

SW 1/4, SW 1/4, SEC. 36, T. 30N, R5E, W.M.

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

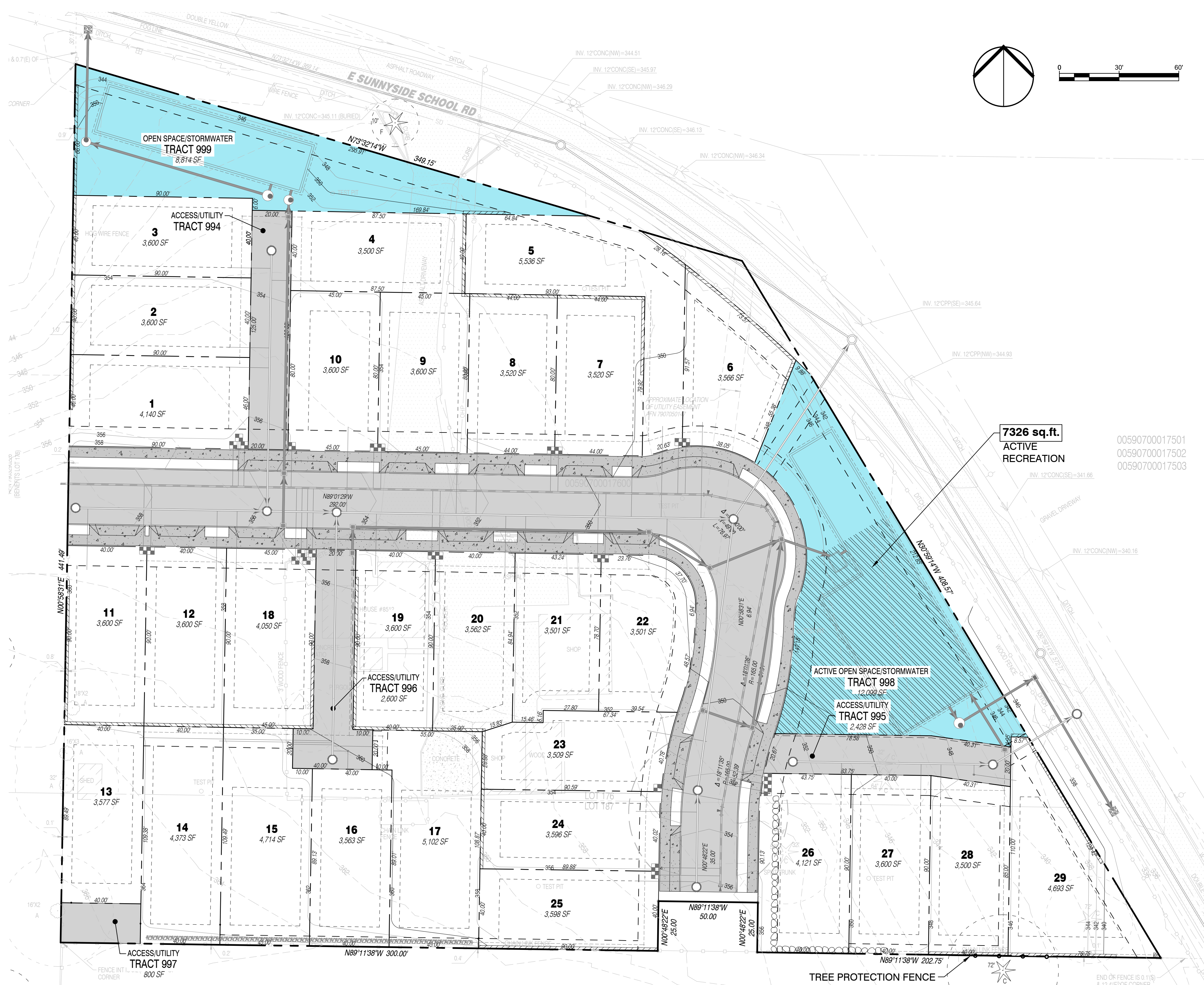
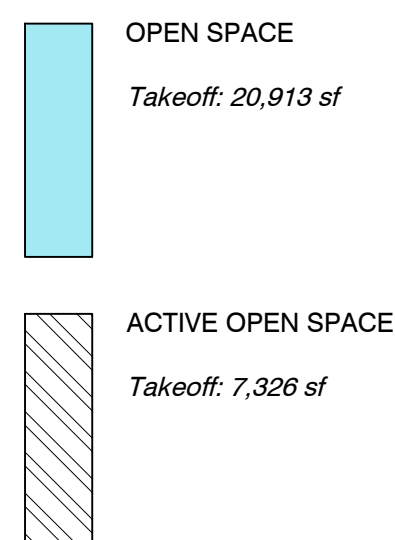
All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. An automatic irrigation system that provides head to head coverage shall be designed and installed per a specialized irrigation contractor and shall comply with all city standards.

OPEN SPACE AND RECREATION REQUIRED

PER MMC 22C.080.100
 15% of the net project area shall be established as open space.
 35% of the required open space shall be active open space.
 Include a minimum of 1 large amenity or two small amenities per 1/4 acre of active recreation space.

Gross Site Area: 169,001 SF
 Net Site Area: 135,201 SF
 135,201 SF x 15% = 20,280 SF required open space
 20,280 SF x 35% = 7,098 SF (0.16 acres) required active open space

.16 acres / 0.25 acres = 0.64 amenities = 1 large amenity or two small amenities required.
 2.5 small amenities provided. 1 swing set, 1 picnic table, and 1 bench.



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.

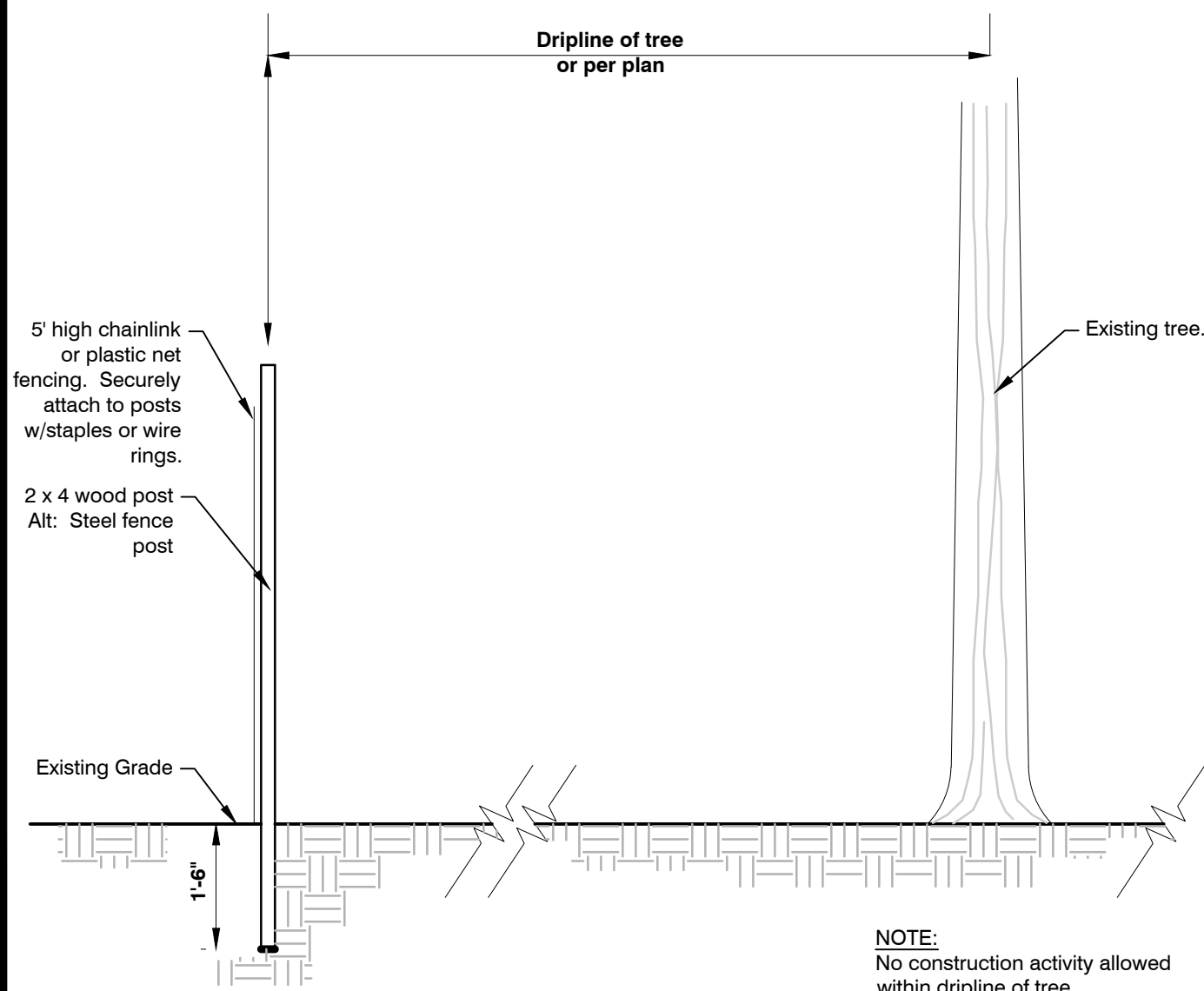
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

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.

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.

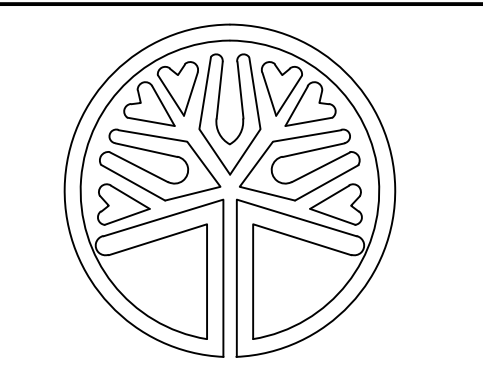


1 TREE PROTECTION FENCING

NTS



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



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

REVISIONS:

#	DESCRIPTION	DATE

MINOR PROPERTY
8512 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA 98270
PARCEL: 00590700017600

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
SOUTH LAKE RIDGE, LLC

DRAWING INFORMATION
 ODG PROJECT #: 24-505
 DRAWN BY: MY
 CHECKED BY: KL

DATE:
FEBRUARY 5, 2024

SHEET NO:
L-1
 OF 4

BMP T5.1.3 DESIGN GUIDELINES

SOIL RETENTION

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.

SOIL QUALITY

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:

1. 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 AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
3. 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 173-339-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html). THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% 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 CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS:

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

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT.
3. 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.

MAINTENANCE

- 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.

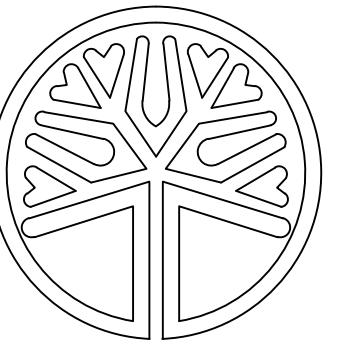


MATCHLINE SEE SHEET L-3



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

MINOR PROPERTY
8512 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA 98270
PARCEL: 00590700017600

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

SOUTH LAKE RIDGE, LLC

DRAWING INFORMATION

ODG PROJECT #: 24-505
DRAWN BY: MY
CHECKED BY: KL

DATE:

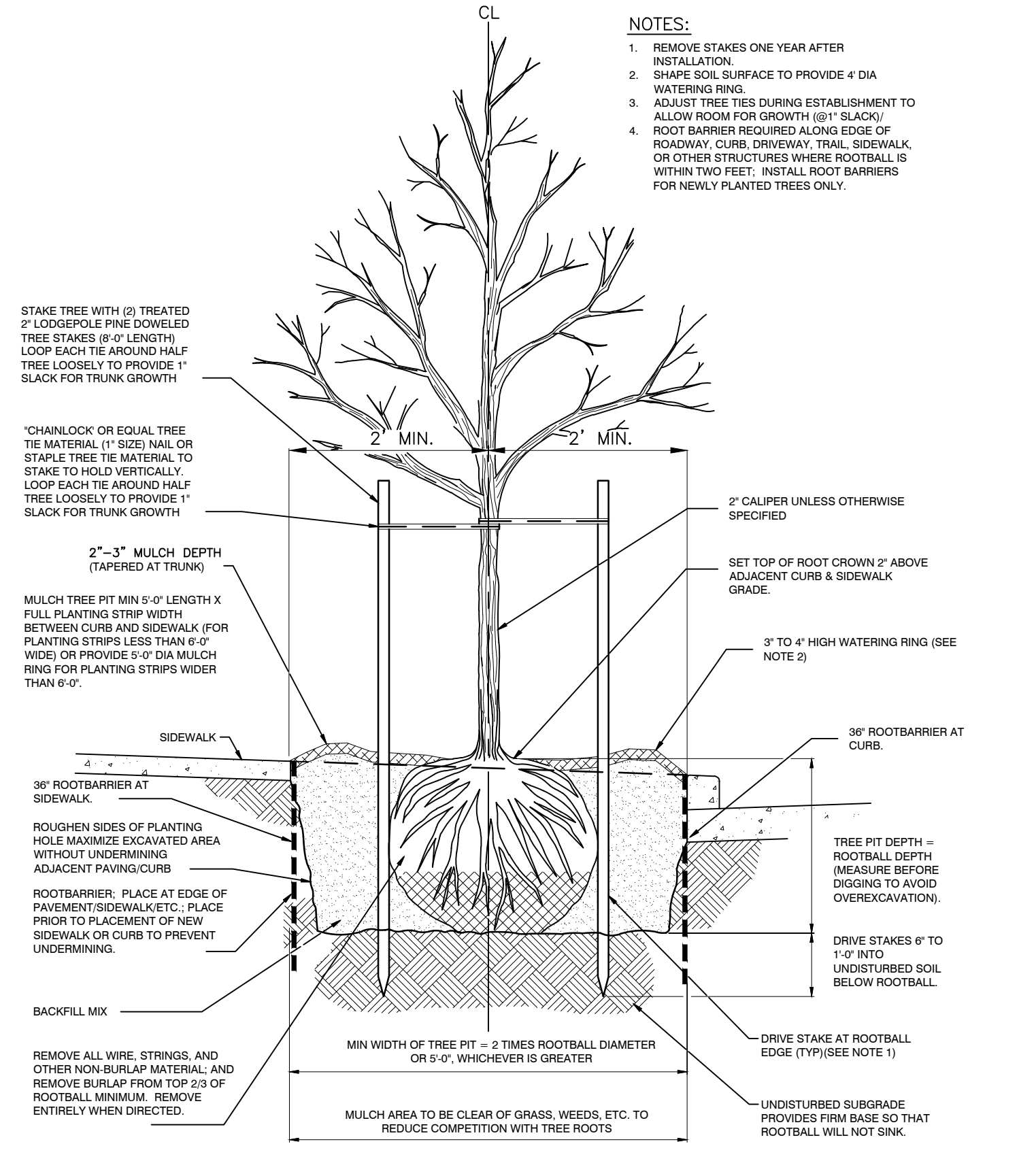
FEBRUARY 5, 2024

SHEET NO:

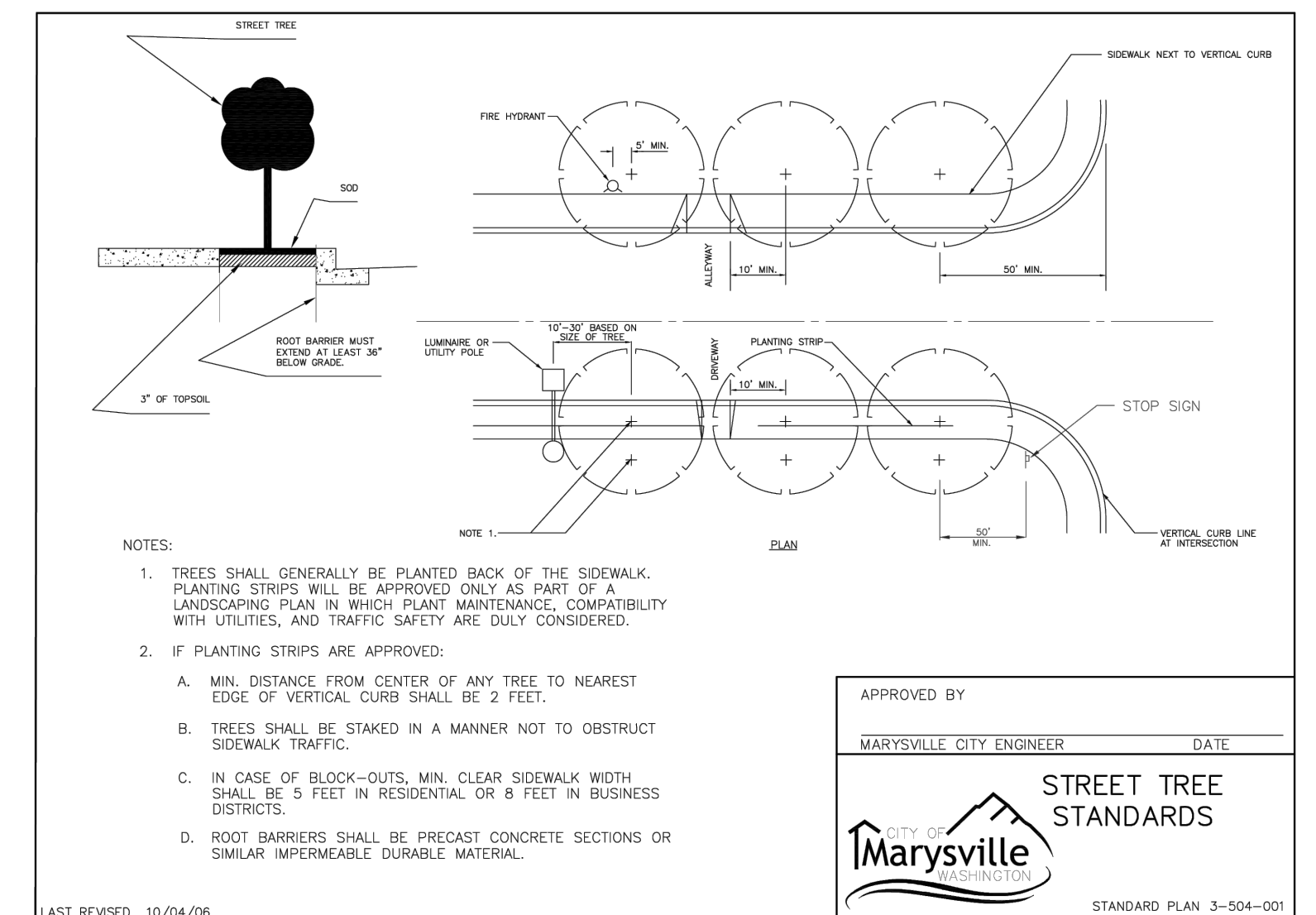
L-2
OF 4

PLANT SCHEDULE

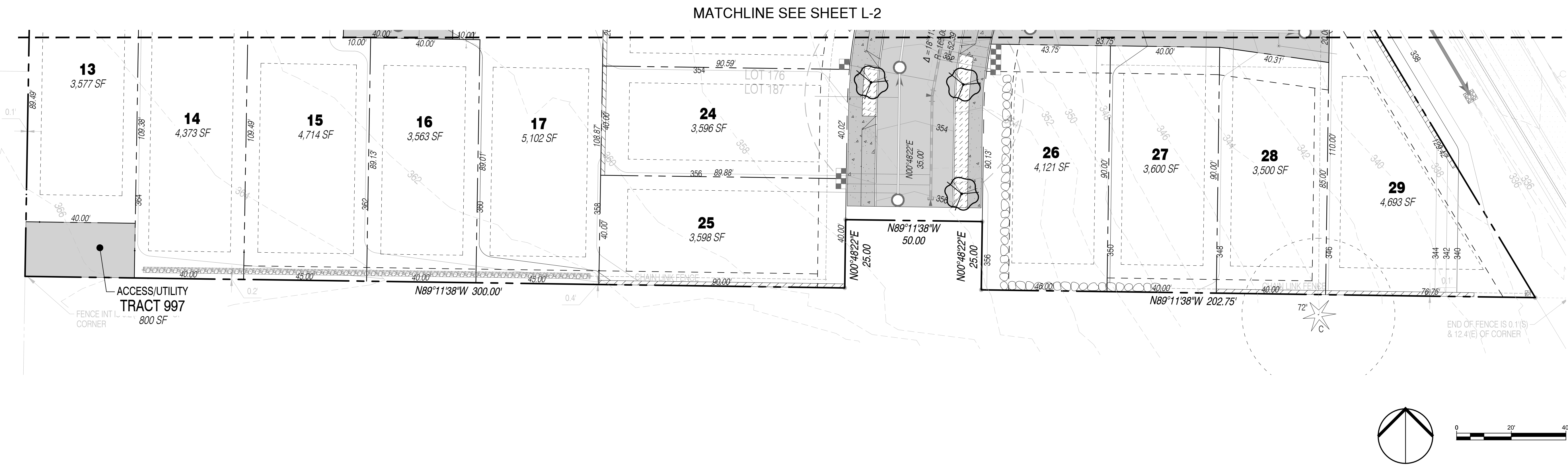
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS TREES						
	13	Acer rubrum 'Bowhall'	Bowhall Red Maple	1.5" Cal.	B&B	40" O.C.
	10	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B	SPACING AS SHOWN
EVERGREEN TREES						
	3	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8' Ht.	B&B	SPACING AS SHOWN
	4	Thuja plicata 'Excelsa'	Western Red Cedar	6' Ht.	B&B	SPACING AS SHOWN
DECIDUOUS SHRUBS						
	3	Cornus sericea	Red Twig Dogwood	2 gal.	Pot	60" o.c.
	11	Ribes sanguineum	Red Flowering Currant	2 gal.	Pot	48" o.c.
	2	Symphoricarpos albus	Common White Snowberry	2 gal.	Pot	48" o.c.
EVERGREEN SHRUBS						
	13	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot	48" o.c.
	16	Myrica californica	Pacific Wax Myrtle	2 gal.	Pot	60" o.c.
	2	Pinus mugo 'Mops'	Mops Mugo Pine	2 gal.	Pot	48" o.c.
GROUND COVERS						
	538	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	24" o.c.
	28	Erica carnea	Winter Heath	1 gal.	Pot	24" o.c.
	14,156 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	2,743 sf	Turf Sod	Sun/Shade Mix	sod		
SITE WORK						
	768 sf	Play Chips				



1 ROOT BARRIER TREE PLANTING
1" = 1'-0" 329301.04-02



2 STREET TREE STANDARDS 3-504
329301.04-01



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

MINOR PROPERTY
8512 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA 98270
PARCEL: 00590700017600

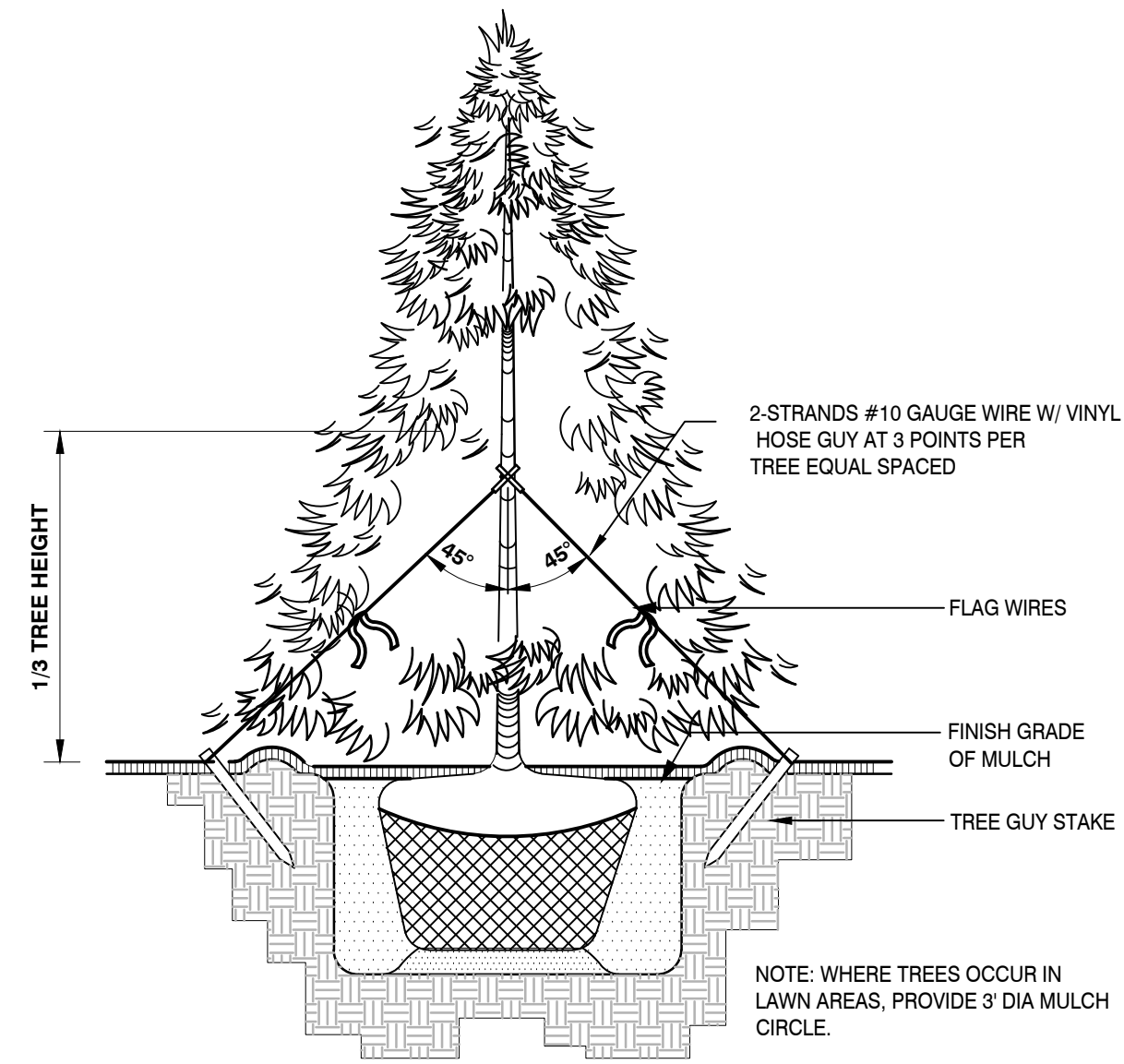
DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
SOUTH LAKE RIDGE, LLC

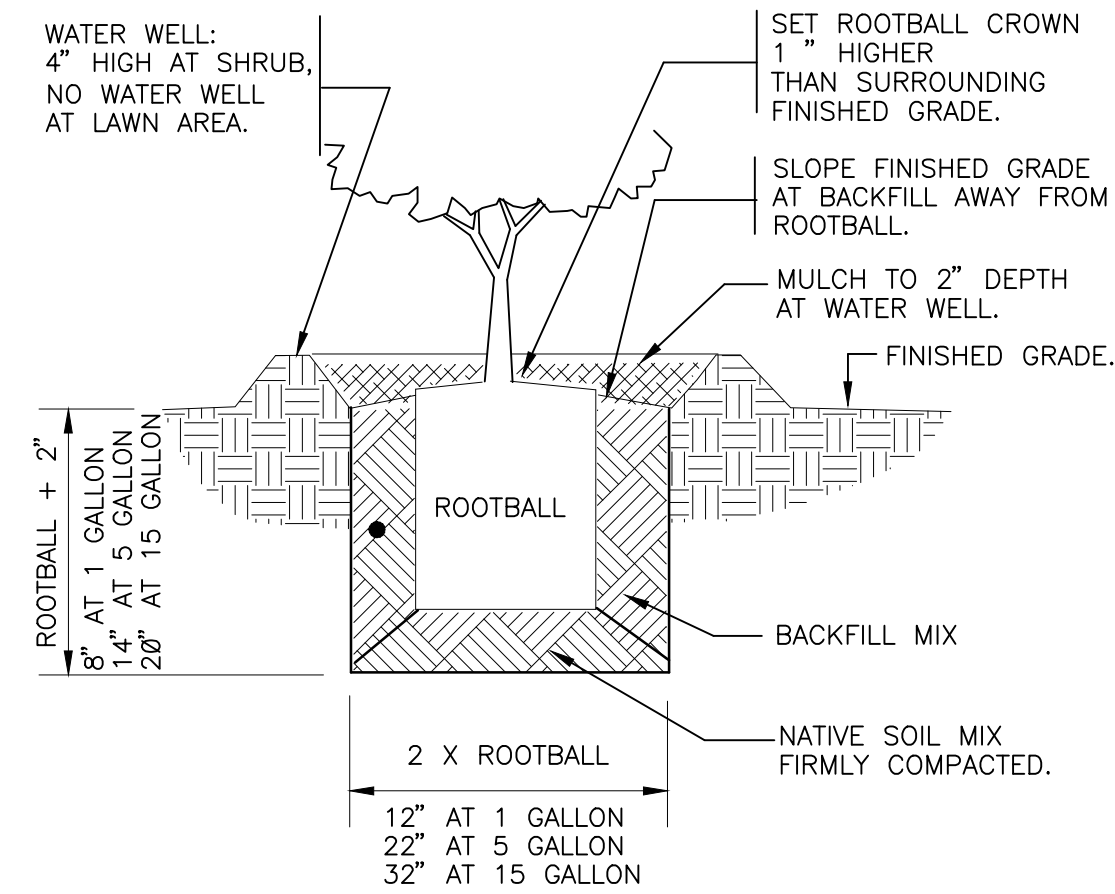
DRAWING INFORMATION
ODG PROJECT #: 24-505
DRAWN BY: MY
CHECKED BY: KL

DATE:
FEBRUARY 5, 2024

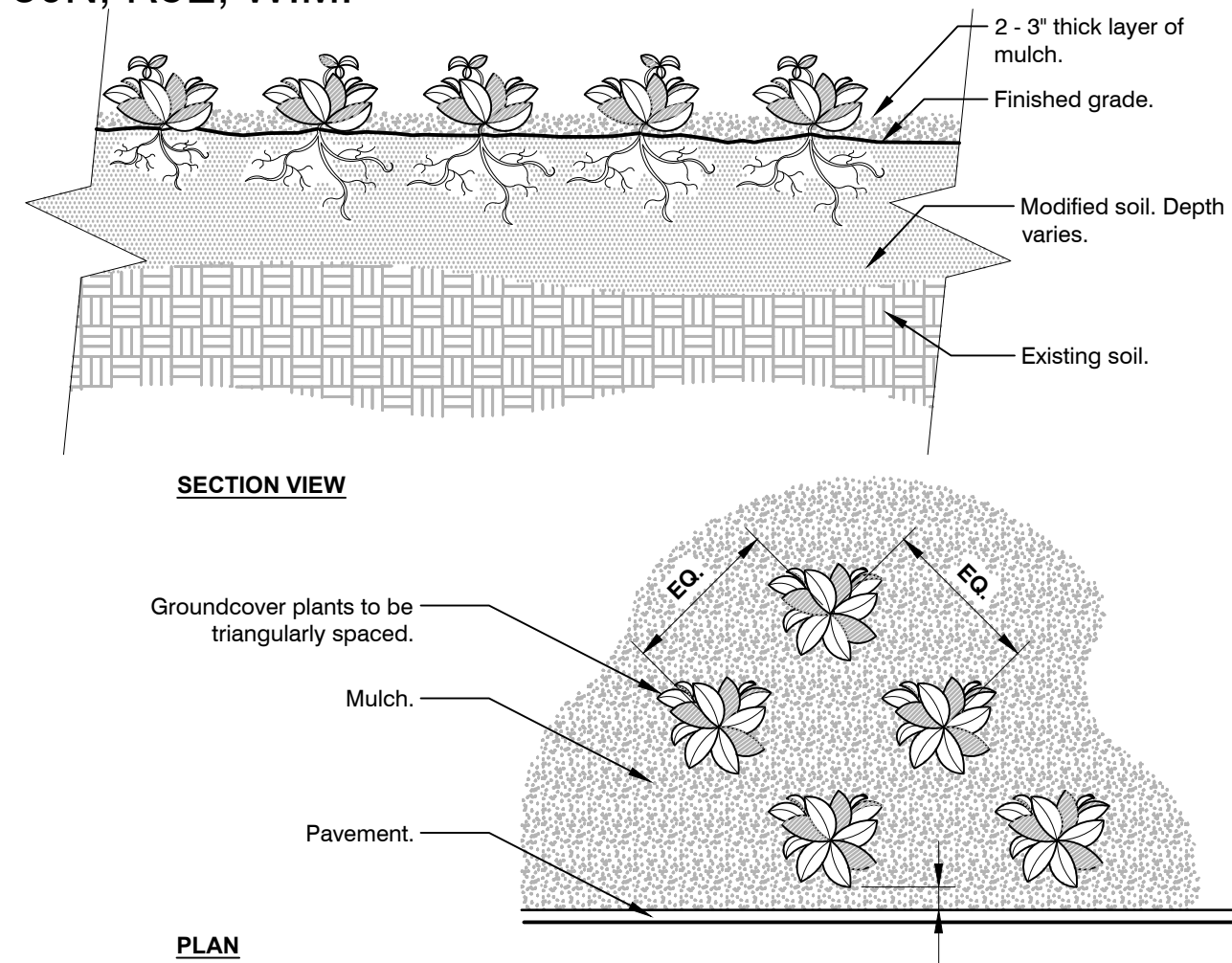
SHEET NO:
L-3
OF 4



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



2 SHRUB PLANTING
1" = 1'-0"



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



4 BENCH
N.T.S.

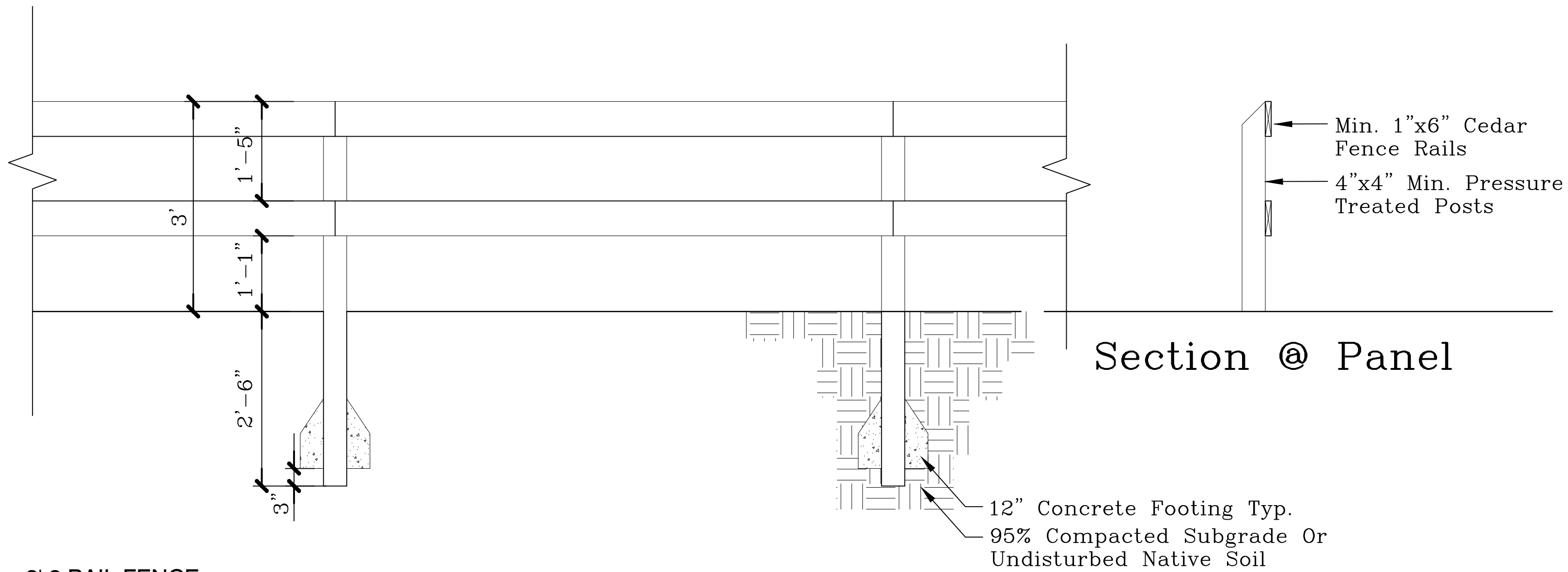
PRODUCT CODE: SE-5165
INSTALLATION: IN SURFACE MOUNT
QUANTITY: 1
PACIFIC OUTDOOR PRODUCTS
(425) 432-6000
OR EQUIVALENT

129343-01



5 PICNIC TABLE
N.T.S.

PACIFIC OUTDOOR PRODUCTS
PRODUCT CODE: SE-5335
INSTALLATION: SURFACE MOUNT
QUANTITY: 1
(425) 432-6000
OR EQUIVALENT



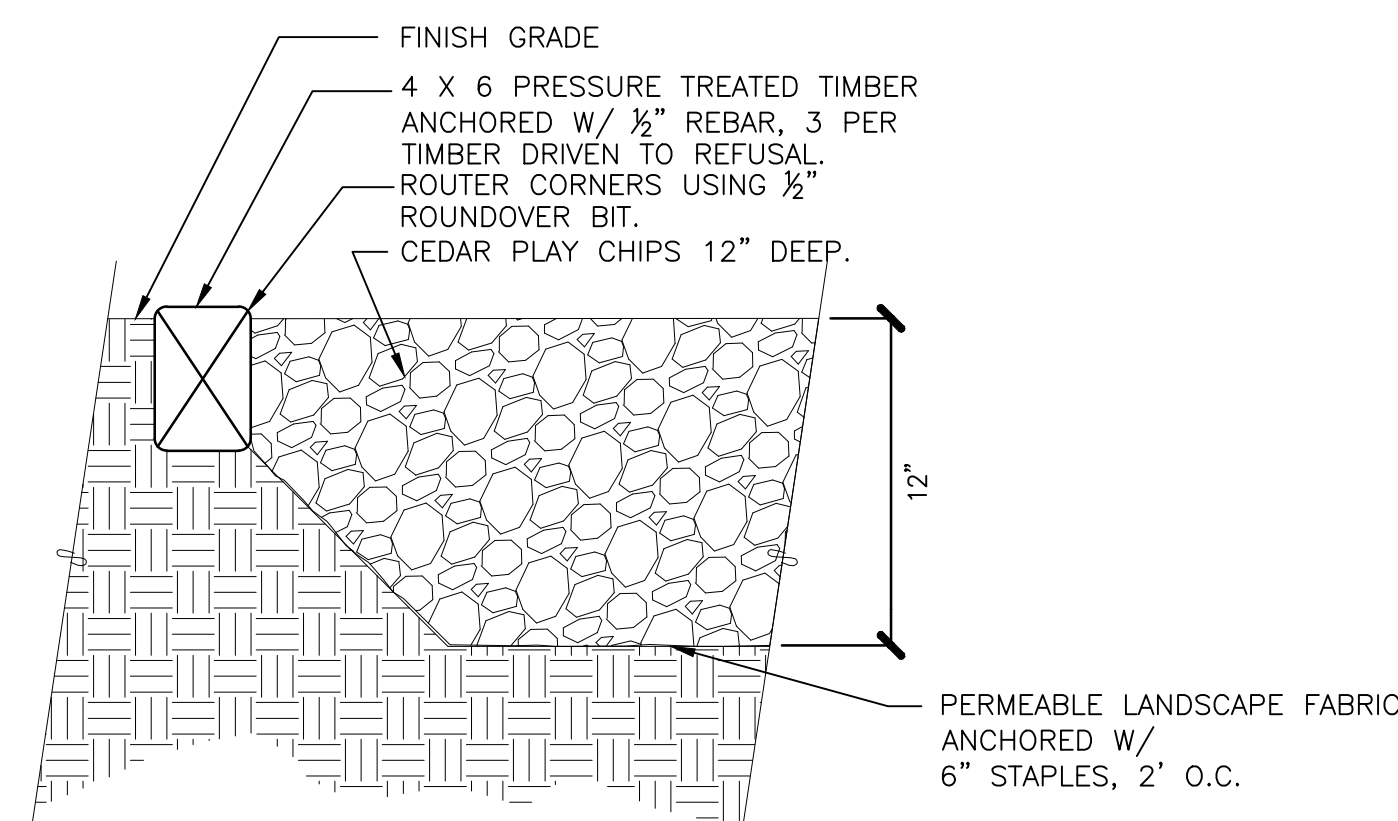
8 3' X 2' RAIL FENCE
3/4" = 1'-0"

323129.13-03

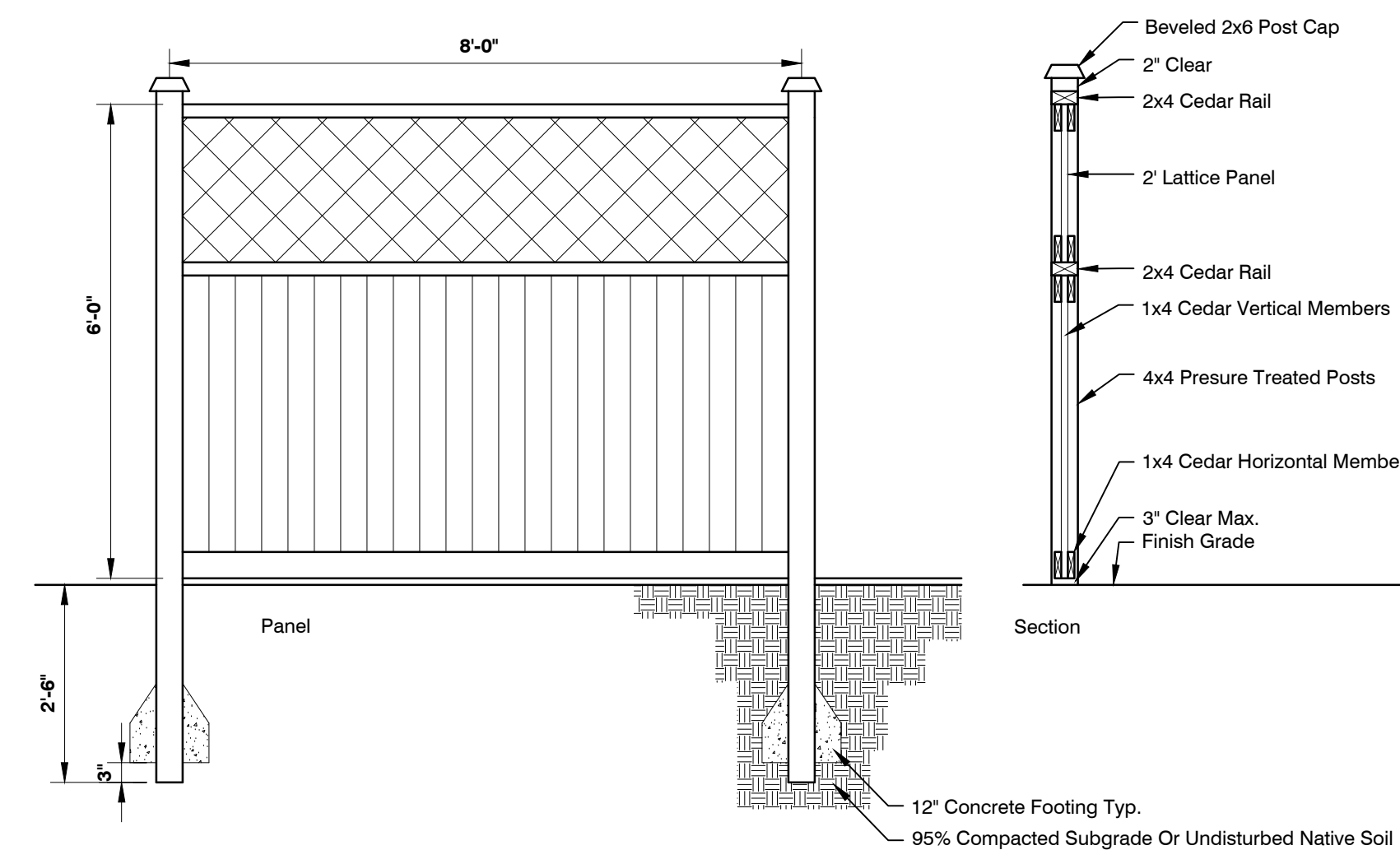


7 SWINGS
NTS

PRODUCT CODE: PE-2030
PACIFIC OUTDOOR PRODUCTS
SAFE USE AREA: 24' X 32'
QUANTITY: 1
(425) 432-6000
OR EQUIVALENT



6 TOT LOT SURFACING-PLAY CHIPS
N.T.S.

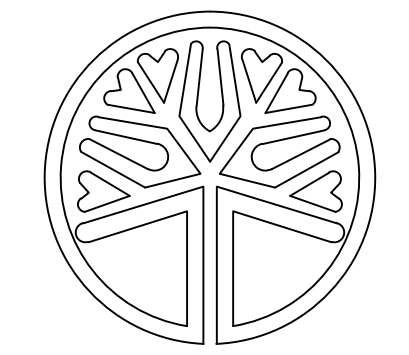


9 6' FENCE WITH TOP 2' AS OPEN-WORK FENCE
NTS



ORIGIN
DESIGN GROUP

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



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

REVISIONS:		
#	DESCRIPTION	DATE

MINOR PROPERTY
8512 E SUNNYSIDE SCHOOL RD
MARYSVILLE, WA 98270
PARCEL: 00590700017600

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

SOUTH LAKE RIDGE, LLC

DRAWING INFORMATION
ODG PROJECT #: 24-505
DRAWN BY: MY
CHECKED BY: KL

DATE:
FEBRUARY 5, 2024

SHEET NO:
L-4
OF 4