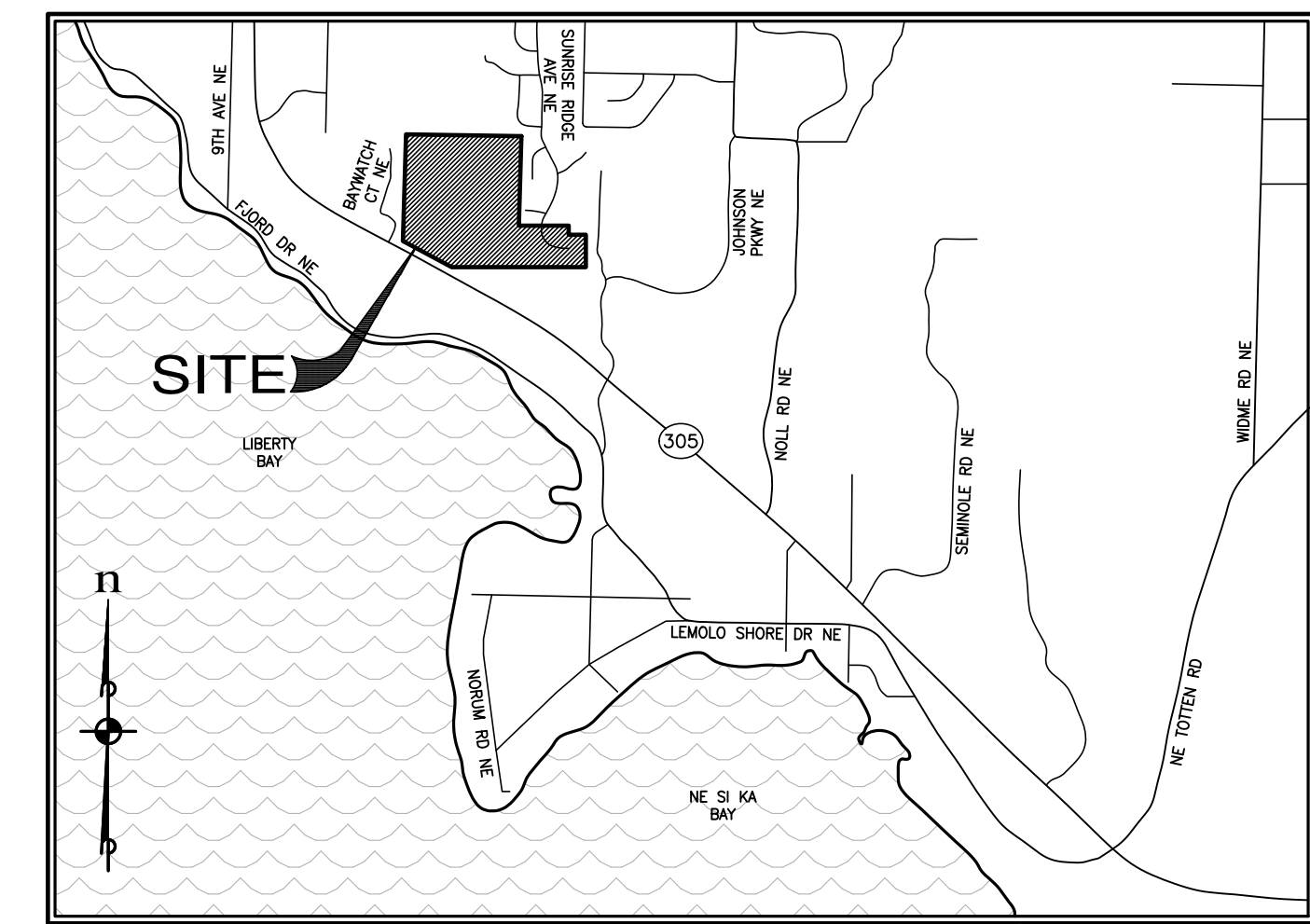
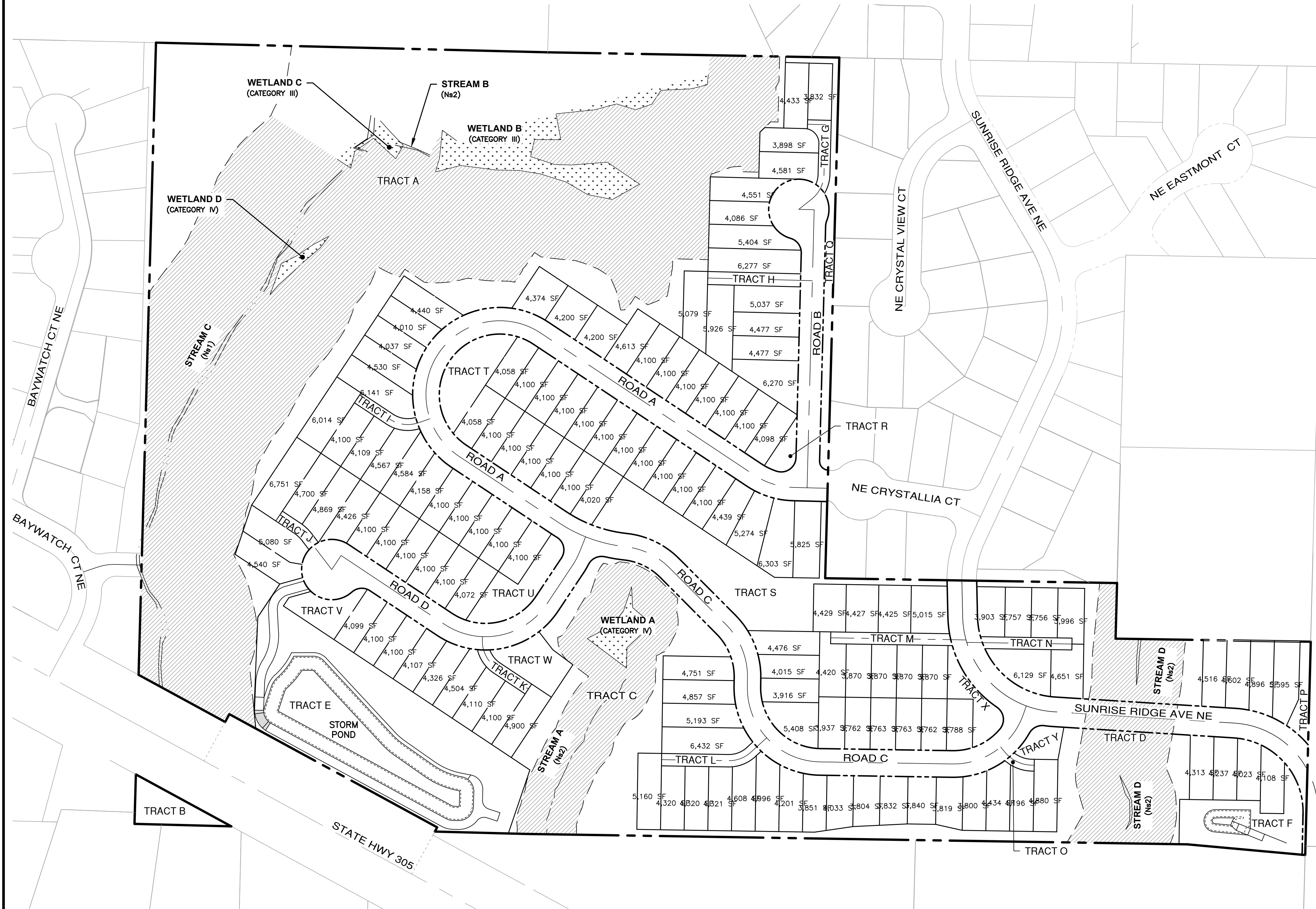
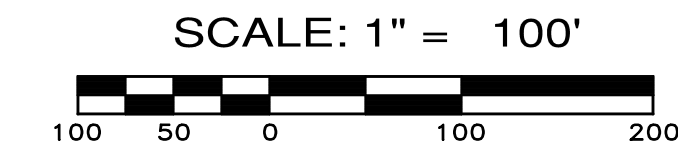
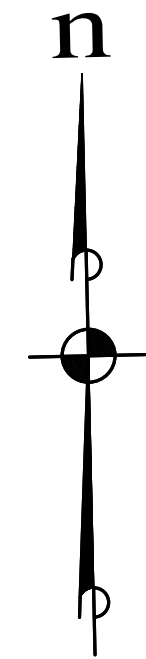


PINNACLE AT LIBERTY BAY

PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE



SHEET INDEX

Dwg.	Description
PP-01	COVER SHEET
PP-02 - PP-04	EXISTING CONDITIONS
PP-05	BOUNDARY CONDITIONS
PP-06	BUFFER MITIGATION PLAN
PP-07	OVERALL SITE PLAN & LOT/TRACT PHASING PLAN
PP-08 - PP-10	PRELIMINARY SITE PLANS
PP-11	PRELIMINARY TESC PLAN
PP-12 - PP-14	PRELIMINARY GRADING PLANS
PP-15	OVERALL INFRASTRUCTURE PLAN
PP-16	INFRASTRUCTURE PLAN - PHASE 1
PP-17	INFRASTRUCTURE PLAN - PHASE 2
PP-18	INFRASTRUCTURE PLAN - PHASE 3
PP-19 - PP-21	PRELIMINARY ROAD & UTILITY PLANS
PP-22	PRELIMINARY POND E LAYOUT
PP-23	PRELIMINARY POND E SECTIONS
PP-24	PRELIMINARY POND F PLAN & SECTIONS
PP-25	OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE
PP-26	STREAM "A" SEWER CROSSING PLAN & PROFILE
PP-27	CHANNELIZATION AND SIGNAGE PLAN
PP-28 - PP-30	PRELIMINARY LANDSCAPE PLANS
PP-31	PRELIMINARY OPEN SPACE PLAN

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: 138
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: 6,751 SF
SMALLEST LOT: 3,756 SF
AVERAGE LOT: 4,415 SF
SEWERAGE SYSTEM: CITY OF POULSB0
WATER SUPPLY: CITY OF POULSB0
FIRE DISTRICT: CITY OF POULSB0

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ESM CONSULTING ENGINEERS, LLC
33400 8TH AVE S SUITE #205
FEDERAL WAY, WA 98003
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Public Works | Environmental Services

MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
COVER SHEET
CITY OF POULSB0 WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-01
DESIGNED BY:	
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PP-01

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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.

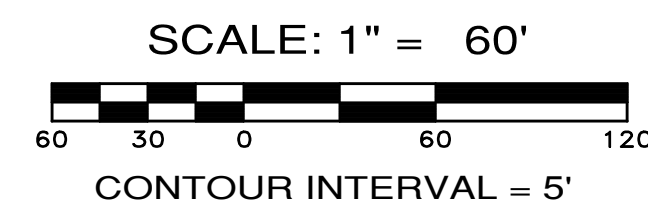
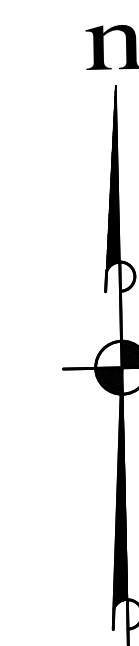
PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS
AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS
MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY
WAC-332-130-100.

NOTES:

1. FIELD WORK PERFORMED JANUARY 2025 — JUNE 2025.

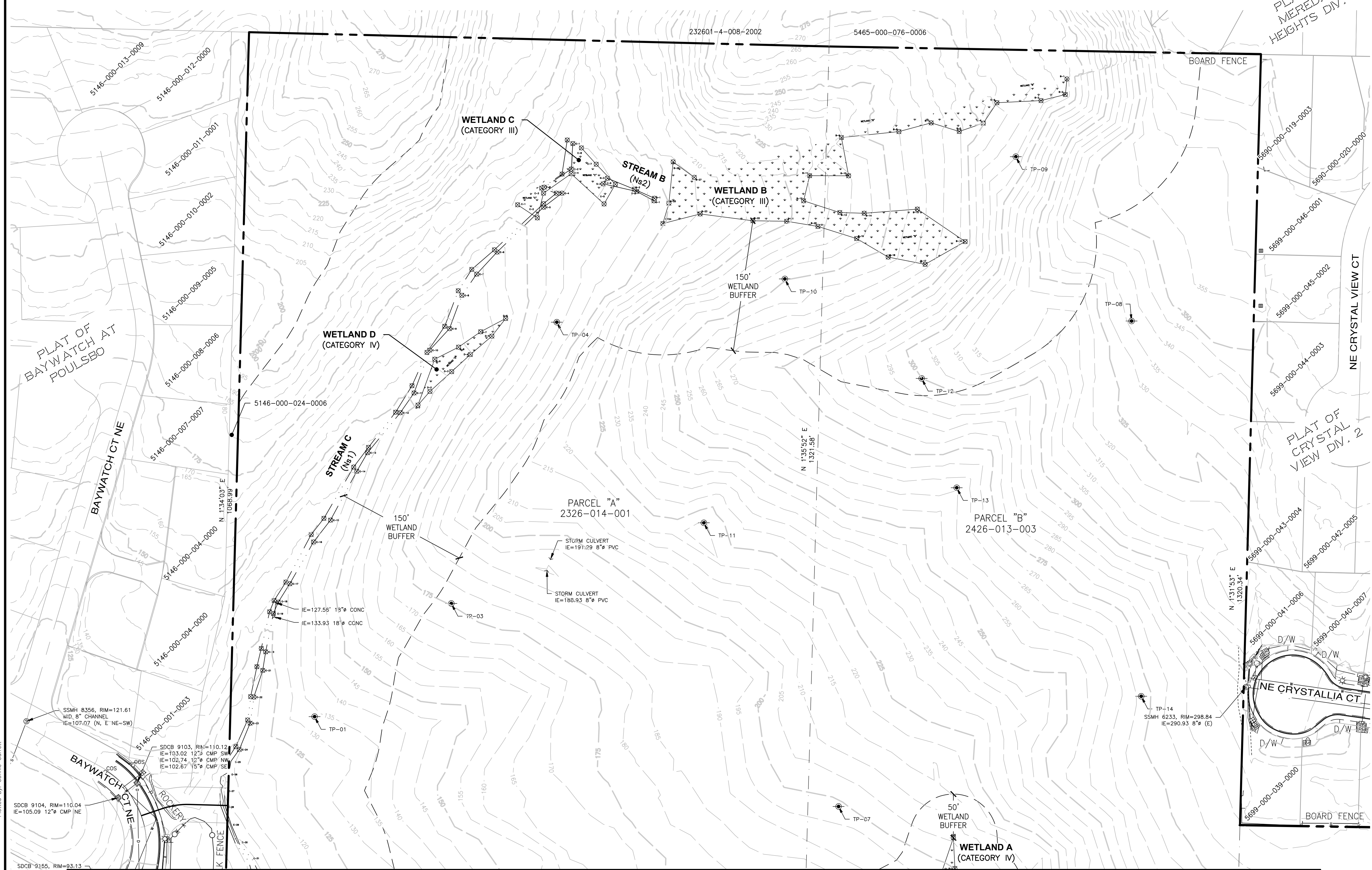
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FOLLOWING SOURCES:
SURVEYED LOCATIONS OF VISIBLE SURFACE INDICATIONS OBSERVED IN THE FIELD; BURIED
UTILITIES LOCATED BY MT. VIEW LOCATING SERVICES LLC, IN APRIL OF 2025. THE
LOCATIONS OF BURIED UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE
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

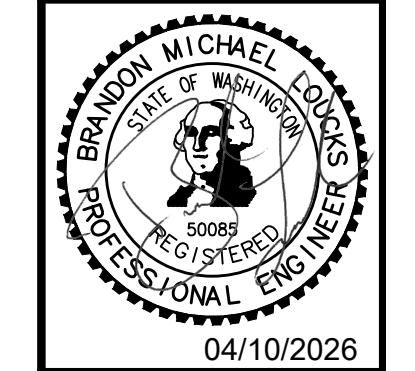
- ⊙ CABLE TEL RISER
- ⊗ WETLAND FLAG
- X FENCE GATE END
- ⊙ LIGHT POST WITH ARM
- ⊙ LIGHT POST
- ⊙ GUARD POST/BOLLARD
- HANDICAP RAMP
- ⊙ MAIL BOX
- ⊙ SOIL LOG/PERC TEST
- ⊙ SIGN
- ⊙ STREET SIGN
- ⊙ GAS MARKER POST
- ⊙ POWER GUY ANCHOR
- ⊙ POWER JUNCTION BOX
- ⊙ POWER MARKER POST
- ⊙ POWER POLE
- ⊙ POWER 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

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

WASHINGTON

JOB NO.: 2090-04-022
 DWG. NAME: PP-02
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 04/09/2026
 DATE OF PRINT:
PP-02
 2 OF 31 SHEETS

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

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 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 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:

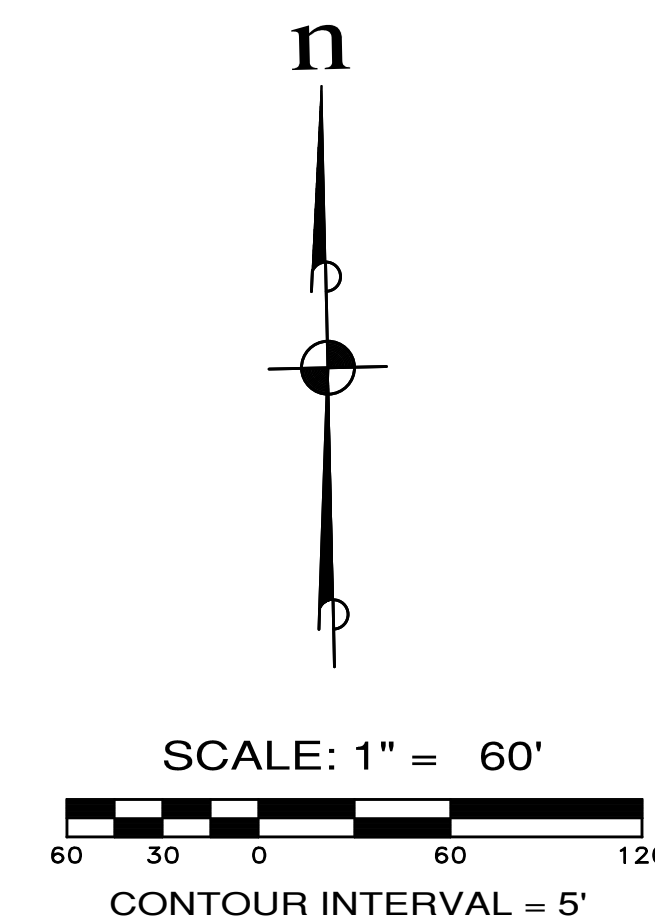
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION:

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:

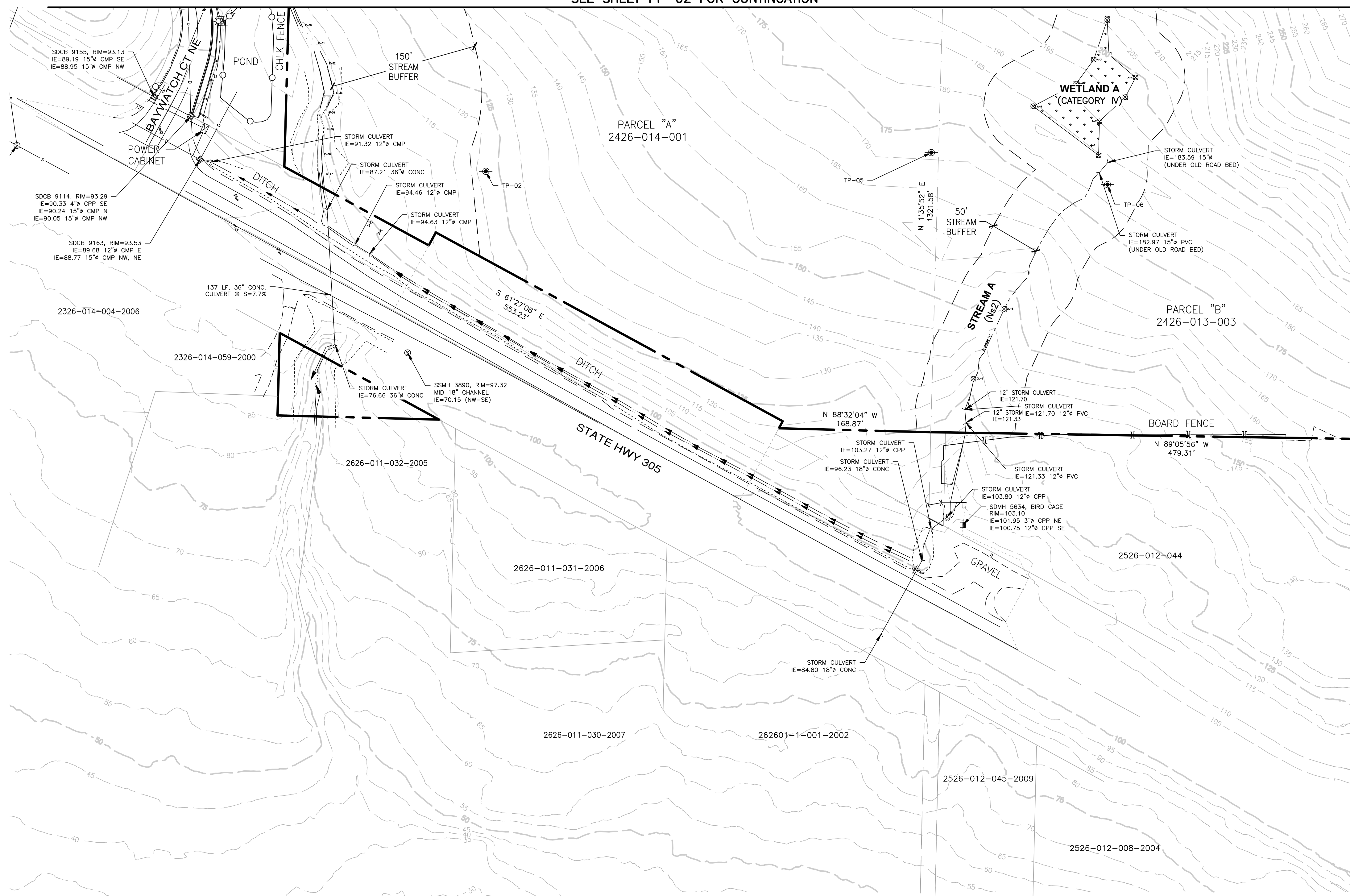
THENCE SOUTH 29°02'10" EAST, 15 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°30'56" WEST ALONG SAID EAST LINE, 345.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.



SEE LEGEND ON SHEET PP-02

SEE SHEET PP-02 FOR CONTINUATION



SEE SHEET PP-04 FOR CONTINUATION

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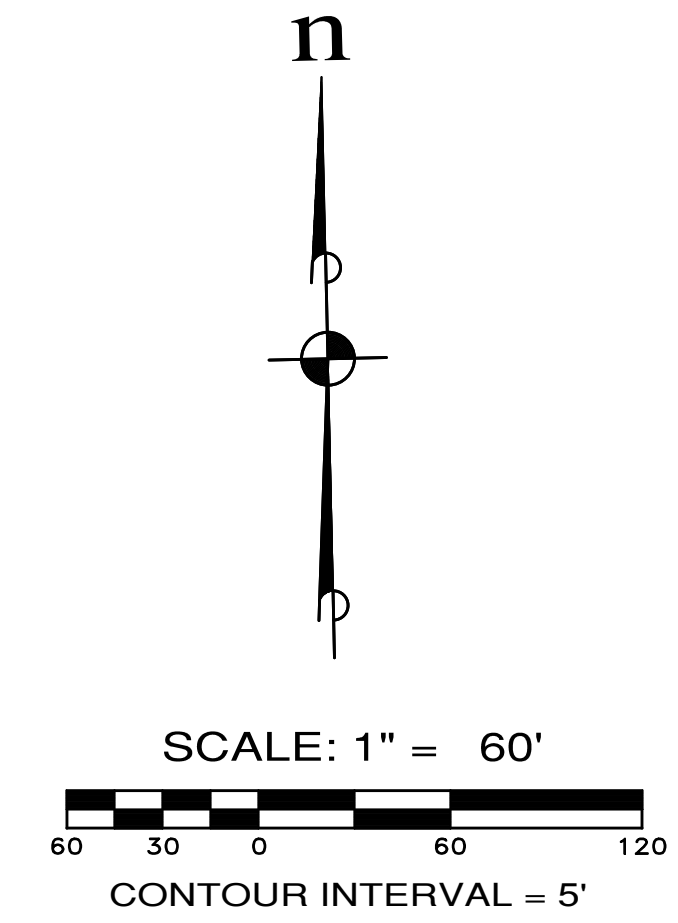
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PINNACLE AT LIBERTY BAY SUBDIVISION
 EXISTING CONDITIONS
 CITY OF POULSBORO WASHINGTON

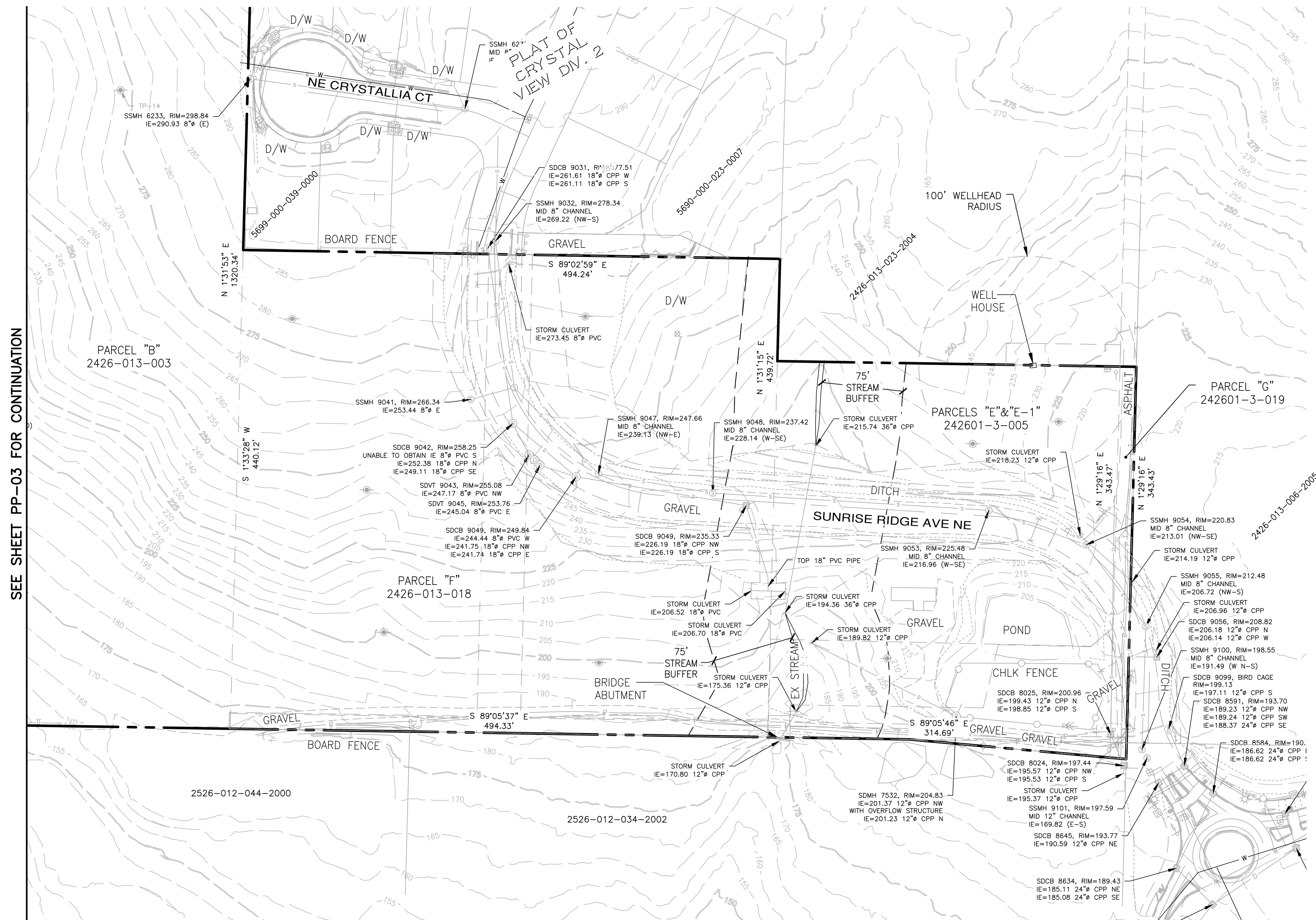
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DWG. NAME:	PP-03
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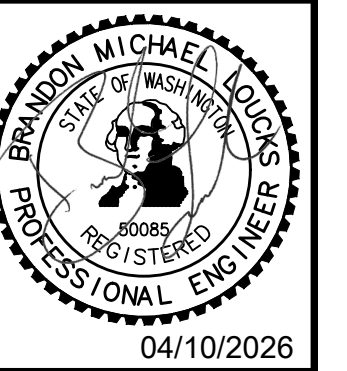


SEE LEGEND ON SHEET PP-02



SEE SHEET PP-03 FOR CONTINUATION

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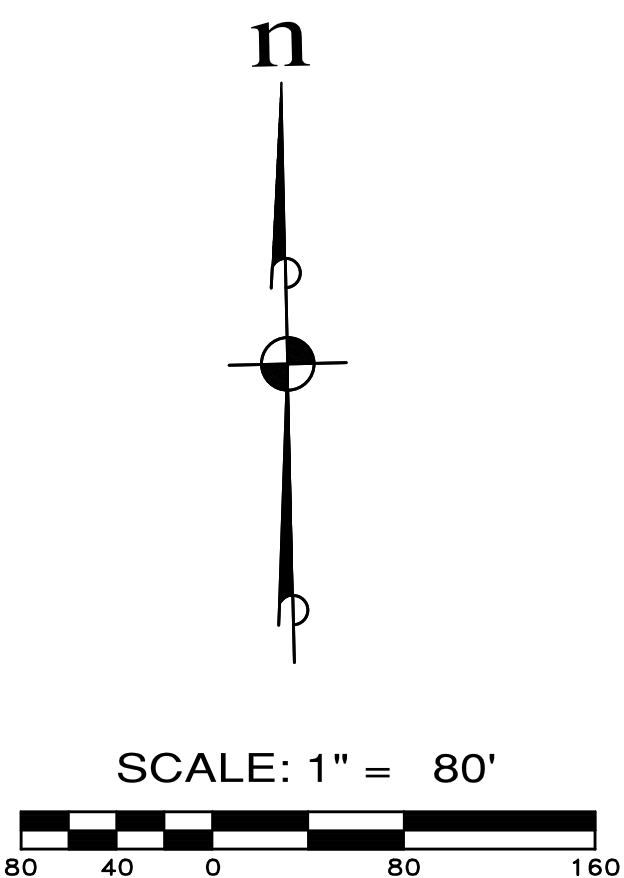
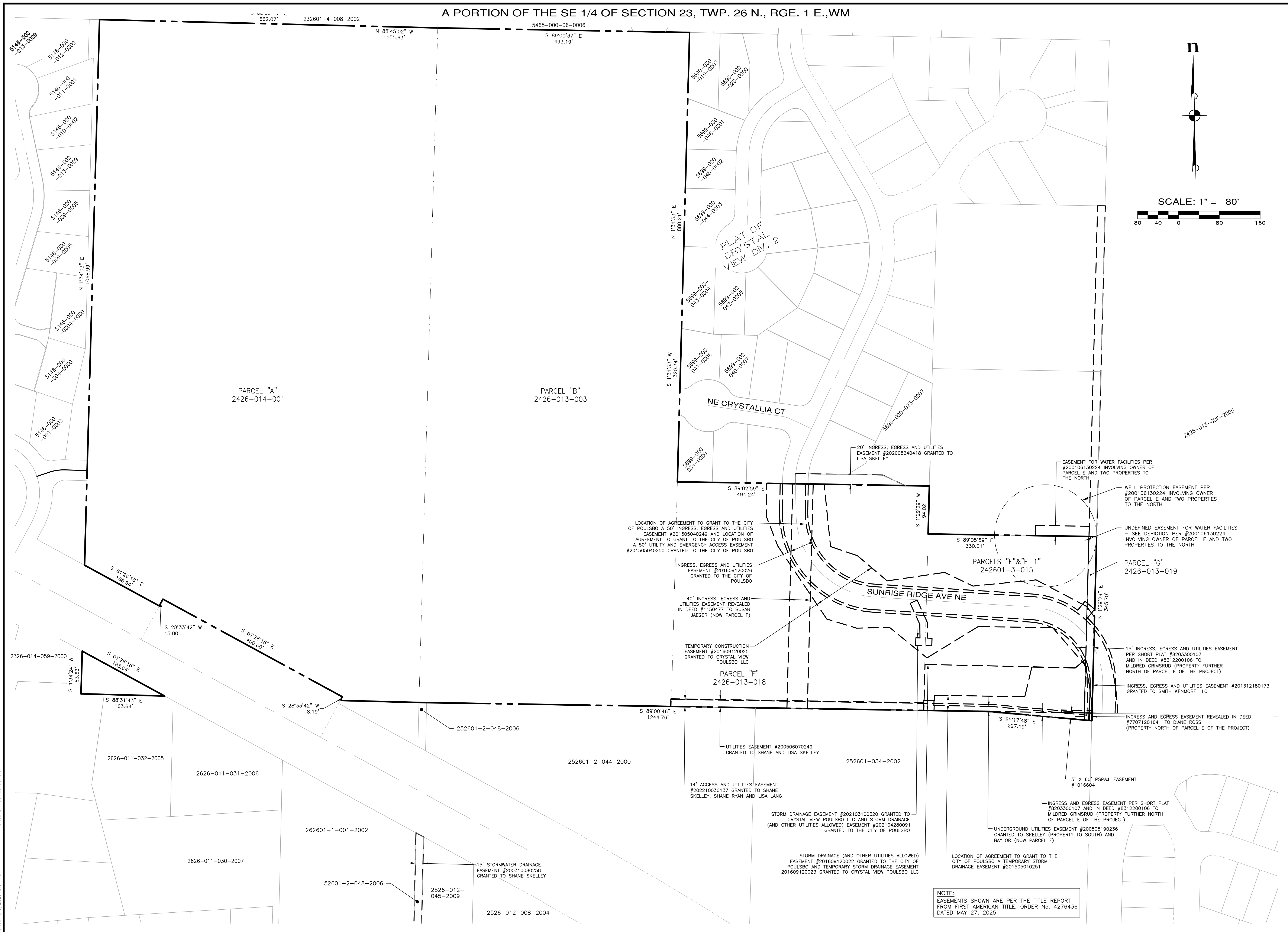
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MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 EXISTING CONDITIONS
 CITY OF POULSBORO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-04
DESIGNED BY:	
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DATE:	04/09/2026
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PP-04	
4 OF 31 SHEETS	

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 (206) 271-4900

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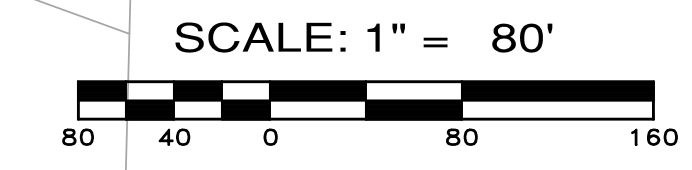
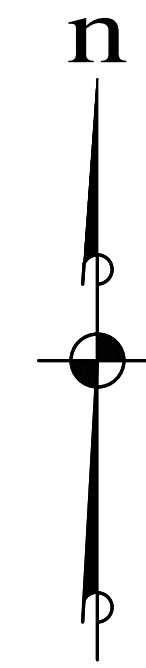
MONTEBANC MANAGEMENT, LLC WASHINGTON
PINNACLE AT LIBERTY BAY SUBDIVISION
 BOUNDARY CONDITIONS
 CITY OF POULSBOS

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DATE:	04/09/2026
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5 OF 31 SHEETS	

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NOTE:
 EASEMENTS SHOWN ARE PER THE TITLE REPORT FROM FIRST AMERICAN TITLE, ORDER No. 4276436 DATED MAY 27, 2025.

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



BUFFER GIVE/TAKE ANALYSIS		
	WETLAND A	WETLAND B
TOTAL GIVE	1,581 SF	12,930 SF
TOTAL TAKE	1,309 SF	11,702 SF
NET GIVE	272 SF	1,228 SF



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 2500 SW 15th St, Suite 505
 Federal Way, WA 98003
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Professional Engineer License No. 50086
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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION
 BUFFER MITIGATION PLAN

CITY OF POULSBORO WASHINGTON

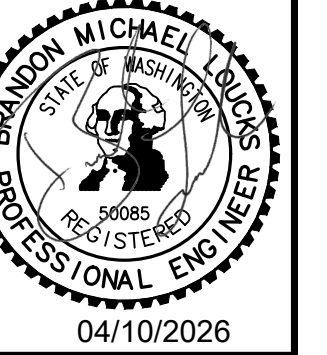
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PP-06

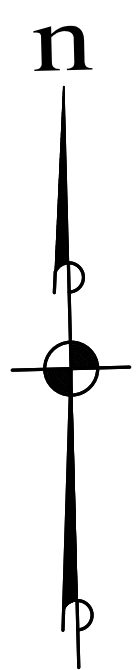
6 OF 31 SHEETS

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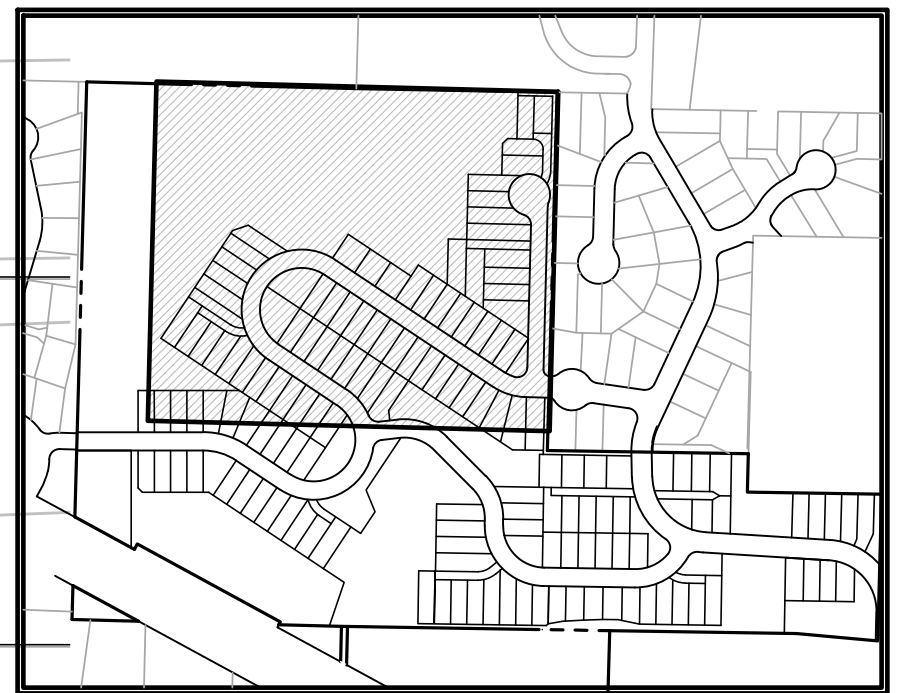
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 FEDERAL WAY, WA 98003
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SCALE: 1" = 40'

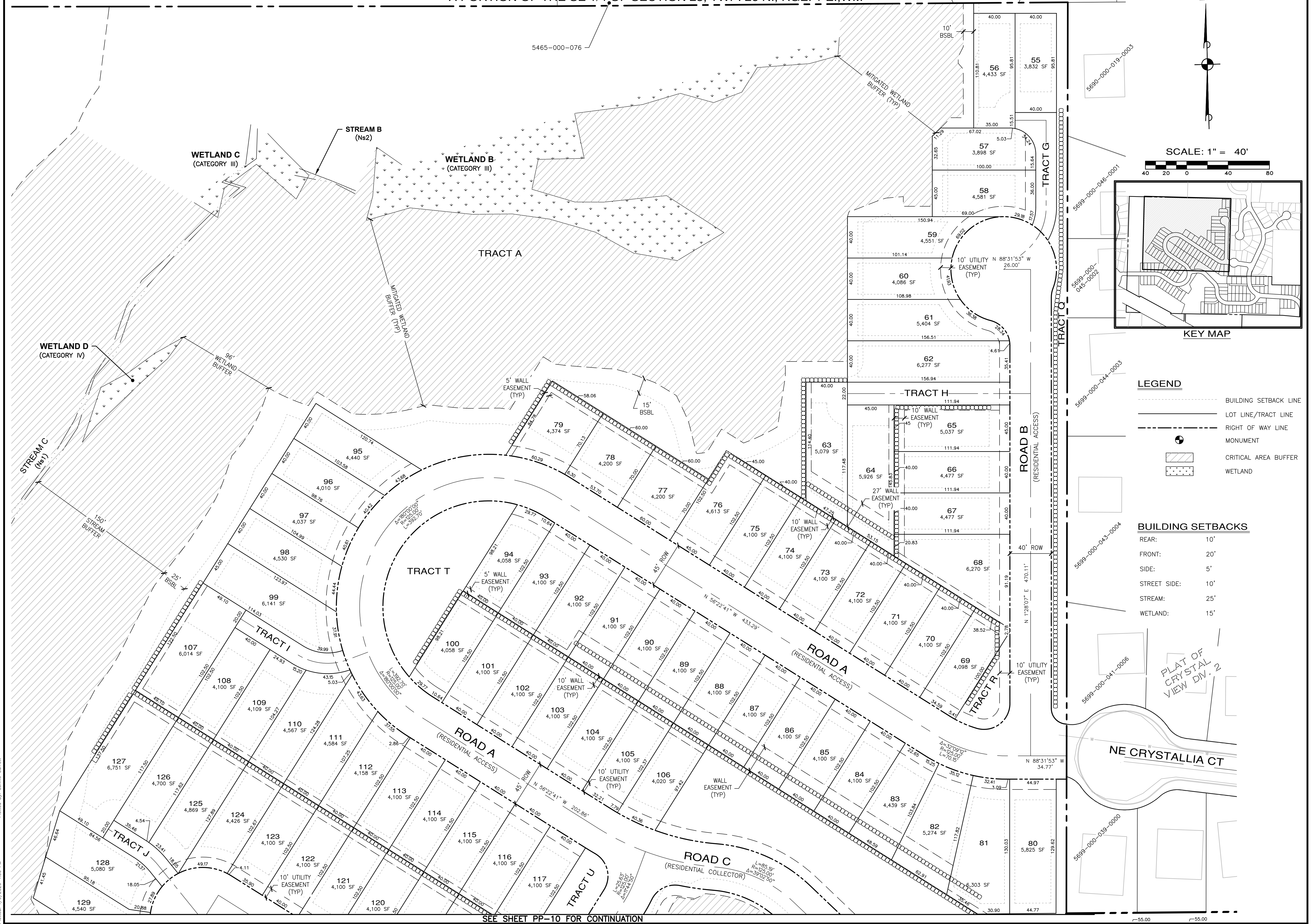


LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- - - RIGHT OF WAY LINE
- ⊕ MONUMENT
- CRITICAL AREA BUFFER
- WETLAND

BUILDING SETBACKS

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



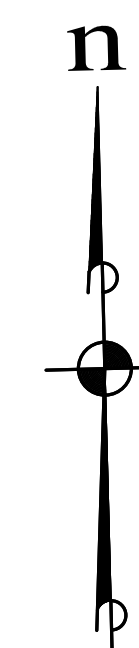
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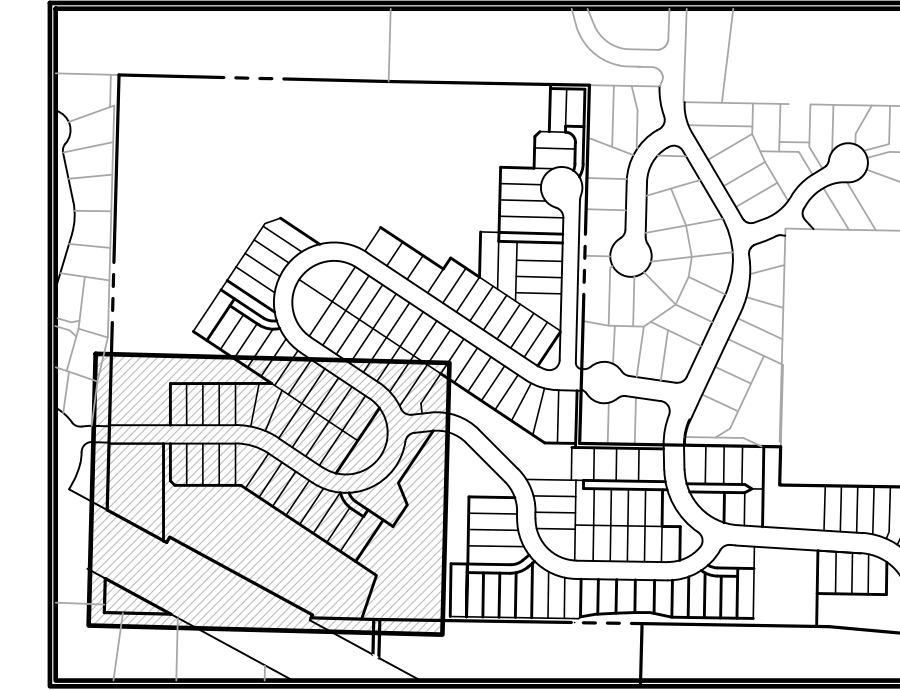
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY SITE PLAN
 CITY OF POULSBORO WASHINGTON

JOB NO.:	2090-04-022
DWG. NAME:	PP-09
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DATE:	04/09/2026
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A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM



SCALE: 1" = 40'



KEY MAP

LEGEND

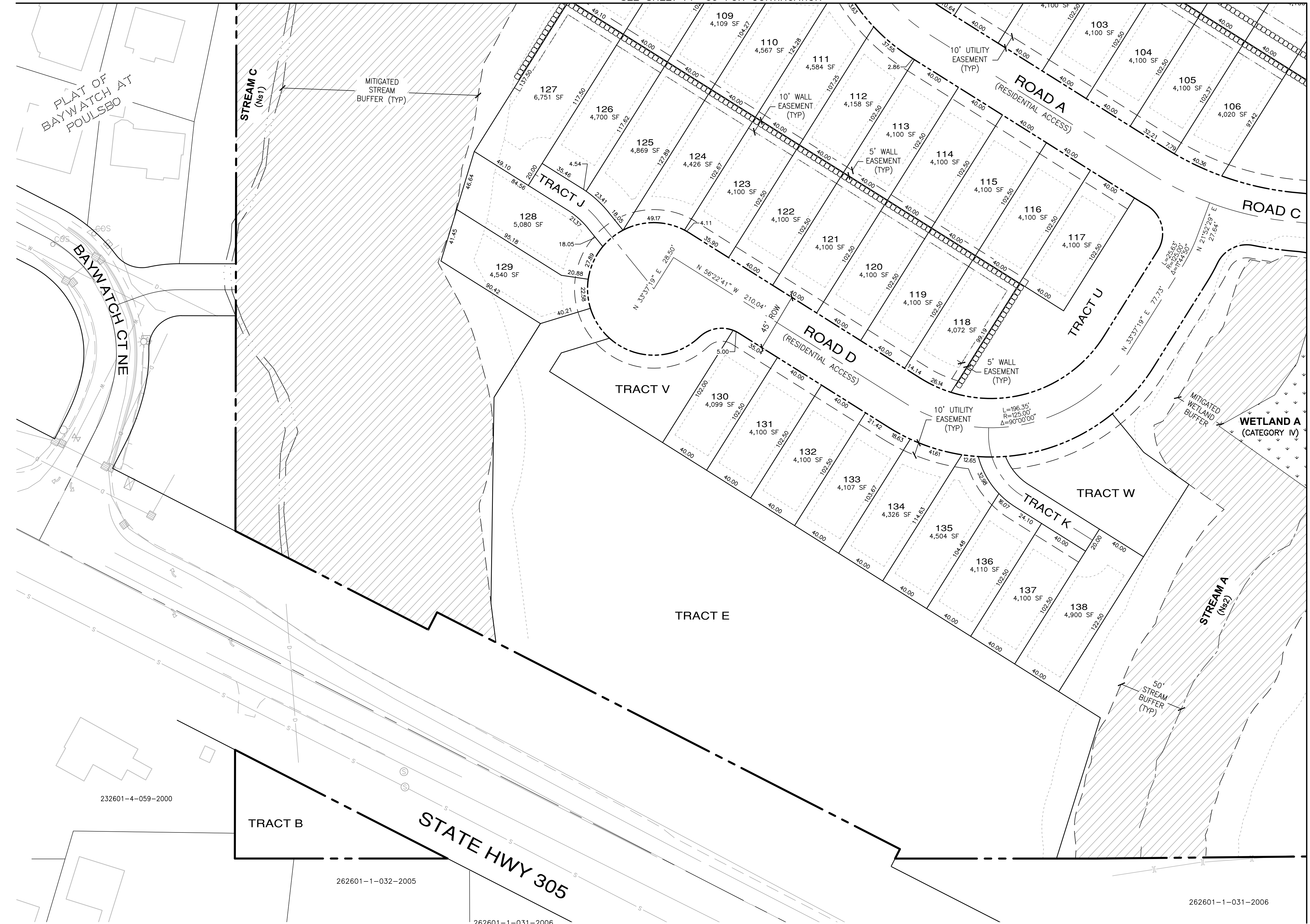
- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- MONUMENT
- CRITICAL AREA BUFFER
- WETLAND

BUILDING SETBACKS

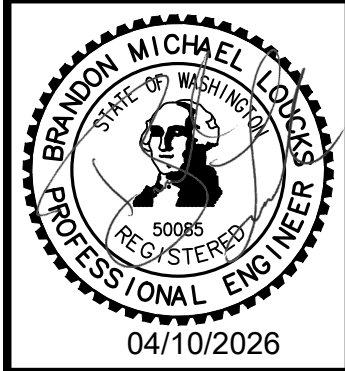
- REAR: 10'
- FRONT: 20'
- SIDE: 5'
- STREET SIDE: 10'
- STREAM: 25'
- WETLAND: 15'

SEE SHEET PP-09 FOR CONTINUATION

SEE SHEET PP-08 FOR CONTINUATION



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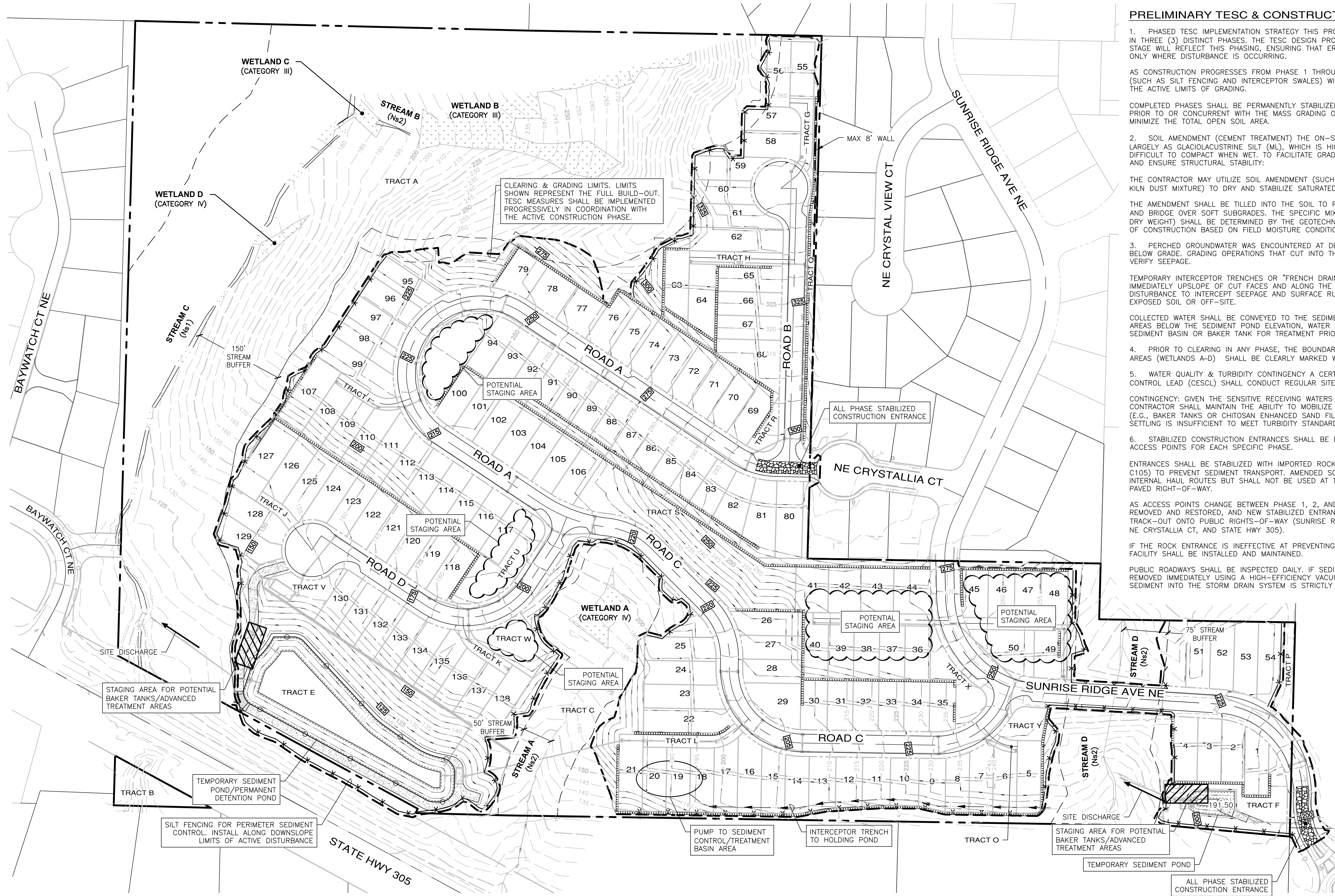
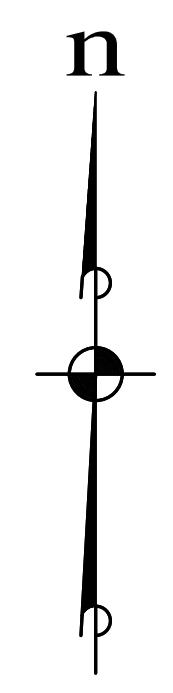


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MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY SITE PLAN
 CITY OF POULSBORO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-10
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PRELIMINARY TESC & CONSTRUCTION NARRATIVE

- PHASED TESC IMPLEMENTATION STRATEGY THIS PROJECT WILL BE CONSTRUCTED IN THREE (3) DISTINCT PHASES. THE TESC DESIGN PROVIDED AT THE CONSTRUCTION STAGE WILL REFLECT THIS PHASING, ENSURING THAT EROSION CONTROLS ARE ACTIVE ONLY WHERE DISTURBANCE IS OCCURRING.

AS CONSTRUCTION PROGRESSES FROM PHASE 1 THROUGH PHASE 3, TESC MEASURES (SUCH AS SILT FENCING AND INTERCEPTOR SWALES) WILL BE RELOCATED TO MATCH THE ACTIVE LIMITS OF GRADING.

COMPLETED PHASES SHALL BE PERMANENTLY STABILIZED (PAVED OR HYDROSEEDDED) PRIOR TO OR CONCURRENT WITH THE MASS GRADING OF SUBSEQUENT PHASES TO MINIMIZE THE TOTAL OPEN SOIL AREA.
- SOIL AMENDMENT (CEMENT TREATMENT) THE ON-SITE SOILS ARE MAPPED LARGELY AS GLACIOLACUSTRINE SILT (ML), WHICH IS HIGHLY MOISTURE-SENSITIVE AND DIFFICULT TO COMPACT WHEN WET, TO FACILITATE GRADING DURING THE WET SEASON AND ENSURE STRUCTURAL STABILITY.

THE CONTRACTOR MAY UTILIZE SOIL AMENDMENT (SUCH AS A PORTLAND CEMENT OR KILN DUST MIXTURE) TO DRY AND STABILIZE SATURATED SOILS.

THE AMENDMENT SHALL BE TILLED INTO THE SOIL TO REDUCE MOISTURE CONTENT AND BRIDGE OVER SOFT SUBGRADES. THE SPECIFIC MIX RATIO (TYPICALLY 3-5% BY DRY WEIGHT) SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION BASED ON FIELD MOISTURE CONDITIONS.
- PERCHED GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF 2.0 TO 3.0 FEET BELOW GRADE. GRADING OPERATIONS THAT CUT INTO THESE ZONES WILL LIKELY VERIFY SEEPAGE.

TEMPORARY INTERCEPTOR TRENCHES OR "FRENCH DRAINS" SHALL BE INSTALLED IMMEDIATELY UPSLOPE OF CUT FACES AND ALONG THE LOWER PERIMETER OF DISTURBANCE TO INTERCEPT SEEPAGE AND SURFACE RUNOFF BEFORE IT FLOWS OVER EXPOSED SOIL OR OFF-SITE.

COLLECTED WATER SHALL BE CONVEYED TO THE SEDIMENT CONTROL SYSTEM. FOR AREAS BELOW THE SEDIMENT POND ELEVATION, WATER SHALL BE PUMPED TO A SEDIMENT BASIN OR BAKER TANK FOR TREATMENT PRIOR TO DISCHARGE.
- PRIOR TO CLEARING IN ANY PHASE, THE BOUNDARIES OF ON-SITE CRITICAL AREAS (WETLANDS A-D) SHALL BE CLEARLY MARKED WITH HIGH-VISIBILITY FENCING.
- WATER QUALITY & TURBIDITY CONTINGENCY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) SHALL CONDUCT REGULAR SITE INSPECTIONS AND SAMPLING.

CONTINGENCY: GIVEN THE SENSITIVE RECEIVING WATERS AND STEEP TOPOGRAPHY, THE CONTRACTOR SHALL MAINTAIN THE ABILITY TO MOBILIZE ADVANCED TREATMENT SYSTEMS (E.G., BAKER TANKS OR CHITOSAN ENHANCED SAND FILTRATION) IF STANDARD GRAVITY SETTLING IS INSUFFICIENT TO MEET TURBIDITY STANDARDS.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED AT THE ACTIVE ACCESS POINTS FOR EACH SPECIFIC PHASE.

ENTRANCES SHALL BE STABILIZED WITH IMPORTED ROCK (QUARRY SPALLS PER BMP C105) TO PREVENT SEDIMENT TRANSPORT. AMENDED SOIL MAY BE UTILIZED FOR INTERNAL HAUL ROUTES BUT SHALL NOT BE USED AT THE CONNECTION TO THE PAVED RIGHT-OF-WAY.

AS ACCESS POINTS CHANGE BETWEEN PHASE 1, 2, AND 3, OLD ENTRANCES SHALL BE REMOVED AND RESTORED, AND NEW STABILIZED ENTRANCES INSTALLED TO PREVENT TRACK-OUT ONTO PUBLIC RIGHTS-OF-WAY (SUNRISE RIDGE AVE NE, BAYWATCH CT, NE CRYSTALLIA CT, AND STATE HWY 305).

IF THE ROCK ENTRANCE IS INEFFECTIVE AT PREVENTING TRACK-OUT, A TIRE WASH FACILITY SHALL BE INSTALLED AND MAINTAINED.

PUBLIC ROADWAYS SHALL BE INSPECTED DAILY. IF SEDIMENT IS PRESENT, IT SHALL BE REMOVED IMMEDIATELY USING A HIGH-EFFICIENCY VACUUM SWEEPER. FLUSHING SEDIMENT INTO THE STORM DRAIN SYSTEM IS STRICTLY PROHIBITED.

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BRANDON MICHAEL DOUGLAS
PROFESSIONAL ENGINEER
04/10/2026

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PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY TESC PLAN

CITY OF POULSBORO WASHINGTON

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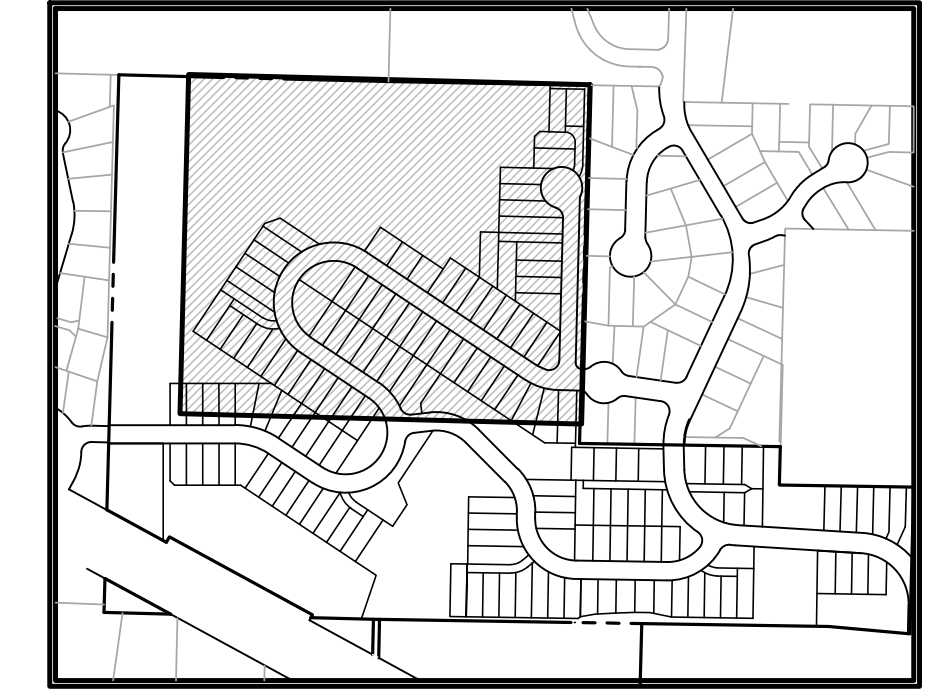
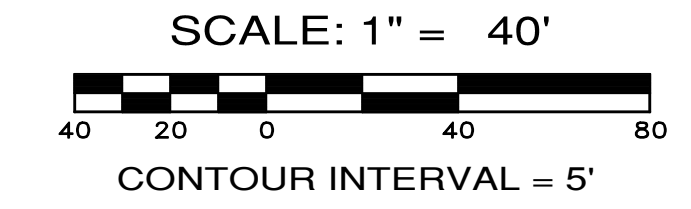
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LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR

NOTES:

- SITE GRADING IS PRELIMINARY AT THIS TIME AND IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL GRADING IS SUBJECT TO CHANGE IN ORDER TO MORE ACCURATELY BALANCE CUT AND FILL QUANTITIES.

PRELIMINARY EARTHWORK QUANTITIES

STRIPPING (ASSUMED 18")	61,000 CYDS
REQUIRED CUT:	166,800 CYDS
REQUIRED FILL:	275,300 CYDS
NET FILL:	108,500 CYDS

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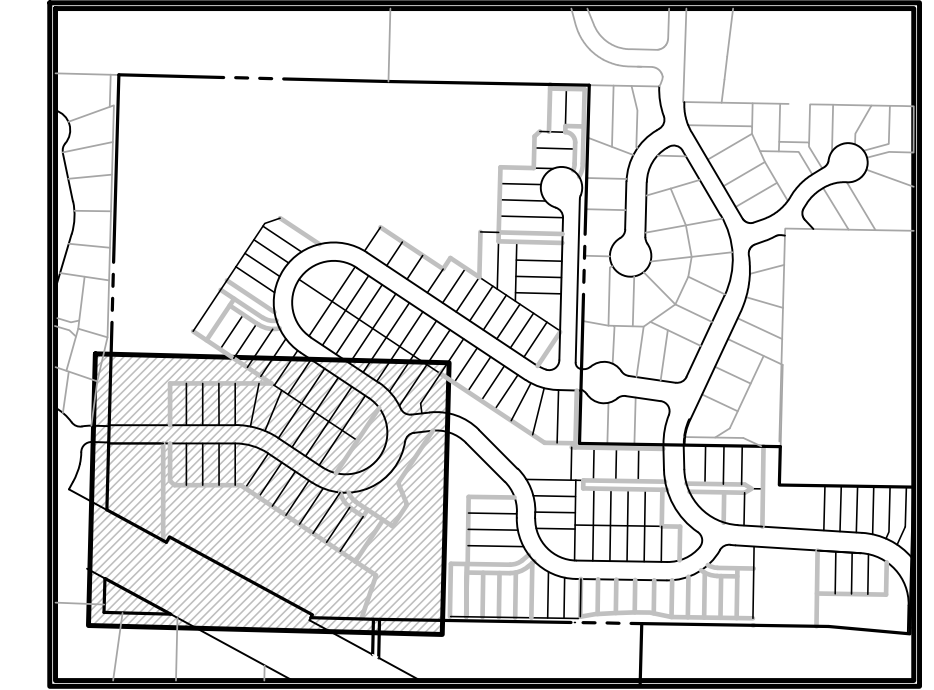
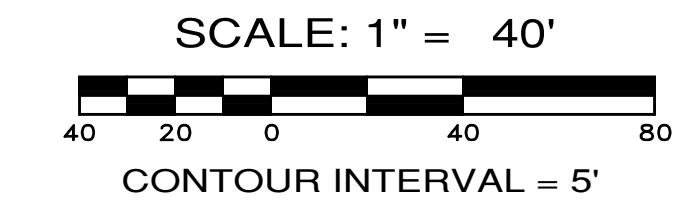
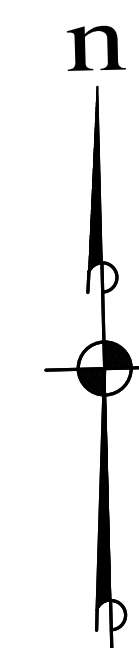
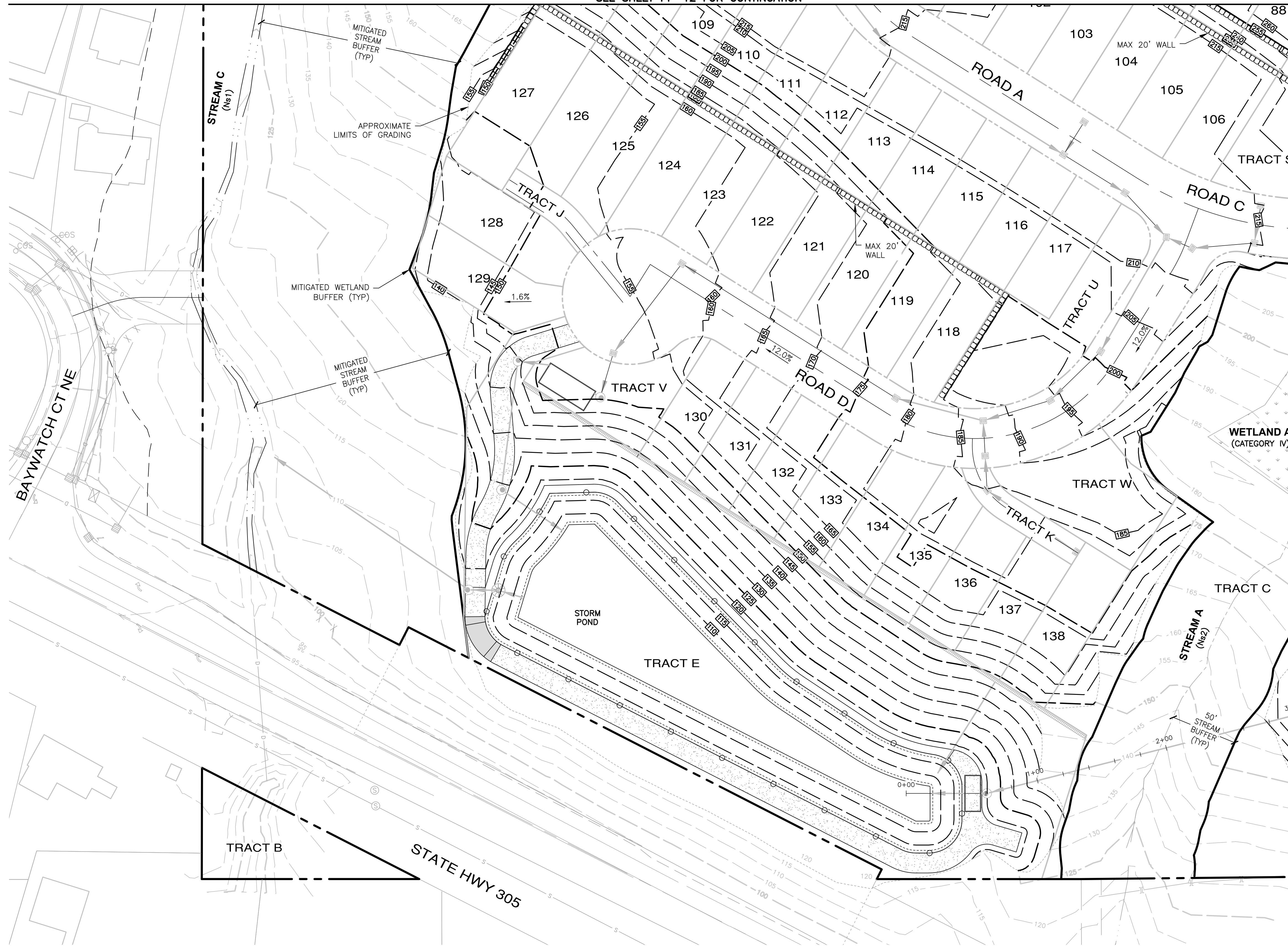
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PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY GRADING PLAN
 CITY OF POULSBORO WASHINGTON

JOB NO.: 2090-04-022
 DWG. NAME: PP-12
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PP-12
 12 OF 31 SHEETS

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SEE SHEET PP-13 FOR CONTINUATION

SEE SHEET PP-12 FOR CONTINUATION



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR

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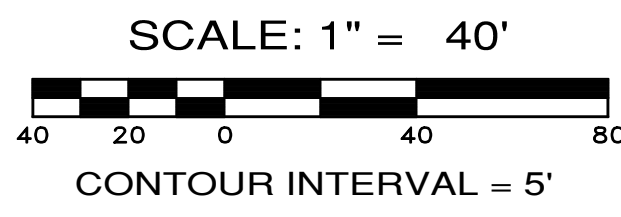
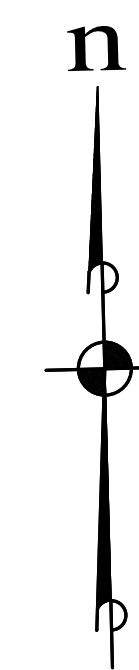
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 PRELIMINARY GRADING PLAN
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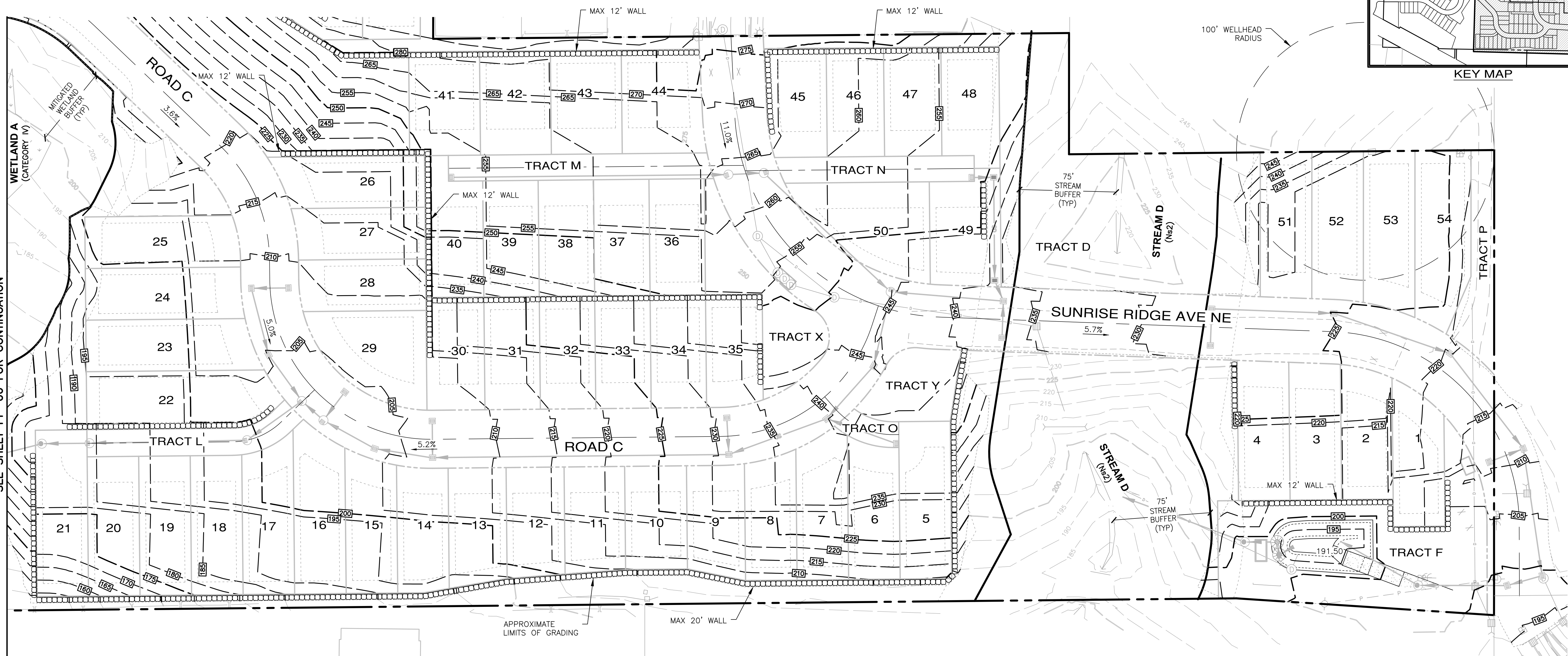
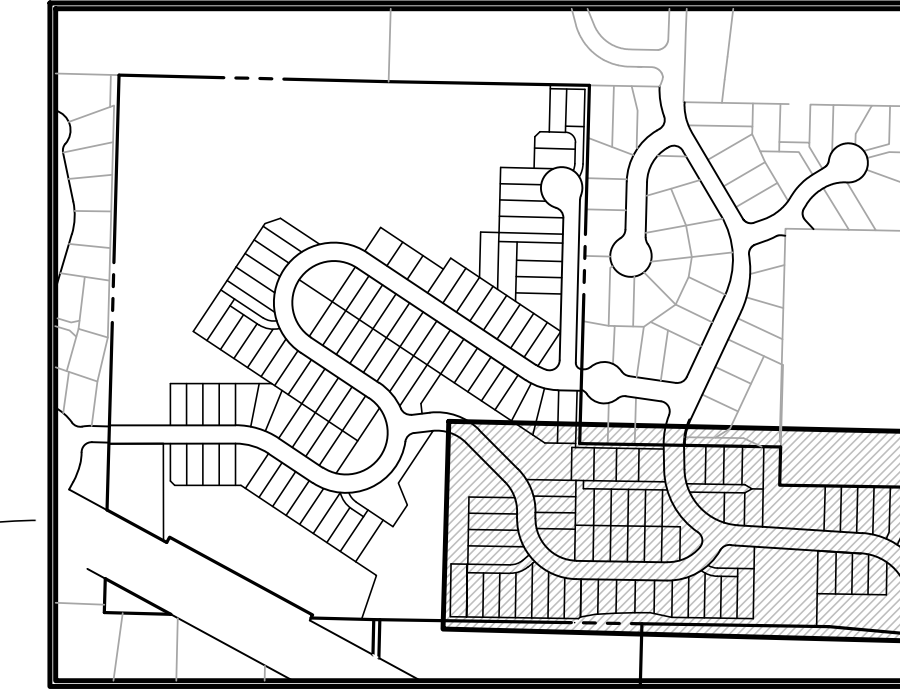
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LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	CLEARING LIMITS

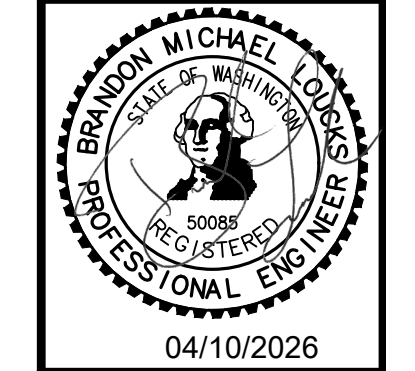
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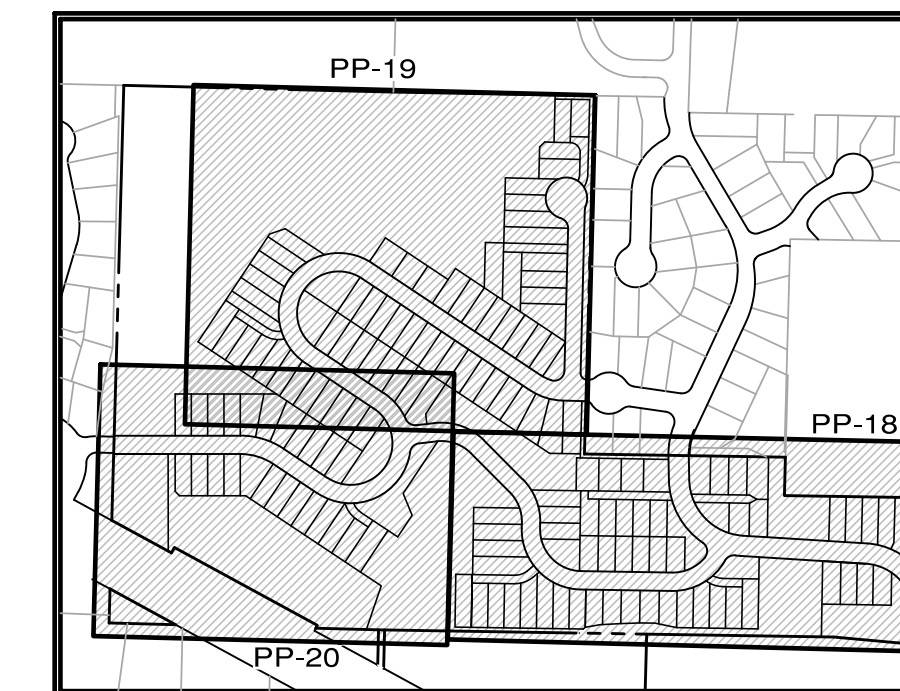
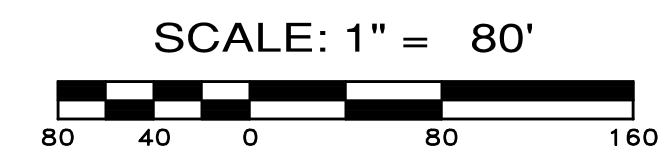
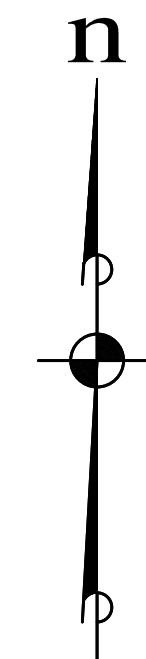


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 PRELIMINARY GRADING PLAN
 CITY OF POULSBORO WASHINGTON

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DWG. NAME:	PP-14
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PP-14	
14 OF 31 SHEETS	



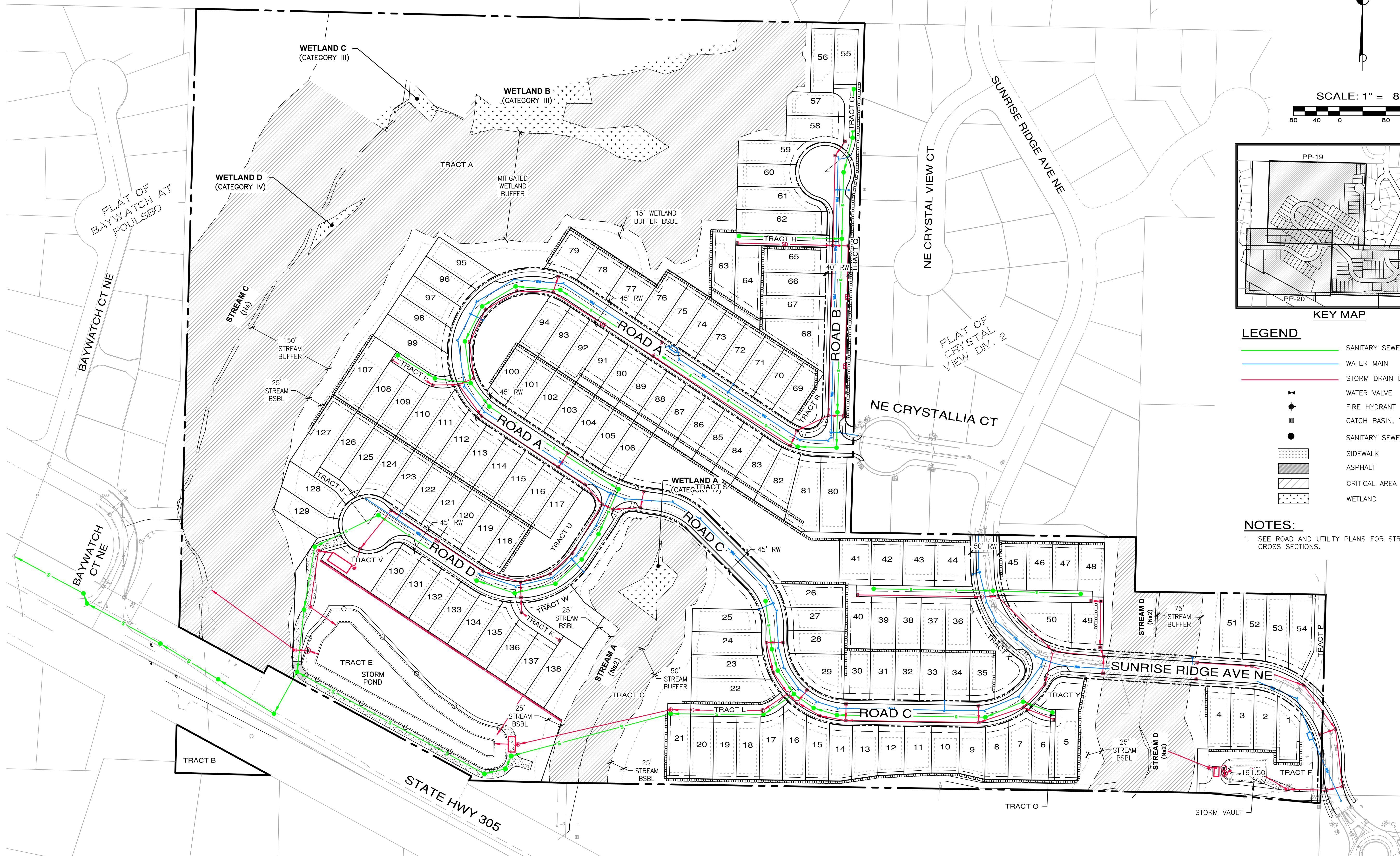
KEY MAP

LEGEND

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

NOTES:

1. SEE ROAD AND UTILITY PLANS FOR STREET CROSS SECTIONS.



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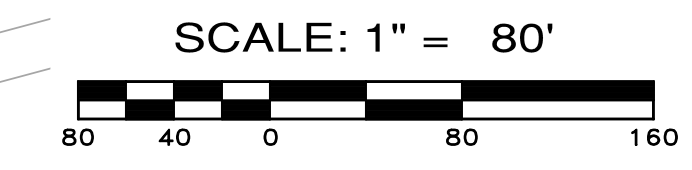
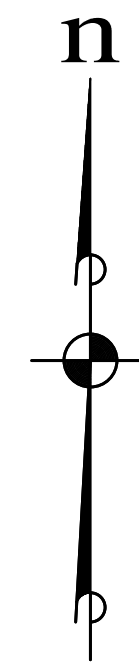
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 OVERALL INFRASTRUCTURE PLAN
 WASHINGTON
 CITY OF POULSBORO

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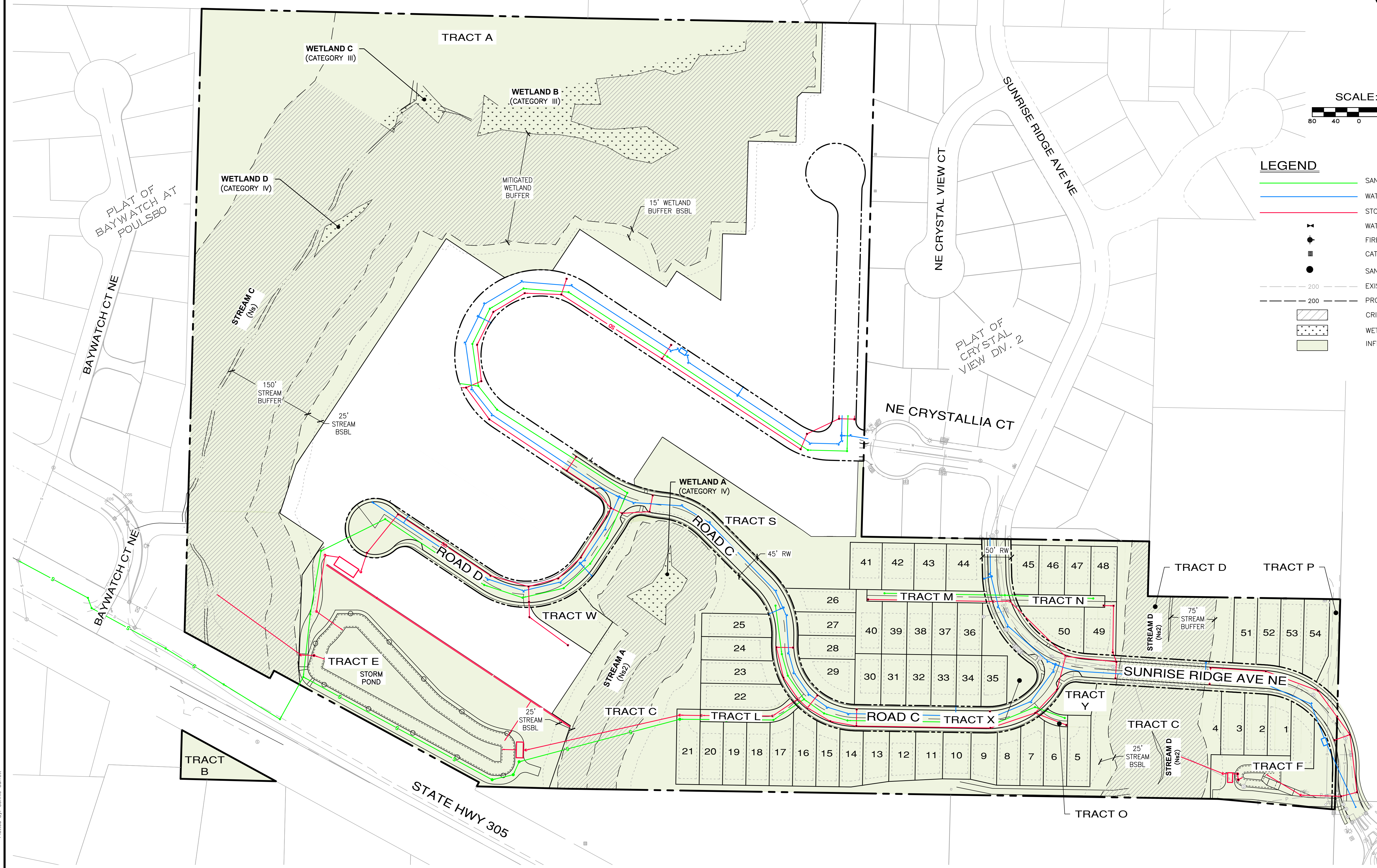
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A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM



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
- CRITICAL AREA BUFFER
- WETLAND
- INFRASTRUCTURE PHASE 1



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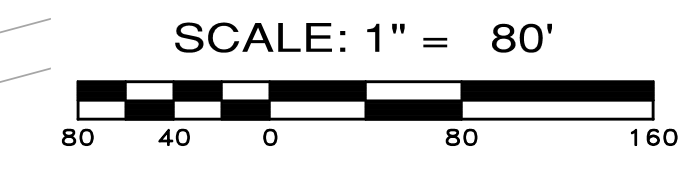
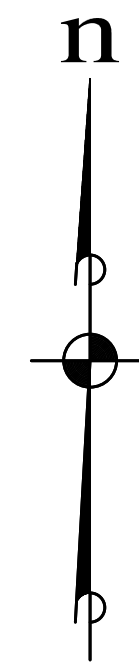
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO INFRASTRUCTURE PLAN - PHASE 1 WASHINGTON

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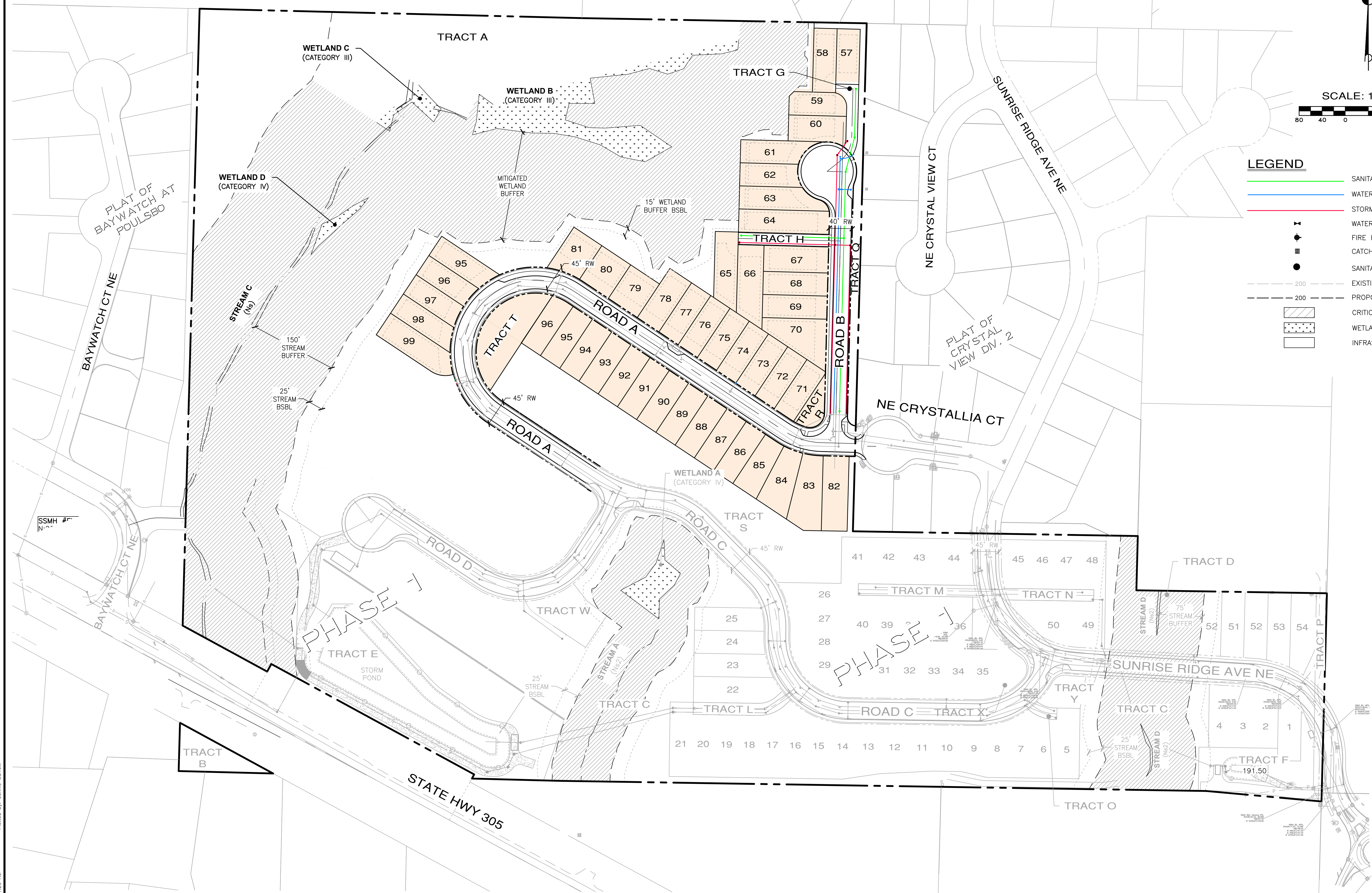
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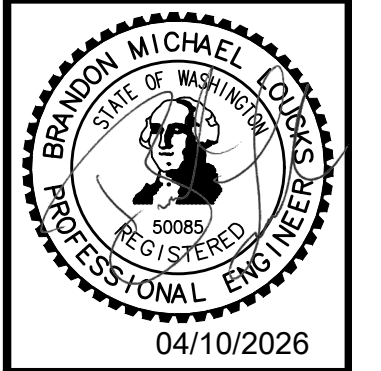


LEGEND

- SANITARY SEWER MAIN
- WATER MAIN
- STORM DRAIN LINE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CRITICAL AREA BUFFER
- WETLAND
- INFRASTRUCTURE PHASE 2



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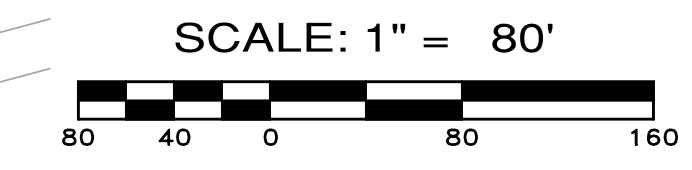
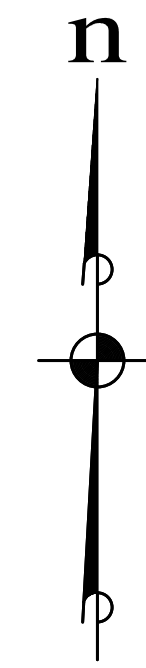
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LEGEND

- SANITARY SEWER MAIN
- WATER MAIN
- STORM DRAIN LINE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CRITICAL AREA BUFFER
- WETLAND
- INFRASTRUCTURE PHASE 3

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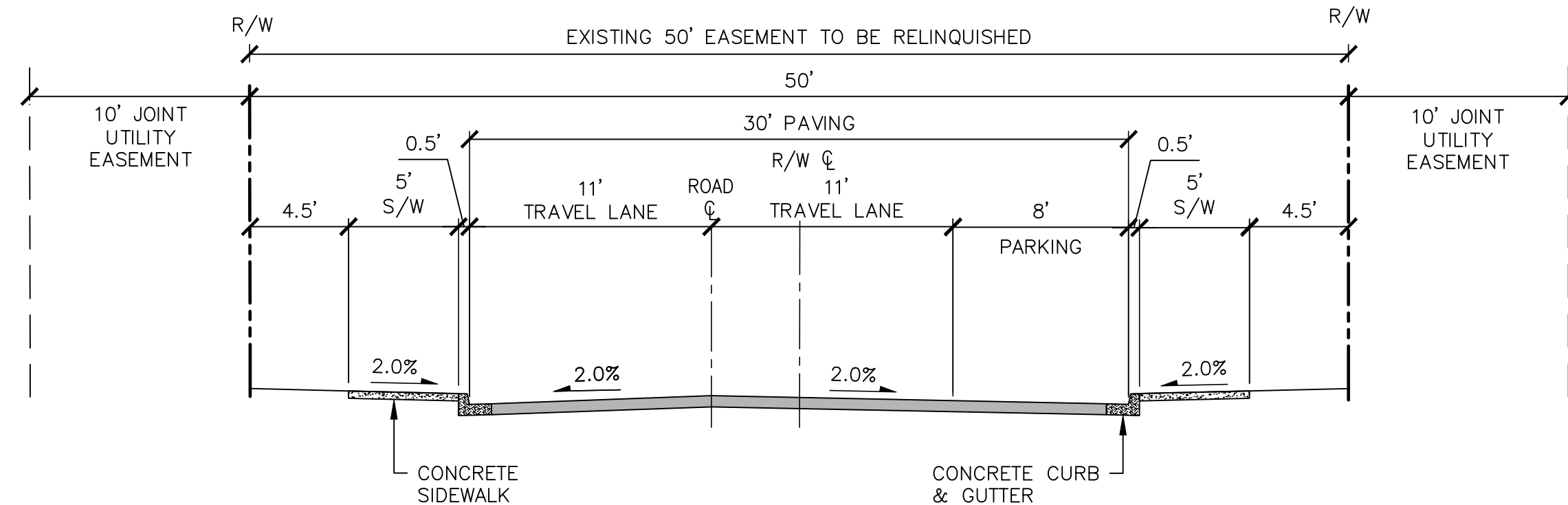
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 INFRASTRUCTURE PLAN - PHASE 3
 CITY OF POULSBORO WASHINGTON

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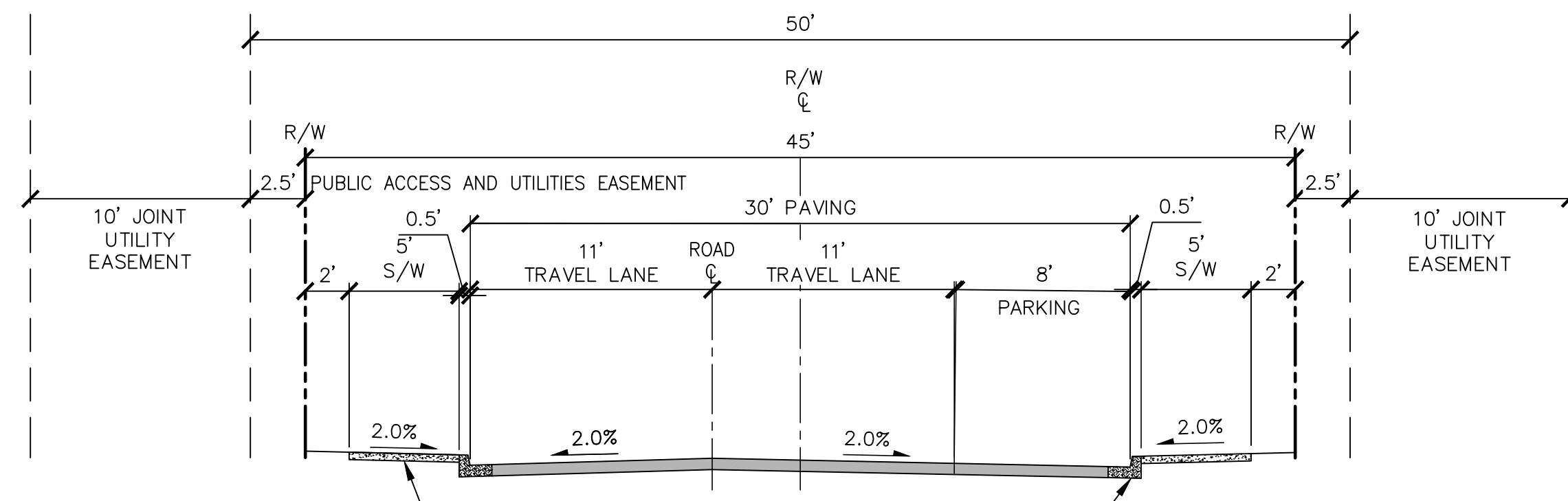
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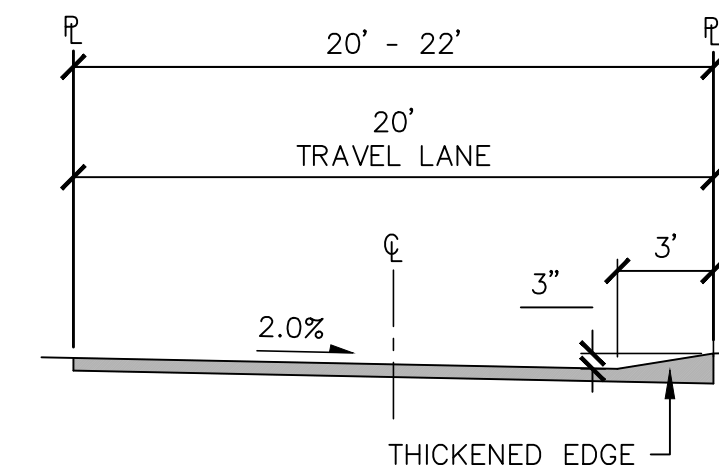
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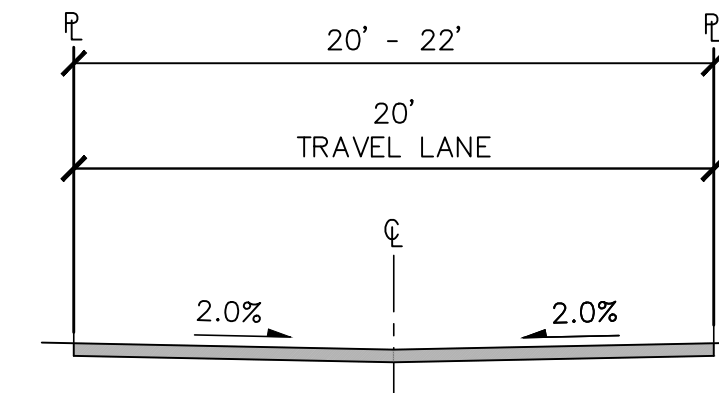
TYPICAL ROAD SECTION A - A
SUNRISE RIDGE AVE NE COLLECTOR
SCALE: 1"=6'



TYPICAL ROAD SECTION B-B
ROAD A MODIFIED COLLECTOR
SCALE: 1"=6'



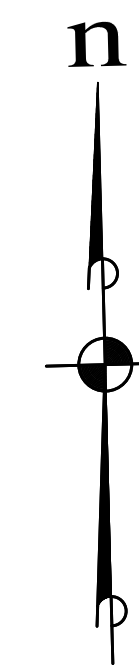
SHARED ACCESS
OPTION 1
SCALE: 1"=6'



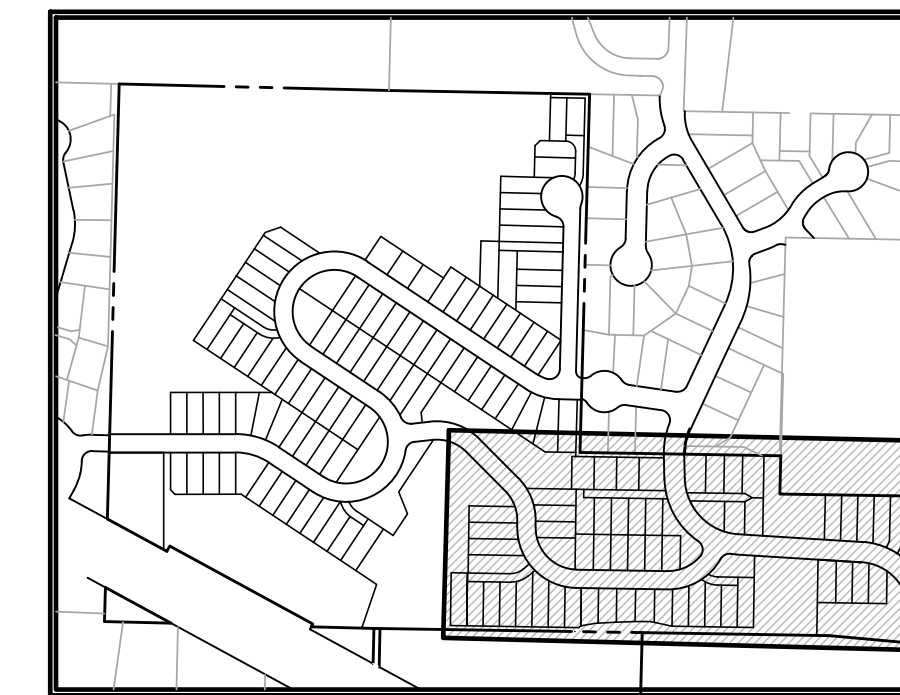
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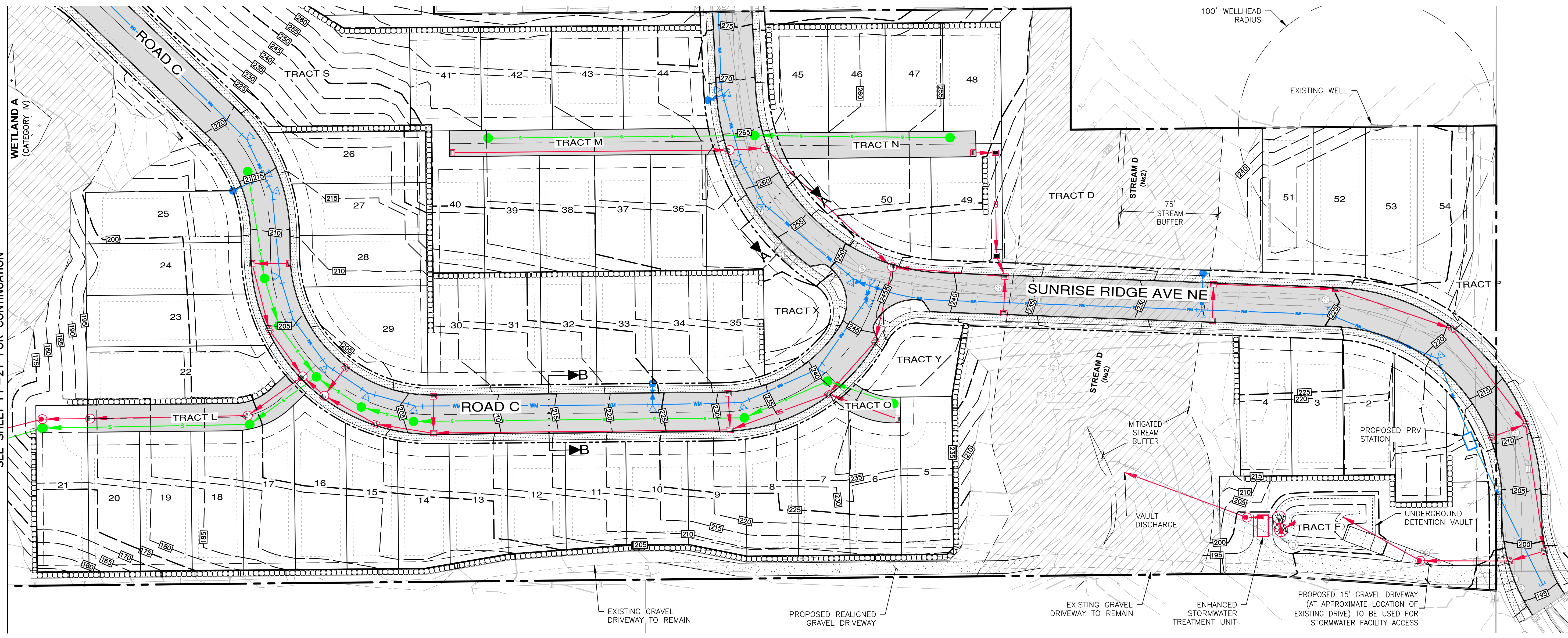
- SANITARY SEWER MAIN
- WATER MAIN
- STORM DRAIN LINE
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- 200 EXISTING CONTOURS
- 200 PROPOSED CONTOURS
- SIDEWALK
- ASPHALT
- CRITICAL AREA BUFFER
- WETLAND



SCALE: 1" = 40'



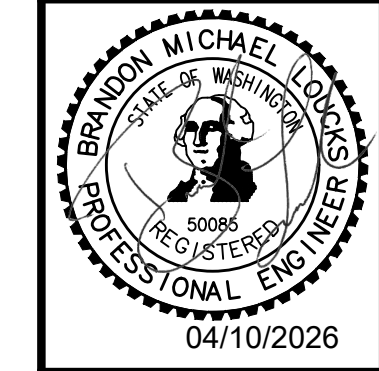
KEY MAP



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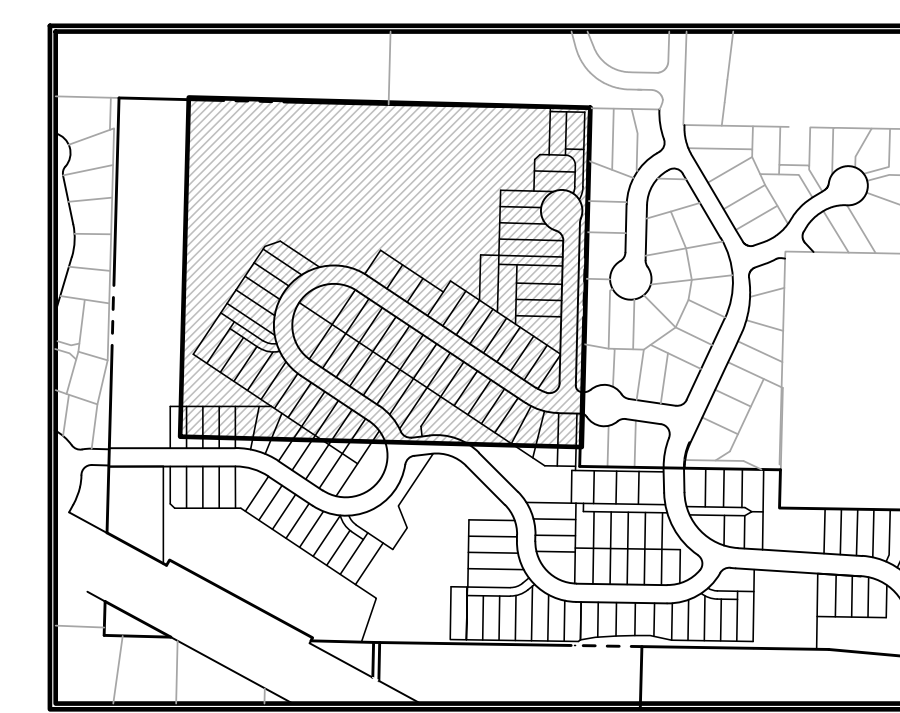
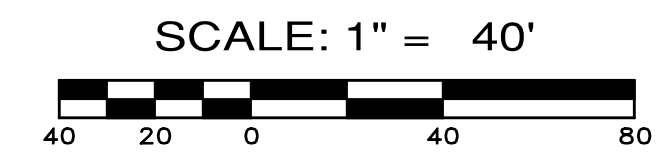
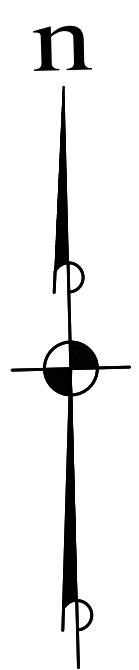
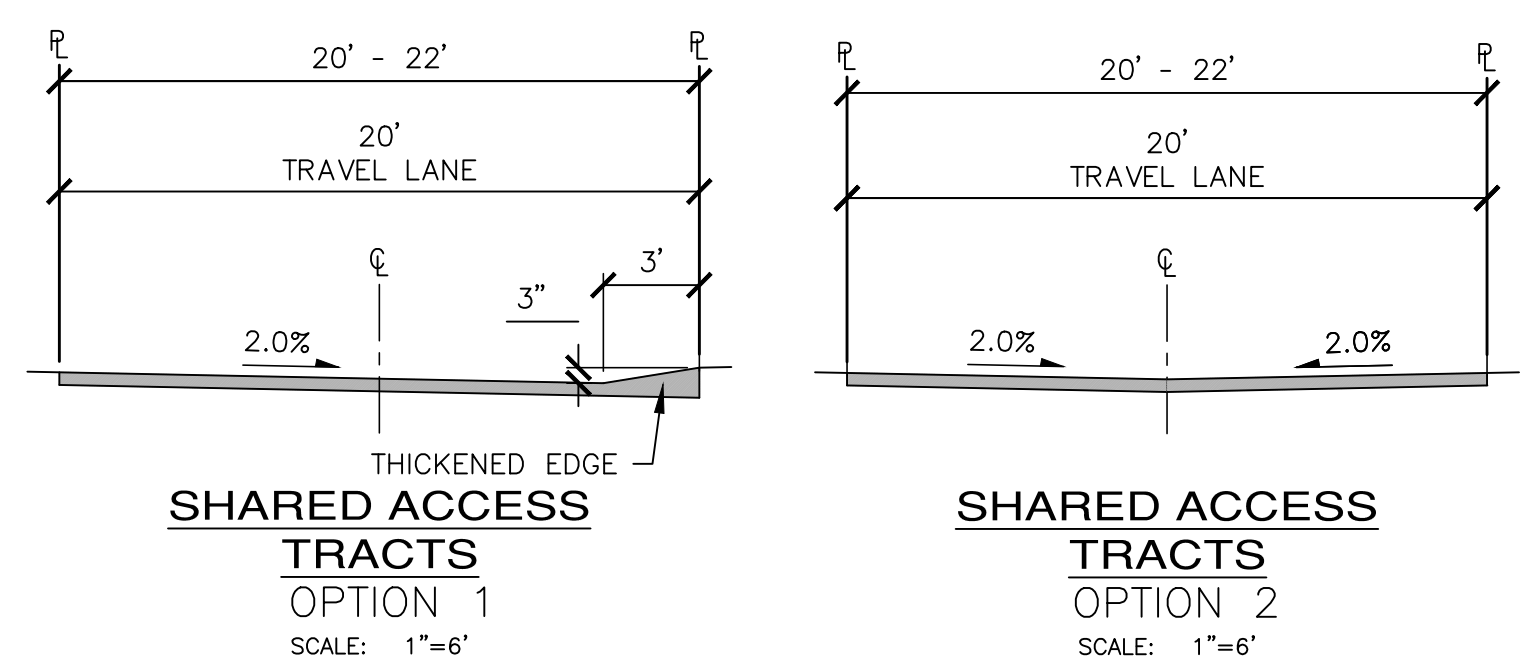
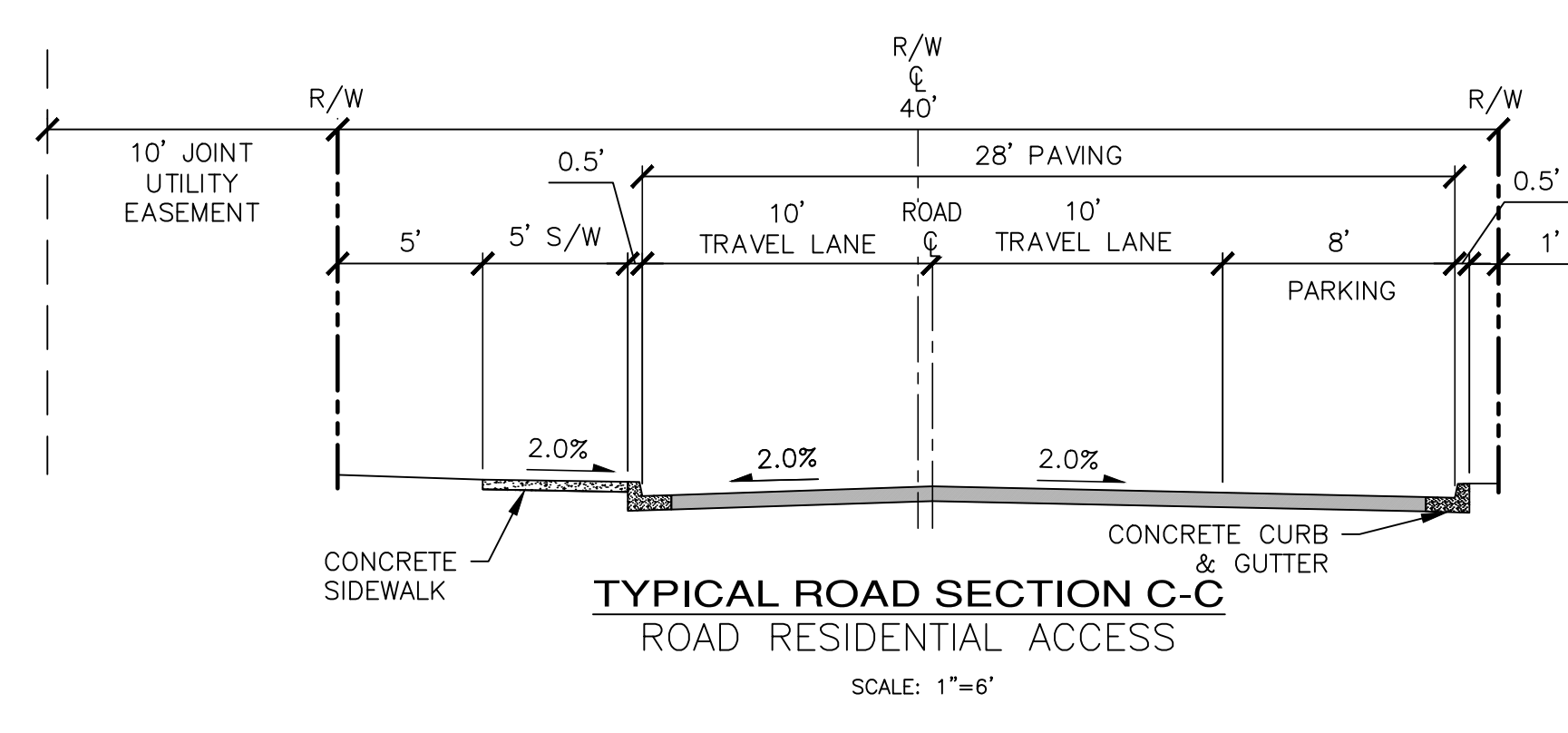
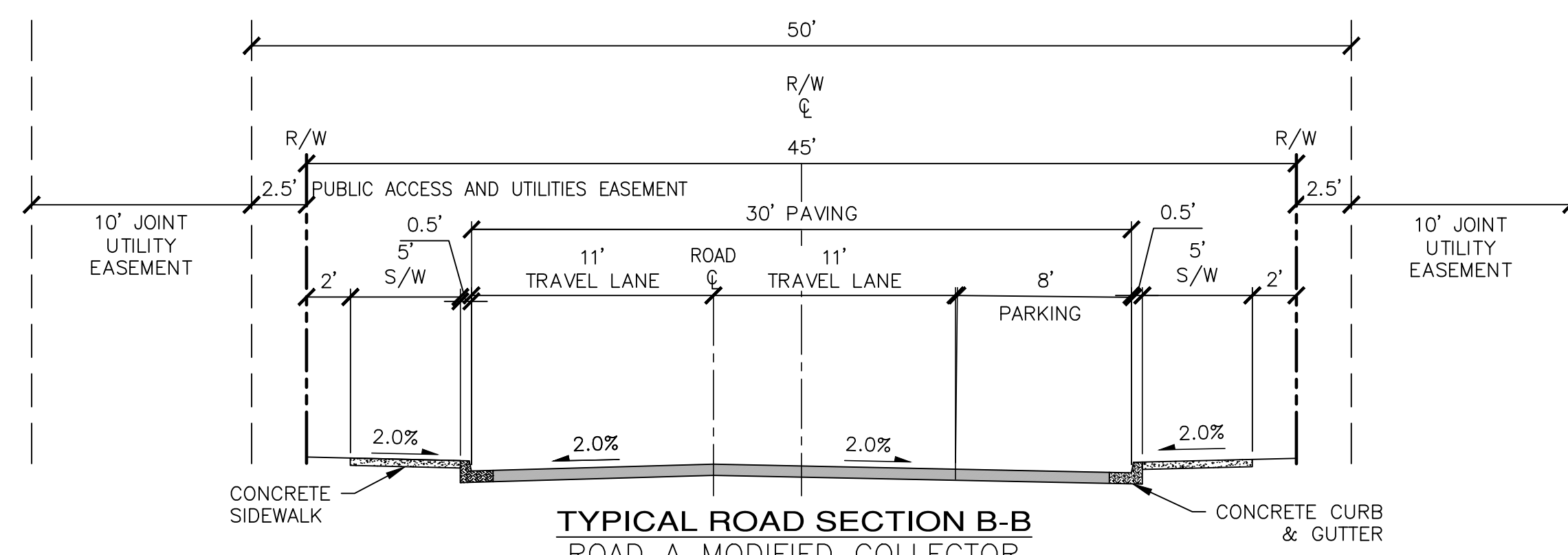
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NO.	DESCRIPTION/DATE	BY



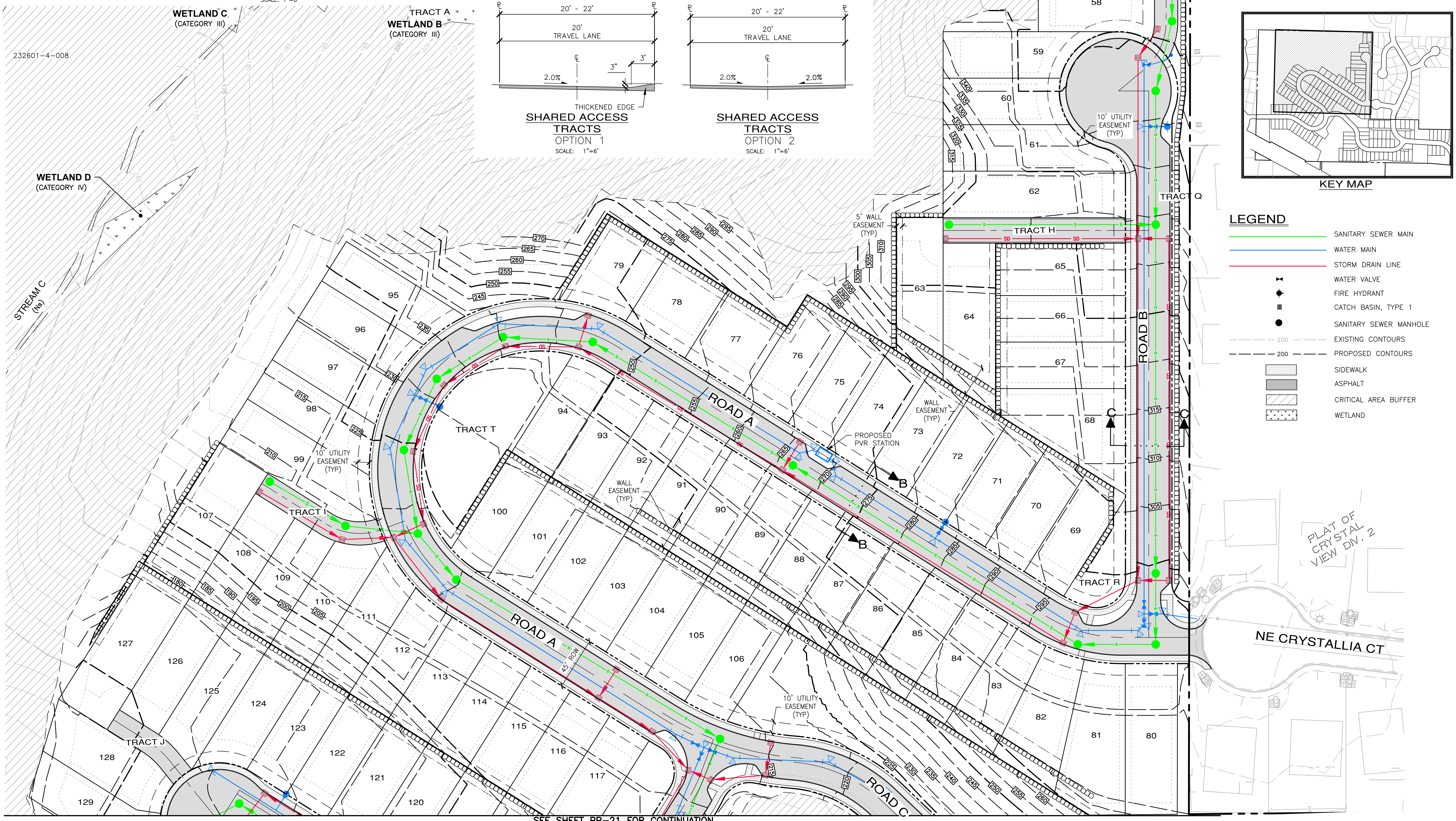
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 PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY ROAD & UTILITY PLAN
 CITY OF POULSBORO WASHINGTON
 JOB NO.: 2090-04-022
 DWG. NAME: PP-19
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 04/09/2026
 DATE OF PRINT:
PP-19
 19 OF 31 SHEETS

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



- 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



SEE SHEET PP-21 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY

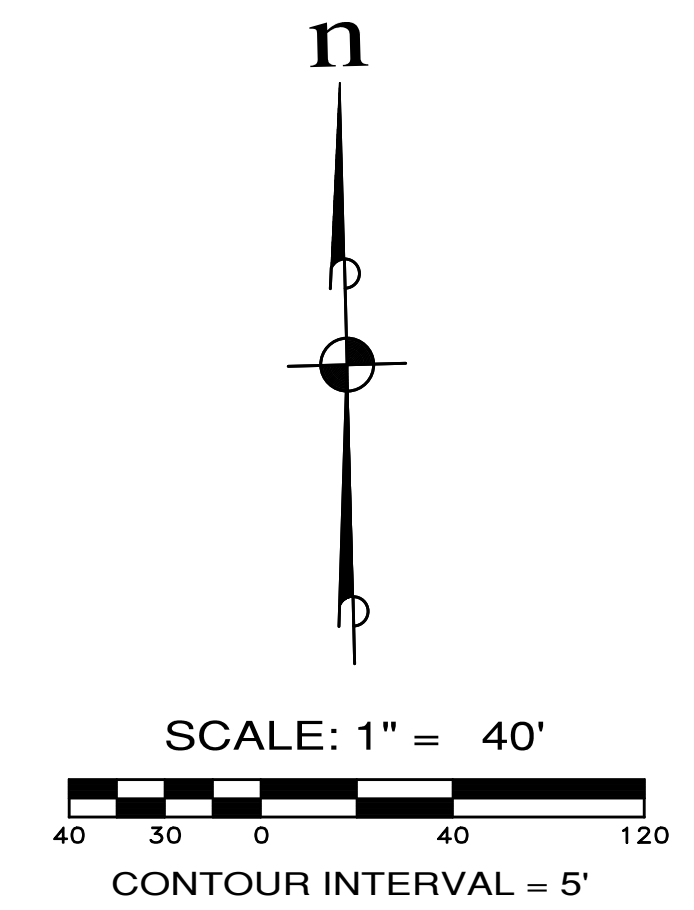
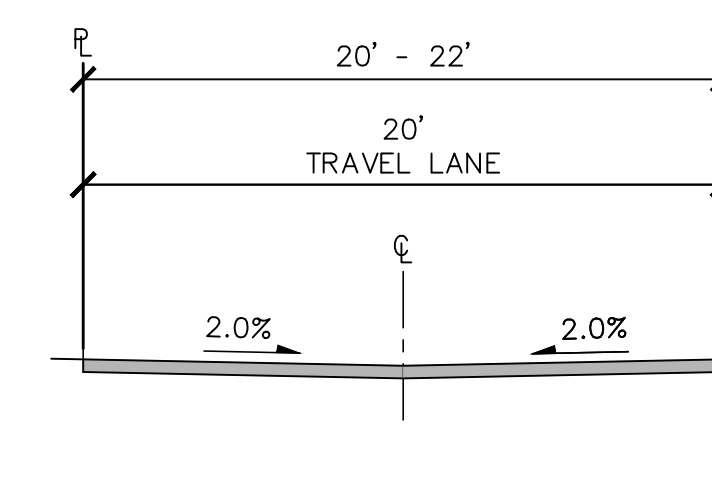
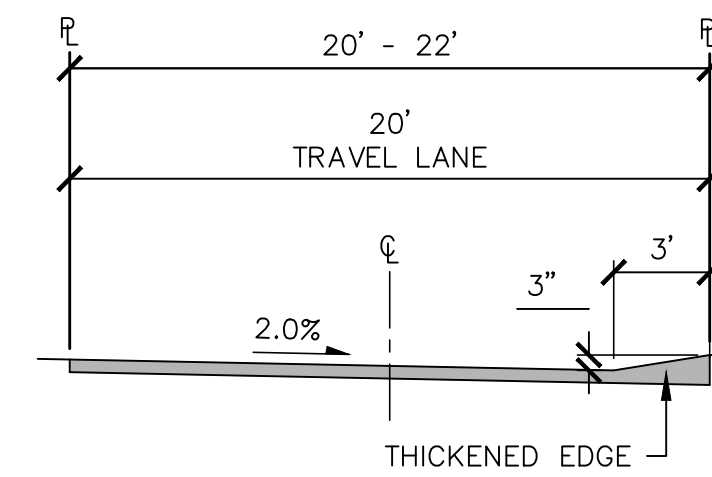
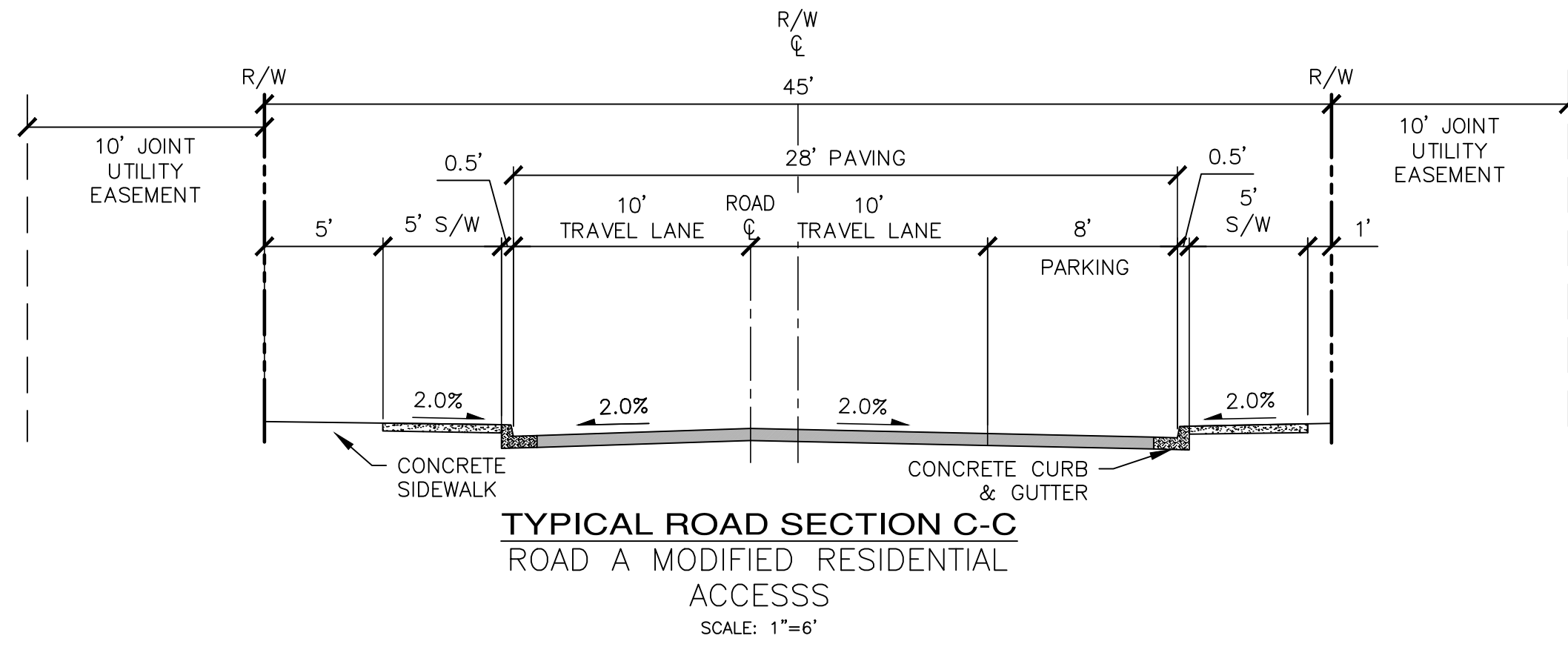
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 WASHINGTON
 CITY OF POULSBORO

JOB NO.: 2090-04-022
 DWG. NAME: PP-20
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 04/09/2026
 DATE OF PRINT:
PP-20
 20 OF 31 SHEETS

File: \\smc\ENGR\ESM-0085\2090\04\022\PP-20\PP-20.dwg
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A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM



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NO.	DESCRIPTION/DATE	BY

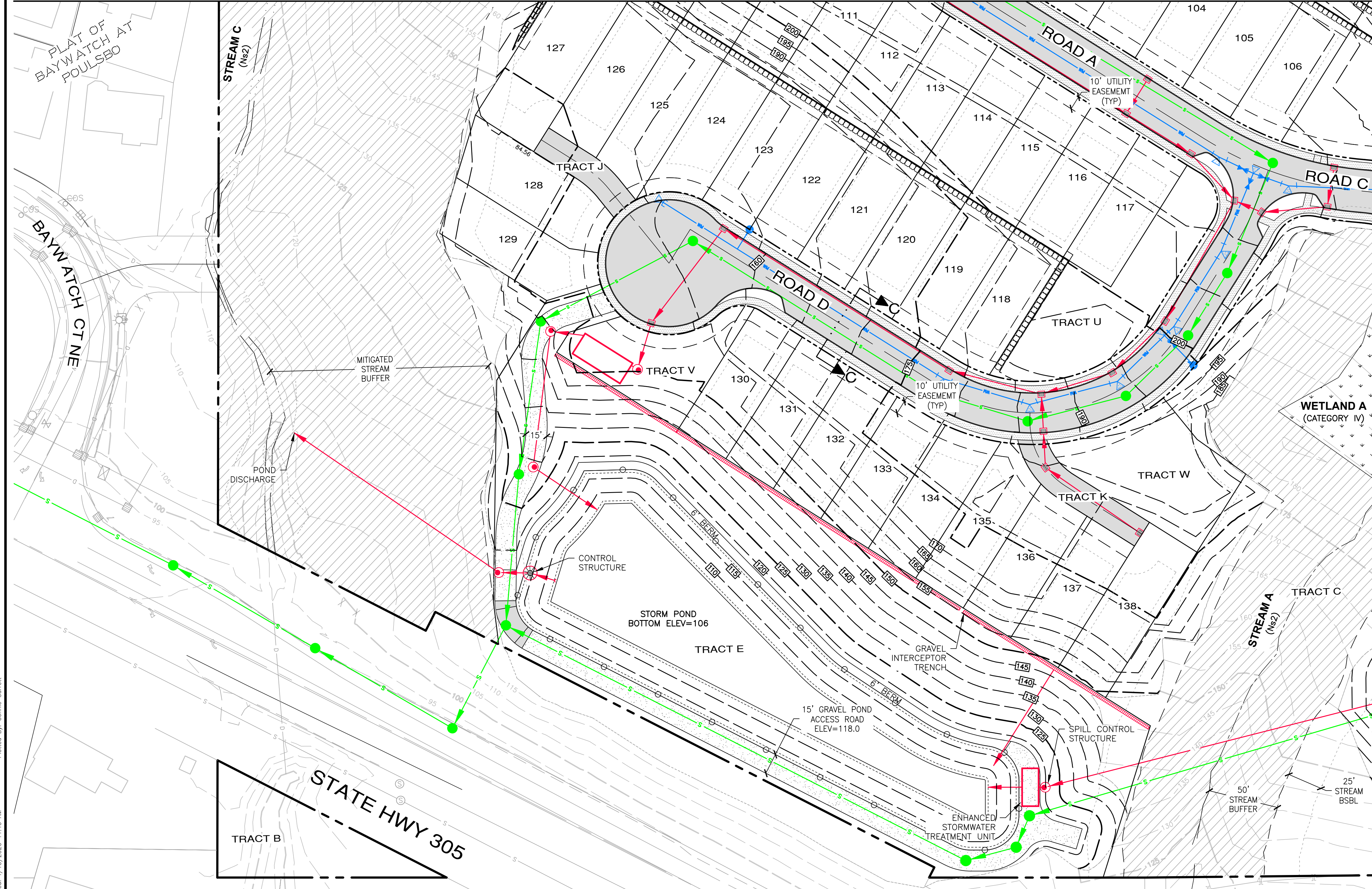


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SEE SHEET PP-20 FOR CONTINUATION



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

SEE SHEET PP-19 FOR CONTINUATION

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Pinnacle at Liberty Bay Subdivision
PRELIMINARY ROAD & UTILITY PLAN
CITY OF POULSBRO WASHINGTON

JOB NO.: 2090-004-022
DWG. NAME: PP-21
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 04/09/2026
DATE OF PRINT:

PP-21
21 OF 31 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

POND VOLUME
 REQUIRED: 244,023 CF
 PROVIDED: 259,080 CF

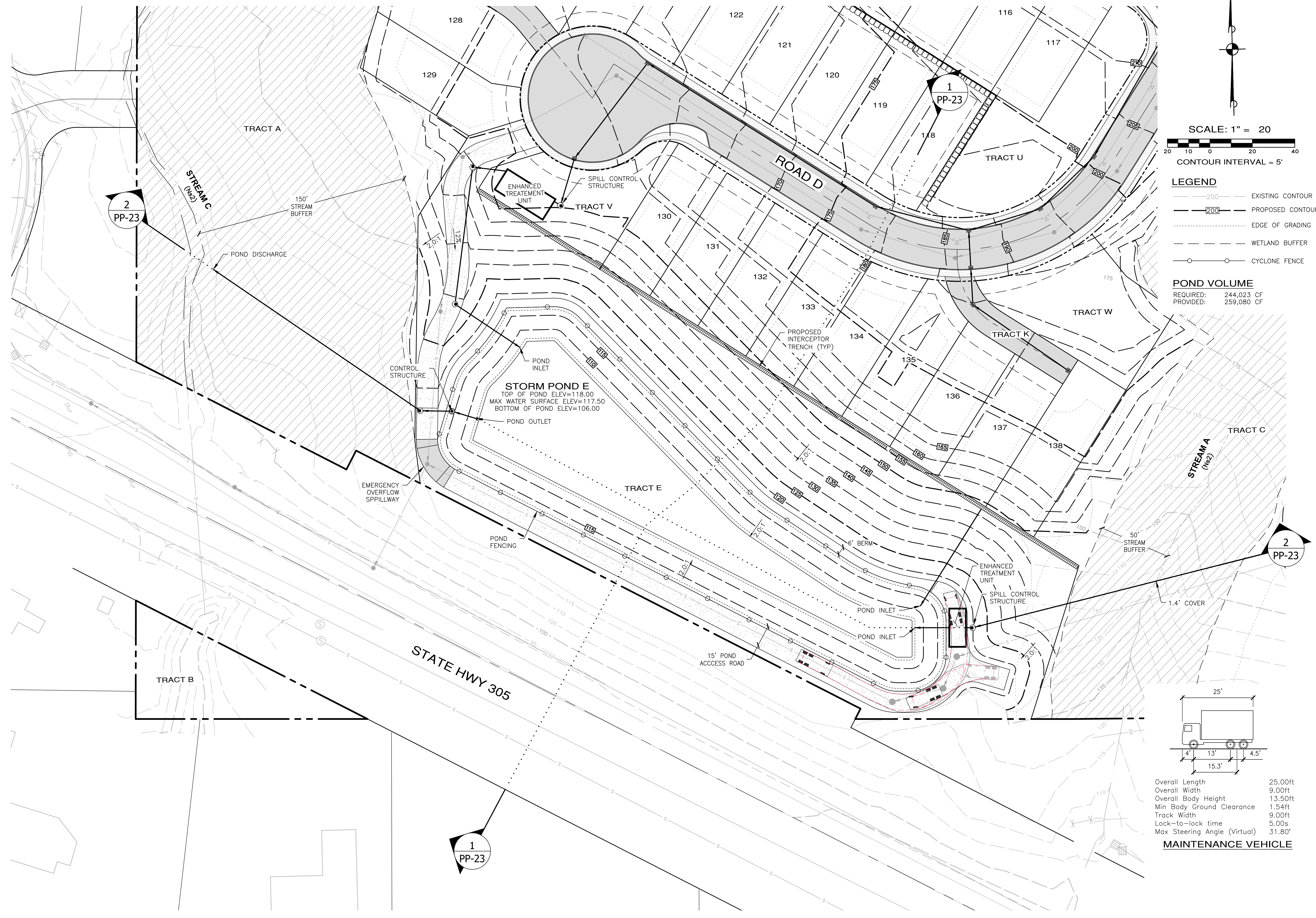
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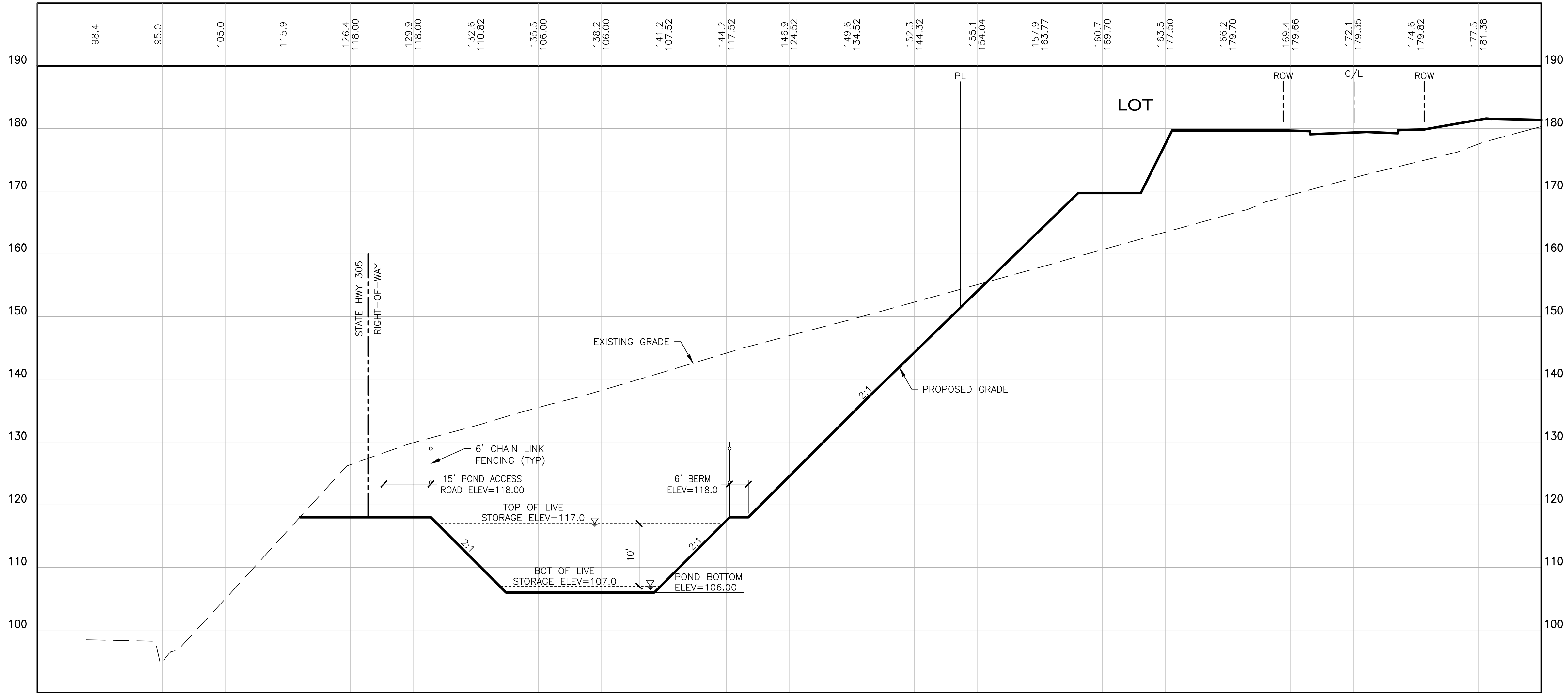
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY POND E LAYOUT
 CITY OF POULSBORO WASHINGTON

JOB NO.: 2090-004-022
 DWG. NAME: PP-22
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 04/09/2026
 DATE OF PRINT:
PP-22
 22 OF 31 SHEETS

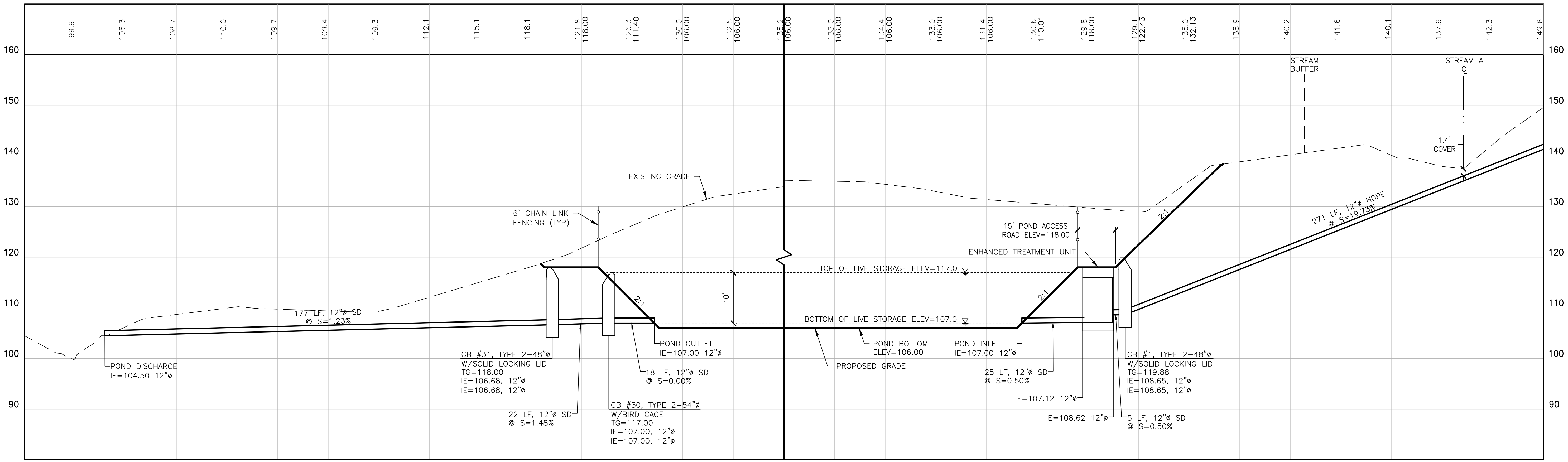


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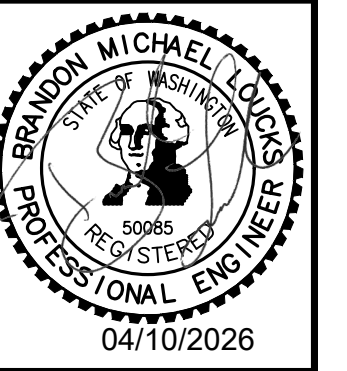
1 POND E SECTION
PP-22 SCALE: 1"=20' HORIZ.
1"=10' VERT.



1 POND E SECTION
PP-22 SCALE: 1"=20' HORIZ.
1"=10' VERT.

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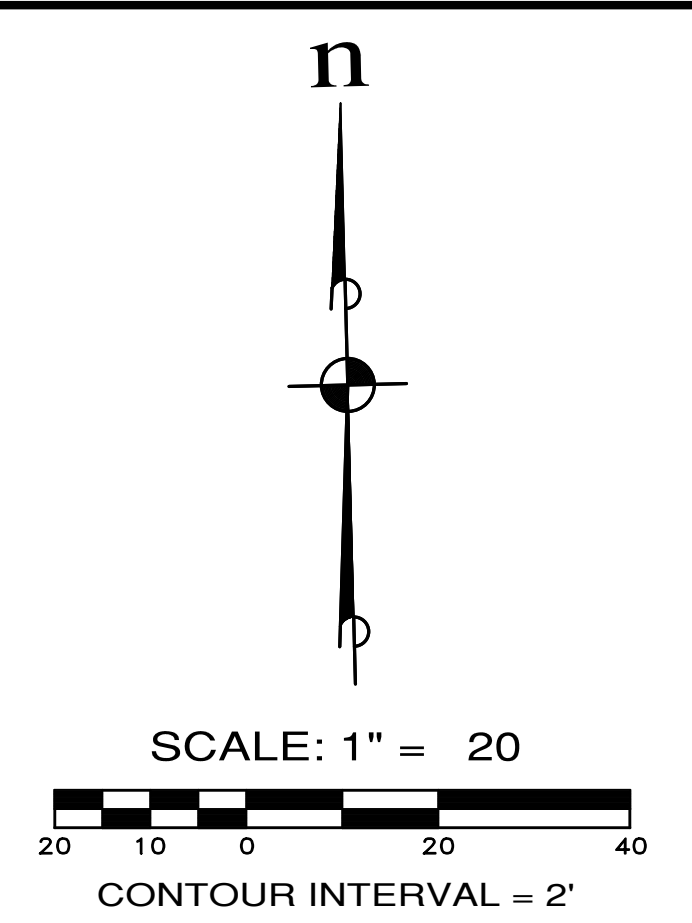
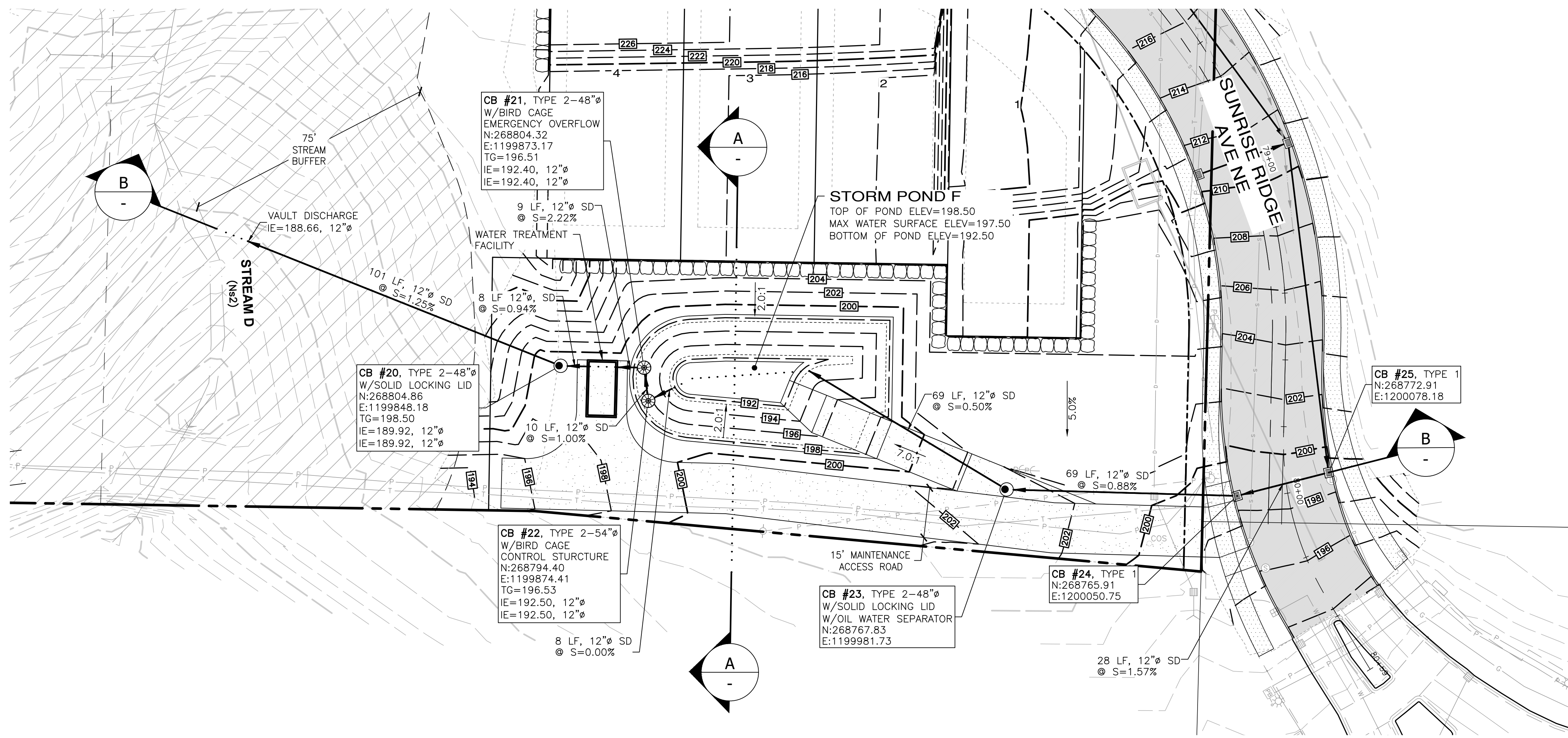


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PINNACLE AT LIBERTY BAY SUBDIVISION
 PRELIMINARY POND E SECTIONS
 CITY OF POULSBORO WASHINGTON

JOB NO.:	2090-04-022
DWG. NAME:	PP-23
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DATE:	04/09/2026
DATE OF PRINT:	

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



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

POND F VOLUME
 REQUIRED: 5,166 CF
 PROVIDED: 7,235 CF

REVISIONS		
NO.	DESCRIPTION/DATE	BY

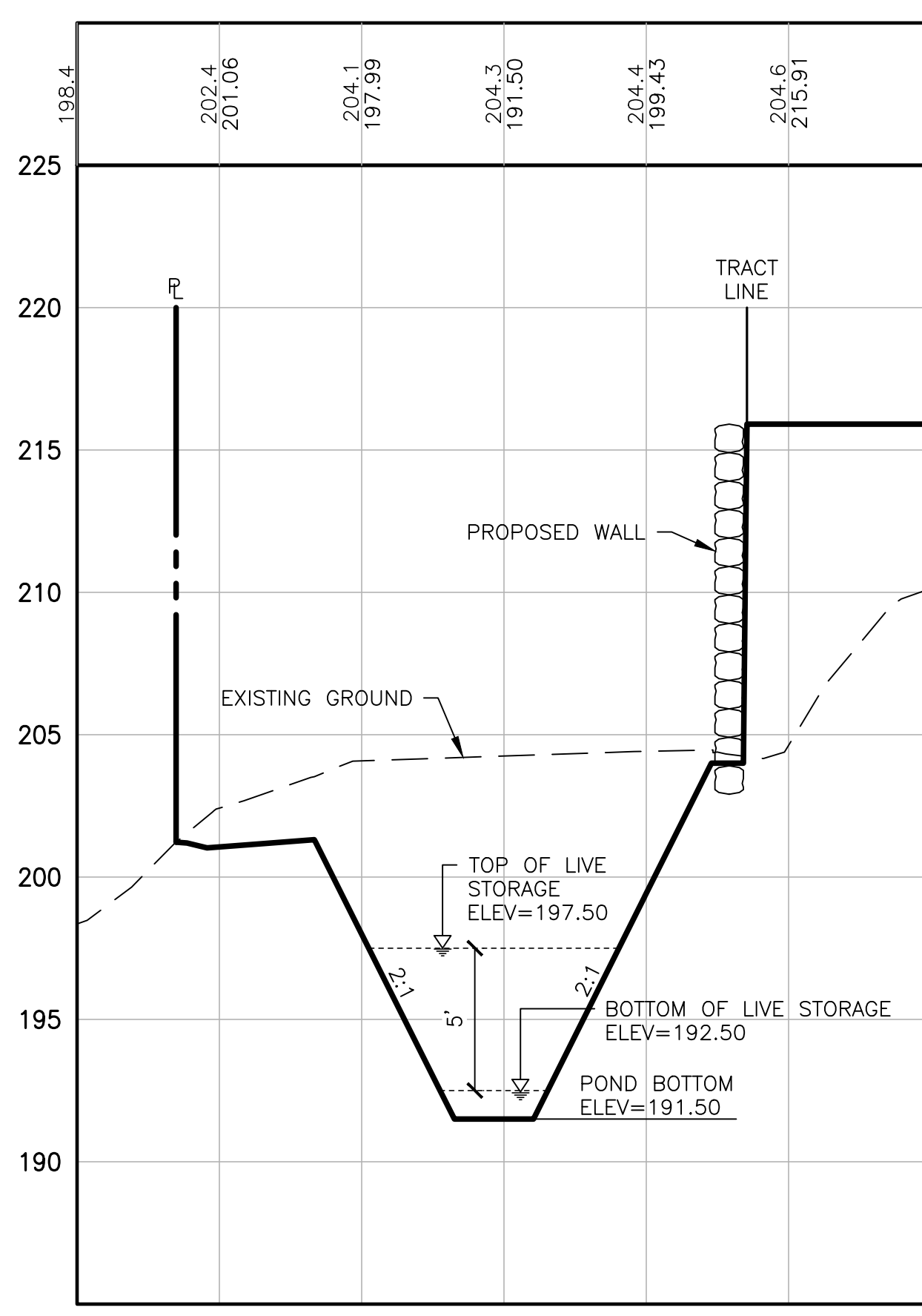
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 5000 1st Ave S, Ste 505
 Federal Way, WA 98003

BRANDON MICHAEL DOUGLAS
 LICENSED PROFESSIONAL ENGINEER
 04/10/2026

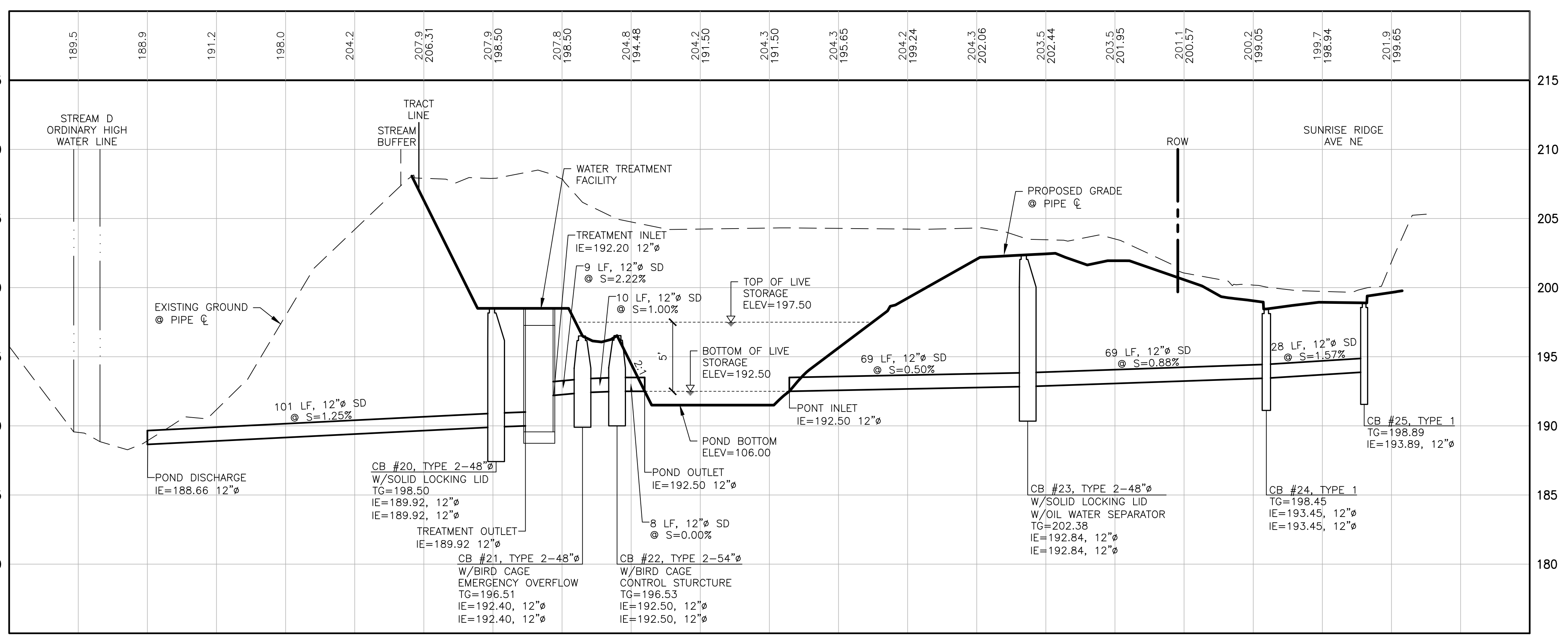
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POND F CROSS SECTION A-A
 SCALE: 1"=20' HORIZ.
 1"=5' VERT.



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

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 Plotted By: Corrie Barrett

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PINNACLE AT LIBERTY BAY SUBDIVISION

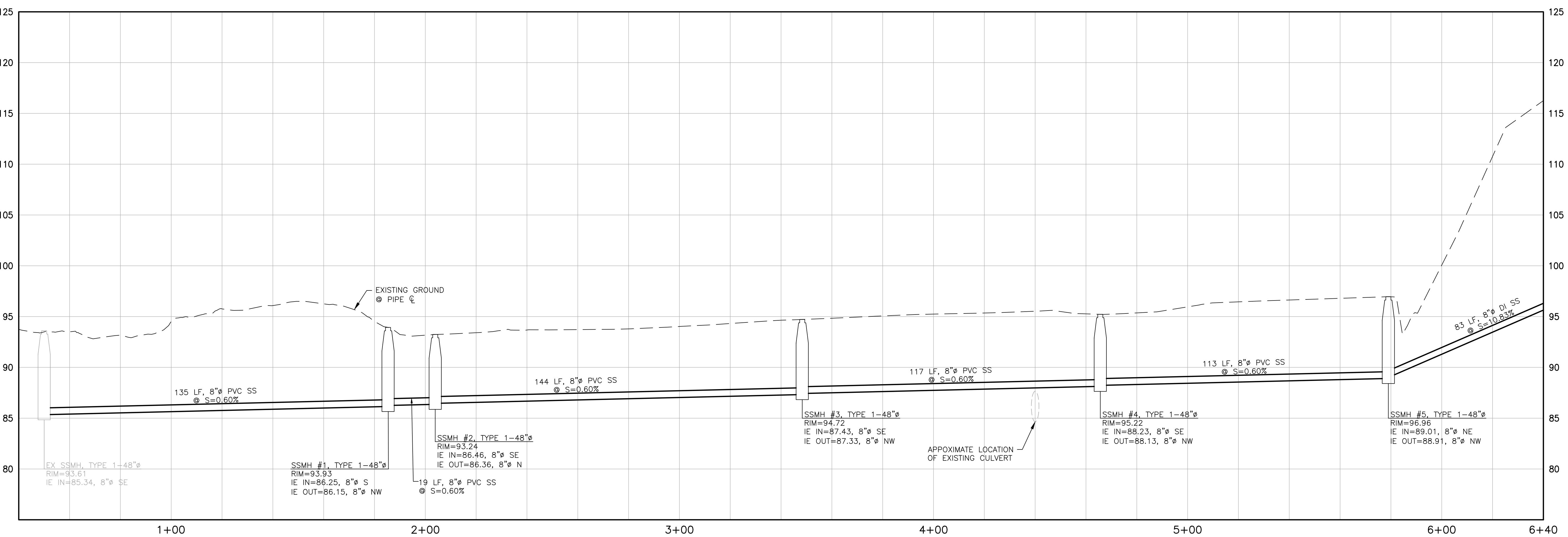
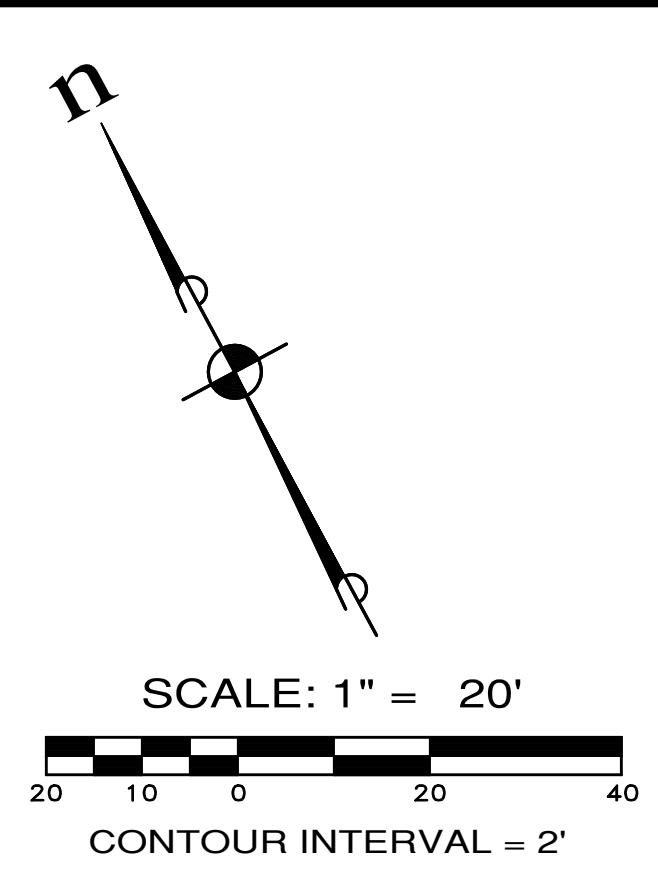
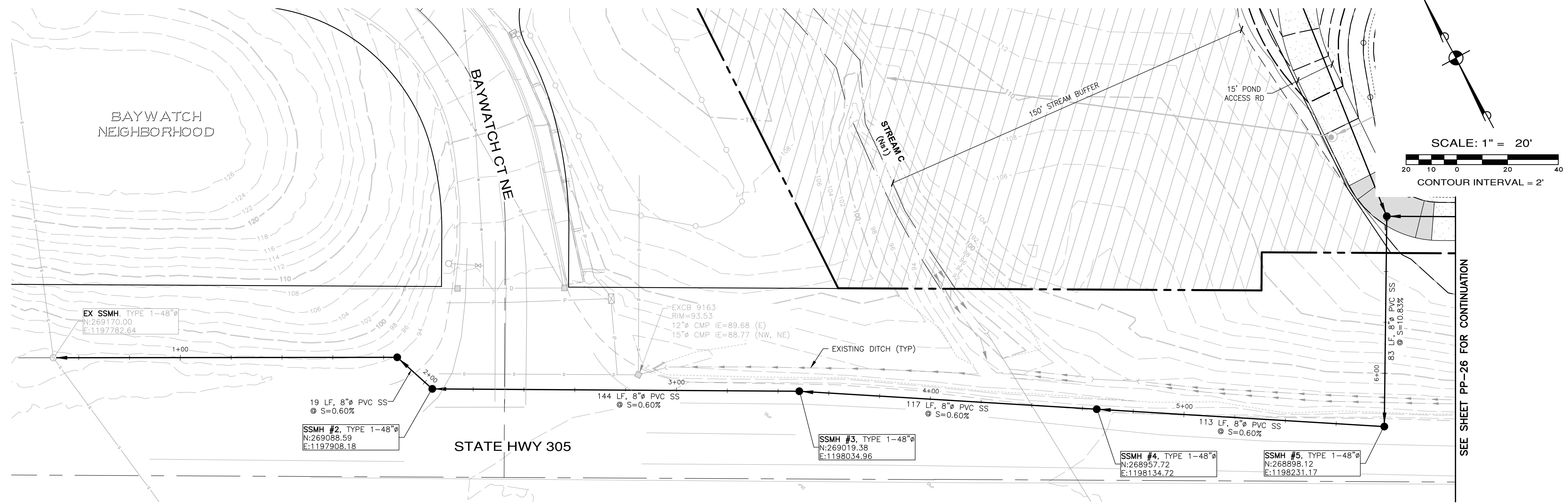
CITY OF POULSBORO PRELIMINARY POND F PLAN & SECTIONS WASHINGTON

JOB NO.: 2090-04-022
 DWG. NAME: PP-24
 DESIGNED BY:
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 DATE: 04/09/2026
 DATE OF PRINT:

PP-24

24 OF 31 SHEETS

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.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

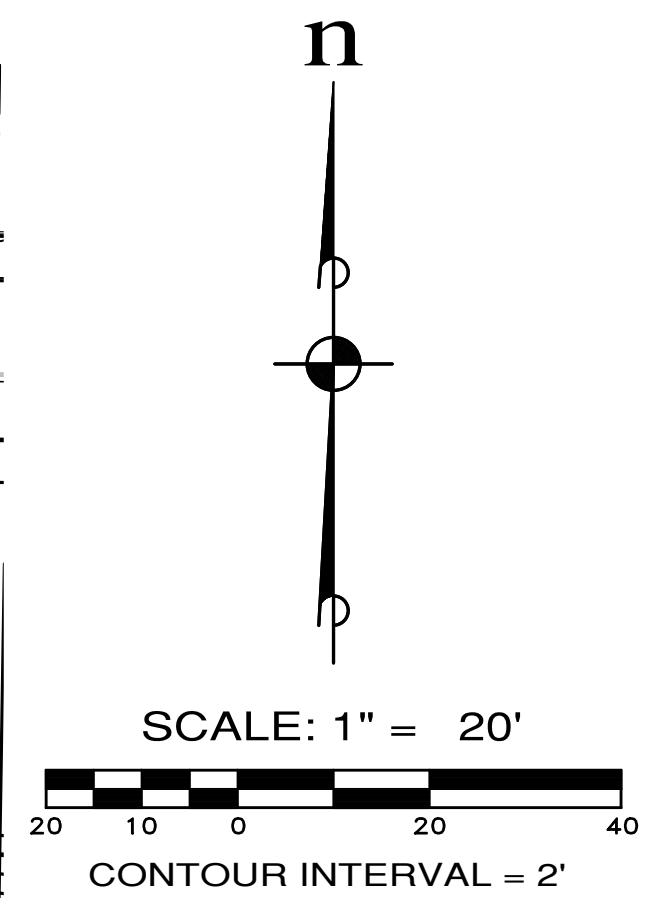
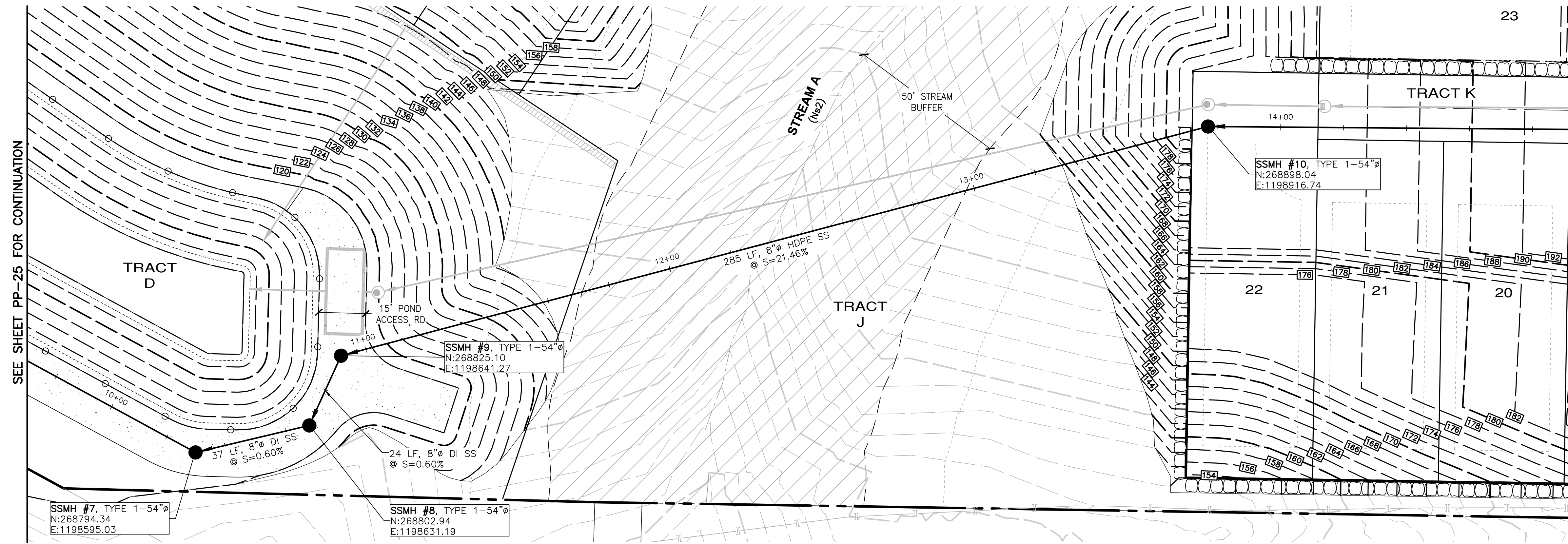
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PINNACLE AT LIBERTY BAY SUBDIVISION
 OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE
 CITY OF POULSBORO WASHINGTON

JOB NO.: 2090-04-022
 DWG. NAME: PP-25
 DESIGNED BY:
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 DATE OF PRINT:
PP-25
 25 OF 31 SHEETS

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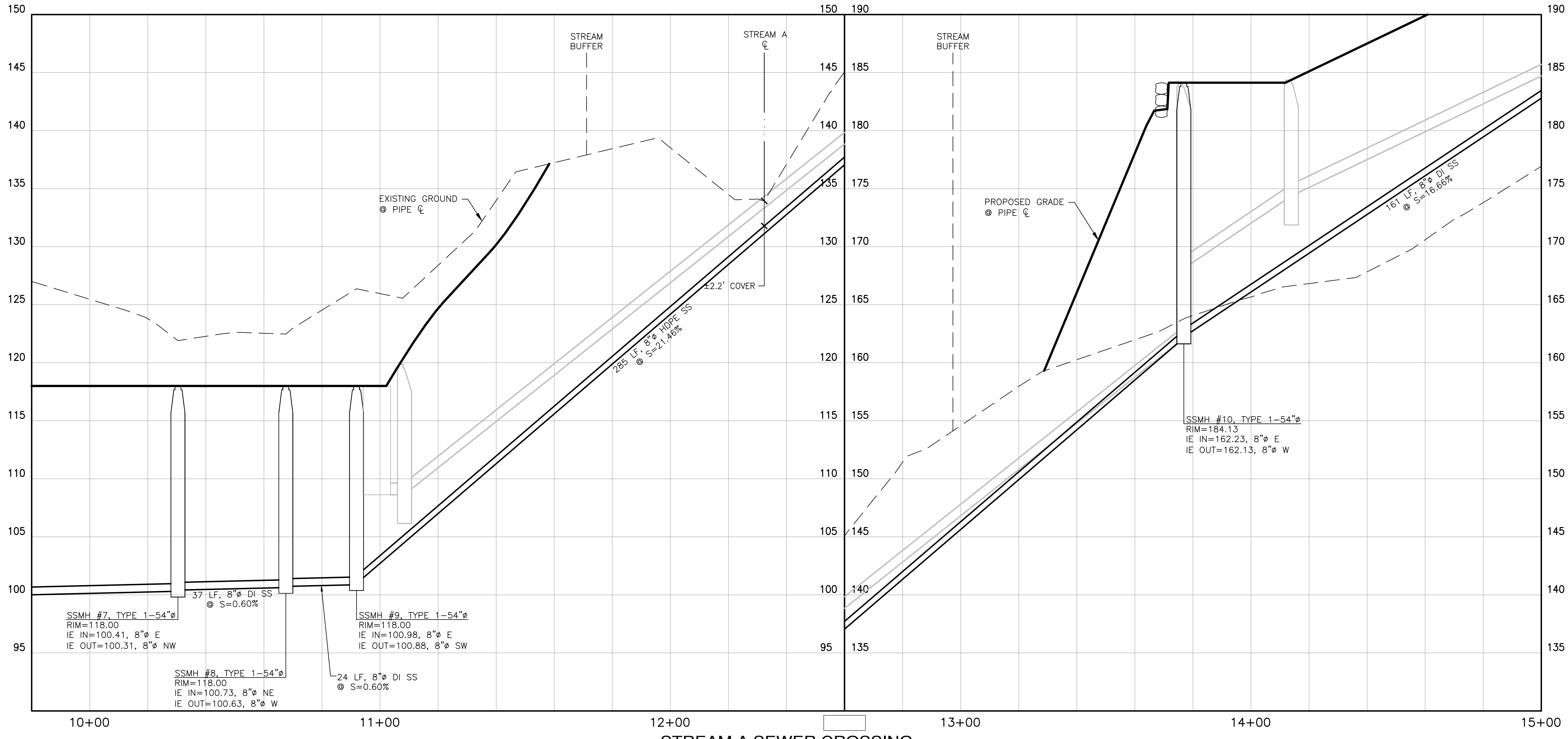


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MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
 CITY OF POULSBORO STREAM "A" SEWER CROSSING PLAN & PROFILE WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-26
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STREAM A SEWER CROSSING

SCALE: 1"=20' HORIZ.
 1"=5' VERT.

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PRELIMINARY STREET TREE LEGEND

(NOTES: ALL STREET TREE SELECTIONS FROM THE CITY OF FOULSBRO MASTER STREET TREE LIST - APPENDIX K. ALL STREET TREES ARE LOCATED WITHIN CITY ROW AND MIN. 2' FROM BACK OF SIDEWALK)

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Malus 'Tschonoskii' / FLOWERING CRABAPPLE	18	1-1/2" CAL.	B&B, MATCHED, UNIFORM BRANCHING
	Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY	24		
	Magnolia 'Galaxy' / GALAXY MAGNOLIA	24		
	Stewartia pseudocamellia / JAPANESE STEWARTIA	24		
	Carpinus betulus 'Fastigiata' / COLUMNAR HORNBEECH	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

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

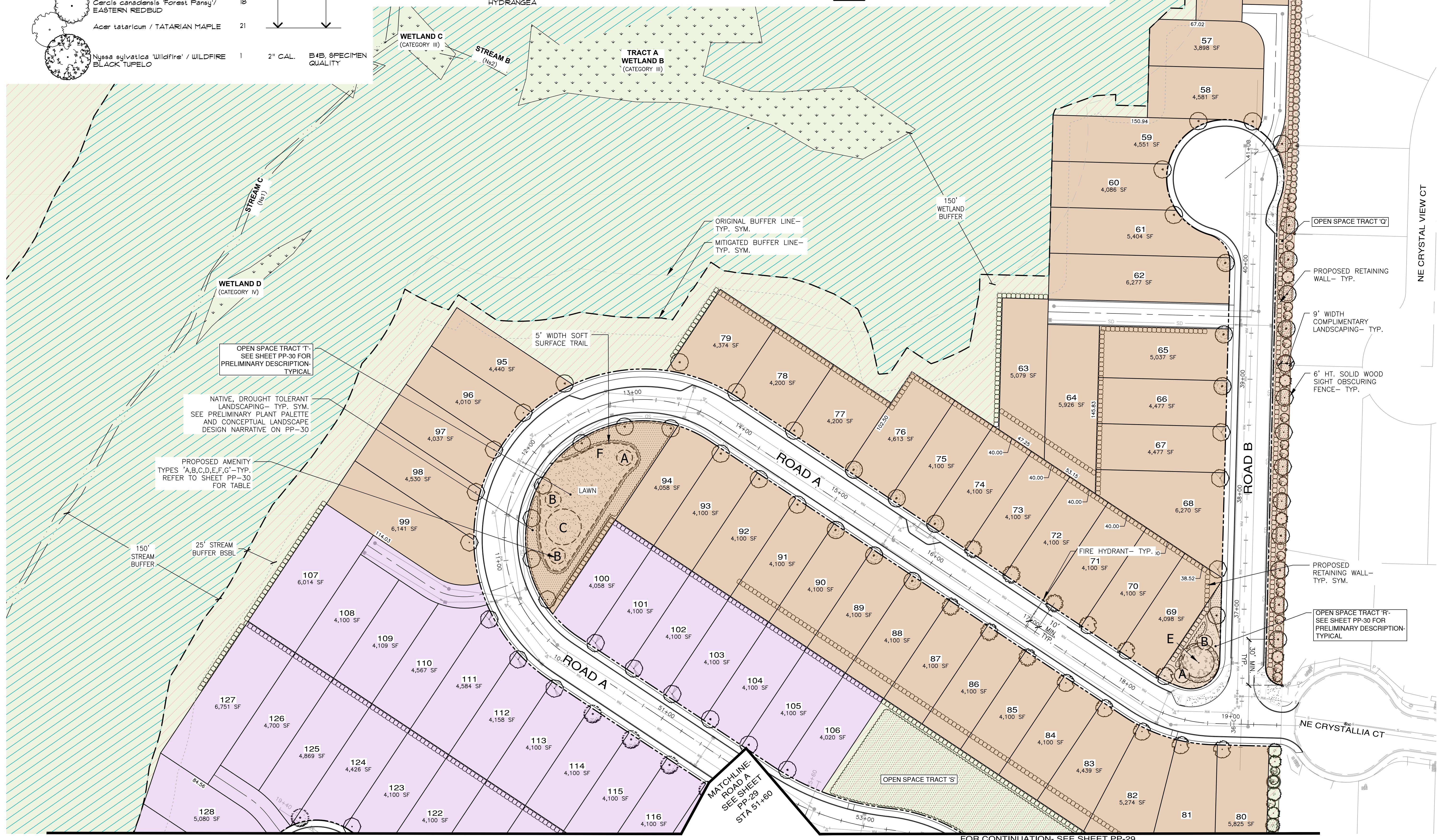
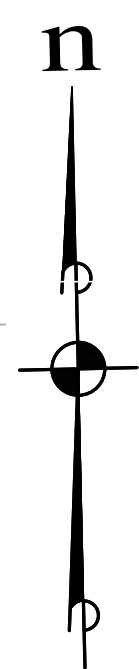
PRELIMINARY COMPLIMENTARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Pinus mugo 'Tannerbaum' / MUGO PINE	18	6' MIN. HT.	B&B, FULL, VIGOROUS
	Thuja occidentalis 'Emerald Green' / AMERICAN ARBORVITAE	40	6' MIN. HT.	
	Chamaecyparis obtusa 'Gracilis' / SLENDER HINOKI CYPRESS	24	6' MIN. HT.	
	Acer palmatum 'Sangokaku' / JAPANESE CORALBARK MAPLE	21	1-1/2" CAL.	
	Rhampholepis indica 'Snow Maiden' / YEDDO HAWTHORN	23	5 GAL.	
	Hydrangea serrata / MOUNTAIN HYDRANGEA	22	5 GAL.	

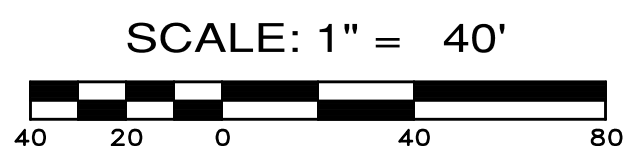
NOTE:
STREET TREE LOCATIONS AND QUANTITIES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FINAL DRIVEWAY AND UTILITY LOCATIONS.

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

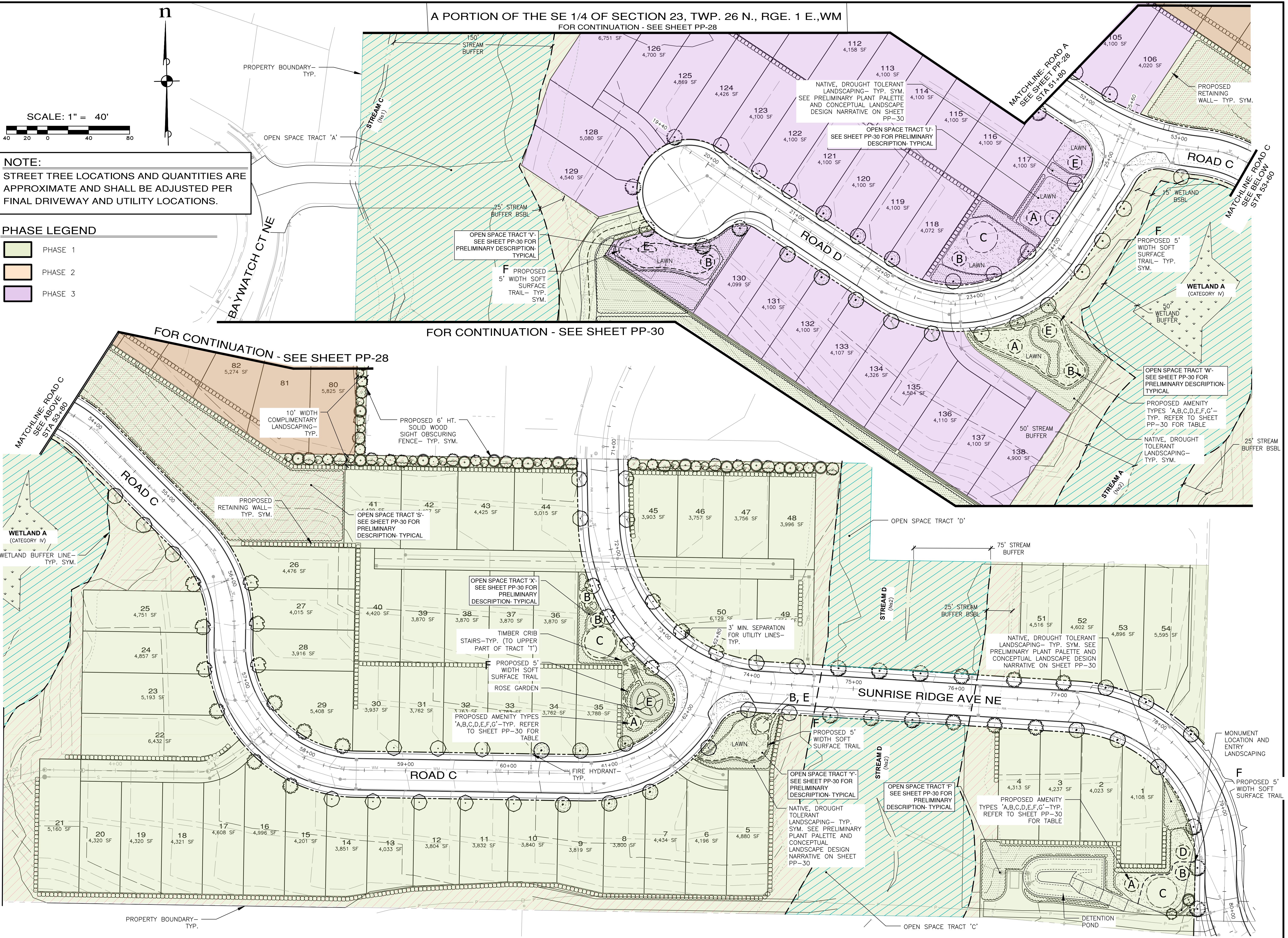


A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM
FOR CONTINUATION - SEE SHEET PP-28



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



REVISIONS		
NO.	DESCRIPTION/DATE	BY

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LEANNE D. KUHLMAN
CERTIFICATE NO. 743

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CITY OF POULSBORO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON
JOB NO.: 2090-004-022
DWG. NAME: PP-29
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 04/09/2026
DATE OF PRINT:
PP-29
29 OF 31 SHEETS

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Printed By: Connie Corbett

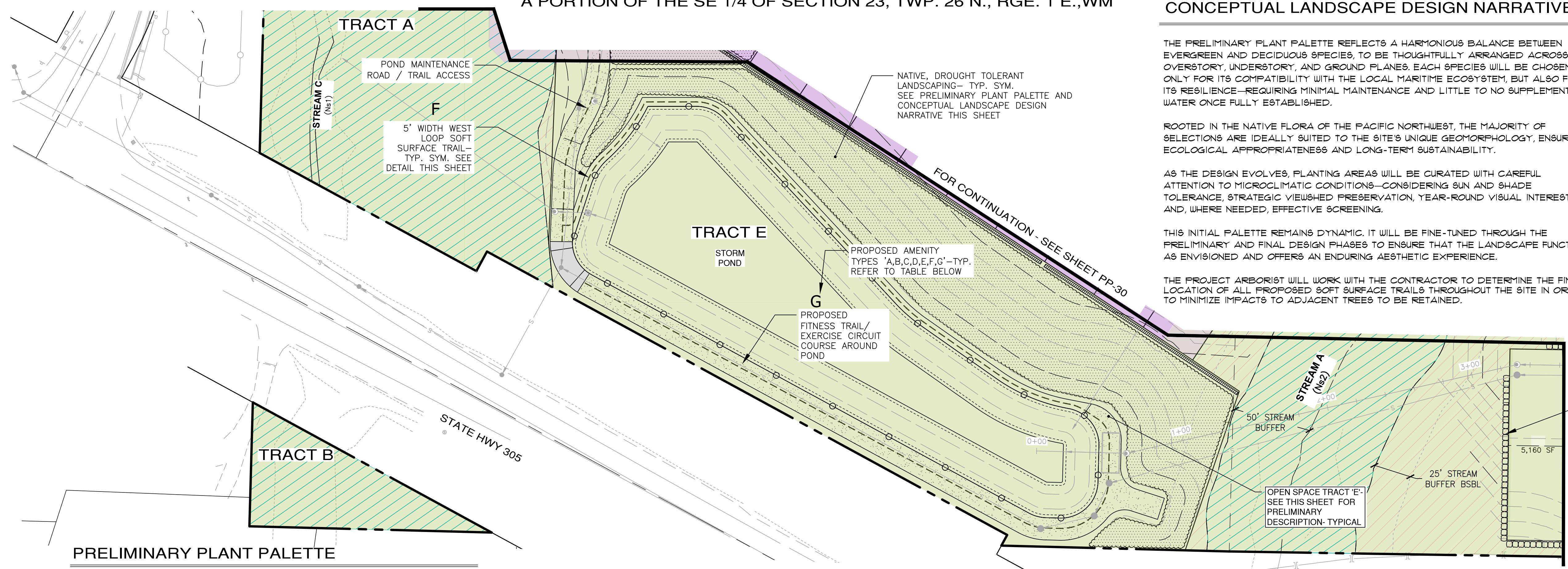
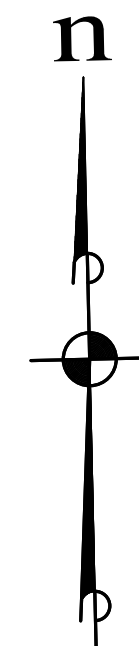
THE PRELIMINARY PLANT PALETTE REFLECTS A HARMONIOUS BALANCE BETWEEN EVERGREEN AND DECIDUOUS SPECIES, TO BE THOUGHTFULLY ARRANGED ACROSS THE OVERSTORY, UNDERSTORY, AND GROUND PLANES. EACH SPECIES WILL BE CHOSEN NOT ONLY FOR ITS COMPATIBILITY WITH THE LOCAL MARITIME ECOSYSTEM, BUT ALSO FOR ITS RESILIENCE—REQUIRING 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.



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 nutallii* '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

- Spiraea 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
 - Siladacea asprella* ssp. *elegans* 'Josephine' / CHECKER MALLOW
 - Pennstemon davidsonii* / DAVIDSON'S BEARDTONGUE
 - Polymonium carneum* / JACOB'S LADDER
 - Malanthemum dilatatum* / MAY LILY
 - Asarum caudatum* / WILD GINGER
 - Geranium oregonum* / 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 EDUCATIONAL 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:

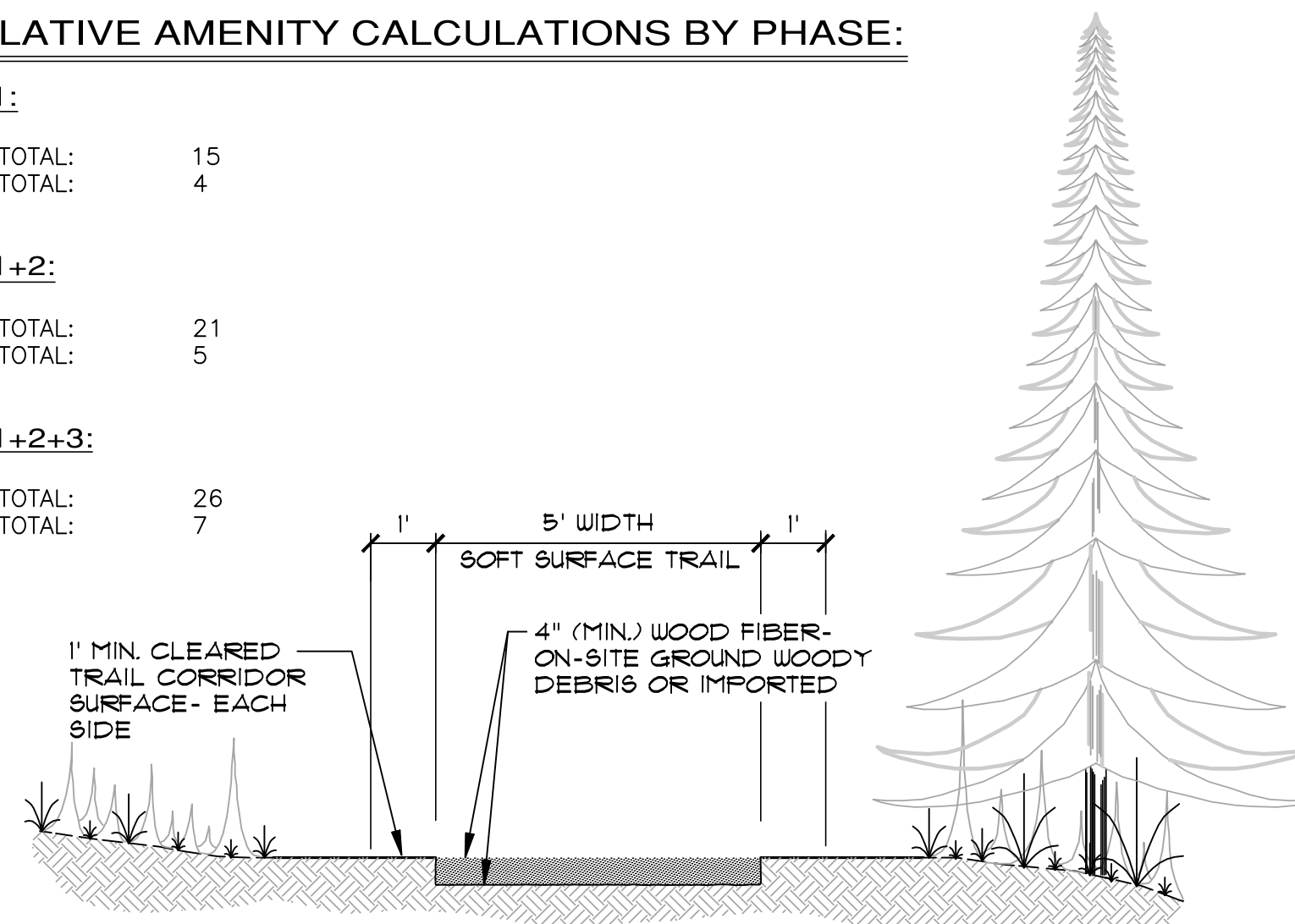
GROUP 1 TOTAL: 15
GROUP 2 TOTAL: 4

PHASE 1+2:

GROUP 1 TOTAL: 21
GROUP 2 TOTAL: 5

PHASE 1+2+3:

GROUP 1 TOTAL: 26
GROUP 2 TOTAL: 7



SOFT SURFACE TRAIL

NOT TO SCALE

OPEN SPACE TRACT DESCRIPTIONS

PHASE	TRACT NAME	AMENITY TYPE(S) PROPOSED	CITY OF POULSBORO 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	F	A, B, C, D, F	(5) Group 1	NEIGHBORHOOD PARK WITH PICNIC TABLES, PASSIVE SEATING, OPEN PLAY LAWN, MULTI-USE SPORT COURT, PLAYGROUND, WALKING PATH, AND INTERPRETIVE SIGNAGE ABOUT LIBERTY BAY
2	Q	N/A	N/A	COMPLIMENTARY LANDSCAPING
2	R	A, B, E	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING, PICNIC TABLES, AND SPECIMEN TREE WITH INTERPRETIVE SIGNAGE
1	S	N/A	N/A	VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING
2	T	A, B, C, F	(4) Group 1	NEIGHBORHOOD PARK WITH MULTI-AGE PLAYGROUND, PASSIVE SEATING, AND PICNIC TABLES
3	U	A, B, C, E	(3) Group 1 (1) Group 2	NEIGHBORHOOD PARK WITH PICNIC TABLES, PLAY LAWN, TINY TOT PLAYGROUND AND NATURE/ INTERPRETIVE VIEW AREA
3	V	B, E, F	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING AREA, OPEN LAWN, VIEW OF BAY, AND NATURE/ INTERPRETIVE/ EDUCATIONAL SIGNAGE ABOUT LIBERTY BAY
1	W	A, B, E, F	(3) Group 1 (1) Group 2	POCKET PARK WITH WETLAND 'A' INTERPRETIVE VIEW AREA WITH LOOPED SOFT SURFACE TRAIL, PASSIVE SEATING, INTERPRETIVE/ EDUCATIONAL SIGNAGE, AND PICNIC TABLES
1	X	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	Y	B, E, F	(2) Group 1 (1) Group 2	POCKET PARK WITH BAY VIEW GAZEBO, NATIVE GARDEN, EDUCATIONAL SIGNAGE, PICNIC AREA, CONNECTING SOFT SURFACE TRAIL AND OPEN PLAY LAWN

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

REVISIONS

NO.	DESCRIPTION/DATE	BY

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

JOBS NO.: 2090-004-022
DWG. NAME: PP-30
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 04/09/2026
DATE OF PRINT:

PP-30

30 OF 31 SHEETS

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CUMULATIVE ACTIVE & PASSIVE OPEN SPACE CALCULATIONS

CRITICAL AREAS & BUFFERS WITHIN TOTAL SITE AREA= 485,486 SF

PHASE LOTS & PASSIVE O.S. 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 POULSBORO OPEN SPACE REQ. 18,260.090(G)(2)
1	54	E,F,S,W,X,Y	1,182,394	1,182,394	X 0.20= 236,479	124,169 SF (53%)	112,310 SF (47%)	✓
2	45	Q,R,T	+ 234,092	1,416,486	X 0.20= 283,297	147,559 SF (52%)	135,738 SF (48%)	✓
3	39	U,V	+ 190,820	1,607,306	X 0.20= 321,461	162,607 SF (51%)	158,854 SF (49%)	✓

REQUIRED OPEN SPACE (PMC 18.260.090)

OPEN SPACE OUTSIDE OF CRITICAL AREAS & BUFFERS.....	208,418 SF (58%)
OPEN SPACE WITHIN CRITICAL AREAS & BUFFERS.....	152,351 SF (42%)
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.

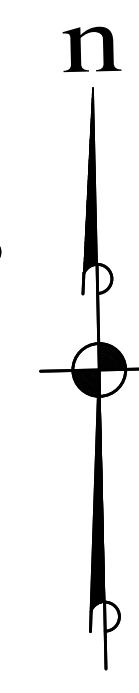
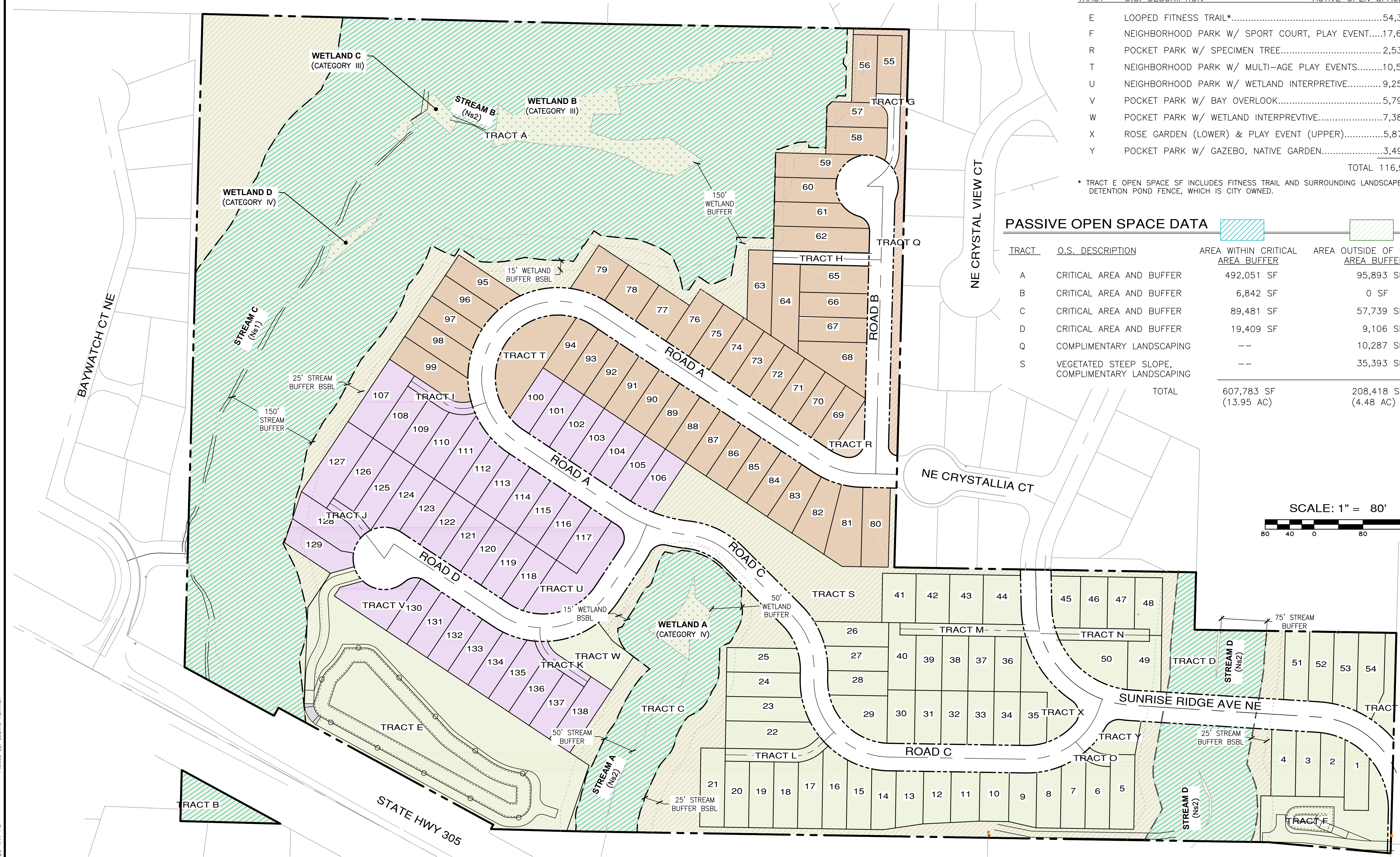
ACTIVE OPEN SPACE DATA

TRACT	O.S. DESCRIPTION	ACTIVE OPEN SPACE AREA
E	LOOPED FITNESS TRAIL*.....	54,382 SF
F	NEIGHBORHOOD PARK W/ SPORT COURT, PLAY EVENT.....	17,635 SF
R	POCKET PARK W/ SPECIMEN TREE.....	2,535 SF
T	NEIGHBORHOOD PARK W/ MULTI-AGE PLAY EVENTS.....	10,568 SF
U	NEIGHBORHOOD PARK W/ WETLAND INTERPRETIVE.....	9,258 SF
V	POCKET PARK W/ BAY OVERLOOK.....	5,790 SF
W	POCKET PARK W/ WETLAND INTERPRETIVE.....	7,389 SF
X	ROSE GARDEN (LOWER) & PLAY EVENT (UPPER).....	5,871 SF
Y	POCKET PARK W/ GAZEBO, NATIVE GARDEN.....	3,499 SF
TOTAL		116,927 SF (2.68 AC)

* TRACT E OPEN SPACE SF INCLUDES FITNESS TRAIL AND SURROUNDING LANDSCAPE, BUT NOT AREA WITHIN DETENTION POND FENCE, WHICH IS CITY OWNED.

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	492,051 SF	95,893 SF	587,944 SF
B	CRITICAL AREA AND BUFFER	6,842 SF	0 SF	6,842 SF
C	CRITICAL AREA AND BUFFER	89,481 SF	57,739 SF	147,220 SF
D	CRITICAL AREA AND BUFFER	19,409 SF	9,106 SF	28,515 SF
Q	COMPLIMENTARY LANDSCAPING	--	10,287 SF	10,287 SF
S	VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING	--	35,393 SF	35,393 SF
TOTAL		607,783 SF (13.95 AC)	208,418 SF (4.48 AC)	816,201 SF (18.74 AC)



REVISIONS		
NO.	DESCRIPTION/DATE	BY



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 Public Works | Landscape Architecture

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

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DWG. NAME:	PP-31
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