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

-LANDSCAPING

FROM PROJECT

PA23-026

OPEN SPACE/STORMWATER

TRACT 999

ACCESS/UTILITY

3,600 SF

4,151 SF

3,600 SF

TREE TO BE

**TRACT 997** 

REMOVED, TY

4,050 SF

### 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

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

### IRRIGATION ASSESSMENT

and the plan.

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 22G.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 20,297 SF open space provided

20,280 SF x 35% = 7,098 SF (0.16 acres) required active open space 7,212 SF active open space provided

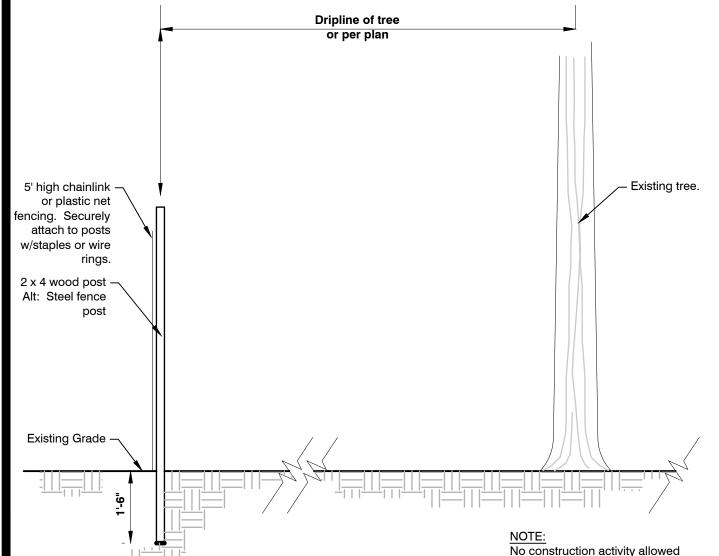
.16 acres / 0.25 acres = 0.64 amenities = 1 large amenity or two small amenities required. 2.5 small amenities provided. 1 swing set, 1 picnic table, and 1

OPEN SPACE

Takeoff: 20,297 sf

**ACTIVE OPEN SPACE** 

Takeoff: 7,212 sf



# TREE PROTECTION

3,577 SF

366

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.

permitted when disturbance within driplines is necessary.

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

-CLEARING

4,213 SF

**LIMITS LINE** 

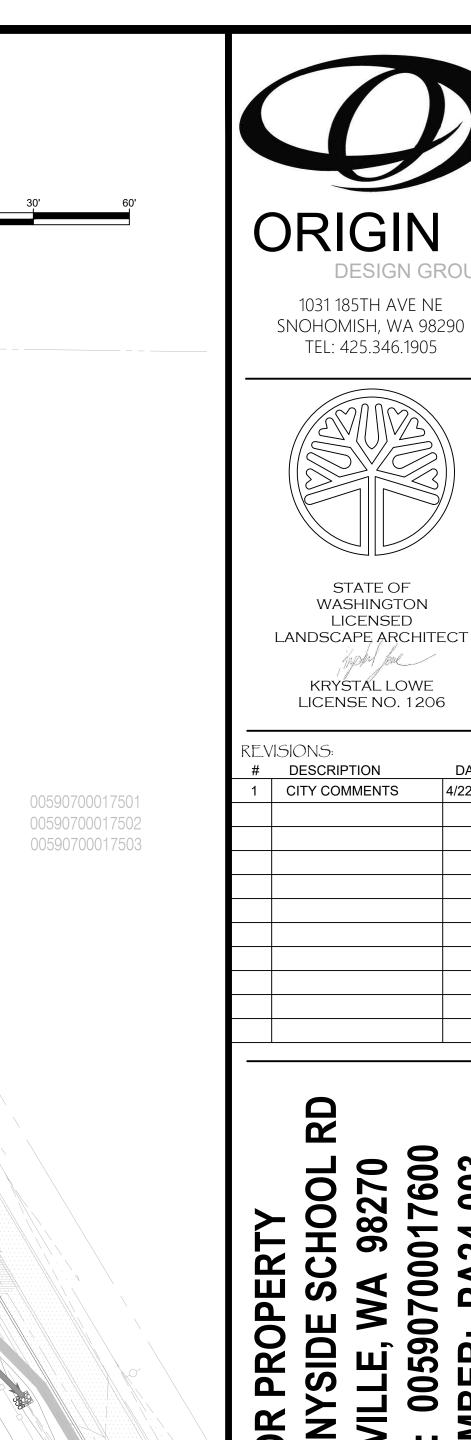
- (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard 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.

**\* \* •** 

50.00

- (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.
- 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.



7212 sq.ft.

RECREATION

29 5,268 SF

- TREE TO BE PROTECTED, TYP.

ACTIVE

ACTIVE OPEN SPACE/STORMWATER:

TRACT 998

ACCESS/UTILITY TRACT 995

11 that de

27

3,576 SF

3,520 SF

TREE PROTECTION FENCE

## 2600 100 982 CH ,000 SIDE 0 00 SUNNY 2 2 $\infty$

1031 185TH AVE NE

TEL: 425.346.1905

STATE OF WASHINGTON

LICENSED

KRYSTÁL LOWE

LICENSE NO. 1206

4/22/2024

CITY COMMENTS

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:

OF 4

within dripline of tree. See specifications. TREE PROTECTION FENCING

16

3,563 SF

ACCESS/UTILITY TRACT 996

2,600 SF

17

5,077 SF

3.500 SF

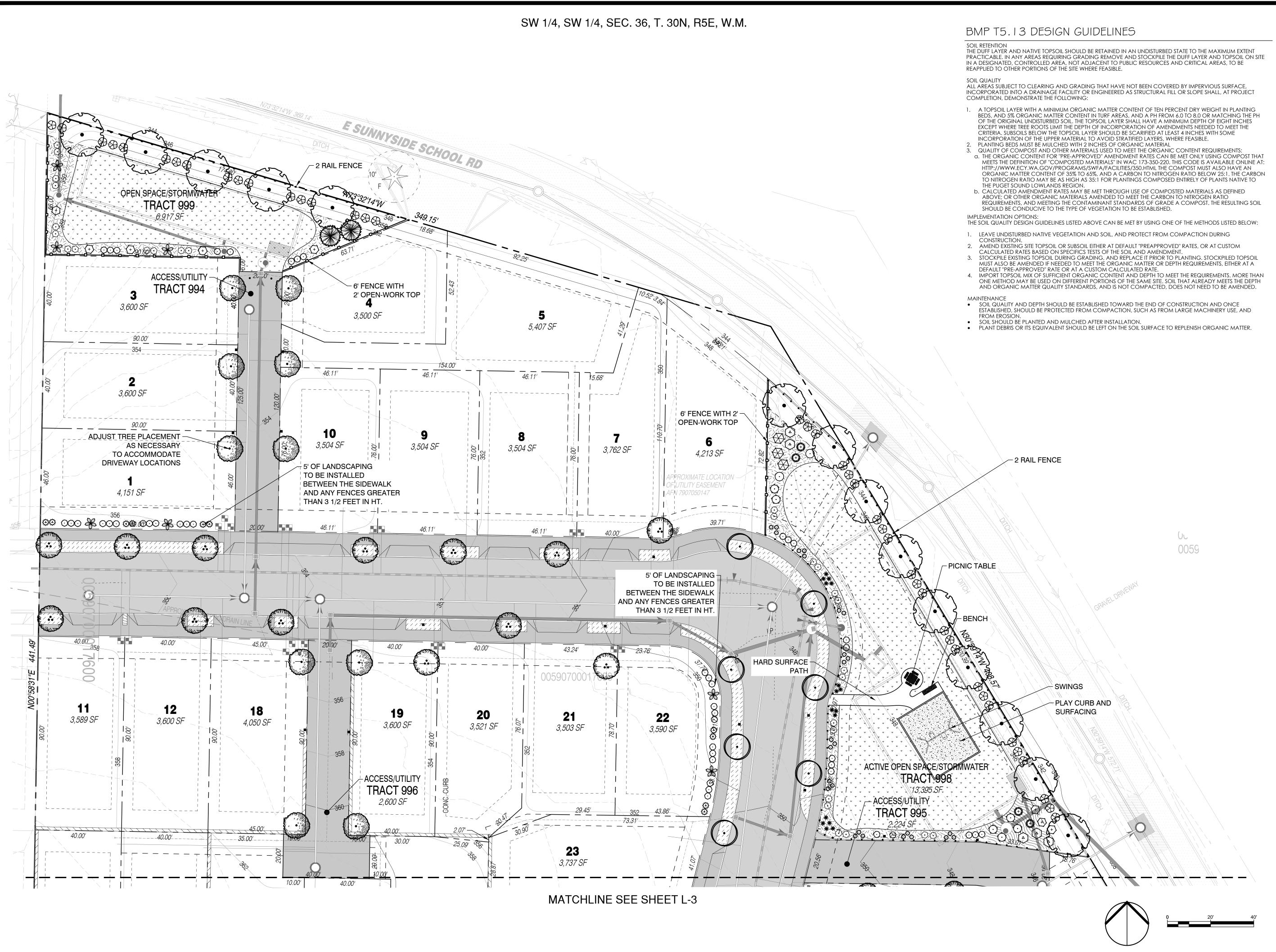
5,407 SF

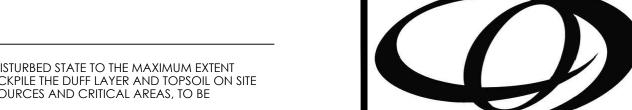
92.92'

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

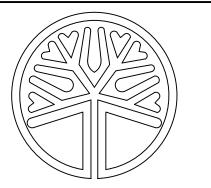
Stump pulling of all trees to be removed in the vicinity of significant trees to be





ORIGIN

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



STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

> KRYSTAL LOWE LICENSE NO. 1206

REVISIONS:					
#	DESCRIPTION	DATE			
1	CITY COMMENTS	4/22/2024			
·					

# MARYSVILLE, WA 98270 PARCEL: 00590700017600

DRAWING TITLE:

LANDSCAPE PLAN

SOUTH LAKE RIDGE, LLC

DRAWING INFORMATION

ODG PROJECT #: 24-505

DRAWN BY: MY

CHECKED BY: KL

ATE

APPLICANT:

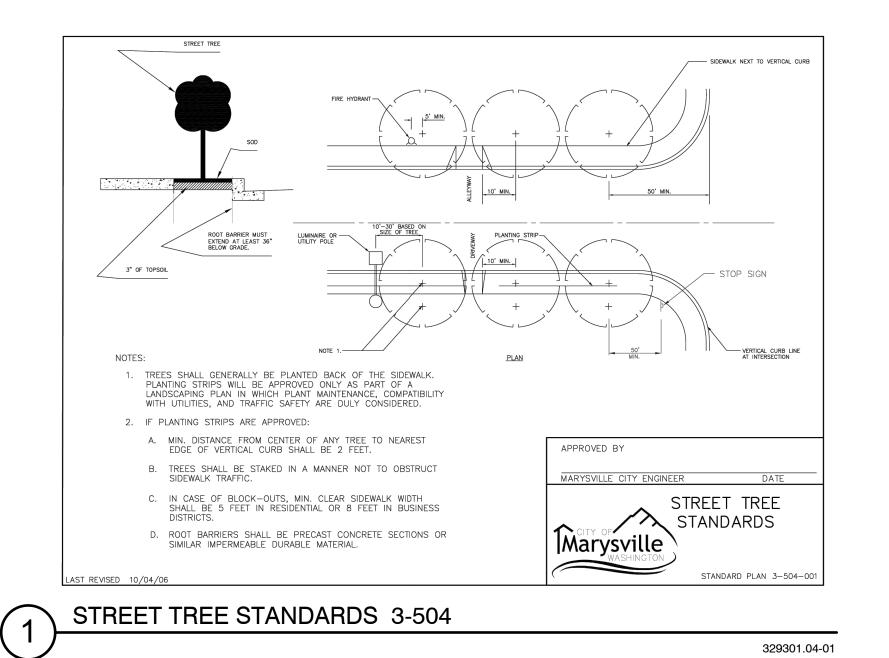
FEBRUARY 5, 2024

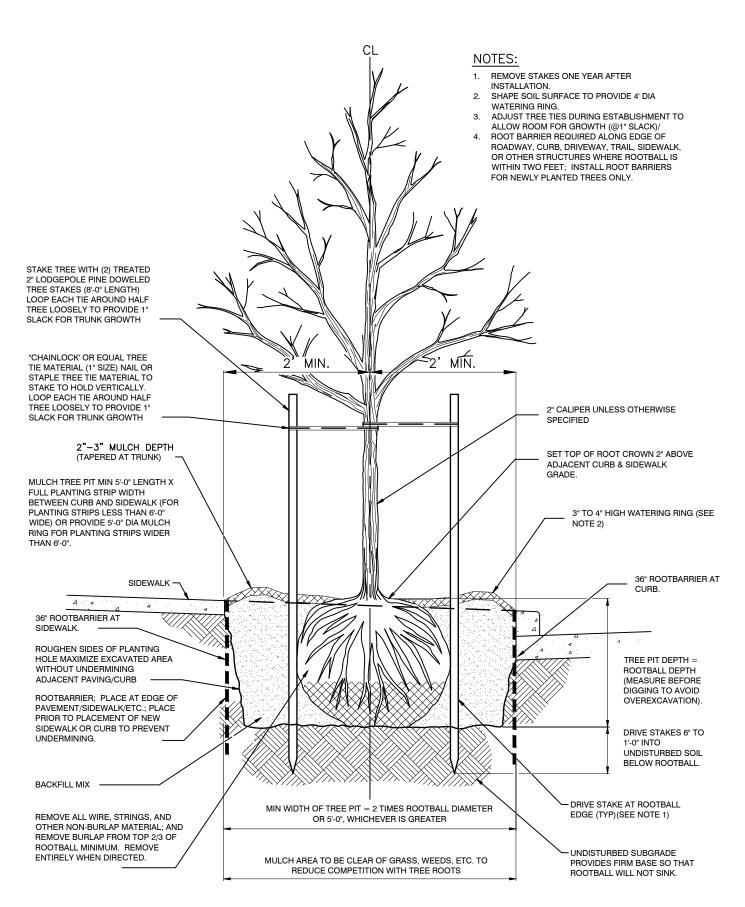
SHEET NO:

**L-2**OF 4

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
		<del></del>	<u> </u>			
DECIDUOUS	IREES					
( · )	9	Acer rubrum `Bowhall`	Bowhall Red Maple	1.5" Cal.	B&B	40` O.C.
	13	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B	SPACING AS SHOW
\rangle \cdot \langle \cdot \c	<b>,</b>					
<b>\ \ \ \ \</b>	14	Nyssa sylvatica	Sour Gum	2" CAL. MIN.	B&B	SPACING AS SHOW
15 22						
EVEDCDEEN	TDEEQ					
EVERGREEN	IKEES					
	2	Thuja plicata `Excelsa`	Western Red Cedar	6` Ht.	B&B	SPACING AS SHOW
	F0					
STREET TRE	<u>ES</u>					
	10	Acer platanoides `Crimson Sentry`	Crimson Sentry Norway Maple	2" Cal. Min.	B&B	30` O.C.
	3	Carpinus betulus `Fastigiata`	Upright European Hornbeam	2" CAL. MIN.	B&B	30` O.C.
SYMBOL	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONTAINER	SPACING
DECIDUOUS						
о Ф	26 10	Berberis thunbergii `Crimson Pygmy` Berberis thunbergii 'Orange Rocket'	Crimson Pygmy Japanese Barberry Orange Rocket Japanese Barberry	2 gal. 2 gal.	Pot Pot	24" o.c. 36" o.c.
_	5	Cornus sericea	Red Twig Dogwood	2 gal.	Pot	60" o.c.
(*) * (+)	8	Miscanthus sinensis `Morning Light`	Morning Light Eulalia Grass	2 gal.	Pot	60" o.c.
*	16	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	2 gal.	Pot	24" o.c.
(+) (·)	8 2	Ribes sanguineum Symphoricarpos albus	Red Flowering Currant Common White Snowberry	2 gal. 2 gal.	Pot Pot	48" o.c. 48" o.c.
•		Symphonical post amais	,	_ 9	. 50	40 0.0.
EVERGREEN		Arbutus unedo `Compacta`	Dwarf Strawberry Tree	2 gal.	Pot	48" o.c.
	41 28	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	2 gal.	Pot	46 O.C. 36" o.c.
Ŏ	6	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot	48" o.c.
$\bigotimes$	3	Myrica californica	Pacific Wax Myrtle	2 gal.	Pot	60" o.c.
Õ	45	Nandina domestica `Gulf Stream` TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
+	4	Pinus mugo 'Mops'	Mops Mugo Pine	2 gal.	Pot	48" o.c.
GROUND CO	VERS					
	79	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	24" o.c.
* * * * * * * * * * * * * * * * * * *	11,006 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	2,549 sf	Turf Sod	Sun/Shade Mix	sod		
SITE WORK						
	7					
	1,915 sf	Mulch				





ROOT BARRIER TREE PLANTING

1" = 1'-0"

ORIGIN
DESIGN GROU

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

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

REVISIONS:
# DESCRIPTION DATE

1 CITY COMMENTS 4/22/2024

329301.04-02

SUNNYSIDE SCHOOL RD RYSVILLE, WA 98270 CEL: 00590700017600

DRAWING TITLE:

LANDSCAPE PLAN

SOUTH LAKE RIDGE, LLC

DRAWING INFORMATION

ODG PROJECT #: 24-505

DRAWN BY: MY

DATE:

CHECKED BY: KL

APPLICANT:

FEBRUARY 5, 2024

SHEET NO:

**L-3**OF 4

### MATCHLINE SEE SHEET L-2

