

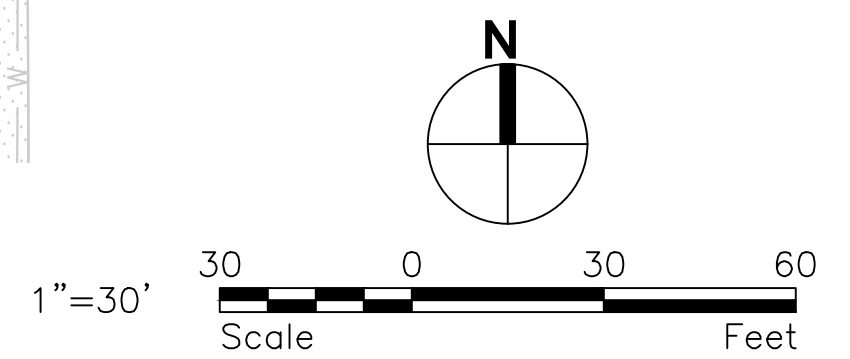
OPEN SPACE CALCULATION
 MMC 22C.010.330 TOWNHOUSE COMMON OPEN SPACE & RECREATION
 20 TOWNHOMES X 200 SF = 4,000 SF OS REQUIRED
 TRACT 996 2,463 SF OS
 TRACT 998 9,626 SF OS
 TRACT 999 3,101 SF OS
 TOTAL OPEN SPACE PROVIDED: 15,190 SF OS PROVIDED

BIORETENTION FACILITY, SEE CIVIL PLANS FOR CONSTRUCTION REQUIREMENTS. PLANTING SHOWN ON SHEET L1.2
 TRACT 998—
 OPEN SPACE & RECREATION SPACE.
 POTENTIAL USES:
 NATURALLY PLANTED STORMWATER FEATURE 3,900 SF
 RECREATION AMENITIES 5,517 SF
 -WALKING PATH SURROUNDING BIORETENTION
 -OUTDOOR SEATING AREA

BIORETENTION FACILITY, SEE CIVIL PLANS FOR CONSTRUCTION REQUIREMENTS. PLANTING SHOWN ON SHEET L1.2
 TRACT 999
 OPEN SPACE & RECREATION SPACE:
 NATURALLY PLANTED STORMWATER FEATURE 1,352 SF

PREPARE PLANTING STRIP PER DETAIL 3, SHEET L1.3

ALL AREAS DISTURBED BY CONSTRUCTION TO BE AMENDED TO TOPSOIL BMP T5.13 STANDARD AND SEEDED.



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	QTY.	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	
STREET TREES					TOWNHOME AND OPEN SPACE PLANTING (ENTRY LANDSCAPE MMC 22C.010.290(C) AND DRIVEWAY SEPARATION)				
	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE MAPLE	2" CAL. MIN.	AS SHOWN	12		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	2 GAL. CONT.	24"-36" O.C.	
	FRAXINUS PENNSYLVANICA "PATMORE" / PATMORE ASH	2" CAL. MIN.	AS SHOWN	1		AZALEA X 'KAREN' / KAREN AZALEA	↓	↓	
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. MIN.	AS SHOWN	3		BERBERIS THUNBERGII 'GORUZAM' GOLDEN RUBY BARBERRY	↓	↓	
RECOMMENDED STREET TREES FROM CITY OF MARYSVILLE ADMINISTRATIVE LANDSCAPING GUIDELINES						ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	↓	↓	
SITE TREES						JUNIPERUS SQUMAMATA 'BLUE STAR' / BLUE STAR JUNIPER	↓	↓	
	THUJA PLICATA / WESTERN RED CEDAR	6' HT. MIN.	AS SHOWN	4		MORELLA CERIFERA / PACIFIC WAX MYRTLE	↓	↓	
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / ALASKA WEeping CEDAR	6' HT. MIN.	AS SHOWN	19		PINUS MUGO VAR. SLOWMOUND / DWARF MUGO PINE	↓	↓	
	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	4' HT. MIN.	AS SHOWN	12		RHODODENDRON 'BLUE DANUBE' / EVERGREEN AZALEA	↓	↓	
	ACER CIRCINATUM / VINE MAPLE	5 GAL.	AS SHOWN	41		VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	↓	↓	
	CORNUS KOUSA 'SATOMI' / SATOMI FLOWERING DOGWOOD	5 GAL.			GROUNDCOVERS				
	MAGNOLIA SIEBOLDII / OYAMA MAGNOLIA	5 GAL.				MAHONIA REPENS / LOW OREGON GRAPE	4" POT.	18" O.C.	
	STYRAX JAPONICUS / JAPANESE SNOWBELL	5 GAL.				ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	↓	↓	
LANDSCAPE FEATURES AND SITE FURNITURE						GERANIUM SANGUINEUM / CRANSBILL	↓	↓	
	6' HT. SOLID CEDAR FENCE				PERENNIALS AND GRASSES				
	PICNIC TABLES AND BENCHES					HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL. CONT.	24"-36" O.C.	
	OPEN SPACE HARDSCAPE PAVING TBD					MISCANTHUS SINENSIS 'ADAGO' / DWARF MAIDEN GRASS	↓	↓	
	4' WIDE CRUSHED ROCK PATH					LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / ENGLISH LAVANDER	↓	↓	
						HEMEROCALLIS / DAYLILLY	↓	↓	
						RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN	↓	↓	

SEEDED LAWN

REVISIONS	No.	Description	Date

Drawn By: NKJ
 Designed By: NKJ
 Checked By: APC
 Approved By: 1-3-22

Horiz. Scale: 1"=30'
 Vert. Scale: 1"=3'-18"

Project No.: 415-001-18

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 MARYSVILLE, WA 98270

Contact:
 SCOTT RAY

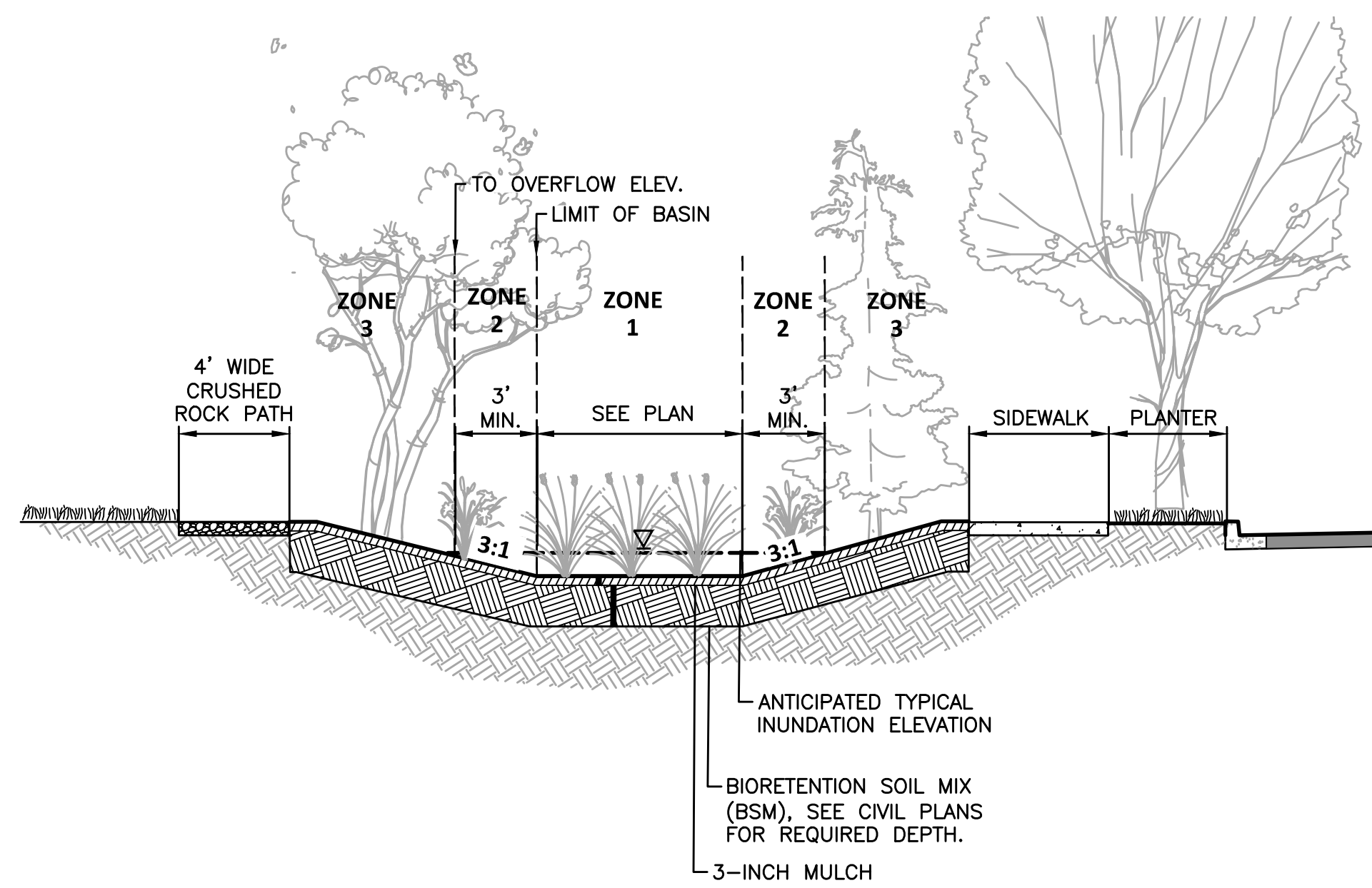
RAY TOWNHOMES

PRELIM. LANDSCAPE PLAN

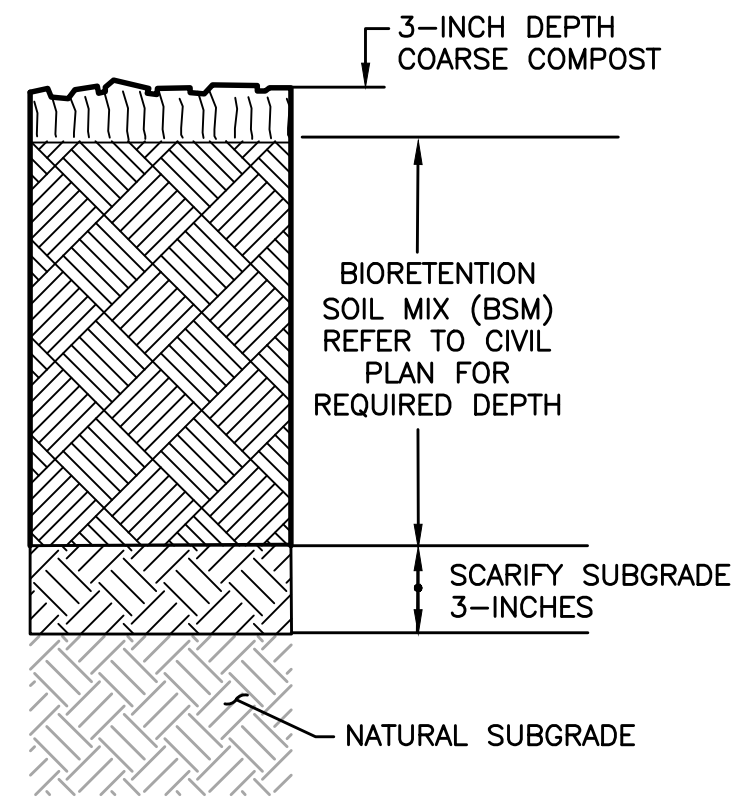
Know what's below.
 Call before you dig.

SEE SHEET L1.3 FOR GENERAL LANDSCAPE NOTES

L1.0



1 BIORETENTION FACILITY
N.T.S.



BIORETENTION SOIL

PLANTING PREPARATION NOTES:

1. PRIOR TO PLACEMENT OF BIORETENTION SOIL MIX (BSM), SCARIFY THE NATURAL OR GRADED SUBGRADE A MINIMUM OF 3-INCHES.
2. PLACE BSM AND COMPACT TO 85% PER ASTM 1577.
3. PLACE 3-INCHES OF COARSE COMPOST IN BIOSWALE BASIN TO OVERFLOW ELEVATION. PLACE 3-INCHES OF BARK MULCH ABOVE OVERFLOW ELEVATION.

2 BIORETENTION SOIL PREPARATION
N.T.S.

GENERAL PLANTING NOTES

1. A PERMANENT IRRIGATION SYSTEM WILL BE REQUIRED FOR ALL PLANTING AREAS IN COMMON SPACES AND SMALL CONFINED PLANTING AREAS INCLUDING OPEN SPACE AREAS, PLANTING STRIPS AND NARROW DRIVEWAY PLANTING BEDS.
2. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCHING AND REPAIRING ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION UNDER THIS CONTRACT.
3. GRADING SHALL BE ACCEPTED PRIOR TO PLANT INSTALLATION. FINISHED GRADE FOR NEW PLANTING AREAS SHALL ALLOW FOR TOPSOIL AND BARK MULCH AND 1-INCH CLEAR TO TOP OF CURB OR SIDEWALK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND HAULING ALL EXTRA DEBRIS AND EXCESS SOIL GENERATED BY THIS PROJECT.

PLANTING, FERTILIZING AND WARRANTY

5. ALL PLANT SIZES NOTED FOR HEIGHT, SPREAD AND CALIPER ARE MINIMUM REQUIREMENTS.
6. ALL PLANTS SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN (AAN) GRADES AND STANDARDS AS PUBLISHED IN THE MOST RECENT Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" MANUAL. TREE CALIPER SHALL BE MEASURED SIX INCHES ABOVE THE ROOT FLARE.
7. AREAS DISTURBED BY GRADING AND NOT SHOWN AS PLANTING / LAWN AREAS SHALL BE SEEDED.
8. APPLY FERTILIZER TO ALL LAWN, GROUNDCOVER, SHRUB AND TREE PLANTING AREAS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FERTILIZER TYPE (N-P-K RATIO) FOR LAWN, ORNAMENTAL SHRUBS, AND TREES.

TOPSOIL, COMPOST AND MULCH

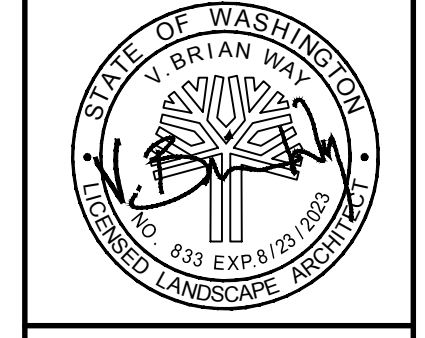
9. REMOVE SUBGRADE MATERIAL TO ACCOMMODATE TOPSOIL, BARK, SOD LAWN WITH 1" CLEAR TO TOP OF CURB, SIDEWALK OR OTHER PAVED SURFACES.
10. REFER TO PLANTING PREPARATION DETAIL SHEET L1.3 FOR TOPSOIL AND COMPOST REQUIREMENTS.
11. COMPOST SUPPLIED BY CEDAR GROVE, (877) 764-5748, OR APPROVED EQUAL.
12. TOPSOIL SHALL BE A 3-WAY (LOAM SOIL, PEAT AND COMPOST) SUPPLIED BY CEDAR GROVE, (877) 764-5748 OR APPROVED EQUAL.
13. BARK MULCH SHALL BE HEMLOCK / FIR MEDIUM GRIND.

BIORETENTION PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/COMMON NAME	BOTANICAL NAME/COMMON NAME
	ZONE 1 (FREQUENT INUNDATION OR FLOWING WATER)	ZONE 3 (DRIER SOILS, INFREQUENTLY SATURATED)
	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE
	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	RIBES SANGUINEUM / RED-FLOWERING CURRANT
	SPIRAEA DOUGLASII / DOUGLAS SPIREA	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
	IRIS DOUGLASIANA / PACIFIC COAST IRIS	BERBERIS THUNBERGII F. ATROPURPUREA 'CONCORD' / DWARF PURPLE LEAF BARBERRY
	JUNCUS EFFUSUS / COMMON RUSH	RHODODENDRON 'HINO-CRIMSON' / EVERGREEN AZALEA
	CAREX OBNUPTA / SLOUGH SEDGE	VIBURNUM DAVIDII / DAVID'S VIBURNUM
	ZONE 2 (PERIODIC MOIST SOILS)	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	MORELLA CALIFORNICA / PACIFIC WAX MYRTLE	FRAGARIA CHILOENSIS / BEACH STRAWBERRY
	LONICERA INVOLCRATA / BLACK TWINBERRY	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
PHILADELPHUS LEWISII / MOCK ORANGE	ACHILLEA MILLEFOLIUM / WESTERN YARROW	
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK		
SYMPHORICARPOS ALBUS / SNOWBERRY		

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Horiz. Scale	Vert. Scale	415-001-18	Project No.



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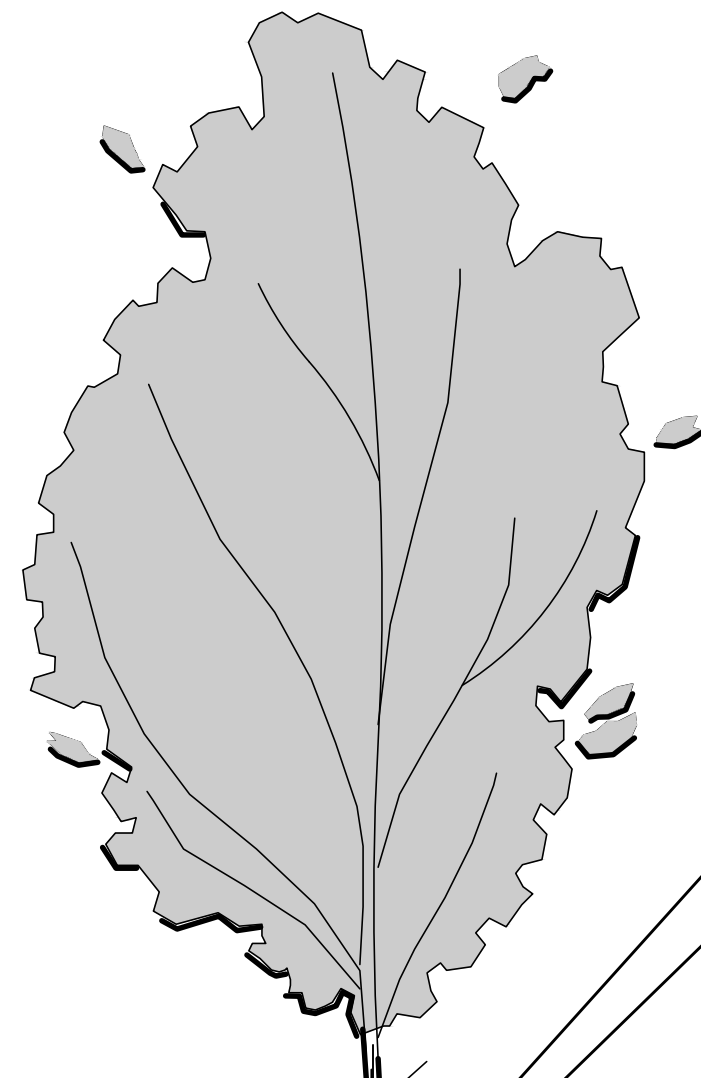
SCOTT RAY
Contact

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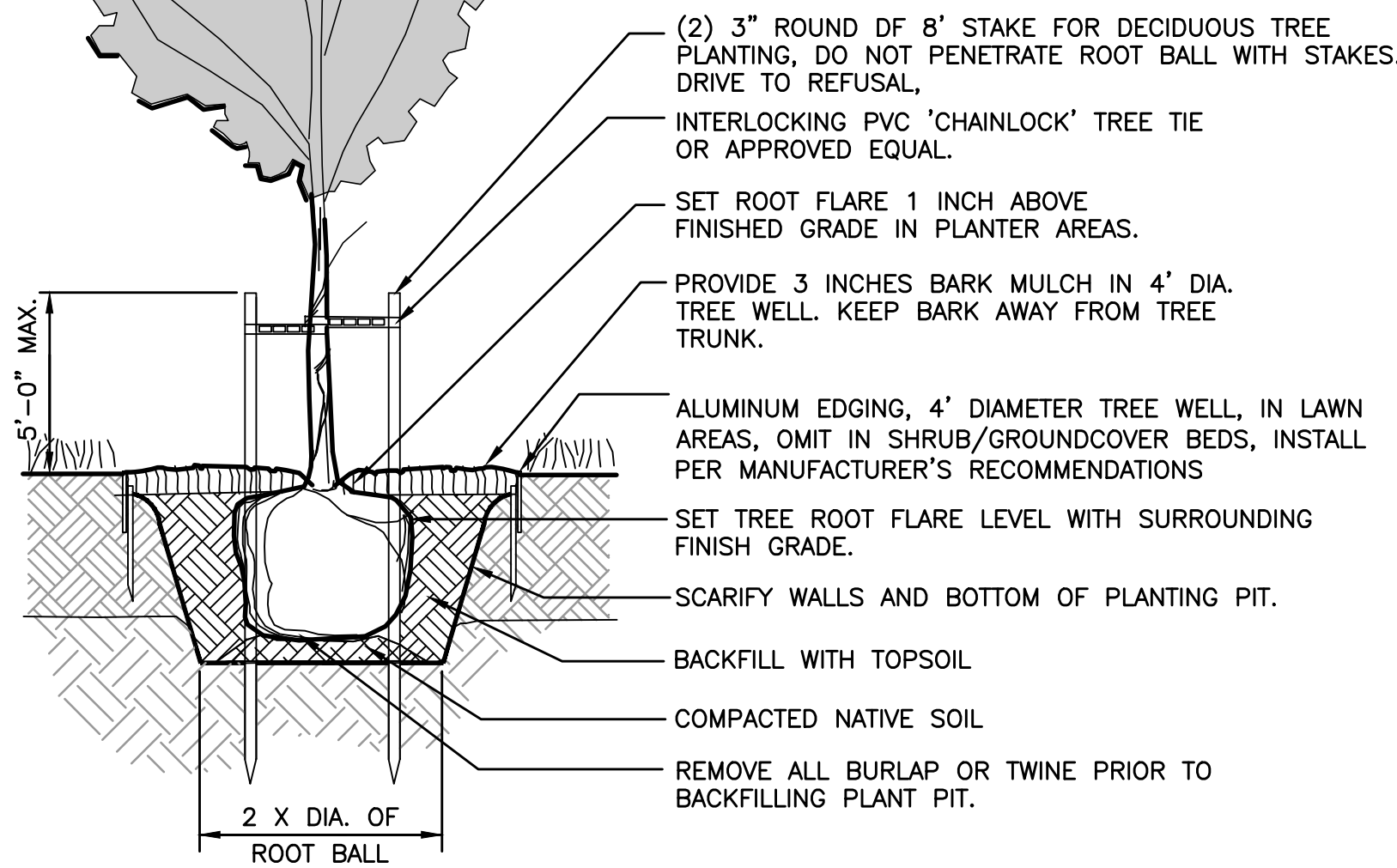
BIO. PLANTING & NOTES

L1.2

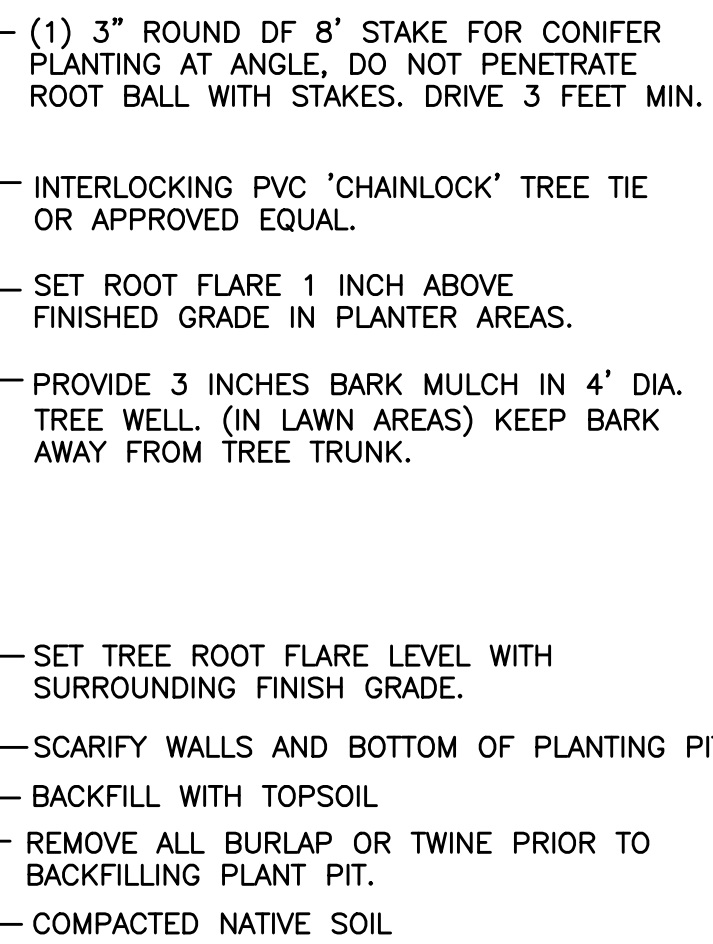
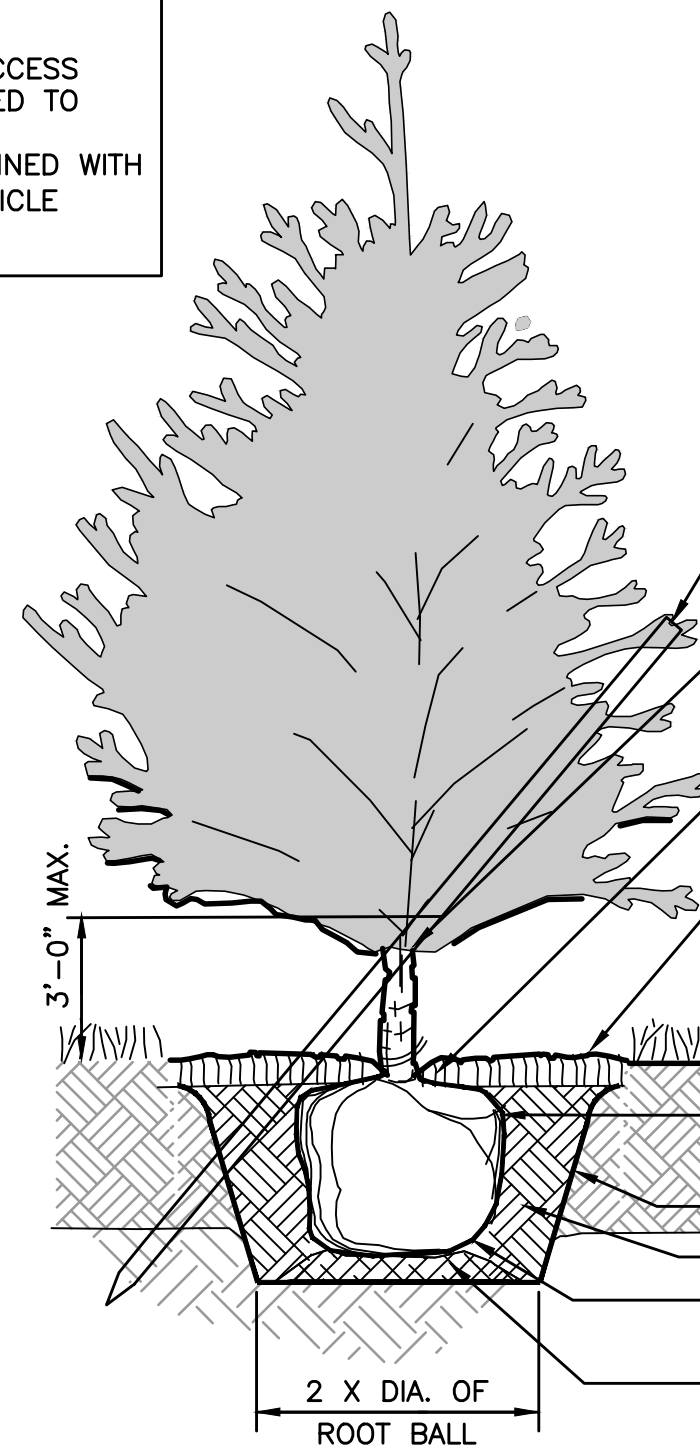




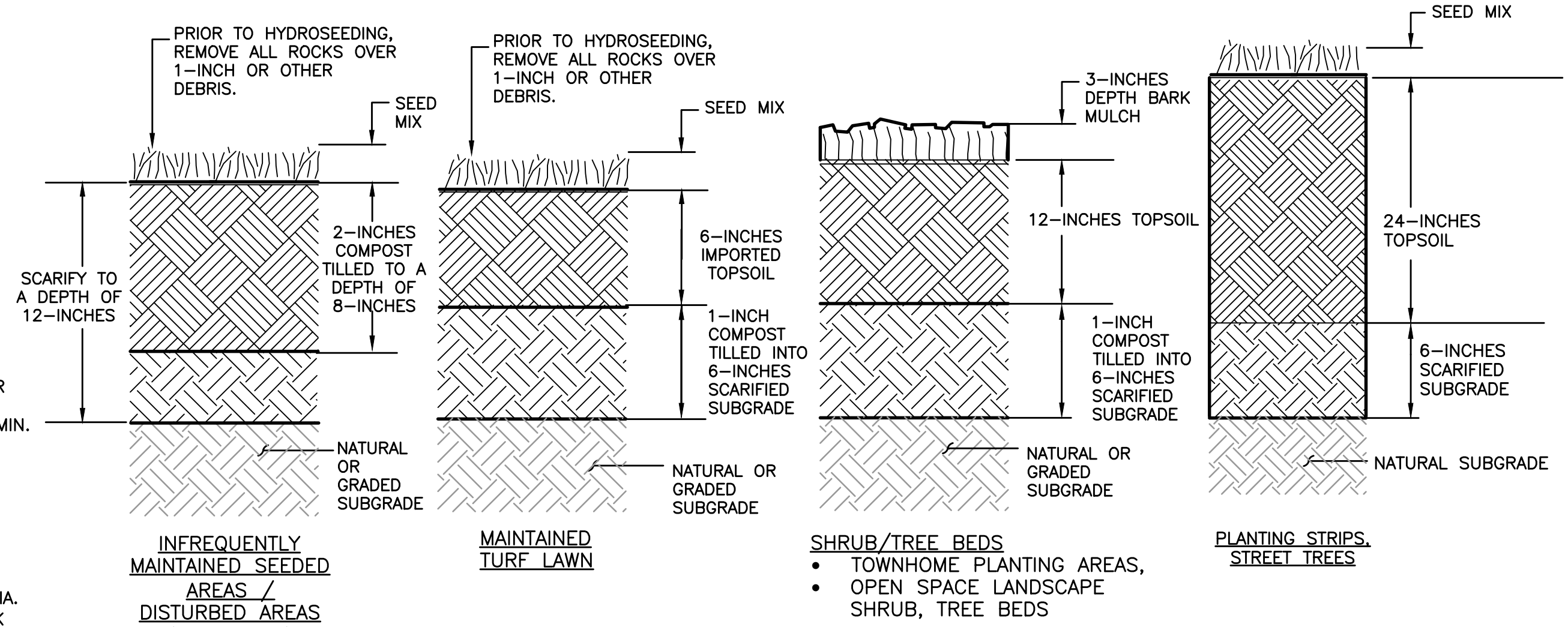
AFTER PLANTING PRUNE BRANCHES AS REQUIRED FOR THE FOLLOWING CONDITIONS:
 ANY BRANCHES THAT MAY OBSTRUCT A PEDESTRIAN ACCESS ROUTE BELOW 80-INCHES IN HEIGHT SHALL BE PRUNED TO COMPLY WITH FEDERAL ADA REGULATIONS.
 TREES ADJACENT TO THE FIRE LANE SHALL BE MAINTAINED WITH A MINIMUM CANOPY HEIGHT OF 13'-6" OVER THE VEHICLE ACCESS DRIVE TO COMPLY WITH 2012 FIRE CODE.



1 DECIDUOUS TREE PLANTING DETAIL
 NTS



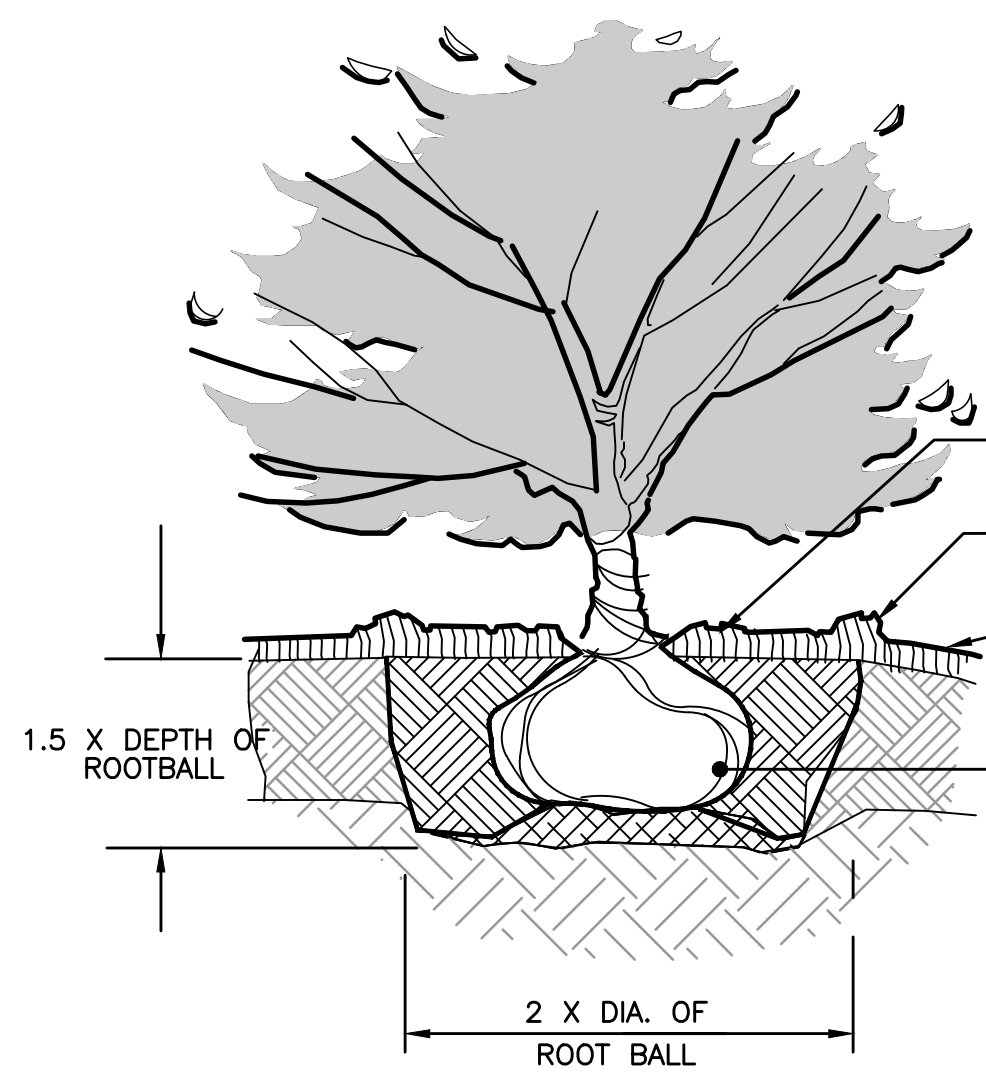
2 CONIFER / MULTI TRUNK PLANTING DETAIL
 NTS



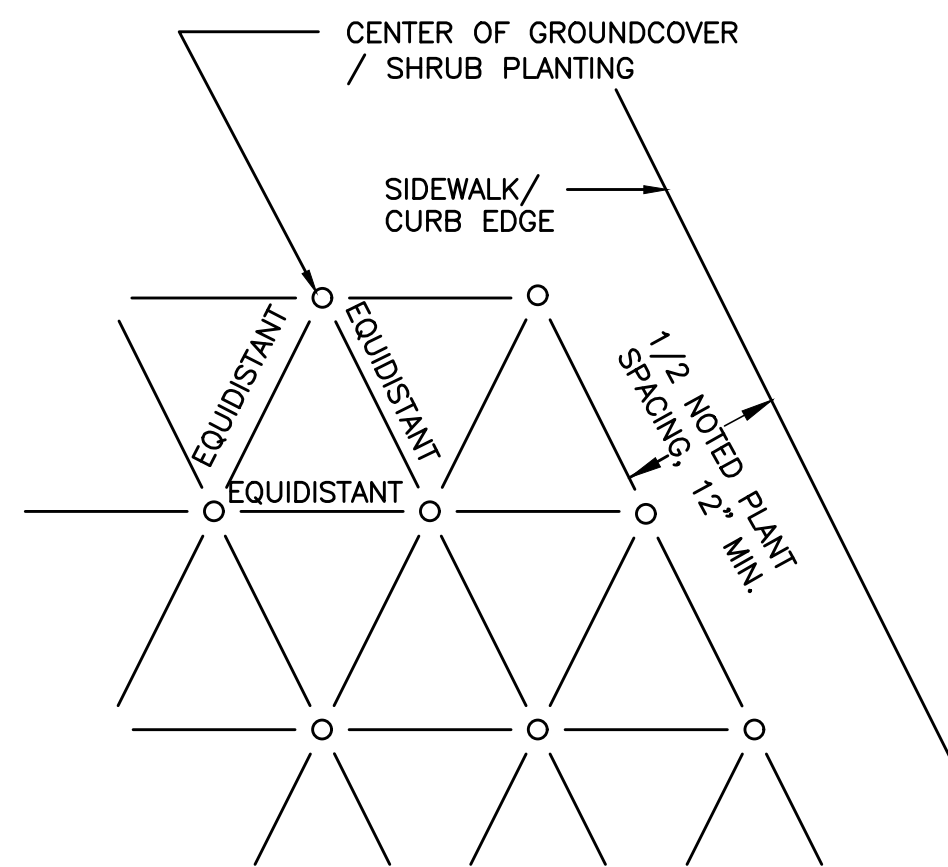
PLANTING PREPARATION NOTES:

- ALL NEW PLANTING BEDS, PLANTING PITS, MAINTAINED LAWN AREAS AND PLANTING STRIPS IN THE ROW TO RECEIVE MANUFACTURED TOPSOIL WITH A MINIMUM ORGANIC CONTENT OF 8-13% AS REQUIRED.
- ALL AREAS IMPACTED BY CLEARING AND GRADING AND NOT PLANTED OR OTHERWISE COVERED BY IMPERVIOUS SURFACE SHALL BE AMENDED AS SHOWN IN THE DISTURBED AREAS SOIL PREPARATION DETAIL AND AS REQUIRED BY DOE BMP T5.13.
- DOE BMP T5.13 REQUIREMENTS FOR TURF AREAS, TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:
 - TOPSOIL MUST HAVE A MINIMUM ORGANIC MATTER CONTENT OF 5%,
 - PH RANGE FROM 6.0 TO 8.0
 - TOPSOIL OR AMENDED LAYER SHALL BE A MINIMUM DEPTH OF 8-INCHES.
 - COMPOST MUST HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1.

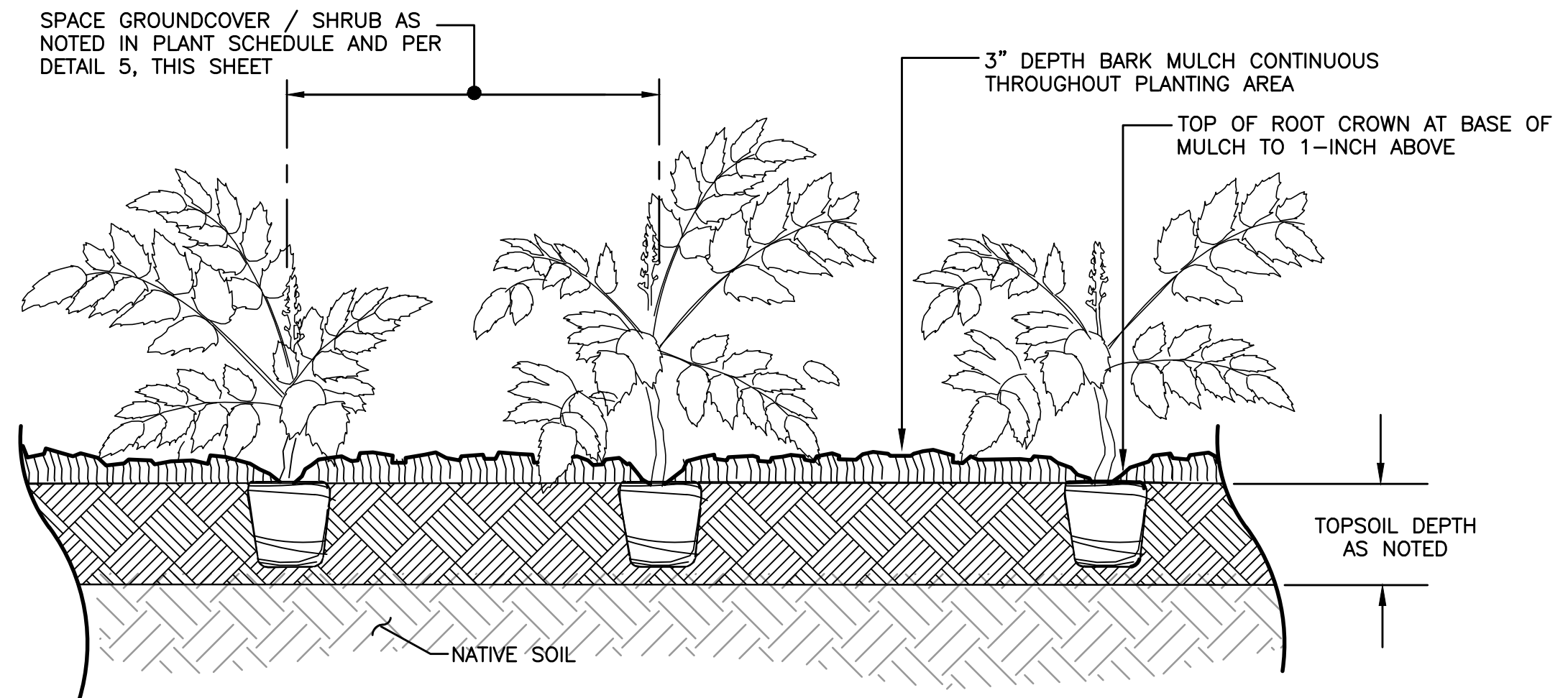
3 PLANTING PREPARATION
 NTS



4 SHRUB PLANTING DETAIL
 NTS



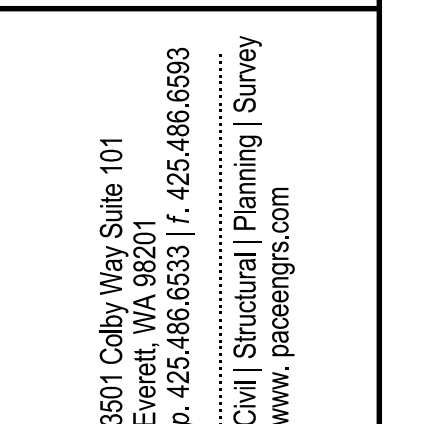
5 GROUNDCOVER / SHRUB SPACING
 NTS



6 GROUNDCOVER PLANTING DETAIL
 NTS

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 LANDSCAPE DETAILS

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L1.3