

HORIZONTAL DATUM: (PER CORE DESIGN)

NAD83(2011) EPOCH 2010

VERTICAL DATUM: (PER CORE DESIGN)

NAVD88 PER GNSS OBSERVATIONS

BENCHMARKS: (PER CORE DESIGN)

FOUND 2" BRASS DISK IN CONCRETE MONUMENT STAMPED "LS#30427" DOWN 0.30 IN CASE. @ INTERSECTION OF 46TH PLACE NE AND 75TH AVENUE NE.

ELEVATION=313.40

BASIS OF BEARINGS: (PER CORE DESIGN)

N01°03'22"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30, RANGE 5 E W.M. PER REF. 2.

REFERENCES: (PER CORE DESIGN)

- 1. CITY OF MARYSVILLE BLA NO. BLA 19-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201910295002.
2. RECORD OF SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7609290248.

LEGAL DESCRIPTION: (PER CORE DESIGN)

TPN: 30053500303600
LOT 7 OF THAT SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, UNDER AUDITOR'S FILE NO. 7609290248, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TPN: 30053500303700
LOT 8 OF THAT SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, UNDER AUDITOR'S FILE NO. 7609290248, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXCEPTIONS CONTAINED IN TITLE: (PER CORE DESIGN)

TPN: 30053500303600, COMMITMENT NO. 500126919

- 1. THIS SITE IS SUBJECT TO A WATER LINE EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1226499. (SHOWN HEREON)
2. THIS SITE IS SUBJECT TO A RELEASE OF DAMAGES AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2093460. (NOTHING TO PLOT)
3. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH BY SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 7609290248.

TPN: 30053500303700, COMMITMENT NO. 500126920

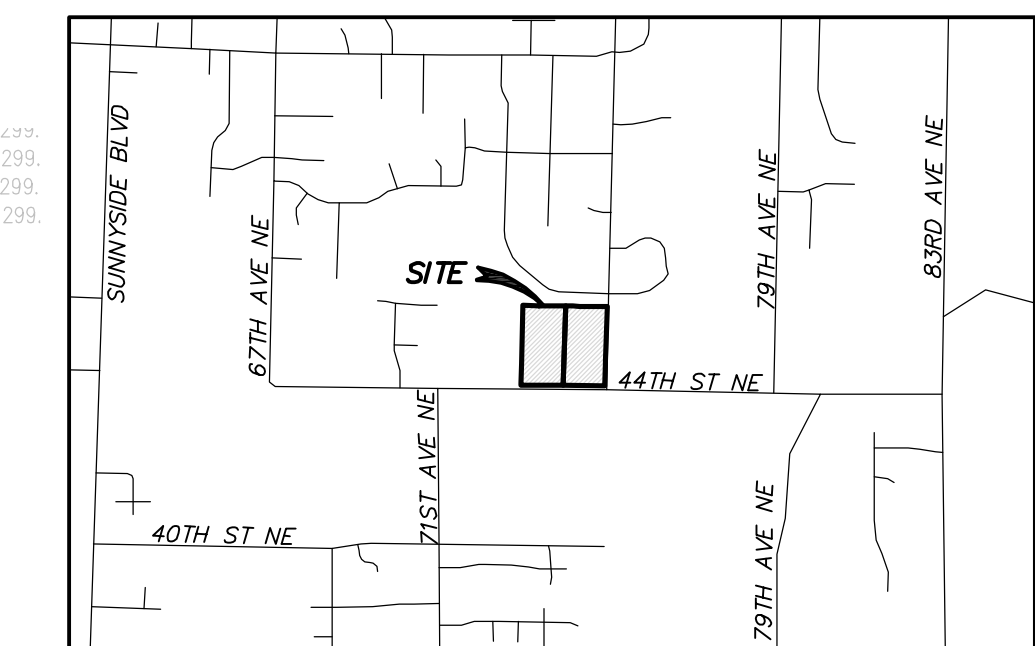
- 1. THIS SITE IS SUBJECT TO A RELEASE OF DAMAGES AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2093460. (NOTHING TO PLOT)
2. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH BY SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 7609290248.
3. THIS SITE IS SUBJECT TO AN UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7809200175. (SHOWN HEREON)
4. THIS SITE IS SUBJECT TO A TIGHT LINE AND DRAINFIELD EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 8002910194. SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 7911210153. (APPROXIMATE LOCATION SHOWN HEREON)
5. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON PURPORTED CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO 19-004 RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 201910295002. (PROPOSED LOT LINE SHOWN HEREON)
6. THIS SITE IS SUBJECT TO AN INGRESS, EGRESS AND UTILITIES EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201910290273. (SHOWN HEREON)

NOTES: (PER CORE DESIGN)

- 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 500126920 AND 500126919 BOTH DATED SEPTEMBER 6, 2021. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 13, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2021.
3. PROPERTY AREA = 407,865± SQUARE FEET (9.33± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 2 FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
8. THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/MSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 814 OR OTHER UTILITY LOCATIONS PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.

MARYSVILLE - 44TH PRD



PROJECT CONTACTS:
APPLICANT/OWNER: TOLL BROS., INC
CIVIL ENGINEER: D.R. STRONG CONSULTING ENGINEERS, INC.
GEOTECHNICAL ENGINEER: ROBINSON NOBLE
LANDSCAPE ARCHITECT: VARLEY VARLEY VARLEY
WETLAND BIOLOGIST: RAEDEKE

PROJECT DESCRIPTION:
ADDRESS OF THE PROPERTY: 7315 & 7417 - 44TH ST NE
PARCEL NUMBERS: 3005350030-3600-3700
SITE ACREAGE: 407.865 SF
ROW, AUTOCOURTS: 73,928 SF
UTILITY EASEMENTS 30' WIDE OR GREATER: 18,632 SF
NET PROJECT ACREAGE (MMC 22A.020.150): 315,305 SF (7.28 AC)

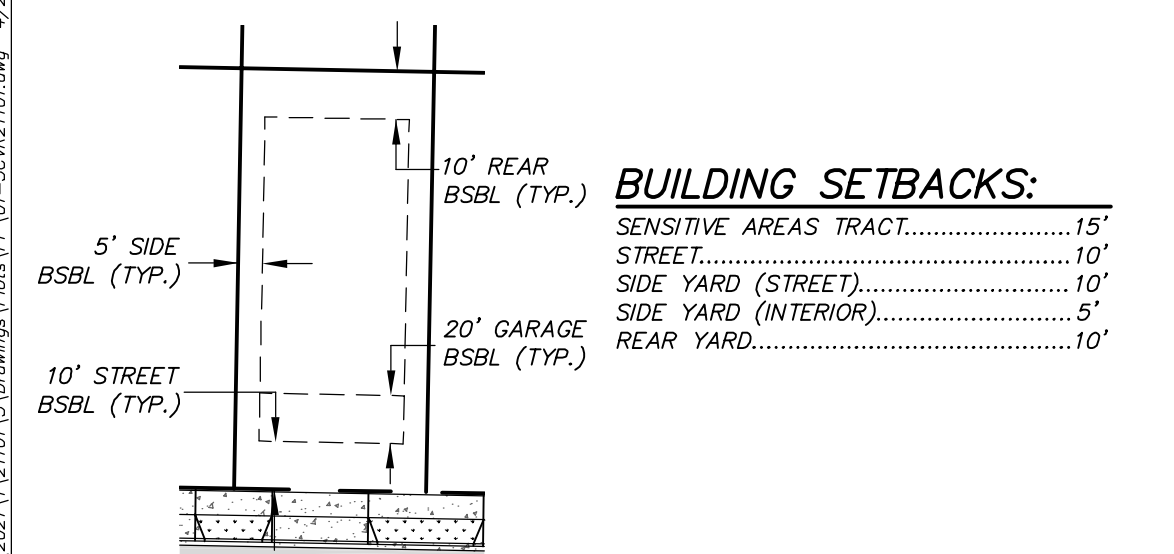
SHEET INDEX:
C1 OF 9 PRELIMINARY PLAT
C2 OF 9 CONCEPTUAL ROAD AND GRADING PLAN
C3 OF 9 ROAD CROSS SECTIONS
C4 OF 9 CONCEPTUAL ROAD PROFILES
C5 OF 9 CONCEPTUAL ROAD PROFILES
C6 OF 9 CONCEPTUAL ROAD PROFILES
C7 OF 9 CONCEPTUAL STORM DRAINAGE PLAN
C8 OF 9 CONCEPTUAL WATER PLAN
C9 OF 9 CONCEPTUAL SEWER PLAN

Table with 4 columns: PRD OPEN SPACE REQUIREMENTS PER MMC 22G.080.100, AREA REQUIRED, AREA AVAILABLE, AREA MEETING CODE. Rows include Net Project Area, Tract 998, Tract 997, Tract 996, Total Open Space, Required Open Space, Max. Open Space, and Active Open Space.

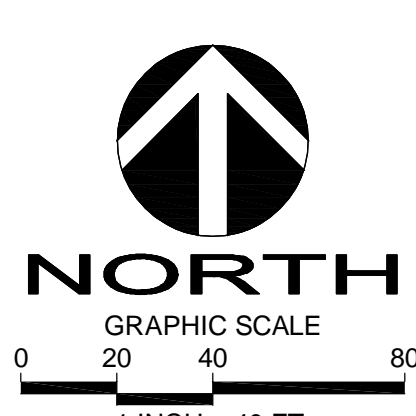
Table with 3 columns: NAME, DESIGNATION, AREA. Rows include Tract 999 (Autocourt), Tract 998 (Storm Drainage/Open Space), Tract 997 (Wetlands & Buffers), Tract 996 (Open Space), and Tract 995 (Autocourt).

SOIL TYPE AND VEGETATIVE COVER:
SOILS: TOKUL GRAVELLY MEDIAL LOAM, 0-8% SLOPES
VEGETATIVE COVER: PRIMARILY FORESTED

FENCE NOTES:
3.1. THE MAXIMUM HEIGHT OF SOLID (MORE THAN 50% OPAQUE) FREE-STANDING WALLS, FENCES, OR HEDGES IN ANY FRONT YARD OR OTHER LOCATION BETWEEN THE STREET AND THE FAÇADE SHALL BE 3-1/2 FEET UNLESS A TALLER WALL IS REQUIRED, PER THE DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
3.2. THE MAXIMUM HEIGHT OF ANY DECORATIVE WALL OR FENCE WHICH ALLOWS VISIBILITY (NO MORE THAN 50% OPAQUE), SUCH AS A WROUGHT IRON OR SPLIT RAIL FENCES, SHALL BE 6 FEET. SUCH FENCES SHALL BE SET BACK FROM THE SIDEWALK AT LEAST 3 FEET TO ALLOW FOR LANDSCAPING ELEMENTS TO SOFTEN THE VIEW OF THE FENCE.
3.3. IN DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET, FENCES TALLER THAN 3-1/2 FEET SHALL BE SETBACK AT LEAST 5 FEET FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE. PROVISIONS FOR LONG TERM MAINTENANCE OF THIS LANDSCAPING SHALL BE ADDRESSED ON THE PLAT.



BUILDING SETBACKS:
SENSITIVE AREAS TRACT: 15' STREET
SIDE YARD (STREET): 10' SIDE YARD (INTERIOR): 5' REAR YARD: 10'



DRS D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033

MARYSVILLE - 44TH PRD PRELIMINARY PLAT 7315 & 7417 - 44TH ST NE MARYSVILLE, WA PARCELS 3005350030-3600-3700

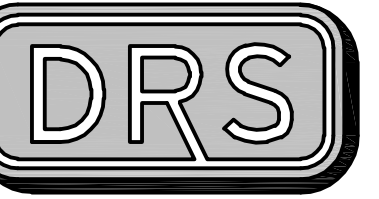
TOLL BROS., INC 8815 - 122ND AVE NE, STE 200 KIRKLAND, WA 98033 (425) 825-1955



Table with 4 columns: DATE, REVISION, PER CITY COMMENTS, PER CITY COMMENTS. Includes draft dates and revision numbers.

DRAFTED BY: ZLJ DESIGNED BY: LRJ PROJECT ENGINEER: LRJ DATE: 05-12-22 PROJECT NO.: 21101 DRAWING: C1 SHEET: 1 OF 9

SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.
MARYSVILLE - 44TH PRD



D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 © 425.827.3065 F 425.827.2423

MARYSVILLE - 44TH PRD

CONCEPTUAL ROAD AND GRADING PLAN
 7315 & 7417 - 44TH ST NE
 MARYSVILLE, WA
 PARCELS 3005350030-3600-3700

TOLL BROS., INC

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 KIRKLAND, WA 98033
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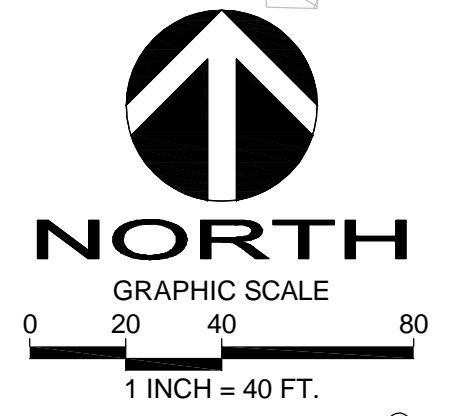
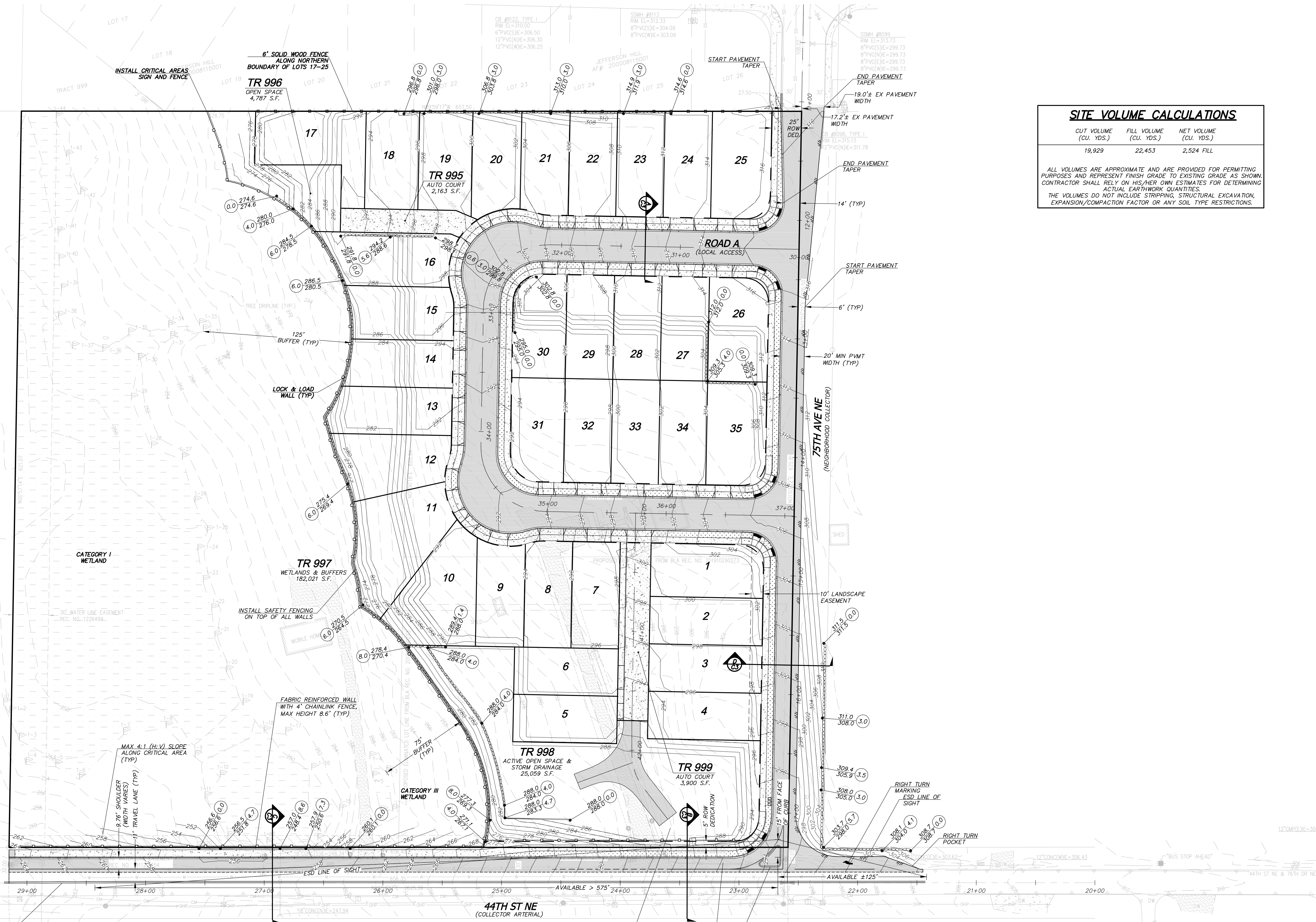
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06-29-22	LRJ	PER CITY COMMENTS
09-15-22	LRJ	PER CITY COMMENTS
04-25-23	LRJ	PER CITY COMMENTS

DRAFTED BY: ZLJ
 DESIGNED BY: LRJ
 PROJECT ENGINEER: LRJ
 DATE: 05-12-22
 PROJECT NO.: 21101

DRAWING: C2
 SHEET: 2 OF 9

SITE VOLUME CALCULATIONS		
CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
19,929	22,453	2,524 FILL

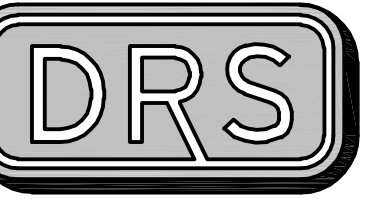
ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.



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SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.
MARYSVILLE - 44TH PRD



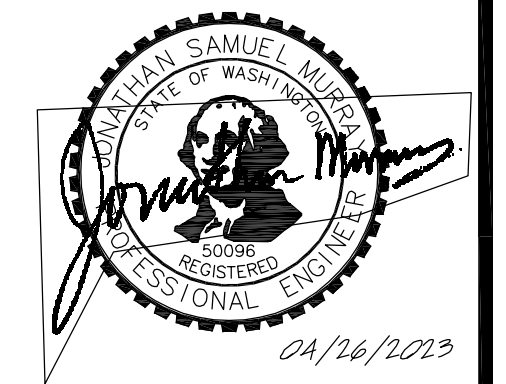
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CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3065 F 425.827.3423

MARYSVILLE - 44TH PRD

ROAD CROSS SECTIONS
 7315 & 7417 - 44TH ST NE
 MARYSVILLE, WA
 PARCELS 3005350030-3600-3700

TOLL BROS., INC

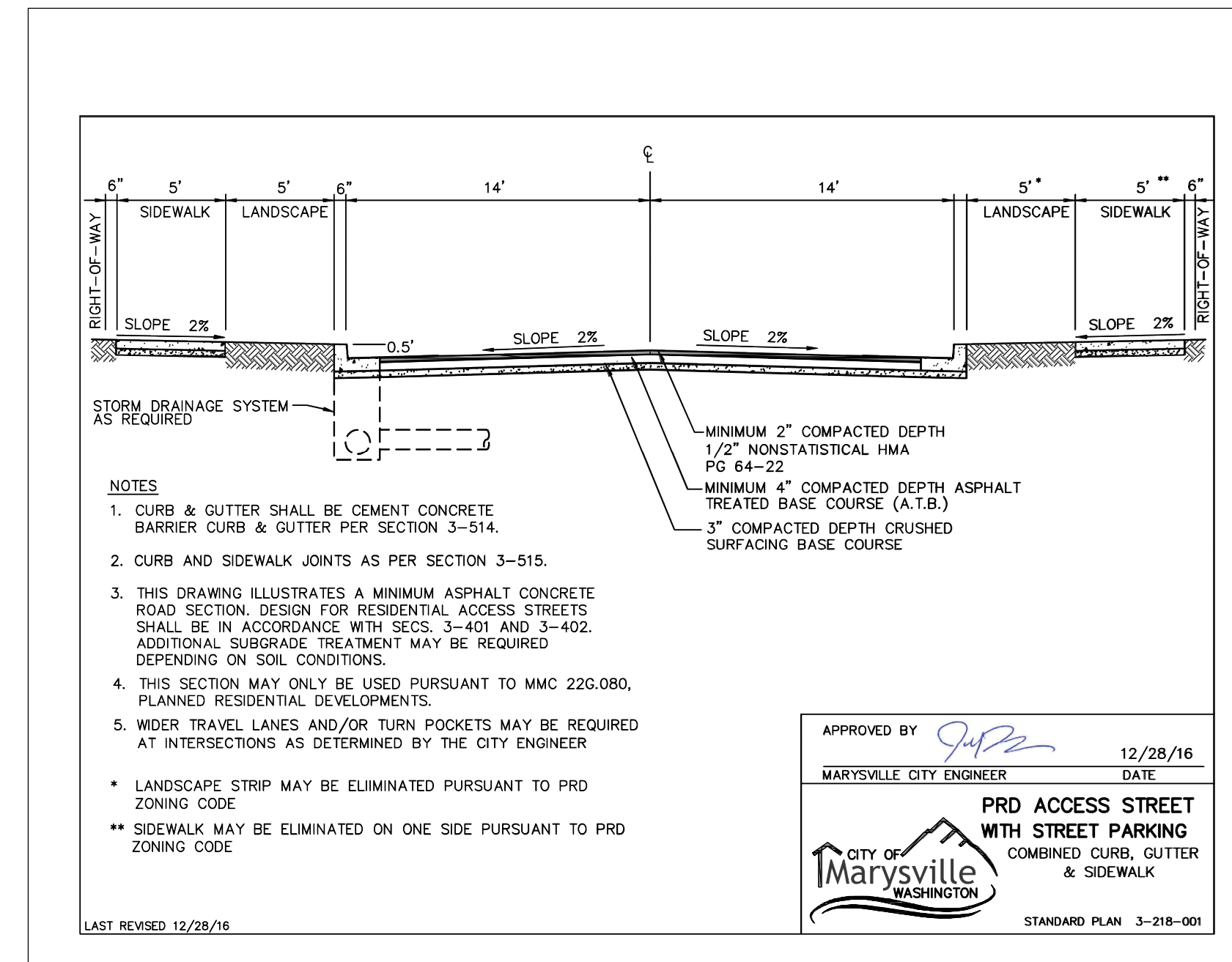
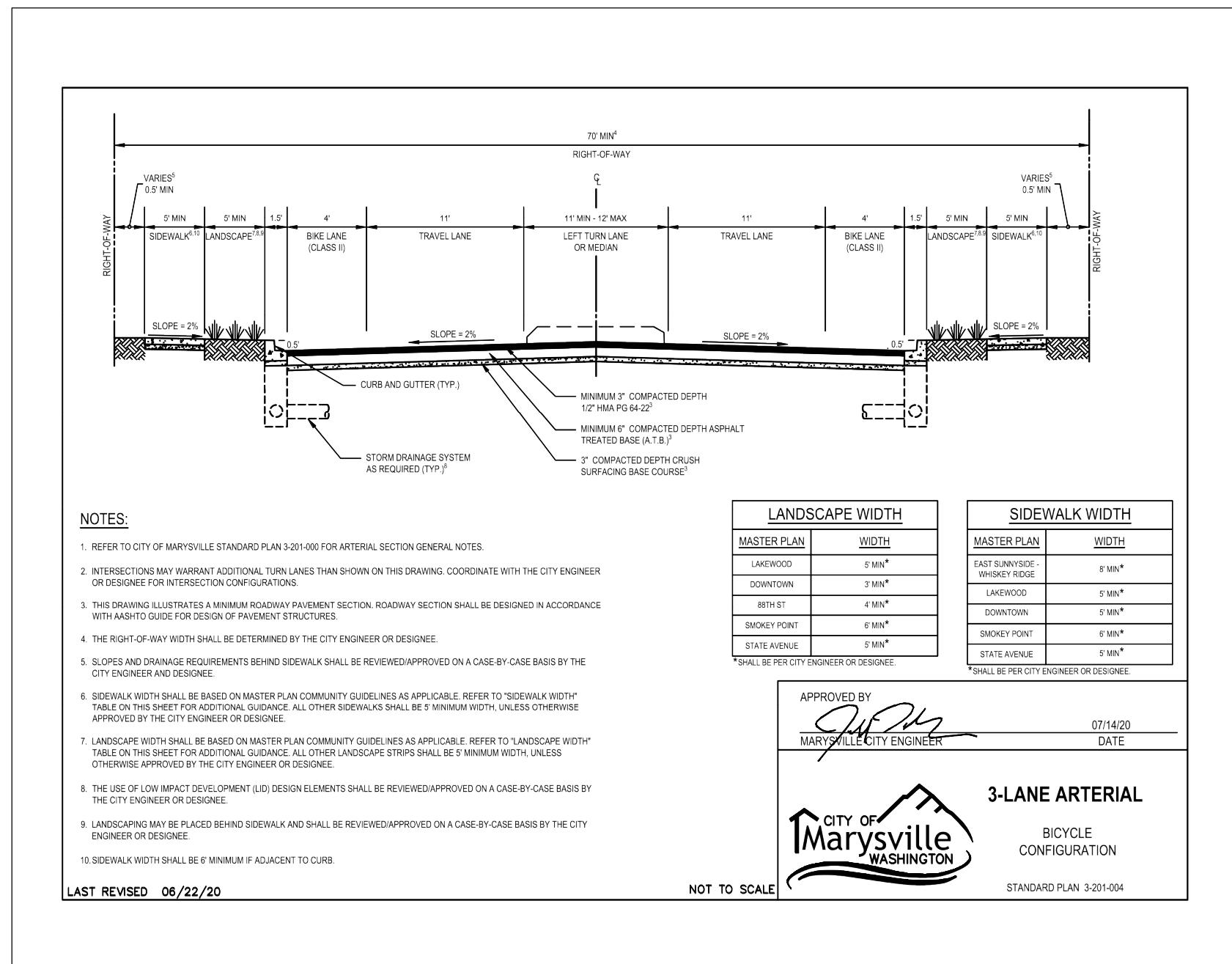
8815 - 122ND AVE NE, STE 200
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 (425) 825-1955



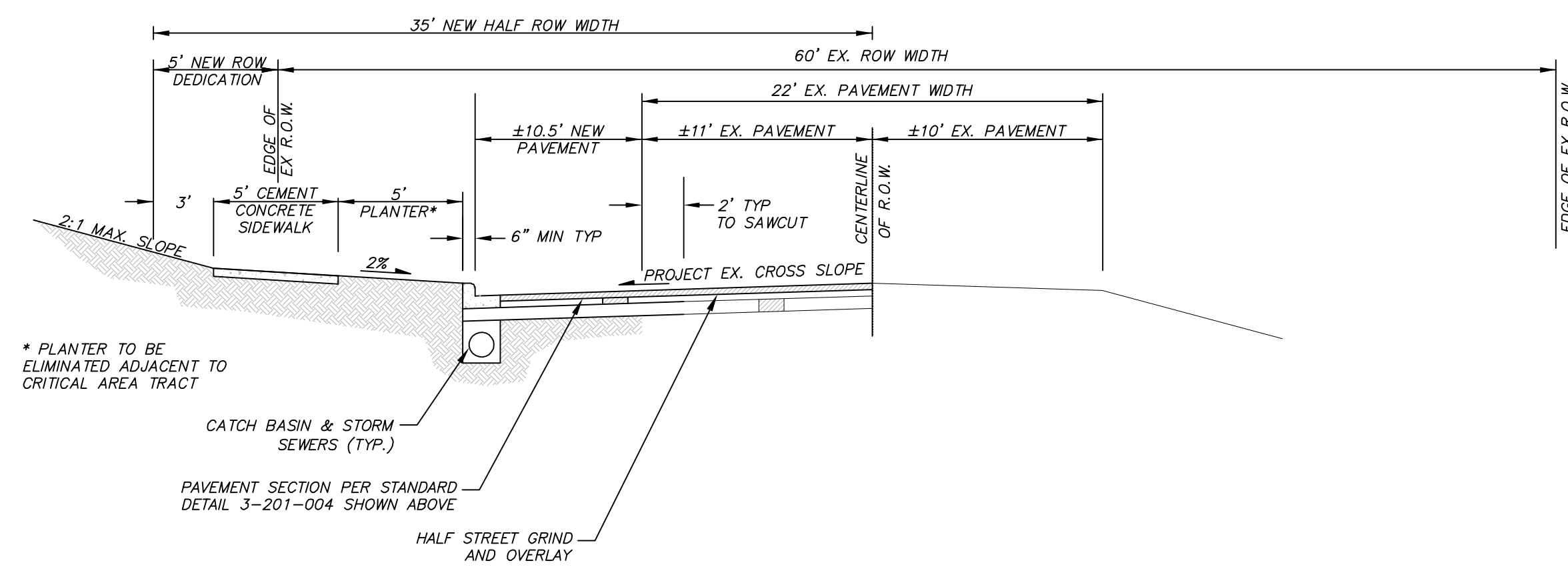
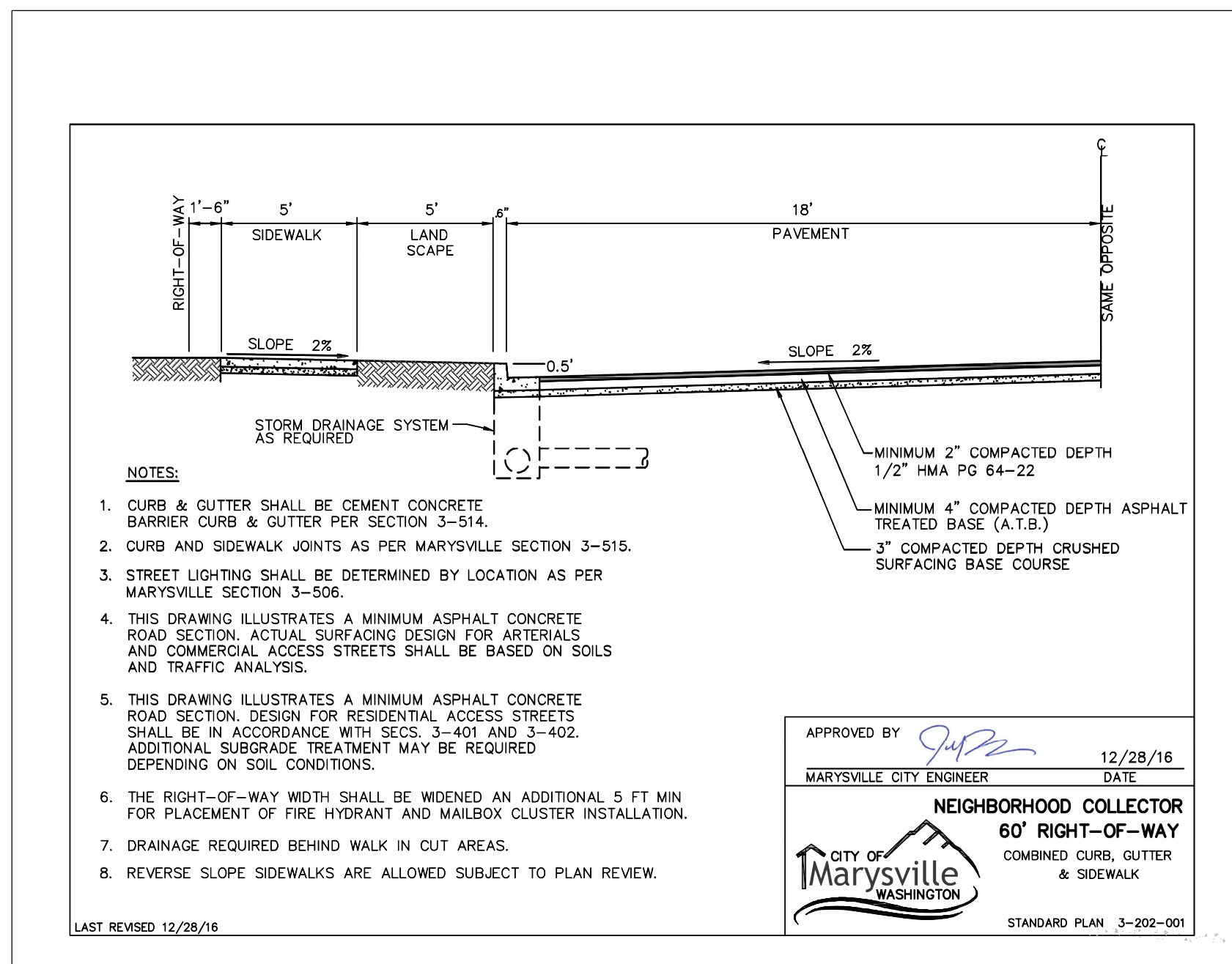
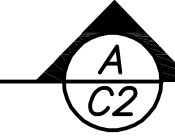
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06-29-22	APR	LRJ	LRJ
09-15-22	REV	LRJ	LRJ
04-25-23	REV	LRJ	LRJ

DRAFTED BY: ZLJ
 DESIGNED BY: LRJ
 PROJECT ENGINEER: LRJ
 DATE: 05-12-22
 PROJECT NO.: 21101

DRAWING: **C3**
 SHEET: **3** OF **9**

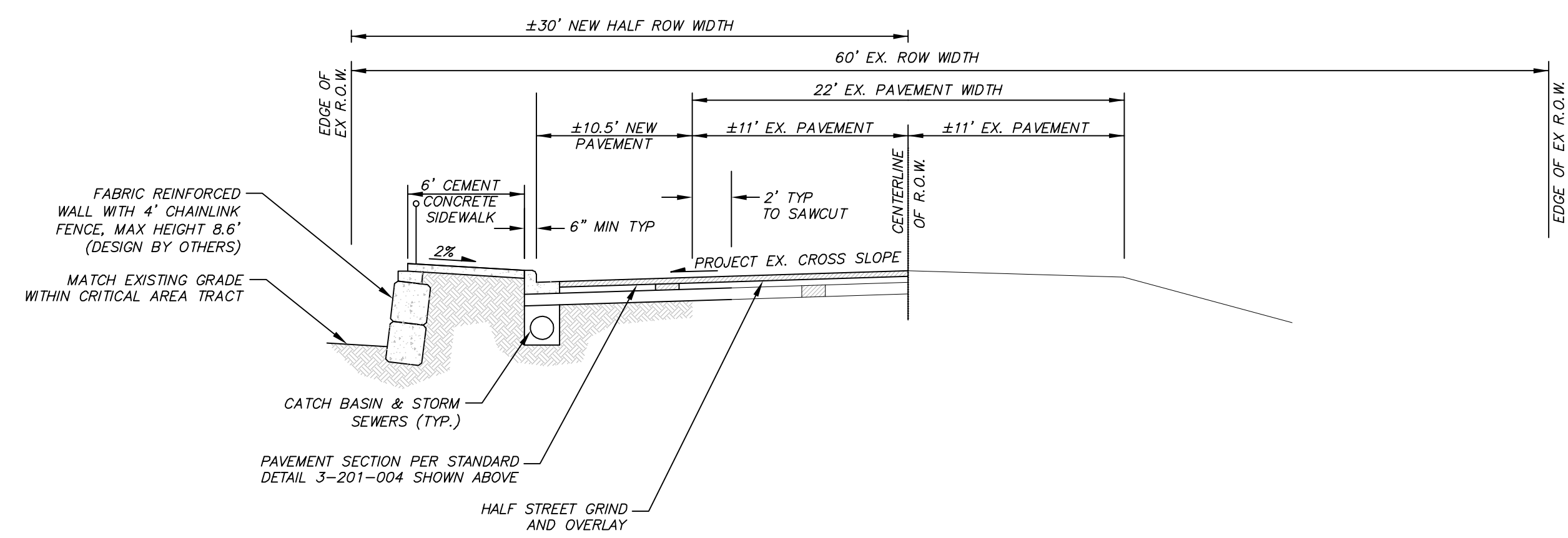
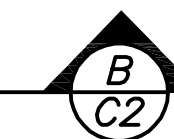


ROAD A



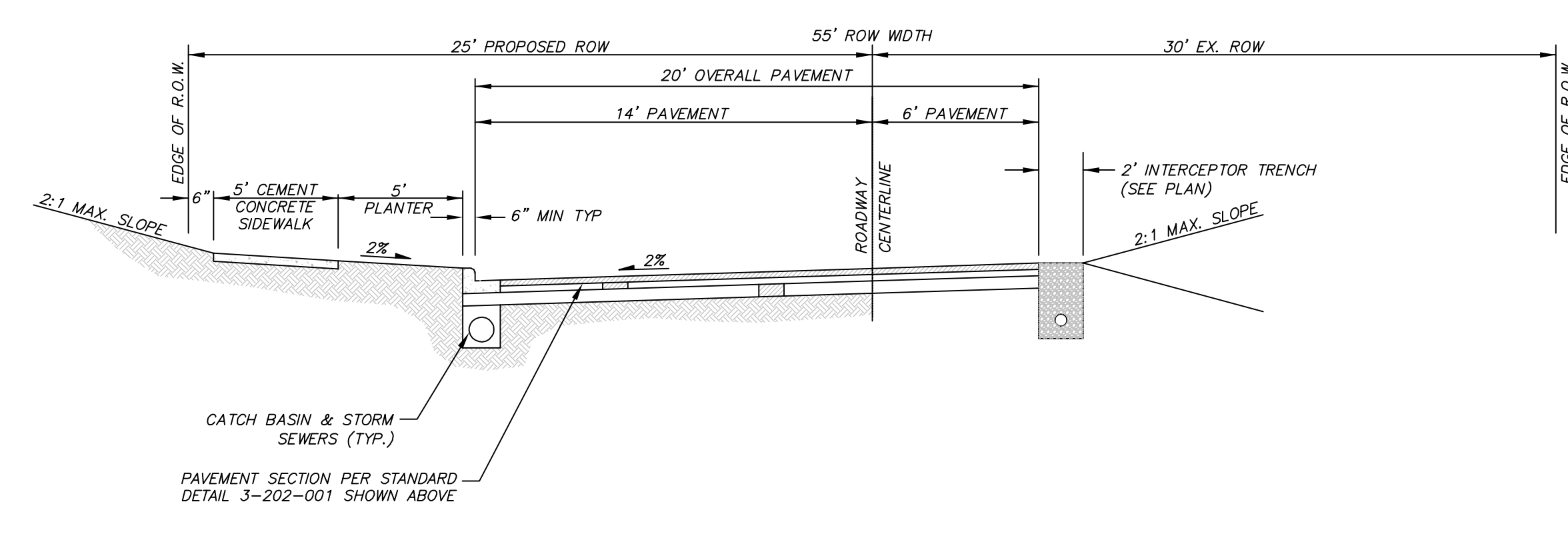
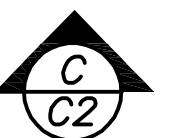
44TH AVE NE

NTS COLLECTOR ARTERIAL



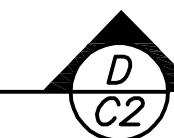
44TH AVE NE (NO PLANTER ADJACENT TO CRITICAL AREA TRACT)

NTS COLLECTOR ARTERIAL



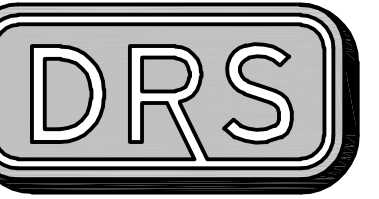
75TH AVE NE

NTS NEIGHBORHOOD COLLECTOR STREET



A: 1/22/21, L: 1/21/21, U: 1/21/21, D: 1/21/21, P: 1/21/21, O: 1/21/21, S: 1/21/21, E: 1/21/21, R: 1/21/21, V: 1/21/21, I: 1/21/21, O: 1/21/21, N: 1/21/21, G: 1/21/21, R: 1/21/21, A: 1/21/21, M: 1/21/21

SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.
MARYSVILLE - 44TH PRD



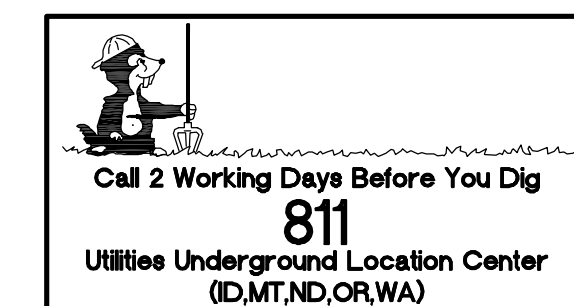
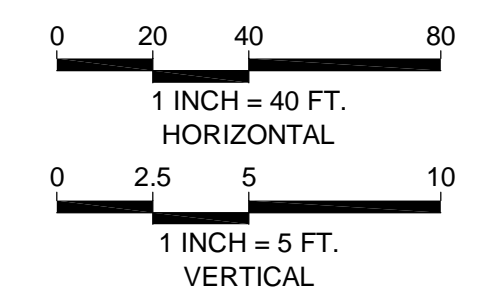
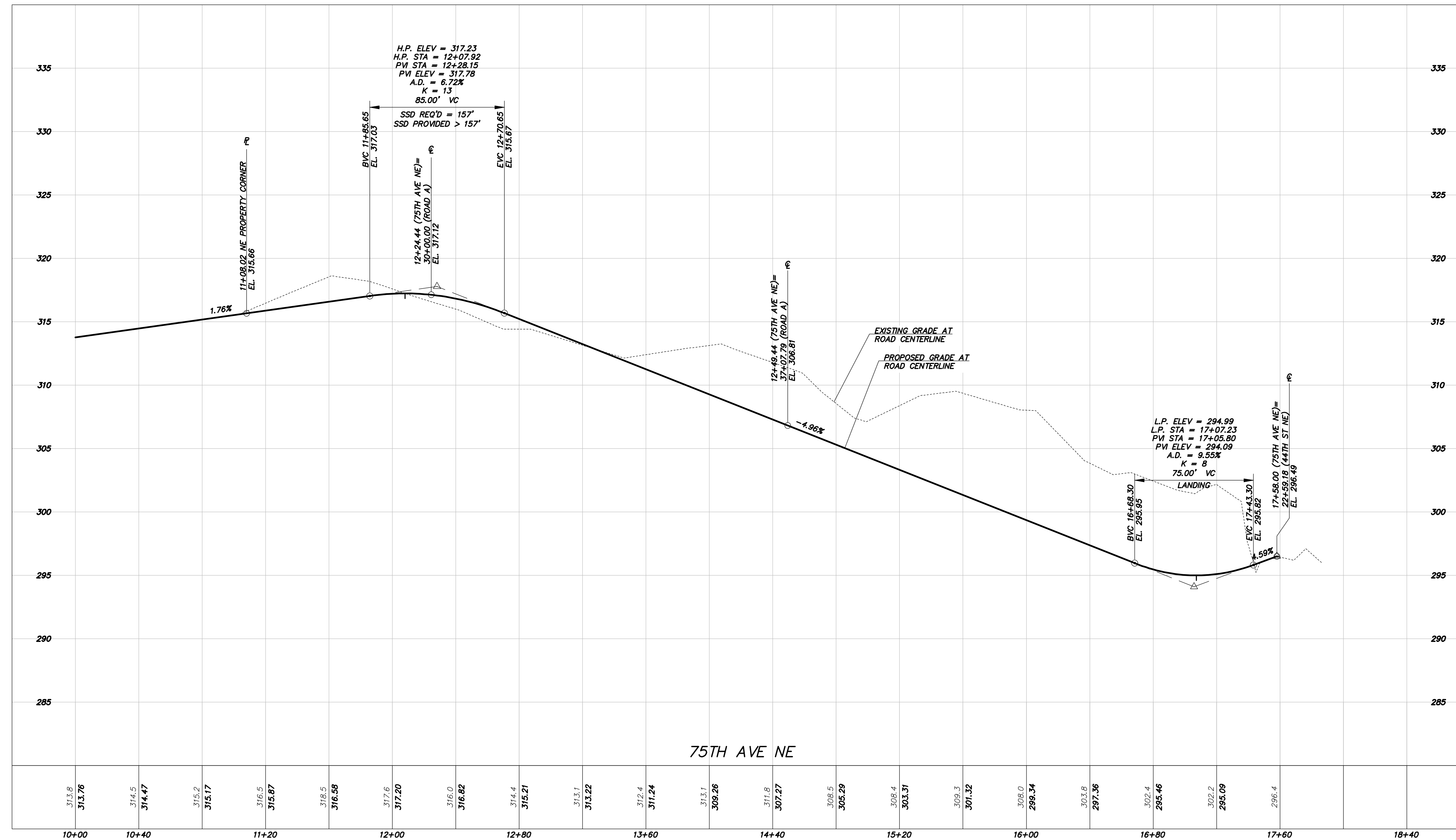
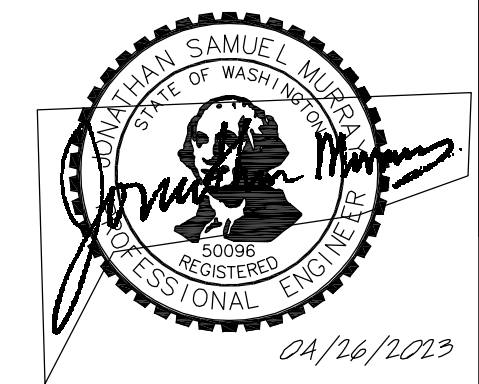
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MARYSVILLE - 44TH PRD

CONCEPTUAL ROAD PROFILES
 7315 & 7417 - 44TH ST NE
 MARYSVILLE, WA
 PARCELS 3005350030-3600,-3700

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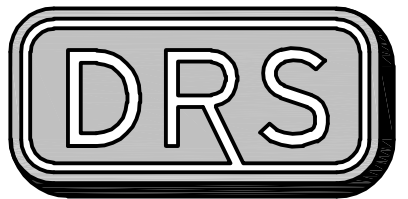


DATE	REVISION	PER CITY COMMENTS
06-29-22	LRJ	PER CITY COMMENTS
09-15-22	LRJ	PER CITY COMMENTS
04-25-23	LRJ	PER CITY COMMENTS

DRAFTED BY: ZLJ
 DESIGNED BY: LRJ
 PROJECT ENGINEER: LRJ
 DATE: 05-12-22
 PROJECT NO.: 21101

DRAWING: **C4**
 SHEET: **4** OF **9**

SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.
MARYSVILLE - 44TH PRD



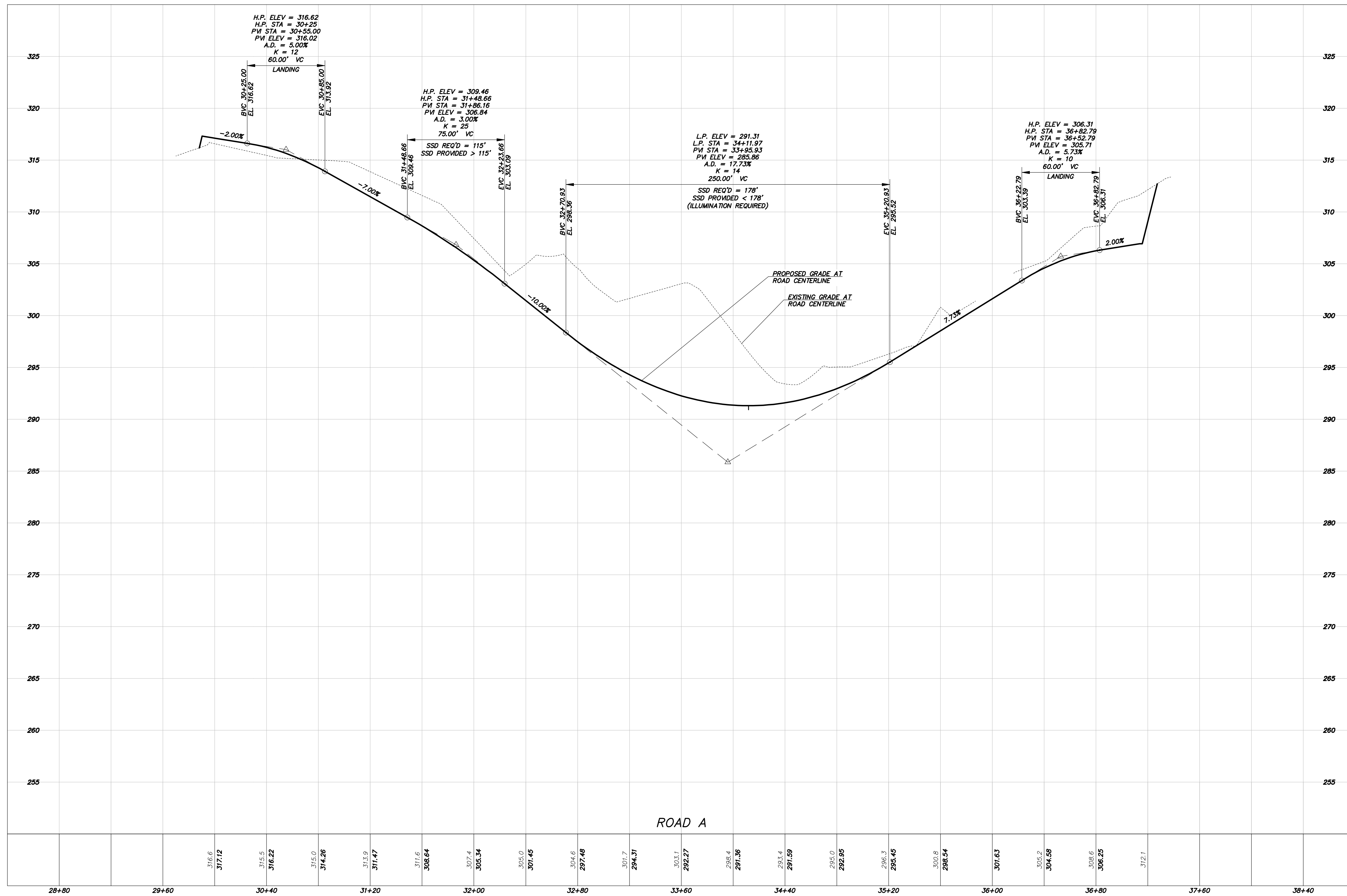
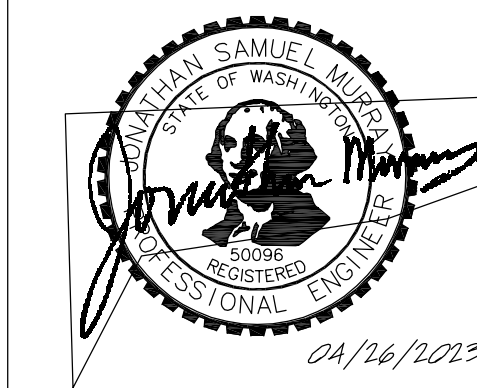
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MARYSVILLE - 44TH PRD

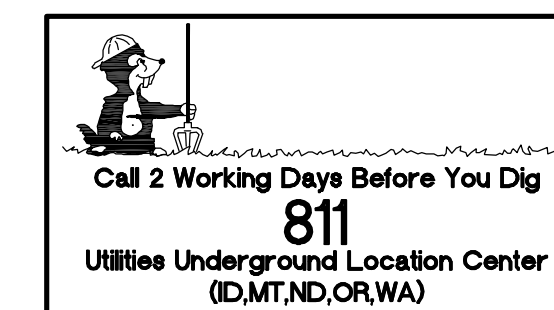
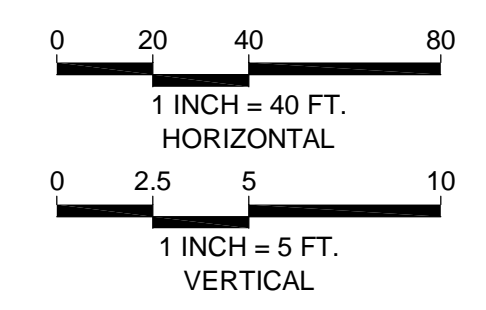
CONCEPTUAL ROAD PROFILES
 7315 & 7417 - 44TH ST NE
 MARYSVILLE, WA
 PARCELS 3005350030-3600,-3700

TOLL BROS., INC

8815 - 122ND AVE NE, STE 200
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ROAD A



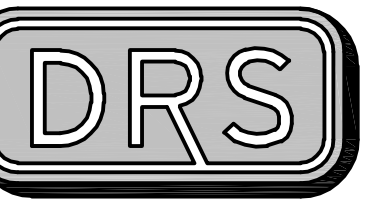
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06-29-22	LRJ	PER CITY COMMENTS
09-15-22	LRJ	PER CITY COMMENTS
04-25-23	LRJ	PER CITY COMMENTS

DRAFTED BY: ZLJ
 DESIGNED BY: LRJ
 PROJECT ENGINEER: LRJ
 DATE: 05-12-22
 PROJECT NO.: 21101

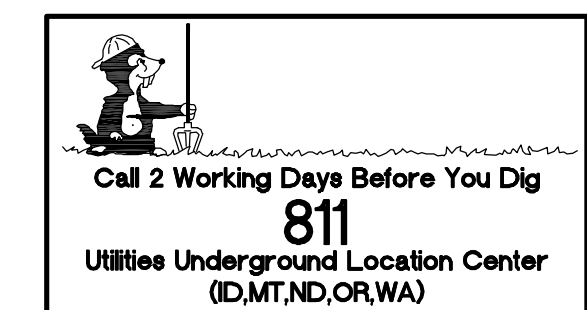
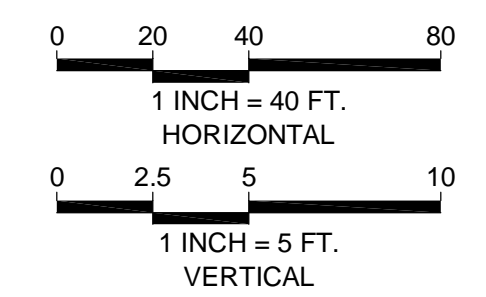
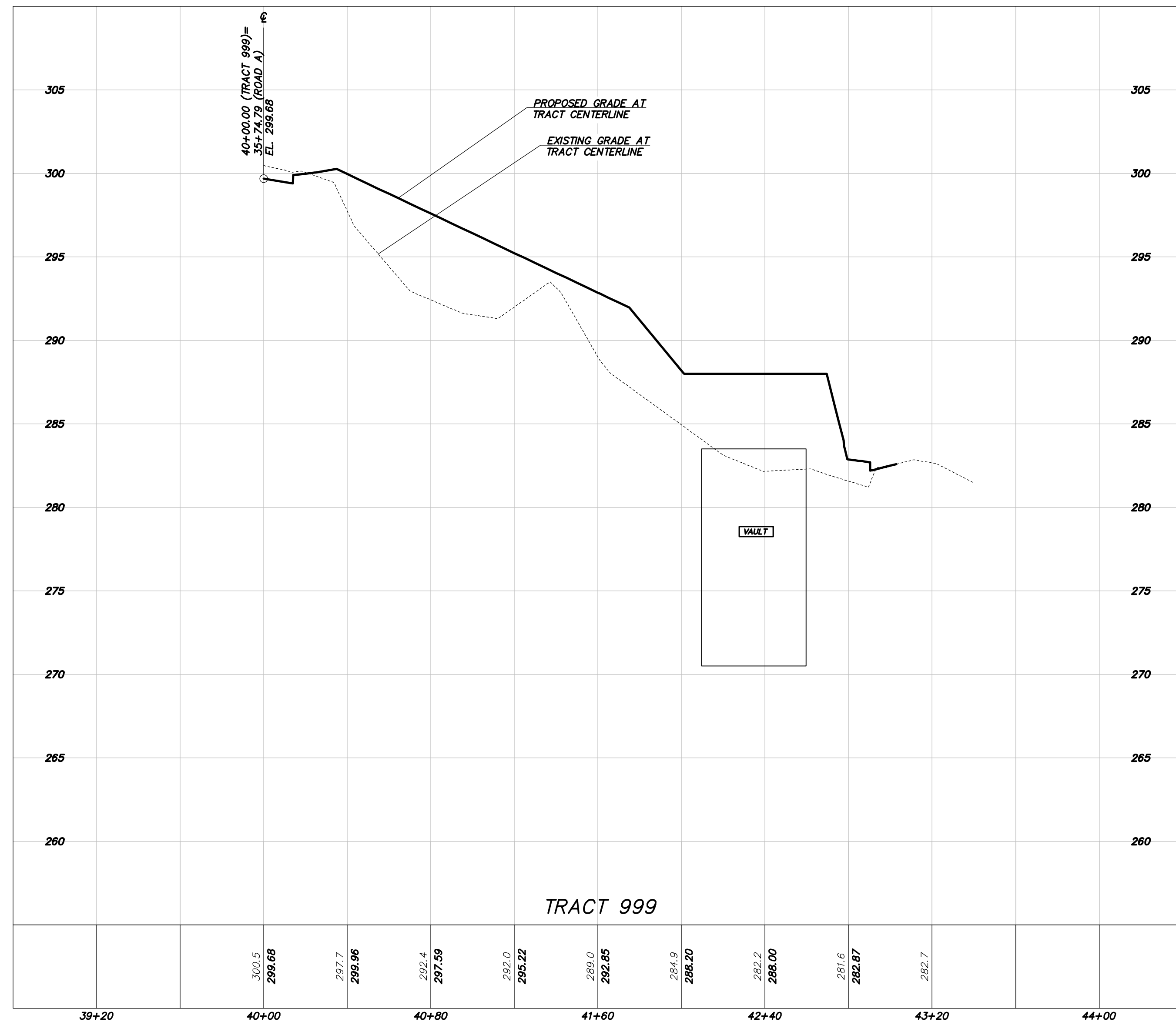
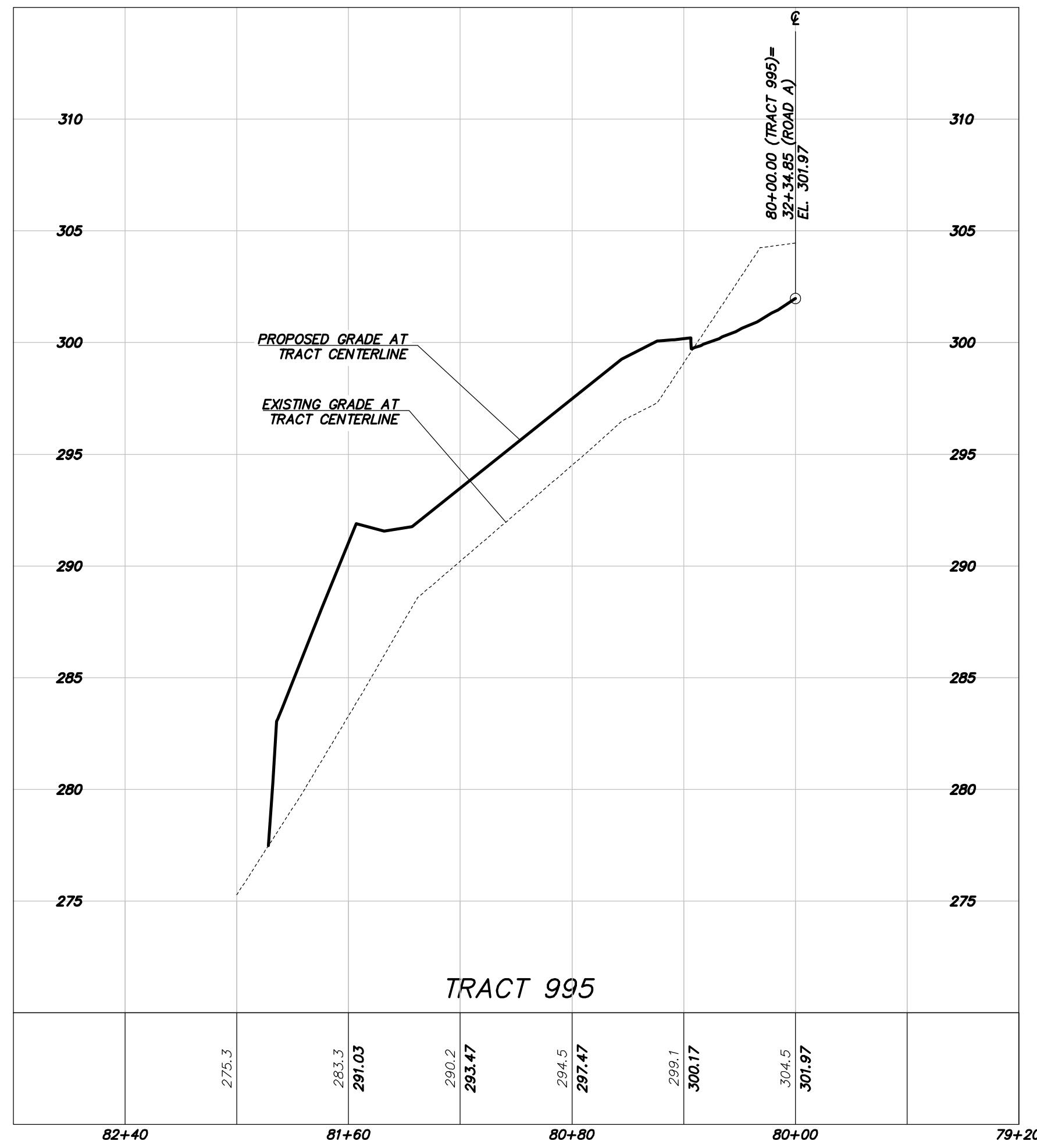
DRAWING: C5
 SHEET: 5 OF 9

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SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.
MARYSVILLE - 44TH PRD



D.R. STRONG
 CONSULTING ENGINEERS
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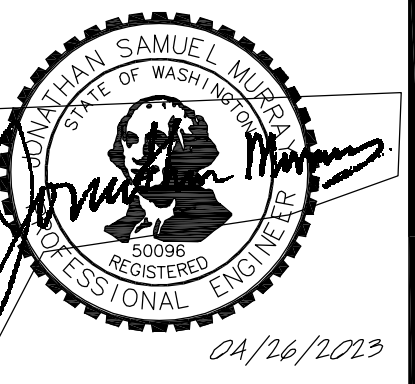


MARYSVILLE - 44TH PRD

CONCEPTUAL ROAD PROFILES
 7315 & 7417 - 44TH ST NE
 MARYSVILLE, WA
 PARCELS 3005350030-3600,-3700

TOLL BROS., INC

8815 - 122ND AVE NE, STE 200
 KIRKLAND, WA 98033
 (425) 825-1955

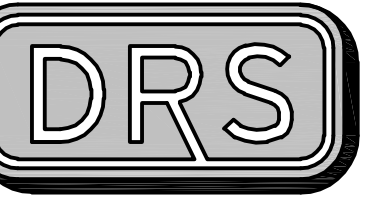


DATE	REVISION	PER CITY COMMENTS
06-29-22	LRJ	PER CITY COMMENTS
09-15-22	LRJ	PER CITY COMMENTS
04-25-23	LRJ	PER CITY COMMENTS

DRAFTED BY: ZLJ
 DESIGNED BY: LRJ
 PROJECT ENGINEER: LRJ
 DATE: 05-12-22
 PROJECT NO.: 21101

DRAWING: **C6**
 SHEET: **6** OF **9**

SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.
MARYSVILLE - 44TH PRD



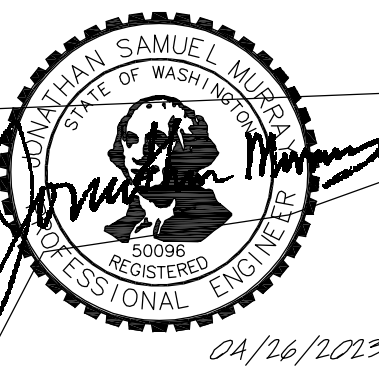
D.R. STRONG
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MARYSVILLE - 44TH PRD

CONCEPTUAL WATER PLAN
 7315 & 7417 - 44TH ST NE
 MARYSVILLE, WA
 PARCELS 3005350030-3600,-3700

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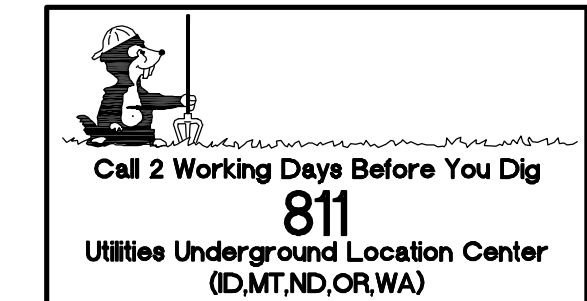
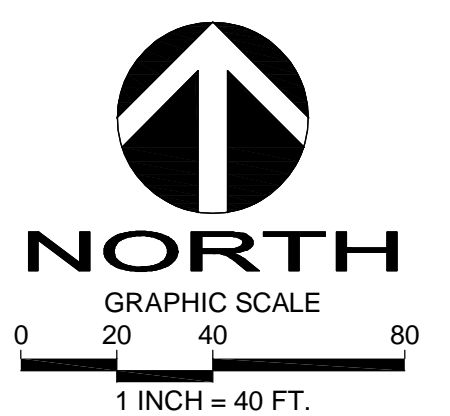
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 KIRKLAND, WA 98033
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DATE	REVISION	PER CITY COMMENTS	PER CITY COMMENTS
06-29-22	APR	LRJ	LRJ
09-15-22		LRJ	LRJ
04-25-23		LRJ	LRJ

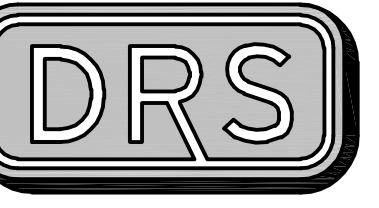
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 DESIGNED BY: LRJ
 PROJECT ENGINEER: LRJ
 DATE: 05-12-22
 PROJECT NO.: 21101

DRAWING: **C8**
 SHEET: **8** OF **9**



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SW 1/4 SECTION 35, TOWNSHIP 30 N, RANGE 5 E, W.M.
MARYSVILLE - 44TH PRD



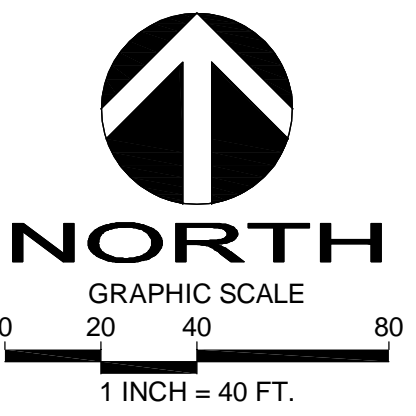
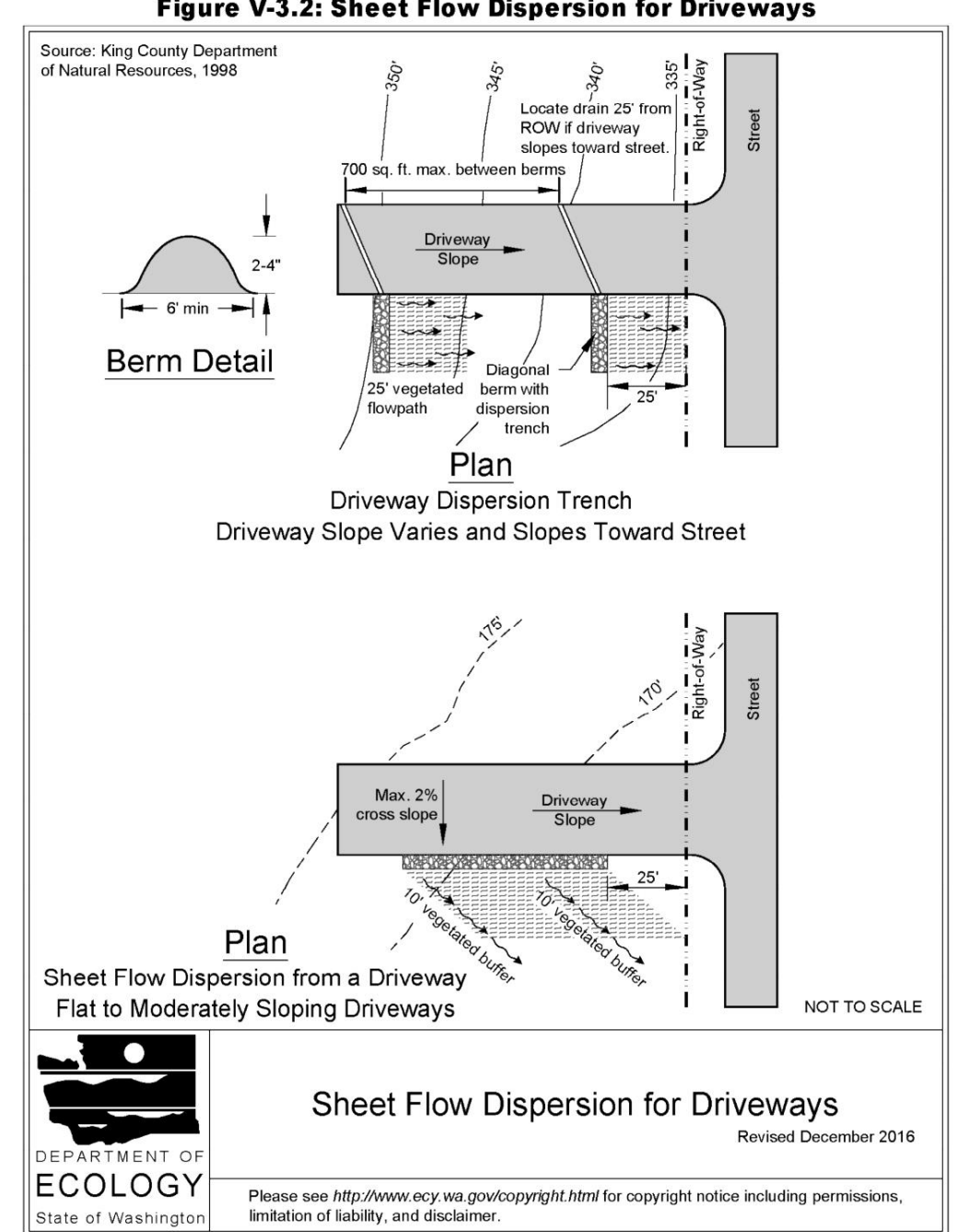
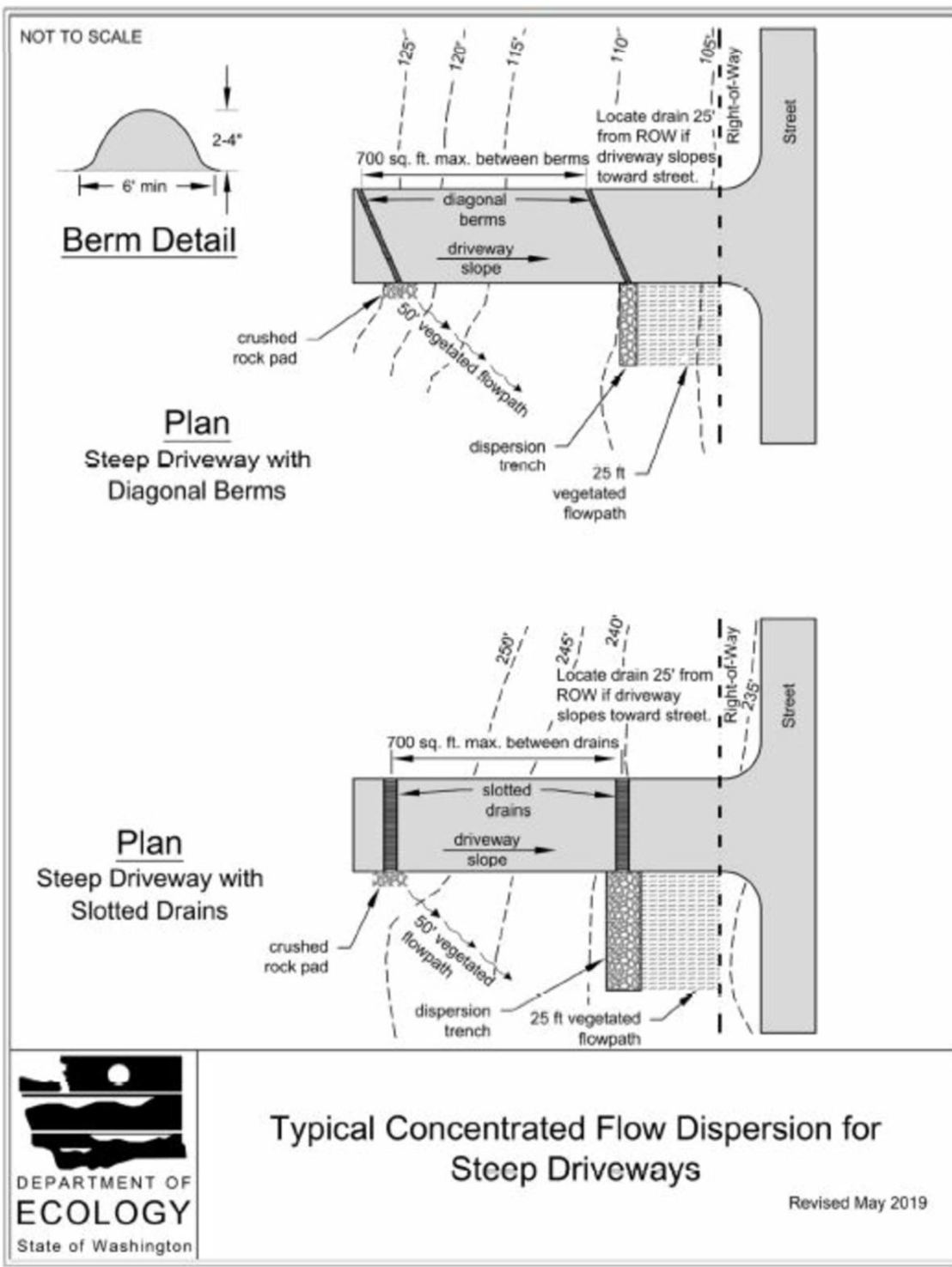
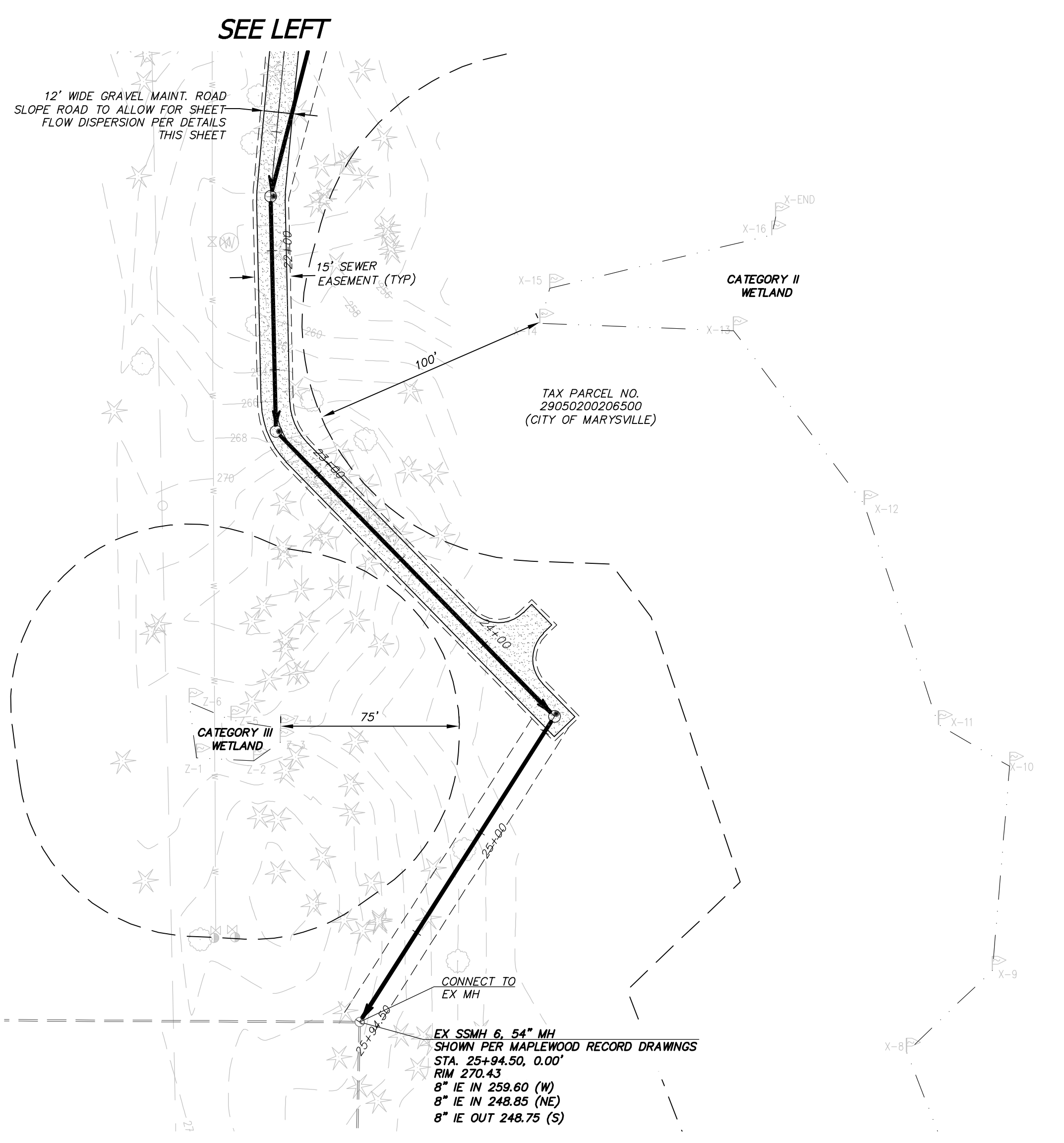
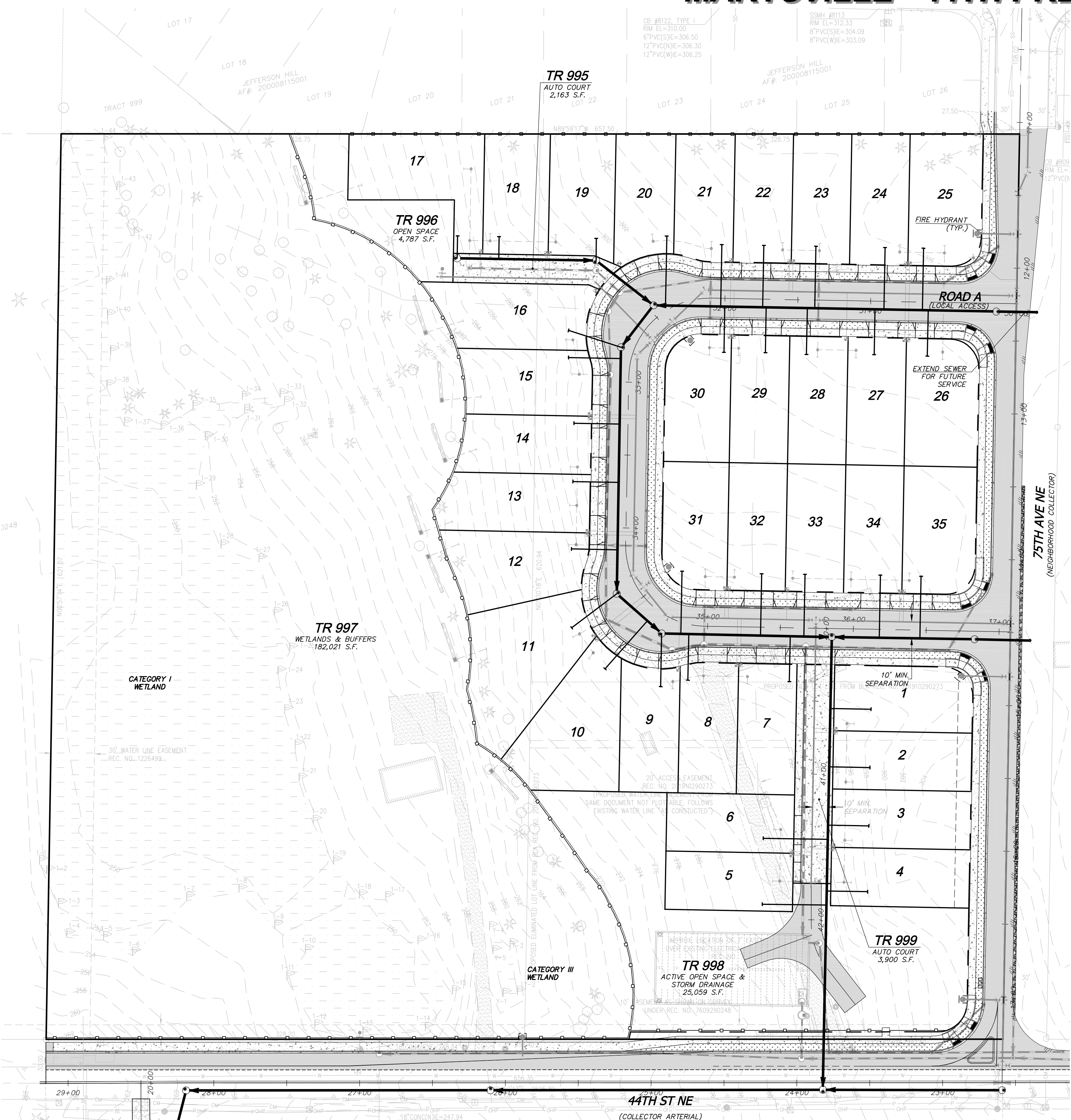
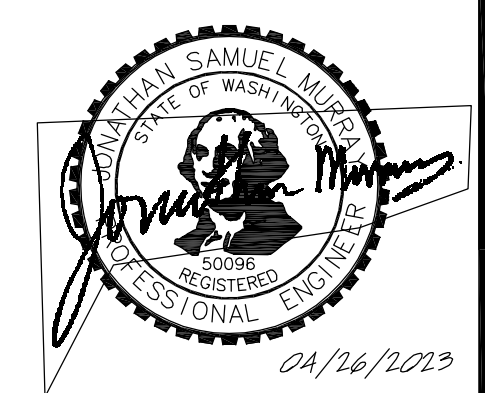
D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
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MARYSVILLE - 44TH PRD

CONCEPTUAL SEWER PLAN
 7315 & 7417 - 44TH ST NE
 MARYSVILLE, WA
 PARCELS 3005350030-3600-3700

TOLL BROS., INC

8815 - 122ND AVE NE, STE 200
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 (425) 825-1955



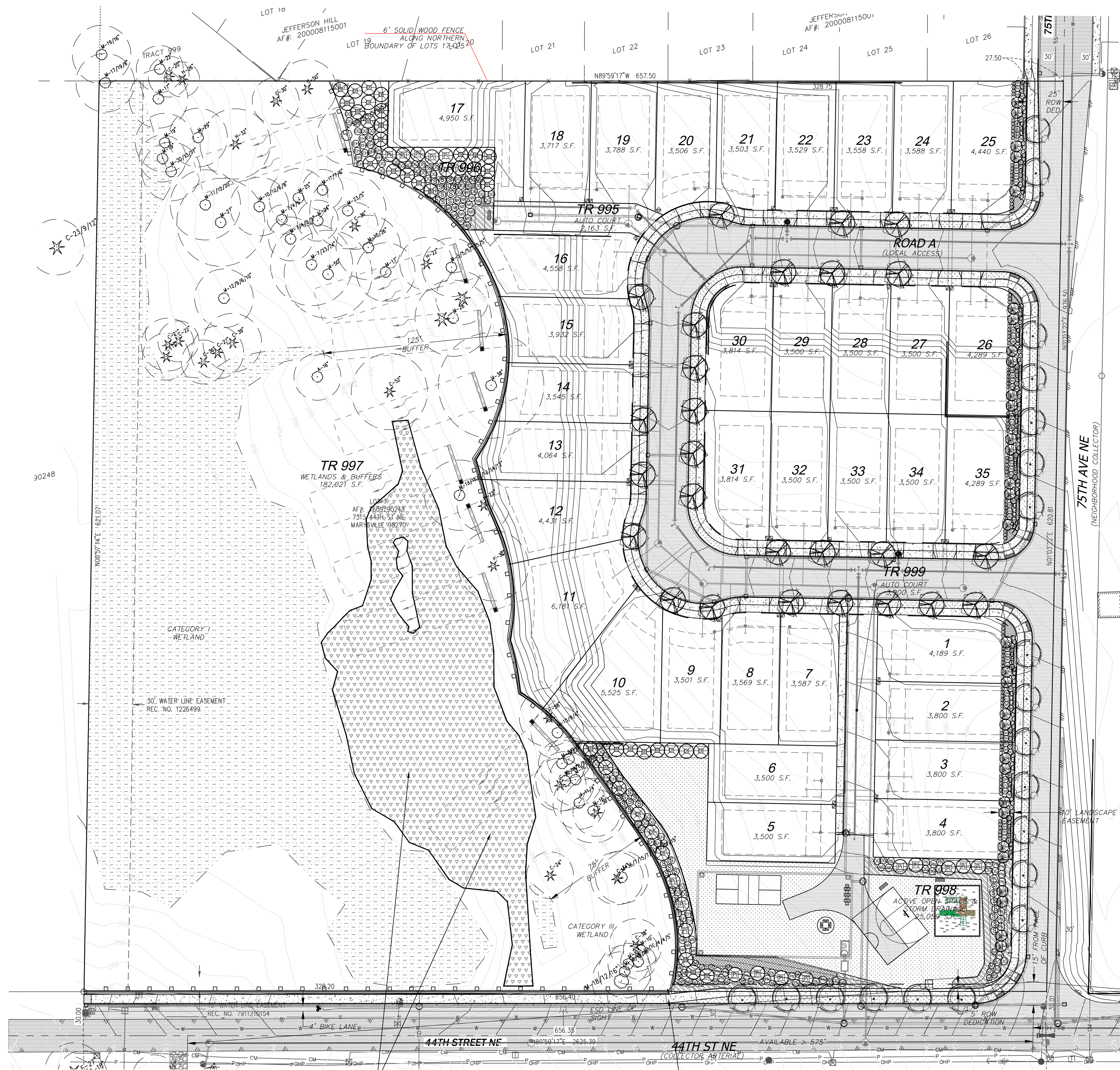
SEE RIGHT

Call 2 Working Days Before You Dig
811
 Utilities Underground Location Center
 (D.M.T.N.D. OR WA)

DRAFTED BY: ZLJ
 DESIGNED BY: LRJ
 PROJECT ENGINEER: LRJ
 DATE: 05-12-22
 PROJECT NO.: 21101

DRAWING: C9
 SHEET: 9 OF 9

LANDSCAPE PLAN



WETLAND BUFFER ENHANCEMENT AREA. SEE RADAKE ASSOCIATES INFORMATION THIS SHEET

SIDEWALK ABUTS CURB. END OF LANDSCAPE AND STREET TREES ALONG 44TH

STREET TREE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
<i>Acer rubrum</i>	Red Maple	26	1-1/2" cal	Full and Matching
<i>Cercidiphyllum japonicum</i>	Katsura	21	1-1/2" cal	Full and Matching

BUFFER ENHANCEMENT

Proposed wetland buffer enhancement. See plant schedule and typical planting plan this set

Critical Areas Sign and Fence

See Raedeke Associates Supplemental Memorandum dated November 2, 2022.

BUFFER RESTORATION

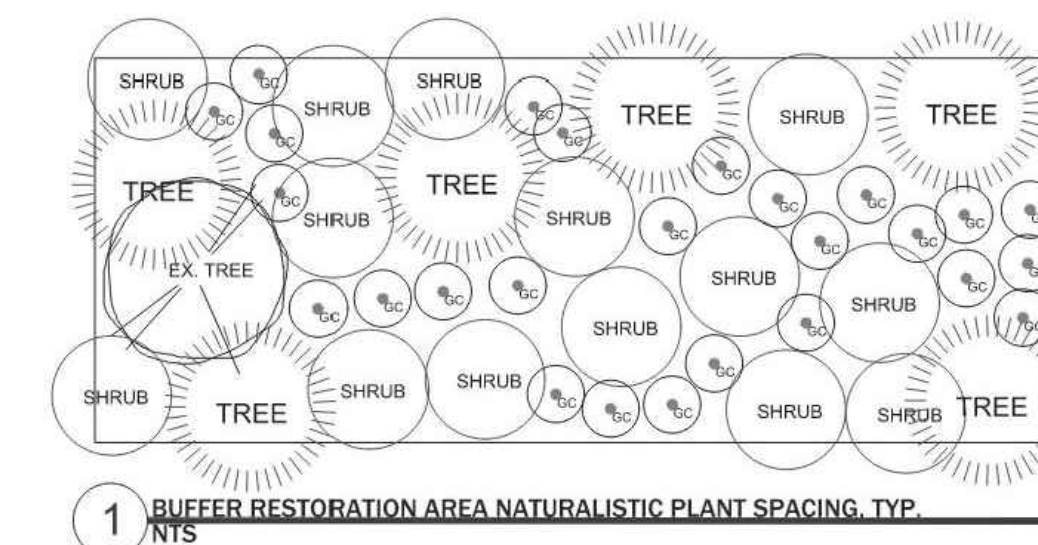
SCIENTIFIC NAME	COMMON NAME	WIS STATUS	MIN. SIZE	QTY.	SPACING	LOCATION
<i>Malus fusca</i>	Pacific crabapple	FACW	4" tall	44	10' O.C.	SUN
<i>Picea sitchensis</i>	Sitka spruce	FAC	4" tall	44	10' O.C.	SUN
<i>Pinus contorta var. contorta</i>	Bosch pine	FAC	4" tall	44	10' O.C.	SUN
<i>Prunus emarginata</i>	Bittercherry	FACU	2 gal.	44	10' O.C.	SUN
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU	4" tall	44	10' O.C.	SUN
<i>Thuja plicata</i>	Western red arborvitae	FAC	4" tall	44	10' O.C.	SHADE

SHRUBS

SCIENTIFIC NAME	COMMON NAME	FAC STATUS	MIN. SIZE (container)	QTY.	SPACING	LOCATION
<i>Acer circinatum</i>	Vine Maple	FAC	1 gal.	106	5' O.C.	SHADE
<i>Cornus alba</i>	Red osier dogwood	FACW	1 gal.	106	5' O.C.	EITHER
<i>Gaultheria shallon</i>	Salal	FACU	1 gal.	106	4' O.C.	SHADE
<i>Rubus spectabilis</i>	Salmonberry	FACU	1 gal.	106	5' O.C.	SUN
<i>Mahonia aquifolium</i>	Hollyleaved oregon grape	FACU	1 gal.	106	5' O.C.	SHADE
<i>Physocarpus capitatus</i>	Pacific ninebark	FAC	1 gal.	106	5' O.C.	SUN
<i>Rosa nutkana</i>	Nootka rose	FAC	1 gal.	106	5' O.C.	SUN
<i>Sambucus racemosa</i>	Red elder	FACU	1 gal.	106	5' O.C.	SUN
<i>Symphoricarpos albus</i>	Common snowberry	FACU	1 gal.	106	5' O.C.	SHADE
<i>Vaccinium ovatum</i>	Evergreen blueberry	FACU	1 gal.	106	5' O.C.	SHADE

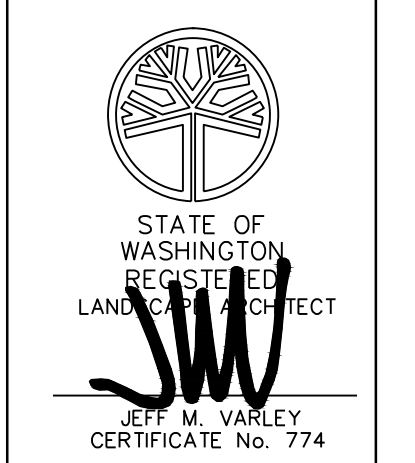
HERBACEOUS

SCIENTIFIC NAME	COMMON NAME	FAC STATUS	MIN. SIZE (container)	QTY.	SPACING	LOCATION
<i>Polystichum munitum</i>	Pineland Swordfern	FACU	1 gal.	831	4' O.C.	SHADE



See Raedeke Associates Supplemental Memorandum dated November 2, 2022.

REVISIONS	
NO.	DATE
1	9.15.22
2	12.29.22

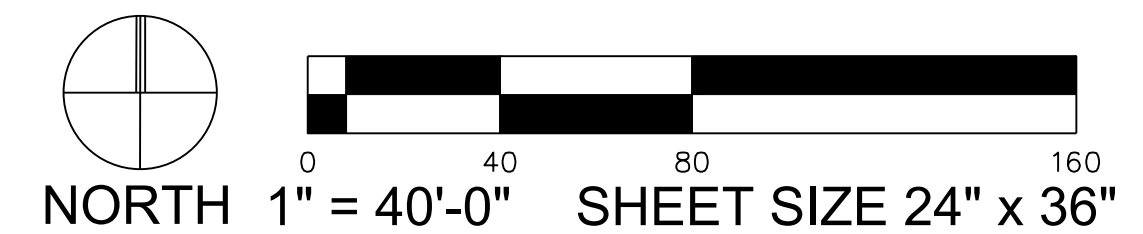


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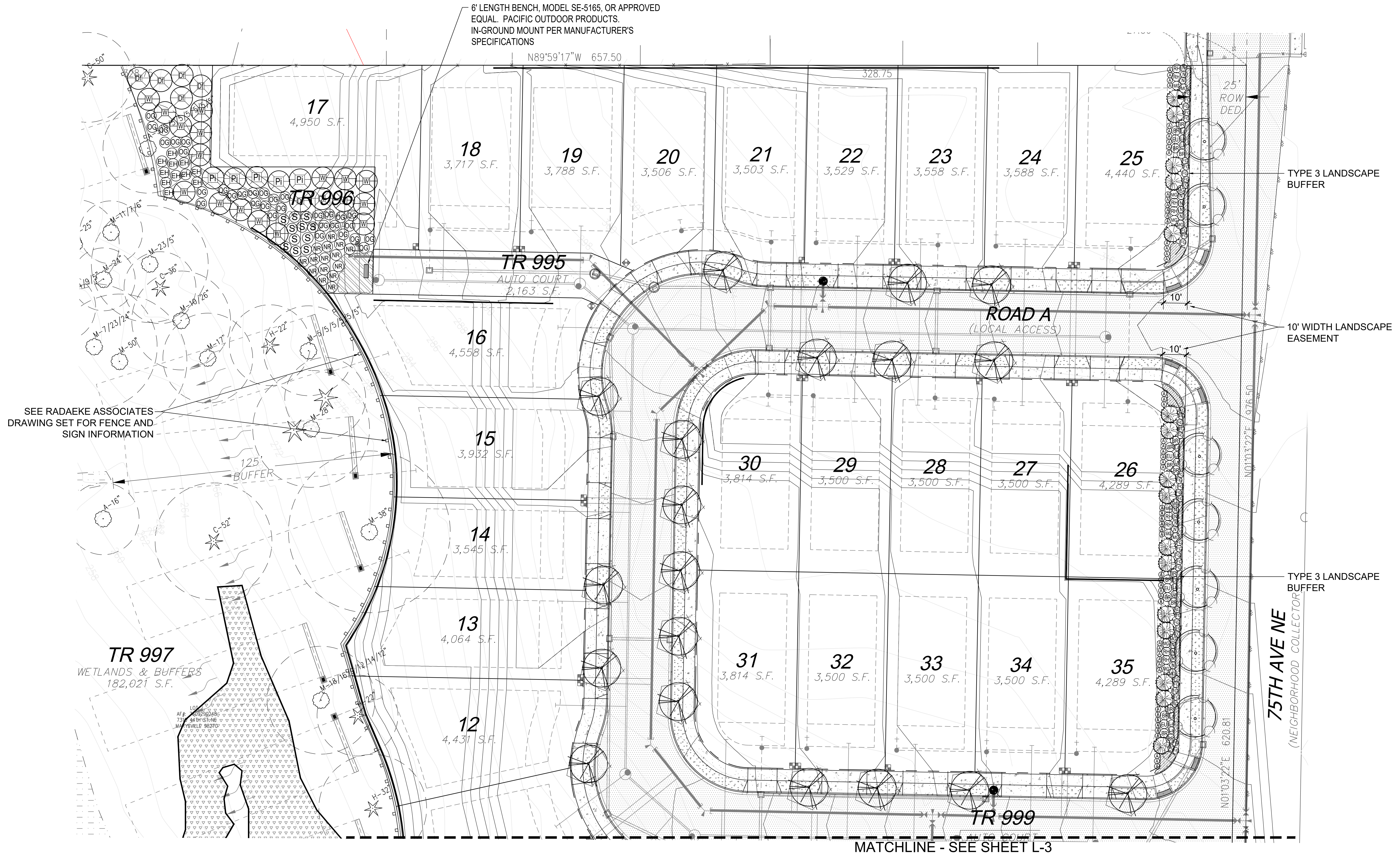
MARYSVILLE 44th PRD
STREET TREE PLAN

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	6.22.22
SCALE:	AS SHOWN
JURISDICTION:	MARYSVILLE

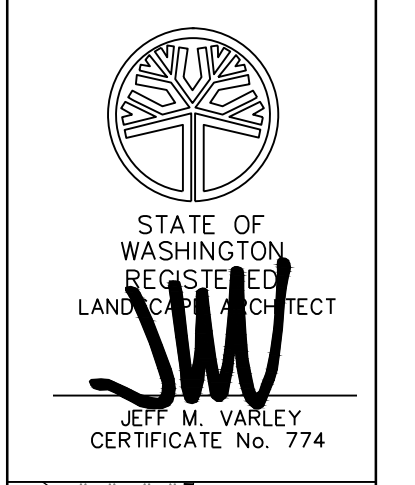
L-1
SHEET 1 of 5



LANDSCAPE PLAN



NO.	DATE	DESCRIPTION
1	9.15.22	REVISED
2	12.29.22	REVISED



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JEFF VARLEY
 19819 30th Drive SE Bothell Washington 98012
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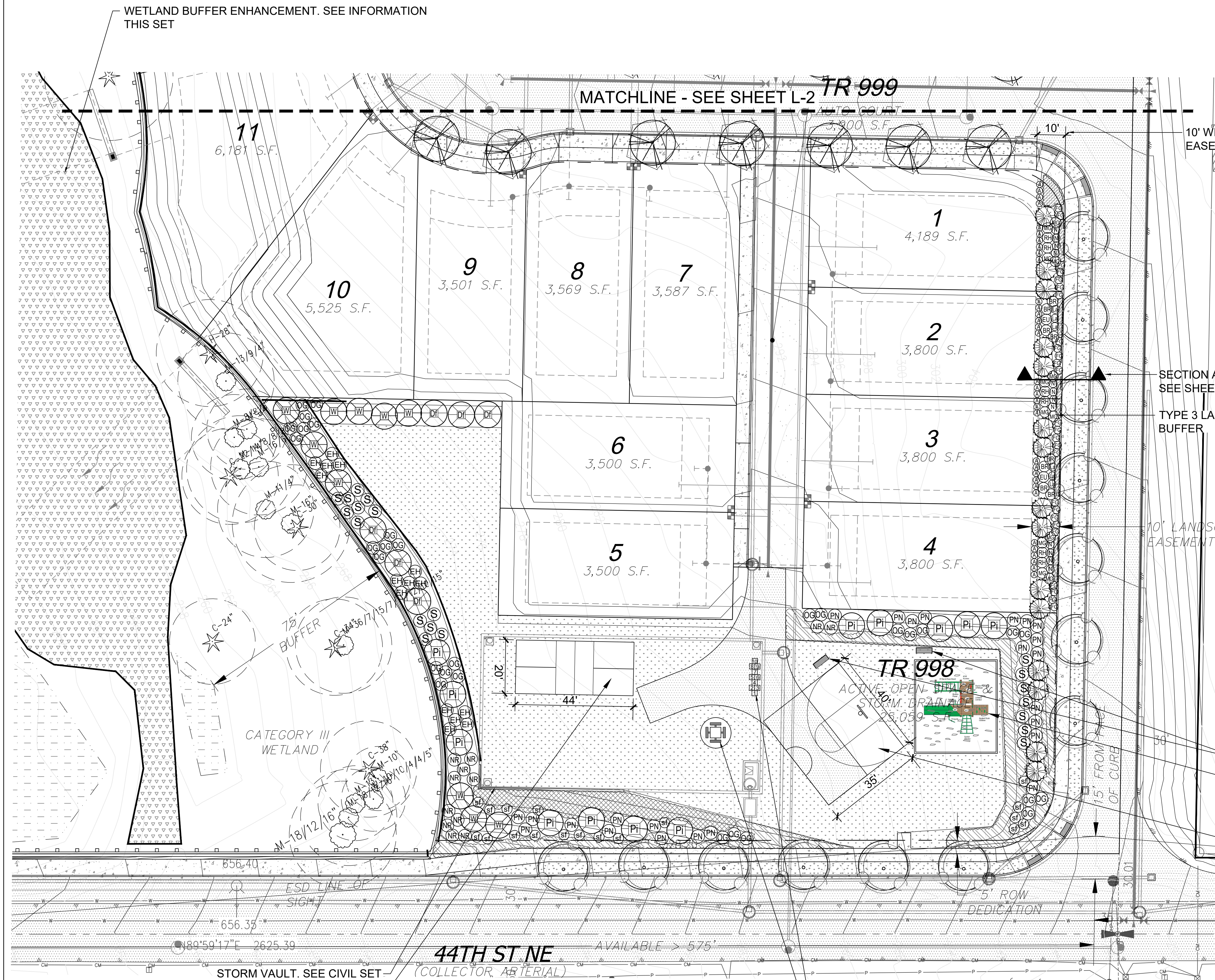
MARYSVILLE 44th PRD
 LANDSCAPE PLAN - NORTH

JOB NUMBER:
 DRAWING NAME:
 DESIGNER: JMV
 DRAFTING BY: JMV
 DATE: 6.22.22
 SCALE: AS SHOWN
 JURISDICTION: MARYSVILLE

L-2
 SHEET 2 of 5



LANDSCAPE PLAN



SE-5165

- Size: 6'
- Finish: Powder Coated
- Installation: In-Ground Mount, Surface Mount

Category: Benches

BENCH WITH BACK



BASKETBALL POST WITH BACKBOARD AND NET



SE-5340

SKU: SE-5340

Category: Tables

PICNIC TABLE



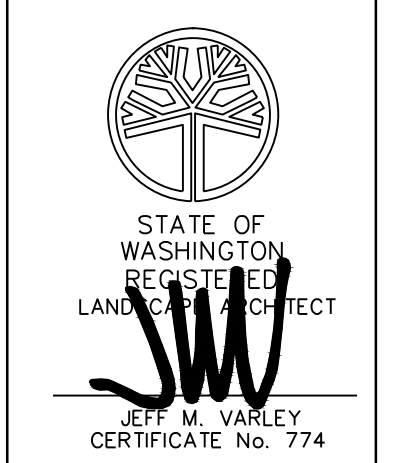
PICKLEBALL COURT

BENCH

PLAY TOY, MODEL PE-7835. AGE RANGE: 5-12 YEARS, 28-35 KIDS, 9 ACTIVITIES. MINIMUM 12" DEPTH APPROVED PLAY CHIPS. TIMBER EDGING AROUND SAFE PLAY ZONE (30'x34')

35'x40' CONCRETE BASKETBALL COURT WITH ALUMINUM POLE AND BACKBOARD WITH NET. IN-GROUND MOUNT GOOSENECK POLE PER MANUFACTURER'S SPECIFICATIONS. SEE THIS SET FOR CONCRETE DETAIL. EPOXY PAINT BLACK STRIPING AS SHOWN. MAXIMUM 2%-3% SLOPE

REVISIONS	
NO.	DATE
1	9.15.22
2	12.29.22



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MARYSVILLE 44th PRD
LANDSCAPE PLAN - NORTH

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	6.22.22
SCALE:	AS SHOWN
JURISDICTION:	MARYSVILLE

L-3
SHEET 3 of 5



LANDSCAPE PLAN

LANDSCAPE PLANTING NOTES AND MATERIALS

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

IRRIGATION SYSTEM:
NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. SEE ADDITIONAL NOTE THIS SET

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- TREE STAKING AND TYPING MATERIALS.
- ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "GAL" INDICATES GALLON.

- SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY; HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
- LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY TO TEST FOR NUTRIENTS, pH, AND ORGANIC MATTER. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

- TOPSOIL:
ALL LANDSCAPED AND LAWN AREAS, EXCEPT AREAS WITHIN THE DRIPLINE OF PRESERVED TREES, SHALL BE AMENDED PER BMP 15.13, POST CONSTRUCTION SOIL QUALITY AND DEPTH, IN VOLUME V OF THE WASHINGTON DEPARTMENT OF ECOLOGY 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, AS MAY BE AMENDED HEREAFTER. DEEPER SOIL AMENDMENT WILL PROVIDE IMPROVED GROWING MEDIUM AND INCREASED WATER HOLDING CAPACITY.

ORGANIC MULCH (TOPDRESSING):
CEDAR GROVE COMPOST (OR APPROVED EQUAL) IN ALL LANDSCAPE AREAS.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER, NO WIRE.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 2-INCH DEPTH.

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

PLANT SCHEDULE

BOTANICAL NAME COMMON NAME QTY SIZE REMARKS

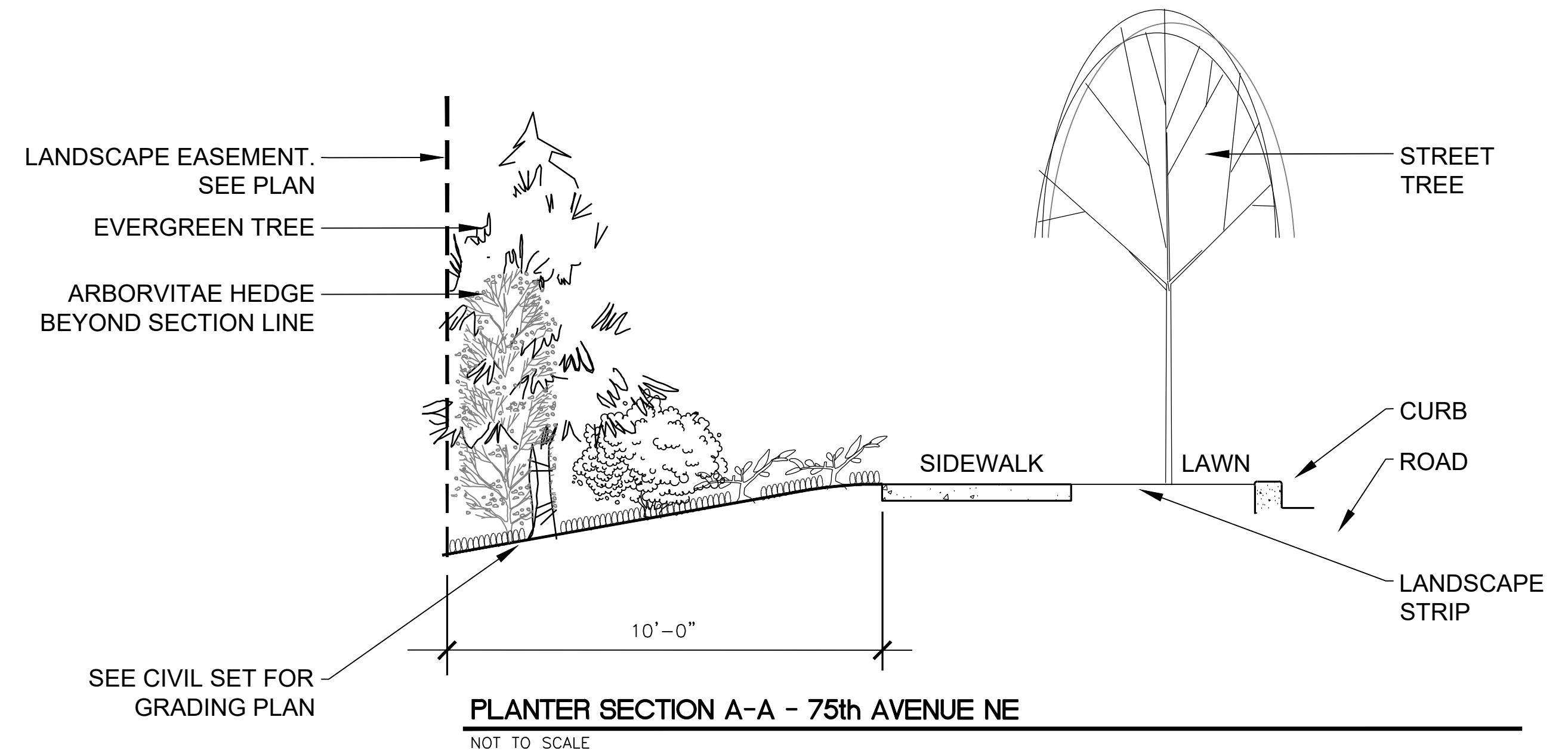
ADDT'L TREES

	Pinus flexilis 'Vanderwolf'	Limber Pine	31	5'-6" ht.	Full and Matching
	Pseudotsuga menziesii	Douglas Fir	13	4' ht.	Full and Matching
	Pinus contorta	Shore Pine	17	4' ht.	Full and Matching
	Thuja plicata	Western Red Cedar	27	4' ht.	Full and Matching

SHRUBS and GROUND COVER

	Miscanthus sinensis	Maiden Grass	26	2-gallon	Full and Matching
	Euonymus jap. 'Aureo-marginata'	Golden Euonymus	6	5-gallon	Full and Matching
	Nandina domestica	Nandina	27	1 gallon	Full and Matching
	Berberis thunbergii	Redleaf Barberry	24	5 gallon	Full and Matching
	Pennisetum alop. 'Hameln'	Fountain Grass	70	1 gallon	Full and Matching
	Lavandula sp. 'Hidcote'	Lavender	18	1 gallon	Full and Matching
	Rhododendron 'Anah Kruschke'	Rhodie	14	1 gallon	Full and Matching
	Polystichum munitum	Sword Fern	18	18"-21" ht.	Full and Matching
	Rosa nutkana	Nootka Rose	27	1 gallon	Full and Matching
	Mahonia aquifolium	Tall Oregon Grape	62	1 gallon	Full and Matching
	Vaccinium ovatum	Evergreen Huckleberry	26	1 gallon	Full and Matching
	Symphoricarpos albus	Snowberry	31	1 gallon	Full and Matching
	Physocarpus capitatus	Pacific Ninebark	24	1 gallon	Full and Matching
	Thuja occidentalis 'Emerald Green'	Arborvitae	90	4'-5" ht.	Full and Matching

	Arctostaphylos uva-ursi	Kinnikinnik	As req'd	1 gallon	Plant 36" on-center
	Gaultheria shallon	Salal	As req'd	1 gallon	Plant 48" on-center
	Erica sp. 'Med. Pink'	Heather	As req'd	1 gallon	Plant 24" on-center
	Turfgrass Lawn, Seed or sod				



PE-7835

- Capacity: 28 - 36 kids
- Area Needed: 30' x 34'
- Age Range: 5 to 12
- Activities: 9

Category: **Playsystems**

REVISIONS	
NO.	DATE
1	9.15.22
2	12.29.22



JEFF M. VARLEY
CERTIFICATE No. 774

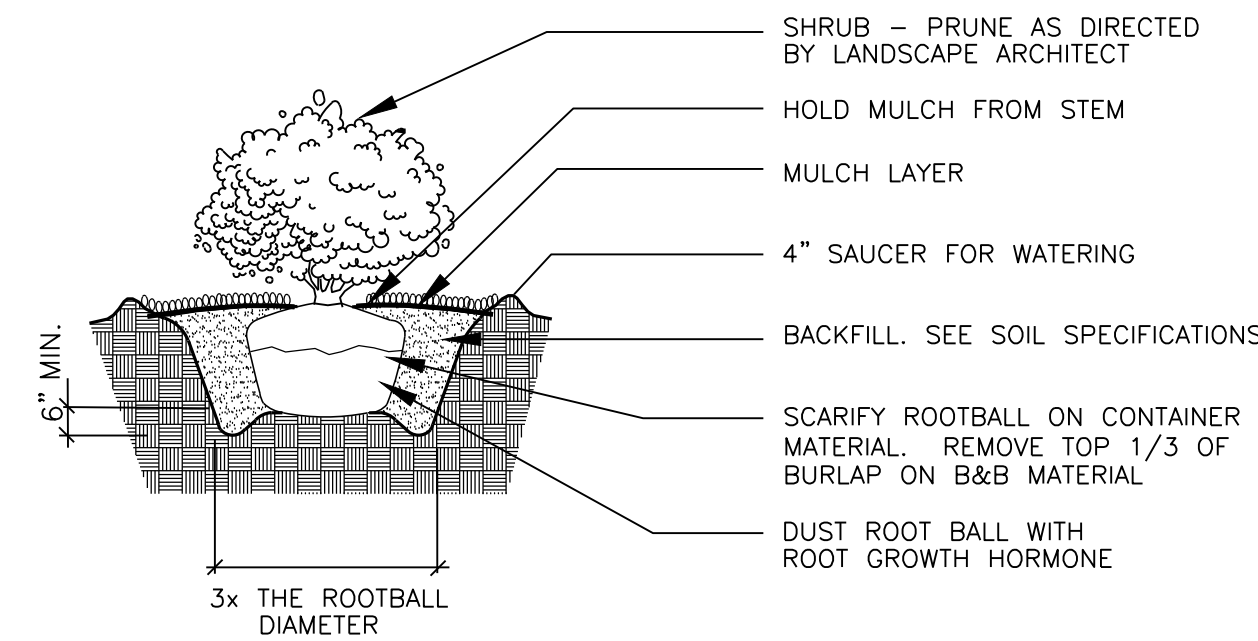
VARLEY • VARLEY • VARLEY
landscape architect
JEFF VARLEY
19919 30th Drive SE Bothell Washington 98012
jeff@vovv.com phone 425-468-9430
www.varleylandscape.com

MARYSVILLE 44th PRD
LANDSCAPE NOTES AND SECTION

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	6.22.22
SCALE:	AS SHOWN
JURISDICTION:	MARYSVILLE

L-4
SHEET 4 of 5

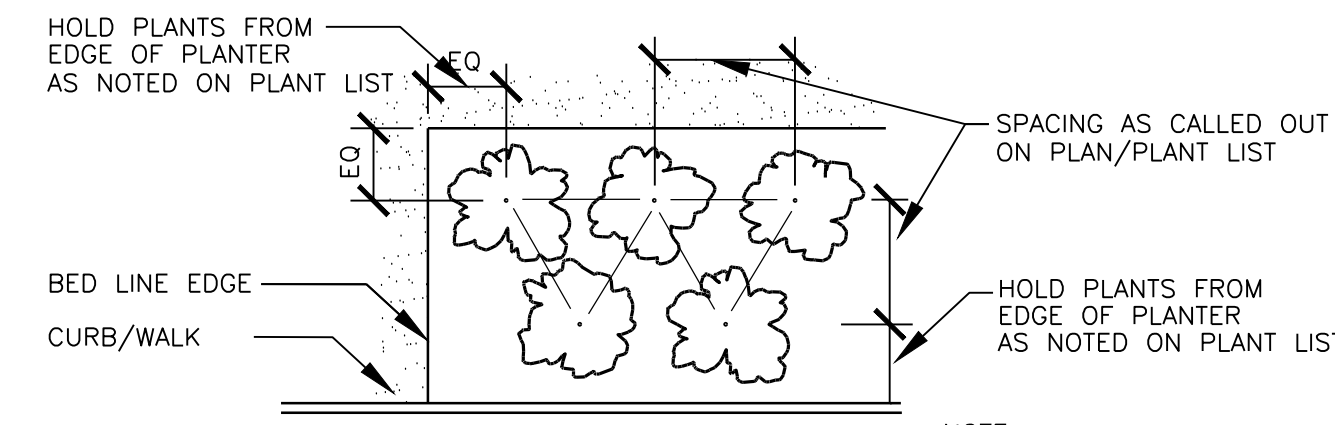
LANDSCAPE PLAN



NOTE:
 APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
 PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

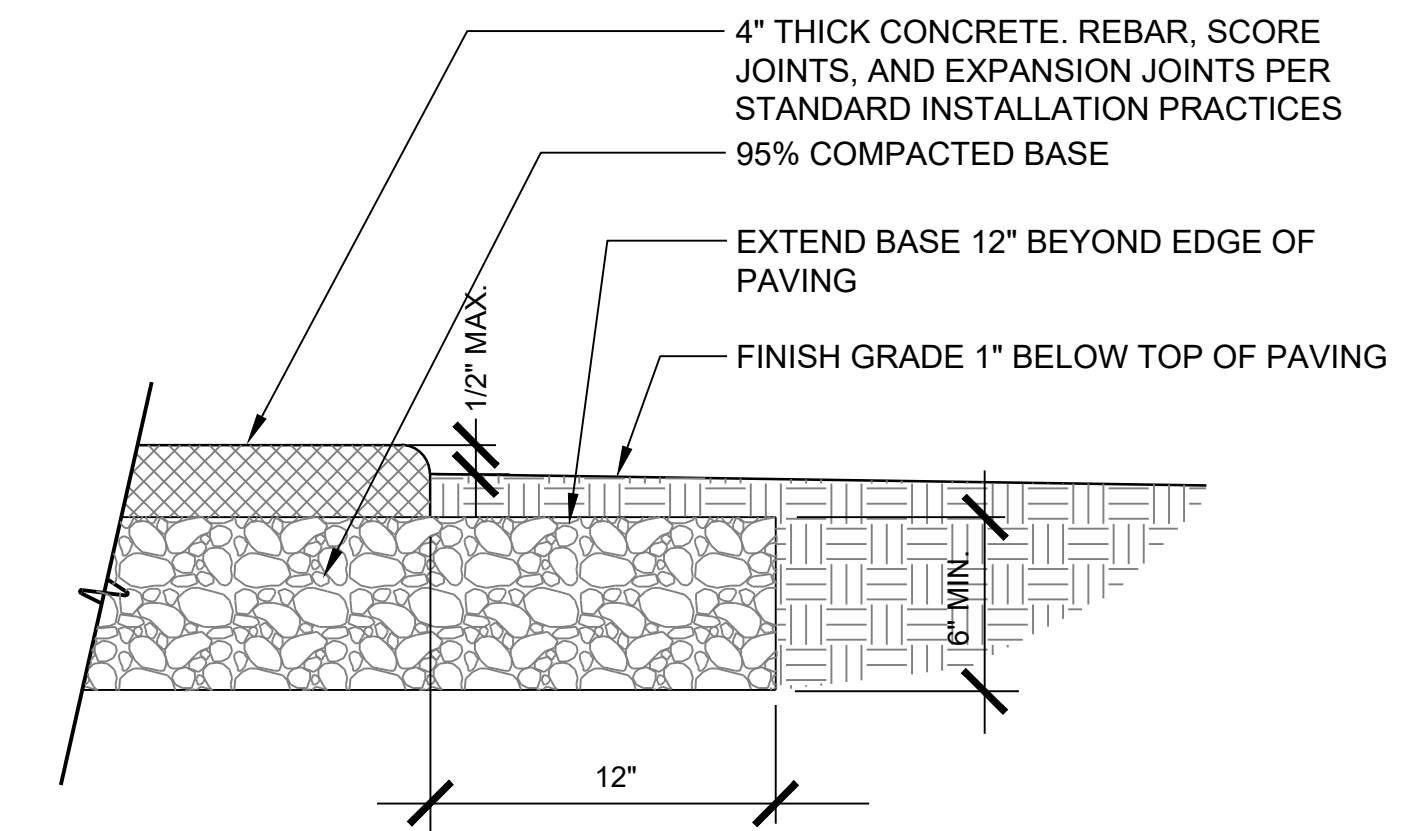
SHRUB PLANTING DETAIL

NOT TO SCALE



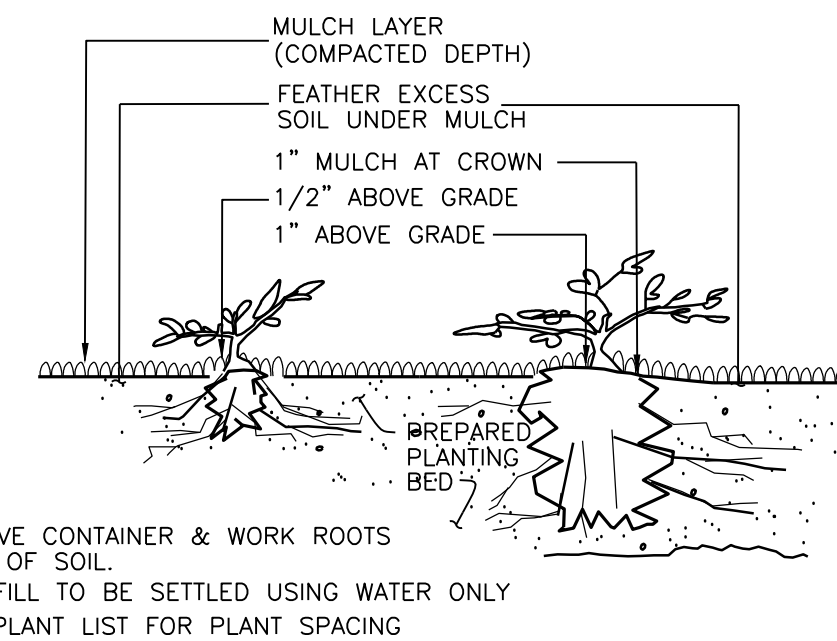
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



CONCRETE SPORT COURT

NOT TO SCALE

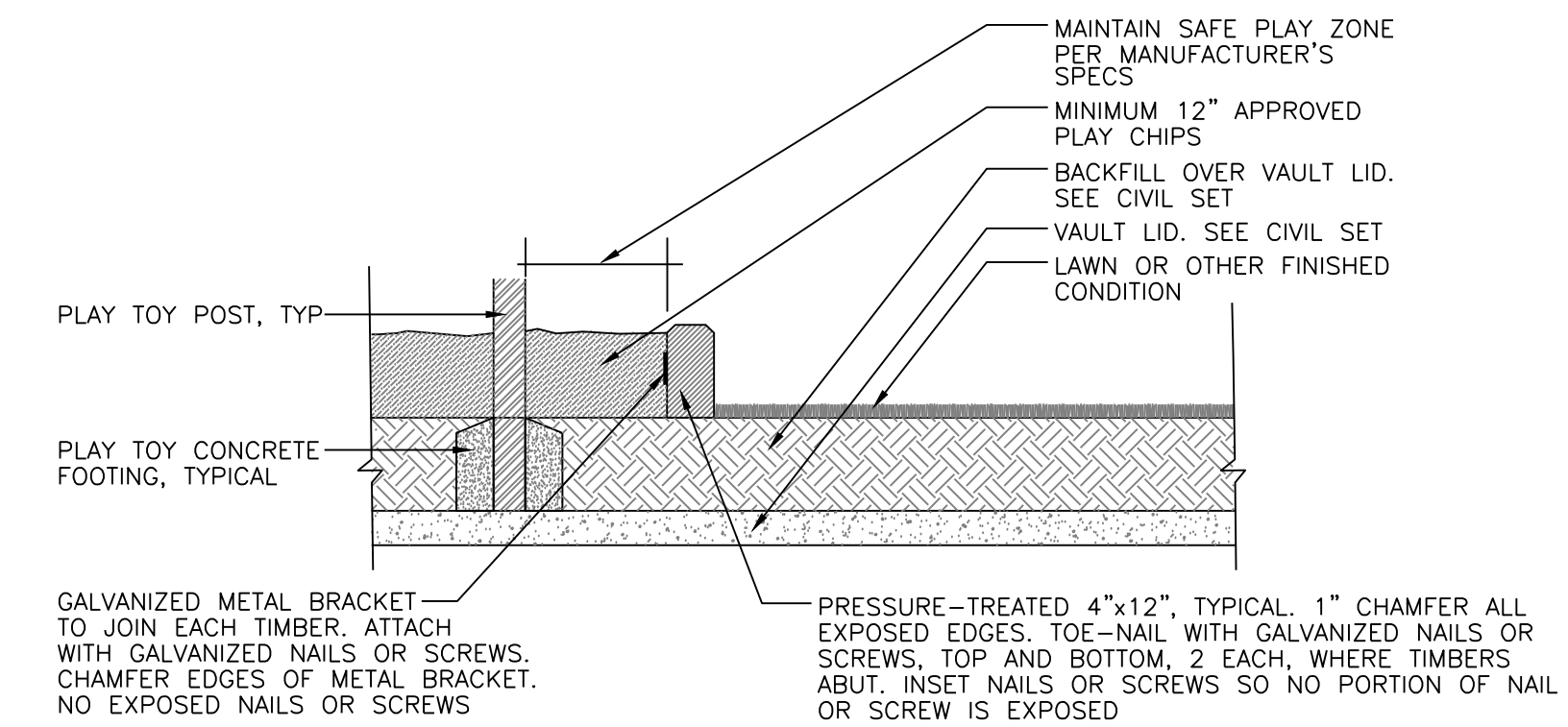


NOTE:
 REMOVE CONTAINER & WORK ROOTS FREE OF SOIL.
 BACKFILL TO BE SETTLED USING WATER ONLY.
 SEE PLANT LIST FOR PLANT SPACING.

LESS THAN 1 GAL (PLANTED BEFORE MULCH) 1 GAL CONTAINER and LARGER (PLANTED BEFORE MULCH)

GROUNDCOVER PLANTING DETAIL

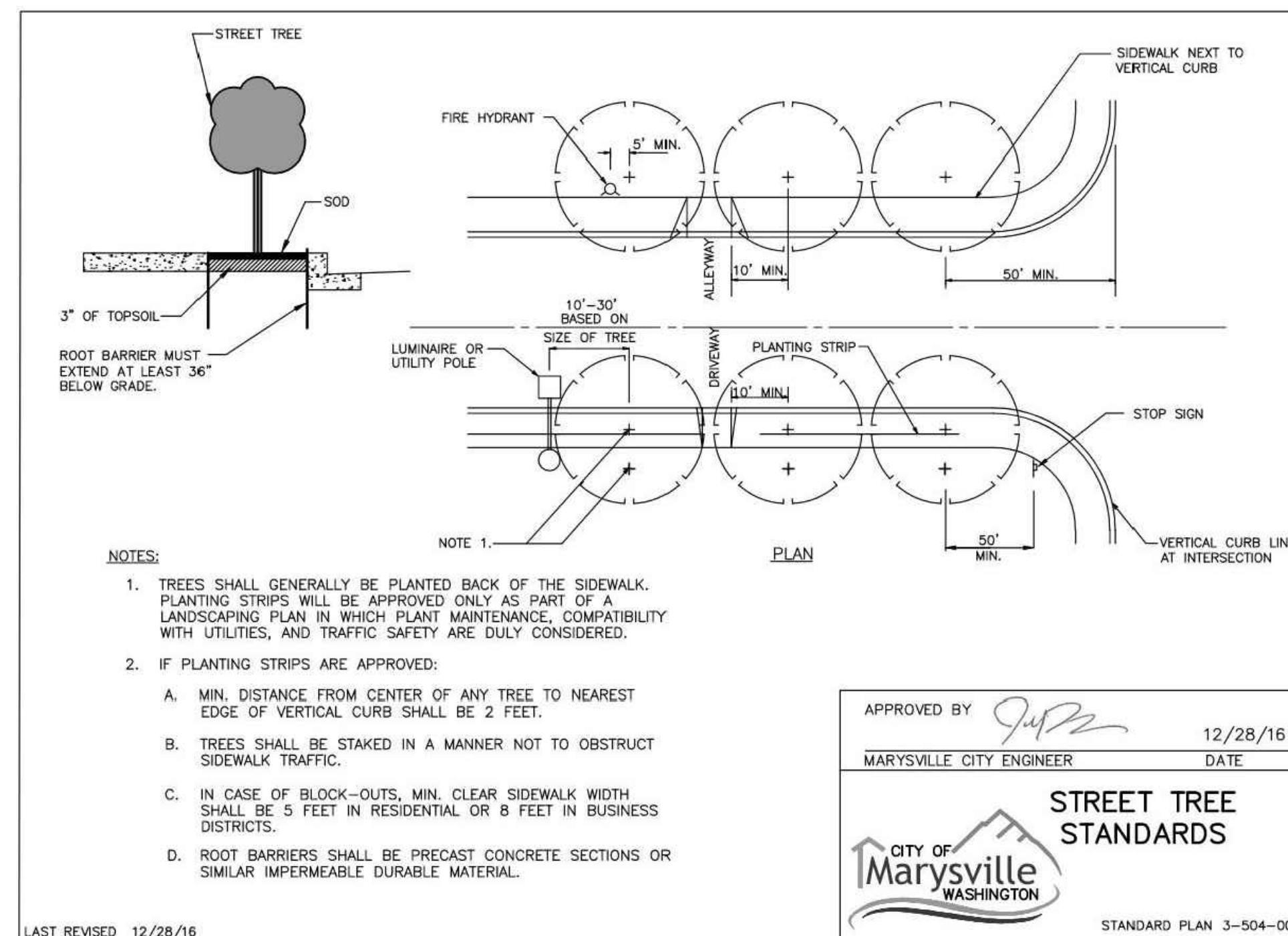
NOT TO SCALE



TIMBER EDGING DETAIL

NOT TO SCALE

VERIFY VAULT CONDITIONS WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION



NOTES:

- TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
- IF PLANTING STRIPS ARE APPROVED:
 - MIN. DISTANCE FROM CENTER OF ANY TREE TO NEAREST EDGE OF VERTICAL CURB SHALL BE 2 FEET.
 - TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
 - IN CASE OF BLOCK-OUTS, MIN. CLEAR SIDEWALK WIDTH SHALL BE 5 FEET IN RESIDENTIAL OR 8 FEET IN BUSINESS DISTRICTS.
 - ROOT BARRIERS SHALL BE PRECAST CONCRETE SECTIONS OR SIMILAR IMPERMEABLE DURABLE MATERIAL.

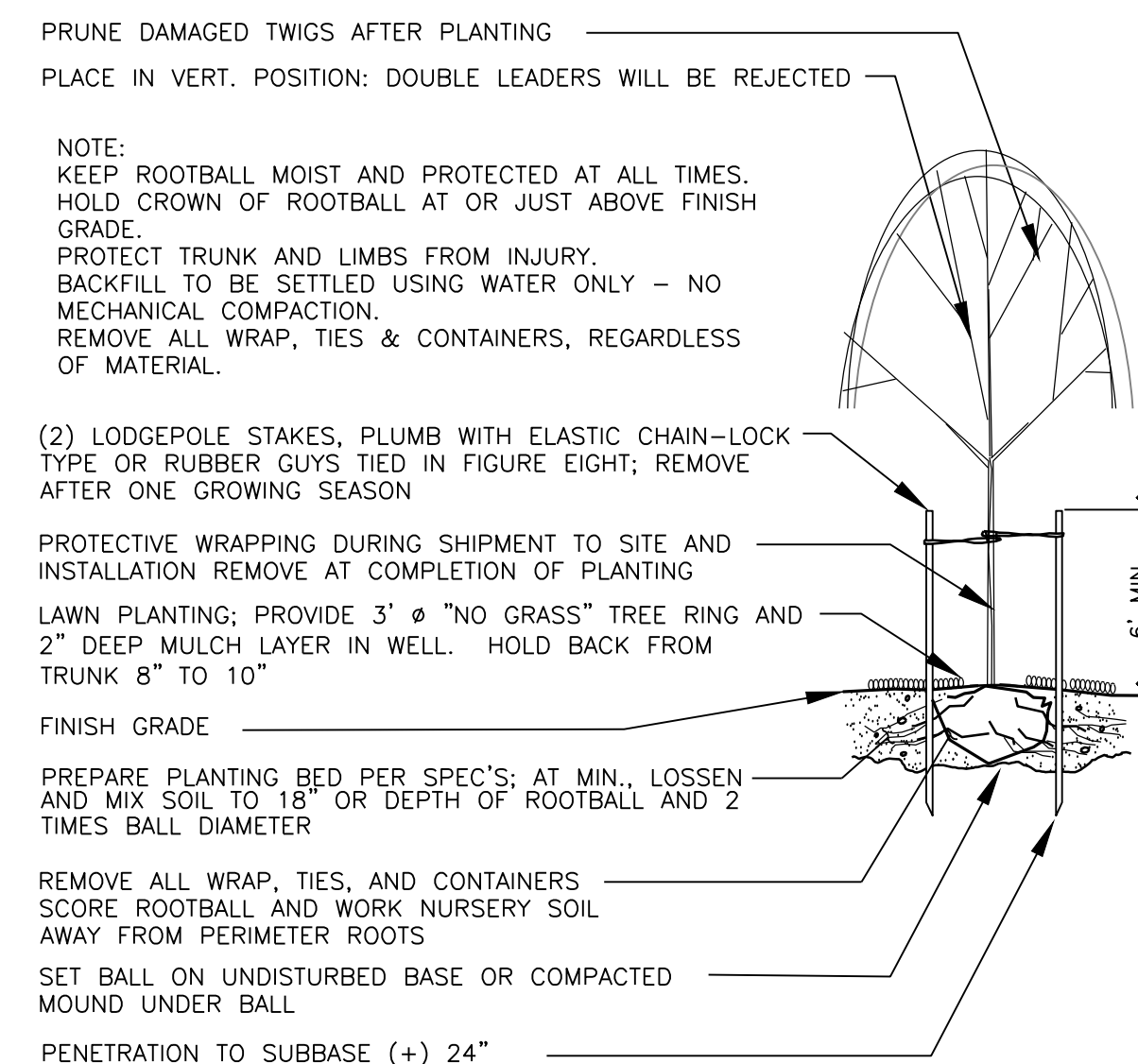
LAST REVISED 12/28/16

APPROVED BY *[Signature]* 12/28/16
 MARYSVILLE CITY ENGINEER DATE

CITY OF Marysville WASHINGTON

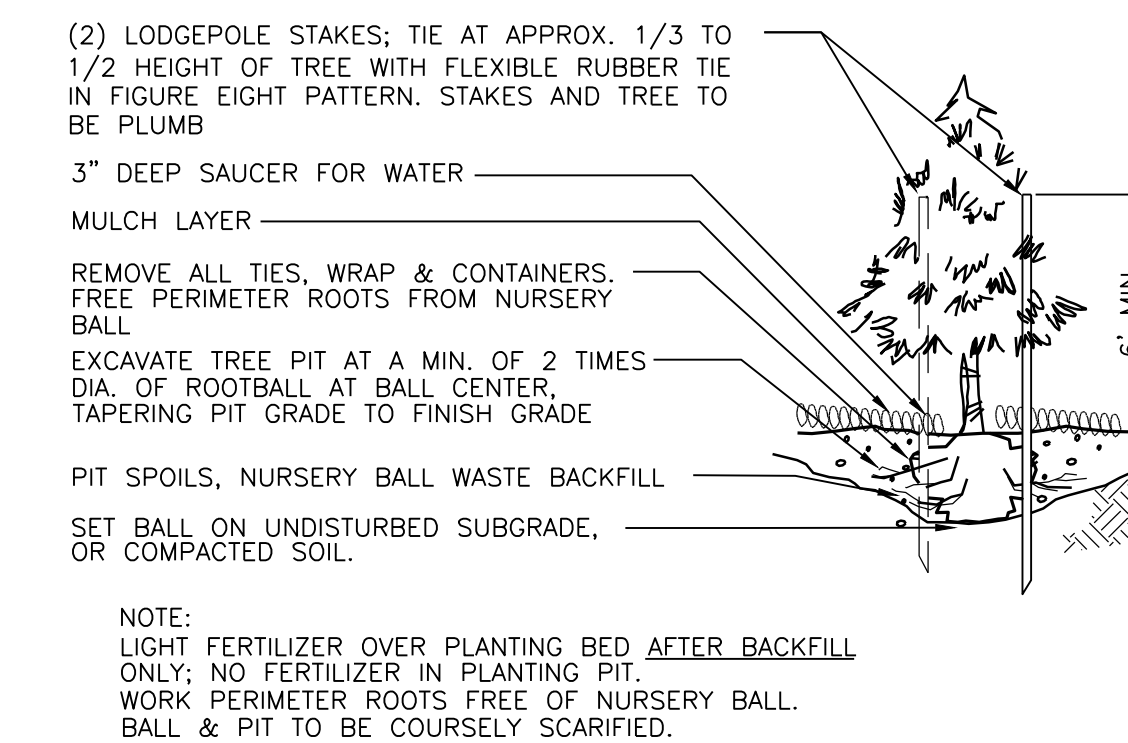
STREET TREE STANDARDS

STANDARD PLAN 3-504-001



DECIDUOUS TREE PLANTING/STAKING DETAIL

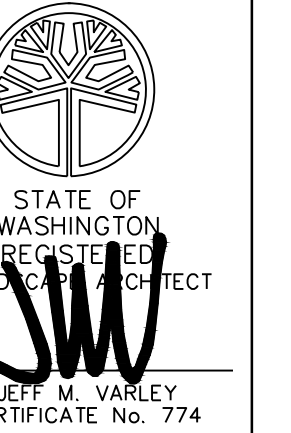
NOT TO SCALE



EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	9.15.22	REVISED	JMV
2	12.29.22	REVISED	JMV



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 landscape architect
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MARYSVILLE 44th PRD

LANDSCAPE DETAILS

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	6.22.22
SCALE:	AS SHOWN
JURISDICTION:	MARYSVILLE

L-5

SHEET 5 of 5