

4 Unit Townhomes  
 & Mixed Use For:

**Korbett & Elise Miller**  
 61x Lincoln Avenue  
 Snohomish, WA 98290

Design Development 4/18/20

ARCHITECT'S RESPONSIBILITY TERMINATES UPON ISSUANCE OF BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION AND IS LIMITED TO DRAFTING AND/OR REDRAFTING OF WORKING DRAWINGS IN REGARDS TO ERRORS AND/OR OMISSIONS. CONTENT OF WORKING DRAWINGS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION BY CONTRACTOR. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED.

ISSUANCE

PROJECT INFORMATION	
PROJECT NO:	POV1905
PROJECT MANAGER:	BB
DRAWN BY:	BB



**SITE PLAN**

1" = 10'-0"

**PLANT SCHEDULE**

SYMBOL	BOTANICAL/Common NAME	SIZE/COMMENTS
<b>TREES</b>		
	ACER CIRCINATUM/VINE MAPLE	8-10' HT., B&B, NURSERY-GROWN SPECIMEN, MULTI-STEMMED
	ACER PLATANOIDES/ CRIMSON SENTRY MAPLE (STREET TREE TO BE PLACED IN ROOT BARRIER)	2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PRUNUS SARGENTII/COLUMNARIS/ VIBURNUM DAVIDII/ DAVID'S VIBURNUM	2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
<b>SHRUBS</b>		
	PIERIS JAPONICA 'MOUNTAIN FIRE'/ 'MOUNTAIN FIRE' PIERIS	18-24" HT., B&B, FULL & BUSHY
	RHOODODENDRON 'JEAN MARIE DE MONTAGUE'/ 'PJM' RHOODODENDRON	21-24" MIN. SPREAD, B&B, FULL & BUSHY
	RHOODODENDRON 'PJM' 'PJM' RHOODODENDRON	1 GAL., CONT., 12-18" MIN. HEIGHT, FULL & BUSHY
	EUONYMUS ALATA 'COMPACTA'/ DWARF WINGED EUONYMUS	18-24" HT., B&B, FULL & BUSHY
	THUJA OCCIDENTALIS 'EMERALD GREEN'	2 GAL. CONT., 48" MIN. HEIGHT, FULL & BUSHY
	HYPERICUM CALYCEINUM / ST. JOHN'SWORT	4" POTS, PLANT @ 18" O.C.
	TURF LAWN (OPEN SPACE)	

**PLANTING NOTES:**

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF THE PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLOLIATES (PRIOR TO

TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

13. STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

14. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH BARK MULCH TO A MINIMUM DEPTH OF TWO INCHES.

15. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.

16. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

17. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

18. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACINGS SHOWN GRAPHICALLY.

19. REFER TO SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

20. ALL LANDSCAPED AREAS ARE TO BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM.

21. INSTALL A WEED BARRIER IN ALL LANDSCAPE BED AREAS (SEE SPECIFICATIONS).

22. 3-504 STREET TREES & LANDSCAPING  
 A. STREET TREES AND LANDSCAPING SHOULD BE INCORPORATED INTO THE

DESIGN OF ROAD IMPROVEMENTS FOR ALL CLASSIFICATIONS OF ROADS, SUCH LANDSCAPING SHALL BE COORDINATED WITH OFF-STREET LANDSCAPING REQUIRED ON DEVELOPER'S PROPERTY UNDER THE PROVISIONS OF CITY OF SNOHOMISH CODE. ROOT GUARD IS REQUIRED FOR STREET TREES ADJACENT CURB AND/OR SIDEWALK.

B. PLANTING STRIPS ARE REQUIRED ALONG ALL RESIDENTIAL ACCESS AND ARTERIAL ROADWAYS DESIGNATED TO RECEIVE STREET TREE TREATMENT. DESIGN OF PLANTING STRIPS MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND MUST INCLUDE A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, UTILITIES AND TRAFFIC SAFETY REQUIREMENTS ARE DISCUSSED SPECIFIED.

C. EXISTING TREES AND LANDSCAPING SHALL BE PRESERVED WHERE DESIRABLE AND PLACEMENT OF NEW TREES SHALL BE COMPATIBLE WITH OTHER FEATURES OF THE ENVIRONMENT. IN PARTICULAR, MAXIMUM HEIGHTS AND SPACING SHALL NOT CONFLICT UNLAWFULLY WITH OVERHEAD UTILITIES, OR ROOT DEVELOPMENT WITH UNDERGROUND UTILITIES. IF STREET TREES ARE PLANTED, THEY SHALL CONFORM REASONABLY TO THE REQUIREMENTS OF STANDARD PLAN 3-504-001.

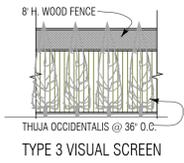
D. NEW TREES SHALL NOT INCLUDE POPLAR, COTTONWOOD, SOFT MAPLES, GUM, ANY FRUIT BEARING TREES OR ANY OTHER TREE OR SHRUB WHOSE ROOTS ARE LIKELY TO OBSTRUCT SANITARY OR STORM NEW STREET TREES SHALL NOT BE ALLOWED TO OBSTRUCT ENTERING SIGHT DISTANCE FOR INTERSECTION OR DRIVEWAYS. SPECIFIC TREES TO AVOID INCLUDE BIGLEAF MAPLE, BOX ELDER, SILVER MAPLE, CATALPA, LONDON PLANE, COTTONWOODS, WEEPING WILLOWS, DOUGLAS FIR, WESTERN RED CEDAR, WESTERN HEMLOCK, EODARA CEDAR, SPRUCES, AND PINES. SEE CITY OF SNOHOMISH CODE.

F. STREET TREE PLANS ON BUS ROUTES SHALL BE REVIEWED BY COMMUNITY TRANSIT.

**IMPERVIOUS**

LOT AREA	16,238 S.F. (0.37 acres)
PROJECT AREA*	14,726 S.F.
PROPOSED IMPERVIOUS*	8,513 S.F.
ALLOWED IMPERVIOUS	70%
ACTUAL IMPERVIOUS	57.8%
NORTH OPEN SPACE	2,501 S.F.
SOUTHEAST OPEN SPACE	1,569 S.F.
TOTAL OPEN SPACES	4,070 S.F. (27.4%)
EASTERN LANDSCAPE SPACES	254 S.F.
SOUTHWEST LANDSCAPE SPACE	609 S.F.
WESTERN LANDSCAPE SPACES	670 S.F.
TOTAL LANDSCAPE SPACES	1,533 S.F. (10.4%)

\*PROJECT AREA IS AREA CONTROLLED BY OWNER. NEIGHBOR HAS ENCRANCHING FENCE & BUILDING IMPACTING LOT AREA



**Site Plan**

SHEET NO

**A1.00**