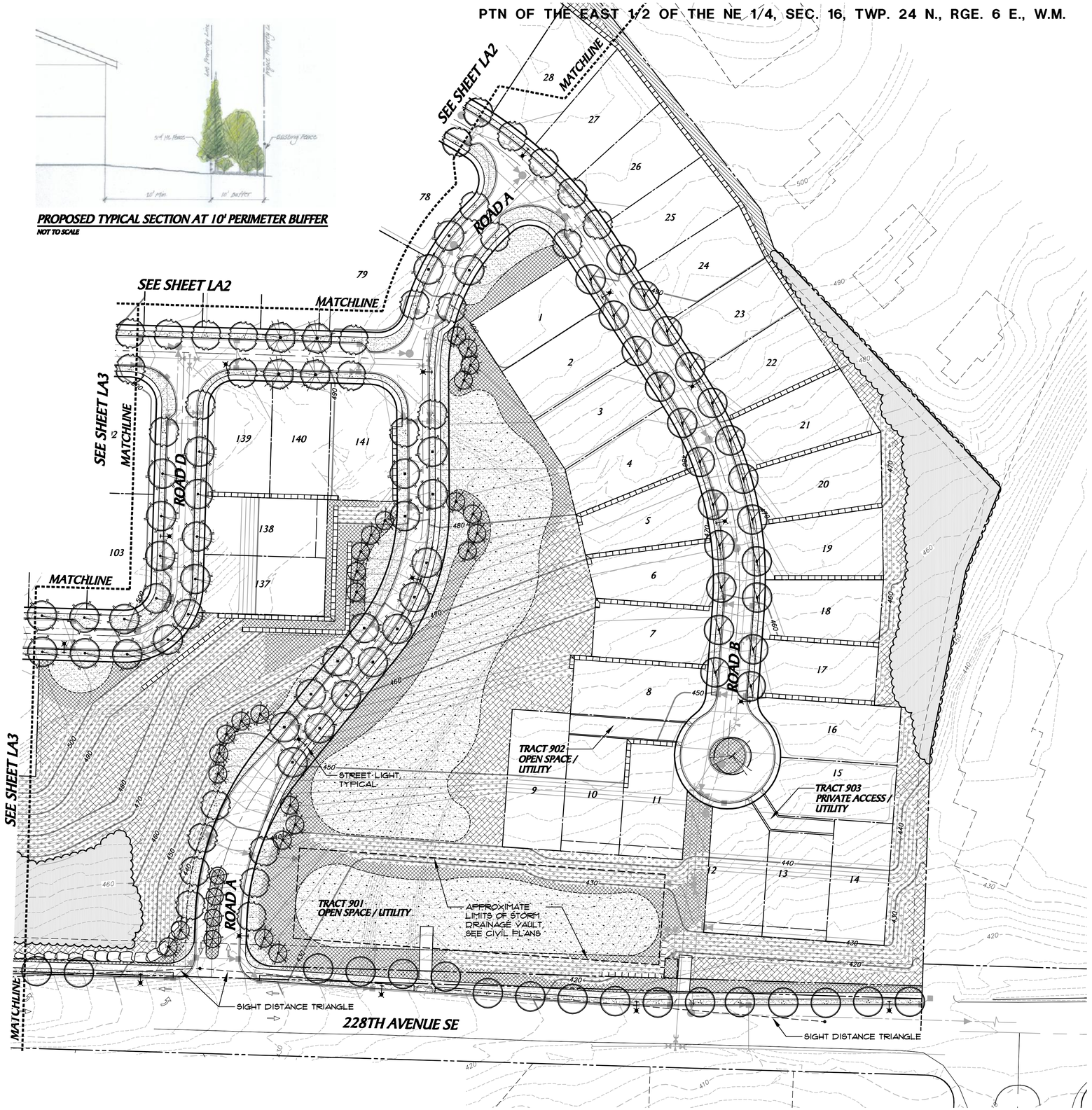
PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

PROPOSED TYPICAL SECTION AT 10' PERIMETER BUFFER
NOT TO SCALE



MADISON POINTE - PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
	LARGE DECIDUOUS STREET TREES (ALL ✱)
	BETULA NIGRA *N* RIVER BIRCH
	FAGUS SYLVATICA EUROPEAN BEECH
	QUERCUS COCCINEA SCARLET OAK
	MEDIUM DECIDUOUS STREET TREES (ALL ✱)
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
	BETULA JACQUMONTII HIMALAYAN BIRCH
	FRAXINUS PENNSYLVANICA 'SUMMIT' SUMMIT ASH
	PYRUS CALLERYANA 'CHANTICLEER' FLOWERING PEAR
	TILIA CORDATA LITTLE LEAF LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN'/ VILLAGE GREEN ZELKOVA
	NARROW DECIDUOUS STREET TREES (ALL ✱)
	ACER RUBRUM 'BOWHALL' ARMSTRONG RED MAPLE
	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWEGIAN MAPLE
	SMALL DECIDUOUS STREET TREES (ALL ✱)
	ACER GINNALA AMUR MAPLE
	ACER GRISEUM PAPER BARK MAPLE
	AMELANCHIER 'AUTUMN BRILLIANCE' *N* SERVICEBERRY
	ORNAMENTAL & NATIVE PLANTINGS
	THE ORNAMENTAL & NATIVE PLANT MIX MAY INCLUDE THE FOLLOWING:
	TREES: BETULA JACQMONTII OCTOBER GLORY MAPLE AMUR MAPLE PAPER BARK MAPLE SERVICEBERRY CHINESE DOGWOOD SCOTCH PINE SLENDER HINOKI CYPRESS SHORE PINE HOGAN'S CEDAR
	SHRUBS: CRIMSON PYGMY BARBERRY GULF STREAM NANDINA PURPLE LEAF TEA OLIVE DWARF MUGHO PINE EMERALD ARBORVITAE BOX-LEAF HONEYSUCKLE DAVIDS VIBURNUM GLOSSY ABELIA IVORY HALO DOGWOOD DWARF RED OSIER DOGWOOD DWARF BURNING BUSH WILD ROSE
	GROUNDCOVERS: YELLOW VARIEGATED SEDGE BLUE OAT GRASS MEXICAN FEATHER GRASS DWARF MAIDEN GRASS DWARF YELLOW DAYLILY AUTUMN JOY SEDUM KINNIKINNICK COTONEASTER BARRENWORT BEACH STRAWBERRY SWORD FERN
	NATIVE RESTORATION PLANT MIX (ALL *N*)
	THE NATIVE RESTORATION PLANT MIX MAY INCLUDE THE FOLLOWING:
	TREES: BETULA NIGRA BIG LEAF MAPLE VINE MAPLE SERVICEBERRY PACIFIC DOGWOOD SHORE PINE DOUGLAS FIR WESTERN HEMLOCK WESTERN RED ALASKAN YELLOW CEDAR
	SHRUBS: INDIAN PLUM BEAKED HAZEL FLOWERING CURRENT PACIFIC WAX MYRTLE OREGON GRAPE SALAL EVERGREEN HUCKLEBERRY RED TWIG DOGWOOD IVORY HALO DOGWOOD WILD ROSE SNOWBERRY
	GROUNDCOVERS: CASCADE OREGON GRAPE KINNIKINNICK BEACH STRAWBERRY SWORD FERN
	NATIVE PLANT SEED MIX: MIX TO BE SELECTED FOR NORTHWEST CONDITIONS. NATIVE GRASS (50%) NATIVE SHRUB (20%) NATIVE GROUNDCOVER (30%)

SYMBOL	BOTANICAL/COMMON NAME
	STEEP SLOPE PLANTINGS
	THE NATIVE STEEP SLOPE PLANT MIX MAY INCLUDE THE FOLLOWING:
	TREES: BIG LEAF MAPLE VINE MAPLE SERVICEBERRY PACIFIC DOGWOOD SHORE PINE DOUGLAS FIR
	SHRUBS: FLOWERING CURRENT SUMAC PACIFIC WAX MYRTLE OREGON GRAPE SALAL RED TWIG DOGWOOD WILD ROSE SNOWBERRY EVERGREEN HUCKLEBERRY BOX-LEAF HONEYSUCKLE
	GROUNDCOVERS: CASCADE OREGON GRAPE KINNIKINNICK BEACH STRAWBERRY SWORD FERN DAVIDS PROSTRATE STRANSVESI
	ADDITIONAL SLOPE STABILIZATION MEASURES AS NEEDED INCLUDE: GRASS SEEDING NATIVE PLANT SEEDING GEO-TEXTILE FABRICS
	VISUAL SCREEN PLANTINGS
	THIS PLANT MIX WILL RESULT IN A VISUAL SCREEN AS ILLUSTRATED IN THE "PROPOSED TYPICAL SECTION AT 10 FT. PERIMETER BUFFER" ON THIS SHEET. PLANTS MAY INCLUDE THE FOLLOWING:
	TREES (50% EVERGREEN): AMUR MAPLE VINE MAPLE SERVICEBERRY SLENDER HINOKI CYPRESS HOGAN'S CEDAR SHORE PINE DOUGLAS FIR
	SHRUBS: PACIFIC WAX MYRTLE PURPLE LEAF TEA OLIVE EMERALD ARBORVITAE DAVIDS VIBURNUM GLOSSY ABELIA OREGON GRAPE SALAL DWARF BURNING BUSH
	GROUNDCOVERS: KINNIKINNICK COTONEASTER BARRENWORT SWORD FERN
	LAWN SEED MIX
	SEE NOTE 2 BELOW.
	MEADOW SEED MIX WITH WILDFLOWERS
	MEADOW SEED MIX TO BE LOW WATER USE. SEE NOTE 3 BELOW.
	EXISTING VEGETATION TO REMAIN
	APPROXIMATE AREA IS SHOWN. SEE SHEET TR1, TR2 AND TR3 FRO TREE RESTORATION PLANS.

PLANTING NOTES

1. PLANTING SPECIFICATIONS AND DETAILS TO CONFORM TO CITY REQUIREMENTS.
2. LAWN SEED MIX: SEED MIX TO BE DETERMINED, RYE / FESCUE MIX, MIN. (3) VARIETIES IN MIX
3. WILDFLOWER MEADOW SEED MIX: SEED MIX TO BE DETERMINED.

✱ 4. DECIDUOUS TREES WITH STAR (✱): SIZE & FORM CATEGORY IS BASED ON THE CITY OF ISSAQUAH STREET TREE LIST. REQUIRED STREET TREE SPACING IS BASED UPON TREE CATEGORY.

N 5. NATIVE PLANTS WITH SYMBOL (*N*).

SCALE: 1" = 50'
0 25 50 100

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PRELIMINARY LANDSCAPE PLAN

BRIXTON HOMES, LLC
MADISON POINTE
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	4-11-16	Street Lights Added	LRP	SEJ

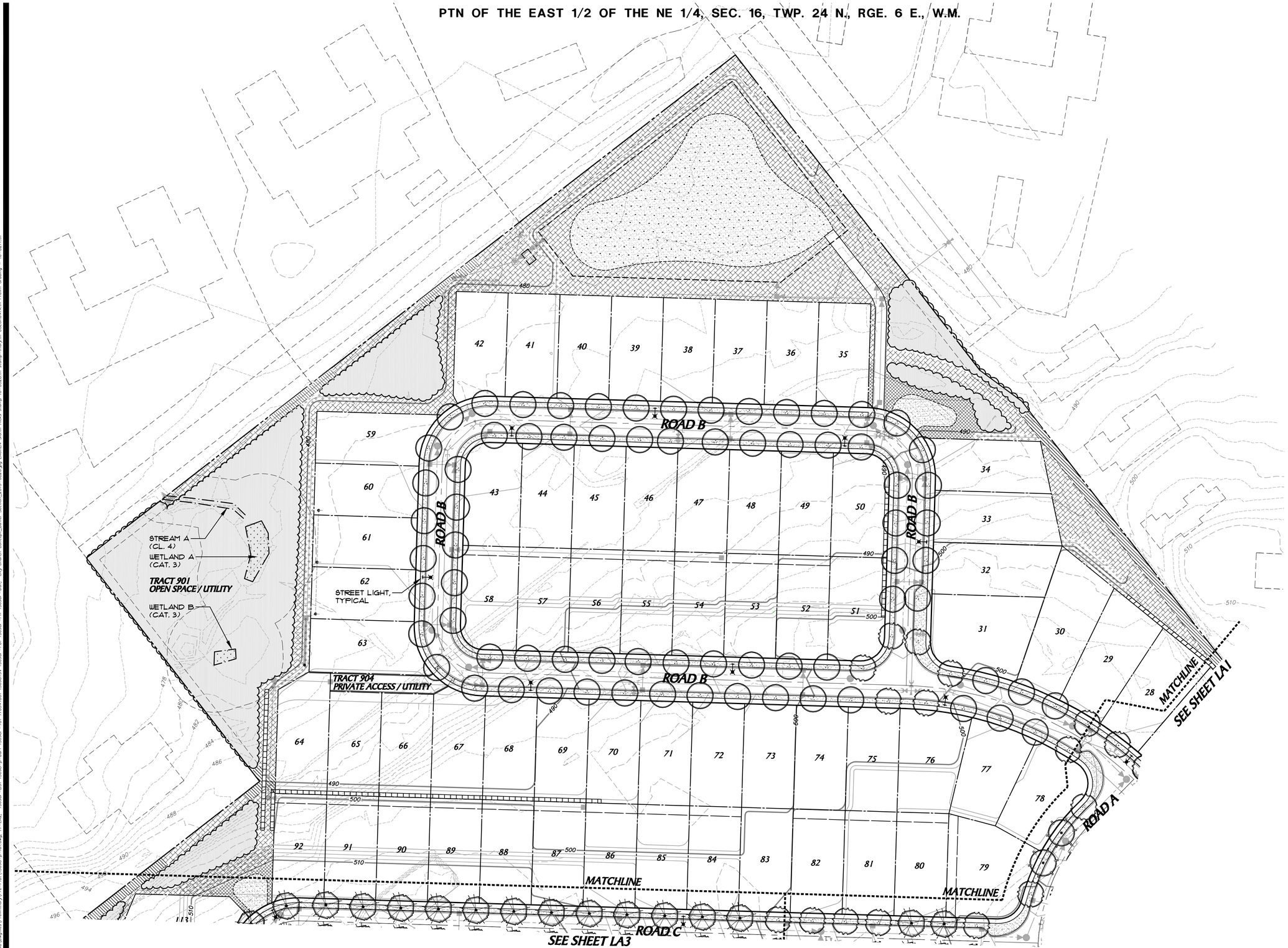
REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER
MARY H MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A TOMKINS, PE
PROJECT ENGINEER
LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORZ.: 1"=50' VERT.:

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LAUREN PERRY
CERTIFICATE NO. 488
EXPIRES 02/18/2017
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **15-098**
SHEET NUMBER **LA1 OF 18**

PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.



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SHEET NUMBER LA2 OF 18

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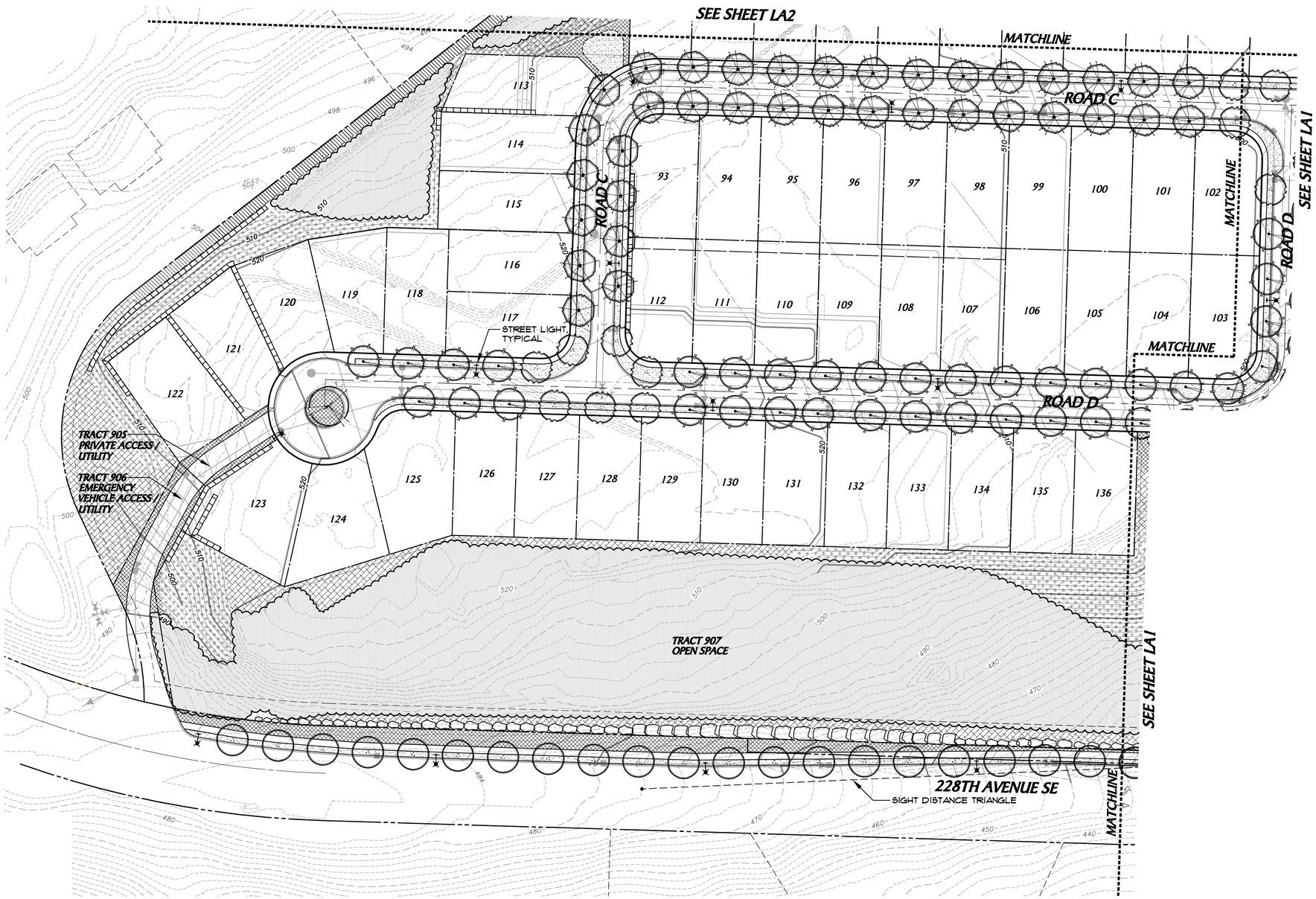

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