

PORTION OF SE 1/4, SW 1/4, SEC 25, TWN 30 N,
RGE 5 E, W.M. SNOHOMISH COUNTY

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 bibs 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.

OPEN SPACE

MMC 22G.080.100
15% of the net project area shall be established as open space.
Net Project Area: 290,176 sf
290,176 sf x 15% = 43,526 sf
Critical areas and buffers may be used to satisfy a maximum of 65% of the required open space.
35% of the required open space shall be active open space.

43,526 sf x 65% = 28,292 sf maximum critical area to be used as open space
43,526 sf x 35% = 15,234 sf minimum shall be active open space

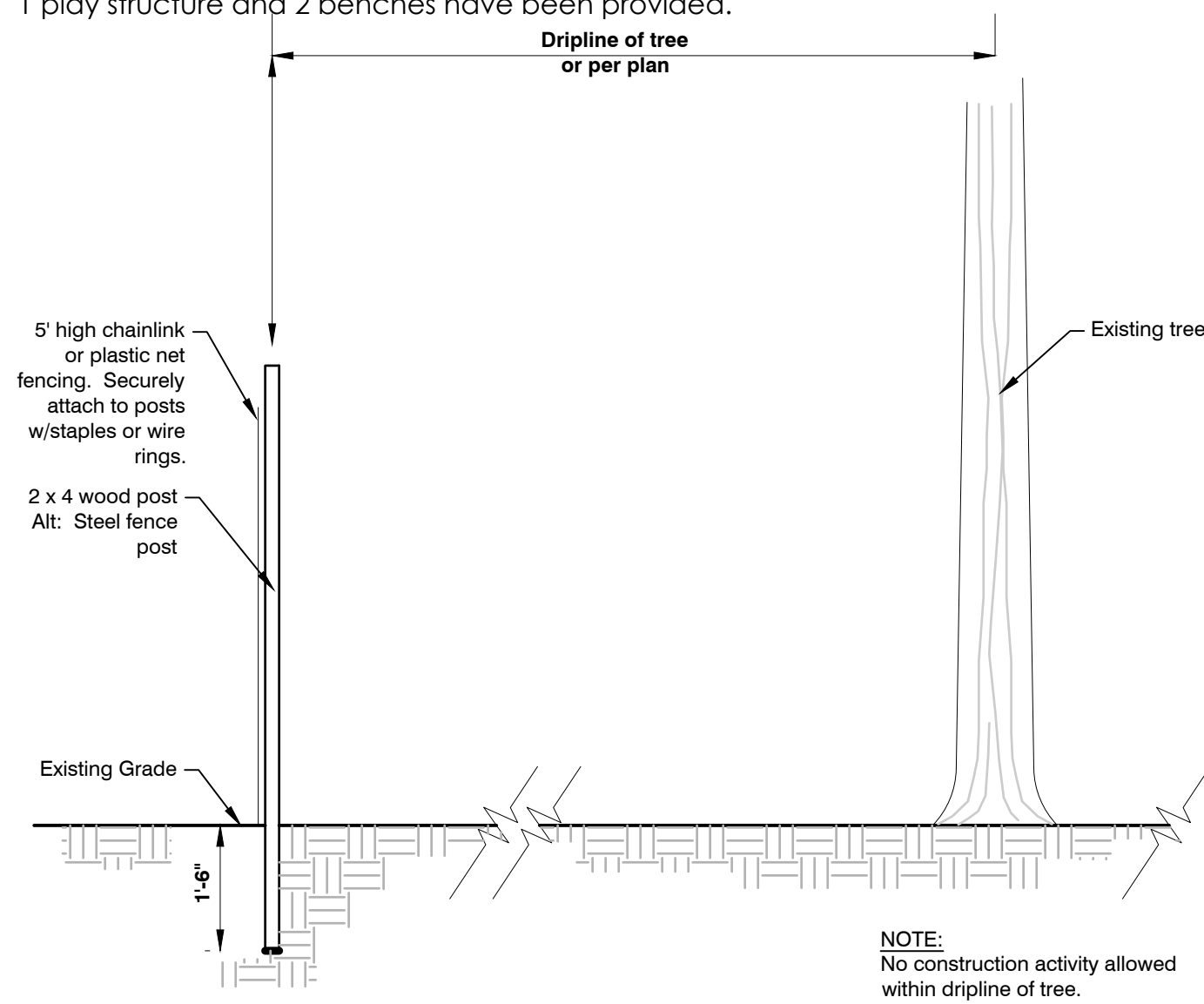
43,615 sf open space provided (Tract 998 and 28,292 sf of Tract 999)
28,292 sf open space in critical areas provided (65%)
15,323 sf active open space provided

ACTIVE AREAS SHALL:

- Be of a grade and surface suitable for recreation
- Be on the site of the proposed development
- Be one continuous parcel is less than 3,000 sf in size, not to be located in the front yard setback
- Have no dimensions less than 30 feet (except trail segments).
- Include a minimum of one large recreational amenity of two small recreational amenities per one-quarter acre of active recreation space.
- Be situated and designed to be observable by the public
- Be accessible and convenient to all residents within the development.

Amenities:

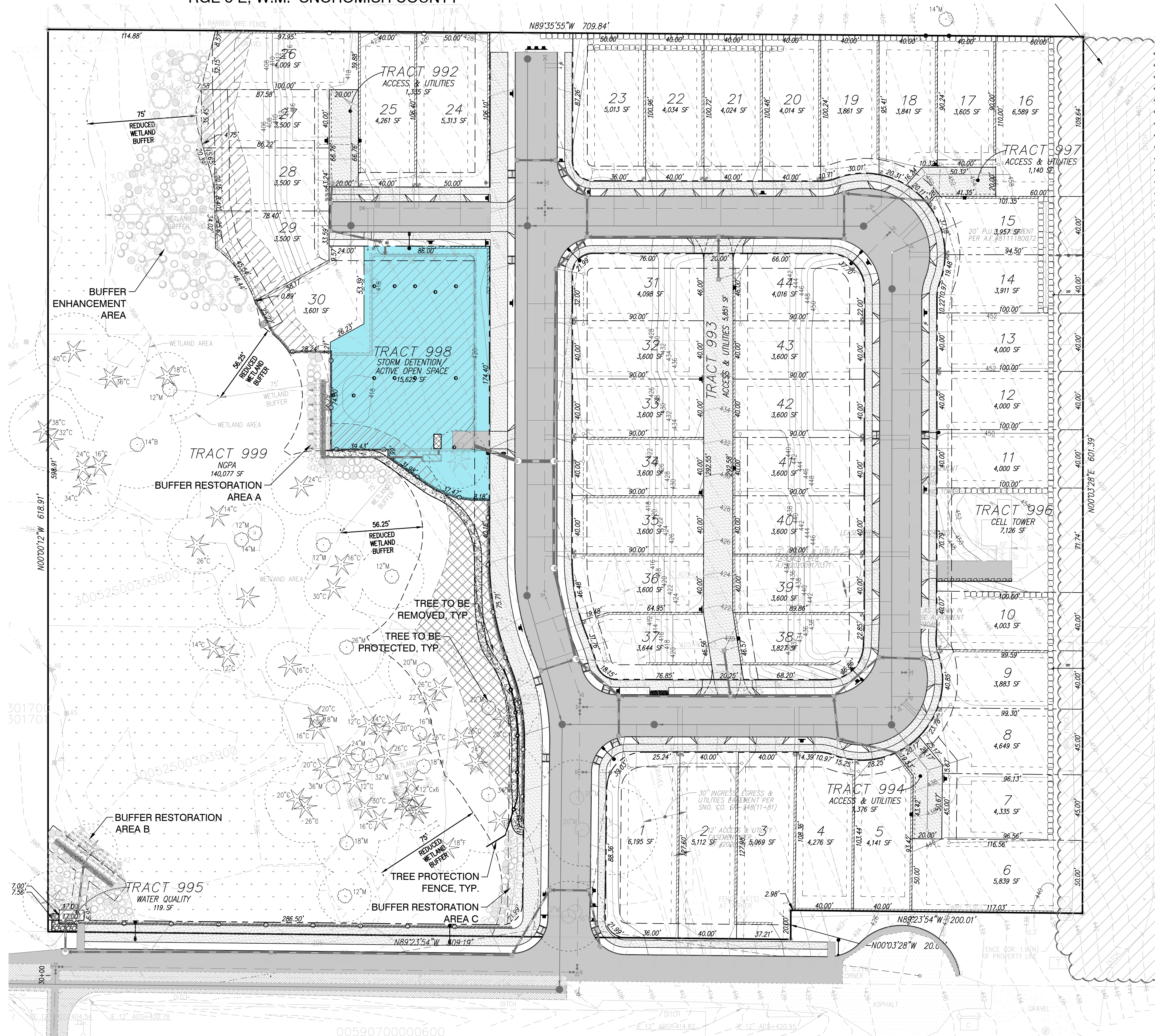
1 large recreational amenity of two small recreational amenities per one-quarter acre of active recreation.
15,116 sf required active open space = .35 acres
.35 acres / .25 acres = 1.4 large recreational amenities or 2.8 small recreational amenities required
1 play structure and 2 benches have been provided.



NOTE:
No construction activity allowed within dripline of tree.
See specifications.

1 TREE PROTECTION FENCING

NTS



TREE PROTECTION

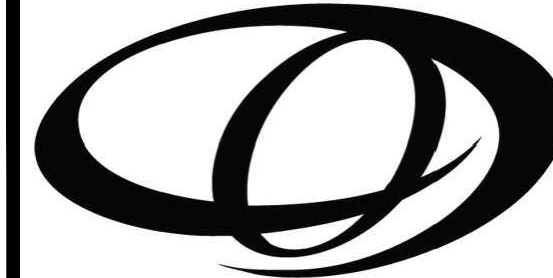
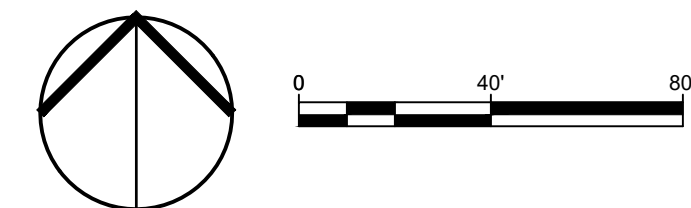
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no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

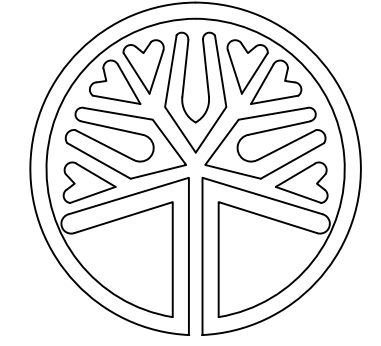
Stump pulling of all trees to be removed in the vicinity of significant trees to be retained shall be avoided. Stump grinding is permitted as necessary.

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.



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

#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	11/21/2022

BRODIE PLAT
8703 AND 8719 60TH ST NE AND
6117 83RD AVE NE
MARYSVILLE, WA
30052500303900, 30052500303800
AND 30052500302300

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
JM1 HOLDINGS, LLC
C/O LAND PRO GROUP, INC.
10515 20TH ST SE, STE 202
LAKE STEVENS, WA 98258

DRAWING INFORMATION
ODG PROJECT #: 22-427
DRAWN BY: KL
CHECKED BY: KL

DATE:
JUNE 28, 2022

SHEET NO:
L-1
OF 6

PORTION OF SE 1/4, SW 1/4, SEC 25, TWN 30 N,
RGE 5 E, W.M. SNOHOMISH COUNTY

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.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
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	17	Acer rubrum 'Bowhall'	Bowhall Red Maple	1.5" Cal.	B&B	40' O.C.
	12	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B	SPACING AS SHOWN
	21	Fraxinus oxycarpa 'Raywood' TM	Raywood Ash	1.5" Cal.	B&B	40' O.C.
	5	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B	SPACING AS SHOWN
	19	Prunus cerasifera 'Thundercloud'	Thundercloud Purpleleaf Plum	1.5" Cal.	B&B	SPACING AS SHOWN
	7	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	1.5" Cal.	B&B	40' O.C.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
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	8	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	2 gal.	Pot	48" o.c.
	1	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	2 gal.	Pot	36" o.c.
	7	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	2 gal.	Pot	48" o.c.
	12	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
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	227	Erica carnea	Winter Heath	1 gal.	Pot	
	13,229 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	11,844 sf	Turf Sod	Sun/Shade Mix	sod		

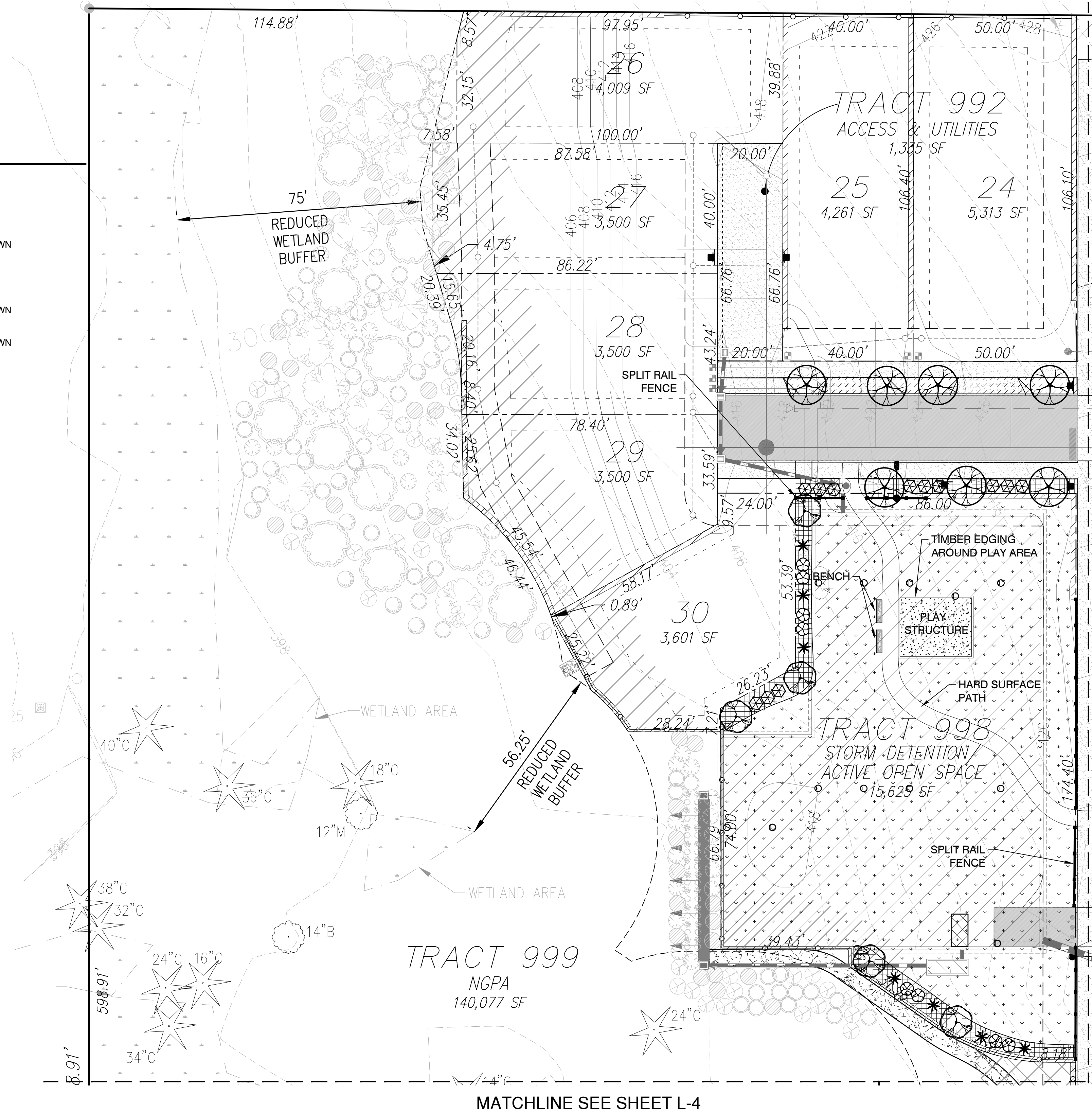
SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
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	396 sf	Play Chips				
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BUFFER PLANTING LEGEND

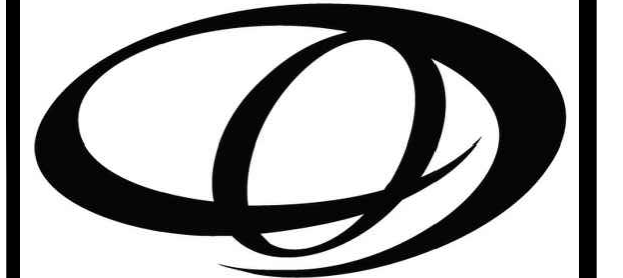
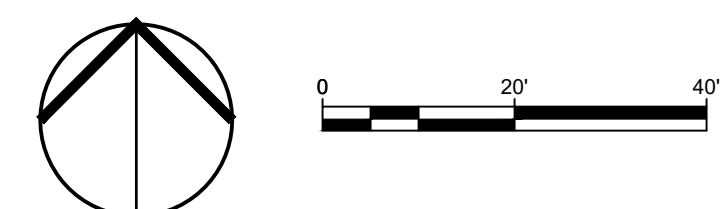
BOTANICAL NAME	COMMON NAME	SIZE
	Acer macrophyllum	Big leaf Maple
	Thuja plicata	Western Red Cedar
	Acer circinatum	Vine Maple
	Rosa nootkana	Nootka Rose
	Rubus parvifolium	Thimbleberry
	Rubus spectabilis	Salmonberry
	Salix lasiandra	Pacific willow
	Salix sitchensis	Sitka willow
	Symphocarpos albus	Snowberry

See Critical Area Study and Buffer Mitigation Plan provided by Wetland Resources Environmental Consulting for buffer planting details. Buffer Planting Legend provided for reference purposes only.



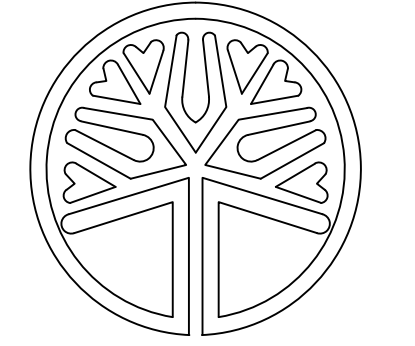
MATCHLINE SEE SHEET L-3

MATCHLINE SEE SHEET L-4



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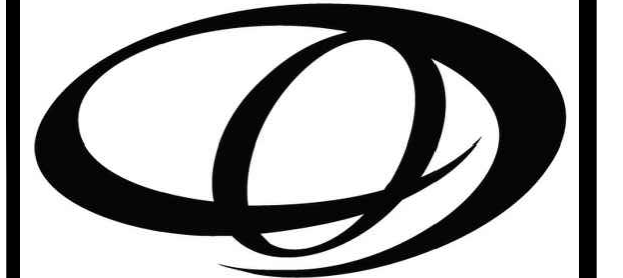
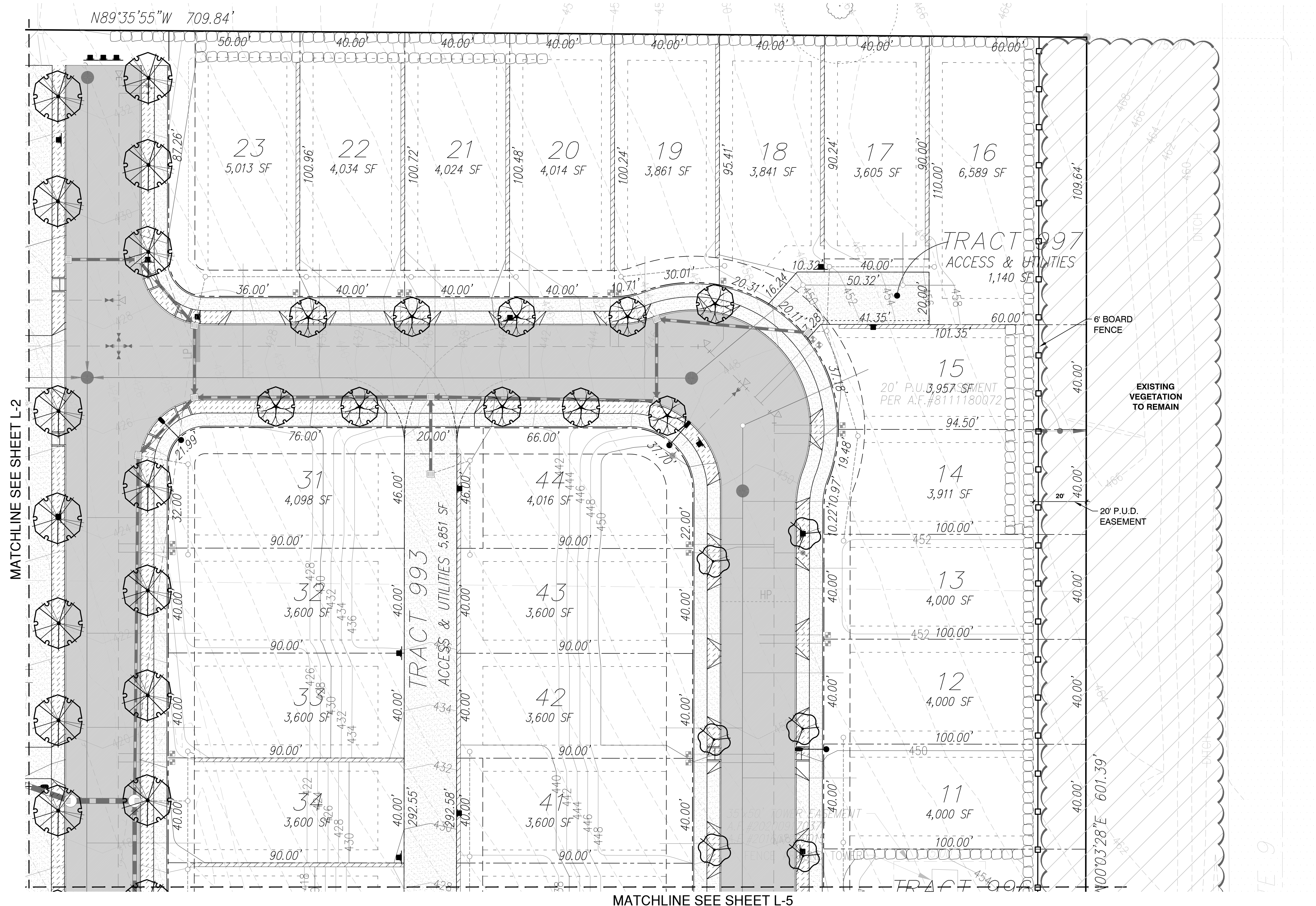
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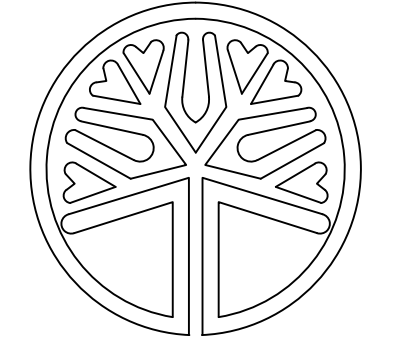
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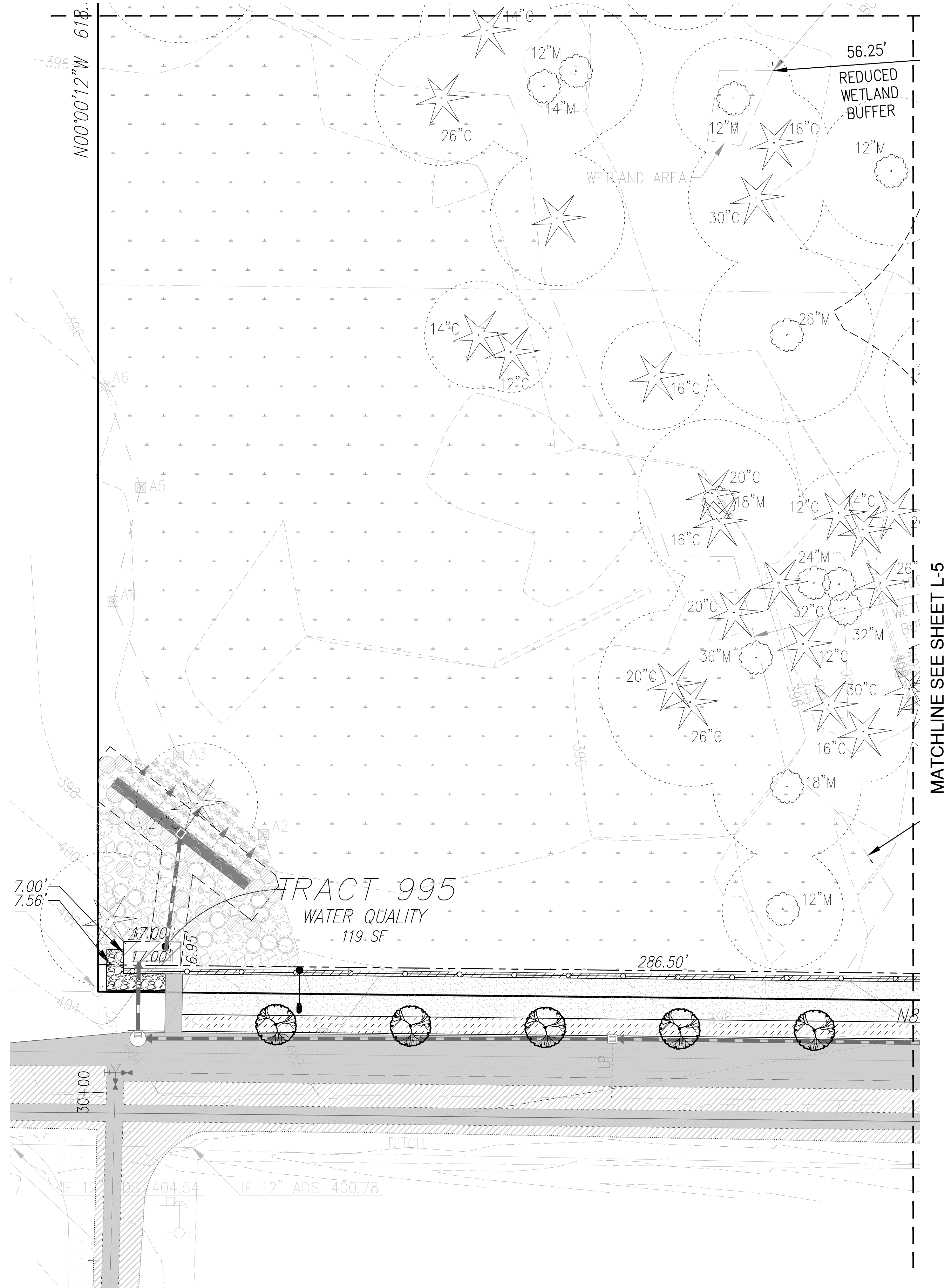
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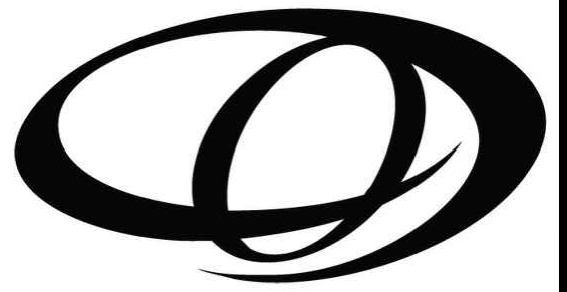
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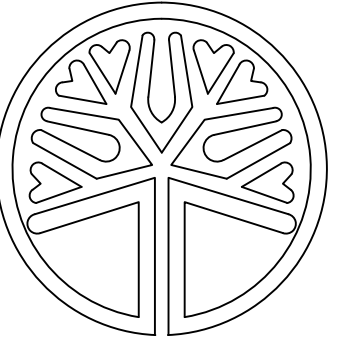
MATCHLINE SEE SHEET L-2



MATCHLINE SEE SHEET L-5



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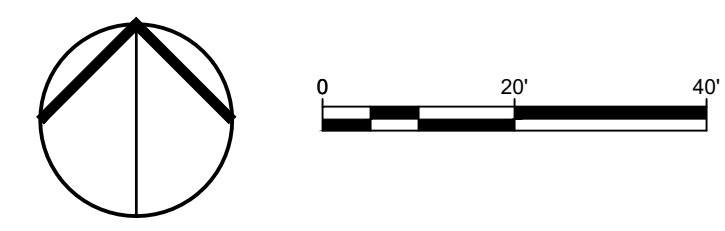
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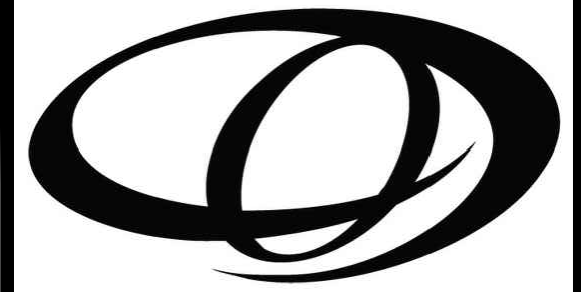
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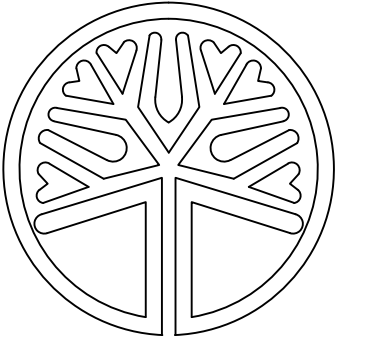


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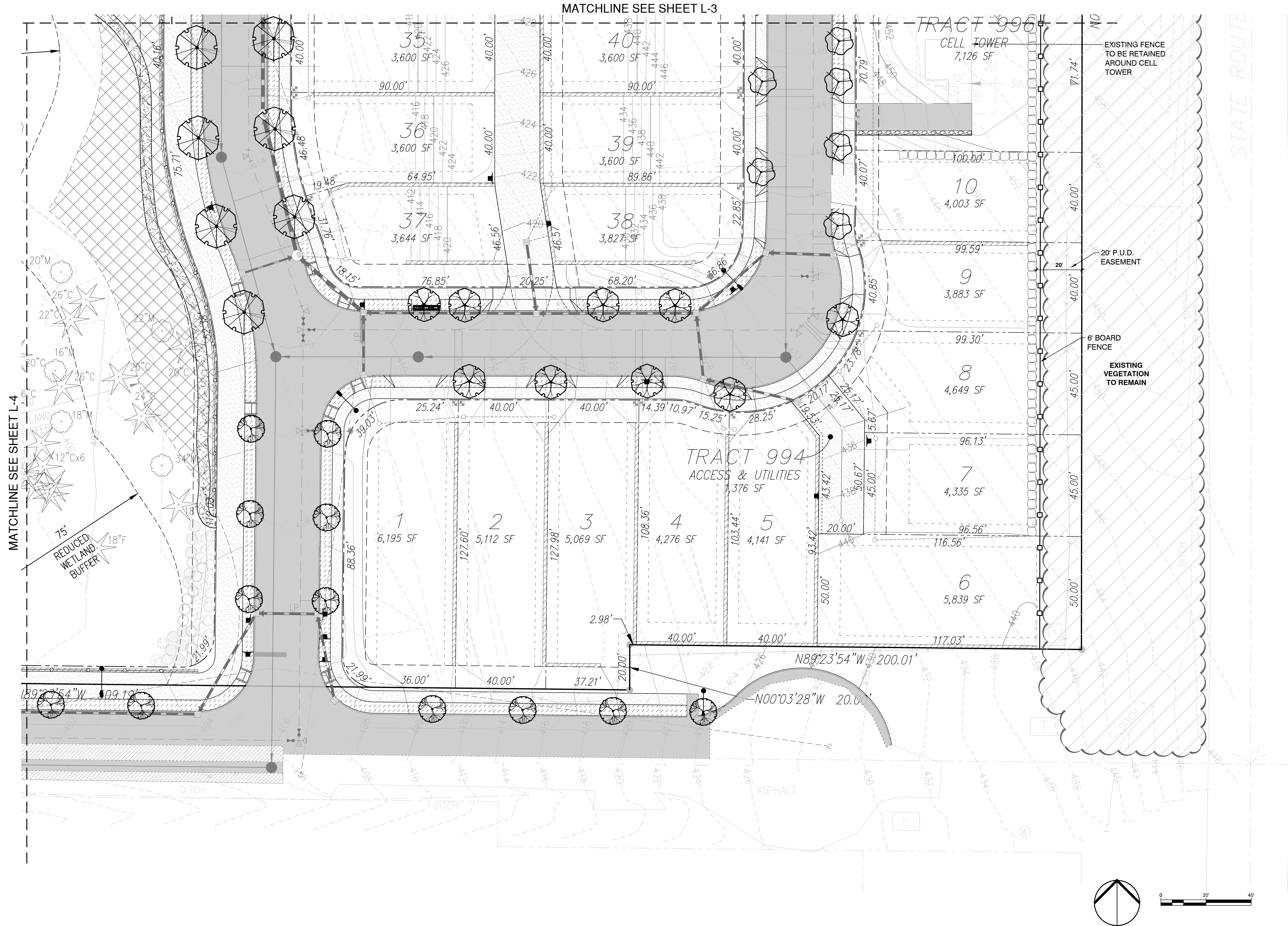
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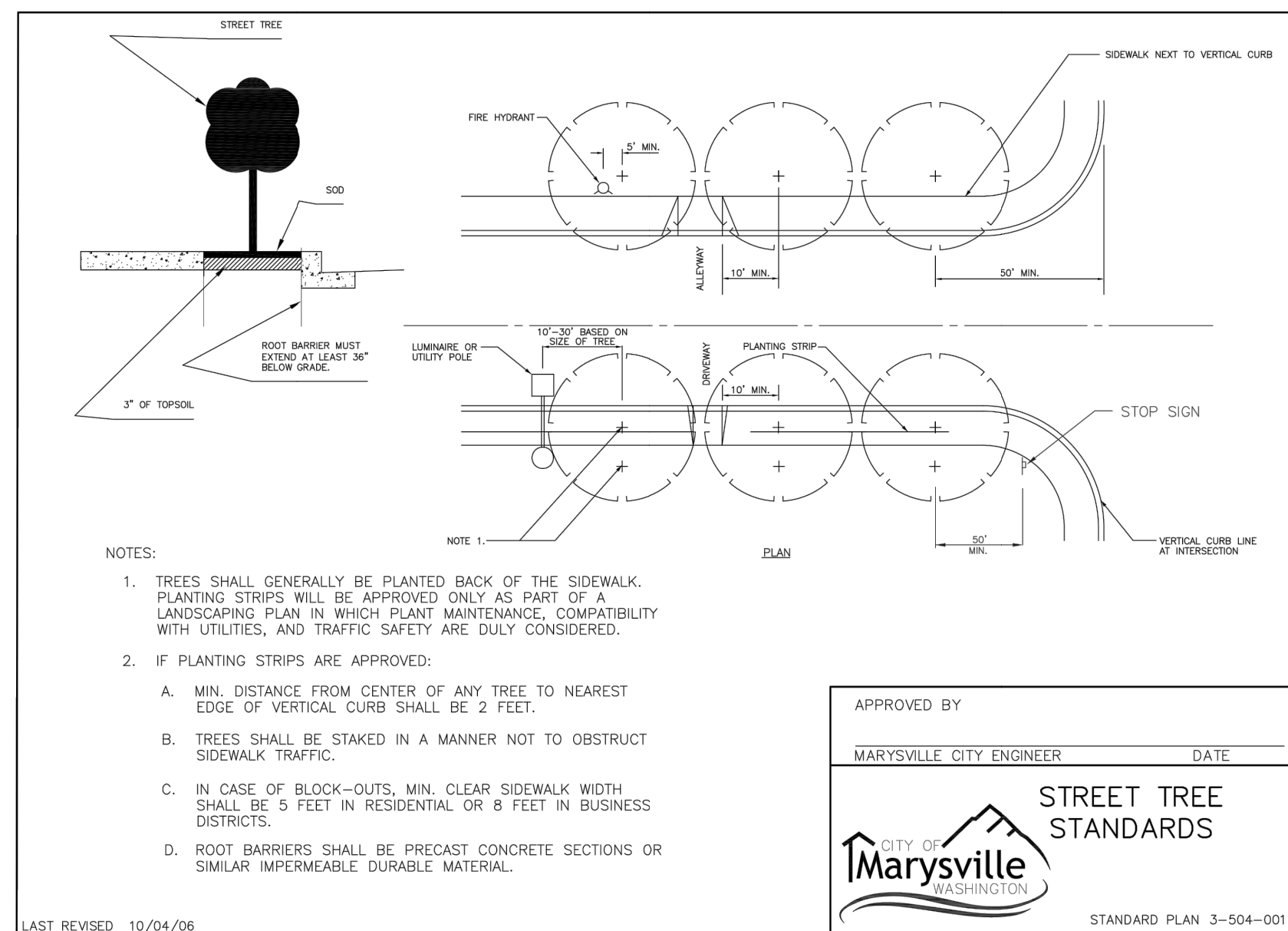
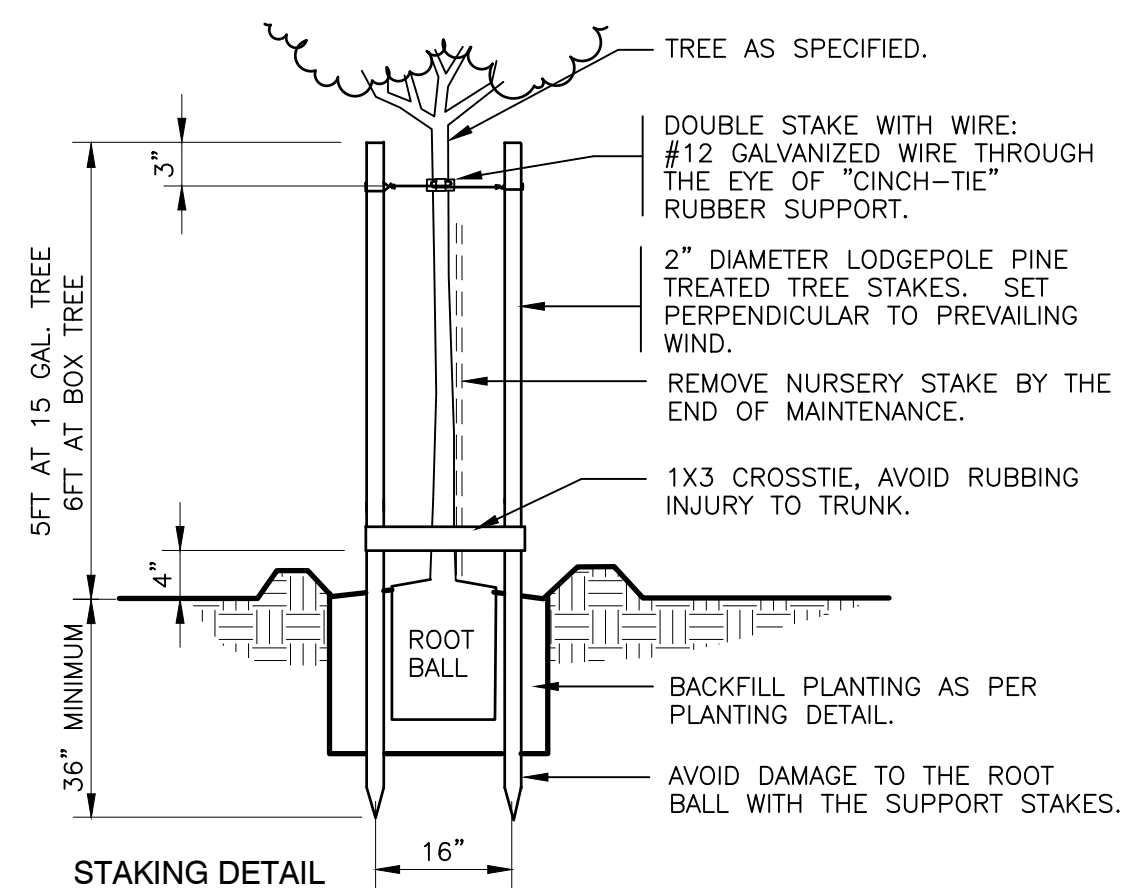
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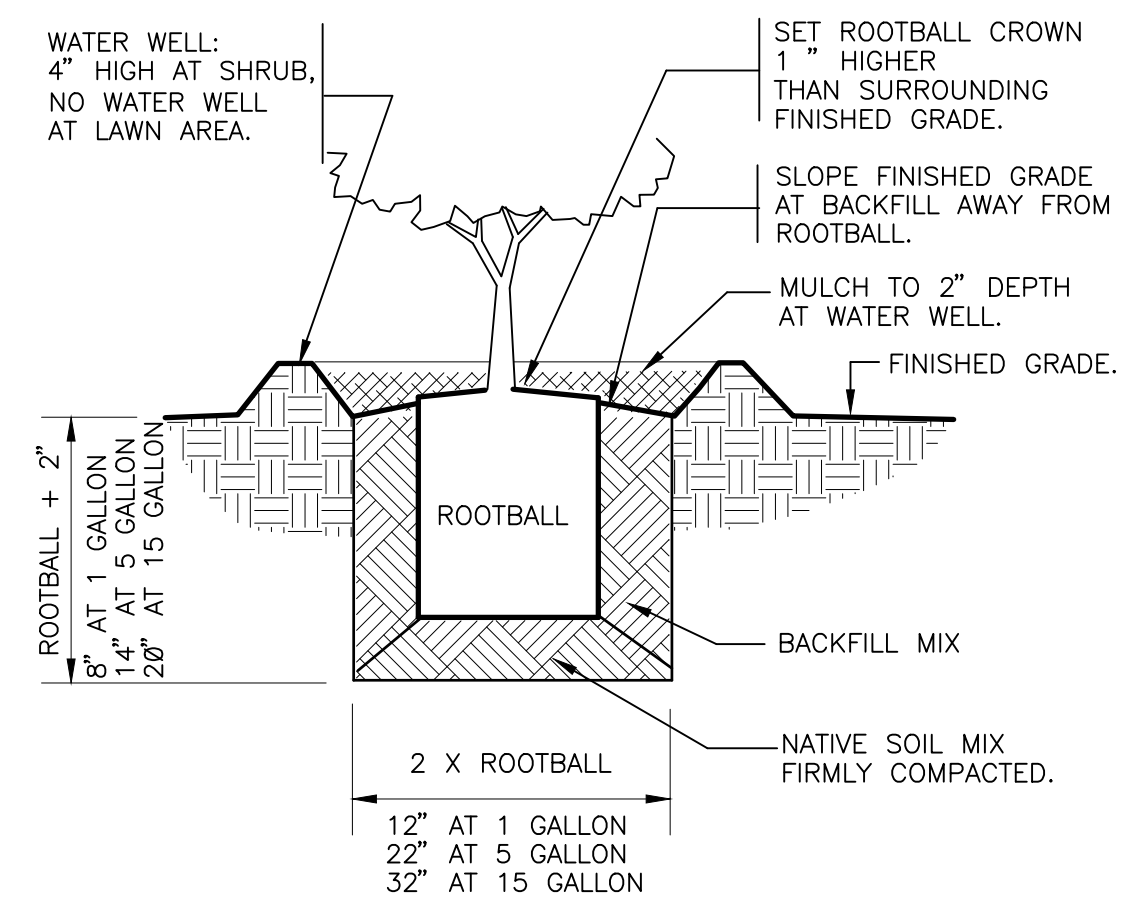
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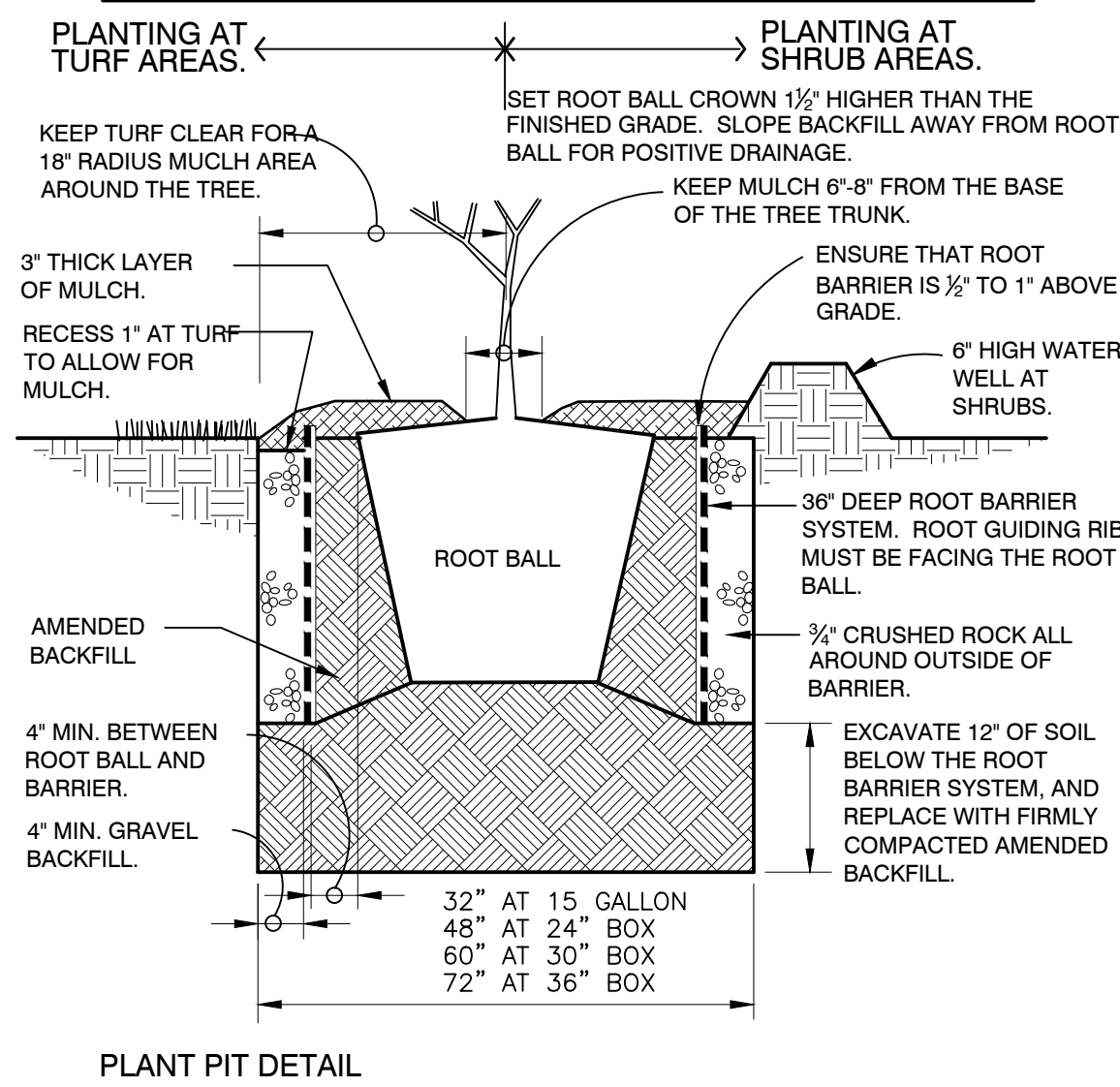




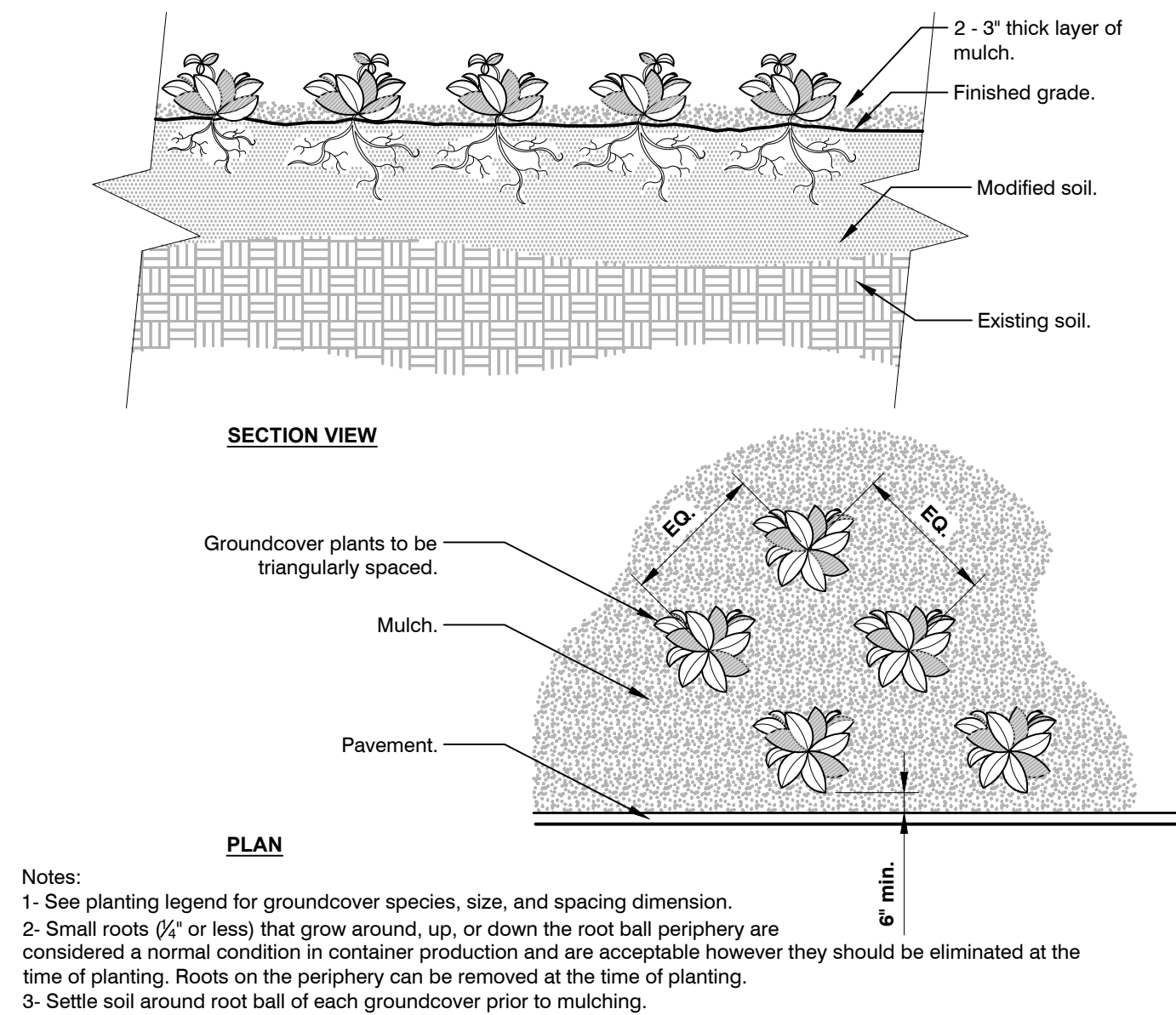
2 STREET TREE STANDARDS 3-504
329301.04-01



3 SHRUB PLANTING
1" = 1'-0"



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

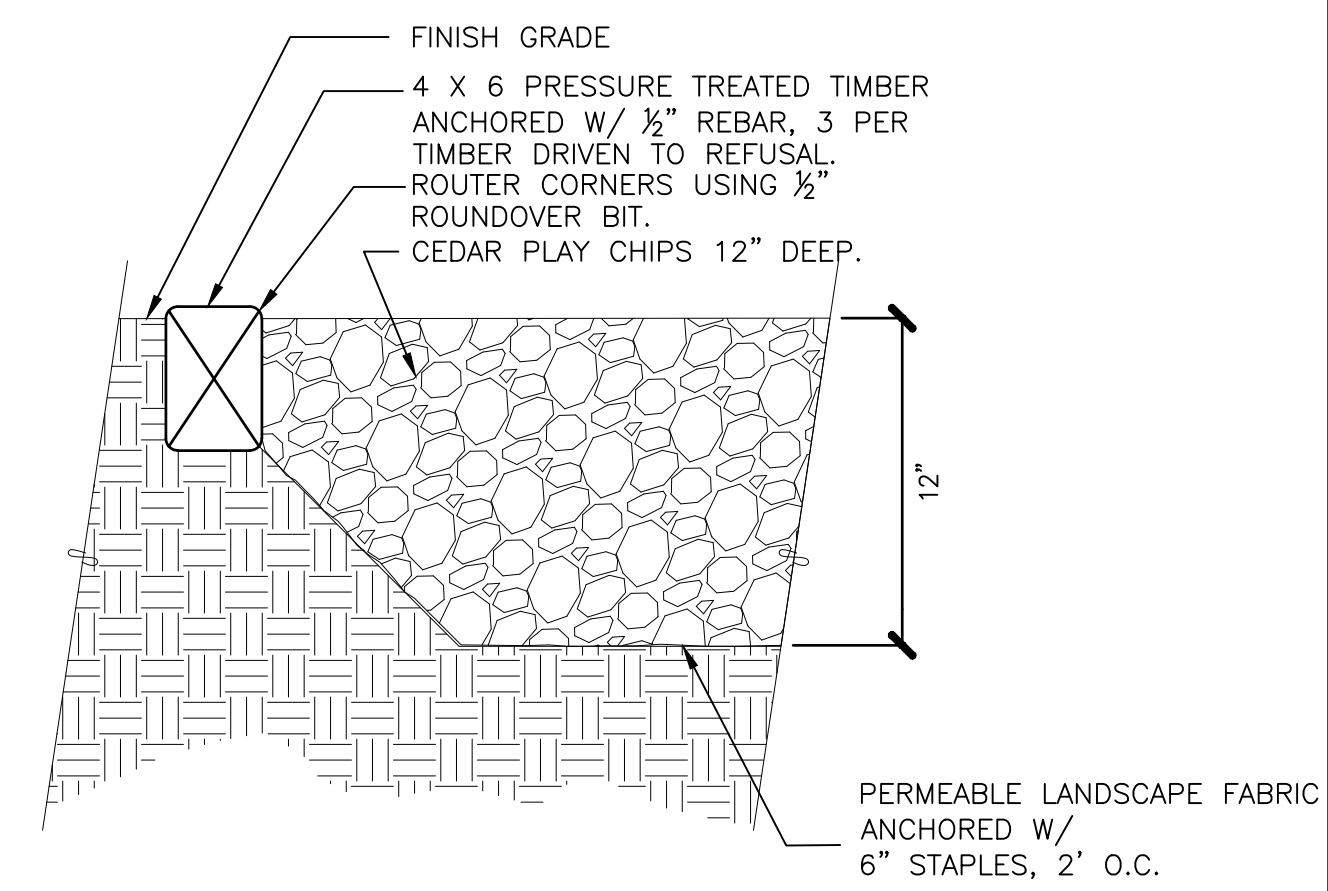


4 GROUND COVER
3/4" = 1'-0"



5 BENCH
N.T.S. 129343-01

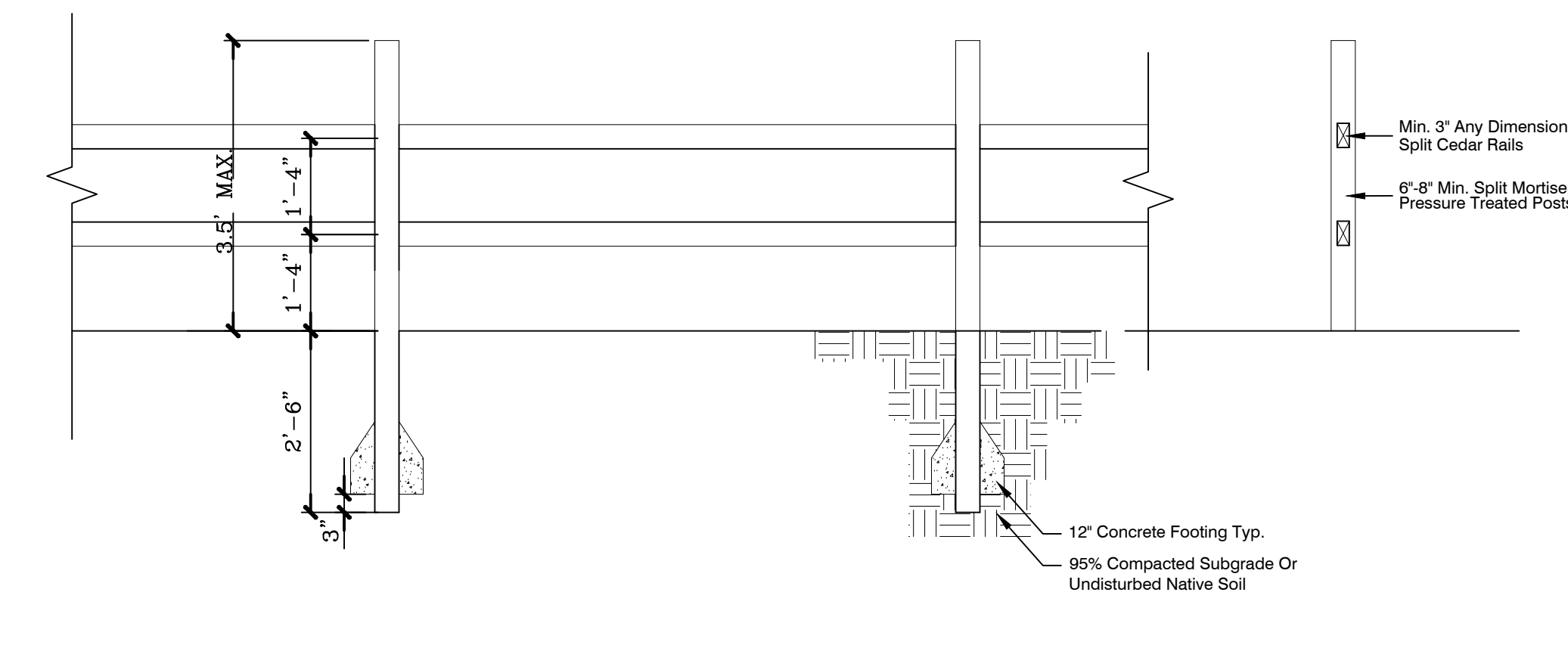
PRODUCT CODE: SE-5165
INSTALLATION: IN GROUND
QUANTITY: 2
PACIFIC OUTDOOR PRODUCTS
(425) 432-6000
OR EQUIVALENT



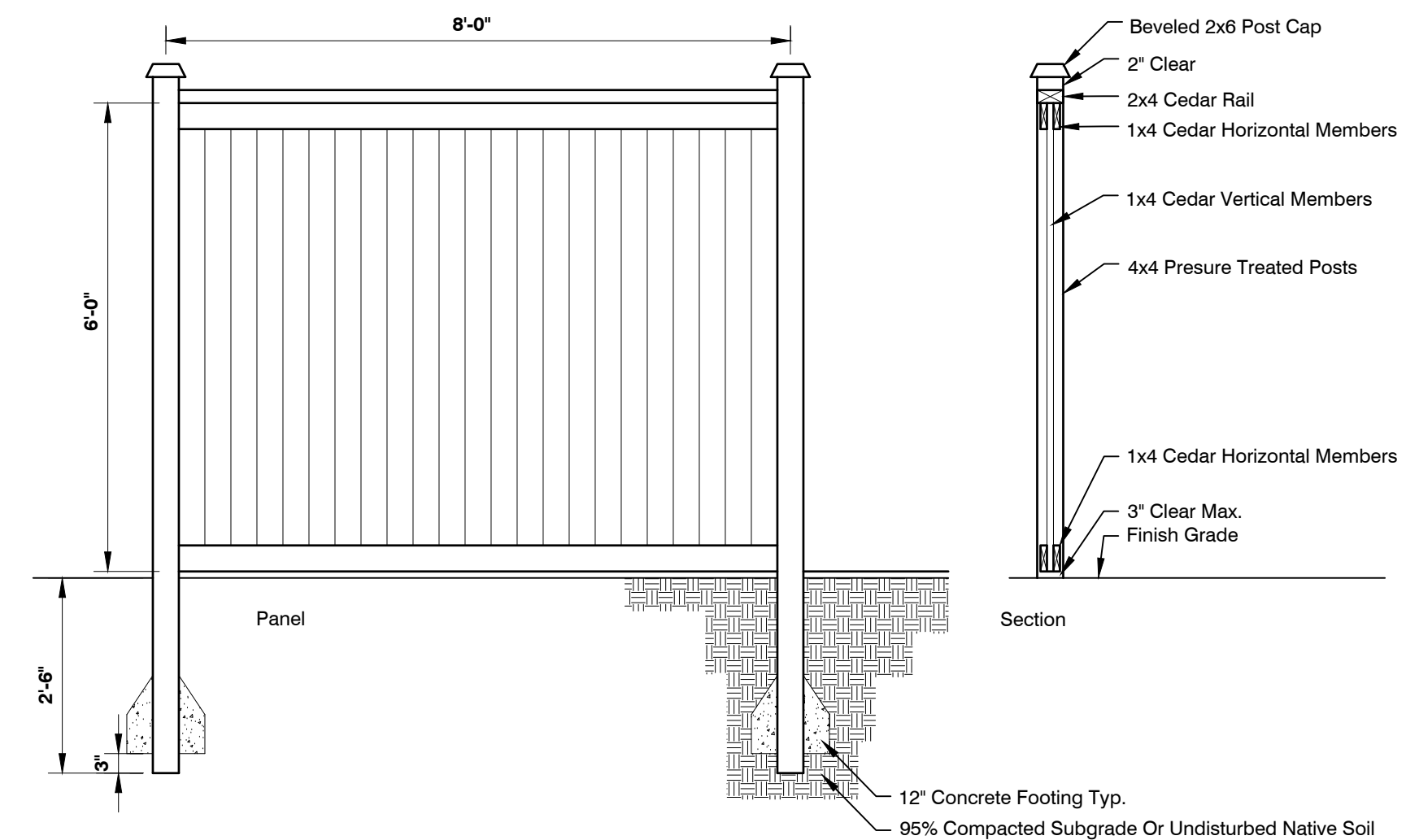
6 TOT LOT SURFACING-PLAY CHIPS



7 PLAY STRUCTURE
N.T.S. OR EQUIVALENT
PRODUCT CODE: PE-7875
SAFE USE ZONE: 18' X 22'
PACIFIC OUTDOOR PRODUCTS, INC.
425 432-6000



8 3.5' MAX HEIGHT SPLIT RAIL FENCE
1" = 1'-0" OR EQUIVALENT 323129.13-01

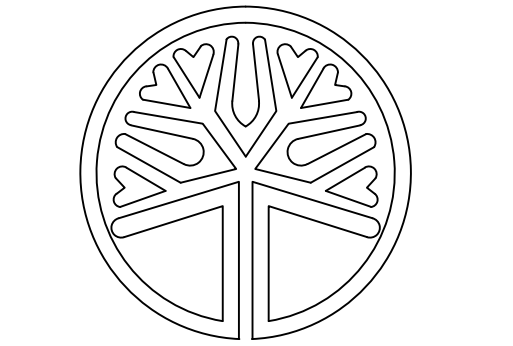


9 6' SOLID BOARD FENCE
N.T.S.



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