

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 'Tachonoskii' / FLOWERING CRABAPPLE	18	1-1/2" CAL.	B4B, MATCHED, UNIFORM BRANCHING
	Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY	34		
	Magnolia 'Galaxy' / GALAXY MAGNOLIA	24		
	Stewartia pseudocamellia / JAPANESE STEWARTIA	24		
	Carpinus betulus 'Fastigiata' / COLUMNAR HORNBEAM	31		
	Cercis canadensis 'Forest Pansy' / EASTERN REDBUD	18		
	Acer tataricum / TATARIAN MAPLE	21		
	Nyssa sylvatica 'Wildfire' / WILDFIRE BLACK TUPELO	1	2" CAL.	B4B, SPECIMEN QUALITY

PRELIMINARY COMPLIMENTARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Pinus mugo 'Tannerbaum' / MUGO PINE	18	6' MIN. HT.	B4B, 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 serrula / MOUNTAIN HYDRANGEA	22	5 GAL.	

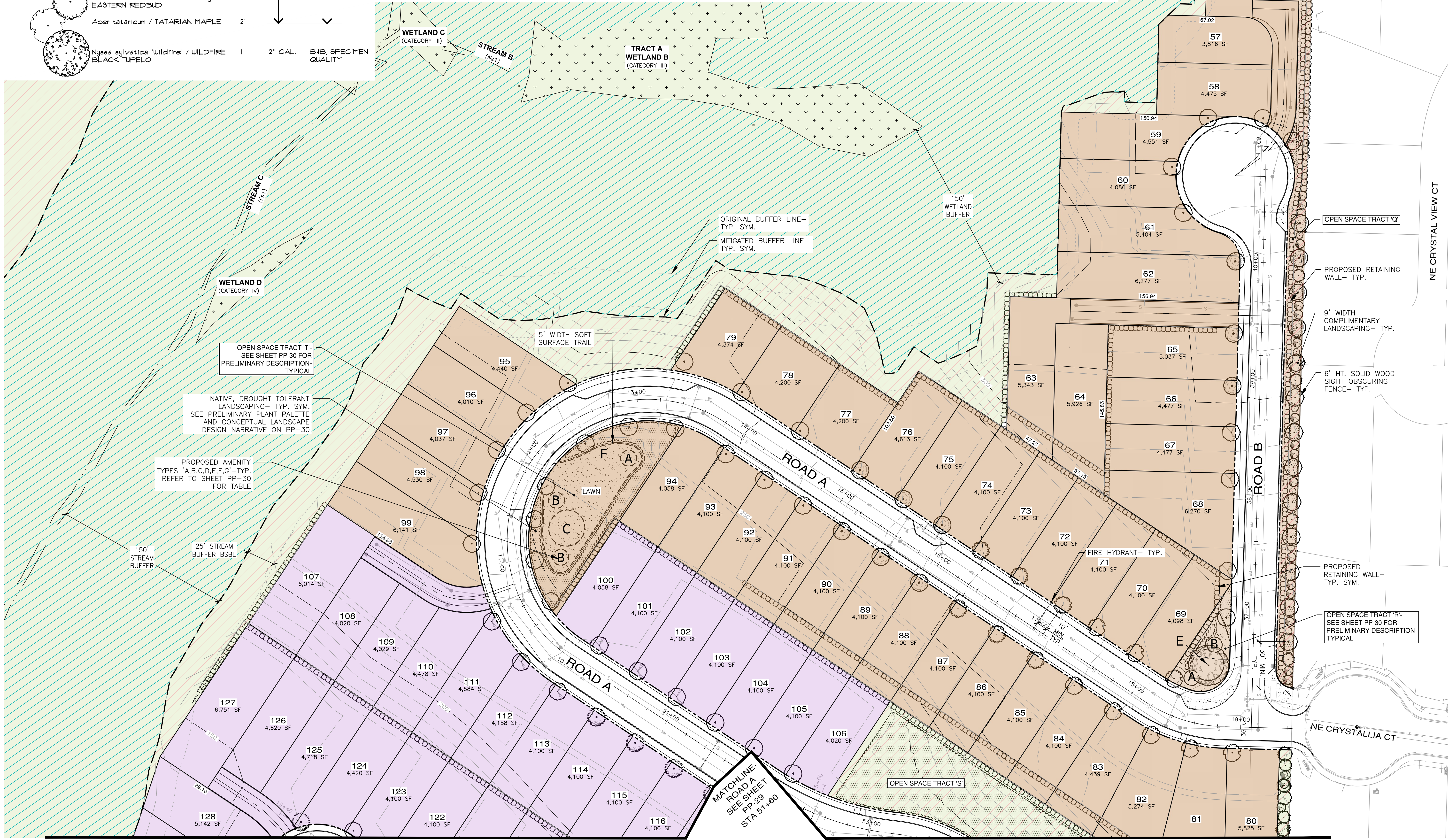
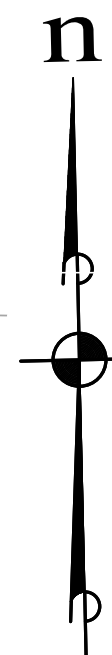
NOTE:

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

06/17/2026

LEANNE D. KUHLMAN
LANDSCAPE ARCHITECT
CERTIFICATE NO. 743

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO PRELIMINARY LANDSCAPE & RECREATION PLAN

WASHINGTON

JOB NO.: 2090-004-022

DWG. NAME: PP-28

DESIGNED BY:

DRAWN BY:

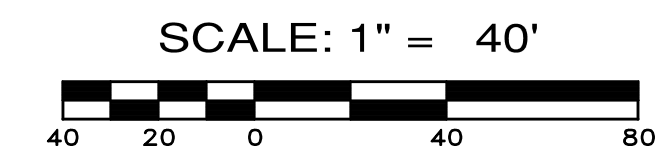
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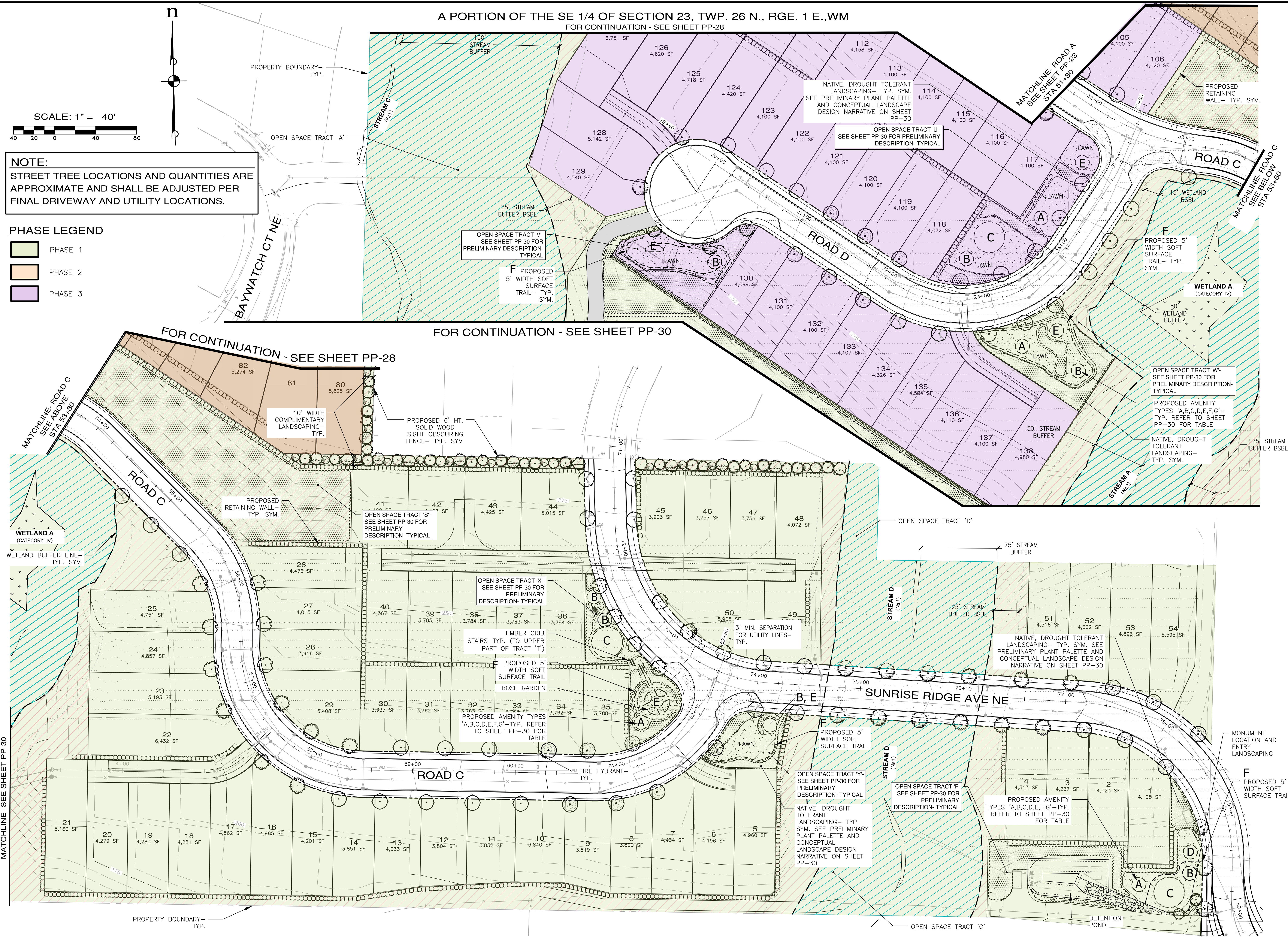
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28 OF 31 SHEETS



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- PHASE LEGEND**
- PHASE 1
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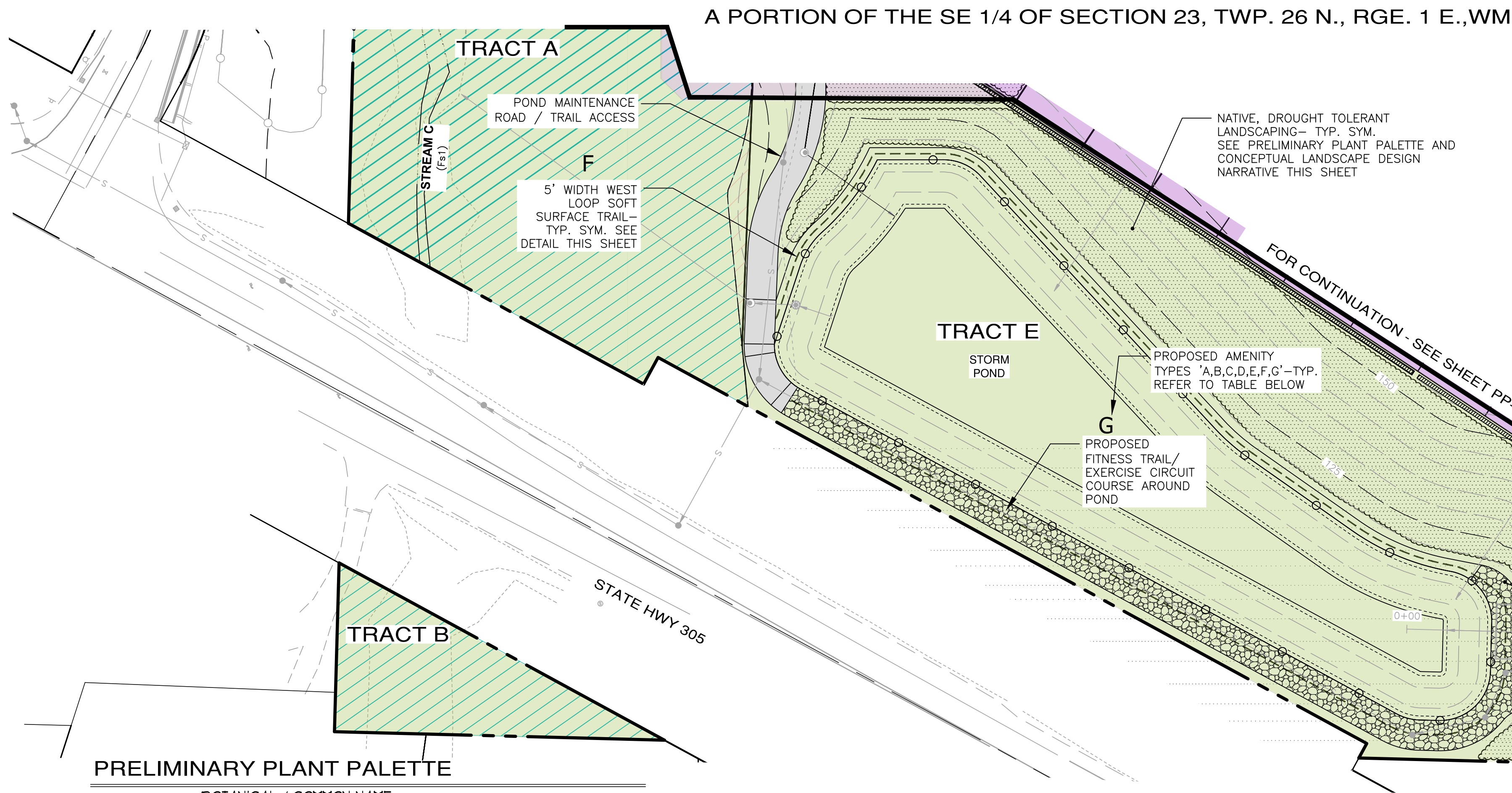
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PRELIMINARY PLANT PALETTE

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 nutalli '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 asepella ssp. *elegans* 'Josephine' / CHECKER MALLOW
Pennstemon davidsonii / DAVIDSON'S BEARDTONGUE
PolYGONUM carneum / JACOB'S LADDER
Maianthemum dilitatum / MAY LILY
Asarum caudatum / WILD GINGER
Geranium oreganum / 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:

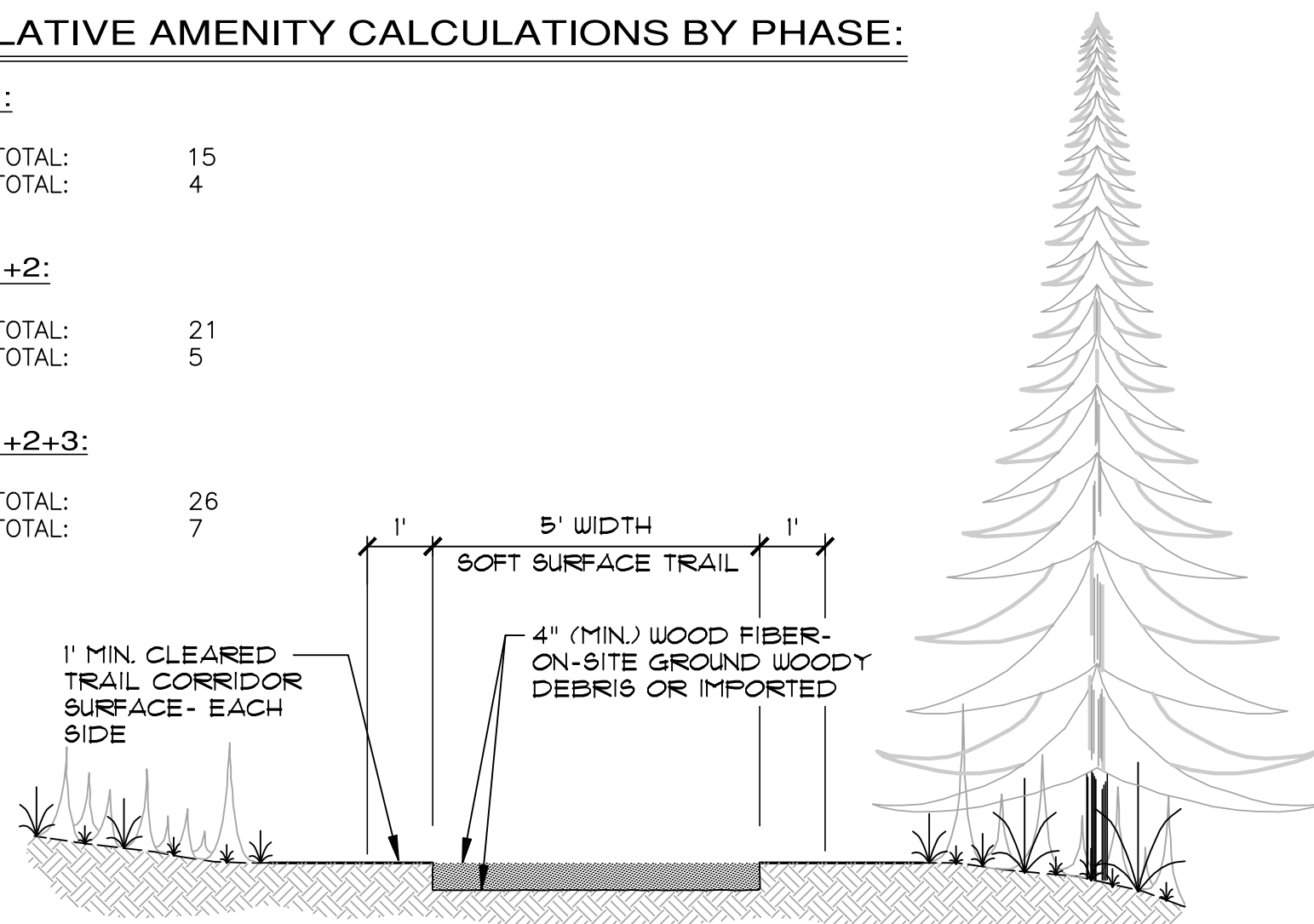
GROUP 1 TOTAL: 15
GROUP 2 TOTAL: 4

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

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 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.

SCALE: 1" = 40'

OPEN SPACE TRACT DESCRIPTIONS

PHASE	TRACT NAME	AMENITY TYPE(S) PROPOSED	CITY OF FOULSBRO 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 FOULSBRO

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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.	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	1,181,169	1,181,169	X 0.20= 236,234	120,820 SF (51%)	115,414 SF (49%)	✓
2	45	Q,R,T	+ 234,074	1,415,243	X 0.20= 283,049	144,210 SF (51%)	138,836 SF (49%)	✓
3	39	U,V	+ 191,089	1,606,332	X 0.20= 321,266	159,258 SF (50%)	162,008 SF (50%)	✓

REQUIRED OPEN SPACE (PMC 18.260.090)

OPEN SPACE OUTSIDE OF CRITICAL AREAS & BUFFERS.....	208,436 SF
(58%)	
OPEN SPACE WITHIN CRITICAL AREAS & BUFFERS.....	152,333 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.

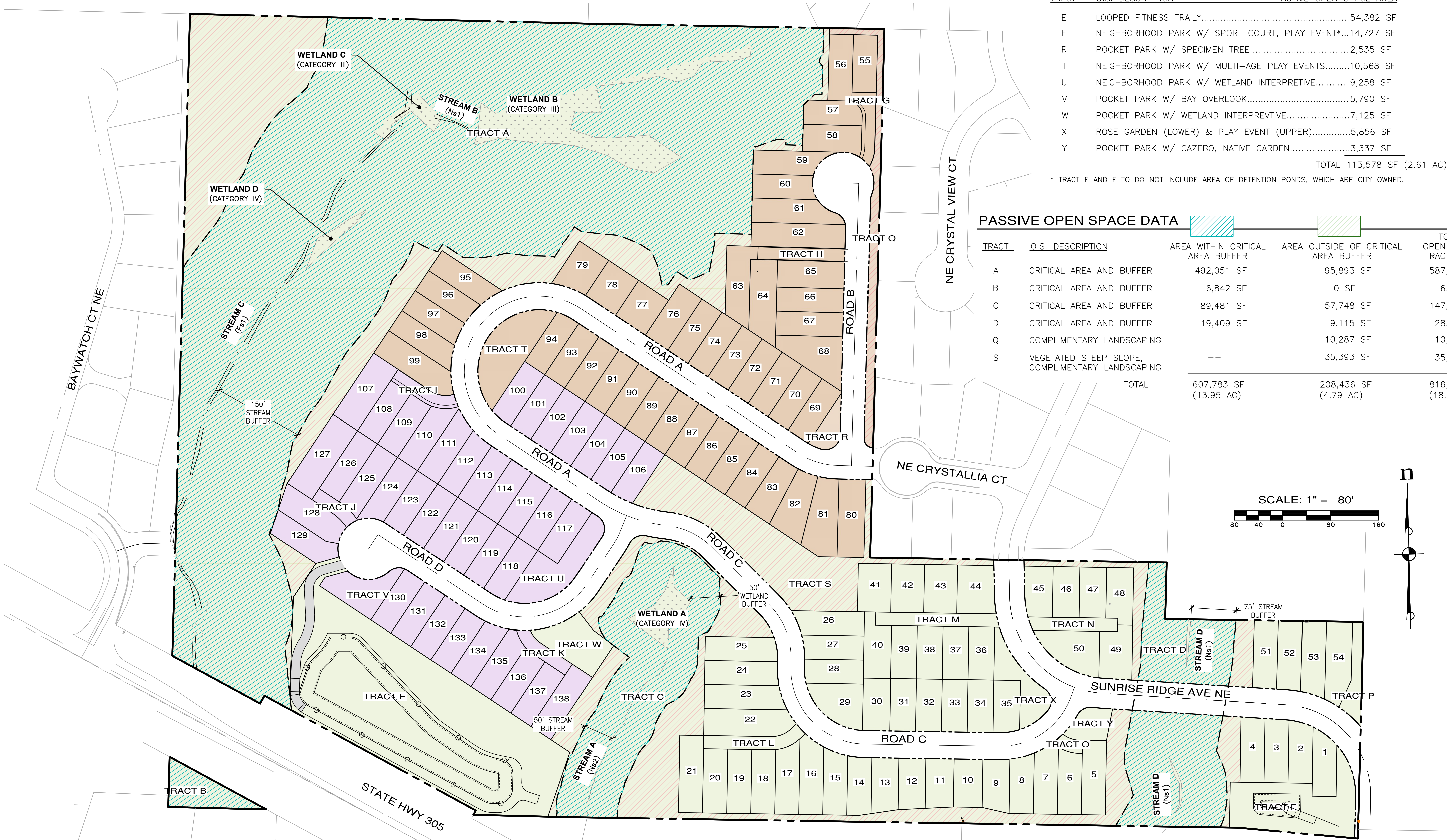
ACTIVE OPEN SPACE DATA

TRACT	O.S. DESCRIPTION	ACTIVE OPEN SPACE AREA
E	LOOPED FITNESS TRAIL*.....	54,382 SF
F	NEIGHBORHOOD PARK W/ SPORT COURT, PLAY EVENT*.....	14,727 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.....	7,125 SF
X	ROSE GARDEN (LOWER) & PLAY EVENT (UPPER).....	5,856 SF
Y	POCKET PARK W/ GAZEBO, NATIVE GARDEN.....	3,337 SF
		TOTAL 113,578 SF (2.61 AC)

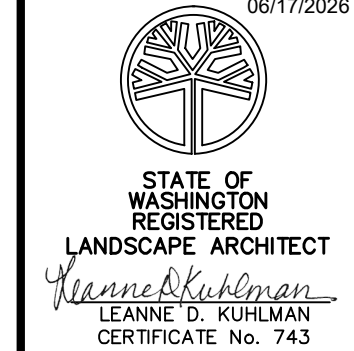
* TRACT E AND F TO DO NOT INCLUDE AREA OF DETENTION PONDS, WHICH ARE CITY OWNED.

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	57,748 SF	147,229 SF
D	CRITICAL AREA AND BUFFER	19,409 SF	9,115 SF	28,524 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)	208,436 SF (4.79 AC)	816,219 SF (18.74 AC)



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