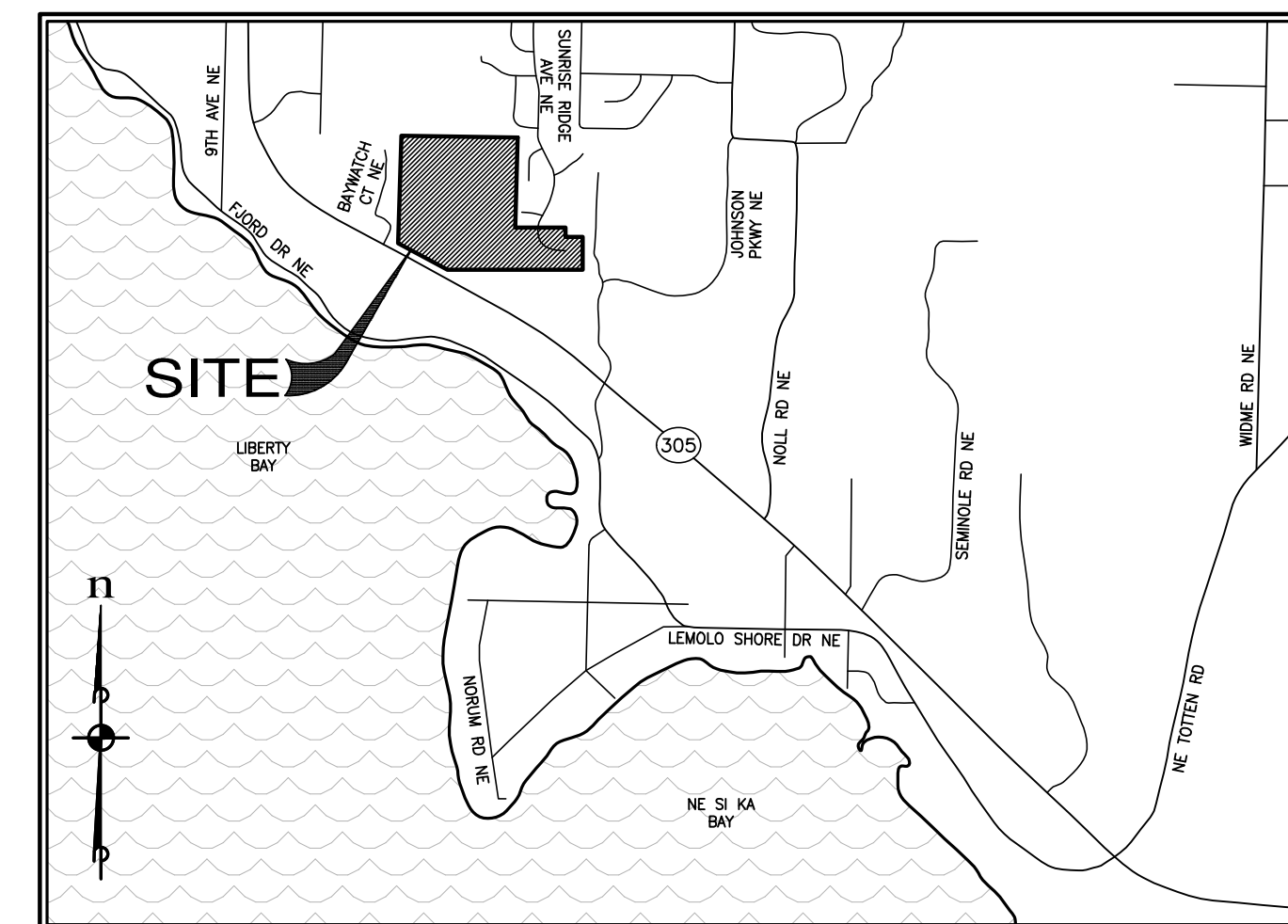
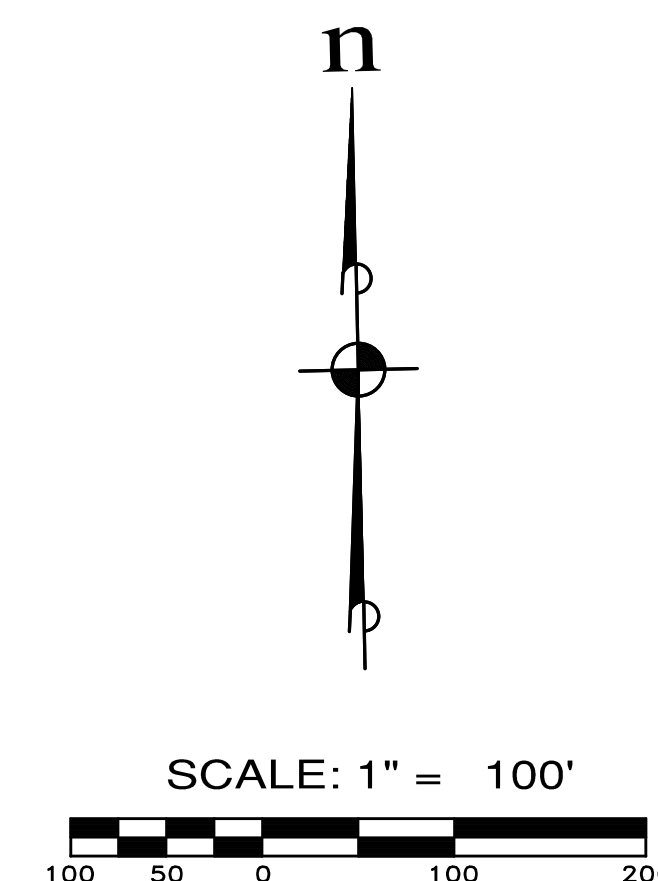


# PINNACLE AT LIBERTY BAY

## PRELIMINARY PLAT



VICINITY MAP  
NOT TO SCALE



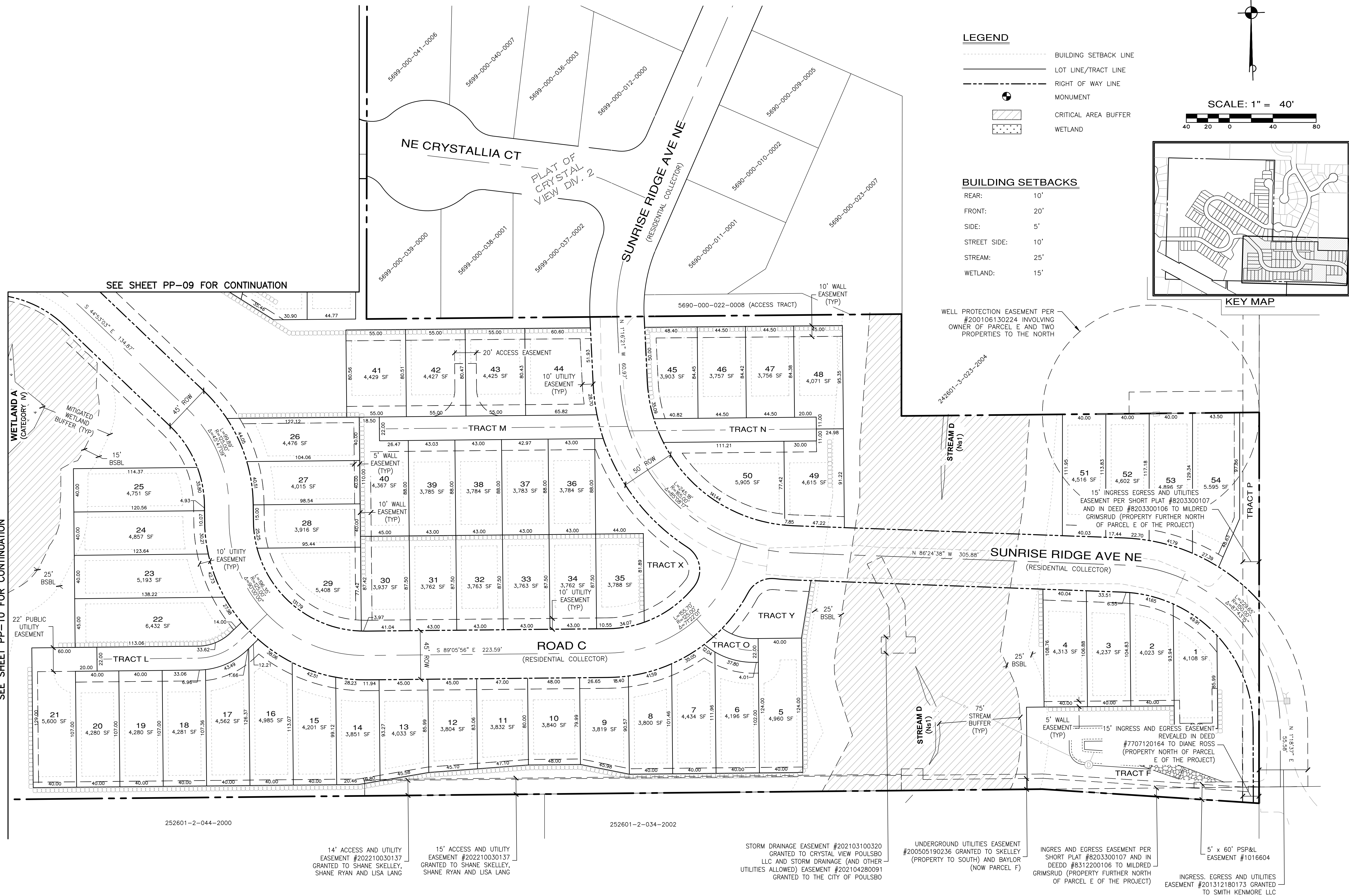
| <u>Dwg.</u>   | <u>Description</u>                               |
|---------------|--------------------------------------------------|
| PP-01         | COVER SHEET                                      |
| PP-02 – PP-04 | EXISTING CONDITIONS                              |
| PP-05         | BOUNDARY 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                      |

|                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>OWNER/DEVELOPER</b><br/>         MONTEBANC MANAGEMENT, LLC<br/>         100 NW GILMAN BLVD. #2781<br/>         ISSAQUAH, WA 98280<br/>         CONTACT: PAUL DEVENZIO<br/>         PHONE: (206) 391-8366</p>            | <p><b>BIOLOGIST</b><br/>         SEWALL WETLAND CONSULTING, INC<br/>         PO BOX 880<br/>         FALL CITY, WA 98024<br/>         CONTACT: ED SEWALL<br/>         PHONE: (253) 859-0515</p>                  |
| <p><b>CIVIL ENGINEER/SURVEYOR</b><br/>         ESM CONSULTING ENGINEERS<br/>         33400 8TH AVE S SUITE #205<br/>         FEDERAL WAY, WA 98003<br/>         CONTACT: JOHN EVERETT<br/>         PHONE: (253) 838-6113</p>  | <p><b>TRAFFIC ENGINEER</b><br/>         HEATH &amp; ASSOCIATES<br/>         1011 E MAIN AVE, STE 453<br/>         PUYALLUP, WA 98372<br/>         CONTACT: AARON VAN AKEN<br/>         PHONE: (253) 859-0515</p> |
| <p><b>GEOTECHNICAL ENGINEER</b><br/>         ASPECT CONSULTING, LLC<br/>         350 MADISON AVE N<br/>         BAINBRIDGE ISLAND, WA 98110<br/>         CONTACT: ALISON DENNISON, LEG<br/>         PHONE: (206) 780-7717</p> |                                                                                                                                                                                                                  |

|                      |                                                                                                       |
|----------------------|-------------------------------------------------------------------------------------------------------|
| 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<br>2426-013-003-2008<br>2426-013-018-2001<br>2426-013-005-2006<br>2426-013-019-2000 |
| LOT SIZE:            |                                                                                                       |
| LARGEST LOT:         | 6,751 SF                                                                                              |
| SMALLEST LOT:        | 3,756 SF                                                                                              |
| AVERAGE LOT:         | 4,411 SF                                                                                              |
| SEWERAGE SYSTEM:     | CITY OF POULSBORO                                                                                     |
| WATER SUPPLY:        | CITY OF POULSBORO                                                                                     |
| FIRE DISTRICT:       | CITY OF POULSBORO                                                                                     |



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

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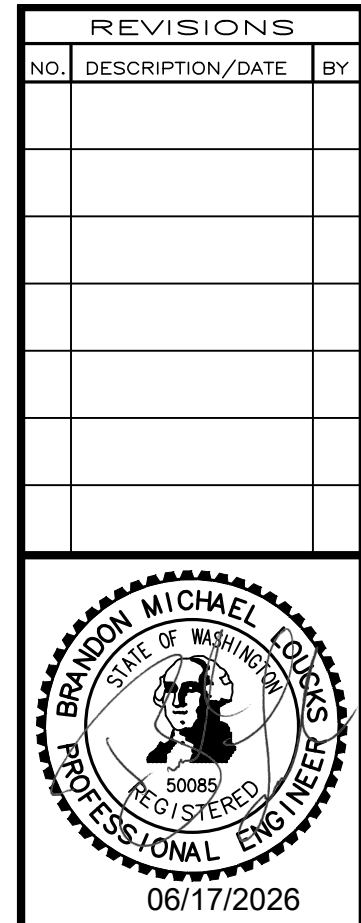
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO PRELIMINARY SITE PLAN WASHINGTON

JOB NO.: 2090-004-022  
DWG. NAME: PP-08  
DESIGNED BY:  
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CHECKED BY:  
DATE: 06/17/2026  
DATE OF  
PRINT:

PP-08

8 OF 31 SHEETS





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| PINNACLE AT LIBERTY BAY SUBDIVISION |                                  |
| CITY OF POULSBORO                   | PRELIMINARY SITE PLAN WASHINGTON |

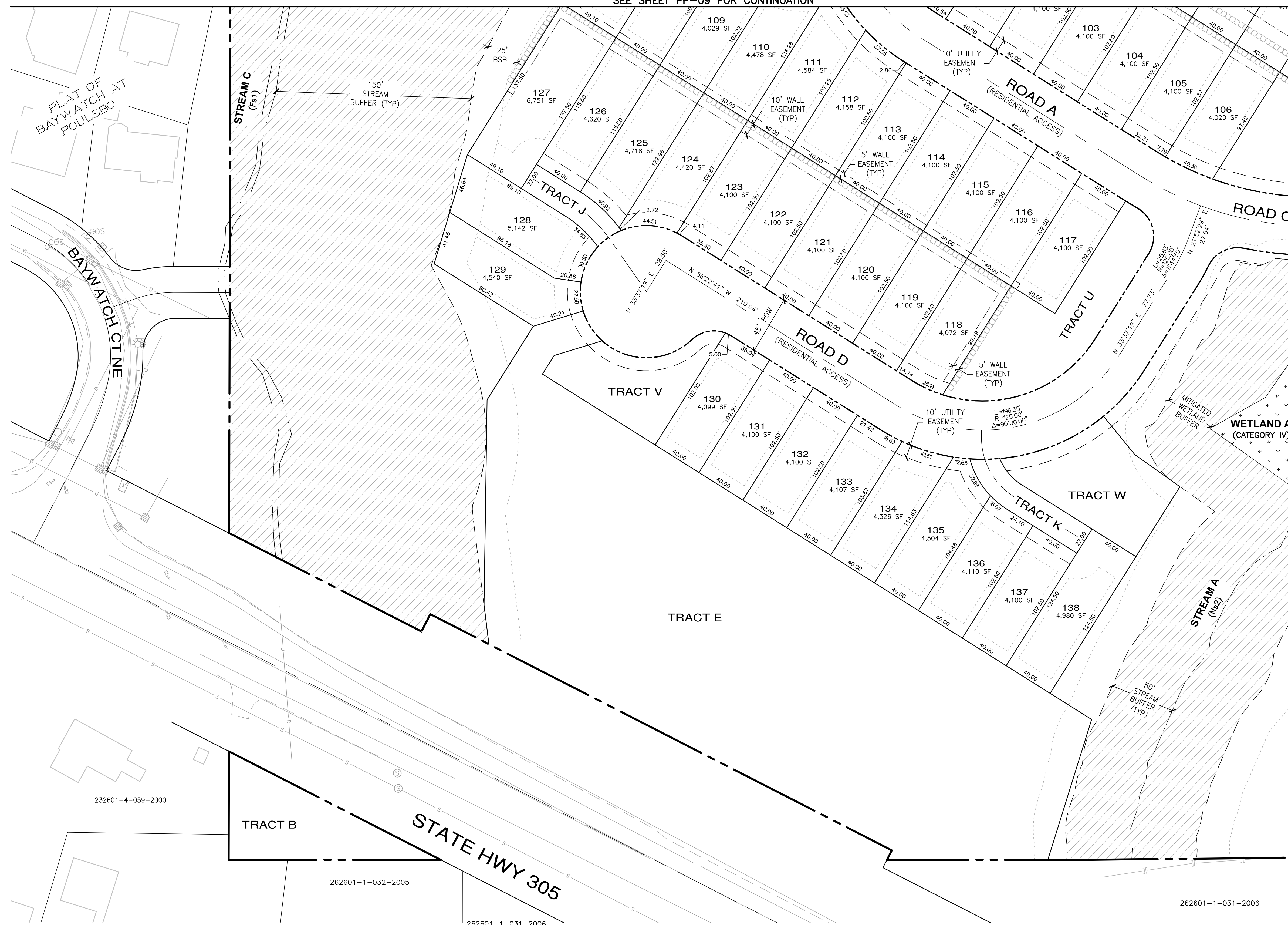
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| DWG. NAME:        | PP-09        |
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| CHECKED BY:       |              |
| DATE:             | 06/17/2026   |
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PP-09

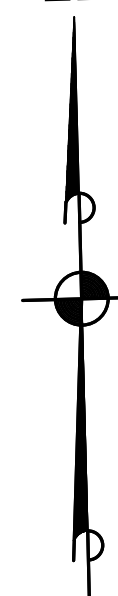
9 OF 31 SHEETS

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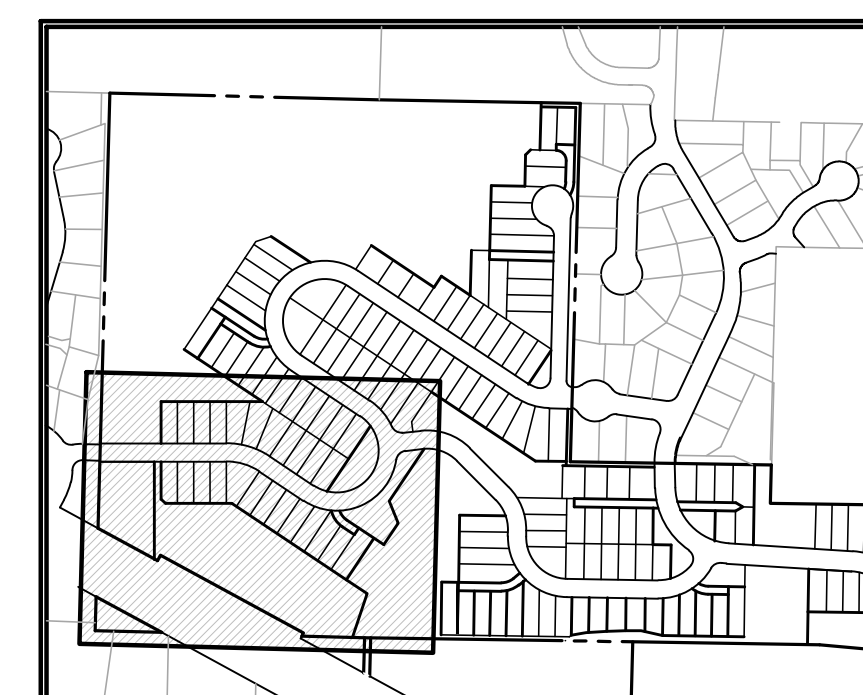
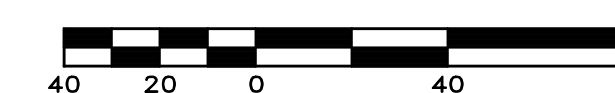
SEE SHEET PP-09 FOR CONTINUATION



1



SCALE: 1" = 40'



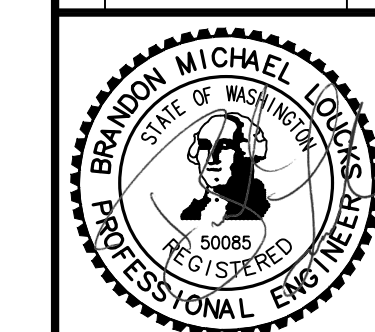
## KEY MAP

### 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' |

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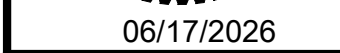
CITY OF POULSBORO PRELIMINARY SITE PLAN WASHINGTON

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| DESIGNED BY:   |             |
| DRAWN BY:      |             |
| CHECKED BY:    |             |
| DATE:          | 06/17/2021  |
| DATE OF PRINT: |             |

PP-10

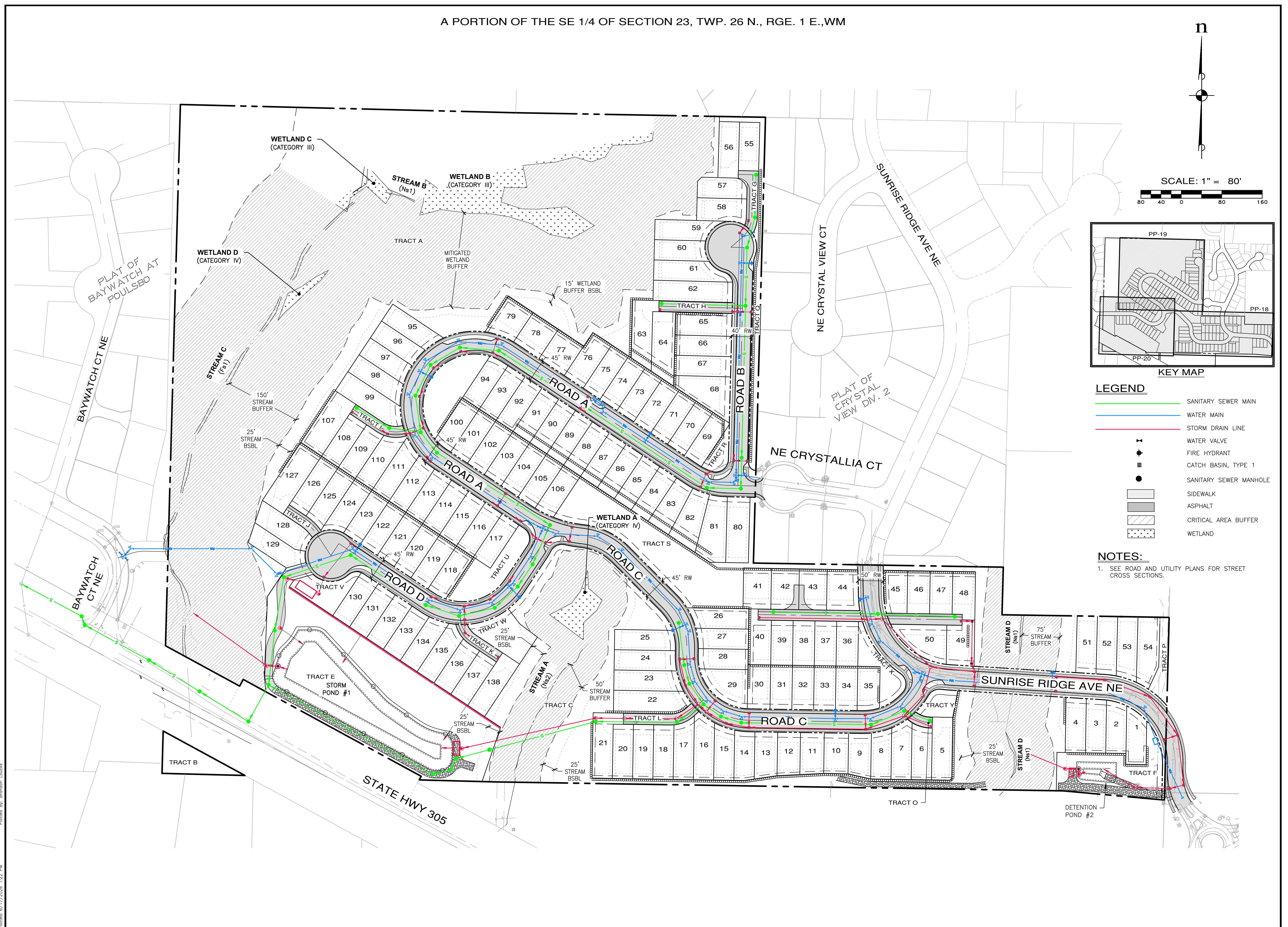
10 OF 31 SHEETS

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Plotted By: Brandon Loucks

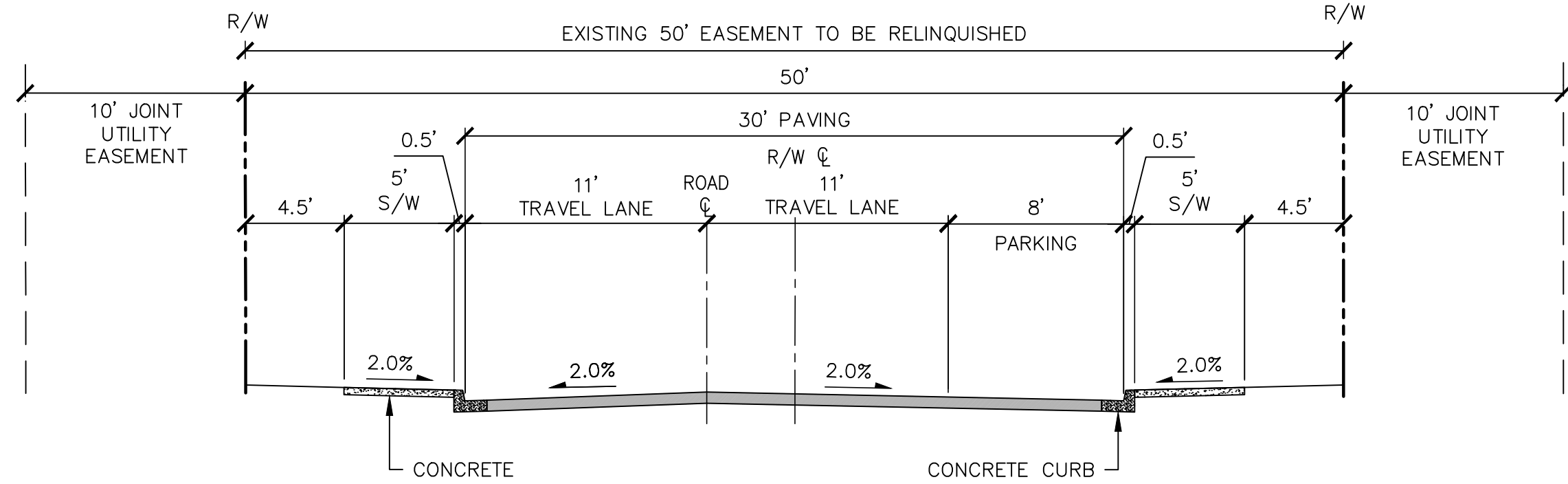
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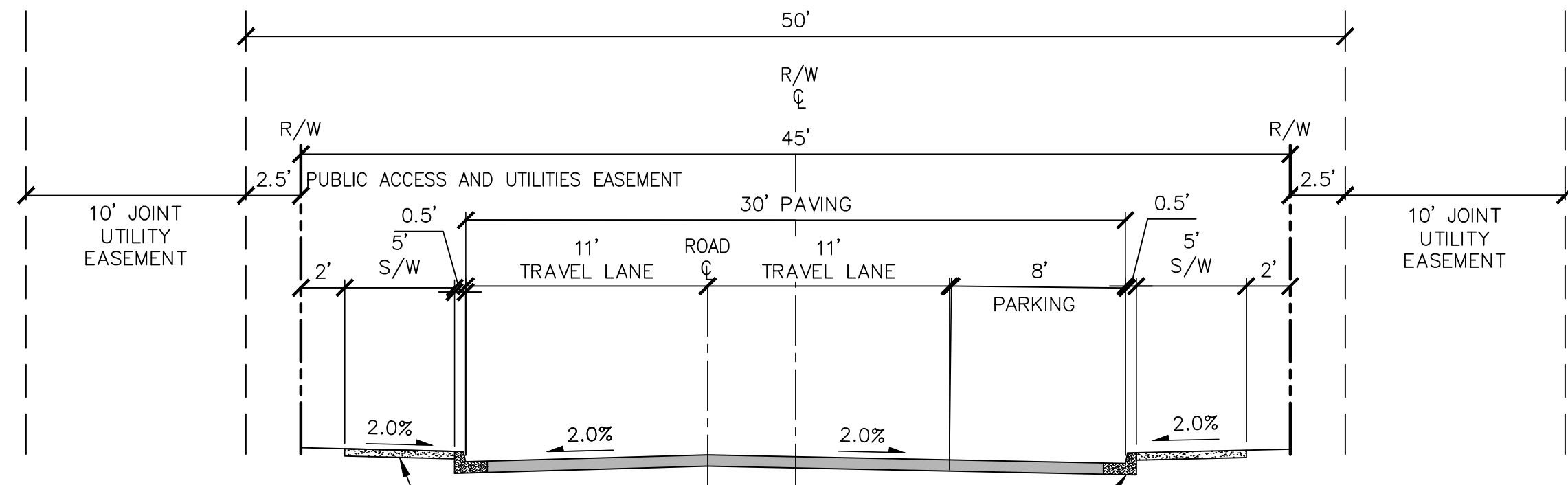
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| DESIGNED BY:          |            |
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| 15 OF 31 SHEETS       |            |



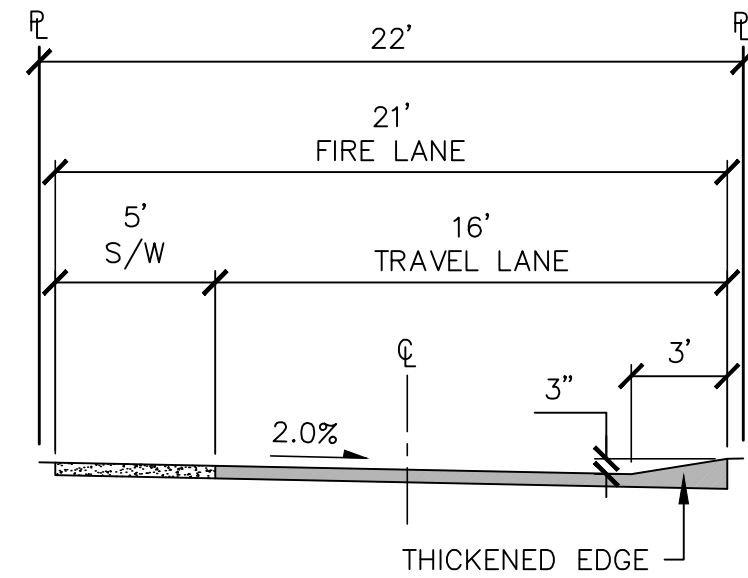
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM



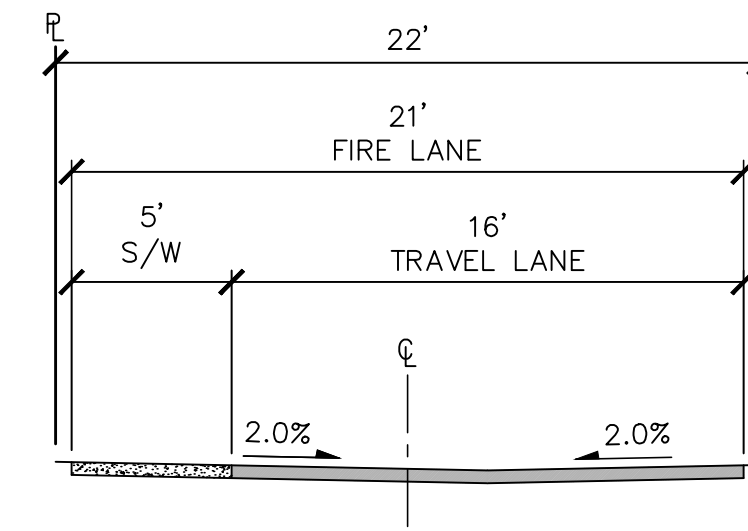
TYPICAL ROAD SECTION A - A  
SUNRISE RIDGE AVE NE COLLECTOR  
SCALE: 1"=6'



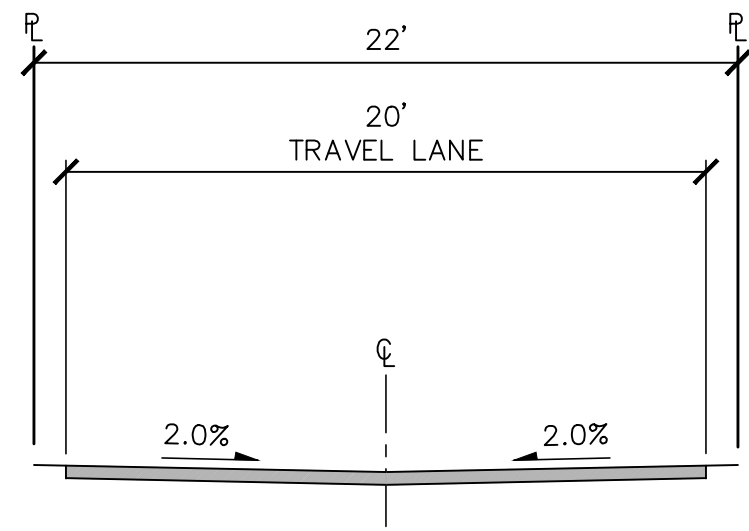
TYPICAL ROAD SECTION B-B  
ROAD A MODIFIED COLLECTOR  
SCALE: 1"=6'



PRIVATE ACCESS TRACT  
OPTION 1  
SCALE: 1"=6'



PRIVATE ACCESS TRACT  
OPTION 2  
SCALE: 1"=6'



JOINT USE DRIVEWAY TRACTS H & O  
OPTION 2  
SCALE: 1"=6'

LEGEND

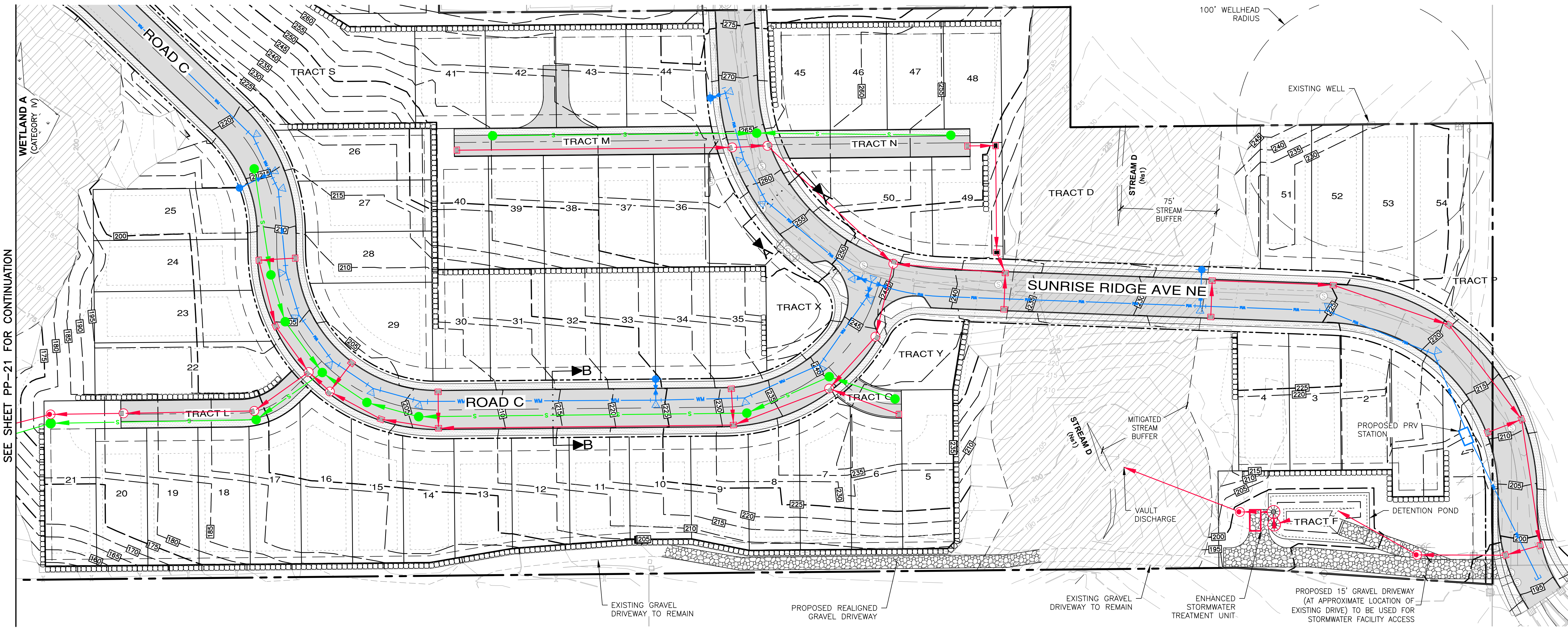
- SANITARY SEWER MAIN
- WATER MAIN
- STORM DRAIN LINE
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SIDEWALK
- ASPHALT
- CRITICAL AREA BUFFER
- WETLAND

n

SCALE: 1" = 40'



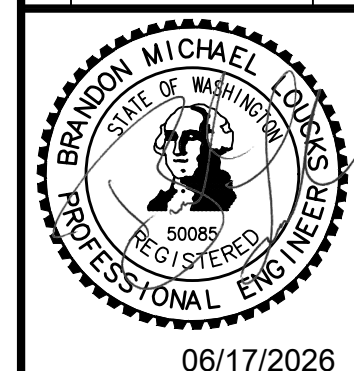
KEY MAP



SEE SHEET PP-21 FOR CONTINUATION

File: \\vsm\eng\ESM-JOB\2090\004\022\PP-19.dwg  
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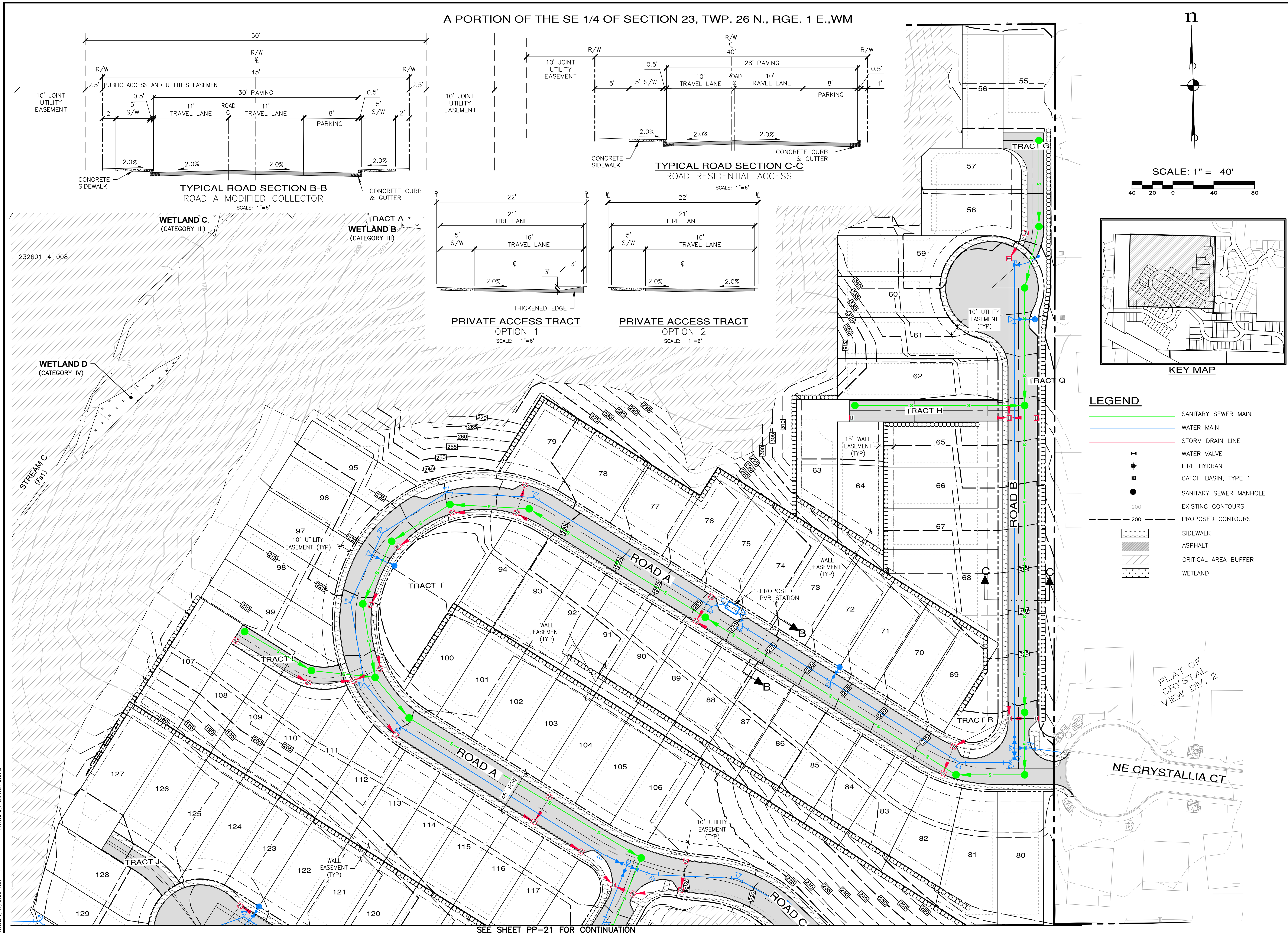


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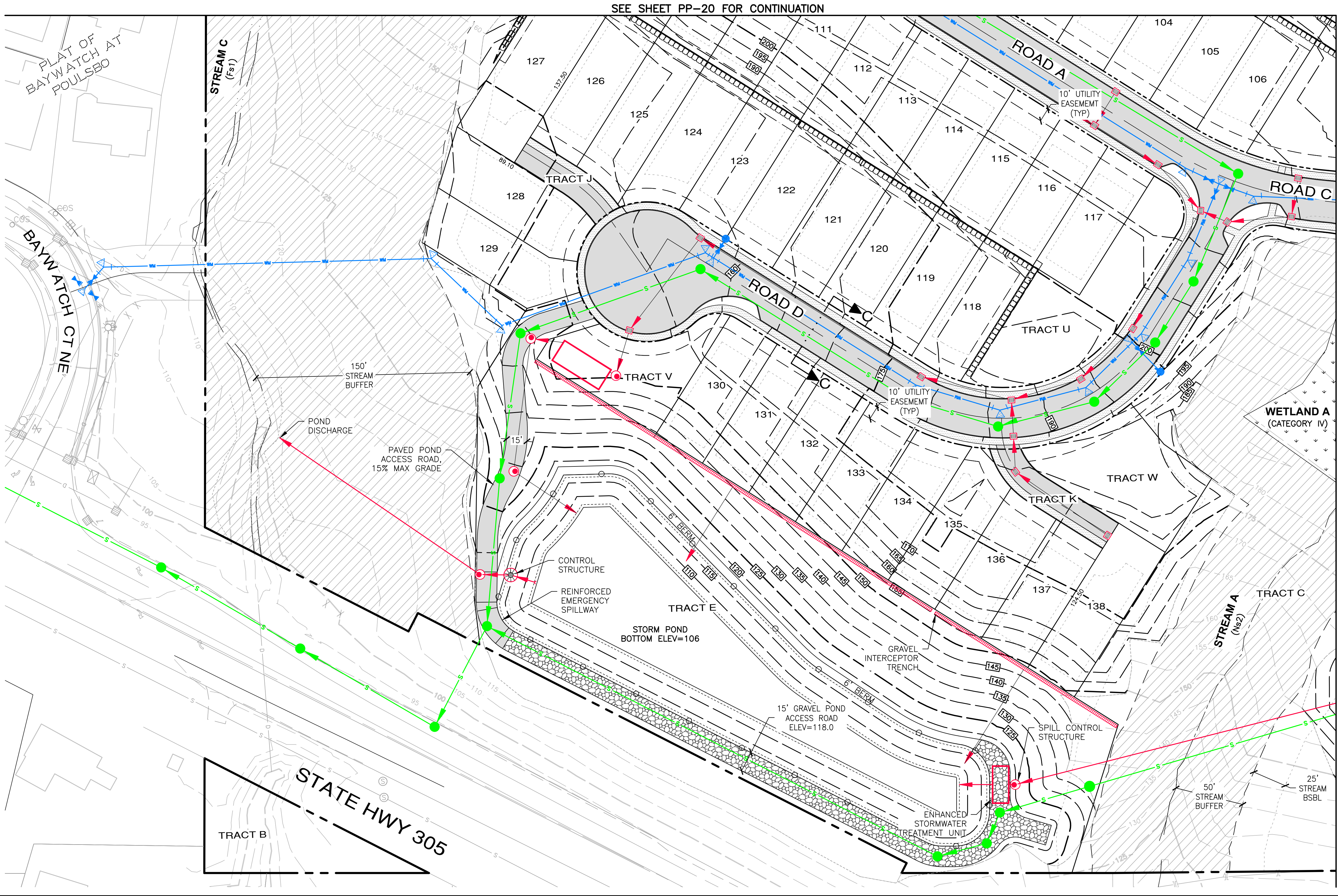
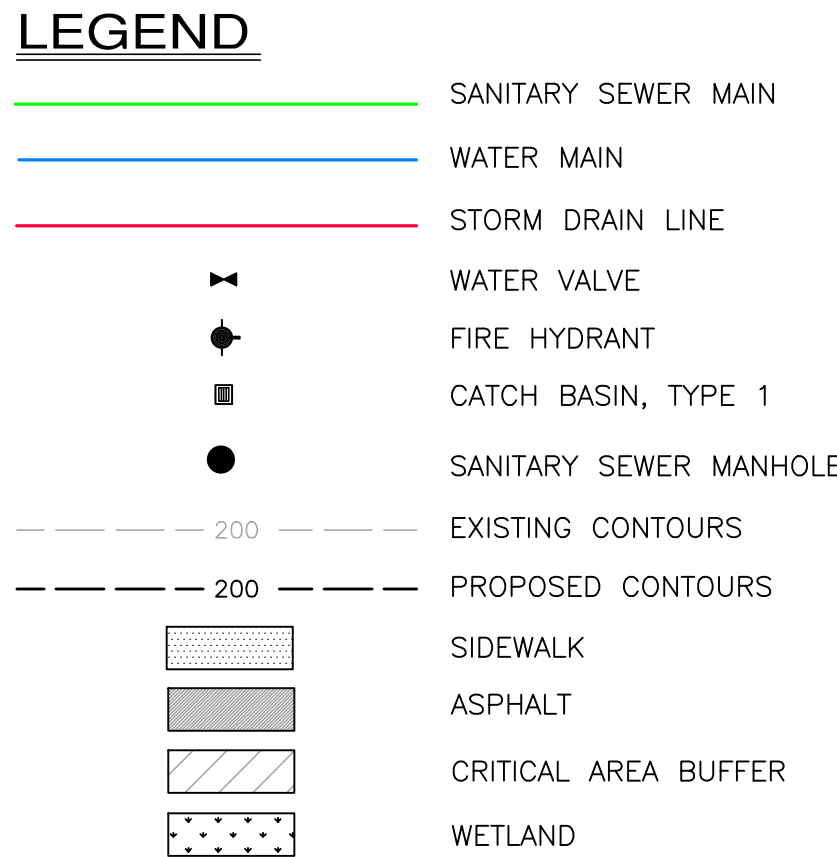
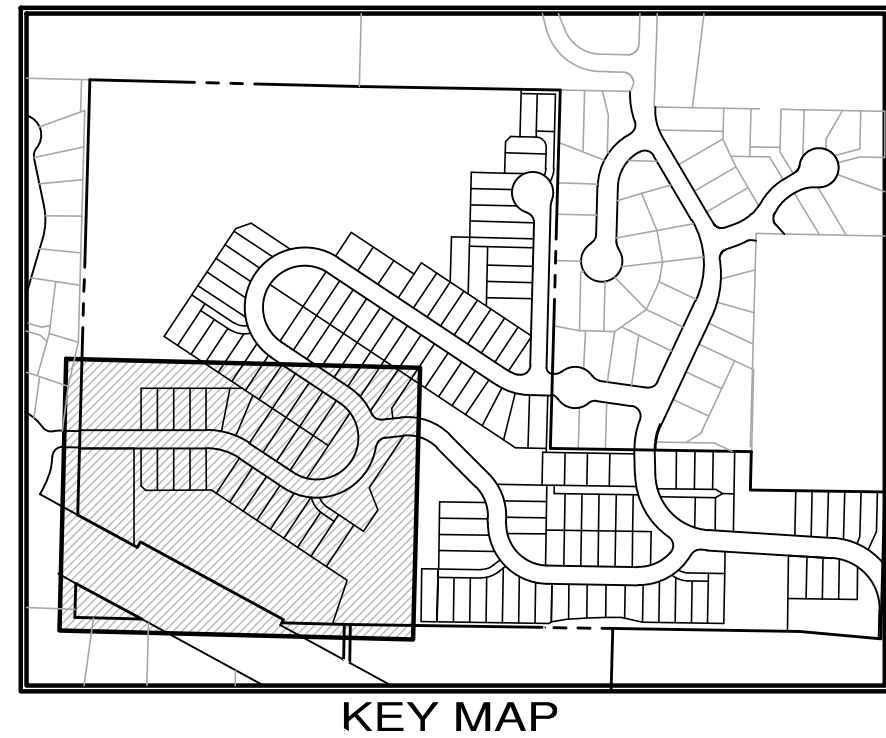
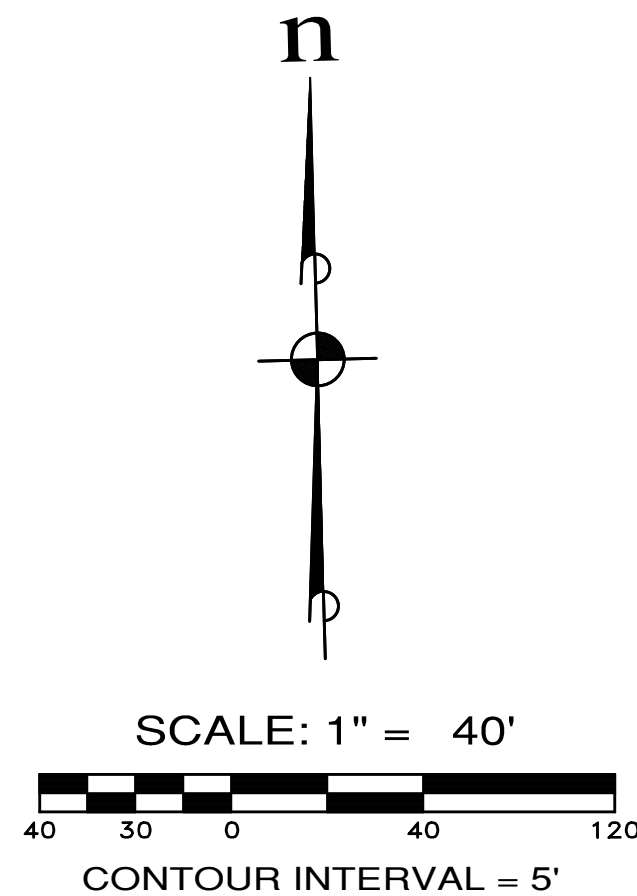
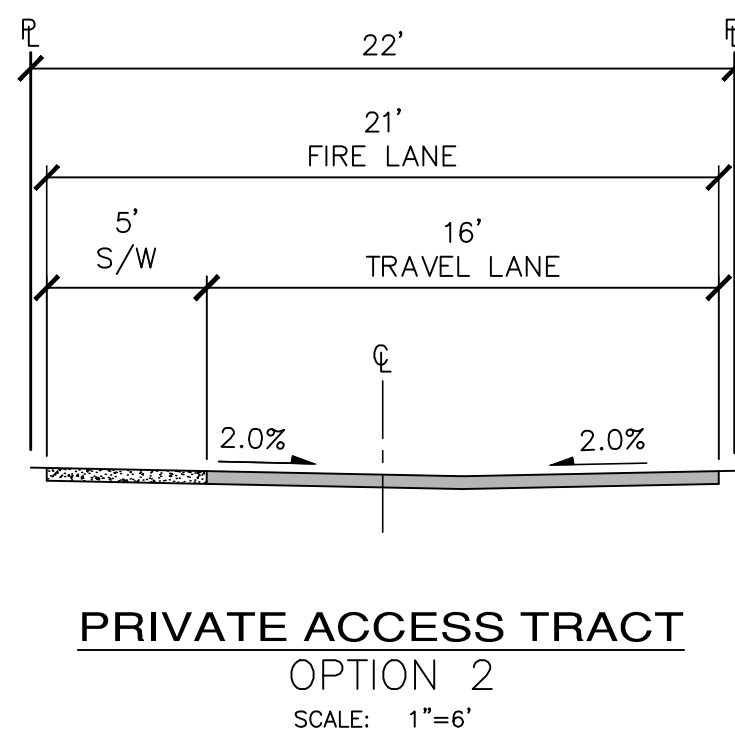
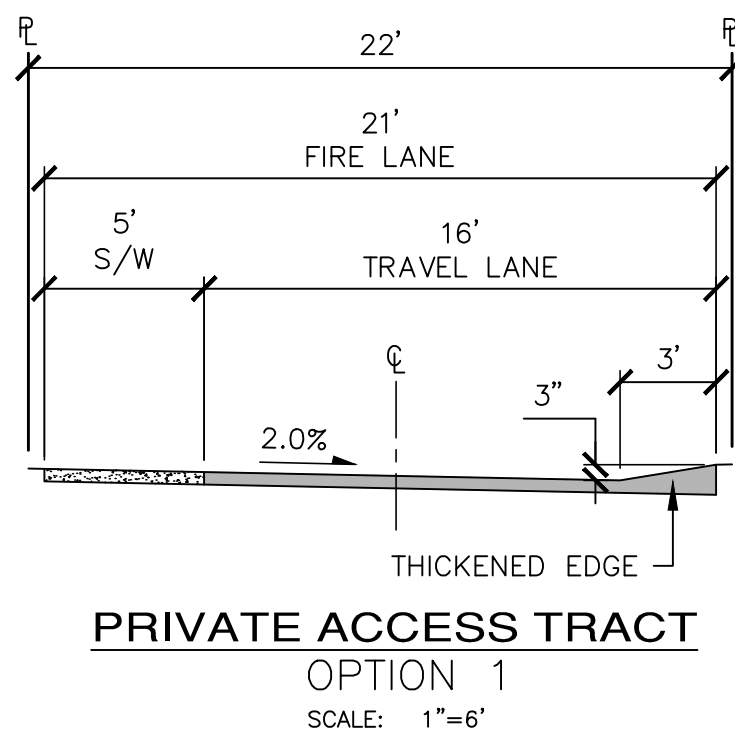
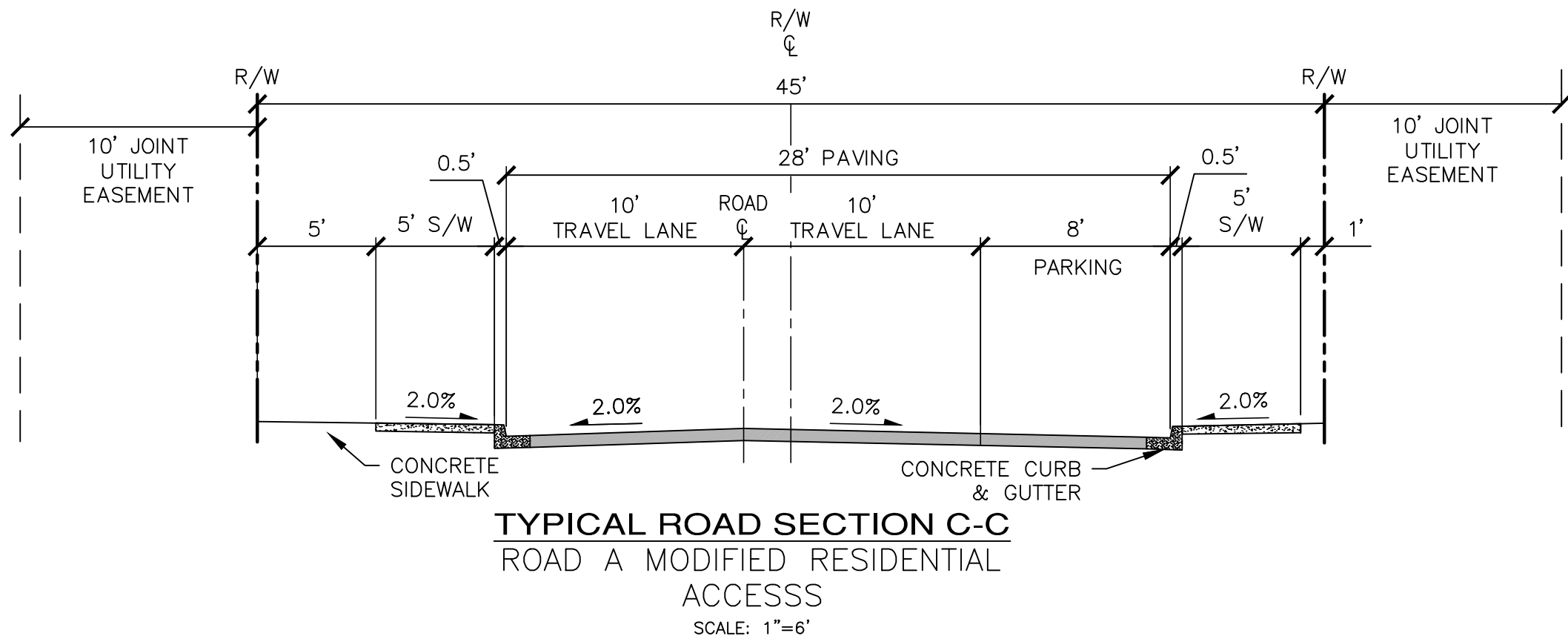
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PRELIMINARY ROAD & UTILITY PLAN  
CITY OF POLLSBO  
WASHINGTON

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BRANDON MICHAEL LOCKS  
REGISTERED PROFESSIONAL ENGINEER  
06/17/2026

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**PINNACLE AT LIBERTY BAY SUBDIVISION**

CITY OF POULSBORO PRELIMINARY ROAD & UTILITY PLAN WASHINGTON

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**PP-21**

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