



STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
KRISTINA J. MAYBAY  
CERTIFICATE NO. 1189

**PRELIMINARY PLAT APPROVAL LANDSCAPE PLAN**

PREPARED BY: KM  
By Others : BASEPLAN  
10.25.2022 : CONCEPT  
4.13.2023 : REVISION  
FINAL

REVISIONS:  
See Revision Notes on Page 1



INFO@KISMETDESIGNCO.COM  
9010 MARKET PL #142  
LAKE STEVENS, WA 98258  
425-919-1109  
WWW.KISMETDESIGNCO.COM

AMBER GROVE (LOT 19, LLC)  
14TH AVE NE  
ARLINGTON, WA 98223  
360-652-9121



**REVISIONS NOTES**  
COMMENT #1 - PERMIT NUMBER HAS BEEN ADDED TO EACH SHEET  
COMMENT #2 - LOW IMPACT TRAIL HAS BEEN REMOVED FROM PLAN BY OTHERS  
COMMENT #3 - SEE TREE REMOVAL NOTES ON PAGE 1  
COMMENT #4 - STREET TREES HAVE BEEN PLACED IN THE RIGHT OF WAY ALONG WITH SHRUBS, PERENNIALS, & GROUNDCOVERS  
COMMENT #5 - TREES HAVE BEEN ADDED TO EACH REAR YARD OF EACH UNIT LOT  
COMMENT #6 - EVERGREEN SCREENING HAS BEEN PROVIDED ALONG REAR PROPERTY LINE FOR SR 9  
COMMENT #7 - STREET TREES HAVE BEEN PROVIDED  
COMMENT #8 - SHADE TREES HAVE BEEN PROVIDED FOR PARKING AREAS AND SHADE OVER 20% OF GUEST PARKING (SEE PARKING AREA NOTES ON PAGE 1)  
COMMENT #9 - INDIVIDUAL GARBAGE/RECYCLING RECEPTACLES ARE PROPOSED BY OTHERS, THEREFORE NO SCREENING OF DUMPSTERS WILL BE NEEDED

**PROPERTY INFORMATION:**  
PERMIT NUMBER: PLN#1018  
CLIENT: LOT 19, LLC  
16120 SMOKEY POINT BLVD, STE A, ARLINGTON, WA 98223  
PERMITTING & DESIGN ENGINEERING CONSULTANT:  
LAND TECHNOLOGIES 18820 THIRD AVENUE NW  
ARLINGTON, WA 98223  
LANDSCAPE DESIGN: KISMET DESIGN LLC  
9010 MARKET PL #142, LAKE STEVENS, WA 98258

**PLANT SCHEDULE PRELIM PLAN**

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	[Symbol]	ABIES GRANDIS	GRAND FIR	5 GAL
11	[Symbol]	ACER GINOUANUM	VINE MAPLE	5 GAL
12	[Symbol]	ACER GINOUANUM	VINE MAPLE	5 GAL
13	[Symbol]	ACER GINOUANUM	VINE MAPLE	5 GAL
14	[Symbol]	ACER GINOUANUM	VINE MAPLE	5 GAL
15	[Symbol]	ACER GINOUANUM	VINE MAPLE	5 GAL
16	[Symbol]	ACER GINOUANUM	VINE MAPLE	5 GAL
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**LANDSCAPE NOTES:**

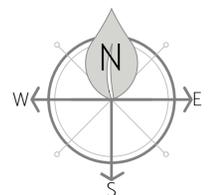
- A THIRTY-FOOT WIDE LANDSCAPED SCREEN SHALL BE MAINTAINED ALONG STATE ROUTE 9. THE SCREEN SHALL CONSIST OF VISUAL OBSTRUCTIONS FROM THE GROUND TO A HEIGHT OF AT LEAST THIRTY FEET AT MATURITY, INCLUDING EVERGREEN TREES PLANTED AT LEAST THREE DEEP. THIS SCREEN IS INTENDED TO MINIMIZE ALL VISUAL AND NOISE CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF VISUAL SEPARATION. THE SCREEN MAY BE COMPOSED OF PLANTED OR EXISTING VEGETATION, AND THE RETENTION OF EXISTING SIGNIFICANT TREES THAT ARE NOT PRONE TO WINDTHROW IS STRONGLY ENCOURAGED. COMPLIANCE OF PLANTED OR NATURAL VEGETATIVE SCREENS WILL BE JUDGED BASED ON THE AVERAGE MATURE HEIGHT AND DENSITY OF FOLIAGE OF THE SUBJECT SPECIES, OR FIELD OBSERVATION OF EXISTING VEGETATION. THE SCREEN MUST BE OPAQUE IN ALL SEASONS OF THE YEAR. AT MATURITY, THERE SHOULD NOT BE ANY UNOBSTRUCTED OPENINGS TO A HEIGHT OF TEN FEET. (20.16.090)
- FOR EVERY THIRTY FEET OF STREET FRONTAGE AT LEAST AN AVERAGE OF ONE DECIDUOUS TREE OF TWO INCHES DBH AT THE TIME OF PLANTING AND WITH A CANOPY THAT STARTS AT LEAST EIGHT FEET ABOVE FINISHED GRADE AND HAS OR WILL HAVE WHEN FULLY MATURE A TRUNK AT LEAST EIGHT INCHES IN DIAMETER SHALL BE PLANTED. (20.16.110)

**TREE REMOVAL NOTES:**

- TREE SURVEY COMPLETED & PROVIDED BY OTHERS
- 231 TREES TO BE REMOVED
- TREES TO BE PLANTED AT A 3:1 RATIO = 711 NEW TREES REQUIRED
- ACTUAL NEW TREES PROPOSED = 535
- REMAINING NUMBER OF TREES TO BE REPLACED TO BE PAID AT \$32.50 PER TREE = 176

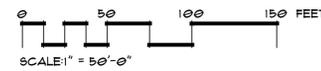
**PARKING AREA NOTES:**

- 20% OF THE VEHICLE ACCOMMODATION AREA MUST BE SHADED AS PER CITY OF ARLINGTON 20.16.130
- TOTAL PARKING AREA = 13130.7 SF
- 20% OF PARKING AREA = 2626.1 SF
- TOTAL OF SHADED PARKING AREA = 6116.5 SF (46.6%) = OK



**PRELIMINARY PLAT APPROVAL LANDSCAPE PLAN**

SCALE: 1"=50'-0"



**SHEET LIST TABLE:**

SHEET NUMBER	SHEET TITLE
P1	LANDSCAPE PLAN COVER SHEET
P2	RIGHT OF WAY LANDSCAPE PLAN
P3	ENTRY DRIVE LANDSCAPE PLAN
P4	ROUNDBOUT LANDSCAPE PLAN
P5	NORTH ENTRY DRIVE LANDSCAPE PLAN
P6	SOUTH ENTRY DRIVE LANDSCAPE PLAN
P7	LANDSCAPE PLAN SHEET 1
P8	LANDSCAPE PLAN SHEET 2
P9	LANDSCAPE PLAN SHEET 3
P10	LANDSCAPE PLAN SHEET 4
P11	LANDSCAPE PLAN SHEET 5
P12	LANDSCAPE PLAN SHEET 6
P13	LANDSCAPE PLAN SHEET 7

\*DENOTES FULLY COMPLETED PLANTING PLAN (REMAINING SHEETS TO BE COMPLETED IN FINALIZATION OF LANDSCAPE PLAN AFTER PRELIMINARY PLAT APPROVAL)



STATE OF WASHINGTON  
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RIGHT OF WAY  
LANDSCAPE PLAN

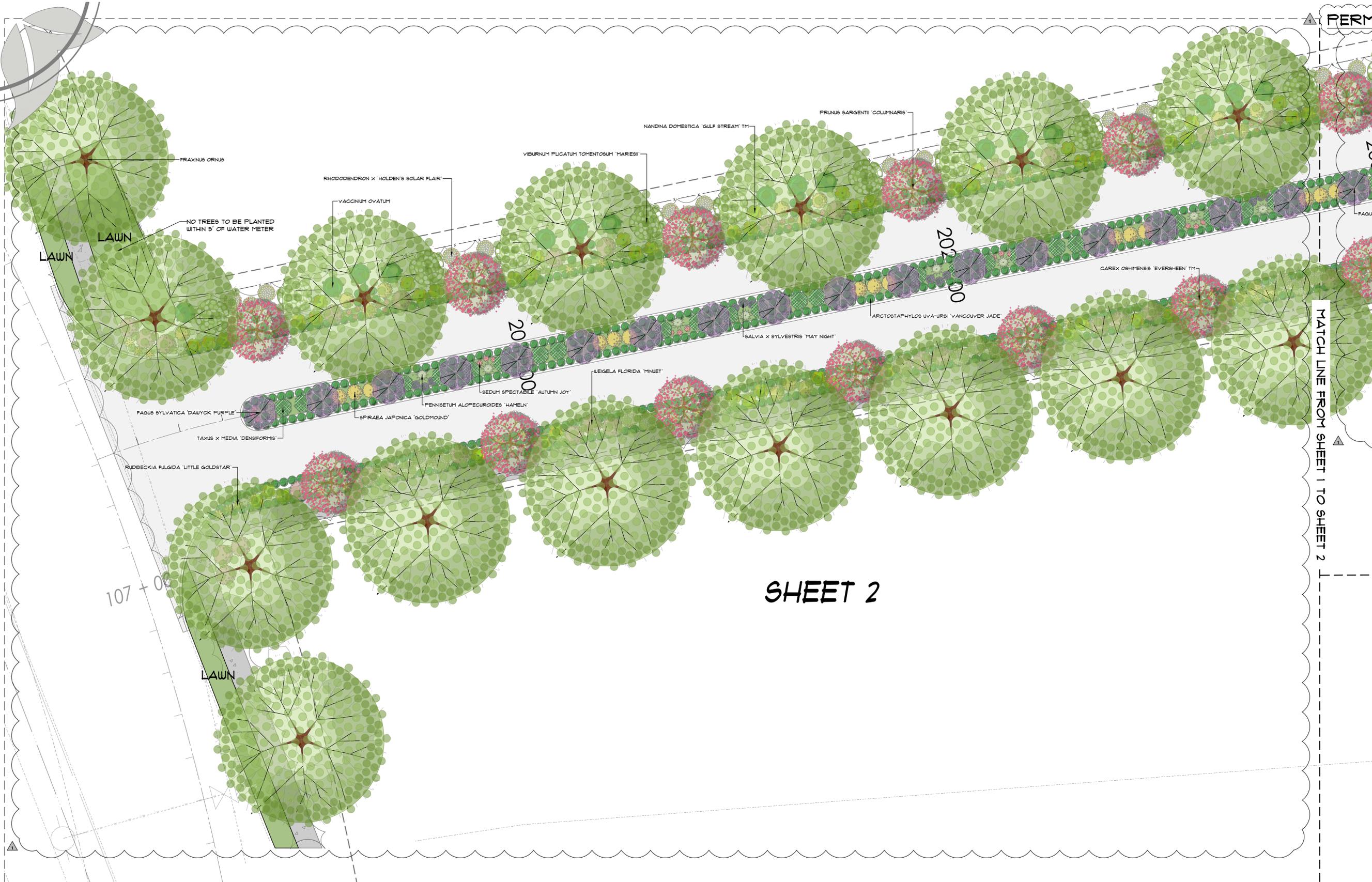
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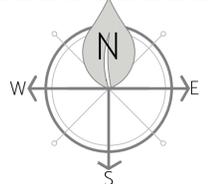
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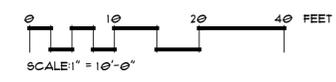
SHEET 2

PROPERTY INFORMATION:

PERMIT NUMBER: PLN#1018  
CLIENT: LOT 19, LLC  
16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
18020 THIRD AVENUE NW, ARLINGTON, WA 98223  
LANDSCAPE DESIGN: KISMET DESIGN LLC  
9010 MARKET PL #142, LAKE STEVENS, WA 98258



RIGHT OF WAY LANDSCAPE PLAN  
SCALE: 1"=10'-0"



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**ENTRY DRIVE LANDSCAPE PLAN**

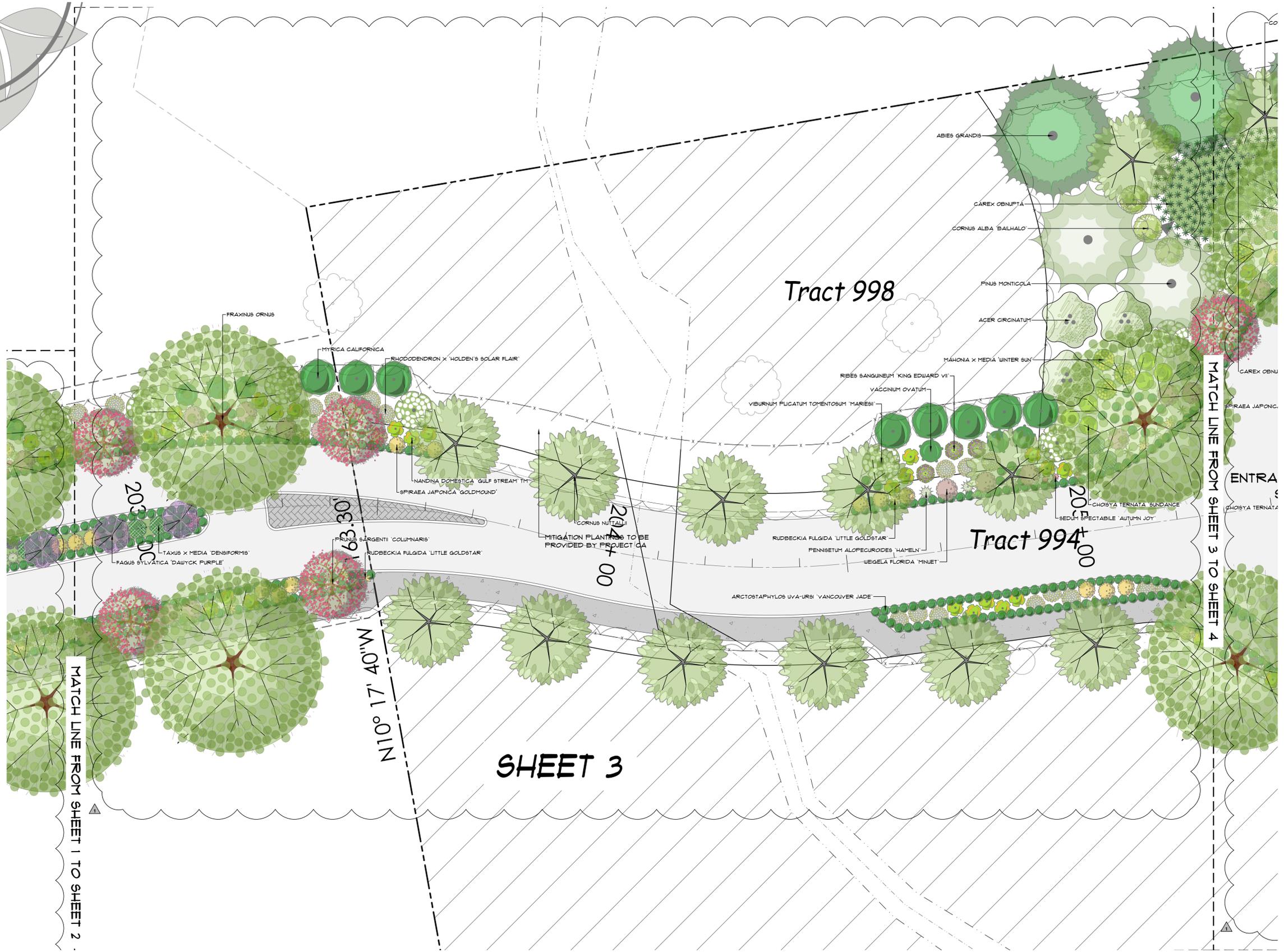
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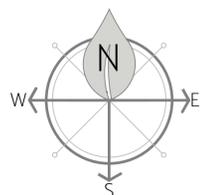
AMBER GROVE (LOT 19, LLC)  
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 360-652-9727



**SHEET 3**

**PROPERTY INFORMATION:**

PERMIT NUMBER: PLN#1018  
 CLIENT: LOT 19, LLC  
 16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
 PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
 18820 THIRD AVENUE NW, ARLINGTON, WA 98223  
 LANDSCAPE DESIGN: KISMET DESIGN LLC  
 9010 MARKET PL #142, LAKE STEVENS, WA 98258



**ENTRY DRIVE LANDSCAPE PLAN**  
 SCALE: 1"=10'-0"  
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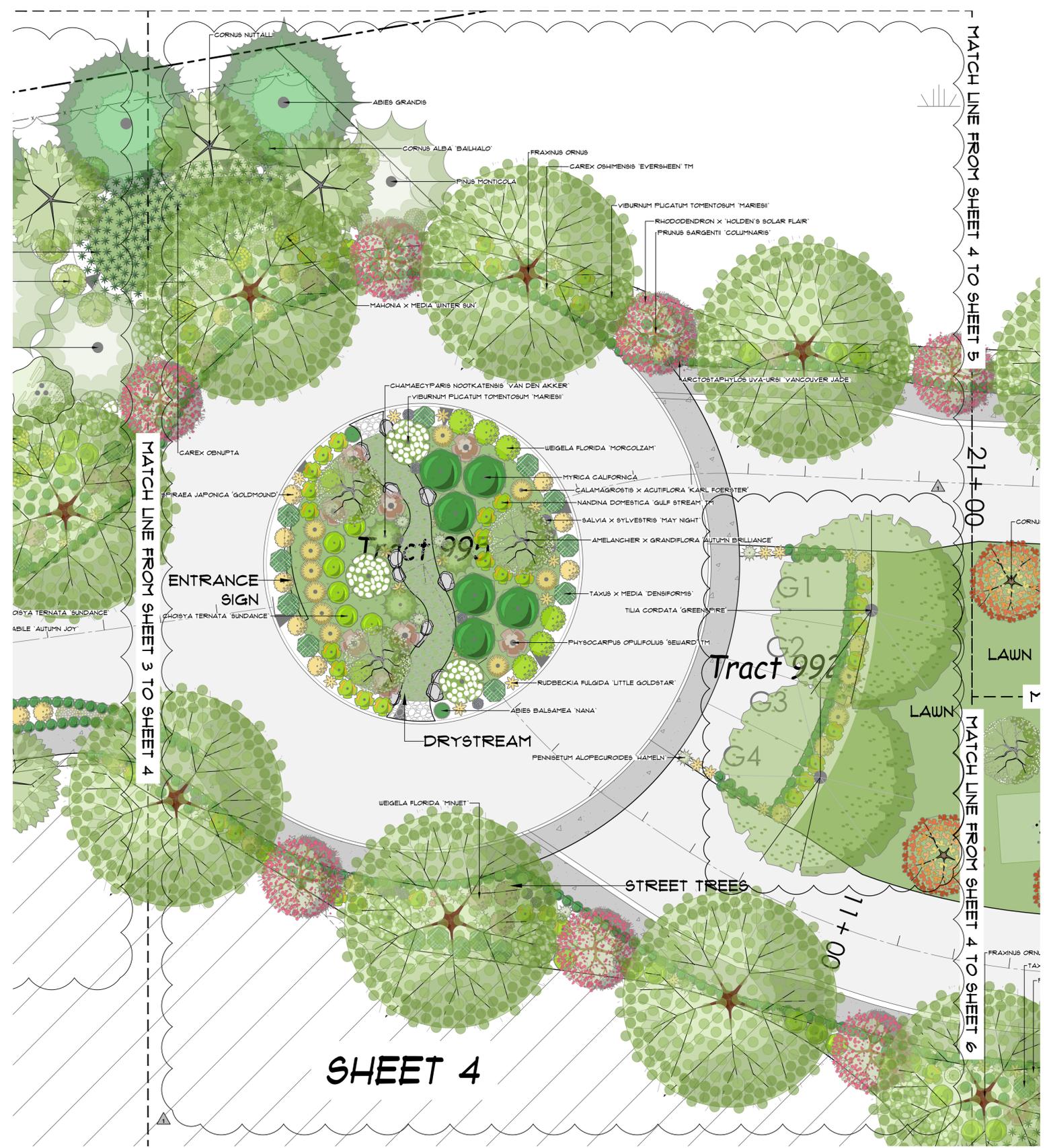
**ROUNDBOUT LANDSCAPE PLAN**  
 PREPARED BY: KM  
 By Others : BASEPLAN  
 10.25.2022 : CONCEPT  
 4.13.2023 : REVISION  
 : FINAL

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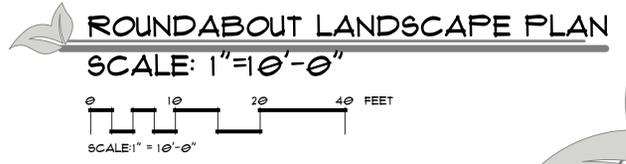
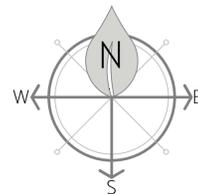
AMBER GROVE (LOT 19, LLC)  
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**SHEET 4**

**PROPERTY INFORMATION:**

PERMIT NUMBER: PLN#1018  
 CLIENT: LOT 19, LLC  
 16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
 PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
 18820 THIRD AVENUE NW, ARLINGTON, WA 98223  
 LANDSCAPE DESIGN: KISMET DESIGN LLC  
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**NORTH ENTRY DRIVE LANDSCAPE PLAN**  
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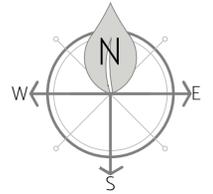
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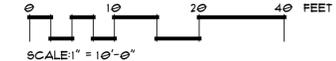
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PERMIT NUMBER: PLN#1018  
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16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
18820 THIRD AVENUE NW, ARLINGTON, WA 98223  
LANDSCAPE DESIGN: KISMET DESIGN LLC  
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**NORTH ENTRY DRIVE LANDSCAPE PLAN**

SCALE: 1"=10'-0"



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**SOUTH ENTRY DRIVE LANDSCAPE PLAN**  
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**SOUTH ENTRY DRIVE LANDSCAPE PLAN**  
SCALE: 1"=10'-0"  
SCALE: 1"=10'-0"  
0 10 20 40 FEET

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STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
KRISTINA MAYBAY  
CERTIFICATE NO. 1189

LANDSCAPE PLAN  
SHEET 1

PREPARED BY: KM  
By Others : BASEPLAN  
10.25.2022 : CONCEPT  
4.13.2023 : REVISION  
 : FINAL

REVISIONS:  
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LAKE STEVENS, WA 98258

425-919-1109

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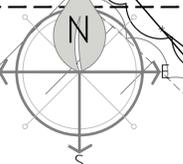
AMBER GROVE (LOT 19, LLC)  
14TH AVE NE  
ARLINGTON, WA 98223  
360-652-9121



SHEET 7

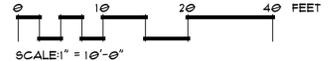
PROPERTY  
INFORMATION:

PERMIT NUMBER: PLN#1018  
CLIENT: LOT 19, LLC  
16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
18820 THIRD AVENUE NW, ARLINGTON, WA 98223  
LANDSCAPE DESIGN: KISMET DESIGN LLC  
9010 MARKET PL #142, LAKE STEVENS, WA 98258



LANDSCAPE PLAN SHEET 1

SCALE: 1"=10'-0"



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LICENSED  
LANDSCAPE ARCHITECT  
Kismet Design  
KIRSTIN J. MAYBAY  
CERTIFICATE NO. 1189

LANDSCAPE PLAN  
SHEET 8

PREPARED BY: KM  
By Others : BASEPLAN  
10.25.2022 : CONCEPT  
4.13.2023 : REVISION  
: FINAL

REVISIONS:  
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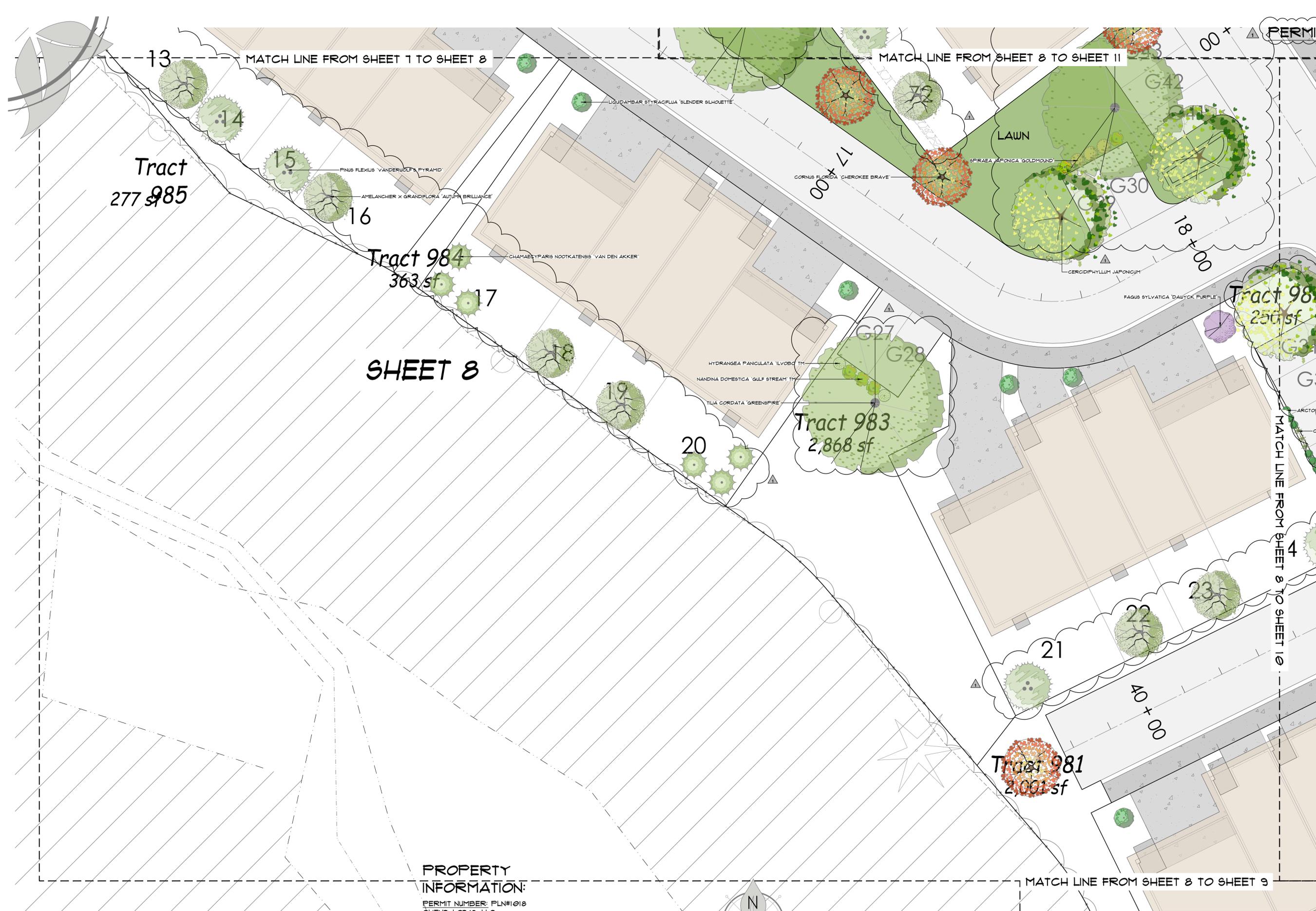
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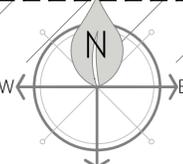
AMBER GROVE (LOT 19, LLC)  
14TH AVE NE  
ARLINGTON, WA 98223  
360-652-9121



SHEET 8

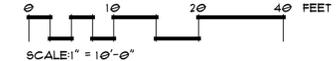
PROPERTY INFORMATION:

PERMIT NUMBER: PLN#1018  
CLIENT: LOT 19, LLC  
16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
18020 THIRD AVENUE NW, ARLINGTON, WA 98223  
LANDSCAPE DESIGN: KISMET DESIGN LLC  
9010 MARKET PL #142, LAKE STEVENS, WA 98258



LANDSCAPE PLAN SHEET 8

SCALE: 1"=10'-0"



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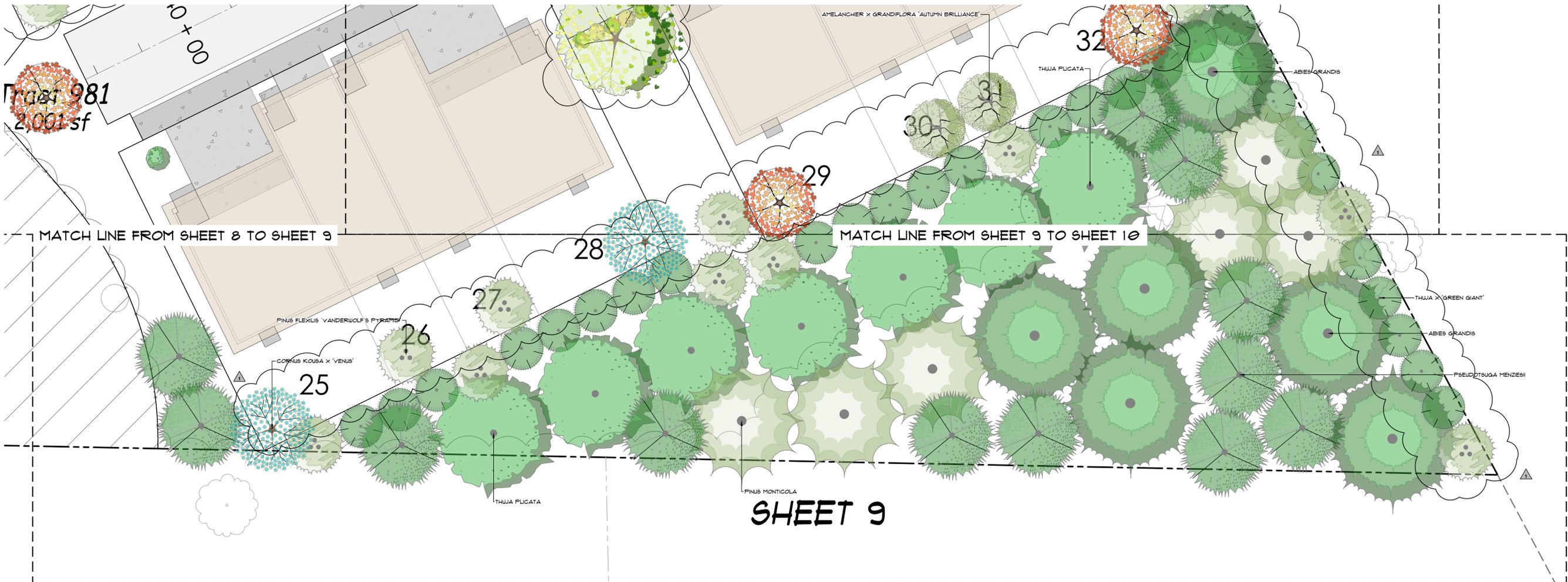
**LANDSCAPE PLAN SHEET 9**  
 PREPARED BY: KM  
 By Others : BASEPLAN  
 10.25.2022 : CONCEPT  
 4.13.2023 : REVISION  
 : FINAL

REVISIONS:  
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 425-919-7109  
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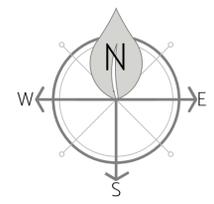
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 ARLINGTON, WA 98223  
 360-652-9727



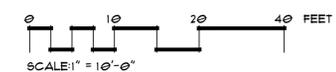
**SHEET 9**

**PROPERTY INFORMATION:**

PERMIT NUMBER: PLN#1018  
 CLIENT: LOT 19, LLC  
 16120 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
 PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
 18820 THIRD AVENUE NW, ARLINGTON, WA 98223  
 LANDSCAPE DESIGN: KISMET DESIGN LLC  
 9010 MARKET PL #142, LAKE STEVENS, WA 98258



**LANDSCAPE PLAN SHEET 9**  
 SCALE: 1"=10'-0"



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**LANDSCAPE PLAN SHEET 10**

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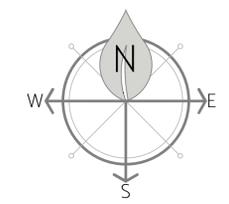
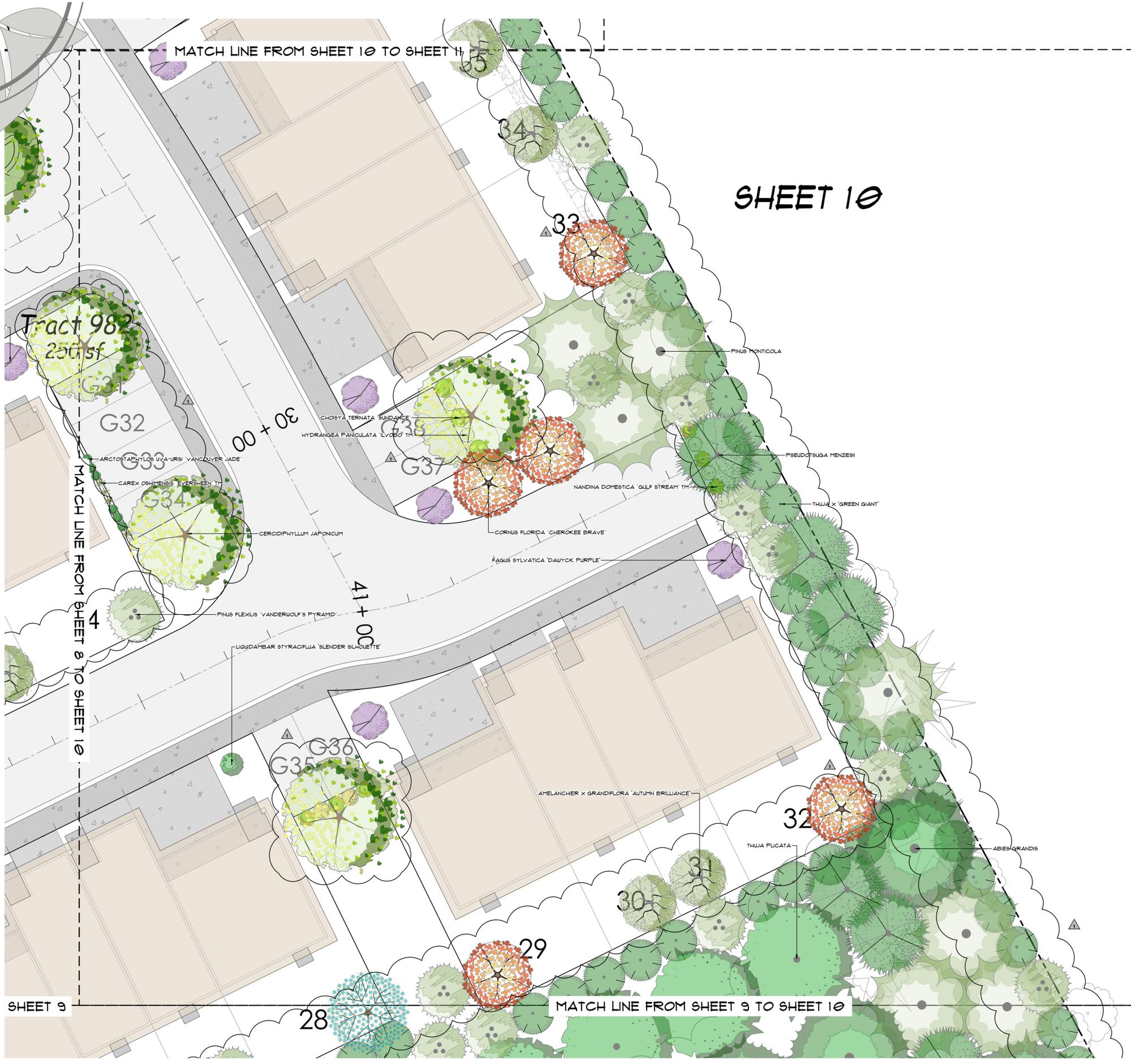
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 LAKE STEVENS, WA 98258  
 425-919-7109  
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AMBER GROVE (LOT 19, LLC)  
 14TH AVE NE  
 ARLINGTON, WA 98223  
 360-652-9727

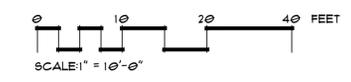
**SHEET 10**



**PROPERTY INFORMATION:**

PERMIT NUMBER: PLN#1018  
 CLIENT: LOT 19, LLC  
 16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
 PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
 10820 THIRD AVENUE NW, ARLINGTON, WA 98223  
 LANDSCAPE DESIGN: KISMET DESIGN LLC  
 9010 MARKET PL #142, LAKE STEVENS, WA 98258

**LANDSCAPE PLAN SHEET 10**  
 SCALE: 1" = 10'-0"



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STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
Kristina Maybay  
CERTIFICATE NO. 1189

LANDSCAPE PLAN  
SHEET 11

PREPARED BY: KM  
By Others : BASEPLAN  
10.25.2022 : CONCEPT  
4.13.2023 : REVISION  
: FINAL

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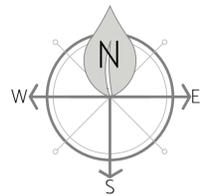
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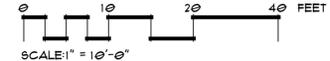
PERMIT NUMBER: PLN#1018  
CLIENT: LOT 19, LLC  
16120 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
PERMITTING & DESIGN ENGINEERING CONSULTANT:  
LAND TECHNOLOGIES 18820 THIRD AVENUE NW  
ARLINGTON, WA 98223  
LANDSCAPE DESIGN: KISMET DESIGN LLC  
9010 MARKET PL #142, LAKE STEVENS, WA 98258



AMBER GROVE (LOT 19, LLC)  
14TH AVE NE  
ARLINGTON, WA 98223  
360-652-9727

LANDSCAPE PLAN SHEET 11

SCALE: 1"=10'-0"



SCALE: 1" = 10'-0"



SHEET 11

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**LANDSCAPE PLAN  
SHEET 12**

PREPARED BY: KM  
 By Others : BASEPLAN  
 10.25.2022 : CONCEPT  
 4.13.2023 : REVISION  
 : FINAL

REVISIONS:  
 See Revision Notes on Page 1



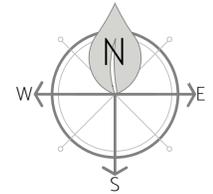
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AMBER GROVE (LOT 19, LLC)  
 14TH AVE NE  
 ARLINGTON, WA 98223  
 360-652-9171

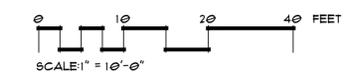


**PROPERTY INFORMATION:**

PERMIT NUMBER: PLN#1018  
 CLIENT: LOT 19, LLC  
 16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
 PERMITTING & DESIGN ENGINEERING CONSULTANT: LAND TECHNOLOGIES  
 18820 THIRD AVENUE NW, ARLINGTON, WA 98223  
 LANDSCAPE DESIGN: KISMET DESIGN LLC  
 9010 MARKET PL #142, LAKE STEVENS, WA 98258



**LANDSCAPE PLAN SHEET 12**  
 SCALE: 1"=10'-0"



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STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
KRISTINA J. MAYBAY  
CERTIFICATE NO. 1189

LANDSCAPE PLAN  
SHEET 13

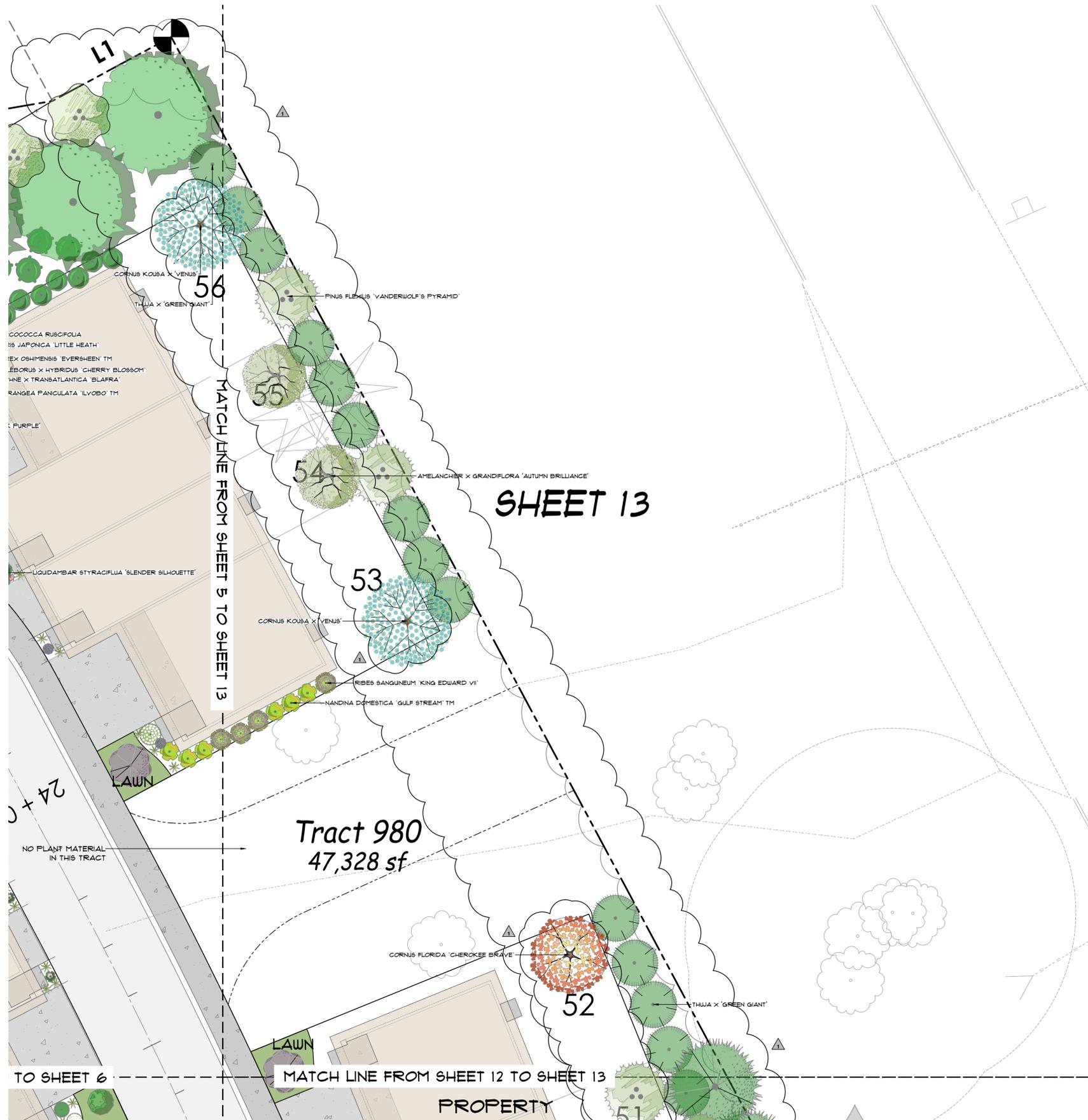
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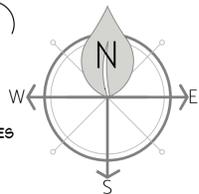


SHEET 13

Tract 980  
47,328 sf

PROPERTY INFORMATION:

PERMIT NUMBER: PLN#1018  
CLIENT: LOT 19, LLC  
16720 SMOKEY POINT BLVD. STE A, ARLINGTON, WA 98223  
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18020 THIRD AVENUE NW, ARLINGTON, WA 98223  
LANDSCAPE DESIGN: KISMET DESIGN LLC  
9010 MARKET PL #142, LAKE STEVENS, WA 98258



LANDSCAPE PLAN SHEET 13

SCALE: 1"=10'-0"  
0 10 20 40 FEET  
SCALE: 1"=10'-0"

TO SHEET 6

MATCH LINE FROM SHEET 12 TO SHEET 13

MATCH LINE FROM SHEET 5 TO SHEET 13

COCOCOA RUBICOLA  
SIS JAPONICA 'LITTLE HEATH'  
HEX OSHIMENSIS 'EVERSHEEN' TM  
LEBORUS X HYBRIDUS 'CHERRY BLOSSOM'  
LINE X TRANSATLANTICA 'BLAFRA'  
RANGEA PANICULATA 'LYOBO' TM  
PURPLE

CORNUS KOUSA X VENUS  
THUJA X 'GREEN GIANT'  
FINUS FLEMENS 'VANDERWOLF'S PYRAMID'

AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'

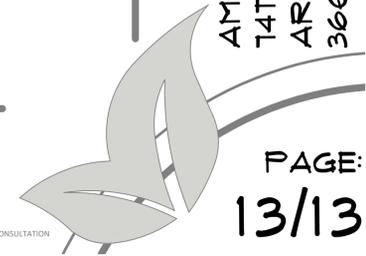
CORNUS KOUSA X VENUS  
RIBES SANGUNEUM 'KING EDWARD VII'  
NANDINA DOMESTICA 'GULF STREAM' TM

CORNUS FLORIDA 'CHEROKEE BRAVE'  
THUJA X 'GREEN GIANT'

NO PLANT MATERIAL  
IN THIS TRACT

LAWN

LAWN



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