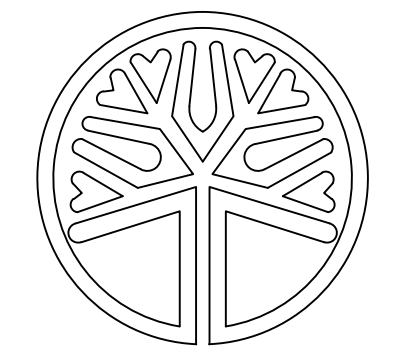




ORIGIN
DESIGN GROUP

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	10/16/2023
2	4 ACRE CHANGES	1/3/2024

PA22-035
KENDALL SUBARU
PARCELS: 31052800300600,
31052800301200 & 31052800300300

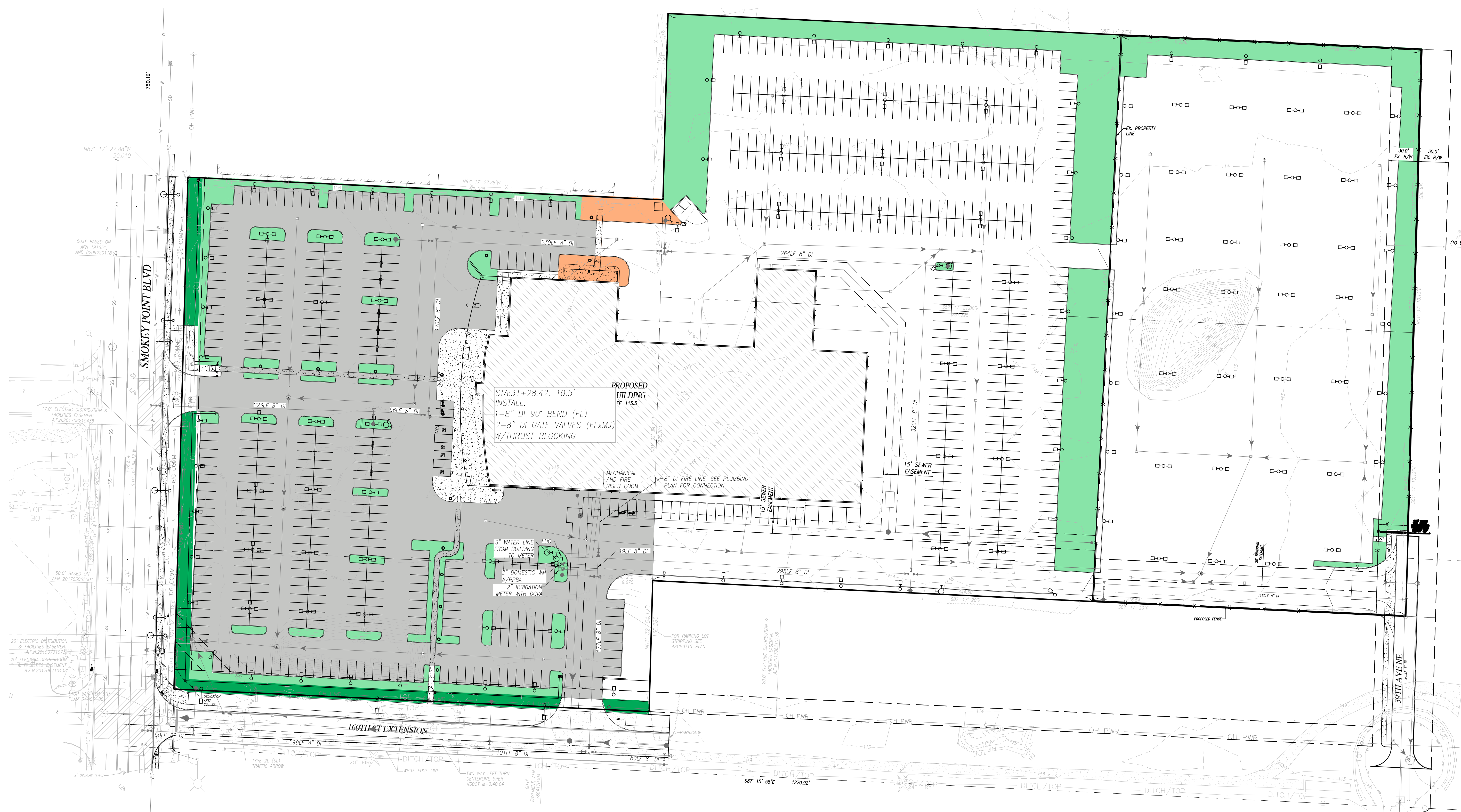
DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
KENDALL DEVELOPMENT GROUP
 3449 E. COPPER POINT DR.
 MERIDIAN, ID 83642
 CONTACT: TODD MCFARLANE
 (514) 335-4585

DRAWING INFORMATION
 ODG PROJECT #: 22-434
 DRAWN BY: MY
 CHECKED BY: KL

DATE:
NOVEMBER 16, 2022

SHEET NO.
L-1
 OF 15

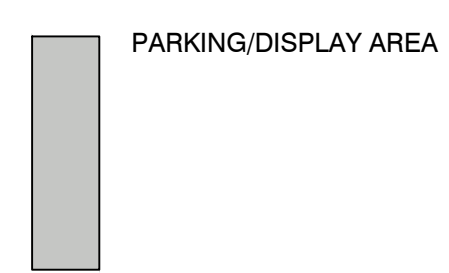


IRRIGATION ASSESSMENT

Automatic irrigation system has been provided. See sheets L-9 through L-15.

PARKING LOT LANDSCAPING

PER MMC 22C.120.130
Parking Lot Area = 158,463 SF

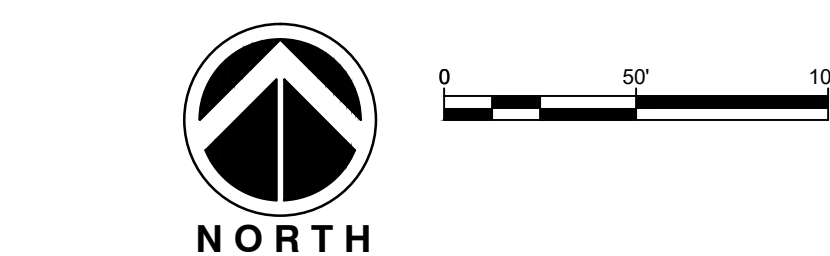
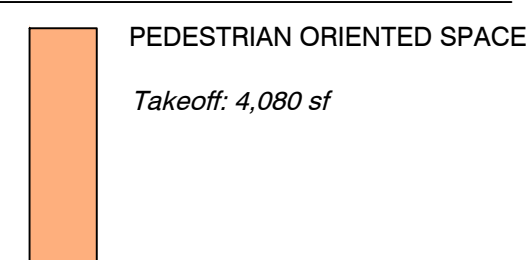


10% Landscaping required = 15,846 SF
Landscaping Provided = 79,026 SF

SITE AND BUILDING DESIGN STANDARDS

PER MMC 22C.020.250(6c)
 At least 150 square feet of pedestrian-oriented space for each 100 lineal feet of building facade;

- 1,386 lineal feet / 100 lineal feet of building facade x 150 sf = 2,085 sf required
- 4,080 sf provided



REVIEWED AND APPROVED IN ACCORDANCE WITH MMC 22C.120 AND OTHER APPLICABLE PLANS/STANDARDS
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 SIGNED: _____

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
[Symbol]	2	Acer griseum	Paperbark Maple	2' Cal.	B&B
[Symbol]	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2' Cal.	B&B
[Symbol]	37	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2' Cal.	B&B
[Symbol]	55	Acer rubrum 'Bowhall'	Bowhall Red Maple	2' Cal.	B&B
[Symbol]	9	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2' Cal.	B&B
[Symbol]	2	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2' Cal.	B&B
[Symbol]	14	Cornus kousa chinensis	Chinese Dogwood	2' Cal.	B&B
[Symbol]	3	Malus x 'Prairifire'	Prairifire Crabapple	2' Cal.	B&B
[Symbol]	10	Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	2' CAL. MIN.	B&B
[Symbol]	2	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2' Cal.	B&B
[Symbol]	10	Zelkova serrata 'JFS-KW1'	City Sprite® Japanese Zelkova	2' Cal.	B&B
[Symbol]	13	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2' Cal.	B&B
EVERGREEN TREES					
[Symbol]	8	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6' HT.	B&B
[Symbol]	3	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	6' HT.	B&B
[Symbol]	30	Thuja occidentalis 'Fastigiata'	Pyramidal Arborvitae	6' HT	B&B
[Symbol]	33	Thuja plicata 'Excelsa'	Western Red Cedar	6' HT	B&B

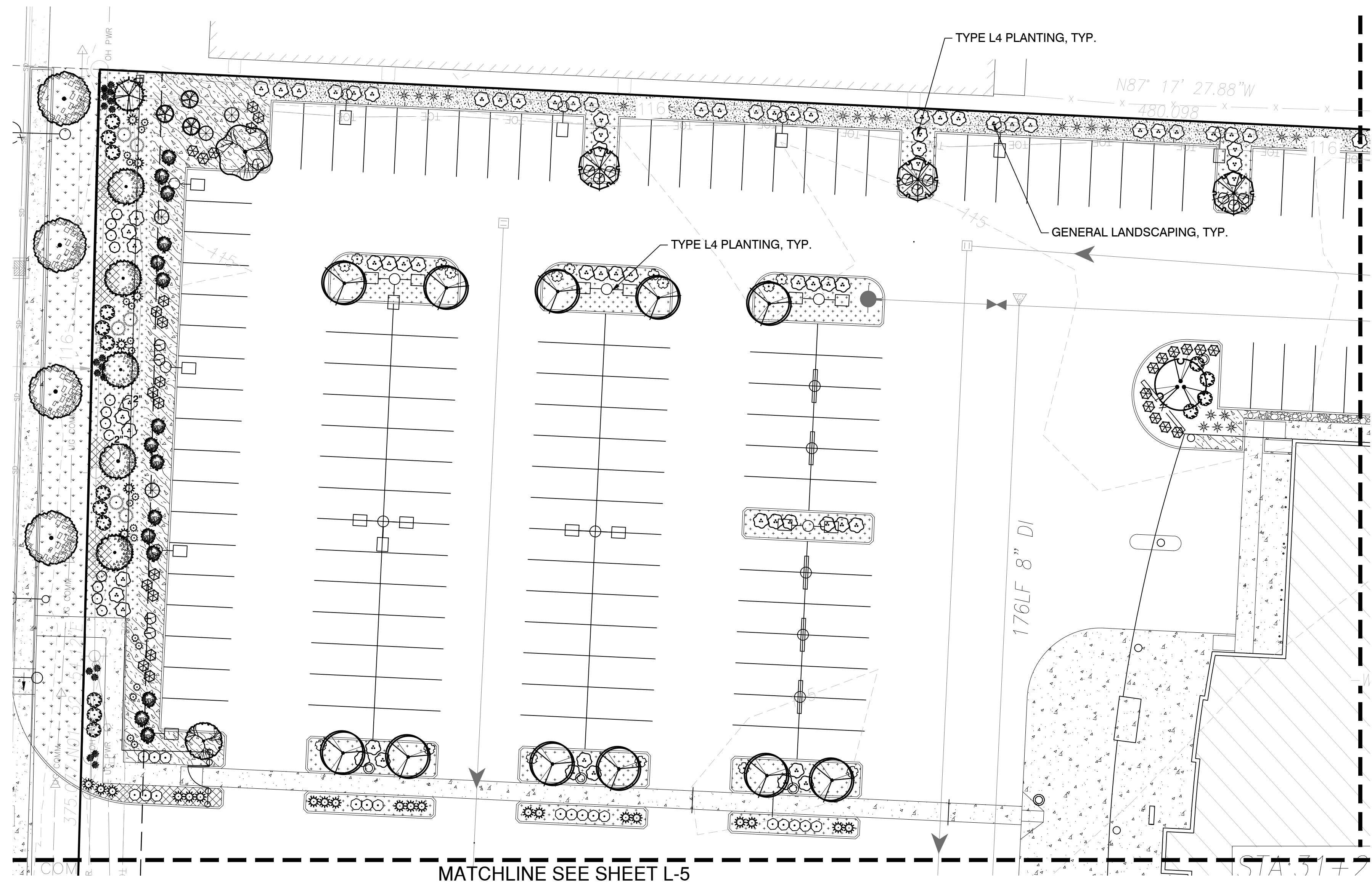
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS						
[Symbol]	36	Abelia x 'SRPabeper'	Peach Perfection® Glossy Abelia	2 gal.	Pot	36" o.c.
[Symbol]	43	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 gal.	Pot	24" o.c.
[Symbol]	4	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	2 gal.	Pot	60" o.c.
[Symbol]	154	Buxus microphylla 'Peergold'	Golden Dream Littleleaf Boxwood	2 gal.	Pot	36" o.c.
[Symbol]	56	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	36" o.c.
[Symbol]	39	Carex buchananii 'Firefox'	Firefox Leather Leaf Sedge	2 gal.	Pot	36" o.c.
[Symbol]	47	Carex morrowii 'Aurea-variegata'	Variiegated Japanese Sedge	2 gal.	Pot	24" o.c.
[Symbol]	49	Cornus alba 'Elegantissima'	Silveredge Dogwood	2 gal.	Pot	60" o.c.
[Symbol]	22	Cornus sanguinea 'Cato' TM	Arctic Sun Bloodtwig Dogwood	2 gal.	Pot	48" o.c.
[Symbol]	21	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	2 gal.	Pot	60" o.c.
[Symbol]	29	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2 gal.	Pot	36" o.c.
[Symbol]	80	Loropetalum chinense rubrum 'Kurobijin'	Cerise Charm™ Fringe Flower	2 gal.	Pot	48" o.c.
[Symbol]	74	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
[Symbol]	12	Physocarpus opulifolius 'Monlo' TM	Diabolo Ninebark	2 gal.	Pot	60" o.c.
[Symbol]	11	Pinus mugo 'Mops'	Mugo Pine	2 gal.	Pot	48" o.c.
[Symbol]	24	Pinus mugo 'Slowmound'	Mugo Pine	2 gal.	Pot	48" o.c.
[Symbol]	18	Pittosporum tobira 'Shima'	Cream de Mint™ Japanese Pittosporum	2 gal.	Pot	36" o.c.
[Symbol]	299	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.
[Symbol]	61	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot	48" o.c.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
[Symbol]	8,157	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot	18" o.c.
[Symbol]	419	Calluna vulgaris 'Merlyn'	Merlyn Heather	1 gal.	Pot	24" o.c.
[Symbol]	1,544	Calluna vulgaris 'White Lawn'	White Lawn Prostrate Heather	1 gal.	Pot	24" o.c.
[Symbol]	56,583 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	seed		
SITE WORK						
[Symbol]	9,869 sf	Bark Mulch		---		
[Symbol]	2,663 sf	River Rock 1"-3"		---		

22C.120.180 LANDSCAPING-MAINTENANCE

- (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.



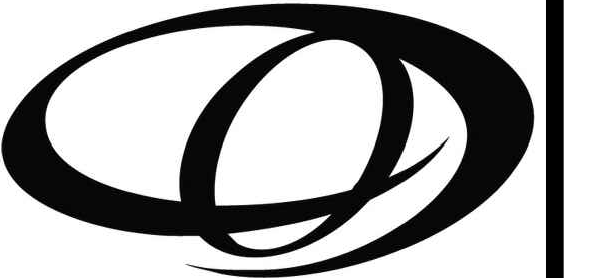
NORTH

0 20' 40'

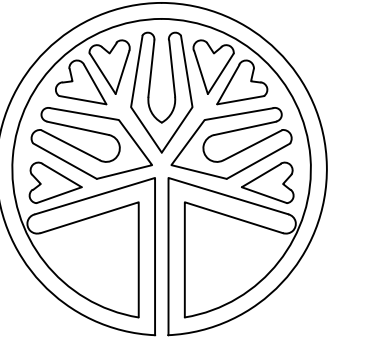
REVIEWED AND APPROVED IN ACCORDANCE WITH MMC 22C.120 AND OTHER APPLICABLE PLANS/STANDARDS

APPROVED BY: _____

SIGNED: _____



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LICENCE NO. 1206

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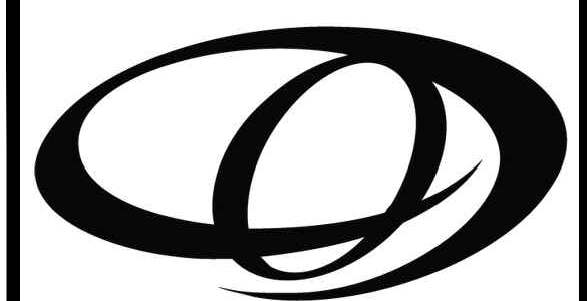
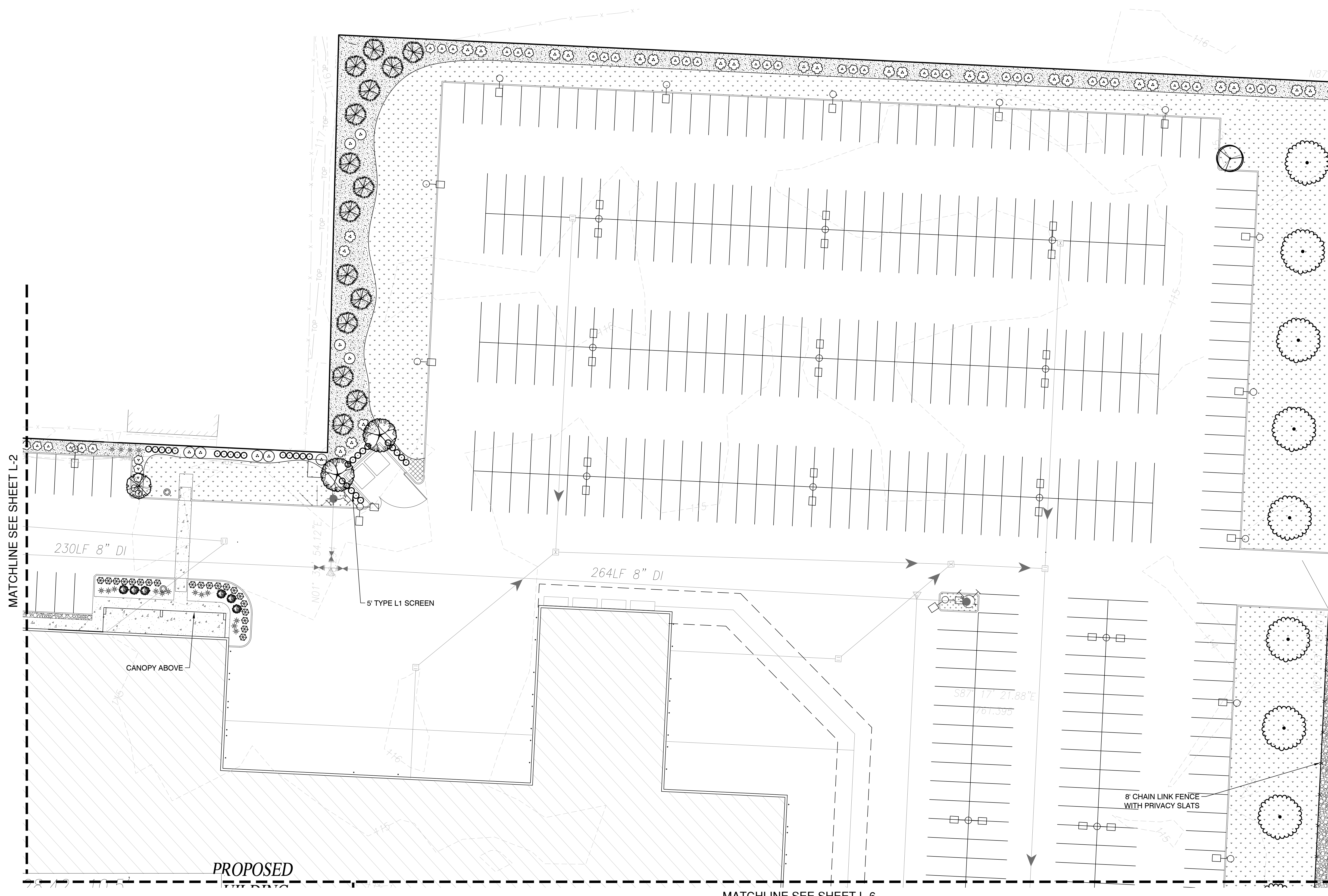
PA22-035
KENDALL SUBARU
PARCELS: 31052800300600,
31052800301200 & 31052800300300

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
KENDALL DEVELOPMENT GROUP
3449 E. COPPER POINT DR.
MERIDIAN, ID 83642
CONTACT: TODD MCFARLANE
(514) 335-4585

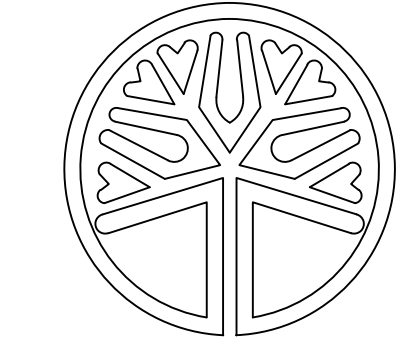
DRAWING INFORMATION
ODG PROJECT #: 22-434
DRAWN BY: MY
CHECKED BY: KL
DATE:
NOVEMBER 16, 2022

SHEET NO:
L-2
OF 15



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STATE OF WASHINGTON
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KRYSTAL LOWE
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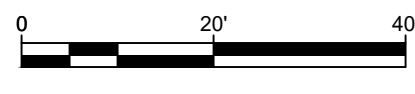
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L-3
OF 15

MATCHLINE SEE SHEET L-2

MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-6

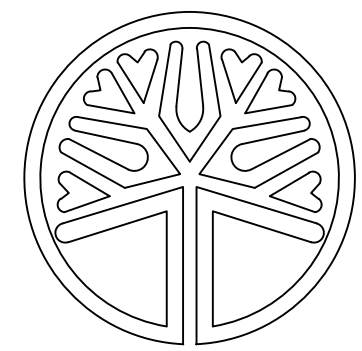
PROPOSED



REVIEWED AND APPROVED IN ACCORDANCE WITH MMC 22C.120 AND OTHER APPLICABLE PLANS/STANDARDS
APPROVED BY: _____
SIGNED: _____

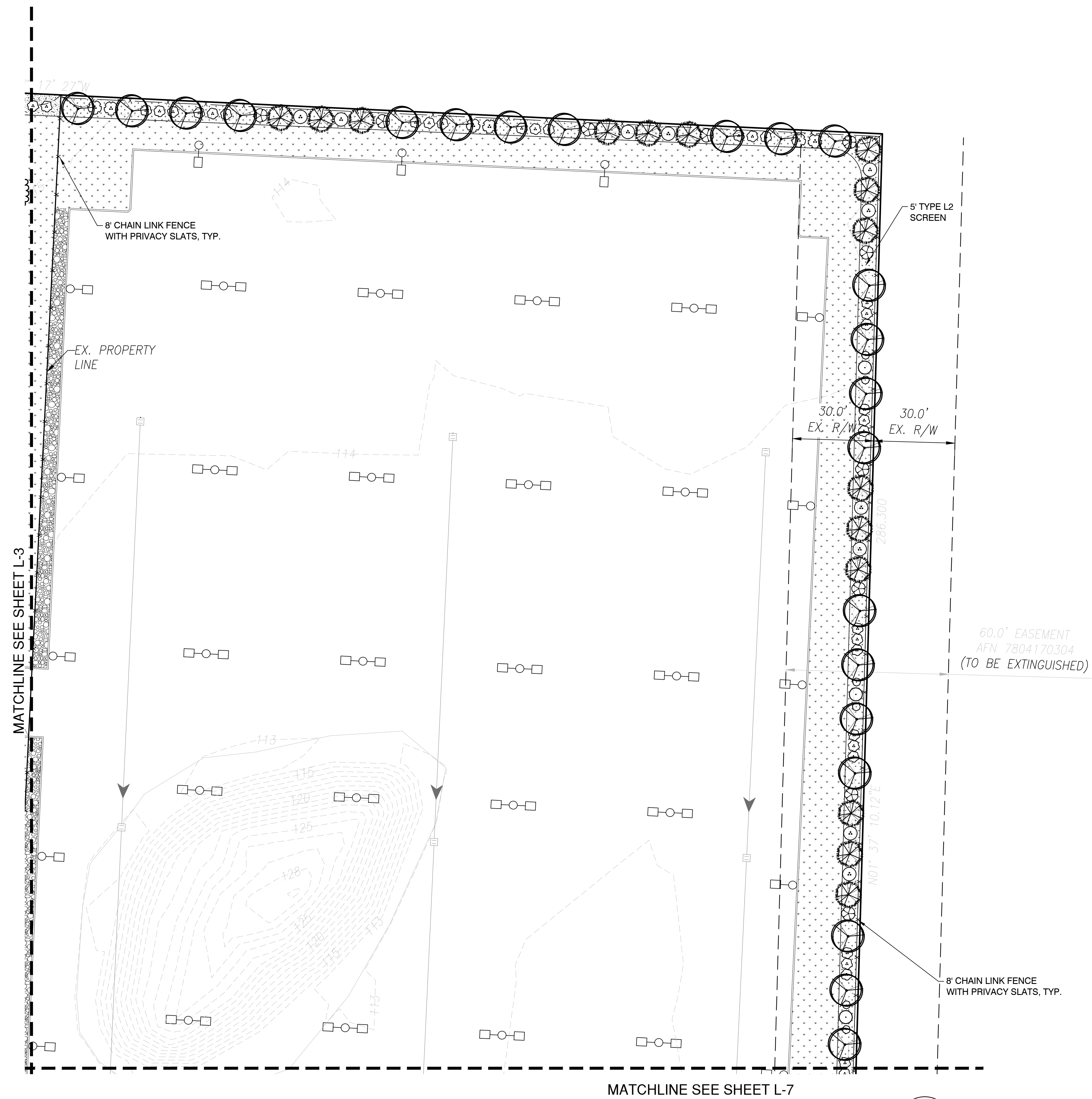


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STATE OF WASHINGTON
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PA22-035
KENDALL SUBARU
PARCELS: 31052800300600,
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APPLICANT:
KENDALL DEVELOPMENT GROUP
3449 E. COPPER POINT DR.
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NOVEMBER 16, 2022

SHEET NO:
L-4
OF 15

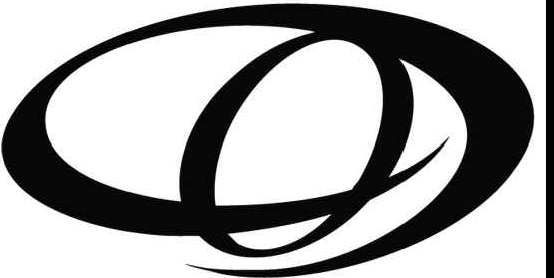
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SIGNED: _____

MATCHLINE SEE SHEET L-2

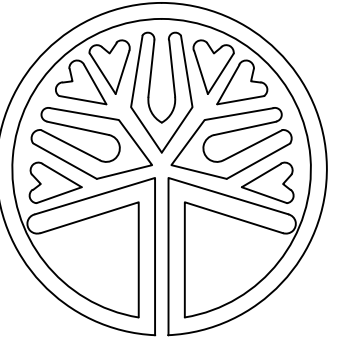
STA. 51+28.42, 10.5'
INSTALL:
1-8" DI 90° BEND (FL)
2-8" DI GATE VALVES (FLxMJ)
W/THRUST BLOCKING

BUILDING
FF=115.5

MECHANICAL AND FIRE RISER ROOM
8" D PLAN



ORIGIN
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STATE OF WASHINGTON
LICENSED
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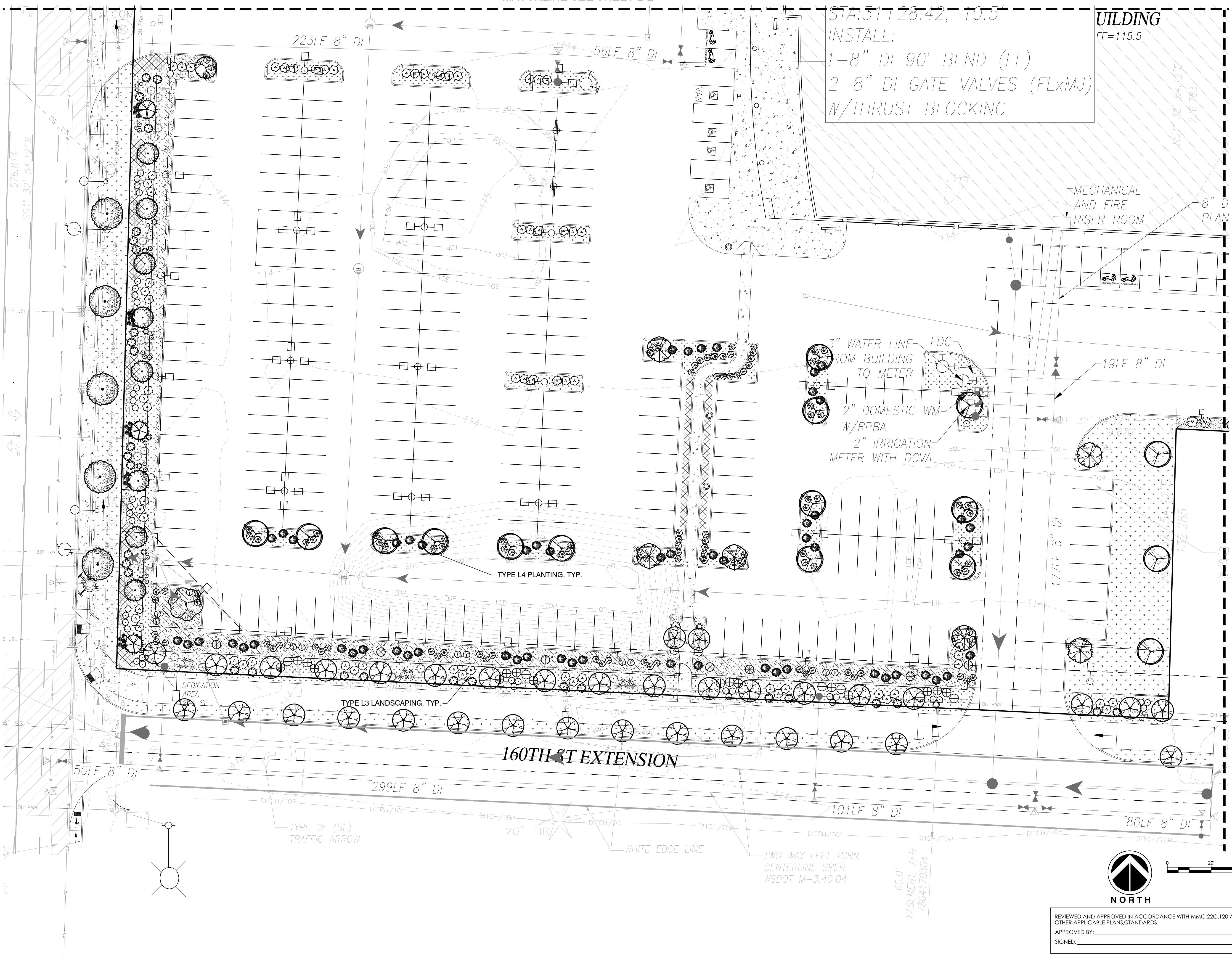
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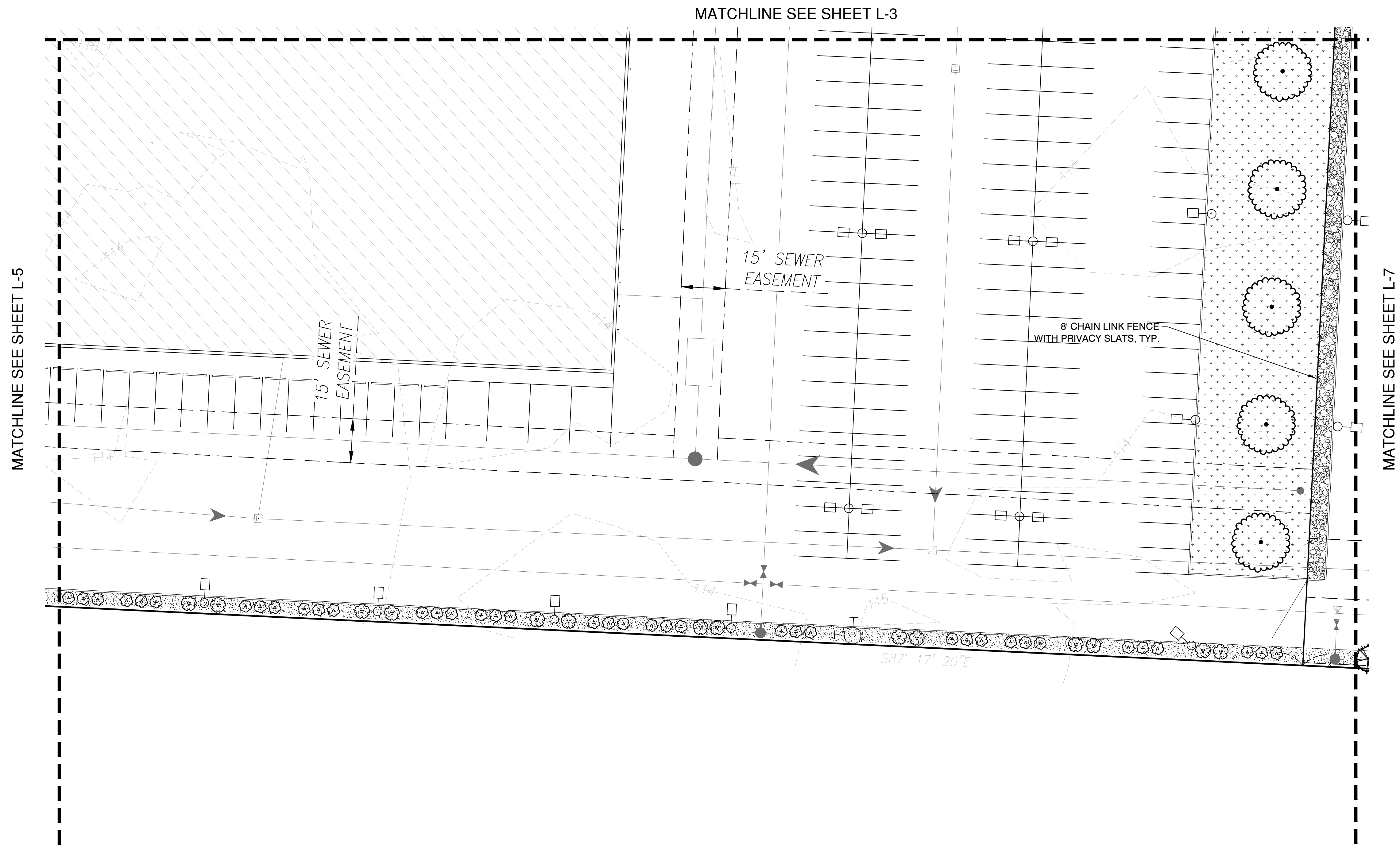
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OF 15



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MATCHLINE SEE SHEET L-5

MATCHLINE SEE SHEET L-3

MATCHLINE SEE SHEET L-7

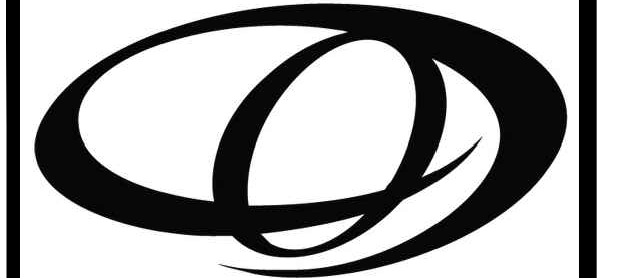
15' SEWER EASEMENT

15' SEWER EASEMENT

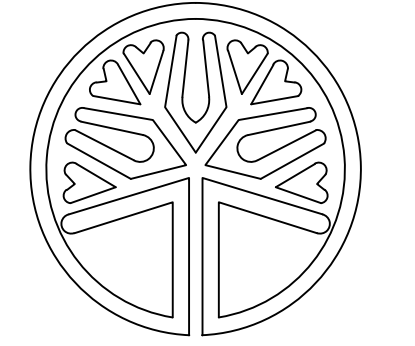
8' CHAIN LINK FENCE WITH PRIVACY SLATS, TYP.

S87° 17' 20"E

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REVISIONS:

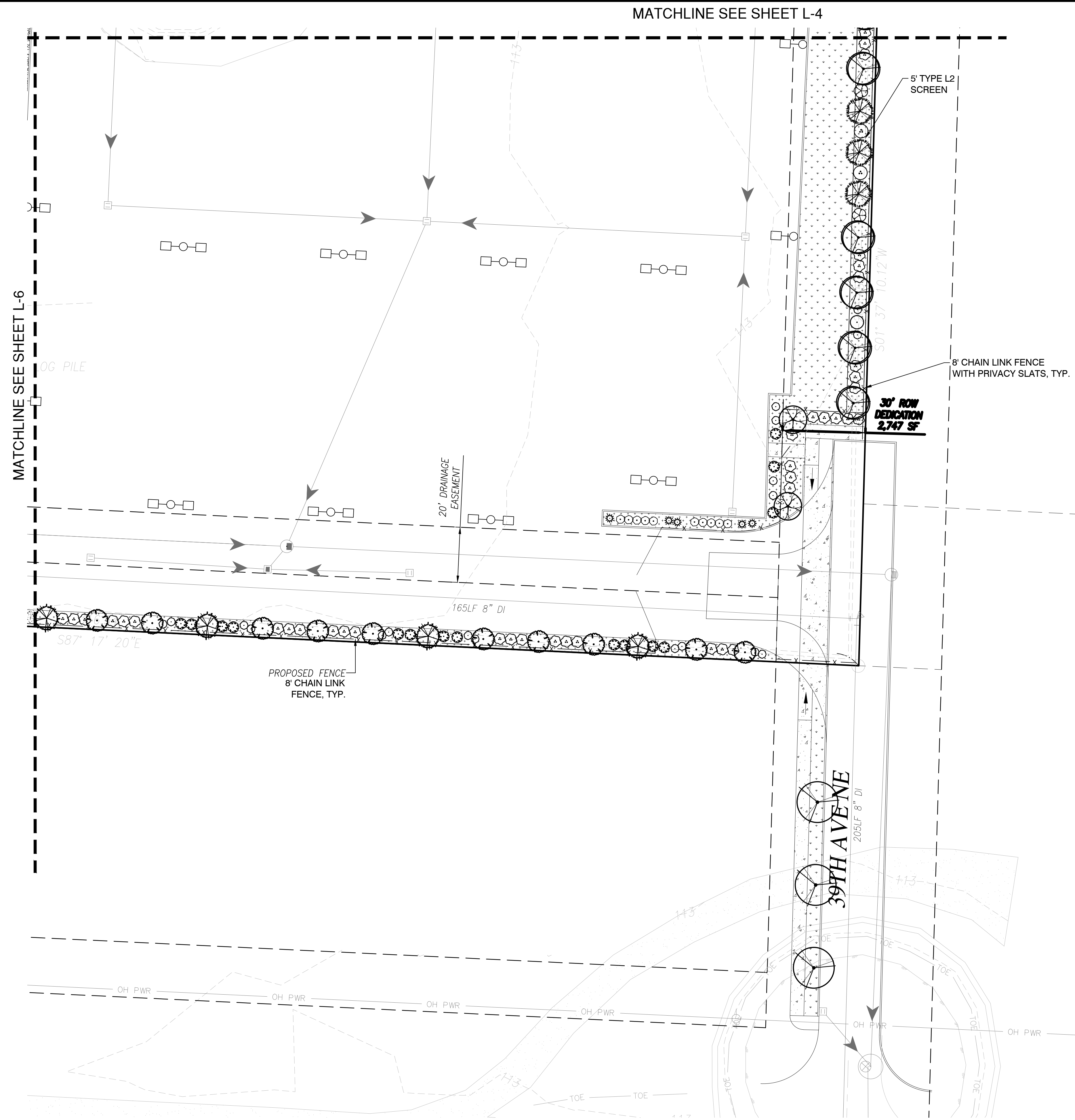
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KENDALL SUBARU
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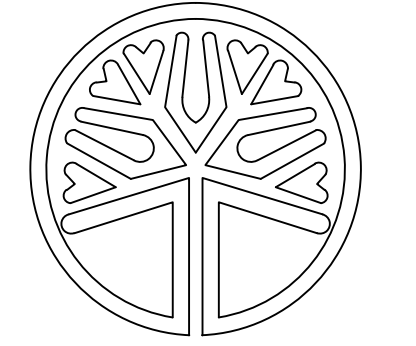
SHEET NO:
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 OF 15



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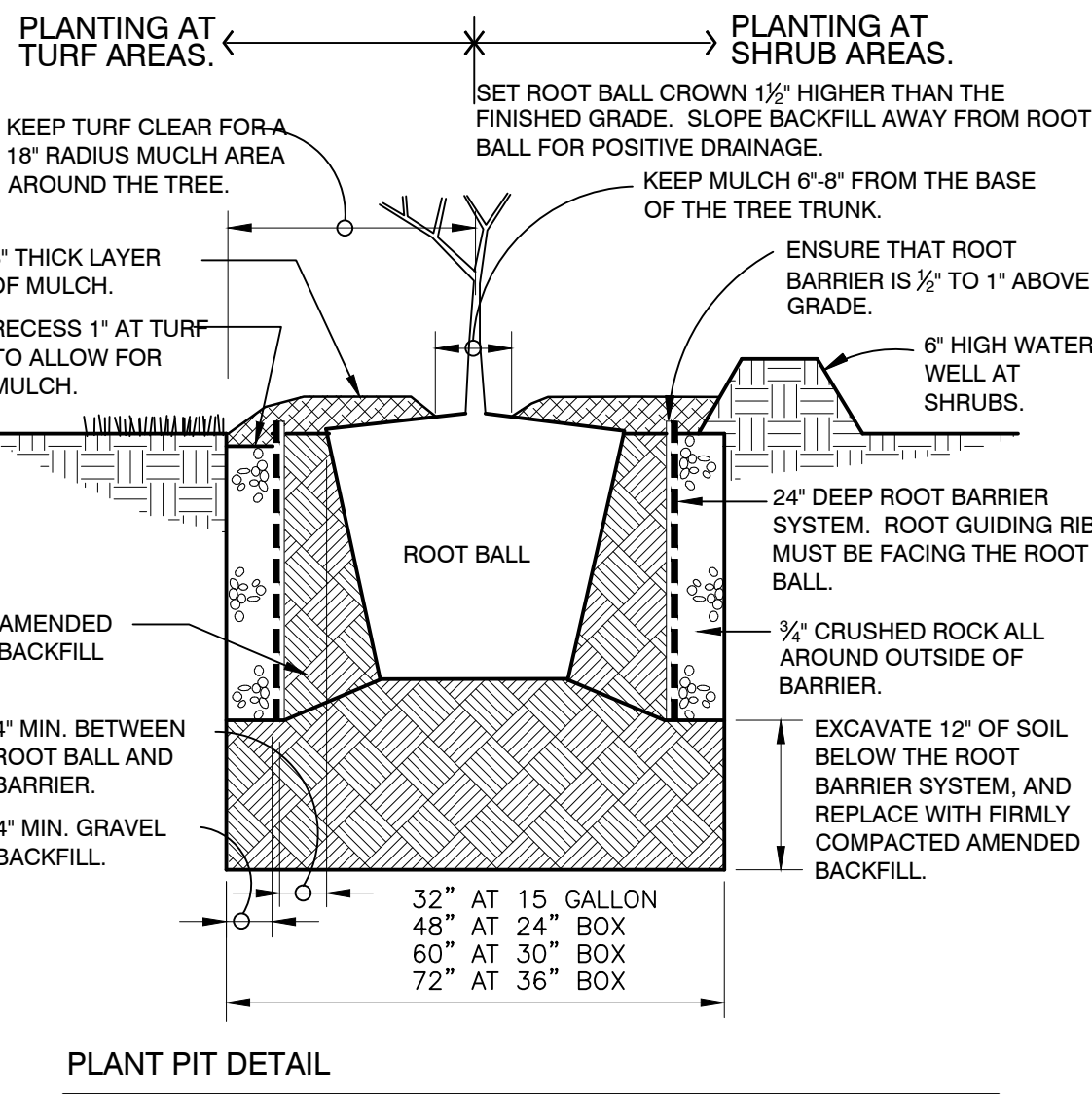
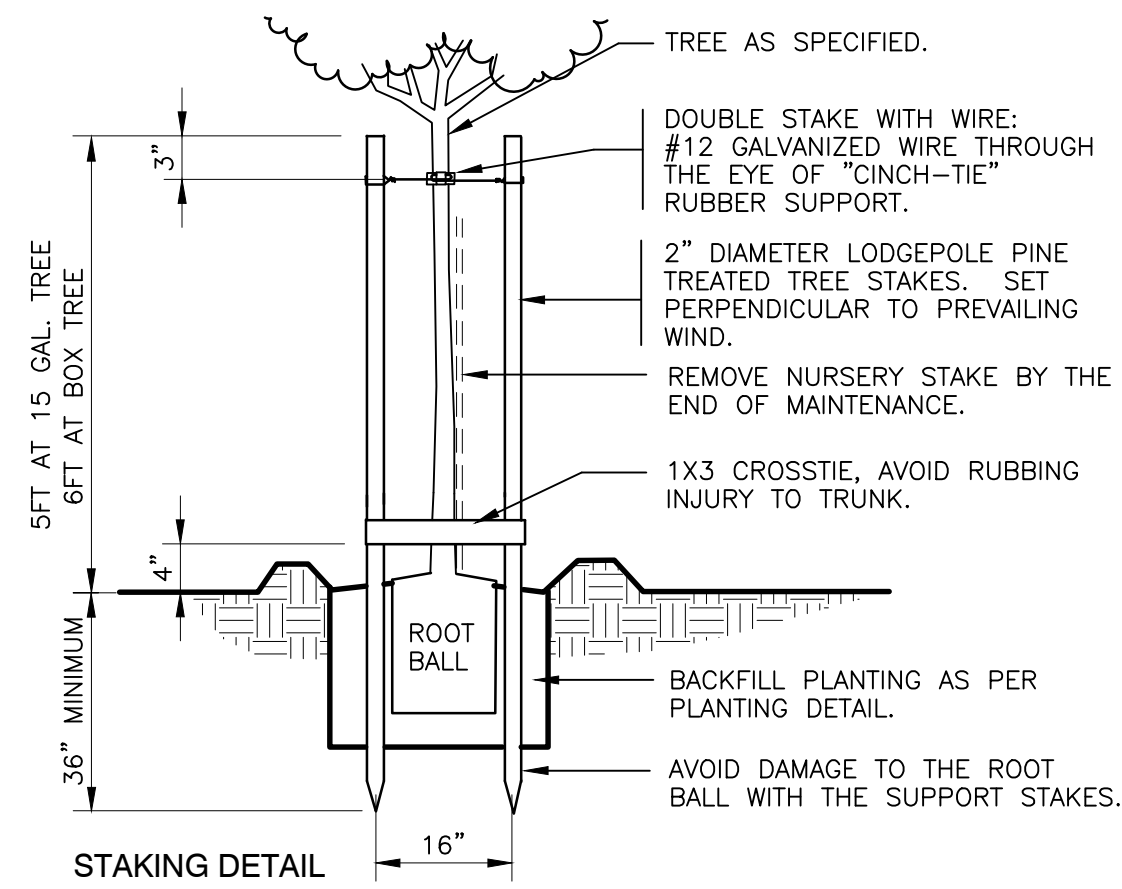
DRAWING TITLE:
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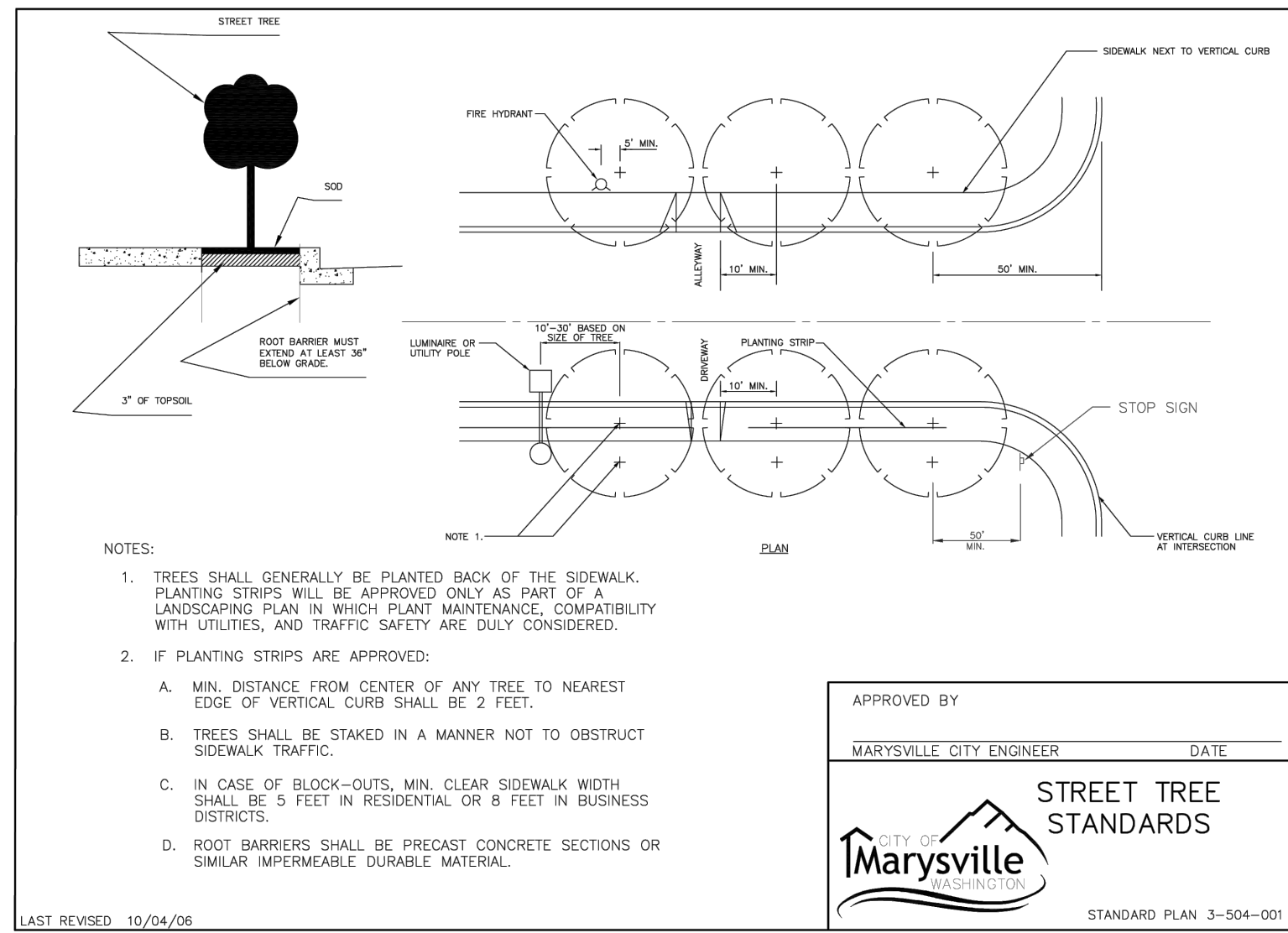
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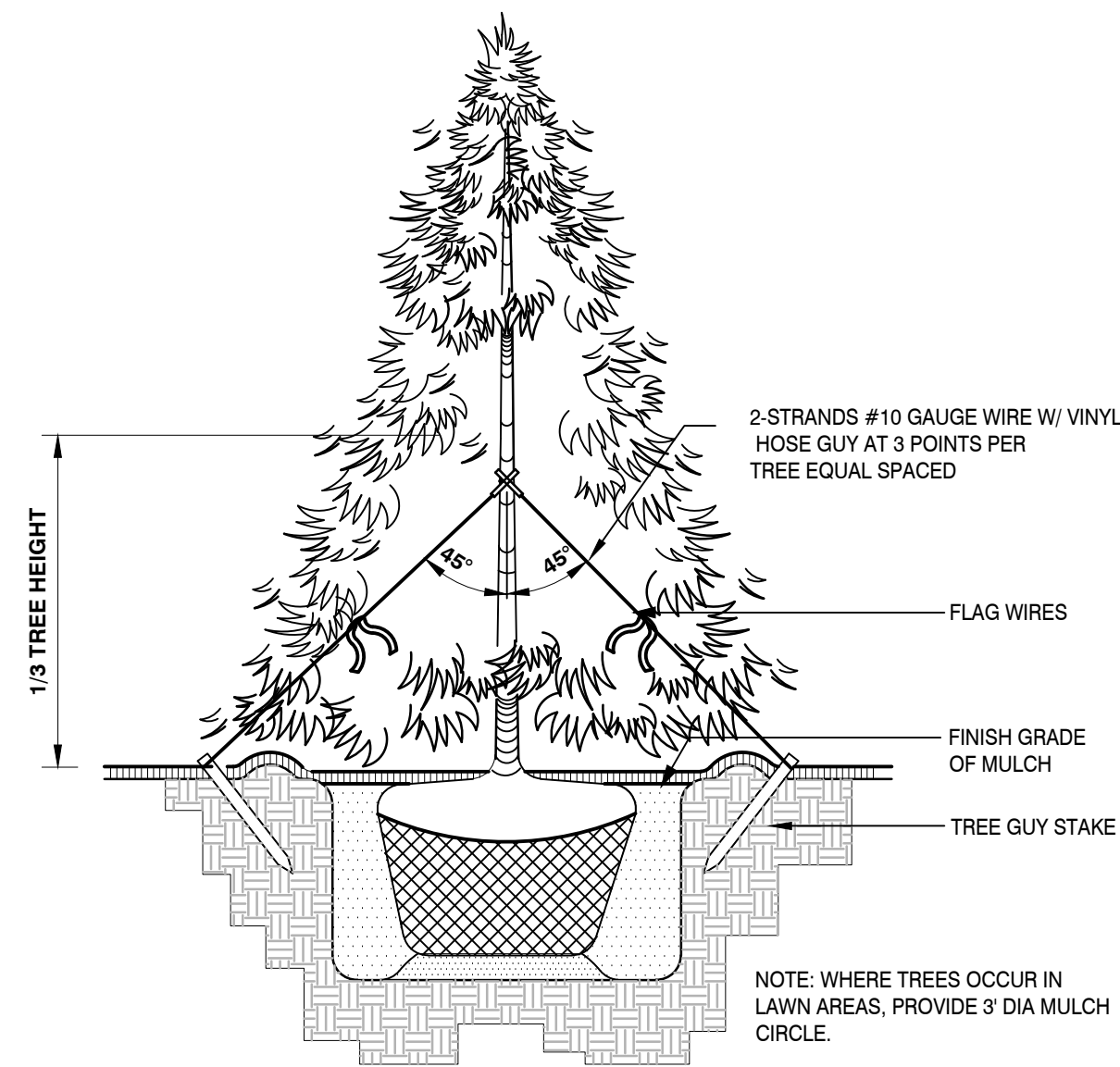
SHEET NO:
L-7
 OF 15



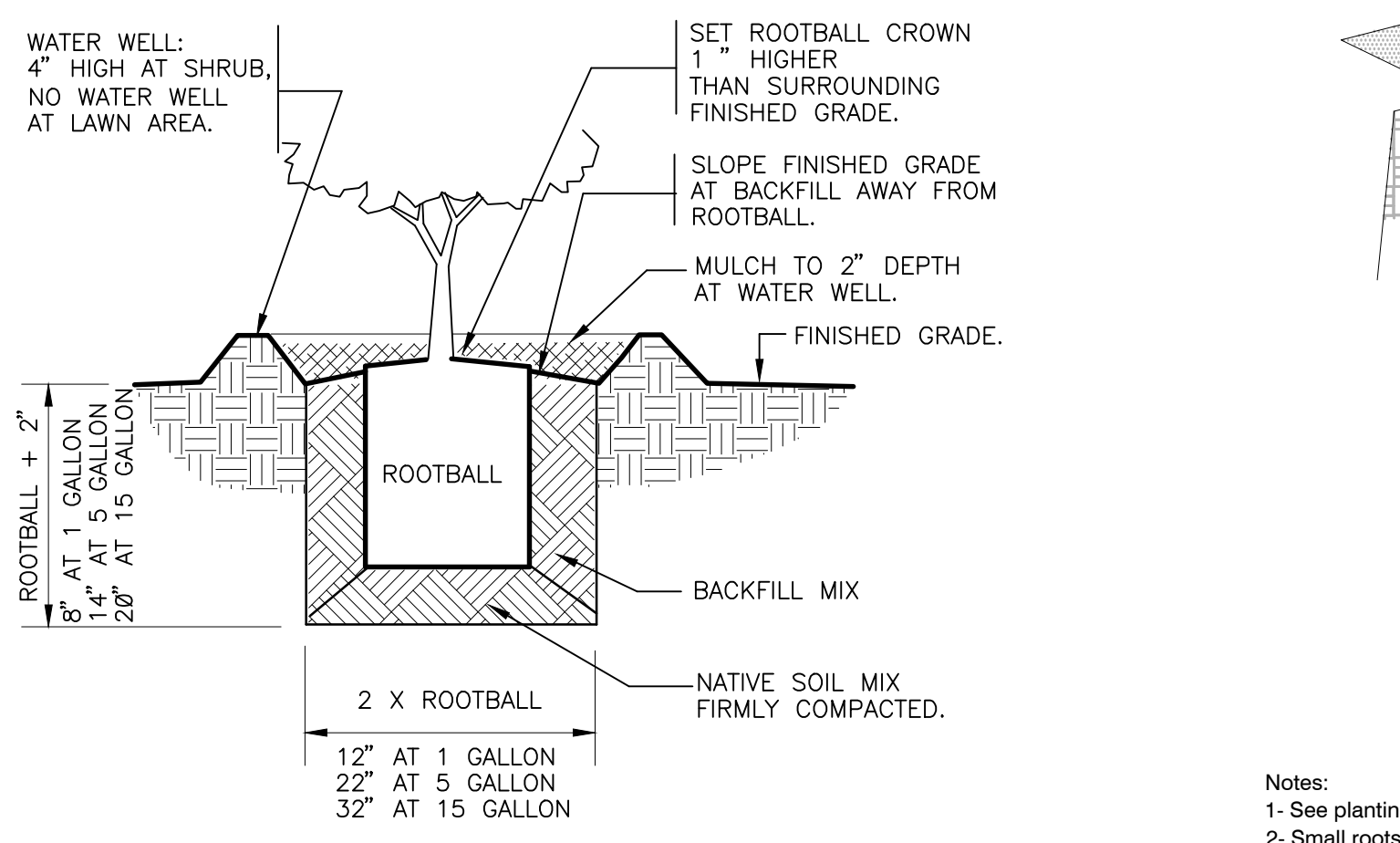
1 ROOT BARRIER TREE PLANTING
1" = 1'-0" FX-PL-FX-TREE-12



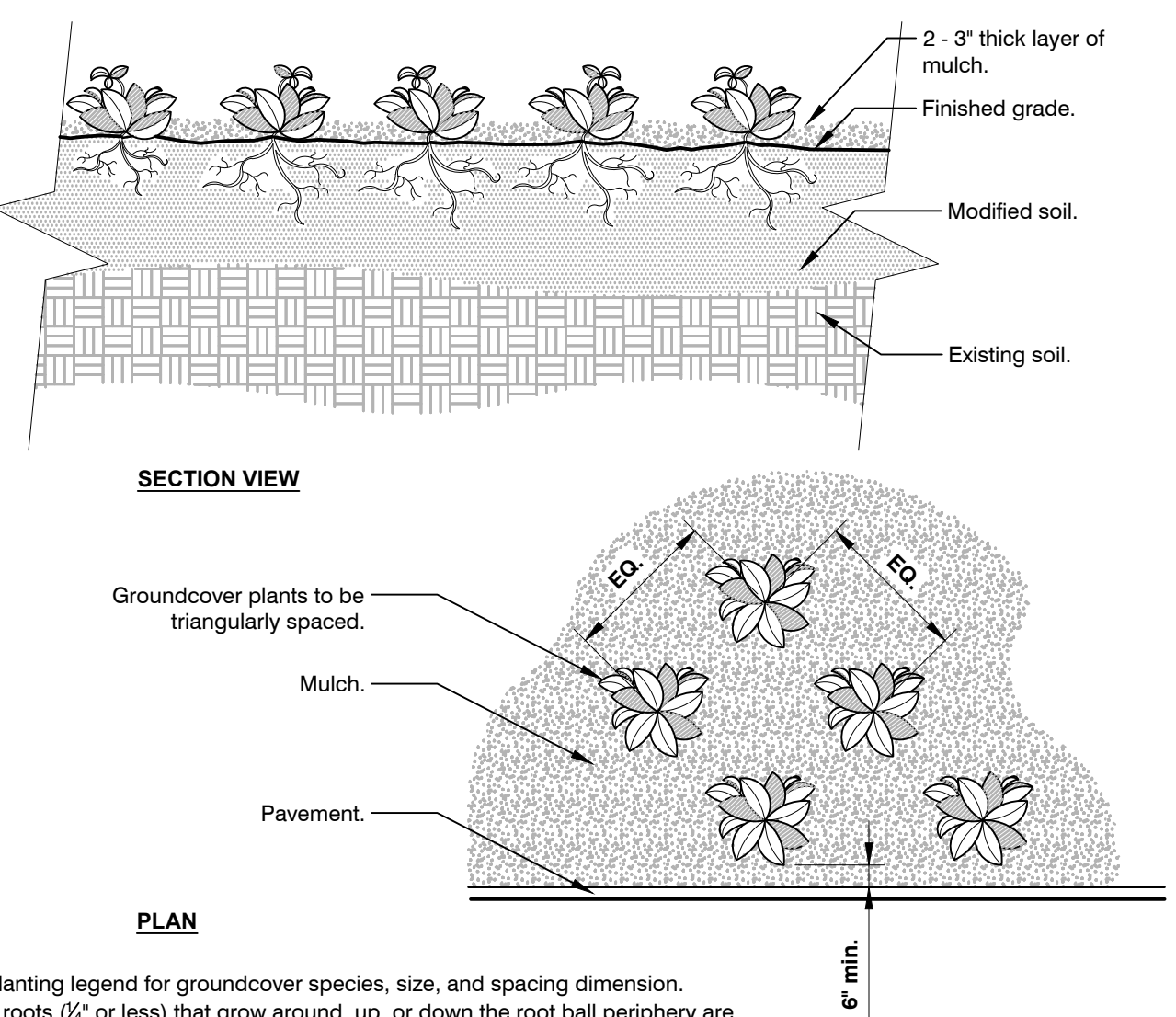
2 STREET TREE STANDARDS 3-504
329301.04-01



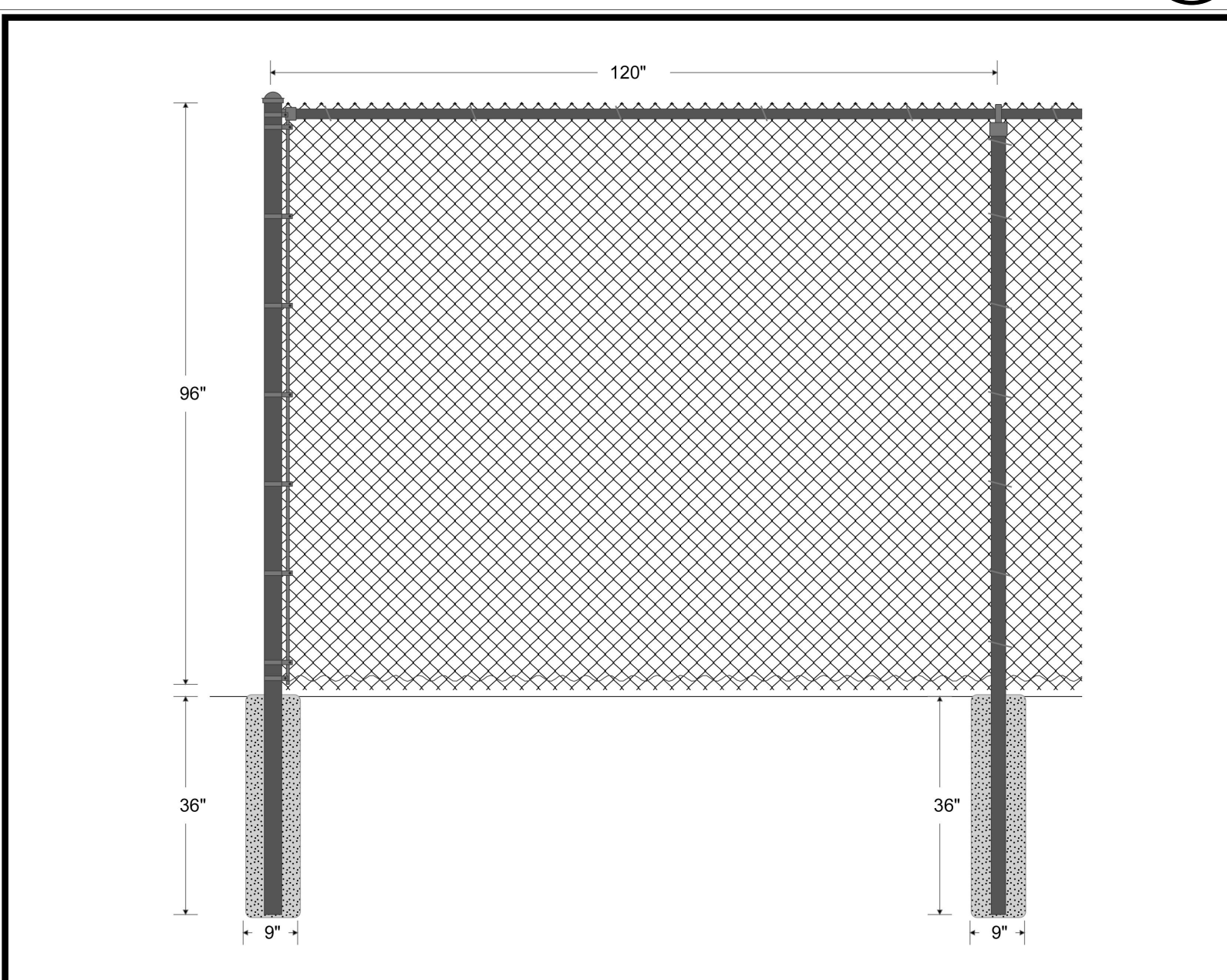
3 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"



4 SHRUB PLANTING
1" = 1'-0"



5 GROUNDCOVER
3/4" = 1'-0"



Eagle Fence and Iron
13717 30th AVE NW
Marysville, WA 98271
425-346-3997

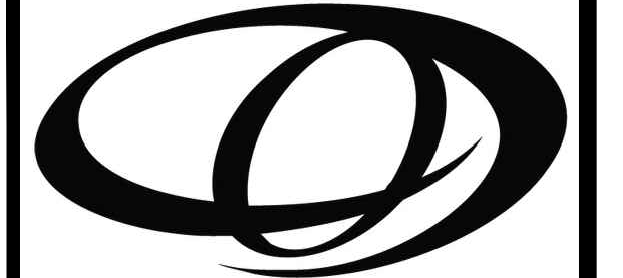
Gaffney Construction
8105 Broadway
Everett, WA 98203
425-355-5500

Drawn: 12/18/2023
File:

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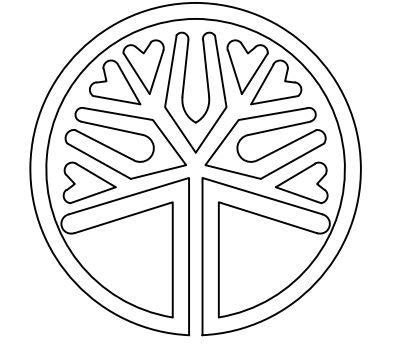
APPROVED BY: _____

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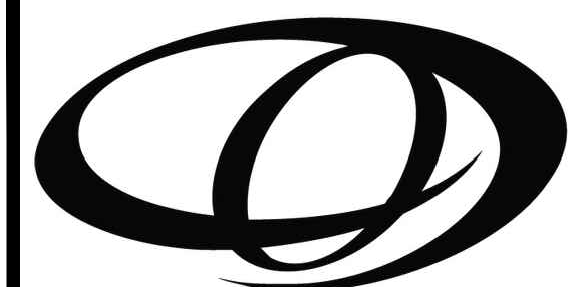
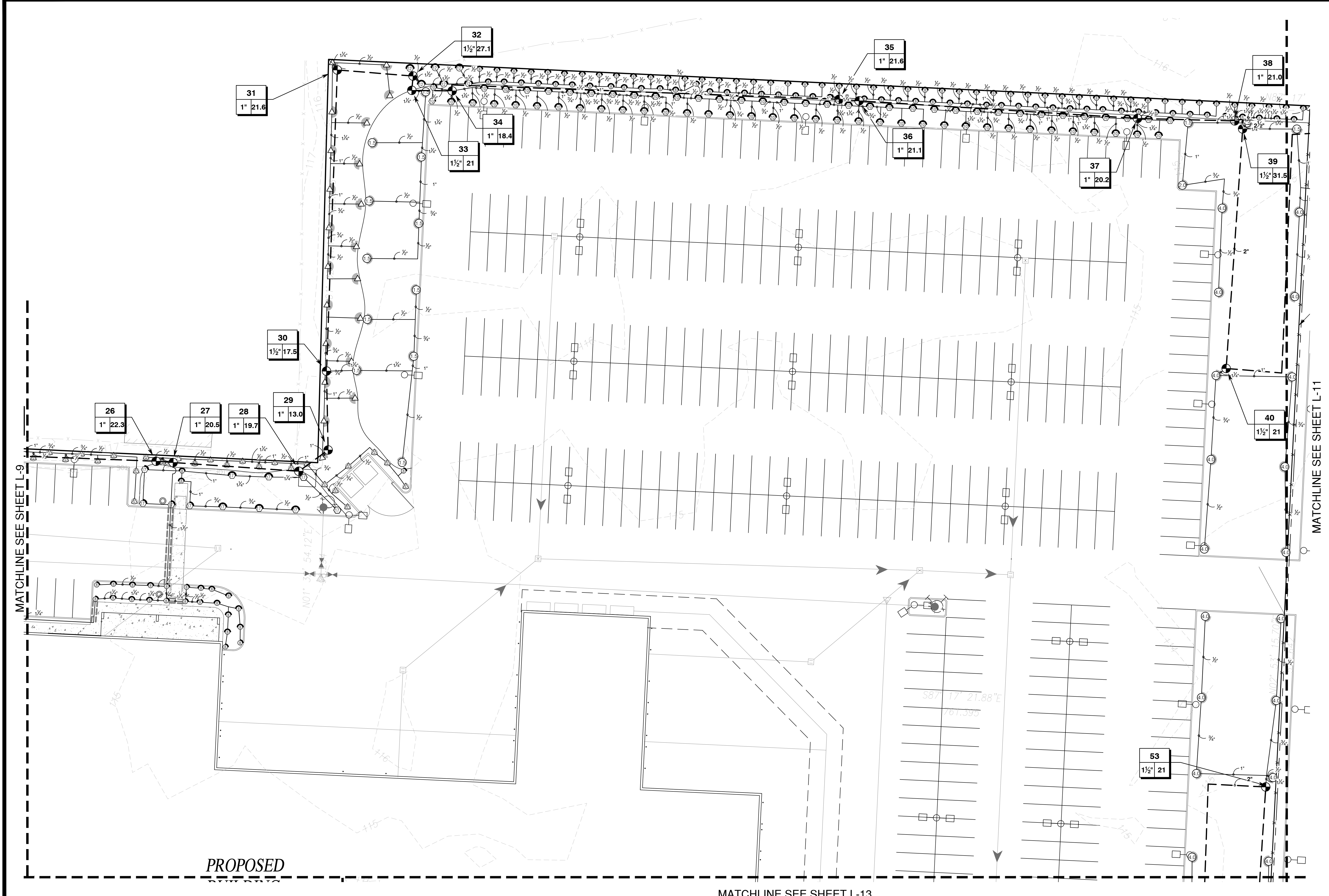
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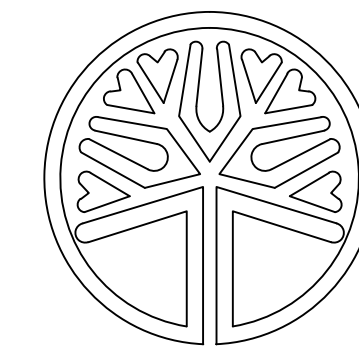
DRAWING INFORMATION
ODG PROJECT #: 22-434
DRAWN BY: MY
CHECKED BY: KL

DATE:
NOVEMBER 16, 2022

SHEET NO:
L-8
OF 15



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	10/16/2023
2	4 ACRE CHANGES	1/3/2024

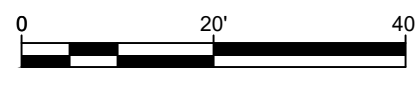
PA22-035
KENDALL SUBARU
PARCELS: 31052800300600,
31052800301200 & 31052800300300

DRAWING TITLE:
IRRIGATION PLAN
APPLICANT:
KENDALL DEVELOPMENT GROUP
3449 E. COPPER POINT DR.
MERIDIAN, ID 83642
CONTACT: TODD MCFARLANE
(514) 335-4585

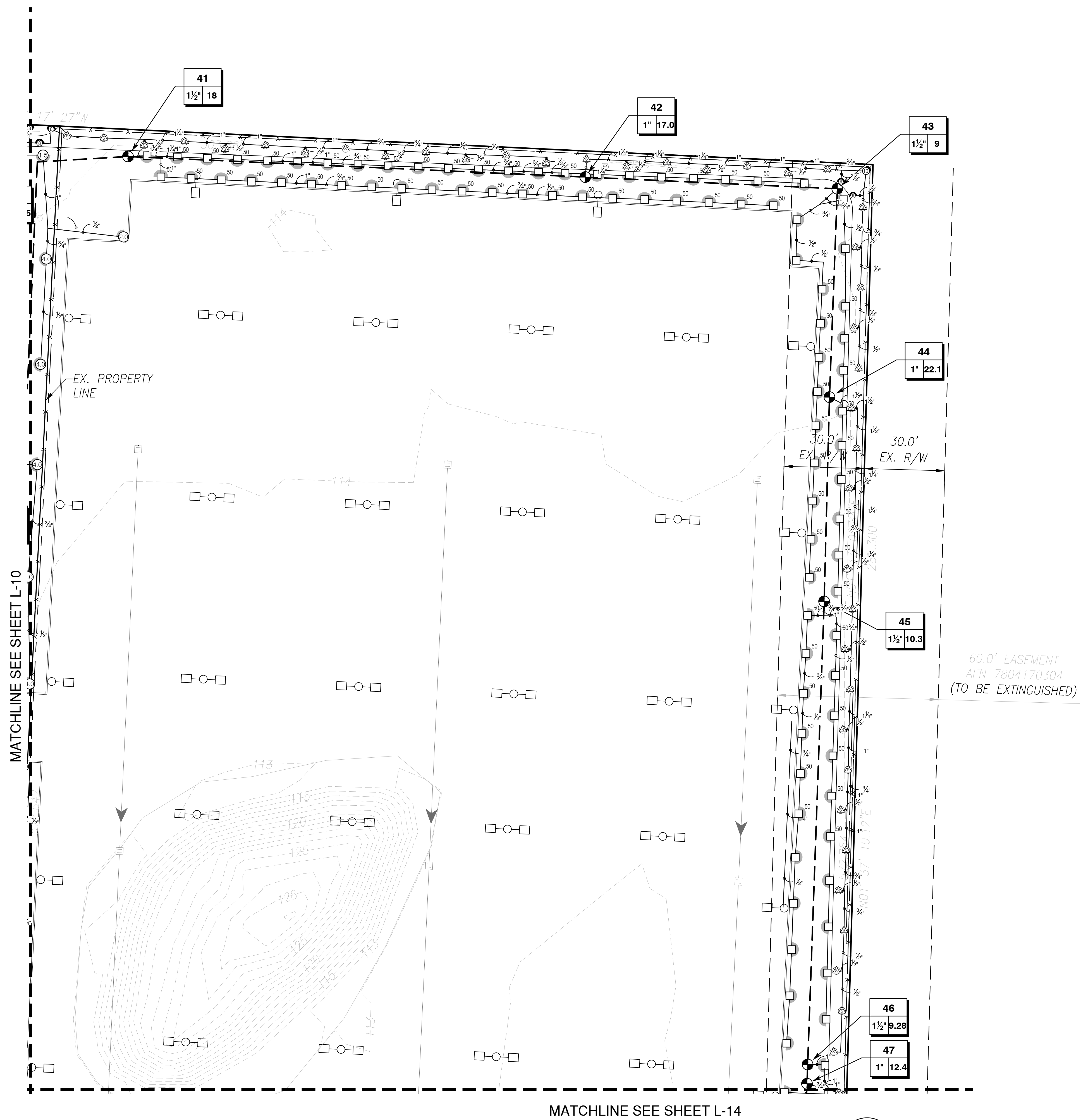
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ODG PROJECT #: 22-434
DRAWN BY: MY
CHECKED BY: KL

DATE:
NOVEMBER 16, 2022

SHEET NO:
L-10
OF 15

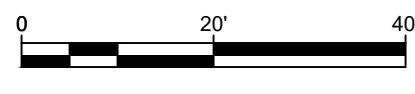


REVIEWED AND APPROVED IN ACCORDANCE WITH MMC 22C.120 AND OTHER APPLICABLE PLANS/STANDARDS
APPROVED BY: _____
SIGNED: _____

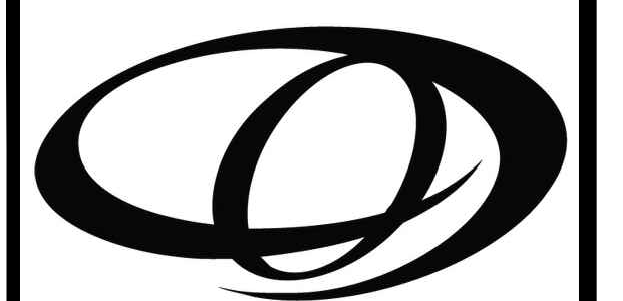


MATCHLINE SEE SHEET L-10

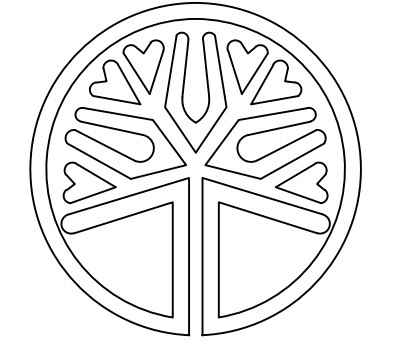
MATCHLINE SEE SHEET L-14



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 DESIGN GROUP
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STATE OF WASHINGTON
 LICENSED
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REVISIONS:

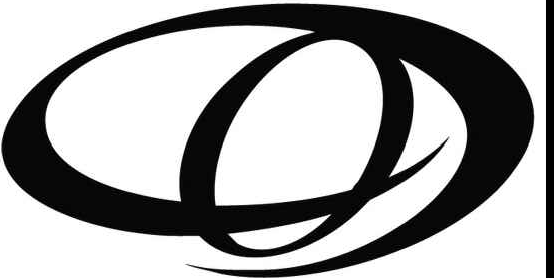
#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	10/16/2023
2	4 ACRE CHANGES	1/3/2024

PA22-035
KENDALL SUBARU
PARCELS: 31052800300600,
31052800301200 & 31052800300300

DRAWING TITLE:
IRRIGATION PLAN
 APPLICANT:
KENDALL DEVELOPMENT GROUP
 3449 E. COPPER POINT DR.
 MERIDIAN, ID 83642
 CONTACT: TODD MCFARLANE
 (514) 335-4585

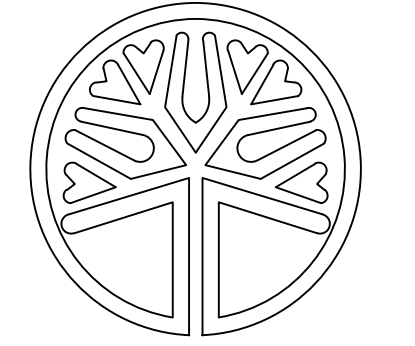
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 ODG PROJECT #: 22-434
 DRAWN BY: MY
 CHECKED BY: KL
 DATE:
NOVEMBER 16, 2022

SHEET NO:
L-11
 OF 15



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

#	DESCRIPTION	DATE
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PA22-035
KENDALL SUBARU
PARCELS: 31052800300600,
31052800301200 & 31052800300300

DRAWING TITLE:
IRRIGATION PLAN

APPLICANT:
KENDALL DEVELOPMENT GROUP
3449 E. COPPER POINT DR.
MERIDIAN, ID 83642
CONTACT: TODD MCFARLANE
(514) 335-4585

DRAWING INFORMATION
ODG PROJECT #: 22-434
DRAWN BY: MY
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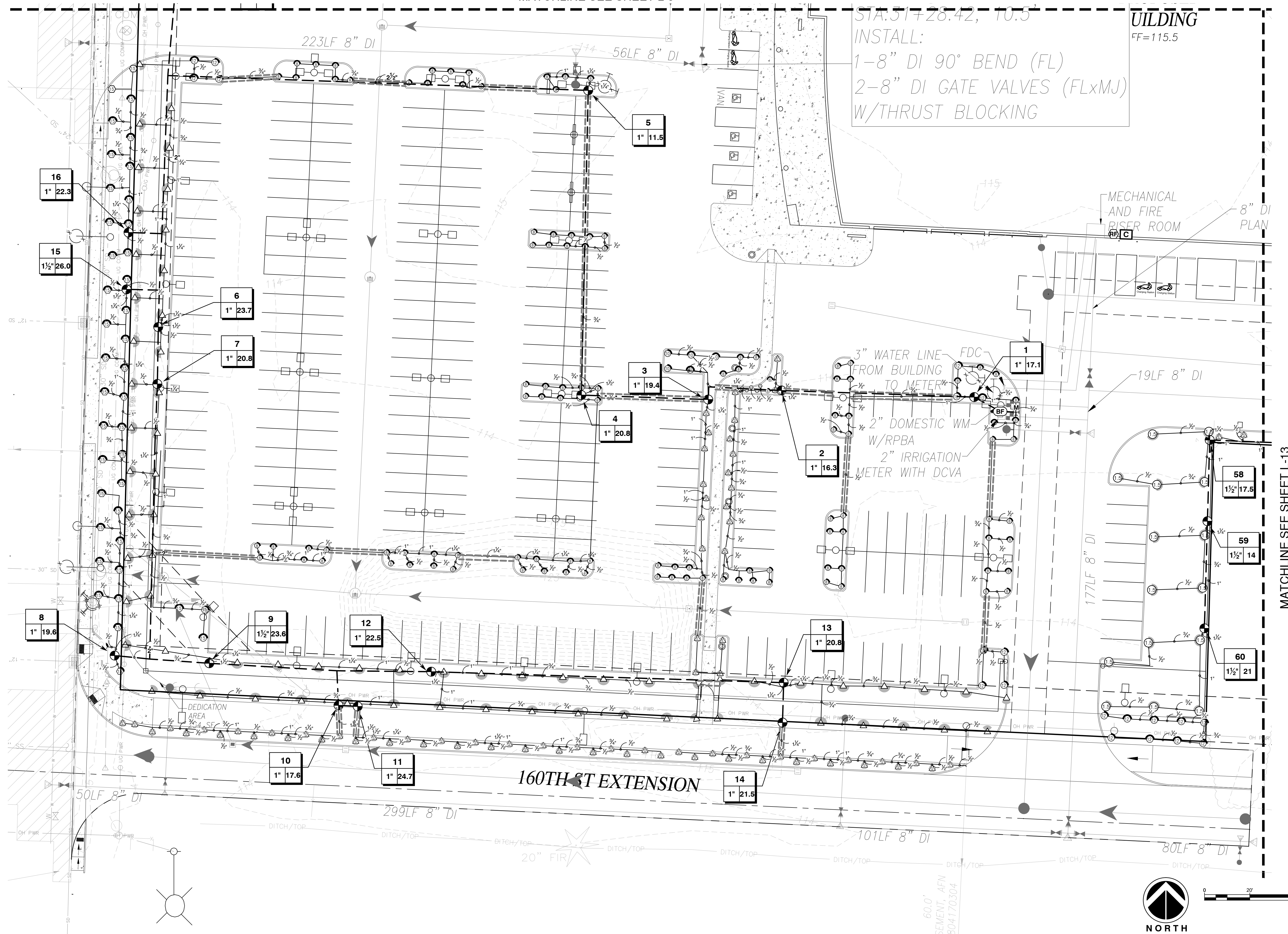
DATE:
NOVEMBER 16, 2022

SHEET NO:
L-12
OF 15

MATCHLINE SEE SHEET L-9

STA: 51+28.42, 10.5'
INSTALL:
1-8" DI 90° BEND (FL)
2-8" DI GATE VALVES (FLxMJ)
W/THRUST BLOCKING

BUILDING
FF=115.5



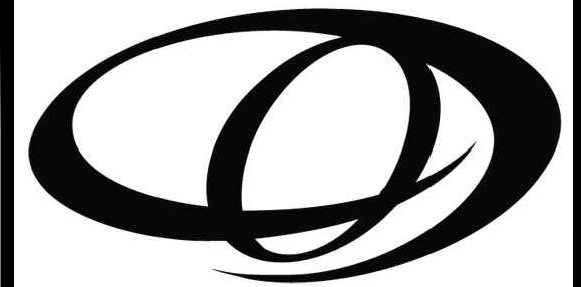
MATCHLINE SEE SHEET L-13

NORTH

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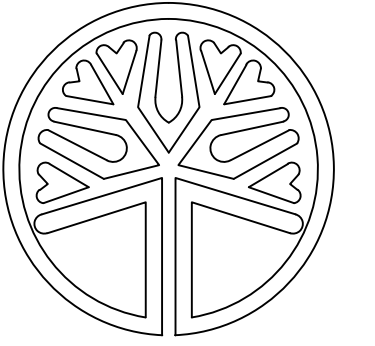
APPROVED BY: _____

SIGNED: _____



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ODG PROJECT #: 22-434
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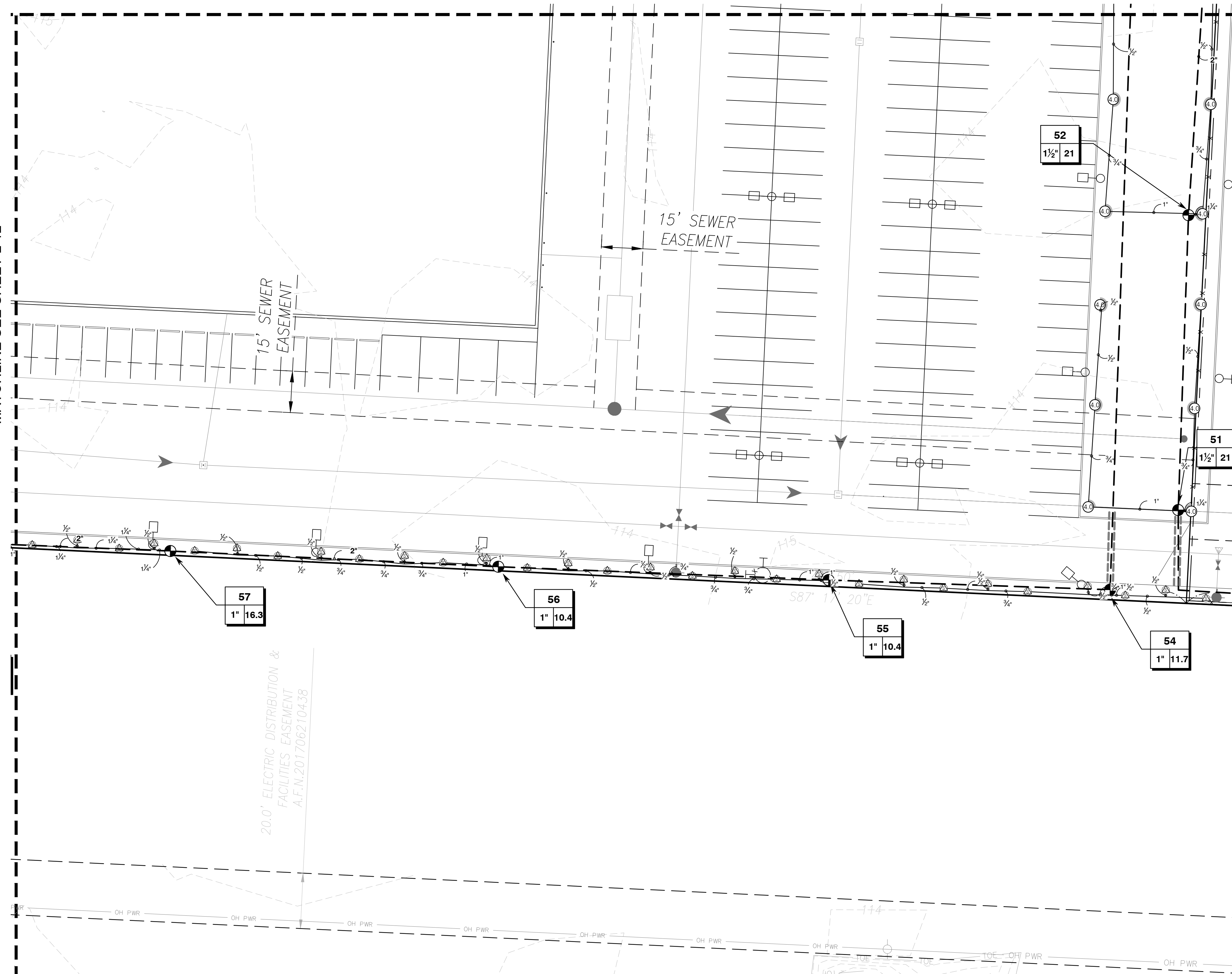
DATE:
NOVEMBER 16, 2022

SHEET NO:
L-13
OF 15

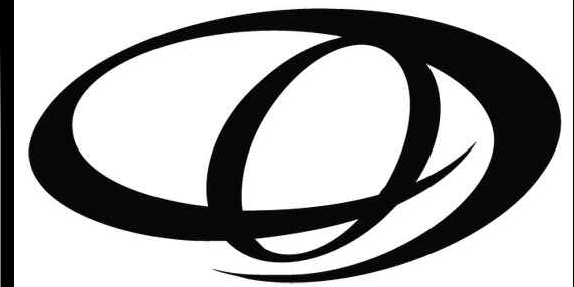
MATCHLINE SEE SHEET L-10

MATCHLINE SEE SHEET L-12

MATCHLINE SEE SHEET L-14



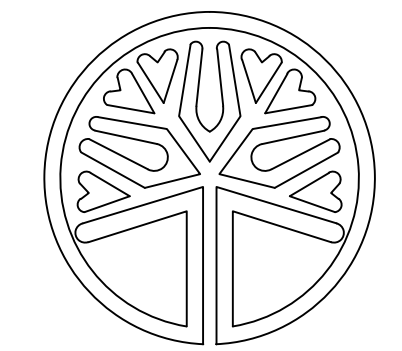
REVIEWED AND APPROVED IN ACCORDANCE WITH MMC 22C.120 AND OTHER APPLICABLE PLANS/STANDARDS
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STATE OF
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KRYSTAL LOWE
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REVISIONS:

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KENDALL SUBARU
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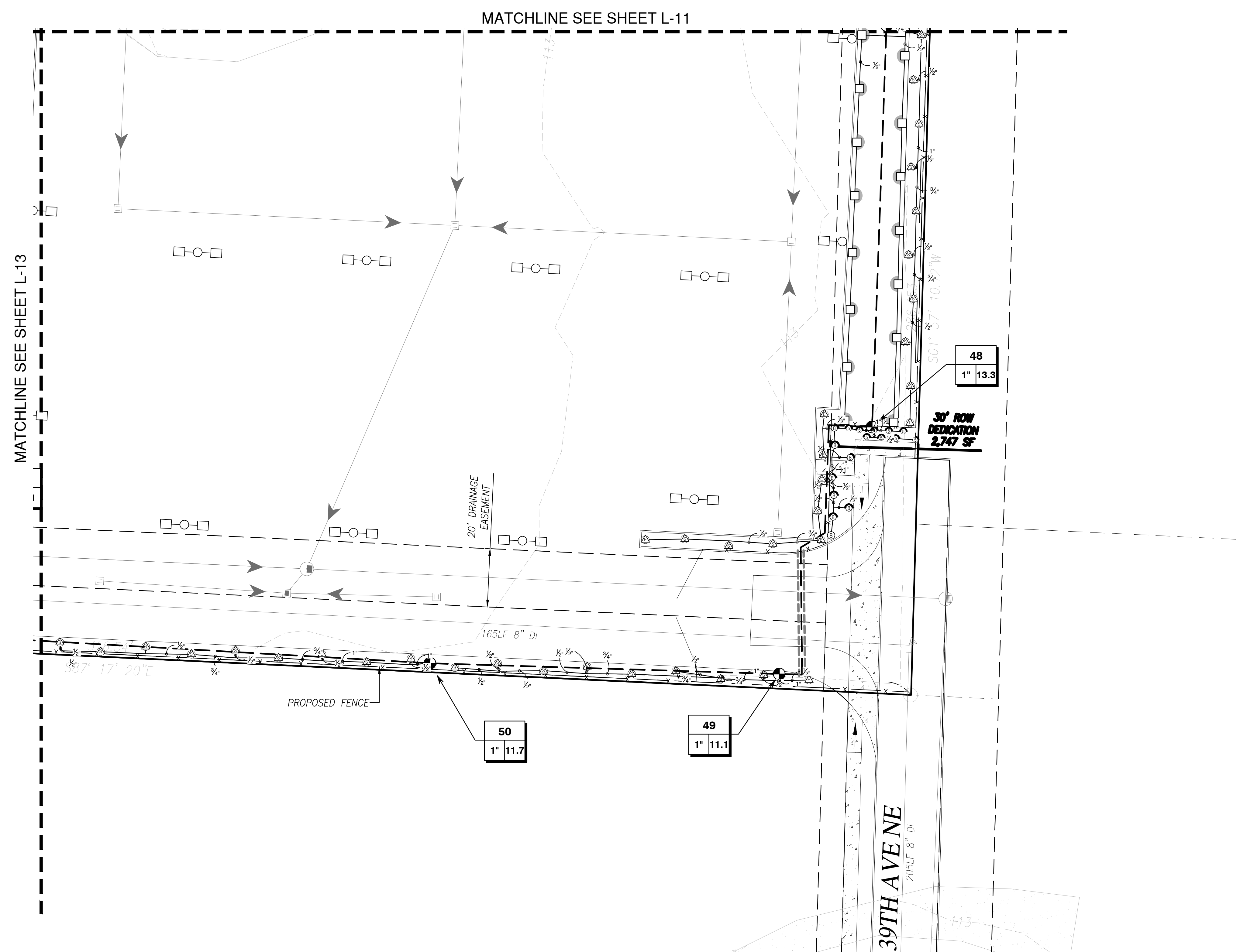
DRAWING TITLE:
IRRIGATION PLAN

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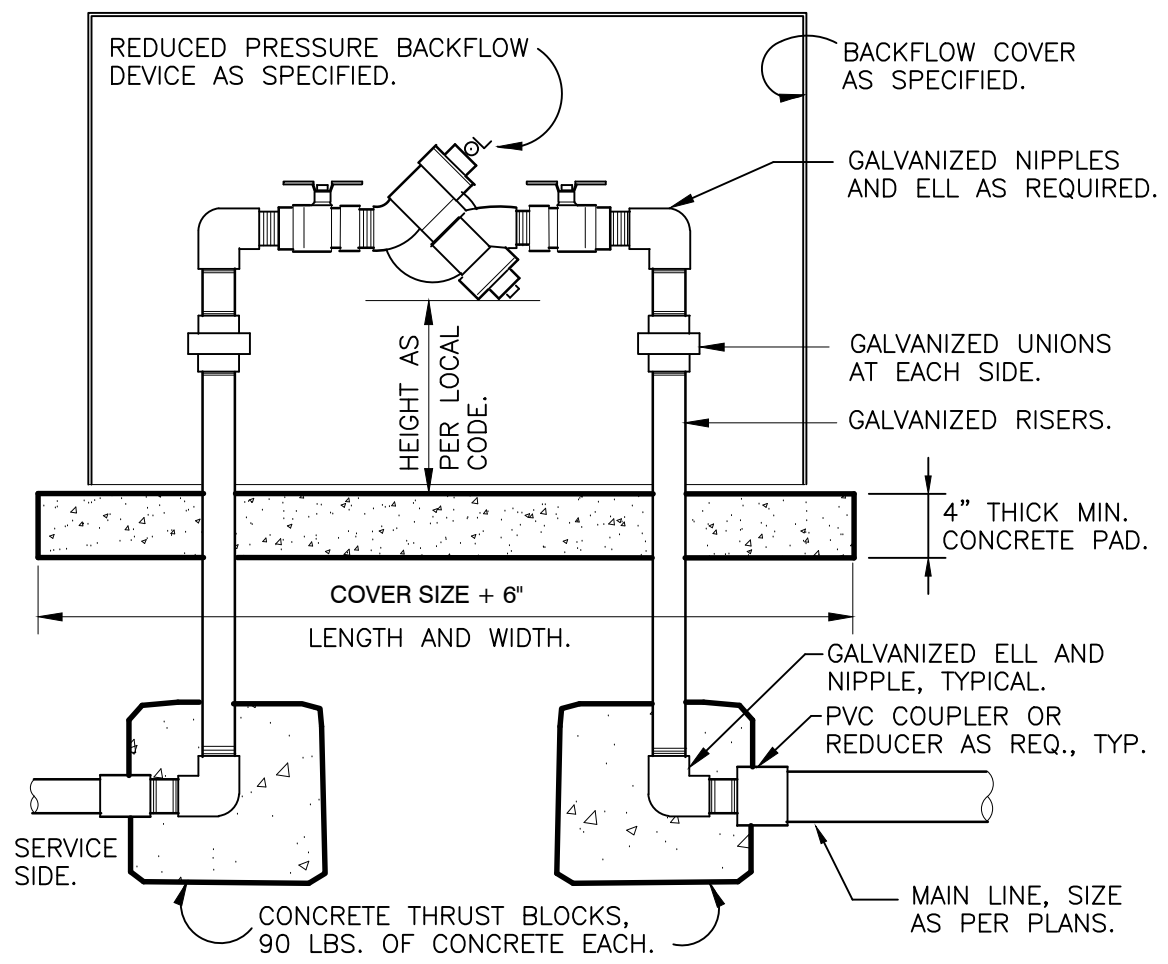
DATE:
NOVEMBER 16, 2022

SHEET NO:
L-14
OF 15



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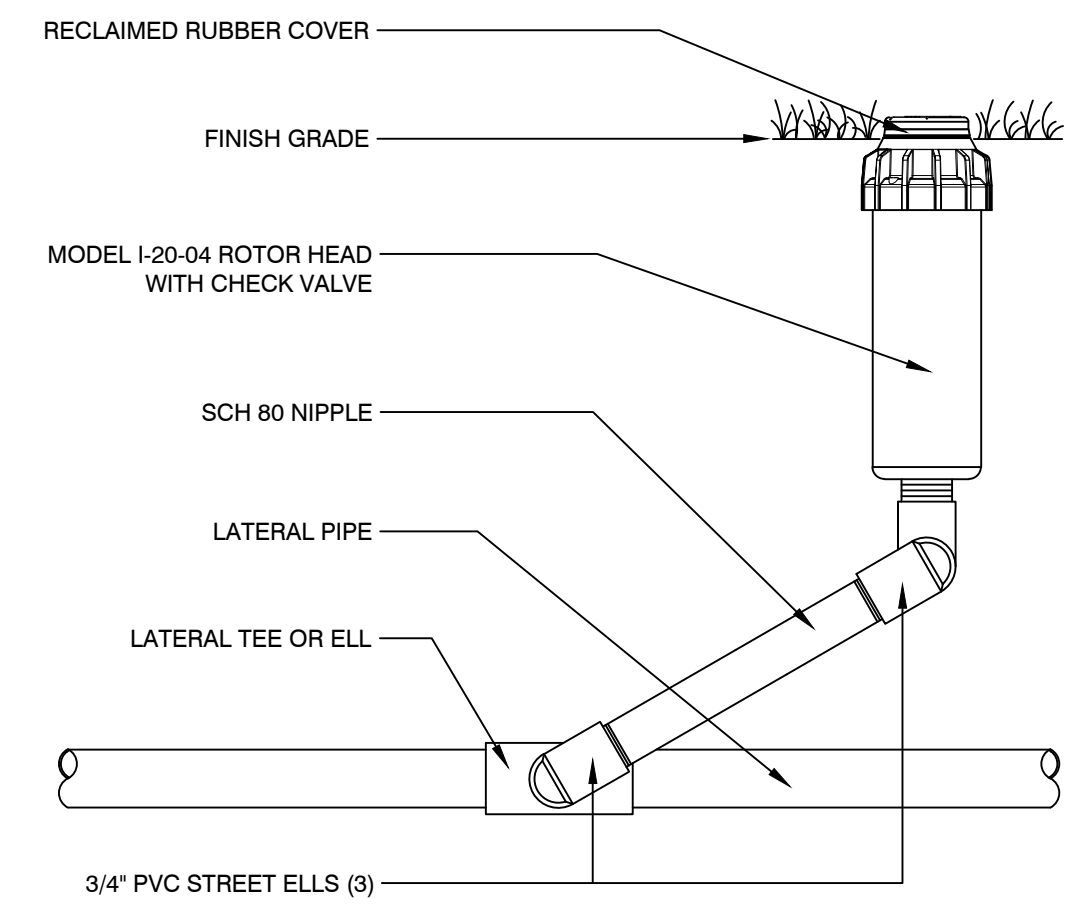
Hunter®



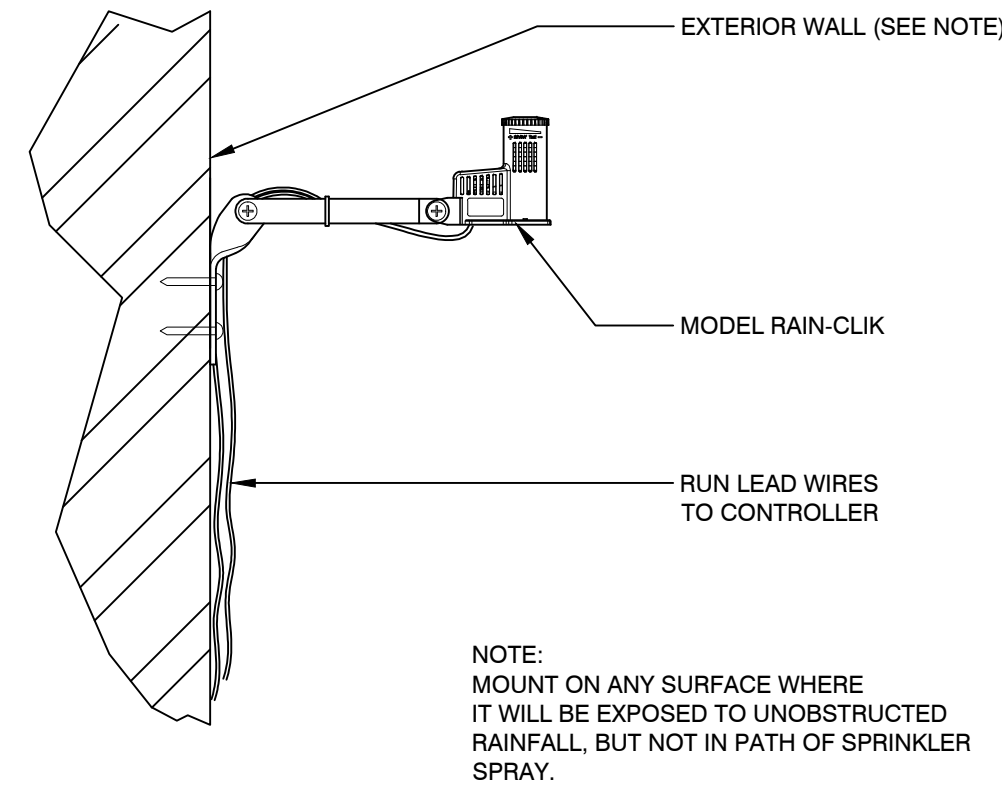
1 RP BACKFLOW W/ENCLOSURE 1" = 1'-0" FX-IR-FX-BACK-06

*When using larger GPM nozzles, beware of high friction loss in swing joints.

Hunter®



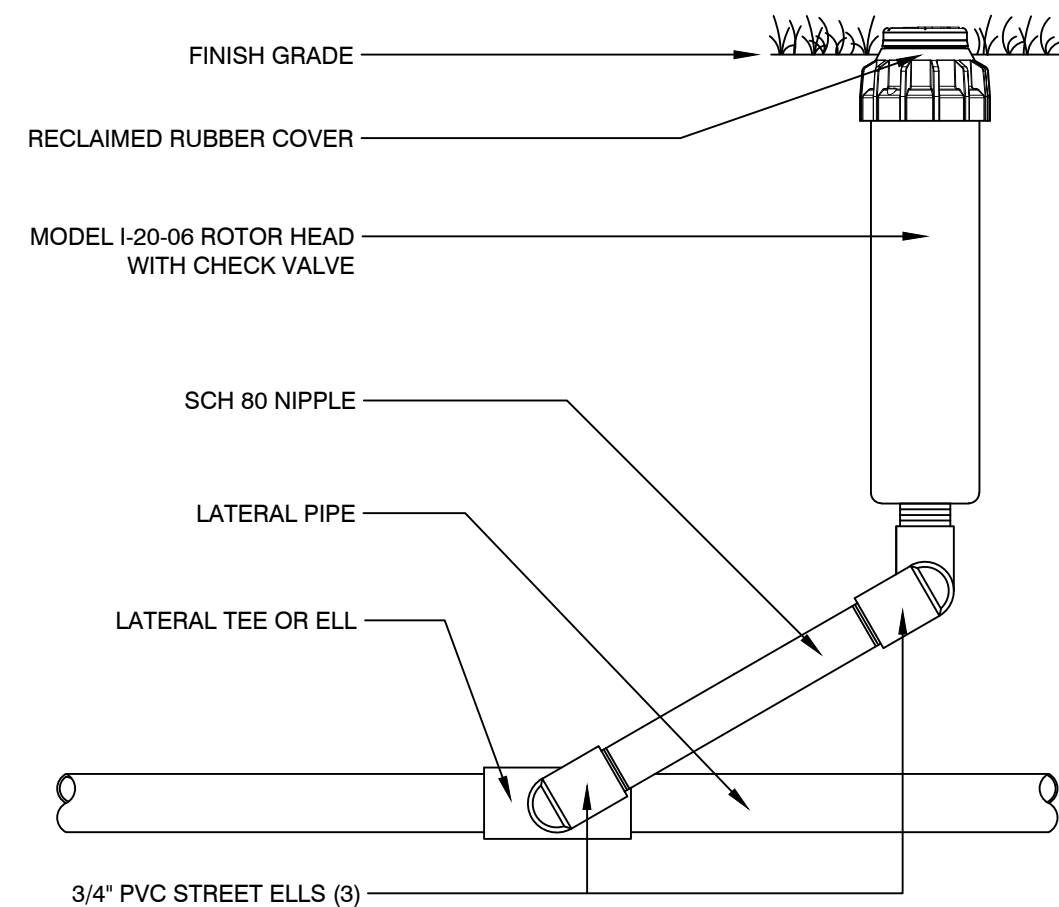
5 I-20-04 ROTOR HEAD WITH 3/4\"/>



2 RAIN-CLK 3\"/>

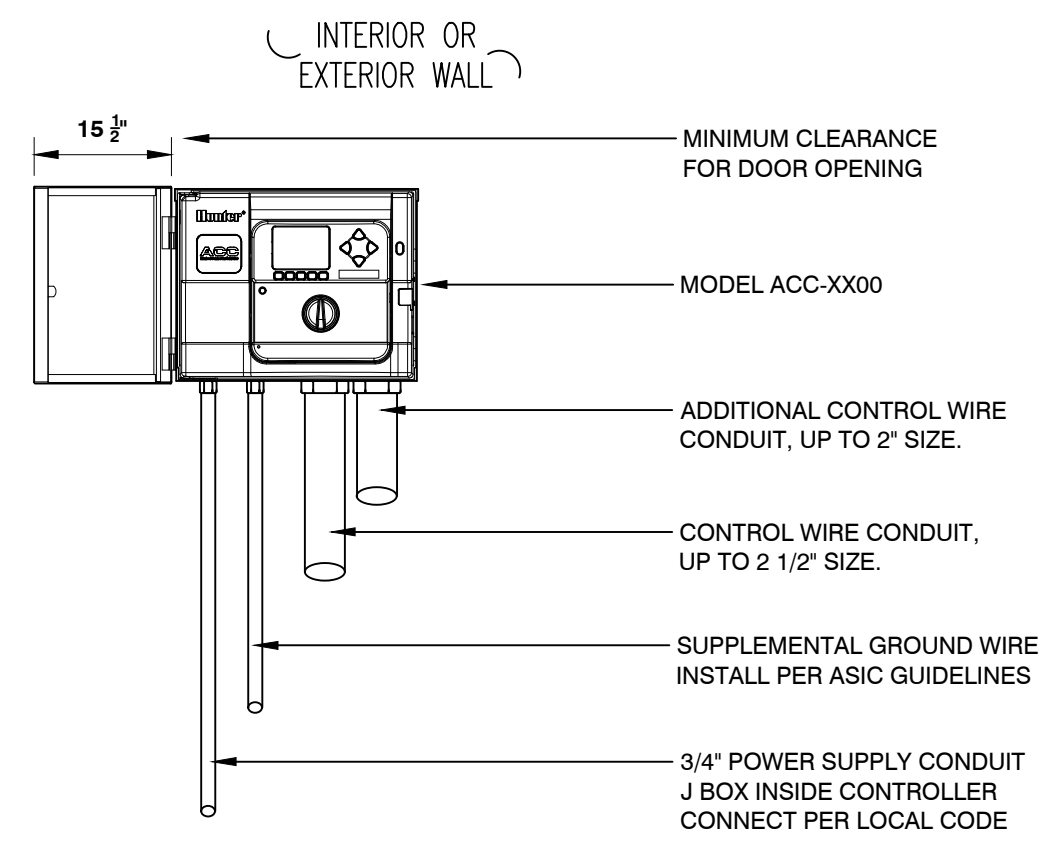
*When using larger GPM nozzles, beware of high friction loss in swing joints.

Hunter®



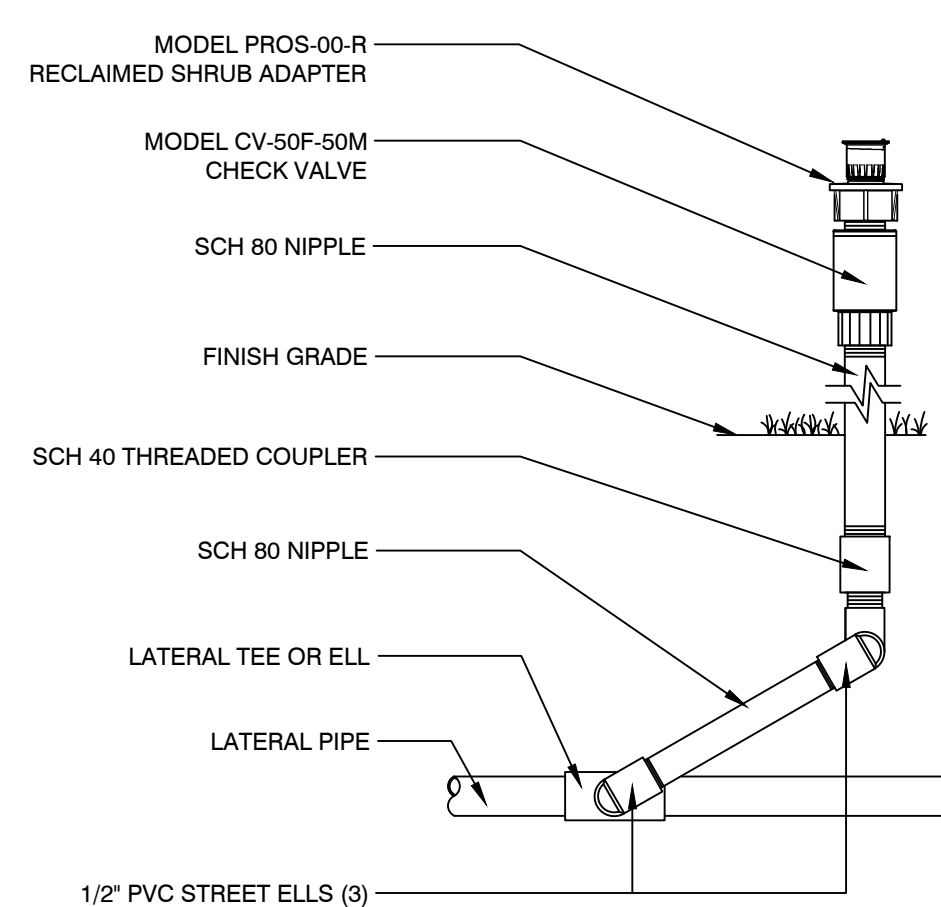
6 I-20-06 ROTOR HEAD WITH 3/4\"/>

Hunter®



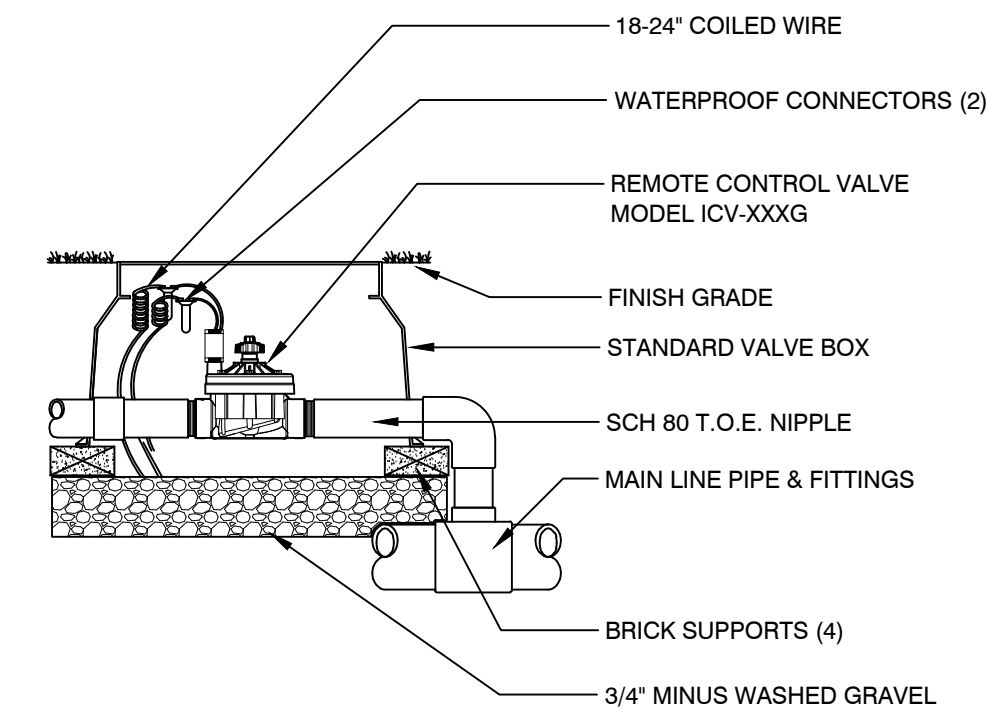
3 ACC CONTROLLER WALL MOUNT 1\"/>

Hunter®



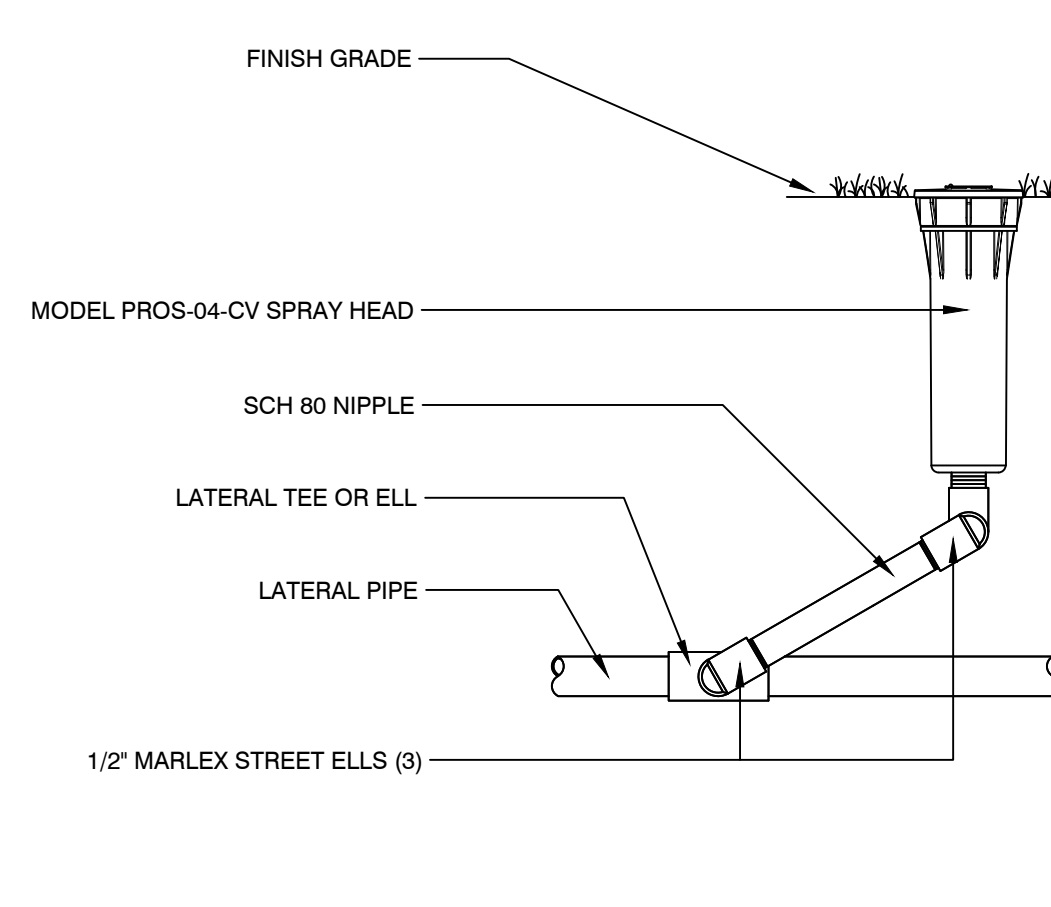
7 PROS-00-R SPRAY HEAD W/ PVC STREET ELLS 3\"/>

Hunter®

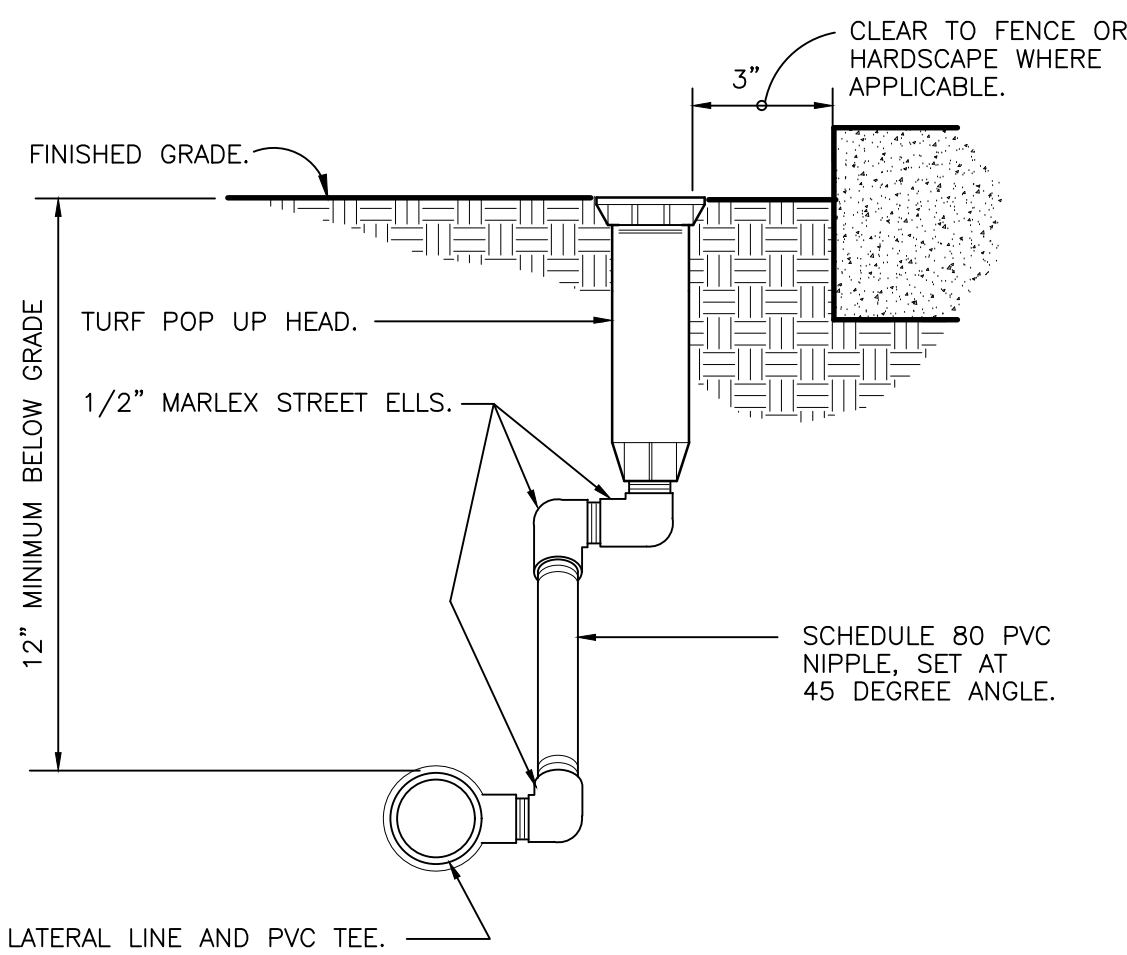


4 ICV GLOBE VALVE 1\"/>

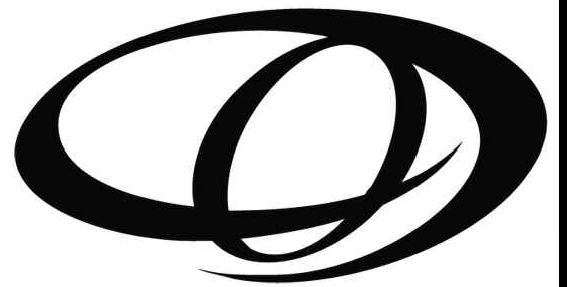
Hunter®



8 PROS-04-CV SPRAY HEAD W/ MARLEX STREET ELLS 3\"/>

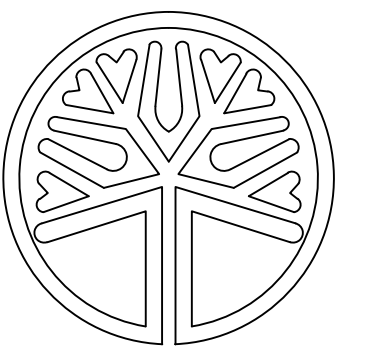


9 TURF SPRAY MARLEX ASSEMBLY 3\"/>



ORIGIN DESIGN GROUP

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

Table with 3 columns: #, DESCRIPTION, DATE. Includes revisions for site plan changes and acre changes.

PA22-035 KENDALL SUBARU PARCELS: 31052800300600, 31052800301200 & 31052800300300

DRAWING TITLE: IRRIGATION DETAILS APPLICANT: KENDALL DEVELOPMENT GROUP 3449 E. COPPER POINT DR. MERIDIAN, ID 83642 CONTACT: TODD MCFARLANE (514) 335-4585

DRAWING INFORMATION ODG PROJECT #: 22-434 DRAWN BY: MY CHECKED BY: KL

DATE: NOVEMBER 16, 2022

SHEET NO: L-15 OF 15

REVIEWED AND APPROVED IN ACCORDANCE WITH MMC 22C.120 AND OTHER APPLICABLE PLANS/STANDARDS APPROVED BY: SIGNED: