NE 1/4, SE 1/4, SEC. 35, T. 30N, R5E, W.M. 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

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

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.

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 véhicular 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.

IRRIGATION ASSESSMENT

All proposed plants have naturalized to the Pacific Northwest. Once established, irrigation will not be required. For the first growing season, temporary irrigation by means of hand watering truck shall be provided by the developer. Landscape areas shall be watered 3 times a week during the months of June-September. If there is an unusually dry summer, watering days may need to be increased by 1 or 2 days.

TREE PROTECTION

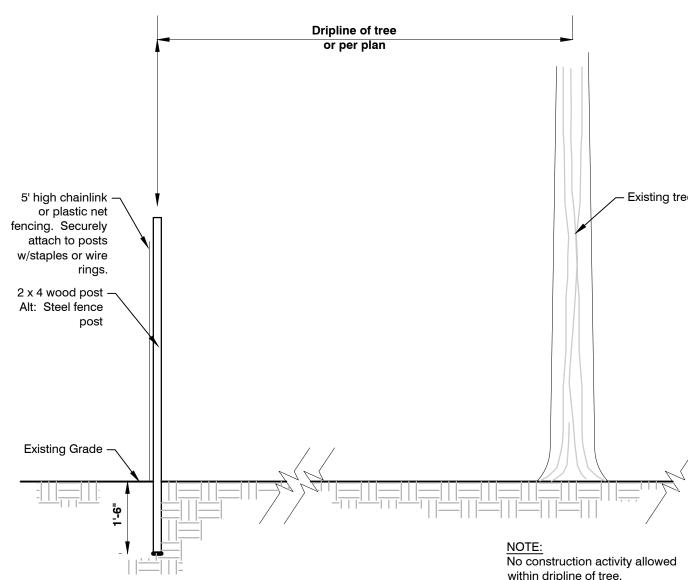
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no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

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.

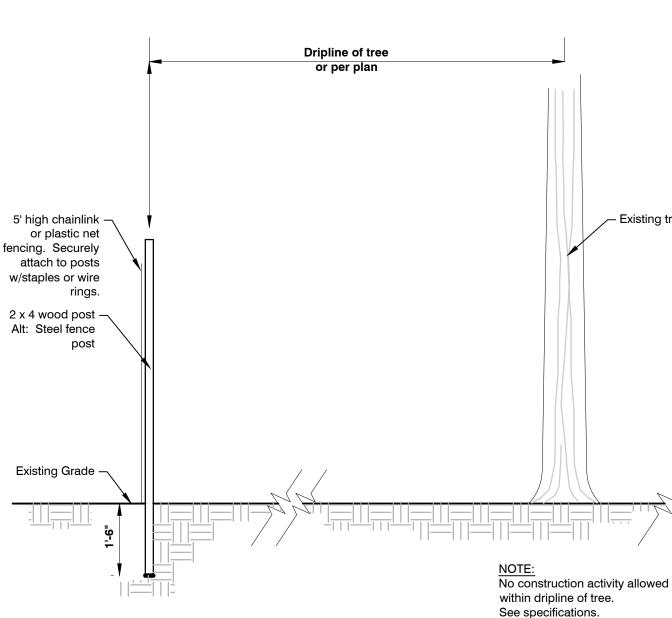
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

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.



TREE PROTECTION FENCING



ORIGIN

1031 185TH AVE NE

SNOHOMISH, WA 98290

TEL: 425.346.1905

STATE OF

WASHINGTON

LICENSED

LANDSCAPE ARCHITECT

KRYSTAL LOWE

LICENCE NO. 1206

DATE

REVISIONS:

DESCRIPTION

3600 00290 SVIL 83RD MARY 4820

DRAWING TITLE: LANDSCAPE PLAN

KEYSTONE LANE, LLC 13805 SMOKEY POINT BLVD #102 MARYSVILLE, WA 98271 **CONTACT: JOE LONG** PHONE: (425) 268-6373

DRAWING INFORMATION **ODG PROJECT #: 24-499**

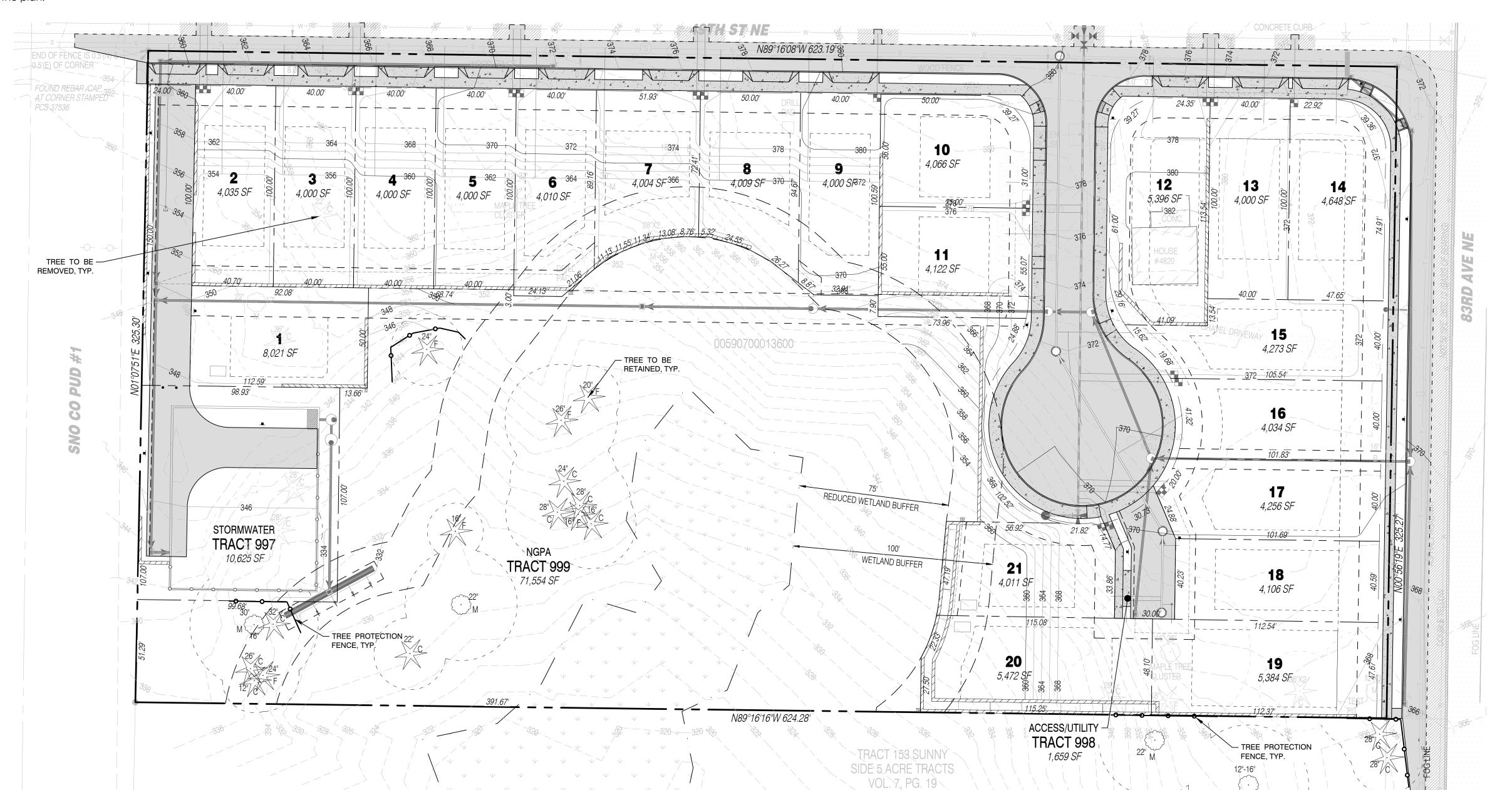
CHECKED BY: KL

DRAWN BY: MY

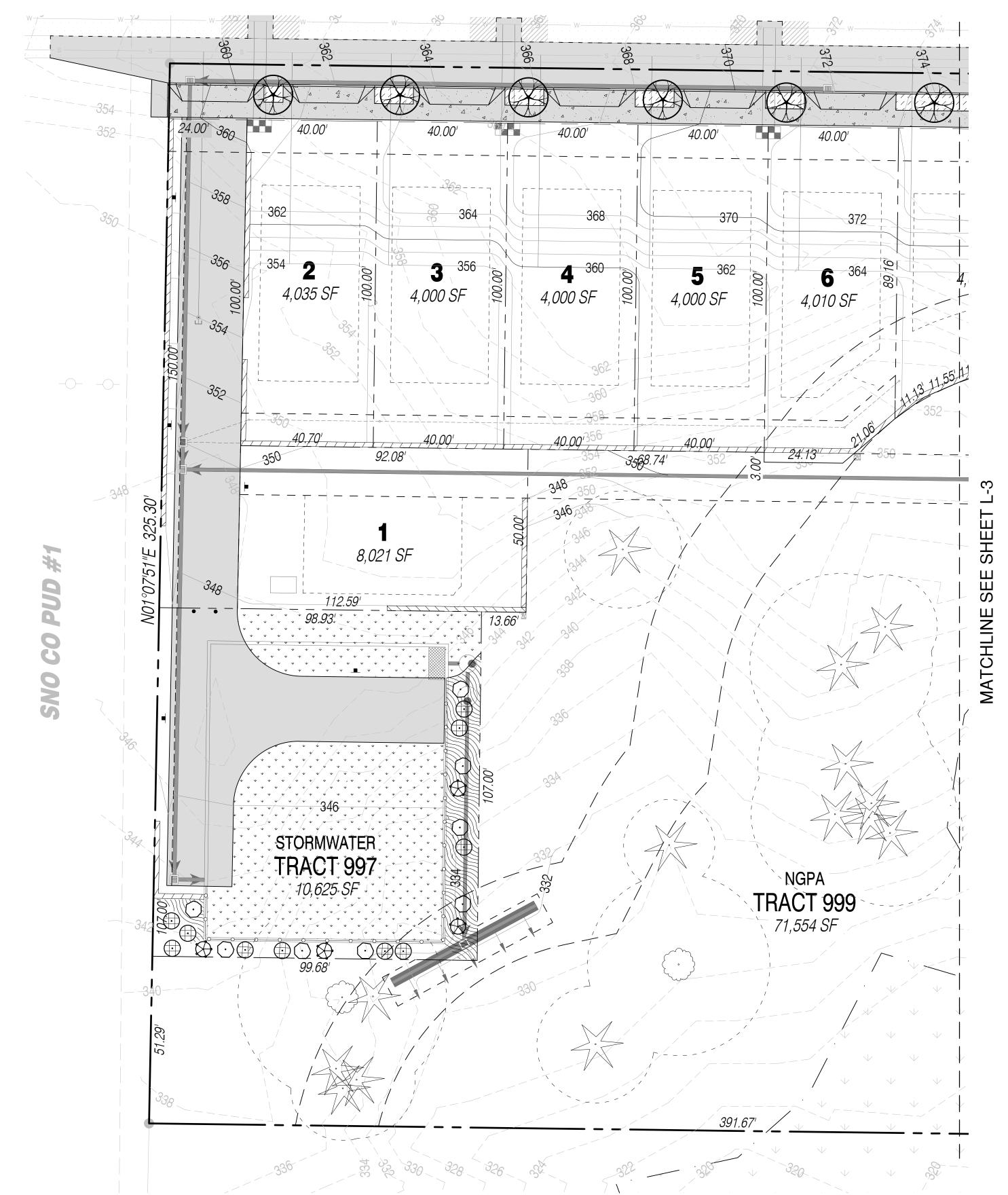
APPLICANT:

JANUARY 24, 2024





NE 1/4, SE 1/4, SEC. 35, T. 30N, R5E, W.M. SNOHOMISH COUNTY, WASHINGTON



PLANT	SCHEDULE		
SYMBOL	QTY	BOTANI	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	<u>SPACING</u>
DECIDUOL	JS TREES					
	7	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" CAL. MIN.	B&B	40` O.C.
	11	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" CAL. MIN.	B&B	SPACING AS SHOWN
	12	Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	2" CAL. MIN.	B&B	SPACING AS SHOWN
EVERGRE	EN TREES	3				
\bigcirc	1	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	10` Ht.	B&B	SPACING AS SHOWN
SYMBOL	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	<u>SPACING</u>
DECIDUOL	JS SHRUE	<u>3S</u>				
\odot	2	Physocarpus opulifolius 'SMPOTW'	Tiny Wine® Ninebark	2 gal.	Pot	48" o.c.
\odot	8	Ribes sanguineum	Red Flowering Currant	2 gal.	Pot	60" o.c.
\odot	4	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot	48" o.c.
EVERGRE	EN SHRU	BS				
<u> </u>	5	Ilex crenata `Sky Pencil`	Sky Pencil Japanese Holly	2 gal.	Pot	36" o.c.
\odot	10	Myrica californica	Pacific Wax Myrtle	2 gal.	Pot	60" o.c.
\bigotimes	4	Philadelphus lewisii	Wild Mockorange	2 gal.	Pot	60" o.c.
ORNAMENTAL GRASSES						
*	3	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	36" o.c.
GROUND COVERS						
	219	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	24" o.c.
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	5,281 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	2,761 sf	Turf Sod	Sun/Shade Mix	sod		

BMP T5.13 DESIGN GUIDELINES

THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF A MINIMUM DEPTH OF A MINIMUM DEPTH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID
- PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL

 QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:

 a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS

 AVAILABLE ONLINE AT: HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 45% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

 b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

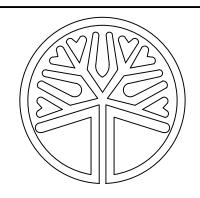
- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.

 AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFICS TESTS OF THE SOIL AND AMENDMENT. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH
- REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.

 4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY
- USE, AND FROM EROSION.
- SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
 PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.



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



STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

KRYSTAL LOWE LICENCE NO. 1206

REV	ISIONS:	
#	DESCRIPTION	DATE
		•
		REVISIONS: # DESCRIPTION

009 SVIL 0059 83RD MAR 4820

DRAWING TITLE: LANDSCAPE PLAN

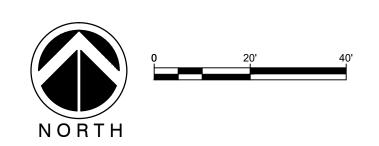
APPLICANT:

KEYSTONE LANE, LLC 13805 SMOKEY POINT BLVD #102 MARYSVILLE, WA 98271 CONTACT: JOE LONG PHONE: (425) 268-6373

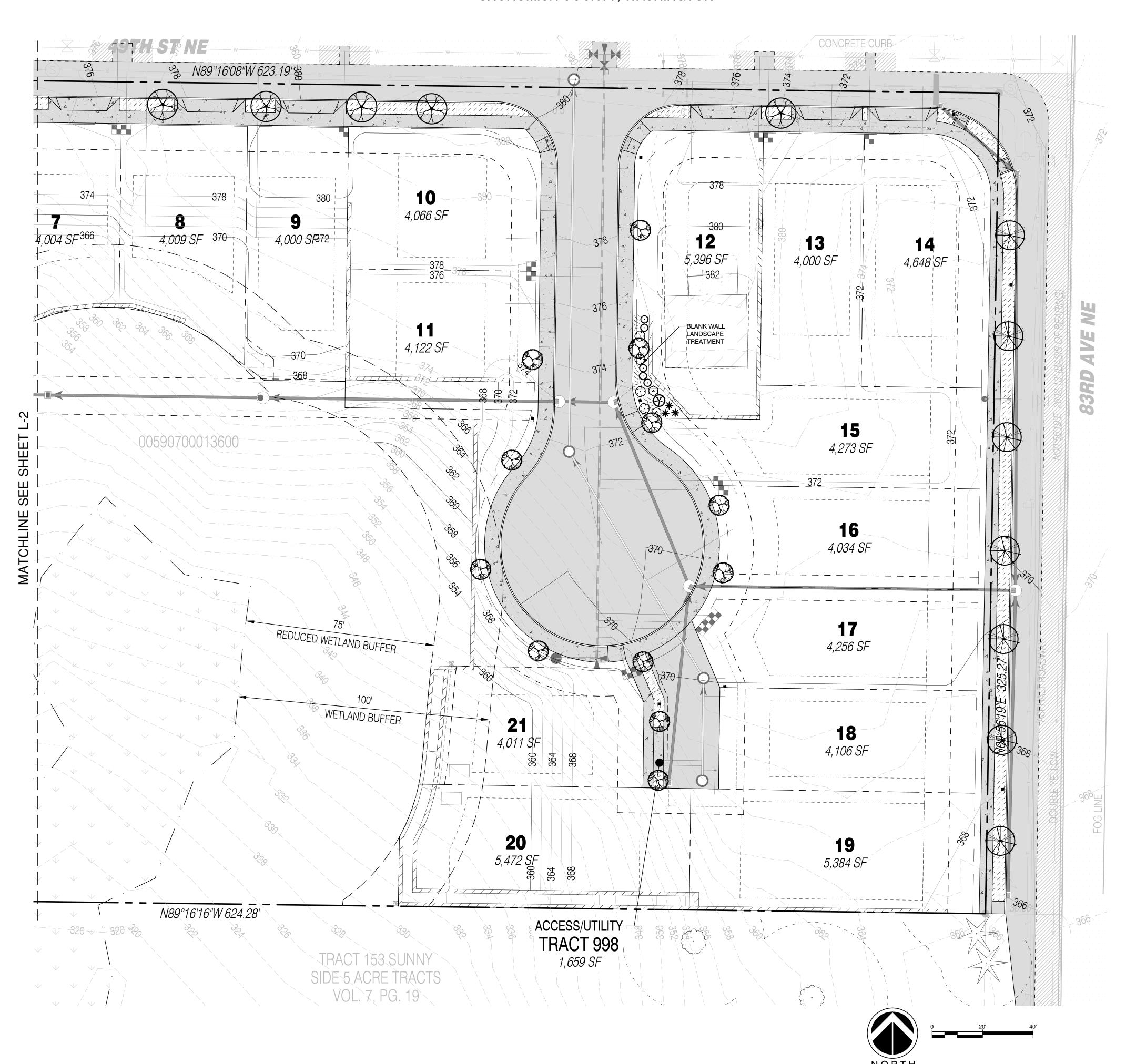
DRAWING INFORMATION

ODG PROJECT #: 24-499 DRAWN BY: MY CHECKED BY: KL

JANUARY 24, 2024

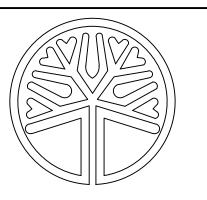


NE 1/4, SE 1/4, SEC. 35, T. 30N, R5E, W.M. SNOHOMISH COUNTY, WASHINGTON





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



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

KRYSTAL LOWE LICENCE NO. 1206

REV		
#	DESCRIPTION	DATE
	•	•

TAYLOR LANE
4820 83RD AVE NE
MARYSVILLE, WA
PARCEL: 00590700013600

DRAWING TITLE:

LANDSCAPE PLAN

APPLICANT:

KEYSTONE LANE, LLC 13805 SMOKEY POINT BLVD #102 MARYSVILLE, WA 98271 CONTACT: JOE LONG PHONE: (425) 268-6373

DRAWING INFORMATION
ODG PROJECT #: 24-499

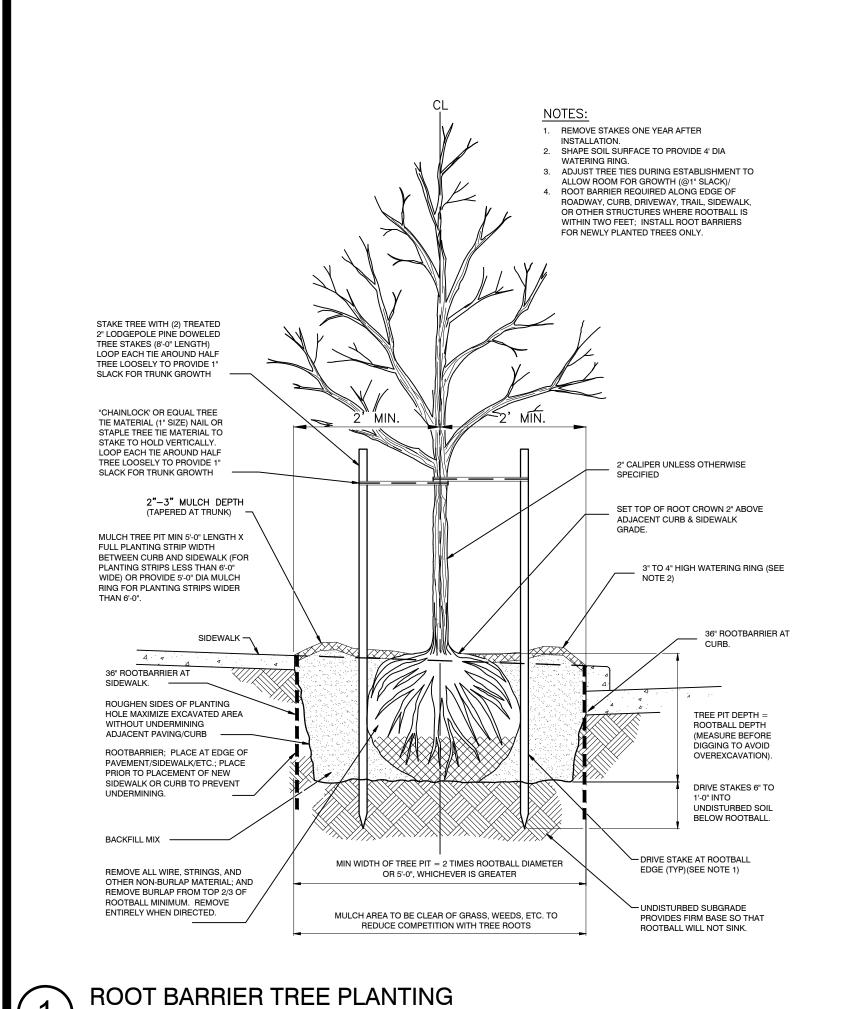
ODG PROJECT #: 24-499 DRAWN BY: MY CHECKED BY: KL

DATE:

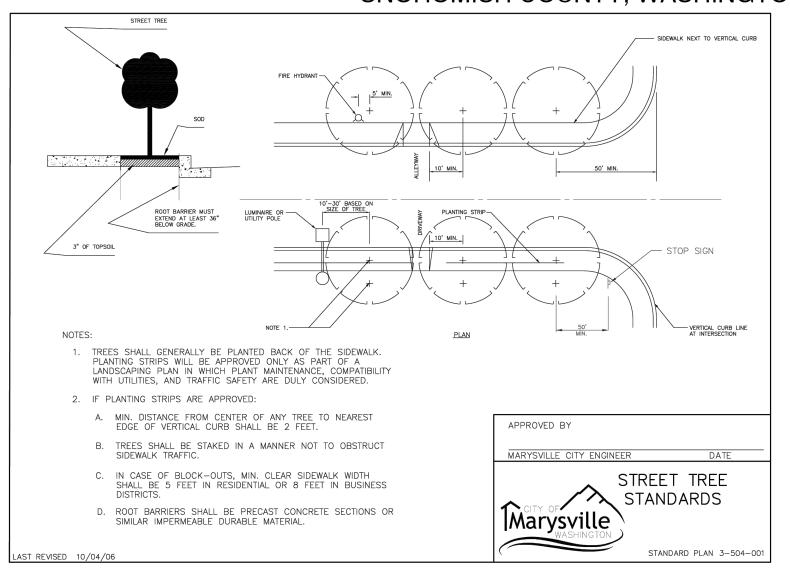
JANUARY 24, 2024

SHEET NO:

L-3OF 4



NE 1/4, SE 1/4, SEC. 35, T. 30N, R5E, W.M. SNOHOMISH COUNTY, WASHINGTON



2-STRANDS #10 GAUGE WIRE W/ VINYL HOSE GUY AT 3 POINTS PER TREE EQUAL SPACED

FLAG WIRES

FLAG WIRES

FINISH GRADE OF MULCH

TREE GUY STAKE

STREET TREE STANDARDS 3-504

CONIFER TREE PLANTING & GUYING

SET ROOTBALL CROWN WATER WELL: 1 " HIGHER 4" HIGH AT SHRUB, THAN SURROUNDING NO WATER WELL I FINISHED GRADE. AT LAWN AREA. | SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOTBALL. — MULCH TO 2" DEPTH AT WATER WELL. FINISHED GRADE. ROOTBALL
8" AT 1 GA
14" AT 5 G
20" AT 15 - BACKFILL MIX -NATIVE SOIL MIX FIRMLY COMPACTED. 2 X ROOTBALL 12" AT 1 GALLON 22" AT 5 GALLON 32" AT 15 GALLON

And thick layer of mulch.

SECTION VIEW

Groundcover plants to be triangularly spaced.

Mulch.

Pavement.

Plan

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.

4) SHRUB PLANTING

329301.04-02

GROUNDCOVER

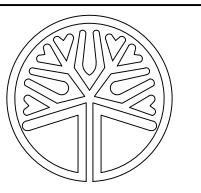
3/4" = 1'-0"

3- Settle soil around root ball of each groundcover prior to mulching.

329301.04-01

ORIGIN DESIGN GROUP

> 1031 185TH AVE NE SNOHOMISH, WA 98290 TEL: 425.346.1905



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

KRYŚTÁL LOWE LICENCE NO. 1206

REV #	ISIONS: DESCRIPTION	DATE

TAYLOR LANE
4820 83RD AVE NE
MARYSVILLE, WA
PARCEL: 00590700013600

DRAWING TITLE:

LANDSCAPE PLAN

APPLICANT:

KEYSTONE LANE, LLC 13805 SMOKEY POINT BLVD #102 MARYSVILLE, WA 98271 CONTACT: JOE LONG PHONE: (425) 268-6373

DRAWING INFORMATION

ODG PROJECT #: 24-499 DRAWN BY: MY CHECKED BY: KL

DATE:

JANUARY 24, 2024

SHEET NO:

L-4 OF 4