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**PACTRUST**

Project  
**MARYSVILLE  
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**BINDING SITE PLAN  
(PHASE 1)**

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**LANDSCAPE  
GENERAL  
INFORMATION**

DRAWN BY: LJM, AB

CHECKED BY: NRF

**L0.01**

JOB NO. **2200444.00**

## SHEET INDEX

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## TABLE OF ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MAX MIN	MAXIMUM MINIMUM
B&B	BALL AND BURLAP	MIX	MIXTURE
CAL	CALIPER	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
DEG	DEGREE	PCC	POINT OF CONNECTION
DIA/Ø	DIAMETER	PVC	POLY VINYL CHLORIDE
DWGS	DRAWING	SCH	SCHEDULE
ELL	ELBOW	SF	SQUARE FOOT
EQ	EQUAL	SPEC	SPECIFICATION
FT	FEET/FOOT	TYP	TYPICAL
GAL	GALLON	X	TIMES
GALV	GALVANIZED		
H/HT	HEIGHT		

## ZONING COMPLIANCE

JURISDICTION	MARYSVILLE, WA
STORMWATER	WESTERN WASHINGTON 2014

### LANDSCAPE AREA COMPLIANCE (PER MMC 22C.120 LANDSCAPING AND SCREENING, ADMINISTRATIVE LANDSCAPING GUIDELINES)

GROSS SITE AREA	904,724 SF
LANDSCAPE AREA PROVIDED	198,943± SF (22%)

<b>L4 PARKING LOT LANDSCAPE AREA</b>	
PARKING STALLS	435 STALLS
PARKING LOT AREA	157,970 SF
L4 AREA (10% OF PARKING AREA MIN.)	12,207 ± SF (8%)
5 SHRUBS PER 150 SF	1,155 SHRUBS REQ 1,114 SHRUBS PROV

1 TREE PER 6 STALLS (SPMP CH 10.)	73 TREES REQ
1 SHADE TREE PER 120 SF OF LANDSCAPE AREA (MMC)	101 TREES REQ 64 TREES PROVIDED

L4 SHADE TREE REQUIREMENT MET	NO*
*TREE CANOPIES APPROPRIATELY SPACED FOR SPECIES AND MATURE GROWTH WITHIN L4 LANDSCAPE AREA.	

<b>L3 BROKEN SCREEN LANDSCAPE VEGETATION</b>	
LANDSCAPE WIDTH (10 FT MIN REQ)	10 FT MIN
VISUAL OBSTRUCTION AT LEAST 20 FT IN HEIGHT PROVIDED	YES
VISUAL OBSTRUCTION SPACING 25 FT OC MAX	YES
TOTAL L3 TREES PROVIDED	56 (100%)
DECIDUOUS TREES REQUIRED	5 (9%)
DECIDUOUS TREES PROVIDED	51 (91%)
L3 BUFFER REQUIREMENT MET	YES

<b>L1 OPAQUE SCREEN LANDSCAPE VEGETATION</b>	
LANDSCAPE WIDTH (5 FT MIN REQ)	12.5 FT
TOTAL L1 LENGTH	200 LF
VISUAL OBSTRUCTION AT LEAST 20 FT IN HEIGHT PROVIDED	YES
OPENINGS BETWEEN VISUAL OBSTRUCTIONS 10 FT MAX	YES
EVERGREEN SHRUBS 6 FT TALL MIN PROVIDED	YES
TOTAL L1 TREES PROVIDED	12 (100%)
EVERGREEN TREES (0% REQ)	0 (0%)
L1 BUFFER REQUIREMENT MET	YES

<b>STREET TREES LANDSCAPE VEGETATION</b> (PER MMC 22C.120.140 STREET TREE REQUIREMENTS)	
• SPECIES SELECTED FROM APPROVED LIST IN THE ADMINISTRATIVE LANDSCAPING GUIDELINES	
• MIN 1-1/2 INCH CALIPER AT TIME OF PLANTING	
• PROVIDE CONTINUOUS CANOPY COVERAGE WITHIN 10 YEARS OF PLANTING	
• A CONTINUOUS PLANTING STRIP WITH GROUND COVER THAT IS AT LEAST FIVE FEET WIDE SHALL BE USED	
STREET TREE REQUIREMENT MET	YES

## LANDSCAPE NOTES

### GENERAL

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-424-5555 (OR 811) IN WASHINGTON.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

### PLANTING

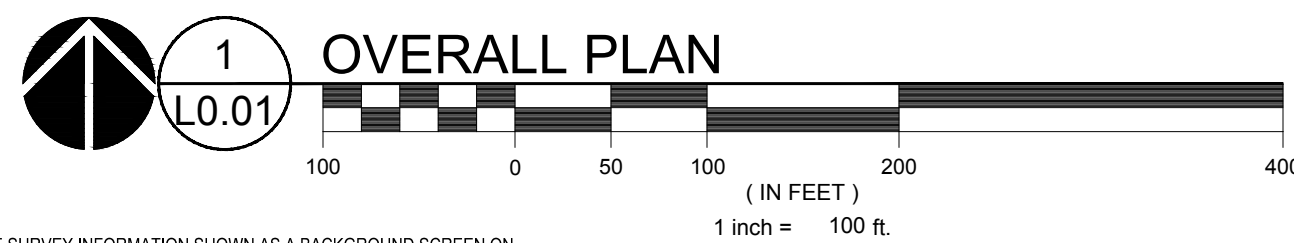
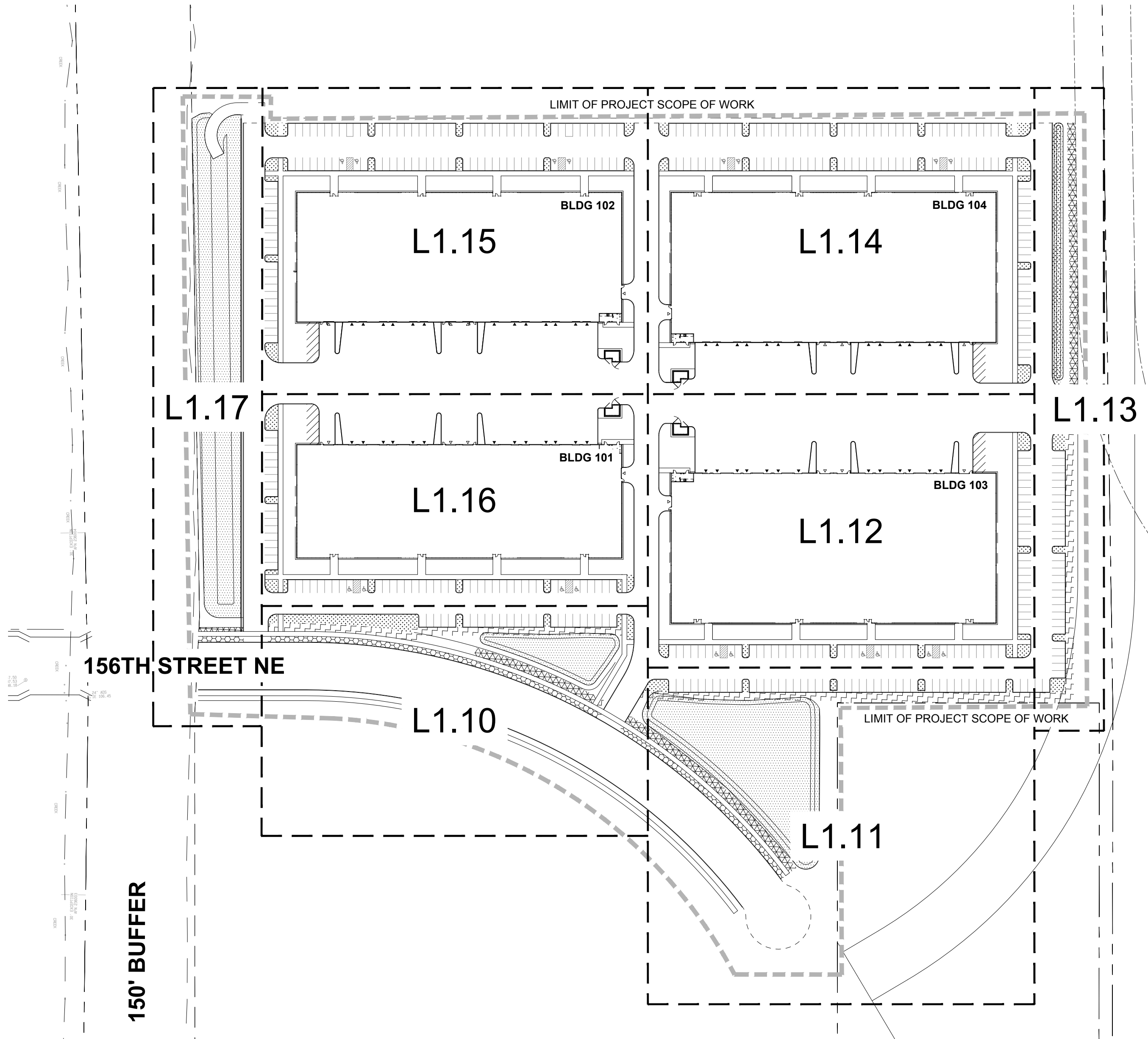
- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260.1-2004.
- TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

### IRRIGATION

- UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- REFER TO CIVIL DETAILS AND DETAILS ON L5.10 FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
- MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
- CONTROLLER TO BE MOUNTED ON BUILDING EXTERIOR. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
- ZONE THE FOLLOWING AREAS SEPARATELY: TEMPORARY AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
- QUICK COUPLERS TO BE PLACED EVERY 300 LINEAR FEET MAX.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MANUAL DRAINS AT LOW POINTS.

## CODE LEGEND

	L1 - OPAQUE SCREEN
	L3 - BROKEN SCREEN
	L4 - PARKING AREA
	L5 - STORMWATER SCREEN
	STREET
	STORMWATER



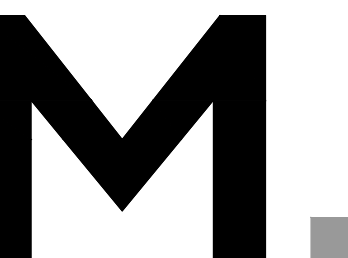
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PRELIMINARY BINDING SITE PLAN - 03/18/2022  
220044400\DRAWINGS\LANDSCAPE\L0.01\PH1.DWG\L0.01.NRF 03/18/22 23:54 1:0.08

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	SIZE	
	CORNUS KOUSA CHINENSIS CHINESE DOGWOOD	1.5" CAL. B&B	
	MAGNOLIA CAMPBELLII 'MOLLICOMATA' MOLLICOMATA CAMPBELL MAGNOLIA	1.5" CAL. B&B	
	PARROTIA PERSICA 'INGE'S RUBY VASE' TM RUBY VASE PERSIAN PARROTIA	1.5" CAL. B&B	
	PRUNUS X HILLIERI 'SPIRE' SPIRE CHERRY	2" CAL. B&B	
	SORBUS ALNIFOLIA KOREAN MOUNTAIN ASH	1.5" CAL. B&B	
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAWLEAF ZELKOVA	1.5" CAL. B&B	
BUFFER ENHANCEMENT	BOTANICAL / COMMON NAME	SIZE	
	CALLITROPIS NOOTKATENSIS 'PENDULA' WEeping ALASKAN YELLOW CEDAR	8' HT. MIN. B&B	
	CORNUS X ELWINORTONII 'KN4-43' TM STARLIGHT DOGWOOD	1.5" CAL. B&B	
	MALUS TRANSITORIA 'SCHMIDCUTLEAF' GOLDEN RAINDROPS FLOWERING CRABAPPLE	1.5" CAL. B&B	
	PARROTIA PERSICA 'VANESSA' VANESSA PERSIAN PARROTIA	1.5" CAL. B&B	
	PICEA OMORIKA SERBIAN SPRUCE	6' HT. MIN. B&B	
	PINUS CONTORTA SHORE PINE	10' HT. MIN. B&B	
STREET TREE	BOTANICAL / COMMON NAME	SIZE	
	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL. B&B	
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL. B&B	
	MALUS TRANSITORIA 'SCHMIDCUTLEAF' GOLDEN RAINDROPS FLOWERING CRABAPPLE	2.5" CAL. B&B	
	PINUS MONTICOLA WESTERN WHITE PINE	6' HT. MIN. B&B	

SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	2 GAL.	36" o.c.
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3 GAL.	36" o.c.
	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	24" o.c.
	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	3 GAL.	48" o.c.
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	3 GAL.	30" o.c.
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL.	36" o.c.
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	96" o.c.
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3 GAL.	36" o.c.
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	3 GAL.	30" o.c.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	3 GAL.	36" o.c.
	ROSA NUTKANA NUTKA ROSE	1 GAL.	36" o.c.
	RUBBECKIA HIRTA BLACK-EYED SUSAN	1 GAL.	36" o.c.
	SARCOCOCCA RUSCIFOLIA FRAGRANT SARCOCOCCA	3 GAL.	36" o.c.
	SPIRAEA DOUGLASII WESTERN SPIREA	2 GAL.	36" o.c.
	SPIRAEA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	3 GAL.	36" o.c.
	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA	3 GAL.	36" o.c.
	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL.	36" o.c.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	CAREX OBNUPTA SLOUGH SEDGE	4" POT	18" o.c.
	FRAGARIA CHILOENSIS COAST STRAWBERRY	4" POT	24" o.c.
	GRAVEL BALLAST AT DRIPLINE	SEE DETAIL	
	JUNCUS PATENS 'ELK BLUE' SPREADING RUSH	4" POT	18" o.c.
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	4" POT	24" o.c.
	STORMWATER VEGETATION STORMWATER PLANT MIX	---	
	TURF SEED	---	



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(PHASE 1)**

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PLANT  
SCHEDULE**

DRAWN BY: LJM, AB  
CHECKED BY: NRF

**L0.02**

JOB NO. **2200444.00**



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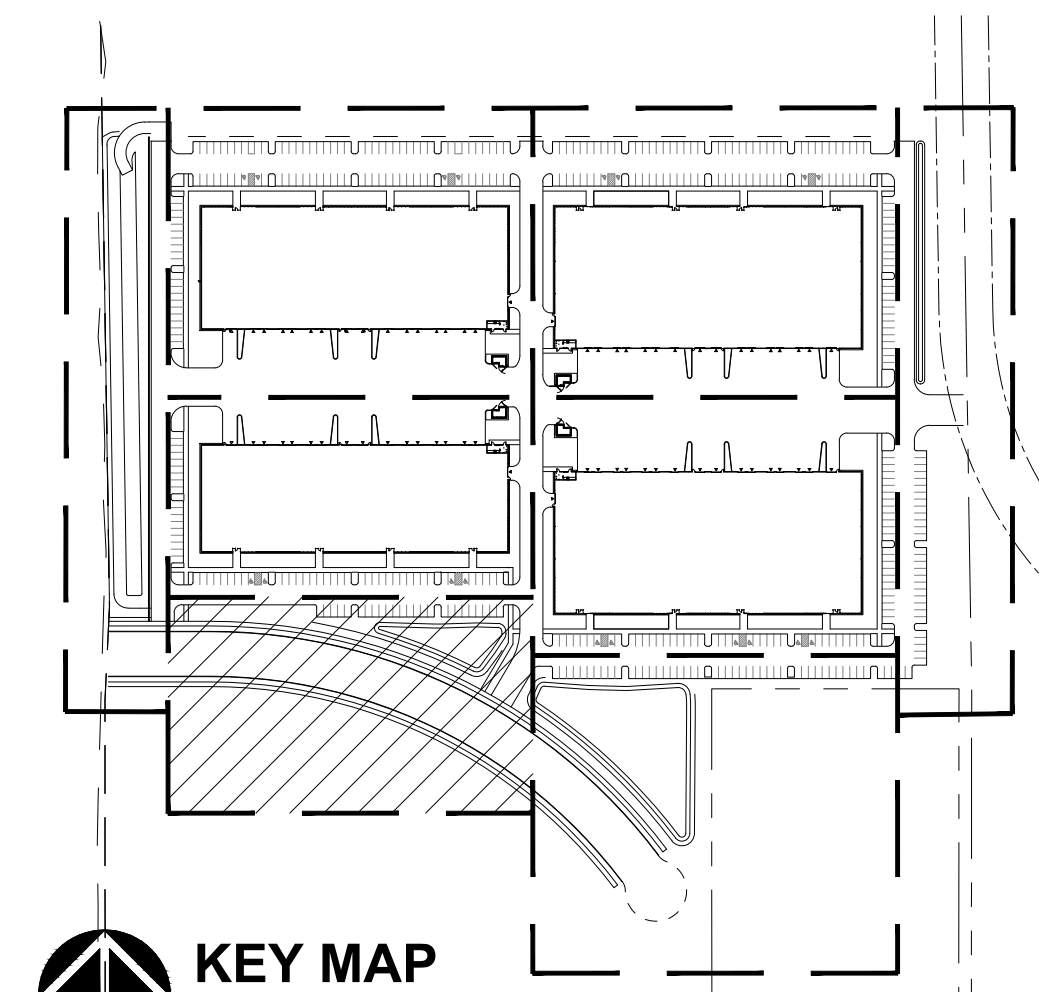
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**PLANTING PLAN**

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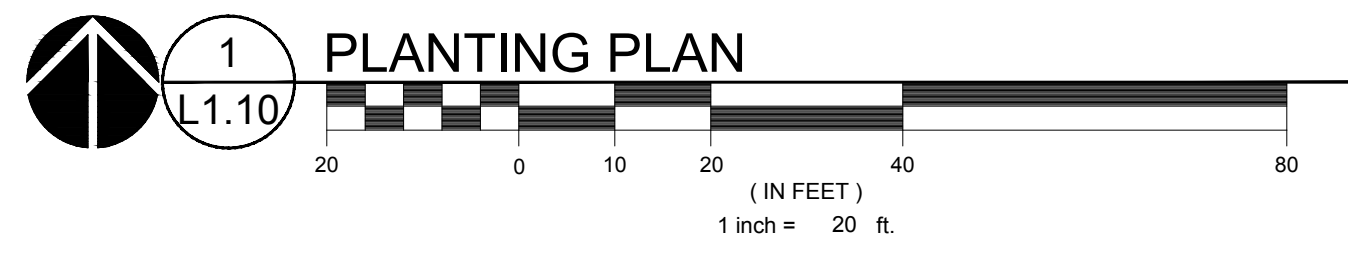
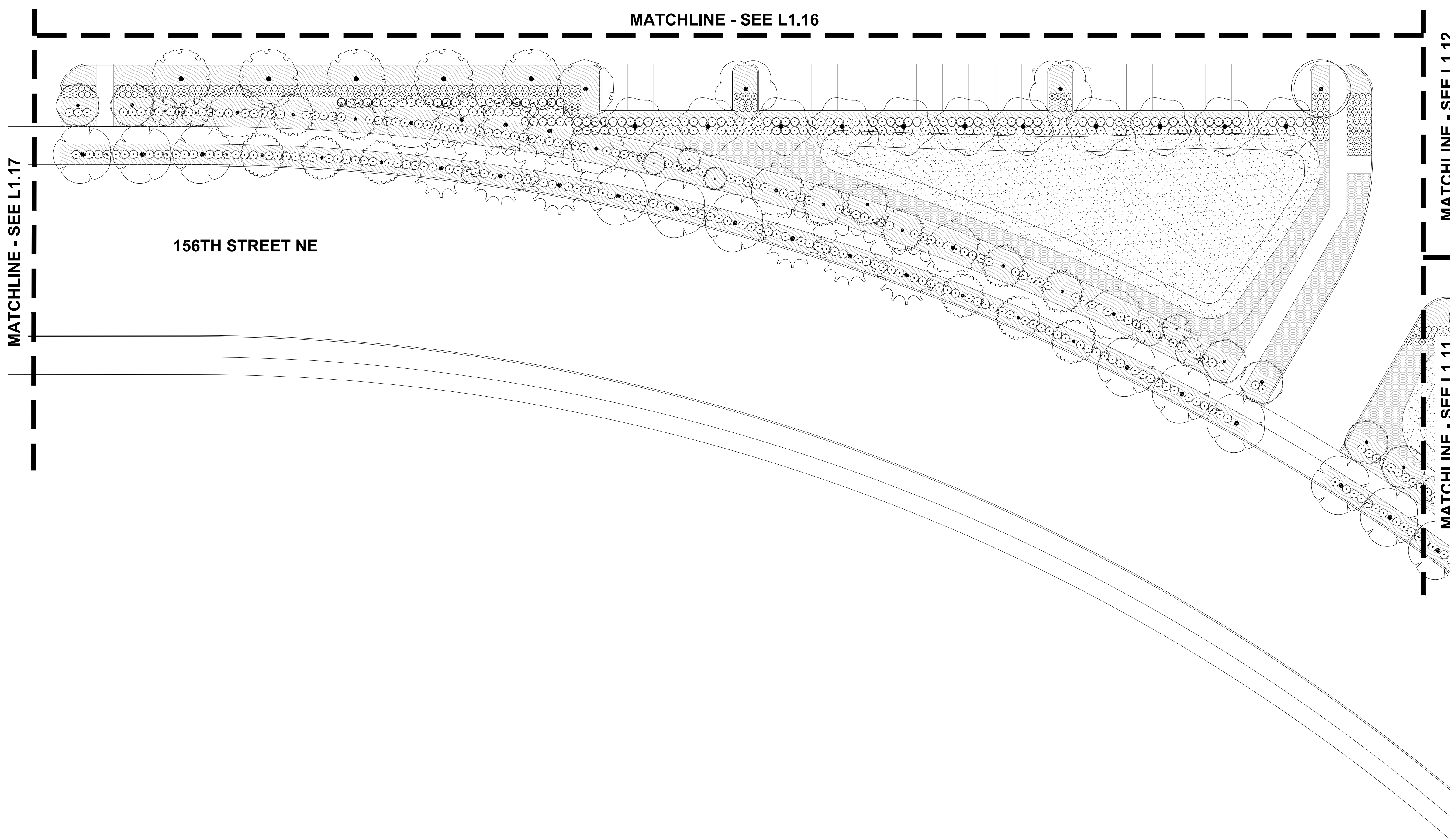
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**L1.10**

JOB NO. **2200444.00**



**KEY MAP**  
SCALE: NTS



**1**  
**L1.10** PLANTING PLAN

(IN FEET)  
1 inch = 20 ft.

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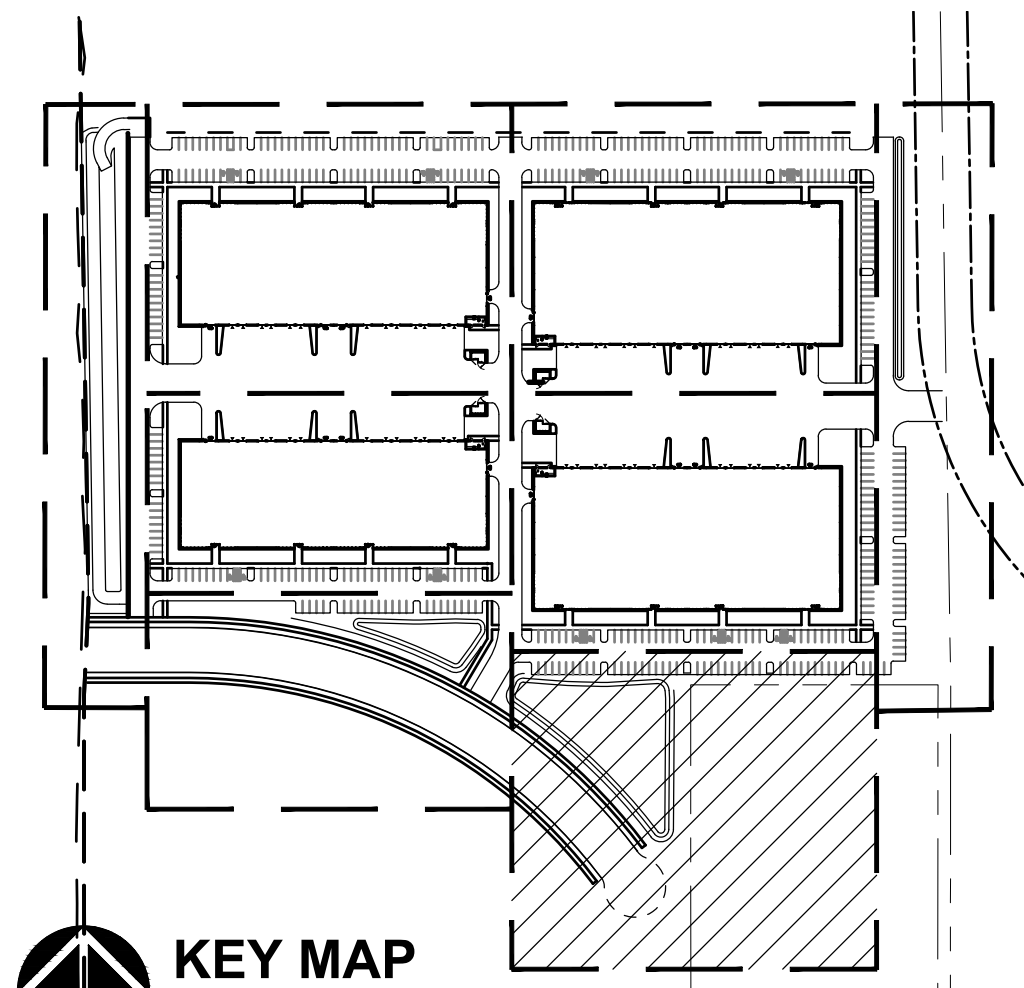
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**L1.11**

JOB NO. **220044.00**



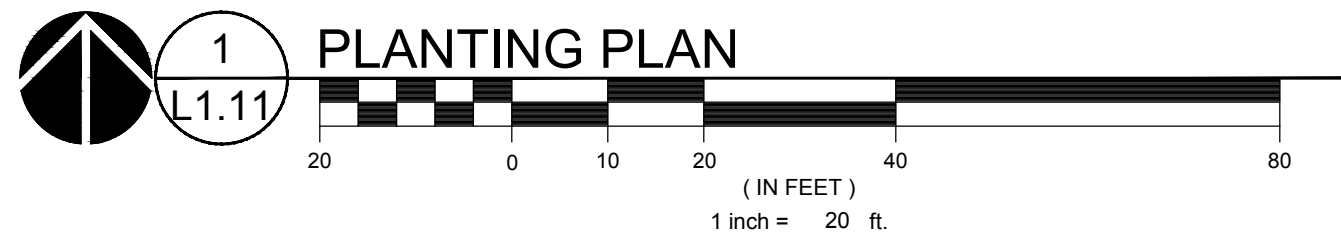
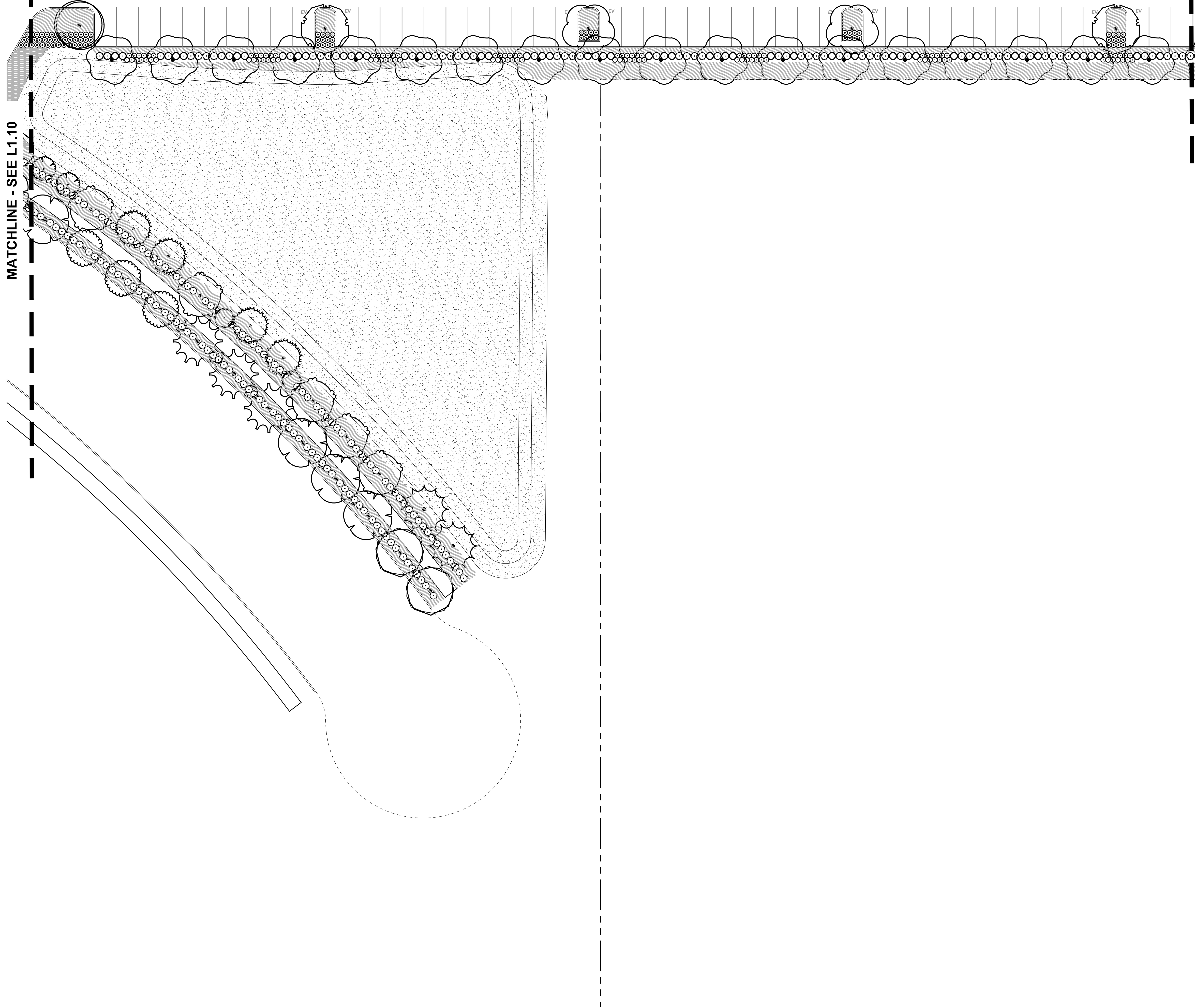
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**PRELIMINARY BINDING SITE PLAN - 03/18/2022**  
220044.00.DRAWINGS/LANDSCAPE/44-L0.01-PH1.DWG.L1.11 LJM 03/09/22 14:04 1.0.08

MATCHLINE - SEE L1.12

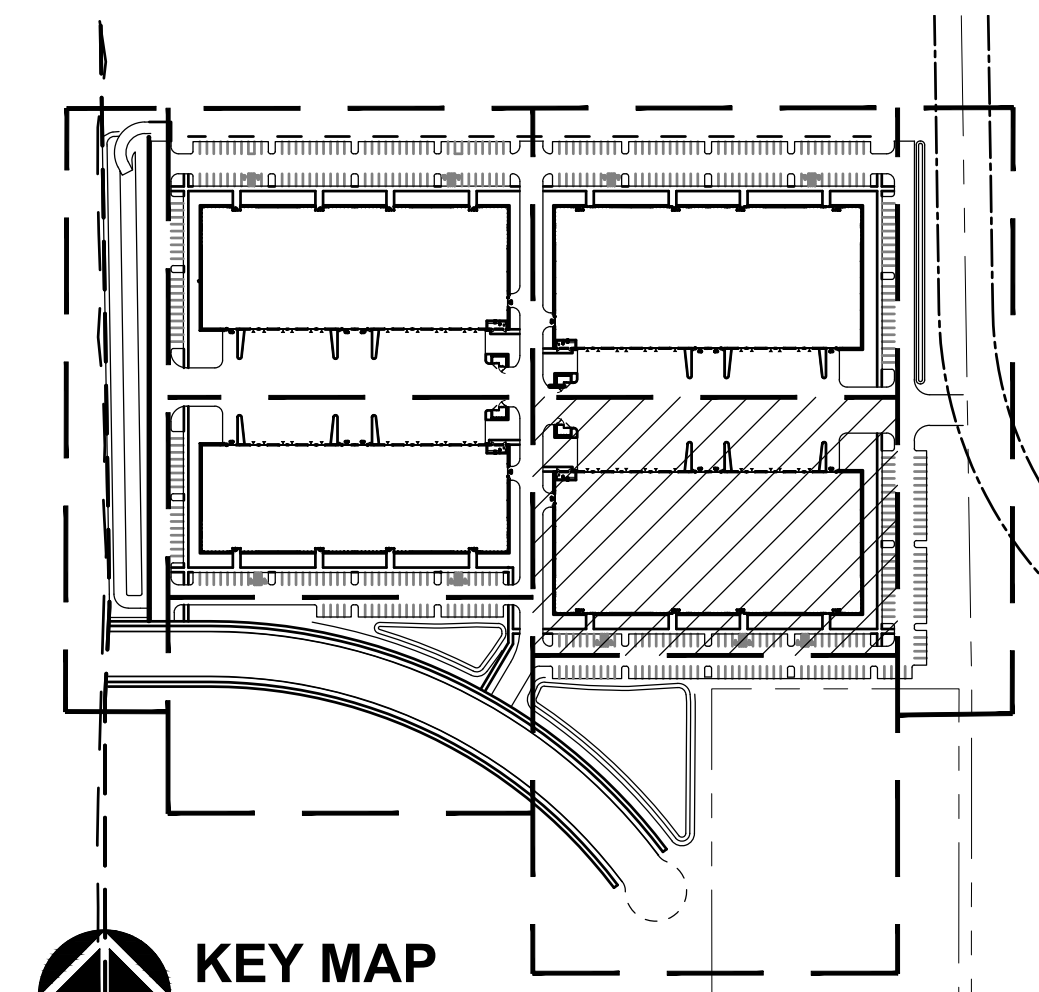
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MATCHLINE - SEE L1.10

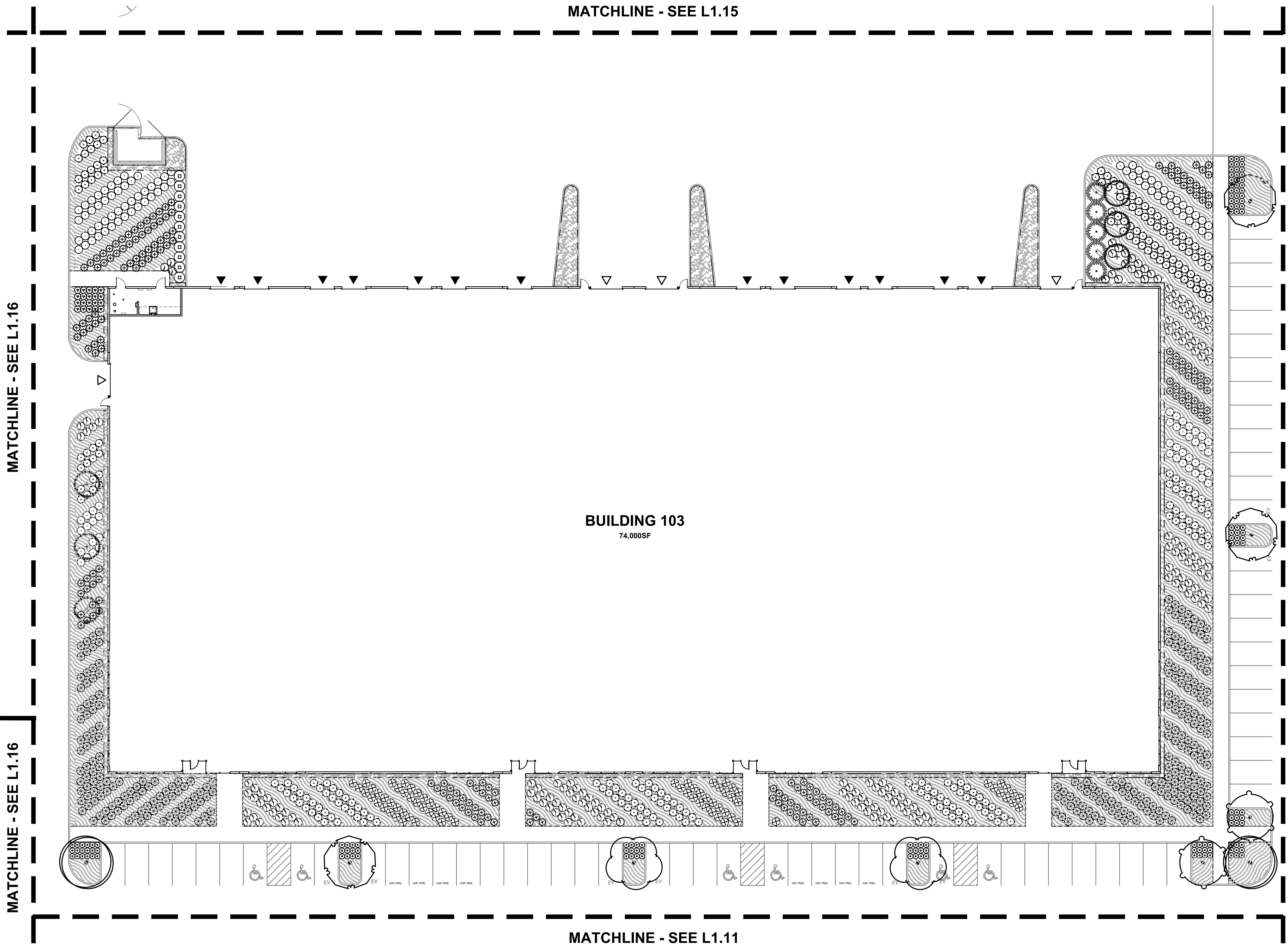


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REVISION SCHEDULE		
Delta	Issued As	Issue Date



**KEY MAP**  
SCALE: NTS



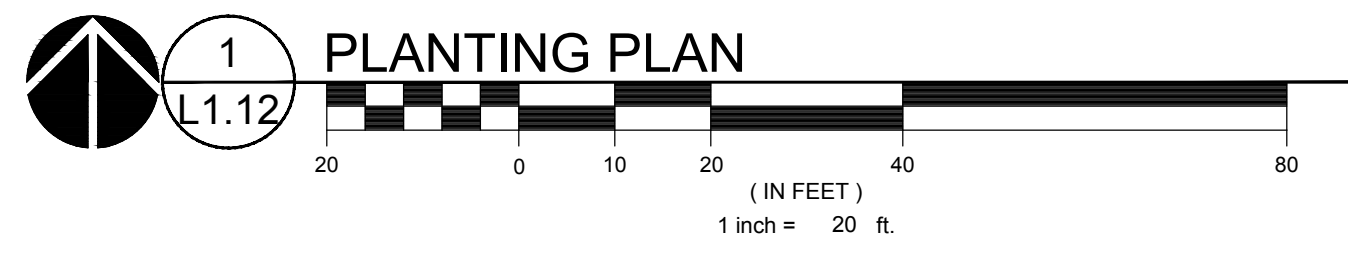
MATCHLINE - SEE L1.16

MATCHLINE - SEE L1.16

MATCHLINE - SEE L1.13

MATCHLINE - SEE L1.15

MATCHLINE - SEE L1.11



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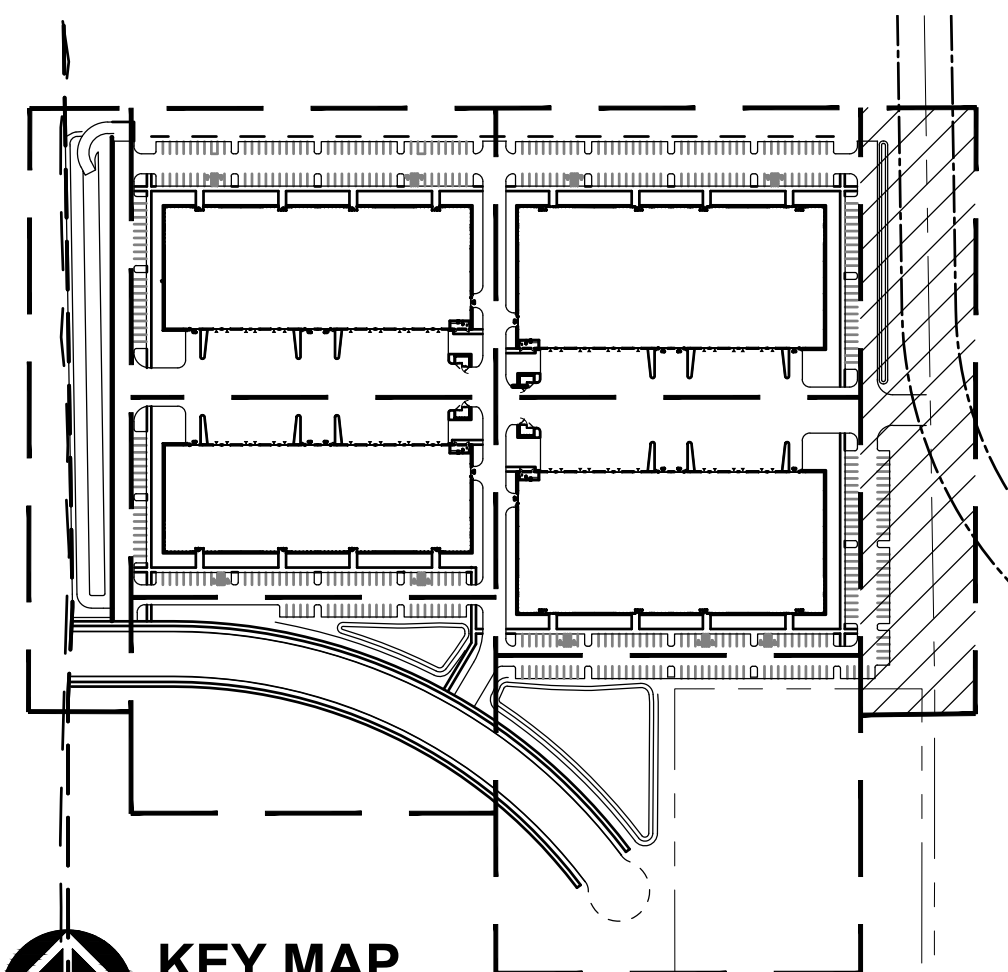
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**PLANTING PLAN**

DRAWN BY: LJM, AB

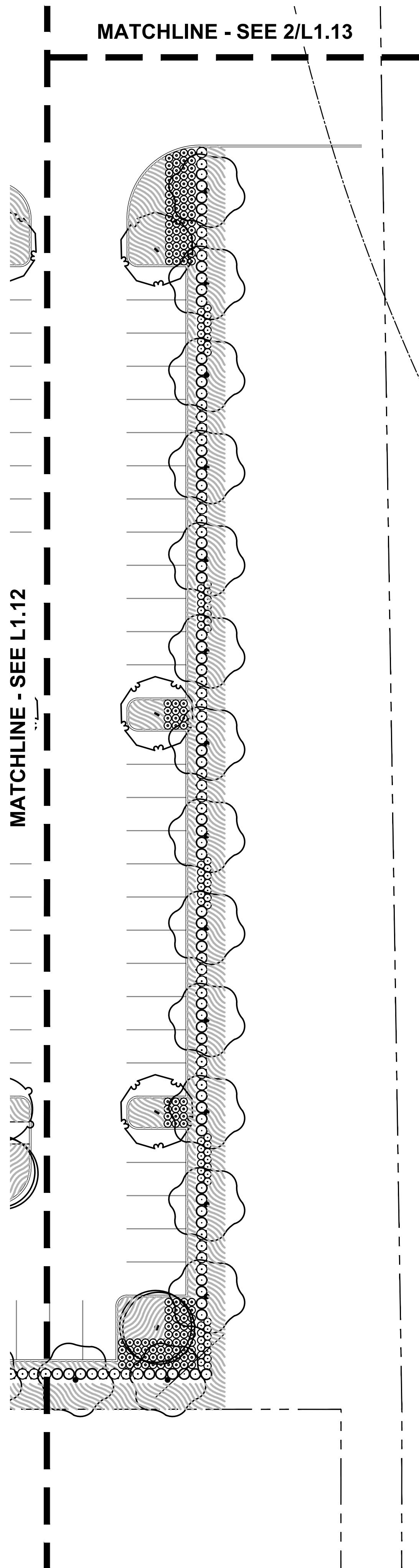
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**L1.13**

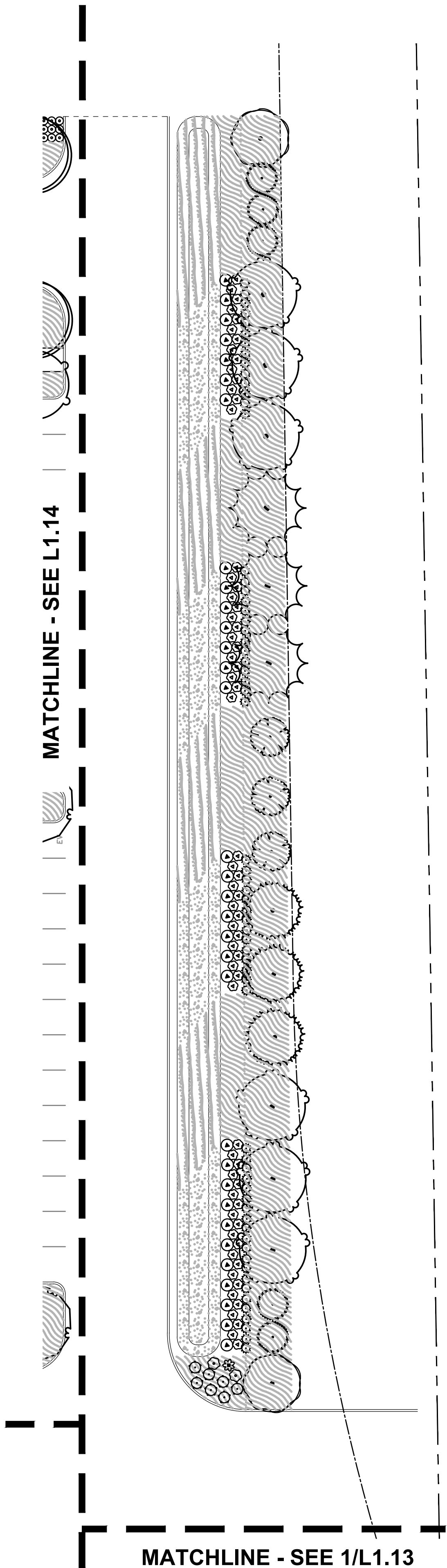
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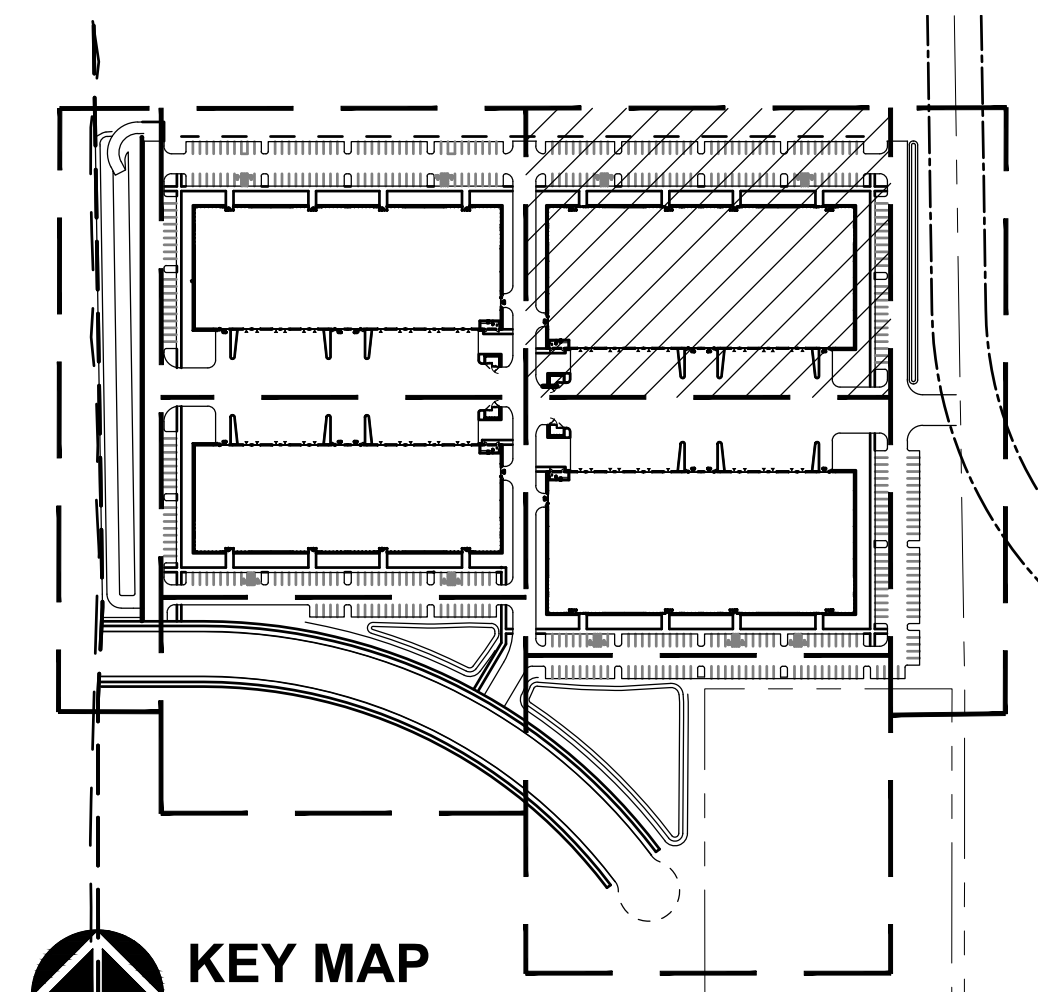


**1 PLANTING PLAN**  
L1.13  
(IN FEET)  
1 inch = 20 ft.

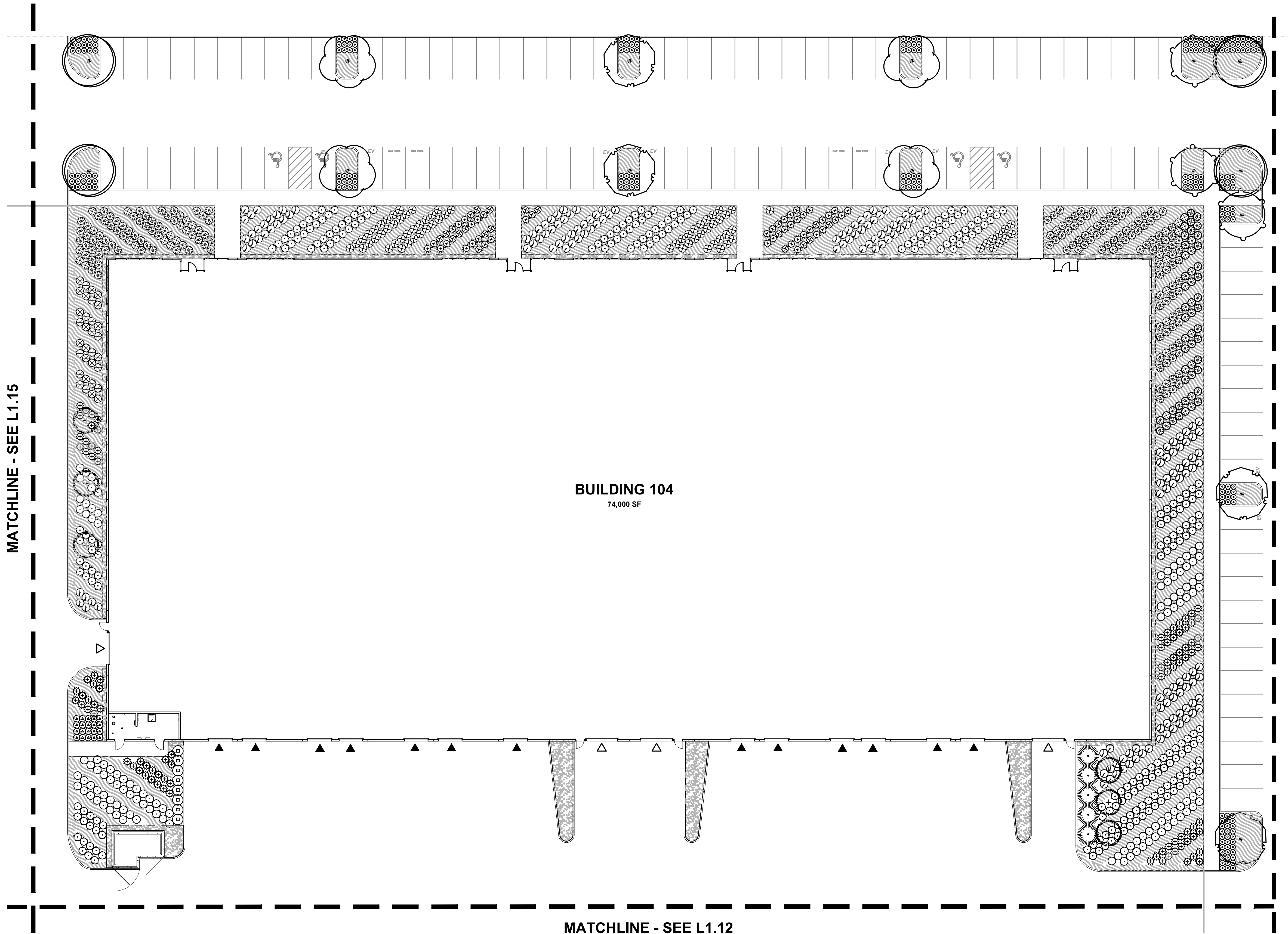


**2 PLANTING PLAN**  
L1.13  
(IN FEET)  
1 inch = 20 ft.

REVISION SCHEDULE		
Delta	Issued As	Issue Date



**KEY MAP**  
SCALE: NTS

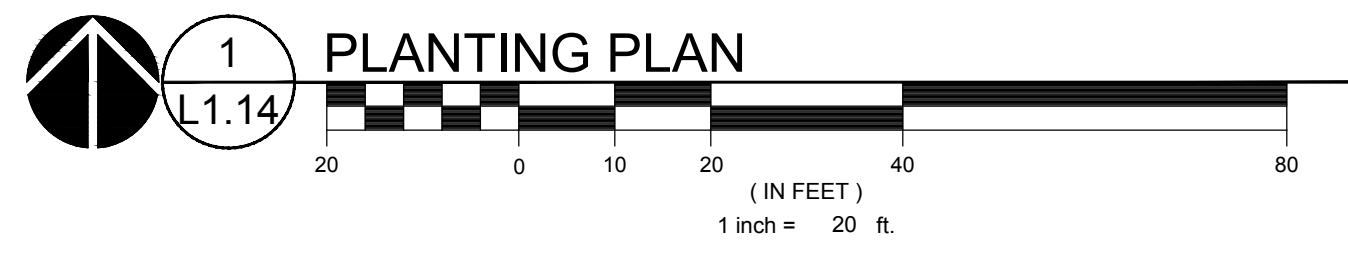


**BUILDING 104**  
74,000 SF

MATCHLINE - SEE L1.15

MATCHLINE - SEE L1.13

MATCHLINE - SEE L1.12



**1 PLANTING PLAN**  
L1.14

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**BINDING SITE PLAN  
(PHASE 1)**

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

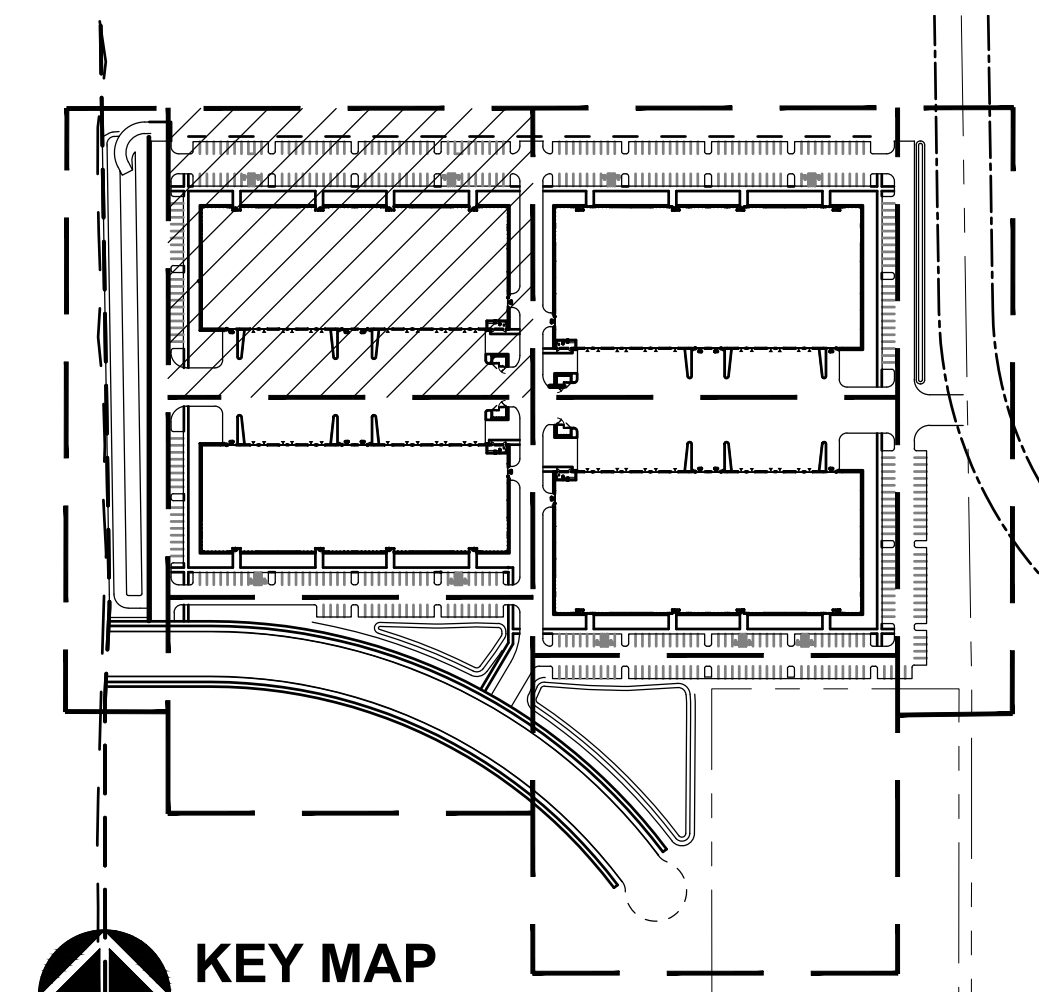
SHEET TITLE:  
**PLANTING PLAN**

DRAWN BY: LJM, AB

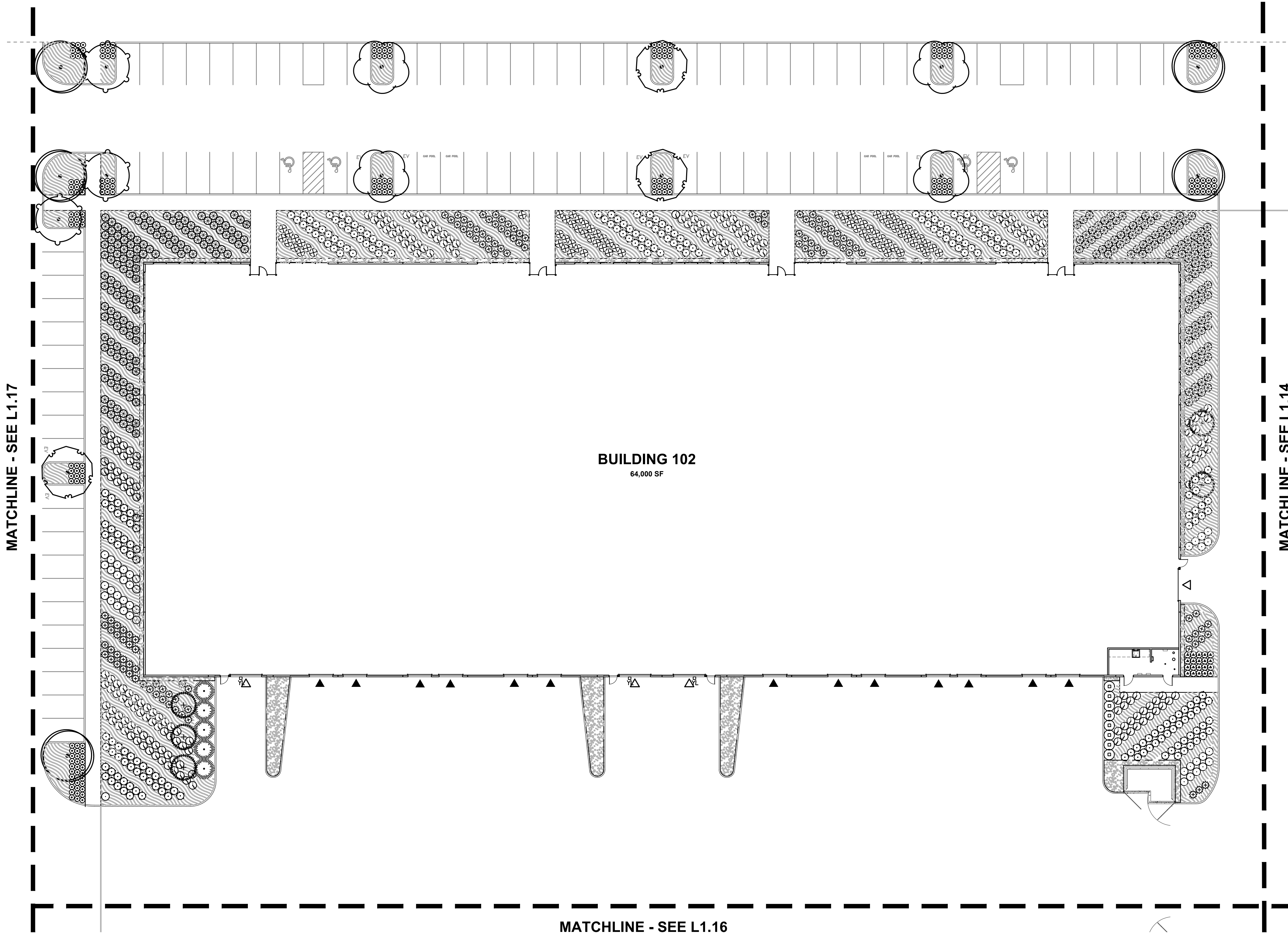
CHECKED BY: NRF

**L1.15**

JOB NO. **220044.00**



**KEY MAP**  
SCALE: NTS

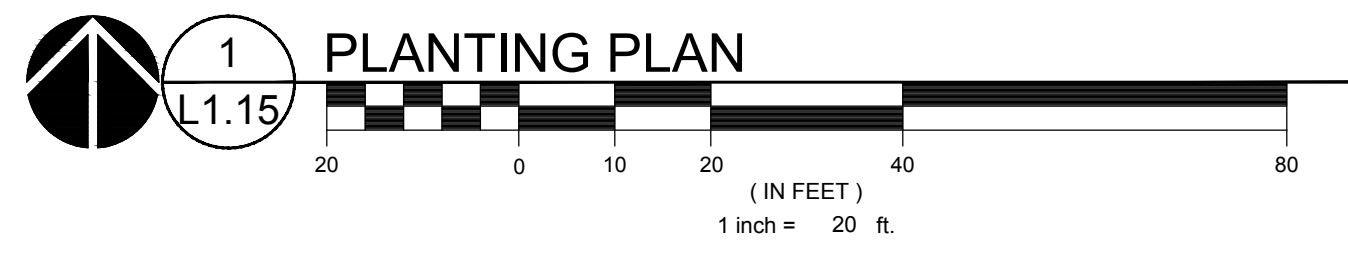


**BUILDING 102**  
64,000 SF

MATCHLINE - SEE L1.17

MATCHLINE - SEE L1.14

MATCHLINE - SEE L1.16



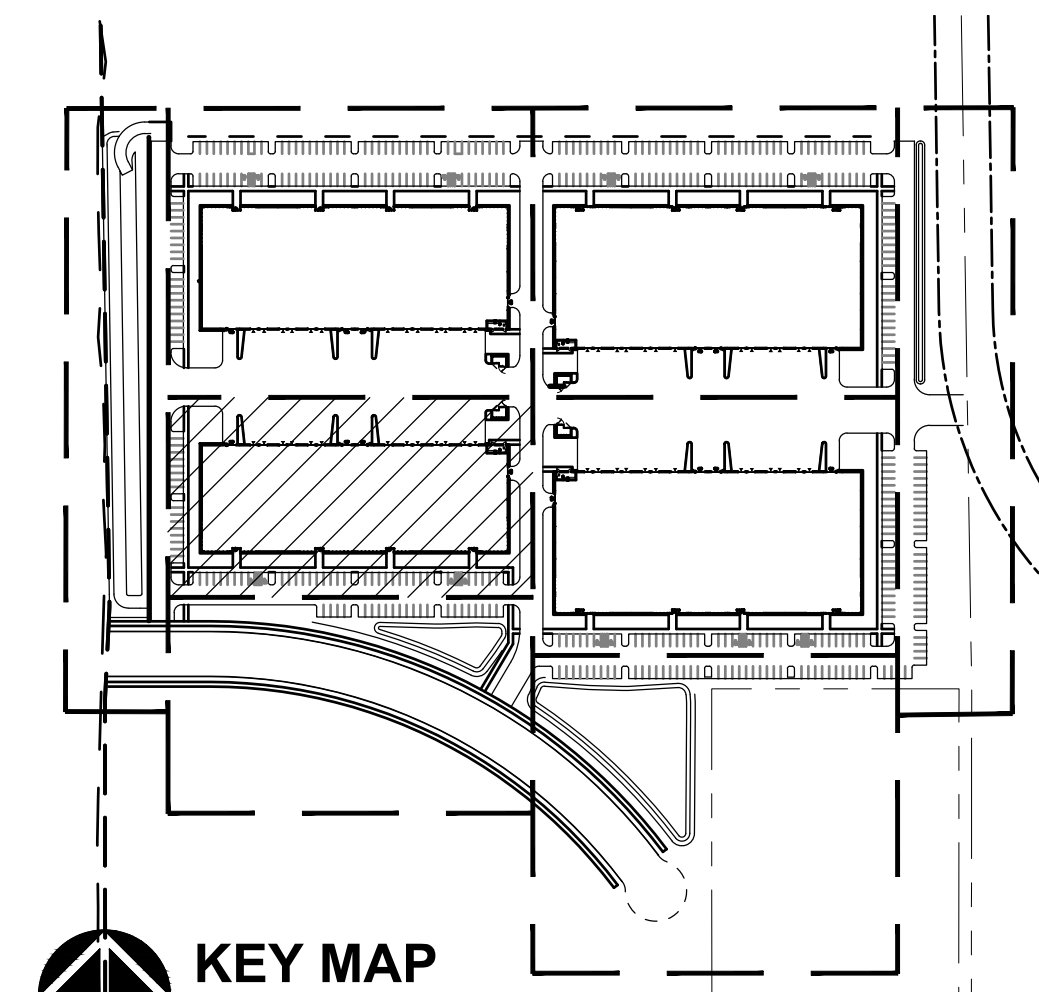
**1 PLANTING PLAN**  
L1.15

20 0 10 20 40 80  
(IN FEET)  
1 inch = 20 ft.

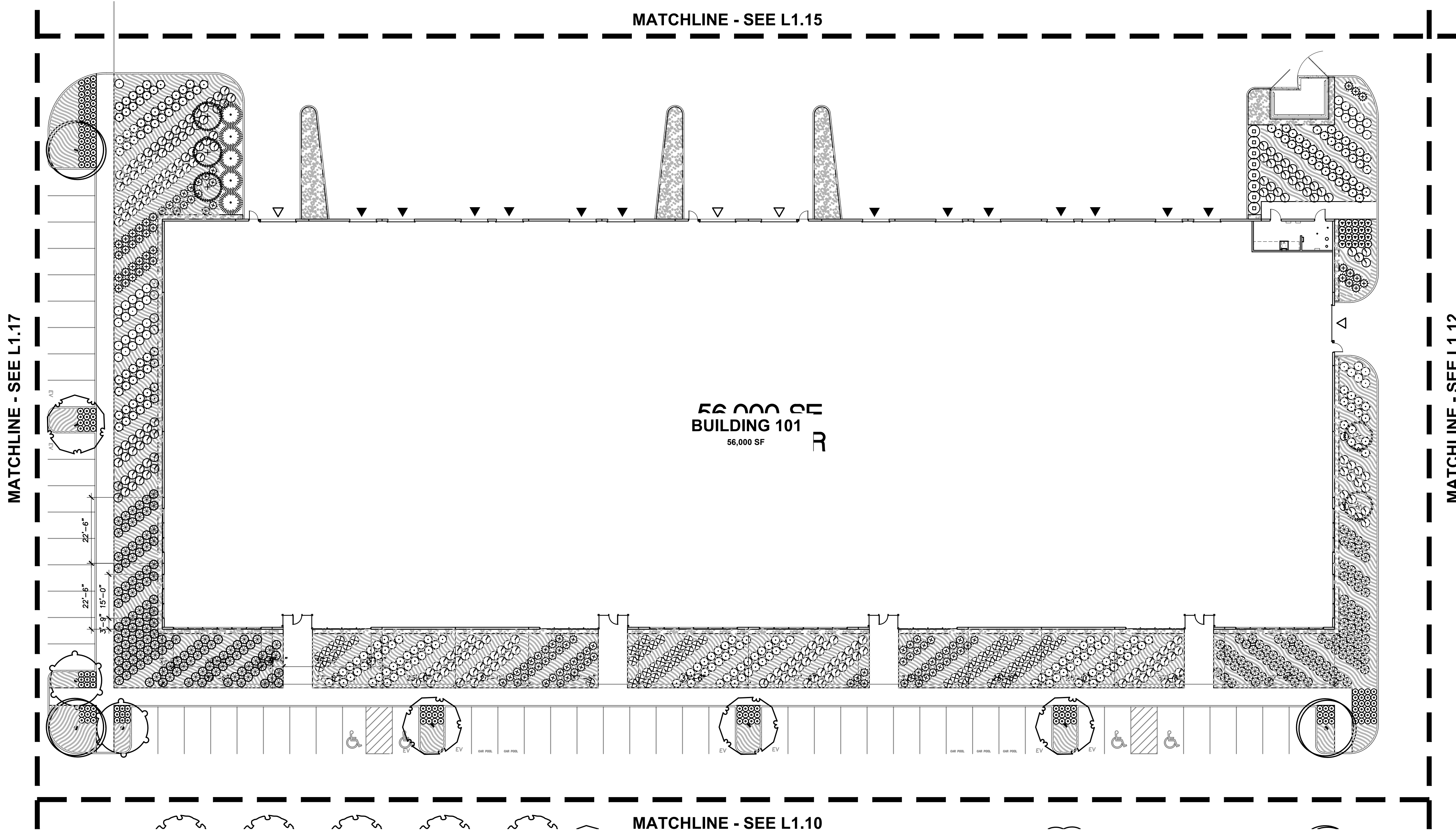
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REVISION SCHEDULE		
Delta	Issued As	Issue Date



**KEY MAP**  
SCALE: NTS

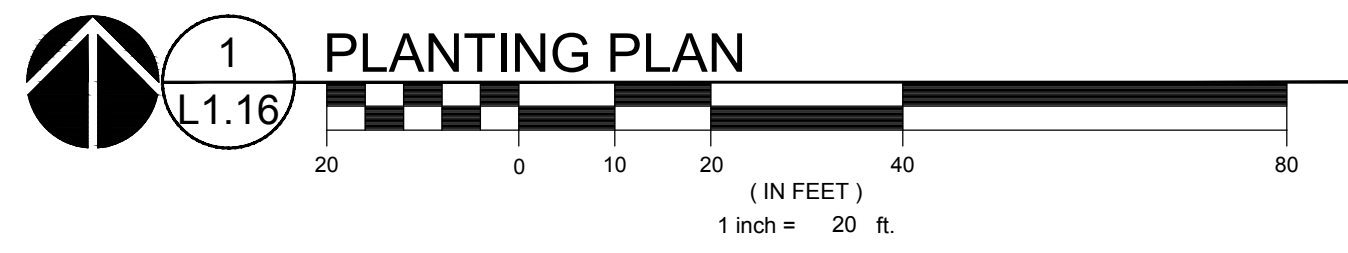


**56,000 SF**  
**BUILDING 101**  
56,000 SF

MATCHLINE - SEE L1.17

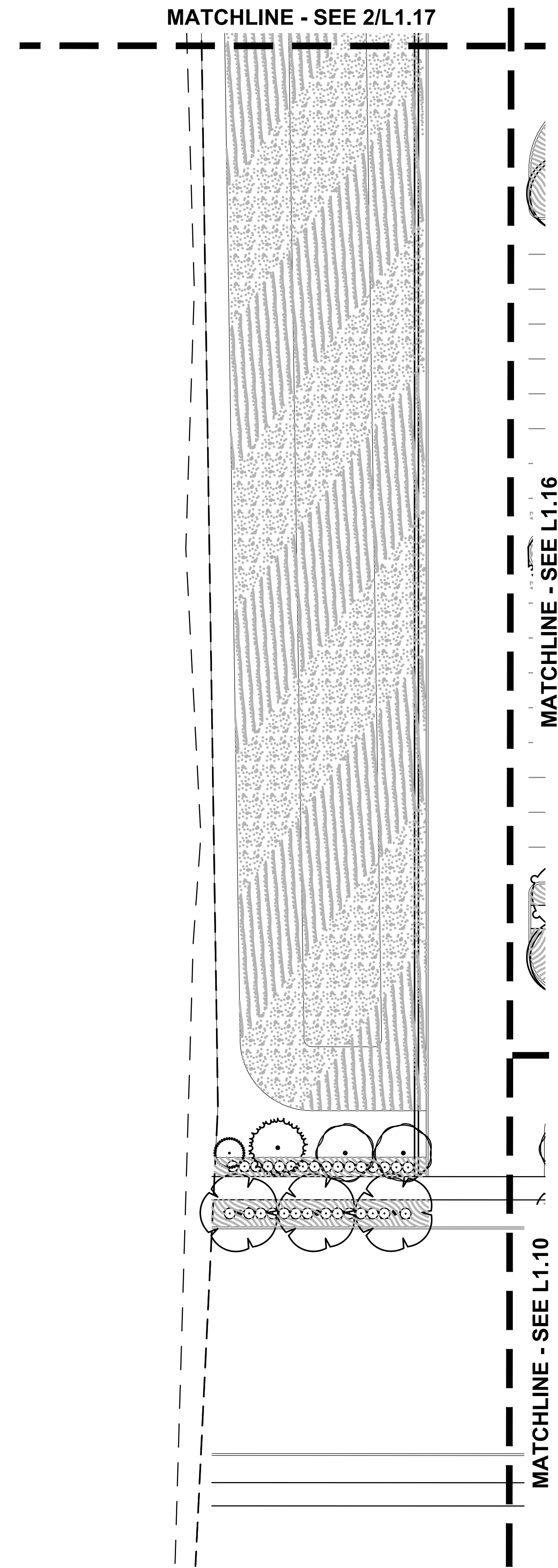
MATCHLINE - SEE L1.12

MATCHLINE - SEE L1.10

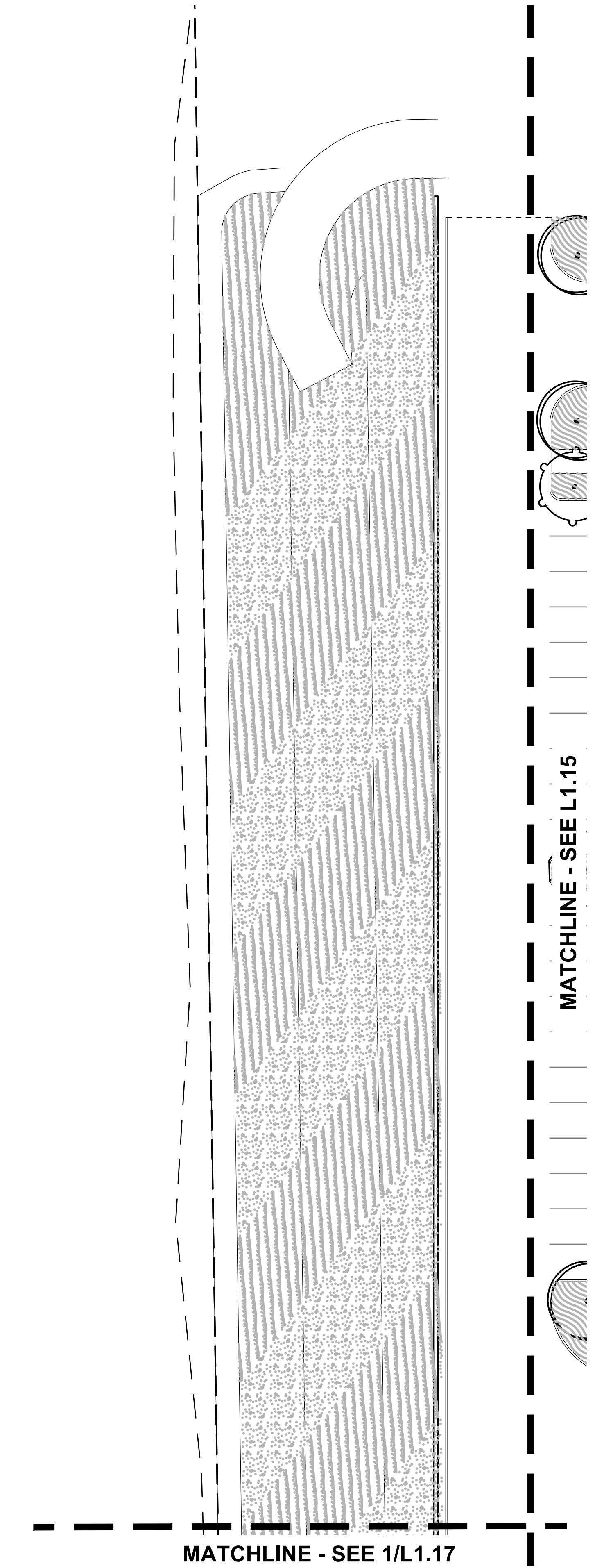


**1**  
**L1.16**  
**PLANTING PLAN**

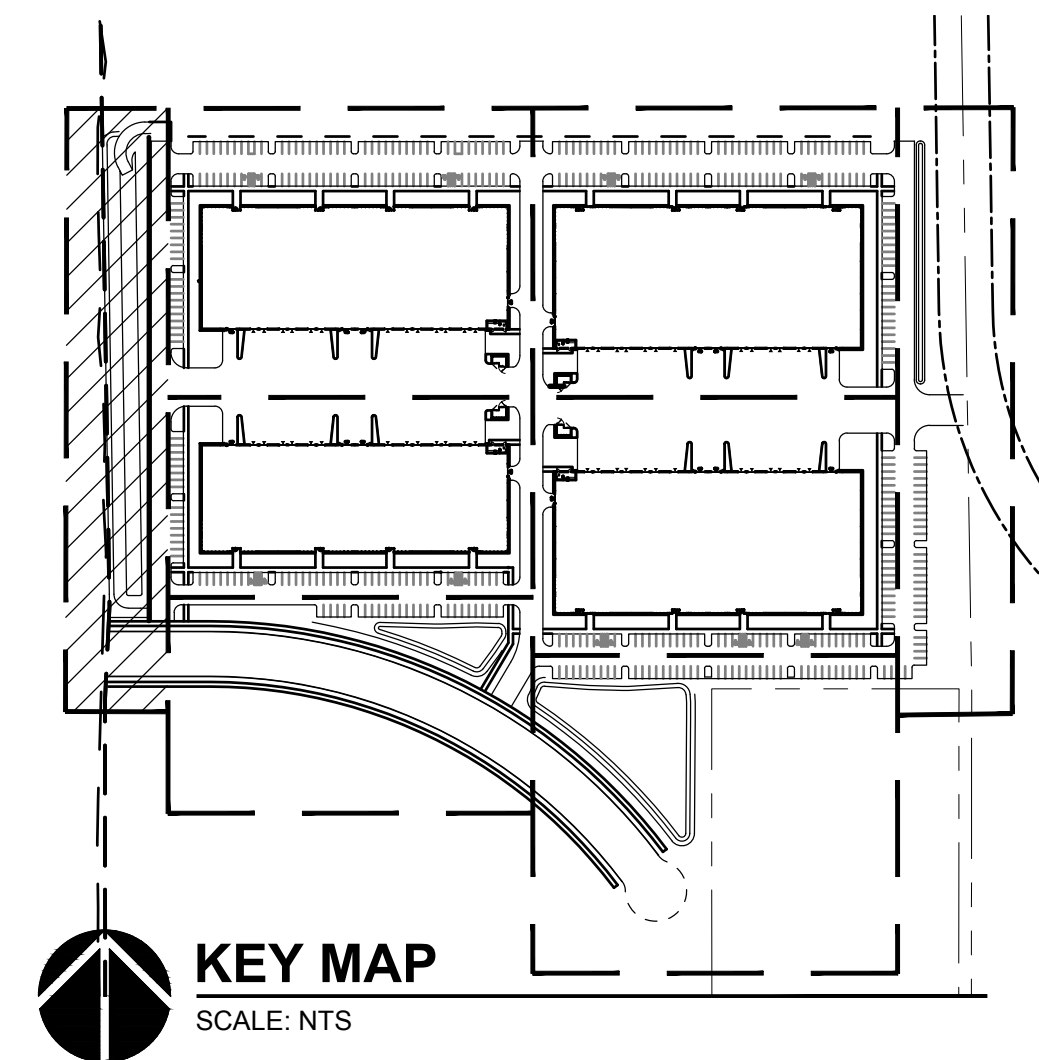
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1 PLANTING PLAN  
 (IN FEET)  
 1 inch = 20 ft.



2 PLANTING PLAN  
 (IN FEET)  
 1 inch = 20 ft.



REVISION SCHEDULE		
Delta	Issued As	Issue Date

PLANTING PLAN

LJM, AB  
 NRF

L1.17