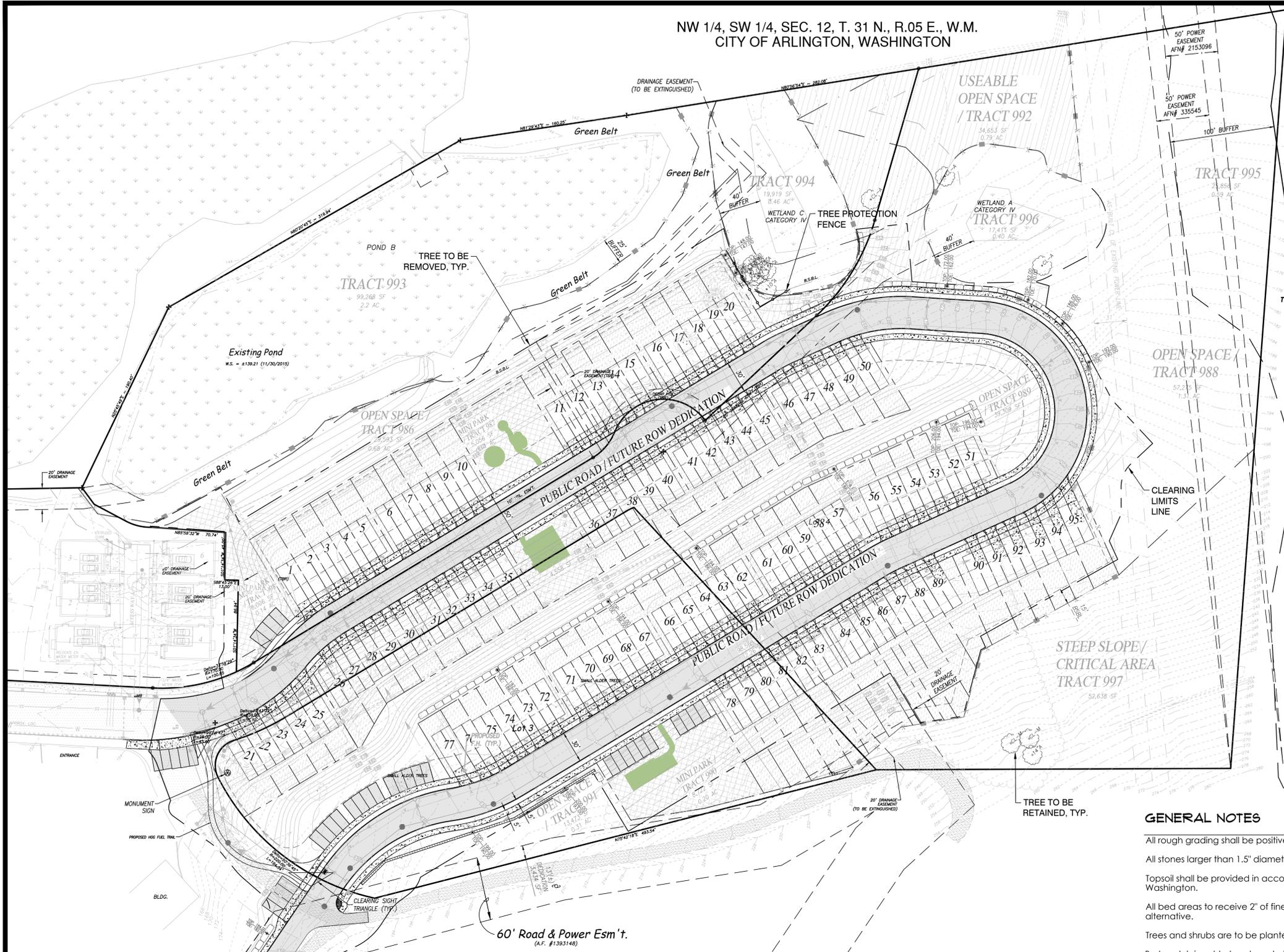
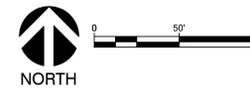


NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



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.

TREE CALCULATIONS

- AMC 20.76.120 Retention and protection of significant trees
- Significant trees (8" dbh for deciduous trees and 12" for evergreen trees) removed shall be replaced with five-gallon sized native species trees at a ratio of three to one.
- 28 trees to be removed
28 trees x 3 replacement trees = 84 trees required
84 trees provided

PARKING LOT LANDSCAPING CALCULATIONS

- AMC 20.76.130 Shade trees in parking areas
Each tree presumed to shade a circular area having a radius of 15'. There must be sufficient trees so that 20% of the vehicle accommodation area will be shaded.
- 5,960 sf of parking provided.
5,960 sf x 20% = 1,192 sf required shading
6 trees x $\pi 15^2/2$ = 2,121 sf provided (perimeter shade tree) and
2 trees x $\pi 15^2$ = 1,414 sf (internal shade tree)
3,535 sf shade provided

OPEN SPACE CALCULATIONS

- AMC 20.52.010 Mini-Parks required
- 65 SF x 3.2 (persons per DU) x 95 units = 19,760 SF required
 - 34,388 sf provided (Tracts 985, 987, 990, 991, & 999)
 - 15% shall be "tot lots"
 - 19,344 SF x 15% = 2,902 SF shall be children's play apparatus.
 - 2,906 sf provided as children's play apparatus
 - 4 recreational elements required
 - 4 recreational elements provided: tetherball, swings, tot-lot, stepping stones, spring animals and seating.
- AMC 20.52.030 Usable Open Space
(b)(8) Those environmentally critical areas protected pursuant to Chapter 20.88 shall not be counted towards the project's usable open space requirement.
- Gross Site Area: 704,234 SF
704,234 SF - 99,268 SF - 19,919 SF - 25,856 SF - 17,411 SF - 52,638 SF - 55,355 SF = 433,787 SF
433,787 SF Developed area x 5% = 21,689 SF Required
34,498 SF Provided in the form of preserved wooded area in Tract 992.

CHILDREN'S PLAY APPARATUS
Takeoff: 2,906 sf



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

REVISIONS

#	DESCRIPTION	DATE
1	CITY COMMENTS	4/7/2022
2	SITE PLAN CHANGES	1/3/2023
3	SITE PLAN CHANGES	5/18/2023

PIONEER POINT
3500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223
31051200301000, 31051200301400
31051200301500
PLN: 890

DRAWING TITLE:
LANDSCAPE PLAN

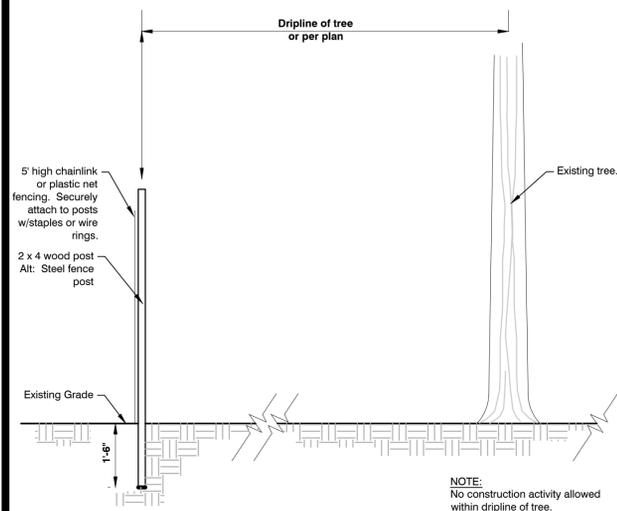
APPLICANT:
PORTAGE CREEK, LLC
11926 1275H AVE NE
LAKE STEVENS, WA 98258

DRAWING INFORMATION
ODG PROJECT #: 21-378
DRAWN BY: MY
CHECKED BY: KL

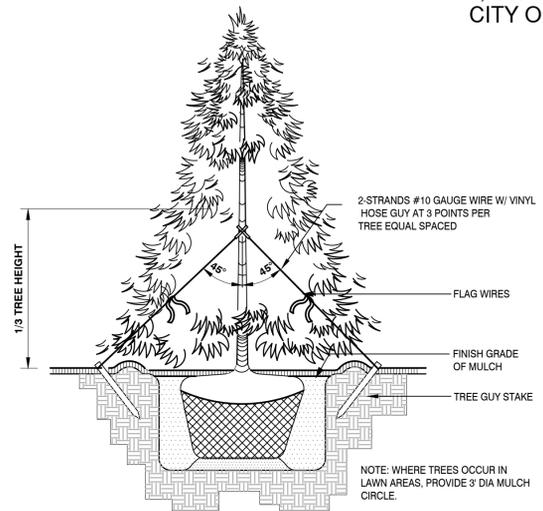
DATE:
AUGUST 27, 2021

SHEET NO:
L-1
OF 7

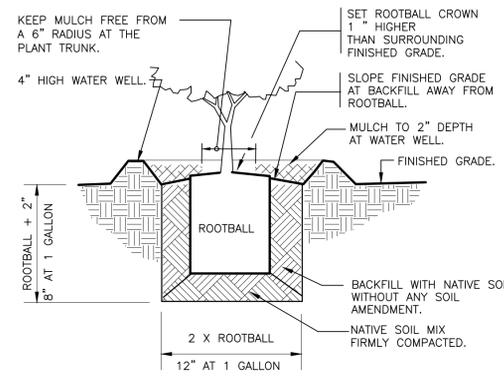
NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



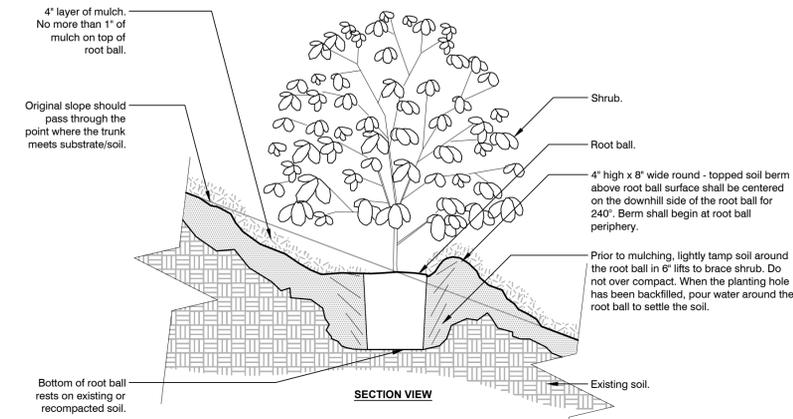
1 TREE PROTECTION FENCING
NTS



2 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"



3 NATIVE SHRUB PLANTING
1" = 1'-0"



4 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL
3/4" = 1'-0"

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.

PLANT SCHEDULE

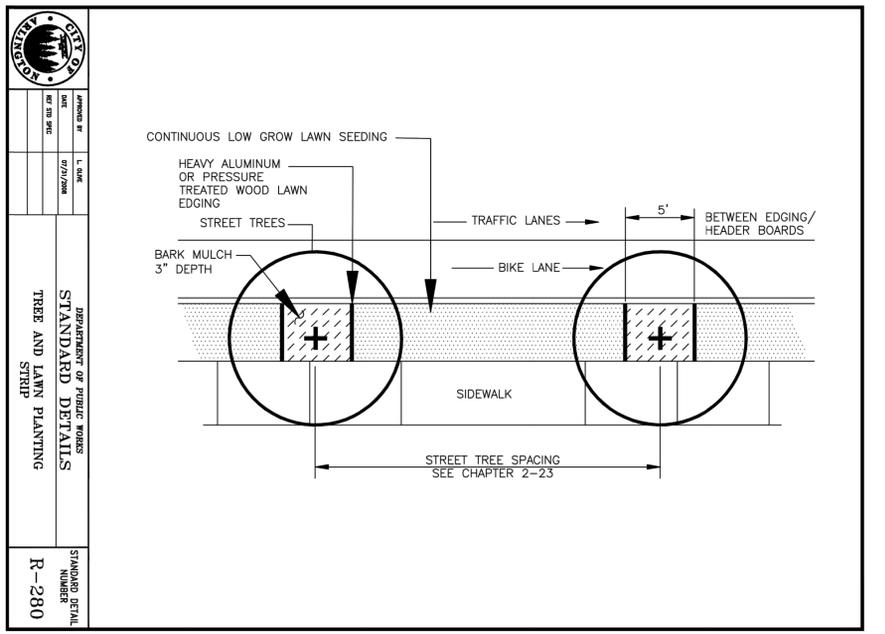
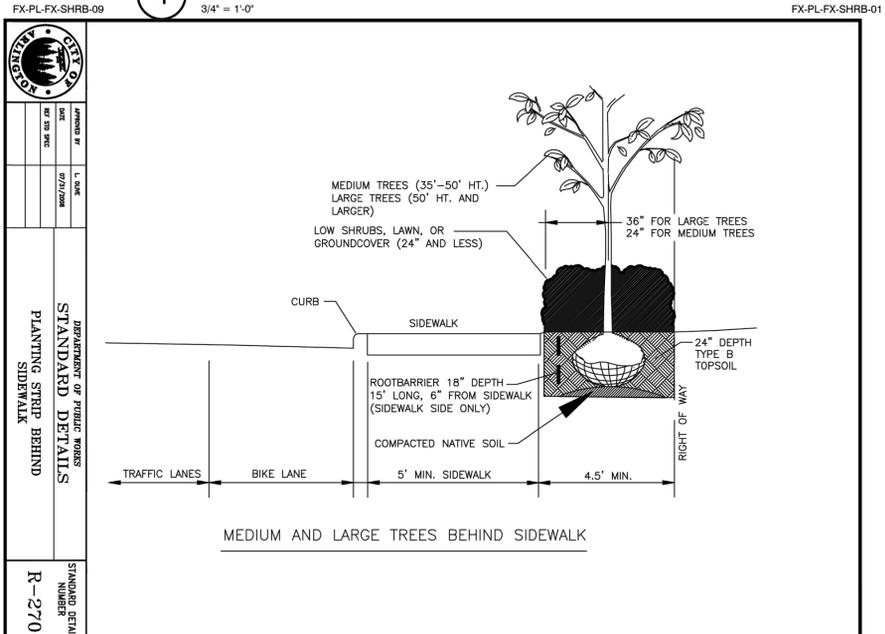
NATIVE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	22	Acer circinatum	Vine Maple	5 gal.	Pot	
	15	Amelanchier alnifolia	Serviceberry	5 gal.	Pot	
	22	Pinus contorta	Shore Pine	5 gal.	Pot	
	17	Pseudotsuga menziesii	Douglas Fir	5 gal.	Pot	
	8	Thuja plicata	Western Red Cedar	5 gal.	Pot	
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	27	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" Cal. Branched at 8' Min.	B&B	30' O.C.
	46	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Cal. Branched at 8' Min.	B&B	30' O.C.
	48	Fraxinus excelsior 'Globosa'	Globehead European Ash	2" Cal. Branched at 8' Min.	B&B	30' O.C.
	27	Prunus cerasifera 'Thundercloud'	Thundercloud Purple-leaf Plum	2" Cal. Branched at 8' Min.	B&B	30' O.C.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	19	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	B&B	
	11	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	B&B	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	27,024 sf	NATIVE SHRUB MIX				
	439	Cornus sericea	Red Twig Dogwood	---		25% @ 48" o.c.
	439	Gaultheria shallon	Salal	---		25% @ 48" o.c.
	439	Mahonia aquifolium	Oregon Grape	---		25% @ 48" o.c.
	439	Symphoricarpos albus	Common White Snowberry	---		25% @ 48" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	262	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	
	29,345 sf	Turf Hydroseed	Drought Tolerant Pacific Northwest Blend	---		

SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	3,964 sf	Bark Mulch - 3" Depth		---		

PLAYCHIPS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	Takeoff: 1,664 sf					



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

REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	4/7/2022
2	SITE PLAN CHANGES	1/3/2023
3	SITE PLAN CHANGES	5/18/2023

PIONEER POINT
3500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223
31051200301000, 31051200301400
31051200301500
PLN: 890

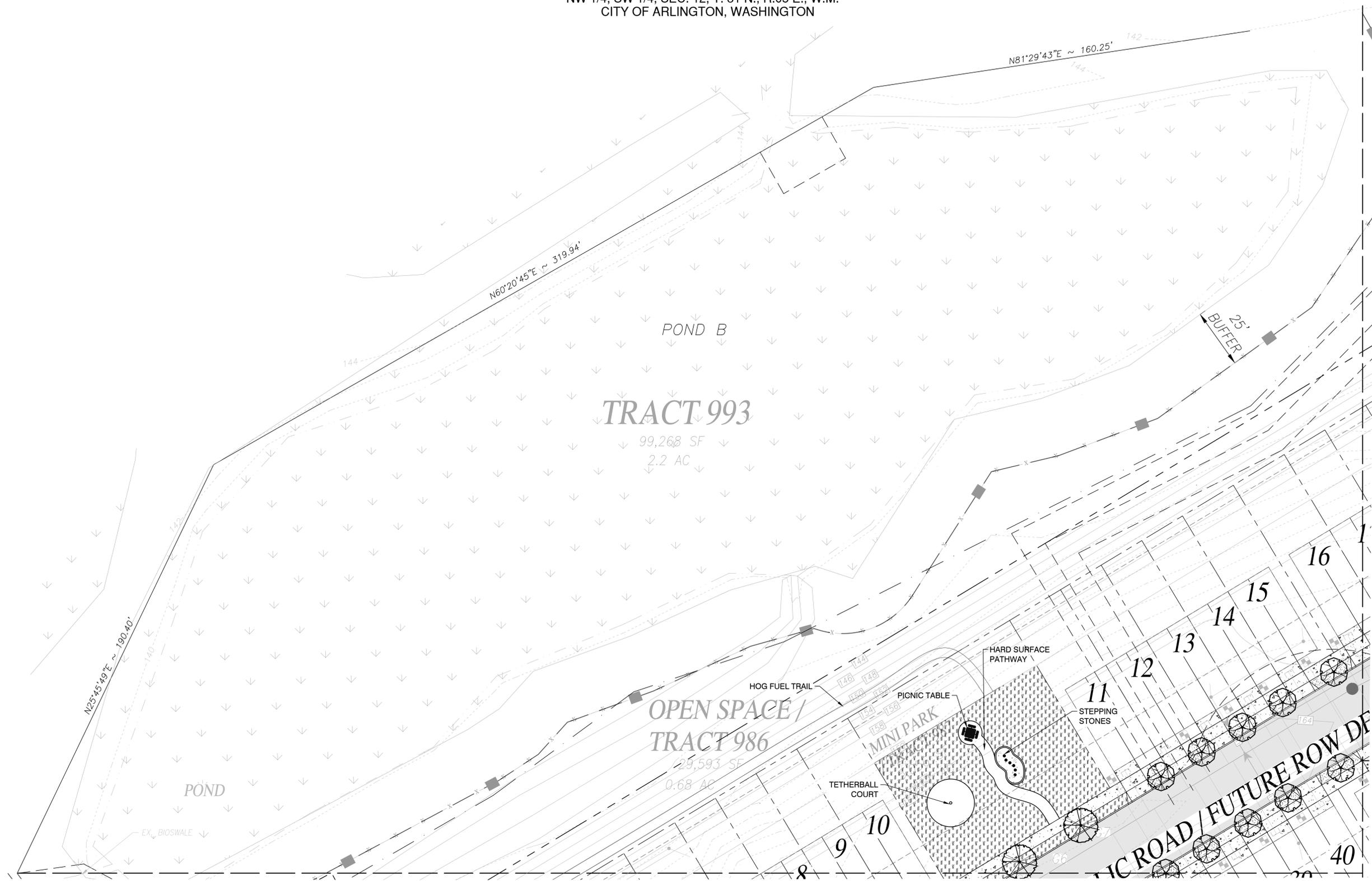
DRAWING TITLE:
LANDSCAPE PLAN
APPLICANT:
PORTAGE CREEK, LLC
11926 1275H AVE NE
LAKE STEVENS, WA 98258

DRAWING INFORMATION
ODG PROJECT #: 21-378
DRAWN BY: MY
CHECKED BY: KL

DATE:
AUGUST 27, 2021

SHEET NO:
L-2
OF 7

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



MATCHLINE SEE SHEET L-5

MATCHLINE SEE SHEET L-4



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



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

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	4/7/2022
2	SITE PLAN CHANGES	1/3/2023
3	SITE PLAN CHANGES	5/18/2023

PIONEER POINT
3500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223
31051200301000, 31051200301400
31051200301500
PLN: 890

DRAWING TITLE:
LANDSCAPE PLAN
APPLICANT:
PORTAGE CREEK, LLC
11926 1275H AVE NE
LAKE STEVENS, WA 98258

DRAWING INFORMATION
ODG PROJECT #: 21-378
DRAWN BY: MY
CHECKED BY: KL
DATE:
AUGUST 27, 2021

SHEET NO:
L-3
OF 7

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
 CITY OF ARLINGTON, WASHINGTON
 MATCHLINE SEE SHEET L-3



MATCHLINE SEE SHEET L-6



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	CITY COMMENTS	4/7/2022
2	SITE PLAN CHANGES	1/3/2023
3	SITE PLAN CHANGES	5/18/2023

PIONEER POINT
3500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223
31051200301000, 31051200301400
31051200301500
PLN: 890

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
PORTAGE CREEK, LLC
 11926 1275H AVE NE
 LAKE STEVENS, WA 98258

DRAWING INFORMATION
 ODG PROJECT #: 21-378
 DRAWN BY: MY
 CHECKED BY: KL

DATE:
AUGUST 27, 2021

SHEET NO:
L-5
 OF 7

