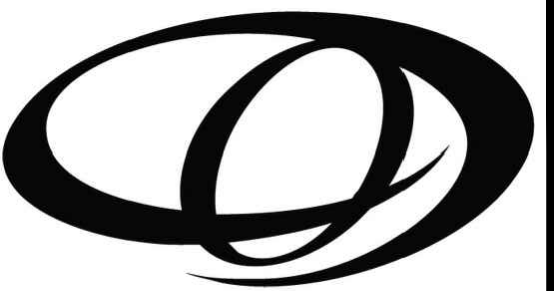
**L-6**  
**OF 7**

PA23-026

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

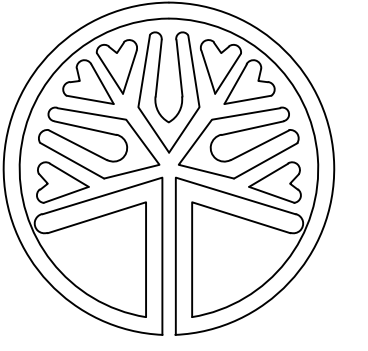


PACIFIC OUTDOOR PRODUCTS  
PRODUCT CODE: PE-7780  
SAFE USE ZONE: 26' X 26'  
(425) 432-6000  
OR EQUIVALENT



**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

**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.

323129.23-05

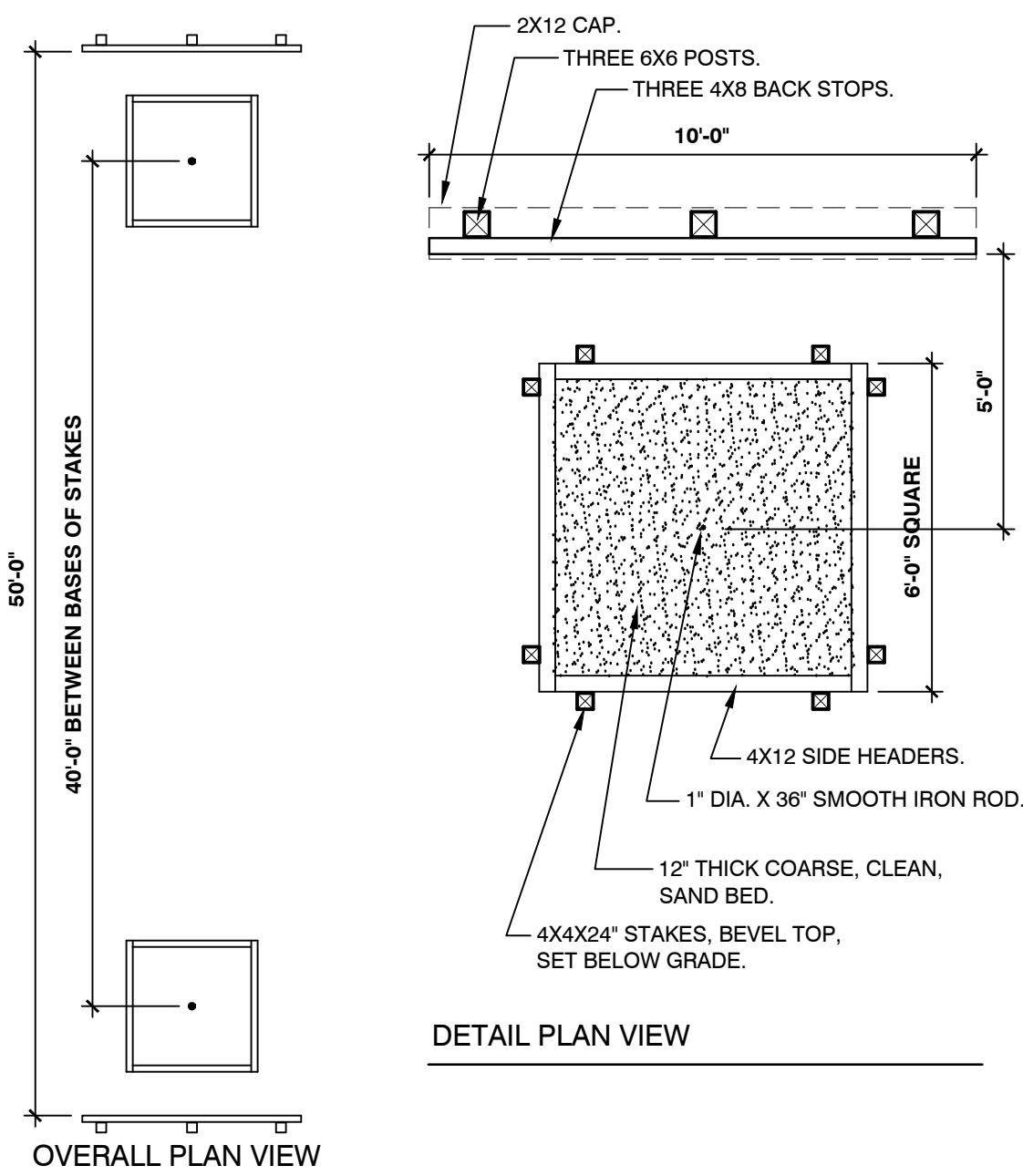
**2 TOT LOT SURFACING-PLAY CHIPS**

**3 PLAY STRUCTURE**

NTS

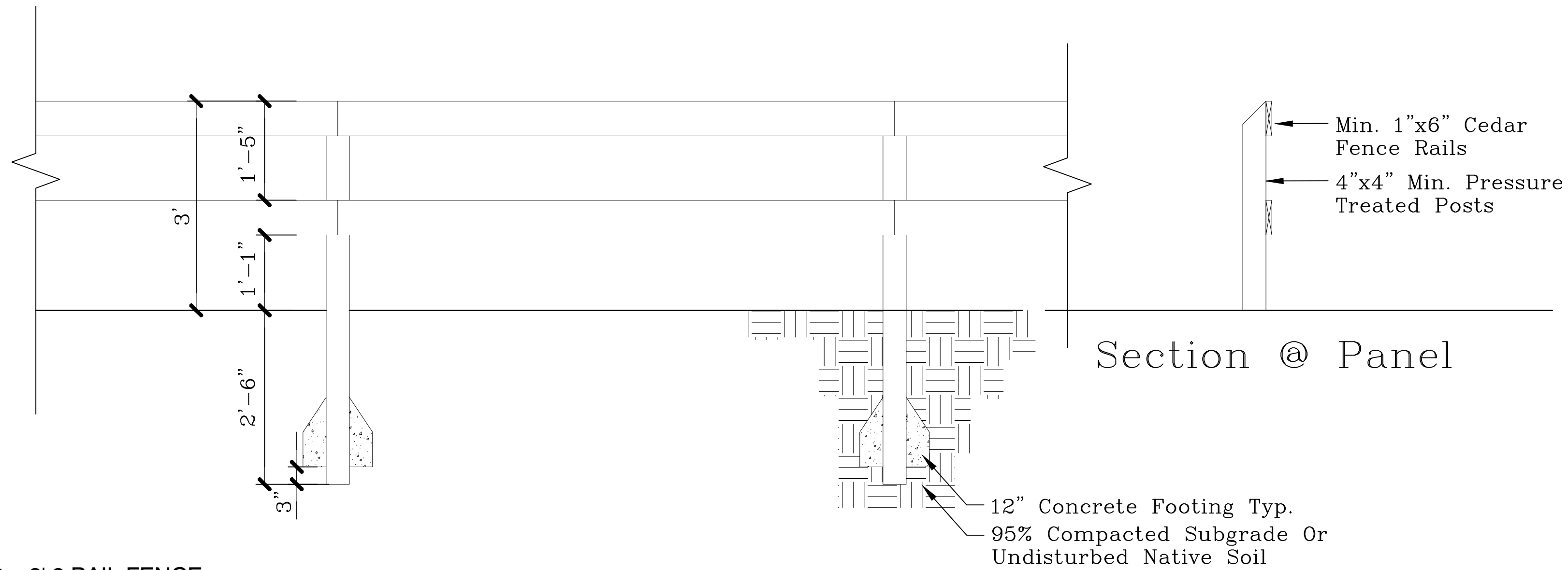
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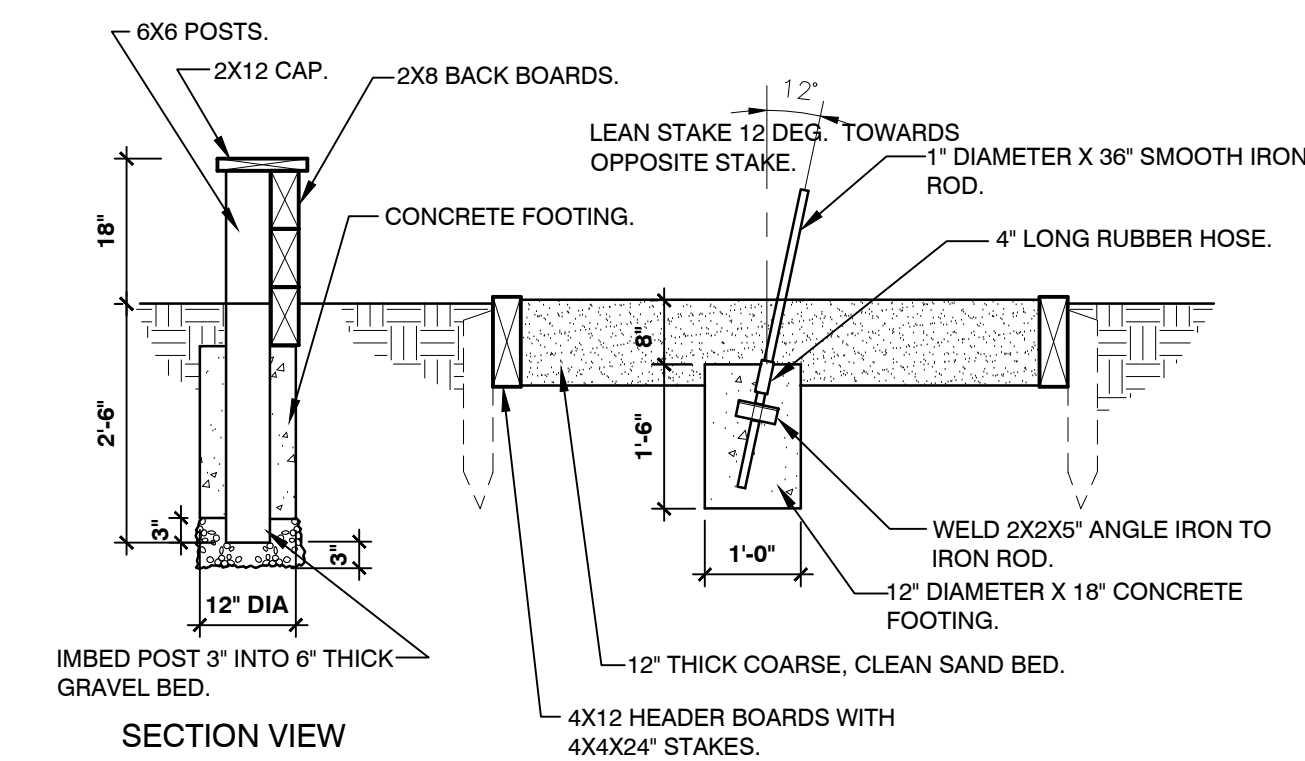


**5 3' 2 RAIL FENCE**

3/4" = 1'-0"



323129.13-03



**4 HORSESHOE COURT**

1/2" = 1'-0"

FX-SI-FX-PLA-01

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SHEET NO:

**L-7**  
**OF 7**

PA23-026