

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M.
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

MMC 22C.120.040 Irrigation Requirement

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.

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.

TREE PROTECTION

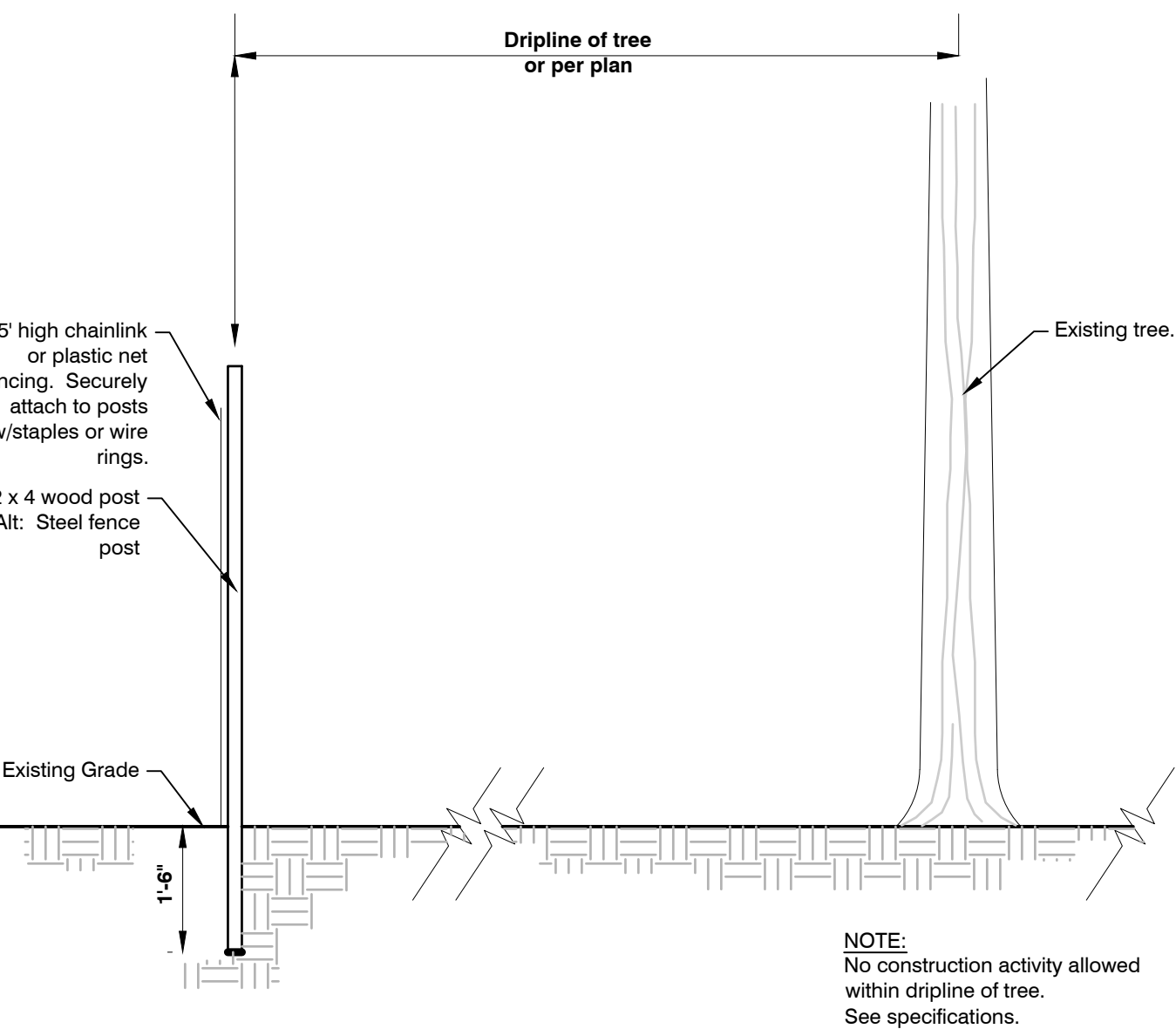
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no longer needed.

All significant trees to be saved and/or retained shall be protected with a 5' high chainlink or plastic net fencing placed 5' beyond tree driplines during construction. The fencing shall not be removed without the authorization of the consulting arborist or site supervisor.

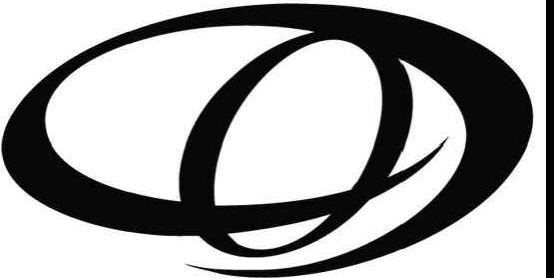
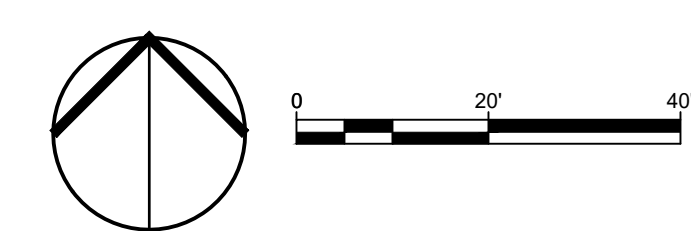
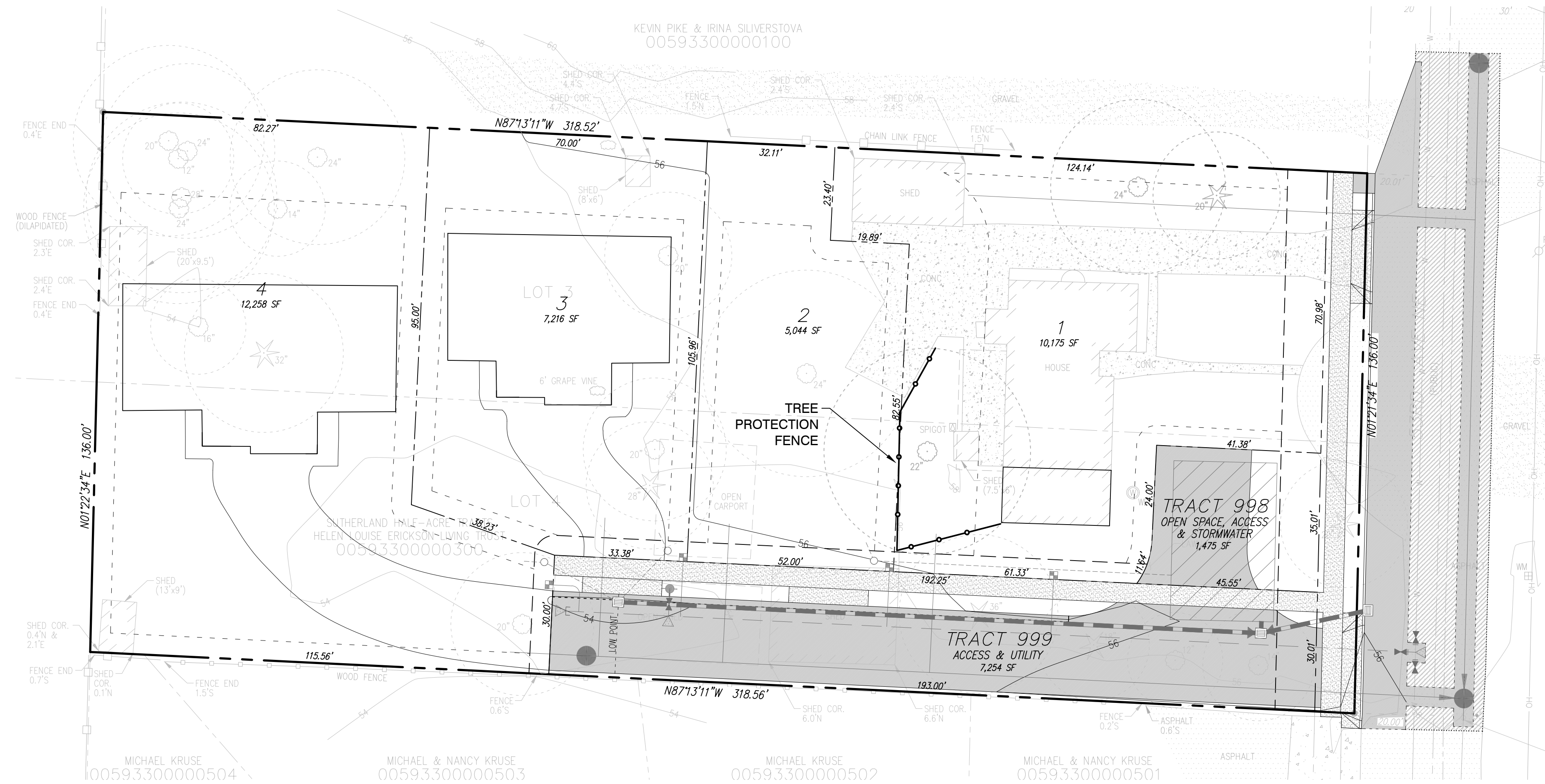
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

Stump pulling of all trees to be removed in the vicinity of significant trees to be retained shall be avoided. Stump grinding is permitted as necessary.

It may be necessary to provide supplemental irrigation during dry periods within the construction process, and mulching over the roots of any or all preserved trees.

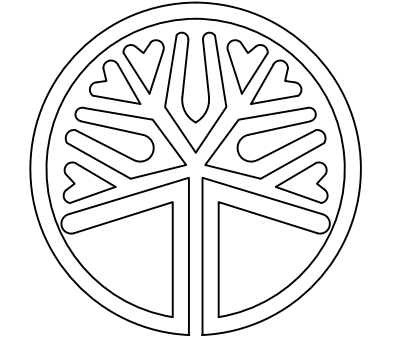


1 TREE PROTECTION FENCING
NTS



ORIGIN
DESIGN GROUP

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



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

REVISIONS:

#	DESCRIPTION	DATE

**53RD AVE NE SHORT PLAT
7312 53RD AVE NE
MARYSVILLE, WA 98271
PARCEL: 00593300000300**

DRAWING TITLE:
LANDSCAPE PLAN

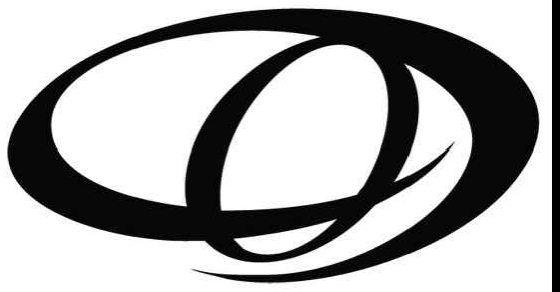
APPLICANT:
**TODD DUISMAN
1027 STATE AVE, #102
MARYSVILLE, WA 98270
CONTACT: TODD DUISMAN
(425) 343-5040**

DRAWING INFORMATION
ODG PROJECT #: 23-478
DRAWN BY: KL
CHECKED BY: KL

DATE:
JUNE 30, 2023

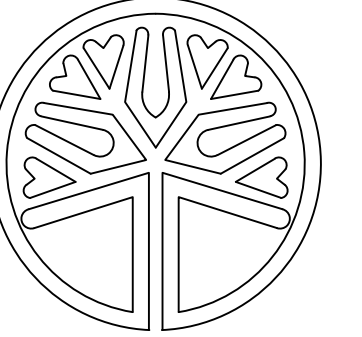
SHEET NO.
**L-1
OF 3**

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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	4	<i>Acer circinatum</i>	Vine Maple	1.5" Cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	3	<i>Chamaecyparis nootkatensis 'Pendula'</i>	Weeping Nootka Cypress	6' Ht.	B&B
	1	<i>Thuja plicata</i>	Western Red Cedar	6' Ht.	B&B
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	3	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European Hornbeam	2' Cal.	B&B
	3	<i>Prunus serrulata 'Amanogawa'</i>	Japanese Flowering Cherry	2' Cal.	B&B

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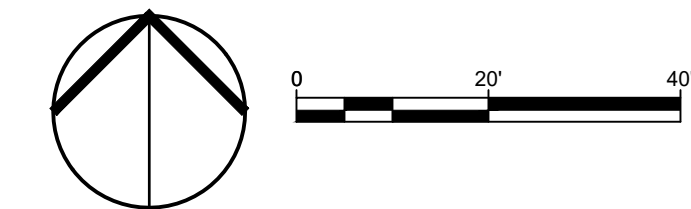
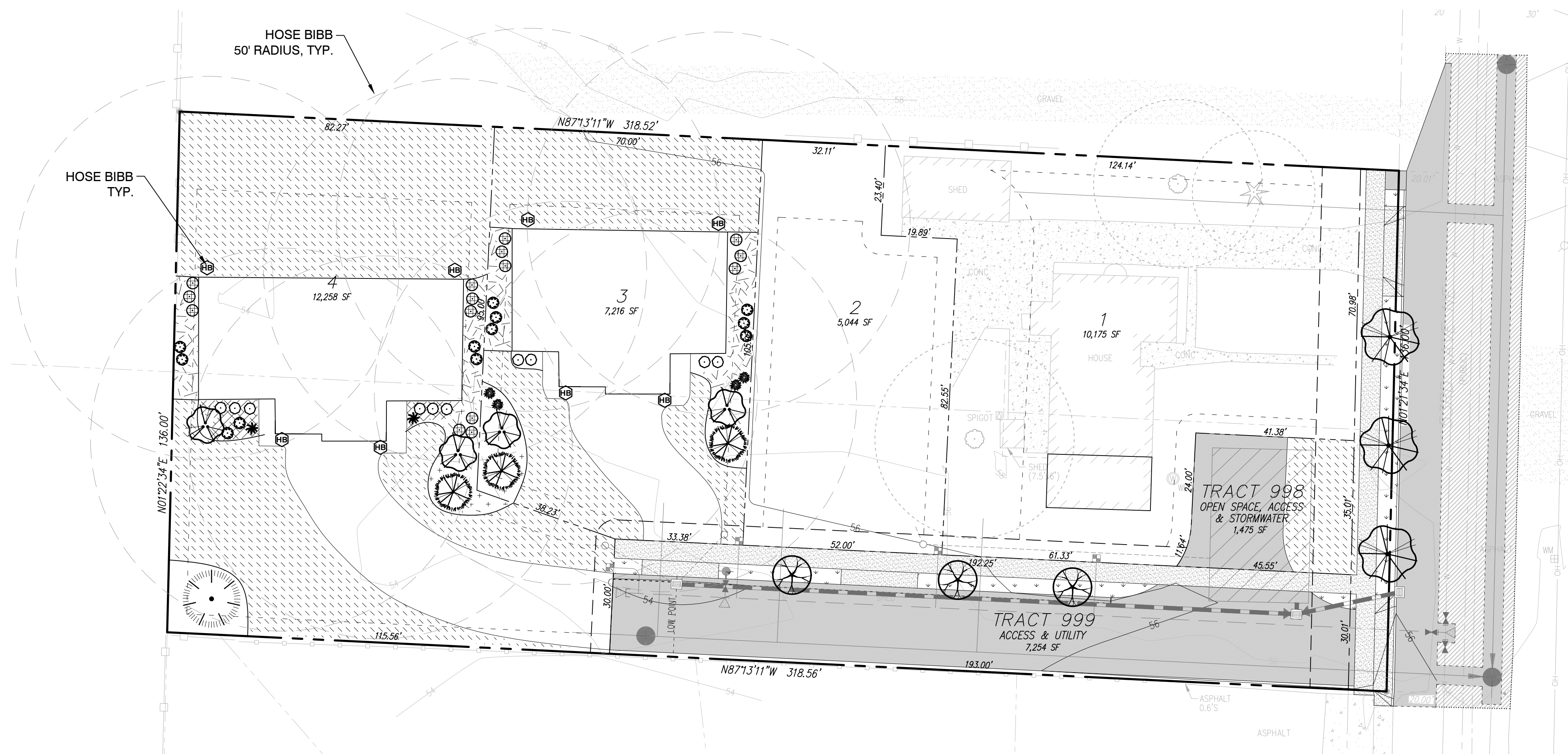
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	12	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spirea	2 gal.	Pot
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	15	<i>Abelia x grandiflora 'Kaleidoscope'</i>	Kaleidoscope Glossy Abelia	2 gal.	Pot
	10	<i>Nandina domestica 'Gulf Stream' TM</i>	Gulf Stream Heavenly Bamboo	2 gal.	Pot
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	4	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	2 gal.	Pot
	2	<i>Pennisetum alopecuroides 'Hamel'</i>	Hamel Fountain Grass	2 gal.	Pot

PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	58	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	4"	Pot
	23	<i>Calluna vulgaris 'White Lawn'</i>	White Lawn Prostrate Heather	1 gal.	Pot
	823 sf	Sod	Drought Tolerant Pacific Northwest Blend	---	---
	9,453 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	---	---
SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	573 sf	Mulch	---	---	---

NOTE:

Final building design and driveway footprint are to be decided. Landscaping shown is representative of a typical plan to meet MMC 22C.010.400 Duplex performance and design standards.



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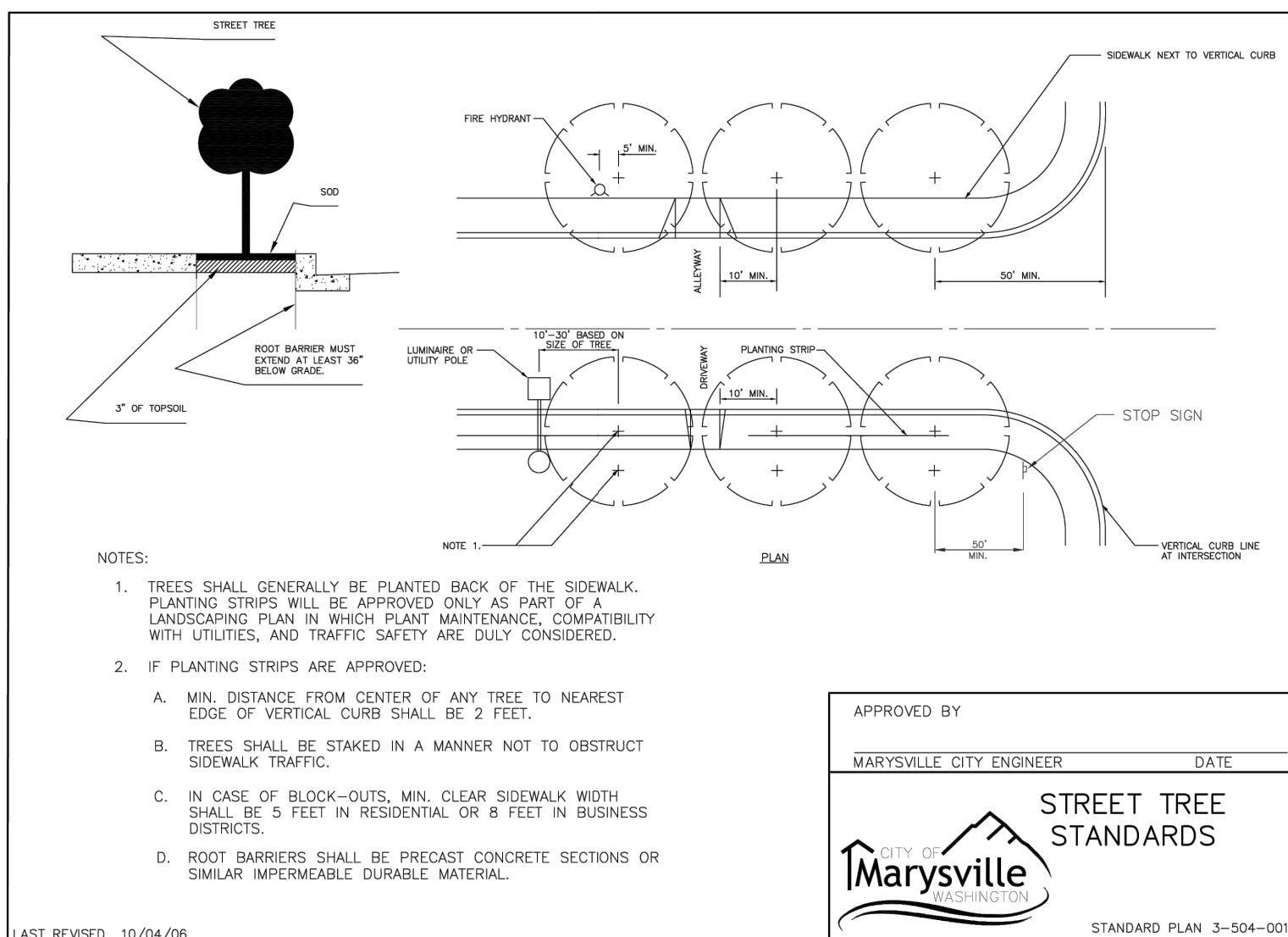
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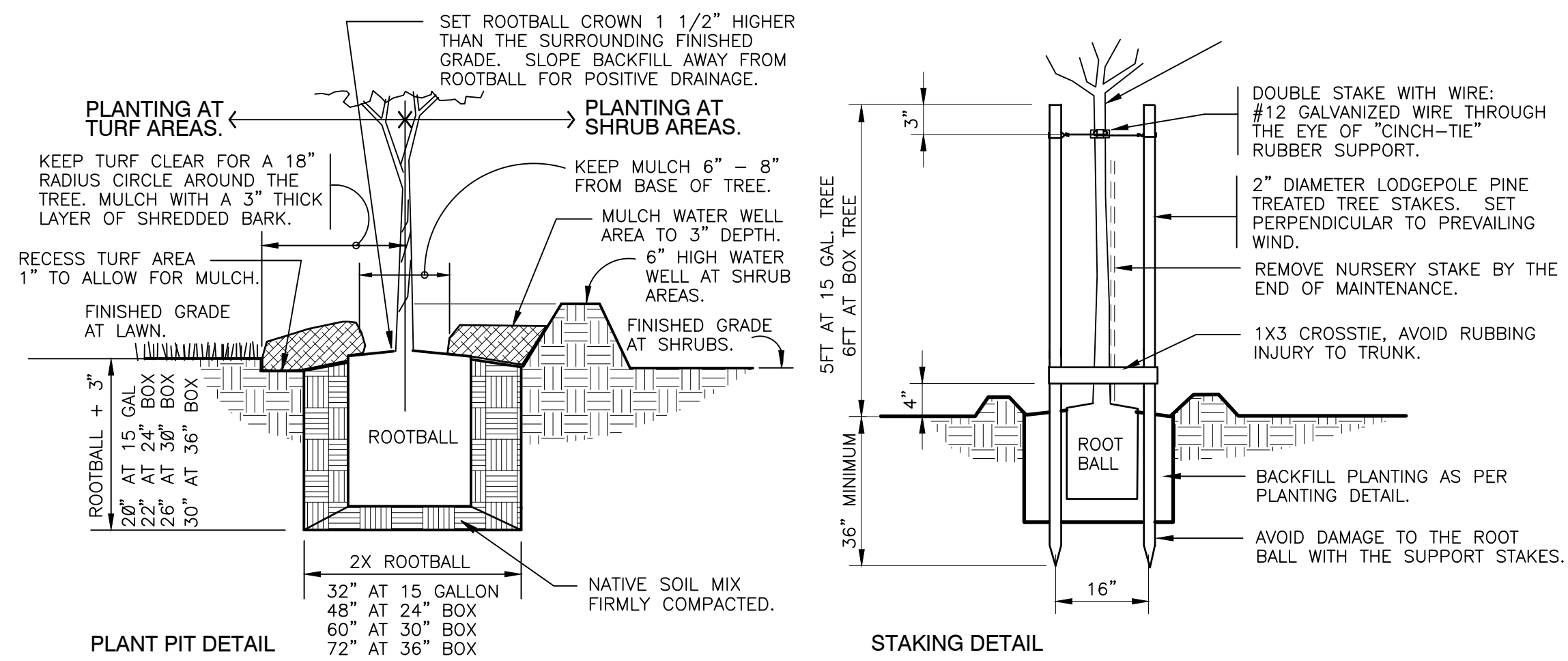
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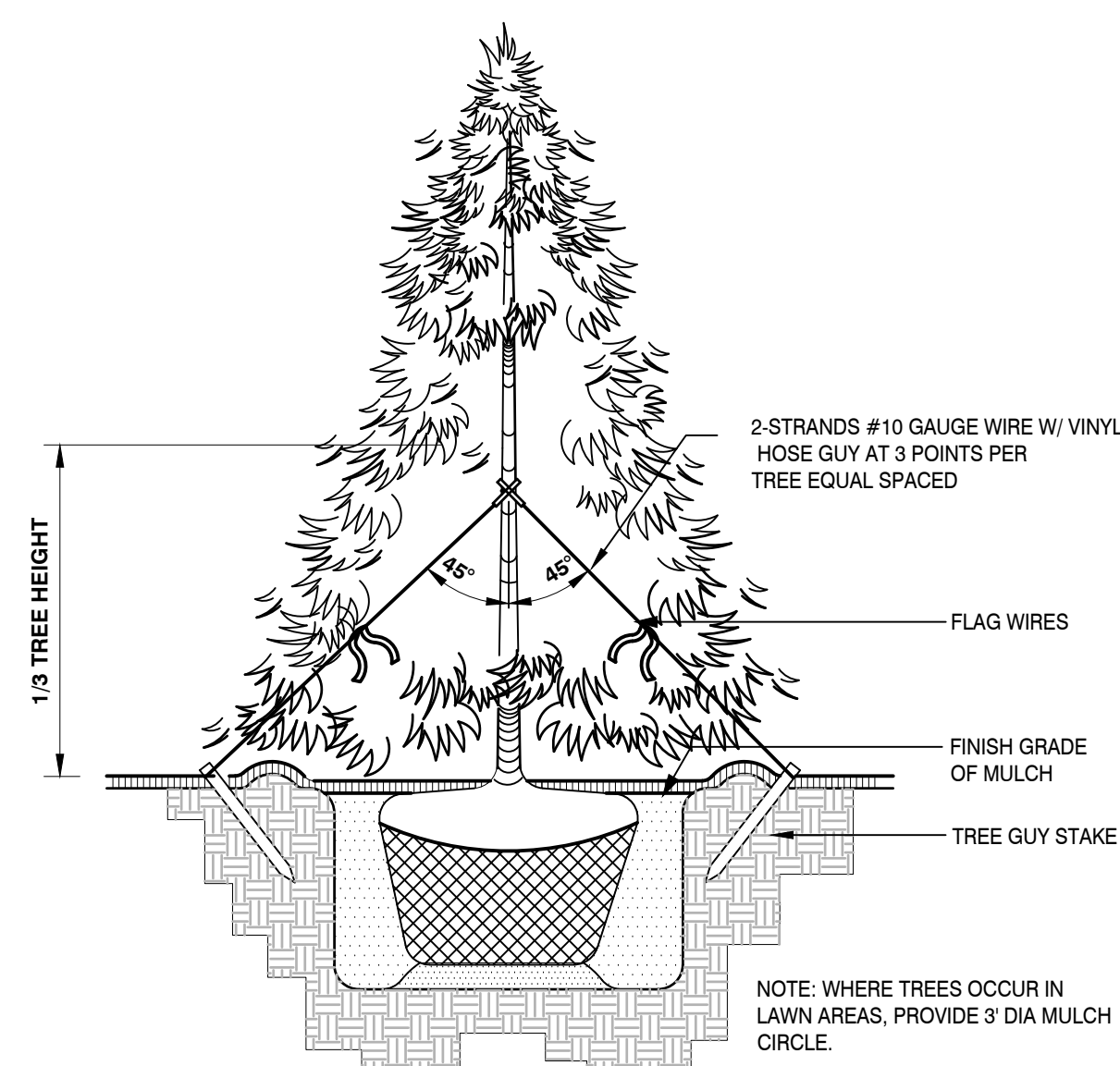
1 STREET TREE STANDARDS 3-504

329301.04-01



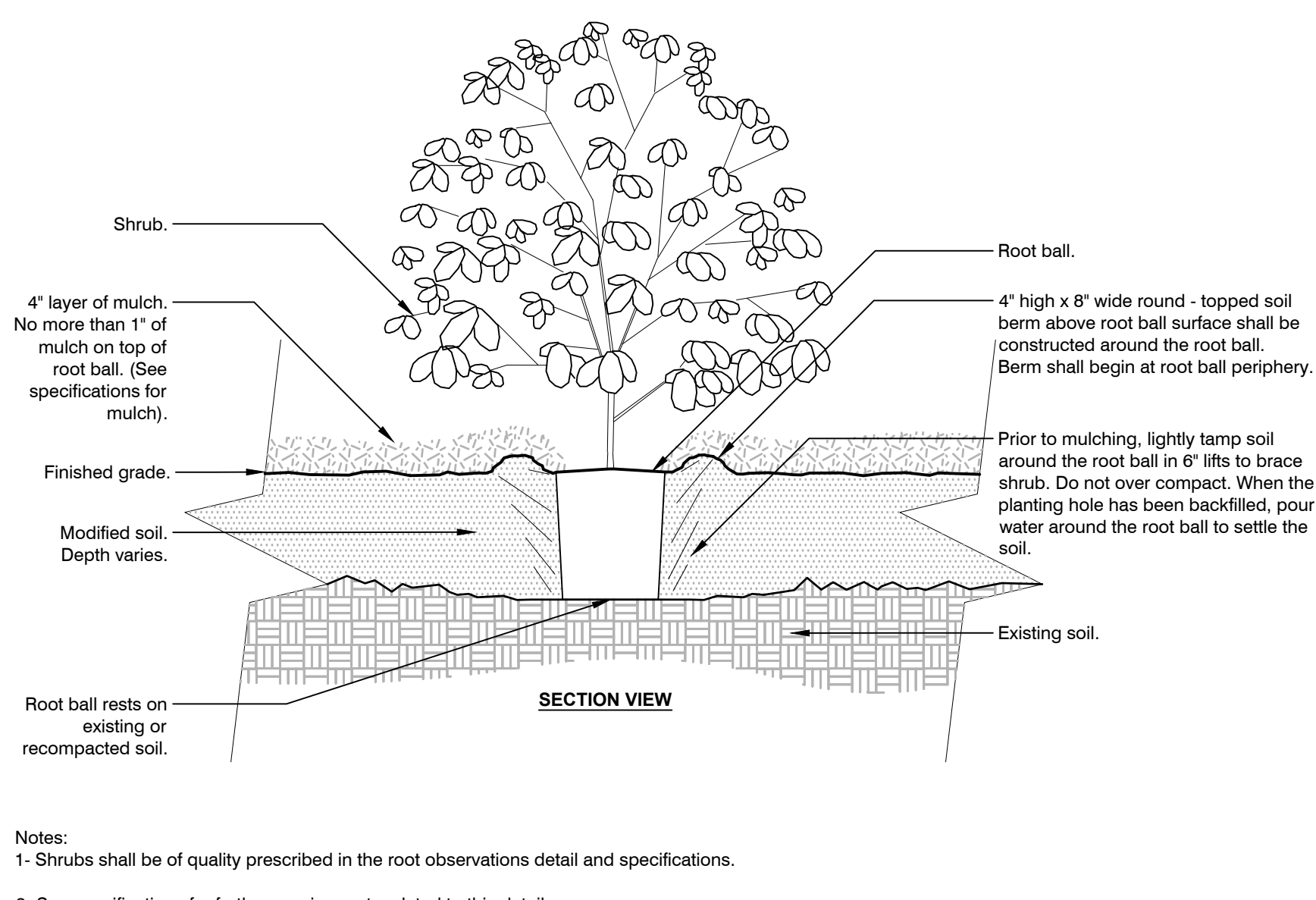
2 TREE DOUBLE STAKE PLANTING

FX-PL-FX-TREE-11



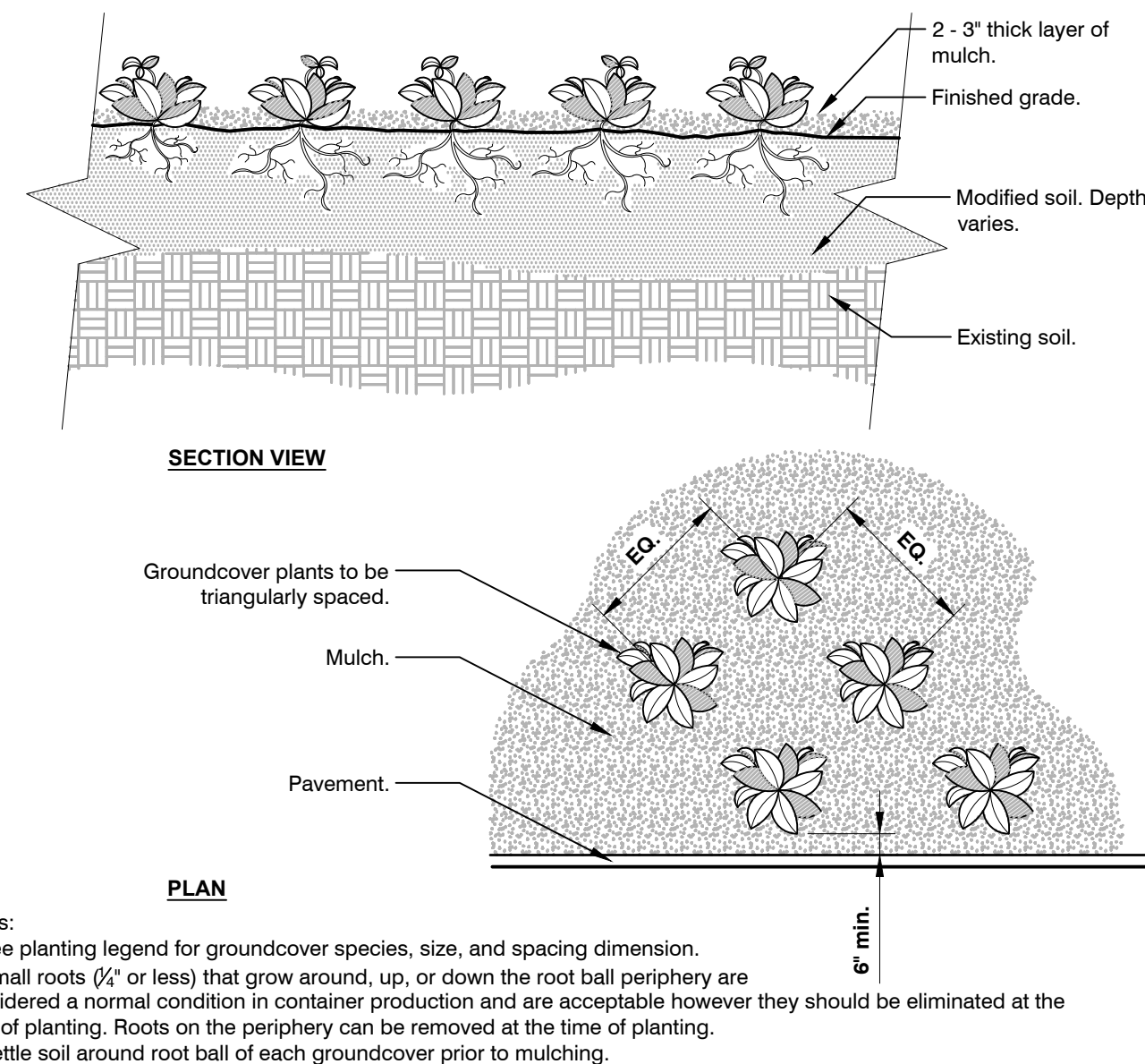
3 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"



4 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

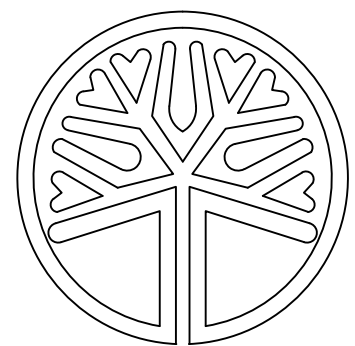


5 GROUNDCOVER

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