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09/12/2025
CITY OF MONROE

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. Hydroseed to be established with minimum one mowing before final approval.

Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect and the City of Monroe.
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 22.46.120
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.

Schematic irrigation has been provided. See Page L-4.

LANDSCAPE CALCULATIONS

MMC 22.46.040 Type I Planting - Solid Screen
1. Type I planting is intended to provide a solid sight barrier.

2. Type I planting shall consist of evergreen trees a minimum height of eight feet at planting, and evergreen shrubs which will provide an eighty percent sight-obscuring screen at the time of planting; or a combination of sixty percent evergreen/forty percent deciduous trees and sixty percent evergreen/forty percent deciduous shrubs, backed by one hundred percent sight-obscuring decorative wall or fence.

3. The width of the barrier shall be a minimum of five to twenty feet as set out in MMC 22.46.050, unless otherwise specified by the zoning administrator.

4. Landscape strips fifteen feet or less in width: one tree required for every fifteen to twenty linear feet depending on the type of tree proposed.

5. Landscape strips greater than fifteen feet: one tree for every one hundred fifty square feet.

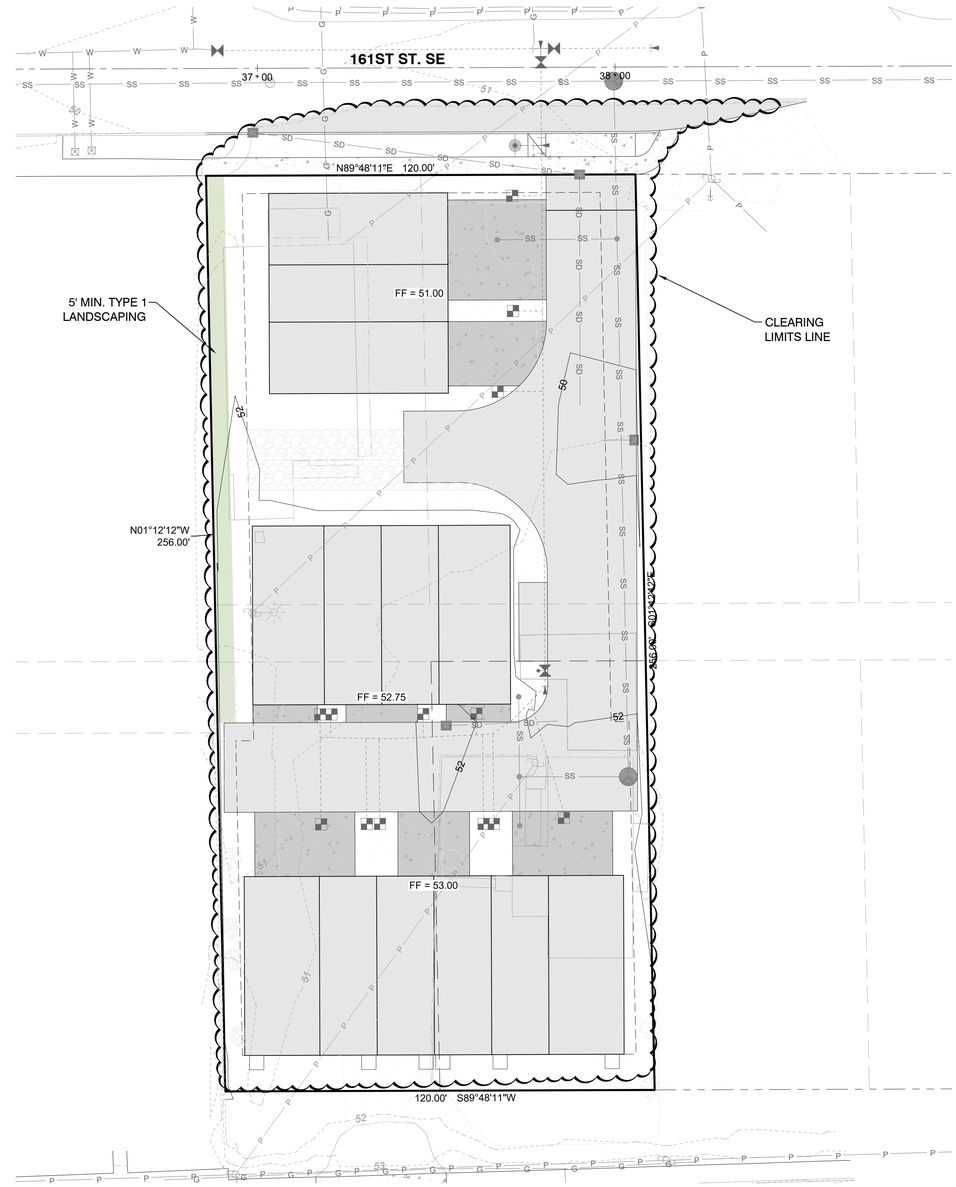
6. Shrubs: one shrub for every twenty square feet.

7. Ground cover on centers to cover the ground within two years.

764 sf / 20 = 38 shrubs required
38 shrubs provided

5' MINIMUM TYPE 1 LANDSCAPING
Takeoff: 764 sf

SECTION 02, TOWNSHIP 27N, RANGE 06E, W.M.



NORTH
0 20' 40'

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

RODLAND DEVELOPMENT
17509 W. MAIN ST
MONROE, WA 98272
PARCEL: 005173-003-004-00
& 005173-003-005-00

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
ROY RODLAND
21819 WOODS CREEK RD
MONROE, WA 98272
(360) 794-6621

DRAWING INFORMATION
ODG PROJECT #: 25-594
DRAWN BY: KL
CHECKED BY: KL

DATE:
SEPTEMBER 2, 2025

SHEET NO.
L-1
OF 4

SECTION 02, TOWNSHIP 27N, RANGE 06E, W.M.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS TREES						
	3	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple European Beech	2" Cal.	B&B	SPACING AS SHOWN
EVERGREEN TREES						
	2	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	8` Ht.	B&B	30` O.C.
	3	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	6` Ht.	B&B	
	6	Thuja occidentalis 'Fastigiata'	Pyramidal Arborvitae	8` Ht.	B&B	3` O.C.
	4	Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	8` Ht.	B&B	SPACING AS SHOWN
STREET TREES						
	5	Acer ginnala 'Flame'	Flame Amur Maple	2.5" Cal.	B&B	SPACING AS SHOWN
	3	Acer rubrum `Armstrong`	Armstrong Red Maple	2.5" Cal.	B&B	25` O.C.
	6	Amelanchier x grandiflora 'Cole's Select'	Cole's Select Apple Serviceberry	2.5" Cal.	B&B	25` O.C.
	2	Carpinus betulus `Fastigiata`	Upright European Hornbeam	2.5" Cal.	B&B	25` O.C.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	6	Berberis thunbergii `Orange Rocket`	Orange Rocket Japanese Barberry	2 gal.	Pot	24" o.c.
	13	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot	30" o.c.
	12	Cornus sanguinea 'Cato'	Arctic Sun® Bloodtwig Dogwood	2 gal.	Pot	36" o.c.
	3	Hydrangea paniculata 'Dvp Pinky'	Pinky Winky® Panicle Hydrangea	2 gal.	Pot	60" o.c.
	4	Physocarpus opulifolius 'Monlo'	Diabolo® Purple Ninebark	2 gal.	Pot	60" o.c.
	14	Physocarpus opulifolius 'SMPOTW'	Tiny Wine® Ninebark	2 gal.	Pot	48" o.c.
	10	Ribes sanguineum	Red Flowering Currant	2 gal.	Pot	60" o.c.
	16	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	2 gal.	Pot	48" o.c.
EVERGREEN SHRUBS						
	24	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	2 gal.	Pot	36" o.c.
	11	Arbutus unedo 'Compacta'	Compact Strawberry Tree	2 gal.	Pot	60" o.c.
	9	Azalea x 'Gumpo White'	Gumpo White Satsuki Azalea	2 gal.	Pot	36" o.c.
	6	Euonymus fortunei 'Gold Spot'	Gold Spot Wintercreeper	2 gal.	Pot	48" o.c.
	18	Euonymus fortunei 'Roemertwo'	Gold Splash® Wintercreeper	2 gal.	Pot	36" o.c.
	6	Euonymus japonicus 'Green Spire'	Green Spire Japanese Euonymus	2 gal.	Pot	36" o.c.
	14	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2 gal.	Pot	36" o.c.
	23	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	3	Pinus mugo 'Mops'	Mops Mugo Pine	2 gal.	Pot	60" o.c.
	29	Prunus laurocerasus `Otto Luyken`	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.
GRASSES						
	18	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	48" o.c.
	4	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	2 gal.	Pot	60" o.c.
	22	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot	36" o.c.
GROUND COVERS						
	165	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	36" o.c.
	40	Calluna vulgaris 'Firefly'	Firefly Heather	1 gal.	Pot	36" o.c.
	21	Erica carnea 'Springwood White'	White Spring Winter Heath	1 gal.	Pot	36" o.c.
	39	Lonicera pileata 'Moss Green'	Moss Green Honeysuckle	1 gal.	Pot	24" o.c.
	165 sf	Mulch		---		
	256 sf	River Rock		---		
	1,595 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	seed		

BMP T5.13 DESIGN GUIDELINES

SOIL RETENTION
THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

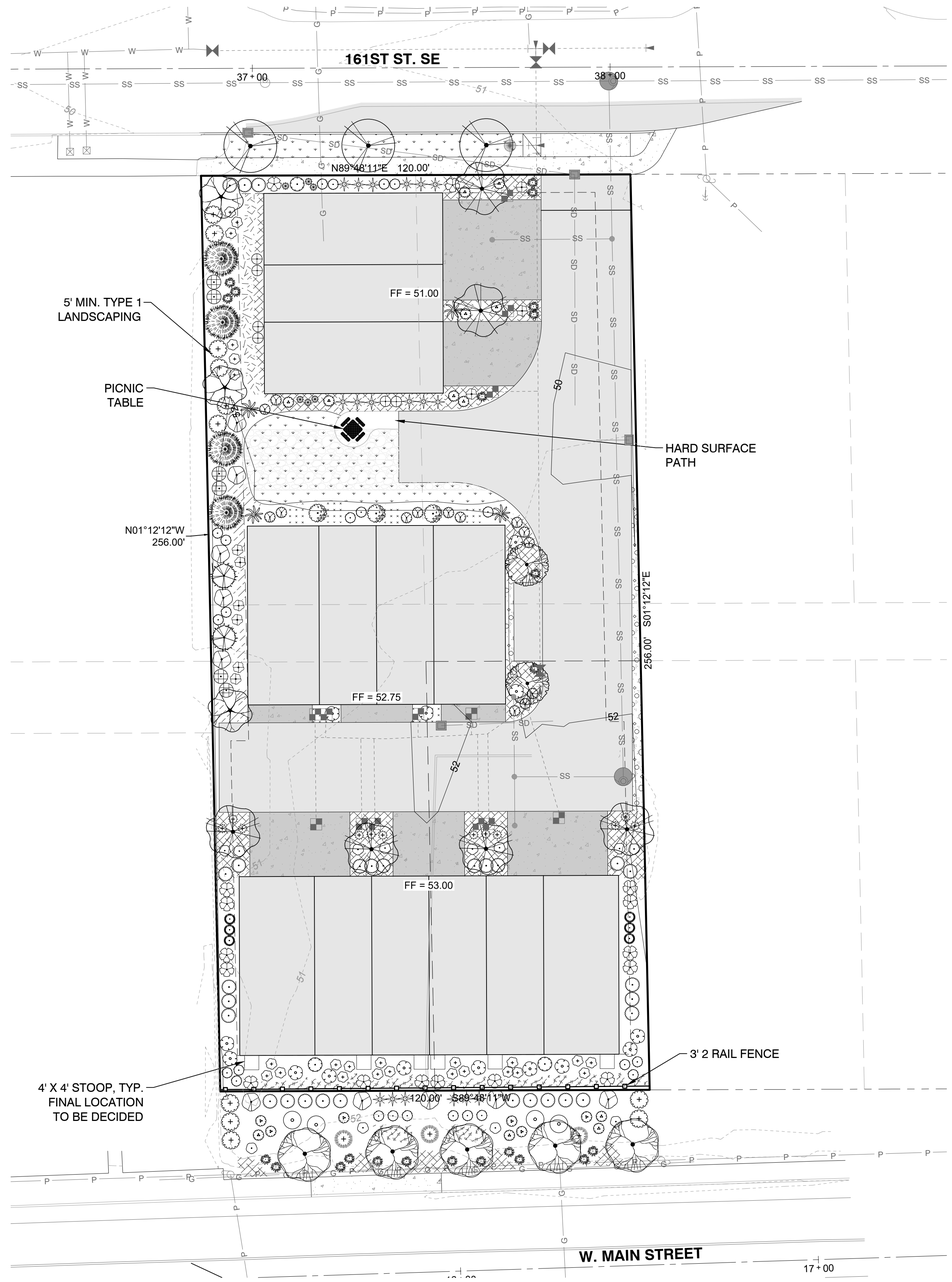
SOIL QUALITY
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
   a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS:
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFICS TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE
- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
- PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.



NORTH

0 20' 40'

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

RODLAND DEVELOPMENT
17509 W. MAIN ST
MONROE, WA 98272
PARCEL: 005173-003-004-00
& 005173-003-005-00

DRAWING TITLE:
LANDSCAPE PLAN

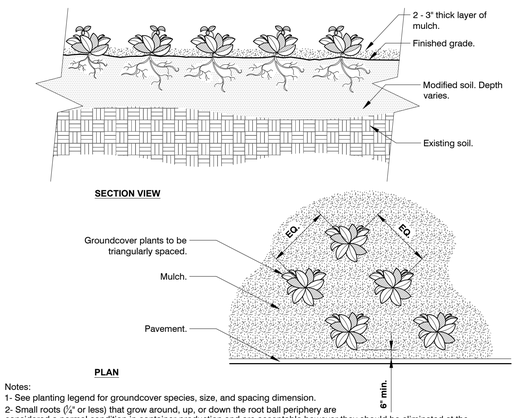
APPLICANT:
ROY RODLAND
21819 WOODS CREEK RD
MONROE, WA 98272
(360) 794-6621

DRAWING INFORMATION
ODG PROJECT #: 25-594
DRAWN BY: KL
CHECKED BY: KL

DATE:
SEPTEMBER 2, 2025

SHEET NO.
L-2
OF 4

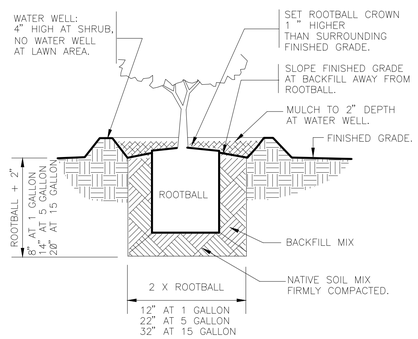
SECTION 02, TOWNSHIP 27N, RANGE 06E, W.M.



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.

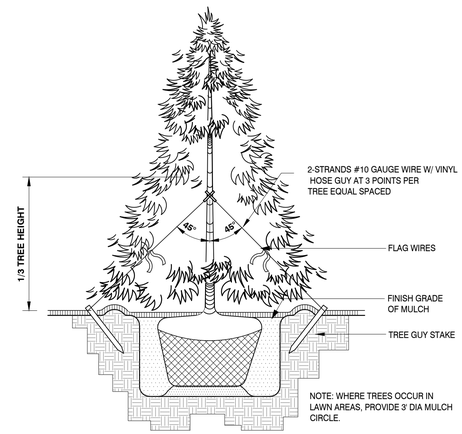
1 GROUNDCOVER

3/4" = 1'-0"



2 SHRUB PLANTING

1" = 1'-0"



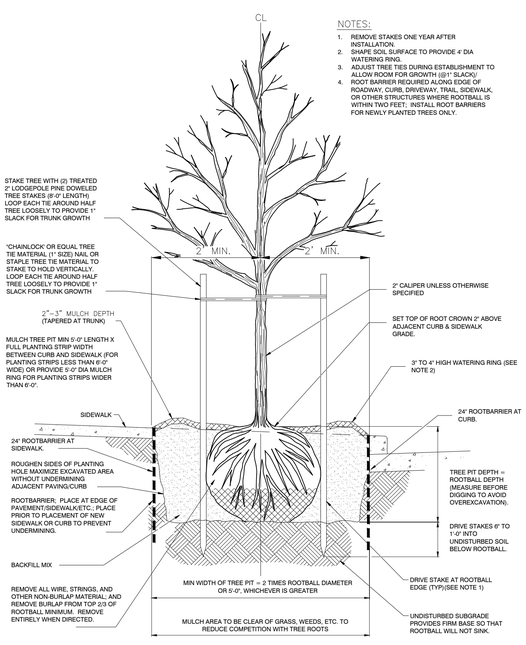
3 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"

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

OR EQUIVALENT

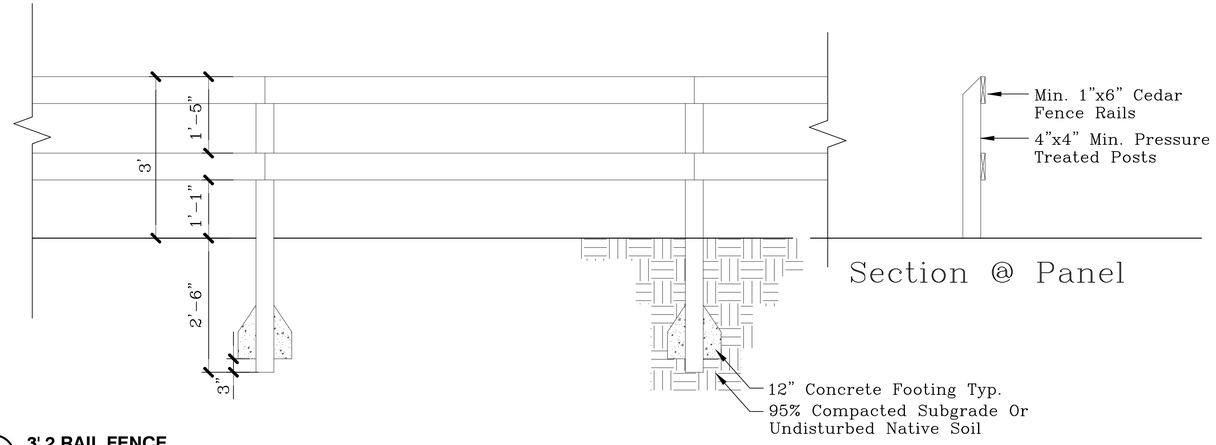
4 PICNIC TABLE



5 ROOT BARRIER TREE PLANTING

1" = 1'-0"

329343-04



6 3' 2 RAIL FENCE

3/4" = 1'-0"

323129.13-03

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

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RODLAND DEVELOPMENT
17509 W. MAIN ST
MONROE, WA 98272
PARCEL: 005173-003-004-00
& 005173-003-005-00

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

ROY RODLAND
21819 WOODS CREEK RD
MONROE, WA 98272
(360) 794-6621

DRAWING INFORMATION

ODG PROJECT #: 25-594
DRAWN BY: KL
CHECKED BY: KL

DATE:

SEPTEMBER 2, 2025

SHEET NO.

L-3
OF 4

SECTION 02, TOWNSHIP 27N, RANGE 06E, W.M.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB SPRAY AREA 4`-15` radius, triangular spaced, head to head coverage.	9,093 sf	1.9 in/h	30	180
	TURF SPRAY AREA 4`-15` radius, triangular spaced, head to head coverage.	1,056 sf	1.9 in/h	30	21

IRRIGATION NOTES

All City of Monroe standards shall be followed.

Plan is diagrammatic and conceptual in nature. Standard trade practices shall be employed to insure economy of trenching and sleeving. Manufacturer's recommended head spacing shall be exceeded only with permission of landscape architect. Verify all dimensions and elevations in field. Adjust equipment layout to suit field conditions and site constraints as well as best management practices.

Irrigation trench depths, 18" for mainline, 12" for lateral lines. Trenches shall be free of all debris that can result in damage to piping.

Set valve boxes square to adjacent buildings, walks or parking.

Owner to provide separate utility service agreement as required by water purveyor.

Swing joints to be either triple swing joints or toro funny pipe.

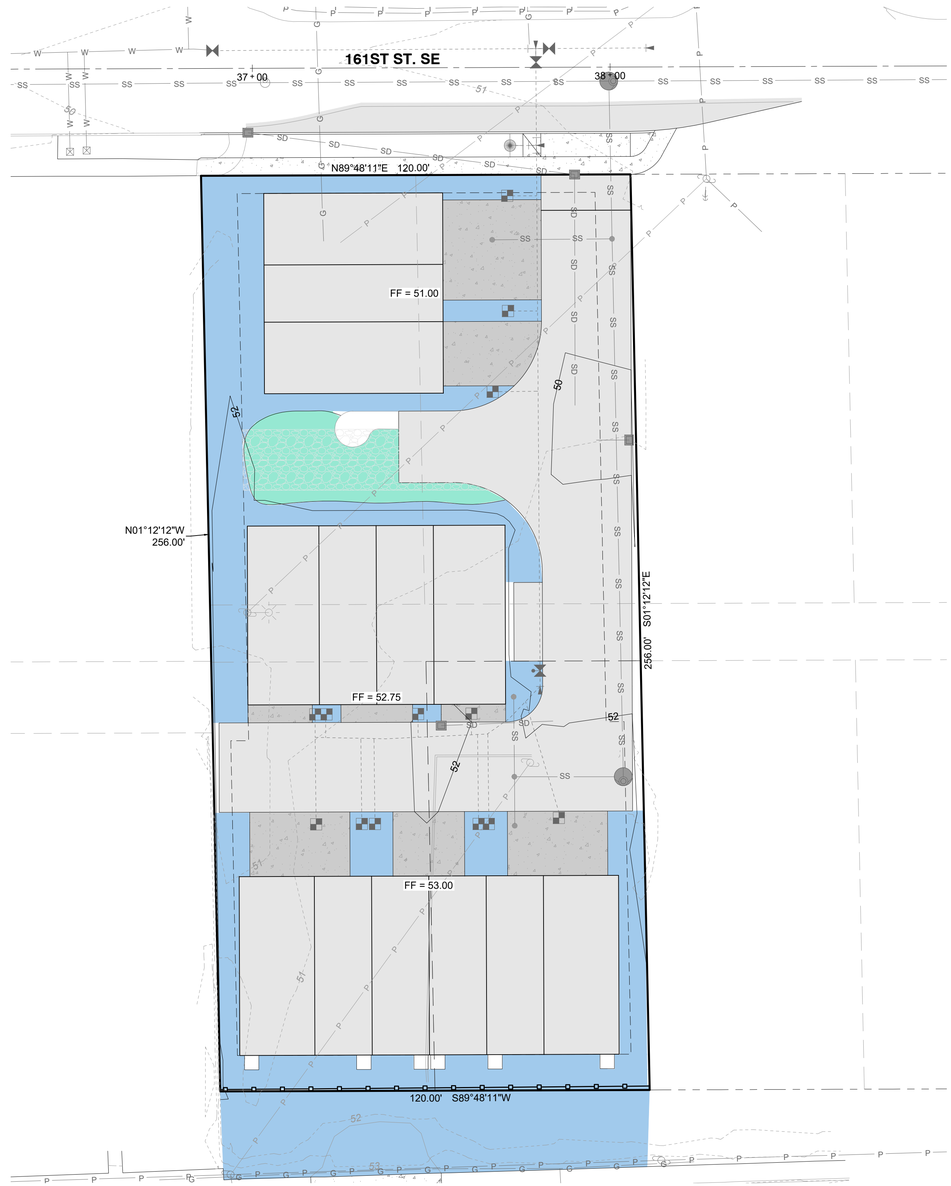
Leave a minimum of 3' of additional control wire looped at each valve box. Attach control wires to the adjacent piping with electrical tape, at least every 20'. Run 3 spare wires along entire length of mainline loop through each valve box to farthest valve box each direction.

Equipment shown in paved areas or outside project limits is for graphic clarity only. Install in landscape area. Do not willfully install equipment under pavement or outside project limits.

Owner's representative to locate and specify controller. Place control wire in separate sleeve.

Adjust sprinkler arc and radius as needed to avoid over spray onto hard surfaces while maintaining coverage.

Flow and static pressure has not been provided. Design assumption of 75 GPM and 70 PSI static pressure at the meter. Verify in field.



NORTH

0 20' 40'

ORIGIN
DESIGN GROUP

1031 185TH AVE NE
SNOHOMISH, WA 98290
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STATE OF
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LICENSED
LANDSCAPE ARCHITECT

KRYSTAL LOWE
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RODLAND DEVELOPMENT
17509 W. MAIN ST
MONROE, WA 98272
PARCEL: 005173-003-004-00
& 005173-003-005-00

DRAWING TITLE:
SCHEMATIC
IRRIGATION PLAN

APPLICANT:

ROY RODLAND
21819 WOODS CREEK RD
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(360) 794-6621

DRAWING INFORMATION

ODG PROJECT #: 25-594
DRAWN BY: KL
CHECKED BY: KL

DATE:

SEPTEMBER 2, 2025

SHEET NO.

L-4
OF 4