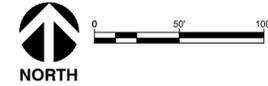


NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.  
CITY OF ARLINGTON, WASHINGTON



**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
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**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  
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SHEET NO.  
**L-1**  
**OF 7**

**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.

18 trees to be removed  
18 trees x 3 replacement trees = 54 trees required  
54 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.  
637 sf of parking provided.  
637 sf x 20% = 127 sf required shading  
2 trees x π15<sup>2</sup>/2 = 707 sf provided (perimeter shade tree)

**OPEN SPACE CALCULATIONS**

- AMC 20.52.010 Mini-Parks required
- 65 SF x 3.2 (persons per DU) x 25 units = 5,200 required
  - 7,666 sf provided
  - 15% shall be "tot lots"
  - 5,200 SF x 15% = 780 SF shall be children's play apparatus.
  - 1,050 sf provided as children's play apparatus
  - 2 recreational elements required
  - 2 recreational elements provided: tot-lot, spring animals and seating.

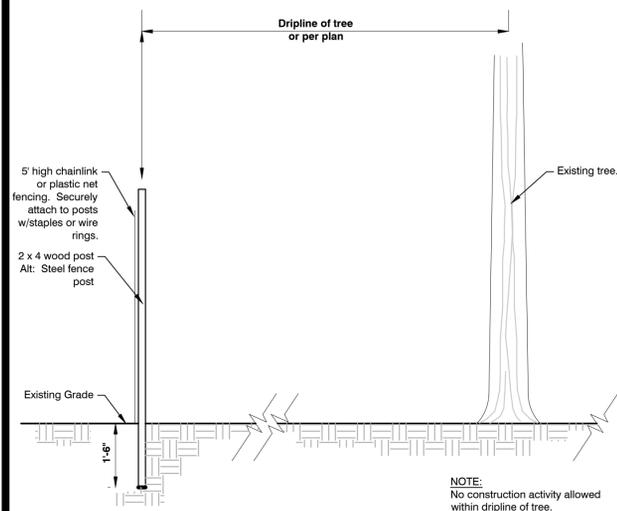
**CHILDREN'S PLAY APPARATUS**  
Takeoff: 1,050 sf

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  
Net Project Area:  
704,234 SF - 52,639 SF - 48,676 SF - 19,919 SF - 17,411 SF - 26,702 SF - 99,128 SF = 439,759 SF  
439,759 SF Developed area x 5% = 21,988 SF Required  
32,029 SF Provided in the form of preserved wooded area in the open space tract.

**GENERAL NOTES**

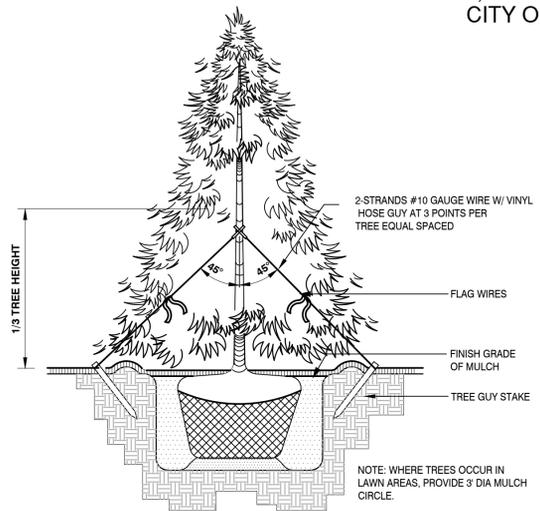
- All rough grading shall be positive, draining away from all structures.
- All stones larger than 1.5" diameter shall be removed from the growing medium.
- Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.
- All bed areas to receive 2" of 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.

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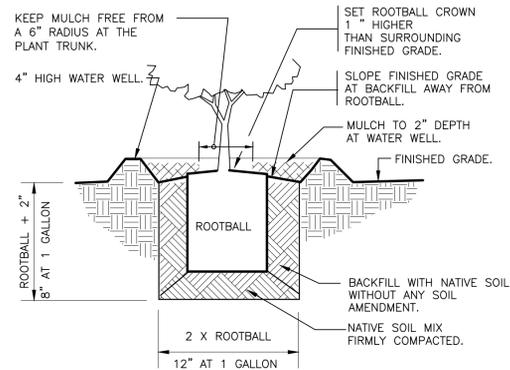
**1** TREE PROTECTION FENCING

NTS



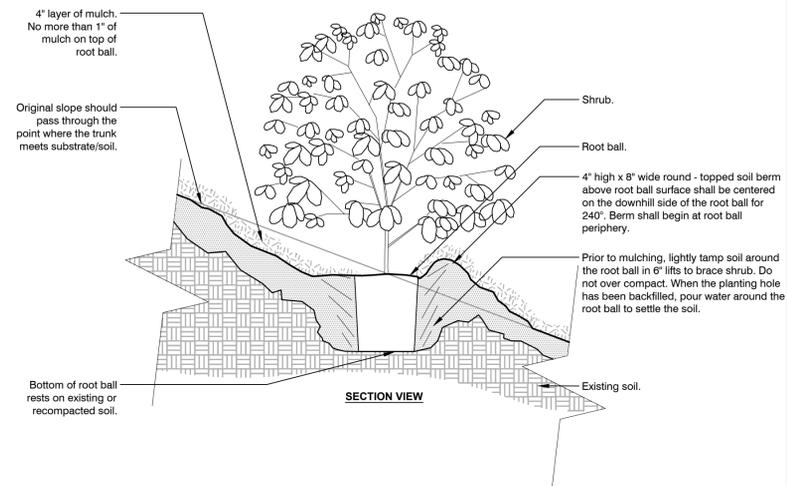
**2** CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"



**3** NATIVE SHRUB PLANTING

1" = 1'-0"



**4** SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE

FX-PL-FX-SHRB-01

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>NATIVE TREES</b>						
	6	Acer circinatum	Vine Maple	5 gal.	Pot	
	16	Amelanchier alnifolia	Serviceberry	5 gal.	Pot	
	6	Pinus contorta	Shore Pine	5 gal.	Pot	
	18	Pseudotsuga menziesii	Douglas Fir	5 gal.	Pot	
	8	Thuja plicata	Western Red Cedar	5 gal.	Pot	
<b>STREET TREES</b>						
	6	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2' Cal. Branched at 6' Min.	B&B	30' O.C.
	44	Fraxinus excelsior 'Globehead'	Globehead European Ash	2' Cal. Branched at 6' Min.	B&B	30' O.C.
	15	Prunus cerasifera 'Thundercloud'	Thundercloud Purple-leaf Plum	2' Cal. Branched at 6' Min.	B&B	30' O.C.

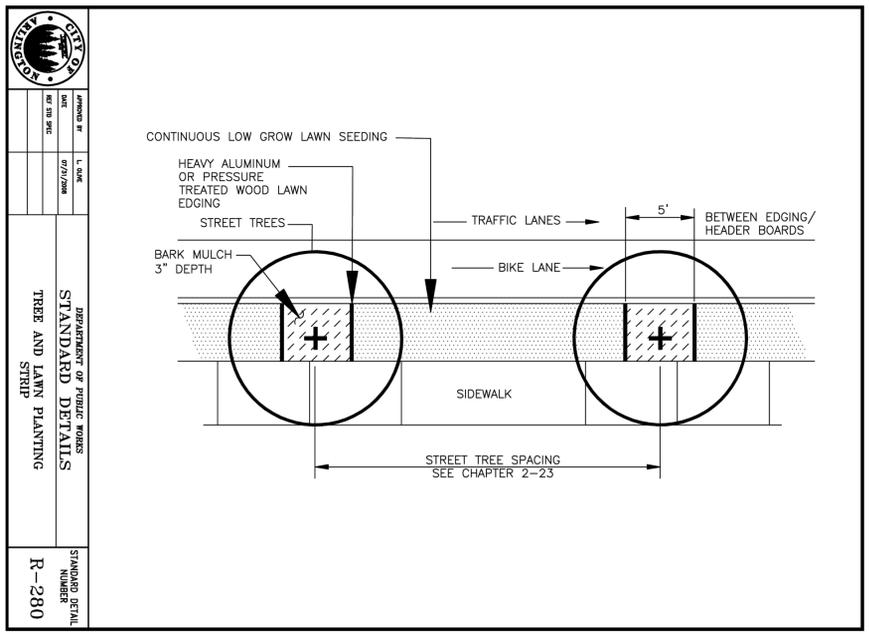
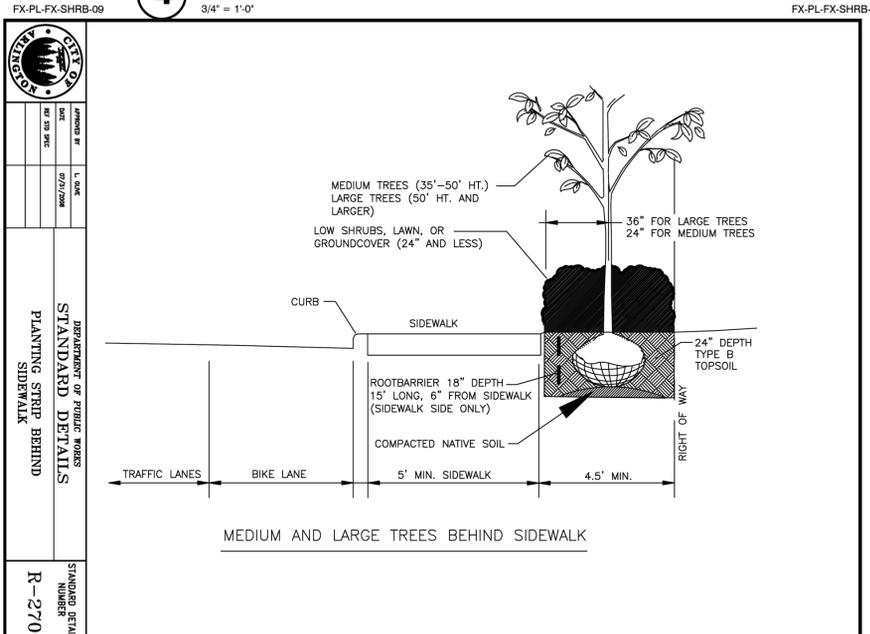
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>SHRUBS</b>						
	3	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	B&B	
	3	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	B&B	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>SHRUB AREAS</b>						
	3,666 sf	NATIVE SHRUB MIX				
	60	Cornus sericea	Red Twig Dogwood	---		25% @ 48" o.c.
	60	Gaultheria shallon	Salal	---		25% @ 48" o.c.
	60	Mahonia aquifolium	Oregon Grape	---		25% @ 48" o.c.
	60	Symphoricarpos albus	Common White Snowberry	---		25% @ 48" o.c.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>GROUND COVERS</b>						
	22	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	
	5,537 sf	Turf Hydroseed	Drought Tolerant Pacific Northwest Blend	---		

PLAYCHIPS  
Takeoff: 30 cy

**NOTE:**  
Root barriers shall be provided for all trees planted adjacent to sidewalks, paved driving areas, and paved parking areas. Root barriers shall be eighteen inches deep and six feet wide



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LANDSCAPE ARCHITECT

KRYSTAL LOWE  
LICENCE NO. 1206

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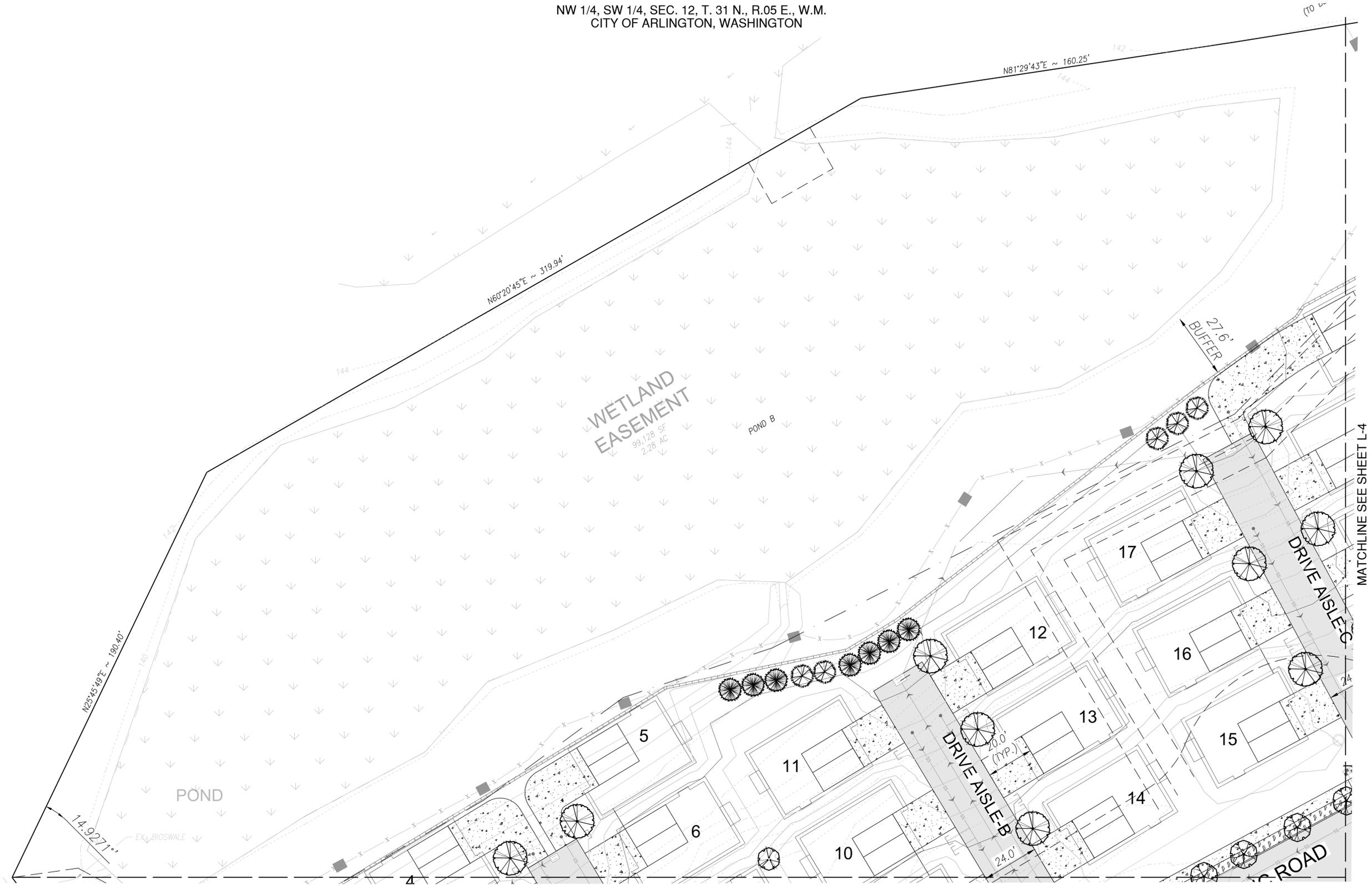
APPLICANT:  
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11926 1275H AVE NE  
LAKE STEVENS, WA 98258

DRAWING INFORMATION  
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DRAWN BY: MY  
CHECKED BY: KL

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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



WETLAND  
EASEMENT  
99,128 SF  
2.28 AC

POND B

POND

EX. BIOSWALE

MATCHLINE SEE SHEET L-5

MATCHLINE SEE SHEET L-4



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STATE OF  
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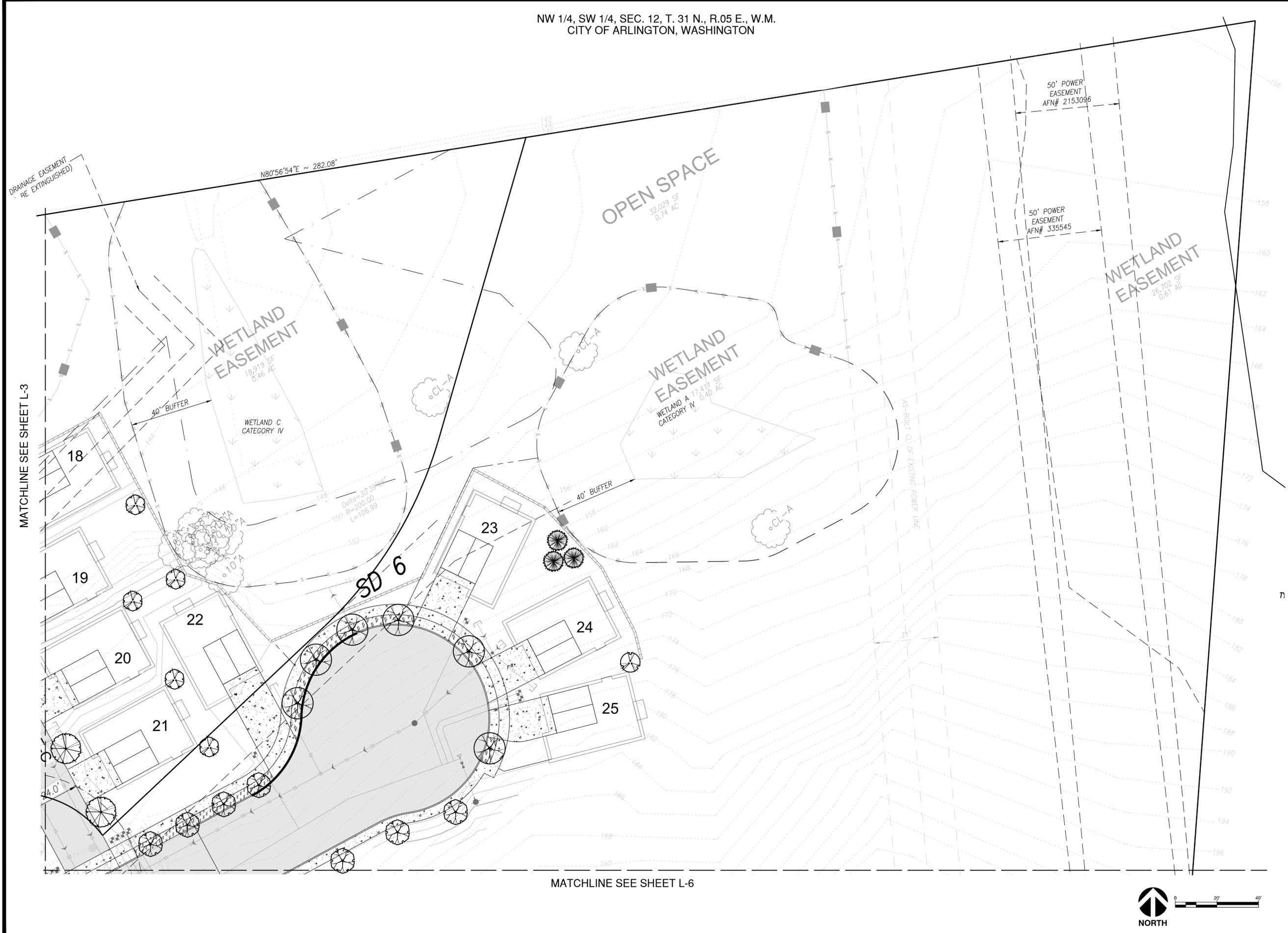
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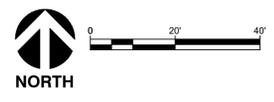
SHEET NO:  
**L-3**  
OF 7

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



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STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
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 CITY OF ARLINGTON, WASHINGTON  
 MATCHLINE SEE SHEET L-3



MATCHLINE SEE SHEET L-6



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 SNOHOMISH, WA 98290  
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STATE OF WASHINGTON  
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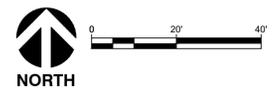
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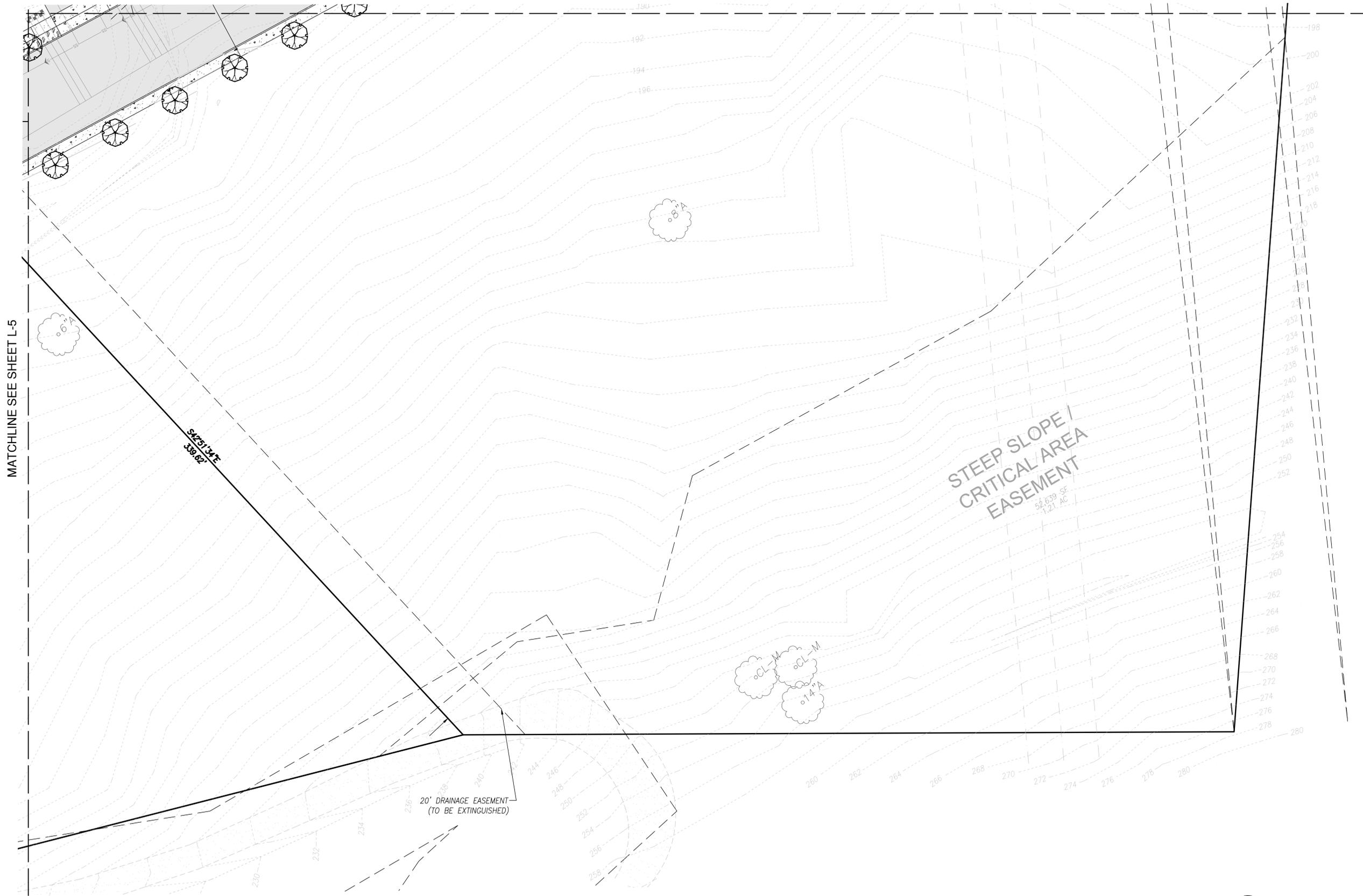
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NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.  
CITY OF ARLINGTON, WASHINGTON



MATCHLINE SEE SHEET L-5



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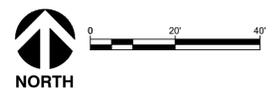
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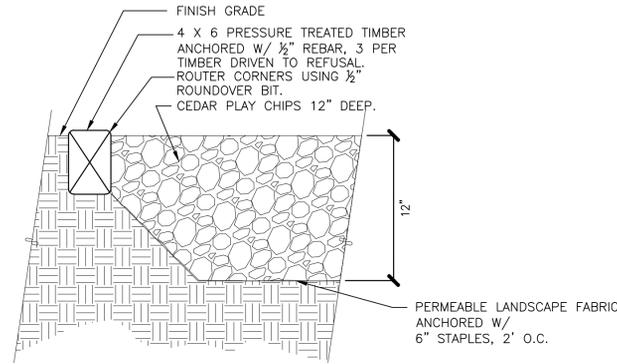
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NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.  
CITY OF ARLINGTON, WASHINGTON



PRODUCT CODE: PE-7740  
SAFE USE ZONE: 16' x 32'  
PACIFIC OUTDOOR PRODUCTS, INC.  
425 432-6000  
OR EQUIVALENT



PRODUCT CODE: SPRING ANIMALS  
PACIFIC OUTDOOR PRODUCTS, INC.  
425 432-6000  
OR EQUIVALENT

**1** TOT LOT SURFACING-PLAY CHIPS

**2** PLAY STRUCTURE  
NTS\*

**3** SPRING ANIMALS  
OR EQUIVALENT



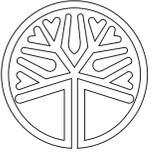
PACIFIC OUTDOOR PRODUCTS  
PRODUCT CODE: SE-5335  
QUANTITY: 1  
(425) 432-6000  
OR EQUIVALENT

**4** PICNIC TABLE



**ORIGIN**  
DESIGN GROUP

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