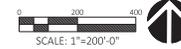
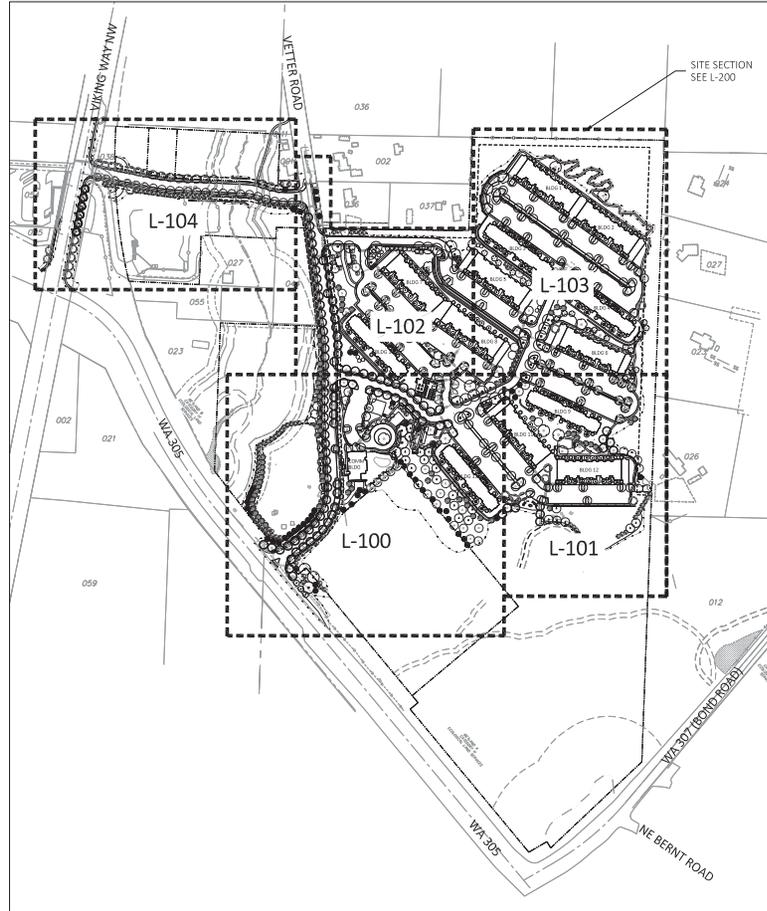


KEY PLAN



LANDSCAPE SHEET LIST

- L-001 LANDSCAPE COVER
- L-002 LANDSCAPE NOTES AND CODE SUMMARY
- L-100 LANDSCAPE PLAN
- L-101 LANDSCAPE PLAN
- L-102 LANDSCAPE PLAN
- L-103 LANDSCAPE PLAN
- L-104 LANDSCAPE PLAN
- L-105 PLANT SCHEDULE
- L-106 PLANTING CONCEPTS
- L-200 SITE SECTION AND SITE WALLS
- LS-100 SITE AMENITIES PLAN
- LS-101 SITE AMENITIES ENLARGEMENT PLANS
- LS-102 SITE AMENITIES ENLARGEMENT PLANS
- LS-103 SITE AMENITIES ENLARGEMENT PLANS
- LS-104 SITE AMENITIES IMAGES
- LS-105 SITE AMENITIES IMAGES



1800 112th Ave. NE, Suite 220C  
 Bellevue, WA 98004  
 Ph (425) 451-4009  
 1402 3rd Ave., Suite 415, Seattle,  
 WA 98101 Ph (206) 826-9133



EDWARD ROSE & SONS  
 MARK PERSCHKE  
 PO BOX 2011  
 BLOOMFIELD HILLS, MI 48303  
 (248) 886-6500

**OSLO BAY APARTMENTS**  
 POULSBRO, WASHINGTON

09/03/2019 LAND USE REVISION 4  
 03/01/2019 LAND USE REVISION 3  
 11/04/2018 LAND USE REVISION 2  
 4/30/2018 LAND USE REVISION 1

Project:  
 LAND USE  
 SITE PLAN REVIEW  
 01 NOVEMBER 2019

LANDSCAPE COVER

**L-001**

## LANDSCAPE CODE SUMMARY

CITY OF POULSBO MUNICIPAL CODE	REQUIREMENT	PROVIDED/NOTES
18.70.060.C	RECREATIONAL AMENITIES BASED ON THE FOLLOWING, ASSUMING 468 UNITS: <ul style="list-style-type: none"> <li>5 AMENITIES FOR FIRST 81 UNITS</li> <li>1 ADD'L AMENITY PER ADD'L 20 UNITS</li> <li>468-81 = 387/20 = 19.35</li> <li>5 + 19.35 = 24.35 = 25 REQ'D AMENITIES</li> </ul>	26 RECREATIONAL AMENITIES PROVIDED. SEE SHEET LS-100 FOR SITE AMENITIES PLAN.
18.70.060.D.1	SITE LANDSCAPING: <ul style="list-style-type: none"> <li>20% OF SITE SHALL BE LANDSCAPED WITHIN RM/RH ZONES</li> </ul>	SEE TABLE, THIS SHEET.
18.70.060.D.2	SITE SETBACK LANDSCAPING SHALL INCLUDE AT A MINIMUM: <ul style="list-style-type: none"> <li>FOR EVERY 300 SF, ONE TREE AND THREE SHRUBS (TO REACH 3.5' HT. W/IN THREE YEARS) TO COVER 75% OF THE GROUND AREA W/IN THREE YEARS</li> <li>SOLID SCREENING WHEN ADJACENT TO RL ZONES</li> </ul>	LANDSCAPE AS REQUIRED PROVIDED WITHIN SETBACKS. SEE SHEETS L-100- L-104.
18.70.060.D.3	STREET TREES: <ul style="list-style-type: none"> <li>40' O.C. FOR ARTERIALS AND 30' O.C. FOR COLLECTORS WITHIN 5' MIN. WIDE PLANTING STRIP WITH SOD OR OTHER APPROVED GROUNDCOVER</li> </ul>	STREET TREES LOCATED 30' O.C. ALONG VETTER ROAD (NEIGHBORHOOD COLLECTOR), ROAD L (NEW ROAD), AND VIKING WAY (COMMERCIAL COLLECTOR) WITH REQUIRED GROUNDCOVER, SEE SHEETS L-100 - L-104.
18.70.060.D.4	PARKING LOT LANDSCAPING: <ul style="list-style-type: none"> <li>MINIMUM 5% OF PARKING AREA SHALL BE LANDSCAPED AND PLANTING AREA WIDTH SHALL BE MIN. OF 5'</li> </ul>	PLANTING AREAS WITHIN PARKING AREAS ARE MIN. 5' WIDE. SEE ALSO SHEETS L-100 - L104 AND NARRATIVE.
18.70.060.D.5	BUILDING PERIMETER LANDSCAPING: <ul style="list-style-type: none"> <li>COLUMNAR TREES PLANTED MIN. 4' FROM BUILDING FOUNDATION AND HIERARCHY OF PLANTING FOR 60% OF WALL LENGTH. PLANTING BEDS TO BE 6' MIN. DEPTH</li> </ul>	TREES AND PLANTINGS PROVIDED, SEE PLAN SHEETS L-100 - L104. SEE ALSO SHEET L-106.
18.70.060.D.6	ON-SIDE PEDESTRIAN CIRCULATION: <ul style="list-style-type: none"> <li>5' MIN. WIDTH PEDESTRIAN PATHWAYS CONNECTING SITE ENTRANCES, RECREATIONAL AREAS, AND COMMON OPEN SPACES W/ LANDSCAPING PROVIDED ALONG ALL PATHWAYS</li> </ul>	5' MIN. WIDTH PEDESTRIAN PATHWAYS WITH LANDSCAPING PROVIDED, SEE PLANS.
18.70.060.D.7 AND 18.140.060	BICYCLE PARKING: <ul style="list-style-type: none"> <li>TWO BICYCLE SPACES REQUIRED AND THEN ONE ADD'L SPACE FOR EVERY 20 PARKING SPACES</li> </ul>	100 OUTDOOR BICYCLE PARKING SPACES ARE PROVIDED. SEE L-100-L-104 FOR SITE BICYCLE PARKING LOCATIONS.

## GENERAL LANDSCAPE NOTES

- SEE SURVEY FOR EXISTING CONDITIONS.
- SEE CIVIL FOR GRADES, PARKING, ASPHALT AND CONCRETE PAVEMENT, CURBS, WALLS, UTILITIES, AND STORMWATER FACILITIES.
- SEE ARCHITECTURAL DESIGN REVIEW PACKAGE FOR BUILDINGS AND POOL AREA.
- SEE SHEETS LS-100- LS-105 FOR RECREATIONAL AMENITIES PLAN AND CONCEPT IMAGES.
- SEE OTHERS FOR SITE LIGHTING.

## TREE RETENTION AND PROTECTION NOTES

- EXISTING TREES TO BE RETAINED REQUIRE PROTECTION THROUGHOUT CONSTRUCTION.
- SEE SHEETS TP-100 - TP-104 FOR TREE RETENTION PLANS AND DETAILS.

## PLANTING NOTES

- SEE SHEETS L-100- L-104 FOR LANDSCAPE PLANS INCLUDING TREES, PLANTS, AND SEEDED AREAS.
- SEE CONCEPT PLANTING SCHEDULE ON SHEET L-105 FOR PLANT MATERIALS, TYPICAL CONTAINER SIZE AND SPACING.
- SEE PLANTING CONCEPTS ON SHEETS L-106 FOR SELECT AREAS DETAILED PLANTING LAYOUT.

## IRRIGATION NOTES

- A FULLY AUTOMATIC IRRIGATION SYSTEM(S) WILL BE PROVIDED TO PROVIDE FULL COVERAGE OF PROPOSED PLANTINGS AND SEEDED AREAS.

### REQUIRED LANDSCAPING SUMMARY (PMC 18.70.060.D.1)

Parcel	Parcel Size (AC)	Critical Areas/Critical Area Buffers (AC)	Critical Area Allowed = 9.8 acres x 40%	Required Landscaping (20%) (AC)	Landscape Provided (AC)*	Percent Landscape Provided
V	5.4			1.08	1.77	33%
VI	43.6			8.72	10.07	23%
V&VI		12.99	3.92		3.92	
Totals	49	12.99		9.8	15.76	32%

\* Landscape Provided does not include setback landscaping.



1800 112th Ave. NE, Suite 220E  
Bellevue, WA, 98004  
Ph (425) 451-4009

1402 3rd Ave. Suite 415, Seattle, WA, 98101 Ph (206) 628-9133



Client:  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
PO BOX 2011  
BLOOMFIELD HILLS, MI 48303  
(248)686-6500

# OSLO BAY APARTMENTS

POULSBO, WASHINGTON

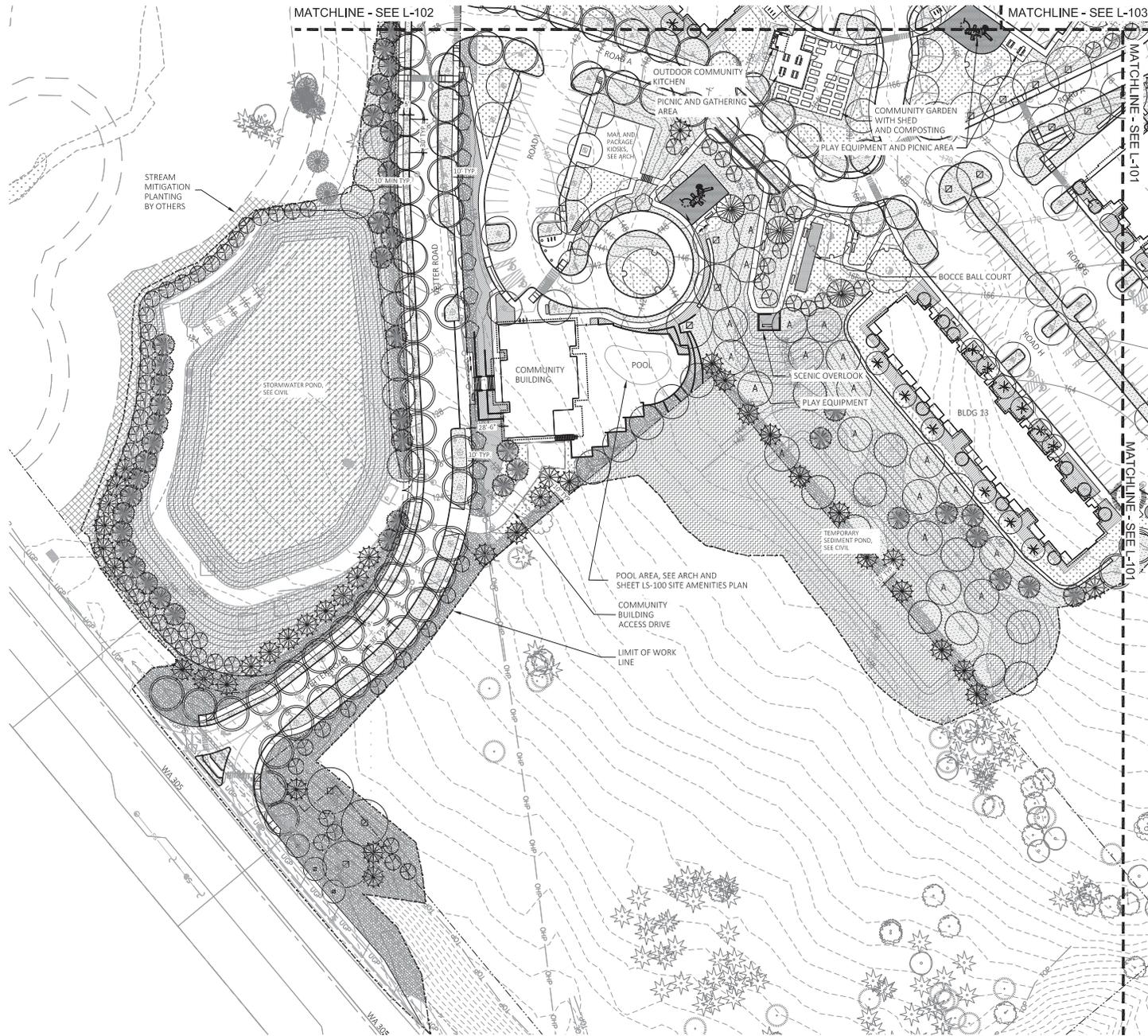
10/22/2021 LAND USE REVISION 5  
09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1

Submittal  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

LANDSCAPE NOTES AND  
CODE SUMMARY

L-002

LS:\BIRDA\DWG\BIRDA.DWG - P:\1002-24-2021-4302-07 POU LU Brooming



MATCHLINE - SEE L-102

MATCHLINE - SEE L-103

MATCHLINE - SEE L-101  
MATCHLINE - SEE L-101  
MATCHLINE - SEE L-101

**NOTE**  
SEE L-002 FOR LANDSCAPE, PLANTING AND IRRIGATION NOTES.

**LEGEND**

- SETBACK LANDSCAPING
- BUILDING PERIMETER LANDSCAPING
- LOW SHRUBS & GROUNDCOVER
- RESTORATION SEEDING PER WSDOT STANDARD SPECIFICATIONS
- SEEDED MEADOW
- SEEDED STORMWATER POND
- LAWN
- SAFETY PLAY SURFACING
- CRUSHED ROCK
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LIMIT OF WORK
- PARCEL/PROPERTY LINE
- FENCE
- BIKE PARKING
- BENCH
- PICNIC TABLE
- CROSSWALK



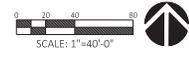
1800 112th Ave. NE, Suite 220E  
Bellevue, WA 98004  
Ph (425) 451-4009  
1402 5th Ave. Suite 415, Seattle, WA 98101 Ph (206) 826-9133

**OSLO BAY APARTMENTS**  
POULSBORO, WASHINGTON

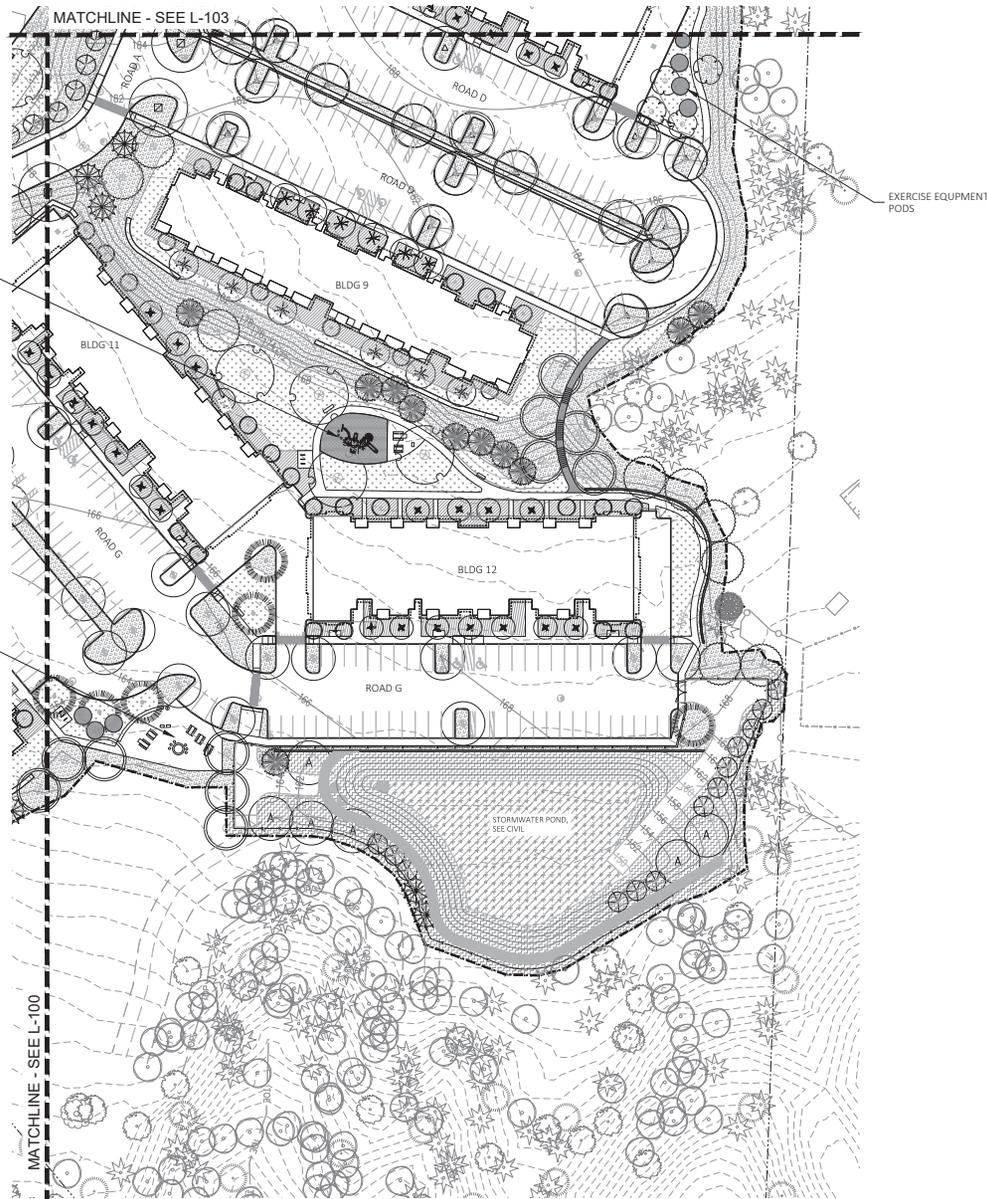
09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1

Client  
**LAND USE**  
SITE PLAN REVIEW  
01 NOVEMBER 2019

LANDSCAPE PLAN  
**L-100**



U:\Efflow\DWG\OSLO\OSLO\_LP.dwg 11/01/2019 1:40:33 PM LIZ BROWNING

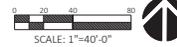


**NOTE**

SEE L-002 FOR LANDSCAPE, PLANTING AND IRRIGATION NOTES.

**LEGEND**

-  SETBACK LANDSCAPING
-  BUILDING PERIMETER LANDSCAPING
-  LOW SHRUBS & GROUNDCOVER
-  RESTORATION SEEDING PER WSDOT STANDARD SPECIFICATIONS
-  SEEDED MEADOW
-  SEEDED STORMWATER POND
-  LAWN
-  SAFETY PLAY SURFACING
-  CRUSHED ROCK
-  PROPOSED TREES
-  EXISTING TREES TO REMAIN
-  PROPOSED CONTOURS
-  EXISTING CONTOURS
-  LIMIT OF WORK
-  PARCEL/PROPERTY LINE
-  FENCE
-  BIKE PARKING
-  BENCH
-  PICNIC TABLE
-  CROSSWALK



1800 172nd Ave NE, Suite 2200  
Bellevue, WA 98004  
Ph (425) 451-9009  
1402 3rd Ave, Suite 415, Seattle,  
WA 98101 Ph (206) 628-9133



Chief  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
P.O. BOX 2011  
BLOOMFIELD HILLS, MI 48303  
(248) 866-0000

# OSLO BAY APARTMENTS

POULSBORO, WASHINGTON

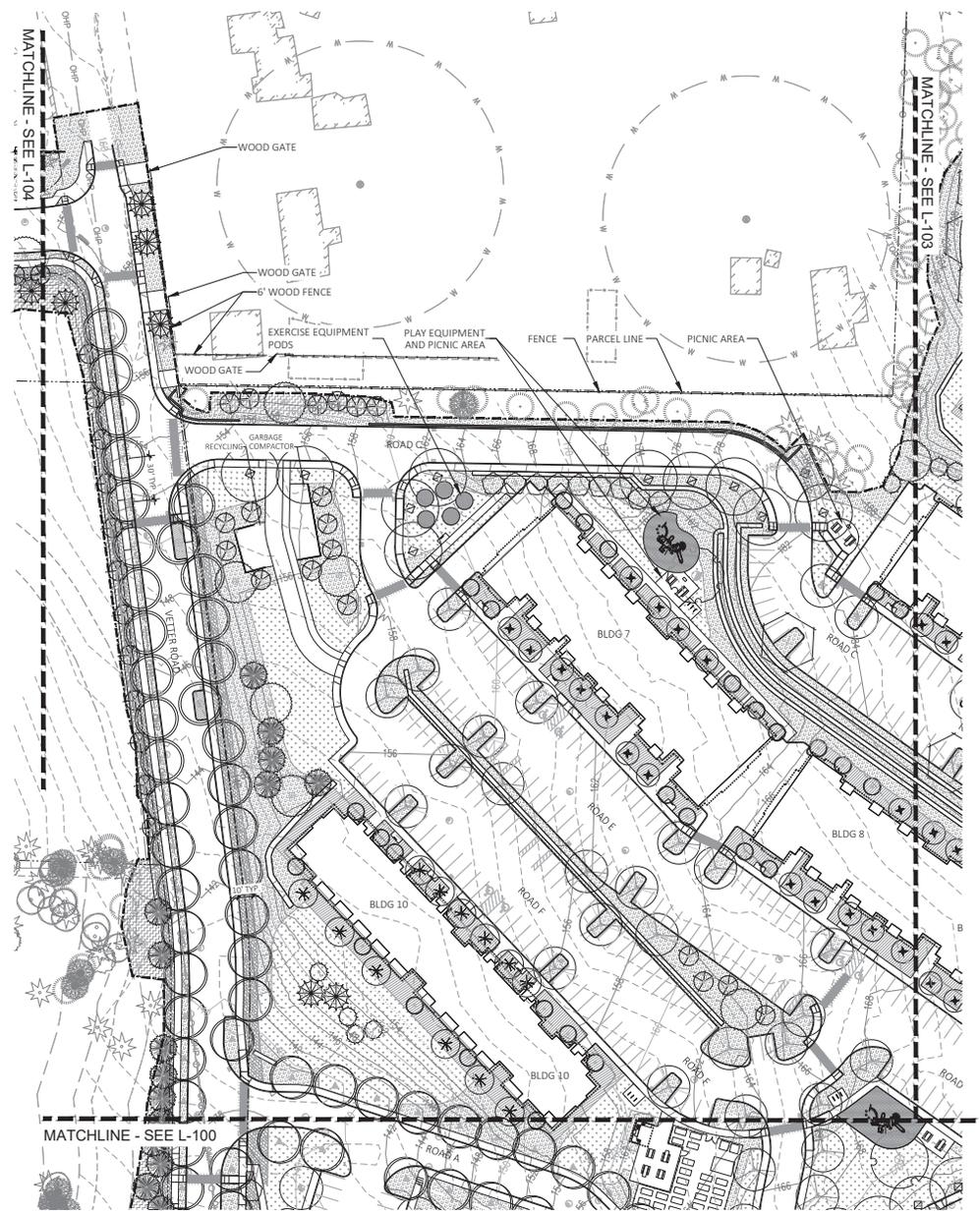
09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/20/2020 LAND USE REVISION 1

Scale  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

LANDSCAPE PLAN

L-101

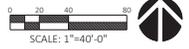
U:\Brow\DW\OSLO\LP\_Avg\_L-102-24-2021-4:03:51 PM LZ Rev.dwg



**NOTE**  
SEE L-002 FOR LANDSCAPE, PLANTING AND IRRIGATION NOTES.

**LEGEND**

- SETBACK LANDSCAPING
- BUILDING PERIMETER LANDSCAPING
- LOW SHRUBS & GROUNDCOVER
- RESTORATION SEEDING PER WSDOT STANDARD SPECIFICATIONS
- SEEDED MEADOW
- SEEDED STORMWATER POND
- LAWN
- SAFETY PLAY SURFACING
- CRUSHED ROCK
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- PROPOSED CONTOURS
- EXISTING CONTOURS
- LIMIT OF WORK
- PARCEL/PROPERTY LINE
- FENCE
- BIKE PARKING
- BENCH
- PICNIC TABLE



1800 112th Ave NE, Suite 2200  
Bellevue, WA 98004  
Ph (425) 451-9009  
1402 3rd Ave, Suite 415, Seattle,  
WA 98101 Ph (206) 628-9133

Chief  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
PO BOX 2011  
BLOOMFIELD HILLS, MI 48303  
(248)988-0500

# OSLO BAY APARTMENTS

POULSBORO, WASHINGTON

09/03/2021 LAND USE REVISION 4  
09/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1  
Revised  
Submitted  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

LANDSCAPE PLAN

L-102



# OSLO BAY APARTMENTS

POULSBRO, WASHINGTON

09/03/2021 LAND USE REVISION 4  
05/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1

Prepared  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

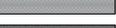
LANDSCAPE PLAN

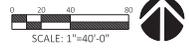
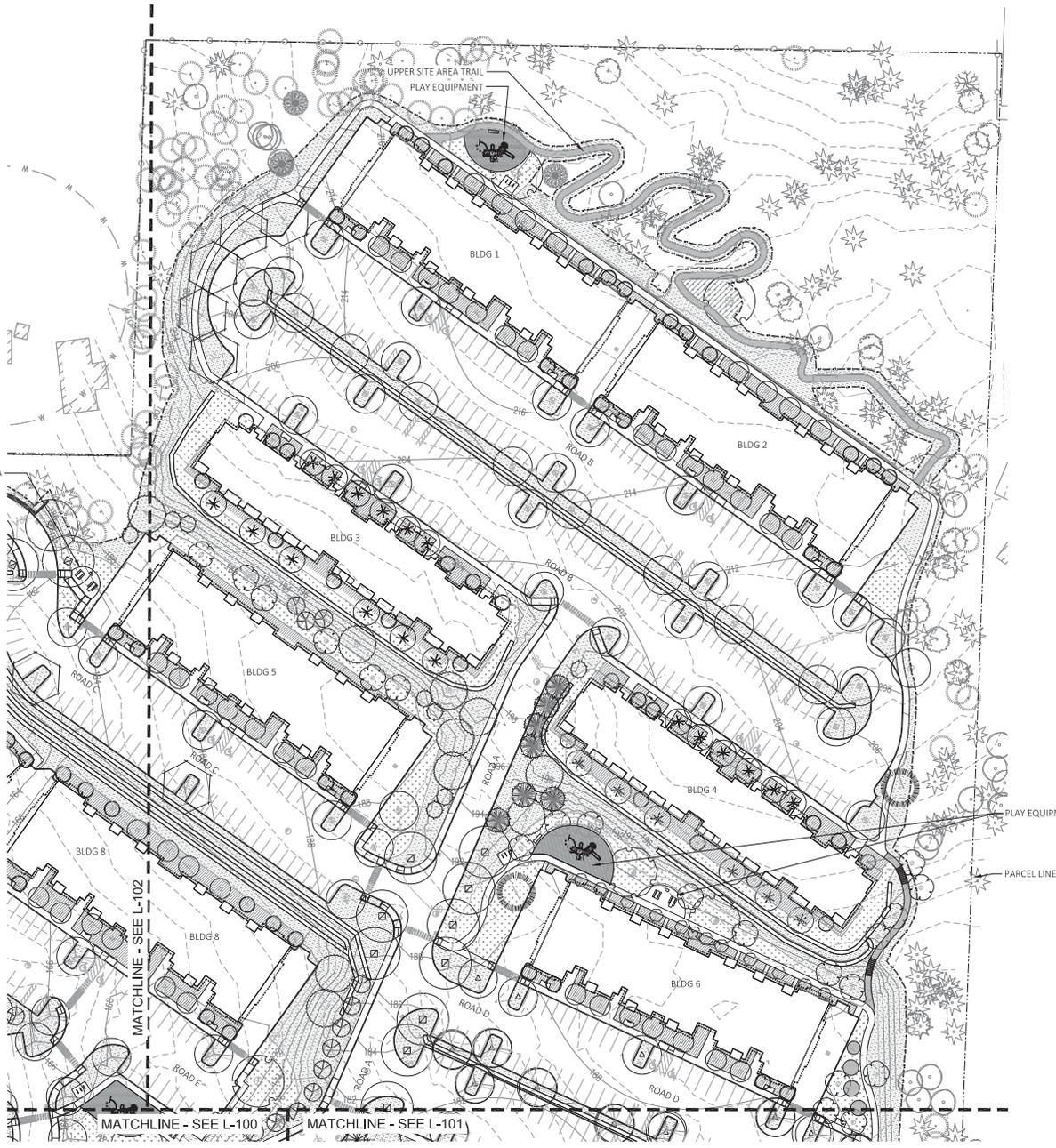
L-103

**NOTE**

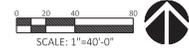
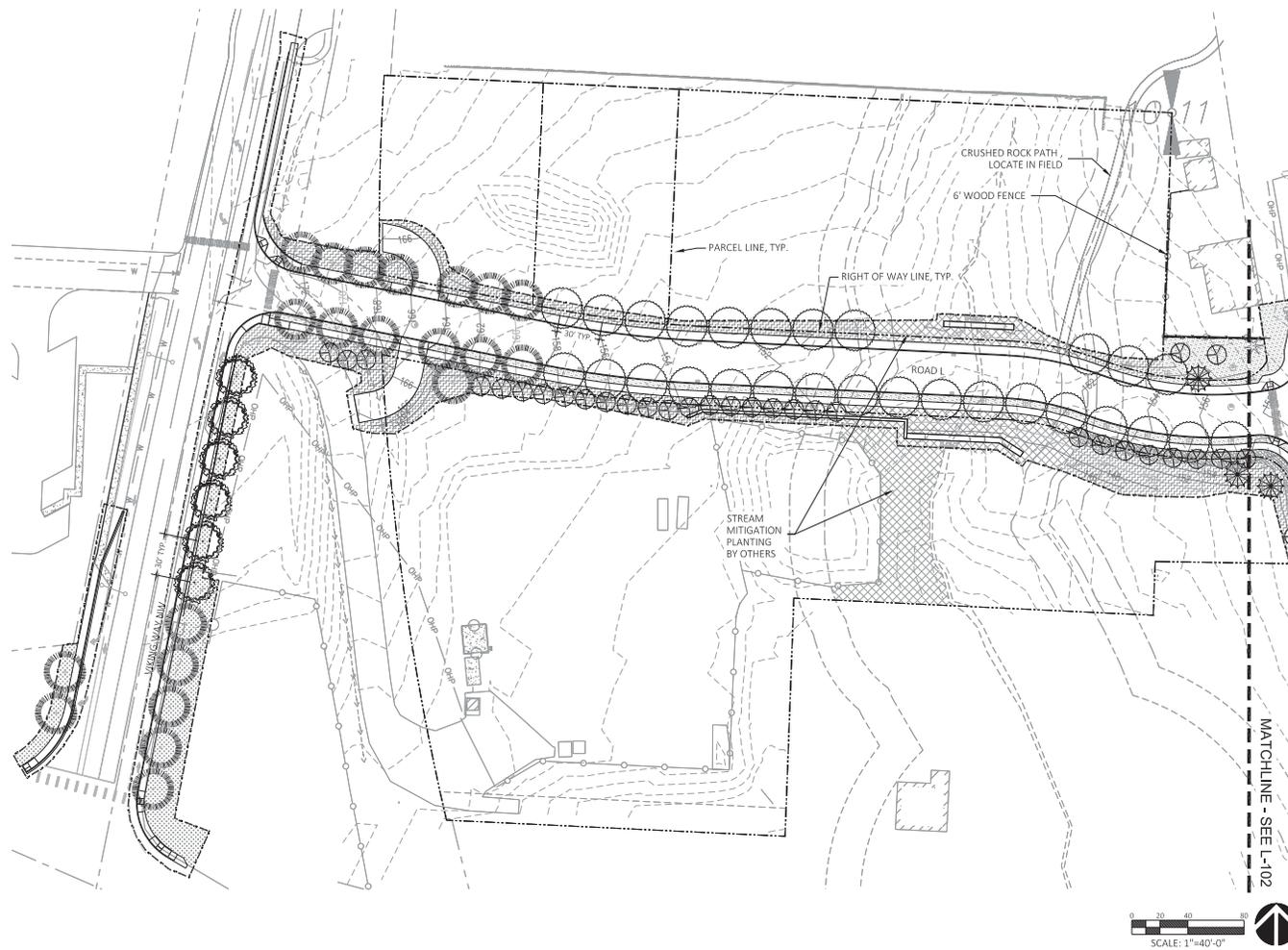
SEE L-002 FOR LANDSCAPE, PLANTING AND IRRIGATION NOTES.

**LEGEND**

-  SETBACK LANDSCAPING
-  BUILDING PERIMETER LANDSCAPING
-  LOW SHRUBS & GROUNDCOVER
-  RESTORATION SEEDING PER WSDOT STANDARD SPECIFICATIONS
-  SEEDED MEADOW
-  SEEDED STORMWATER POND
-  LAWN
-  SAFETY PLAY SURFACING
-  CRUSHED ROCK
-  PROPOSED TREES
-  EXISTING TREES TO REMAIN
-  PROPOSED CONTOURS
-  EXISTING CONTOURS
-  LIMIT OF WORK
-  PARCEL/PROPERTY LINE
-  FENCE
-  BIKE PARKING
-  BENCH
-  PICNIC TABLE
-  CROSSWALK

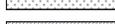
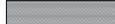
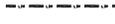


L:\Projects\OSLO BAY APARTMENTS\DWG\OSLO BAY APARTMENTS L-103.dwg 11/01/2019 4:04:09 PM J.L.B.



**NOTE**  
SEE L-002 FOR LANDSCAPE, PLANTING AND IRRIGATION NOTES.

**LEGEND**

-  SETBACK LANDSCAPING
-  BUILDING PERIMETER LANDSCAPING
-  LOW SHRUBS & GROUNDCOVER
-  RESTORATION SEEDING PER WSDOT STANDARD SPECIFICATIONS
-  SEEDED MEADOW
-  SEEDED STORMWATER POND
-  LAWN
-  SAFETY PLAY SURFACING
-  CRUSHED ROCK
-  PROPOSED TREES
-  EXISTING TREES TO REMAIN
-  PROPOSED CONTOURS
-  EXISTING CONTOURS
-  LIMIT OF WORK
-  PARCEL/PROPERTY LINE
-  FENCE
-  BIKE PARKING
-  BENCH
-  PICNIC TABLE
-  CROSSWALK



1800 112th Ave. NE, Suite 220C  
Bellevue, WA 98004  
Ph (425) 451-4009  
1402 3rd Ave. Suite 415, Seattle,  
WA 98101 Ph (206) 826-1133



EDWARD ROSE & SONS  
MARK PESCOCHERE  
PO BOX 2011  
BLACKFRIED HILLS, WA 98003  
(206)886-6500

# OSLO BAY APARTMENTS

POULSBORO, WASHINGTON

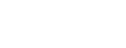
09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1  
Final  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

LANDSCAPE PLAN

L-104

CONCEPT PLANTING SCHEDULE

TREES

CONIFERS		QTY	BOTANICAL NAME & MATURE SIZE	COMMON NAME	SIZE	CONTAINER
		149	CALOCEDRUS DECURRENS 40' HT, 10-15' W	INCENSE CEDAR	6'-8' HT,	B&B
		73	PINUS CONTORTA 35' HT, 20' W	SHORE PINE	6'-8' HT,	B&B
		12	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' 35' HT, 15' W	VANDERWOLF'S PYRAMID LIMBER PINE	6'-8' HT,	B&B
		30	PINUS PONDEROSA 80' HT, 30' W	PONDEROSA PINE	10' HT,	B&B
		42	PINUS SYLVESTRIS 70' HT, 30' W	SCOTCH PINE	8' HT,	B&B
		3	SEQUOIA SEMPERVIRENS 100' HT, 25' W	COAST REDWOOD	10' HT,	B&B
		52	TSUGA HETEROPHYLLA 50' HT, 20' W	WESTERN HEMLOCK	6'-8' HT,	B&B
DECIDUOUS		QTY	BOTANICAL NAME & MATURE SIZE	COMMON NAME	SIZE	CONTAINER
		6	ACER HENRYI 25' HT, 25' W	HENRY'S MAPLE	10' HT,	B&B
		37	ACER PLATANOIDES 'EMERALD QUEEN' 60' HT, 40' W	EMERALD QUEEN NORWAY MAPLE	1.5" CAL.	B&B
		25	ALNUS RUBRA 70' HT, 30' W	RED ALDER	1.5" CAL.	B&B
		11	BETULA NIGRA 'BNMTF' TM 40' HT, 30' W	DURA HEAT RIVER BIRCH	1.5" CAL.	B&B
		5	CERCIDIPHYLLUM JAPONICUM 40' HT, 40' W	KATSURA TREE	2" CAL.	B&B
		27	CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WONDER' 25' HT, 20' W	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL.	B&B
		27	FAGUS SYLVATICA 'DAWYCK PURPLE' 40' HT, 12' W	DAWYCK PURPLE EUROPEAN BEECH	1.5" CAL.	B&B
		7	FAGUS SYLVATICA 'RIVERSII' 50' HT, 40' W	RIVERS EUROPEAN BEECH	2" CAL.	B&B
		96	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' 20' HT, 20' W	NATCHEZ CRAPE MYRTLE	1" CAL.	B&B
		29	METASEQUOIA GLYPTOSTROBILIDES 60' HT, 30' W	DAWN REDWOOD	10' HT,	B&B
		68	PARROTIA PERSICA 'INGE'S RUBY VASE' TM 28' HT, 16' W	RUBY VASE PERSIAN PARROTIA	1.5" CAL.	B&B
		52	PISTACIA CHINENSIS 35' HT, 30' W	CHINESE PISTACHE	2" CAL.	B&B
		138	PYRUS CALLERYANA 'CAPITAL' 35' HT, 12' W	CAPITAL CALLERY PEAR	1.5" CAL.	B&B
		9	QUERCUS COCCINEA 50' HT, 40' W	SCARLET OAK	2" CAL.	B&B
		12	QUERCUS ROBUR X BICOLOR 'NADLER' TM 30' HT, 10' W	KINDRED SPIRIT OAK	1.5" CAL.	B&B
		48	TILIA AMERICANA 60' HT, 30' W	AMERICAN LINDEN	2" CAL.	B&B
		50	ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER' 40' HT, 30' W	FRONTIER ELM	1.5" CAL.	B&B
		75	ZELKOVA SERRATA 'GREEN VASE' 45' HT, 30' W	GREEN VASE SAWLEAF ZELKOVA	1.5" CAL.	B&B

BUILDING PERIMETER LANDSCAPING, SEE ALSO SHEET L-106

SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE
	HAMAMELIS X INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	B&B	8' HT, 8' W
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	#2	3.5' HT, 3.5' W
	SARCOCOCCA HOOKERIANA HUMILIS	TRAILING SWEETBOX	#2	2' HT, 3' W
	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	#2	3.5' HT, 3.5' W
	SPIRAEA MEDIA 'SMSMBK' TM	BLUE KAZOO DOUBLE PLAY SPIREA	#1	3' HT, 3' W
FERNS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE
	BLECHNUM SPICANT	DEER FERN	#2 POT	2' HT, 2' W
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2	2.5' HT, 3' W
GRASSES	BOTANICAL NAME & MATURE SIZE	COMMON NAME	SIZE	MATURE SIZE
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	3' HT, 3' W
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1	2' HT, 2' W
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE
	GAULTHERIA PROCUMBENS	WINTERGREEN	#1	6" HT, 12" W
	MAHONIA REPENS	CREeping MAHONIA	#1	12" HT, 2' W

SETBACK LANDSCAPING

SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE
	GAULTHERIA SHALLOON	SALAL	#2	6' HT, 6' W
	ILEX CRENATA 'HELLERI'	JAPANESE HOLLY	#5	3.5' HT, 4' W
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	#2	3.5' HT, 3.5' W
	RIBES SANGUINEUM	FLOWERING CURRANT	#2	4' HT, 4' W
	RUBUS SPECTABILIS	SALMONBERRY	#2	6' HT, 6' W
	SALIX PURPUREA 'NANA'	DWARF BLUE ARCTIC WILLOW	#2	5' HT, 5' W
	SYMPHORICARPOS ALBUS	SNOWBERRY	#1	5' HT, 5' W
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#1	6' HT, 6' W
GRASSES	BOTANICAL NAME & MATURE SIZE	COMMON NAME	SIZE	MATURE SIZE
	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	#2	6' HT, 3' W
	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#2	5' HT, 4' W

NOTE: SETBACK LANDSCAPING SHALL CONSIST OF ONE TREE AND THREE SHRUBS (3.5 MATURE HT. MIN.) TO COVER 75% OF EVERY 300 SF AREA OF SETBACK WITHIN THREE YEARS. PLANT LAYOUT IN SETBACK AREAS TO OCCUR DURING ENGINEERING PERMIT PHASE. SHRUBS IN SETBACK AREAS DIRECTLY ADJACENT TO PEDESTRIAN WALKWAYS AND OTHER ACCESS POINTS WILL BE IN THE 3.5' TO 4' MATURE HEIGHT RANGE FOR PEDESTRIAN SAFETY.

	LOW SHRUBS & GROUNDCOVER NOTE: LOW SHRUB AND GROUNDCOVER AREAS WILL BE LAID OUT DURING THE ENGINEERING PERMIT PHASE.
	RESTORATION SEEDING PER WSDOT STANDARD SPECIFICATIONS
	SEEDED MEADOW
	SEEDED STORMWATER POND
	LAWN



1800 17th Ave. NE, Suite 2200  
Bellevue, WA 98004  
ph: (425) 401-4009  
1402 3rd Ave., Suite 415, Seattle,  
WA 98101 Ph: (206) 426-9133



EDWARD ROSE & SONS  
MARK PERKOWSKI  
PROJ. NO. 2011  
BLOOMFIELD HILLS, MI 48303  
(248) 846-0300

OSLO BAY APARTMENTS  
POULSBORO, WASHINGTON

03/03/2011 LAND USE REVISION 4  
03/01/2011 LAND USE REVISION 3  
11/04/2010 LAND USE REVISION 2  
4/10/2010 LAND USE REVISION 1  
Revised  
Submitted  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

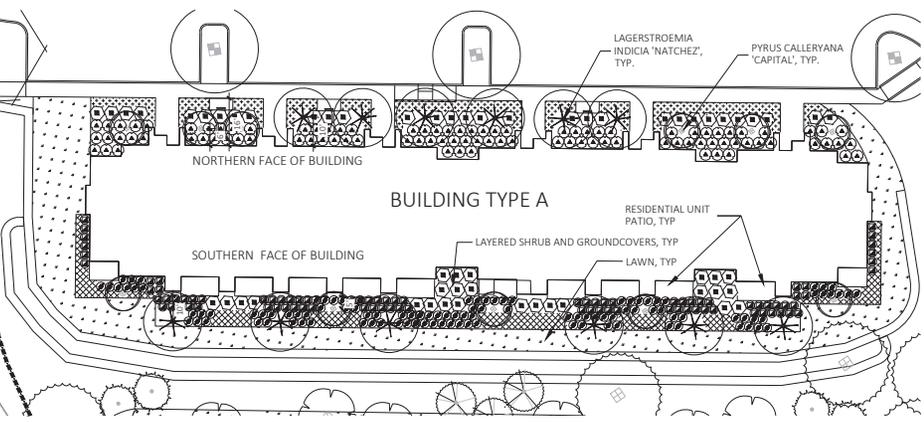
PLANT SCHEDULE

L-105

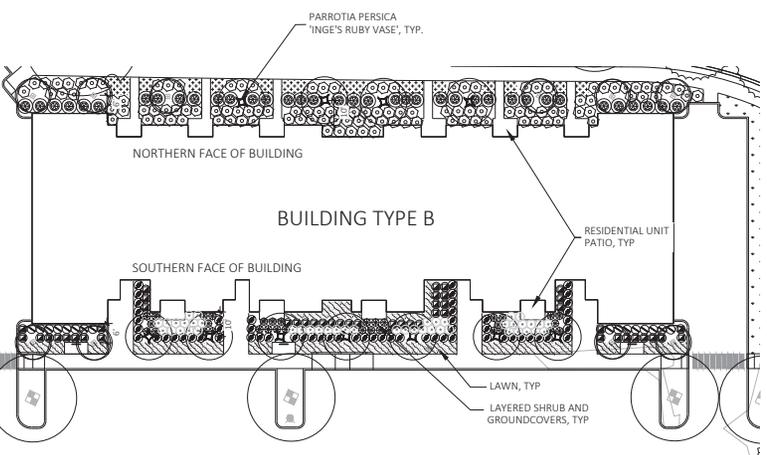


# OSLO BAY APARTMENTS

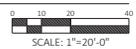
POULSBORO, WASHINGTON



1 RESIDENTIAL BUILDING A - BUILDING PERIMETER LANDSCAPING CONCEPT  
SCALE: 1"=20'



2 RESIDENTIAL BUILDING B - BUILDING PERIMETER LANDSCAPING CONCEPT  
SCALE: 1"=20'



- NOTES:
1. CONCEPTS SHOWN HERE ARE REPRESENTATIVE.
  2. SEE ARCH FOR BUILDINGS. BUILDING ALIGNMENT VARIES.
  3. SEE SHEET L-002 FOR CODE REQUIREMENTS.

### BUILDING PERIMETER LANDSCAPING - CONCEPTUAL PLANT SCHEDULE (SEE ALSO SHEET L-105)

BOTANICAL NAME & MATURE SIZE	COMMON NAME	CONT	MATURE SIZE
BLECHNUM SPICANT	DEER FERN	#2 POT	2' HT, 2' W
HAMAMELIS X INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	B&B	8' HT, 8' W
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	3' HT, 3' W
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1	2' HT, 2' W
PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	#2	3.5' HT, 3.5' 2
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1	2.5' HT, 3' W
SARCOCOCCA HOOKERIANA HUMILIS	TRAILING SWEETBOX	#2	2' HT, 3' W
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	#2	3.5' HT, 3.5' W
SPIRAEA MEDIA 'SMSMBK' TM	BLUE KAZOO DOUBLE PLAY SPIREA	#1	3' HT, 3' W
GAULTHERIA PROCUMBENS	WINTERGREEN	#1	6" HT, 12" W
PRUNUS LAUROCERASUS 'MT VERNON'	MT VERNON LAUREL	#1	12' HT, 3' W
MAHONIA REPENS	CREeping MAHONIA	#1	12" HT, 2' W

U:\Effrow\DW\OSLO\ROSE-Gra.dwg 1:106 11.2.2020 11:22:09 PM LK Browning

09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1  
Revised  
Schematic  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

PLANTING CONCEPT

## Site Walls Character

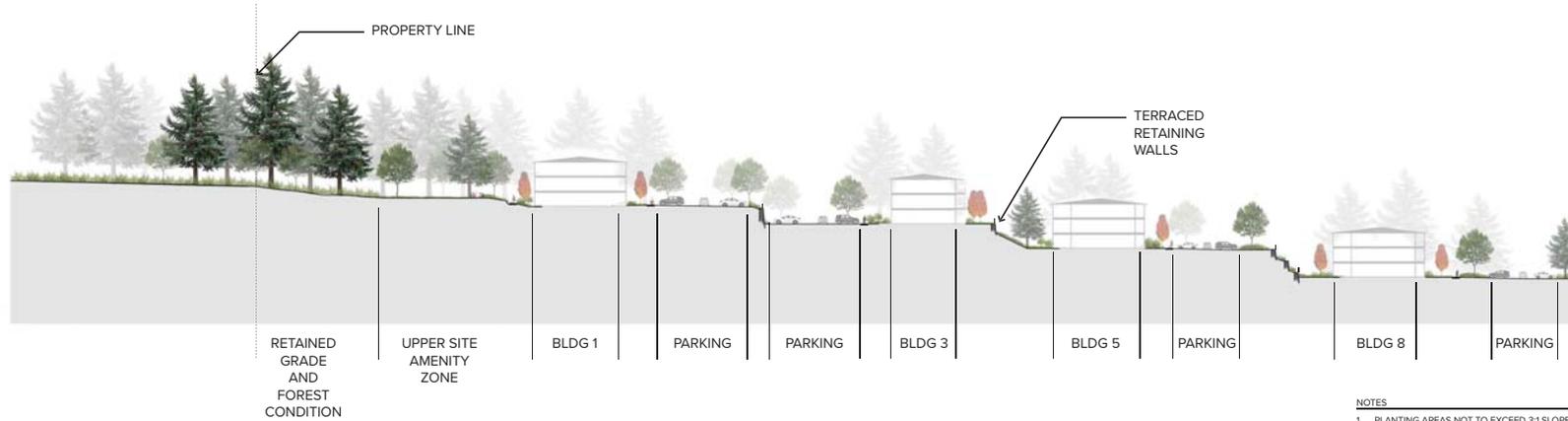


Rockeries with vegetation for shorter walls, color and finish complementary to architecture



Large block with vegetation for tall walls color and finish complementary to architecture

## Site



### NOTES

1. PLANTING AREAS NOT TO EXCEED 3:1 SLOPE. LANDSCAPE AREAS 3:1 SHALL BE PLANTED WITH SHRUBS AND GROUND COVER.
2. LAWN AREAS NOT TO EXCEED 4:1 SLOPE.

SECTION LOOKING EAST



1800 112th Ave NE, Suite 200  
Bellevue, WA 98004  
PH (425) 451-4009  
1402 3rd Ave, Suite 415, Seattle,  
WA 98101 PH (206) 628-9133



EDWARD ROSE & SONS  
MARK PERKOWSKI  
P.O. BOX 2011  
BLOOMFIELD HILLS, MI 48303  
(248) 866-0000

# OSLO BAY APARTMENTS

POULSBORO, WASHINGTON

09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1

Revised  
Submitted  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

SITE SECTION AND SITE  
WALLS

L-200



**RECREATIONAL AMENITIES**

AMENITIES THAT MAY COUNT TOWARDS 2 ARE NOTED.

- A** COMMUNITY BUILDING ZONE - SEE SHEET LS-101
  - 1 COMMUNITY ACTIVITY BUILDING (2 POINTS)
  - 2 POOL AND GATHERING AREA (2 POINTS)
  - 3 CHILDREN'S PLAY EQUIPMENT
  - 4 SCENIC OVERLOOK WITH SEATING
  - 5 BOCCIE BALL COURT
- B** "THE OVERLOOK" COMMUNITY GATHERING AREA - SEE SHEET LS-102
  - 1 SCENIC OVERLOOK WITH SEATING
  - 2 COMMUNITY GATHERING AREA W/ PICNIC TABLES, BBQS, & FIRE FEATURE
  - 3 ADULT FITNESS EQUIPMENT
- C** PLAY AND PICNIC POD - SEE SHEET LS-102
  - 1 CHILDREN'S PLAY EQUIPMENT
  - 2 PICNIC AND BBQ AREA
- D** PLAY AND PICNIC POD - SEE SHEET LS-102
  - 1 CHILDREN'S PLAY EQUIPMENT
  - 2 PICNIC AND BBQ AREA
- E** EXERCISE POD - SEE SHEET LS-102
  - 1 ADULT FITNESS EQUIPMENT
- F** UPPER SITE AREA - SEE SHEET LS-103
  - 1 WALKING TRAIL
  - 2 CHILDREN'S PLAY EQUIPMENT
- G** PLAY AND PICNIC POD - SEE SHEET LS-103
  - 1 PICNIC AND BBQ AREA
  - 2 CHILDREN'S PLAY EQUIPMENT
- H** EXERCISE POD - SEE SHEET LS-103
  - 1 ADULT EXERCISE EQUIPMENT
- I** "GROW, EAT, MEET & PLAY" AREA: THE HEART OF THE COMMUNITY - SEE SHEET LS-101
  - 1 CHILDREN'S PLAY EQUIPMENT
  - 2 PICNIC AND BBQ AREA
  - 3 not used
  - 4 COMMUNITY GARDEN WITH SHED
  - 5 LARGE PICNIC AREA
  - 6 LARGE OUTDOOR KITCHEN/GRILL
- J** PICNIC POD
  - 1 PICNIC AND BBQ AREA

**NOTE**  
See Sheets LS-104 and LS-105 for example images of site amenities.



1800 112th Ave. NE, Suite 2200  
Bellevue, WA 98004  
1402 3rd Ave. Suite 415, Seattle,  
WA 98101 Ph (206) 628-9133



Chief  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
PO BOX 2011  
BLOOMFIELD HILLS, MI 48303  
(248)985-5500

**OSLO BAY APARTMENTS**

POULSBORO, WASHINGTON

0803/001 LAND USE REVISION 4  
0301/001 LAND USE REVISION 3  
1104/000 LAND USE REVISION 2  
4/00/000 LAND USE REVISION 1

Revisions  
Scale  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

SITE AMENITY PLAN

**LS-100**



- BICYCLE PARKING
- CHILDREN'S PLAYGROUND
- PICNIC TABLES
- PLAY LAWN
- COMPOST STORAGE
- GARDEN TOOL SHED
- RAISED GARDEN BEDS
- COMMUNITY KITCHEN WITH GRILL, SINK & FOOD PREPARATION AREA
- PICNIC TABLES
- CHILDREN'S PLAYGROUND
- BICYCLE PARKING
- BOCCE BALL COURT WITH BENCH SEATING
- PAVED WALKWAYS WITH BENCH SEATING
- ELEVATED DECK OVERLOOK WITH BENCH SEATING AND TERRITORIAL VIEWS
- BICYCLE PARKING
- POOL WITH SEATING AND LOUNGES (SEE NOTES THIS SHEET)
- GATHERING SPACES WITH GRILLS, OUTDOOR DINING (SEE NOTES THIS SHEET)
- COMMUNITY BUILDING WITH INDOOR AMENITIES (SEE NOTES THIS SHEET)

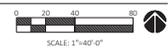
**I** "GROW, EAT, MEET & PLAY" AREA: THE HEART OF THE COMMUNITY

**A** COMMUNITY BUILDING ZONE

**NOTES**  
See architectural plans for community center and related pool, pool deck and outdoor gathering areas design. per the architectural plans the following amenities are planned in these areas:

- Community Building Interior**
- Exercise room
  - Reservable kitchen, dining, living w/ fireplace, shuffleboard, covered deck
  - Locker rooms
  - Dog wash station
  - Vending machine and large package delivery
- Community Building Exterior**
- Pool
  - Three covered picnic areas with tables, chairs, lounge furniture, grills and sinks
  - Shared outdoor fireplace area
  - Shade pergolas
  - Picnic tables and lounge chairs around the pool
  - Waterfall/ water feature adjacent to pool

SITE AMENITIES AREAS ENLARGEMENT: AREAS A AND I



**OSBORN CONSULTING INCORPORATED**  
1800 112th Ave NE, Suite 200  
Bellevue, WA 98004  
Ph (425) 451-4009  
1402 3rd Ave, Suite 415, Seattle, WA 98101 Ph (206) 628-9133



Chief  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
PLS No. 2011  
BLOOMFIELD HILLS, MI 48303  
(248)896-0500

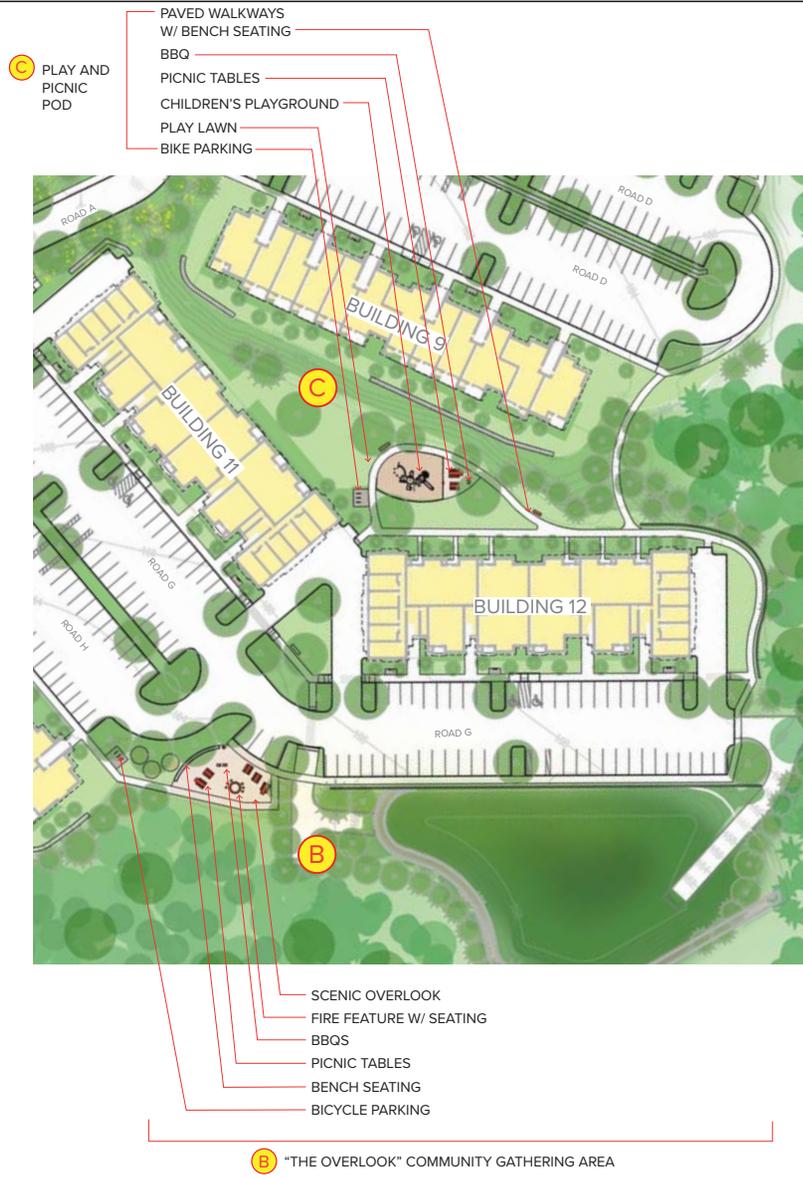
# OSLO BAY APARTMENTS

POULSBORO, WASHINGTON

09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/30/2020 LAND USE REVISION 1  
Revised  
Schematic  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

SITE AMENITIES ENLARGEMENT PLANS

LS-101



SITE AMENITIES AREAS ENLARGEMENT: AREAS B AND C



SITE AMENITIES AREAS ENLARGEMENT: AREAS D AND E



**OSBORN CONSULTING INCORPORATED**

1801 112th Ave. NE, Suite 200  
Bellevue, WA 98004  
Ph: (425) 451-4009

1402 3rd Ave., Suite 415, Seattle, WA 98101 Ph: (206) 628-9133

Chief  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
P.E. License No. 2011  
BLOOMFIELD HILLS, MI 48303  
(248) 886-0000

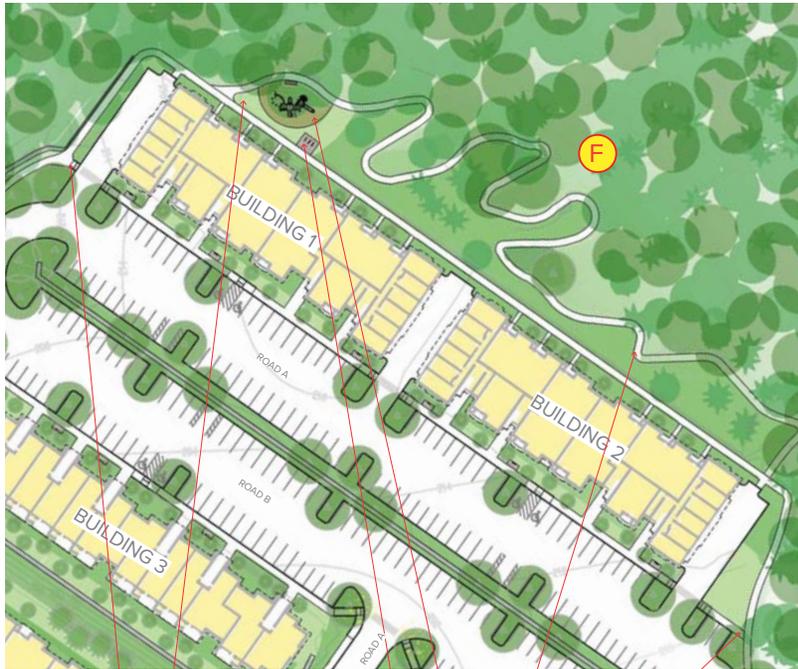
# OSLO BAY APARTMENTS

POULSBORO, WASHINGTON

09/03/2011 LAND USE REVISION 4  
03/01/2011 LAND USE REVISION 3  
11/04/2010 LAND USE REVISION 2  
4/10/2010 LAND USE REVISION 1

Revised  
Submitted  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

SITE AMENITIES ENLARGEMENT PLANS



- BICYCLE PARKING
- CHILDREN'S PLAY EQUIPMENT
- PLAY LAWN
- WALKING TRAIL
- CONNECTED TO SITE PEDESTRIAN CIRCULATION SYSTEM

**F** UPPER SITE AREA

SITE AMENITIES AREAS ENLARGEMENT: AREA F



**G** PLAY AND PICNIC POD

- CHILDREN'S PLAYGROUND
- BBQ
- BIKE PARKING
- PICNIC TABLES
- PAVED WALKWAYS
- PLAY LAWN

**J** PICNIC POD

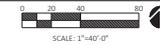
- PICNIC TABLES
- BBQ

**H**

- ADULT EXERCISE EQUIPMENT STATIONS
- BICYCLE PARKING
- CONNECTED TO SITE PEDESTRIAN CIRCULATION SYSTEM

**H** EXERCISE POD

SITE AMENITIES AREAS ENLARGEMENT: AREAS G, H, AND H



1800 112th Ave. NE, Suite 220E  
Bellevue, WA 98004  
Ph: (425) 425-4000  
1402 3rd Ave. Suite 415, Seattle,  
WA 98101 Ph: (206) 626-9133



Chief:  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
PO BOX 2811  
BLOOMFIELD HILLS, MI 48303  
(248)666-6500

# OSLO BAY APARTMENTS

POULSBORO, WASHINGTON

09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
03/02/2020 LAND USE REVISION 1  
Revised:  
Submitted:  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

SITE AMENITIES  
ENLARGEMENT PLANS

LS-103

## Site Furnishings



Recycled plastic alternative wood bench



Recycled plastic wood alternative picnic table



Trash/recycling receptacle (black)



Metal u-shaped bike rack, single or grouped (black)



## Community Garden Materials



Community gardens : short raised boxes with bark and/or crushed rock paths



Community garden shed: wood slat structure



Community garden compost bins: wood slat

## Children's Play Equipment



2-5 year old play equipment options



5-12 year old play equipment options



**OSBORN  
CONSULTING  
INCORPORATED**

1800 147th Ave NE, Suite 2200  
Bellevue, WA 98004  
Ph (425) 451-4009

1402 3rd Ave, Suite 415, Seattle,  
WA 98101 Ph (206) 628-9133



Chief  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
P.O. BOX 2011  
BLOOMFIELD HILLS, MI 48303  
(248)986-0000

**OSLO BAY APARTMENTS**  
POULSBORO, WASHINGTON

09/03/2021 LAND USE REVISION 4  
09/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/26/2020 LAND USE REVISION 1

Revised  
Date:  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

SITE AMENITIES IMAGES

**LS-104**

## Adult Exercise Equipment



Metal and plastic equipment, colors to be specified to complement architecture

## Non-Paved Path and Trail Materials



Wood chip and crushed rock

## Path Lookouts



Wood decking with wood railings, interpretive signage may be included

## Gathering Areas



Stone/concrete fire feature with flexible seating

**OSBORN**  
CONSULTING  
INCORPORATED

1800 112th Ave. NE, Suite 2000  
Bellevue, WA, 98004  
PH (425) 451-0009

1402 3rd Ave. Suite 415, Seattle,  
WA 98101 PH (206) 628-9133



Client:  
EDWARD ROSE & SONS  
MARK PERKOWSKI  
PO BOX 2011  
BLOOMFIELD HILLS, MI 48303  
(248)986-0000

**OSLO BAY APARTMENTS**  
POULSBORO, WASHINGTON

09/03/2021 LAND USE REVISION 4  
03/01/2021 LAND USE REVISION 3  
11/04/2020 LAND USE REVISION 2  
4/20/2020 LAND USE REVISION 1

Revised:  
Schedule  
LAND USE  
SITE PLAN REVIEW  
01 NOVEMBER 2019

SITE AMENITIES IMAGES

**LS-105**