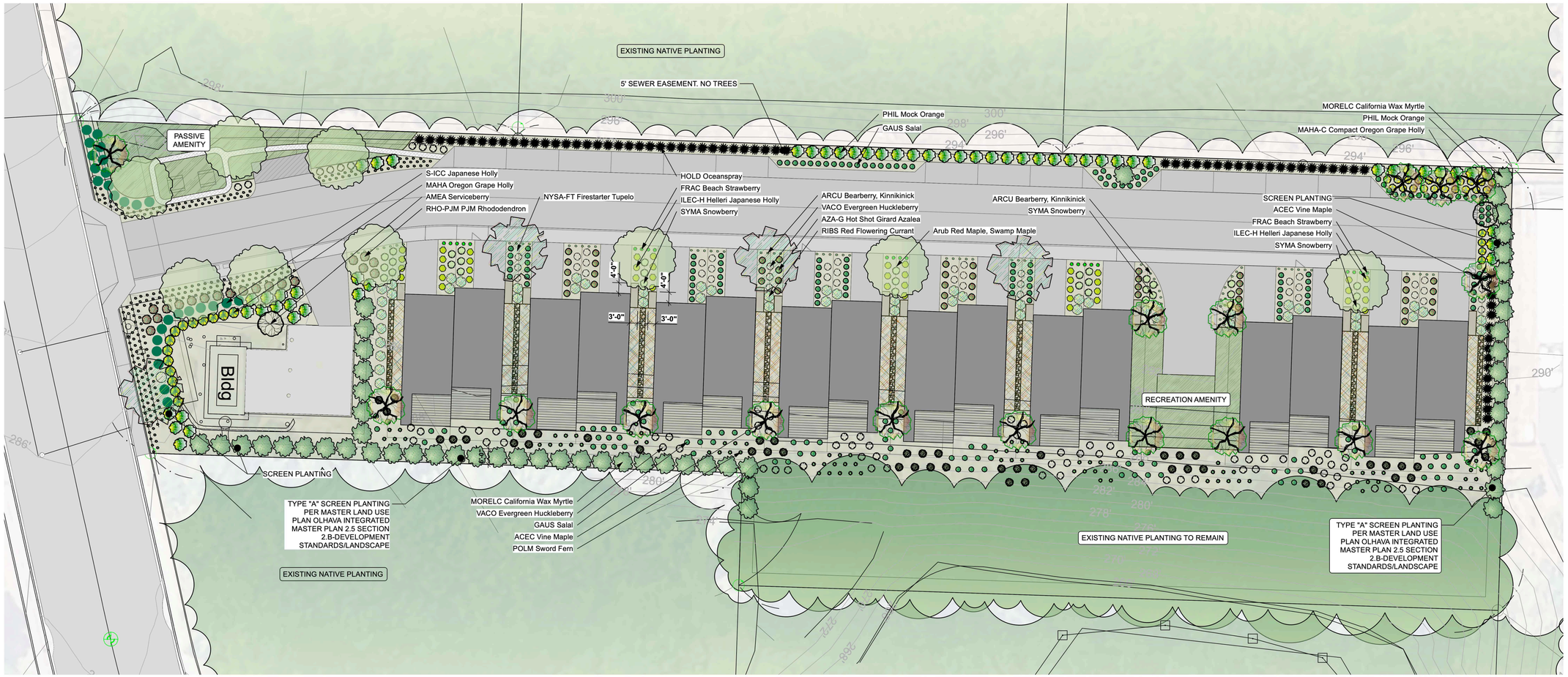
EXHIBIT F

Landscaping Plan

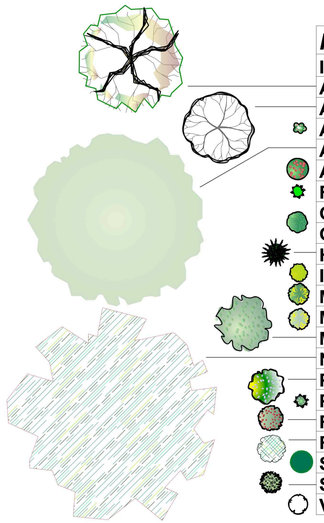


LEGEND

AMENITY SPACE

HARDSCAPE GROUNDCOVER / DRAINAGE

DRAINAGE SWALE



Plant Legend: D: Decid, E: Evrgrn, SE: Semi Evrgrn, DT: Drought Tol, DR: Deer Resist, N: Native

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
ACEC	17	Acer circinatum	Vine Maple	1.5" C.	D, N, small tree, fall color
AMEA	2	Amelanchier alnifolia	Serviceberry	5 G.	D, DT, N, DR, Large shrub, edible berries
ARCU	325	Arctostaphylos uva-ursi	Bearberry, Kinnikinick	1 G.	E, GC, White and pink flower, year round interest
Arub	9	Acer rubrum	Red Maple, Swamp Maple	2.5" C.	D, N, Fall Color
AZA-G	43	Rhododendron x 'Girard's Hot Shot'	Hot Shot Girard Azalea	5 G.	E, low shrub, pink flowers
FRAC	22	Fragaria chiloensis	Beach Strawberry	1 G.	E, GC, White and pink flower, year round interest
GAUS	146	Gaultheria shallon	Salal	5 G.	E, N, low shrub, fruit and berries
GAUS	68	Gaultheria shallon	Salal	1 G.	E, N, low shrub, fruit and berries
HOLD	71	Holodiscus discolor	Oceanspray	5 G.	PER, DT, large sprays of white fragrant flowers
ILEC-H	43	Ilex crenata 'Helleri'	Helleri Japanese Holly	5 G.	E, low shrub, golden tiny leaves
MAHA	18	Mahonia aquifolium	Oregon Grape Holly	5 G.	E, DT, N, DR, upright, yellow fragrant flower
MAHA-C	21	Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	5 G.	E, DT, N, DR, low shrub, yellow fragrant flower
MORELC	55	Morella californica	California Wax Myrtle	10 G.	E, DT, DR, Large screening shrub
NYSA-FT	4	Nyssa sylvatica	Firestarter Tupelo	2" C.	D, DT, street tree, fall color
PHIL	56	Philadelphus lewisii	Mock Orange	5 G.	D, N, large shrub, fragrant spring flowers
POLM	82	Polystichum munitum	Sword Fern	1 G.	E, N, dark green fern
RHO-PJM	20	Rhododendron 'PJM'	PJM Rhododendron	5 G.	E, low shrub, dark leaves, pink flowers in spring
RIBS	53	Ribes sanguineum	Red Flowering Currant	5 G.	D, DT, N, DR, red flowers, attract birds
S-ICC	27	Ilex crenata 'Convexa'	Japanese Holly	5 G.	D, DT, N, DR, red flowers, attract birds
SYMA	82	Symphoricarpos albus	Snowberry	5 G.	D, N, upright shrub, white berries
VACO	118	Vaccinium ovatum	Evergreen Huckleberry	5 G.	E, DT, N, DR, low shrub, glossy green leaves, edible berries

Scale 1" = 20'

0 20 40 60

N

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Emily Russell
CERTIFICATE NO.1272

Dauntless Townhomes

Schematic Landscape Plan

Olhava, Poulsbo, Washington

Project Manager: ELR	Date: 4.21.2026
Drawn By: KDC	Scale: As Indicated
Reviewed By: ELR	Sheet Title: LANDSCAPE PLAN
Project ID: DAUNTLESS	SHEET NUMBER: L-1.0
Sequence: 1 of 3	

Soil management during construction

Don't
✗ Stockpile soils when wet or plastic.
✗ Stockpile soils of different quality and composition together, especially topsoil and subsoil.
✗ Stockpile subsoil or waste materials on top of topsoil.
✗ Locate stockpiles close to retained trees, drains, watercourses or excavations.
✗ Steepen stockpile sides beyond a slope of 1 in 1.75 (30°) in order to reduce the risk of erosion.
✗ Allow vehicles to run over stockpiles except during their construction.

Do
✓ Remove vegetation and waste materials from storage areas before forming stockpiles.
✓ Manage the site so that soil storage periods are kept as short as possible.
✓ Stockpile soils in the driest condition possible.
✓ Use tracked equipment wherever possible to reduce compaction.
✓ Protect stockpiles from erosion by seeding or covering them.
✓ Use clear signage to identify the content of stockpiles

The greater the amount of weeds that can be removed from the site prior to planting, the greater the chance that the restoration project will succeed.

City of Poulsbo Landscape Code

18.130.030 Landscape plan requirements.
Landscape plans shall contain the following information and be completed by a licensed landscape architect, Washington certified nurseryman, or Washington certified landscaper, unless otherwise approved by the planning director:

A. North arrow, scale, date, title, and name of owner.

B. Accurate site plan (at a scale of one inch equals twenty feet or larger, or as appropriate for the scale of development) showing the location of property lines and their dimensions.

C. Existing and proposed water courses, drainage features, streets, sidewalks, utility lines and easements, and other public or semipublic improvements within or adjacent to the site.

D. Delineation of existing structures, if any, on adjacent properties.

E. Plants to be saved and areas not to be disturbed shall be noted on the landscape plans. The plan shall locate temporary fencing used to protect vegetation and soils from damage during construction.

F. Existing and proposed elevations at sufficient locations of the site to show drainage patterns.

G. Contour lines when the slope exceeds six percent.

H. Existing and proposed buildings and other structures, paved areas, curbs, walks, light fixtures, signs, fences and screen walls, and other permanent features to be added and/or retained on the site.

I. Calculation of total landscaped area, and percentage of landscaping within parking areas.

J. Complete description of plant materials shown on the plan, including common and botanical names, quantities, spacing, container or caliper size at installation, and mature height and spread.

K. Irrigation plans showing location and type of all outlets (spray, bubbler, drip, etc.); location and size of water meter or other connection; location, type, and installation details of backflow prevention device; and delineation of each watering zone or circuit.

L. Landscape areas where xeriscape principles are to be applied shall be clearly delineated in the plan submittal; and native and nonnative species plants should be clearly distinguished. (Ord. 2013-04 § 2 (Exh. A (part)), 2013: Ord. 2007-56 § 8 (part), 2007; Ord. 2003-10 § 1 (Exh. A, VI(F)), 2003. Formerly 18.60.060)

18.130.060 Maintenance.
A. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material. Maintenance shall include the immediate removal of identified noxious and invasive weed species for Kitsap County.

B. All required irrigation systems shall be designed by a licensed landscape architect, Washington certified nursery person, Washington certified landscaper or professional engineer.

C. The city shall require a maintenance assurance device for a period of two years from the completion of planting in order to ensure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least one hundred fifty percent of the replacement cost and labor of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device.

D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington certified nursery person, or Washington certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement.

E. Upon completion of the two-year maintenance period and upon satisfactory inspection by the city, if maintenance is not required, the city, upon written request, shall promptly release the maintenance assurance device or evidence thereof.

F. Maintenance Enforcement. The city is authorized to:

1. Notify the property owner of unacceptable, substandard maintenance of required landscaped area and require its compliance.

2. Require compliance prior to the issuance of any subsequent building permits or certificates of occupancy for a site with unmaintained landscaping.

3. Request the city attorney initiate legal action to secure the cost of the required maintenance from the property owner in order to perform the maintenance. (Ord. 2013-04 § 2 (Exh. A (part)), 2013: Ord. 2007-56 § 8 (part), 2007; Ord. 2003-10 § 1 (Exh. A, VI(F)), 2003. Formerly 18.60.060)

18.130.090 Street trees.
A. Street Trees Required. Street trees and related landscaping shall be provided forty feet on center for arterials and thirty feet on center for collectors. Groundcover of sod or other approved groundcover shall be provided. Species of trees shall be as set forth in the city's master street tree plan, if applicable, or as otherwise approved by the review authority.

B. Size, Spacing and Placement of Street Trees. The specific spacing of street trees by size of tree shall be as follows:

1. One two-inch caliper deciduous tree shall be provided as set forth above; provided, that the review authority may adjust the spacing to accommodate access points or other obstructions.

2. Tree pits shall be located so as not to include utilities (e.g., water and gas meters) in the tree well.

3. Trees shall not be planted closer than two feet from the face of the curb.

4. Trees shall not be planted closer than two feet from any permanent hard surface paving or walkway.

C. Cut and Fill around Existing Trees. Existing healthy trees may be used as street trees if no cutting or filling takes place within the dripline of the tree.

D. Replacement of Street Trees. Existing street trees removed shall be replaced. The replacement trees shall be of a size and species similar to the trees that are being removed unless alternatives are approved by the review authority. (Ord. 2013-04 § 2 (Exh. A (part)), 2013)

** See general notes for site lighting in pedestrian amenity areas
** See Civil for 20% lot coverage landscape requirement calculation
**See planting legend "Remarks" to confirm that 60% of plants are evergreen, indicated by "E" or "D"
**Shrub, tree and groundcover sizes at time of installation should allow for complete coverage of planting beds in 3 years. Shrubs should be 3'h. at time of planting. This may override container sizes listed in legend.

General Notes

1. ALL PLANT MATERIAL QUALITY, SIZE, AND CONDITION SUPPLIED FOR THE PROJECT SHALL BE GRADE NO. 1 AS PER AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1, CURRENT STANDARD). PLANTING HOLES SHOULD BE APPROXIMATELY TWICE THE DIAMETER OF THE ROOTBALL AND DEEP ENOUGH TO CONTAIN ROOTBALL BUT NOT TOO DEEP TO ALLOW SETTLING. MIXING APPROX. 25% COMPOST WITH 75% NATIVE SOILS. TAMP SOIL LIGHTLY TO REMOVE AIR POCKETS AND WATER THOROUGHLY.
2. Plant In Fall Or Spring For Best Results Due To Lack Of Irrigation. Plant List Is Based On Inventory Commonly Available In The Pacific Northwest. All Plants Have Been Chosen For Their Natural Habit And Eventual Size. Not All Plants Are Available Year Round. Availability Changes Both Seasonally And Annually According To What Growers Can Provide. If An Alternative Plant Is Needed Due To Lack Of Availability.Any Plant Substitution Requires Review And Approval Of Kitsap County Department Of Community Development A Revised Landscape Plan Shall Be Submitted For Review And Be Approved Prior To Plant Substitution Installation. Please See The Landscape Architect For A Substitution.
3. Dimensions: Dimensions and layout of existing and proposed site layout are based on provided Civil site plan. The landscape plan was added to the site plan.
4. Planting beds: Plant quanities to be determined by required spacing. Plant spacing to achieve total coverage within three years. Plant varieties chosen are native and drought tolerant. Trees and shubs within the site are either Olhava / College Marketplace Consolidated Building And Site Development Guidelines or approved native, drought tolerant, and chosen for their small size at maturity. All plants are approved native species or ornamental low maintenance and drought tolerant. All planting beds are to recieve ground cover throughout except as noted
   50% 3-way mix, 50% native soil. Top dress all beds with organic compost 3"d.
   Native planting beds: 100 native soil.
   Amend soil annually with 2-3"d. Organic compost to be used as mulch in lieu of bark. Mulch is mantatory with little to no irrigation to retain moisture around plants and amend poor soil.
   If possible store and cover any nutrient rich native soil scraped from the site and re-use in planting beds and meadow areas. See soil storage guidelines.
   Remove all weeds from soil before replacing.
   Xeriscape: plants are drought tolerant once established
5. All Fertilizer Supplied Shall Conform To Washington State Department Of Agriculture Laws And Federal Specification 0-F-241D Pertaining To Commercial Fertilizers.
6. Amend soil in all beds annually with 3" organic compost
7. Irrigation: Xeriscaping methods have been used in planting beds. Permanent irrigation plans will be provided for the building permit
8. Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
9. Contractor is responsible for the safety, actions and conduct of their employees and their subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
10. Following Delivery Of Plant Material Contractor Shall Protect Plants, Roots, Balls, And Tips At All Times From Injury In Handling Or From Sun And Drying Winds On Site Until Final Planting. Delivered Plants Need To Be Well Watered During Waiting Period Prior To Installation. Dig and store native plants available on-site prior to excavation. Dig a rootball twice the size of the plant. For larger conifers use a backhoe with tree spade attachment. Store the plants in containers in their native soil. Water regularly prior to planting. Street trees planted 25' O.C. whenever possible. Where space does not allow, plant evenly up 35' O.C. As per plan.
11. Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid.
12. Contractor is responsible for ensuring that all sitework and structures meet both International and County building codes
13. Ensure no conflict between tree locations and sewer alignment, including side sewers. Provide 6' clearance around sanitary sewer manholes.
14. Call before you Dig: 1-800-424-5555 to avoid disrupting utilities

CALL TWO WORKING DAYS
BEFORE YOU DIG
811
UTILITIES UNDERGROUND LOCATION CENTER

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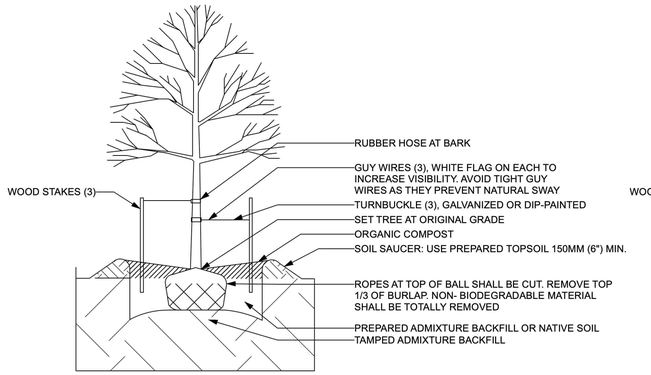
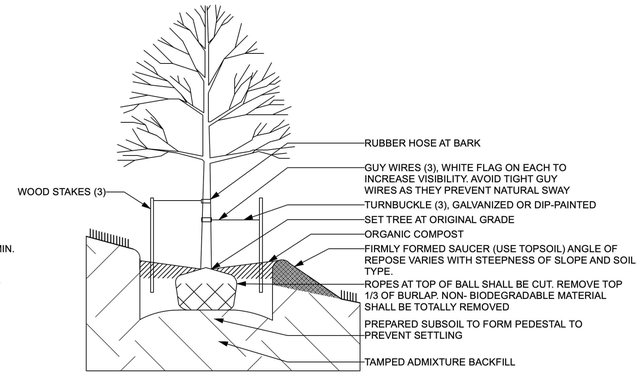
Olhava, Poulsbo, Washington

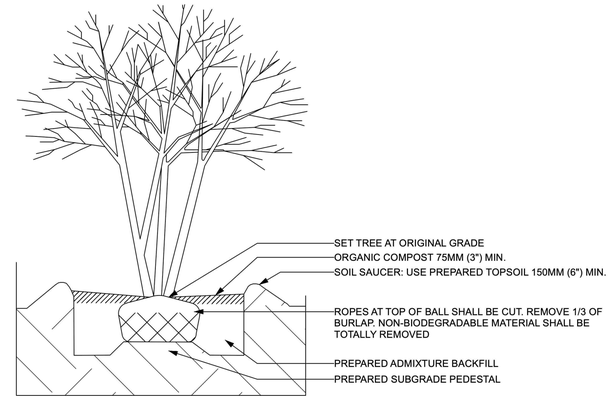
Project Manager: ELR	Date: 4.21.2026
Drawn By: KDC	Scale: As Indicated
Reviewed By: ELR	Sheet Title: LANDSCAPE NOTES
Project ID: DAUNTLESS	SHEET NUMBER: L-2.0
Sequence: 2 of 3	



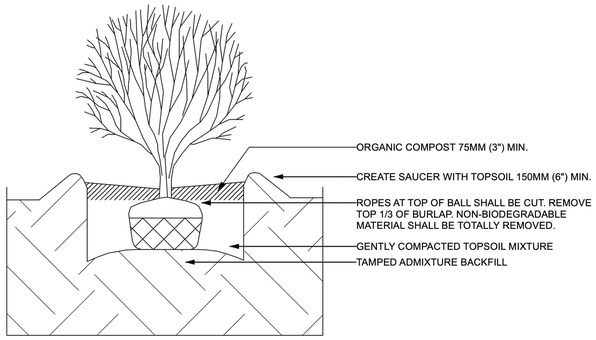
1 Tree Planting And Staking -NTS



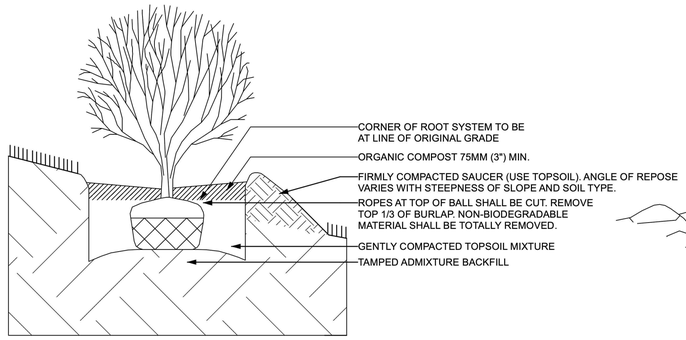
2 Tree Planting On Slope And Staking On Slope -Nts



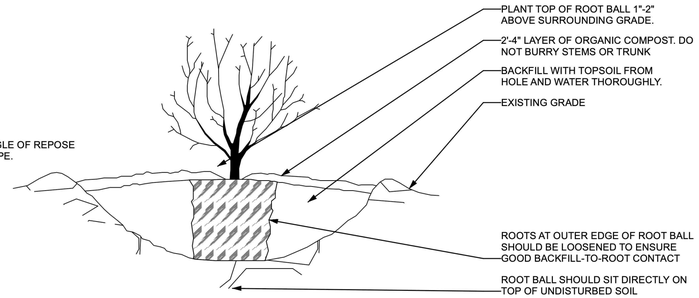
3 Multi-Stem Tree Planting -NTS



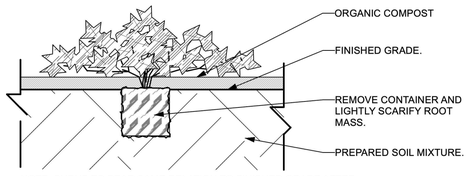
4 B&B Planting-NTS



5 B&B Planting on slopes -NTS

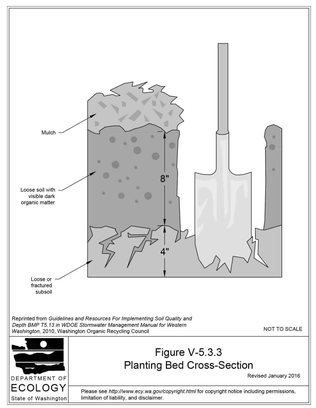


6 Container Shrub Planting- NTS



NOTE: SHRUB TO BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.

7 Ground Cover Planting-NTS



8 Planting bed cross-section - NTS

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Sequence: 3 of 3	