

OPEN SPACE AND RECREATION REQUIRED

PER MMC 22G.080.100

Net Project Area: 144,419 SF
 15% required open space: 144,419 x .15 = 21,663 SF
 35% of required open space shall be active open space: 21,663 x .35 = 7,582 SF

Open Space Provided: 29,655 SF
 Active Open Space Provided: 8,986 SF

Active Open Space Amenity Requirement

Include a minimum of one large recreational amenity or two small recreation amenities per one-quarter acre of active recreation space.

Required recreational amenities: 7,582 SF = 0.17 acres
 .177/.25 = 1

1 large amenity required or 2 small amenities or a mixture of both.
 X large and X small provided.

Recreation Amenities Provided:

- Play Structure - Large
- Swing - Small
- 3 Picnic Tables - Small
- 1 Horseshoe Pitch - Small
- 2 Benches - Small
- 2 Spring Animals - Small

OPEN SPACE
 Takeoff: 29,655 sf

STORMWATER FACILITY AS ACTIVE OPEN SPACE
 Takeoff: 8,986 sf

TREE PROTECTION

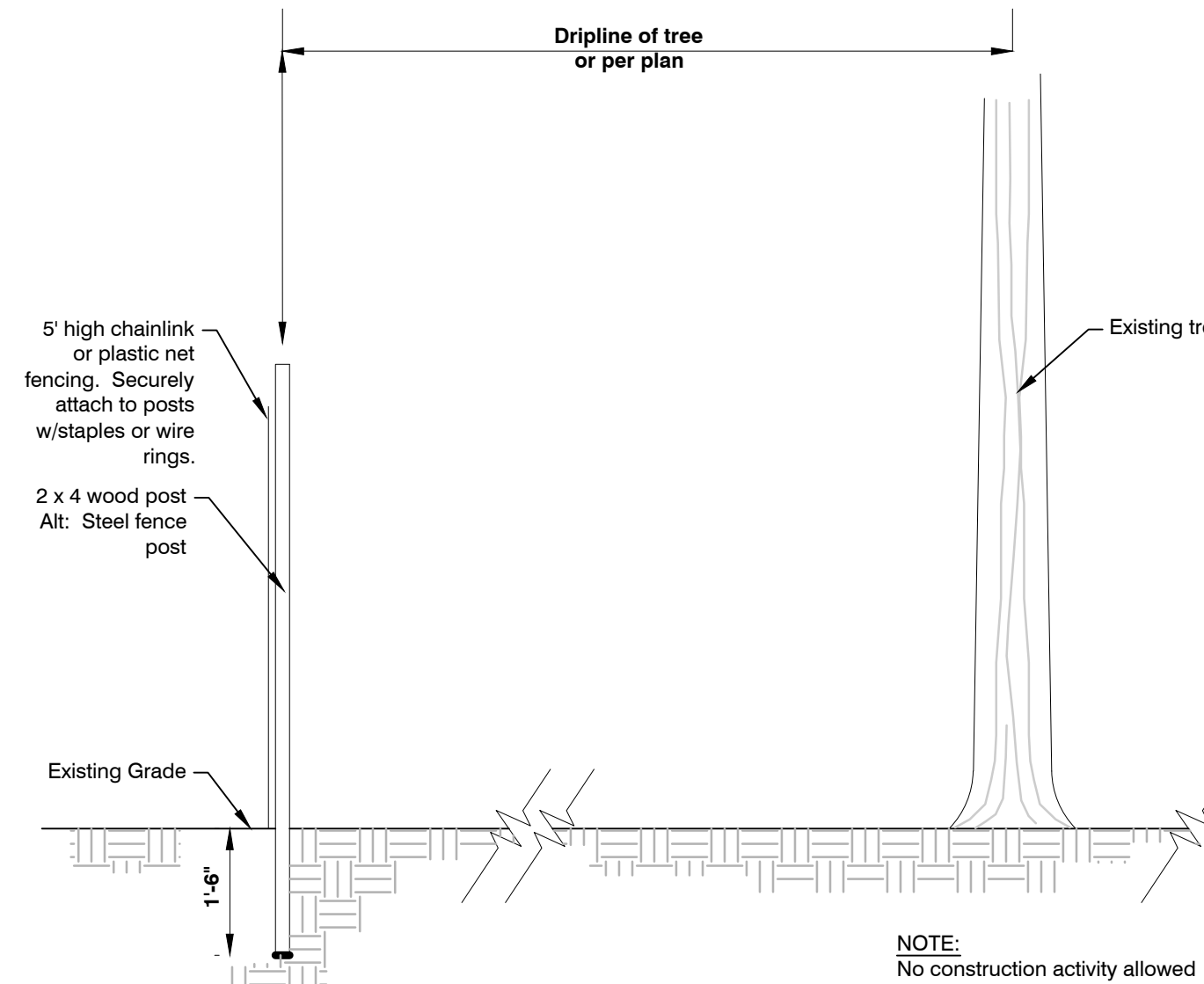
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no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

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

Automatic irrigation system that provides head to head coverage shall be designed and installed per a specialized irrigation contractor.

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.

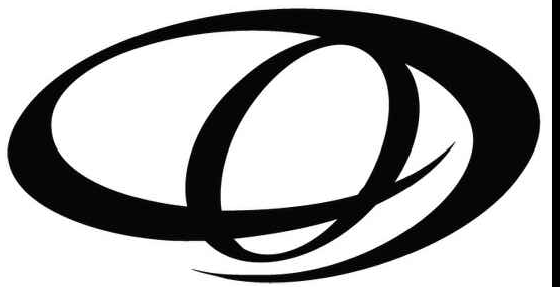
(3) All landscaped areas must be kept free of debris and weeds.

(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.

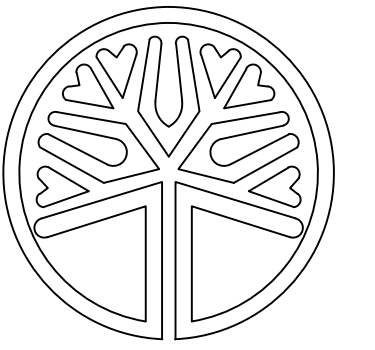
(6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.

(7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.



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

COLVIN PRD
3920 DENSMORE ROAD
MARYSVILLE, WA
PARCEL: 00590700023505
AND 00590700024400

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

MAINVUE WA, LLC
 1110 112TH AVE NE, SUITE 202
 BELLEVUE, WA 98004

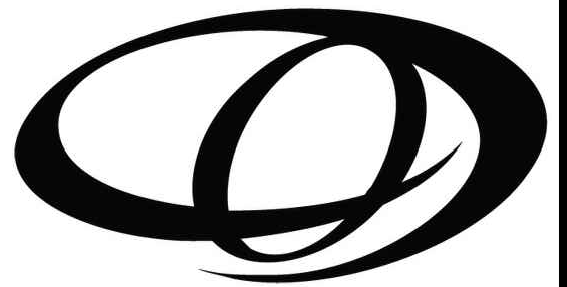
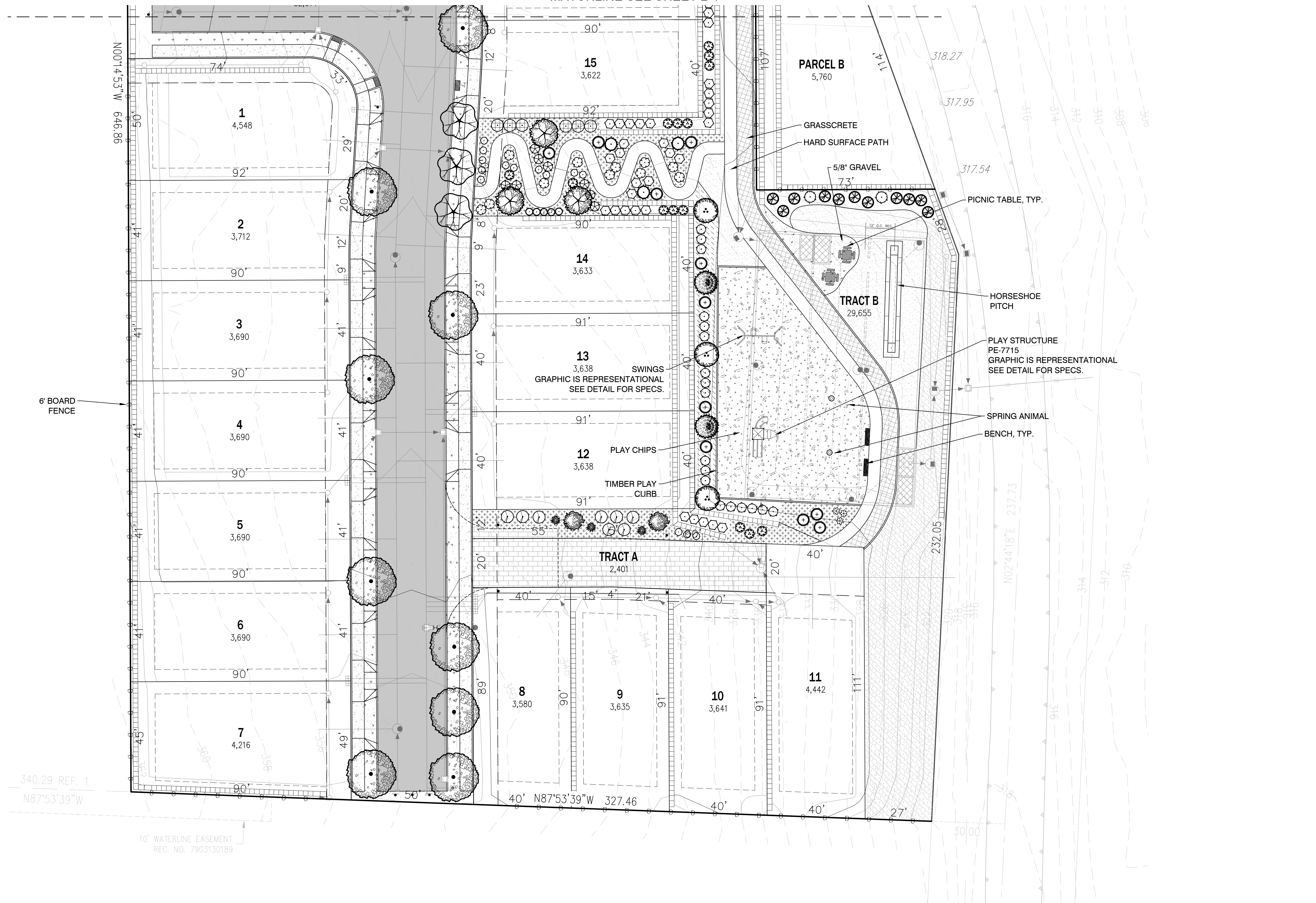
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 DRAWN BY: KL
 CHECKED BY: KL

DATE:
NOVEMBER 4, 2022

SHEET NO:
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OF 7

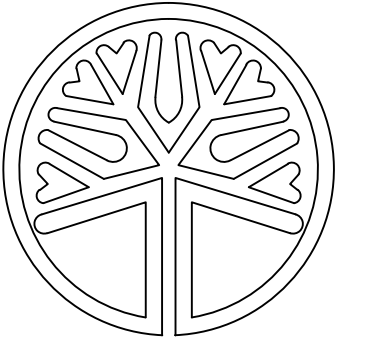
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KRYSTAL LOWE
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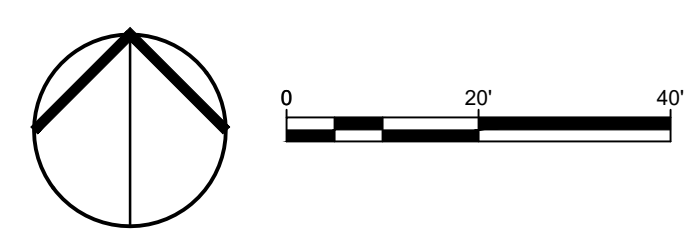
APPLICANT:

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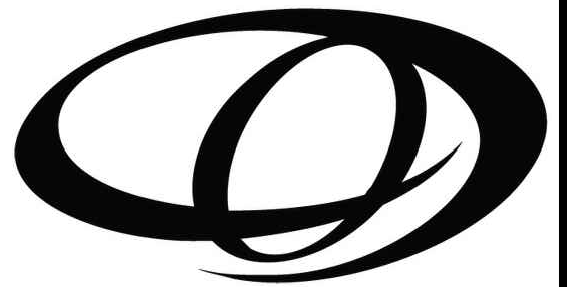
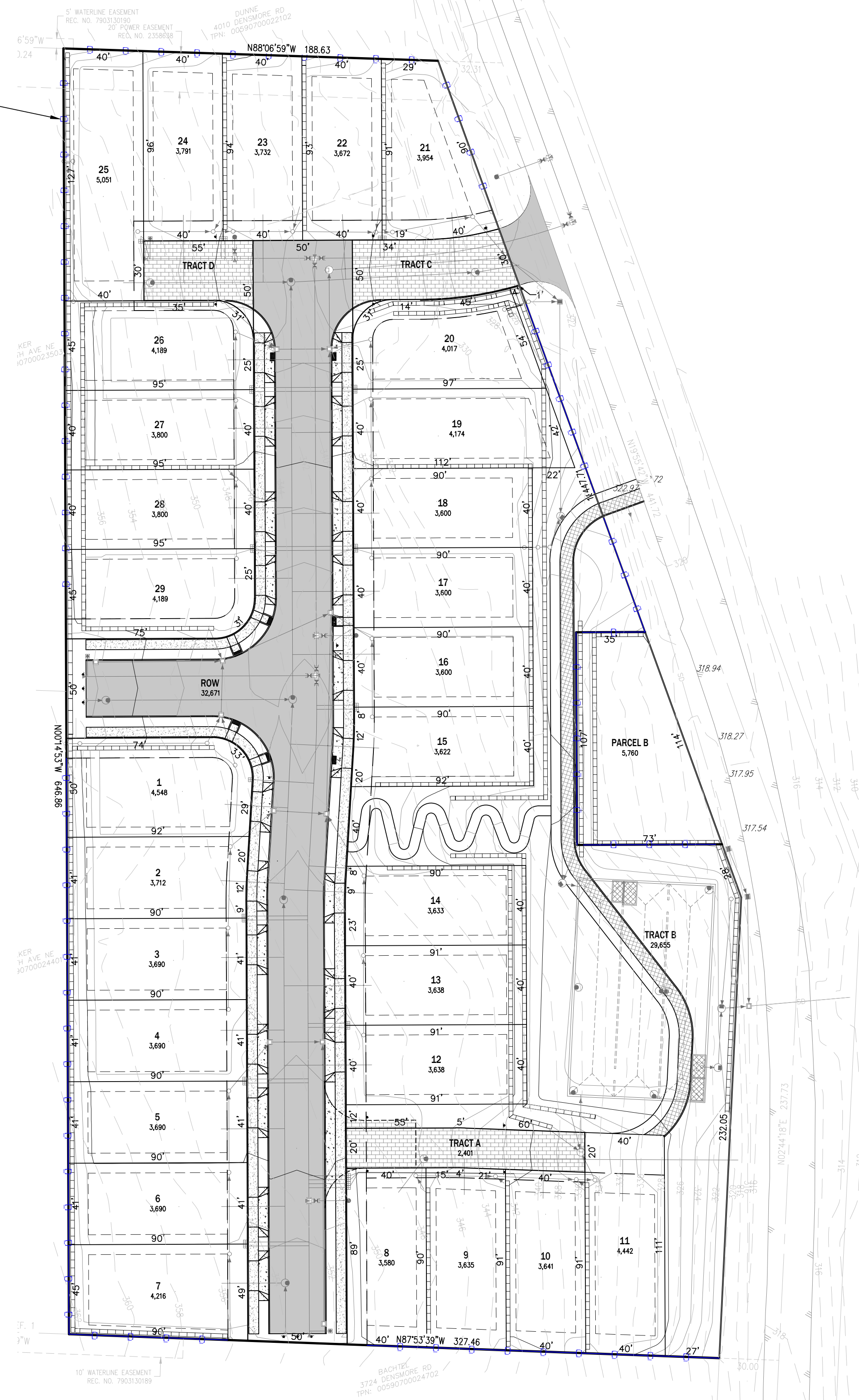
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FENCING PLAN

FENCE LEGEND

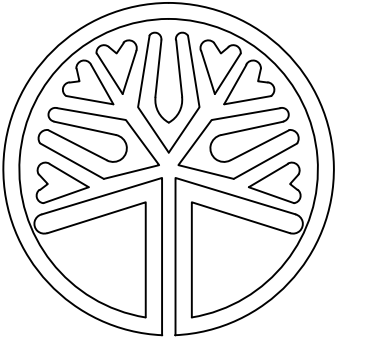
 6' Board Fence

6' BOARD FENCE



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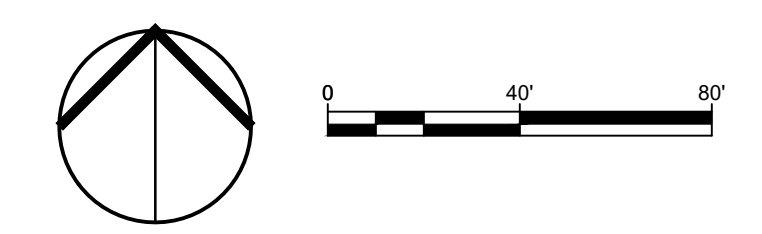
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