

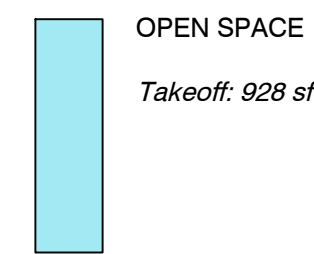
A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M.  
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA

**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.
- Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway they shall be screened with vegetation or by architectural features.

**OPEN SPACE AND RECREATION REQUIRED**

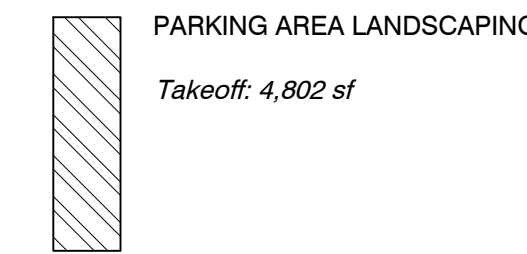
**B.3.1 Open Space for Non-Residential Uses**  
2% Of applicable site and 1% of building floor area.  
Applicable Site: 39,532 sf x 2% = 791 sf  
Building Floor Area: 9,989 sf x 1% = 100 sf  
Total Required: 891 sf  
Total Provided: 928 sf



**B.3.2 Pedestrian-Oriented Spaces**  
At least 2 lf of seating area or one individual seat per 60 sf of plaza or open space required.  
891 sf x 2lf / 60 sf = 30 lf of seating required  
30 lf provided (5 6' Benches)

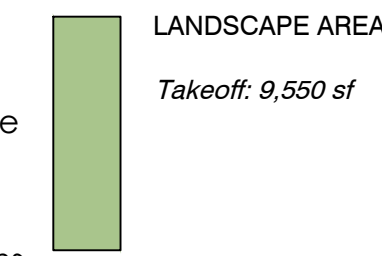
**PARKING LOT LANDSCAPING**

PER MMC 22C.120.130  
Parking Lot Area = 15,853 SF  
10% landscaping required = 1,585 SF  
Landscaping Provided = 4,802 SF



**WATER CONSERVATION STANDARDS**

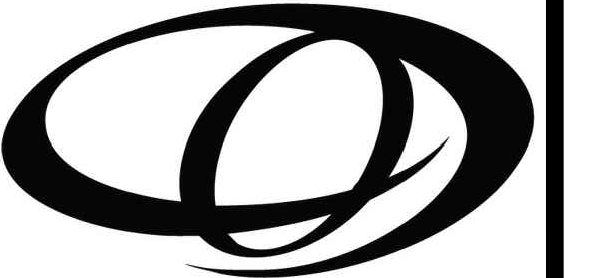
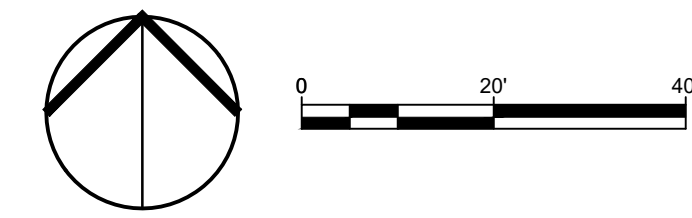
MMC 22C.120.050  
(c)(i) Turf, high-water-use plantings and water features shall be considered high-water uses and shall be limited to not more than 40 percent of the project's landscaped area if nondrought resistant grass is used, and no more than 50 percent of the landscaped area if drought resistant grass is used.  
(c)(ii) Plants selected in all areas not identified for turf or high-water-use plantings shall be well suited to the climate, soils and topographic conditions of the site, and shall be low-water-use plants once established.  
(d) Newly landscaped areas should have soils amended with either four inches of appropriate organic material with the first two-inch layer filled into existing soils, or as called for in a soil amendment plan for the landscape.



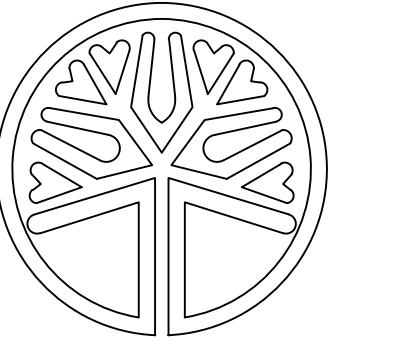
Landscaped area: 9,550 sf  
Turf area: 1,793 sf  
1,793 sf / 9,550 sf = 18.8%

**IRRIGATION ASSESSMENT**

Automatic irrigation system shall be provided with final landscape plan.



**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

**WHITE BARN DENTAL OFFICE**  
**8833 SOPER HILL ROAD**  
**MARYSVILLE, WASHINGTON**  
**PARCEL: 00590700032001**

DRAWING TITLE:  
**LANDSCAPE PLAN**

APPLICANT:  
**TITANIUM OFFICE, LLC**  
10515 20TH ST SE SUITE 202  
LAKE STEVENS, WA 98258  
CONTACT: PATRICK MCCOURT  
(425) 308-5101

DRAWING INFORMATION  
ODG PROJECT #: 22-429  
DRAWN BY: KL  
CHECKED BY: KL

DATE:  
**JUNE 29, 2022**

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

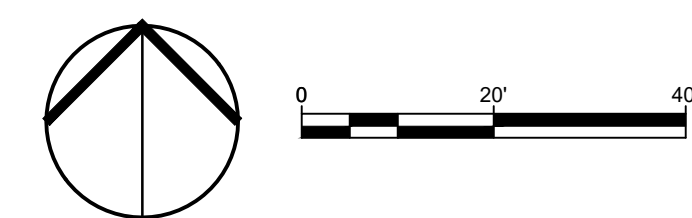
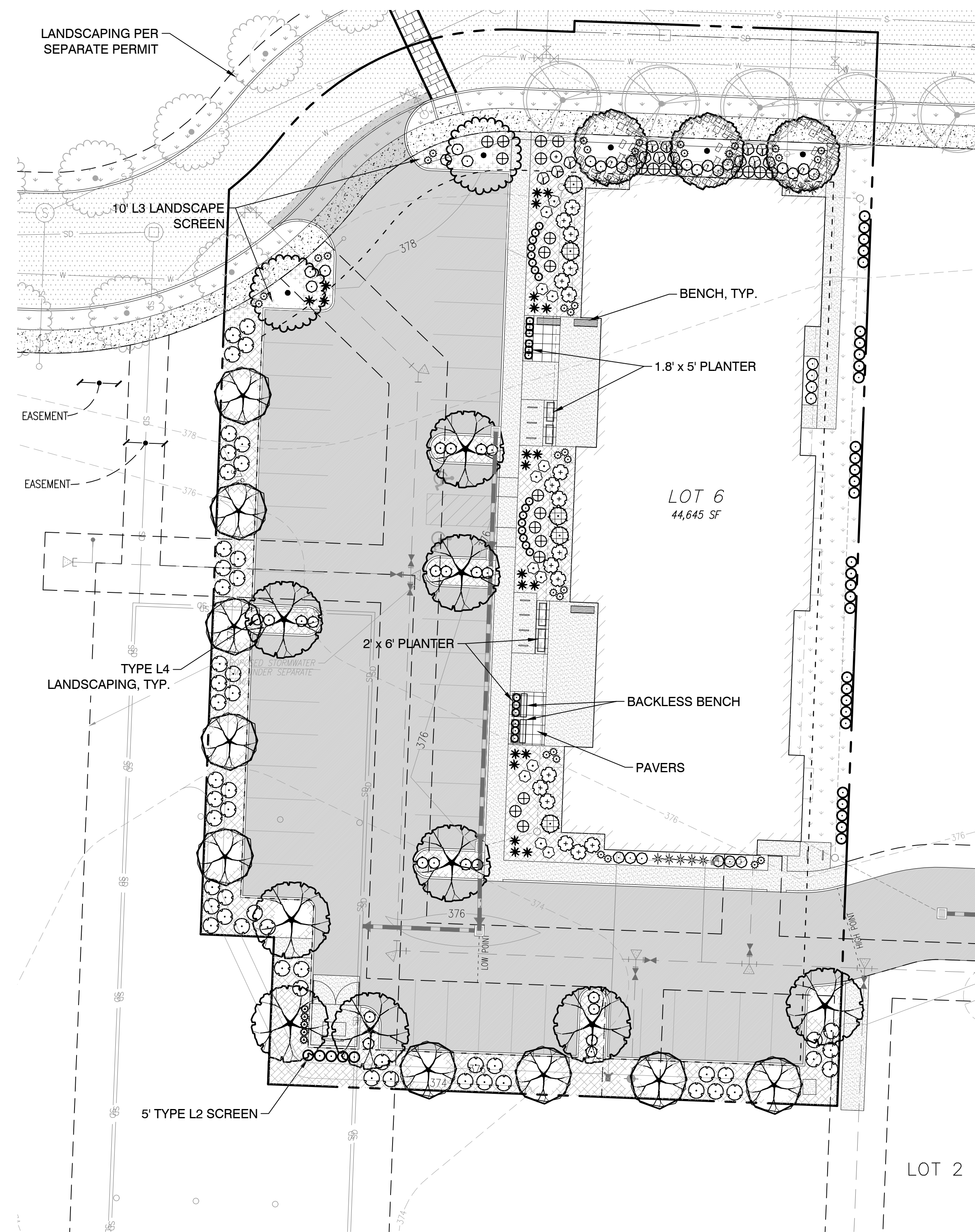
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Cal.	B&B
	9	Cornus kousa	Kousa Dogwood	2" Cal.	B&B
	9	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	2" Cal.	B&B
	2	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	35	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' HT	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	13	Abelia x grandiflora 'Nana'	Dwarf Glossy Abelia	2 gal.	Pot
	34	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 gal.	Pot
	29	Buxus sempervirens 'MonAlex' TM	Petite Pillar Dwarf Common Boxwood	2 gal.	Pot
	11	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot
	25	Cornus sanguinea 'Cato' TM	Arctic Sun Bloodtwig Dogwood	2 gal.	Pot
	22	Euonymus japonicus 'Microphylla Variegata'	Variegated Boxleaf Euonymus	2 gal.	Pot
	5	Hydrangea paniculata 'Dvp Pinky' TM	Pinky Winky Panicle Hydrangea	2 gal.	Pot
	5	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 gal.	Pot
	12	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	2 gal.	Pot
	30	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot
	21	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot
	1	Pinus mugo 'Slowmound'	Mugo Pine	2 gal.	Pot
	53	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	24" HT.	Pot
	18	Rosa shrub 'Knock Out'	Knock Out Rose	2 gal.	Pot
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	1,726	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot
	138	Calluna vulgaris 'White Lawn'	White Lawn Prostrate Heather	4"	Pot
	11	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	Pot
	1,793 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	---	---

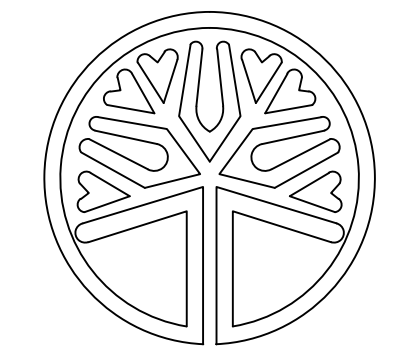
LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- 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.



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