A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

E SUNNYSIDE PRD

PRELIMINARY PLAT

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	FOUND CONCRETE MONUMENT AS NOTED
	FOUND REBAR W/ CAP AS NOTED
	SET REBAR W/ CAP
	CATCH BASIN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	POWER POLE
	GUY ANCHOR
	CONIFEROUS TREE
	DECIDUOUS TREE

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

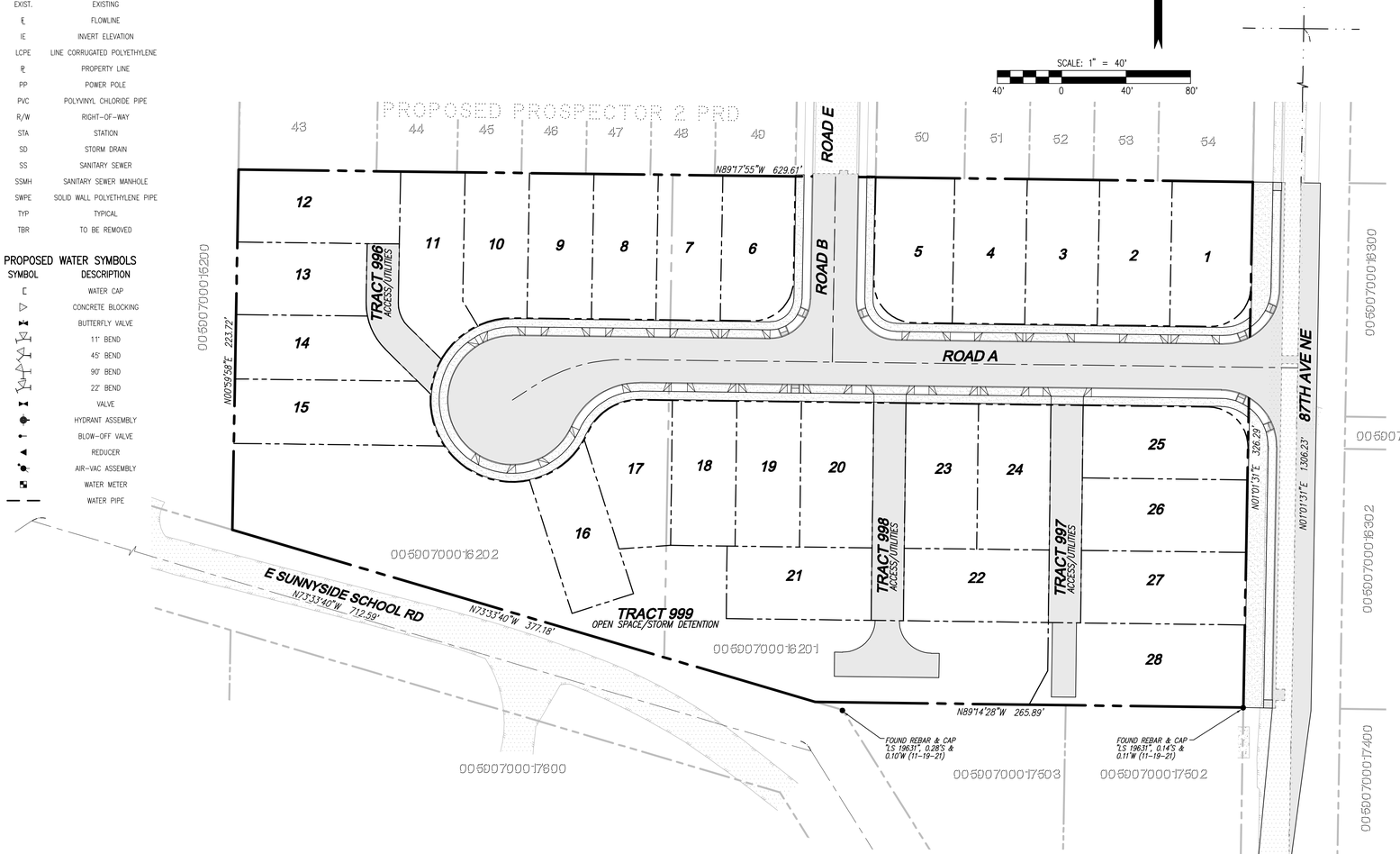
SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

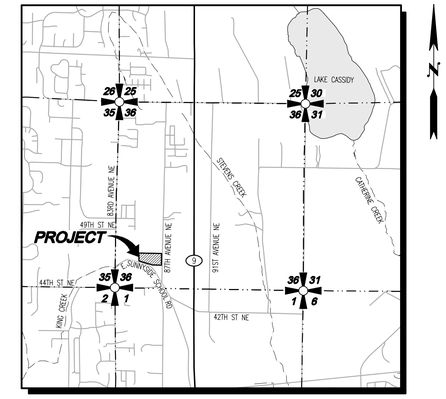
ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
℄	FLOWLINE
IE	INVERT ELEVATION
LCPE	LINE CORRUGATED POLYETHYLENE
℞	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11° BEND
	45° BEND
	90° BEND
	22° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE





VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A:
ALL THAT PORTION OF TRACT 162, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 162;
THENCE WEST ALONG THE NORTH LINE THEREOF 360 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 162 TO THE SOUTH LINE OF SAID TRACT;
THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID TRACT 162;
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 162 TO THE POINT OF BEGINNING.

PARCEL B:
TRACT 162 OF SUNNYSIDE FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS ON PAGE 19, RECORDS OF SNOHOMISH COUNTY;
EXCEPT THE EAST 360 FEET AS MEASURED ALONG THE NORTH LINE AND PARALLEL TO THE EAST LINE.

BOTH SITUATE IN THE COUNTY OF SNOHOIMSH, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83/2011
WASHINGTON STATE COORDINATES–NORTH ZONE

VERTICAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES–NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
MONUMENTED WEST LINE OF THE SW QUARTER OF SECTION 36
(BEARING = N 0°56'25" E)

BENCHMARK

BENCHMARK
WGS SURVEY DATA WAREHOUSE MONUMENT NO. 3005X21
FOUND 4"X4" CONCRETE MONUMENT WITH TACK IN LEAD AT THE WEST QUARTER CORNER OF SEC. 36, TOWNSHIP 30 N, RANGE 5 E

PUBLISHED ELEVATION = 388.27 FEET (NAVD88)

REFERENCES

(R1) RECORD OF SURVEY (AFN. 200812305012)
(R2) RECORD OF SURVEY (AFN. 200804295049)
(R3) BOUNDARY LINE ADJUSTMENT (AFN. 200010110472)
(R4) RECORD OF SURVEY (AFN. 9701085004)
(R5) BOUNDARY LINE ADJUSTMENT (AFN. 8709160386)
(R6) SNOHOMISH COUNTY ENGINEERS OFFICE EAST SUNNYSIDE SCHOOL RD SURVEY NO.1168
(R7) PLAT OF SUNNY SIDE FIVE ACRE TRACTS (AFN. 122901)
(R8) PLAT OF THE RIDGE (AFN. 201904255009)

CONTACT LIST

DEVELOPER/OWNER:
NATURAL 9 HOLDINGS, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WASHINGTON 98258
CONTACT: RYAN LARSEN
PHONE: (360) 631-1820
EMAIL: rlarsen@landprogrp.com

SURVEYOR:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: VINCE TOWNSEND, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: vtownsend@ldccorp.com

CIVIL ENGINEER:
LDC, INC.
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WOODINVILLE, WASHINGTON 98072
CONTACT: JESSE JARRELL, PE
PHONE: (425) 806-1869
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EMAIL: jjarrell@ldccorp.com

GEOTECHNICAL ENGINEER:
COBALT GEOSCIENCES, LLC
PO BOX 82243
KENMORE, WASHINGTON 98028
CONTACT: PHIL HABERMAN
PHONE: (206) 331-1079
EMAIL: phil@cobaltgeo.com

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
19TH AVENUE SE, SUITE 106
EVERETT, WASHINGTON 98208
CONTACT: JOHN LAUFENBERG
PHONE: (425) 337-3174
EMAIL: john@wetlanresources.com

PROJECT INFORMATION

TAX PARCELS:	00590700016202, 00590700016201
SITE ADDRESS:	4614 87TH AVENUE NE MARYSVILLE, WA 98270
TOTAL SITE AREA:	186,679 SF (4.29 AC)
ROW DEDICATION:	34,209 SF (0.79 AC)
NET SITE AREA:	152,470 SF (3.50 AC)
PROPOSED DENSITY:	8 UNITS/ACRE = 28 UNITS
EXISTING ZONING:	WR-R-4-8 WRSFH
PROPOSED LAND USE:	SINGLE FAMILY
PROPOSED LOTS:	28
LOTS ACCESSED FROM PRIVATE ROAD:	9 (32.1% OF TOTAL LOTS)
MIN OPEN SPACE:	22,871 SF (15% OF NET)
OPEN SPACE DESIGNED:	29,843 SF
MAX BUILDING HEIGHT:	30'
BUILDING SETBACKS:	
FRONT:	10' (20' FOR GARAGES)
SIDE:	5'
REAR:	10'
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
POWER:	SNOHOMISH COUNTY PUD NO. 1
GAS:	PUGET SOUND ENERGY
TELEPHONE:	FRONTIER
CABLE:	COMCAST
SCHOOL DISTRICT:	LAKE STEVENS SCHOOL DISTRICT NO. 5
FIRE DISTRICT:	MARYSVILLE FIRE DISTRICT RFA

TABLE OF CONTENTS

1 COVER SHEET
2 PRELIMINARY PLAT
L1-L5 LANDSCAPE PLAN

EARTHWORK QUANTITIES

CUT:	6,000 CY	
FILL:	14,000 CY	
NET:	8,000 CY	(FILL)
DISTURBED AREA:	192,400 SF	(4.42 AC)

PARKING INFORMATION

REQUIRED PARKING SPACES:	3 PER LOT- 84 SPACES
PROVIDED PARKING SPACES:	4 PER LOT- 112 SPACES

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN NOVEMBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PA_____

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC Surveying Engineering Planning
Kent | Woodinville 20210 142nd Avenue NE Woodinville, WA 98072 | Olympia
T 425.806.1869 www.LDCorp.com F 425.482.2893

NATURAL 9 HOLDINGS, LLC
E SUNNYSIDE PRD
COVER SHEET

JESSE A. JARRELL, STATE OF WASHINGTON, 45844, REGISTERED PROFESSIONAL ENGINEER, 3-1-22

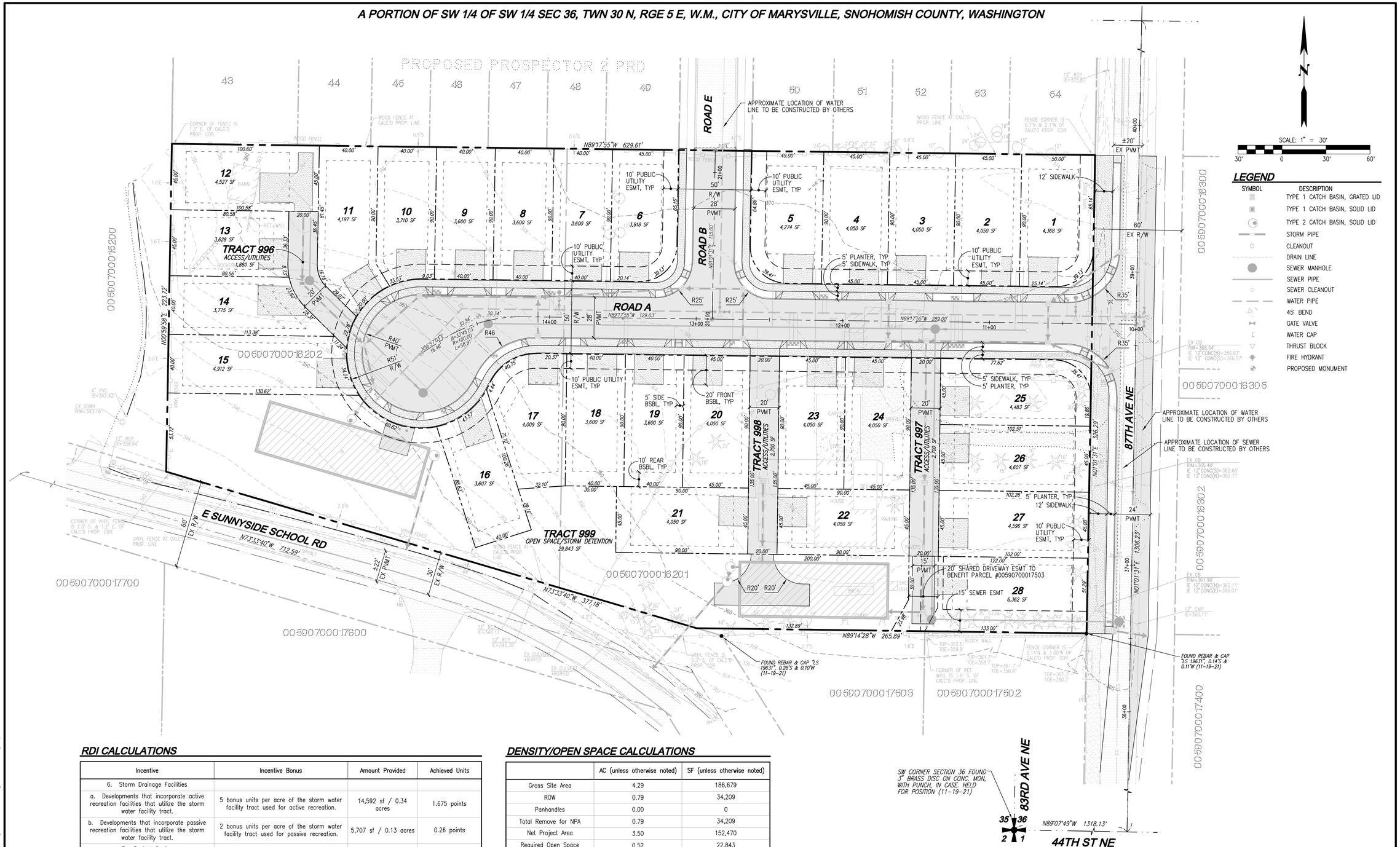
JOB NUMBER:	C21-202
DRAWING NAME:	C21202PP-CS-PL
DESIGNER:	JAJ
DRAFTING BY:	JDG
DATE:	7-25-22
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

CS-01

SHEET 1 OF 2

Drawing: P:\Civil\2021\c21-202 sunnyside plat\Drawings\Preliminary Plat\C21202PP-CS-PL.dwg Plotted: Sep 01, 2022 - 11:36am

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



RDI CALCULATIONS

Incentive	Incentive Bonus	Amount Provided	Achieved Units
6. Storm Drainage Facilities			
a. Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	14,592 sf / 0.34 acres	1.675 points
b. Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	5,707 sf / 0.13 acres	0.26 points
7. Project Design			
c. Installation of perimeter fencing and landscaping, at least six feet in width, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	1,604 lf	3.21 points
3. Community Image and Identity			
a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, bicycle facilities, pedestrian facilities, multi-use trails, gateway sign, etc.	$25,000 per bonus unit. Bonus units may only be claimed in whole numbers or 0.5 bonus unit increments.	$175,000.00	7
		Total Achieved Incentive Units	12.14 points

* TOTAL ALLOWED NUMBER OF LOTS 28
(BASE DENSITY CALCULATION+ INCENTIVES) 16 LOTS + 12 LOTS = 28 LOTS

DENSITY/OPEN SPACE CALCULATIONS

	AC (unless otherwise noted)	SF (unless otherwise noted)
Gross Site Area	4.29	186,679
ROW	0.79	34,209
Panhandles	0.00	0
Total Remove for NPA	0.79	34,209
Net Project Area	3.50	152,470
Required Open Space	0.52	22,843
Common Open Space	0.69	29,843
Zoning Density		
Gross Site Area	4.29	186,679
Net Project Area (NPA)	3.50	152,470
Units Allowed (STND) – R-4-8	16 Units	N/A
Units Allowed (with Bonus Density)	28 UNIT (MAX)	N/A
Units Proposed	28 UNITS	N/A
Density Proposed	8 DU/AC	N/A

UTILITY NOTE

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PA_____

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REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC
Surveying
Engineering
Planning
Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
Olympia
T 425.806.1869
www.LDCorp.com
F 425.482.3893

NATURAL 9 HOLDINGS, LLC

E SUNNYSIDE PRD

PRELIMINARY PLAT

JAMES A. JAQUETTE
STATE OF WASHINGTON
45844
REGISTERED
PROFESSIONAL ENGINEER
9-1-22

JOB NUMBER:	C21-202
DRAWING NAME:	C212021PP-PP-PL
DESIGNER:	JAJ
DRAFTING BY:	JDG
DATE:	7-25-22
SCALE:	1"=30'
JURISDICTION:	MARYSVILLE

PP-01

SHEET 2 OF 2

Drawing: P:\Civil\2021\c21-202 sunnyside plat\Drawings\Preliminary Plat\C212021PP-PP-PL.dwg Plotted: Sep 01, 2022 - 11:36am

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.,
CITY OF 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

Automatic irrigation shall be provided with final landscape plan.

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.

OPEN SPACE AND RECREATION REQUIRED

PER MMC 22G.080.100
GROSS SITE AREA: 186,679 SF (4.29 ACRES)
NET SITE AREA: 152,470 SF (3.50 ACRES)
(1) A minimum of 15% of the net project area shall be established as open space.
152,470 SF x 15% = 22,871 SF Required open space space
22,954 SF Provided

OPEN SPACE
Takeoff: 22,954 sf

(1) 35% of the required open space shall be active open space.
22,871 sf x 35% = 8,005 SF (.18 acres) Active open space required
14,100 SF (0.32 acres) Provided

ACTIVE OPEN SPACE
Takeoff: 14,100 sf

(4e) Include a minimum of one large or two small recreational amenities per one-quarter acre of active recreation.
.32 acres / .25 acres = 1.28 amenities required

Large amenities provided: 2 tot-lots, 1 swing set
Small amenities provided: disc golf, and 3 benches

TREE PROTECTION

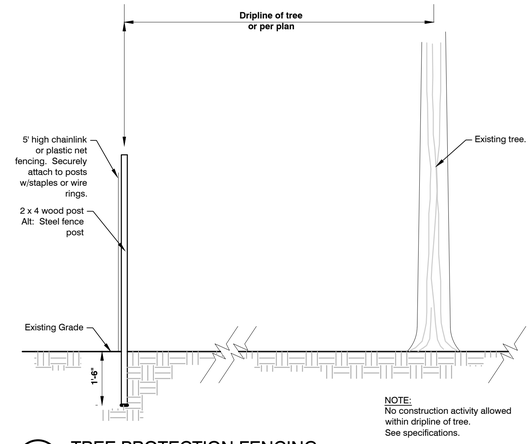
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no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

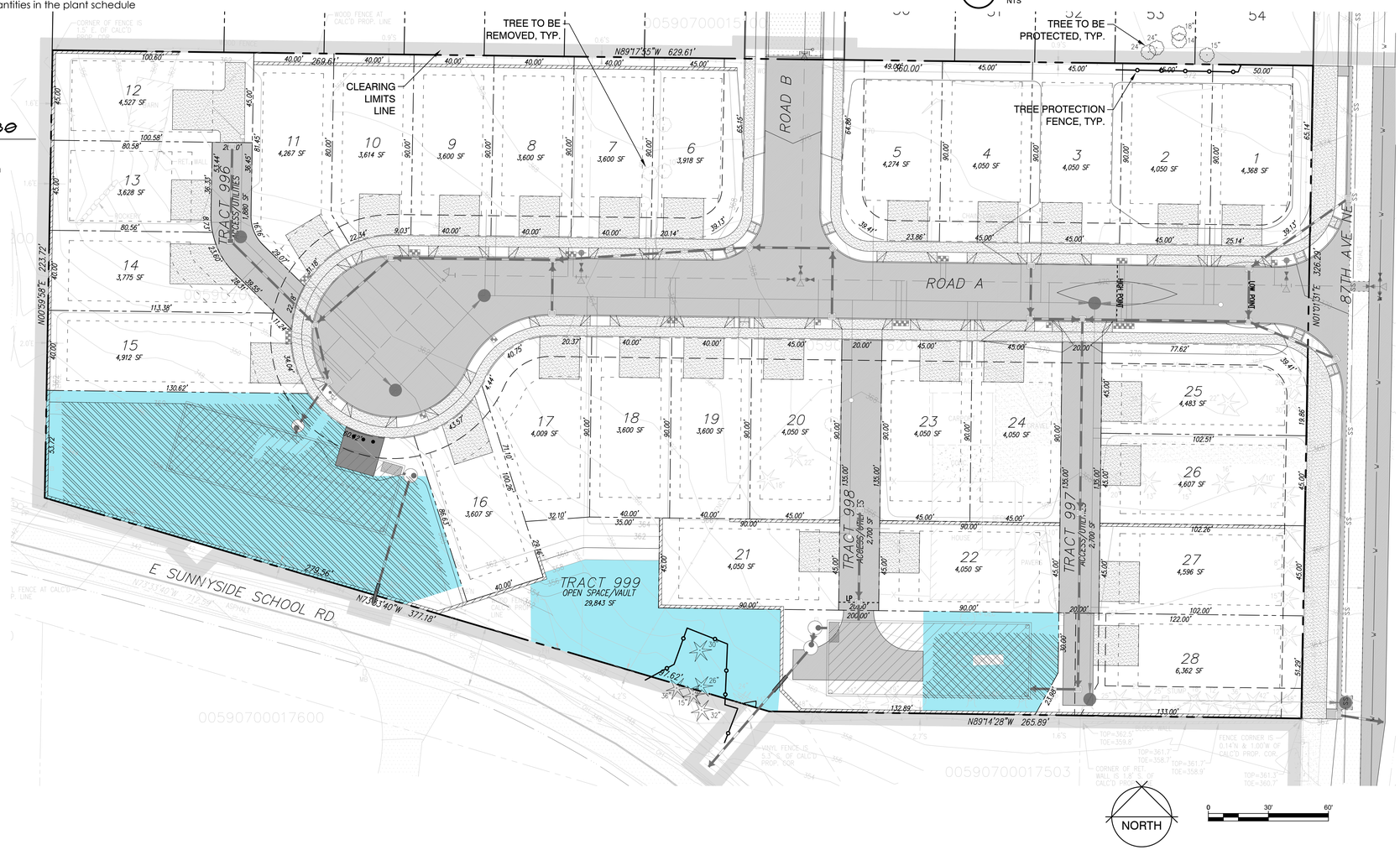
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

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
LICENCE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE

SUNNYSIDE PRD
4614 87TH AVENUE NE
MARYSVILLE, WA 98270
PARCELS: 00590700016202 & 00590700016201

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
NATURAL 9 HOLDINGS, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
CONTACT: RYAN LARSEN
(360) 631-1820

DRAWING INFORMATION
ODG PROJECT #: 22-437
DRAWN BY: MY
CHECKED BY: KL

DATE:
AUGUST 31, 2022

SHEET NO.
L-1
OF 5

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

LANDSCAPE RESIDENTIAL DENSITY INCENTIVES

MMC 22C.090.030 PUBLIC BENEFITS AND DENSITY INCENTIVES

Incentive	Incentive Bonus	Amount Provided	Achieved Units
6. Storm Drainage Facilities			
a. Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	14,100 sf / 0.32 acres	1.62 points
b. Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	6,423 sf / 0.15 acres	0.29 points
7. Project Design			
c. Installation of perimeter fencing and landscaping, at least six feet in width, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	1,604 lf	3.21 points
3. Community Image and Identity			
a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, bicycle facilities, pedestrian facilities, multi-use trails, gateway sign, etc.	$25,000 per bonus unit. Bonus units may only be claimed in whole numbers or 0.5 bonus unit increments.	$175,000.00	7
		Total Achieved Incentive Units	**12.12 points**

Tract	Total Area	Passive Area	Active Area	Desription
Tract 999	29,843 SF	6,423 SF	14,100 SF	Play Structure: Quantity 2 Swing Benches: Quantity 3 Disc Golf Pedestrian Paths Open Play Area

RDI LEGEND

Stormwater Facility As Active Open Space
Takeoff: 14,100 sf

Stormwater Facility As Passive Open Space
Takeoff: 6,423 sf

Perimeter Fence
1,604 LF

NOTE:

Play structure and swing graphics are conceptual in nature and do not represent actual footprint of proposed equipment.

ORIGIN
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SNOHOMISH, WA 98290
TEL: 425.346.1905

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

REVISIONS:

#	DESCRIPTION	DATE

SUNNYSIDE PRD
4614 87TH AVENUE NE
MARYSVILLE, WA 98270
PARCELS: 00590700016202 & 00590700016201

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
NATURAL 9 HOLDINGS, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
CONTACT: RYAN LARSEN
(360) 631-1820

DRAWING INFORMATION
ODG PROJECT #: 22-437
DRAWN BY: MY
CHECKED BY: KL

DATE:
AUGUST 31, 2022

SHEET NO.
L-2
OF 5

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

PLANT SCHEDULE

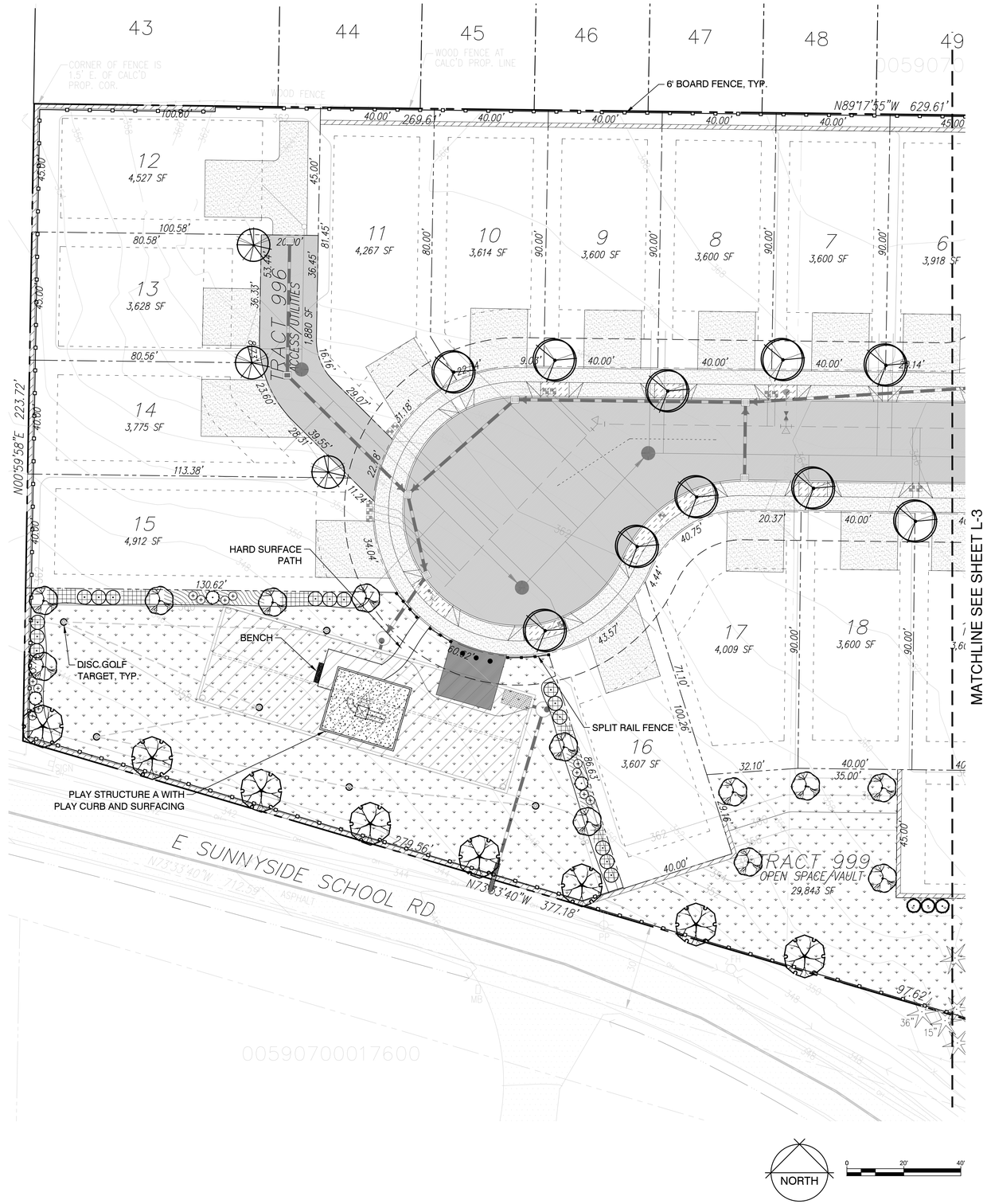
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	8	Acer platanoides `Crimson Sentry`	Crimson Sentry Norway Maple	1.5" Cal.	B&B	40` O.C.
	4	Acer rubrum `Bowhall`	Bowhall Red Maple	1.5" Cal.	B&B	40` O.C.
	7	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B	40` O.C.
	12	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B	SPACING AS SHOWN
	8	Prunus cerasifera 'Thundercloud'	Thundercloud Purpleleaf Plum	1.5" Cal.	B&B	40` O.C.
	19	Zelkova serrata `Village Green`	Sawleaf Zelkova	1.5" Cal.	B&B	SPACING AS SHOWN

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	30	Thuja occidentalis `Fastigiata`	Pyramidal Arborvitae	6` HT	B&B	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	3	Berberis thunbergii `Rose Glow`	Rosy Glow Japanese Barberry	2 gal.	Pot	5` O.C.
	3	Nandina domestica `Gulf Stream` TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	5` O.C.
	4	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	2 gal.	Pot	3` O.C.
	19	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	5` O.C.
	24	Spiraea x bumalda 'Monhub' TM	Limemound Spirea	2 gal.	Pot	3` O.C.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	132	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot	
	54	Erica carnea	Winter Heath	1 gal.	Pot	
	21,641 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	3,793 sf	Turf Sod	Sun/Shade Mix	sod		

SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	2,454 sf	Play Chips		---		



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SNOHOMISH, WA 98290
TEL: 425.346.1905

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

REVISIONS:

#	DESCRIPTION	DATE

SUNNYSIDE PRD
4614 87TH AVENUE NE
MARYSVILLE, WA 98270
PARCELS: 00590700016202 & 00590700016201

DRAWING TITLE:
LANDSCAPE PLAN

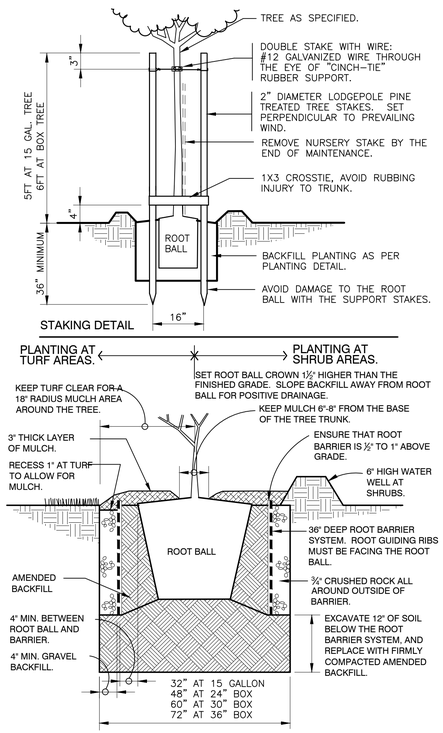
APPLICANT:
NATURAL 9 HOLDINGS, LLC
10515 20TH STREET SE, SUITE 202
LAKE STEVENS, WA 98258
CONTACT: RYAN LARSEN
(360) 631-1820

DRAWING INFORMATION
ODG PROJECT #: 22-437
DRAWN BY: MY
CHECKED BY: KL

DATE:
AUGUST 31, 2022

SHEET NO.
L-3
OF 5

A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

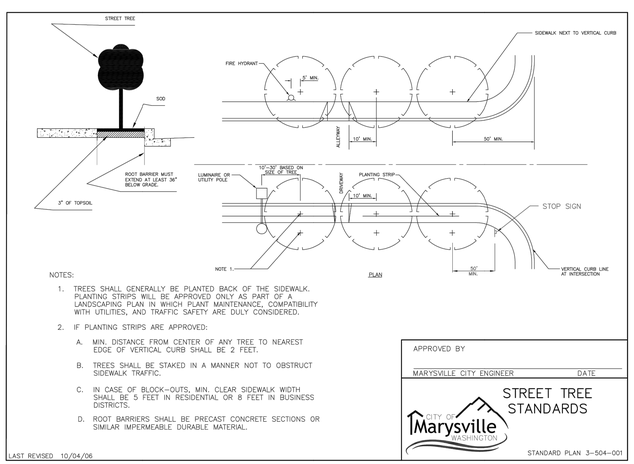


STAKING DETAIL

PLANT PIT DETAIL

1 ROOT BARRIER TREE PLANTING

1" = 1'-0" FX-PL-FX-TREE-12



NOTES:

1. 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.
2. IF PLANTING STRIPS ARE APPROVED:
   A. MIN. DISTANCE FROM CENTER OF ANY TREE TO NEAREST EDGE OF VERTICAL CURB SHALL BE 2 FEET.
   B. TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
   C. IN CASE OF BLOCK-OUTS, MIN. CLEAR SIDEWALK WIDTH SHALL BE 5 FEET IN RESIDENTIAL OR 8 FEET IN BUSINESS DISTRICTS.
   D. ROOT BARRIERS SHALL BE PRECAST CONCRETE SECTIONS OR SIMILAR IMPERMEABLE DURABLE MATERIAL.

APPROVED BY

MARYSVILLE CITY ENGINEER DATE

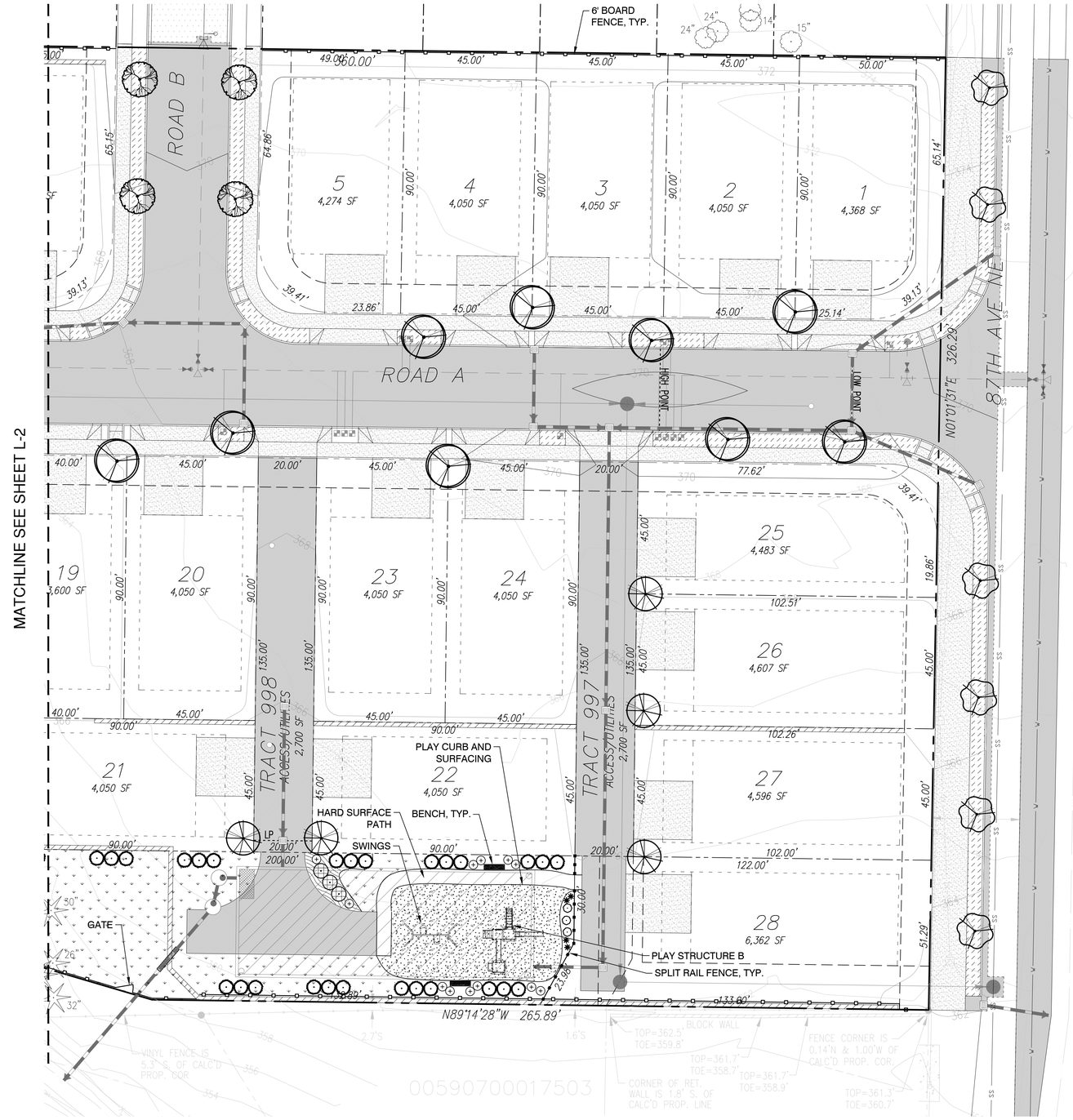
STREET TREE STANDARDS

CITY OF Marysville WASHINGTON

LAST REVISED 10/04/06 STANDARD PLAN 3-504-001

2 STREET TREE STANDARDS 3-504

329301.04-01



NOTE:

Play structure and swing graphics are conceptual in nature and do not represent actual footprint of proposed equipment.

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

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

REVISIONS:

#	DESCRIPTION	DATE

SUNNYSIDE PRD
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MARYSVILLE, WA 98270
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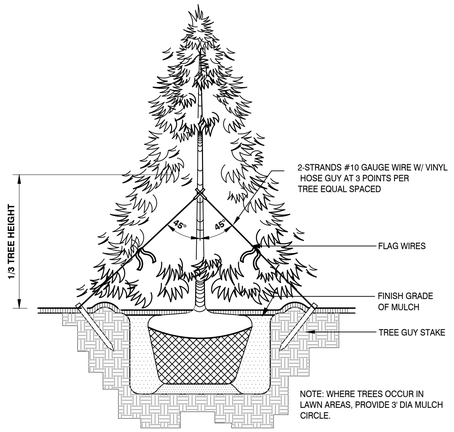
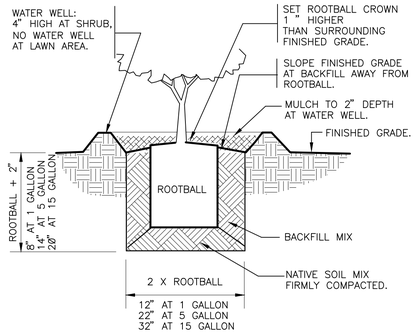
A PORTION OF SW 1/4 OF SW 1/4 SEC 36, TWN 30 N, RGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



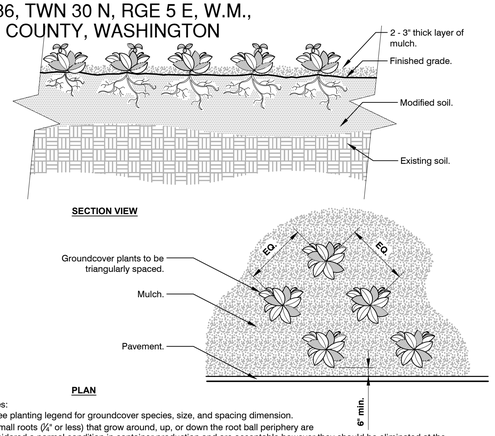
1 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"



2 SHRUB PLANTING

1" = 1'-0"



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (½" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.

3 GROUNDCOVER

3/4" = 1'-0"

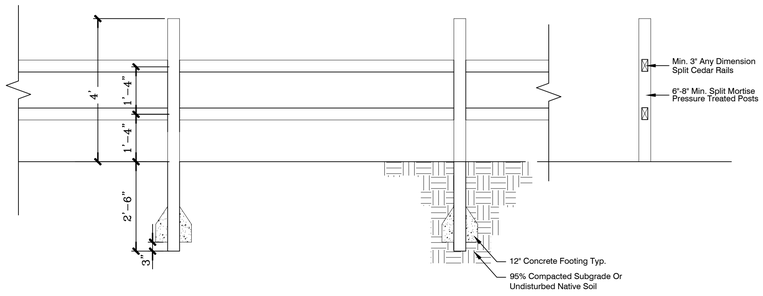
PRODUCT CODE: SE-5165
INSTALLATION:
QUANTITY: 3
PACIFIC OUTDOOR PRODUCTS
(425) 432-6000

OR EQUIVALENT

4 BENCH

N.T.S.

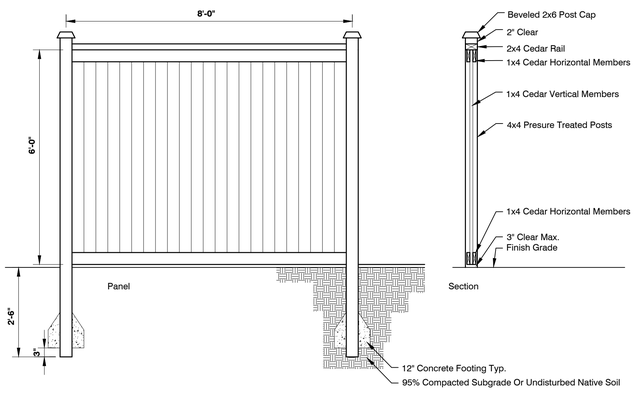
129343-01



5 SPLIT RAIL FENCE

1" = 1'-0"

323129.13-01



6 6' SOLID BOARD FENCE

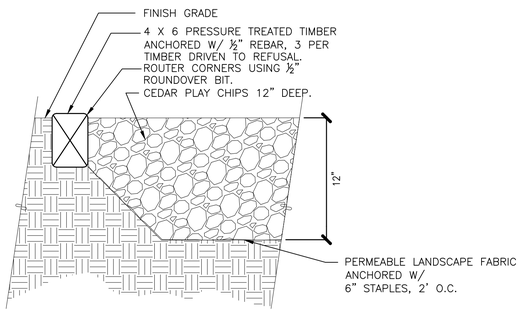
NTS

PACIFIC OUTDOOR PRODUCTS
PRODUCT: PE-7865
SAFE USE ZONE: 22' X 26'
425 432-6000

OR EQUIVALENT

7 PLAY STRUCTURE A

NTS



8 TOT LOT SURFACING-PLAY CHIPS

PACIFIC OUTDOOR PRODUCTS
PRODUCT: PE-7760
SAFE USE ZONE: 28' X 32'
425 432-6000

OR EQUIVALENT

9 PLAY STRUCTURE B

NTS

PACIFIC OUTDOOR PRODUCTS
PRODUCT: PE-2064
SAFE USE ZONE: 24' X 32'
425 432-6000

OR EQUIVALENT

10 SWINGS

NTS

DYNAMICDISCS.COM
QUANTITY: 6
DYNAMIC DISCS PATRIOT
BASKET DISC GOLF TARGET

OR EQUIVALENT

11 DISC GOLF TARGET

NTS

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