## Exhibit B

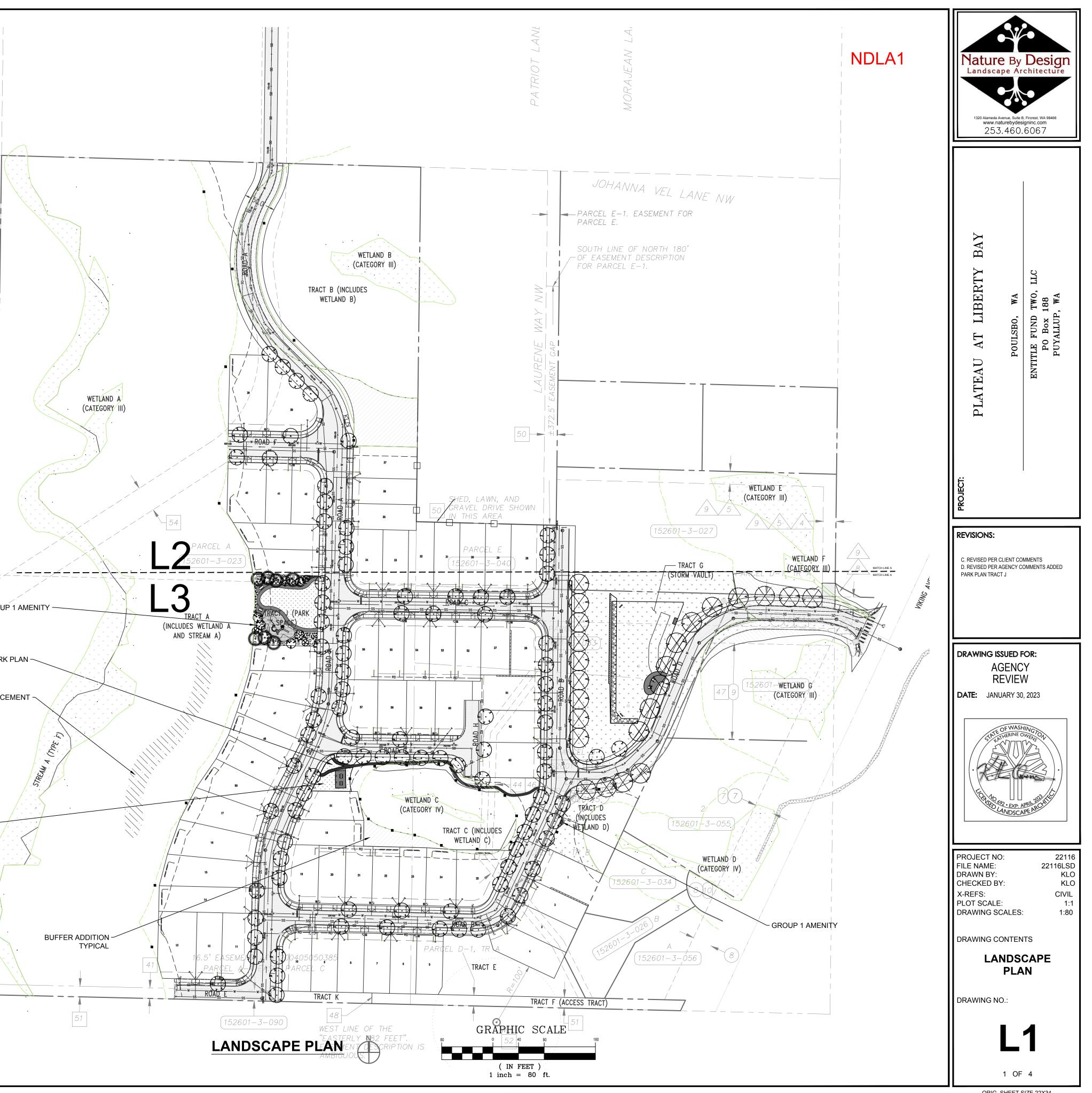
NDLA1

Preliminary Landscape Plan

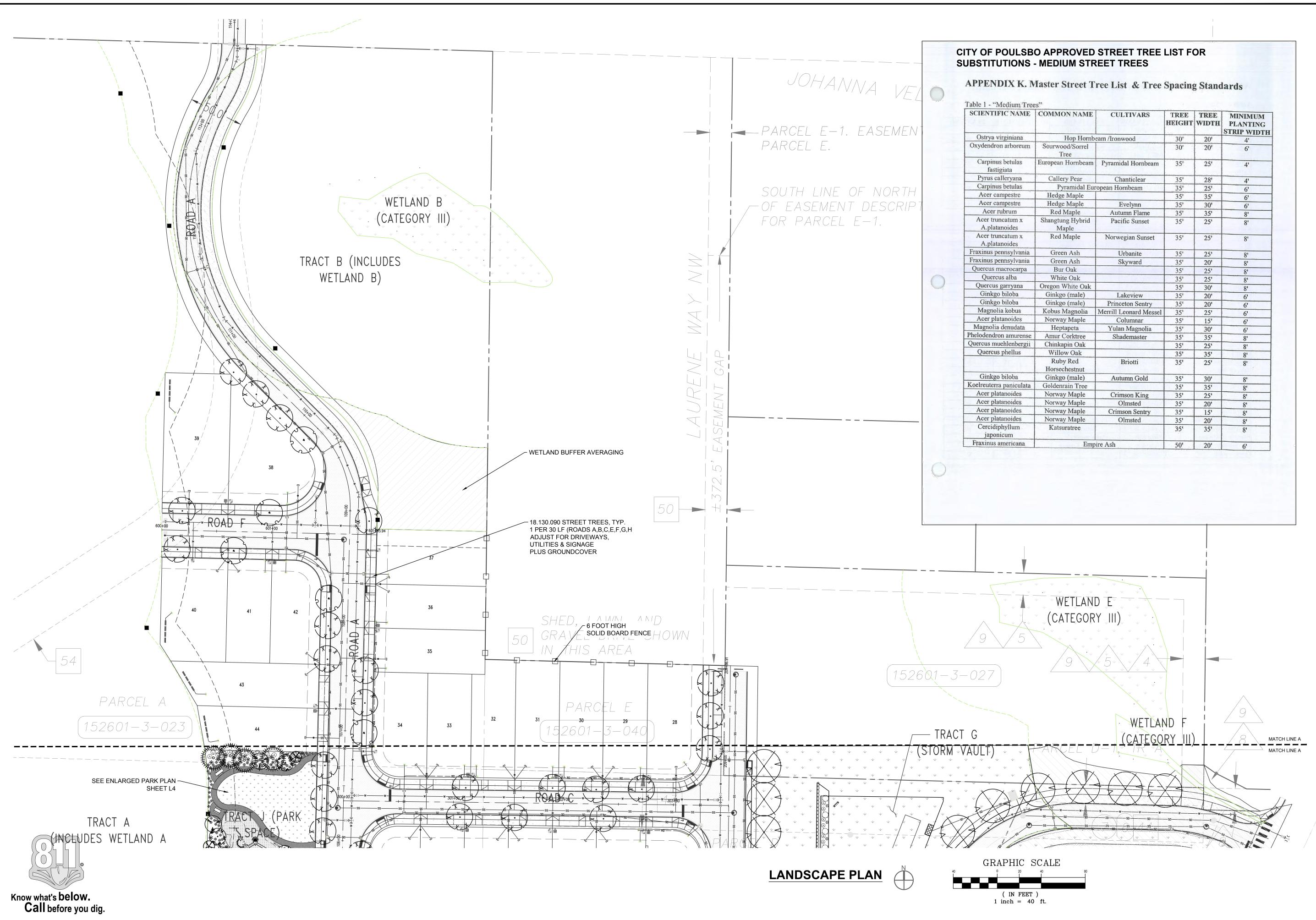
January 30, 2023

SYMBOL C	QTY DESCRIPTION	SIZE	NOTE:	
	Ostrya virginiana Ironwood	1 1/2" Cal. Min. Street Tree Form	<ol> <li>STREET TREES TO BE INSTALLED LOT BY LOT WITH HOME CONSTRUCTION AND GUARANTEED BY SURETY WITH THE CITY OF POULSBO.</li> </ol>	
× · 84	Carpinus betulus fastigiata Columnar Hornbeam	1 1/2" Cal. Min. Street Tree Form	2. PLANT SUBSTITUTIONS ARE ONLY ALLOWED WITH LA AND AGENCY APPROVAL. MUST BE FROM THE CITY APPROVED LESS FOR PLANTER STRIPS 4' WIDE OR LESS SEE	(
24	Betula jacquemonti Himalayan Paper Birch	1 1/2" Cal. Min. Street Tree Form	SHEET L2 FOR APPROVED LIST - SUBMIT ANY SUBSTITUTIONS TO THE CITY FOR APPROVAL PRIOR TO PURCHASING AND INSTALLING 3. STREET TREES HAVE BEEN ADJUSTED TO	
11	8 STREET TREES PROPO	SED	ACCOMMODATE DRIVEWAYS	
$ \begin{array}{c}       \nabla \nabla \nabla \nabla \nabla \\       \nabla \nabla \nabla \nabla \nabla \\       \nabla \nabla \nabla \nabla$	Arctostopyllus uva ursi 'N Kinnickinnick @ 24" OC Triangular Spa OR Sod - Native Low Grow N	acing		
ψ ψ ψ	Native Seedmix - La	awn		
	Common Name Dwarf Tall Fescue Dwarf Perennial Rye Red fescue Colonial bentgrass	Botanical Name Festuca arundinacea Lolium penne 'Barclay' Festuca rubra Agrostis tenuis	% by Weight 40% 30% 25% 5%	
	60 lbs / acre Planter strips along stre with Native Seedmix	eets not planted with Kinnio	ckinnick shall be seeded	
	BUFFER ENHANCEMEN	NT		
	BUFFER ADDITION			
L <u></u> _				
STREET T	REE REQUIREME	ENTS		501-3-090-2003 29.59 AC
2. NO ST		OSED ALONG ROAD D A	DJACENT TO WETLAND G	_ ~
3. NO TF	ER DUE TO THE PROXIMI REES SHOWN WITHIN RO/ UTILITIES AND DRIVEWA	AD SIGHT DISTANCE TR	JFFERS IANGLES OR IN CONFLICT	GROUF
ROAD D = NEI	GHBORHOOD COLLECTOF	२		
TREE	SPACING = 40 FEET PMC 18.130.090			
	E,F,G,H = RESIDENTIAL CO SPACING = 30 FEET	OLLECTOR		SEE ENLARGED PARK
	PMC 18.130.090			BUFFER ENHANCE
260.100 Ameniti	es required.			
Both passive by the city of Pou vided for all PRI Table 18.260 posed PRDs. At	and active recreational ame ulsbo if it meets Section 18.2 Ds, and shall be located with 0.100 shall provide guidance a minimum, the following sh e to eighty units shall prov	260.090(H)(2)(a)(i) through in the required open space on the type of passive and hall be provided:	(v)) are required to be e area. d active amenities in	
enity. nenities: net G				
oup 1 Amenity:	nproved seating area and at	least 2 picnic tables in cor	njunction with an open	GROUP 2 AMENITY
nic Areas with in y area.		re or 10,890 sf) with large	toy.	
y area. ict J	Playground (Minimum .25 ac			
y area. let J bup 1 Amenity: F let C	Gazebo / covered Picnic Are	ea connected to walking pa	ths with grilling area and	
y area. out J oup 1 Amenity: F oup 2 Amenity: ( nic table seating ACT D	Gazebo / covered Picnic Are	ea connected to walking pa	ths with grilling area and	
y area. out J oup 1 Amenity: F oup 2 Amenity: ( nic table seating ACT D	Gazebo / covered Picnic Are	ea connected to walking pa	ths with grilling area and	

Know what's **below. Call** before you dig.



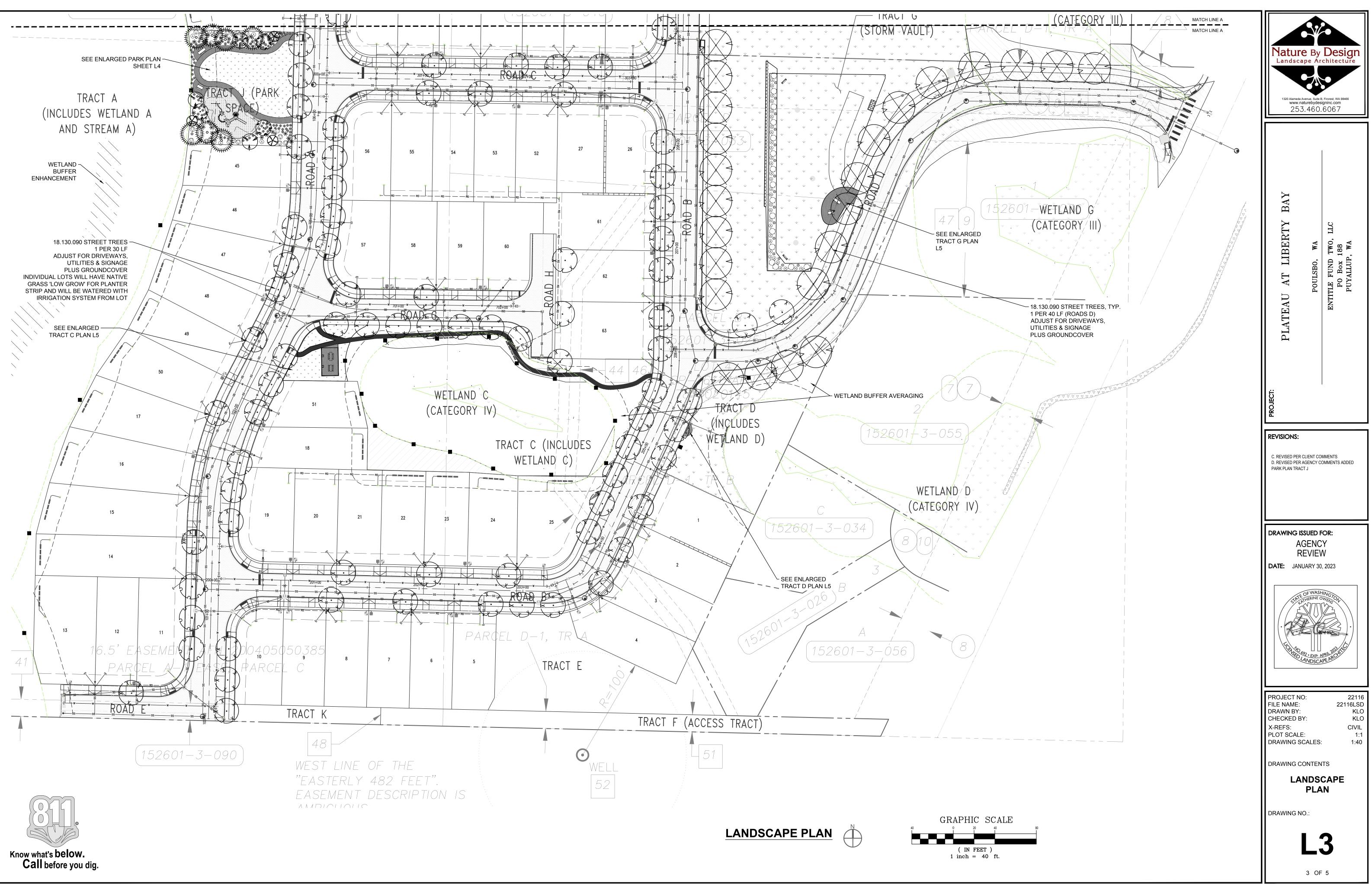
ORIG. SHEET SIZE 22X34



NAME	CULTIVARS	TREE HEIGHT	TREE WIDTH	MINIMUM PLANTING STRIP WIDTH
	eam /Ironwood	30'	20'	4'
Sorrel		30'	20'	6'
rnbeam	Pyramidal Hornbeam	35'	25'	4'
ear	Chanticlear	35*	28'	4'
idal Eu	ropean Hornbeam	35'	25'	6'
ple		35'	35'	6'
ple	Evelynn	35'	30'	6'
ole	Autumn Flame	35'	35'	8'
Iybrid	Pacific Sunset	35'	25'	8'
ole	Norwegian Sunset	35'	25'	8'
sh	Urbanite	35'	25'	8'
sh	Skyward	35'	20'	8'
k		35'	25'	8'
ak		35'	25'	8'
te Oak		35'	30'	8'
ale)	Lakeview	35'	20'	6'
ale)	Princeton Sentry	35'	20'	6'
nolia	Merrill Leonard Messel	35'	25'	6'
aple	Columnar	35'	15'	6'
ta	Yulan Magnolia	35'	30'	6'
ctree	Shademaster	35'	35'	8'
Oak		35'	25'	8'
Dak		35'	35'	8'
ed tnut	Briotti	35'	25'	8'
ale)	Autumn Gold	35'	30'	8'
Tree		35'	35'	8'
aple	Crimson King	35'	25'	8'
aple	Olmsted	35'	20'	8'
aple	Crimson Sentry	35'	15'	8'
aple	Olmsted	35'	20'	8'
ee		35'	35'	8'
Emp	ire Ash	50'	20'	6'

Landsca 1320 Alameda A www.na	pe Ar							
PLATEAU AT LIBERTY BAY	POULSBO, WA	ENTITLE FUND TWO, LLC PO Box 188 PUYALLUP, WA						
EVISIONS:								
D. REVISED PER	C. REVISED PER CLIENT COMMENTS D. REVISED PER AGENCY COMMENTS ADDED PARK PLAN TRACT J							
	DRAWING ISSUED FOR: AGENCY REVIEW DATE: JANUARY 30, 2023							
PROJECT NO FILE NAME: DRAWN BY: CHECKED B' X-REFS: PLOT SCALE DRAWING SO	Y:	22116 22116LSD KLO KLO CIVIL 1:1 1:40						
	NDS( PLA	CAPE						
	2 OF	2						

ORIG. SHEET SIZE 22X34



ORIG. SHEET SIZE 22X34

### GENERAL LANDSCAPE NOTES

- Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- 3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- 4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.

### 5. Grade Preparation:

a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

- a. Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape
- area should be added to a depth of four inches to the top of the soil and Tilled in. d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.

#### 6. Mulching of Newly Planted or Replanted Areas.

- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
- b. Mulches must include organic materials, such as wood chips and shredded bark.
- c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of
- down-slope erosion and potential soil contamination from herbicide washing.d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
- 7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
- 8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
- 9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
- 10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
- 11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
- 12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
- 13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
- 14. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootbal into planting pit. If rootball breaks or is not solid the plant is unacceptable and shall be replaced.
- 15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
- 16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
- 17. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
- 18. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
- Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December)when dormant but before hard freeze for plantings with no permanent irrigation.

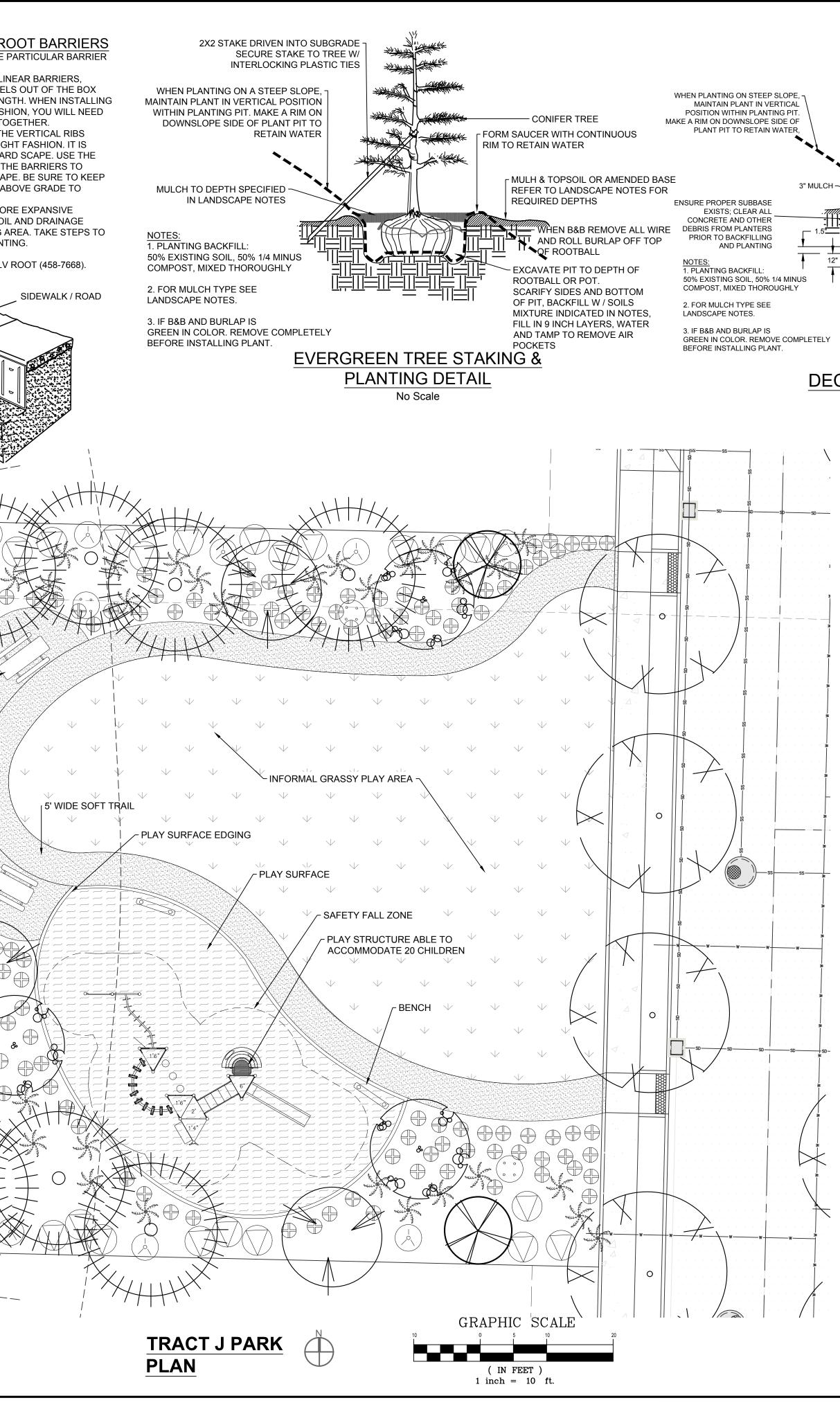
#### **TEMPORARY IRRIGATION**

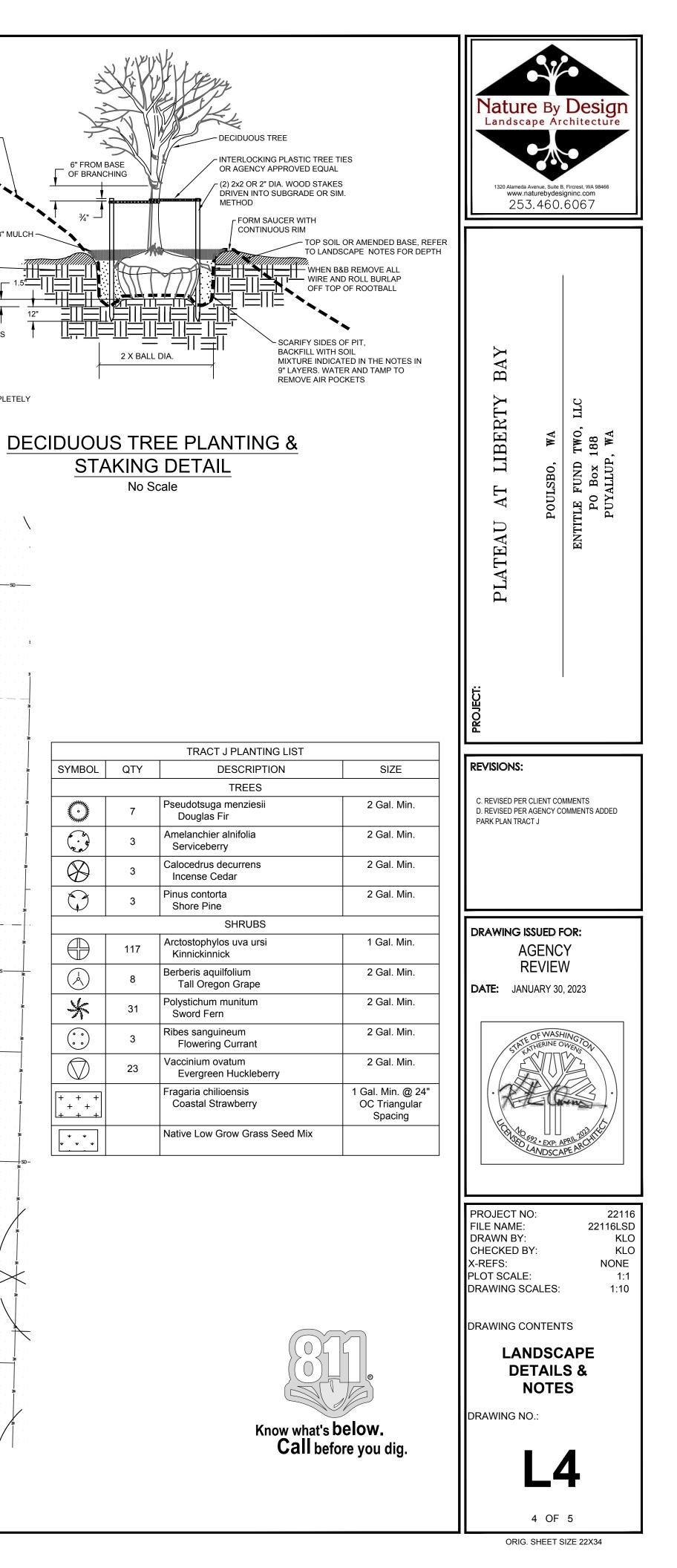
The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.

- LINEAR STYLE PLANTING WITH DEEPROOT BARRIERS A. DIG THE TRENCH TO THE DEPTH BASED UPON THE PARTICULAR BARRIER CHOSEN.
- B. INSTALL THE BARRIER. WHEN USING DEEP ROOT LINEAR BARRIERS, SIMPLY PULL THE APPROPRIATE NUMBER OF PANELS OUT OF THE BOX AND SEPARATE THE JOINER AT THE CORRECT LENGTH. WHEN INSTALLING DEEPROOT UNIVERSAL BARRIERS IN A LINEAR FASHION, YOU WILL NEED
- TO JOIN THE APPROPRIATE NUMBER OF PANELS TOGETHER.
  C. NEXT PLACE THE BARRIER IN THE TRENCH WITH THE VERTICAL RIBS FACING TOWARD THE TREE AND ALIGN IN A STRAIGHT FASHION. IT IS HELPFUL TO PLACE THE BARRIER AGAINST THE HARD SCAPE. USE THE HARD SCAPE AS A GUIDE AND BACKFILL AGAINST THE BARRIERS TO PROMOTE A CLEAN SMOOTH FIT TO THE HARD SCAPE. BE SURE TO KEEP THE BARRIER'S DOUBLE TOP EDGE AT LEAST 1/2" ABOVE GRADE TO ENSURE ROOTS DO NOT GROW OVER THE TOP.
- D. PLANT THE TREE. THE LINEAR STYLE OFFERS A MORE EXPANSIVE ROOTING GROWTH AREA. HOWEVER, ADVERSE SOIL AND DRAINAGE CONDITIONS MAY EXIST IN THE ACTUAL PLANTING AREA. TAKE STEPS TO ENSURE HEALTHY GROWTH OF THE TREE AT PLANTING.

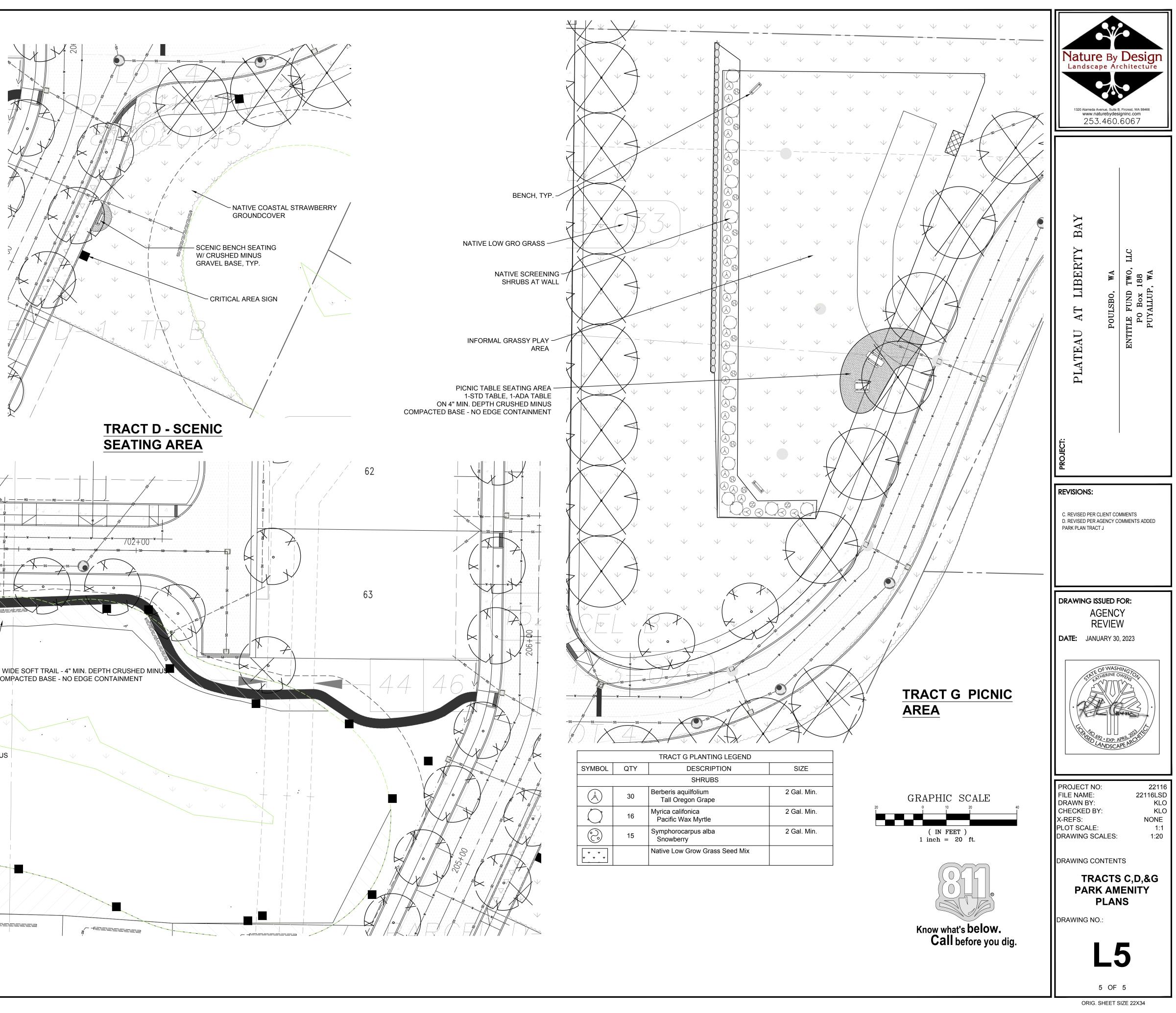
FOR INFORMATION REGARDING PRODUCT CALL: 1 800 ILV ROOT (458-7668).

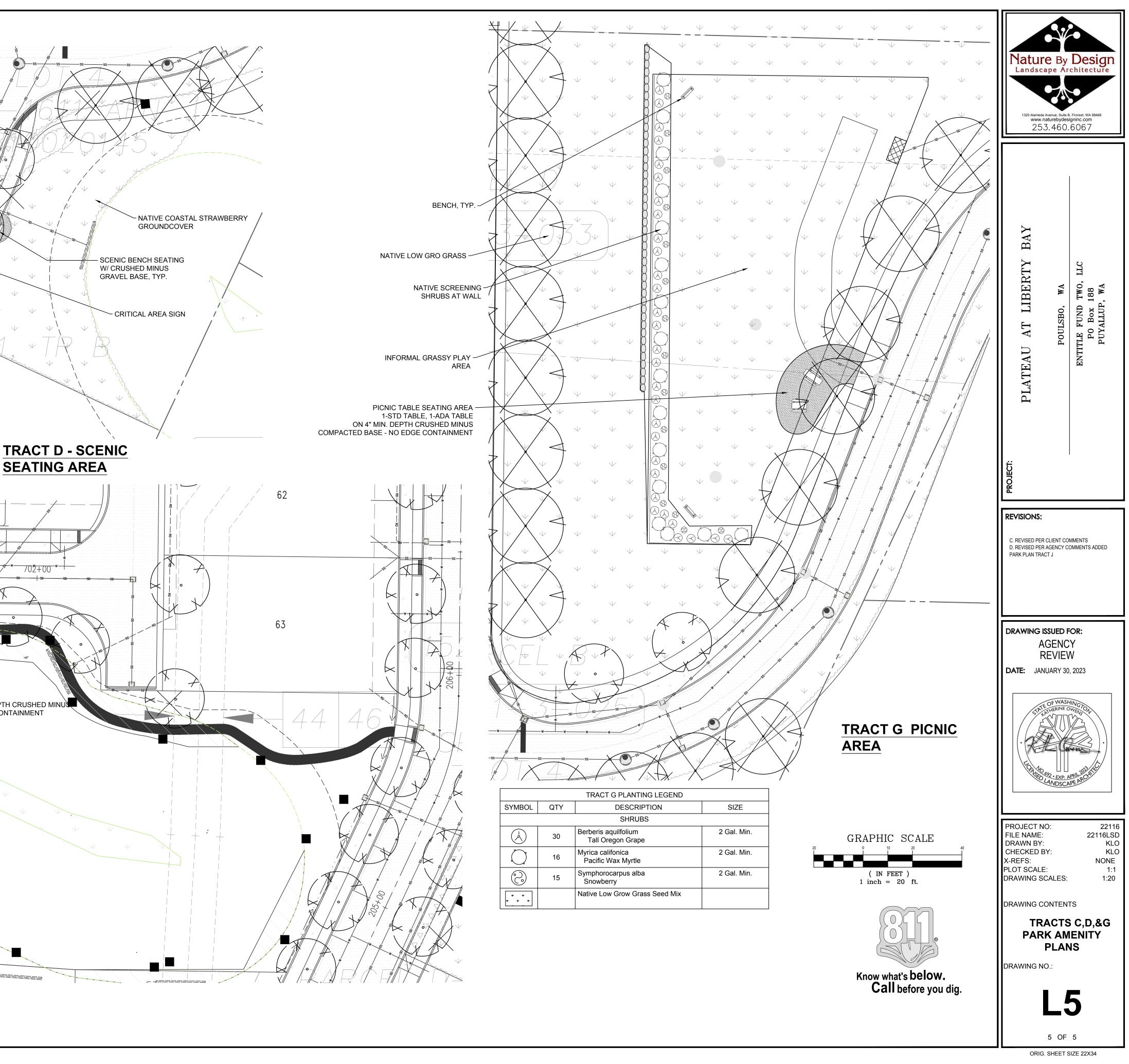
SIDEWALK DEEPROOT UB 24 OR **UB 18 SEE NOTES** GROUND LOCKS ADA PICNIC TABLE  $\Theta_{i}$ PICNIC TABLE TYPICAL CRITICAL AREA SIGN NATIVE PLANTING -

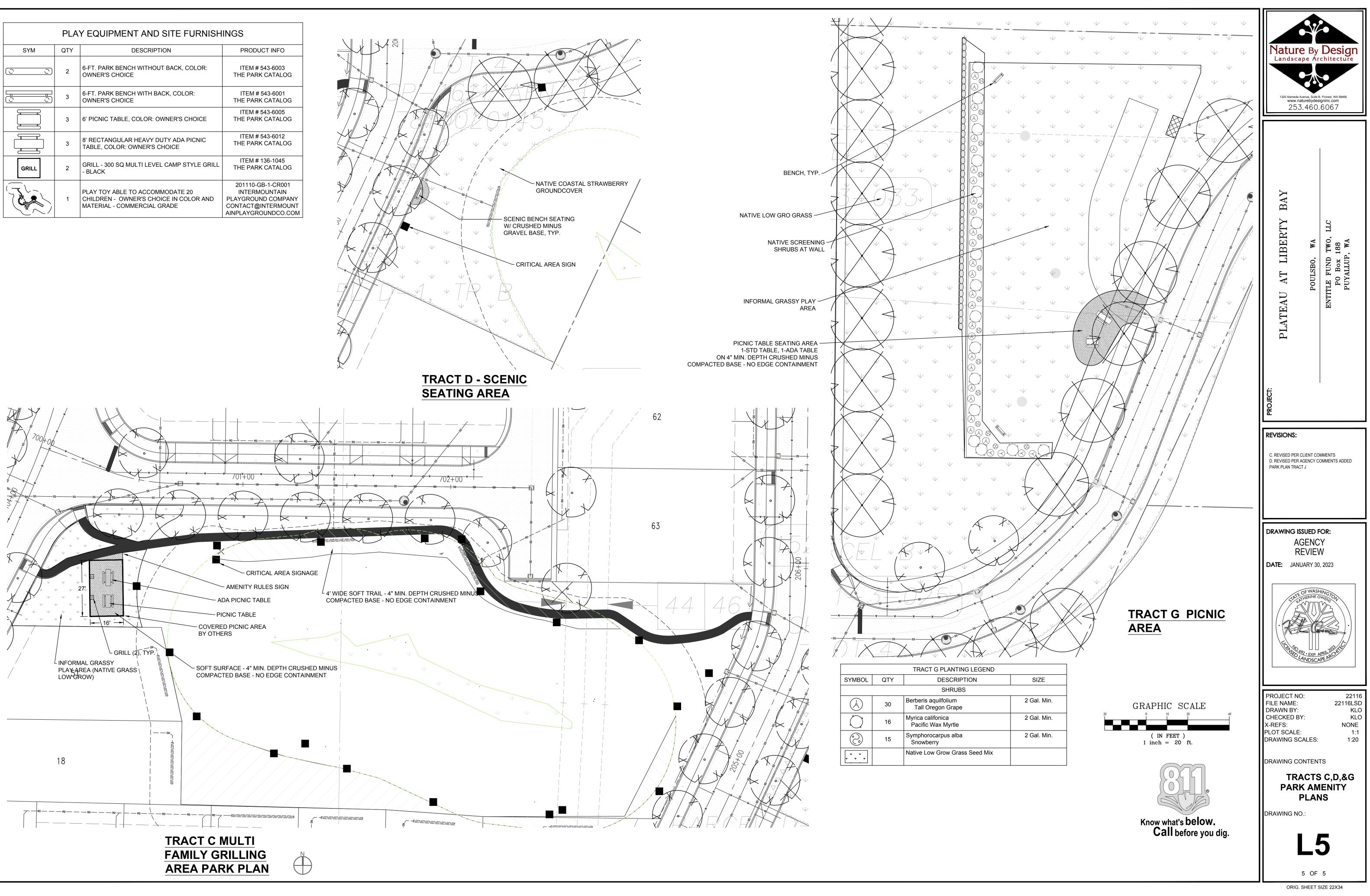




PLAY EQUIPMENT AND SITE FURNISHINGS								
SYM	SYM QTY DESCRIPTION							
(C C)	2 6-FT. PARK BENCH WITHOUT BACK, COLOR: OWNER'S CHOICE							
	3 6-FT. PARK BENCH WITH BACK, COLOR: OWNER'S CHOICE							
	3 6' PICNIC TABLE, COLOR: OWNER'S CHOICE							
	3	ITEM # 543-6012 THE PARK CATALOG						
GRILL 2		GRILL - 300 SQ MULTI LEVEL CAMP STYLE GRILL - BLACK	ITEM # 136-1045 THE PARK CATALOG					
	1	PLAY TOY ABLE TO ACCOMMODATE 20 CHILDREN - OWNER'S CHOICE IN COLOR AND MATERIAL - COMMERCIAL GRADE	201110-GB-1-CR001 INTERMOUNTAIN PLAYGROUND COMPANY CONTACT@INTERMOUN AINPLAYGROUNDCO.COI					







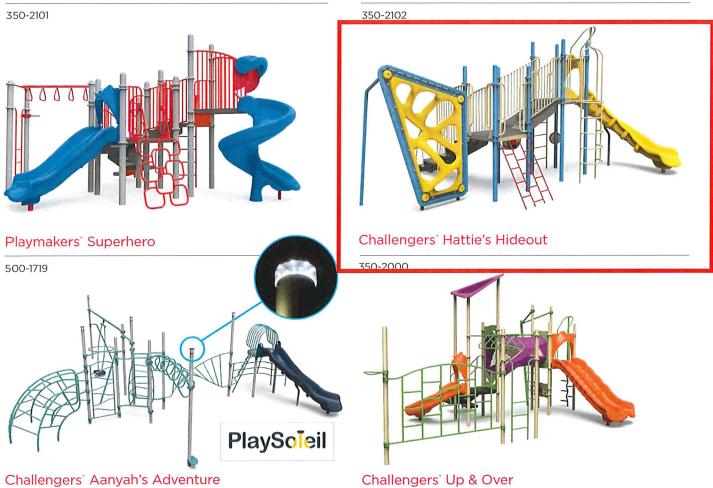




Challengers' Hap's Happening



Challengers' Leila's Landing



350-2100\_PS

350-2200

PRODUCT	ITEM	SPACE REQUIRED	SIZE	FALL HEIGHT	EVENTS	USERS	INSTALL Hours	WEIGHT	ADA	ASTM F1487	CPSC PIIB.325	CAN/CSA Z614	EN1176	APPROX. Price
Challengers <sup>®</sup> Hap's Happening	350-2101	39' 2'' x 29' 6'' (11,94m x 8,99m)	27' 1'' x 17' 5'' x 11' 5'' (8,25m x 5,31m x 3,48m)	6' 0'' (1,83m)	11	32	32	2039 lbs (925 kg)	•	•	•	+		\$34,000
• Challengers <sup>®</sup> Leila's Landing	350-2102	38' 6'' x 34' 6'' (11,73m x 10,52m)	26' 5'' x 22' 6'' x 9' 6'' (8,05m x 6,86m x 2,9m)	4' 1'' (1,24m)	10	36	38	2121 lbs (962 kg)	•	•	•	+		\$34,000
Playmakers <sup>®</sup> Superhero	500-1719	29' 7" x 31' 1" (9,02m x 9,47m)	17' 5" x 18' 11" x 11' 2" (5,31m x 5,77m x 3,4m)	8' 0'' (2,44m)	7	28	38	2673 lbs (1213 kg)		•	•	+	+	\$32,000
Challengers® Hattie's Hideout	350-2000	35' 0'' x 28' 0'' (10 67m x 8.53m)	22' 9" x 15' 8" x 11' 5" (6 93m x 4 78m x 3 48m)	8' 5'' (2.57m)	7	23	29	1735 lbs (787 ka)			•	+	+	\$27,500
Challengers® Aanyah's Adventure w/ PlaySoleil	350-2100_PS	47' 4" x 39' 4" (14,43m x 11,99m)	35' 1" x 27' 2" x 9' 8" (10,69m x 8,28m x 2,95m)	7' 10'' (2,39m)	9	19	21.08	1674 lbs (759 kg)	•	•	•	+		\$27,500
Challengers® Up & Over	350-2200	36' 0'' x 27' 6'' (10,97m x 8,38m)	23' 9" x 15' 3" x 13' 8" (7,24m x 4,65m x 4,17m)	5' 3'' (1,6m)	9	33	30	1797 lbs (815 kg)	•	•	•	+		\$27,500

88

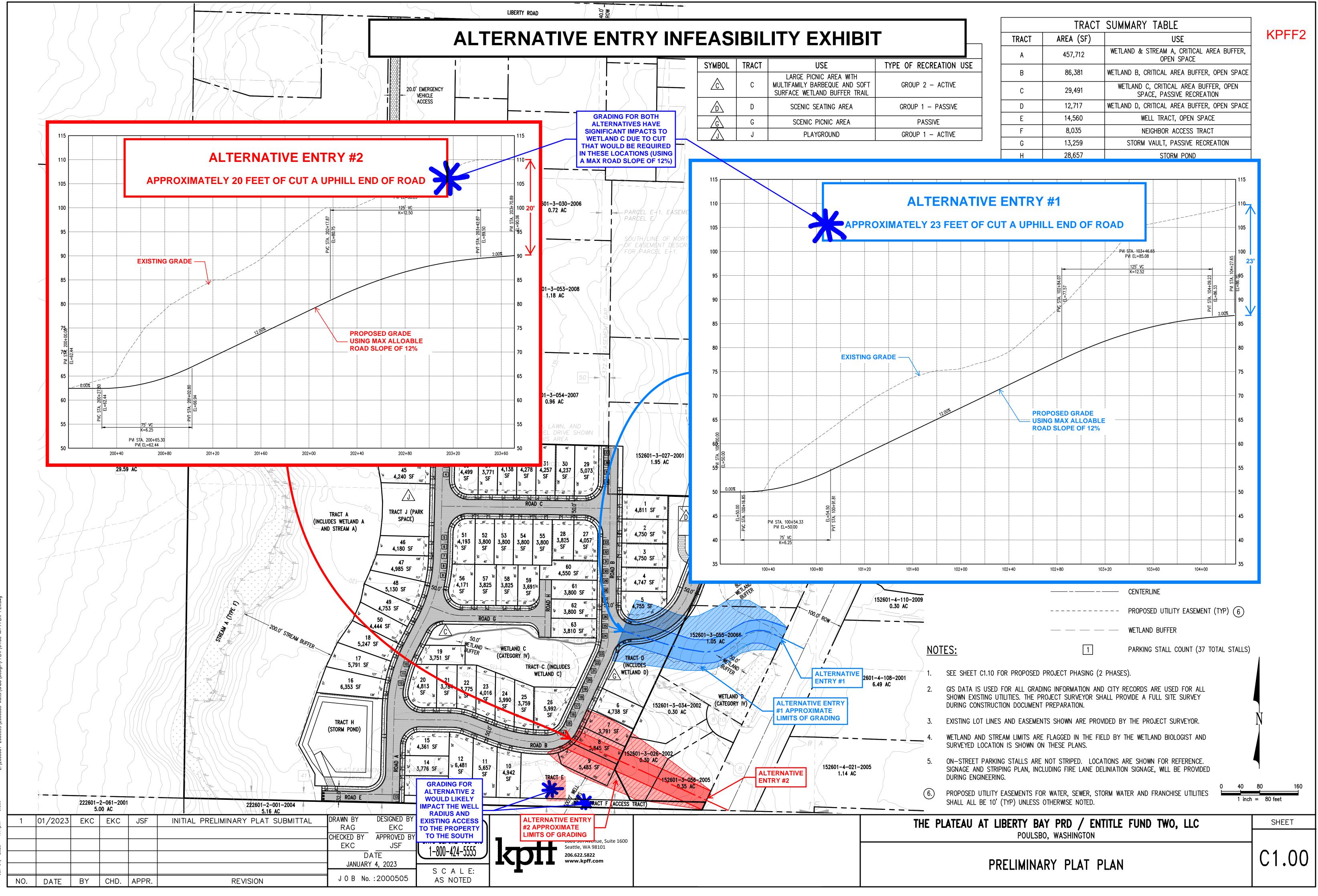
+ CSA and EN compliant versions available. All play equipment must be installed over an appropriate impact absorbing surface that complies with ASTM or CSA standards. See your Playworld representative for more information.

# Exhibit B

### KPFF2

Alternative Entry Feasibility Drawing

January 4, 2023

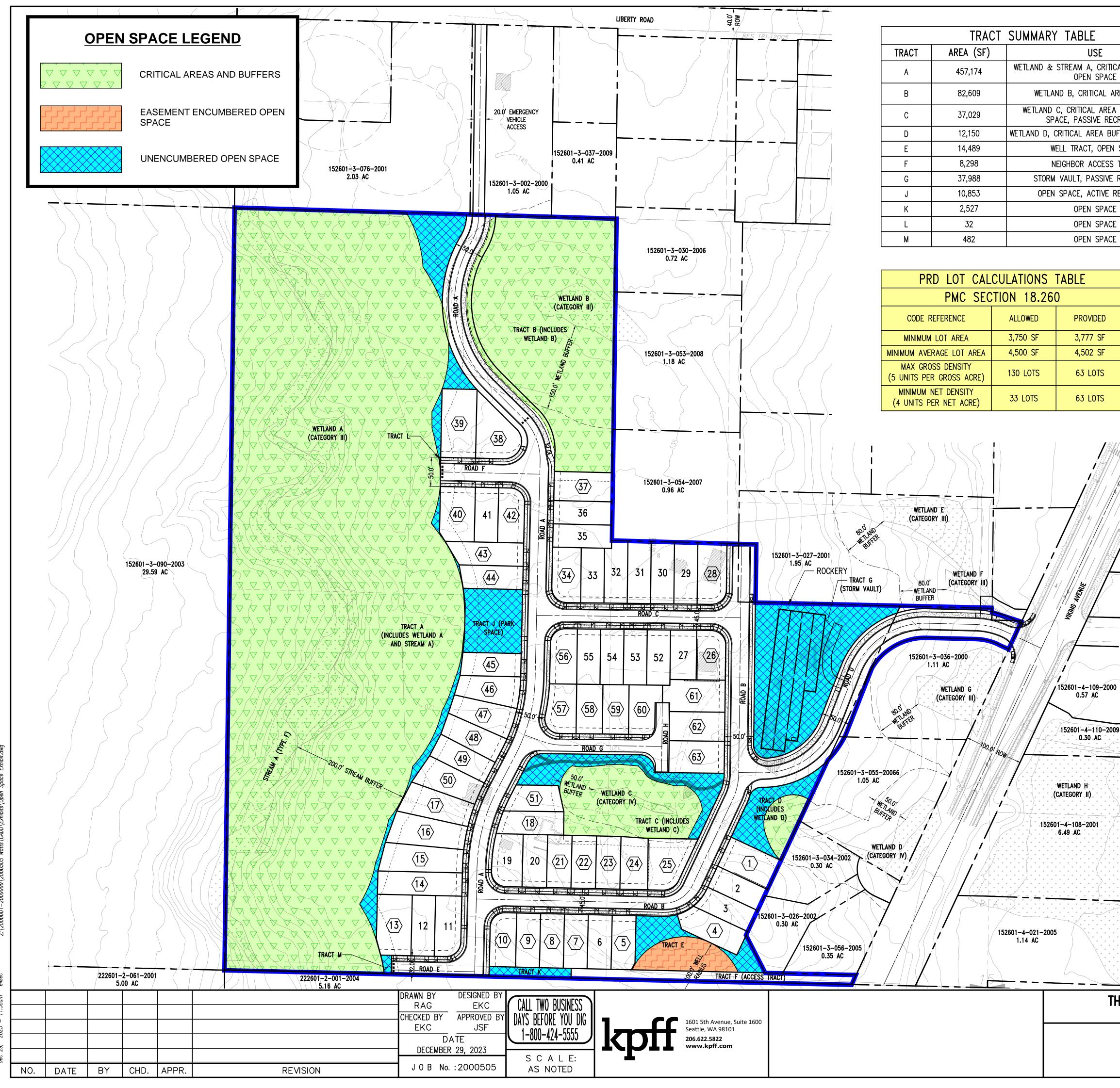


## Exhibit B

KPFF3

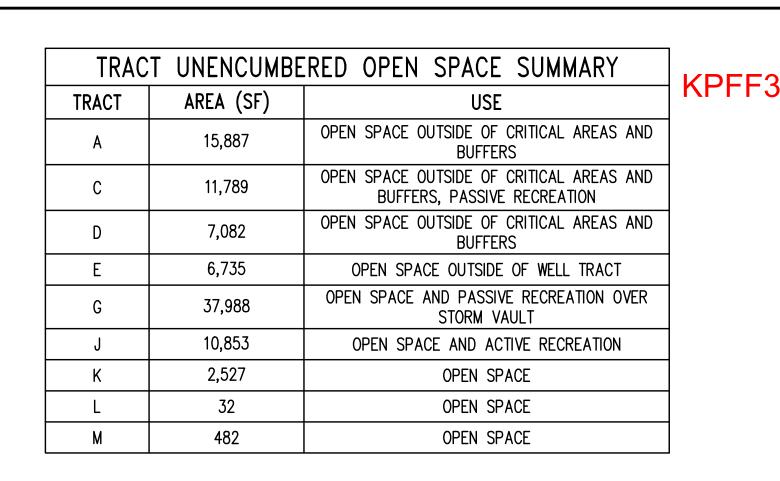
**Open Space Drawing** 

December 29, 2023



RITICAL AREA BUFFER, ACE
L AREA BUFFER
REA BUFFER, OPEN RECREATION
BUFFER, OPEN SPACE
PEN SPACE
ESS TRACT
IVE RECREATION
/E RECREATION
ACE
ACE
ACE





PRD OPEN SPACE CALCULATIONS TABLE								
PMC SECTION 18.260								
CODE REFERENCE	ALLOWED/ REQUIRED	PROVIDED						
TOTAL SITE AREA		1,134,110 SF						
ROW AREA		187,212 SF						
OPEN SPACE <sup>1,4</sup>	170,117 SF	647,578 SF						
CRITICAL AREAS <sup>2</sup>		557,586 SF (49%)						
UNENCUMBERED OPEN SPACE <sup>3,4</sup>	68,047 SF	93,375 SF						

<sup>1</sup> 15% OPEN SPACE IS REQUIRED FOR AVERAGE LOT SIZE OF 4,500-5,499 SF <sup>2</sup> 60% OF REQUIRED OPEN SPACE IS PROPOSED TO BE CRITICAL AREA, AS OVER 41% OF THE TOTAL SITE AREA IS CRITICAL AREA

<sup>3</sup> 40% OF THE REQUIRED OPEN SPACE MUST BE UNENCUMBERED <sup>4</sup> VAULT TRACT AREA IS INCLUDED IN THE OPEN SPACE/UNENCUMBERED OPEN SPACE AREA DUE TO DUAL USE AS PASSIVE RECREATION.

# <u>LEGEND</u> PROPOSED PROPERTY LINE PROPERTY LINE PLAT BOUNDARY CENTERLINE ---- PROPOSED UTILITY EASEMENT (TYP) 6 WETLAND BUFFER (EXISTING AND PROPOSED WITH BUFFER AVERAGING) $\langle \# \rangle$ LOT WITH DIRECT VISIBILITY TO OPEN SPACE CRITICAL AREA BSBL 5 PROPOSED TRAIL

## NOTES:

1. UNENCUMBERED OPEN SPACE IDENTIFIED IN THE TRACT UNENCUMBERED OPEN SPACE SUMMARY TABLE IS HIGHLIGHTED IN BLUE/CYAN IN THE PLAN. GIS DATA IS USED FOR ALL GRADING INFORMATION AND CITY RECORDS ARE USED FOR ALL SHOWN EXISTING UTILITIES. THE PROJECT SURVEYOR SHALL PROVIDE A FULL SITE SURVEY DURING CONSTRUCTION DOCUMENT PREPARATION. EXISTING LOT LINES AND EASEMENTS SHOWN ARE PROVIDED BY THE PROJECT SURVEYOR. WETLAND AND STREAM LIMITS ARE FLAGGED IN THE FIELD BY THE WETLAND BIOLOGIST AND SURVEYED LOCATION IS SHOWN ON THESE PLANS. (5.) 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D. 1 inch = 80 feet

THE PLATEAU AT LIBERTY BAY PRD / ENTITLE FUND TWO, LLC POULSBO, WASHINGTON

# OPEN SPACE AND CRITICAL AREA EXHIBIT

SHEET