SECTION 1, TOWNSHIP 21N, RANGE 6E, WM.
CITY OF MONROE

GENERAL NOTES

ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE'S REQUIREMENTS.

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5' DIAMETER SHALL BE REMOVED FROM FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM COMPACTED DEPTH OF 4" IN ALL LAWN AND BED AREAS. COMPACT ALL LAWN AREAS WITH A WATER FILLER LANDSCAPE ROLLER. FINISH GRADE IS TO BE FLUSH WITH TOP OF CURBS, SIDEWALKS AND HARD SURFACES.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2' OF FINE GROUND FIR OR HEMLOCK BARK. COMPOSITION MULCHED 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.

STREET TREES ARE TO BE FIELD LOCATED BY CITY OF MONROE PARKS DEPARTMENT REPRESENTATIVE.

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 WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

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.

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A MANNER SO AS TO PROVIDE A 3' CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMMATIC. STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER PURVEYOR.

SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

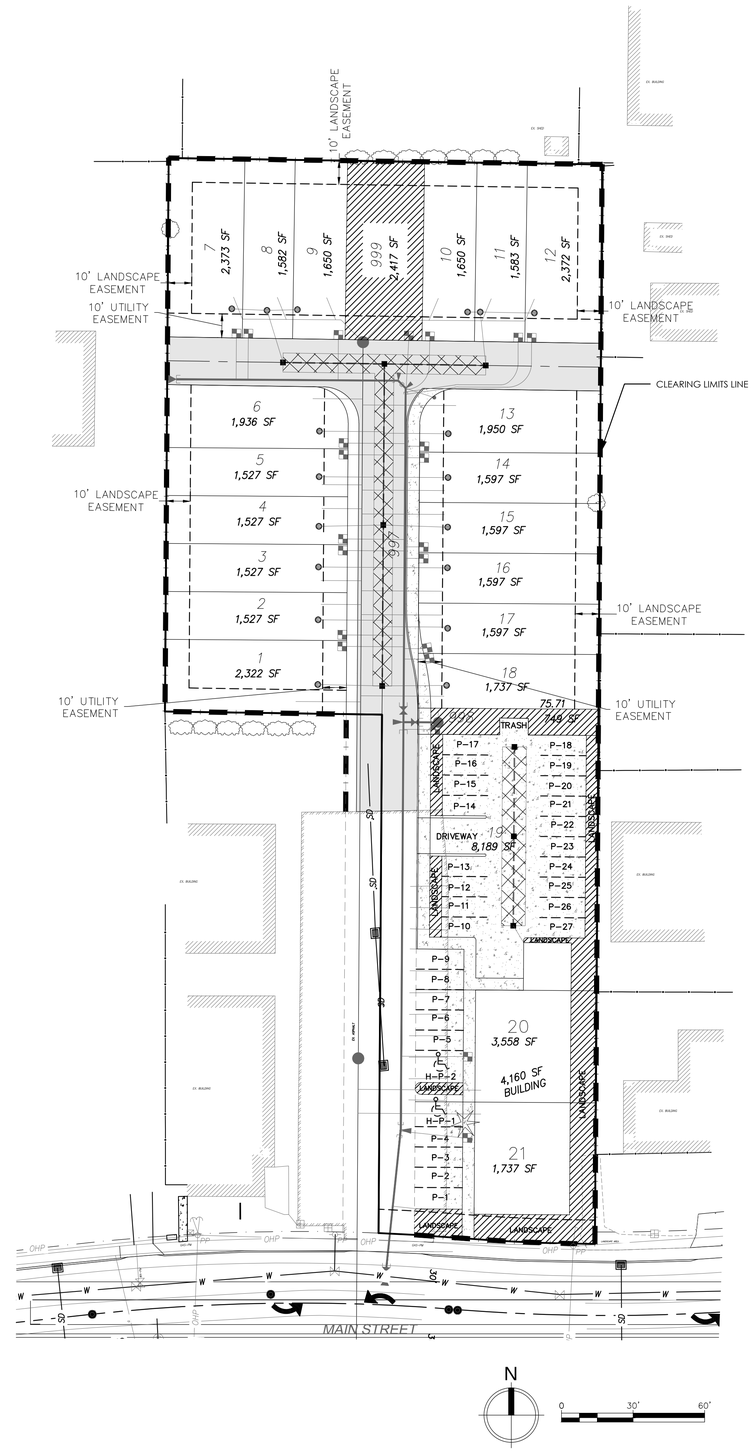
LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH ELECTRICAL TAPE. AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE BOX EACH DIRECTION.

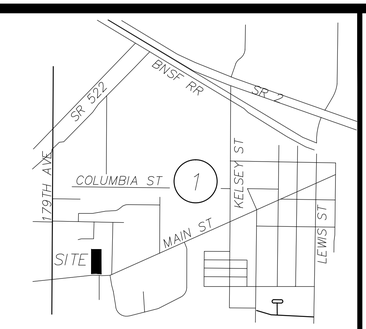
METER SIZE

3/4" METER

IRRIGATION AREAS

IRRIGATION HEAD LAYOUT, PIPING, SLEEVING AND DETAILS TO BE PROVIDED WITH FINAL LANDSCAPE PLAN.





VICINITY MAP
NTS

N

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

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

REVISIONS

#	DESCRIPTION	DATE

MAINBROOK TOWNHOMES

DRAWING TITLE:
LANDSCAPE PLAN

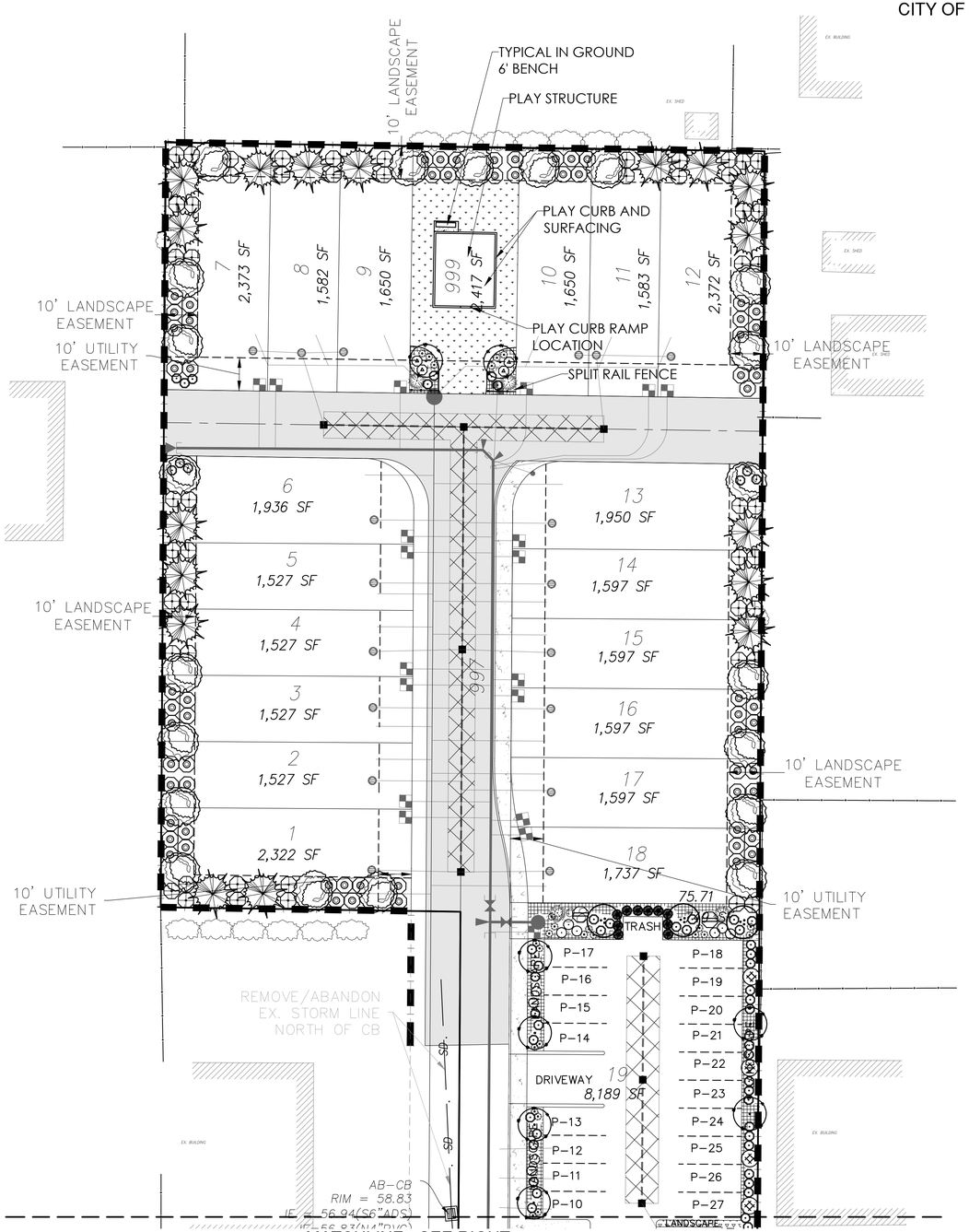
APPLICANT:
HANSON HOMES
P.O. BOX 2289
SNOHOMISH, WA 98291
CONTACT: RICK HANSON
2011HANSONHOMES@GMAIL.COM
(425) 328-5202

DRAWING INFORMATION
ODG PROJECT #: 17-165
DRAWN BY: KL
CHECKED BY: KL

DATE:
SEPTEMBER 22, 2017

SHEET NO.
L-1
OF 4

SECTION 1, TOWNSHIP 21N, RANGE 6E, WM.
CITY OF MONROE



LANDSCAPE PLANTING SCHEDULE

EVERGREEN TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	10	Thuja occidentalis 'Emerald Green' / EMERALD GREEN ARBORVITAE	6' MIN. HT.	B&B., SPACING AS SHOWN
	20	Thuja plicata 'Excelsa' / EXCELSA WESTERN RED CEDAR	6' MIN. HT.	B&B., SPACING AS SHOWN

DECIDUOUS TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	25	Acer rubrum 'Bowhall' / BOWHALL RED MAPLE	2" CAL.	B&B., 20' O.C. BRANCHED @ 8' HT
	3	Amelanchier grandiflora 'Autumn Brilliance' / SERVICEBERRY	1 3/4'" CAL.	B&B., SPACING AS SHOWN
	12	Pyrus calleryana 'Capital' / CAPITAL PEAR	1.5" CAL.	B&B., SPACING AS SHOWN

SHRUBS

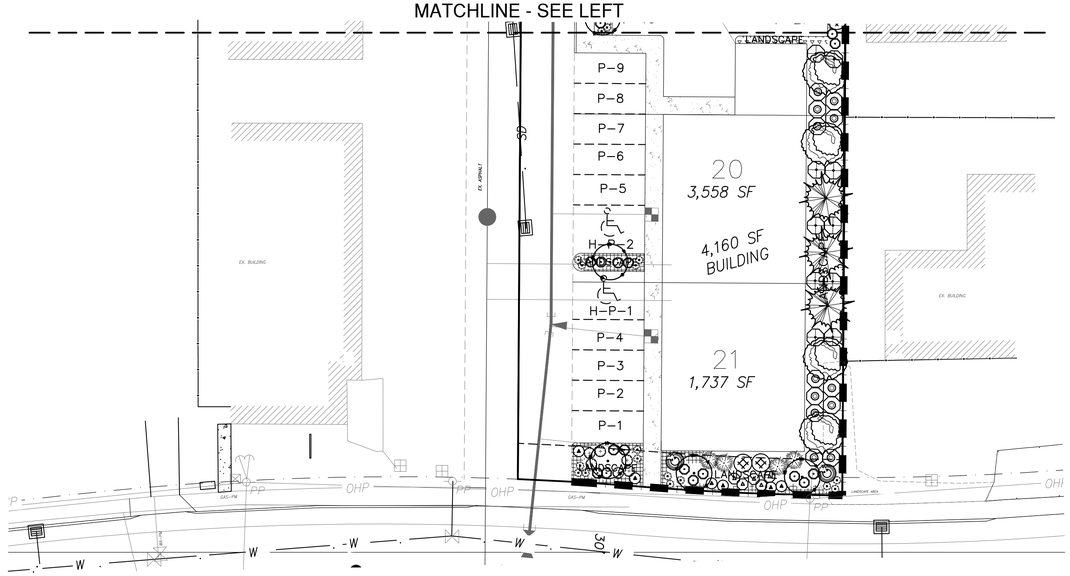
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	41	Berberis thunbergii var. atropurpurea 'Crimson Pygmy / PYGMY BARBERRY	2 GAL. MIN.	CON. GRWN. 3' O.C.
	6	Cornus alba 'Elegantissima' / VARIEGATED RED TWIG DOGWOOD	2 GAL MIN	CON. GRWN. 5' O.C.
	2	Ilex crenata / JAPANESE HOLLY	21" MIN. HT.	CON. GRWN. 4' O.C.
	2	Hydrangea quercifolia 'Snow Queen' / OAKLEAF HYDRANGEA	18" MIN. HT.	CON. GRWN. 5' O.C.
	6	Lavandula angustifolia 'Munstead' / MUNSTEAD LAVENDER	2 GAL. MIN.	CON. GRWN. 3' O.C.
	8	Miscanthus sinensis 'Morning Light' / SILVER MAIDEN GRASS	18" MIN. HT.	CON. GRWN. 5' O.C.
	68	Nandina domestica 'Gulf Stream' / DWARF HEAVENLY BAMBOO	18' MIN. HT.	CON. GRWN. 3' O.C.
	61	Pieris 'Forest Flame' / MOUNTAIN PIERIS	21' MIN. HT.	CON. GRWN. 5' O.C.
	10	Pinus mugo 'Mops' / MOPS MUGO PINE	18' MIN. HT.	CON. GRWN. 4' O.C.
	76	Prunus laurocerasus 'Otto Luyken' / DWARF ENGLISH LAUREL	21' MIN. HT.	CON. GRWN. 4' O.C.
	6	Spiraea x bumalda 'Goldflame' / GOLDFLAME SPIREA	2 GAL. MIN.	CON. GRWN. 3' O.C.
	9	Viburnum davidii 'David's' / DAVID'S VIBURNUM	21" MIN. HT.	CON. GRWN. 5' O.C.

GROUNDCOVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	*	Arctostaphylos uva-ursi / KINNIKINNICK	4" POTS	CON. GRWN., 12" O.C.
	*	Nassella tenuissima / MEXICAN FEATHER GRASS	1 GALLON	CON. GRWN., 24" O.C.
	*	HYDROSEED LAWN		

* CONTRACTOR TO CALCULATE QUANTITIES TO PROVIDE FULL COVERAGE

MATCHLINE - SEE LEFT



NOTE:

STREET TREES, PLANTER STRIP AND LANDSCAPE BUFFER TRACTS ADJACENT LOTS SHALL BE MAINTAINED BY THE HOMEOWNER. MAINTENANCE RESPONSIBILITIES FOR ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS FALLS UPON THE HOA.

HYDROSEEDING APPLICATION WILL ONLY BE ALLOWED BETWEEN MARCH 1 AND OCTOBER 15.

SIX-INCH PROTECTIVE CURBS OR WHEEL STOP TO PROTECT LANDSCAPED AREAS SHALL BE PROVIDED.

ORIGIN
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SECTION 1, TOWNSHIP 21N, RANGE 6E, WM.
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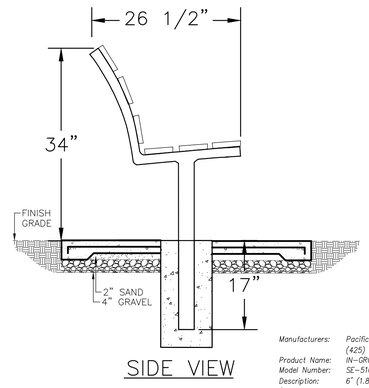
TIMBER PLAYSYSTEM
PRODUCT CODE: PE-7875
SAFE-USE AREA: 18' X 22'
PACIFIC OUTDOOR PRODUCTS
1 (425) 432-6000

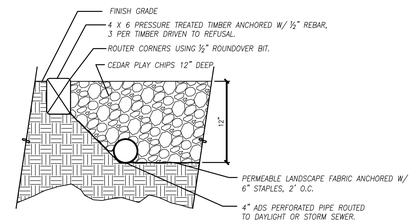
OR EQUIVALENT

1/3 PLAY STRUCTURE



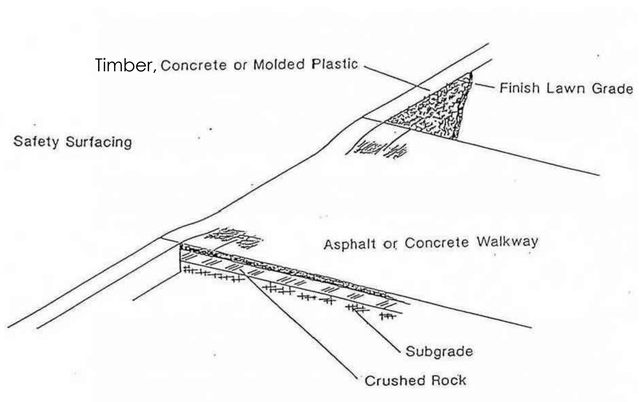
Manufacturers: Pacific Outdoor Products (425) 432-6000
Product Name: IN-GROUND BENCH
Model Number: SE-5165
Description: 6' (1.8M), RECYCLED PLASTIC
Quantity: 1
OR EQUAL

2/3 BENCH

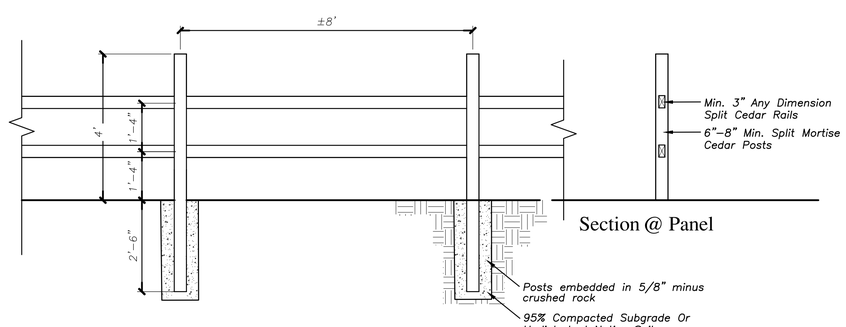


OR EQUIVALENT

3/3 PLAY SURFACING
SCALE: NTS



4/3 PLAYCURB RAMP



5/3 4 FOOT, 2 RAIL FENCE
SCALE: NTS

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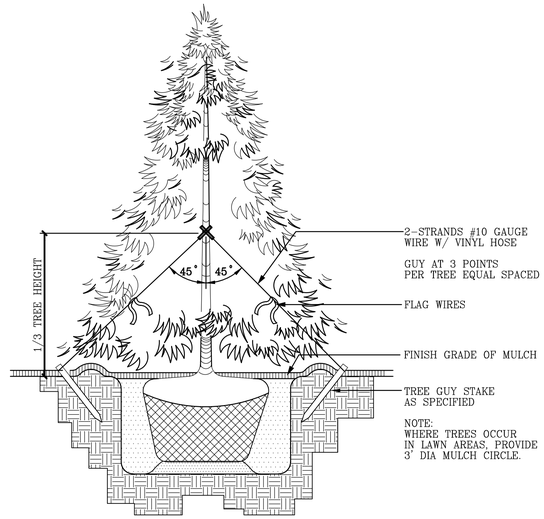
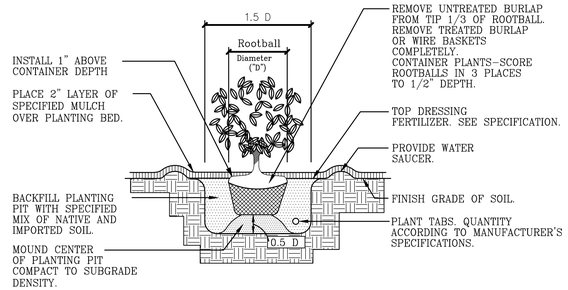
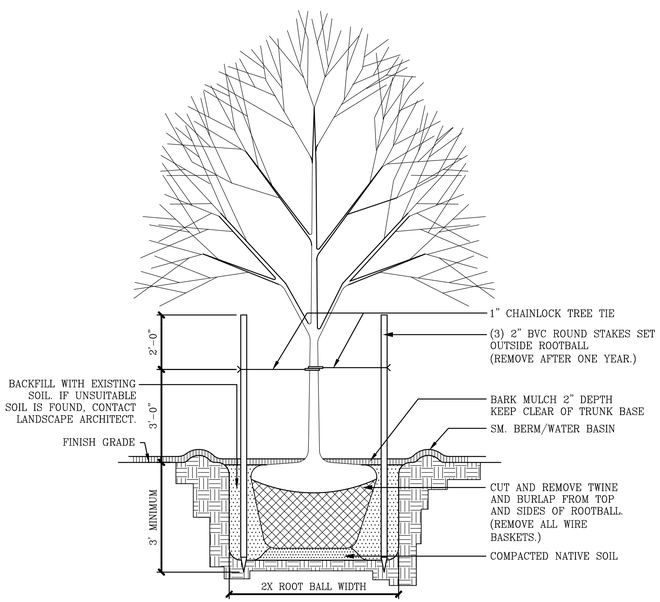


1/4 TREE GUYING
SCALE: NTS



NOTE:
DETAIL APPLIES TO TREES, SHRUBS AND GROUNDCOVER PLANTINGS.

2/4 SHRUB PLANTING
SCALE: NTS



NOTE: DRIVE STAKES UNTIL FIRM IN GROUND TO SUPPORT TREE.

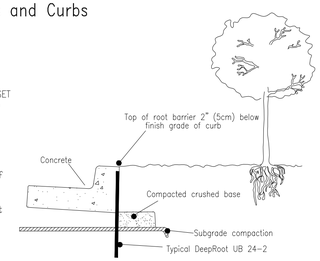
3/4 TREE PLANTING / STAKING

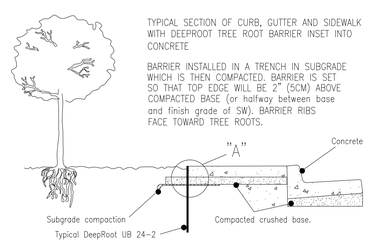
Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



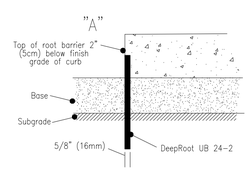


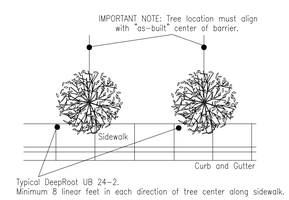
TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

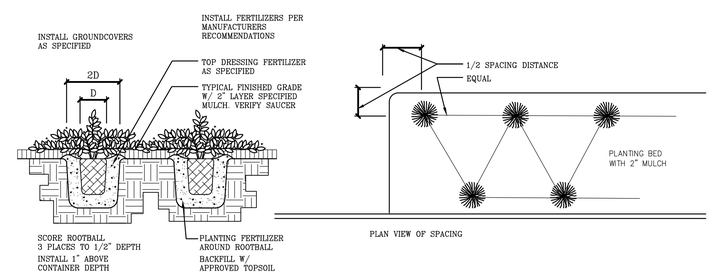
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)





NOTE: ALL STREET TREES SHALL HAVE ROOT BARRIERS. ROOT BARRIERS REQUIRED ADJACENT TO CURB AND GUTTER AND BACK OF SIDEWALK.

4/4 ROOT BARRIER



5/4 GROUNDCOVER PLANTING

ORIGIN
DESIGN GROUP
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