

PINNACLE AT LIBERTY BAY

PRELIMINARY PLAT



NOTES:

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

SURVEYING PERFORMED IN CONJUNCTION WITH THIS
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.

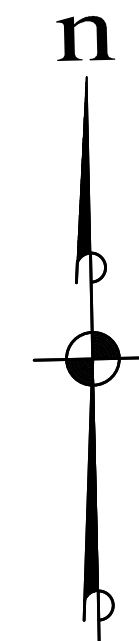
FARO FOCUS S350 LASER SCANNER.

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.

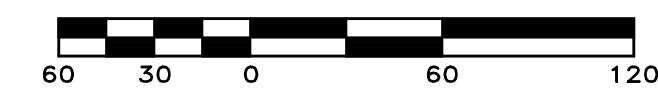
1. FIELD WORK PERFORMED JANUARY 2025 – JUNE 2025.

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.

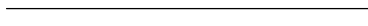
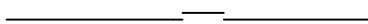
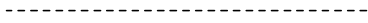
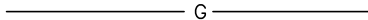
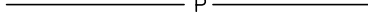
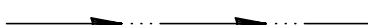
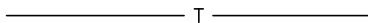
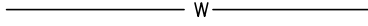


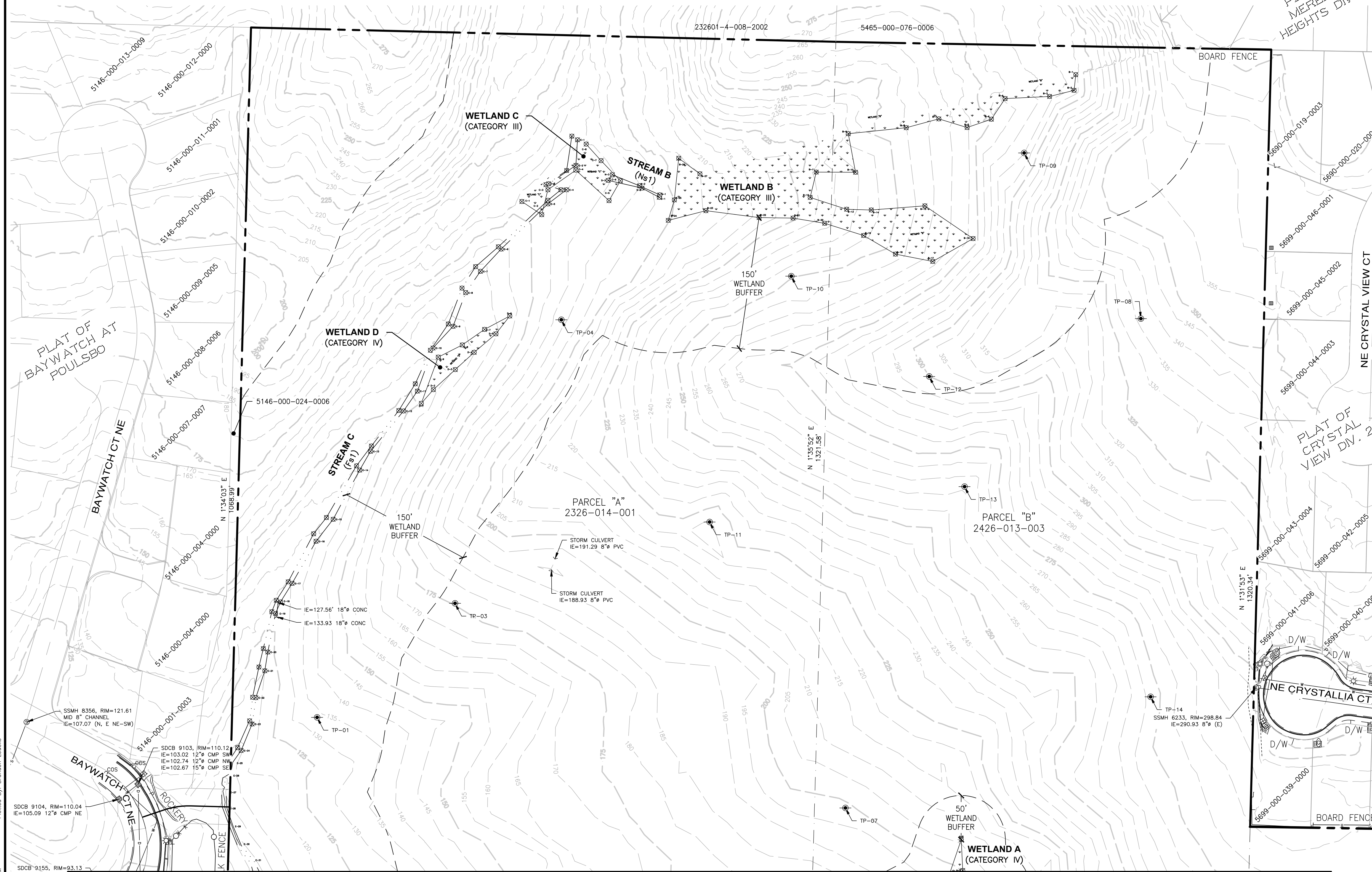
SCALE: 1" = 60'



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

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 COMER 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:

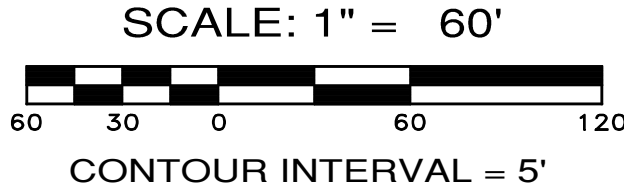
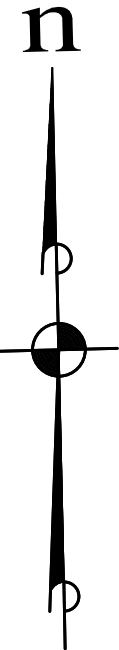
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION:

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:

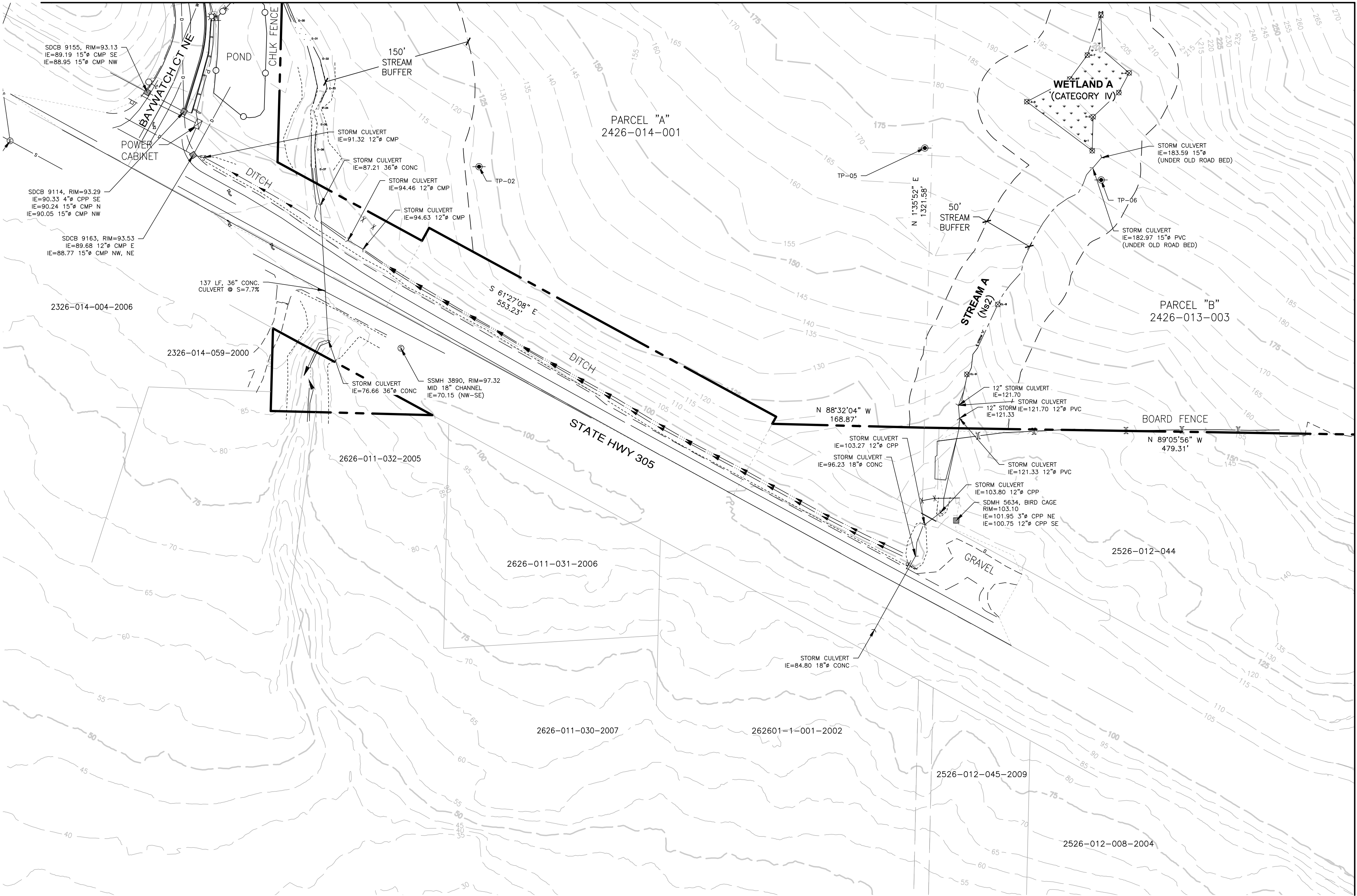
THENCE SOUTH 29°02'10" EAST, 15 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°30'56" WEST ALONG SAID EAST LINE, 345.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.



SEE LEGEND ON SHEET PP-02

SEE SHEET PP-02 FOR CONTINUATION



SEE SHEET PP-04 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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

JOB NO.:	2090-004-022
DWG. NAME:	PP-03
DESIGNED BY:	
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CHECKED BY:	
DATE:	06/24/2026
DATE OF PRINT:	

SCALE: 1" = 60'

CONTOUR INTERVAL = 5'

SEE SHEET PP-03 FOR CONTINUATION

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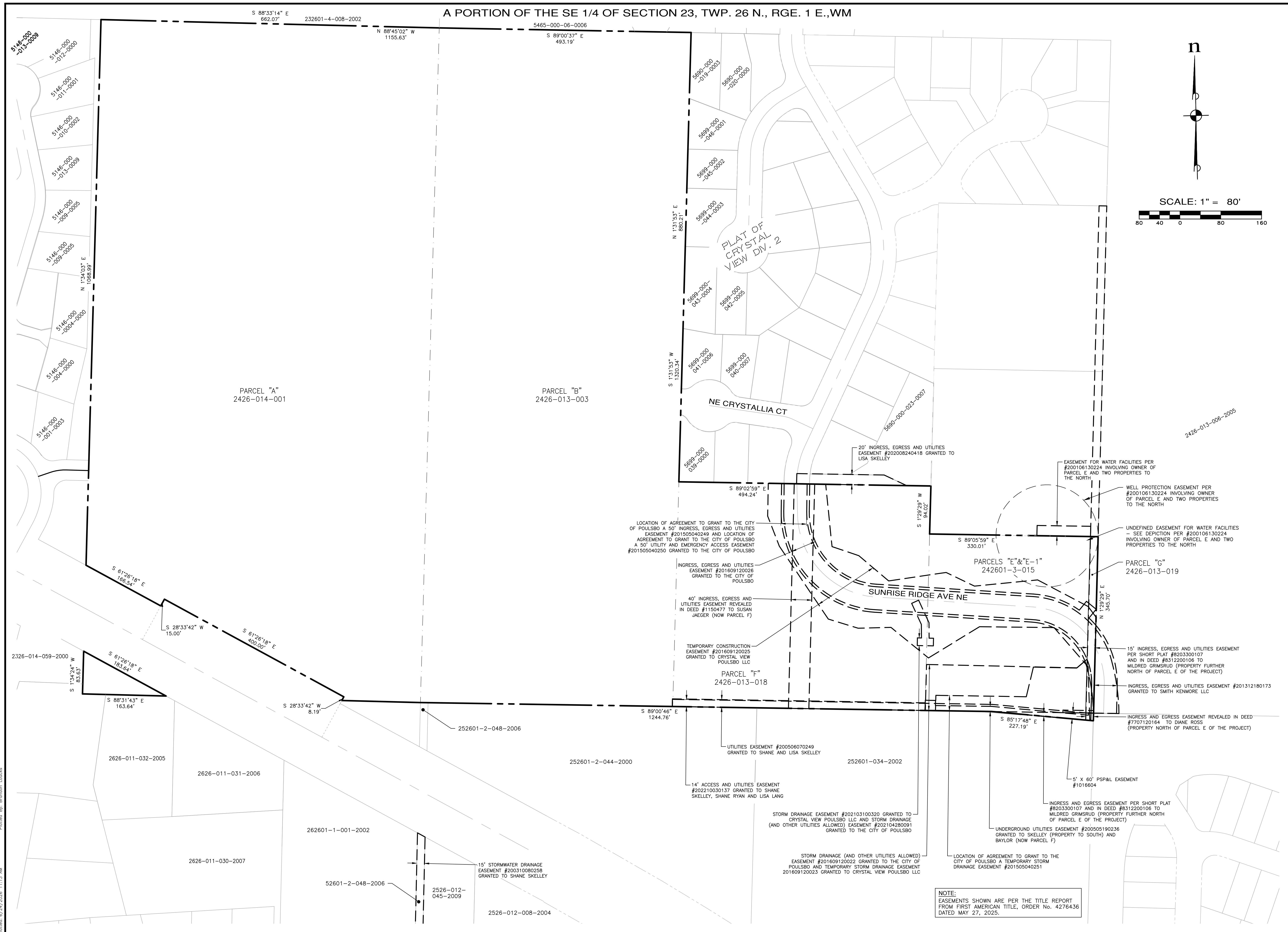
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POUFSBO EXISTING CONDITIONS WASHINGTON

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DATE OF PRINT:	

PP-04

4 OF 35 SHEETS



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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO BOUNDARY CONDITIONS WASHINGTON

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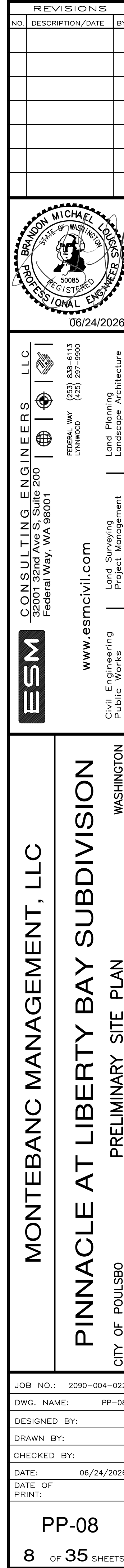
MONTEBANC MANAGEMENT, LLC

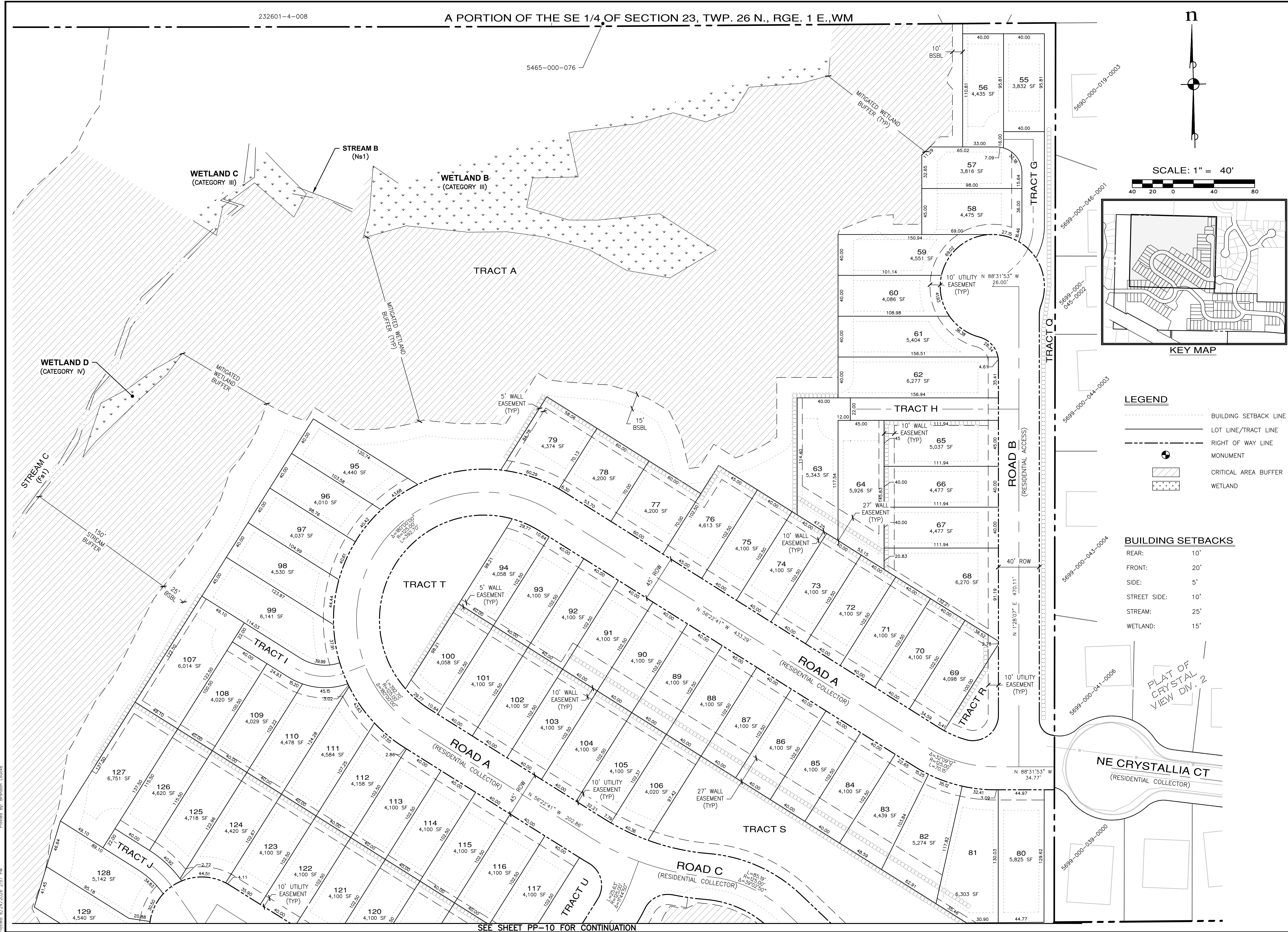
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO BUFFER MITIGATION PLAN WASHINGTON

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DATE:	06/24/2026
DATE OF PRINT:	
PP-06 6 OF 35 SHEETS	

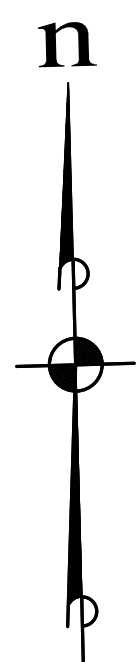
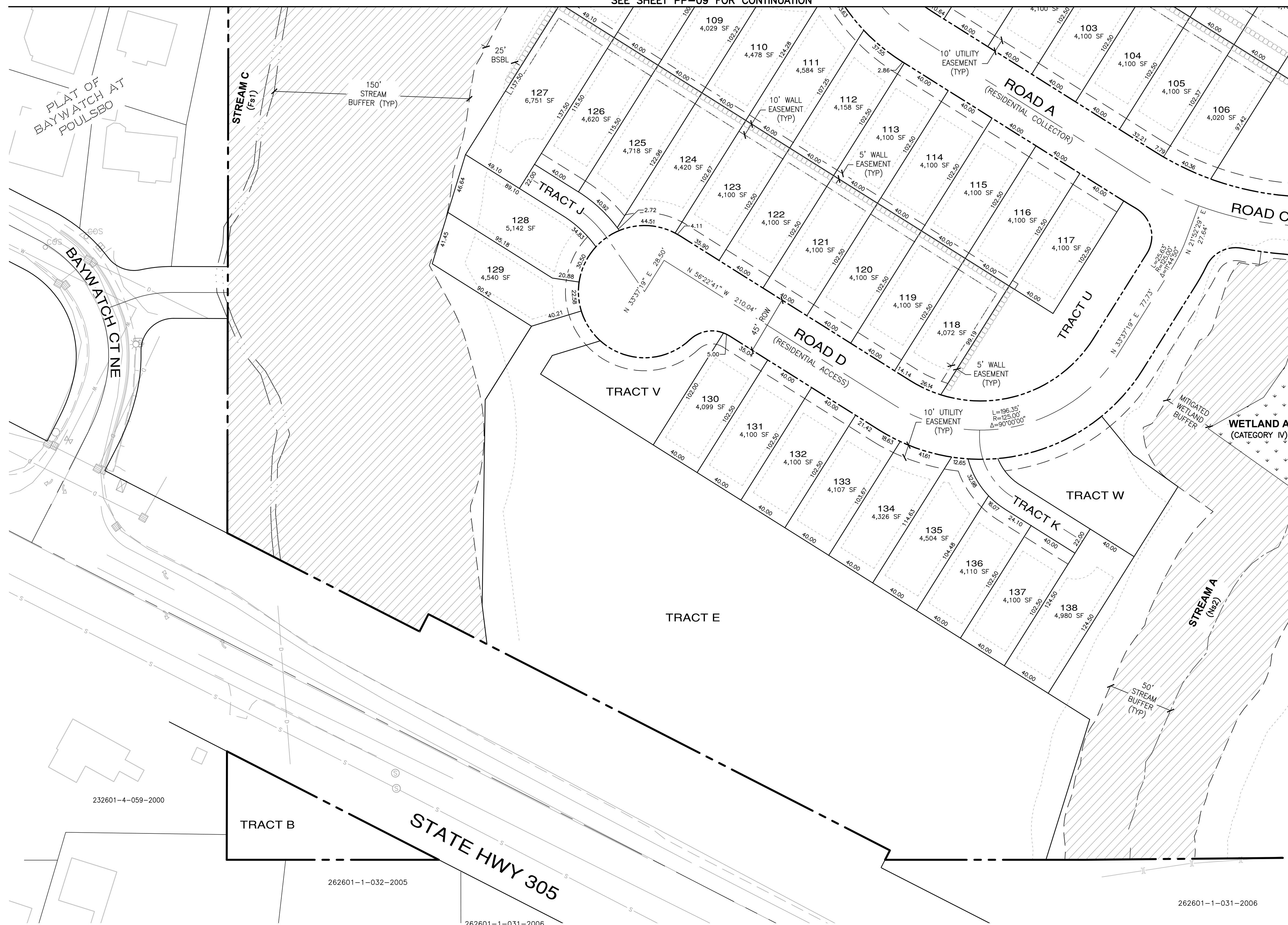
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Plotted By: Brandon Loucks





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

SEE SHEET PP-09 FOR CONTINUATION



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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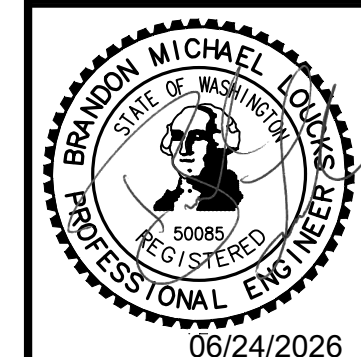
TRACT B

262601-1-032-2005

STATE HWY 305

262601-1-031-2006

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO
PRELIMINARY SITE PLAN

JOB NO.:	2090-004-022
DWG. NAME:	PP-10
DESIGNED BY:	
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PP-10

10 OF 35 SHEETS

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SCALE: 1" = 80'

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PRELIMINARY TESC & CONSTRUCTION NARRATIVE

1. 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.

2. 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.

3. 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.

4. PRIOR TO CLEARING IN ANY PHASE, THE BOUNDARIES OF ON-SITE CRITICAL AREAS (WETLANDS A-D) SHALL BE CLEARLY MARKED WITH HIGH-VISIBILITY FENCING.

5. 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.

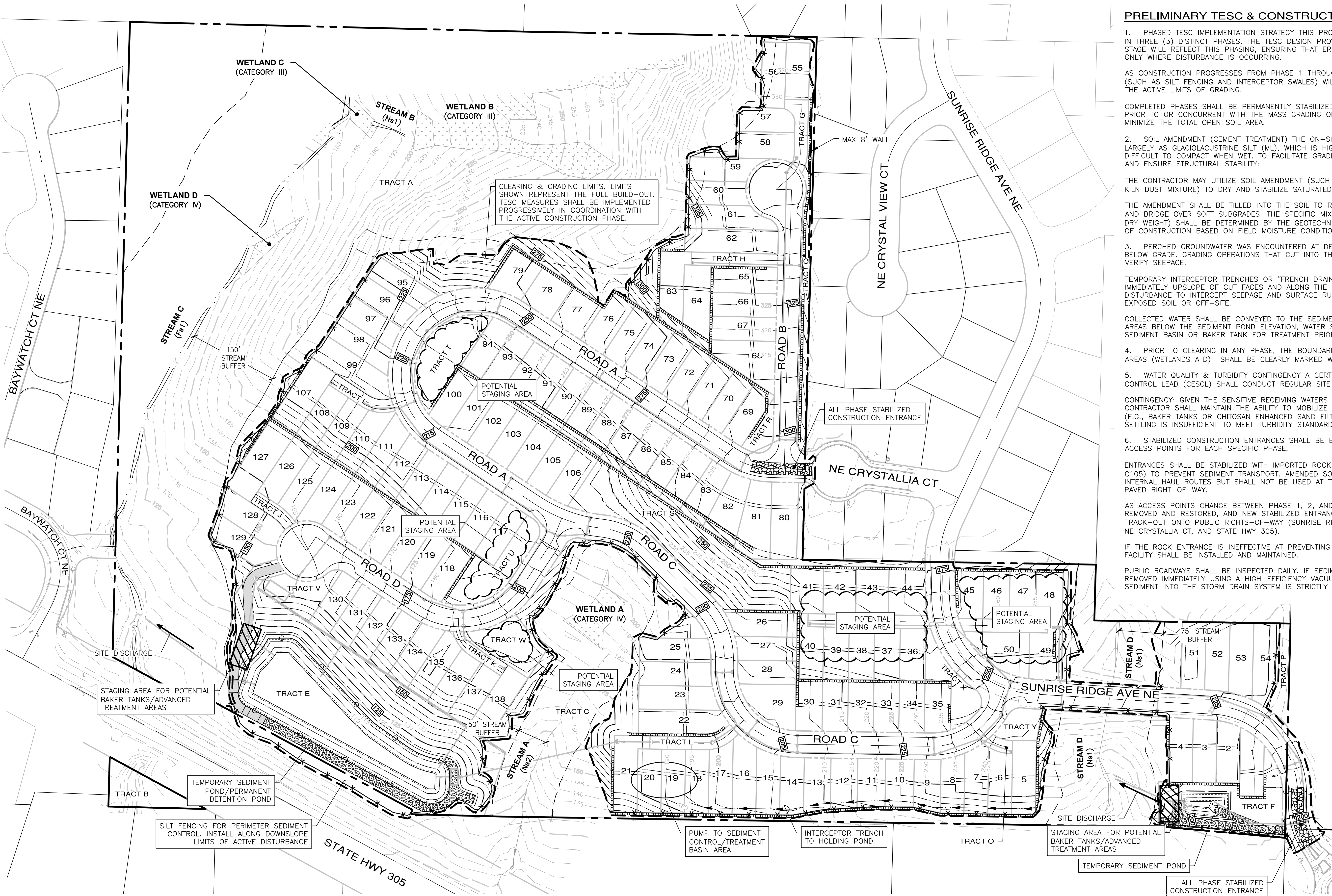
6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED AT THE ACTIVE ACCESS POINTS FOR EACH SPECIFIC PHASE.

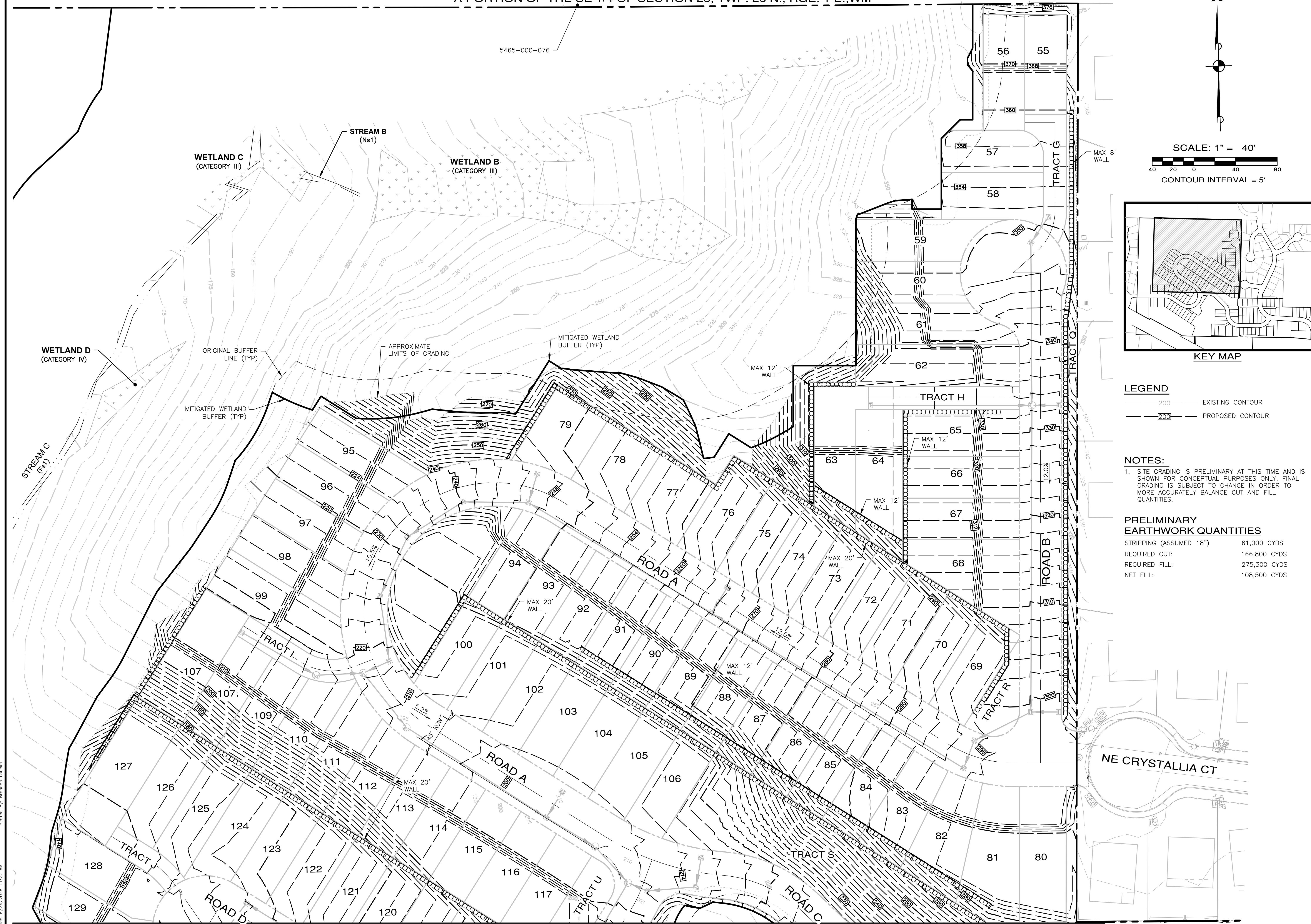
ENTRANCES SHALL BE STABILIZED WITH IMPORTED ROCK (QUARRY SPALLS PER BMP C105) TO PREVENT SEDIMENT TRANSPORT. AMENDED SOIL MAY BE UTILIZED FOR INTERNAL HAUL ROUTES BUT SHALL NOT BE USED AT THE CONNECTION TO THE PAVED RIGHT-OF-WAY.

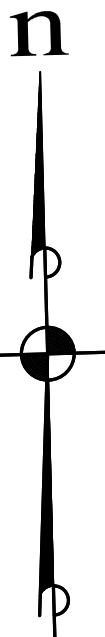
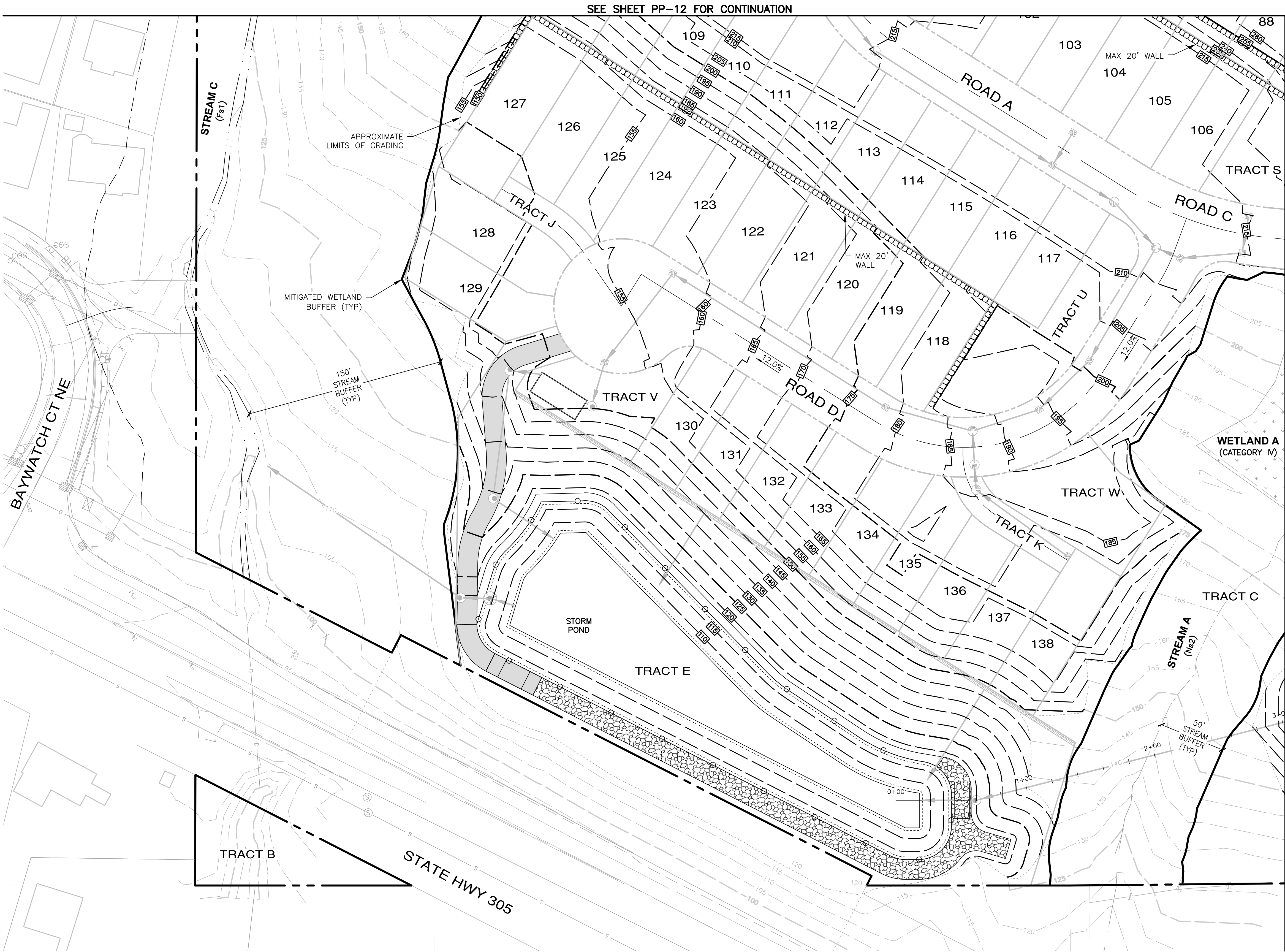
AS ACCESS POINTS CHANGE BETWEEN PHASE 1, 2, AND 3, OLD ENTRANCES SHALL BE REMOVED AND RESTORED, AND NEW STABILIZED ENTRANCES INSTALLED TO PREVENT TRACK-OUT ONTO PUBLIC RIGHTS-OF-WAY (SUNRISE RIDGE AVE NE, BAYWATCH CT, NE CRYSTALLIA CT, AND STATE HWY 305).

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

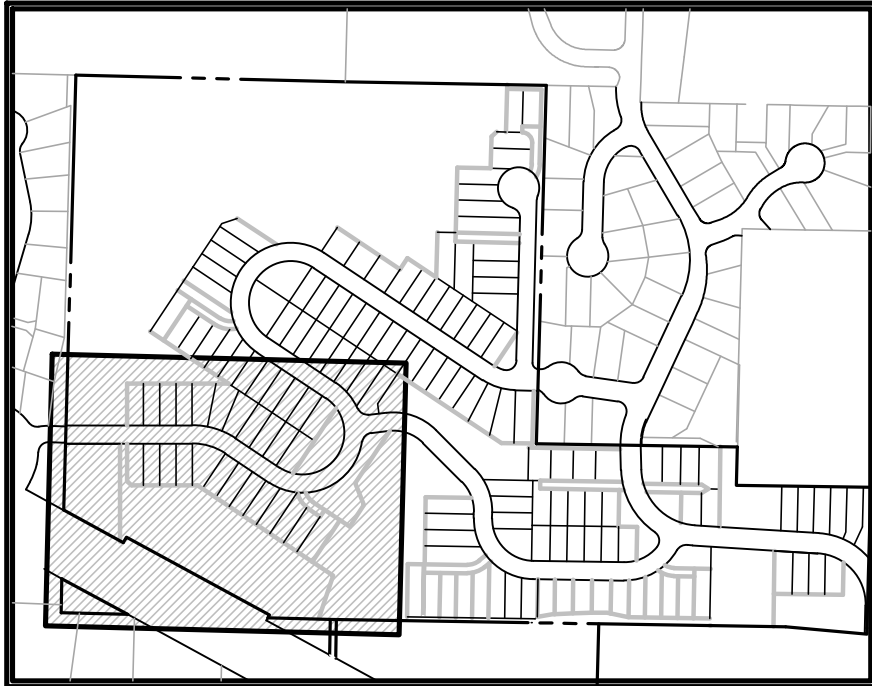
PUBLIC ROADWAYS SHALL BE INSPECTED DAILY. IF SEDIMENT IS PRESENT, IT SHALL BE REMOVED IMMEDIATELY USING A HIGH-EFFICIENCY VACUUM SWEEPER. FLUSHING SEDIMENT INTO THE STORM DRAIN SYSTEM IS STRICTLY PROHIBITED.







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



KEY MAP

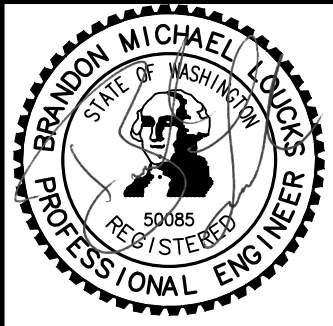
LEGEND

- 200— EXISTING CONTOUR
- 200— PROPOSED CONTOUR

NOTES:

1. 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.

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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Brandon Michael Loucks
Professional Engineer
06/24/2026

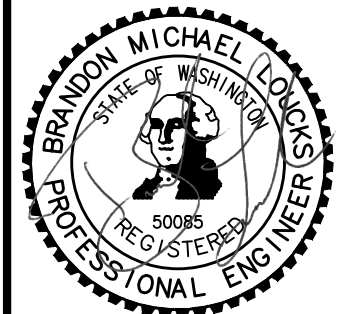
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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POLLSBO PRELIMINARY GRADING PLAN WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-13
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13 OF 35 SHEETS	

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO

OVERALL INFRASTRUCTURE PLAN

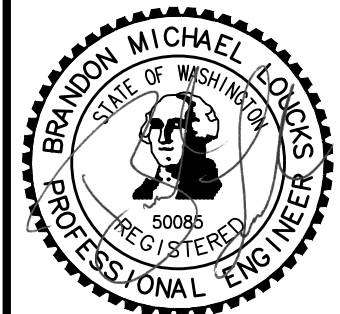
WASHINGTON

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PP-15

15 OF 35 SHEETS

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Plotted By: Brandon Loucks
Plotted: 6/24/2026 11:27 AM

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06/24/2026

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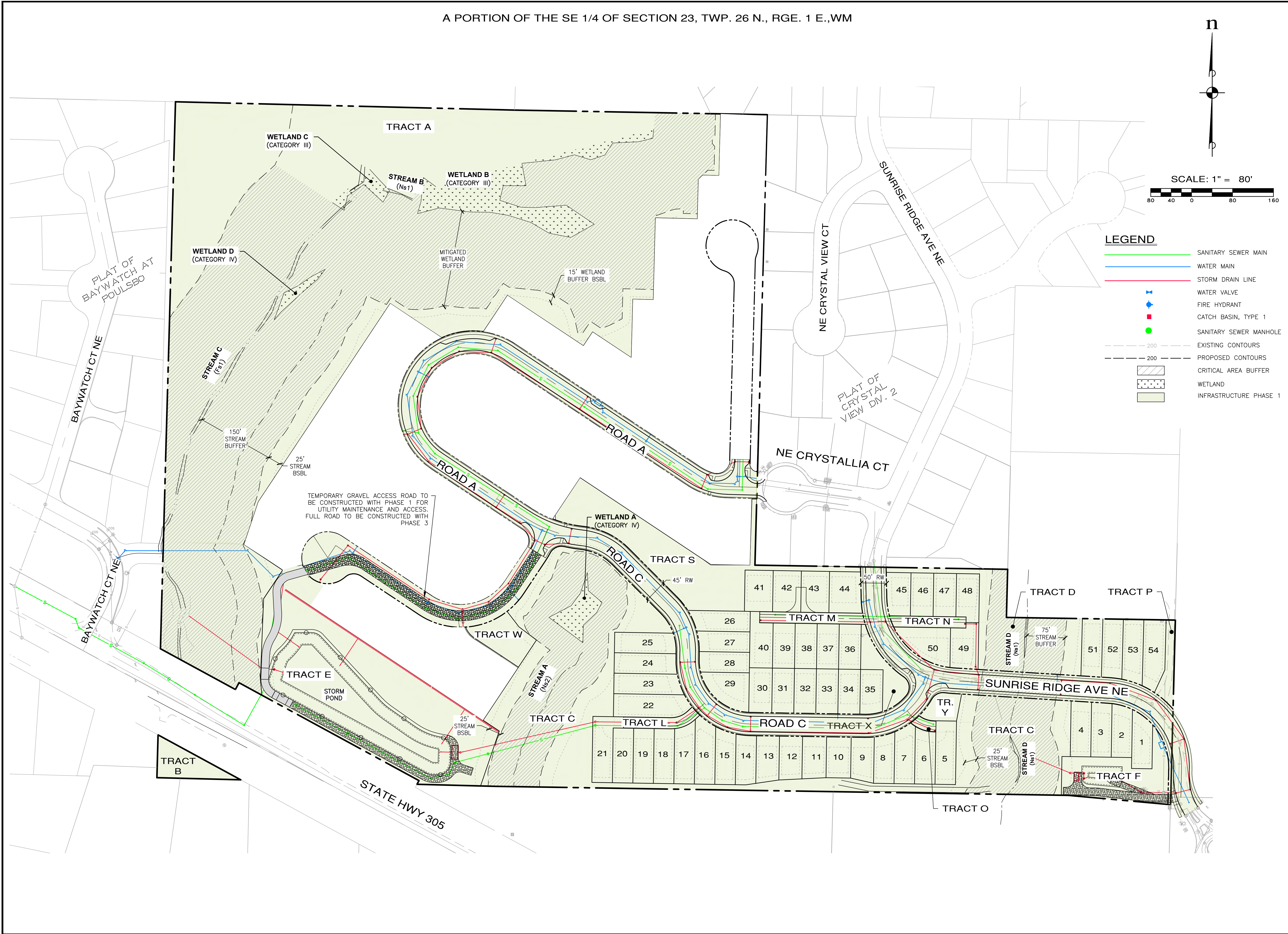
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBOROUGH INFRASTRUCTURE PLAN – PHASE 1 WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-16
DESIGNED BY:	
DRAWN BY:	
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DATE:	06/24/2026
DATE OF PRINT:	

PP-16

16 OF 35 SHEETS



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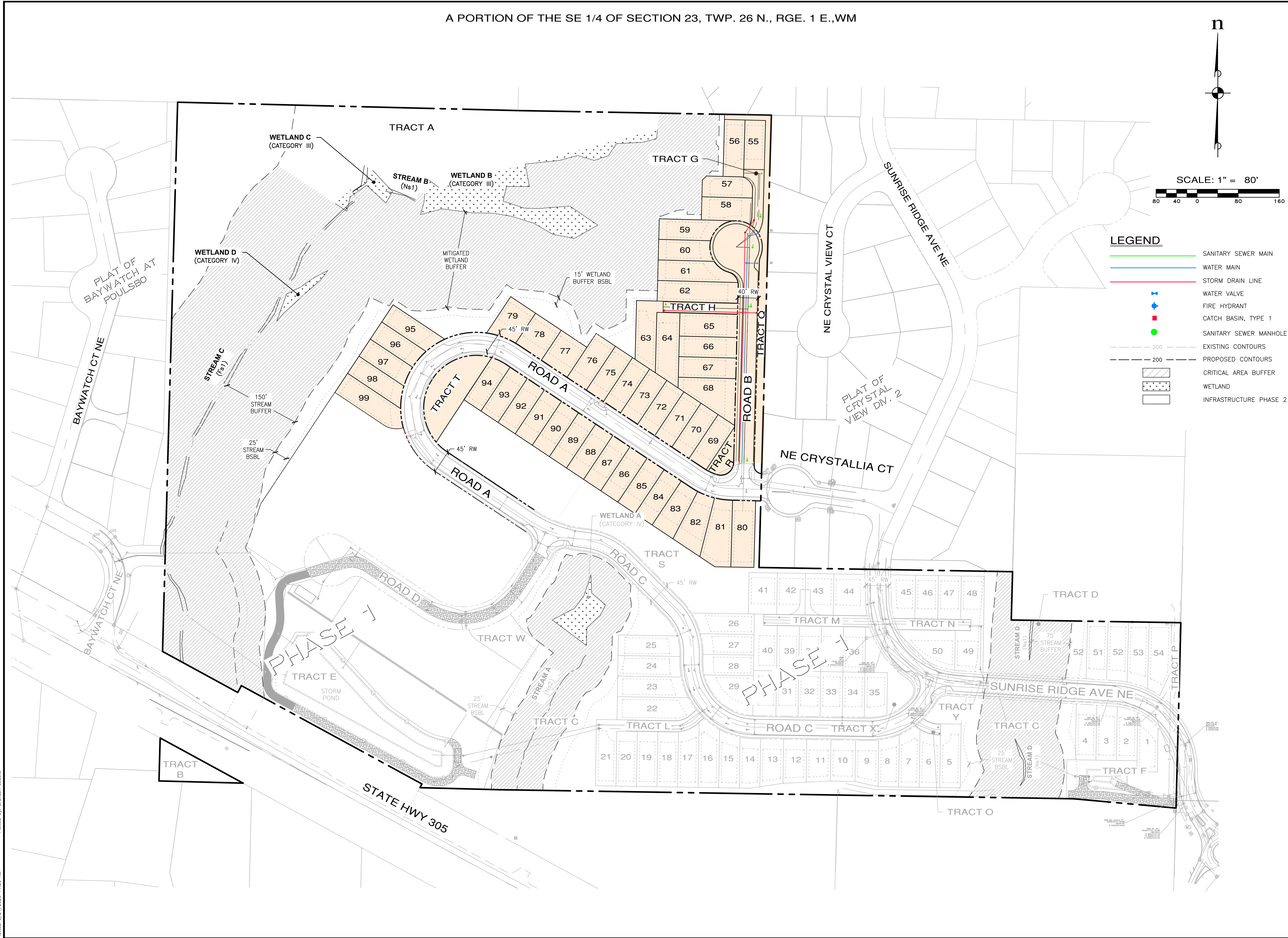
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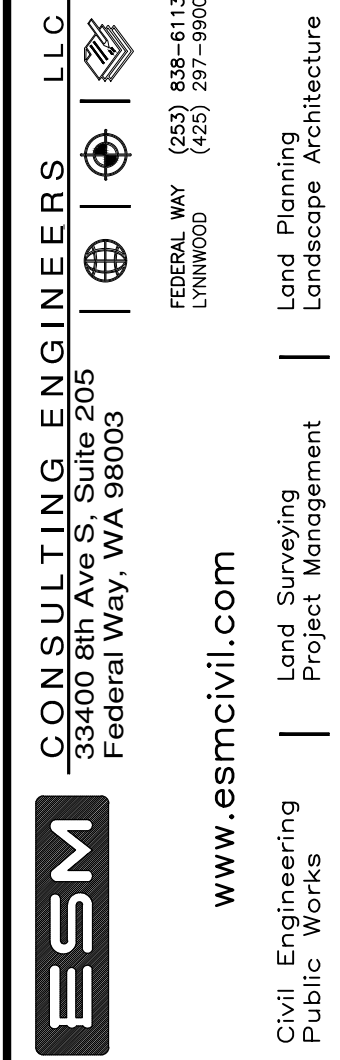
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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POUFSBO INFRASTRUCTURE PLAN – PHASE 2 WASHINGTON

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DWG. NAME:	PP-17
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	06/24/2026
DATE OF PRINT:	
PP-17 17 OF 35 SHEETS	



[illegible]

CITY OF POULSBORO

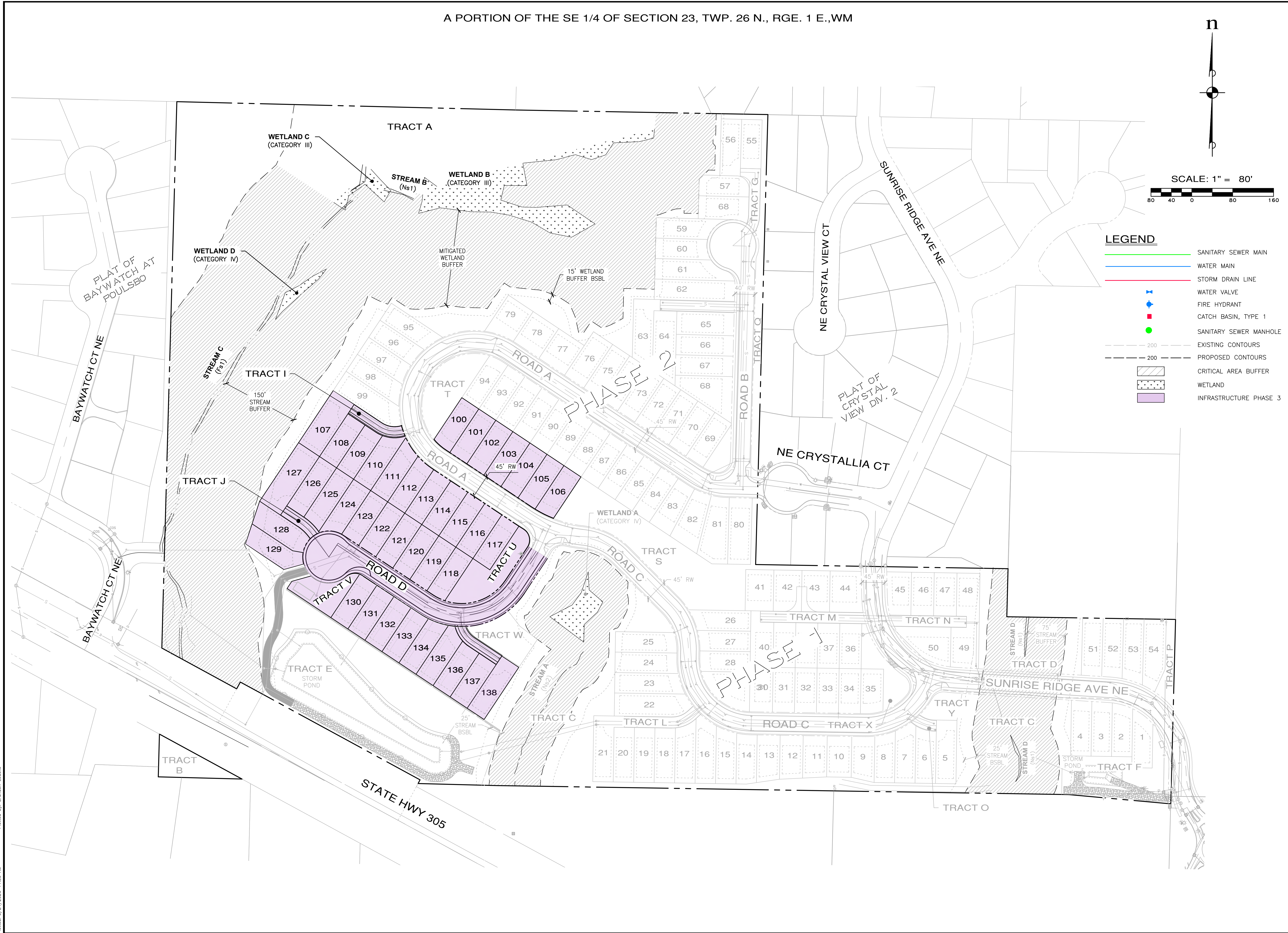
INFRASTRUCTURE PLAN – PHASE 3

WASHINGTON

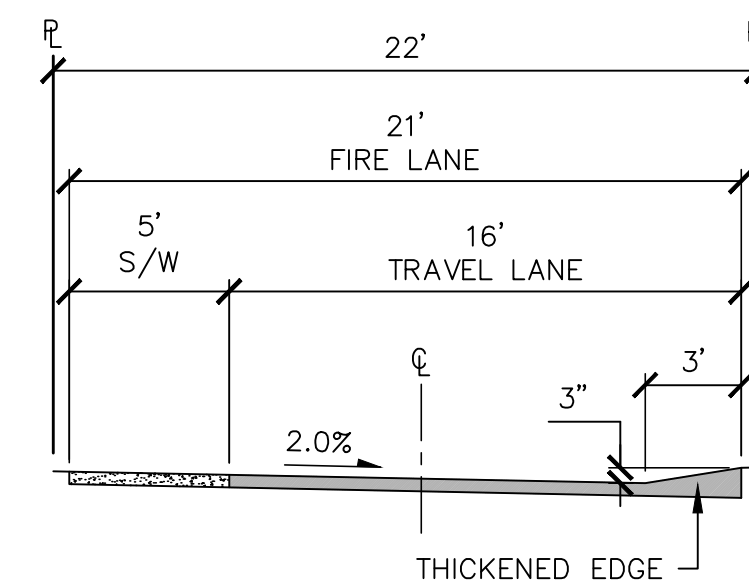
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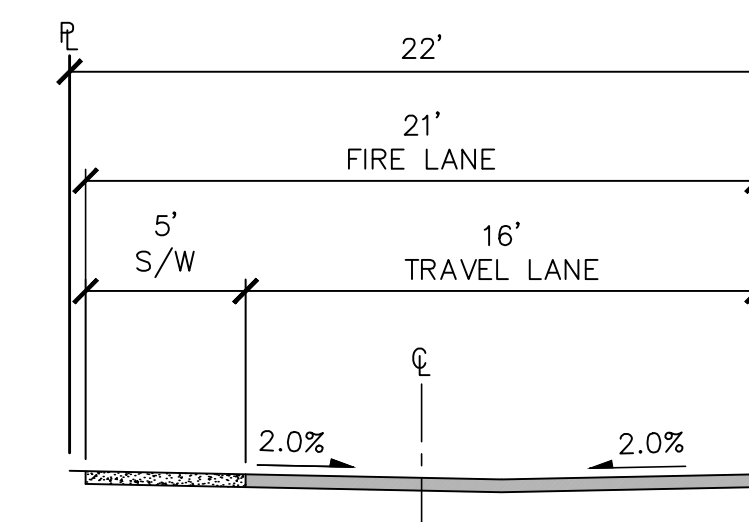
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DATE:	06/24/2026
DATE OF PRINT:	
PP-18	
18 OF 35 SHEETS	



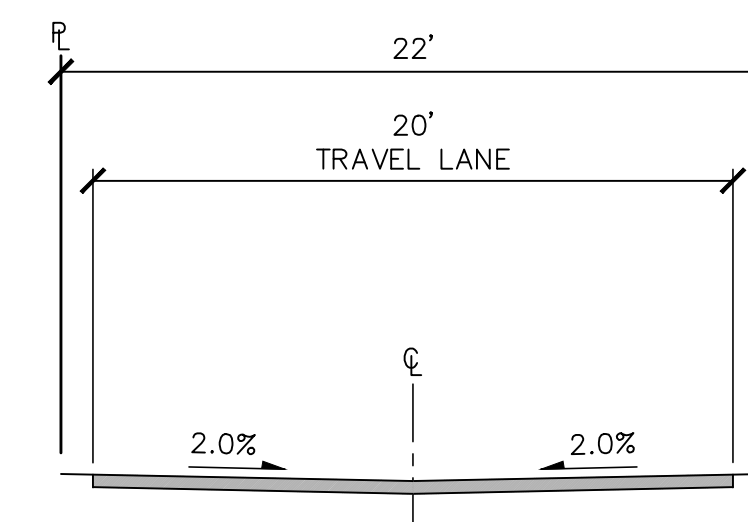
LEGEND



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



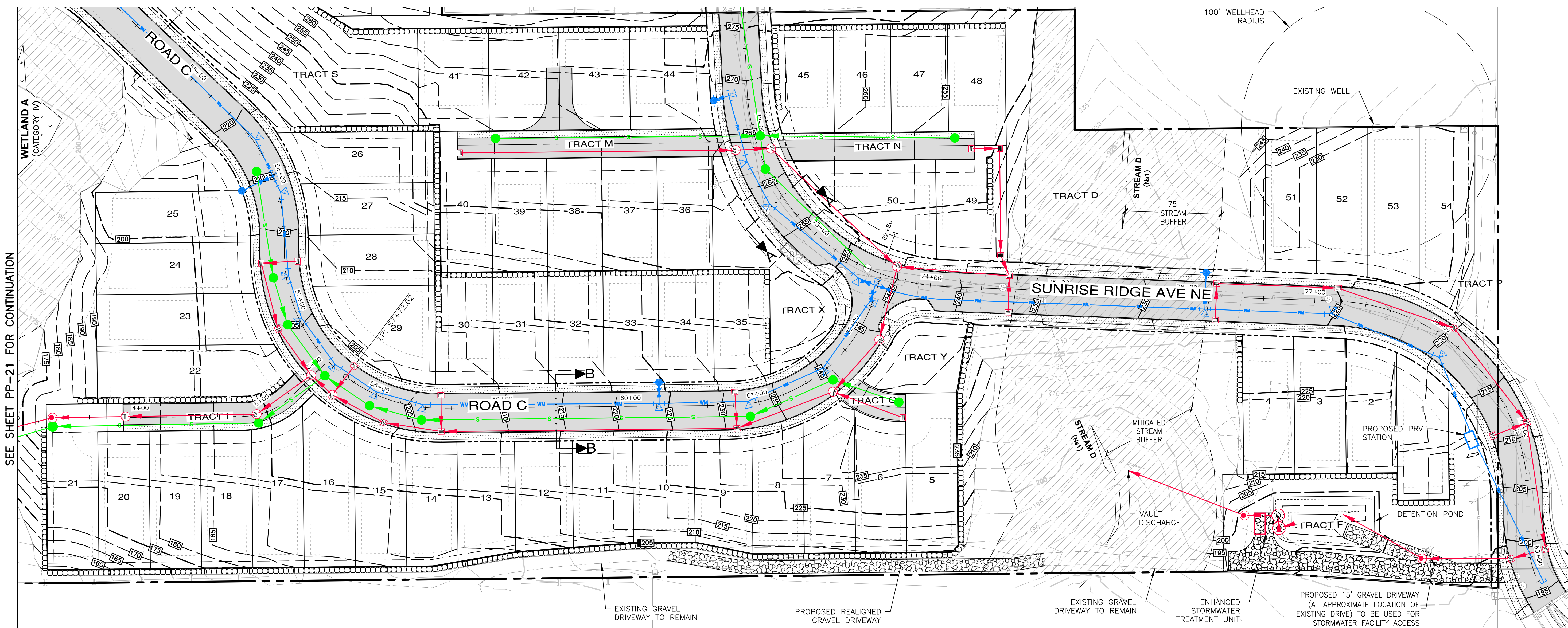
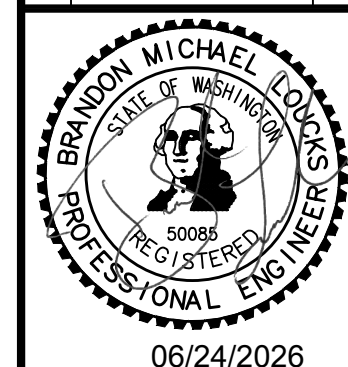
PRIVATE ACCESS TRACT
OPTION 2
SCALE: 1"=6'



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



KEY MAP

[illegible]



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CITY OF LOUISBO	PRELIMINARY ROAD & UTILITY PLAN
	WASHINGTON

JOB NO.:	2090-004-02
DWG. NAME:	PP-1
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	06/24/2021
DATE OF PRINT:	

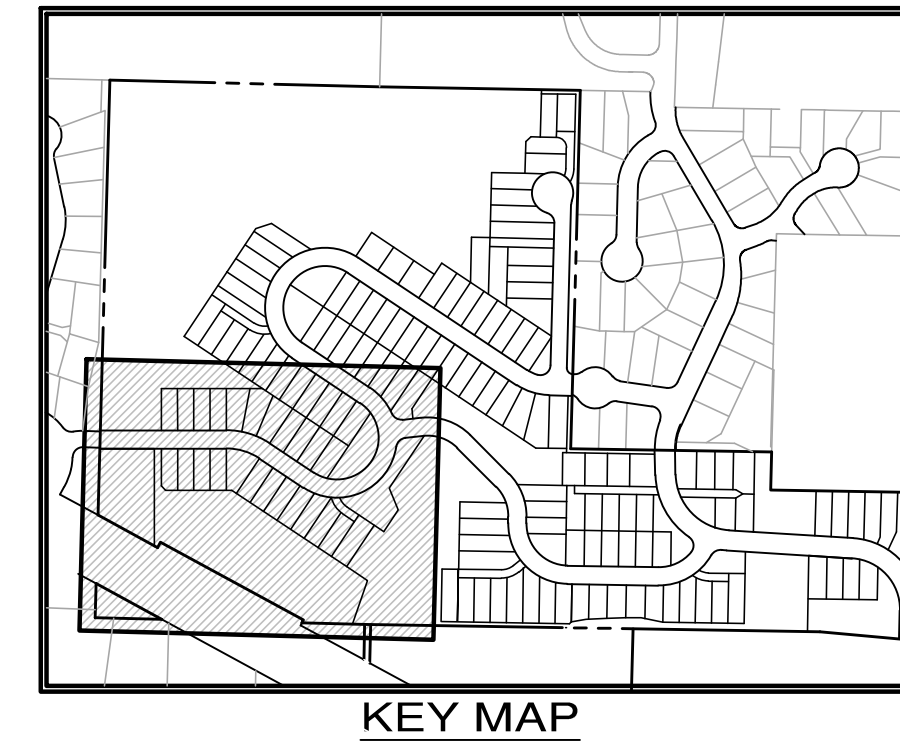
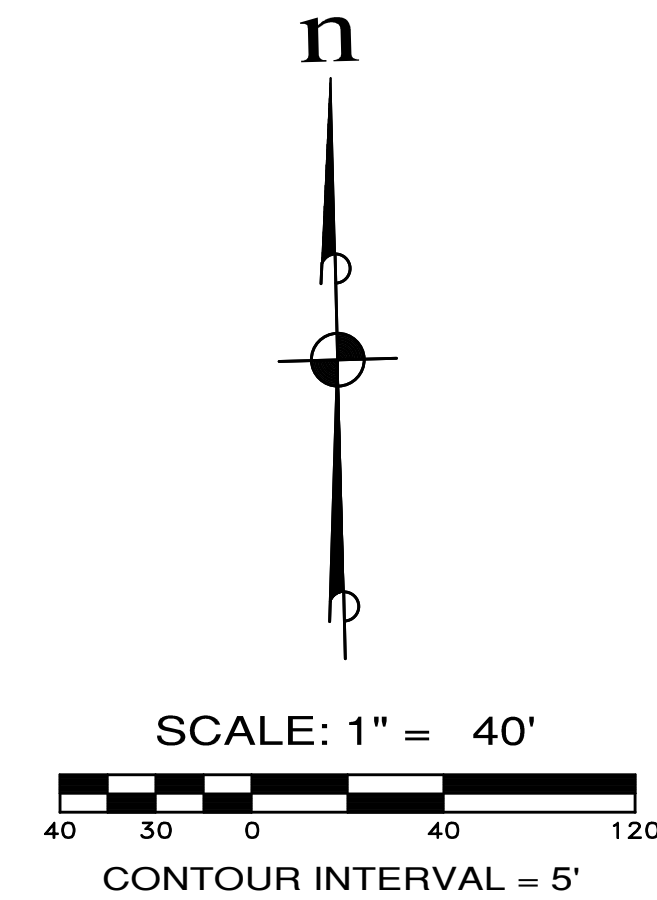
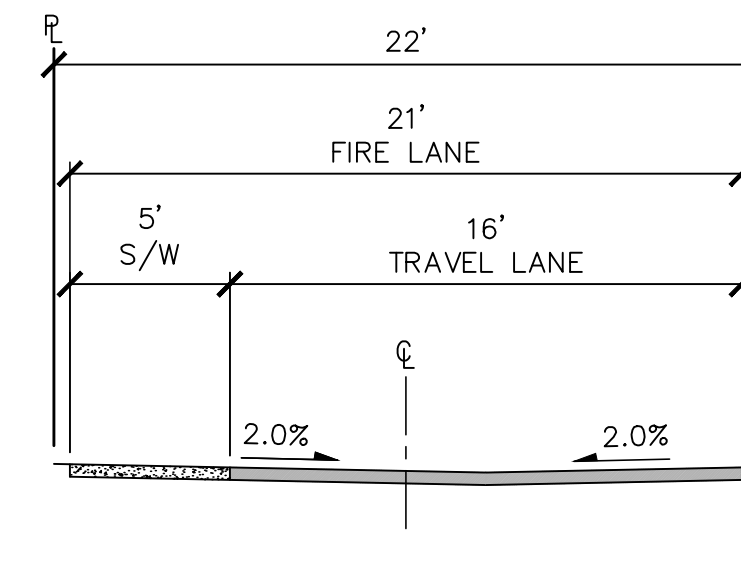
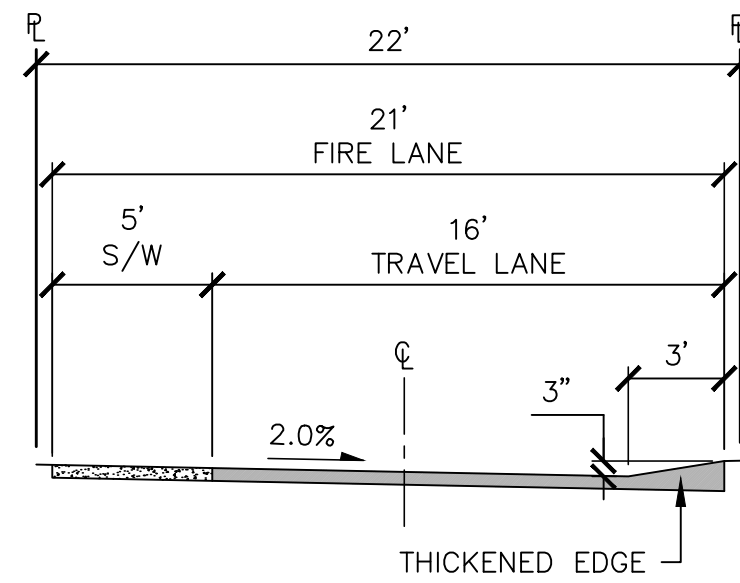
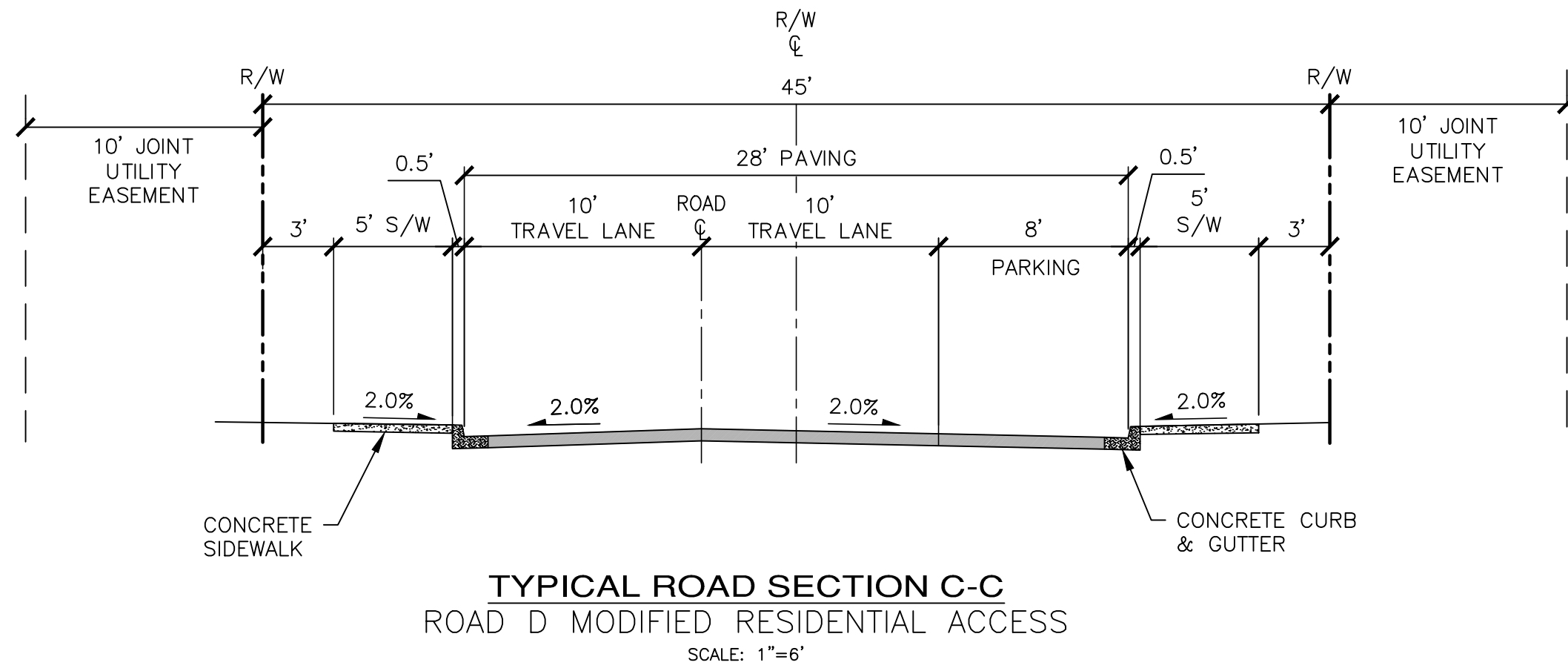
PP-19

19 OF 35 SHEETS

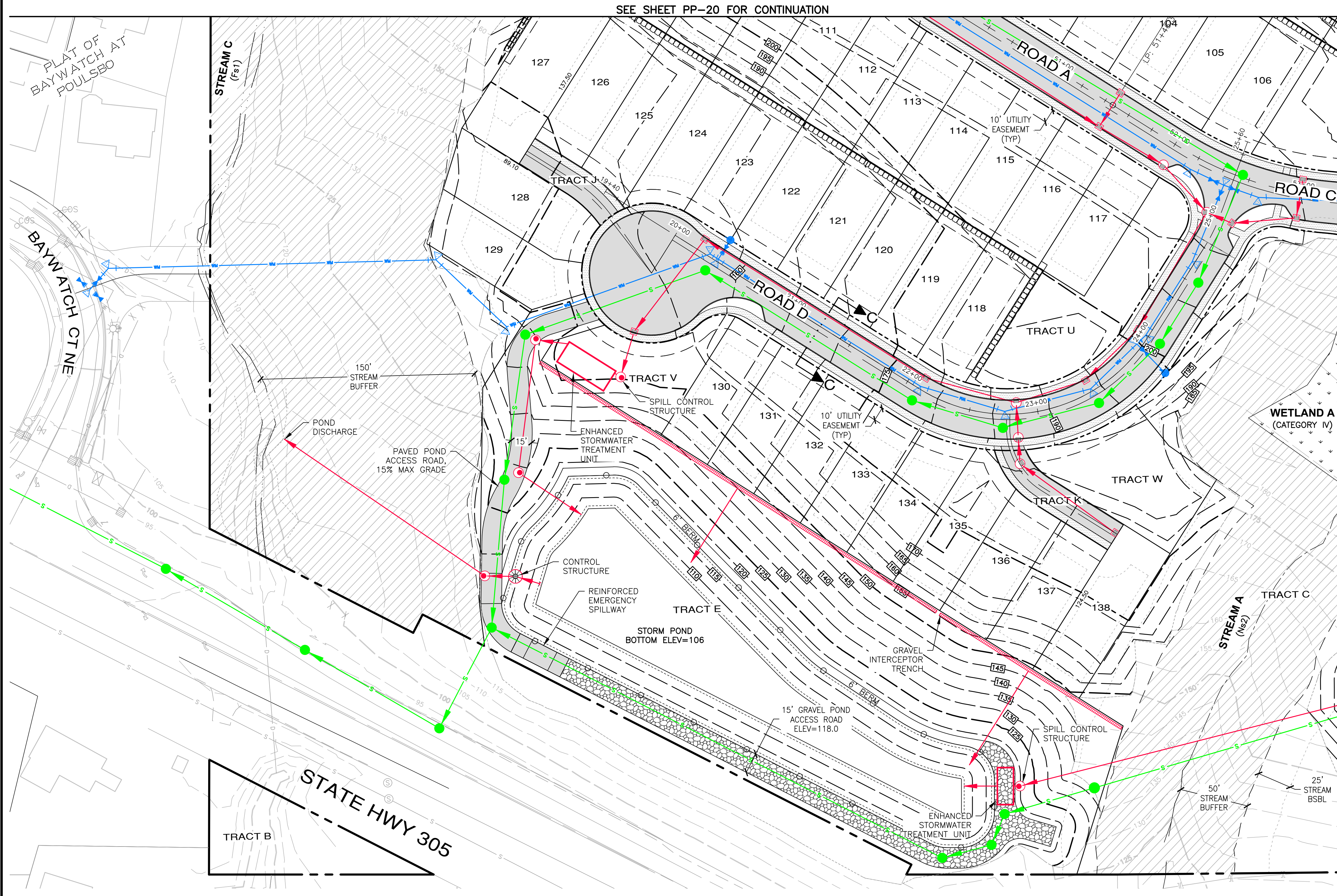
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Plotted By: Brandon Loucks



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-19 FOR CONTINUATION

File: \\vms\ENGR\ESM-JOB\2090\004\022\PP-21\PP-21.dwg
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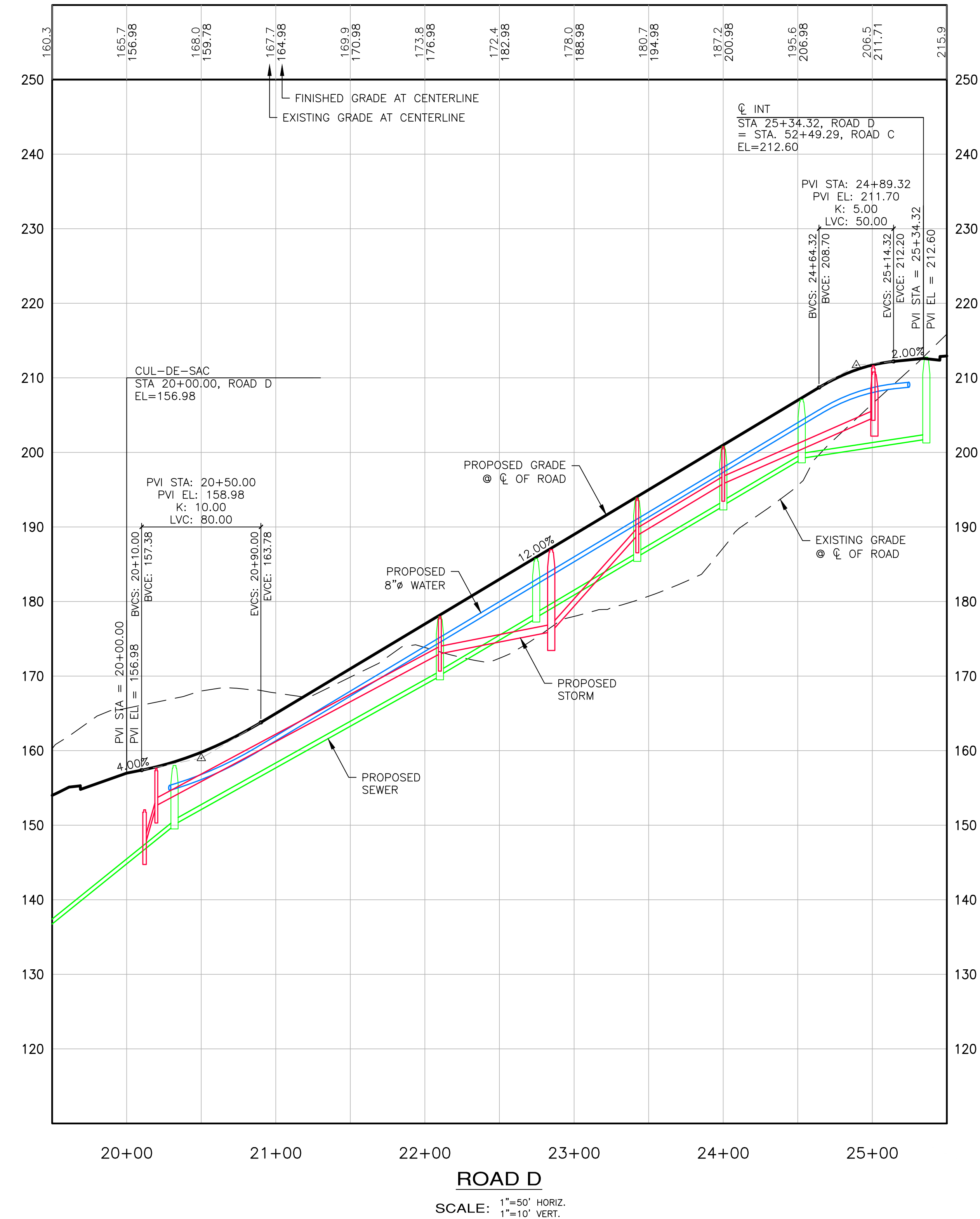
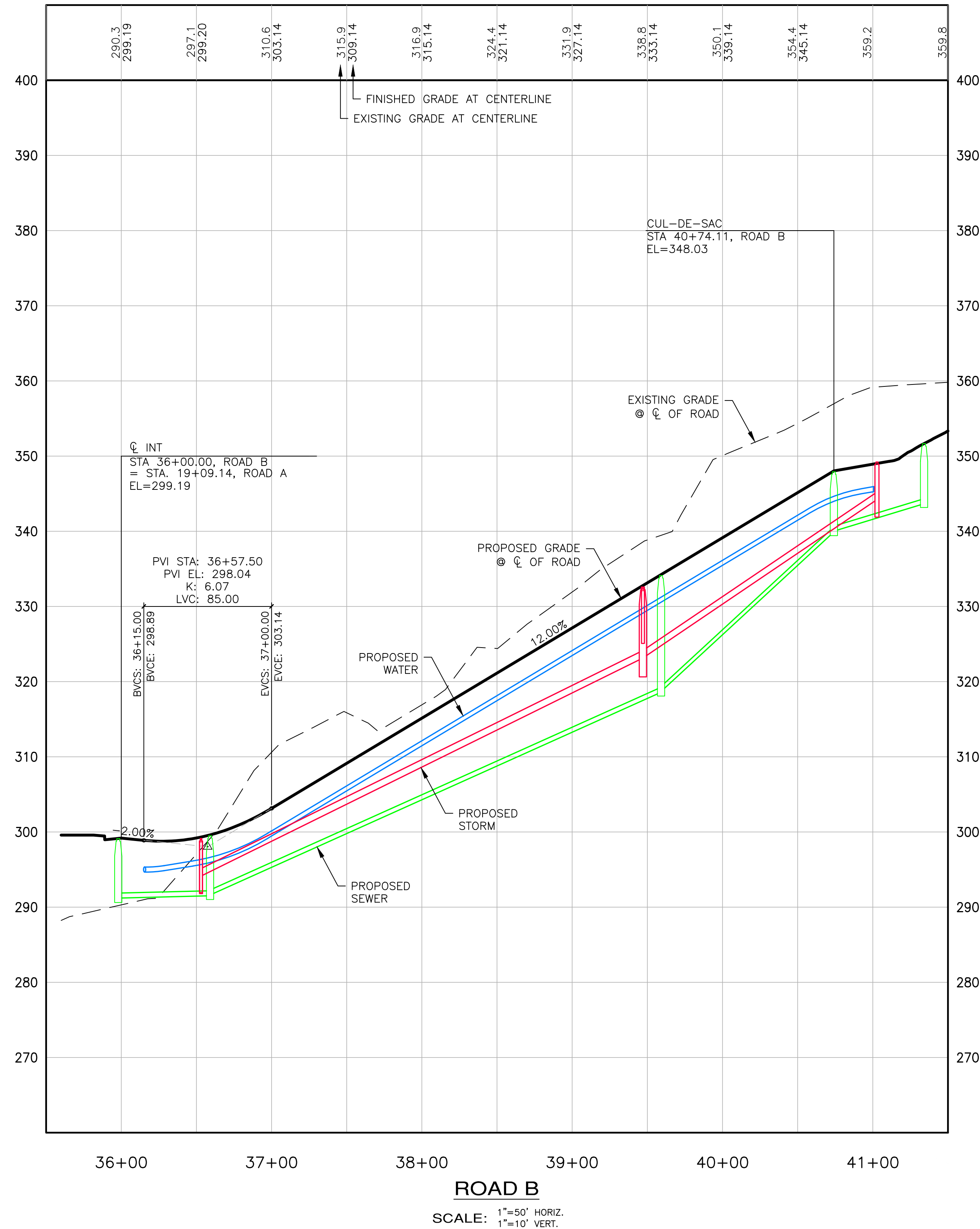
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PINNACLE AT LIBERTY BAY SUBDIVISION
CITY OF POULSBORO
PRELIMINARY ROAD & UTILITY PLAN
WASHINGTON

JOB NO.: 2090-004-022
DWG. NAME: PP-21
DESIGNED BY:
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DATE OF PRINT:

PP-21
21 OF 35 SHEETS

File: \\srm\engr\ESM-JOB\2090\004\022\PP-24.dwg
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BRANDON MICHAEL LOUCKS
PROFESSIONAL ENGINEER
06/24/2026

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POLLSBO PRELIMINARY ROAD AND UTILITIES PROFILES WASHINGTON

JOB NO.: 2090-004-022

DWG. NAME: PP-24

DESIGNED BY:

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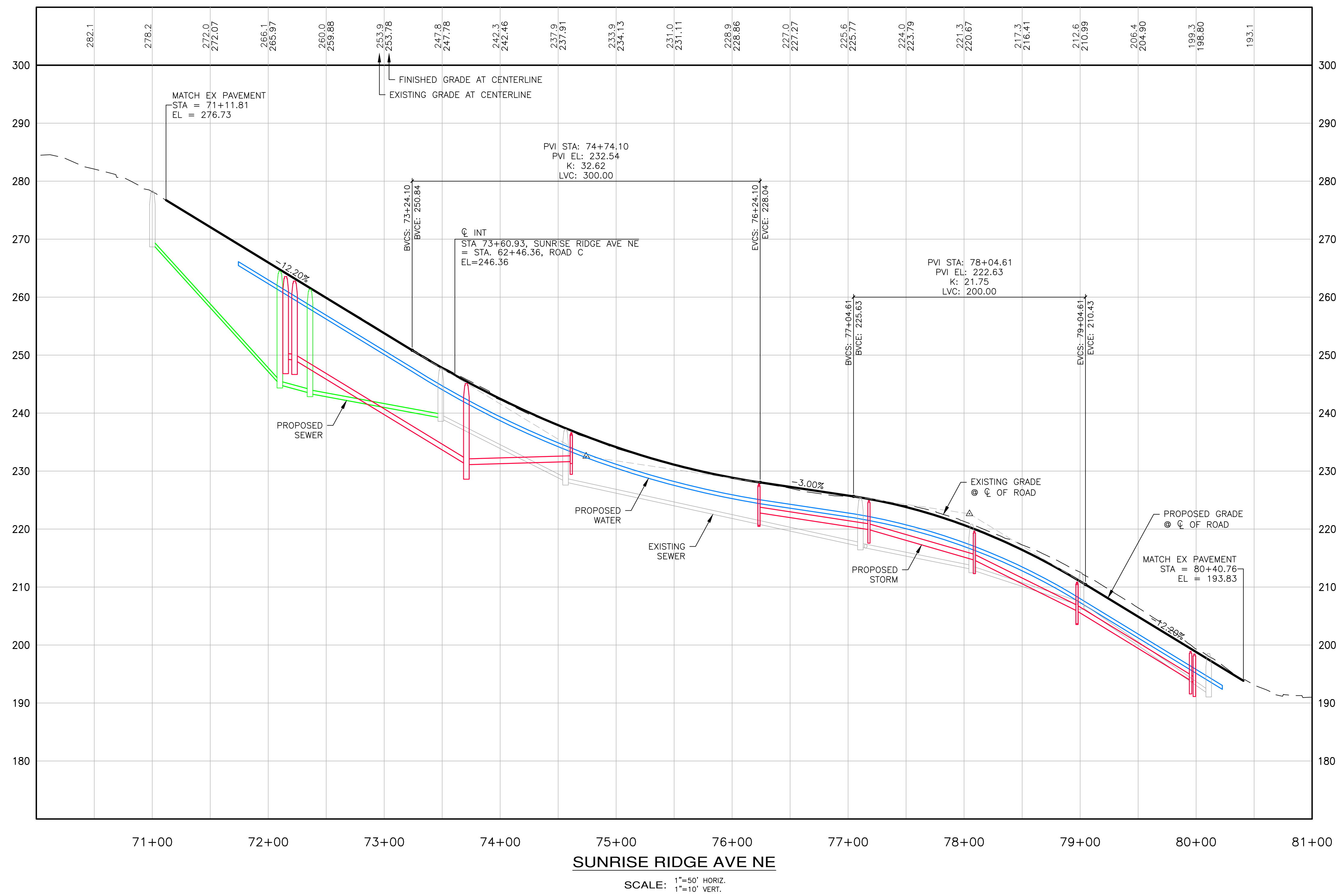
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DATE: 06/24/2026

DATE OF PRINT:

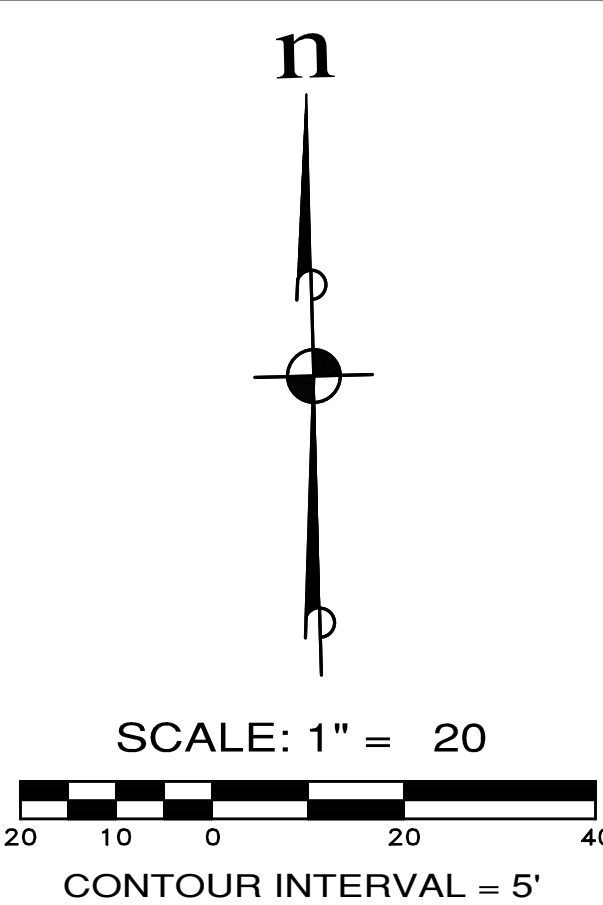
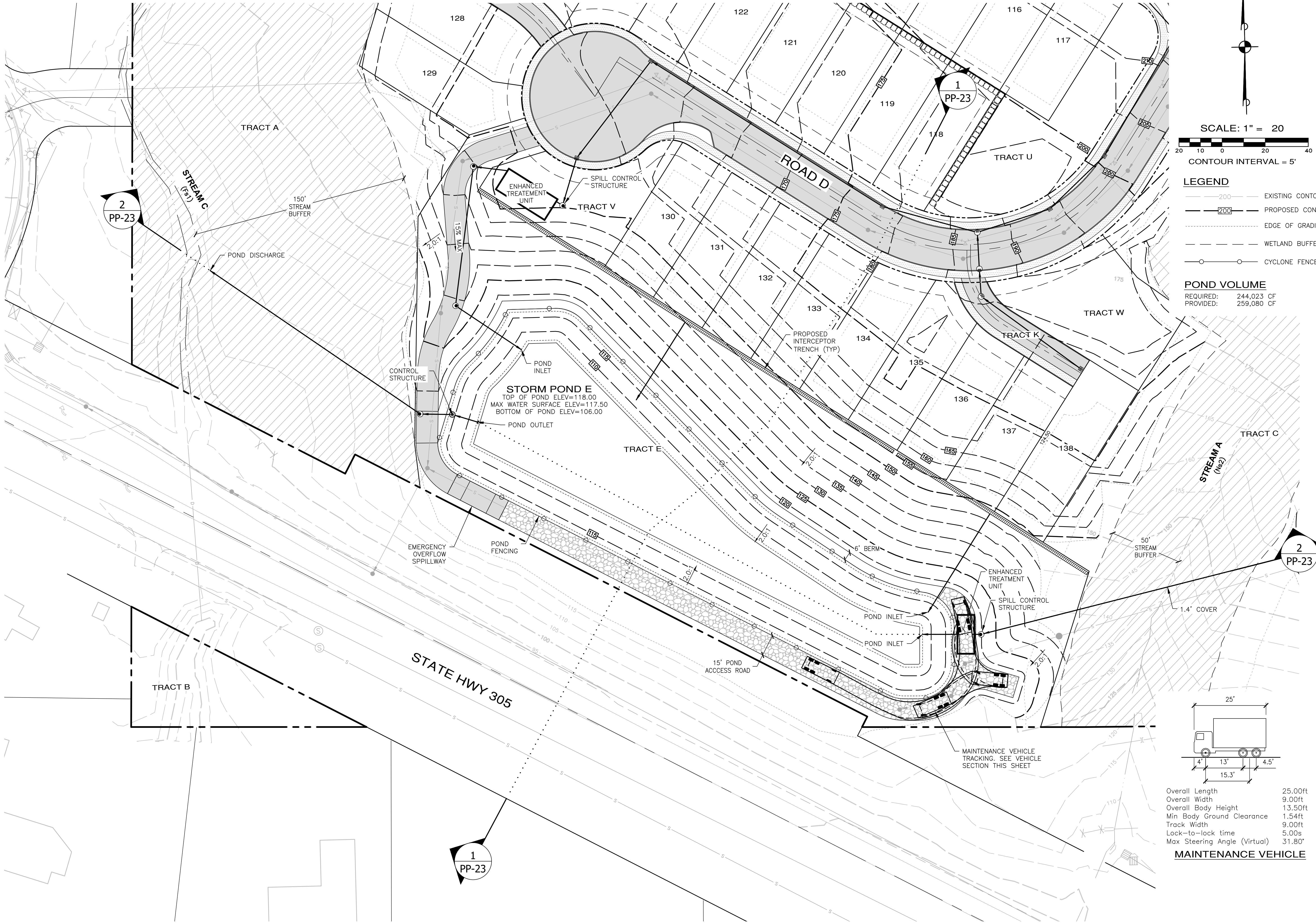
PP-24

24 OF 35 SHEETS



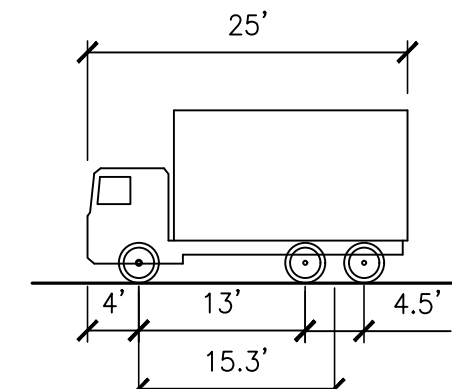
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Plotted: 6/24/2026 11:39 AM
Plotted By: Brandon Loucks

[illegible]



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

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



Overall Length 25.00ft
Overall Width 9.00ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.54ft
Track Width 9.00ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

MAINTENANCE VEHICLE

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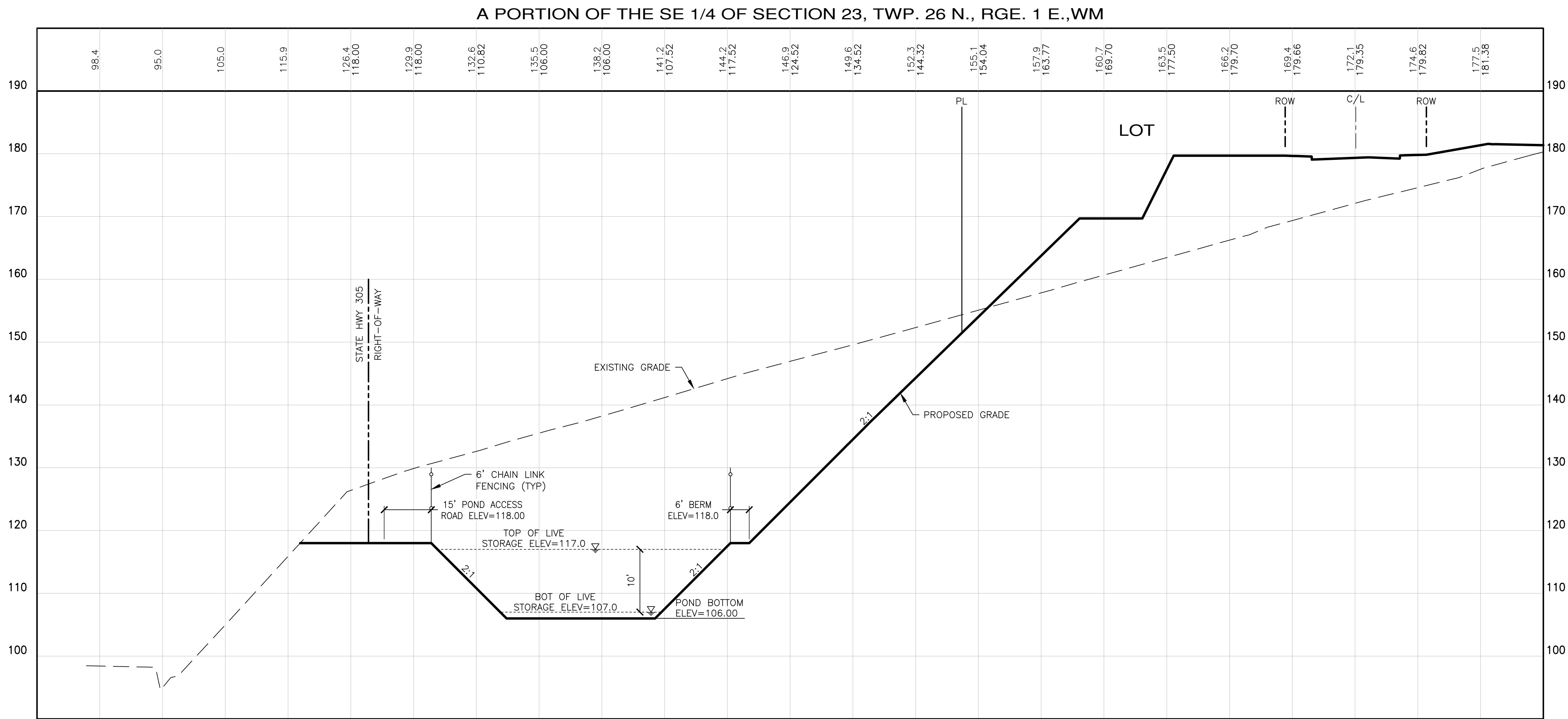
BRANDON MICHAEL LOUCKS
PROFESSIONAL ENGINEER
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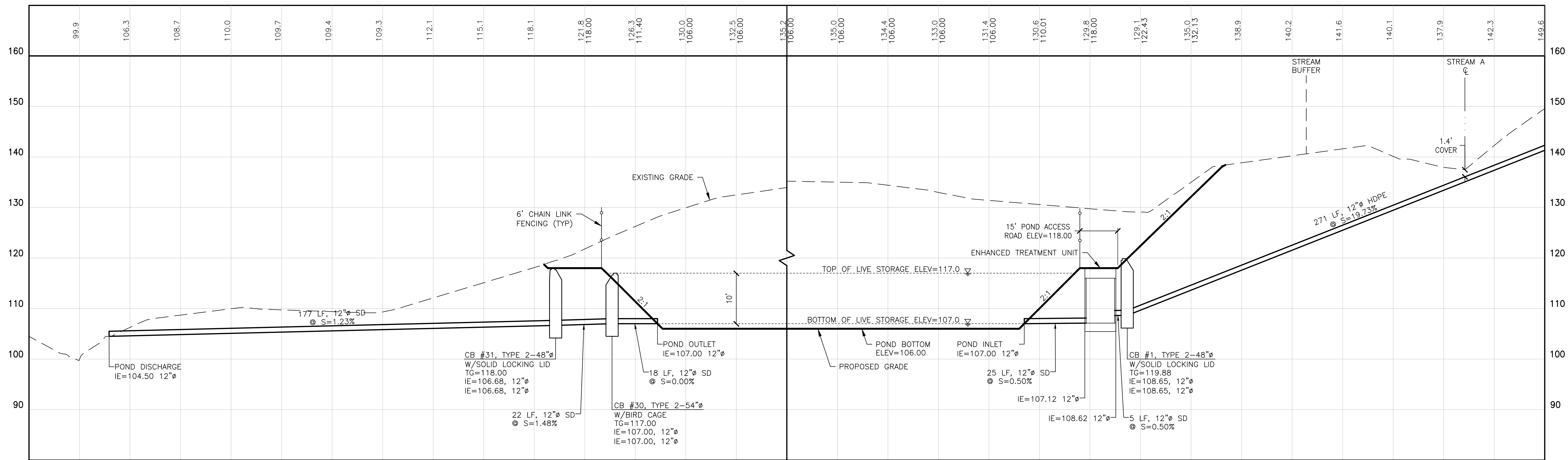
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
PRELIMINARY POND E LAYOUT
CITY OF POULSBORO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-26
DESIGNED BY:	
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DATE:	06/24/2026
DATE OF PRINT:	

File: \\smc\engr\ESM-JOB\2090\004\022\PP-27.dwg
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Plotted: 6/24/2026 11:41 AM



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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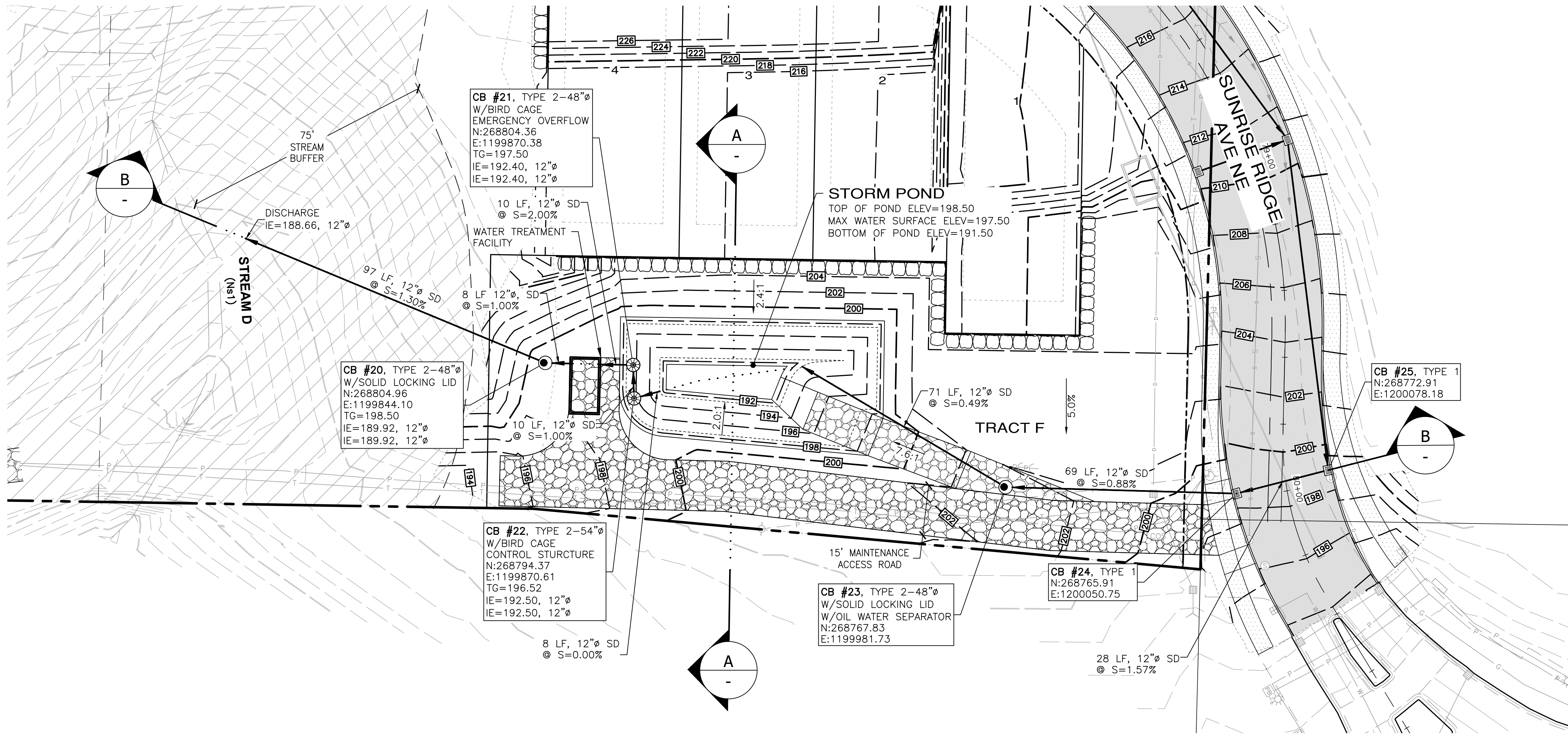
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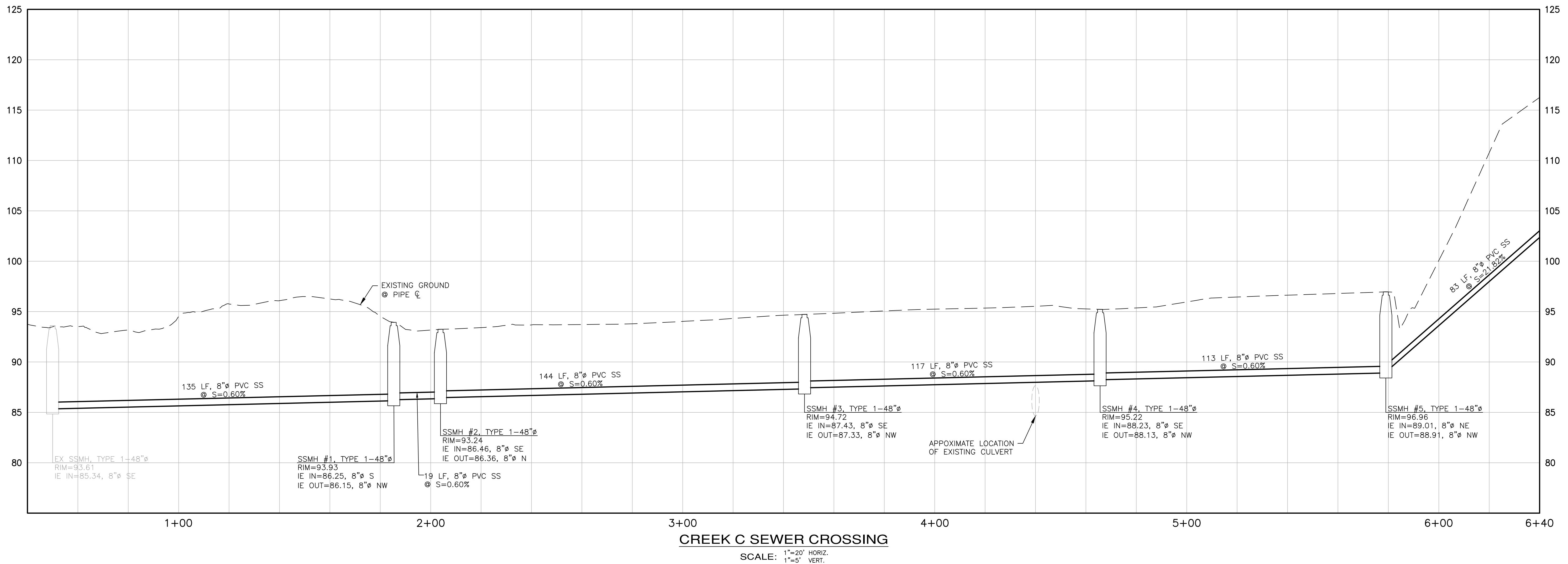
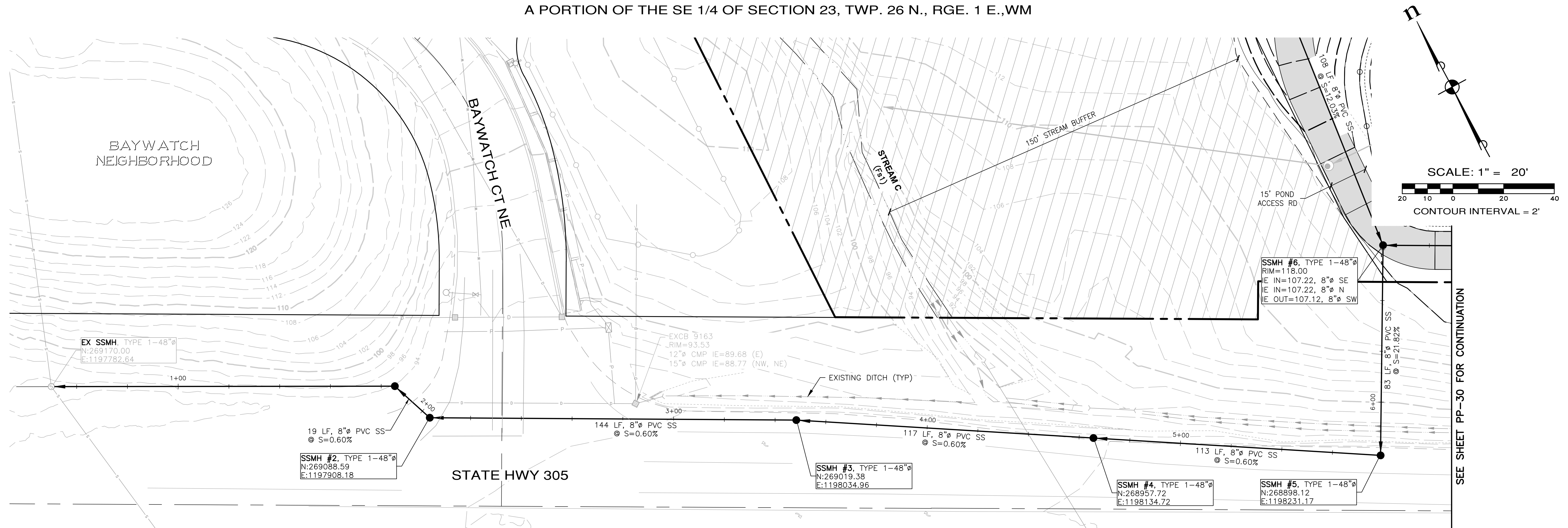
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DATE:	06/24/2026
DATE OF PRINT:	
PP-27	
27 OF 35 SHEETS	

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



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

[illegible]

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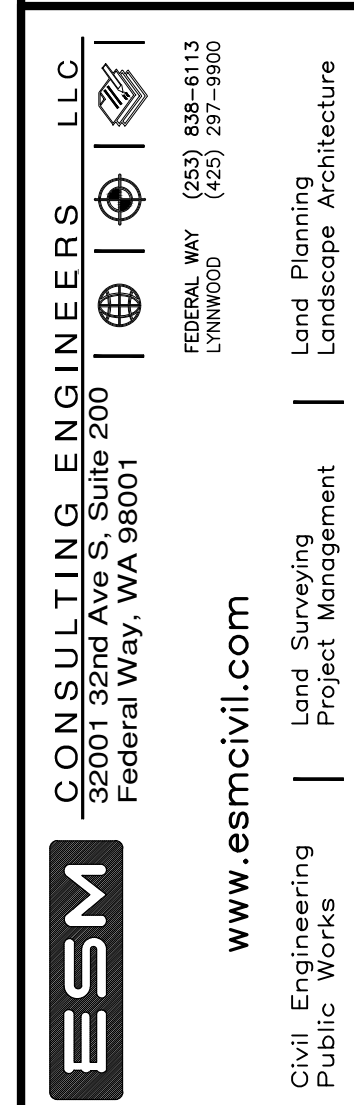
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OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE

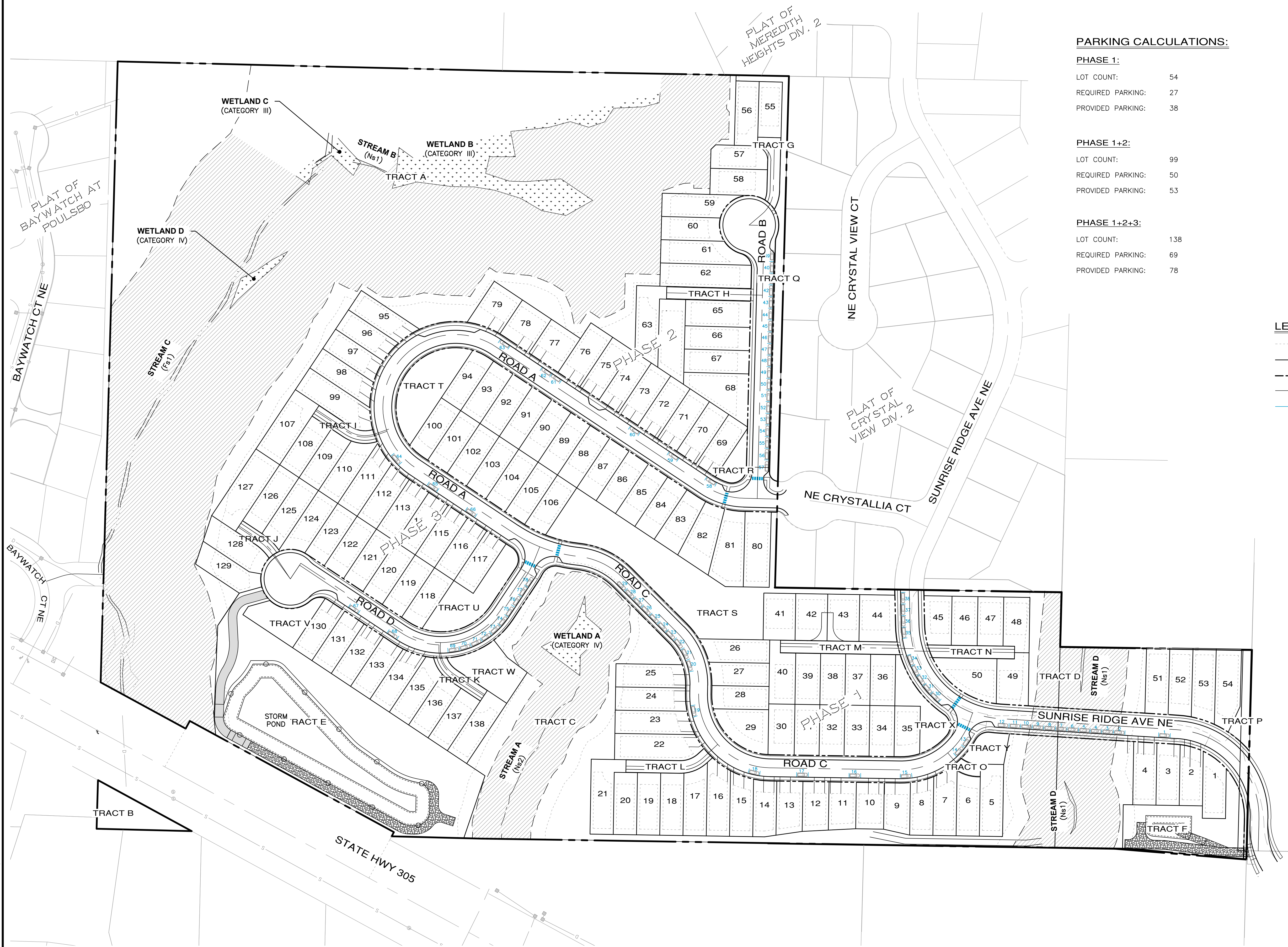
CITY OF POULSBORO **WASHINGTON**

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DRAWN BY:	
CHECKED BY:	
DATE:	06/24/2026
DATE OF PRINT:	

PP-29

29 OF 35 SHEETS





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Plotted By: Brandon Loucks
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PRELIMINARY STREET TREE LEGEND

(NOTES: ALL STREET TREE SELECTIONS FROM THE CITY OF POULSBORO 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.	B4B, MATCHED, UNIFORM BRANCHING
	Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY	34		
	Magnolia 'Galaxy' / GALAXY MAGNOLIA	24		
	Stewartia pseudocamellia / JAPANESE STEWARTIA	24		
	Carpinus betulus 'Fastigiata' / COLUMNAR HORNBEAM	31		
	Cercis canadensis 'Forest Pansy' / EASTERN REDBUD	18		
	Acer tataricum / TATARIAN MAPLE	21		
	Nyssa sylvatica 'Wildfire' / WILDFIRE BLACK TUPELO	1	2" CAL.	B4B, SPECIMEN QUALITY

PRELIMINARY COMPLIMENTARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Pinus mugo 'Tannerbaum' / MUGO PINE	18	6' MIN. HT.	B4B, 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.	
	Rhamnus indica 'Snow Maiden' / YEDDO HAWTHORN	23	5 GAL.	
	Hydrangea serrula / MOUNTAIN HYDRANGEA	22	5 GAL.	

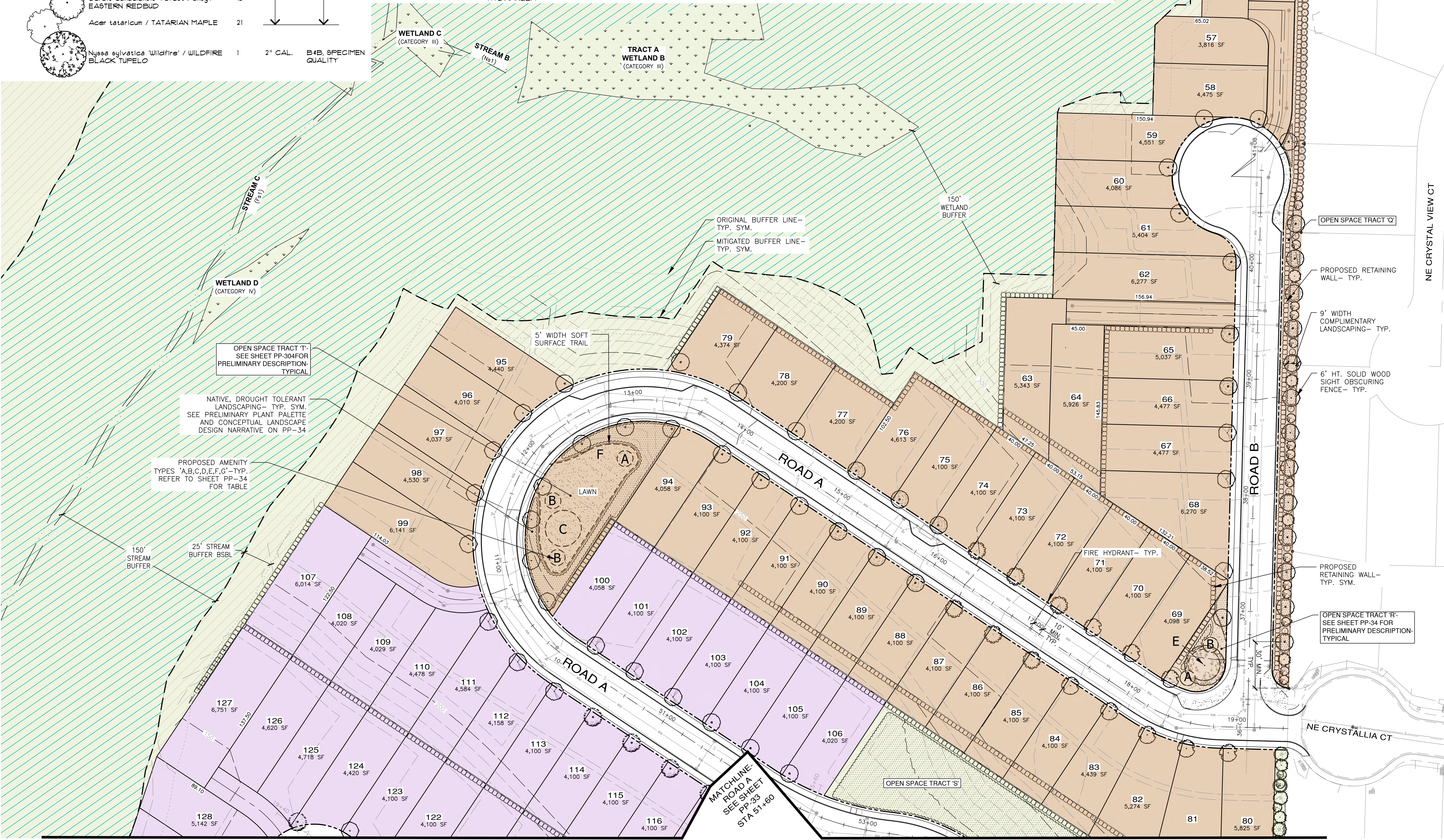
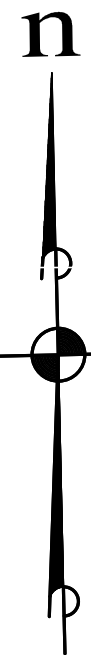
NOTE:

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

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

SCALE: 1" = 40'



REVISIONS		
NO.	DESCRIPTION/DATE	BY

06/24/2026

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

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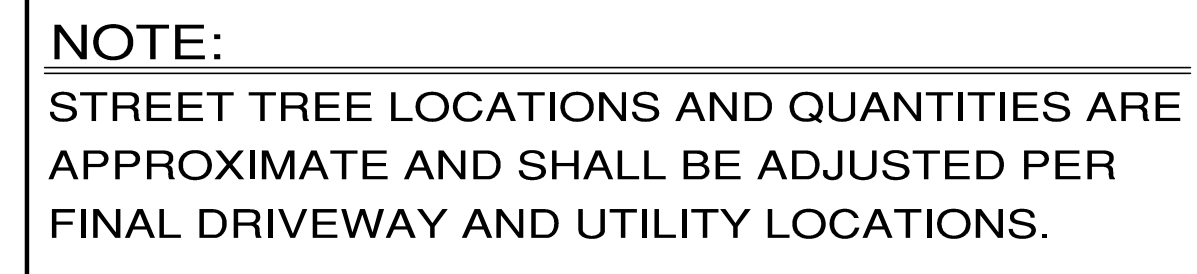
PINNACLE AT LIBERTY BAY SUBDIVISION

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JOB NO.: 2090-004-022
DWG. NAME: PP-28
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 06/24/2026
DATE OF PRINT:

PP-32

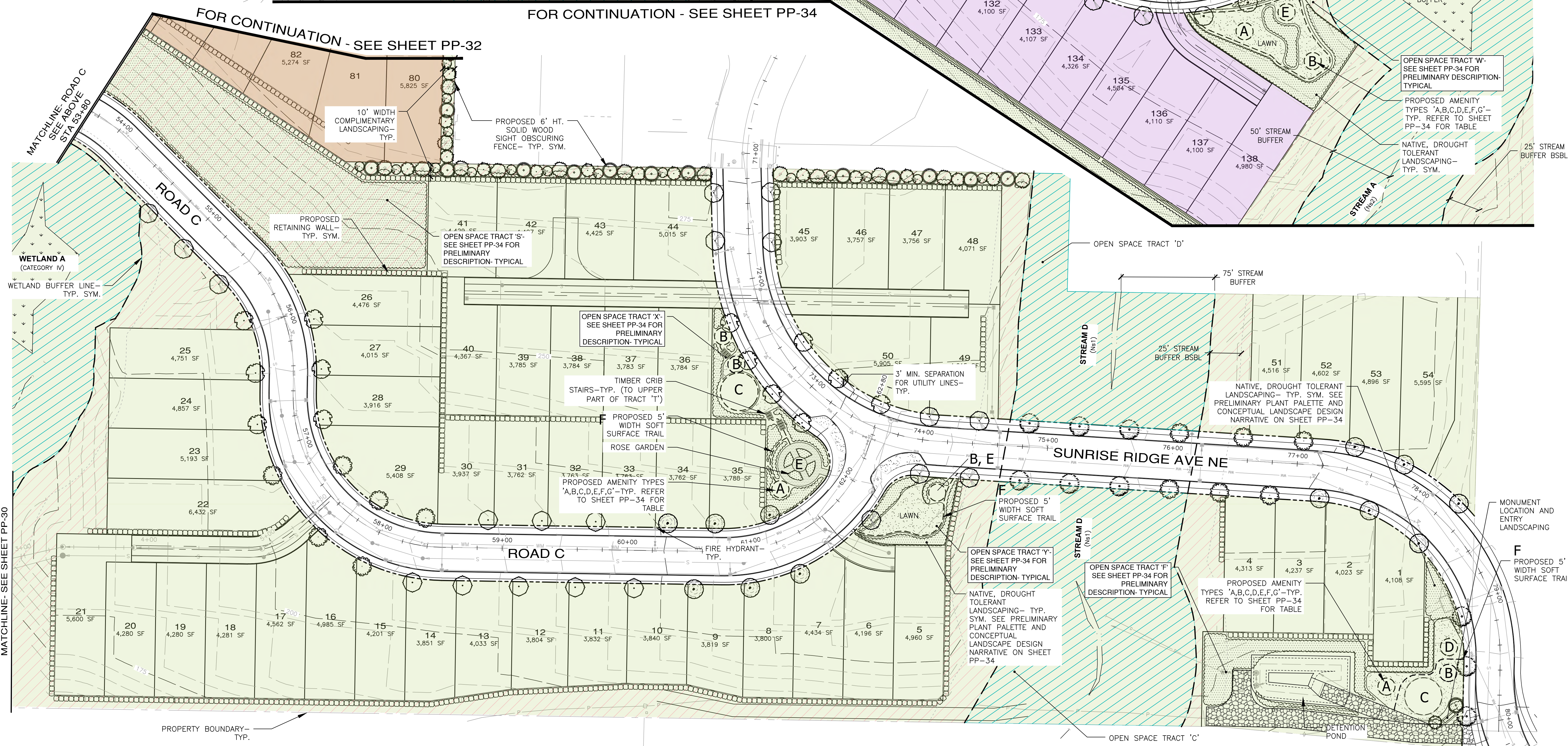
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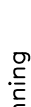


PHASE 1

PHASE 2

PHASE 3

[illegible]



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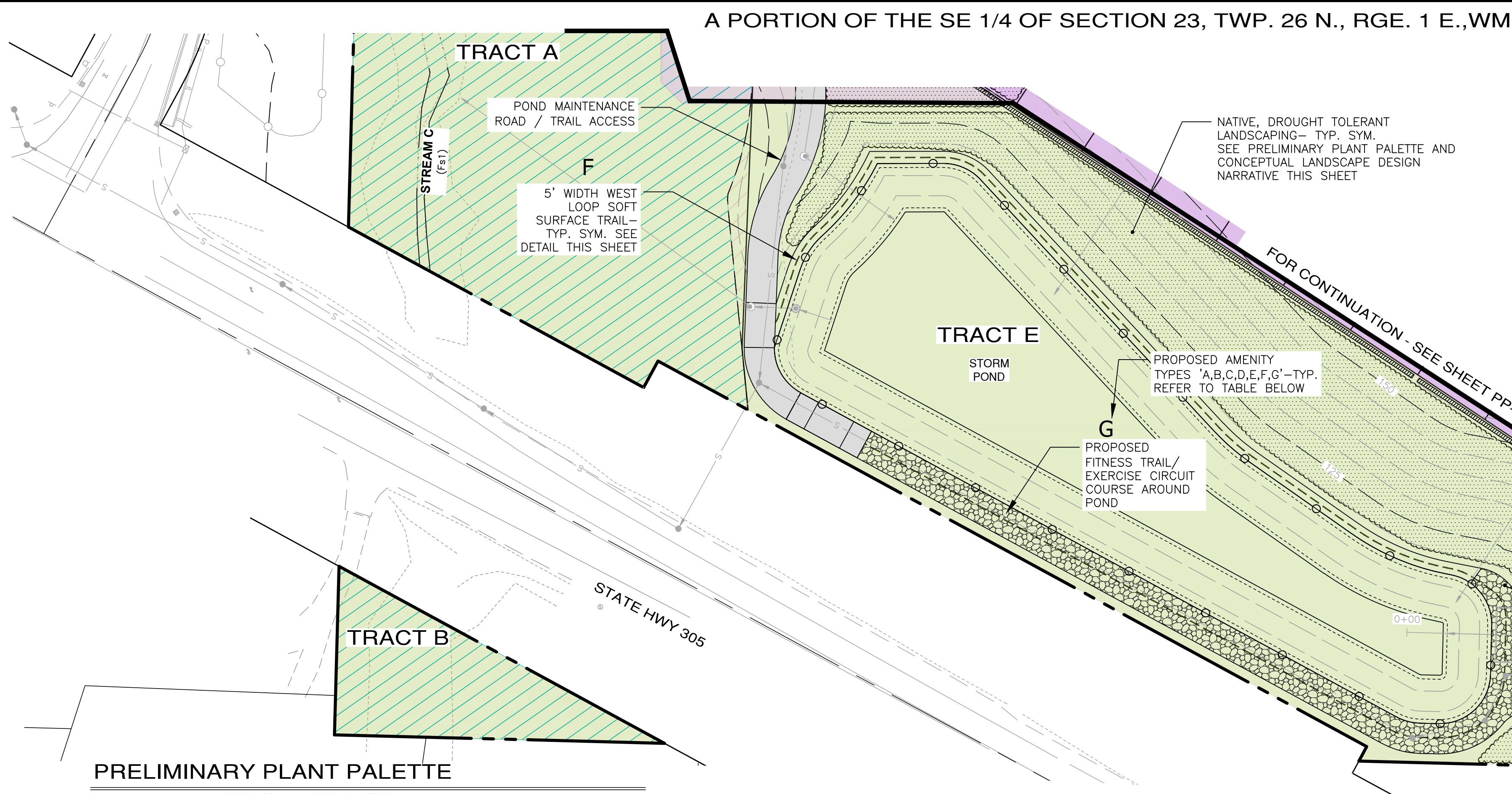
CITY OF POULSBORO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

JOB NO.:	2090-004-022
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DATE OF PRINT:	

PP-33

33 OF 35 SHEETS

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Plotted By: Brandon Loucks



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 nuttallii '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
Silene asepella ssp. *elegans* 'Josephine' / CHECKER MALLOW
Pennstemon davidsonii / DAVIDSON'S BEARDTONGUE
PolYGONUM carneum / JACOB'S LADDER
Maianthemum dilitatum / MAY LILY
Asarum caudatum / WILD GINGER
Geranium oreganum / WESTERN GERANIUM
Claytonia lanceolata / WESTERN SPRING BEAUTY
Fine turf quality hydroseeded lawn

AMENITY DESCRIPTIONS

THIS PROJECT IS REQUIRED TO PROVIDE: (3) ACTIVE GROUP 1 AMENITIES AND (2) ACTIVE GROUP 2 AMENITIES

LETTER	AMENITY TYPE	AMENITY DESCRIPTION
A	PASSIVE GROUP 1 ACTIVITIES	PASSIVE SEATING AREAS CONNECTED BY A WALKING PATH AND/ OR OPEN LAWN
B	PASSIVE GROUP 1 ACTIVITIES	PICNIC AREA WITH IMPROVED SEATING AREA AND MIN. 2 PICNIC TABLES AND OPEN PLAY AREA LAWN
C	ACTIVE GROUP 1 AMENITIES	PLAYGROUND WITH LARGE PLAY STRUCTURE AND CURB CONTAINMENT
D	ACTIVE GROUP 1 AMENITIES	MULTI-PURPOSE SPORT COURT OR OTHER TYPE OF SPORT COURT (PICKLEBALL, SHUFFLEBOARD, ETC.)
E	PASSIVE GROUP 2 AMENITIES	NATURE INTERPRETIVE AREAS/ VIEWING AREAS/ GARDENS WITH TRAIL AND 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:

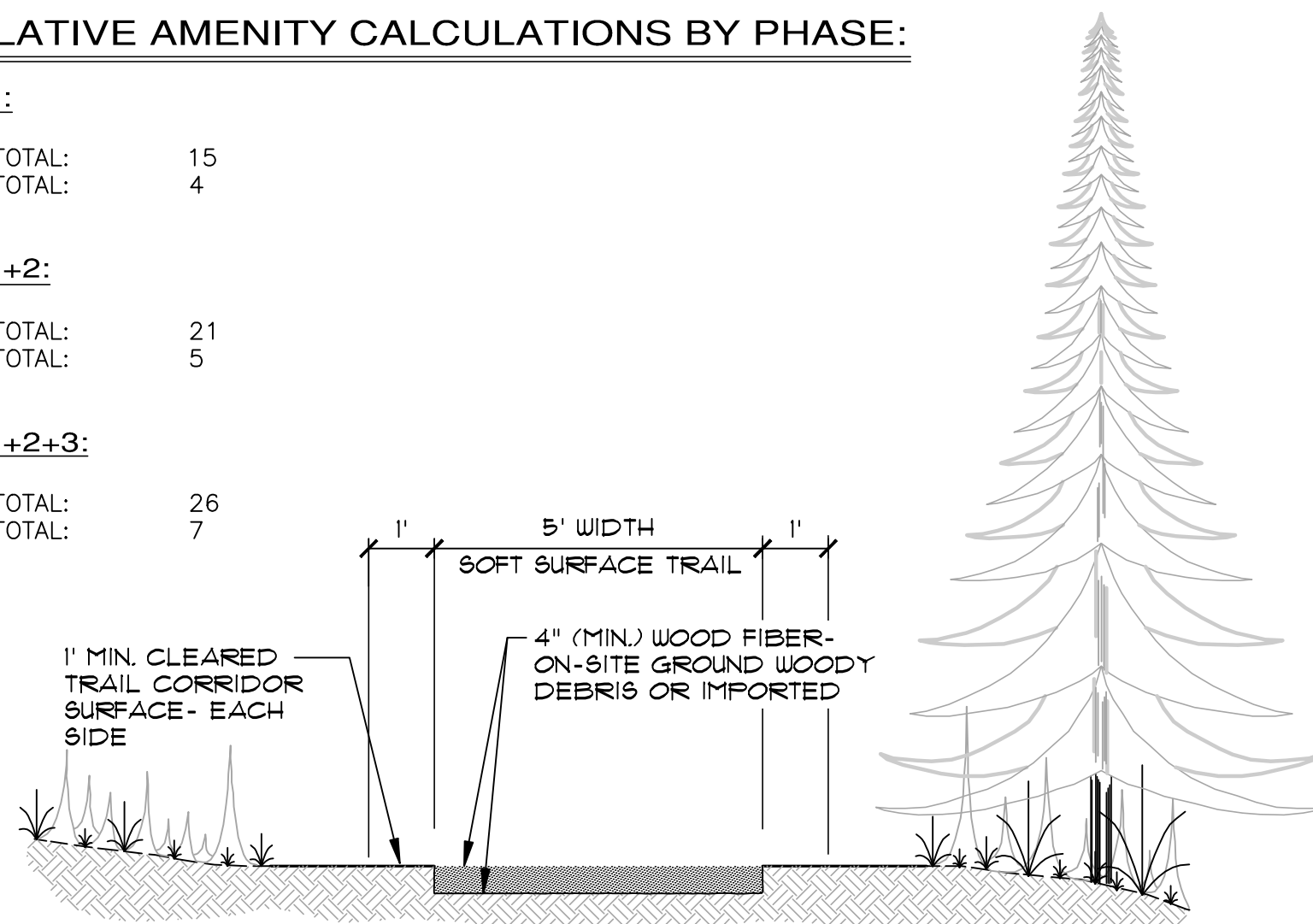
GROUP 1 TOTAL: 15
GROUP 2 TOTAL: 4

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

CONCEPTUAL LANDSCAPE DESIGN NARRATIVE

THE PRELIMINARY PLANT PALETTE REFLECTS A HARMONIOUS BALANCE BETWEEN EVERGREEN AND DECIDUOUS SPECIES, TO BE THOUGHTFULLY ARRANGED ACROSS THE OVERSTORY, UNDERSTORY, AND GROUND PLANES. EACH SPECIES WILL BE CHOSEN NOT ONLY FOR ITS COMPATIBILITY WITH THE LOCAL MARITIME ECOSYSTEM, BUT ALSO FOR ITS RESILIENCE—REQUIRING MINIMAL MAINTENANCE AND LITTLE TO NO SUPPLEMENTAL WATER ONCE FULLY ESTABLISHED.

ROOTED IN THE NATIVE FLORA OF THE PACIFIC NORTHWEST, THE MAJORITY OF SELECTIONS ARE IDEALLY SUITED TO THE SITE'S UNIQUE GEOMORPHOLOGY, ENSURING ECOLOGICAL APPROPRIATENESS AND LONG-TERM SUSTAINABILITY.

AS THE DESIGN EVOLVES, PLANTING AREAS WILL BE CURATED WITH CAREFUL ATTENTION TO MICROCLIMATIC CONDITIONS—CONSIDERING SUN AND SHADE TOLERANCE, STRATEGIC VIEWSHED PRESERVATION, YEAR-ROUND VISUAL INTEREST, AND, WHERE NEEDED, EFFECTIVE SCREENING.

THIS INITIAL PALETTE REMAINS DYNAMIC. IT WILL BE FINE-TUNED THROUGH THE PRELIMINARY AND FINAL DESIGN PHASES TO ENSURE THAT THE LANDSCAPE FUNCTIONS AS ENVISIONED AND OFFERS AN ENDURING AESTHETIC EXPERIENCE.

THE PROJECT ARBORIST WILL WORK WITH THE CONTRACTOR TO DETERMINE THE FINAL LOCATION OF ALL PROPOSED SOFT SURFACE TRAILS THROUGHOUT THE SITE IN ORDER TO MINIMIZE IMPACTS TO ADJACENT TREES TO BE RETAINED.

SCALE: 1" = 40'

OPEN SPACE TRACT DESCRIPTIONS

PHASE	TRACT NAME	AMENITY TYPE(S) PROPOSED	CITY OF FOULSBRO 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 FOULSBRO

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
CITY OF FOULSBRO PRELIMINARY LANDSCAPE & RECREATION PLAN
WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-34
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	06/24/2026
DATE OF PRINT:	

CUMULATIVE ACTIVE & PASSIVE OPEN SPACE CALCULATIONS

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

PHASE LOTS & PASSIVE O.S.	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	1,181,169	1,181,169	X 0.20= 236,234	120,820 SF (51%)	115,414 SF (49%)	✓
2	45	Q,R,T	+ 234,074	1,415,243	X 0.20= 283,049	144,210 SF (51%)	138,836 SF (49%)	✓
3	39	U,V	+ 191,089	1,606,332	X 0.20= 321,266	159,258 SF (50%)	162,008 SF (50%)	✓

REQUIRED OPEN SPACE (PMC 18.260.090)

OPEN SPACE OUTSIDE OF CRITICAL AREAS & BUFFERS.....	208,436 SF
(58%)	
OPEN SPACE WITHIN CRITICAL AREAS & BUFFERS.....	152,333 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.

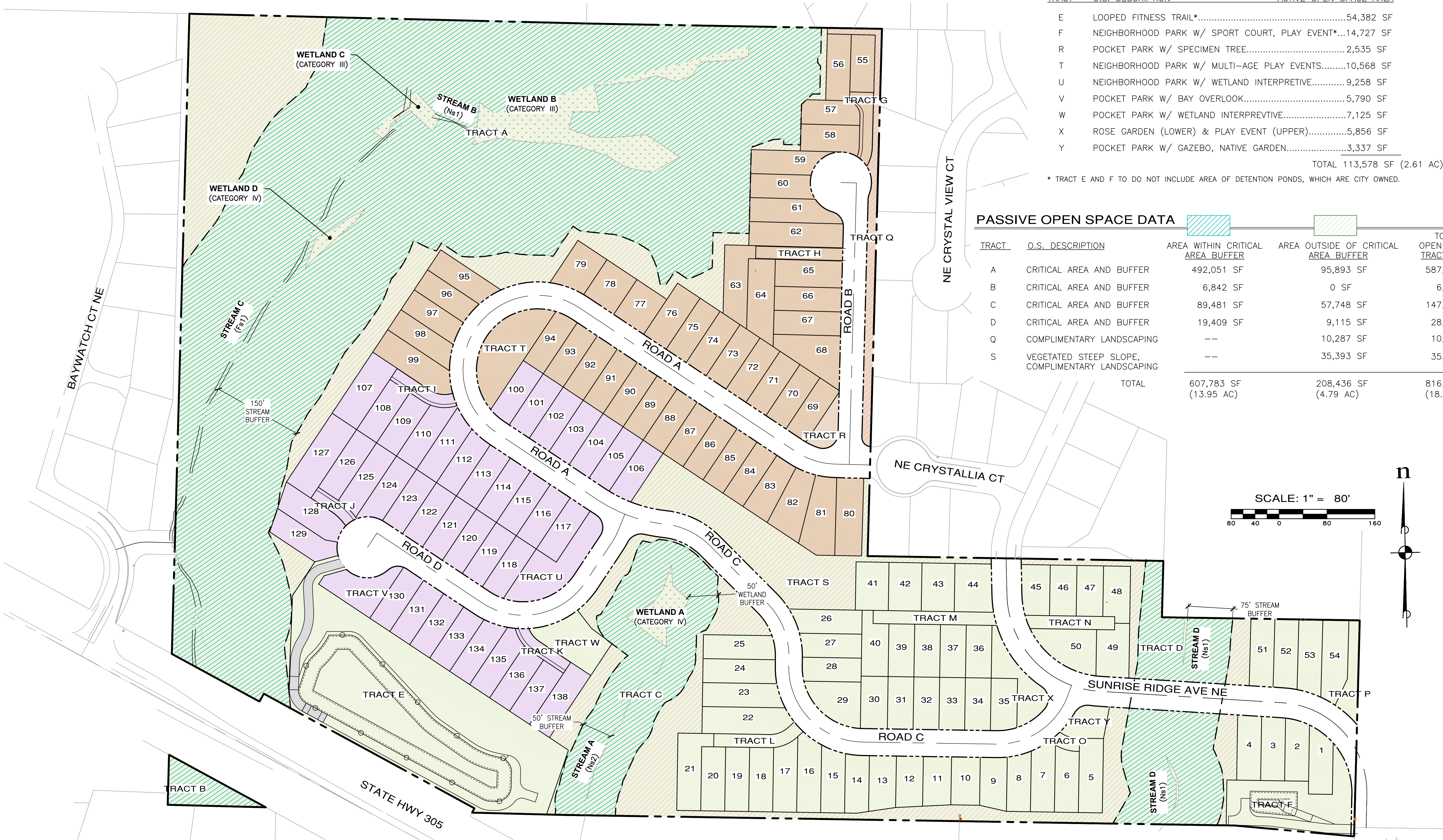
ACTIVE OPEN SPACE DATA

TRACT	O.S. DESCRIPTION	ACTIVE OPEN SPACE AREA
E	LOOPED FITNESS TRAIL*.....	54,382 SF
F	NEIGHBORHOOD PARK W/ SPORT COURT, PLAY EVENT*.....	14,727 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.....	7,125 SF
X	ROSE GARDEN (LOWER) & PLAY EVENT (UPPER).....	5,856 SF
Y	POCKET PARK W/ GAZEBO, NATIVE GARDEN.....	3,337 SF
		TOTAL 113,578 SF (2.61 AC)

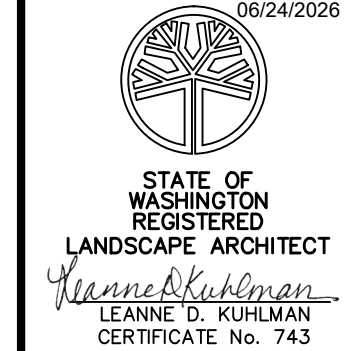
* TRACT E AND F TO DO NOT INCLUDE AREA OF DETENTION PONDS, WHICH ARE CITY OWNED.

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	57,748 SF	147,229 SF
D	CRITICAL AREA AND BUFFER	19,409 SF	9,115 SF	28,524 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)	208,436 SF (4.79 AC)	816,219 SF (18.74 AC)



REVISIONS		
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35 OF 35 SHEETS