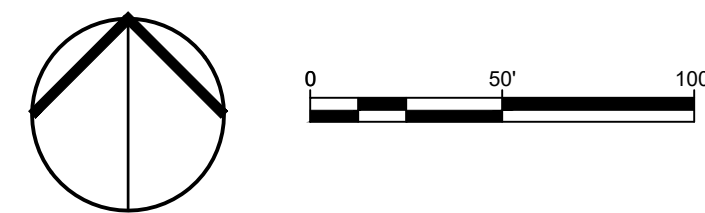


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GENERAL NOTES

- 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.

LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- (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.

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 22G.080.100
15% of the Net Project Area shall be established as open space. Critical Areas and buffers may be used to satisfy a maximum of 75% of the required open space. 35% of the required open space shall be active open space.

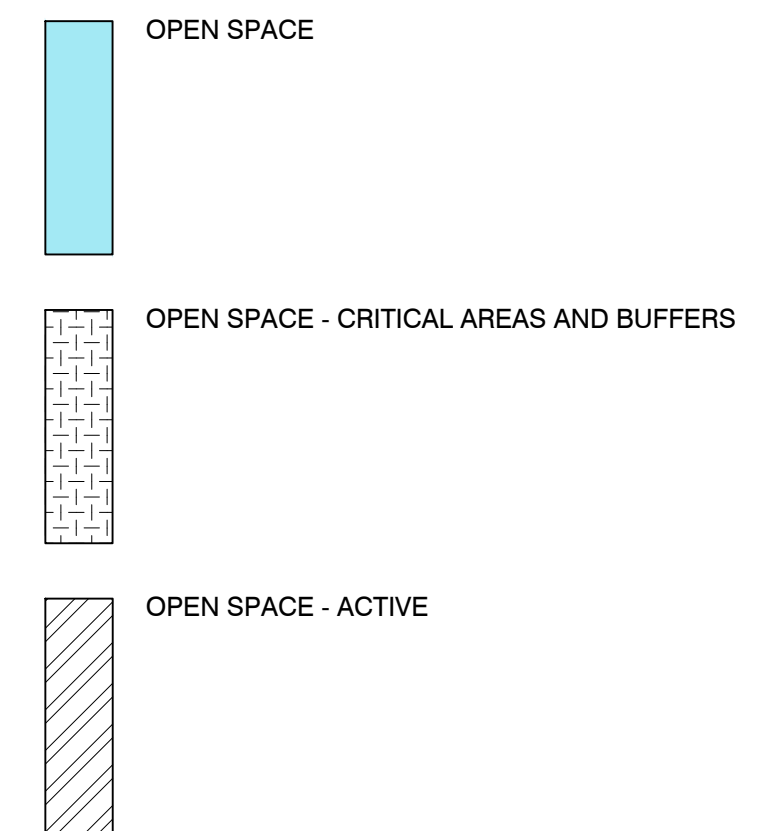
Gross Parcel Area: 705,331 SF
Net Project Area: 326,700 SF
Required Open Space: 326,700 SF x 15% = 49,005 SF
Provided Open Space: 49,553 SF

Maximum 65% from Critical Areas and Buffers
49,005 SF x 65% = 31,853 SF Maximum
29,421 SF Provided from Critical Areas and Buffers

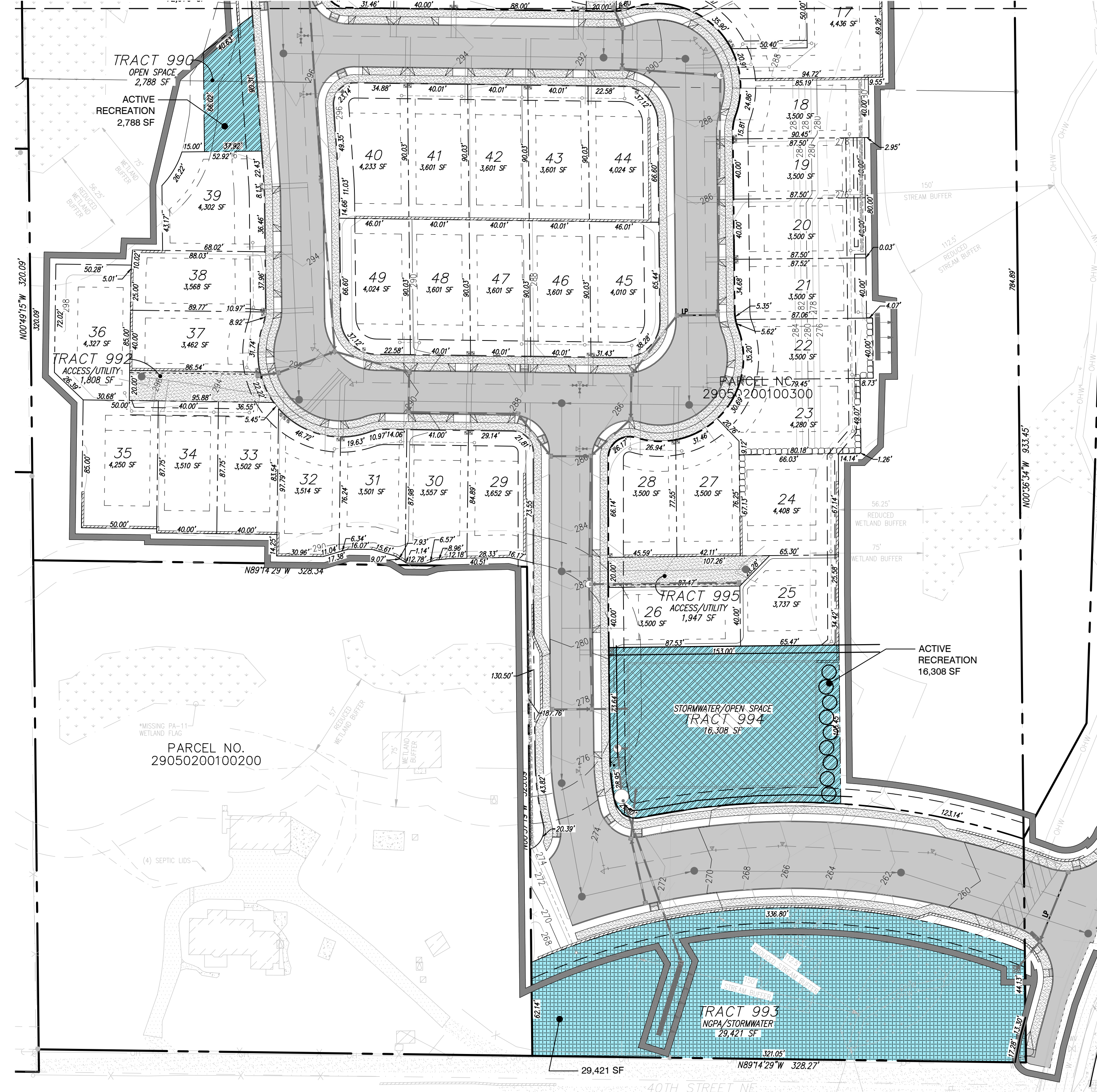
Required Active Open Space: 49,005 SF x 35% = 17,152 SF
Provided Active Open Space: 20,132 SF

Include 1 large recreational amenity or two small recreational amenities per 1/4 acre of active recreation space.
20,132 SF = .46 acre, round up to .5 acre

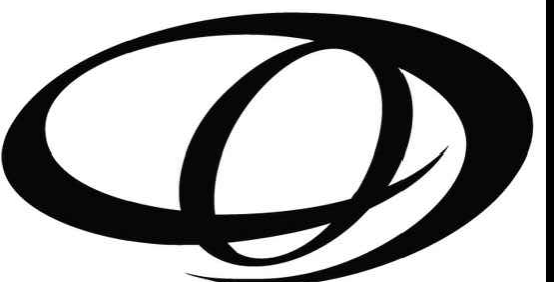
Amenities Provided:
Large: 1 Play Structure
Small: Horse shoe pit, tetherball, 3 benches and 1 picnic table



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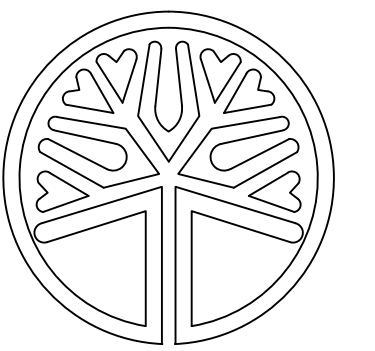


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ORIGIN
DESIGN GROUP

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	9/8/2023

CREEKSIDE
7715 & 7811 40TH ST NE,
7808 44TH ST NE
MARYSVILLE, WA 98270

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
HORIZON VIEW HOLDINGS, INC.
6443 NE 181ST ST
KENMORE, WA 98028
CONTACT: DANIEL WICK
(206) 551-0499

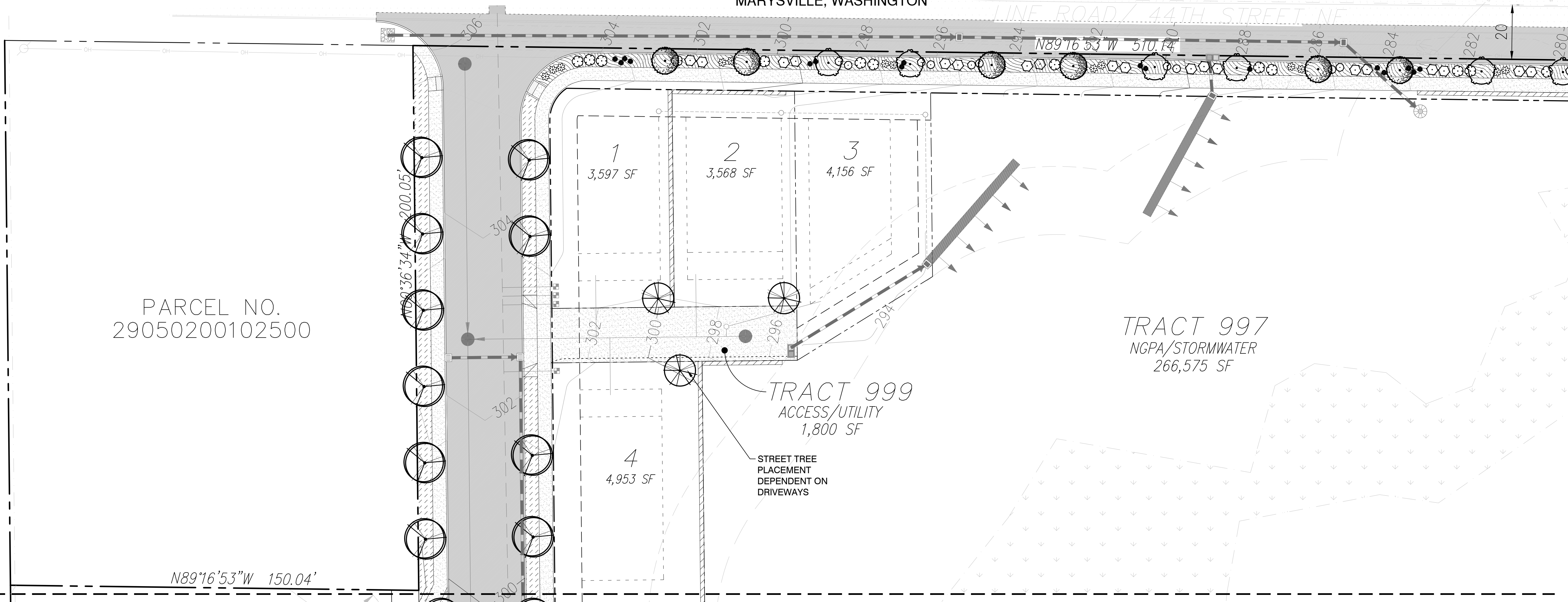
DRAWING INFORMATION
ODG PROJECT #: 23-469
DRAWN BY: KL
CHECKED BY: KL

DATE:
MARCH 7, 2023

SHEET NO.
L-1
OF 7

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M.
MARYSVILLE, WASHINGTON

PA23-005

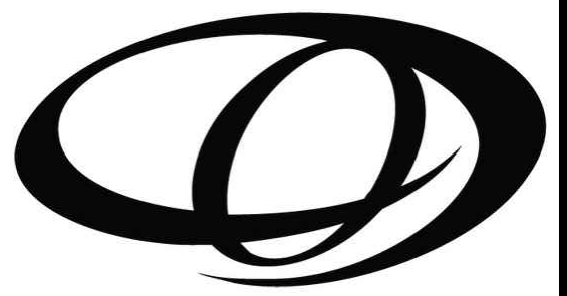
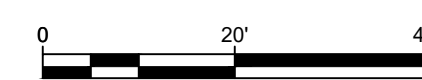
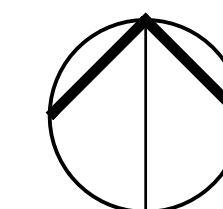


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PLANT SCHEDULE

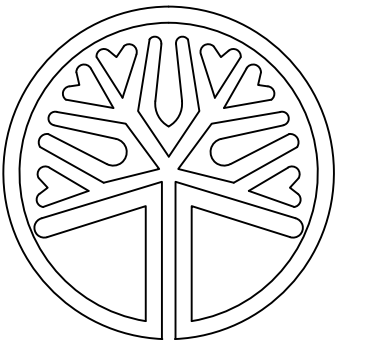
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	8	Acer circinatum	Vine Maple	1.5" Cal.	B&B	SPACING AS SHOWN
	17	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5" Cal.	B&B	30' O.C.
	9	Acer rubrum 'Bowhall'	Bowhall Red Maple	1.5" Cal.	B&B	30' O.C.
	15	Acer rubrum 'Franksred'	Red Sunset® Maple	1.5" Cal.	B&B	30' O.C.
	9	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	1.5" CAL. & 6' MIN. HT.	B&B	30' O.C.
	7	Cornus kousa chinensis	Chinese Dogwood	1.5" CAL. & 6' MIN. HT.	B&B	30' O.C.
	22	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B	30' O.C.
	7	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	1.5" Cal.	B&B	30' O.C.
	39	Zelkova serrata 'Village Green'	Sawleaf Zelkova	1.5" Cal.	B&B	30' O.C.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	3	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6' HT	B&B	SPACING AS SHOWN
	12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' HT	B&B	SPACING AS SHOWN
	16	Thuja plicata 'Excelsa'	Western Red Cedar	6' Ht.	B&B	SPACING AS SHOWN

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	36	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot	
	3	Hydrangea paniculata 'SMNHPPH'	LimeLight Prime® Panicle Hydrangea	2 gal.	Pot	
	16	Potentilla fruticosa 'White Lady'	Happy Face® White Bush Cinquefoil	2 gal.	Pot	
	38	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	25	Nandina domestica 'Gulf Stream'™	Gulf Stream Heavenly Bamboo	2 gal.	Pot	
	3	Pinus mugo	Mugo Pine	2 gal.	Pot	
	48	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	2	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	2 gal.	Pot	
	31	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	870	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	
	124	Erica carnea	Winter Heath	1 gal.	Pot	24" O.C.
	12,434 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	12,950 sf	Turf Sod	Sun/Shade Mix	sod		
SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	1,056 sf	Play Chips				



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

REVISIONS:		
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1	SITE PLAN CHANGES	9/8/2023

CREEKSIDE
7715 & 7811 40TH ST NE,
7808 44TH ST NE
MARYSVILLE, WA 98270

DRAWING TITLE:
LANDSCAPE PLAN

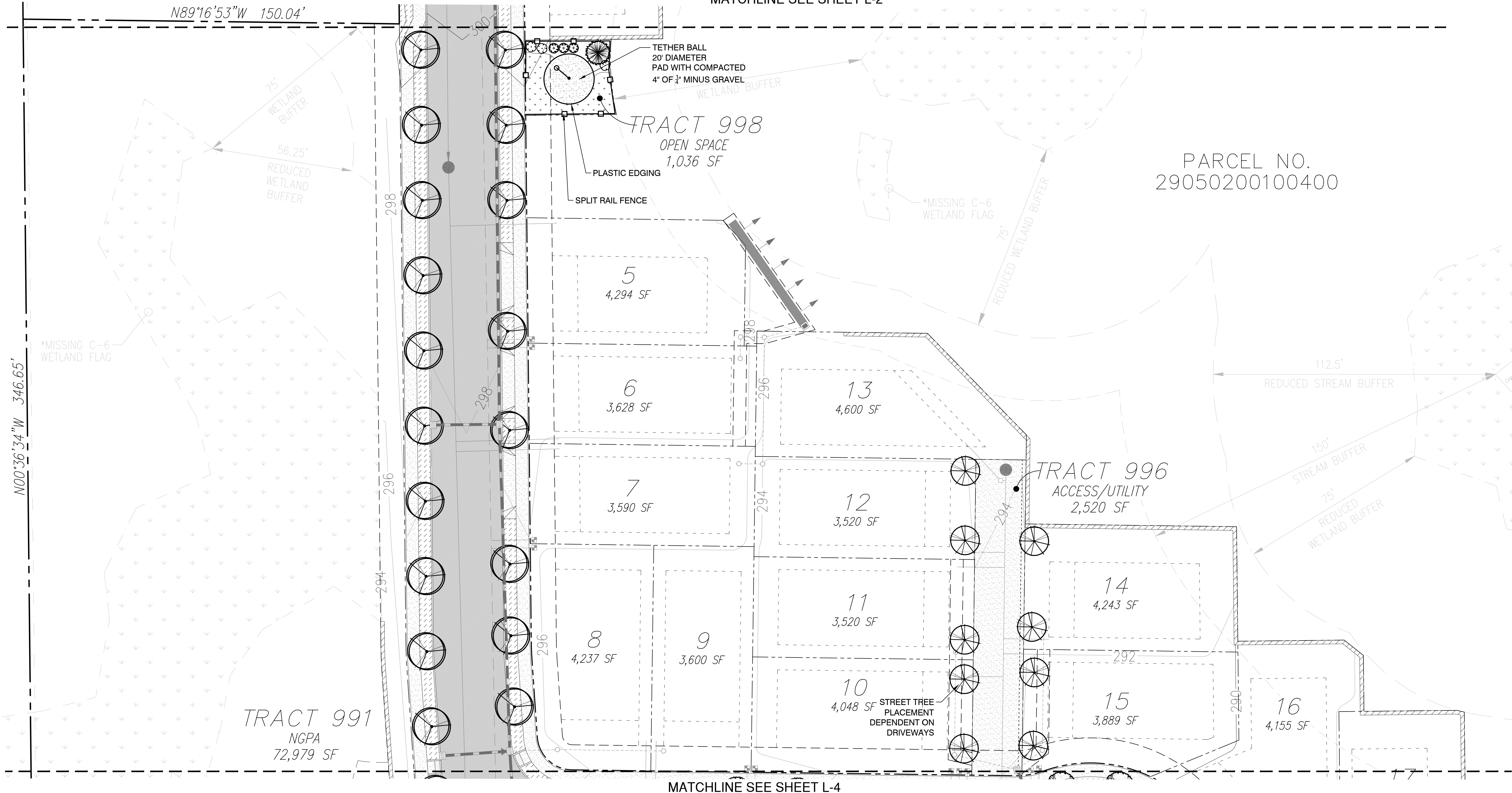
APPLICANT:
HORIZON VIEW HOLDINGS, INC.
6443 NE 181ST ST
KENMORE, WA 98028
CONTACT: DANIEL WICK
(206) 551-0499

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ODG PROJECT #: 23-469
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CHECKED BY: KL

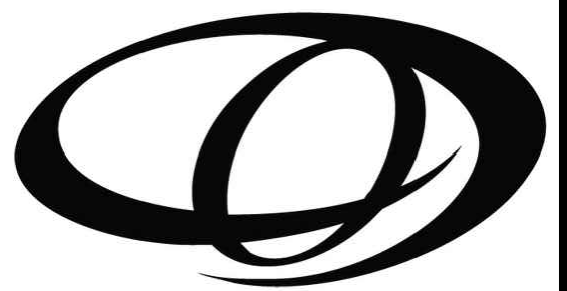
DATE:
MARCH 7, 2023

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OF 7

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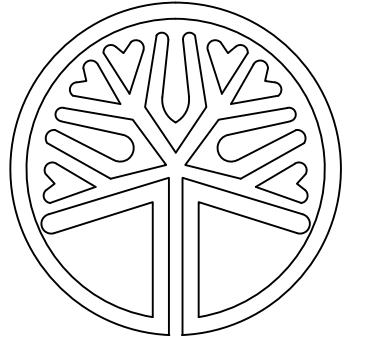


MATCHLINE SEE SHEET L-4



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7808 44TH ST NE
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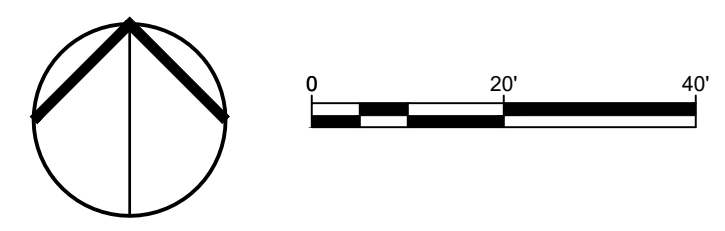
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APPLICANT:
HORIZON VIEW HOLDINGS, INC.
6443 NE 181ST ST
KENMORE, WA 98028
CONTACT: DANIEL WICK
(206) 551-0499

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MARCH 7, 2023

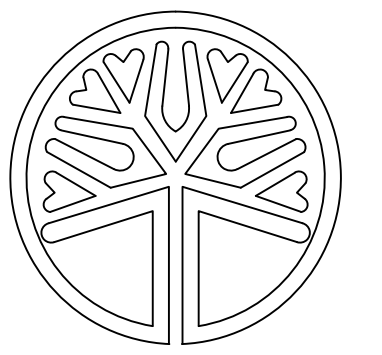
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OF 7





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Krystal Lowe
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS		
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CREEKSIDE
7715 & 7811 40TH ST NE,
7808 44TH ST NE
MARYSVILLE, WA 98270

DRAWING TITLE:
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HORIZON VIEW HOLDINGS, INC.
6443 NE 181ST ST
KENMORE, WA 98028
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(206) 551-0499

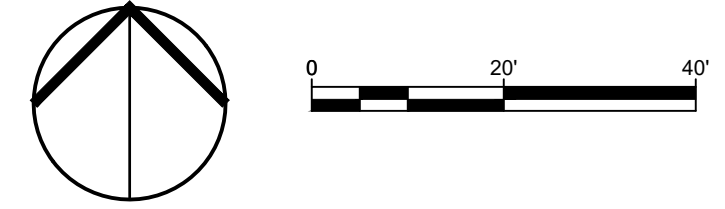
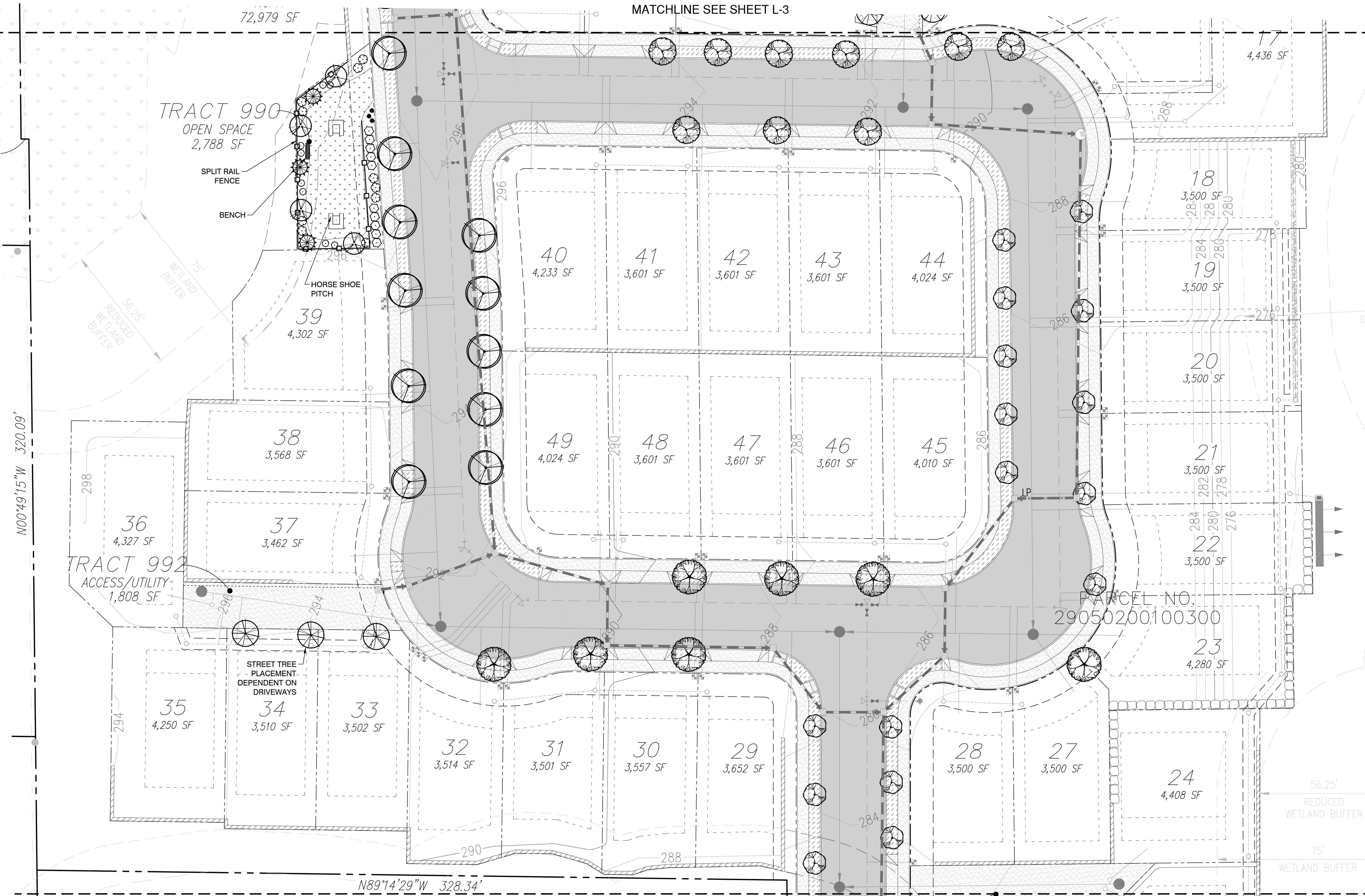
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MARCH 7, 2023

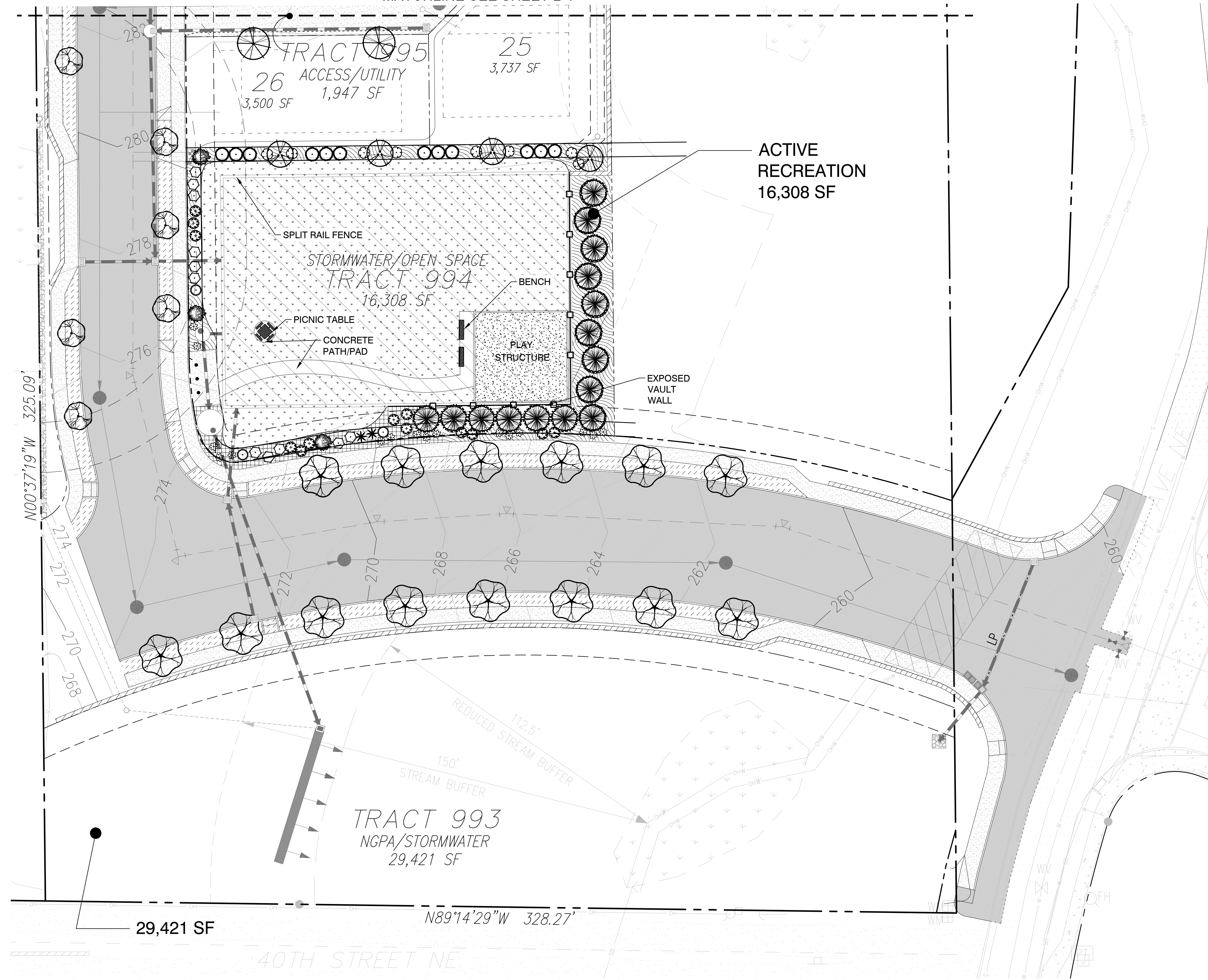
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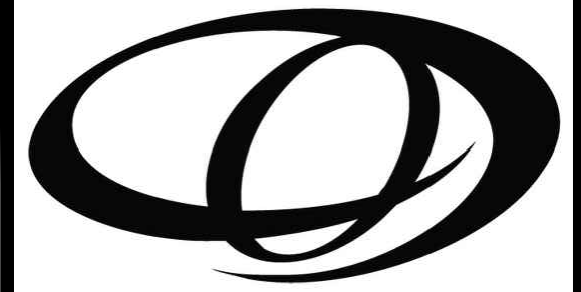
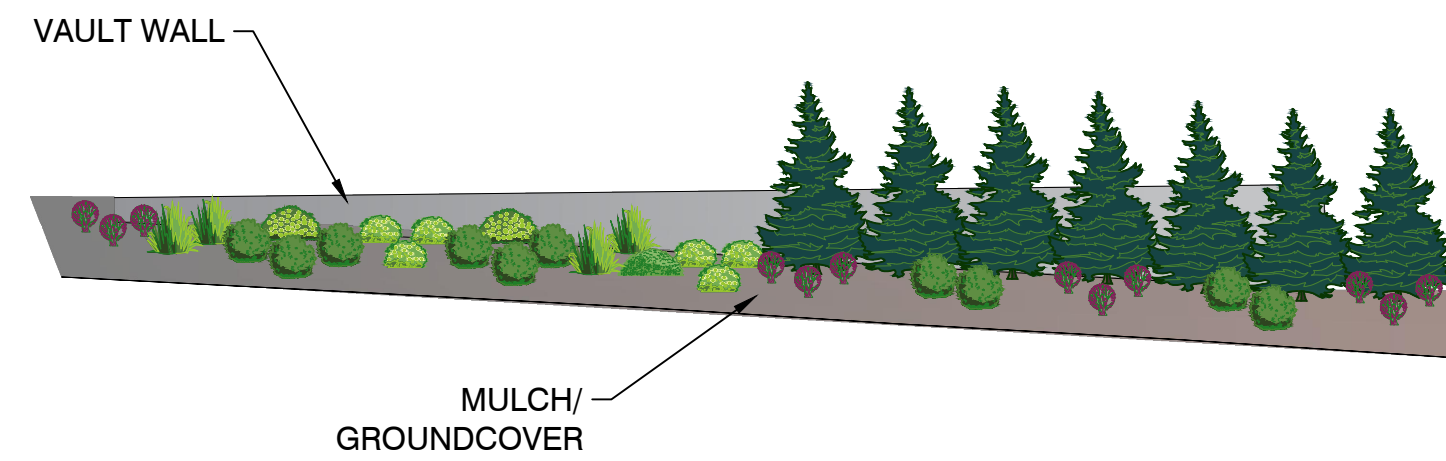
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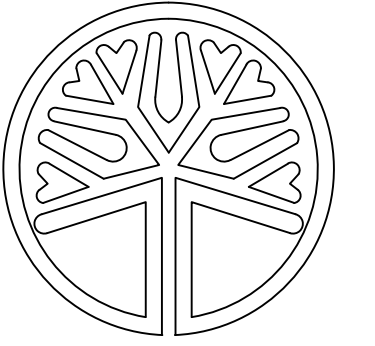
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TYPICAL SIDE VIEW OF EXPOSED VAULT WALL



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KRystal LOWE
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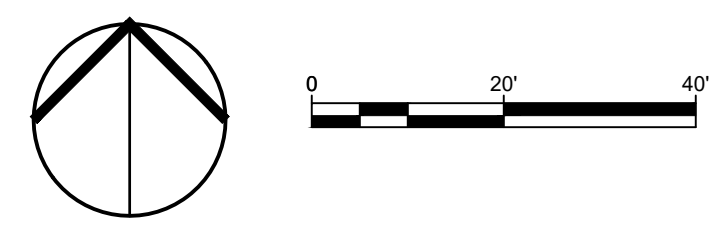
CREEKSIDE
7715 & 7811 40TH ST NE,
7808 44TH ST NE
MARYSVILLE, WA 98270

DRAWING TITLE:
LANDSCAPE PLAN
APPLICANT:
HORIZON VIEW HOLDINGS, INC.
6443 NE 181ST ST
KENMORE, WA 98028
CONTACT: DANIEL WICK
(206) 551-0499

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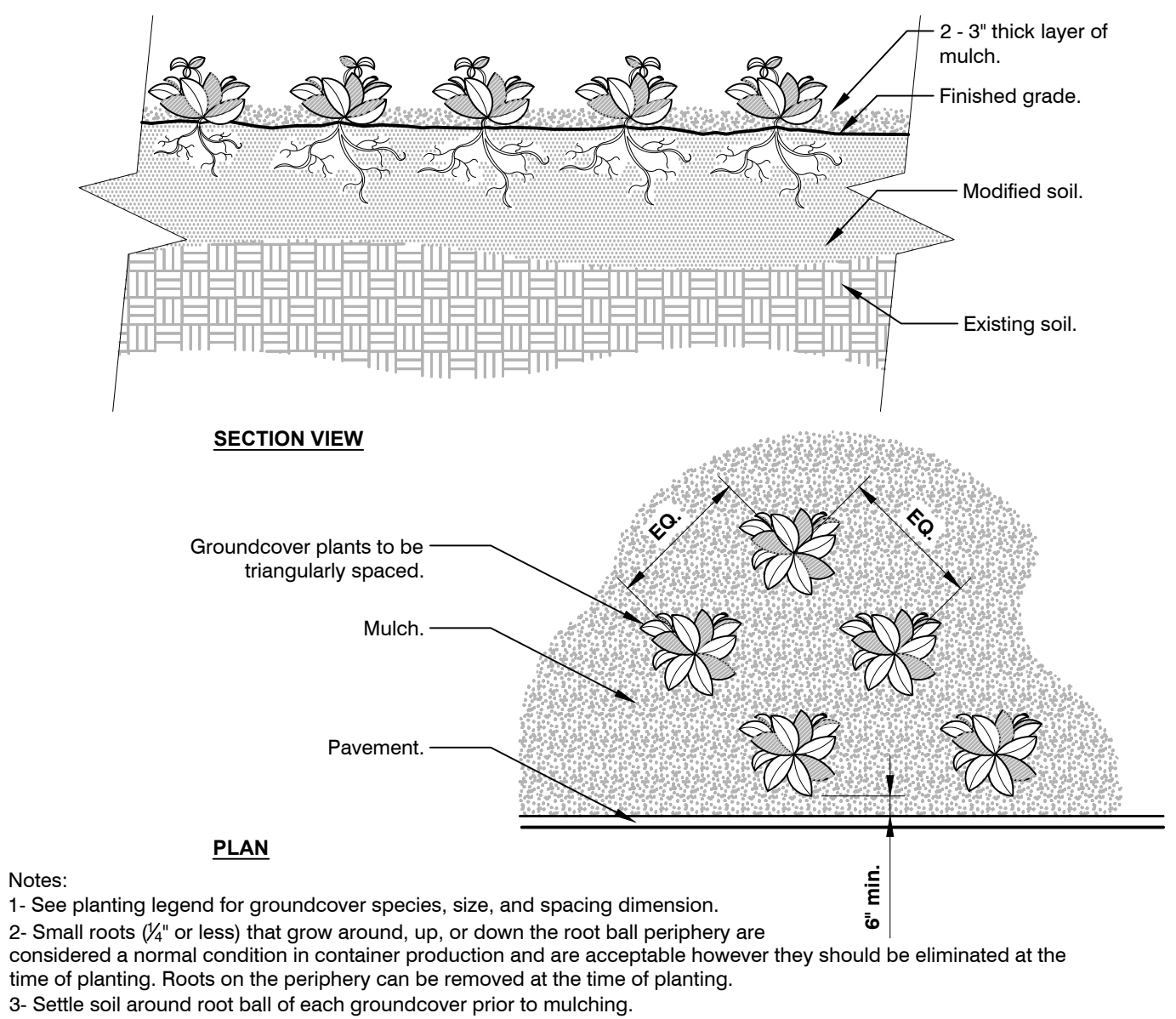
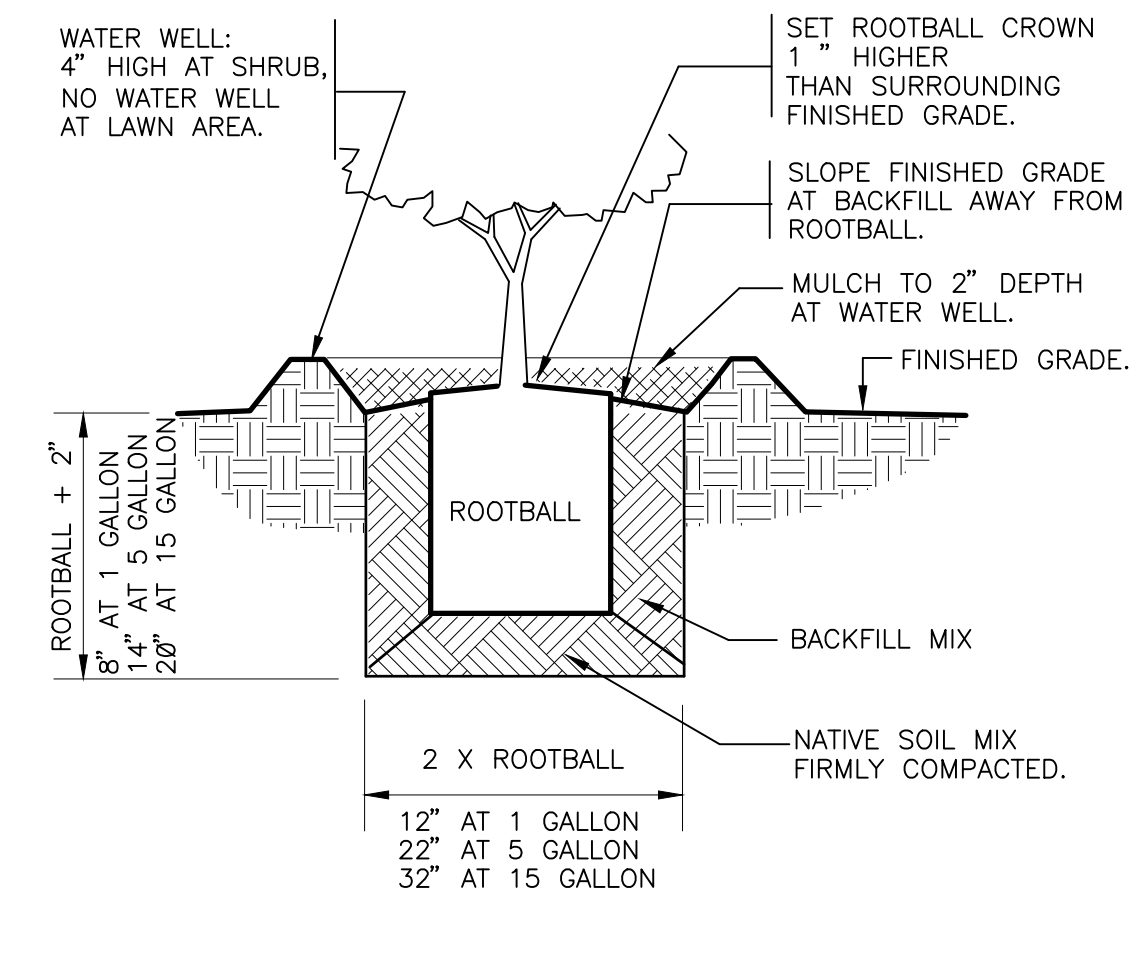
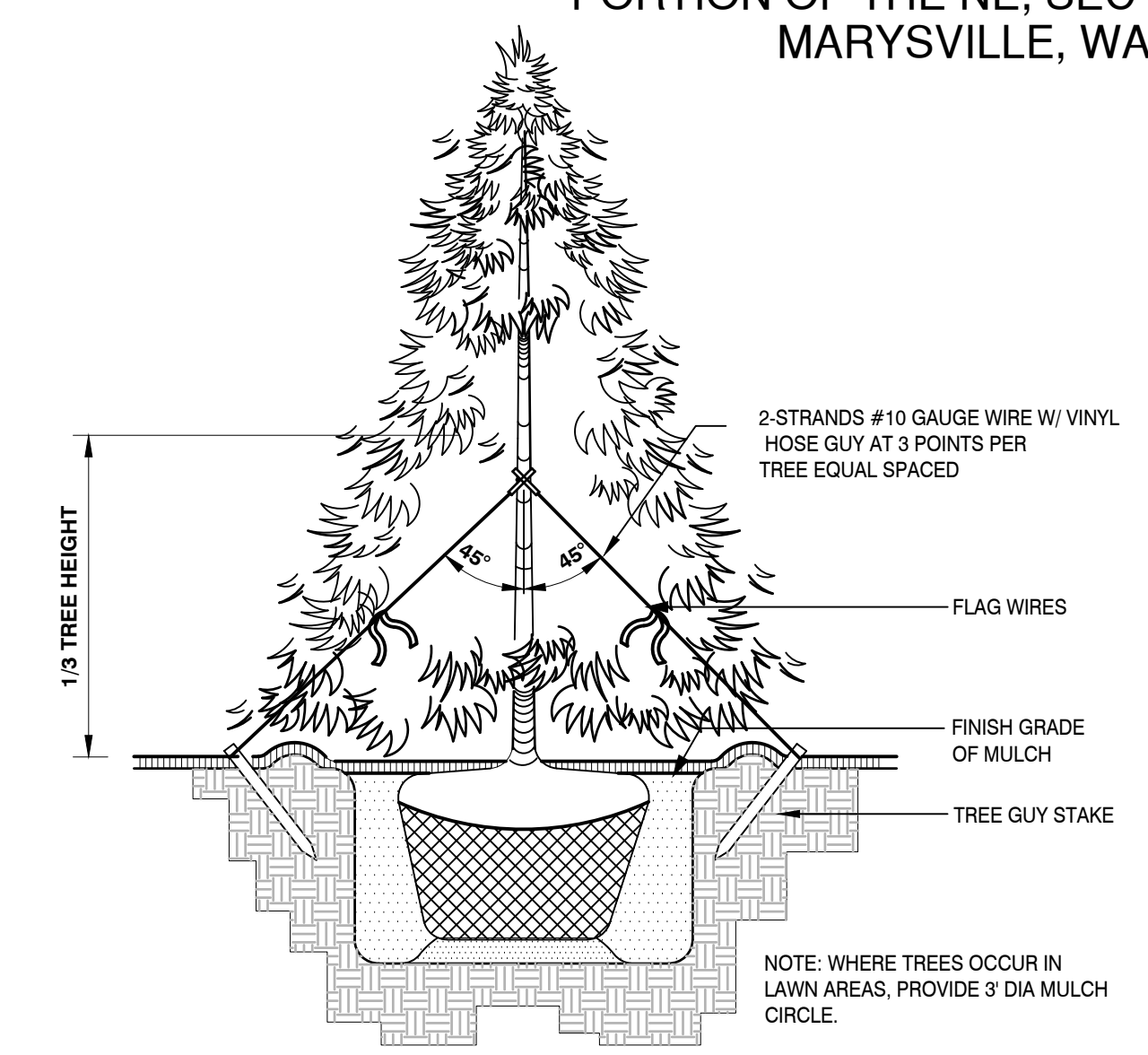
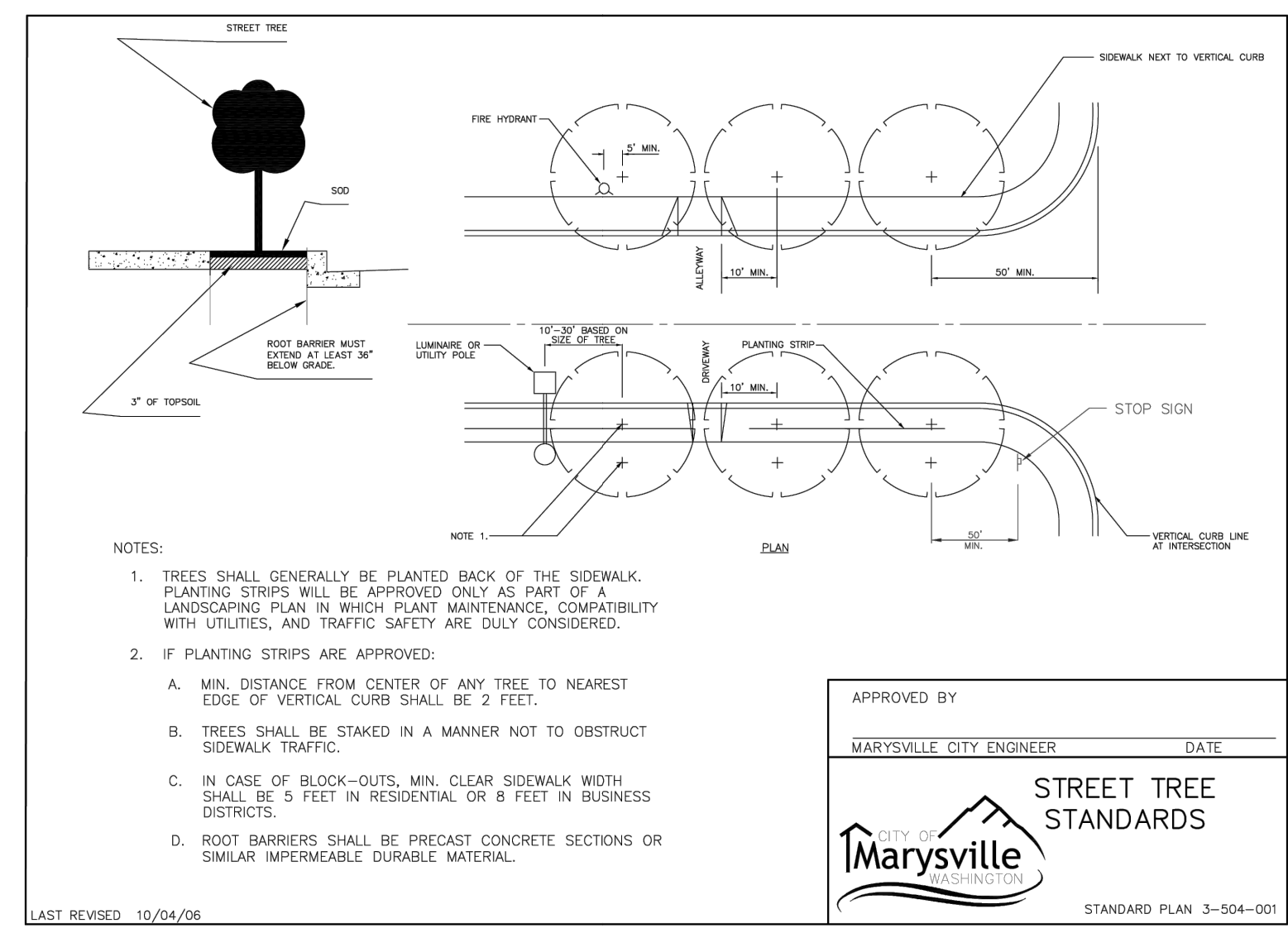
DATE:
MARCH 7, 2023

SHEET NO:
L-5
OF 7



PA23-005

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M.
MARYSVILLE, WASHINGTON



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DESIGN GROUP

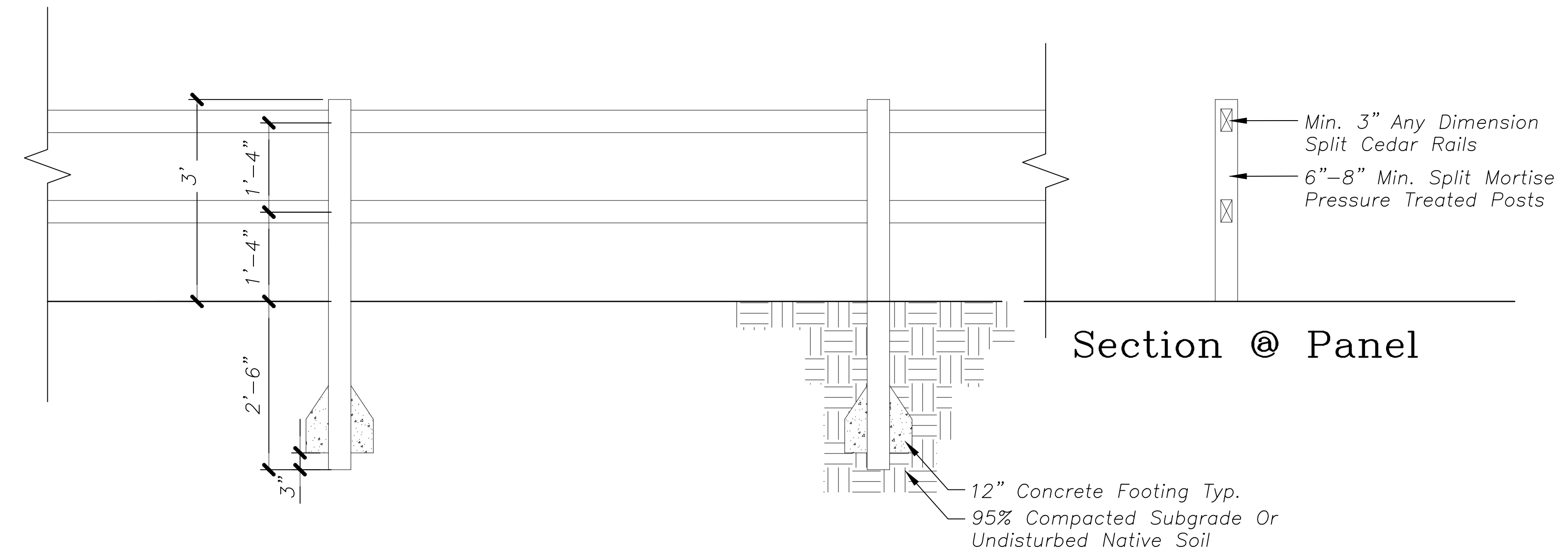
1031 185TH AVE NE
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TEL: 425.346.1905

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LICENSED
LANDSCAPE ARCHITECT

KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS

#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	9/8/2023



6 BENCH
N.T.S.

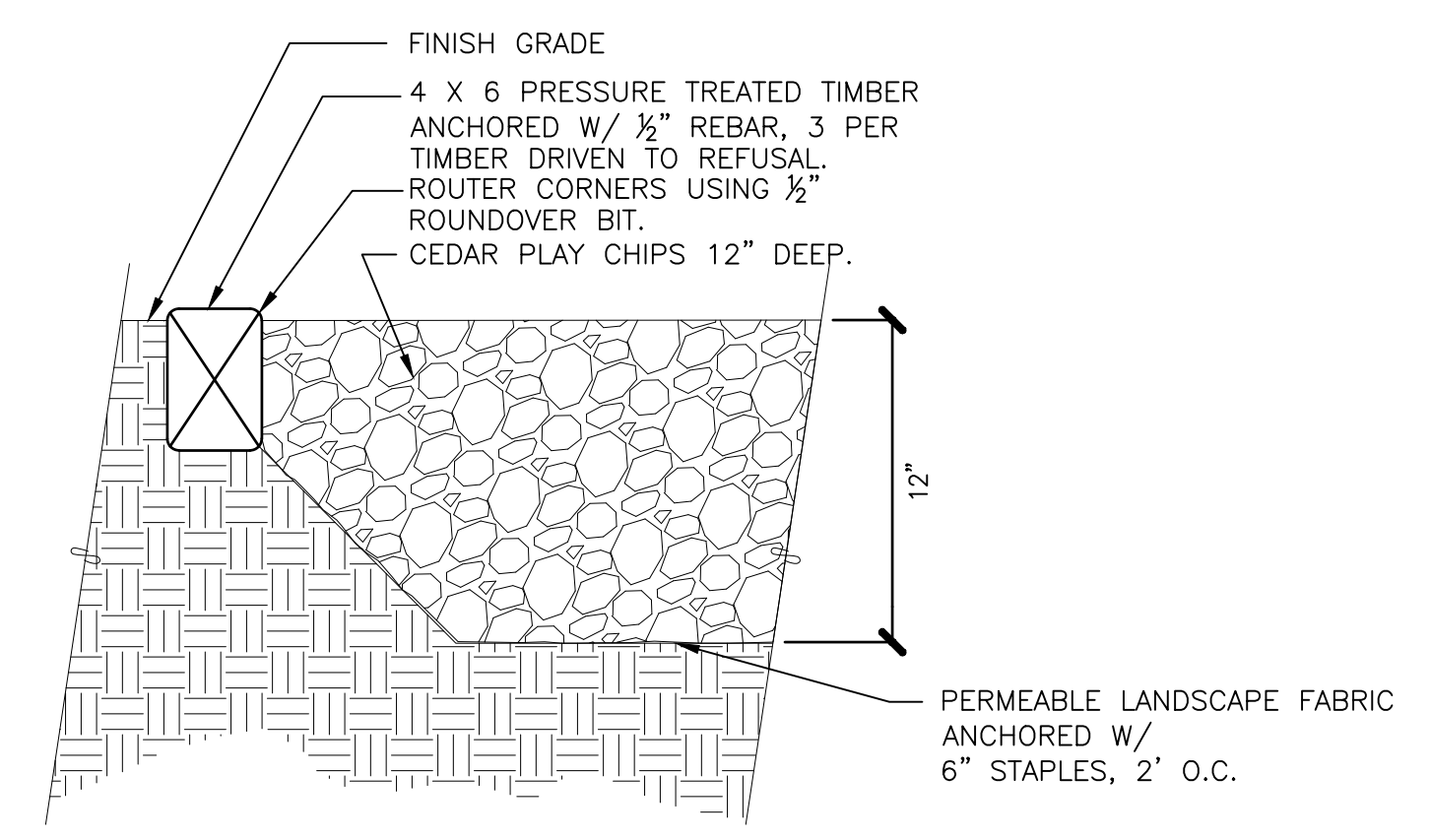
PRODUCT CODE: SE-5165
INSTALLATION: SURFACE MOUNT
QUANTITY: 3
PACIFIC OUTDOOR PRODUCTS
(425) 432-6000
OR EQUIVALENT

129343-01



7 PICNIC TABLE

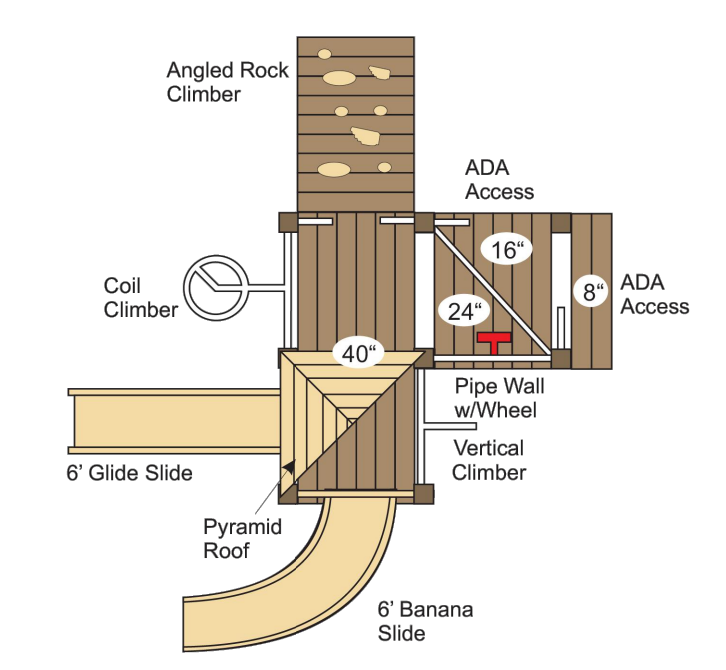
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PACIFIC OUTDOOR PRODUCTS
PRODUCT CODE: SE-5335
QUANTITY: 1
(425) 432-6000
OR EQUIVALENT



8 TOT LOT SURFACING-PLAY CHIPS

PACIFIC OUTDOOR PRODUCTS, INC.

PE-7750
Area needed: 28' x 32'
Ages 2-12 years
Capacity 20-28
Activities 6



9 PLAY STRUCTURE
N.T.S.
OR EQUIVALENT

DRAWING TITLE:
LANDSCAPE PLAN

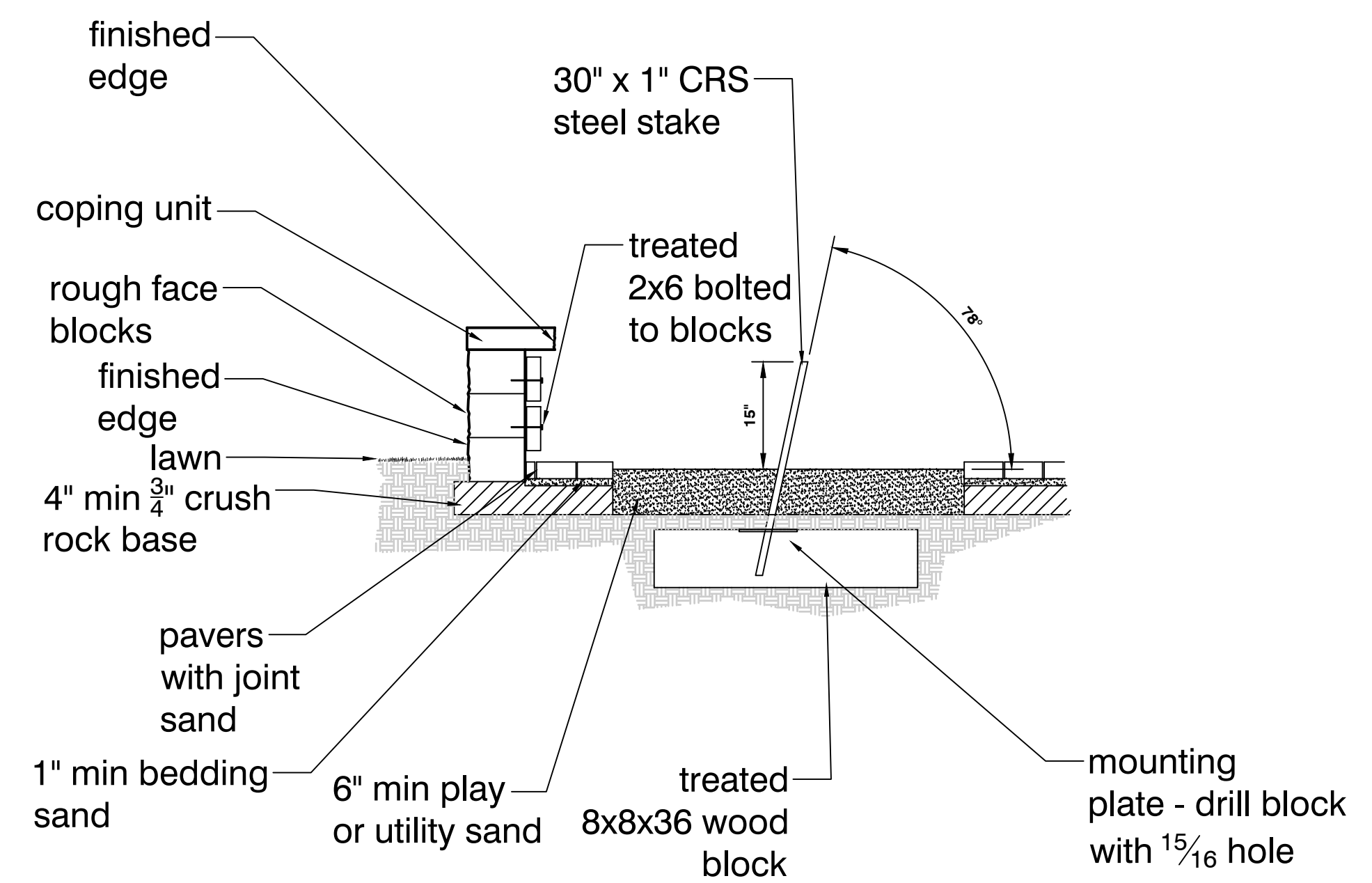
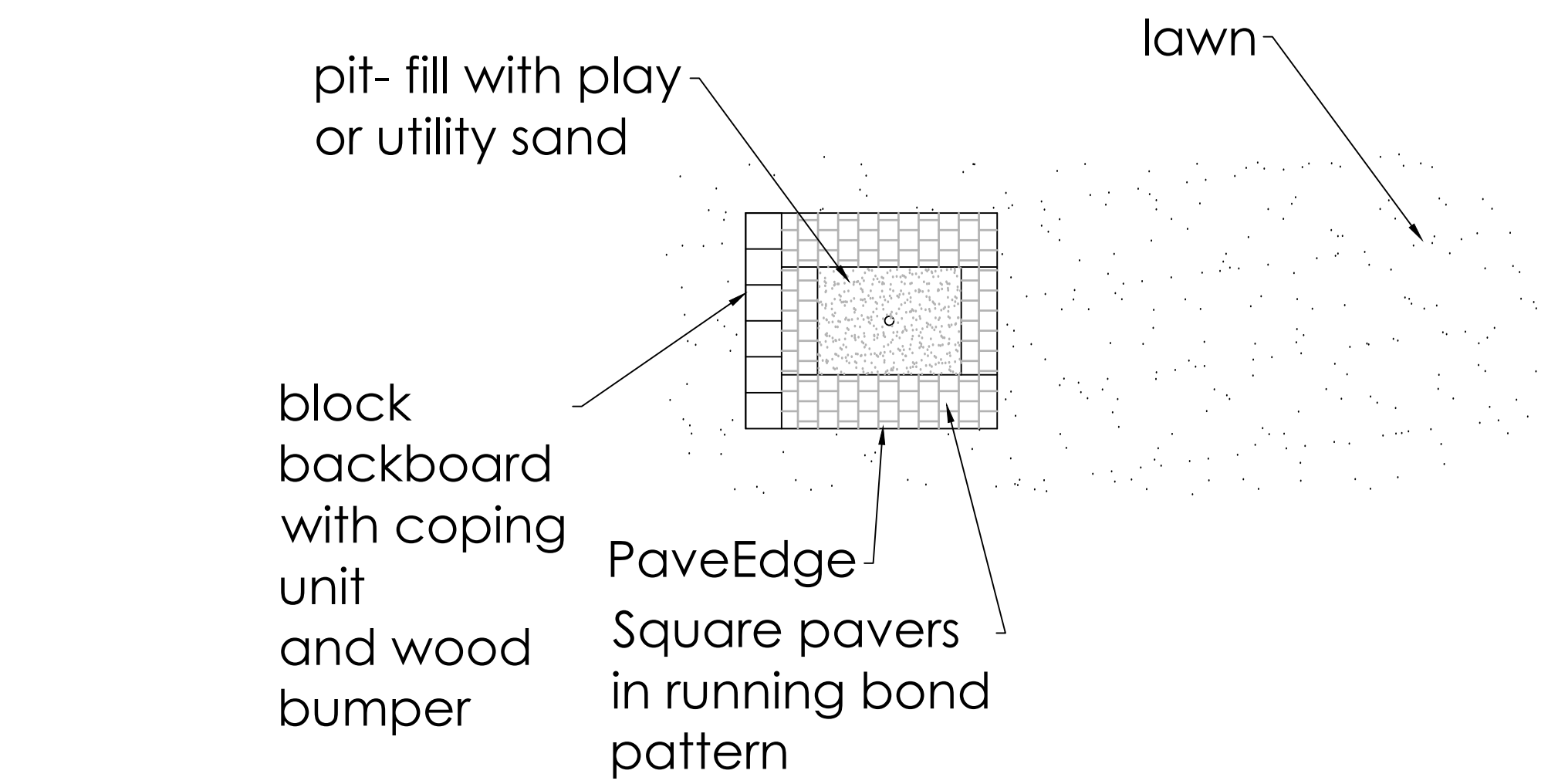
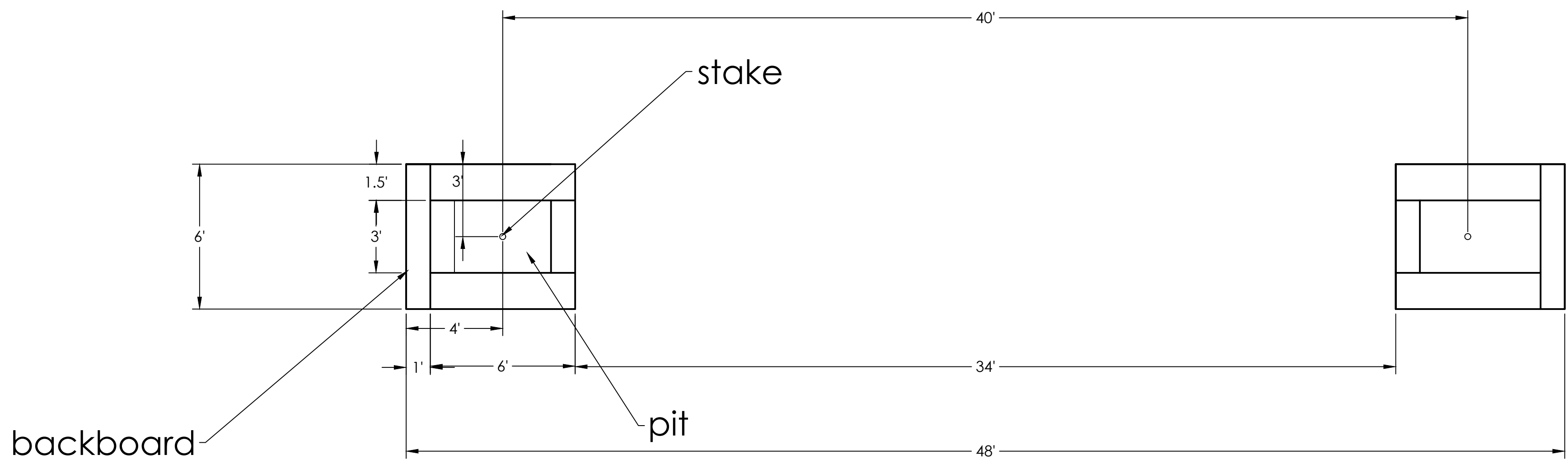
APPLICANT:
HORIZON VIEW HOLDINGS, INC.
6443 NE 181ST ST
KENMORE, WA 98028
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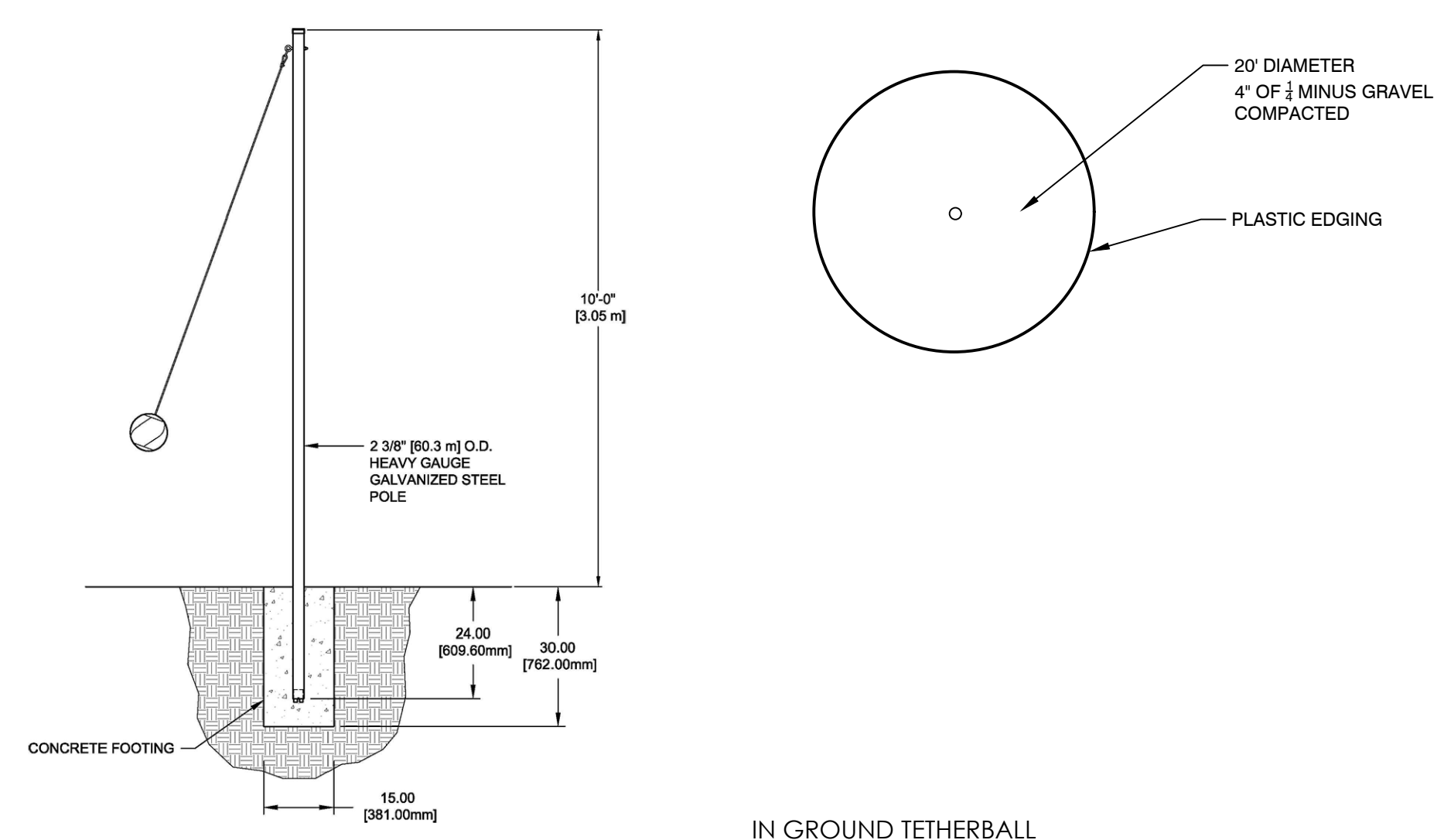
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L-6
OF 7

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M.
MARYSVILLE, WASHINGTON

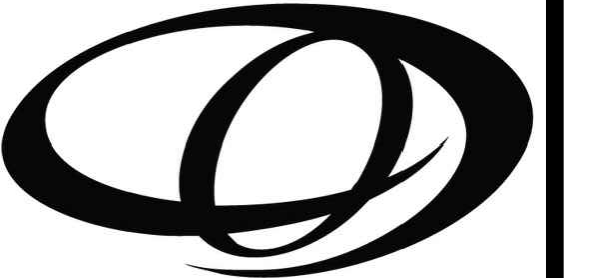


1 HORSE SHOE PITCH
NTS OR EQUIVALENT



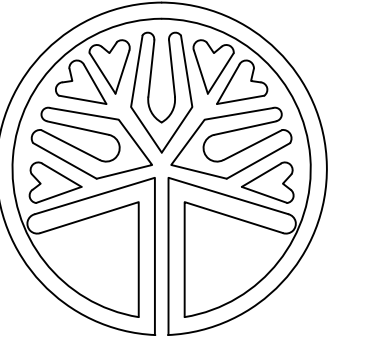
IN GROUND TETHERBALL
WWW.SWINSETMALL.COM
SKU: cp-1ball10
1-800-985-7659

2 TETHERBALL
NTS OR EQUIVALENT



ORIGIN
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OF 7