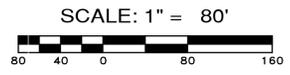


A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM



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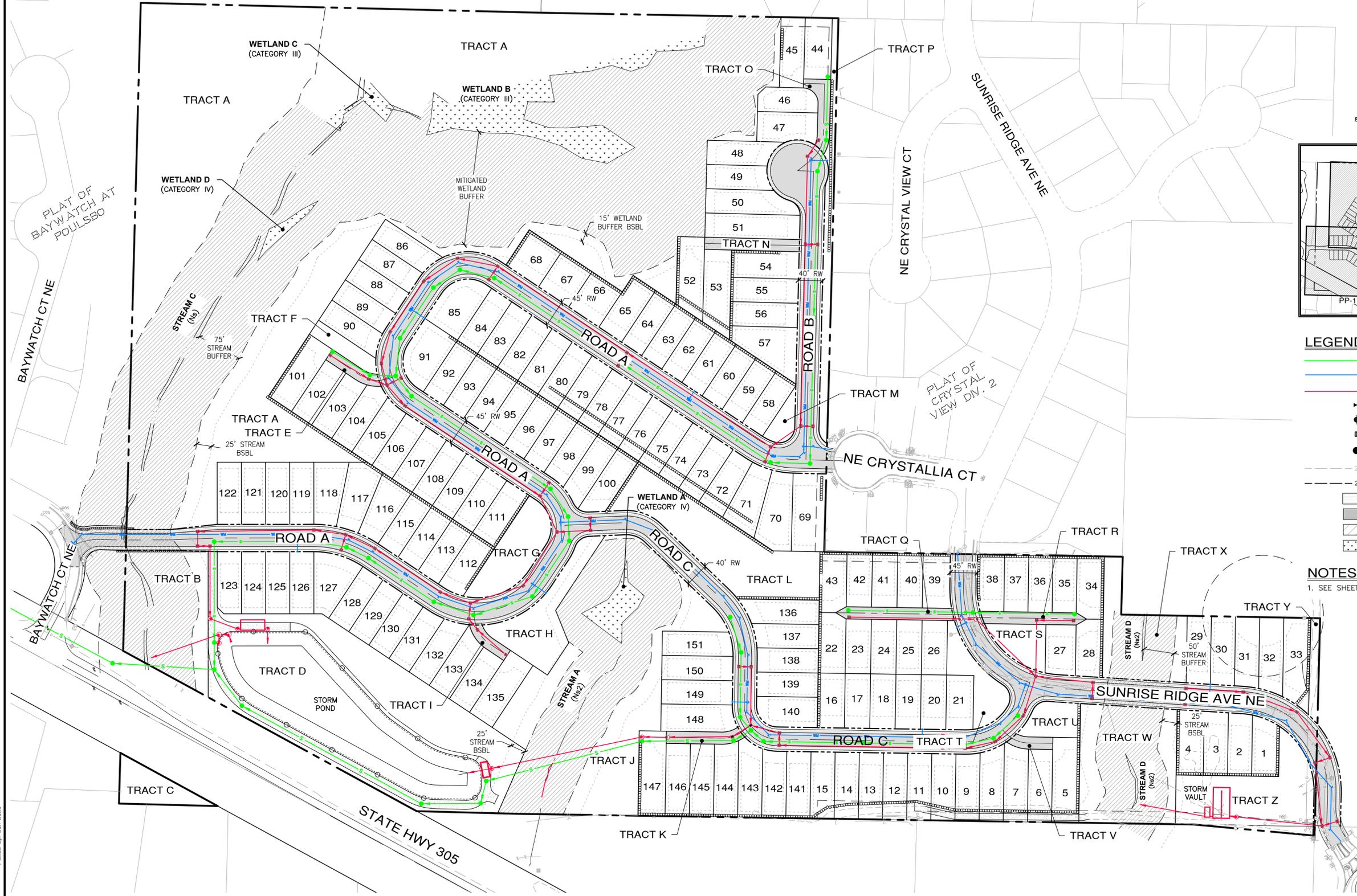
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LEGEND

	SANITARY SEWER MAIN
	WATER MAIN
	STORM DRAIN LINE
	WATER VALVE
	FIRE HYDRANT
	CATCH BASIN, TYPE 1
	SANITARY SEWER MANHOLE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SIDEWALK
	ASPHALT
	CRITICAL AREA BUFFER
	WETLAND

NOTES:
 1. SEE SHEET PP-14 FOR STREET CROSS SECTIONS.

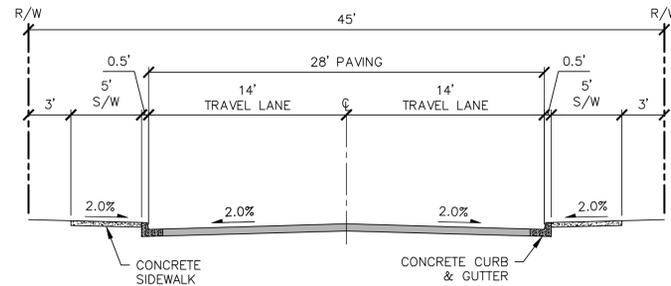


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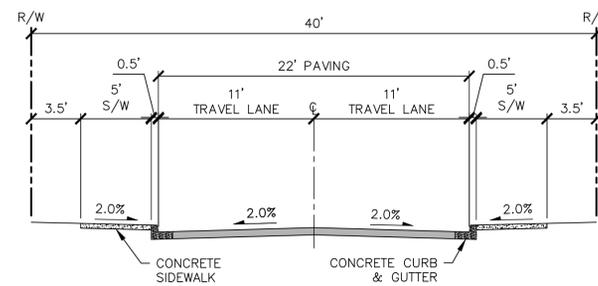
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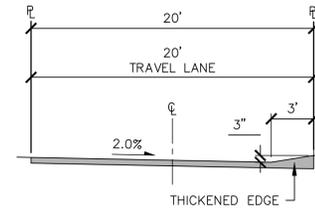
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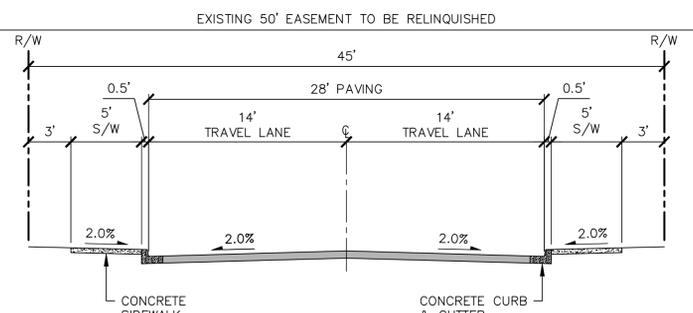
TYPICAL ROAD SECTION
ROAD A
SCALE: 1"=6'



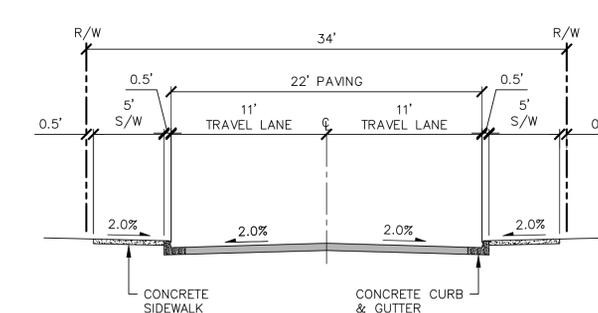
TYPICAL ROAD SECTION
ROAD B AND C
SCALE: 1"=6'



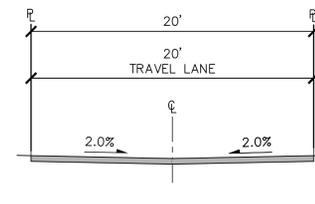
SHARED ACCESS
OPTION 1
SCALE: 1"=6'



TYPICAL ROAD SECTION
SUNRISE RIDGE AVE NE
SCALE: 1"=6'



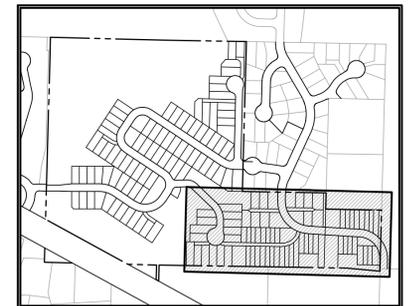
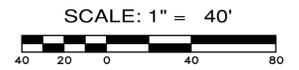
TYPICAL ROAD SECTION
ROAD A STREAM CROSSING
SCALE: 1"=6'



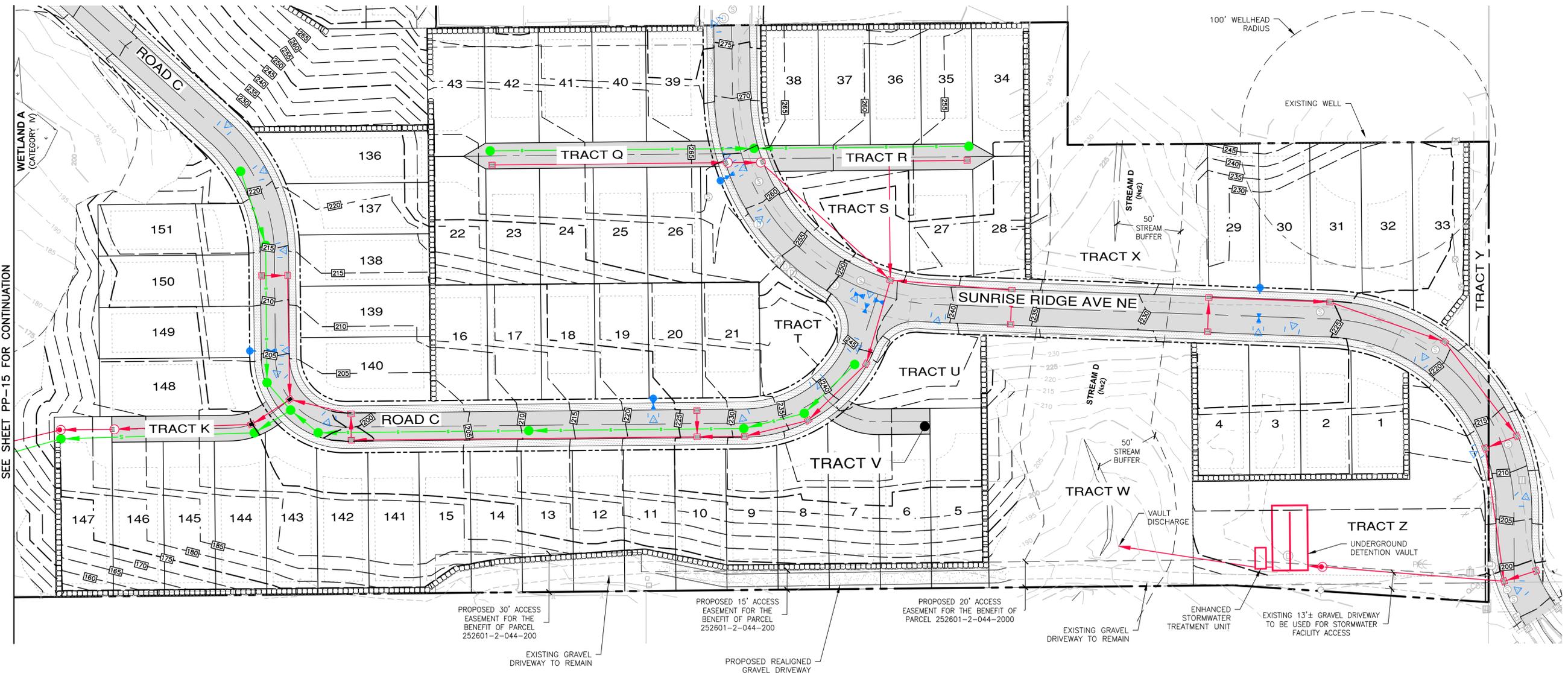
SHARED ACCESS
OPTION 2
SCALE: 1"=6'

LEGEND

- SANITARY SEWER MAIN
- WATER MAIN
- STORM DRAIN LINE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- - - 200 EXISTING CONTOURS
- - - 200 PROPOSED CONTOURS
- ▨ SIDEWALK
- ▨ ASPHALT
- ▨ CRITICAL AREA BUFFER
- ▨ WETLAND



KEY MAP



SEE SHEET PP-15 FOR CONTINUATION

File: \\wmm\ENGR\ESM-JOBES\2090\04\1022\PP-14.dwg
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Plotted By: Brandon Loucks

PROPOSED 30' ACCESS
EASEMENT FOR THE
BENEFIT OF PARCEL
252601-2-044-200

EXISTING GRAVEL
DRIVEWAY TO REMAIN

PROPOSED 15' ACCESS
EASEMENT FOR THE
BENEFIT OF PARCEL
252601-2-044-200

PROPOSED REALIGNED
GRAVEL DRIVEWAY

PROPOSED 20' ACCESS
EASEMENT FOR THE BENEFIT OF
PARCEL 252601-2-044-2000

EXISTING GRAVEL
DRIVEWAY TO REMAIN

ENHANCED
STORMWATER
TREATMENT UNIT

EXISTING 13'± GRAVEL DRIVEWAY
TO BE USED FOR STORMWATER
FACILITY ACCESS

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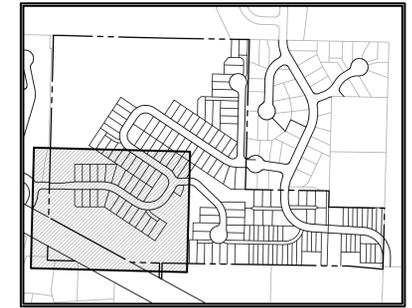
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Project Management
Landscape Architecture

MONTEBANC MANAGEMENT, LLC
Pinnacle at Liberty Bay Subdivision
Preliminary Road & Utility Plan
Washington
City of Poulsbo

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PP-14
14 OF 26 SHEETS



SCALE: 1" = 40'
CONTOUR INTERVAL = 5'



KEY MAP

LEGEND

- SANITARY SEWER MAIN
- WATER MAIN
- STORM DRAIN LINE
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SIDEWALK
- ASPHALT
- CRITICAL AREA BUFFER
- WETLAND

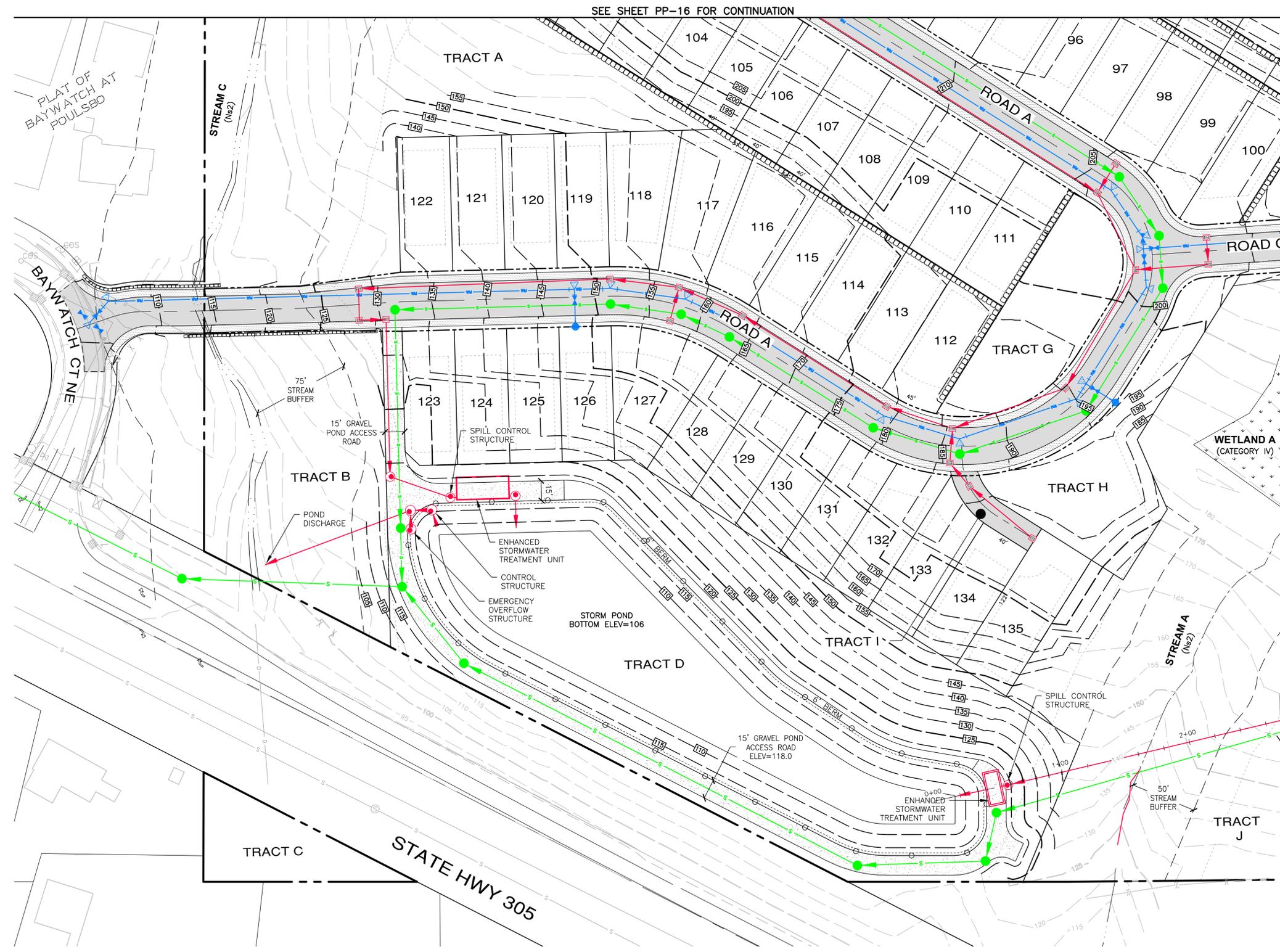
NOTES:

1. SEE SHEET PP-14 FOR STREET CROSS SECTIONS.

POND VOLUME

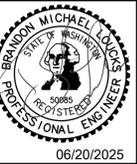
MODELED VOLUME: 280,526 CF (6.440 AC-FT)
PROPOSED VOLUME: 373,261 CF (8.569 AC-FT)

SEE SHEET PP-14 FOR CONTINUATION



SEE SHEET PP-16 FOR CONTINUATION

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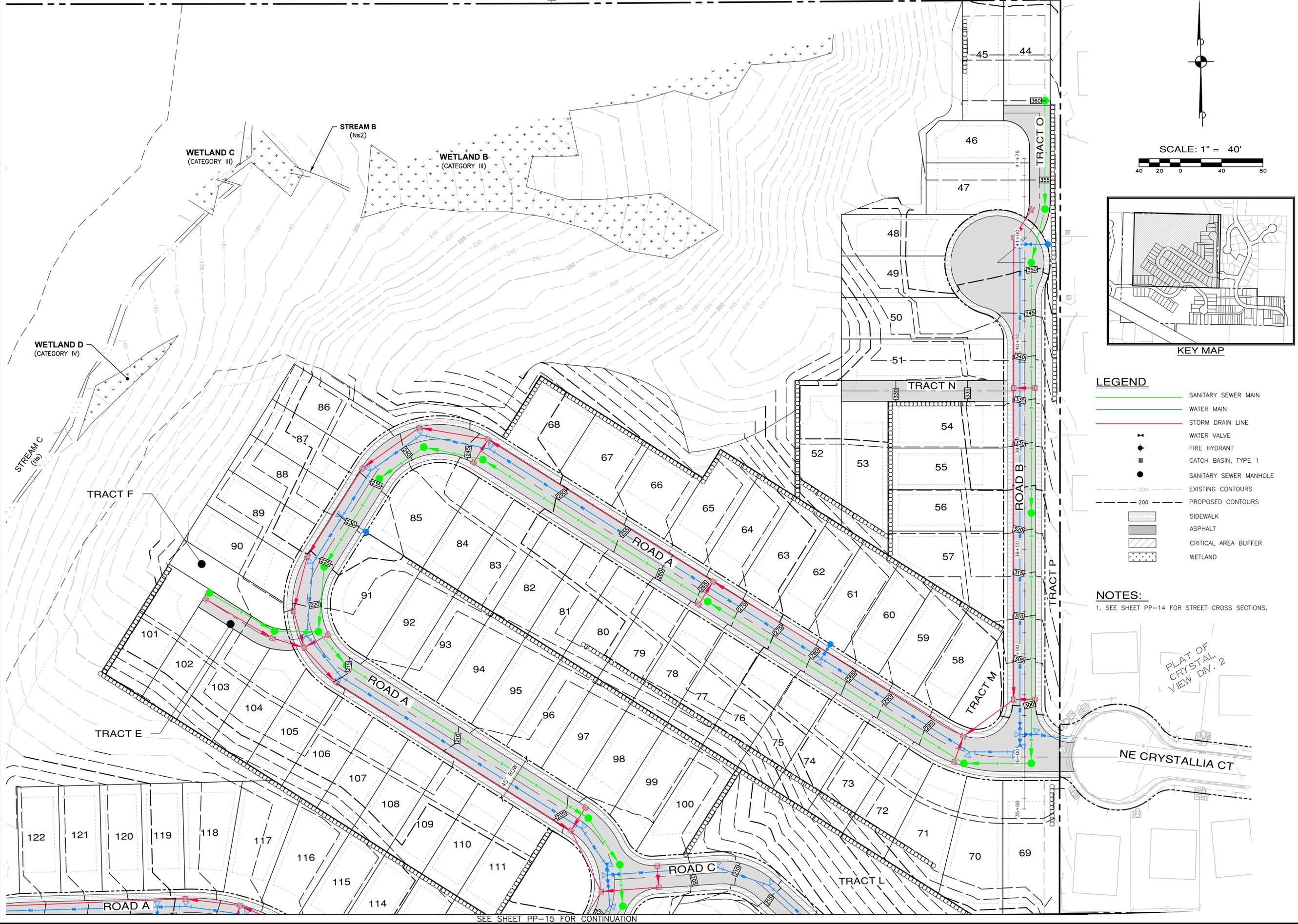


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PRELIMINARY ROAD & UTILITY PLAN
WASHINGTON
CITY OF POULSBORO

JOB NO.: 2090-004-022
DWG. NAME: PP-15
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 6/20/2025
DATE OF PRINT:

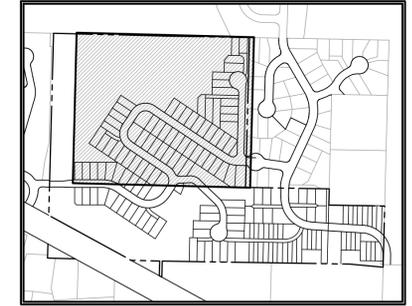
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LEGEND

	SANITARY SEWER MAIN
	WATER MAIN
	STORM DRAIN LINE
	WATER VALVE
	FIRE HYDRANT
	CATCH BASIN, TYPE 1
	SANITARY SEWER MANHOLE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SIDEWALK
	ASPHALT
	CRITICAL AREA BUFFER
	WETLAND

NOTES:
 1. SEE SHEET PP-14 FOR STREET CROSS SECTIONS.

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 PRELIMINARY ROAD & UTILITY PLAN
 WASHINGTON
 CITY OF POULLSBORO

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DATE OF PRINT:	

PP-16
 16 OF 26 SHEETS

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



SCALE: 1" = 20'
 20 10 0 20 40
 CONTOUR INTERVAL = 5'

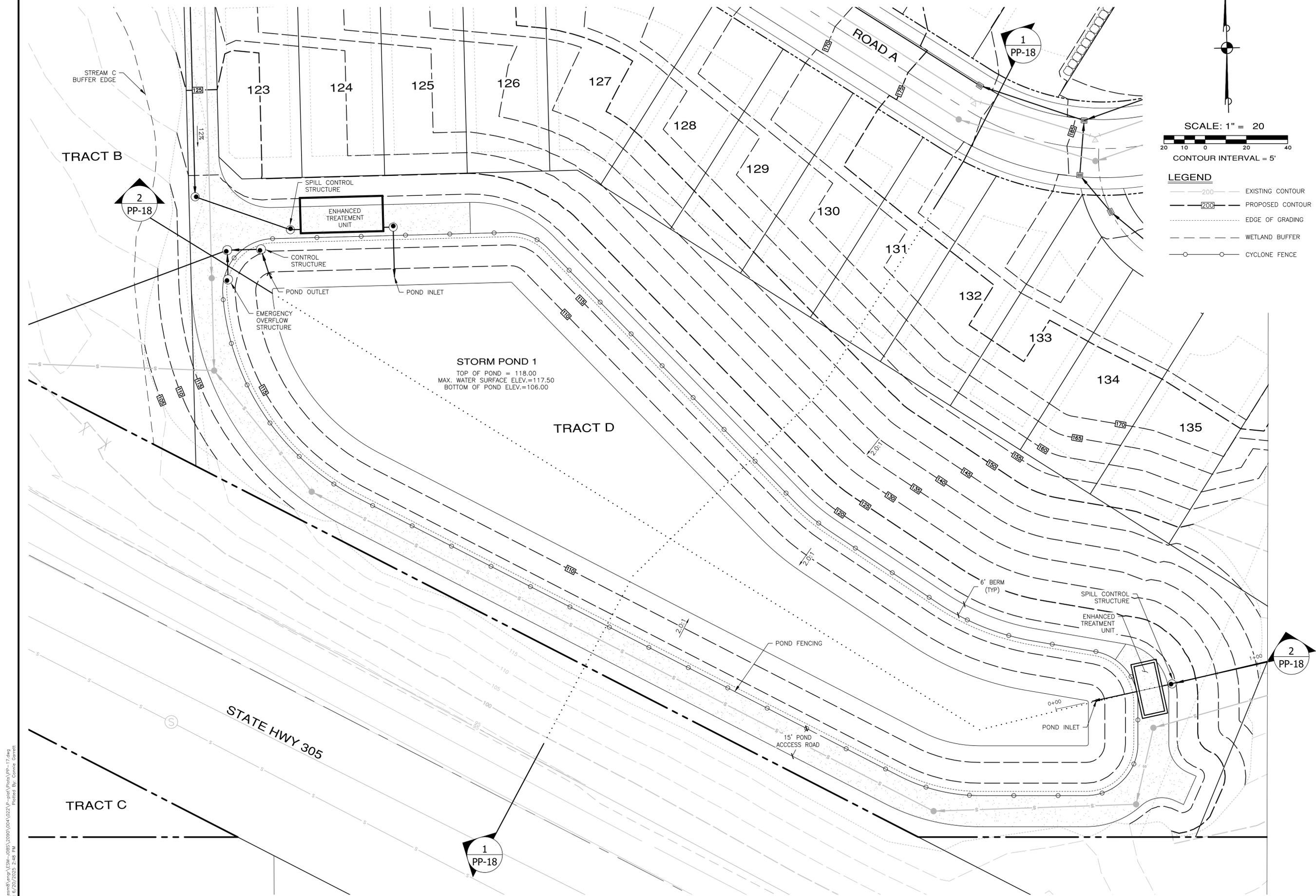
- LEGEND**
- 200- EXISTING CONTOUR
 - 200- PROPOSED CONTOUR
 - EDGE OF GRADING
 - - - - WETLAND BUFFER
 - ○ ○ ○ CYCLONE FENCE

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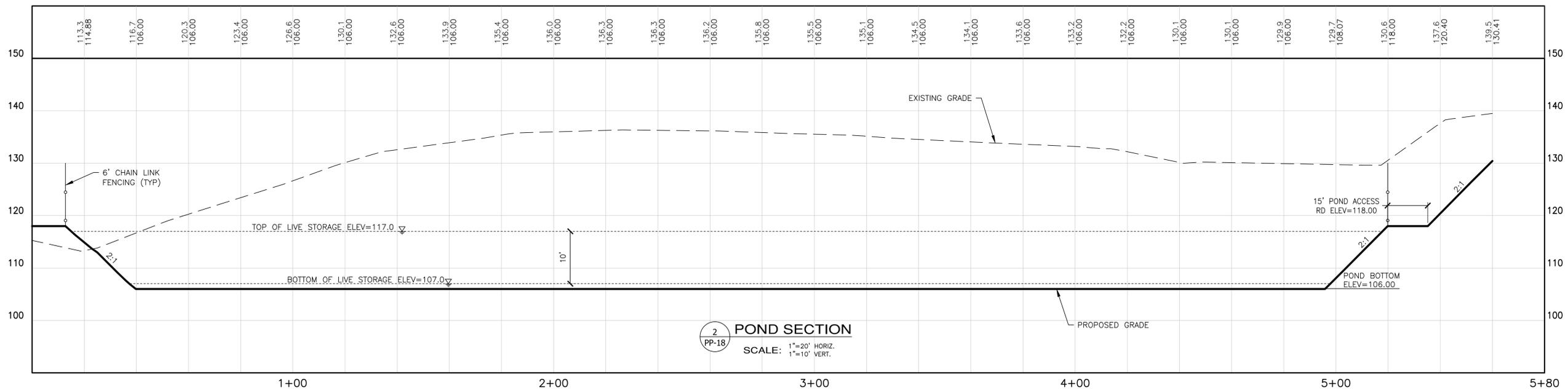
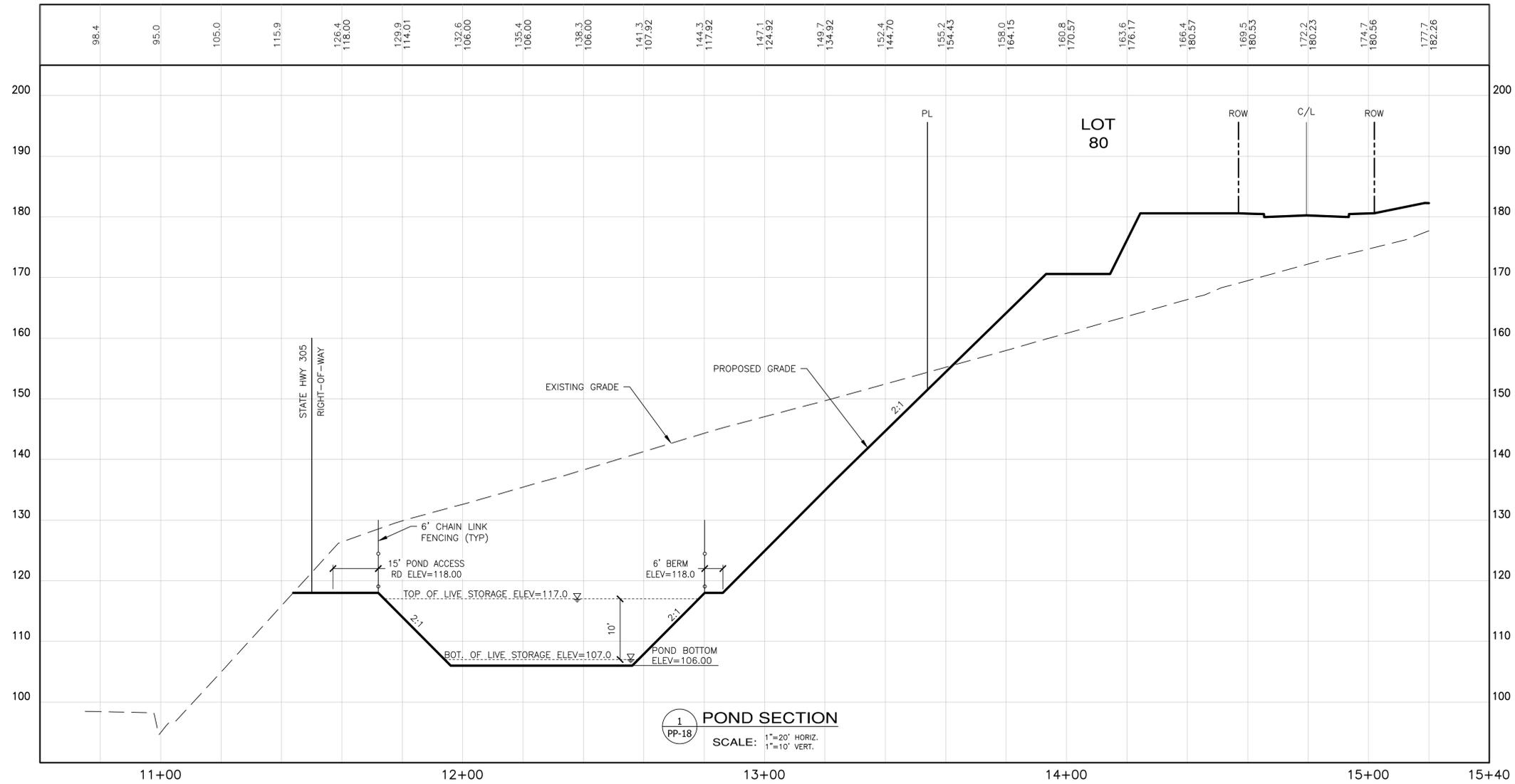
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY POND LAYOUT
 WASHINGTON
 CITY OF POULSBORO

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17 OF 26 SHEETS	



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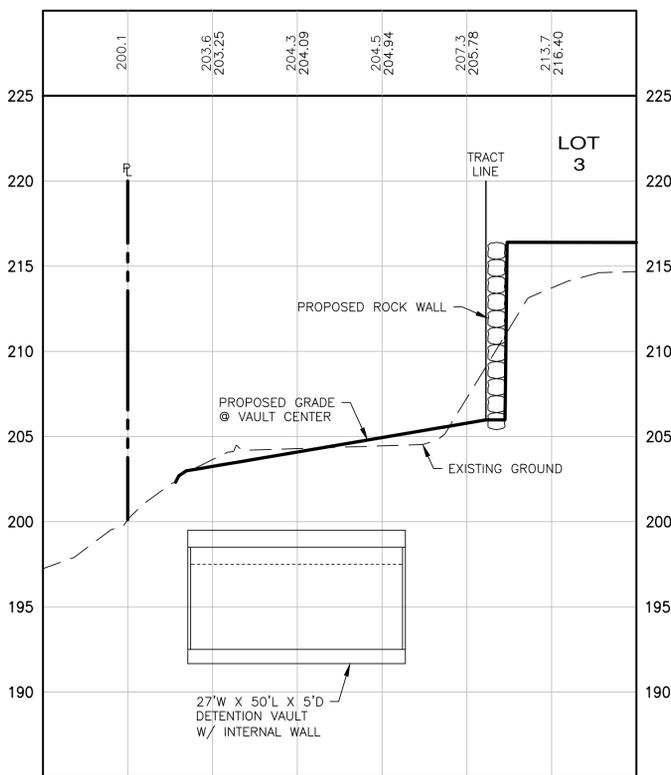
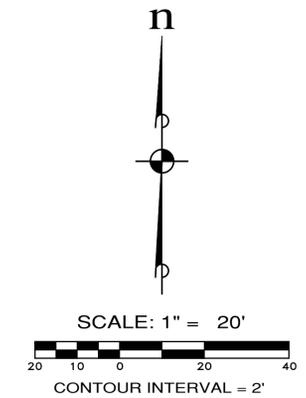
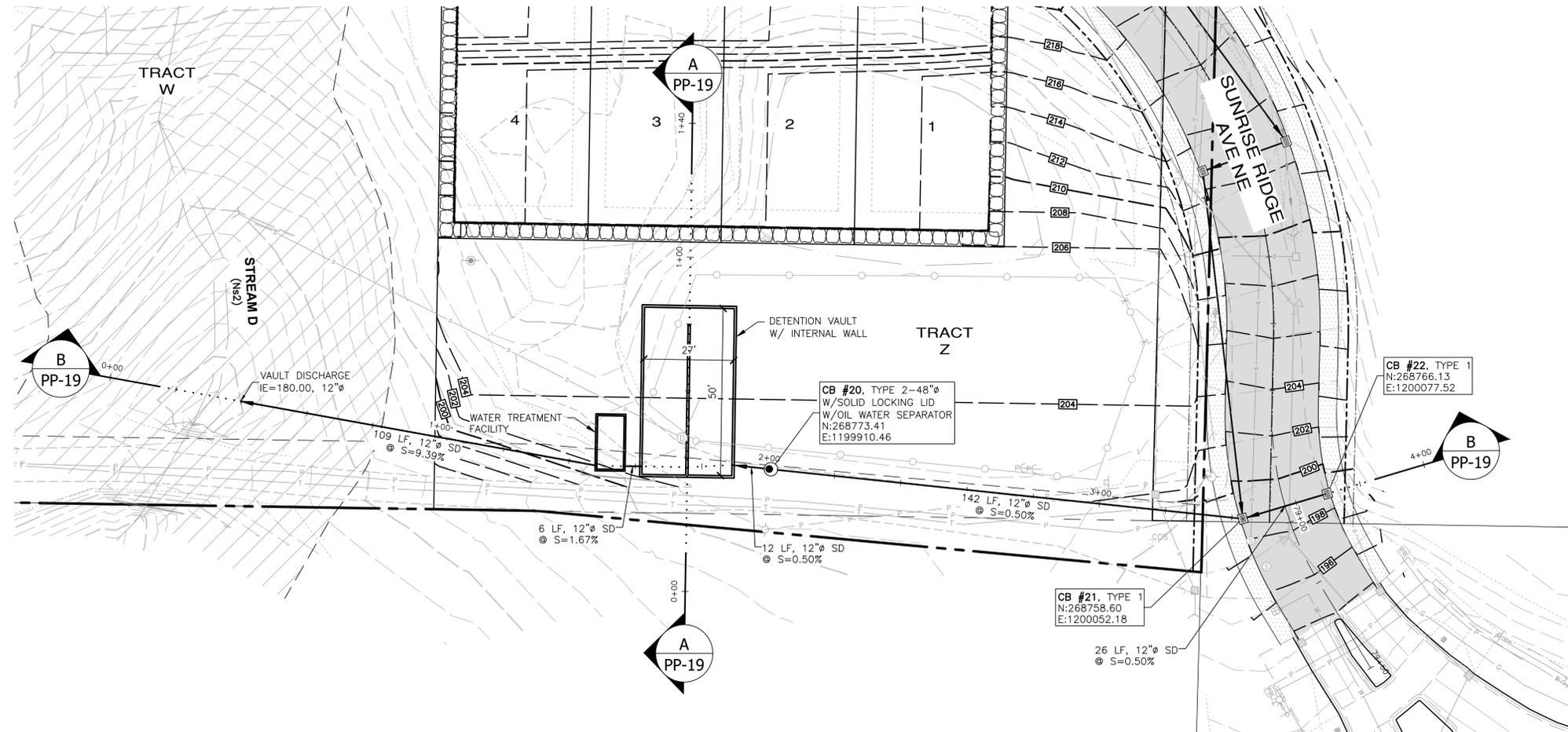
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PRELIMINARY POND SECTIONS
WASHINGTON
CITY OF POULLSBORO

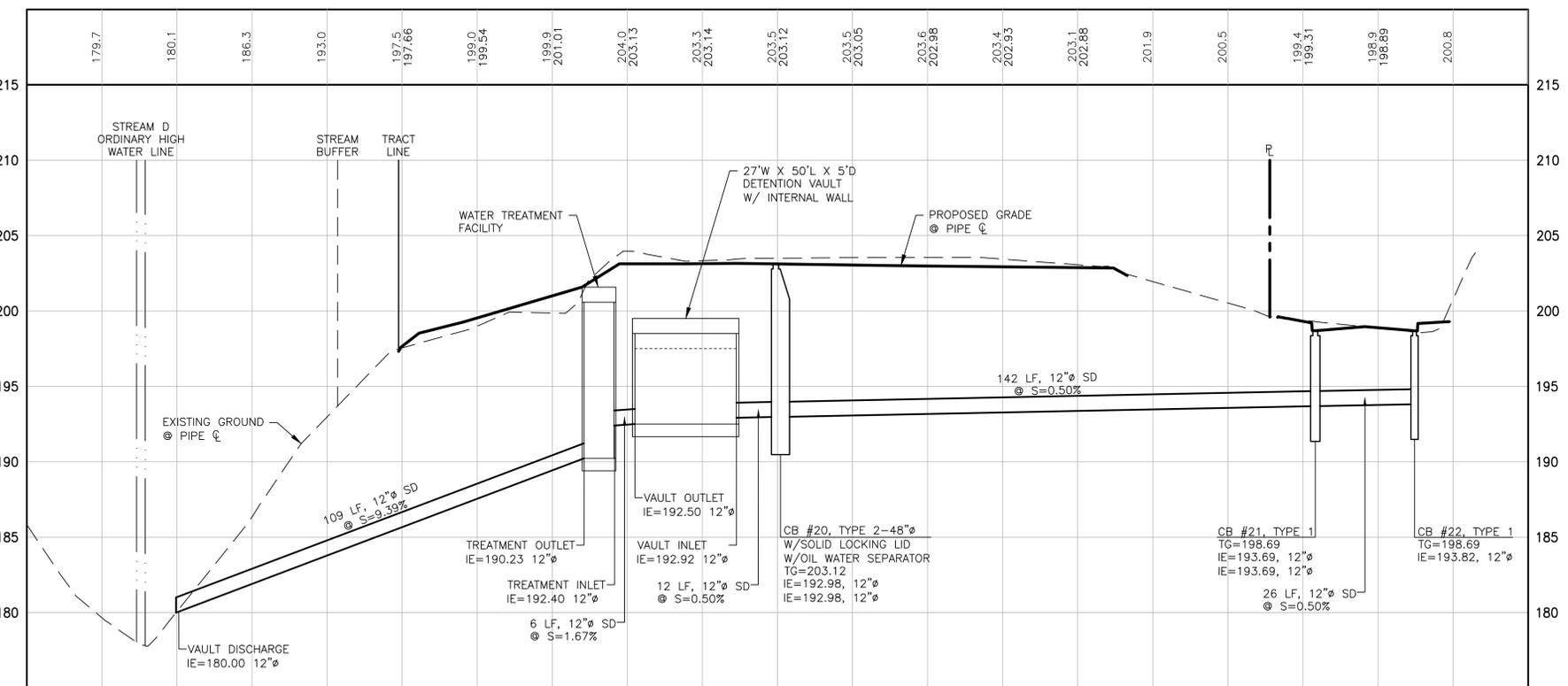
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VAULT CROSS SECTION A-A
SCALE: 1"=20' HORIZ.
1"=5' VERT.



VAULT CROSS SECTION B-B
SCALE: 1"=20' HORIZ.
1"=5' VERT.

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BRANDON MICHAEL LOUCKS
PROFESSIONAL ENGINEER
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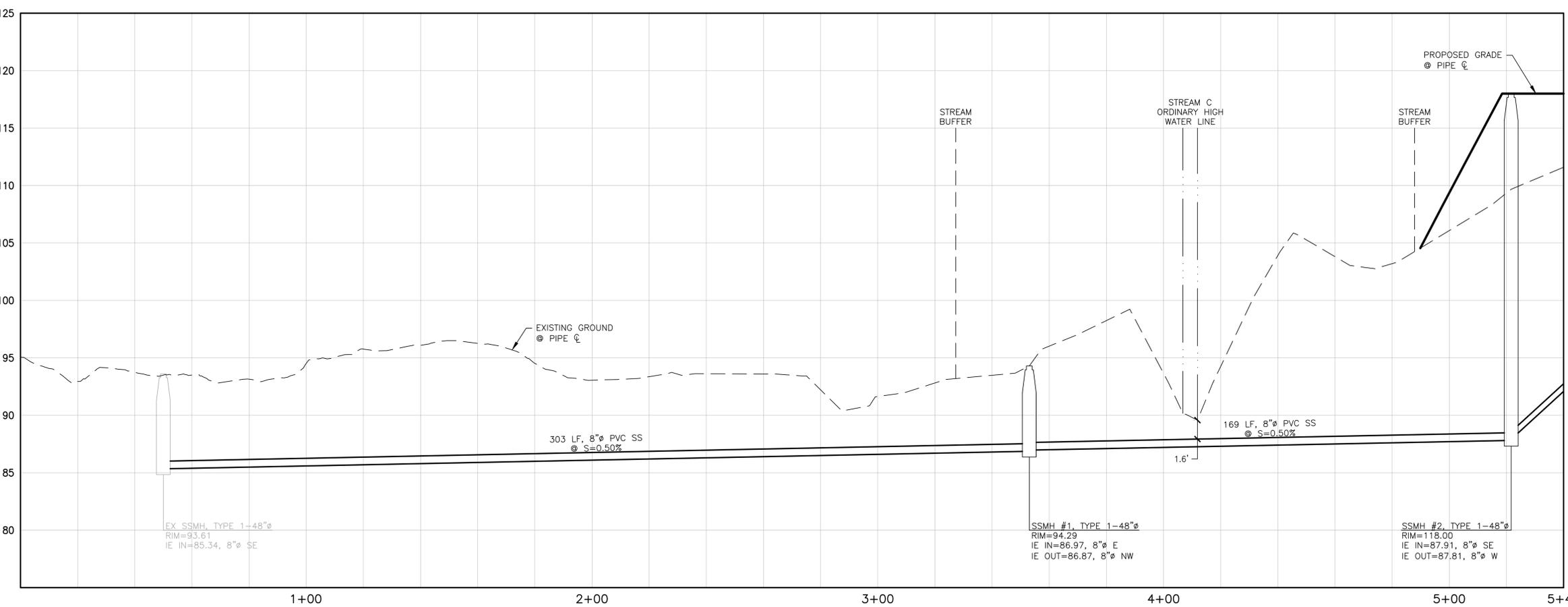
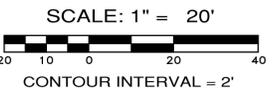
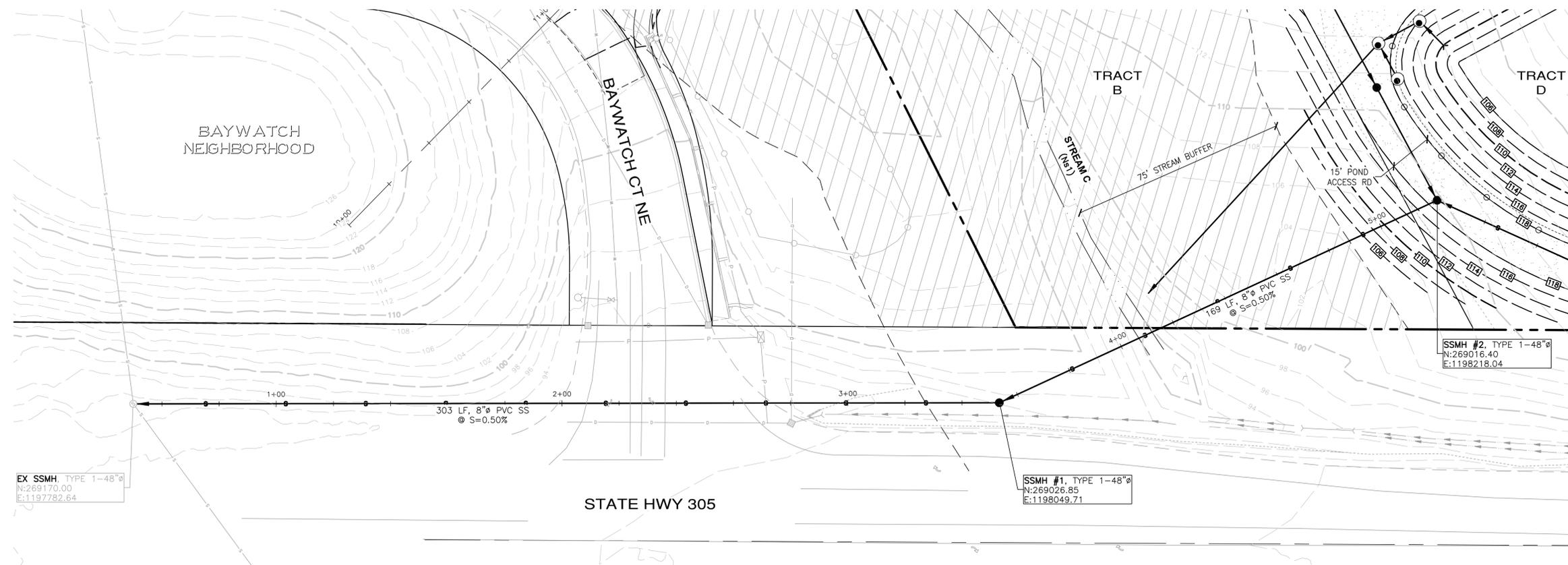
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Landscape Architecture

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WASHINGTON

PRELIMINARY VAULT SECTIONS

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



CREEK C SEWER CROSSING
SCALE: 1"=20' HORIZ.
1"=5' VERT.

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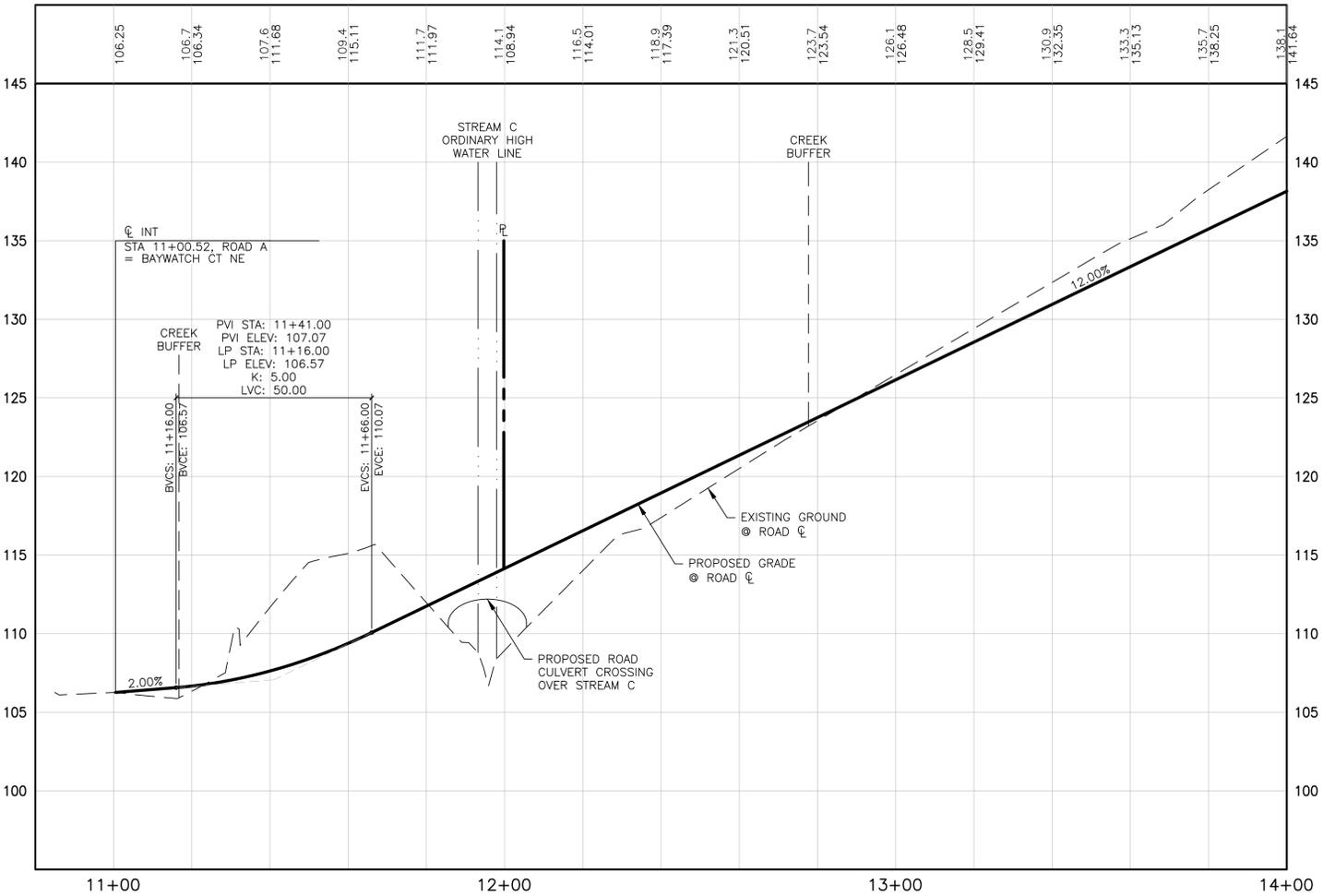
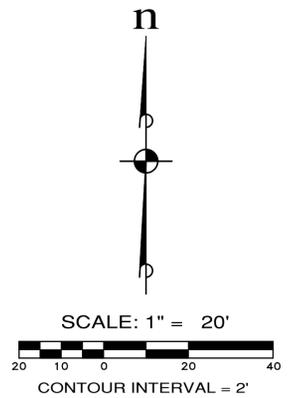
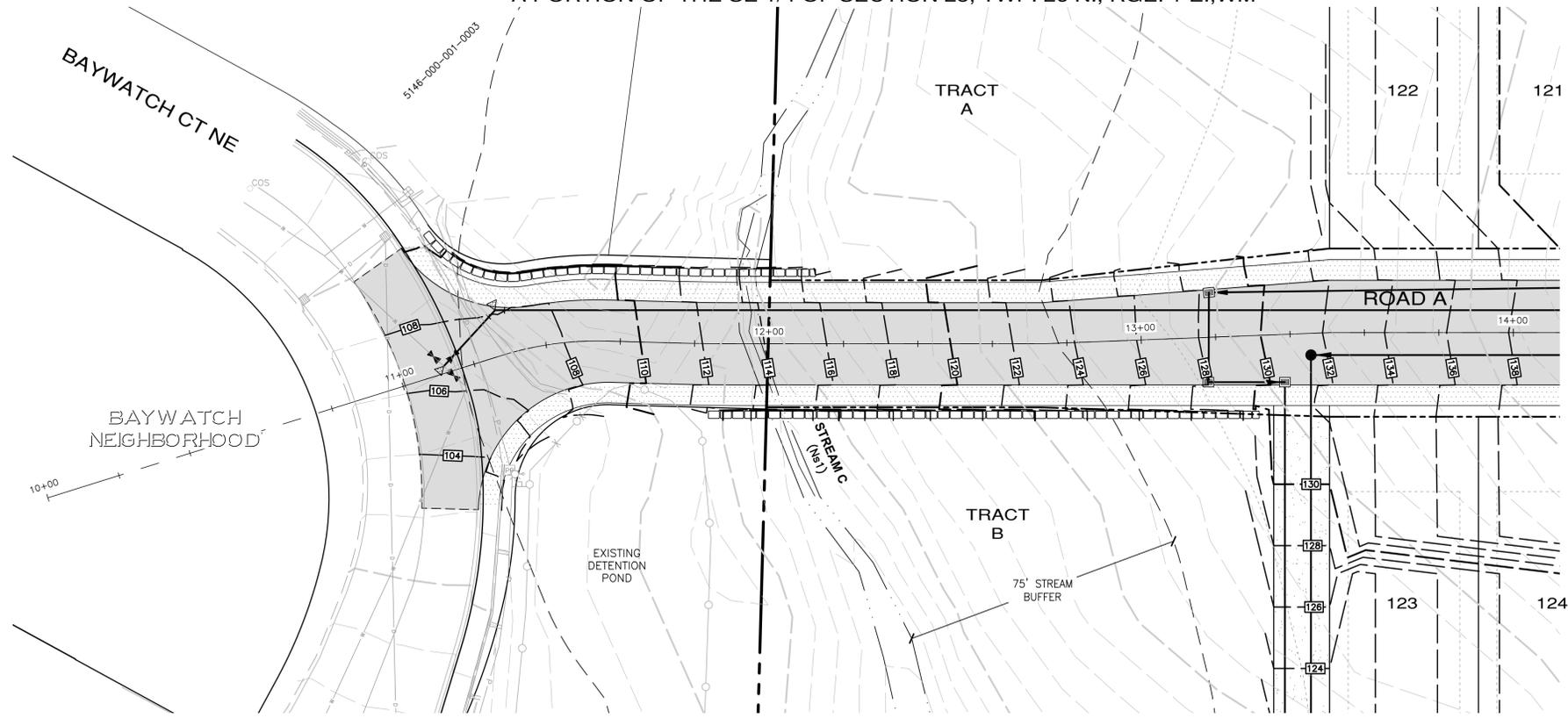
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 CITY OF POUSETT SITE SEWER CONNECTION/CROSSING PLAN & PROFILE WASHINGTON

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CREEK C CROSSING
SCALE: 1"=20' HORIZ.
1"=5' VERT.

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PINNACLE AT LIBERTY BAY SUBDIVISION
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