

PRELIMINARY STREET TREE LEGEND

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

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Malus 'Sachonokii' / FLOWERING CRABAPPLE	18	1-1/2" CAL.	B&B, MATCHED, UNIFORM BRANCHING
	Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY	34		
	Magnolia 'Galaxy' / GALAXY MAGNOLIA	24		
	Stewartia pseudocamellia / JAPANESE STEWARTIA	24		
	Carpinus betulus 'Fastigiata' / COLUMNAR HORNBEECH	31		
	Cercis canadensis 'Forest Pansy' / EASTERN REDBUD	18		
	Acer tataricum / TATARIAN MAPLE	21		
	Nyssa sylvatica 'Wildfire' / WILDFIRE BLACK TUPELO	1	2" CAL.	B&B, SPECIMEN QUALITY

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

PRELIMINARY COMPLIMENTARY LANDSCAPE LEGEND

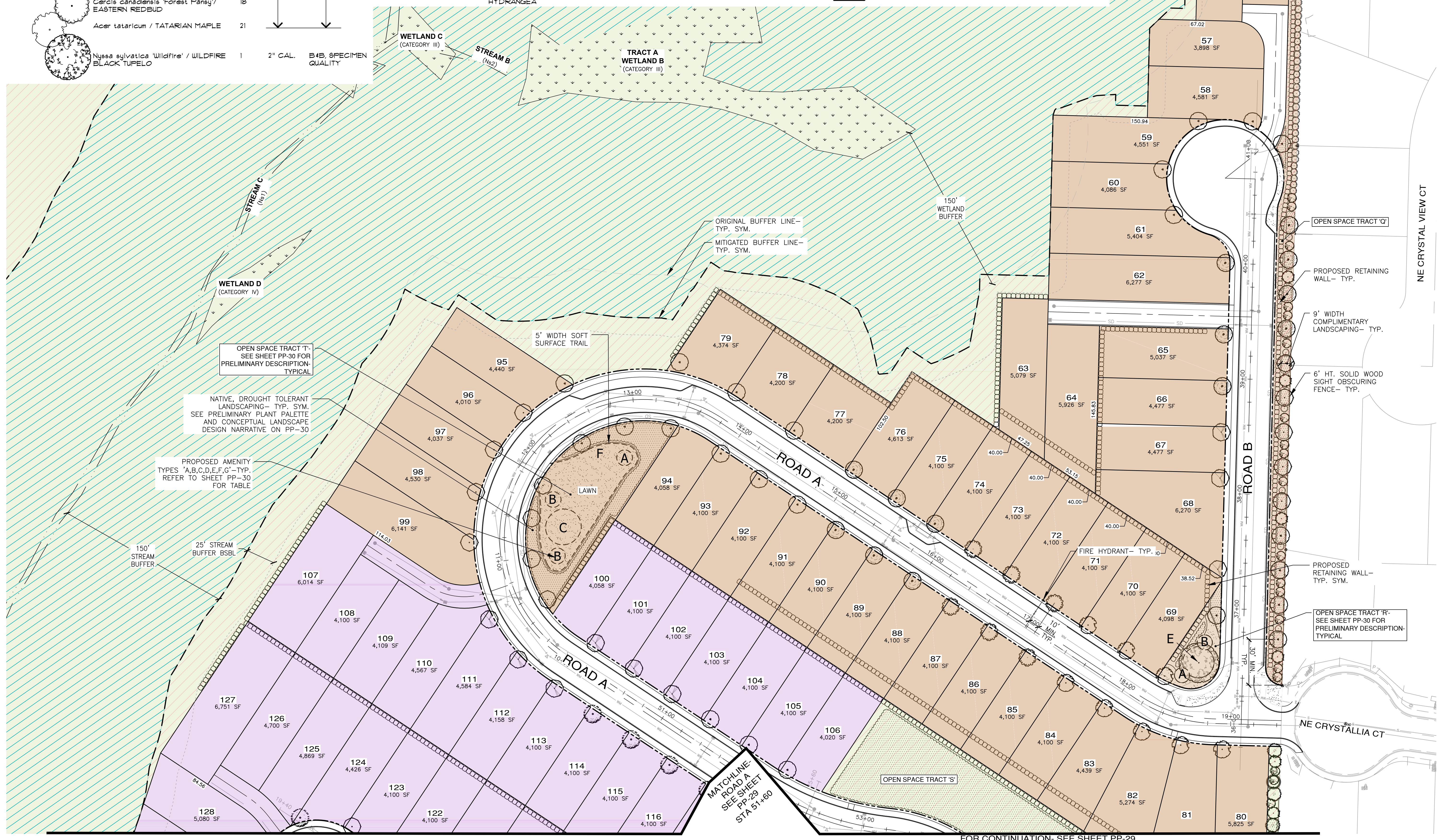
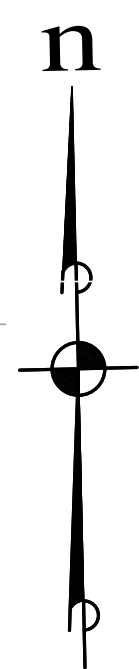
SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Pinus mugo 'Tannerbaum' / MUGO PINE	18	6' MIN. HT.	B&B, FULL, VIGOROUS
	Thuja occidentalis 'Emerald Green' / AMERICAN ARBORVITAE	40	6' MIN. HT.	
	Chamaecyparis obtusa 'Gracilis' / SLENDER HINOKI CYPRESS	24	6' MIN. HT.	
	Acer palmatum 'Sangokaku' / JAPANESE CORALBARK MAPLE	21	1-1/2" CAL.	
	Rhamnus indica 'Snow Maiden' / YEDDO HAWTHORN	23	5 GAL.	
	Hydrangea serrata / MOUNTAIN HYDRANGEA	22	5 GAL.	

NOTE:
STREET TREE LOCATIONS AND QUANTITIES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FINAL DRIVEWAY AND UTILITY LOCATIONS.

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

SCALE: 1" = 40'



REVISIONS		
NO.	DESCRIPTION/DATE	BY

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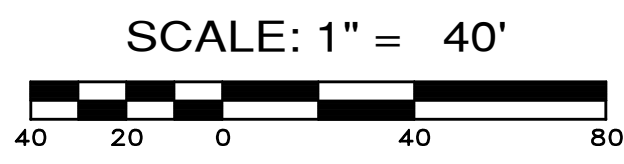
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
CITY OF POULSBORO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

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PP-28
28 OF 31 SHEETS

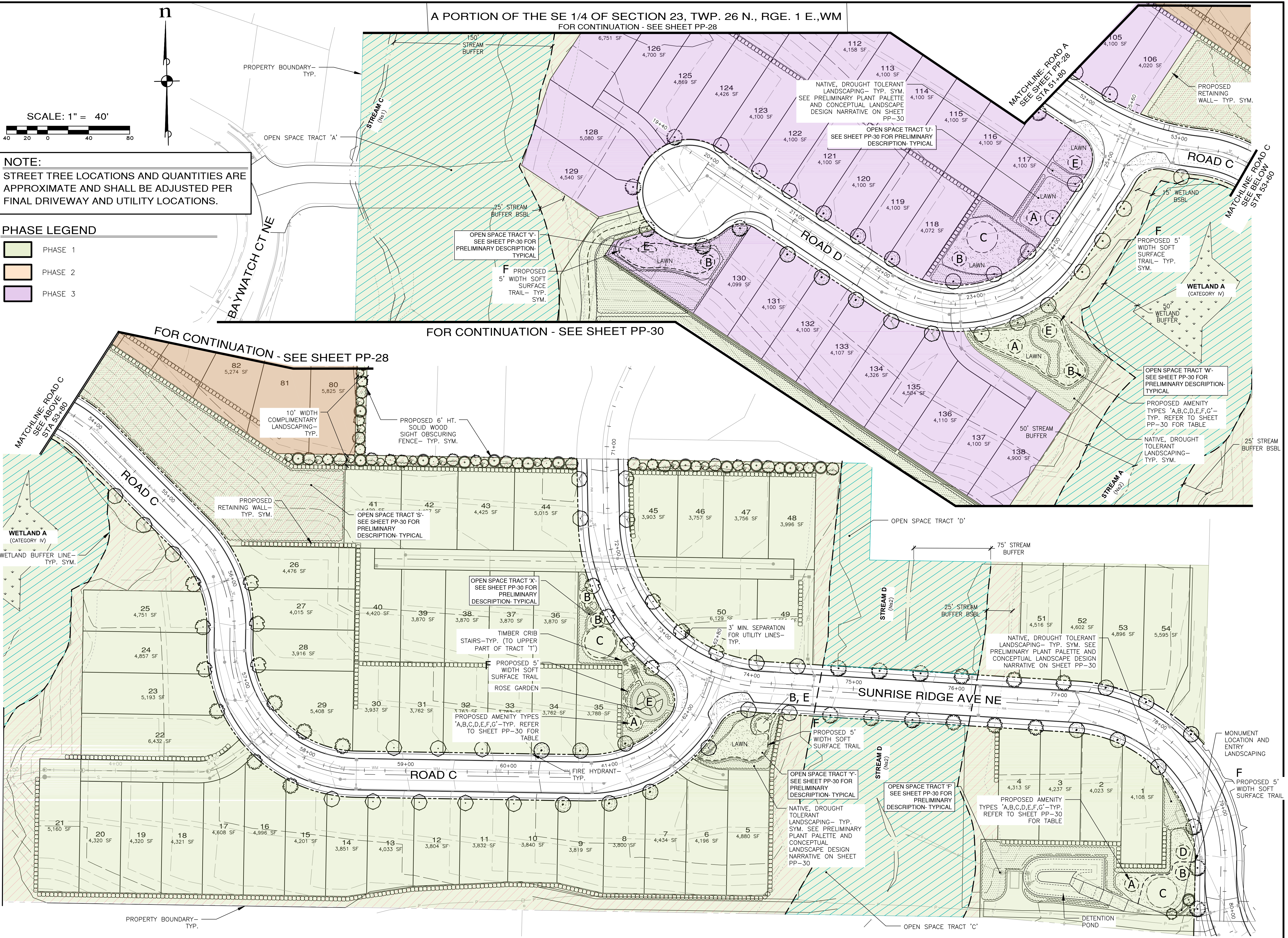
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A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM
FOR CONTINUATION - SEE SHEET PP-28



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- PHASE LEGEND**
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Pinnacle at Liberty Bay Subdivision
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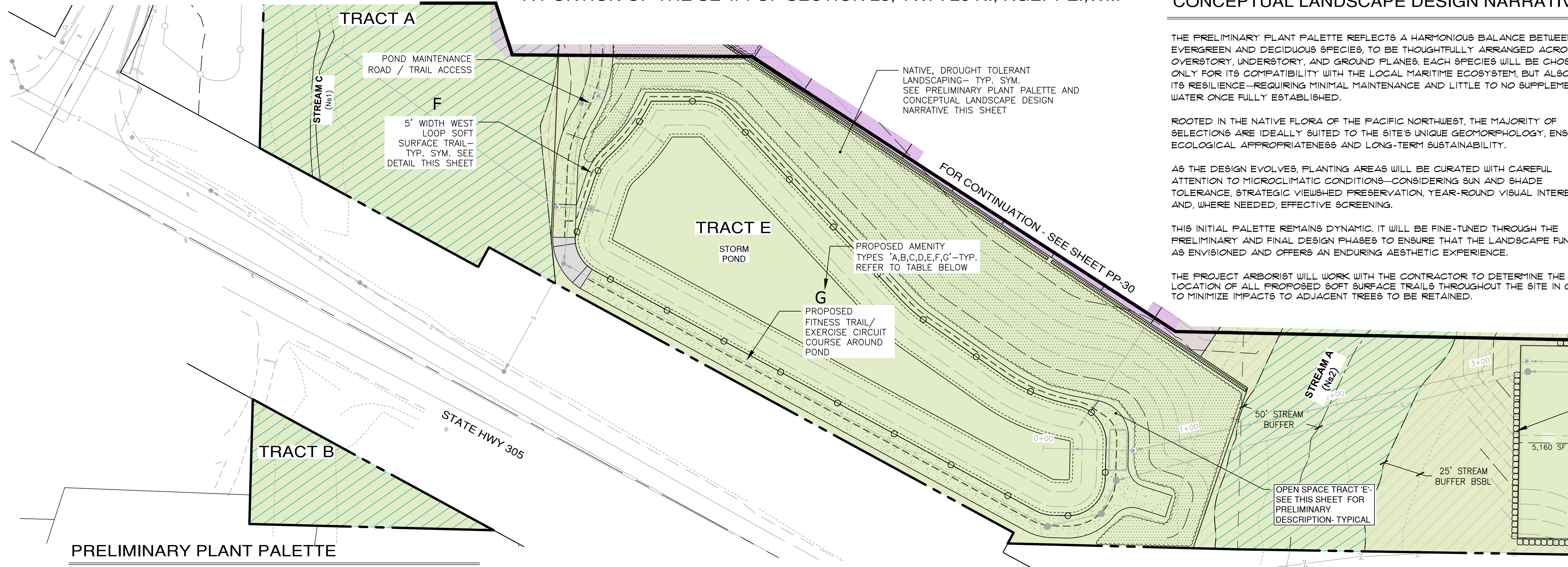
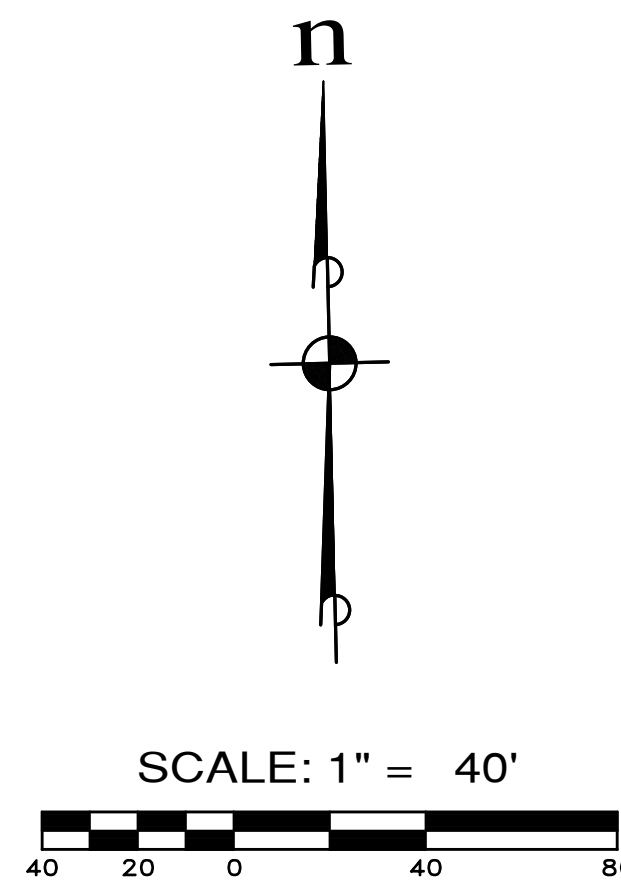
THE PRELIMINARY PLANT PALETTE REFLECTS A HARMONIOUS BALANCE BETWEEN EVERGREEN AND DECIDUOUS SPECIES, TO BE THOUGHTFULLY ARRANGED ACROSS THE OVERSTORY, UNDERSTORY, AND GROUND PLANES. EACH SPECIES WILL BE CHOSEN NOT ONLY FOR ITS COMPATIBILITY WITH THE LOCAL MARITIME ECOSYSTEM, BUT ALSO FOR ITS RESILIENCE—REQUIRING 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.

THE PROJECT ARBORIST WILL WORK WITH THE CONTRACTOR TO DETERMINE THE FINAL LOCATION OF ALL PROPOSED SOFT SURFACE TRAILS THROUGHOUT THE SITE IN ORDER TO MINIMIZE IMPACTS TO ADJACENT TREES TO BE RETAINED.



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 nutallii* '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 Sunburst' / 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* 'Pumilio' / DWARF MUGO PINE
- Lewisia cotyledon* / CLIFF MAID

GROUNDCOVERS, PERENNIALS, FERNS AND GRASSES:

- Festuca idahoensis* / IDAHO FESCUE
- Athyrium filix-femina* / LADY FERN
- Silene acaulis* ssp. *elegans* 'Josephine' / CHECKER MALLOW
- Pennstemon davidsonii* / DAVIDSON'S BEARDTONGUE
- Polymonium carneum* / JACOB'S LADDER
- Malanthemum dilatatum* / MAY LILY
- Asarum caudatum* / WILD GINGER
- Geranium oregonum* / WESTERN GERANIUM
- Claytonia lanceolata* / WESTERN SPRING BEAUTY
- Fine turf quality hydroseeded lawn

AMENITY DESCRIPTIONS THIS PROJECT IS REQUIRED TO PROVIDE: (3) ACTIVE GROUP 1 AMENITIES AND (2) ACTIVE GROUP 2 AMENITIES

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 AND CURB CONTAINMENT
D	ACTIVE GROUP 1 AMENITIES	MULTI-PURPOSE SPORT COURT OR OTHER TYPE OF SPORT COURT (PICKLEBALL, SHUFFLEBOARD, ETC.)
E	PASSIVE GROUP 2 AMENITIES	NATURE INTERPRETIVE AREAS/ VIEWING AREAS/ GARDENS WITH TRAIL AND EDUCATIONAL SIGNAGE
F	PASSIVE GROUP 1 AMENITIES	5' WIDTH SOFT SURFACE TRAIL/ WALKING PATH
G	ACTIVE GROUP 2 AMENITIES	OUTDOOR EXERCISE CIRCUIT WITH TRAIL AND STRETCHING STATIONS

CUMULATIVE AMENITY CALCULATIONS BY PHASE:

PHASE 1:

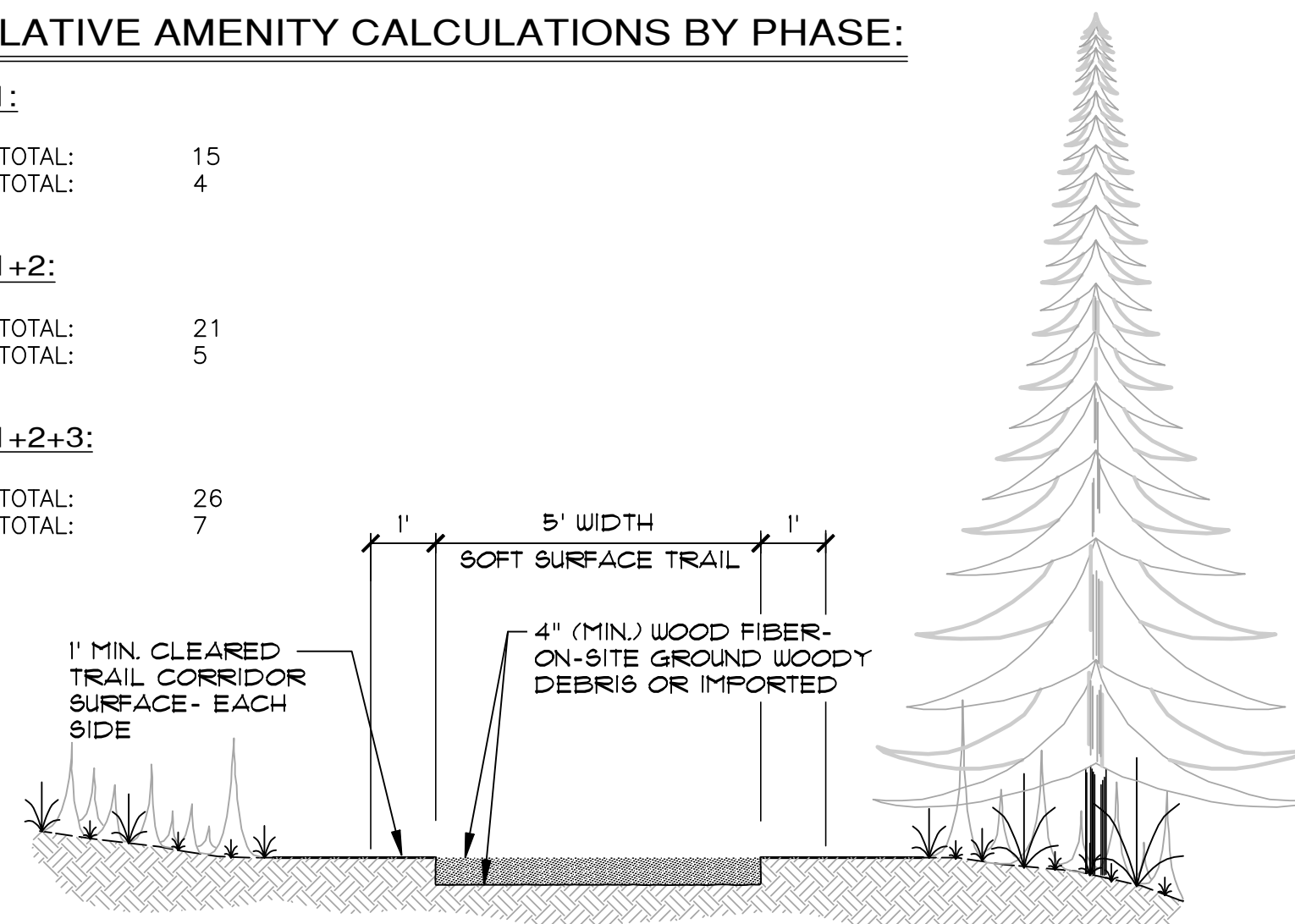
GROUP 1 TOTAL: 15
GROUP 2 TOTAL: 4

PHASE 1+2:

GROUP 1 TOTAL: 21
GROUP 2 TOTAL: 5

PHASE 1+2+3:

GROUP 1 TOTAL: 26
GROUP 2 TOTAL: 7



SOFT SURFACE TRAIL

NOT TO SCALE

OPEN SPACE TRACT DESCRIPTIONS

PHASE	TRACT NAME	AMENITY TYPE(S) PROPOSED	CITY OF POULSBORO AMENITY GROUP	CONCEPTUAL OVERVIEW
1	E	F, G	(1) Group 1 (1) Group 2	LOOP TRAIL AROUND DETENTION POND WITH EXERCISE STATIONS AND EDUCATIONAL SIGNAGE
1	F	A, B, C, D, F	(5) Group 1	NEIGHBORHOOD PARK WITH PICNIC TABLES, PASSIVE SEATING, OPEN PLAY LAWN, MULTI-USE SPORT COURT, PLAYGROUND, WALKING PATH, AND INTERPRETIVE SIGNAGE ABOUT LIBERTY BAY
2	Q	N/A	N/A	COMPLIMENTARY LANDSCAPING
2	R	A, B, E	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING, PICNIC TABLES, AND SPECIMEN TREE WITH INTERPRETIVE SIGNAGE
1	S	N/A	N/A	VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING
2	T	A, B, C, F	(4) Group 1	NEIGHBORHOOD PARK WITH MULTI-AGE PLAYGROUND, PASSIVE SEATING, AND PICNIC TABLES
3	U	A, B, C, E	(3) Group 1 (1) Group 2	NEIGHBORHOOD PARK WITH PICNIC TABLES, PLAY LAWN, TINY TOT PLAYGROUND AND NATURE/ INTERPRETIVE VIEW AREA
3	V	B, E, F	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING AREA, OPEN LAWN, VIEW OF BAY, AND NATURE/ INTERPRETIVE/ EDUCATIONAL SIGNAGE ABOUT LIBERTY BAY
1	W	A, B, E, F	(3) Group 1 (1) Group 2	POCKET PARK WITH WETLAND 'A' INTERPRETIVE VIEW AREA WITH LOOPED SOFT SURFACE TRAIL, PASSIVE SEATING, INTERPRETIVE/ EDUCATIONAL SIGNAGE, AND PICNIC TABLES
1	X	A, B, C, E, F	(4) Group 1 (1) Group 2	NEIGHBORHOOD PARK ROSE / POLLINATOR GARDEN WITH WALKING PATH, EDUCATIONAL SIGNAGE, AND SOFT SURFACE TRAIL CLIMB WITH TIMBER CRIB STAIRS TO UPPER PLAYGROUND, AND OVERLOOK WITH PASSIVE SEATING AREA
1	Y	B, E, F	(2) Group 1 (1) Group 2	POCKET PARK WITH BAY VIEW GAZEBO, NATIVE GARDEN, EDUCATIONAL SIGNAGE, PICNIC AREA, CONNECTING SOFT SURFACE TRAIL AND OPEN PLAY LAWN

NOTE: DETAILS AND SPECIFICATIONS FOR ALL PROPOSED AMENITIES WILL BE PROVIDED DURING CONSTRUCTION PLAN REVIEW AND APPROVAL FOLLOWING PRD APPROVAL BY THE CITY OF POULSBORO

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

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CUMULATIVE ACTIVE & PASSIVE OPEN SPACE CALCULATIONS

CRITICAL AREAS & BUFFERS WITHIN TOTAL SITE AREA= 485,486 SF

PHASE LOTS & PASSIVE O.S. CRITICAL AREAS	NO. OF LOTS	O.S. TRACTS W/IN PHASE	TOTAL PHASE AREA (SF)	CUMULATIVE PHASE AREA (SF)	REQUIRED O.S. (SF) AREA (20% OF CUMULATIVE PHASE AREA)	CUMULATIVE PROPOSED TOTAL O.S. TRACT AREA WITHIN PHASE (% OF REQ'D O.S.)	TOTAL PROPOSED CRITICAL AREA O.S. (SF) (% OF REQ'D O.S.)	COMPLIES WITH CITY OF POULSBORO OPEN SPACE REQ. 18,260.090(G)(2)
1	54	E,F,S,W,X,Y	1,182,394	1,182,394	X 0.20= 236,479	124,169 SF (53%)	112,310 SF (47%)	✓
2	45	Q,R,T	+ 234,092	1,416,486	X 0.20= 283,297	147,559 SF (52%)	135,738 SF (48%)	✓
3	39	U,V	+ 190,820	1,607,306	X 0.20= 321,461	162,607 SF (51%)	158,854 SF (49%)	✓

REQUIRED OPEN SPACE (PMC 18.260.090)

OPEN SPACE OUTSIDE OF CRITICAL AREAS & BUFFERS.....	208,418 SF (58%)
OPEN SPACE WITHIN CRITICAL AREAS & BUFFERS.....	152,351 SF (42%)
REQUIRED OPEN SPACE (20% OF GROSS AREA OF PROJECT SITE AT 1,803,847 SF).....	360,769 SF

* THIS DATA TABLE IS INTENDED TO DISTINGUISH REQUIRED OPEN SPACE OBLIGATIONS FROM THE TOTAL ON-SITE OPEN SPACE AREA AND ASSOCIATED CALCULATIONS. FOR CLARITY, THE TABULATION REFLECTS ONLY THE MINIMUM CODE-MANDATED OPEN SPACE REQUIREMENT AND DEMONSTRATES THAT LESS THAN 50 PERCENT OF THAT REQUIRED OPEN SPACE IS BEING SATISFIED WITHIN DESIGNATED CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS, AS OPPOSED TO REPRESENTING THE FULL EXTENT OF ALL OPEN SPACE PROVIDED ON THE SITE.

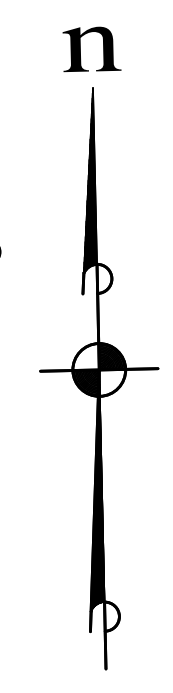
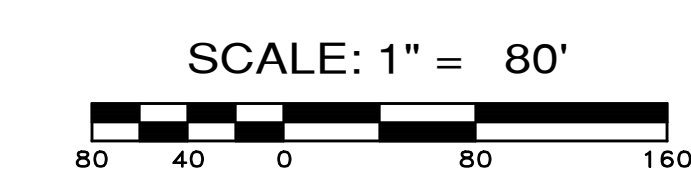
ACTIVE OPEN SPACE DATA

TRACT	O.S. DESCRIPTION	ACTIVE OPEN SPACE AREA
E	LOOPED FITNESS TRAIL*.....	54,382 SF
F	NEIGHBORHOOD PARK W/ SPORT COURT, PLAY EVENT.....	17,635 SF
R	POCKET PARK W/ SPECIMEN TREE.....	2,535 SF
T	NEIGHBORHOOD PARK W/ MULTI-AGE PLAY EVENTS.....	10,568 SF
U	NEIGHBORHOOD PARK W/ WETLAND INTERPRETIVE.....	9,258 SF
V	POCKET PARK W/ BAY OVERLOOK.....	5,790 SF
W	POCKET PARK W/ WETLAND INTERPRETIVE.....	7,389 SF
X	ROSE GARDEN (LOWER) & PLAY EVENT (UPPER).....	5,871 SF
Y	POCKET PARK W/ GAZEBO, NATIVE GARDEN.....	3,499 SF
		TOTAL 116,927 SF (2.68 AC)

* TRACT E OPEN SPACE SF INCLUDES FITNESS TRAIL AND SURROUNDING LANDSCAPE, BUT NOT AREA WITHIN DETENTION POND FENCE, WHICH IS CITY OWNED.

PASSIVE OPEN SPACE DATA

TRACT	O.S. DESCRIPTION	AREA WITHIN CRITICAL AREA BUFFER	AREA OUTSIDE OF CRITICAL AREA BUFFER	TOTAL OPEN SPACE TRACT AREA
A	CRITICAL AREA AND BUFFER	492,051 SF	95,893 SF	587,944 SF
B	CRITICAL AREA AND BUFFER	6,842 SF	0 SF	6,842 SF
C	CRITICAL AREA AND BUFFER	89,481 SF	57,739 SF	147,220 SF
D	CRITICAL AREA AND BUFFER	19,409 SF	9,106 SF	28,515 SF
Q	COMPLIMENTARY LANDSCAPING	--	10,287 SF	10,287 SF
S	VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING	--	35,393 SF	35,393 SF
TOTAL		607,783 SF (13.95 AC)	208,418 SF (4.48 AC)	816,201 SF (18.74 AC)



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