

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 proposed plants are native or have naturalized to the Pacific Northwest and are drought resistant. Once established, irrigation will not be required. For the first growing season, temporary irrigation by means of hand watering via hose bibbs located no more than 50' from required landscaping or watering truck shall be provided by the developer. Landscape areas shall be watered 3 times a week during the months of June-September. If there is an unusually dry summer, watering days may need to be increased by 1 or 2 days.

TREE PROTECTION

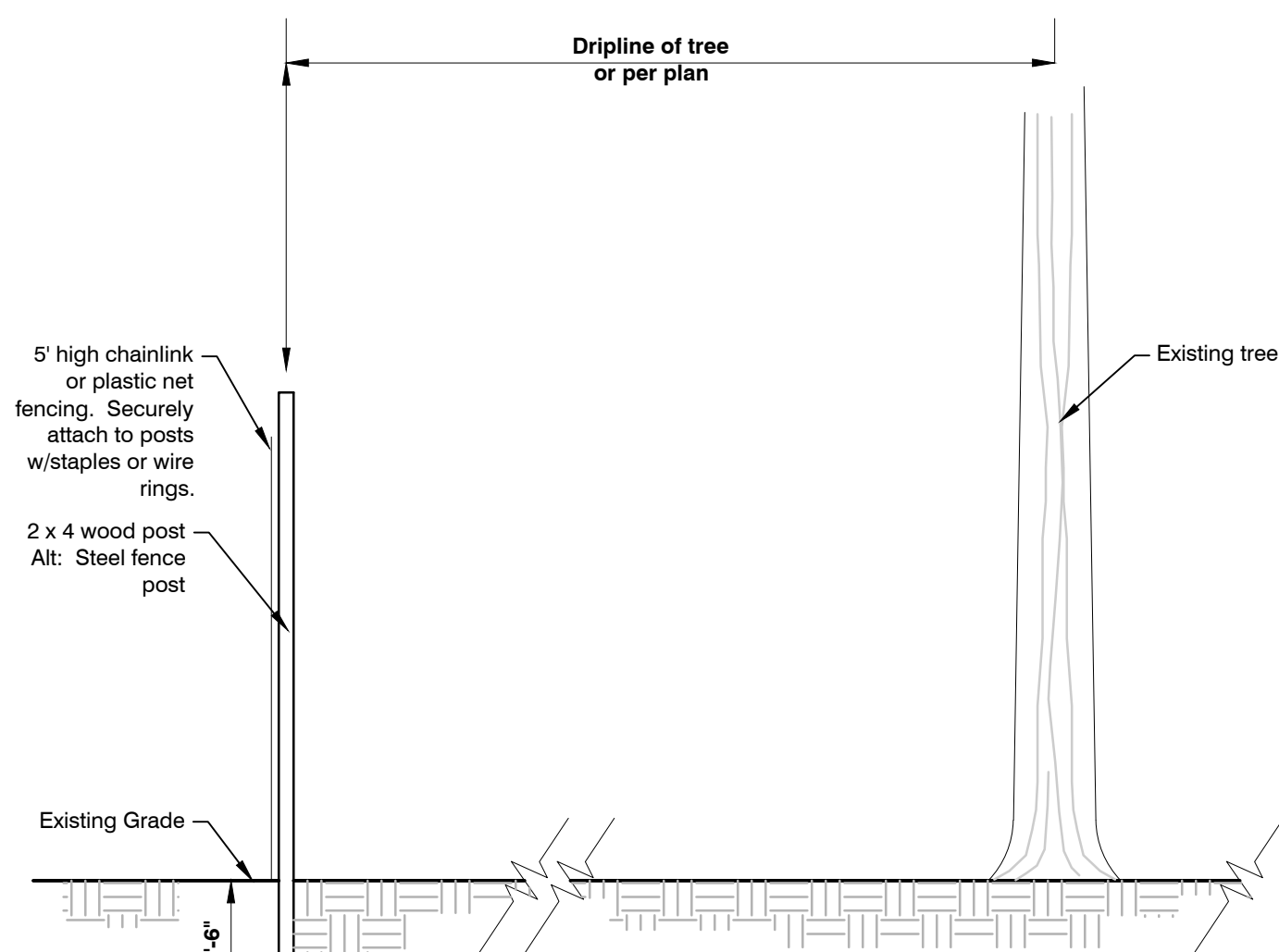
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no 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.

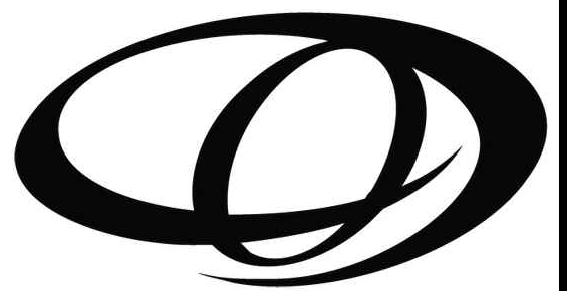
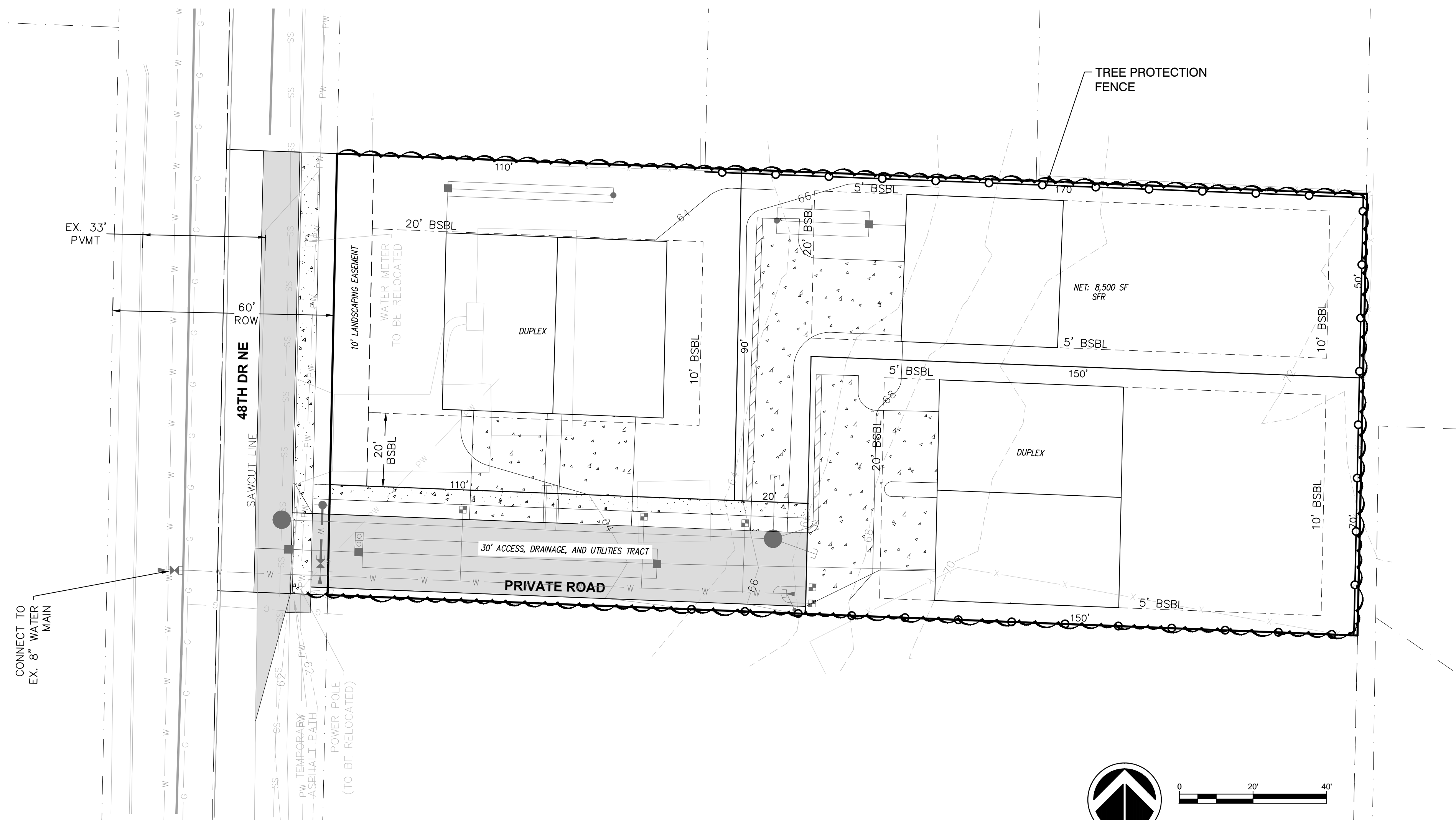
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

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.

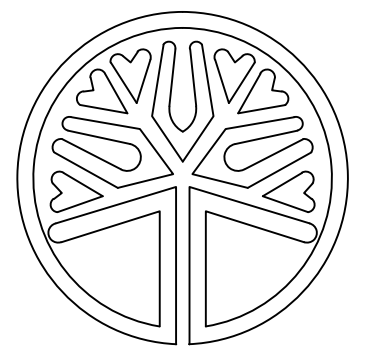


1 TREE PROTECTION FENCING
NTS



ORIGIN
DESIGN GROUP

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



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
KRystal Lowe
LICENCE NO. 1206

REVISIONS

#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	10/23/2023

LINSCOTT-KIRK SP
9803 48TH DR NE
MAYSVILLE, WA 98270
PARCEL: 00538500001200

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

ROB LINSCOTT

DRAWING INFORMATION

ODG PROJECT #: 23-489
DRAWN BY: KL
CHECKED BY: KL

DATE:
















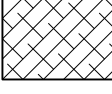
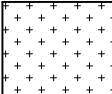
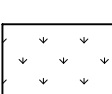
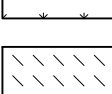
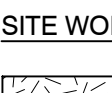
SEPTEMBER 21, 2023

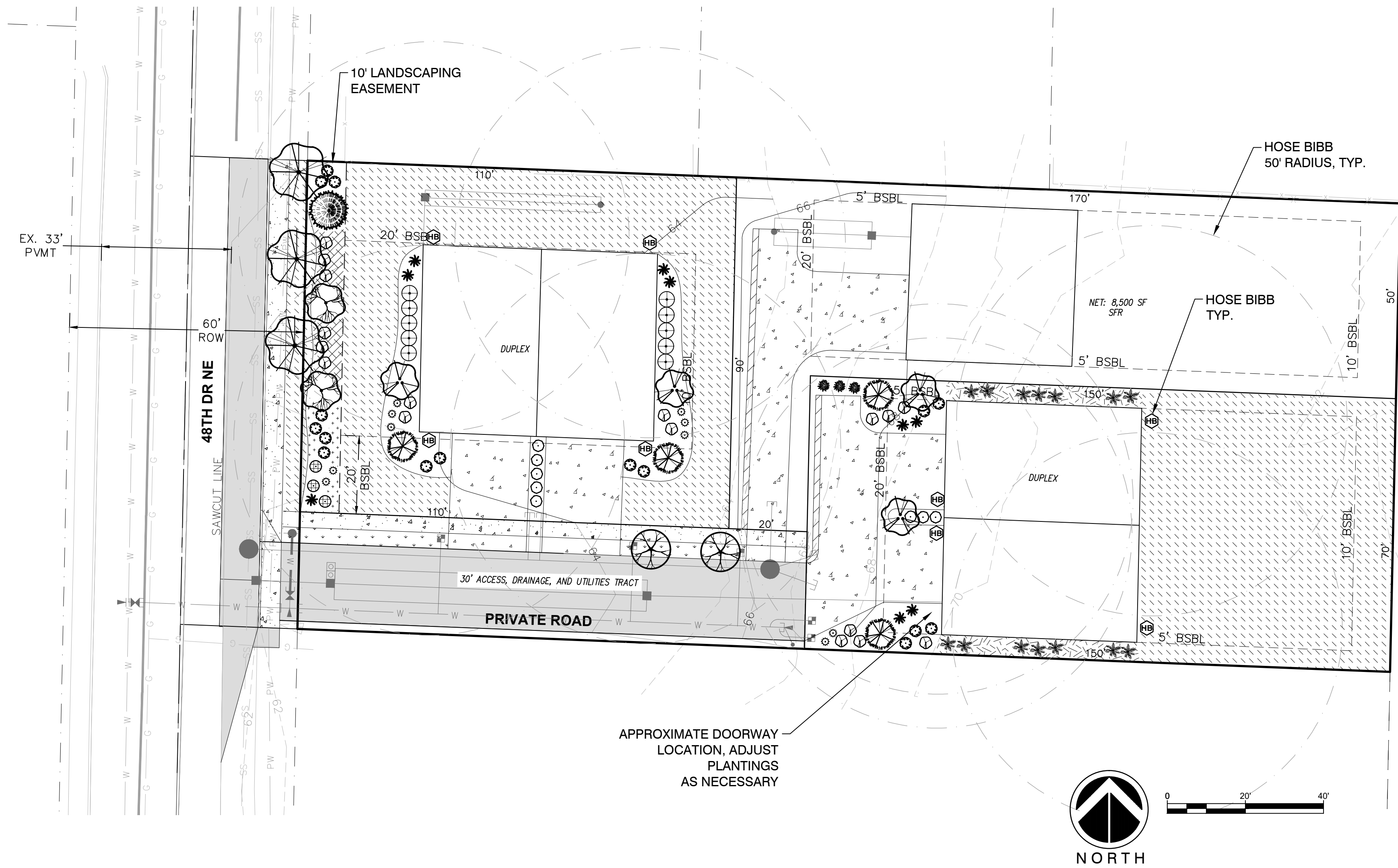
SHEET NO.

L-1
OF 3

SECTION 16, TOWNSHIP 30N, RANGE 5E, W.M.

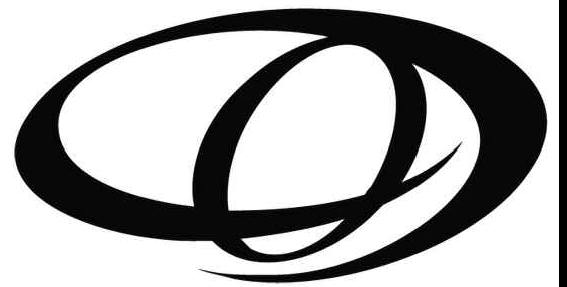
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	4	Acer circinatum	Vine Maple	1.5" Cal.	B&B	
	2	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5" Cal.	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	4	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6" Ht.	B&B	
	1	Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	6" Ht.	B&B	
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	3	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" Cal.	B&B	
	2	Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	2" Cal.	B&B	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	10	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot	
	17	Cornus sanguinea 'Cato' TM	Arctic Sun Bloodtwig Dogwood	2 gal.	Pot	
	16	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	3	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	2 gal.	Pot	
	8	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	
	14	Polystichum munitum	Western Sword Fern	2 gal.	Pot	
	10	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	3	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	
	9	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	2 gal.	Pot	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	79	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot	18" o.c.
	23	Calluna vulgaris 'White Lawn'	White Lawn Prostrate Heather	1 gal.	Pot	24" o.c.
	297 sf	Sod	Drought Tolerant Pacific Northwest Blend	---	---	---
	9,099 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	---	---	---
SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	338 sf	Mulch	---	---	---	---



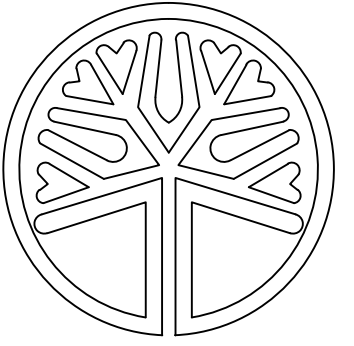
LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- 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.



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	10/23/2023

LINSCOTT-KIRK SP
9803 48TH DR NE
MAYSVILLE, WA 98270
PARCEL: 0053850001200

DRAWING TITLE:
LANDSCAPE PLAN

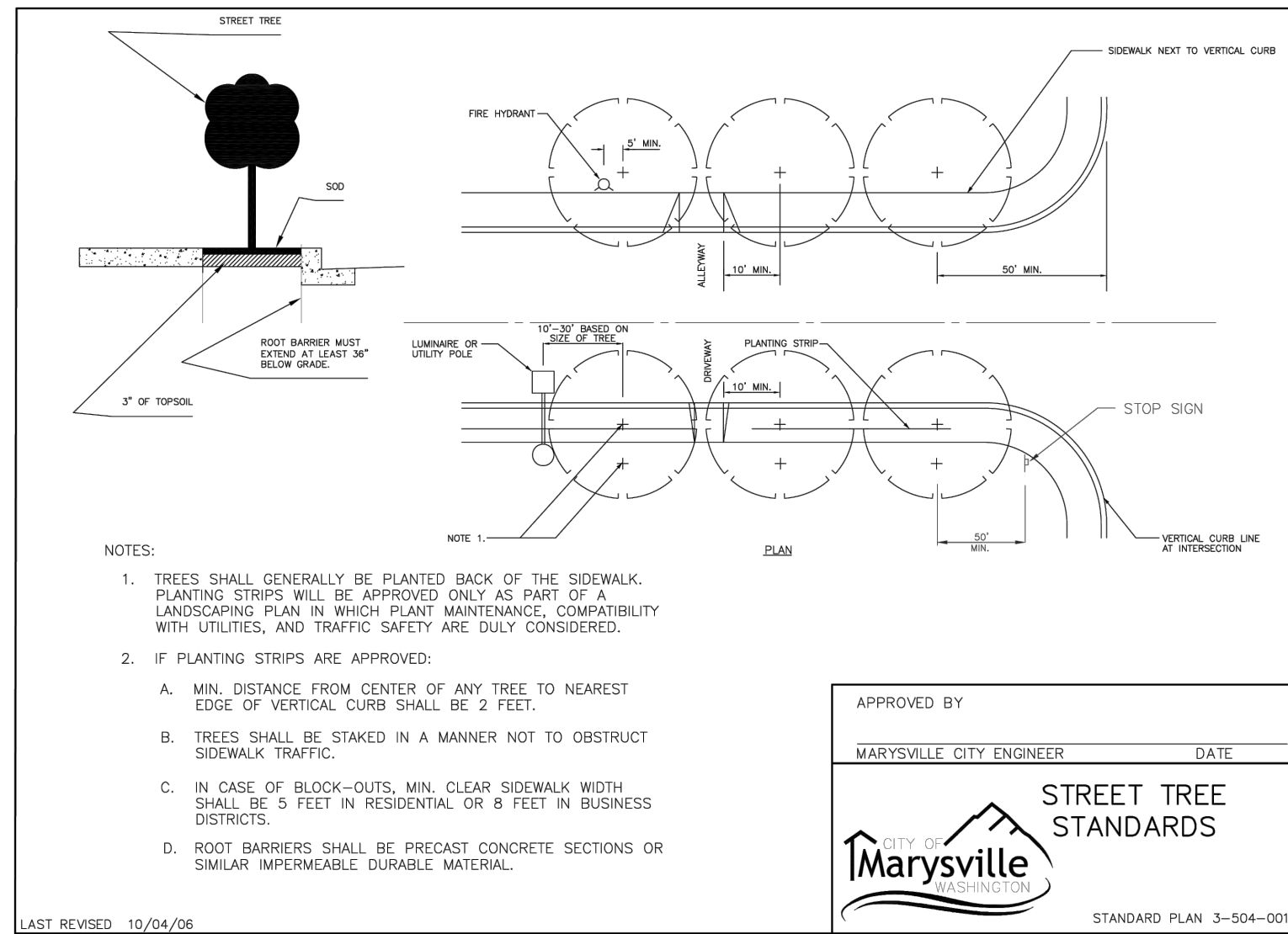
APPLICANT:
ROB LINSCOTT

DRAWING INFORMATION
ODG PROJECT #: 23-489
DRAWN BY: KL
CHECKED BY: KL

DATE:
SEPTEMBER 21, 2023

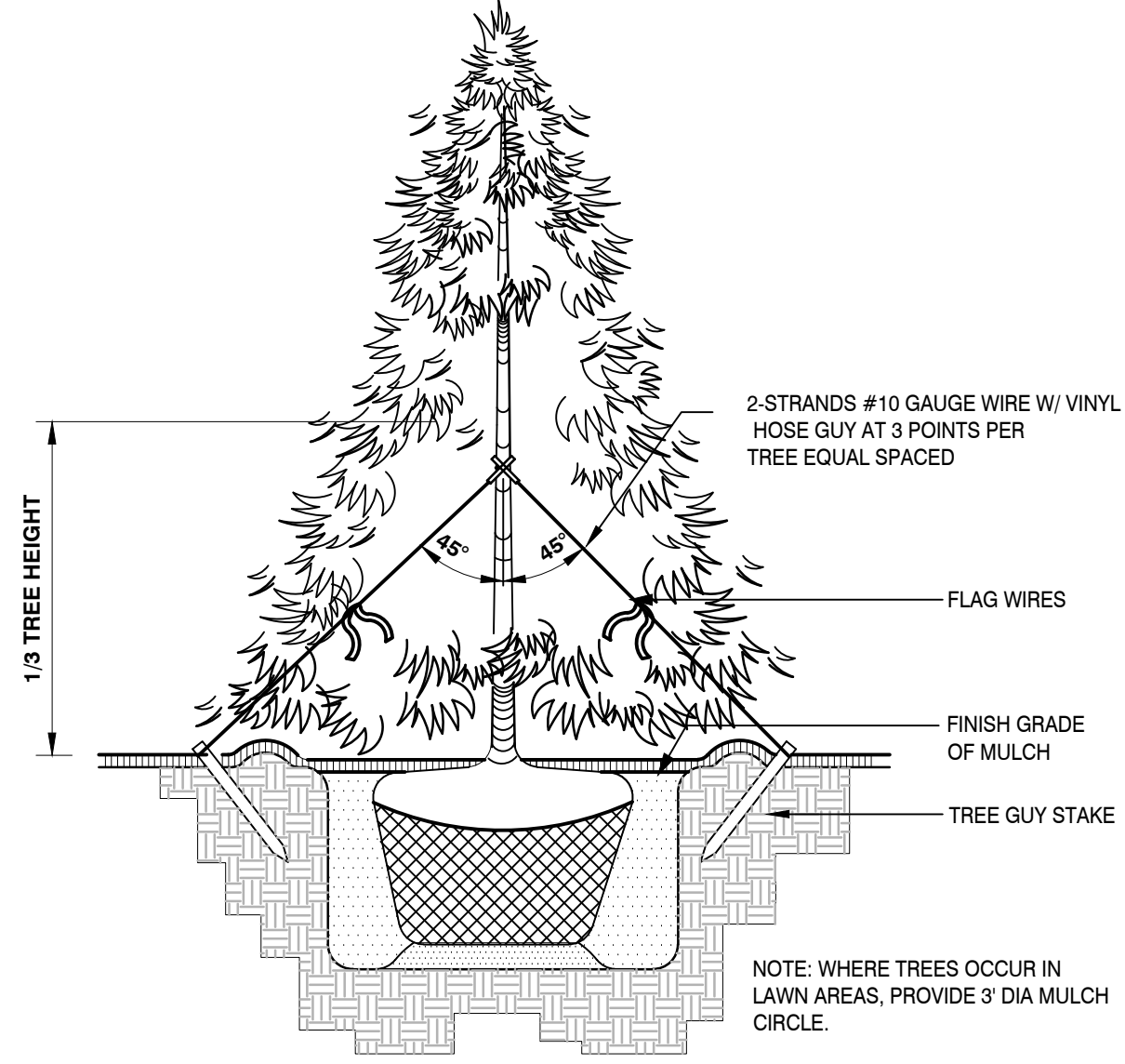
SHEET NO:
L-2
OF 3

SECTION 16, TOWNSHIP 30N, RANGE 5E, W.M.



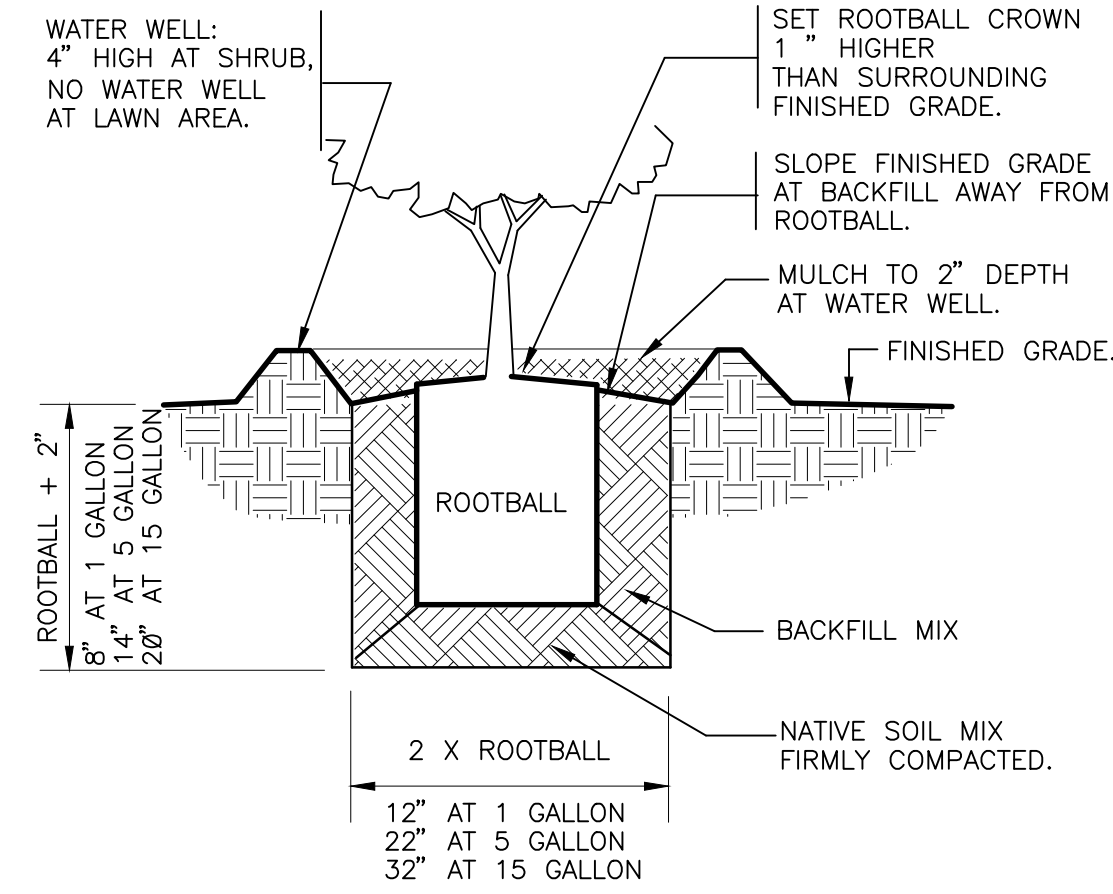
1 STREET TREE STANDARDS 3-504

329301.04-01



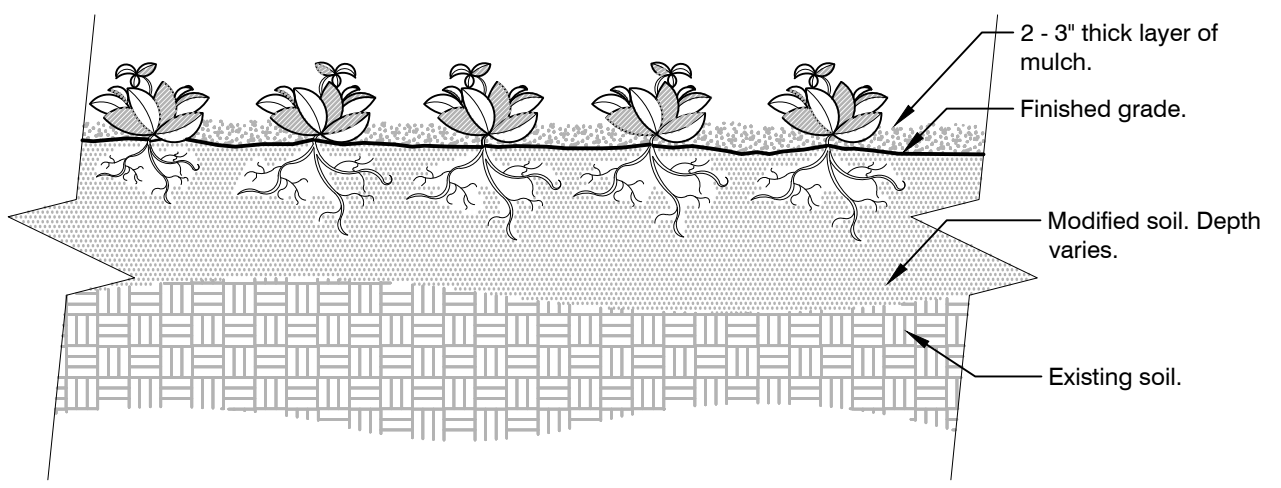
2 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"

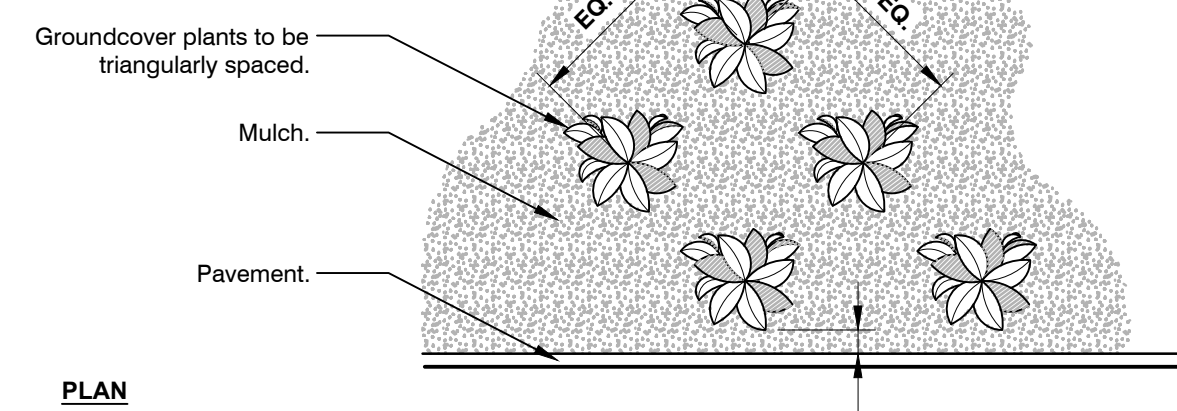


3 SHRUB PLANTING

1" = 1'-0"



SECTION VIEW

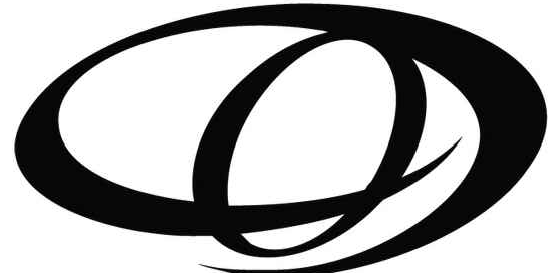


PLAN

- Notes:
 1- See planting legend for groundcover species, size, and spacing dimension.
 2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
 3- Settle soil around root ball of each groundcover prior to mulching.

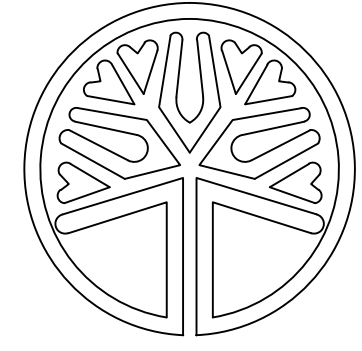
4 GROUNDCOVER

3/4" = 1'-0"



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	10/23/2023

LINSCOTT-KIRK SP
9803 48TH DR NE
MARYSVILLE, WA 98270
PARCEL: 00538500001200

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
ROB LINSKOTT

DRAWING INFORMATION
 ODG PROJECT #: 23-489
 DRAWN BY: KL
 CHECKED BY: KL

DATE:
SEPTEMBER 21, 2023

SHEET NO:
L-3
OF 3