

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

- 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.

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
26,815 SF Provided

(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
8,520 SF (0.20 acres) Provided

(4e) Include a minimum of one large or two small recreational amenities per one-quarter acre of active recreation.
.20 acres / .25 acres = .8 or 1 large or 2 small amenities required

Large amenities provided: 1 play structure
Small amenities provided: Swing, picnic tables, bench, four square/hopscotch.

TREE PROTECTION

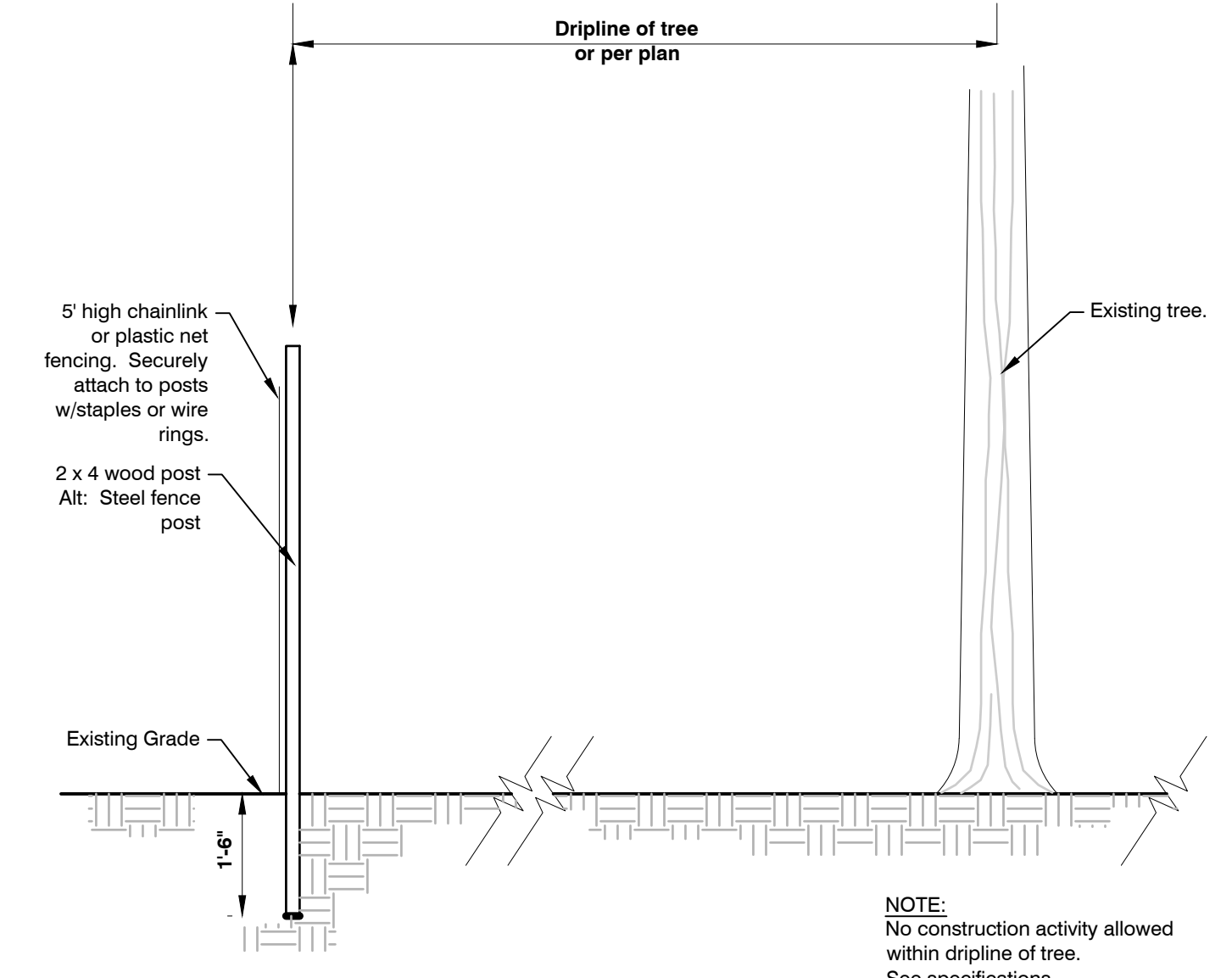
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no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

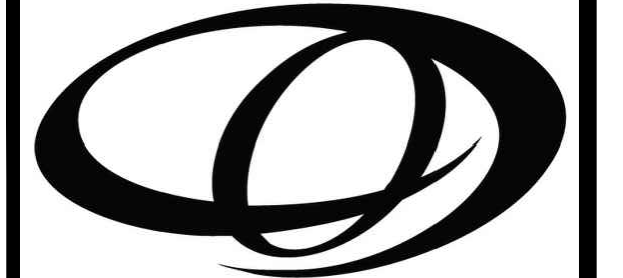
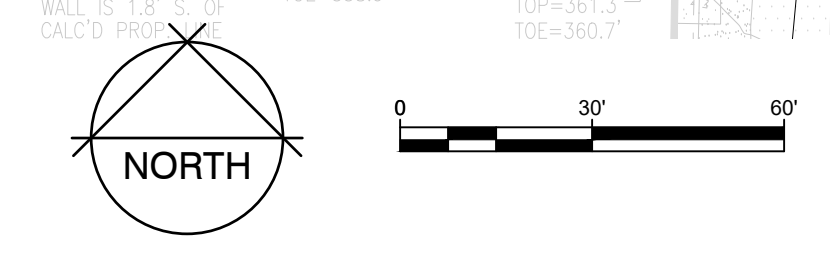
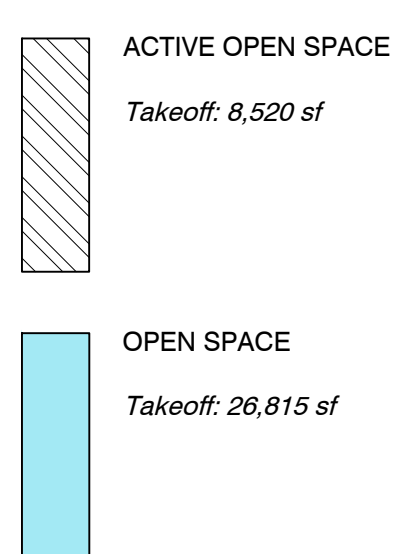
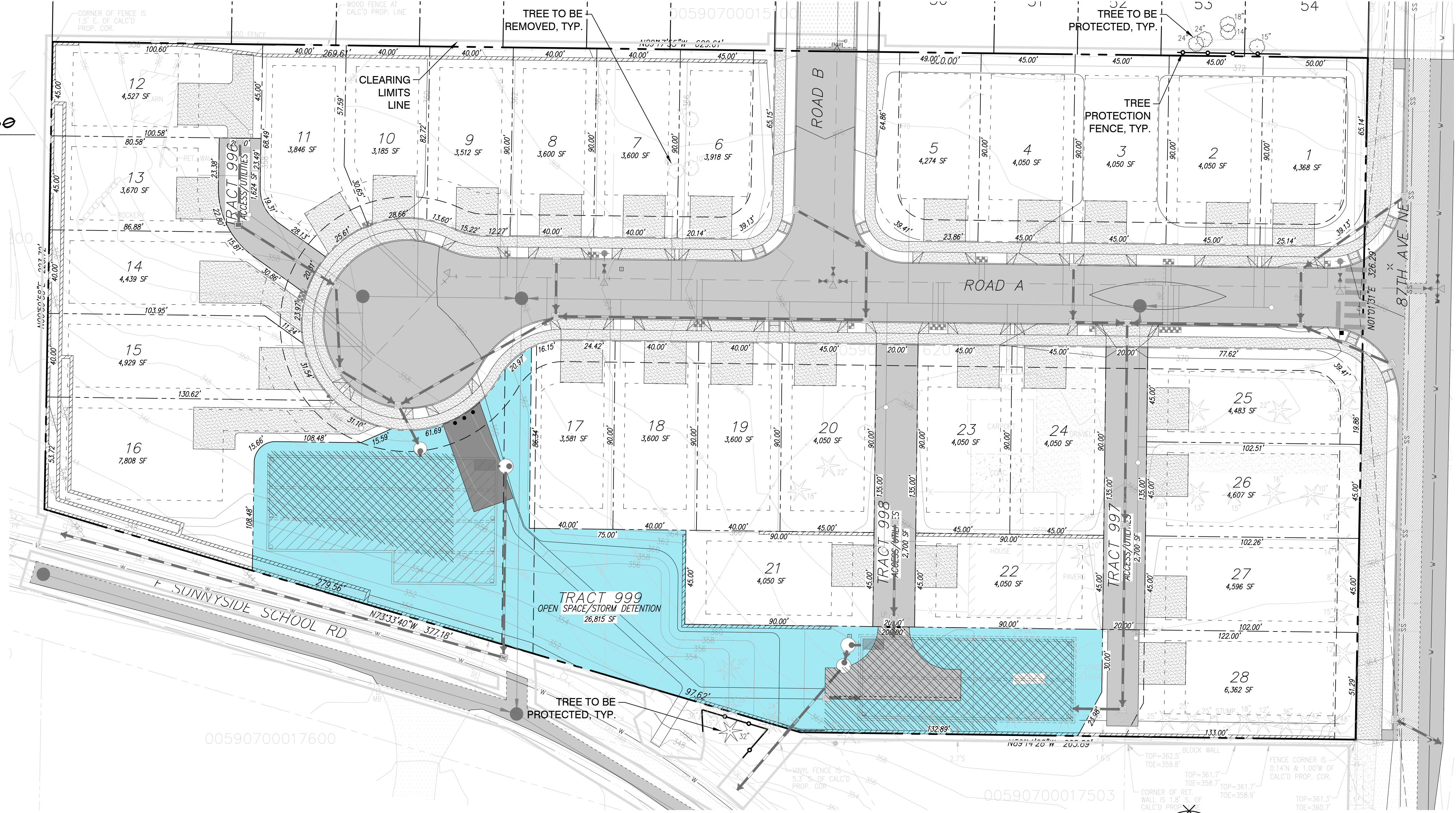
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

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.

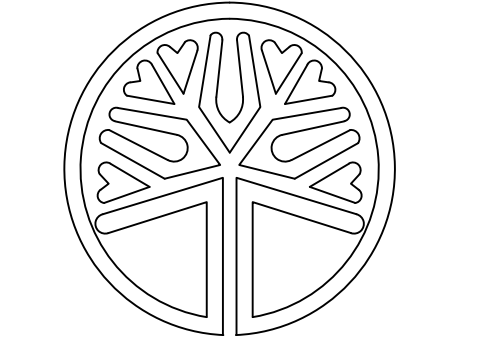


1 TREE PROTECTION FENCING



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
1	SITE PLAN CHANGES	2/17/2023

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 6

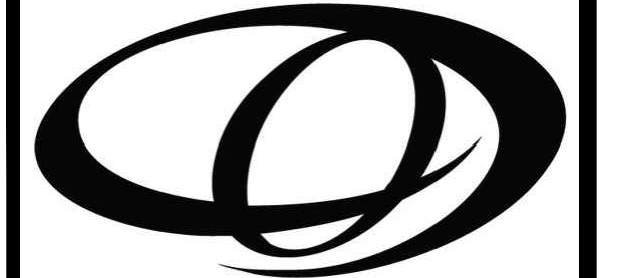
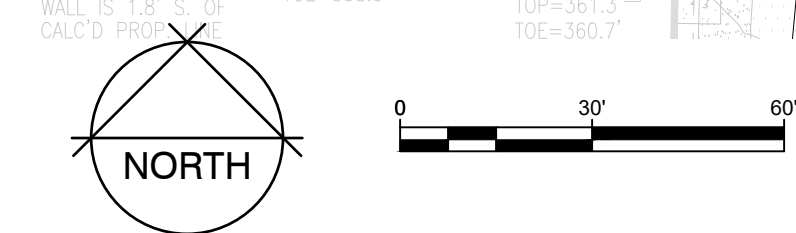
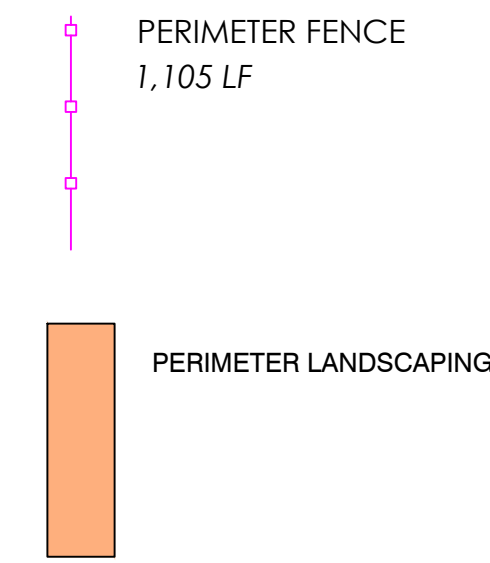
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RESIDENTIAL DENSITY INCENTIVES

MMC 22C.090.030 PUBLIC BENEFITS AND DENSITY INCENTIVES

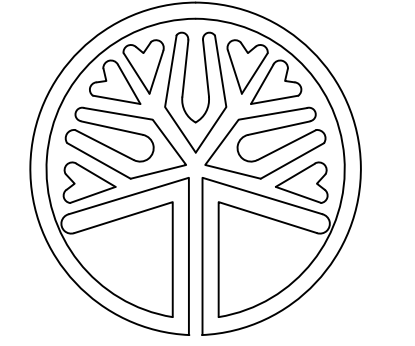
Incentive	Incentive Bonus	Amount Provided	Achieved Units
7. Project Design			
c. Installation of perimeter fencing and landscaping, at least six feet in width, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	1,105 lf	2.2 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.	\$250,000.00	10
Total Achieved Incentive Units			12.2 points

RDI LEGEND



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PLANT SCHEDULE

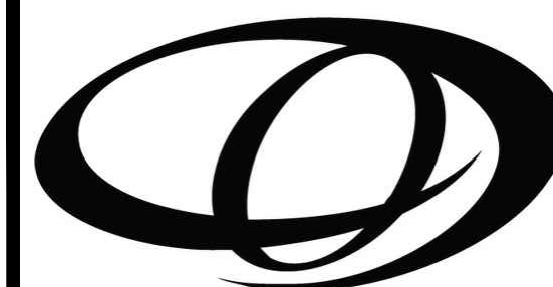
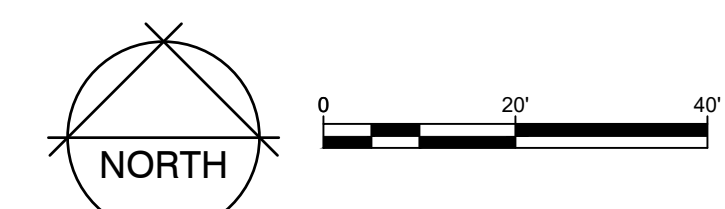
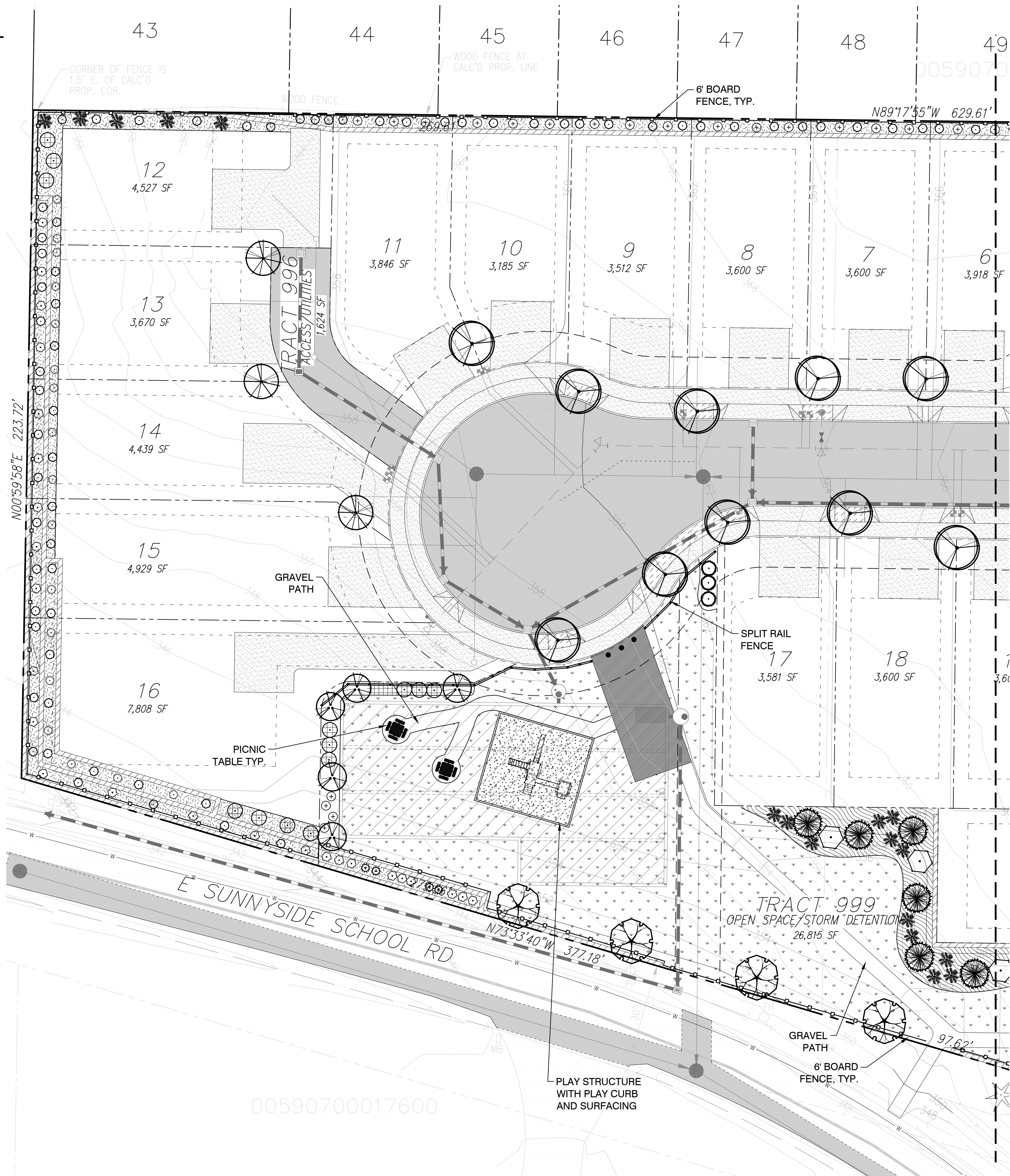
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	5	Acer circinatum	Vine Maple	1.5" Cal.	B&B	SPACING AS SHOWN
	8	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5" Cal.	B&B	40" O.C.
	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	1.5" Cal.	B&B	40" O.C.
	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B	SPACING AS SHOWN
	3	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B	SPACING AS SHOWN
	5	Nyssa sylvatica	Tupelo	1.5" Cal.	B&B	SPACING AS SHOWN
	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
	2	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	6" HT	B&B	SPACING AS SHOWN
	13	Thuja occidentalis 'Fastigiata'	Pyramidal Arborvitae	6" HT	B&B	SPACING AS SHOWN
	7	Thuja plicata 'Excelsa'	Western Red Cedar	6" HT	B&B	SPACING AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	1	Berberis thunbergii 'Rose Glow'	Rosy Glow Japanese Barberry	2 gal.	Pot	60" o.c.
	4	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 gal.	Pot	36" o.c.
	27	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	2 gal.	Pot	36" o.c.
	35	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	2 gal.	Pot	36" o.c.
	3	Forsythia x 'Arnold's Dwarf'	Arnold's Dwarf Forsythia	2 gal.	Pot	96" o.c.
	2	Hydrangea paniculata 'Dvp Pinky' TM	Pinky Winky Panicle Hydrangea	2 gal.	Pot	60" o.c.
	4	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	2 gal.	Pot	60" o.c.
	116	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	4	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot	24" o.c.
	25	Polystichum munitum	Western Sword Fern	2 gal.	Pot	60" o.c.
	46	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	60" o.c.
	38	Spiraea x bumalda 'Monhub' TM	Limemound Spirea	2 gal.	Pot	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	1,299	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot	18" o.c.
	12	Erica carnea	Winter Heath	1 gal.	Pot	24" o.c.
	16,045 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	3,708 sf	Turf Sod	Sun/Shade Mix	sod		

SITE WORK

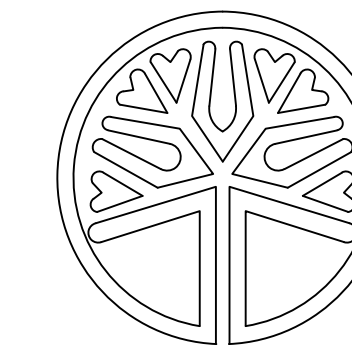
- Mulch
- Play Chips

NOTE:

Play structure and swing graphic do not represent actual footprint of proposed equipment. See detail sheet.



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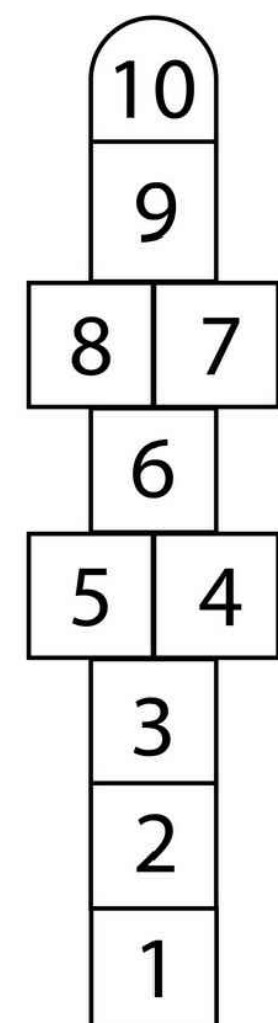
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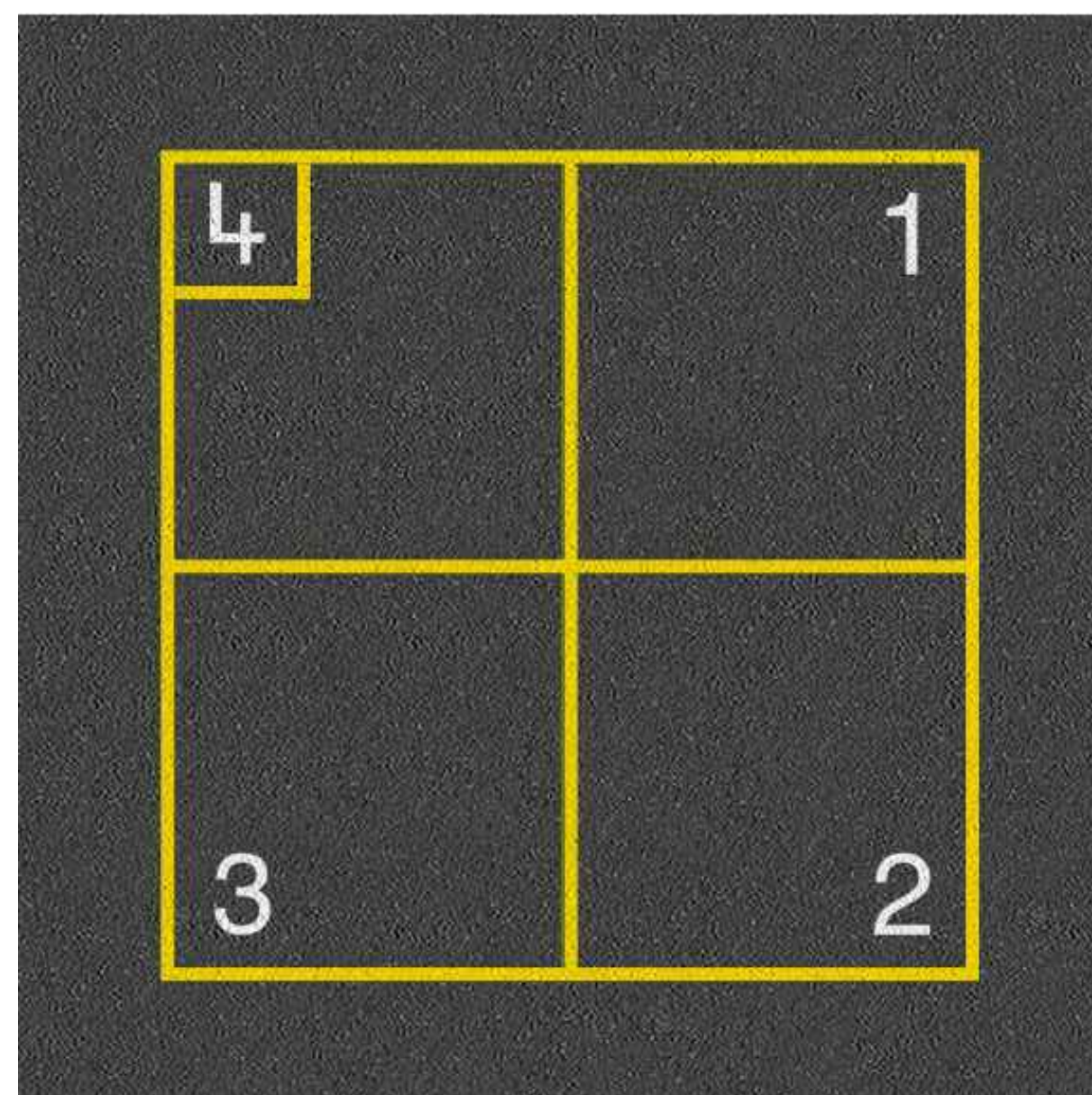
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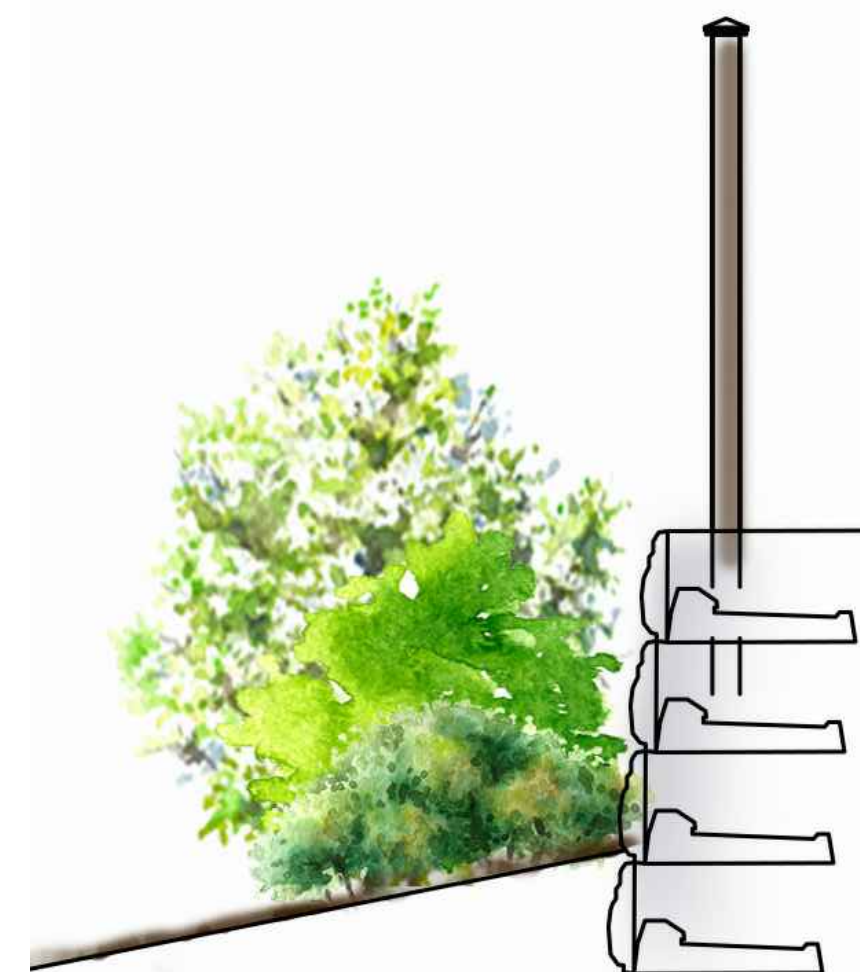


VectorStock
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1 PAINTED HOPSCOTCH
NTS OR EQUIVALENT



2 FOUR SQUARE GAME PAINTED 16'X 16'
NTS OR EQUIVALENT



Note:
Variations of fence and
landscape locations occur.

3 EXAMPLE OF PERIMETER LANDSCAPING WITH FENCE
NTS

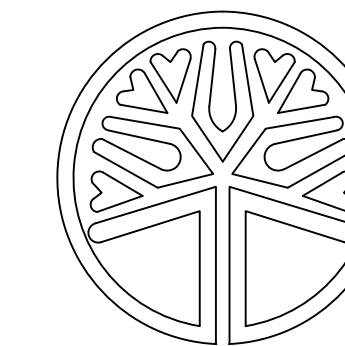


Note:
MMC 22G.080.100 requires fencing and or
landscape separate recreation areas
from public streets, parking areas and driveways.
Fences, both open and solid at a minimum are proposal
along with landscape material in some areas.

4 EXAMPLE OF OPEN SPACE SEPERATION
NTS



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