

PORTION OF THE SE 1/4, SECTION 26,
TOWNSHIP 28N, RANGE 6E, W.M.

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.

REQUIRED LANDSCAPE/IRRIGATION INSPECTIONS

- REQUEST INSPECTION AT LEAST TWO FULL BUSINESS DAYS AHEAD OF PLANNED BACKFILL
- Soil amendments prior to planting or sod/hydroseed
 - Street tree location marking prior to planting
 - Root barrier inspection prior to backfill
 - Irrigation mainlines and valve locations prior to backfill
 - Final landscape and irrigation inspection

IRRIGATION ASSESSMENT

- MMC 22.46.110
- A. All plants shall receive sufficient water to assure their survival.
 - B. Permanent irrigation shall be required in all planting areas unless temporary irrigation is installed for a period of five years in conjunction with drought tolerant landscaping.
 - C. Individual residential lots are not required to install irrigation unless the landscape areas are owned in common ownership.

Conceptual irrigation has been provided. Complete irrigation plan shall be provided with final landscape plan.

SITE DETAILS

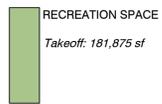
ZONE: Single Family Residential - 4 Units Per Acre (R4)

MULTIFAMILY RESIDENTIAL DESIGN STANDARDS

MMC 22.42.070(G) On-Site Recreation

On-Site Recreation Open Space Required per Each Dwelling
At least 40 percent of the total required on-site recreation space shall be consolidated in one location within the development with no dimension less than fifteen feet and may not include fenced yards or balconies serving a single dwelling unit.
No on-site recreation open space tract shall contain less than seven hundred sf in area.
At least 50 percent of the on-site recreation open space shall be designed and improved for one or more active uses. The average width of the area shall be at least equal to half of the average length of the area.
Fencing, plant screening or other buffer shall separate the recreation space from parking areas, driveways or public streets.

Studio and 1 bedroom: 90 sf per unit
Two bedrooms: 130 sf per unit
Three or more bedrooms: 170 sf per unit



34 units x 170 sf / unit = 5,780 sf required On-Site Recreation
5,780 sf x 50% = 2,890 sf required Active Recreation

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.

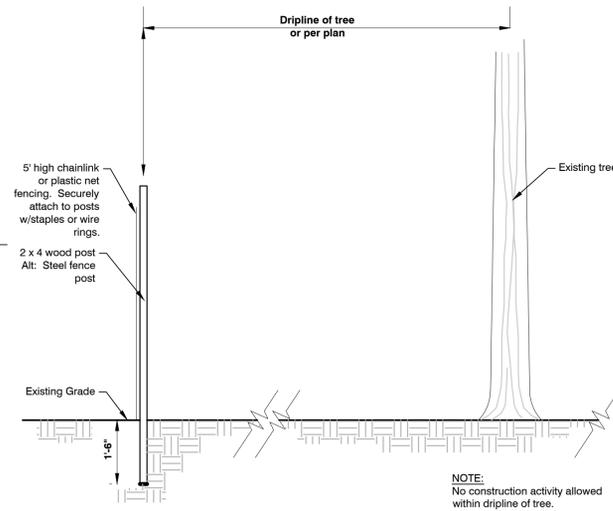
Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

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.



TRACT 998 AND TRACT 999 OPEN SPACE AMENITIES TO BE PROGRAMMED IN CONJUNCTION WITH CITY OF MONROE.



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

1 TREE PROTECTION FENCING
NTS



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STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KRISTAL LOWE
LICENSE NO. 1206

REVISIONS		
#	DESCRIPTION	DATE

MONROE 30

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

LAND PRO GROUP

DRAWING INFORMATION

ODG PROJECT #: 25-566
DRAWN BY: KL
CHECKED BY: KL

DATE:

APRIL 8, 2025

SHEET NO.

L-1
OF 12



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REVISIONS:

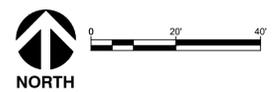
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MATCHLINE SEE SHEET L-3

MATCHLINE SEE SHEET L-5

MATCHLINE SEE SHEET L-7



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APPLICANT:

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DRAWING INFORMATION
ODG PROJECT #: 25-566
DRAWN BY: KL
CHECKED BY: KL

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APRIL 8, 2025

SHEET NO:
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MATCHLINE SEE SHEET L-7



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