SW 1/4, SE 1/4, SECTION 11, TOWNSHIP 31N, RANGE 05E, W.M.
ARLINGTON, WASHINGTON

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 have naturalized to the Pacific Northwest. Once established, irrigation will not be required. For the first growing season, temporary irrigation by means of hand 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

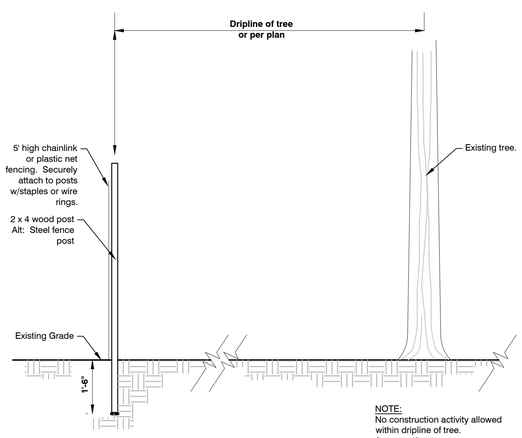
All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no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

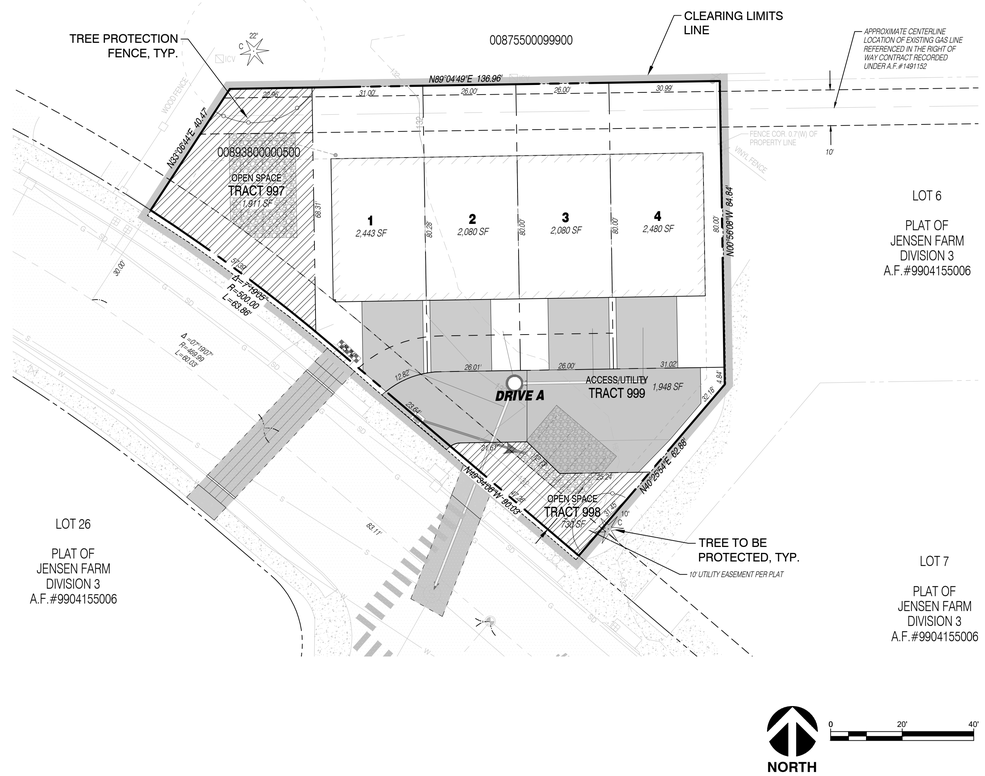
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

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



MINI PARKS REQUIRED

AMC 20.52.010(c)
The city council recognizes that mini-parks must be of a certain minimum size to be usable and that such mini-parks will not serve the intended purpose unless properly maintained. Therefore, residential developments that are small enough so that the amount of required mini-park space does not exceed two thousand square feet may: (i) dedicate the same amount of land outside of the project but adjacent to another park within the vicinity of the project; or (ii) deposit a fee per expected person as set by resolution (as calculated in Subsection (b)) into the "In Lieu Park Open Space Fund" (Neighborhood/Mini-Park In Lieu Fee). Said fund is to be used for acquisition and development of mini-park land or provision of mini-park and recreation services within the service area of the plat.

Proposed 3 bedroom units: 3.2 persons per unit.
4 units x 3.2 persons/unit = 12.8 persons
The developer shall deposit a fee per expected person into the "In Lieu Park Open Space Fund".

USABLE OPEN SPACE

AMC 20.52.030
Every residential development shall be developed so that ten percent of the total area remains permanently as usable open space.+

13,674 SF x 10% = 1,367 SF Required
2,642 SF Provided

OPEN SPACE
Takeoff: 2,642 sf

PROJECT INFORMATION

SITE AREA: 13,674 SF

ORIGIN
DESIGN GROUP
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

TAPERT ARLINGTON JENSEN TOWNHOMES
XXXX JENSEN FARM LANE
ARLINGTON, WA 98223
TAX PARCEL: 00893800000500

DRAWING TITLE:
LANDSCAPE PLAN

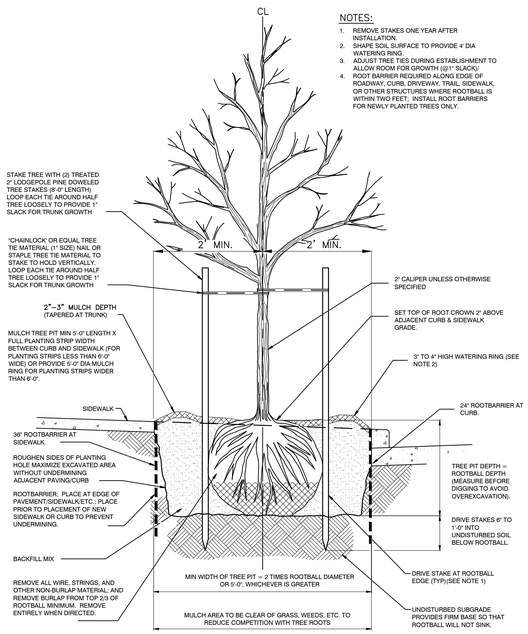
APPLICANT:
CORSTONE CONTRACTORS, LLC
C/O LAND PRO GROUP
10515 20TH ST SE, SUITE #202
LAKE STEVENS, WA 98258
CONTACT: MARK VILLWOCK
(425) 231-2718

DRAWING INFORMATION
ODG PROJECT #: 24-521
DRAWN BY: MY
CHECKED BY: KL

DATE:
MAY 21, 2024

SHEET NO.
L-1
OF 2

SW 1/4, SE 1/4, SECTION 11, TOWNSHIP 31N, RANGE 05E, W.M.
ARLINGTON, WASHINGTON



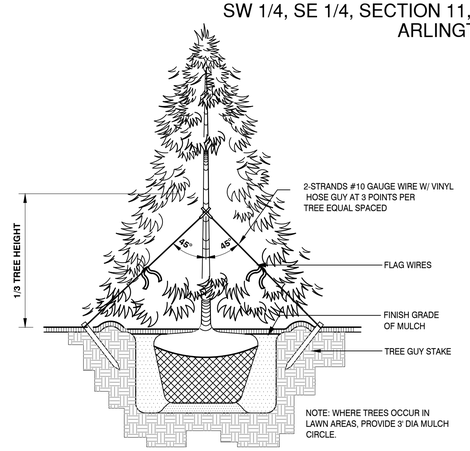
NOTES:

1. REMOVE STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 4' DIA WATERING RING.
3. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@1" SLACK)
4. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET; INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.

1 ROOT BARRIER TREE PLANTING

1" = 1'-0"

329343-04

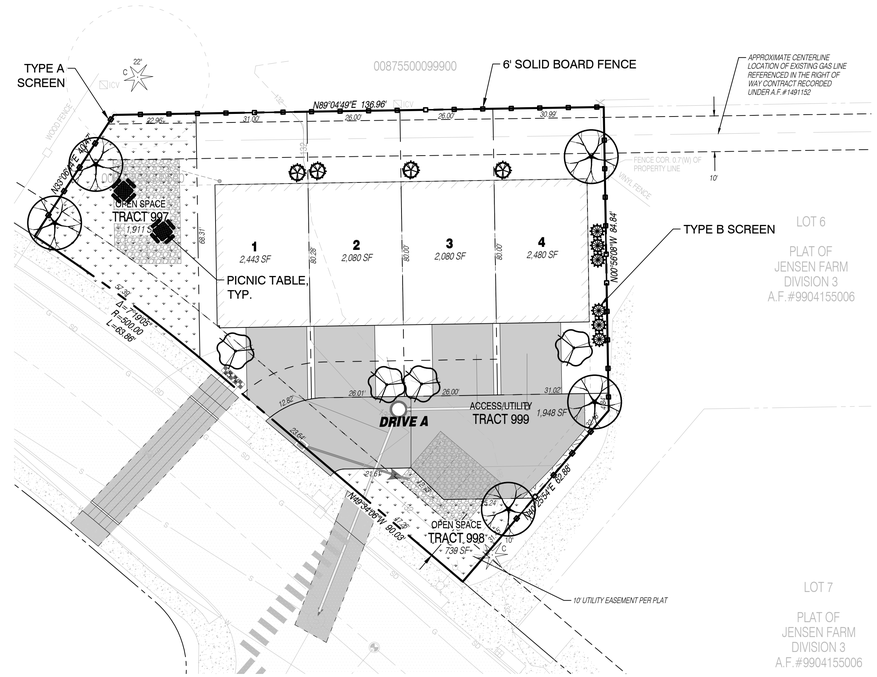


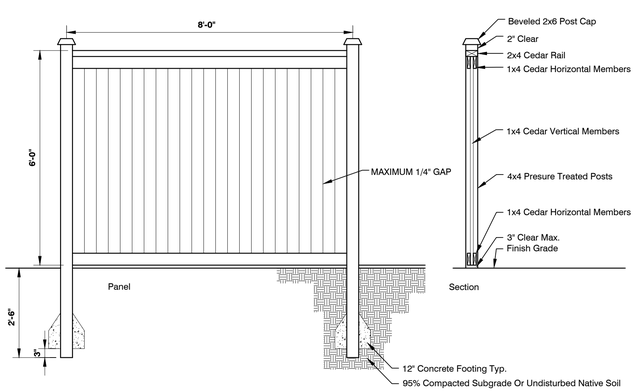
2 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"

PICNIC TABLE
PACIFIC OUTDOOR PRODUCTS
PRODUCT CODE: SE-5335
QUANTITY: 2
(425) 432-6000
OR EQUIVALENT

3 PICNIC TABLE-IN GROUND MOUNT





4 6' SOLID BOARD FENCE

1/2" = 1'-0"

323129.23-02

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS TREES						
	5	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" Cal. Branched at 8` Min.	B&B	SPACING AS SHOWN
	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Cal. Branched at 8` Min.	B&B	SPACING AS SHOWN
EVERGREEN TREES						
	4	Chamaecyparis obtusa	Hinoki False Cypress	6` Ht.	B&B	SPACING AS SHOWN
	6	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	6` Ht.	B&B	4` O.C.
GROUND COVERS						
	2,713 sf	Turf Hydroseed	Drought Tolerant Pacific Northwest Blend	---		
SITE WORK						
	42 sf	Bark Mulch - 3" Depth		---		

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OF 2