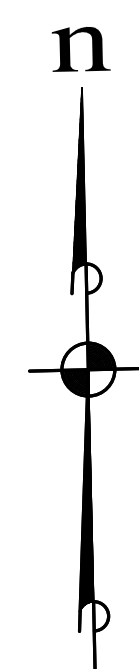


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'
100 50 0 100 200

SHEET INDEX

| Dwg. | Description |
|---------------|--|
| PP-01 | COVER SHEET |
| PP-02 - PP-04 | EXISTING CONDITIONS |
| PP-05 | BUFFER MITIGATION PLAN |
| PP-06 | OVERALL SITE PLAN & PHASING PLAN |
| PP-07 - PP-09 | PRELIMINARY SITE PLANS |
| PP-10 - PP-12 | PRELIMINARY GRADING PLANS |
| PP-13 | OVERALL ROAD & UTILITY PLAN |
| PP-14 - PP-16 | PRELIMINARY ROAD & UTILITY PLANS |
| PP-17 | PRELIMINARY POND LAYOUT |
| PP-18 | PRELIMINARY POND SECTIONS |
| PP-19 | PRELIMINARY VAULT SECTIONS |
| PP-20 | OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE |
| PP-21 | STREAM A STORM/SEWER CROSSING PLAN & PROFILE |
| PP-22 | STREAM C STORM/SEWER CROSSING PLAN & PROFILE |
| PP-23 | ENTERING SITE DISTANCE (BAYWATCH CT NE) |
| PP-24 - PP-26 | PRELIMINARY LANDSCAPE PLANS |

PROJECT TEAM

OWNER/DEVELOPER
 MONTEBANC MANAGEMENT, LLC
 400 NW GILMAN BLVD. #2781
 ISSAQUAH, WA 98027
 CONTACT: PAUL DEVENZIO
 PHONE: (206) 391-8366

CIVIL ENGINEER/SURVEYOR
 ESM CONSULTING ENGINEERS
 33400 8TH AVE S SUITE #205
 FEDERAL WAY, WA 98003
 CONTACT: JOHN EVERETT
 PHONE: (253) 838-6113

GEOTECHNICAL ENGINEER
 ASPECT CONSULTING, LLC
 350 MADISON AVE N
 BAINBRIDGE ISLAND, WA 98110
 CONTACT: ALISON DENNISON, LEG
 PHONE: (206) 780-7717

BIOLOGIST
 SEWALL WETLAND CONSULTING, INC
 PO BOX 880
 FALL CITY, WA 98024
 CONTACT: ED SEWALL
 PHONE: (253) 859-0515

TRAFFIC ENGINEER
 HEATH & ASSOCIATES
 1011 E MAIN AVE, STE 453
 PUYALLUP, WA 98372
 CONTACT: AARON VAN AKEN
 PHONE: (253) 859-0515

SITE STATISTICS

NUMBER OF LOTS: 151
 LOTS PER GROSS ACRE: 3.65/ACRE
 TOTAL SITE AREA: 1,803,847 SF (41.41 ACRES)
 SITE ADDRESS: ADDRESS NOT ASSIGNED
 PARCEL NUMBER(S): 2326-014-001-2009
 2426-013-003-2008
 2426-013-018-2001
 2426-013-005-2006
 2426-013-019-2000

LOT SIZE:
 LARGEST LOT: 7,035 SF
 SMALLEST LOT: 3,758 SF
 AVERAGE LOT: 4,456 SF

SEWERAGE SYSTEM: CITY OF POULSBO
WATER SUPPLY: CITY OF POULSBO
FIRE DISTRICT: CITY OF POULSBO

| REVISIONS | | |
|-----------|------------------|----|
| NO. | DESCRIPTION/DATE | BY |
| | | |
| | | |

ESM CONSULTING ENGINEERS, LLC
 33400 8TH AVE S, SUITE 205
 FEDERAL WAY, WA 98003
 www.esmcivil.com

Professional Engineer
 License No. 50085
 Date: 06/20/2025

Land Surveying
 Project Management
 Land Planning
 Landscape Architecture

MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 COVER SHEET
 CITY OF POULSBO WASHINGTON

JOB NO.: 2090-004-022
 DWG. NAME: PP-01
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 6/20/2025
 DATE OF PRINT:
PP-01
 1 OF 26 SHEETS

File: \\smc\eng\ESM-0085\2090\004\022\PP-01\Plat\Plat-01.dwg
 Printed: 6/20/2025 2:29 PM
 Plotted By: Corrie Corbett

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM (WCS) — NORTH ZONE
(BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON
STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2025

VERTICAL DATUM

NAVD 88 BASED ON GPS UTILIZING THE WASHINGTON
STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2025

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED
ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A,
LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

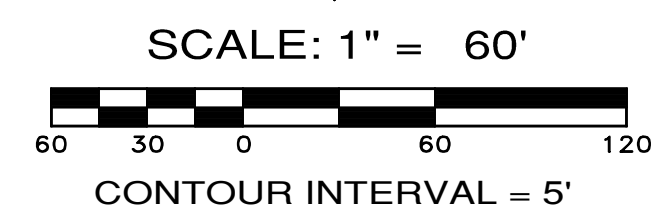
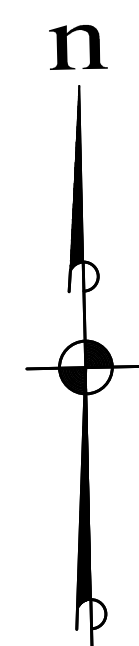
PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS
AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS
MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY
WAC-332-130-100.

NOTES:

1. FIELD WORK PERFORMED JANUARY 2025 - JUNE 2025.

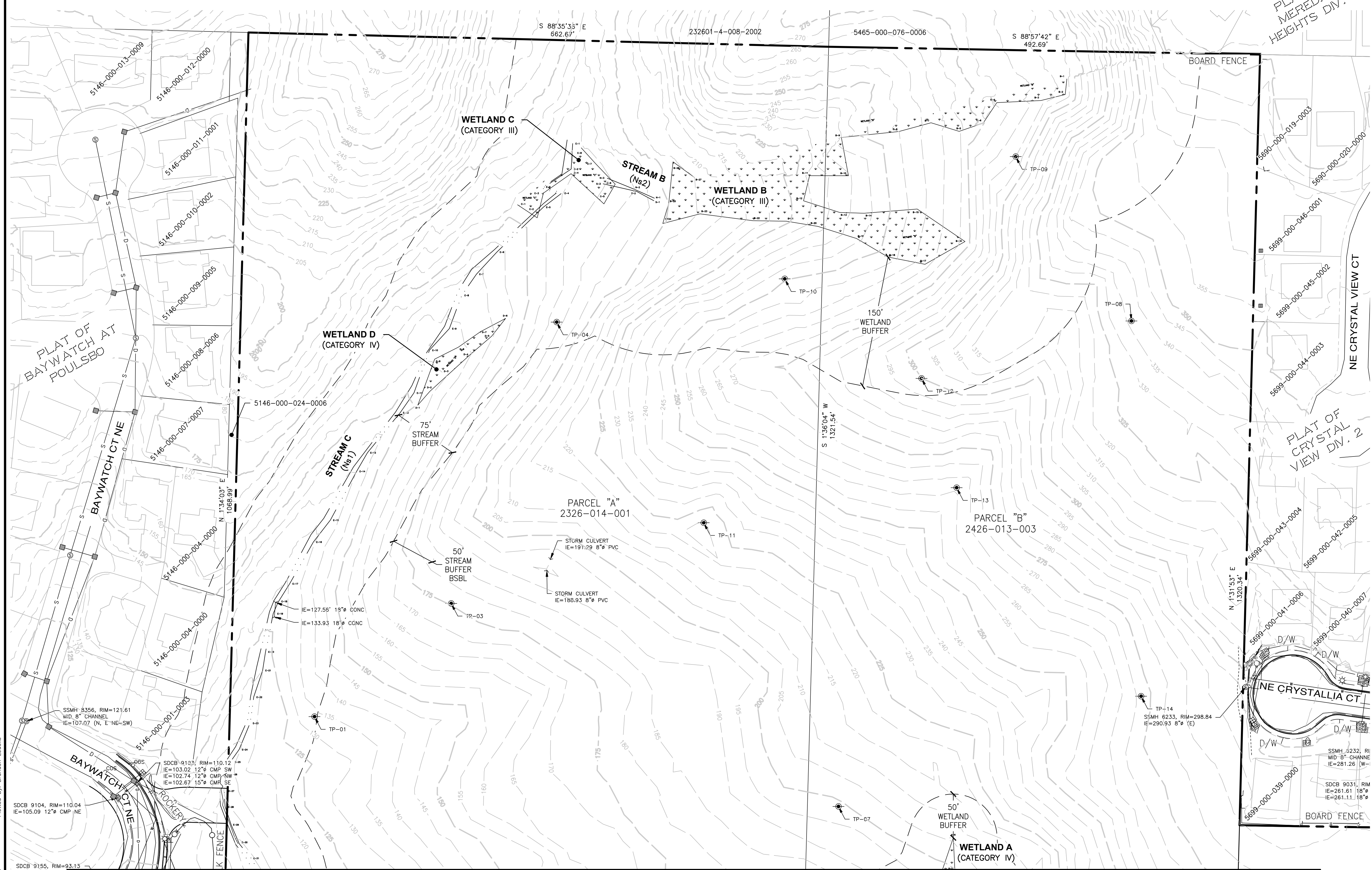
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FOLLOWING SOURCES:
SURVEYED LOCATIONS OF VISIBLE SURFACE INDICATIONS OBSERVED IN THE FIELD; BURIED
UTILITIES LOCATED BY MT. VIEW LOCATING SERVICES LLC, IN APRIL OF 2025. THE
LOCATIONS OF BURIED UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE
AND REQUIRES FIELD VERIFICATION PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK
ON OR AROUND THE SITE.

3. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE
FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO.
5003353-4276436 DATED MAY 27, 2025. IN PREPARING THIS PLAT, ESM HAS NOT
CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES
AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT. ESM HAS WHOLLY
RELIED ON THE ABOVE REFERENCED SUBDIVISION GUARANTEE TO PREPARE THIS PLAT AND
THEREFORE QUALIFIES THE PLATS ACCURACY AND COMPLETENESS TO THAT EXTENT.



LEGEND

- ⊙ CABLE TEL RISER
- ⊗ WETLAND FLAG
- ⊗ FENCE GATE END
- ⊗ LIGHT POST WITH ARM
- ⊗ LIGHT POST
- ⊗ GUARD POST/BOLLARD
- ⊗ HANDICAP RAMP
- ⊗ MAIL BOX
- ⊗ SOIL LOG/PERC TEST
- ⊗ SIGN
- ⊗ STREET SIGN
- ⊗ GAS MARKER POST
- ⊗ POWER GUY ANCHOR
- ⊗ POWER JUNCTION BOX
- ⊗ POWER MARKER POST
- ⊗ POWER POLE
- ⊗ POWER POLE WITH DROP
- ⊗ POWER VAULT
- ⊗ STORM CATCH BASIN
- ⊗ STORM CULVERT
- ⊗ STORM MANHOLE
- ⊗ STORM YARD DRAIN
- ⊗ SIGNAL CONTROL BOX
- ⊗ SANITARY SEWER MANHOLE
- ⊗ SANITARY SEWER CLEANOUT
- ⊗ LEFT TURN ARROW
- ⊗ RIGHT TURN ARROW
- ⊗ FOUND MONUMENT IN CASE
- ⊗ FOUND REBAR AND CAP
- ⊗ TELEPHONE RISER
- ⊗ WATER BLOWOFF
- ⊗ WATER FIRE HYDRANT
- ⊗ WATER IRRIG CONTROL VALVE
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ GEOTECHNICAL TEST PIT
- ASPHALT CENTERLINE
- BUILDING OUTLINE
- CURB LINE
- EDGE OF CONCRETE/ASPHALT
- EDGE OF GRAVEL
- BOARD FENCE
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- GRADE BREAK
- FEATURE LINE
- RETAINING WALL
- ROAD STRIPING
- STREAM CENTERLINE
- EDGE WATER
- COMMUNICATIONS UNDERGROUND
- GAS UNDERGROUND
- POWER UNDERGROUND
- POWER OVERHEAD
- SANITARY SEWER
- STORM DRAINAGE
- STORM CULVERT CONNECTION
- STORM DRAINAGE DITCH
- TELEPHONE UNDERGROUND
- WATER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EASEMENT LINE
- CONTOUR
- WETLAND BUFFER



SEE SHEET PP-03 FOR CONTINUATION

File: \\smc\ENR\ESM-0085\2090\04\022\p-plot\PlotA_VP-02.dwg
Printed: 6/20/2025 3:43 PM
Printed By: Brandon Loucks

| REVISIONS | | |
|-----------|------------------|----|
| NO. | DESCRIPTION/DATE | BY |
| | | |
| | | |
| | | |
| | | |

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering | Land Surveying | Project Management | Landscape Architecture

MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
WASHINGTON
EXISTING CONDITIONS

JOB NO.: 2090-004-022
DWG. NAME: PP-02
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE OF PRINT: 6/20/2025

PP-02
2 OF 26 SHEETS

LEGAL DESCRIPTIONS

PARCEL A (TAX PARCEL NO. 232601-4-001):

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON;
EXCEPT 1.43 ACRES TO HIGHWAY 21A.

PARCEL B (TAX PARCEL 242601-3-003):

THE WEST 15 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON.

PARCEL C (TAX PARCEL 252601-2-047):

THE WEST 15 FEET OF GOVERNMENT LOT 7, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M. LYING NORTHEASTERLY OF STATE HIGHWAY NO. 21A;

SITUATED IN KITSAP COUNTY, WASHINGTON.

PARCEL D (TAX PARCEL NO. 252601-2-048):

THE WEST 15 FEET OF GOVERNMENT LOT 7, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M. LYING SOUTHEASTERLY OF STATE HIGHWAY NO. 21A;

SITUATED IN KITSAP COUNTY, WASHINGTON.

PARCEL E (PORTION OF TAX PARCEL 242601-3-005 LYING NORTH OF SECTION LINE):

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER:

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 330 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER A DISTANCE OF 345.7 FOOT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 330 FEET TO THE EAST LINE OF SAID QUARTER; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 345.7 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 15 FEET THEREOF.

PARCEL E1 (PORTION OF TAX PARCEL 242601-3-005 LYING SOUTH OF SECTION LINE):

THAT PORTION OF GOVERNMENT LOT 7, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 15 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 7, WHICH IS 200 FEET WEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE EAST ALONG SAID NORTH LINE 200 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING, AS DISCLOSED IN DECREE FILED IN KITSAP COUNTY SUPERIOR COURT CAUSE NO. 57080.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

PARCEL F (TAX PARCEL NO. 242601-3-018):

THE SOUTH 1/3, EXCEPT COUNTY ROAD NO. 141, OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE WEST 495 FEET; THENCE SOUTH 1320 FEET; THENCE EAST 495 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

PARCEL G (TAX PARCEL 242601-3-019):

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION:

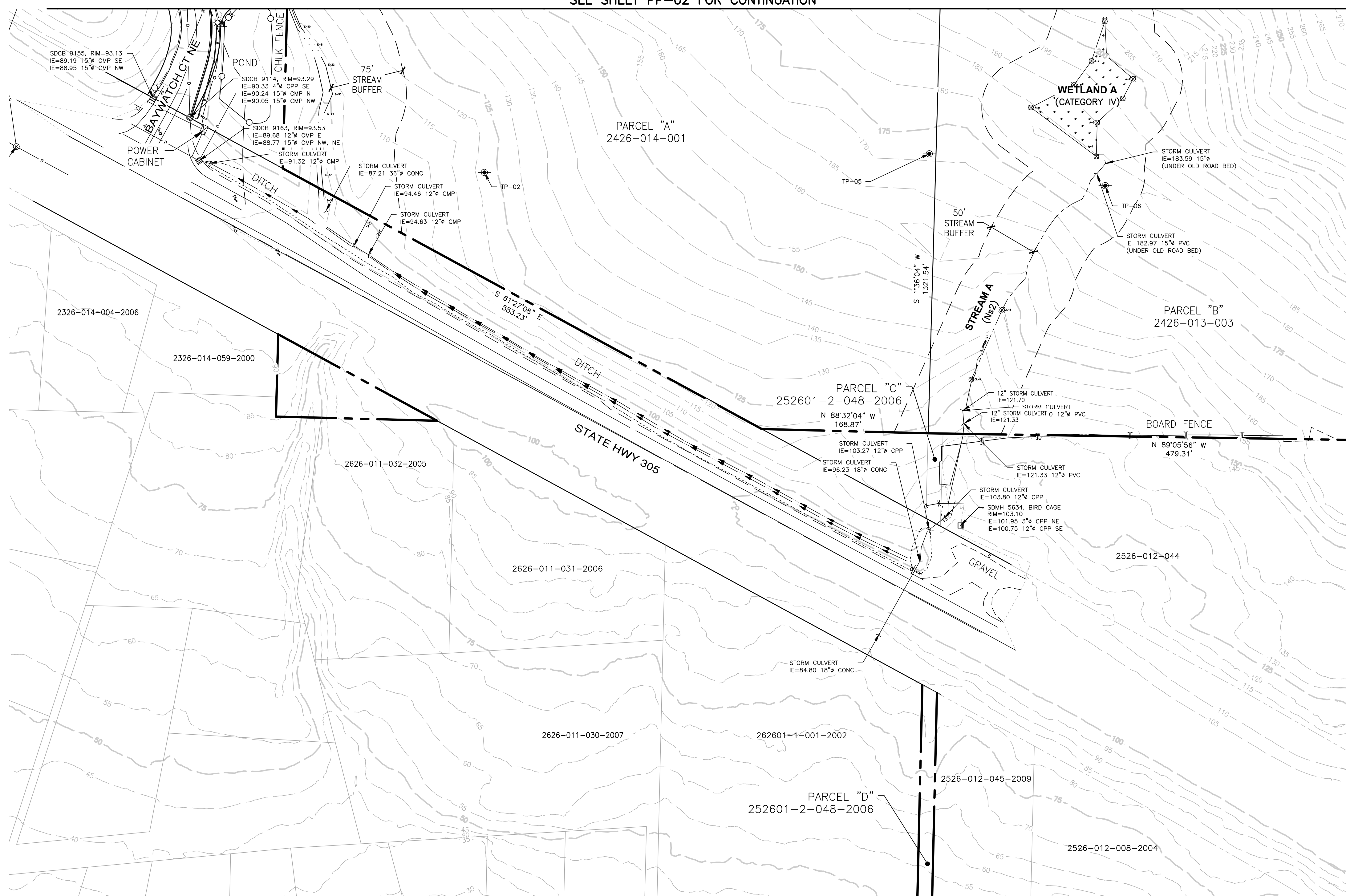
THENCE NORTH 89°02'10" WEST ALONG SOUTH LINE, 15 FEET:

THENCE NORTH 01°30'56" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 345.7 FEET:

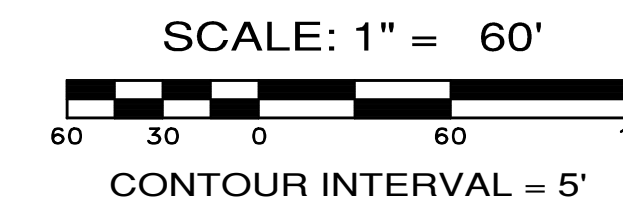
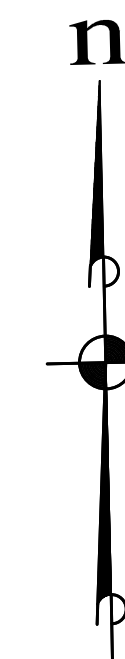
THENCE SOUTH 29°02'10" EAST, 15 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°30'56" WEST ALONG SAID EAST LINE, 345.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

SEE SHEET PP-02 FOR CONTINUATION



SEE SHEET PP-04 FOR CONTINUATION



SEE LEGEND ON SHEET PP-02

| REVISIONS | | |
|-----------|------------------|----|
| NO. | DESCRIPTION/DATE | BY |
| | | |
| | | |
| | | |
| | | |



ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 835-6113
 (206) 835-6113
 www.esmcivil.com
 Civil Engineering | Land Planning | Landscape Architecture
 Public Works | Project Management

MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 EXISTING CONDITIONS
 CITY OF POULSBORO WASHINGTON

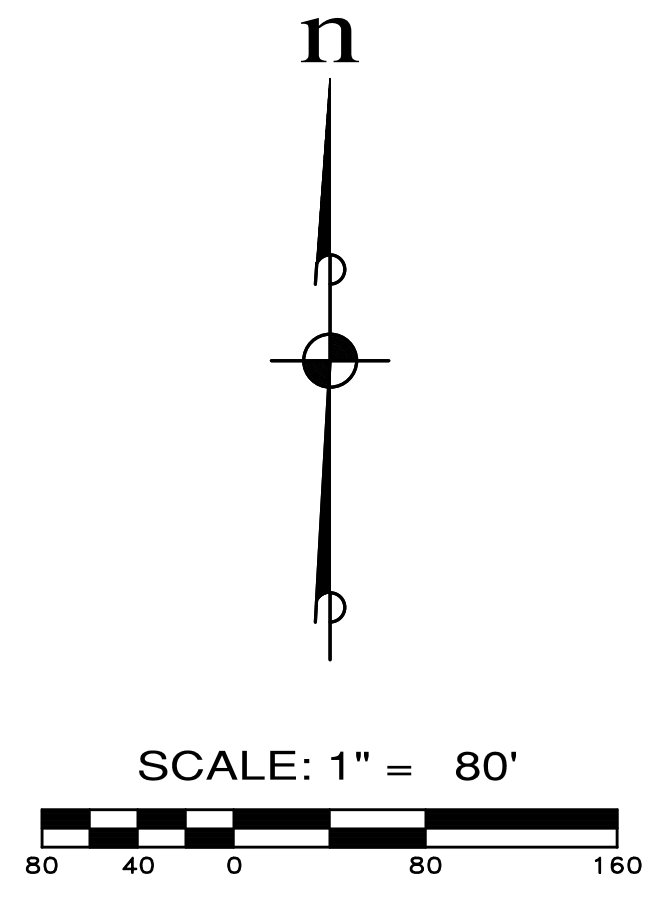
| | |
|----------------|--------------|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-03 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 6/20/2025 |
| DATE OF PRINT: | |

File: \\mms\ENGR\ESM-JOB\2090\004\022\PP-03.dwg
 Plotted: 6/20/2025 2:23 PM
 Plotted By: Brandon Loucks

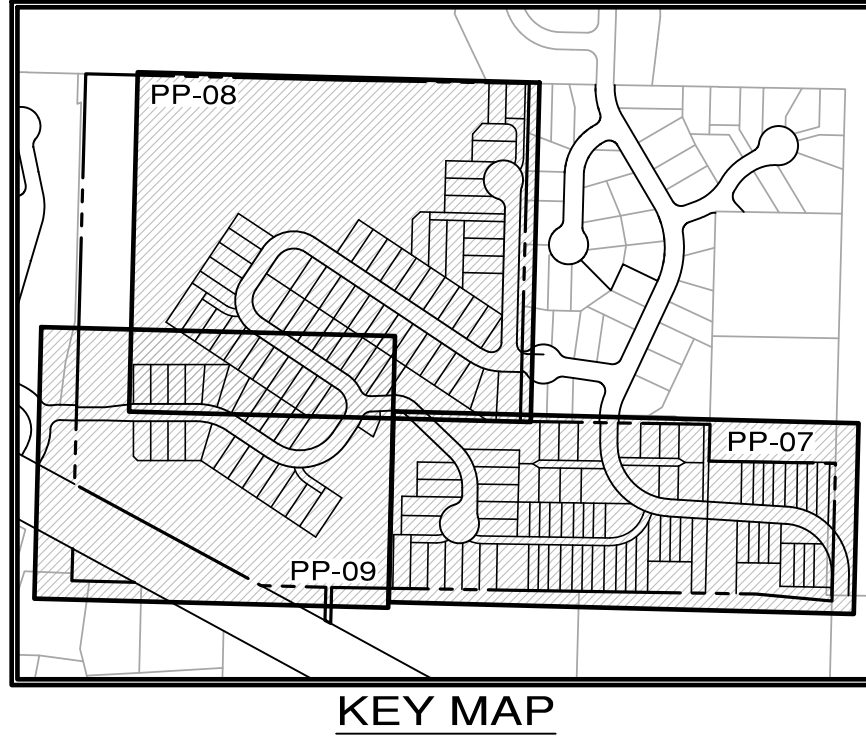
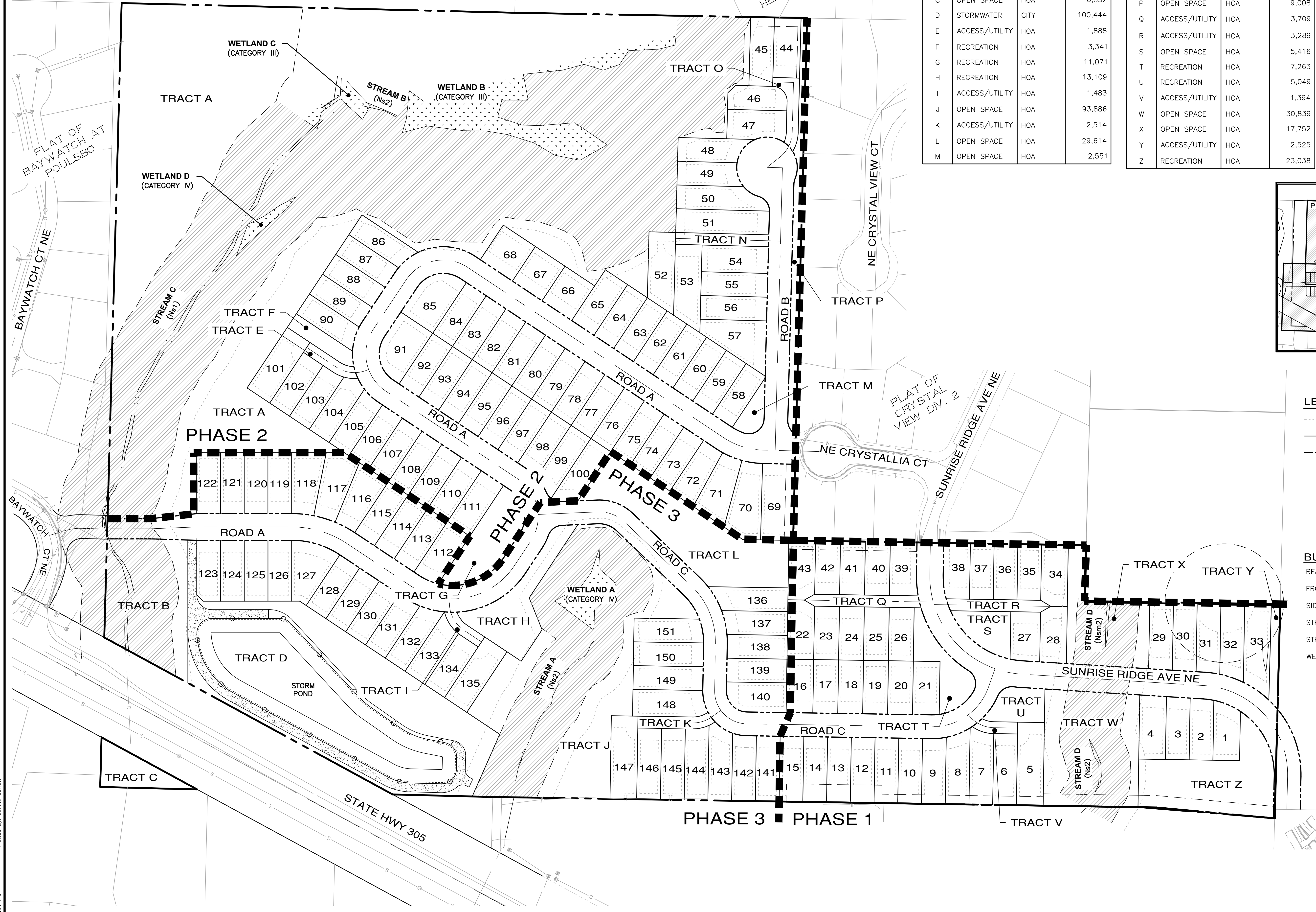
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM

| TRACT AREA TABLE | | | |
|------------------|----------------|-----------|-----------|
| TRACT | USE | OWNERSHIP | AREA (SF) |
| A | OPEN SPACE | HOA | 524,456 |
| B | OPEN SPACE | HOA | 28,353 |
| C | OPEN SPACE | HOA | 6,832 |
| D | STORMWATER | CITY | 100,444 |
| E | ACCESS/UTILITY | HOA | 1,888 |
| F | RECREATION | HOA | 3,341 |
| G | RECREATION | HOA | 11,071 |
| H | RECREATION | HOA | 13,109 |
| I | ACCESS/UTILITY | HOA | 1,483 |
| J | OPEN SPACE | HOA | 93,886 |
| K | ACCESS/UTILITY | HOA | 2,514 |
| L | OPEN SPACE | HOA | 29,614 |
| M | OPEN SPACE | HOA | 2,551 |

| TRACT AREA TABLE | | | |
|------------------|----------------|-----------|-----------|
| TRACT | USE | OWNERSHIP | AREA (SF) |
| N | ACCESS/UTILITY | HOA | 3,139 |
| O | ACCESS/UTILITY | HOA | 2,836 |
| P | OPEN SPACE | HOA | 9,008 |
| Q | ACCESS/UTILITY | HOA | 3,709 |
| R | ACCESS/UTILITY | HOA | 3,289 |
| S | OPEN SPACE | HOA | 5,416 |
| T | RECREATION | HOA | 7,263 |
| U | RECREATION | HOA | 5,049 |
| V | ACCESS/UTILITY | HOA | 1,394 |
| W | OPEN SPACE | HOA | 30,839 |
| X | OPEN SPACE | HOA | 17,752 |
| Y | ACCESS/UTILITY | HOA | 2,525 |
| Z | RECREATION | HOA | 23,038 |



| REVISIONS | | |
|-----------|------------------|----|
| NO. | DESCRIPTION/DATE | BY |
| | | |
| | | |
| | | |
| | | |
| | | |



LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- - - RIGHT OF WAY LINE
- MONUMENT
- ▨ CRITICAL AREA BUFFER
- ▤ WETLAND
- PRELIMINARY HOUSE FOOTPRINTS

BUILDING SETBACKS

- REAR: 10'
- FRONT: 20'
- SIDE: 5'
- STREET SIDE: 10'
- STREAM: 25'
- WETLAND: 15'

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 www.esmcivil.com

Civil Engineering | Land Surveying | Project Management | Landscape Architecture
 Public Works | Land Planning

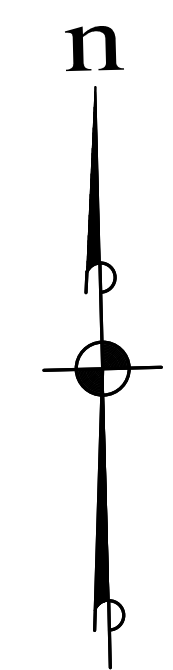
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 OVERALL SITE PLAN & PHASING PLAN

CITY OF POULSBORO WASHINGTON

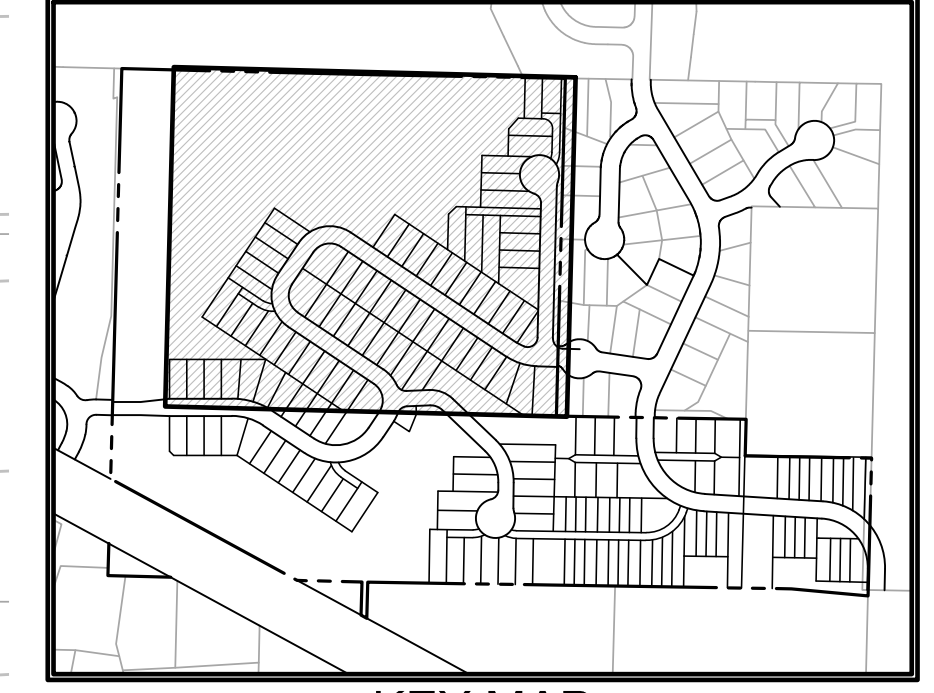
JOB NO.: 2090-004-022
 DWG. NAME: PP-06
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 6/20/2025
 DATE OF PRINT:
PP-06
 6 OF 26 SHEETS

File: \\smc\eng\ESM-0085\2090\004\022\PP-06.dwg
 Plotted: 6/20/2025 2:34 PM
 Plotted By: Corrie Corbett

5465-000-076



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

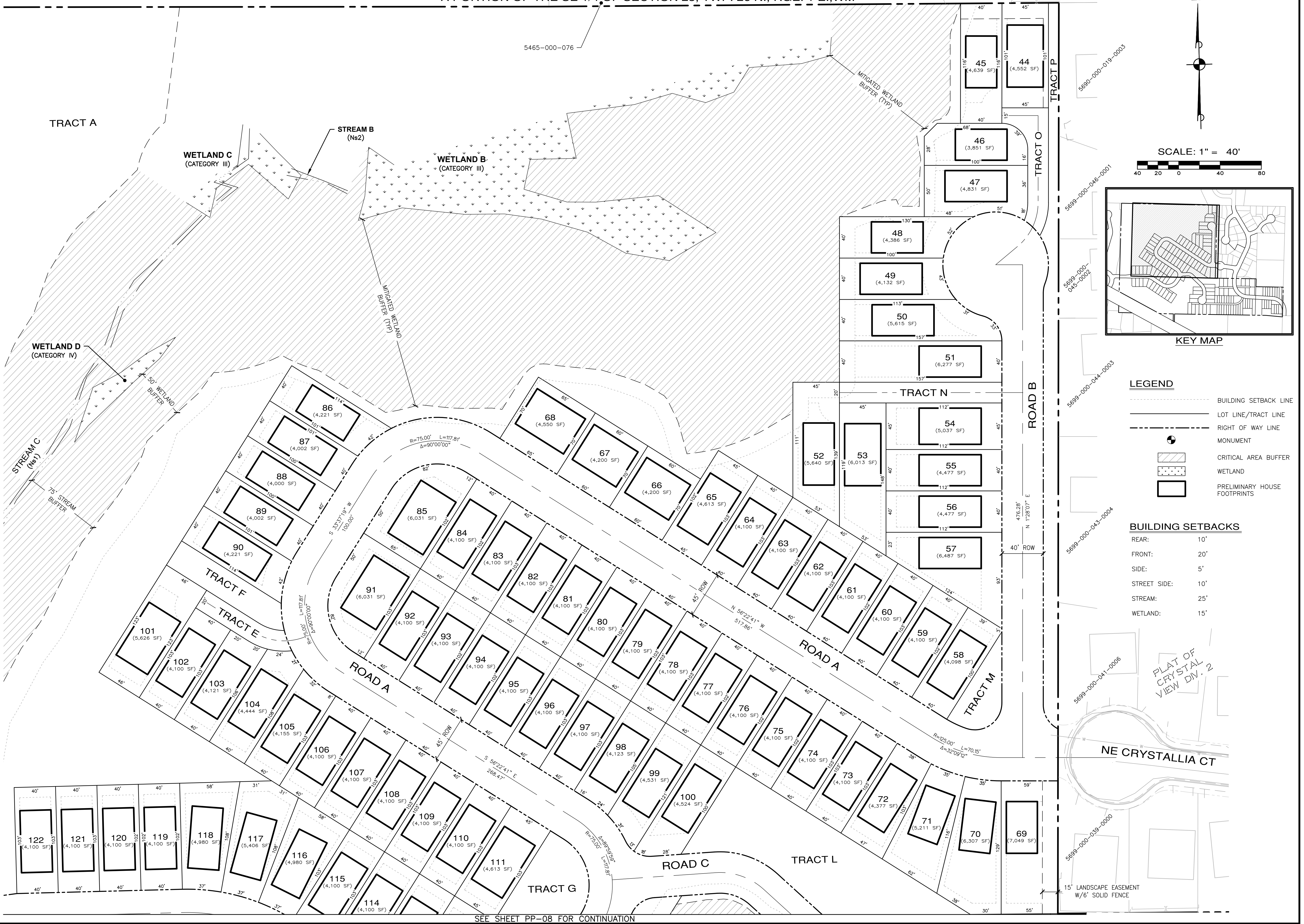


LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- - - RIGHT OF WAY LINE
- MONUMENT
- ▨ CRITICAL AREA BUFFER
- ▤ WETLAND
- PRELIMINARY HOUSE FOOTPRINTS

BUILDING SETBACKS

- REAR: 10'
- FRONT: 20'
- SIDE: 5'
- STREET SIDE: 10'
- STREAM: 25'
- WETLAND: 15'



SEE SHEET PP-08 FOR CONTINUATION

File: \\smc\eng\ESM-0085\2090\004\022\PP-08.dwg
Printed: 6/20/2025 2:34 PM
Printed By: Corinne Corbett

| REVISIONS | | |
|-----------|------------------|----|
| NO. | DESCRIPTION/DATE | BY |
| | | |
| | | |
| | | |

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 835-6113
 (206) 835-6113
 (206) 251-9905

www.esmcivil.com

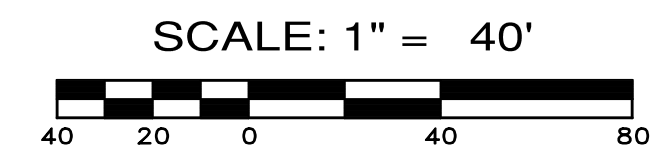
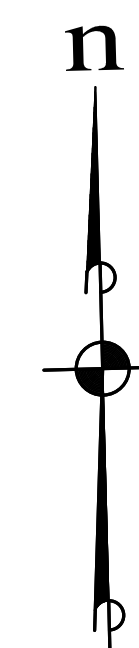
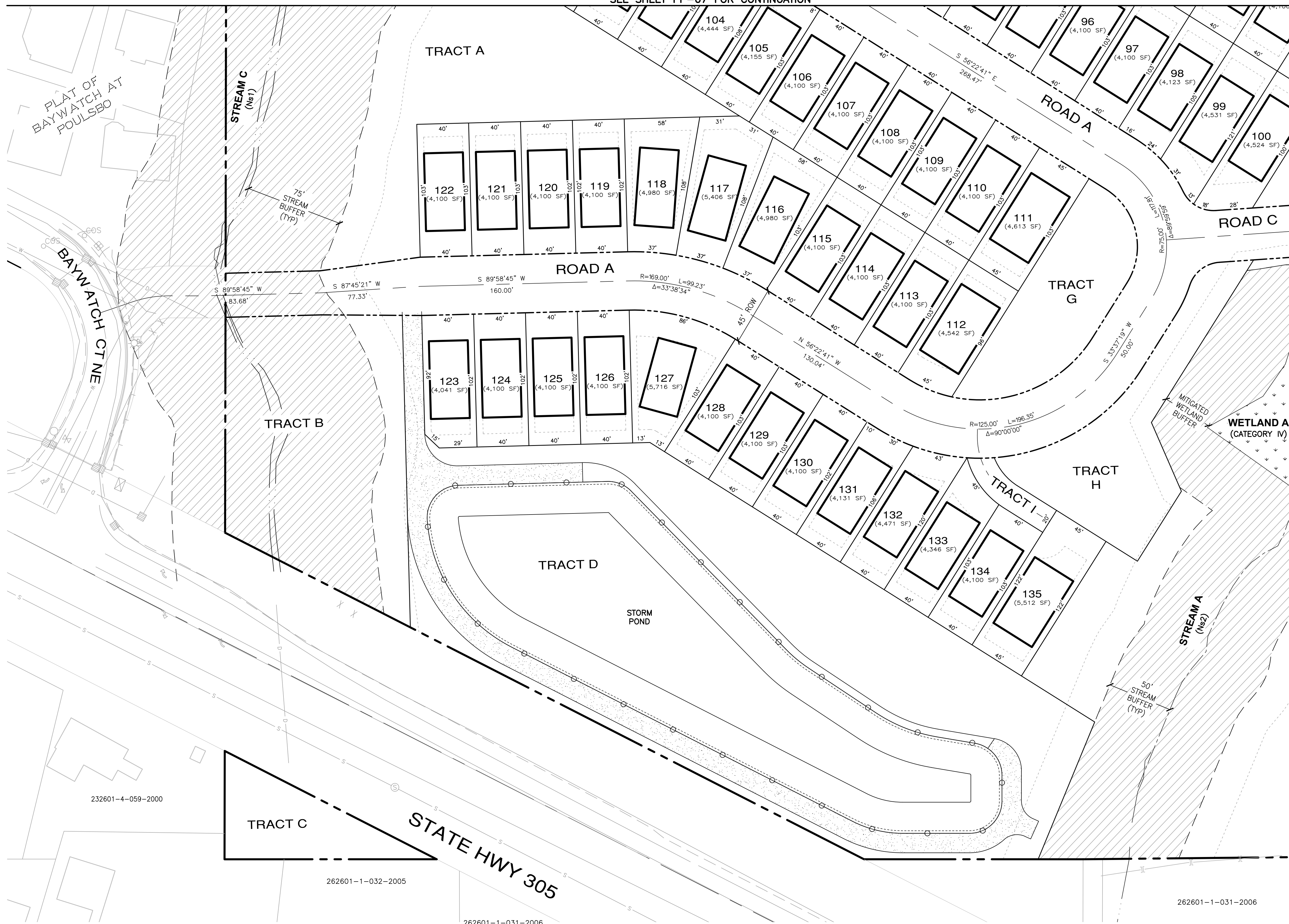
Civil Engineering | Land Surveying
 Project Management | Landscape Architecture

MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY SITE PLAN
 CITY OF POULLSBORO WASHINGTON

| | |
|----------------|--------------|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-07 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 6/20/2025 |
| DATE OF PRINT: | |
| PP-07 | |
| 7 OF 26 SHEETS | |

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

SEE SHEET PP-07 FOR CONTINUATION



- LEGEND**
- BUILDING SETBACK LINE
 - LOT LINE/TRACT LINE
 - RIGHT OF WAY LINE
 - MONUMENT
 - ▨ CRITICAL AREA BUFFER
 - ▤ WETLAND
 - PRELIMINARY HOUSE FOOTPRINTS

BUILDING SETBACKS

| | |
|--------------|-----|
| REAR: | 10' |
| FRONT: | 20' |
| SIDE: | 5' |
| STREET SIDE: | 10' |
| STREAM: | 25' |
| WETLAND: | 15' |

SEE SHEET PP-09 FOR CONTINUATION

| REVISIONS | | |
|-----------|------------------|----|
| NO. | DESCRIPTION/DATE | BY |
| | | |
| | | |
| | | |

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 www.esmcivil.com

Professional Engineer
 License No. 50865
 State of Washington

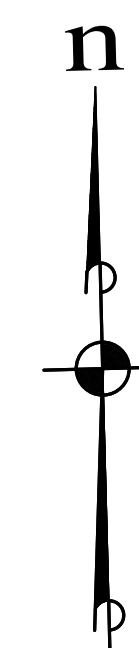
Land Surveying
 Project Management
 Land Planning
 Landscape Architecture
 Public Works

MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY SITE PLAN
 CITY OF POULSBORO WASHINGTON

| | |
|----------------|--------------|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-08 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 6/20/2025 |
| DATE OF PRINT: | |

File: \\smc\eng\ESM-085\2090\004\022\PP-08.dwg
 Plotted: 6/20/2025 2:35 PM
 Plotted By: Corrie Corrett

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



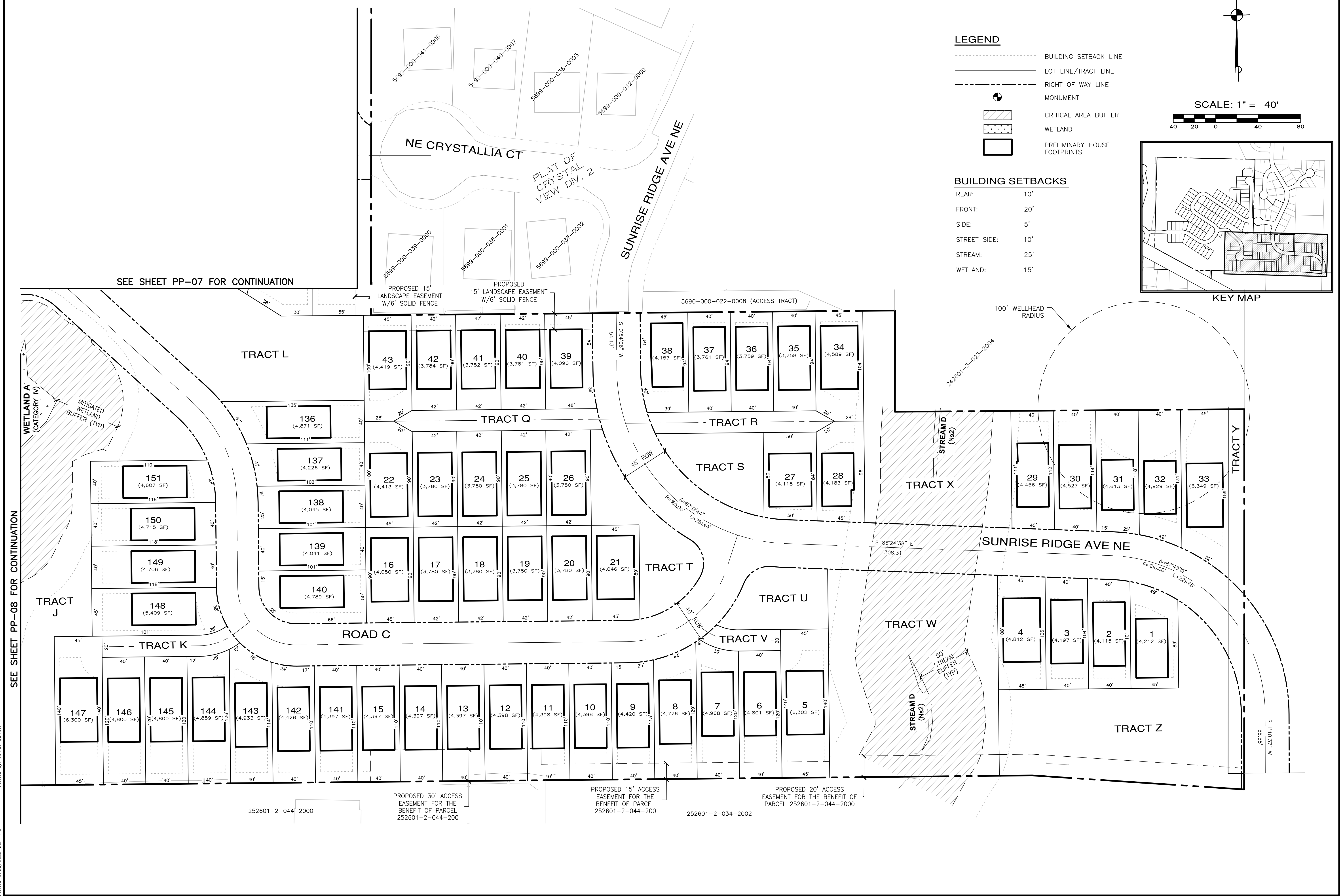
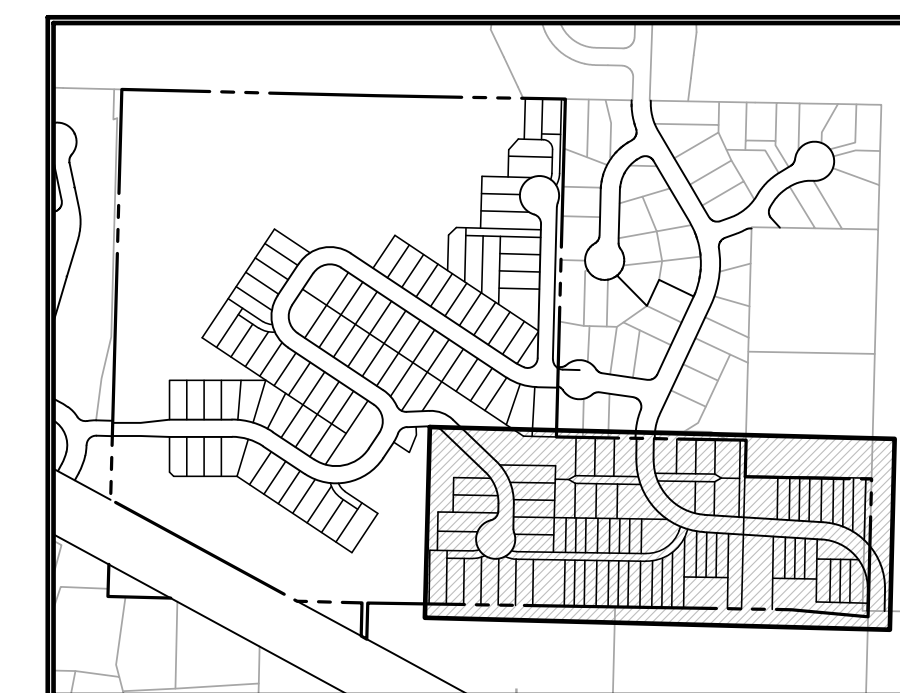
SCALE: 1" = 40'

LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- - - RIGHT OF WAY LINE
- MONUMENT
- ▨ CRITICAL AREA BUFFER
- ▤ WETLAND
- PRELIMINARY HOUSE FOOTPRINTS

BUILDING SETBACKS

- REAR: 10'
- FRONT: 20'
- SIDE: 5'
- STREET SIDE: 10'
- STREAM: 25'
- WETLAND: 15'



| REVISIONS | | |
|-----------|------------------|----|
| NO. | DESCRIPTION/DATE | BY |
| | | |
| | | |
| | | |

STRANDY MICHAEL LOCKS
PROFESSIONAL ENGINEER
06/20/2025

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering
Public Works

Land Planning
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY SITE PLAN

CITY OF POULLSBO WASHINGTON

JOB NO.: 2090-004-022
DWG. NAME: PP-09
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 6/20/2025
DATE OF PRINT:

PP-09

9 OF 26 SHEETS

File: \\smc\eng\ESM-0085\2090\004\022\PP-09\Plots\PP-09.dwg
Plotted: 6/20/2025 2:37 PM
Plotted By: Corrie Corbett