

RAY TOWNHOMES

PRELIMINARY ENGINEERING PLANS

AUGUST 15, 2022
PREPARED BY:



3501 Colby Way Suite 101
Everett, WA 98201
p. 425.486.6533 | f. 425.486.6593
Civil | Structural | Planning | Survey
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CIVIL ENGINEER

PACE ENGINEERS
3501 COLBY WAY SUITE 101
EVERETT, WA 98201
(425) 486-6533
CONTACT: ANDY REAVES, PE

APPLICANT

CUSTOM COMFORT HOMES, LLC
8310 59TH AVE NE
MARYSVILLE, WA 98270
(425) 359-1745
CONTACT: SCOTT RAY

SURVEYOR

ANDES LAND SURVEYING
1523 TENTH STREET, STE. A
MARYSVILLE, WA 98270
(360) 659-6639
CONTACT: JEROME ANDES, PLS

GEOTECHNICAL ENGINEER

GEOTEST ENGINEER
741 MARINE DRIVE
BELLINGHAM, WA 98225
(360) 733-7418
CONTACT: GERRY BAUTISTA, PE

NET DENSITY CALCULATIONS

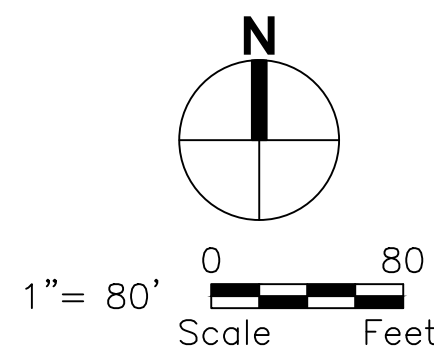
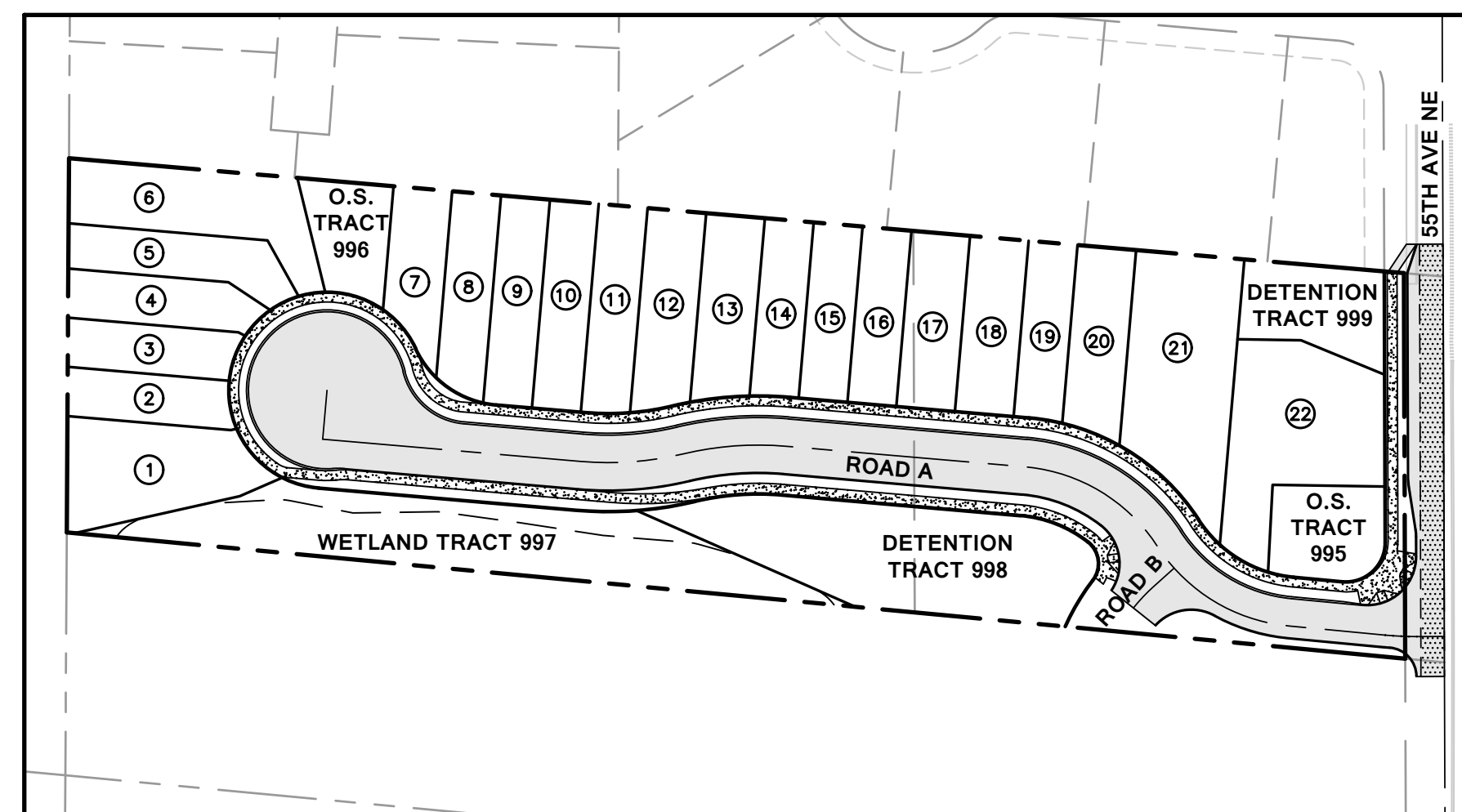
GROSS SITE AREA:	132043 SF
LESS FLOODPLAINS:	0 SF
LESS NON-TRANSF CRITICAL AREAS:	0 SF
LESS COMMUNITY FACILITIES:	0 SF
LESS STORM FACILITY (SEE BELOW):	6394 SF
LESS R/W & PANHANDLES:	36524 SF
NET SITE AREA (SF)	89125 SF (2.05 AC)

MAX. NET DENSITY: (2.05 AC) x (12 DU/AC) = 24.6 UNITS

STORM FACILITY AREA

UNDERGROUND FACILITIES USABLE FOR RECREATIONS NOT COUNTED
ABOVE-GROUND FACILITIES MEETING L.I.D. STANDARDS COUNTED AT 50%

BIORETENTION AREA (L.I.D. FACILITY) = 12787 SF
STORM FACILITY AREA USED FOR DENSITY CALC. = 6394 SF



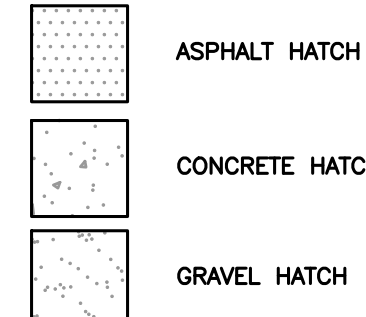
SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C2.0	TESC PLAN
C3.0	GRADING PLAN
C4.0	ROAD & UTILITY PLAN
C4.1	ROAD PROFILES
L1.0	PRELIM. LANDSCAPE PLAN
L1.2	BIO. PLANTING & NOTES
L1.3	LANDSCAPE DETAILS

LEGEND

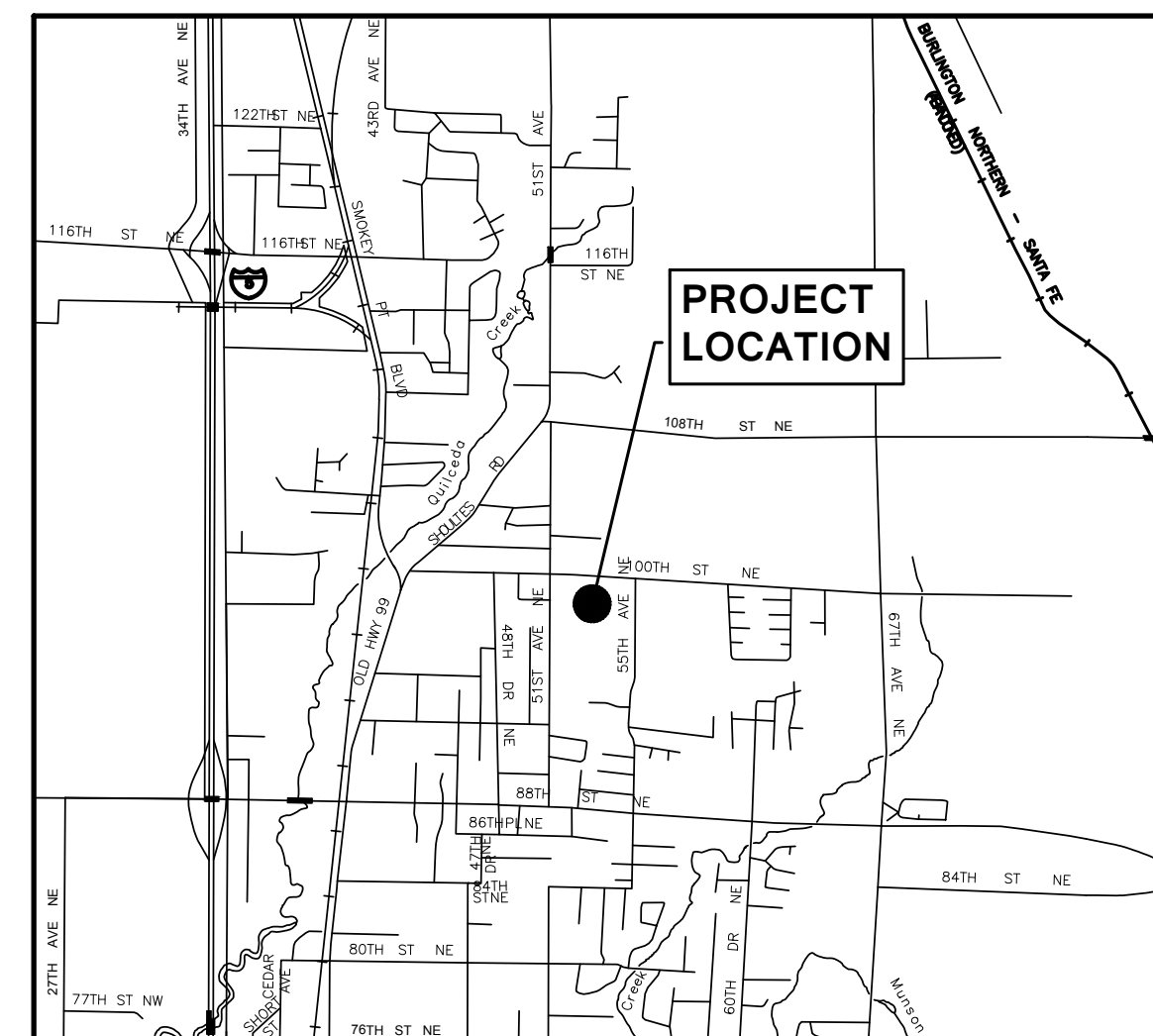
- CB CATCH BASIN
- CC CURB CUT
- CS CONC SLAB
- CW CONC WALK
- FH FIRE HYDRANT
- FL FLOW LINE
- FOG FOG LINE
- FVC FACE OF VERTICAL CURB
- GA GUY ANCHOR
- IE INVERT ELEVATION
- PIP POWER INDICATOR POST
- PM POWER METER
- PP POWER POLE
- PPU POWER POLE W/UNDERGROUND
- PTLU POWER POLE W/XFMR&LIGHT&UG
- SLL SOLID LOCKING LID
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- SSS SANITARY SEWER STUB
- WF WET FLAG AS NOTED
- WIP WATER INDICATOR POST
- WM WATER METER
- WV WATER VALVE
- WW WATER VAULT
- XFMR TRANSFORMER

SYMBOLS LEGEND

- CATCH BASIN
- ENVIRONMENTAL TEST PIT(AS NOTED)
- TH FIRE HYDRANT
- ^{PM} GAS/POWER METER(AS NOTED)
- ^{GA} GUY ANCHOR
- ^{PIP} INDICATOR POST
- ^{PP} POWER POLE(AS NOTED)
- ^{SSCO} ROCKERY
- ^{SSCO} SANITARY SEWER CLEANOUT
- ^{SSMH} SANITARY SEWER MANHOLE
- ^{SSS} SANITARY SEWER STUB
- STORM DRAIN CULVERT
- ^{WM} WATER METER
- ^{WV} WATER VALVE
- ^{WW} WATER VAULT
- ★ CONIFER(AS NOTED)
- x FENCE LINE AS NOTED
- FLOWLINE
- GAS LINE
- ^{OHP} OVERHEAD POWER LINE
- ^{UGP} UNDERGROUND POWER LINE
- ^{SS} SANITARY SEWER LINE
- ^{SD} STORM DRAIN LINE
- WATER LINE
- ^{UGT} UNDERGROUND TELEPHONE LINE



VICINITY MAP



LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, CONTAINING FIVE ACRES, MORE OR LESS, ACCORDING TO GOVERNMENT SURVEY. EXCEPT THEREFROM THE SOUTH TWO ACRES THEREOF. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. (LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200009180645.)

VERTICAL DATUM: NAVD 88

WGS SURVEY DATA WAREHOUSE
DB ID: 17668
BRASS MONUMENT IN CASE
(SOUTHWESTERLY OF TWO CASES AT 100TH STREET N.E. & 55TH AVENUE N.E.)
ELEV= 76.67' NAVD 88

BASIS OF BEARING

ROS/BLA FOR MARYSVILLE PARKS AND RECREATION
RECORDED UNDER A.F.N. 201701105004.

REFERENCE

- REF. 1 BOUNDARY LINE ADJUSTMENT A.F.N. 201701105004 (FILED UNDER BOUND. LINE ADJUSTMENTS)

SURVEY NOTES

- 1. NO TREES HAVE BEEN LOCATED.
- 2. NO UTILITY LOCATIONS WERE MADE.

UNDERGROUND UTILITY NOTES

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS. NO UNDERGROUND LOCATE SERVICE WAS UTILIZED FOR THEIR LOCATION. THE USE OF THIS MAP FOR THEIR EXACT LOCATION IS NOT WARRANTED. PRIOR TO CONSTRUCTION OR FURTHER SITE DESIGN USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION.

GENERAL NOTES

- 1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- 2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- 4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- 5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

SITE DATA

ADDRESS: 9820 55TH AVE NE
MARYSVILLE, WA 98270
TAX PARCEL #: 30051500302100
EXISTING ZONING: R12 MFL
PROPOSED ZONING: R12 MFL
TOTAL SITE AREA: 3.03 AC
PROPOSED LOTS: 22
LOTS PER ACRE: 7.26
WATER DISTRICT: CITY OF MARYSVILLE
SEWER DISTRICT: CITY OF MARYSVILLE
SCHOOL DISTRICT: MARYSVILLE DIST. #25
FIRE DISTRICT: MARYSVILLE FIRE DIST.

GRADING QUANTITIES:

CUT: 190 CY
FILL: 12,040 CY
NET: 11,850 CY (FILL)



Know what's below.
Call before you dig.

REVISIONS	No.	Description	Date

Drawn By: NKJ
Designed By: NKJ
Checked By: APC
Approved By: NKJ
Date: 8-15-22
Project No.: 419-001-18

3501 Colby Way Suite 101
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Client: RAY TOWNHOMES
8324 59TH AVE NE
MARYSVILLE, WA 98270

SCOTT RAY
Contact

RAY TOWNHOMES

TITLE SHEET





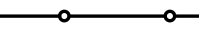


C1.0

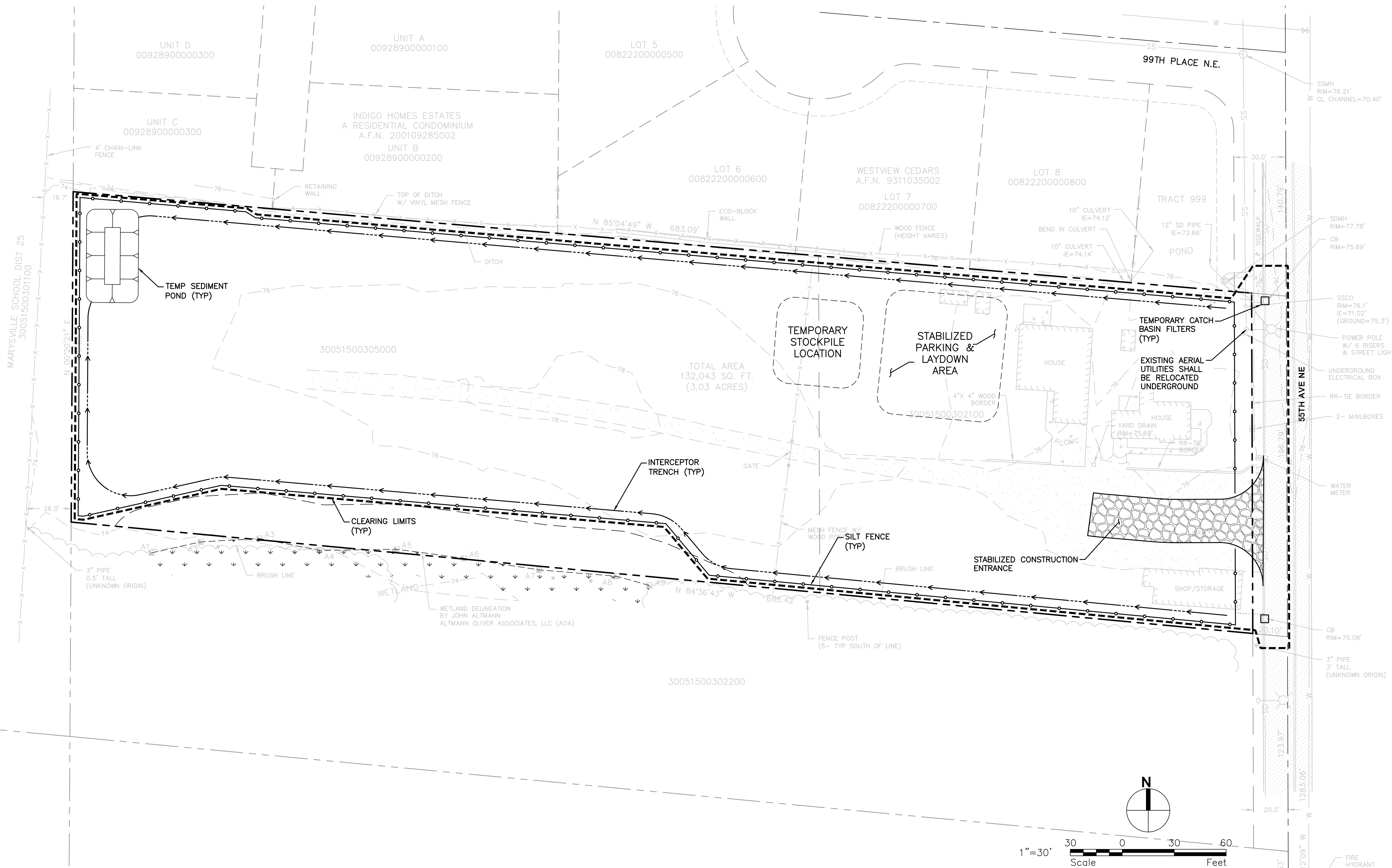
NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E

NOTE:

- ALL PROPOSED CATCH BASINS WILL REQUIRED INLET PROTECTION ONCE CONSTRUCTED.
- TO PROVIDE THE BEST PROTECTION FOR SIGNIFICANT TREES DURING THE CONSTRUCTION STAGE, THE APPLICANT SHALL INSTALL A TEMPORARY, FIVE-FOOT-HIGH, ORANGE CLEARING LIMITS CONSTRUCTION FENCE IN A LINE GENERALLY CORRESPONDING TO THE DRIPLINE OF ANY SIGNIFICANT TREE(S) TO BE RETAINED. ALL SUCH FENCING SHALL BE INSTALLED AND INSPECTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO COMMENCEMENT OF SITE WORK.

LEGEND:

-  PROPERTY LINE
-  INTERCEPTOR SWALE
-  CLEARING/GRADING LIMITS
-  TESC BASIN BOUNDARY
-  FILTER FABRIC FENCE
-  TEMPORARY CATCH BASIN FILTERS
-  STABILIZED CONSTRUCTION ENTRANCE



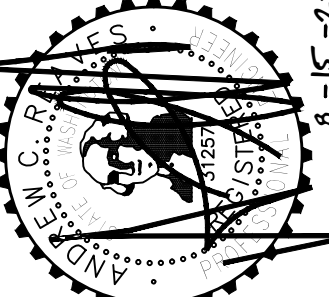
REVISIONS	
No.	Description

Drawn By NKJ	Designed By NKJ	Checked By APC	Approved By 8-15-22
Date	Date	Date	Date


1"=30'
Horiz. Scale

Vert. Scale
415-001-18

Project No.
8-15-22



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An Engineering Services Company

Client RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270	Contact SCOTT RAY
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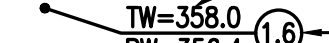
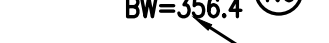

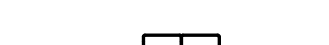
RAY TOWNHOMES

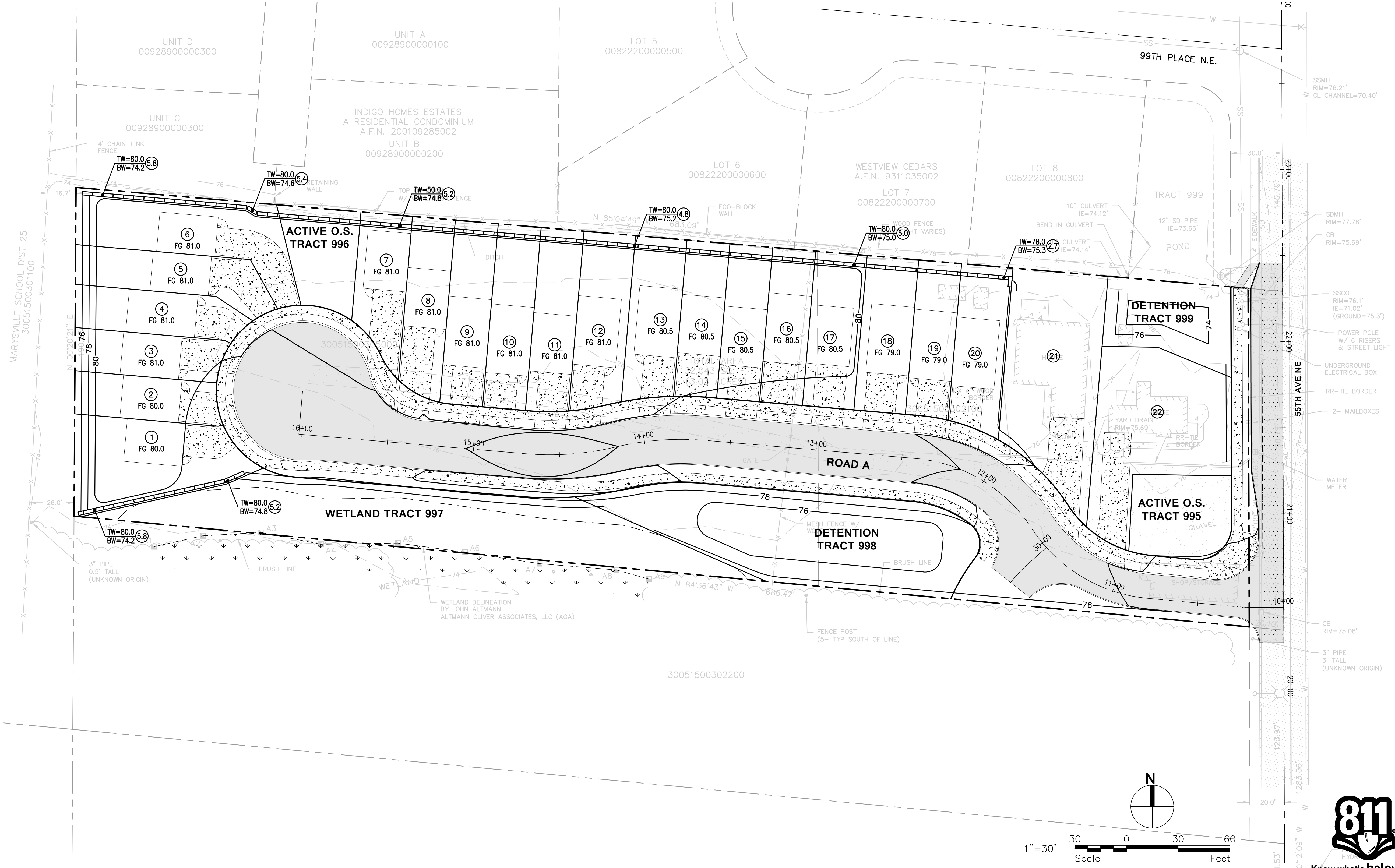
TESC PLAN

C2.0

NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E

LEGEND:

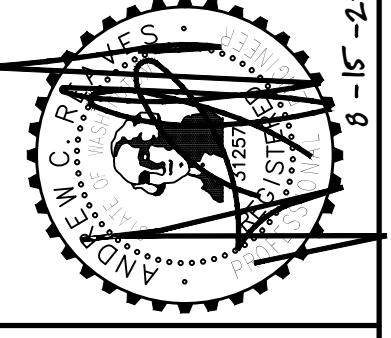
-  TOP OF WALL ELEV.
-  WALL HEIGHT
-  BOTTOM OF WALL ELEV.
-  BLOCK WALL



No.	Description	Date

Drawn By: NKJ
 Designed By: NKJ
 Checked By: APC
 Approved By: 8-15-22

1"=30' Horiz. Scale
 Vert. Scale: 415-001-18
 Project No.: 8-15-22



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 MARYSVILLE, WA 98270

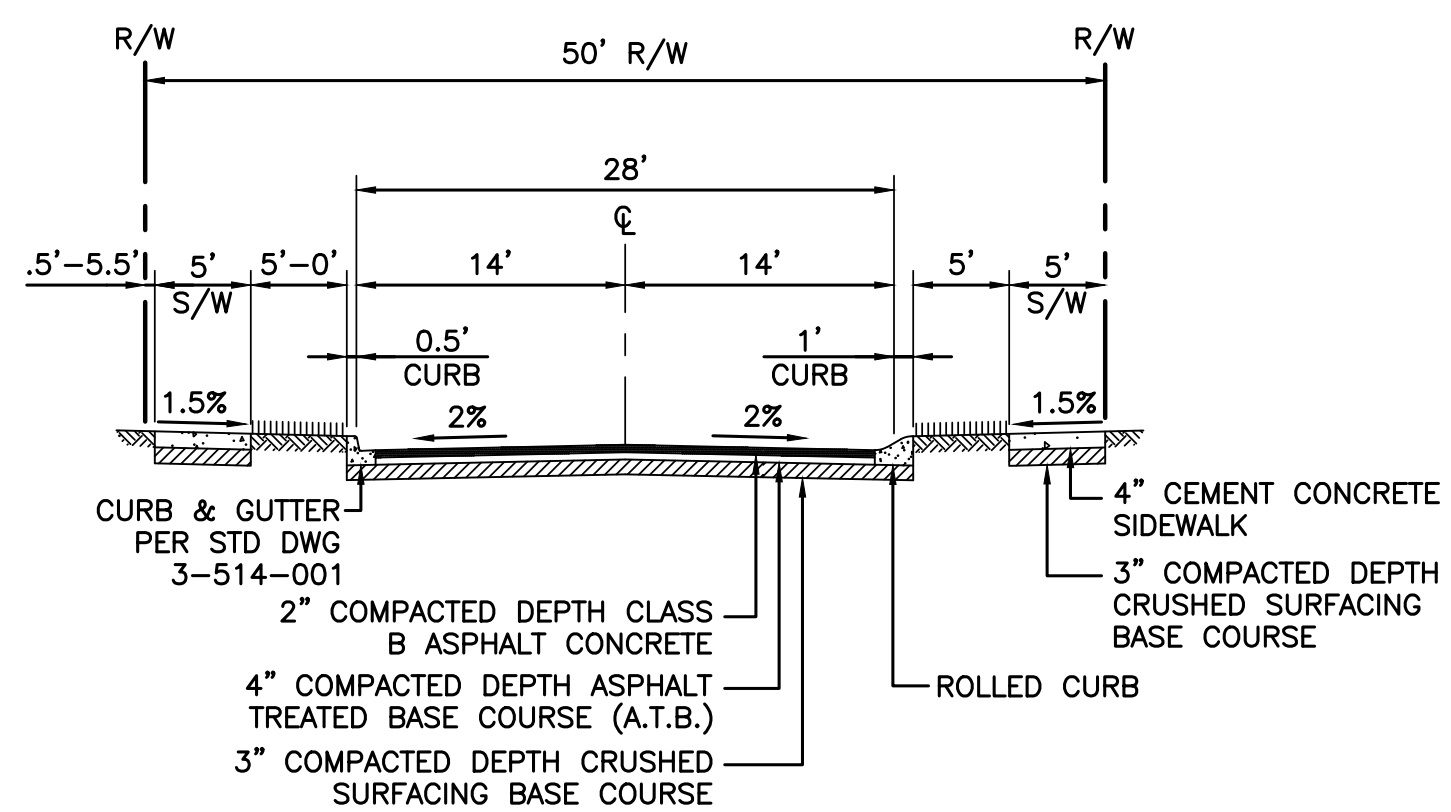
SCOTT RAY
 Contact

RAY TOWNHOMES
 GRADING PLAN

C3.0

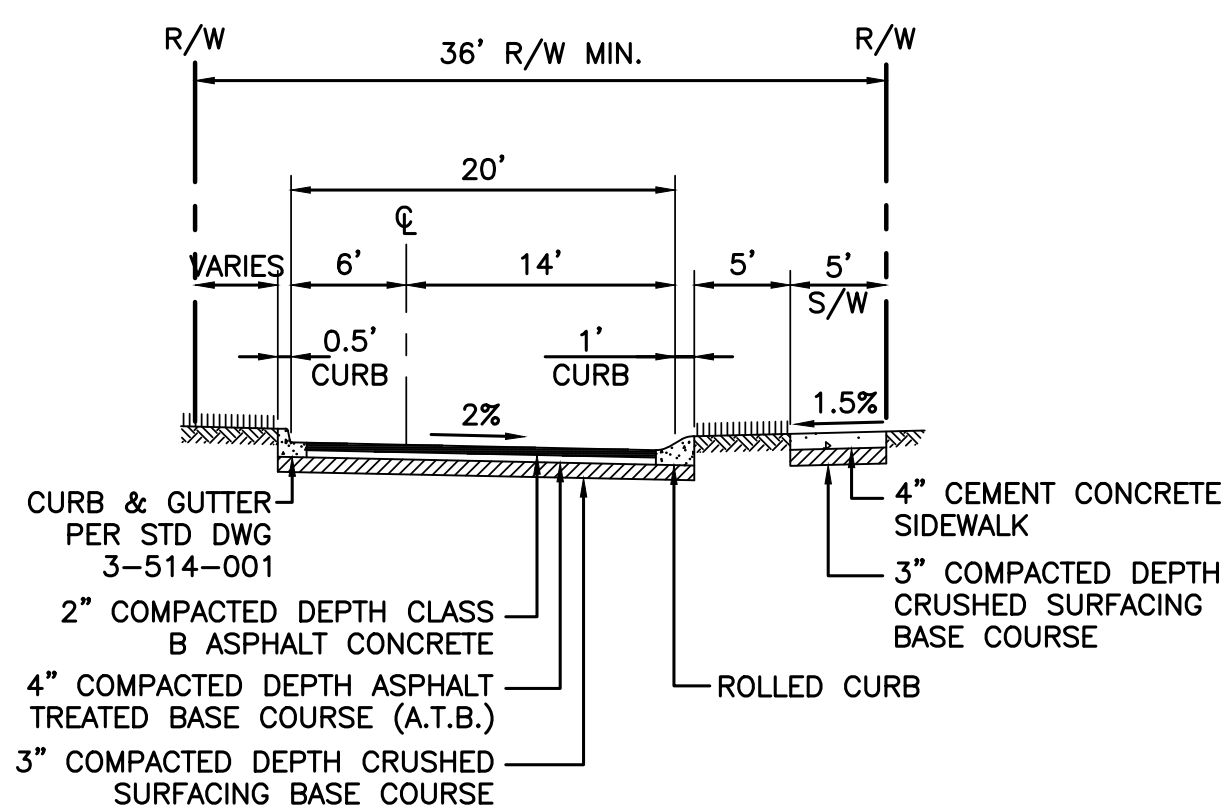


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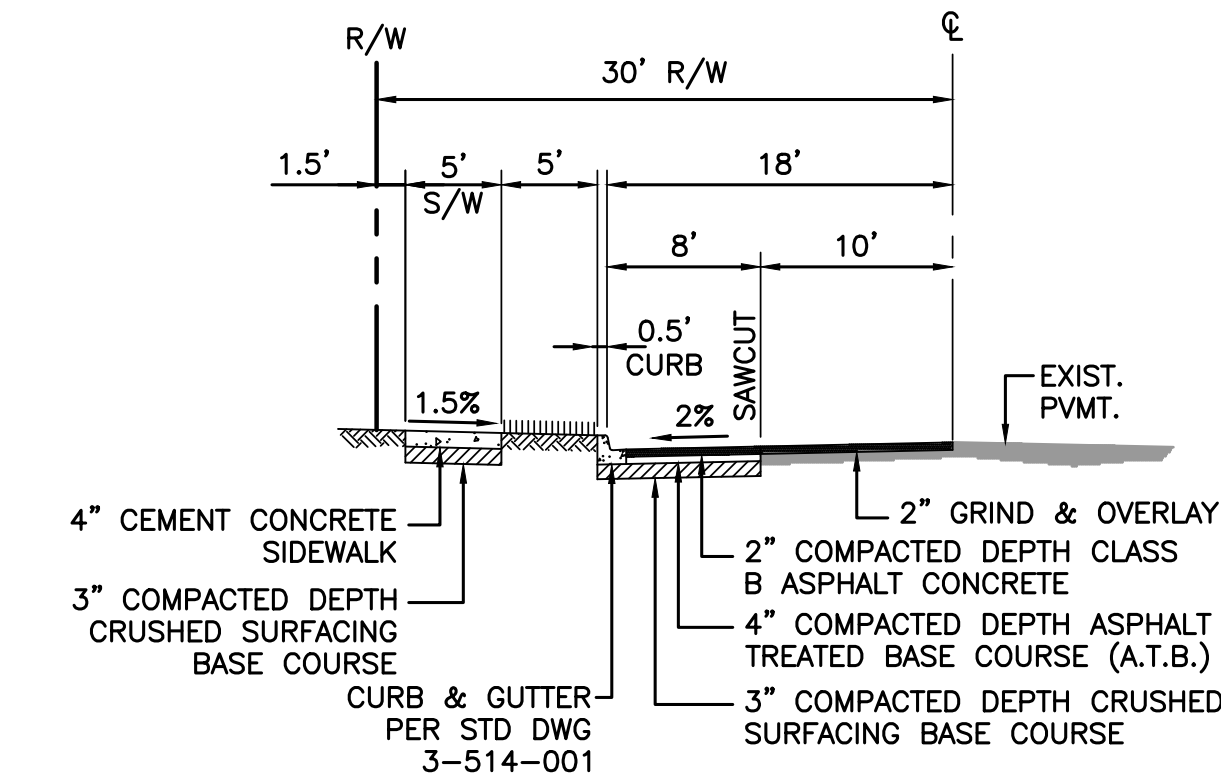
A TYPICAL PUBLIC ROADWAY SECTION

ROADS A
PUBLIC ROAD
RESIDENTIAL DESIGN SPEED = 25 MPH
N.T.S.



B TYPICAL PUBLIC ROADWAY SECTION

ROADS B
PUBLIC ROAD
RESIDENTIAL DESIGN SPEED = 25 MPH
N.T.S.



C FRONTAGE IMPROVEMENTS SECTION

55TH AVE NE
PUBLIC ROAD
RESIDENTIAL DESIGN SPEED = 25 MPH
N.T.S.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	14.00	S89°47'51"W
L2	49.37	N84°36'43"W
L3	122.10	N85°04'49"W
L4	132.03	N85°04'49"W
L5	14.00	S48°06'37"W

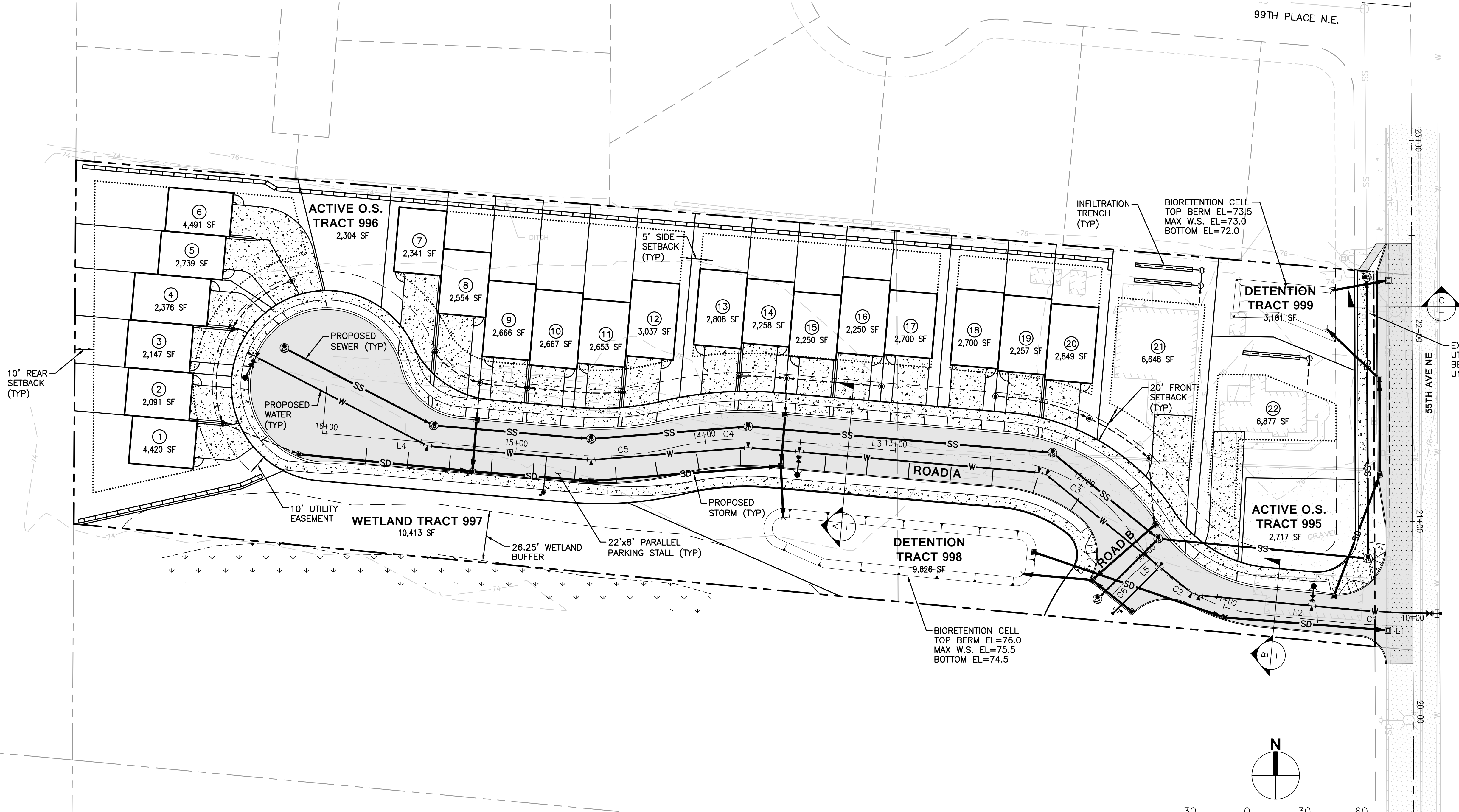
CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	165.00	16.10	5°35'25"
C2	90.00	81.05	51°36'04"
C3	90.00	81.79	52°04'10"
C4	165.00	52.69	18°17'51"
C5	165.00	52.69	18°17'51"
C6	90.00	36.00	22°54'58"

REVISIONS		
No.	Description	Date

Drawn By	Designed By	Checked By	Approved By	Date
NKJ	NKJ	APC		

1"=30'	1"=30'	419-001-18	Project No.



Client: **RAY TOWNHOMES**
8324 59TH AVE NE
MARYSVILLE, WA 98270

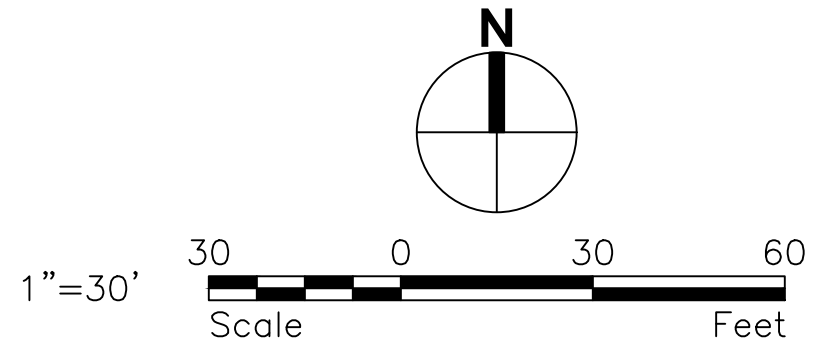
Contact: **SCOTT RAY**

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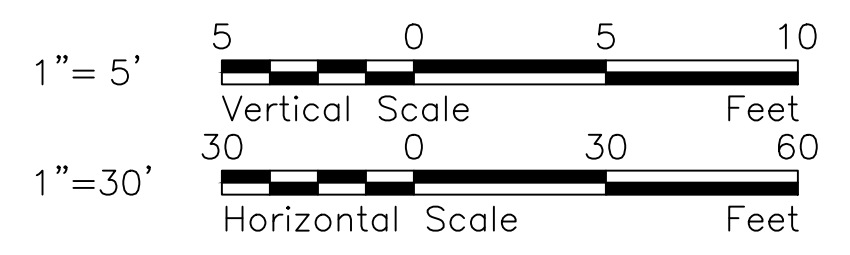
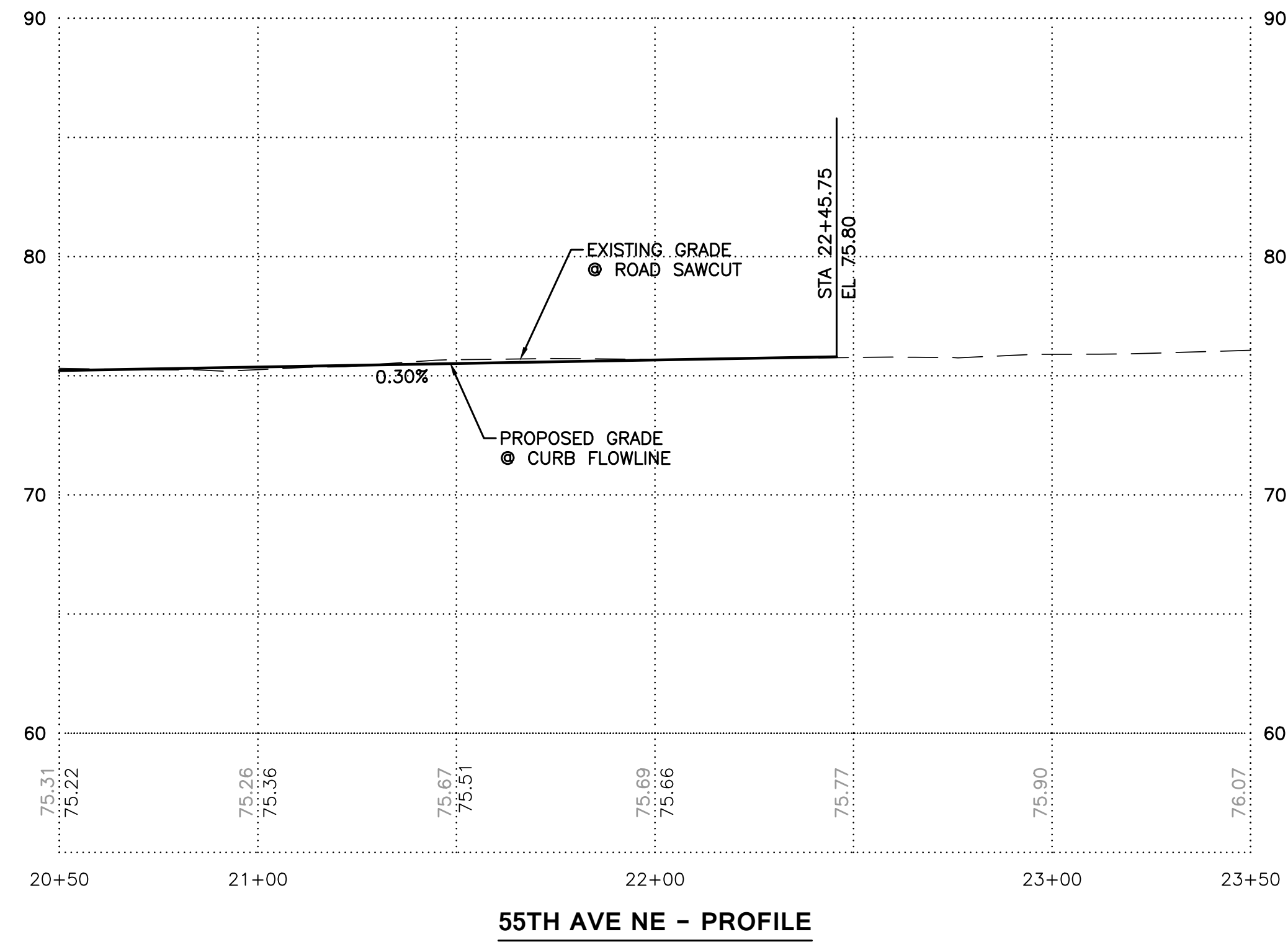
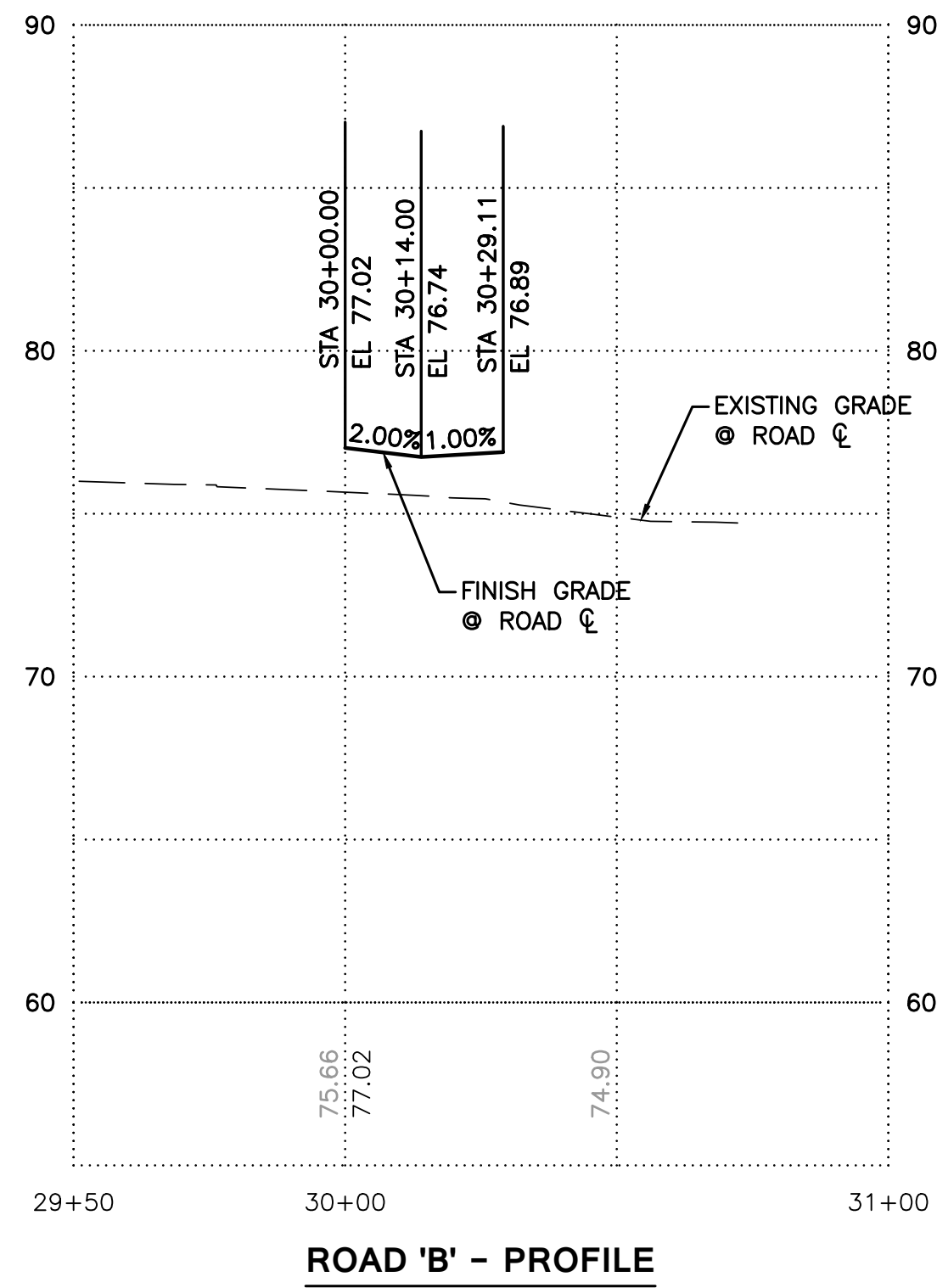
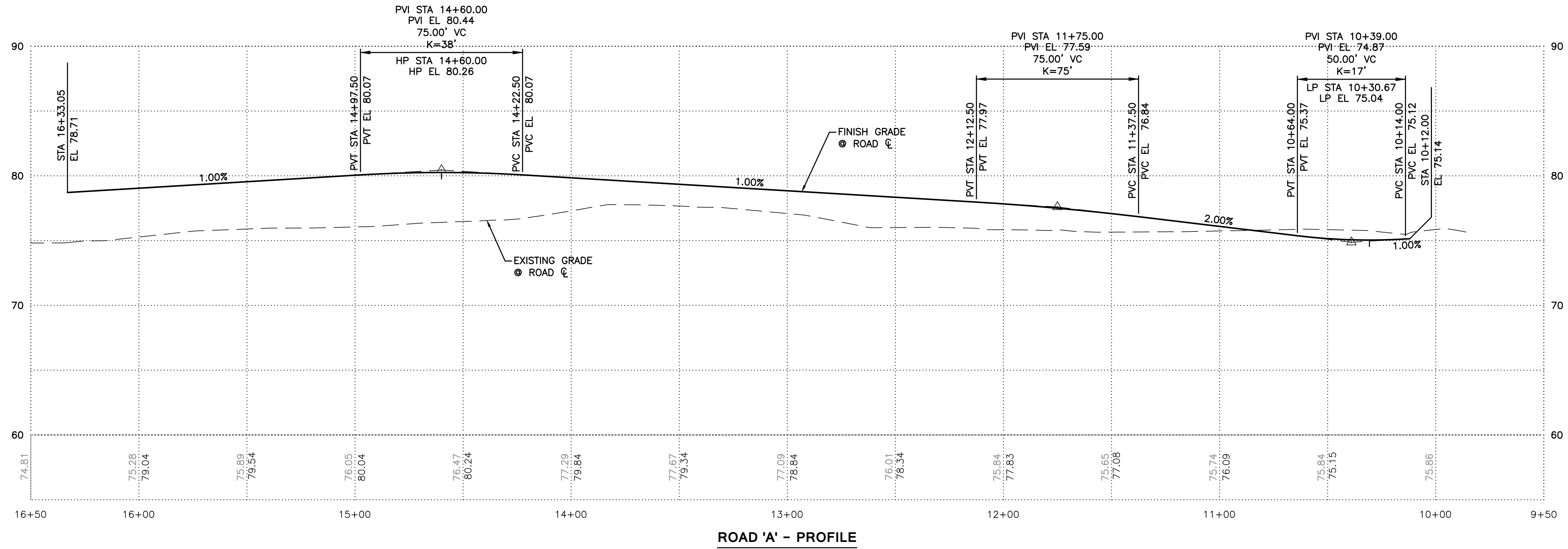
RAY TOWNHOMES
ROAD & UTILITY PLAN

C4.0

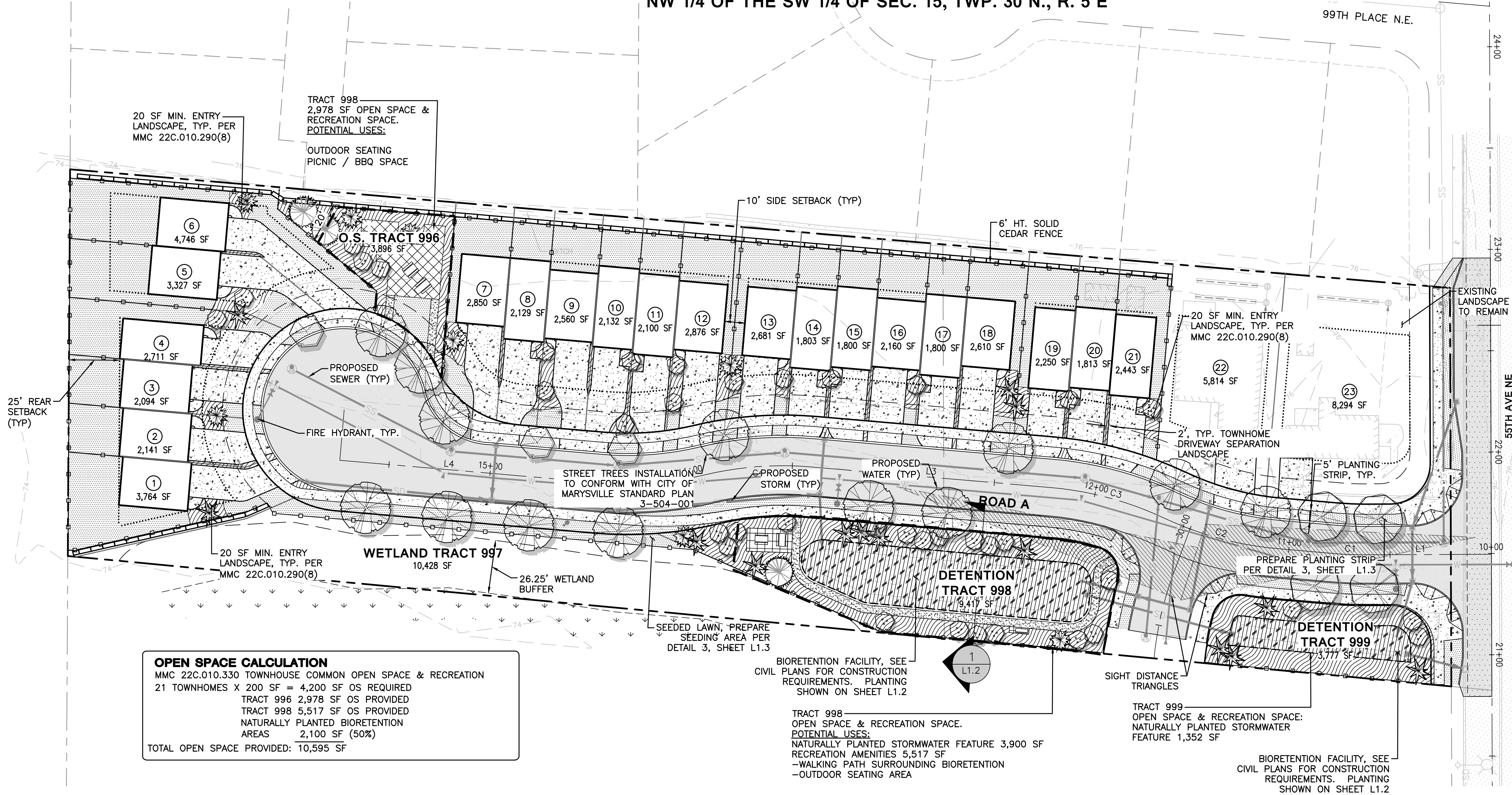


811
Know what's below.
Call before you dig.

NW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 30 N., R. 5 E



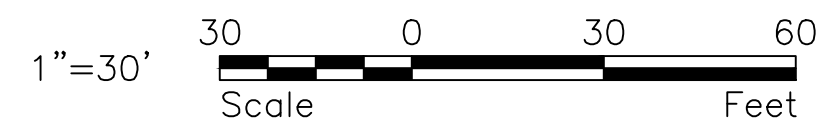
RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270		Client RAY TOWNHOMES 8324 59TH AVE NE MARYSVILLE, WA 98270
ROAD PROFILES		Contact SCOTT RAY
C4.1		Project No. 415-001-18
Drawn By NKJ		Designated By NKJ
Checked By APC		Approved By 8-15-22
1"=30' Horiz. Scale		1"=5' Vert. Scale
		Date 8-15-22
3501 Colby Way Suite 101 Everett, WA 98201 p. 425-486-6533 f. 425-486-6593 Civil Structural Planning Survey www.paceengr.com		Description ROAD PROFILES
PACE An Engineering Services Company		No.
REVISIONS		Date



OPEN SPACE CALCULATION
MMC 22C.010.330 TOWNHOUSE COMMON OPEN SPACE & RECREATION
21 TOWNHOMES X 200 SF = 4,200 SF OS REQUIRED
TRACT 996 2,978 SF OS PROVIDED
TRACT 998 5,517 SF OS PROVIDED
NATURALLY PLANTED BIORETENTION AREAS 2,100 SF (50%)
TOTAL OPEN SPACE PROVIDED: 10,595 SF

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	QTY.	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING					
STREET TREES													
	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE MAPLE	2" CAL. MIN.	AS SHOWN	13	TOWNHOME AND OPEN SPACE PLANTING (ENTRY LANDSCAPE MMC 22C.010.290(C) AND DRIVEWAY SEPARATION)								
	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE ASH	2" CAL. MIN.	AS SHOWN	4	SHRUBS								
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. MIN.	AS SHOWN	3		MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	2 GAL. CONT.	24"-36" O.C.					
RECOMMENDED STREET TREES FROM CITY OF MARYSVILLE ADMINISTRATIVE LANDSCAPING GUIDELINES													
SITE TREES													
	THUJA PLICATA / WESTERN RED CEDAR	6' HT. MIN.	AS SHOWN	3		AZALEA X 'KAREN' / KAREN AZALEA	↓	↓					
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / ALASKA WEeping CEDAR	6' HT. MIN.	AS SHOWN	14		BERBERIS THUNBERGII 'GORUZAM' GOLDEN RUBY BARBERRY	↓	↓					
	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	4' HT. MIN.	AS SHOWN	8		ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	↓	↓					
	ACER CIRCINATUM / VINE MAPLE	5 GAL.	AS SHOWN	37		JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	↓	↓					
	CORNUS KOUSA 'SATOMI' / SATOMI FLOWERING DOGWOOD	5 GAL.				MORELLA CERIFERA / PACIFIC WAX MYRTLE	↓	↓					
	MAGNOLIA SIEBOLDII / OYAMA MAGNOLIA	5 GAL.				PINUS MUGO VAR. SLOWMOUND / DWARF MUGO PINE	↓	↓					
	STYRAX JAPONICUS / JAPANESE SNOWBELL	5 GAL.				RHODODENDRON 'BLUE DANUBE' / EVERGREEN AZALEA	↓	↓					
LANDSCAPE FEATURES AND SITE FURNITURE													
	6' HT. SOLID CEDAR FENCE					VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	↓	↓					
	PICNIC TABLES AND BENCHES					MAHONIA REPENS / LOW OREGON GRAPE	4" POT.	18" O.C.					
	OPEN SPACE HARDSCAPE PAVING TBD					ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	↓	↓					
	4' WIDE CRUSHED ROCK PATH					GERANIUM SANGUINEUM / CRANSBILL	↓	↓					
						HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL. CONT.	24"-36" O.C.					
						MISCANTHUS SINENSIS 'ADAGO' / DWARF MAIDEN GRASS	↓	↓					
						LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / ENGLISH LAVANDER	↓	↓					
						HEMEROCALLIS / DAYLILLY	↓	↓					
						RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN	↓	↓					
						SEEDED LAWN							



REVISIONS

No.	Description	Date

TS
Drawn By NKJ
Designed By NKJ
Checked By KJM
Approved By 4-24-20
Date

Horiz. Scale
Vert. Scale
419-001-18
Project No.

STATE OF WASHINGTON
BRIAN W. WILSON
LICENSED LANDSCAPE ARCHITECT
No. 893 EXP 8/27/2024

1724 West Marine View Drive, Suite 140
Everett, WA 98201
P. 425.486.6533 F. 425.486.6593
Civil | Structural | Planning | Survey
www.paceengrs.com

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An Engineering Services Company
S D A

Client:
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8324 99TH AVE NE
MARYSVILLE, WA 98270

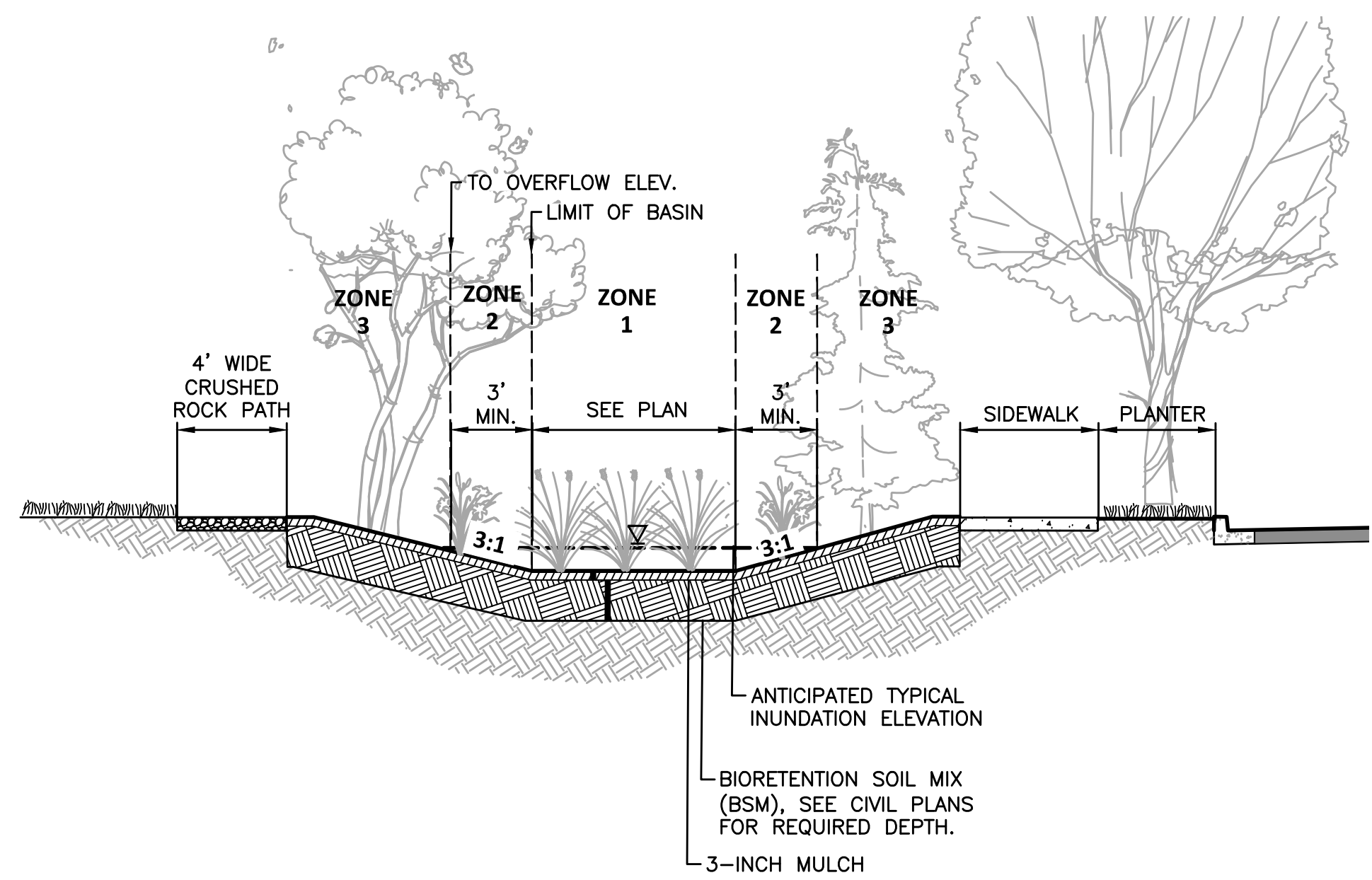
SCOTT RAY
Contact

RAY TOWNHOMES
PRELIM. LANDSCAPE PLAN

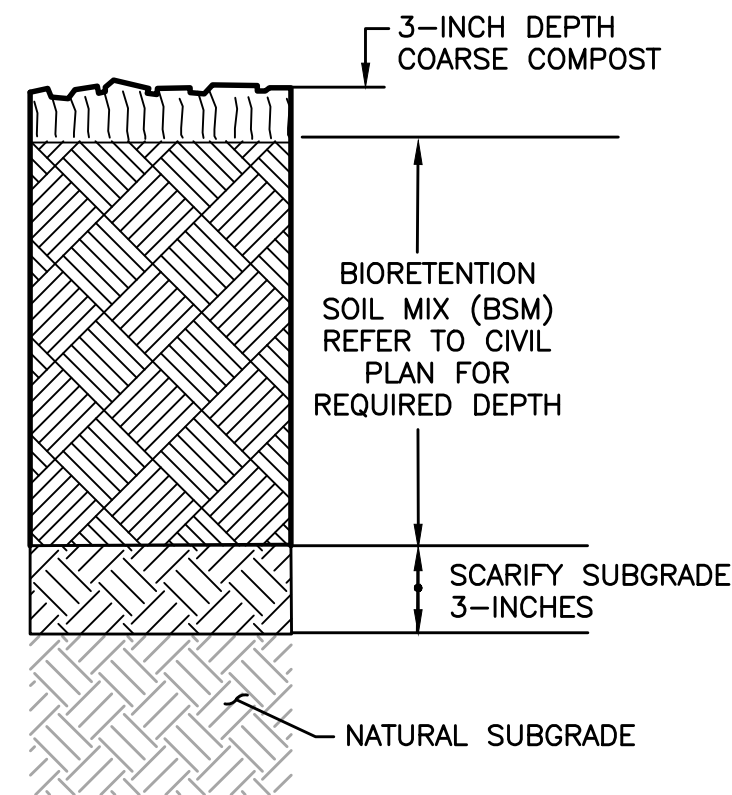
L1.0

Know what's below.
Call before you dig.

SEE SHEET L1.3 FOR GENERAL LANDSCAPE NOTES



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		

REVISIONS	No.	Description	Date

TS	Drawn By NKJ	Designed By NKJ	Checked By KJM	Approved By 4-24-20	Date
Horiz. Scale					Project No.
Vert. Scale					



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SCOTT RAY
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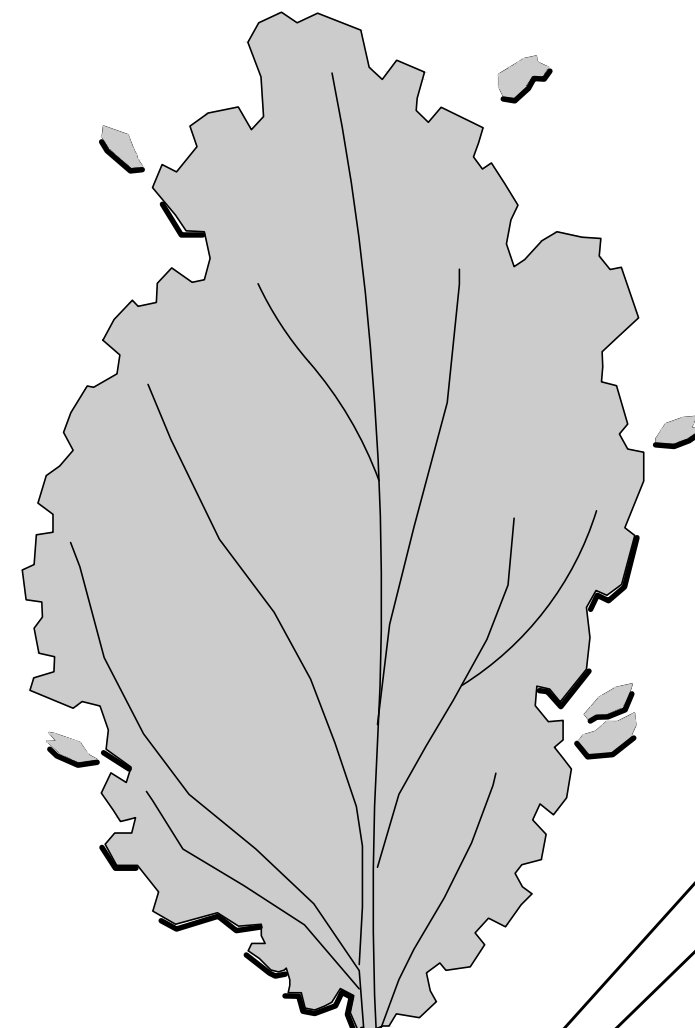
RAY TOWNHOMES

BIO. PLANTING & NOTES

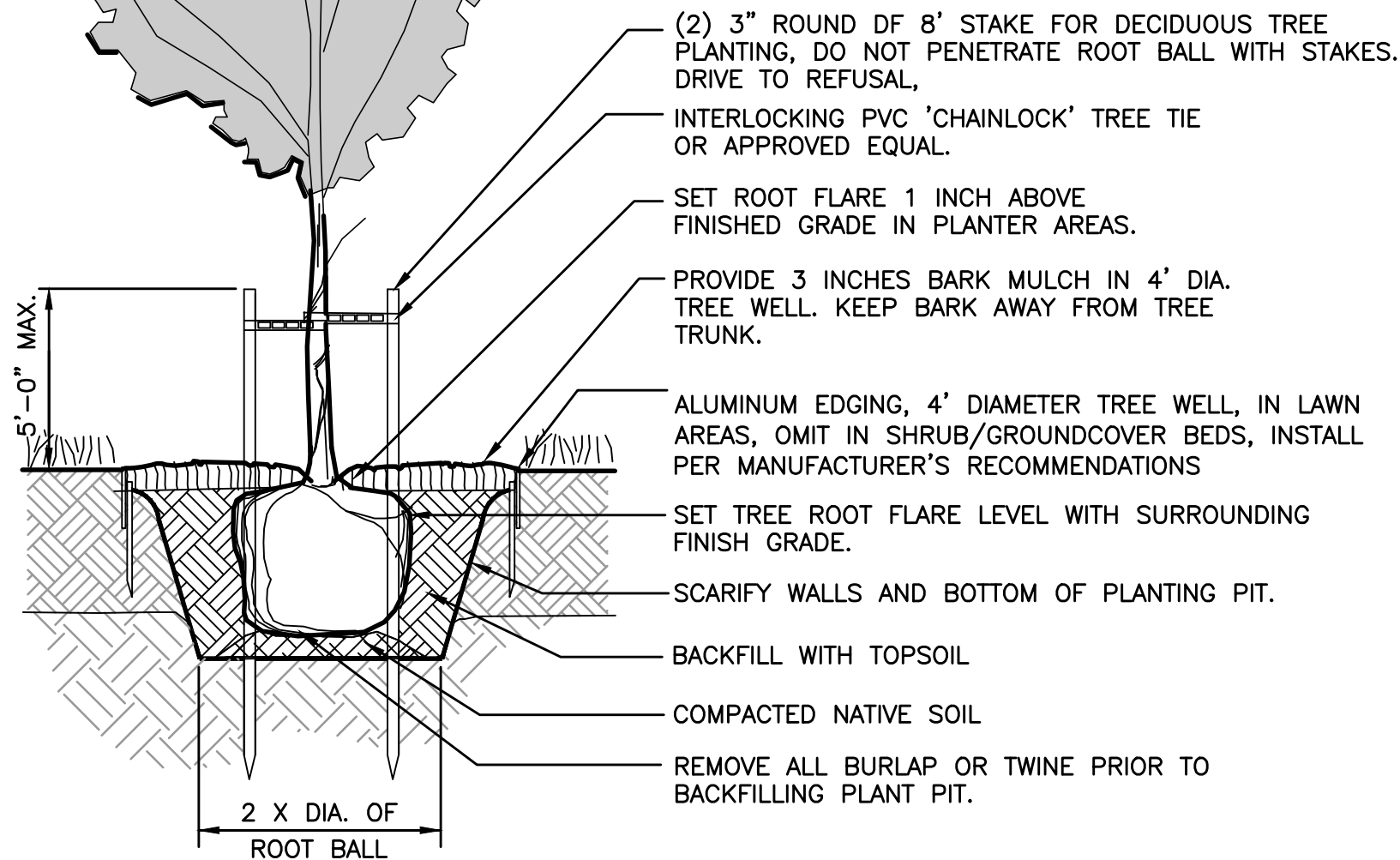
L1.2



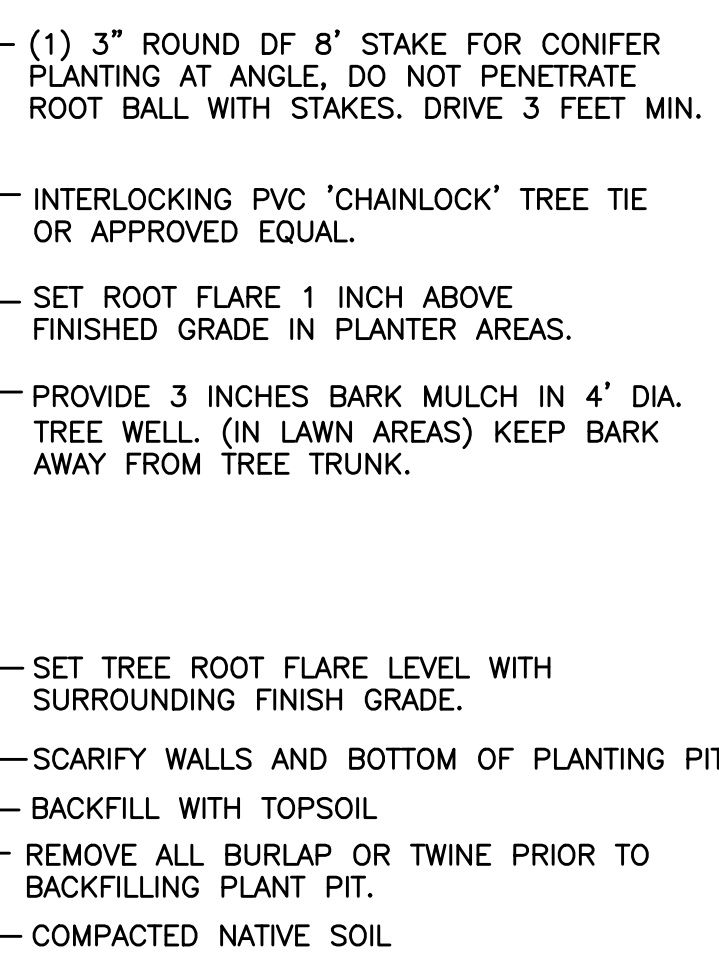
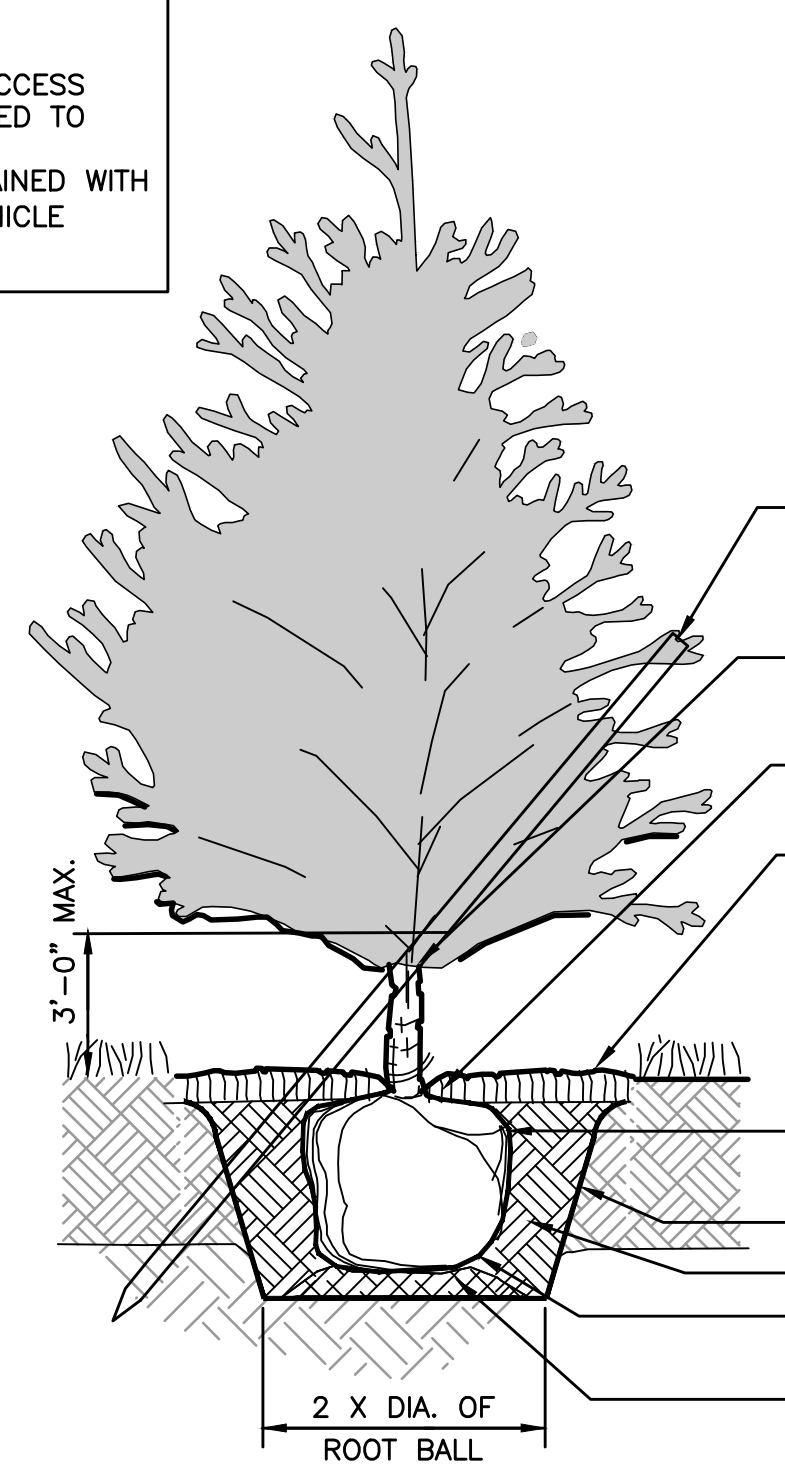
Know what's below.
Call before you dig.



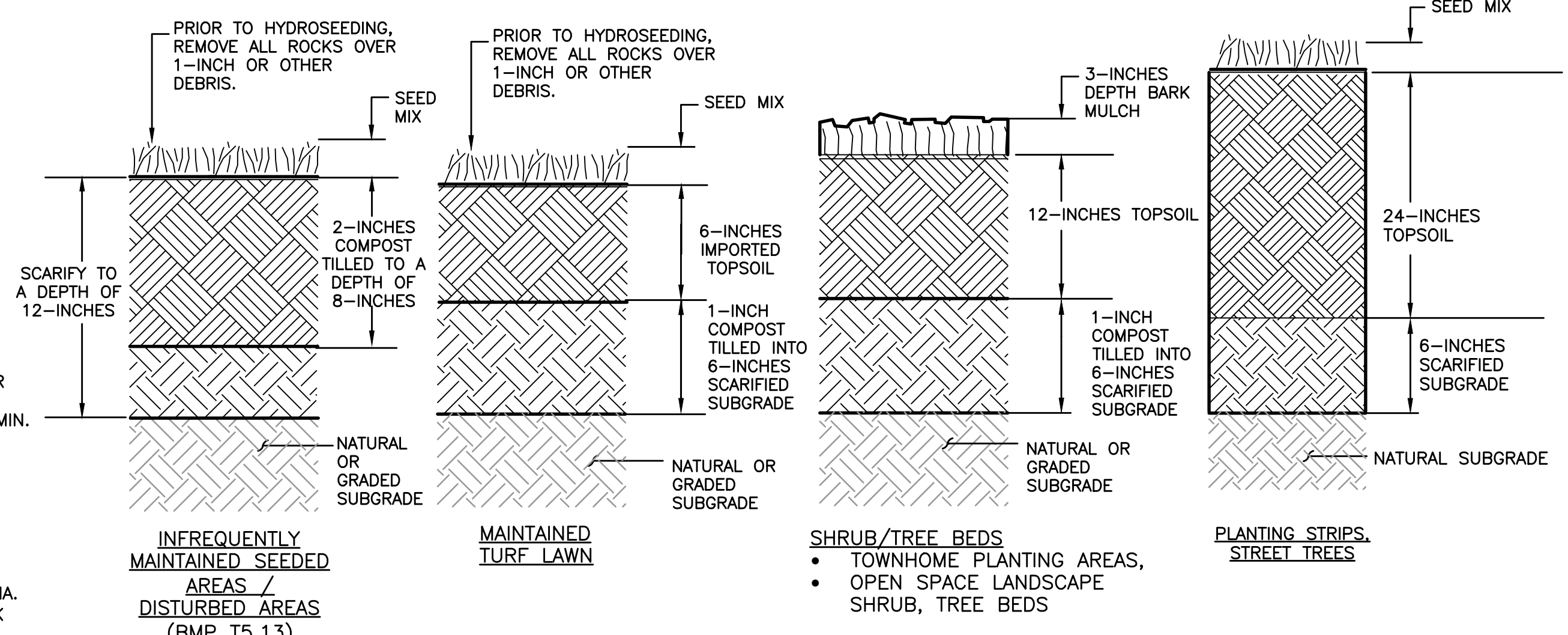
AFTER PLANTING PRUNE BRANCHES AS REQUIRED FOR THE FOLLOWING CONDITIONS:
 ANY BRANCHES THAT MAY OBSTRUCT A PEDESTRIAN ACCESS ROUTE BELOW 80-INCHES IN HEIGHT SHALL BE PRUNED TO COMPLY WITH FEDERAL ADA REGULATIONS. TREES ADJACENT TO THE FIRE LANE SHALL BE MAINTAINED WITH A MINIMUM CANOPY HEIGHT OF 13'-6"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



1 DECIDUOUS TREE PLANTING DETAIL
 NTS



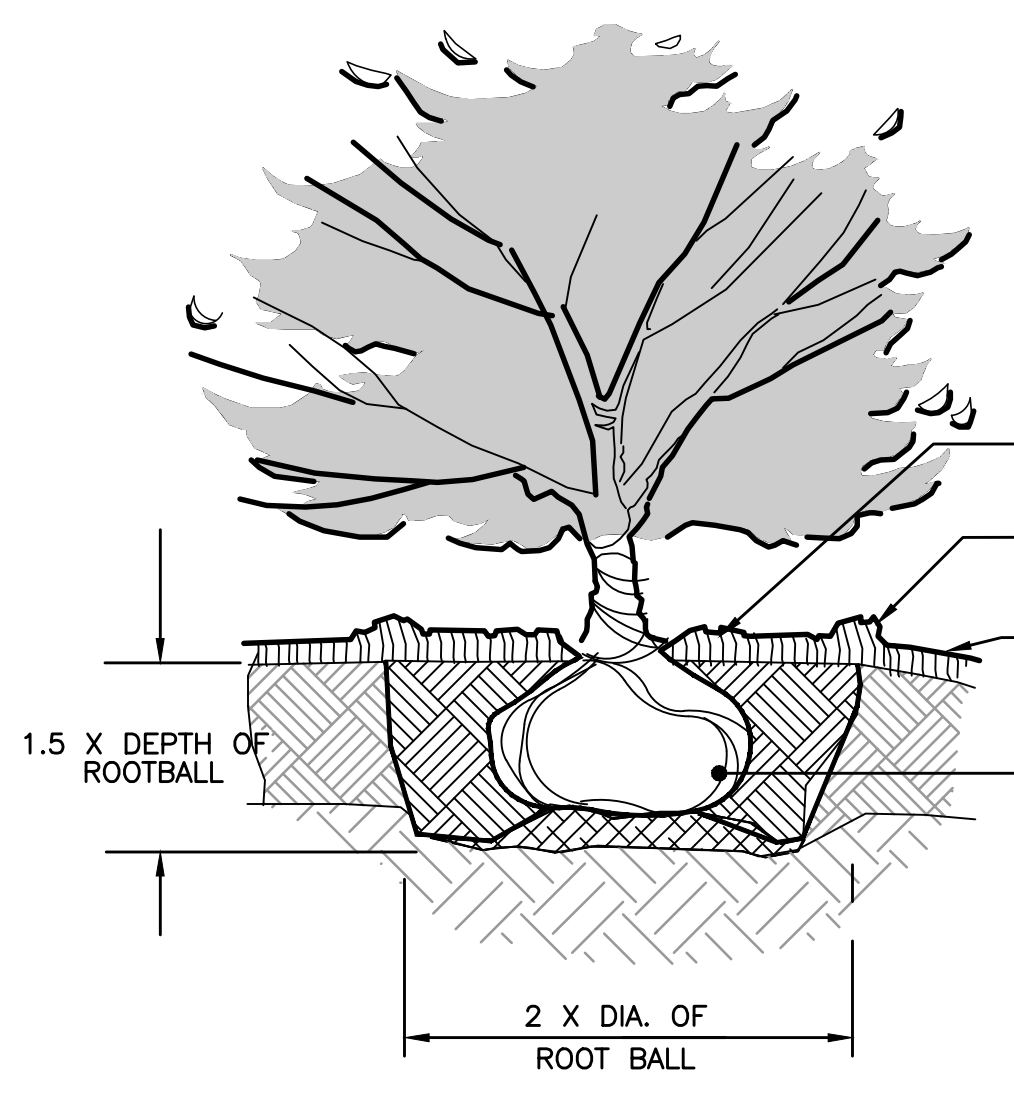
2 CONIFER / MULTI TRUNK PLANTING DETAIL
 NTS



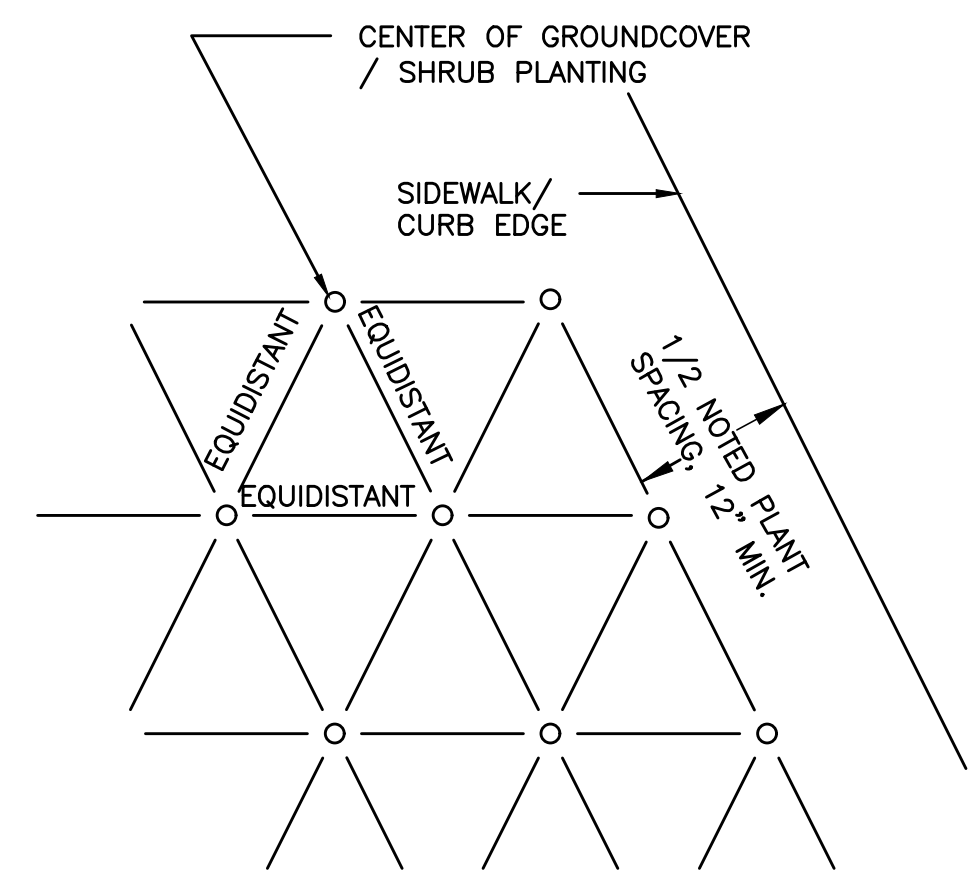
PLANTING PREPARATION NOTES:

- 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.

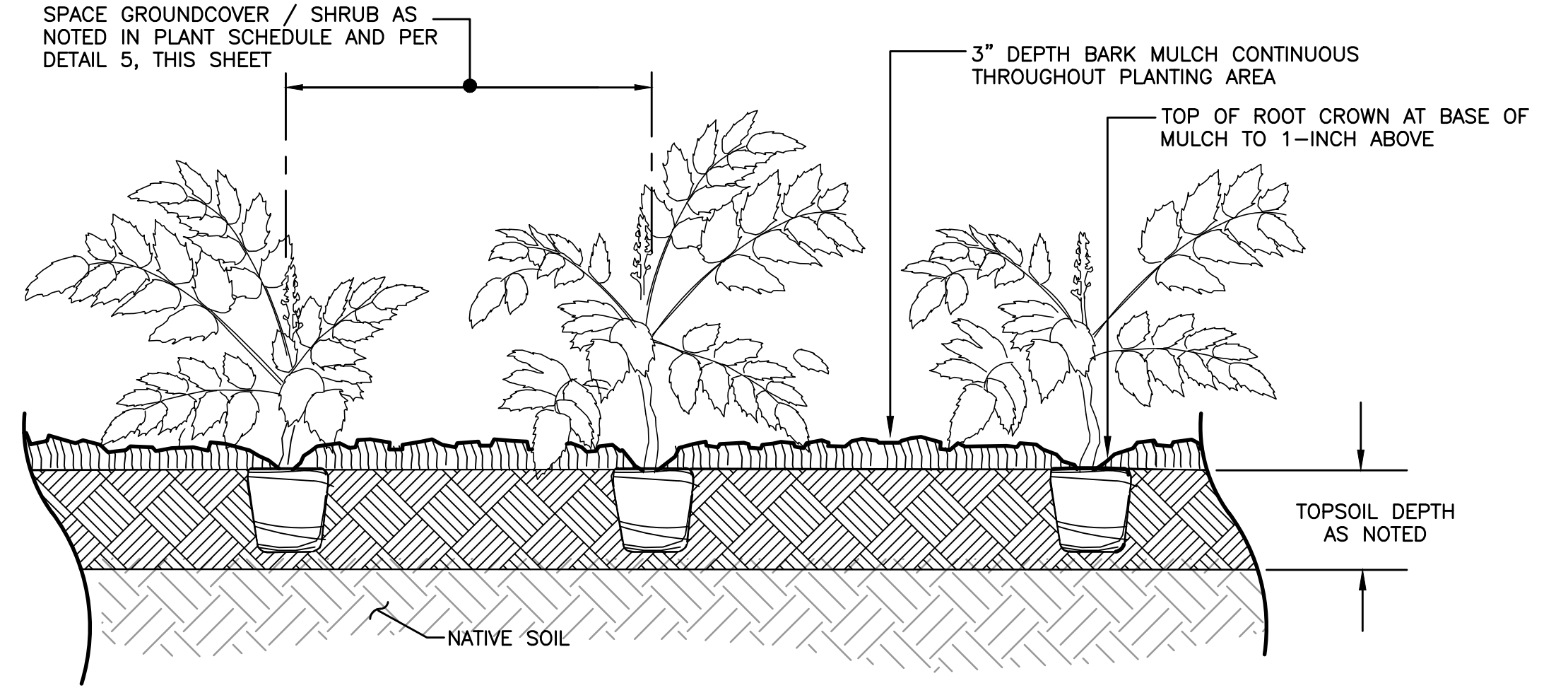
3 PLANTING PREPARATION
 NTS



4 SHRUB PLANTING DETAIL
 NTS



5 GROUNDCOVER / SHRUB SPACING
 NTS



6 GROUNDCOVER PLANTING DETAIL
 NTS

REVISED		No.	Description	Date
TS	Drawn By	Designed By	Checked By	Approved By
	NKJ	NKJ	KJM	4-24-20
Horiz. Scale	Vert. Scale	Project No.		Date
	415-001-18	4-24-20		
Client: RAY TOWNHOMES, 8324 59TH AVE NE, MARYSVILLE, WA 98270 1724 West Marine View Drive, Suite 140, Everett, WA 98201, P. 425.486.6533, F. 425.486.6593 www.paceengr.com Pace Engineering Services Company S I D A				
RAY TOWNHOMES		LANDSCAPE DETAILS		
<p>Know what's below. Call before you dig.</p>				
L1.3				