

PRELIMINARY STREET TREE LEGEND

(NOTES: ALL STREET TREE SELECTIONS FROM THE CITY OF POULSBRO MASTER STREET TREE LIST - APPENDIX K. ALL STREET TREES ARE LOCATED WITHIN CITY R.O.W. AND MIN. 2' FROM BACK OF SIDEWALK.)

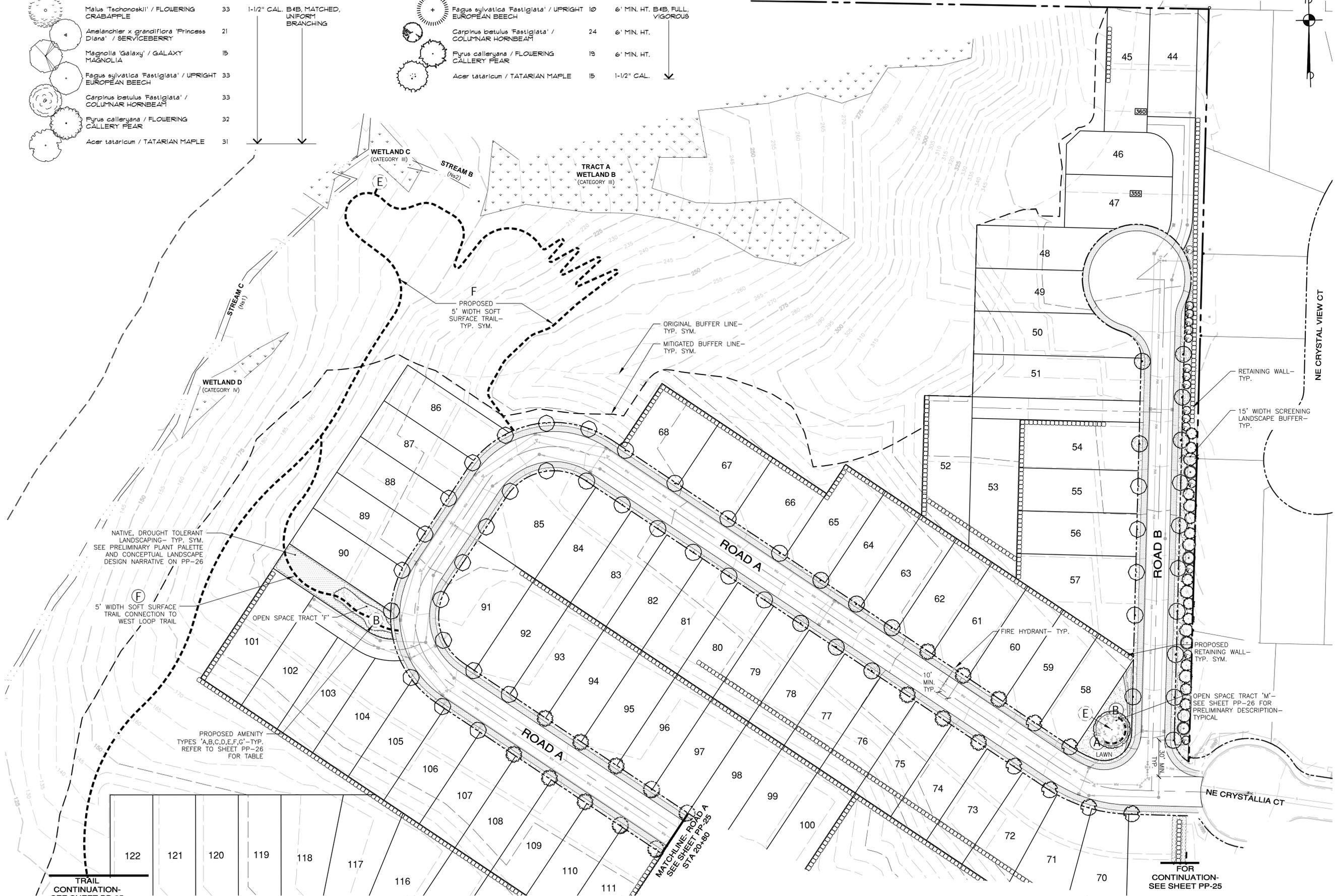
SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Malus 'Scherzeri' / FLOWERING CRABAPPLE	33	1-1/2" CAL.	B&B, MATCHED, UNIFORM BRANCHING
	Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY	21		
	Magnolia 'Galaxy' / GALAXY MAGNOLIA	15		
	Fagus sylvatica 'Fastigiata' / UPRIGHT EUROPEAN BEECH	33		
	Carpinus betulus 'Fastigiata' / COLUMNAR HORNBEEAM	33		
	Pyrus calleryana / FLOWERING CALLERY PEAR	32		
	Acer tataricum / TATARIAN MAPLE	31		

PRELIMINARY 15' WIDTH LANDSCAPE SCREEN LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Fagus sylvatica 'Fastigiata' / UPRIGHT EUROPEAN BEECH	10	6' MIN. HT.	B&B, FULL, VIGOROUS
	Carpinus betulus 'Fastigiata' / COLUMNAR HORNBEEAM	24	6' MIN. HT.	
	Pyrus calleryana / FLOWERING CALLERY PEAR	19	6' MIN. HT.	
	Acer tataricum / TATARIAN MAPLE	15	1-1/2" CAL.	

A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM

SCALE: 1" = 40'



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MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY LANDSCAPE & RECREATION PLAN
 WASHINGTON
 CITY OF POULSBRO

JOB NO.: 2090-004-022
 DWG. NAME: PP-24
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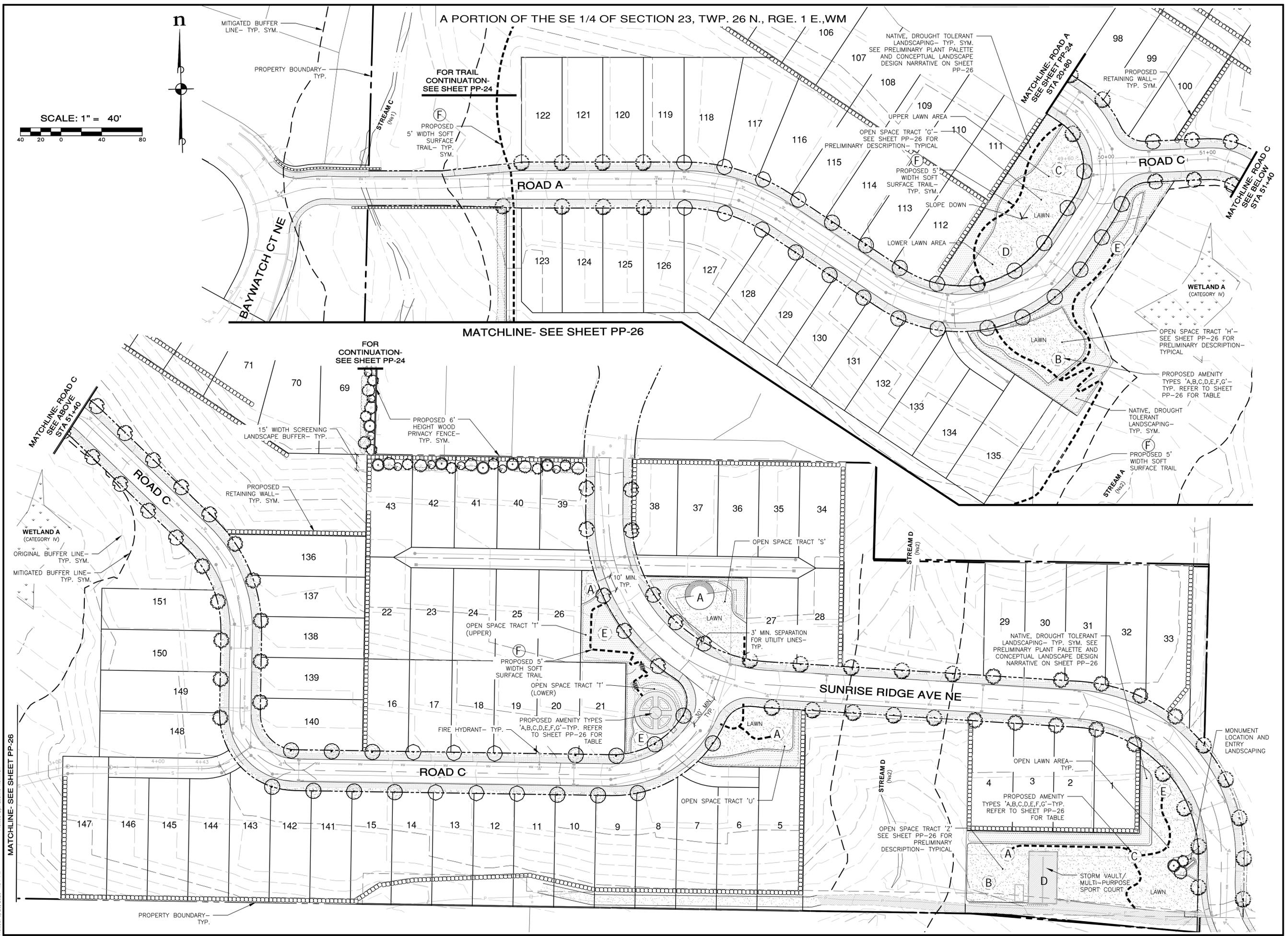
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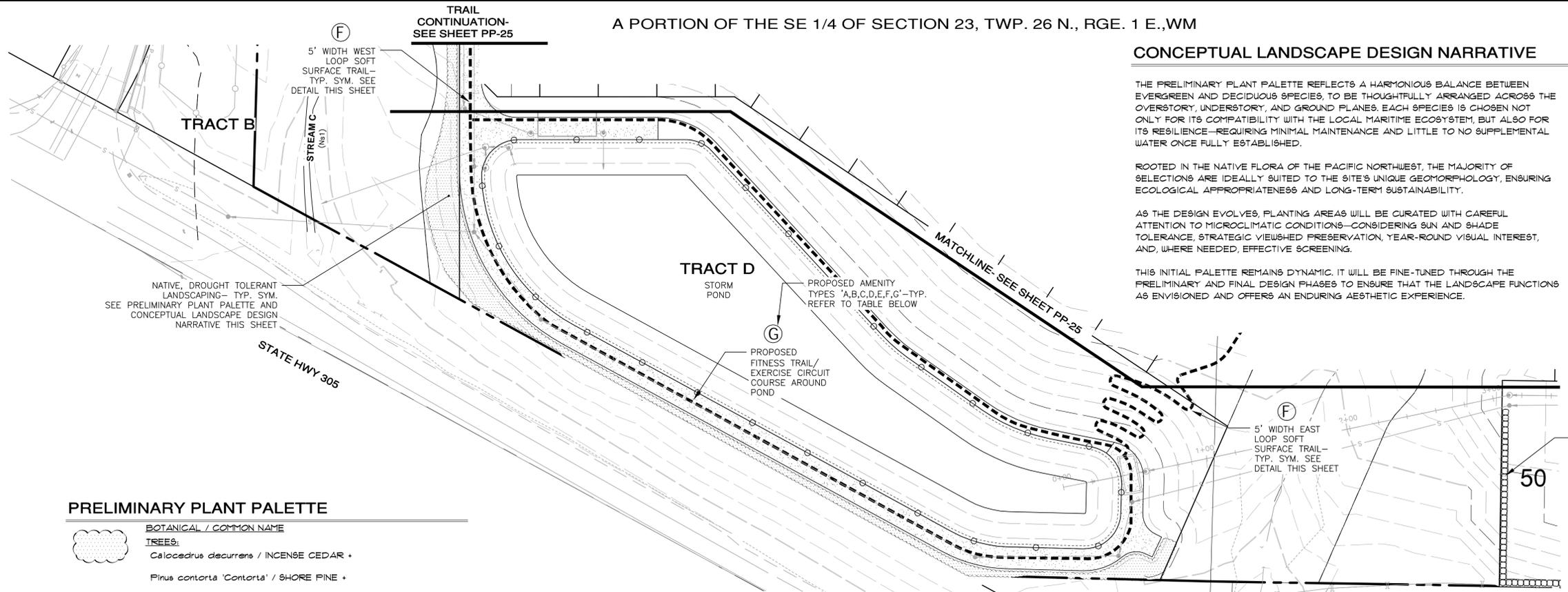
CONCEPTUAL LANDSCAPE DESIGN NARRATIVE

THE PRELIMINARY PLANT PALETTE REFLECTS A HARMONIOUS BALANCE BETWEEN EVERGREEN AND DECIDUOUS SPECIES, TO BE THOUGHTFULLY ARRANGED ACROSS THE OVERSTORY, UNDERSTORY, AND GROUND PLANES. EACH SPECIES IS CHOSEN NOT ONLY FOR ITS COMPATIBILITY WITH THE LOCAL MARITIME ECOSYSTEM, BUT ALSO FOR ITS RESILIENCE—REQUIRING MINIMAL MAINTENANCE AND LITTLE TO NO SUPPLEMENTAL WATER ONCE FULLY ESTABLISHED.

ROOTED IN THE NATIVE FLORA OF THE PACIFIC NORTHWEST, THE MAJORITY OF SELECTIONS ARE IDEALLY SUITED TO THE SITE'S UNIQUE GEOMORPHOLOGY, ENSURING ECOLOGICAL APPROPRIATENESS AND LONG-TERM SUSTAINABILITY.

AS THE DESIGN EVOLVES, PLANTING AREAS WILL BE CURATED WITH CAREFUL ATTENTION TO MICROCLIMATIC CONDITIONS—CONSIDERING SUN AND SHADE TOLERANCE, STRATEGIC VIEWSHED PRESERVATION, YEAR-ROUND VISUAL INTEREST, AND, WHERE NEEDED, EFFECTIVE SCREENING.

THIS INITIAL PALETTE REMAINS DYNAMIC. IT WILL BE FINE-TUNED THROUGH THE PRELIMINARY AND FINAL DESIGN PHASES TO ENSURE THAT THE LANDSCAPE FUNCTIONS AS ENVISIONED AND OFFERS AN ENDURING AESTHETIC EXPERIENCE.



PRELIMINARY PLANT PALETTE

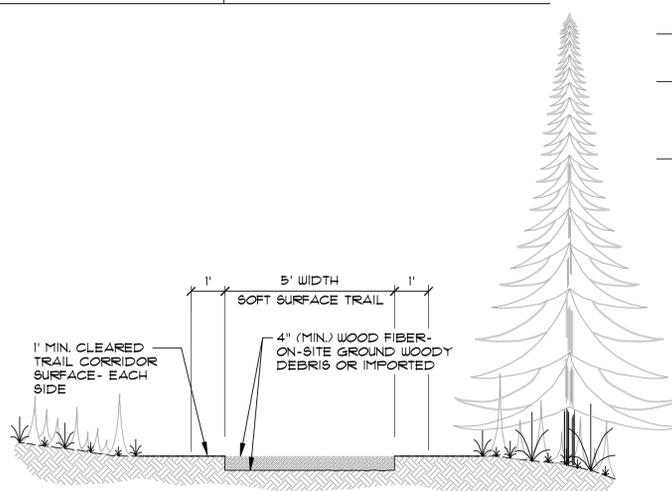
- BOTANICAL / COMMON NAME**
- TREES:**
- Calocedrus decurrens* / INCENSE CEDAR +
 - Pinus contorta* 'Contorta' / SHORE PINE +
 - Arctostaphylos columbiana* 'St. Helens' / PACIFIC MANZANITA
 - Tsuga mertensiana* / MOUNTAIN HEMLOCK
 - Acer japonicum* / JAPANESE MAPLE
 - Acer circinatum* 'Sunny Sister' / VINE MAPLE
 - Cornus nuttallii* 'Goldspot' / PACIFIC DOGWOOD
 - Amelanchier canadensis* 'Sprizam' / SPRING GLORY SERVICEBERRY
- SHRUBS:**
- Rosa gymnocarpa* / BALDHIP ROSE
 - Philadelphus lewisii* / MOCK ORANGE
 - Symphoricarpos albus* / COMMON SNOWBERRY
 - Ribes sanguineum* 'King Edward VII' / FLOWERING CURRANT
 - Mahonia nervosa* / LOW OREGON GRAPE
 - Viburnum plicatum tomentosum* 'Shasta' / SHASTA VIBURNUM
 - Vaccinium ovatum* 'Cascade Sunrise' / EVERGREEN HUCKLEBERRY
 - Ceanothus sanguineus* / REDSTEM CEANOTHUS
 - Morella californica* / PACIFIC WAX MYRTLE
 - Spiraea betulifolia* 'Tor Gold' / GOLD BIRCHLEAF SPIRAEA
 - Rhododendron* 'Northern Lights' Series / NORTHERN LIGHTS AZALEA
 - Pinus mugo* 'Fumilio' / DWARF MUGO PINE
 - Lewisia cotyledon* / CLIFF MAID
- GROUNDCOVERS, PERENNIALS, FERNS AND GRASSES:**
- Festuca idahoensis* / IDAHO FESCUE
 - Athyrium filix-femina* / LADY FERN
 - Silene acaulis* esp. 'elegans' 'Josephine' / CHECKER MALLOW
 - Pennstemon davidsonii* / DAVIDSON'S BEARDTONGUE
 - Polymonium carneum* / JACOB'S LADDER
 - Maianthemum dilatatum* / MAY LILY
 - Asarum caudatum* / WILD GINGER
 - Geranium oreganum* / WESTERN GERANIUM
 - Claytonia lanceolata* / WESTERN SPRING BEAUTY
 - Fine turf quality hydroseeded lawn

AMENITY DESCRIPTIONS

LETTER	AMENITY TYPE	AMENITY DESCRIPTION
A	PASSIVE GROUP 1 ACTIVITIES	PASSIVE SEATING AREAS CONNECTED BY A WALKING PATH AND/ OR OPEN LAWN
B	PASSIVE GROUP 1 ACTIVITIES	PICNIC AREA WITH IMPROVED SEATING AREA AND MIN. 2 PICNIC TABLES AND OPEN PLAY AREA LAWN
C	ACTIVE GROUP 1 AMENITIES	PLAYGROUND WITH LARGE PLAY STRUCTURE
D	ACTIVE GROUP 1 AMENITIES	MULTI-PURPOSE SPORT COURT OR OTHER TYPE OF SPORT COURT (PICKLEBALL, SHUFFLEBOARD, ETC.)
E	ACTIVE GROUP 2 AMENITIES	NATURE INTERPRETIVE AREAS/ VIEWING AREAS/ GARDENS WITH TRAIL AND EDUCATIONAL SIGNAGE
F	ACTIVE GROUP 1 AMENITIES	5' WIDTH SOFT SURFACE TRAIL/ WALKING PATH
G	ACTIVE GROUP 2 AMENITIES	OUTDOOR EXERCISE CIRCUIT WITH TRAIL AND STRETCHING STATIONS

OPEN SPACE TRACT DESCRIPTIONS

TRACT NAME	AMENITY TYPE(S) PROPOSED	CONCEPTUAL OVERVIEW
D	F, G	LOOP TRAIL AROUND DETENTION POND WITH EXERCISE STATIONS AND EDUCATIONAL SIGNAGE, CONNECTION TO EAST AND WEST LOOP SOFT SURFACE TRAILS
F	B, F	SMALL POCKET PARK WITH PICNIC TABLES, PLAY LAWN, AND SOFT SURFACE TRAIL CONNECTION TO WESTERN LOOP SOFT SURFACE TRAIL
G	A, B, C, D, F	LARGER PARK WITH ACTIVE PLAYGROUND, MULTI-USE SPORT COURT, PASSIVE SEATING, AND PICNIC TABLES
H	A, B, E, F	SMALL POCKET PARK WITH WETLAND 'A' INTERPRETIVE VIEW AREA WITH CONNECTING SOFT SURFACE TRAIL, PASSIVE SEATING, EDUCATIONAL SIGNAGE, PICNIC TABLES AND CONNECTION TO EAST LOOP SOFT SURFACE TRAIL
M	A, B, E	SMALL POCKET PARK WITH PASSIVE OVERLOOK SEATING, PICNIC TABLES, AND SPECIMEN TREE WITH INTERPRETIVE SIGNAGE
S	A	BAY VIEW AMPHITHEATER SET INTO SLOPE WITH SLOPED LOUNGING LAWN
T	A, B, E, F	LOWER ROSE GARDEN WITH WALKING PATH, EDUCATIONAL SIGNAGE, AND SOFT SURFACE TRAIL CLIMB WITH TIMBER CRIB STAIRS TO UPPER POLLINATOR GARDEN, AND OVERLOOK PASSIVE SEATING AREA
U	A	SMALL POCKET PARK WITH PASSIVE SEATING AREA, OPEN LAWN AND VIEW OF ROSE GARDEN
Z	A, B, C, D, E	LARGER PARK WITH PICNIC TABLES, PASSIVE SEATING AREAS, OPEN PLAY LAWN, MULTI-USE SPORT COURT OVER DETENTION VAULT, AND WALKING PATH TO INTERPRETIVE SIGNAGE ABOUT LIBERTY BAY



SOFT SURFACE TRAIL
NOT TO SCALE

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06/20/2025

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Leanne D. Kuhlman
Certificate No. 743

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