EXHIBIT 3: Landscaping and Recreation Plan

Exhibit 3.a: Preliminary Landscaping and Recreation Plan (9/16/26)

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

PRELIMINARY STREET TREE LEGEND

(NOTES: ALL STREET TREE SELECTIONS FROM THE CITY OF POULSBO MASTER STREET TREE LIST - APPENDIX K, ALL STREET TREES ARE LOCATED WITHIN CITY R.O.W. AND MIN. 2' FROM BACK OF SIDEWALK

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Malus 'Tschonoskii' / FLOWERING CRABAPPLE	16	1-1/2" CAL.	B&B, MATCHED, UNIFORM BRANCHING
	Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY	34		
	Magnolia 'Galaxy' / GALAXY MAGNOLIA	23		
	Stewartia pseudocamellia/ JAPANESE STEWARTIA	25		
	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.	B&B, SPECIMEN QUALITY

PRELIMINARY COMPLIMENTARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
+	Pinus mugo 'Tannenbaum' / MUGO PINE	20	6' MIN. HT.	B&B, FULL, VIGOROUS
	Thuja occidentalis 'Emerald Green' / AMERICAN ARBORVITAE	35	6' MIN. HT.	
	Chamaecyparis obtusa 'Gracilis' / SLENDER HINOKI CYPRESS	22	6' MIN. HT.	
	Acer palmatum 'Sangokaku' / JAPANESE CORALBARK MAPLE	18	1-1/2" CAL.	
	Rhaphiolepis indica 'Snow Maiden' / YEDDO HAWTHORN	22	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.

SCALE: 1" = 40'
40 20 0 40 80

n

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

WETLAND C (CATEGORY III)
STREAM B (Ns1)
TRACT A WETLAND B (CATEGORY III)
STREAM C (Ns1)
WETLAND D (CATEGORY IV)
MITIGATED WETLAND BUFFER
MITIGATED BUFFER LINE– TYP. SYM.
PROPERTY BOUNDARY– TYP.
OPEN SPACE TRACT 'Q'
PROPOSED RETAINING WALL– TYP.
9' WIDTH COMPLIMENTARY LANDSCAPING– TYP.
6' HT. SOLID WOOD SIGHT OBSCURING FENCE– TYP.
NE CRYSTAL VIEW CT
ROAD B
ROAD A
NE CRYSTALLIA CT
OPEN SPACE TRACT 'U'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL
5' WIDTH SOFT SURFACE TRAIL
NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM. SEE PRELIMINARY PLANT PALETTE AND CONCEPTUAL LANDSCAPE DESIGN NARRATIVE ON PP–34
PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'–TYP. REFER TO SHEET PP–34 FOR TABLE
LAWN
150' STREAM BUFFER
25' STREAM BUFFER BSBL
NATIVE, DROUGHT TOLERANT LANDSCAPING (PASSIVE OPEN SPACE)– TYP. SYM., SEE PRELIMINARY PLANT PALETTE ON PP–34
FIRE HYDRANT– TYP.
PROPOSED NATIVE, DROUGHT TOLERANT LANDSCAPING BETWEEN RETAINING WALLS– TYP.
PROPOSED RETAINING WALL– TYP. SYM.
OPEN SPACE TRACT 'T'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL
TRACT 'R' PARK

FOR CONTINUATION- SEE SHEET PP-33

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Plotted: By: Simon Upham

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09/16/2026

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PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

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PP-32

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

SCALE: 1" = 40'
40 20 0 40 80

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

FOR CONTINUATION - SEE SHEET PP-32

FOR CONTINUATION - SEE SHEET PP-34

FOR CONTINUATION- SEE BELOW

FOR CONTINUATION- SEE ABOVE

ROAD C CONTINUATION SEE ABOVE STA 53+60

ROAD C CONTINUATION SEE BELOW STA 53+60

PROPERTY BOUNDARY– TYP.

150' STREAM BUFFER

NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM. SEE PRELIMINARY PLANT PALETTE AND CONCEPTUAL LANDSCAPE DESIGN NARRATIVE ON SHEET PP–34

STREAM C (Ns1)

OPEN SPACE TRACT 'A'

BAYWATCH CT NE

PROPOSED RETAINING WALL– TYP. SYM.

25' STREAM BUFFER BSBL

OPEN SPACE TRACT 'S'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

F DETENTION POND MAINTENANCE ROAD AND ACTIVE FITNESS TRAIL

OPEN SPACE TRACT 'R'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

OPEN SPACE TRACT 'V'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

ROAD D

ROAD C

LAWN

F PROPOSED 5' WIDTH SOFT SURFACE HILL CLIMB TRAIL– TYP. SYM.

WETLAND A (CATEGORY IV)

MITIGATED WETLAND BUFFER

OPEN SPACE TRACT 'W'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'– TYP. REFER TO SHEET PP–34 FOR TABLE

NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM.

50' STREAM BUFFER

25' STREAM BUFFER SETBACK, TYP.

STREAM A (Ns2)

10' WIDTH COMPLIMENTARY LANDSCAPING– TYP.

7.35' WIDTH COMPLIMENTARY LANDSCAPING– TYP.

PROPOSED 6' HT. SOLID WOOD SIGHT OBSCURING FENCE– TYP. SYM.

PROPOSED RETAINING WALL– TYP. SYM.

OPEN SPACE TRACT 'R'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

OPEN SPACE TRACT 'D'

75' STREAM BUFFER

MITIGATED WETLAND BUFFER

15' WETLAND BUFFER BSBL, TYP.

WETLAND A (CATEGORY IV)

WETLAND BUFFER LINE– TYP. SYM.

OPEN SPACE TRACT 'Y'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

OPEN SPACE TRACT 'X'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

F PROPOSED 5' WIDTH SOFT SURFACE TRAIL

ROSE GARDEN

PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'–TYP. REFER TO SHEET PP–34 FOR TABLE

FIRE HYDRANT– TYP.

3' MIN. SEPARATION FOR UTILITY LINES– TYP.

GAZEBO OVERLOOK

SUNRISE RIDGE AVE NE

STREAM D (Ns1)

NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM. SEE PRELIMINARY PLANT PALETTE AND CONCEPTUAL LANDSCAPE DESIGN NARRATIVE ON SHEET PP–34

PROPOSED 5' WIDTH SOFT SURFACE TRAIL

OPEN SPACE TRACT 'Z1'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'–TYP. REFER TO SHEET PP–34 FOR TABLE

OPEN SPACE TRACT 'Z2' SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

DETENTION POND

OPEN SPACE TRACT 'C'

PROPERTY BOUNDARY– TYP.

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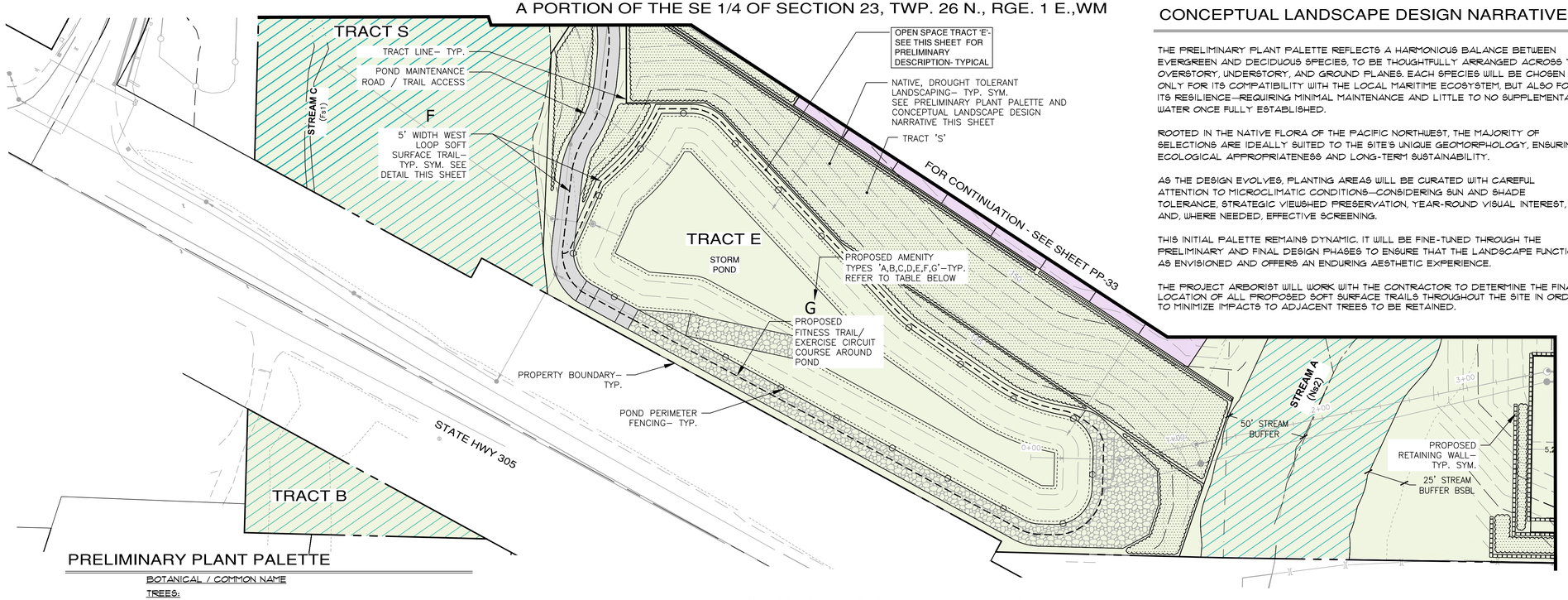
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33 OF 35 SHEETS

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



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.

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SCALE: 1" = 40'

40 20 0 40 80

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 nuttalli '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

Spirasa 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

Sildacea asprella ssp. elegans 'Josephine' / CHECKER MALLOW

Pennstemon davidsonii / DAVIDSON'S BEARDTONGUE

Polymonium carneum / JACOB'S LADDER

Malanthemum 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 EDUCTIONAL 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:

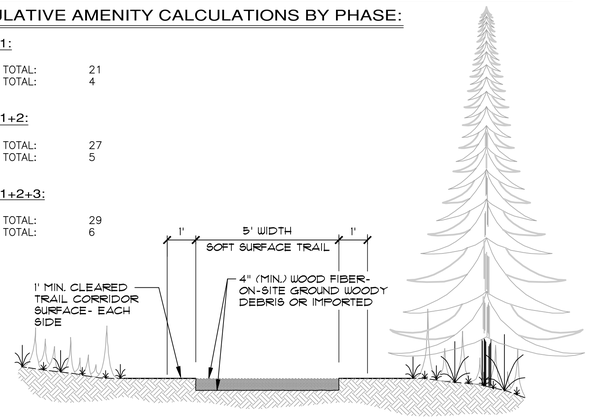
GROUP 1 TOTAL: 21
GROUP 2 TOTAL: 4

PHASE 1+2:

GROUP 1 TOTAL: 27
GROUP 2 TOTAL: 5

PHASE 1+2+3:

GROUP 1 TOTAL: 29
GROUP 2 TOTAL: 6



SOFT SURFACE TRAIL

NOT TO SCALE

OPEN SPACE TRACT DESCRIPTIONS

PHASE	TRACT NAME	AMENITY TYPE(S) PROPOSED	CITY OF POULSBO 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	R	A, D	(2) Group 1	POCKET PARK WITH PASSIVE SEATING, MULTI-USE SPORT COURT, VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING
1	S	B	(1) Group 1	POCKET PARK WITH PASSIVE SEATING, LAWN
1	W	A, B, C, E, F	(4) Group 1 (1) Group 2	LINEAR PARK WITH WETLAND AND BAY INTERPRETIVE VIEWS, SWITCHBACK HILL CLIMB TRAIL, PASSIVE SEATING, PLAYGROUND, INTERPRETIVE/ EDUCATIONAL SIGNAGE, AND PICNIC TABLES
1	X	B, C	(2) Group 1	POCKET PARK WITH PICNIC TABLES, PASSIVE SEATING, OPEN PLAY LAWN, AND PLAYGROUND
1	Y	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	Z1	A, B, C, E, F	(4) Group 1 (1) Group 2	POCKET PARK WITH BAY VIEW GAZEBO, NATIVE GARDEN, LIBERTY BAY INTERPRETIVE SIGNAGE, PLAY AREA, PASSIVE SEATING, PICNIC AREA, SOFT SURFACE TRAIL AND OPEN PLAY LAWN
1	Z2	A, B, D	(3) Group 1	NEIGHBORHOOD PARK WITH PICNIC TABLES, PASSIVE SEATING, OPEN PLAY LAWN, MULTI-USE SPORT COURT, ENTRY MONUMENT AND SOFT SURFACE TRAIL
2	Q	N/A	N/A	COMPLIMENTARY LANDSCAPING
2	T	A, B, E	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING, PICNIC TABLES, AND SPECIMEN TREE WITH INTERPRETIVE SIGNAGE
2	U	A, B, C, F	(4) Group 1	NEIGHBORHOOD PARK WITH PICNIC TABLES, PLAY LAWN, TINY TOT PLAYGROUND AND LOOP WALKING TRAIL
3	V	B, E, F	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING AREA, OPEN PLAY LAWN, TINY TOT PLAYGROUND

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

REVISIONS

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34 OF 35 SHEETS

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

CUMULATIVE ACTIVE & PASSIVE OPEN SPACE CALCULATIONS

CRITICAL AREAS & BUFFERS WITHIN TOTAL SITE AREA= 605,986 SF

PHASE LOTS & O.S.	PHASE 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 POULSBO OPEN SPACE REQ. 18.260.090(G)(2)
1	1	49	E,R,S,W, X,Y,Z1,Z2	1,194,227	1,194,227	X 0.20= 238,845	123,967 SF (52%)	114,878 SF (48%)	✓
2		43	Q,T,U	+ 232,490	1,426,717	X 0.20= 285,343	166,942 SF (59%)	118,401 SF (41%)	✓
3		38	V	+ 178,449	1,605,166	X 0.20= 321,033	179,212 SF (56%)	141,821 SF (44%)	✓

REQUIRED OPEN SPACE (PMC 18.260.090)

TOTAL OPEN SPACE OUTSIDE OF CRITICAL AREAS & BUFFERS (ACTIVE AND PASSIVE)	344,429 SF (95%)
OPEN SPACE WITHIN CRITICAL AREAS & BUFFERS	16,340 SF (5%)
REQUIRED OPEN SPACE (20% OF GROSS AREA OF PROJECT SITE AT 1,803,847 SF)	360,769 SF

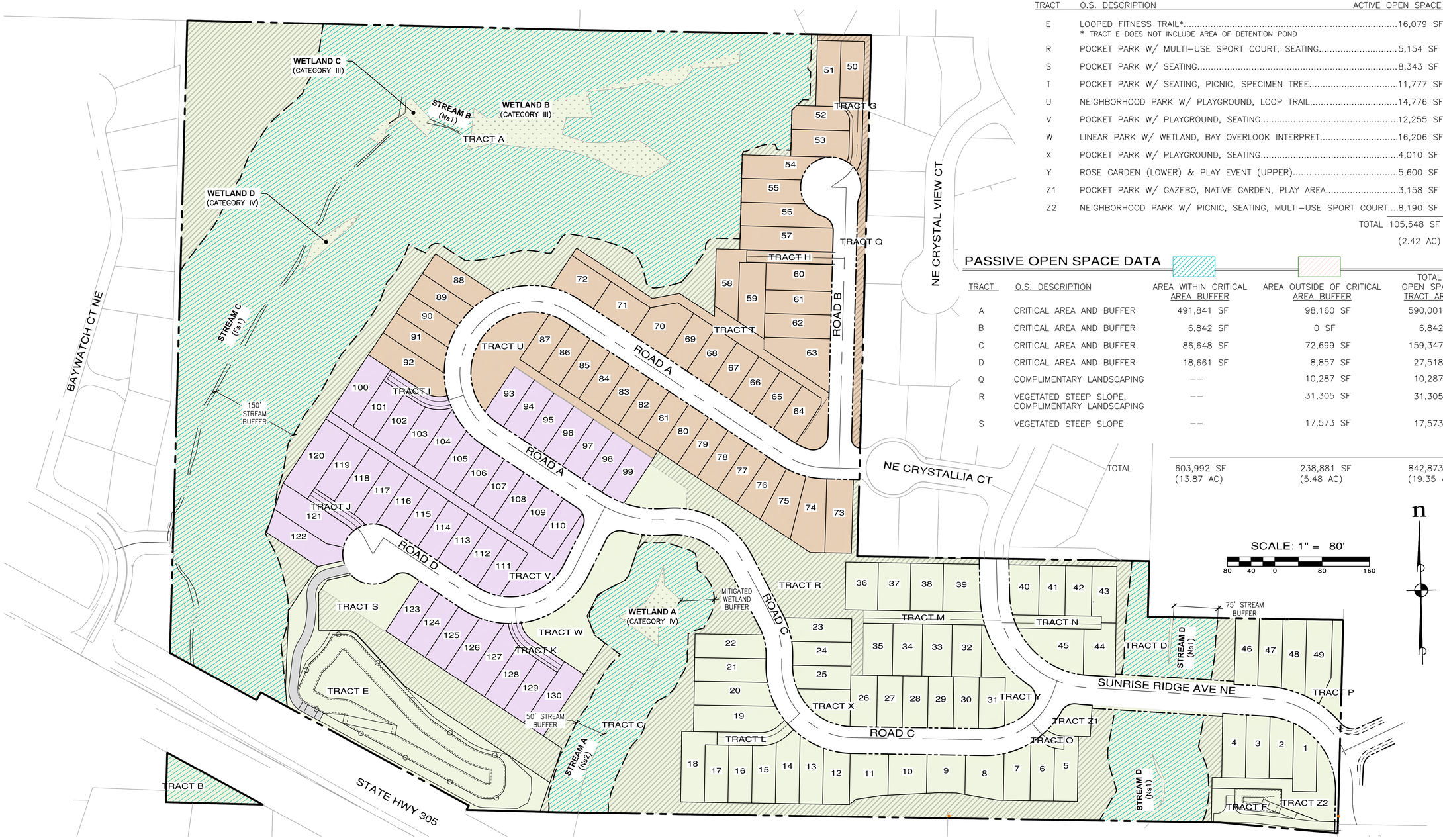
* THIS DATA TABLE IS INTENDED TO DISTINGUISH REQUIRED OPEN SPACE OBLIGATIONS FROM THE TOTAL ON-SITE OPEN SPACE AREA AND ASSOCIATED CALCULATIONS. FOR CLARITY, THE TABULATION REFLECTS ONLY THE MINIMUM CODE-MANDATED OPEN SPACE REQUIREMENT AND DEMONSTRATES THAT LESS THAN 50 PERCENT OF THAT REQUIRED OPEN 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* * TRACT E DOES NOT INCLUDE AREA OF DETENTION POND	16,079 SF
R	POCKET PARK W/ MULTI-USE SPORT COURT, SEATING	5,154 SF
S	POCKET PARK W/ SEATING	8,343 SF
T	POCKET PARK W/ SEATING, PICNIC, SPECIMEN TREE	11,777 SF
U	NEIGHBORHOOD PARK W/ PLAYGROUND, LOOP TRAIL	14,776 SF
V	POCKET PARK W/ PLAYGROUND, SEATING	12,255 SF
W	LINEAR PARK W/ WETLAND, BAY OVERLOOK INTERPRET	16,206 SF
X	POCKET PARK W/ PLAYGROUND, SEATING	4,010 SF
Y	ROSE GARDEN (LOWER) & PLAY EVENT (UPPER)	5,600 SF
Z1	POCKET PARK W/ GAZEBO, NATIVE GARDEN, PLAY AREA	3,158 SF
Z2	NEIGHBORHOOD PARK W/ PICNIC, SEATING, MULTI-USE SPORT COURT	8,190 SF
	TOTAL	105,548 SF (2.42 AC)

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	491,841 SF	98,160 SF	590,001 SF
B	CRITICAL AREA AND BUFFER	6,842 SF	0 SF	6,842 SF
C	CRITICAL AREA AND BUFFER	86,648 SF	72,699 SF	159,347 SF
D	CRITICAL AREA AND BUFFER	18,661 SF	8,857 SF	27,518 SF
Q	COMPLIMENTARY LANDSCAPING	--	10,287 SF	10,287 SF
R	VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING	--	31,305 SF	31,305 SF
S	VEGETATED STEEP SLOPE	--	17,573 SF	17,573 SF
TOTAL		603,992 SF (13.87 AC)	238,881 SF (5.48 AC)	842,873 SF (19.35 AC)



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PRELIMINARY OPEN SPACE PLAN

CITY OF POULSBO WASHINGTON

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