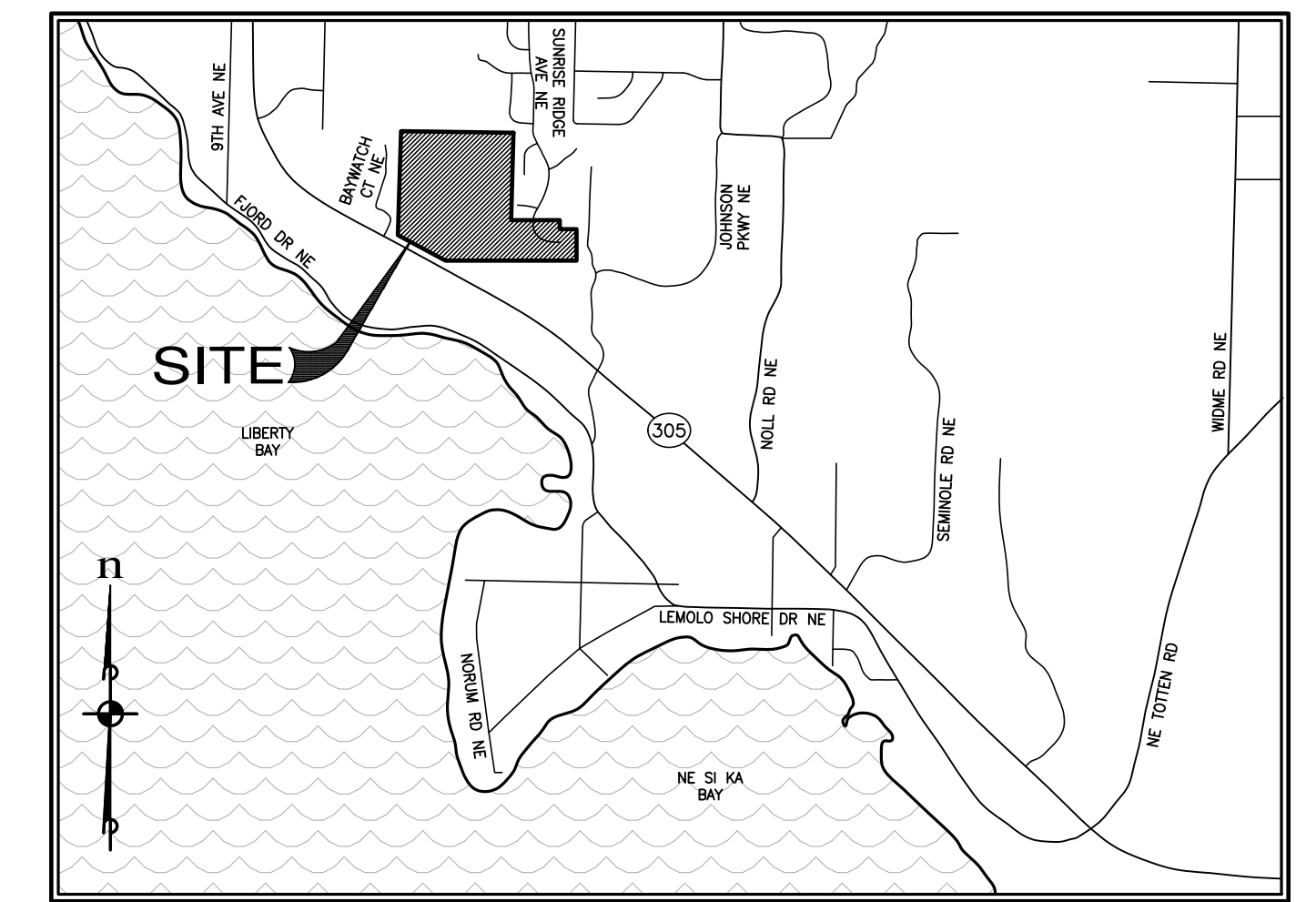
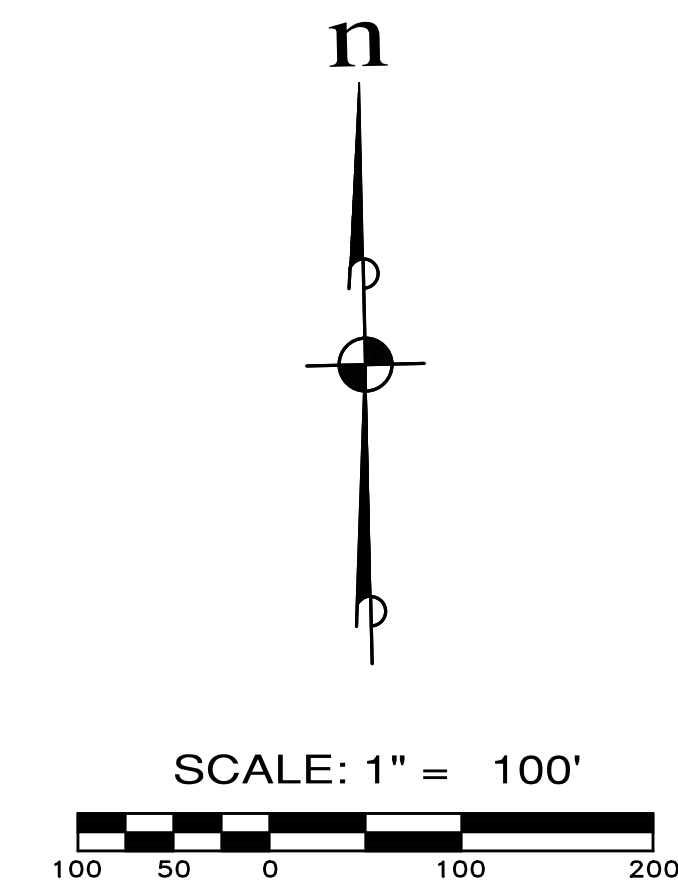


PINNACLE AT LIBERTY BAY

PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE



SHEET INDEX

<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 – PP-25	PRELIMINARY ROAD & UTILITY PROFILES
PP-26	PRELIMINARY POND E LAYOUT
PP-27	PRELIMINARY POND E SECTIONS
PP-28	PRELIMINARY POND F PLAN & SECTIONS
PP-29	OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE
PP-30	STREAM "A" SEWER CROSSING PLAN & PROFILE
PP-31	CHANNELIZATION AND SIGNAGE PLAN
PP-32 – PP-34	PRELIMINARY LANDSCAPE & RECREATION PLAN
PP-35	PRELIMINARY OPEN SPACE PLAN

LOT SIZE:	
LARGEST LOT:	6,751 SF
SMALLEST LOT:	3,756 SF
AVERAGE LOT:	4,435 SF
SEWERAGE SYSTEM:	CITY OF POULSBORO
WATER SUPPLY:	CITY OF POULSBORO
FIRE DISTRICT:	CITY OF POULSBORO



NOTES:

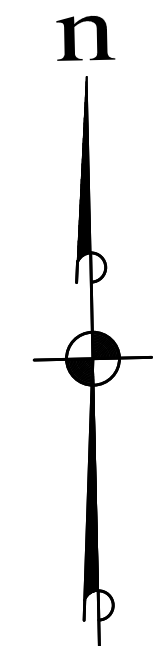
1. FIELD WORK PERFORMED JANUARY 2025 – JUNE 2025.

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 LOCATION 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.

VERTICAL DATUM

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.



SCALE: 1" = 60'

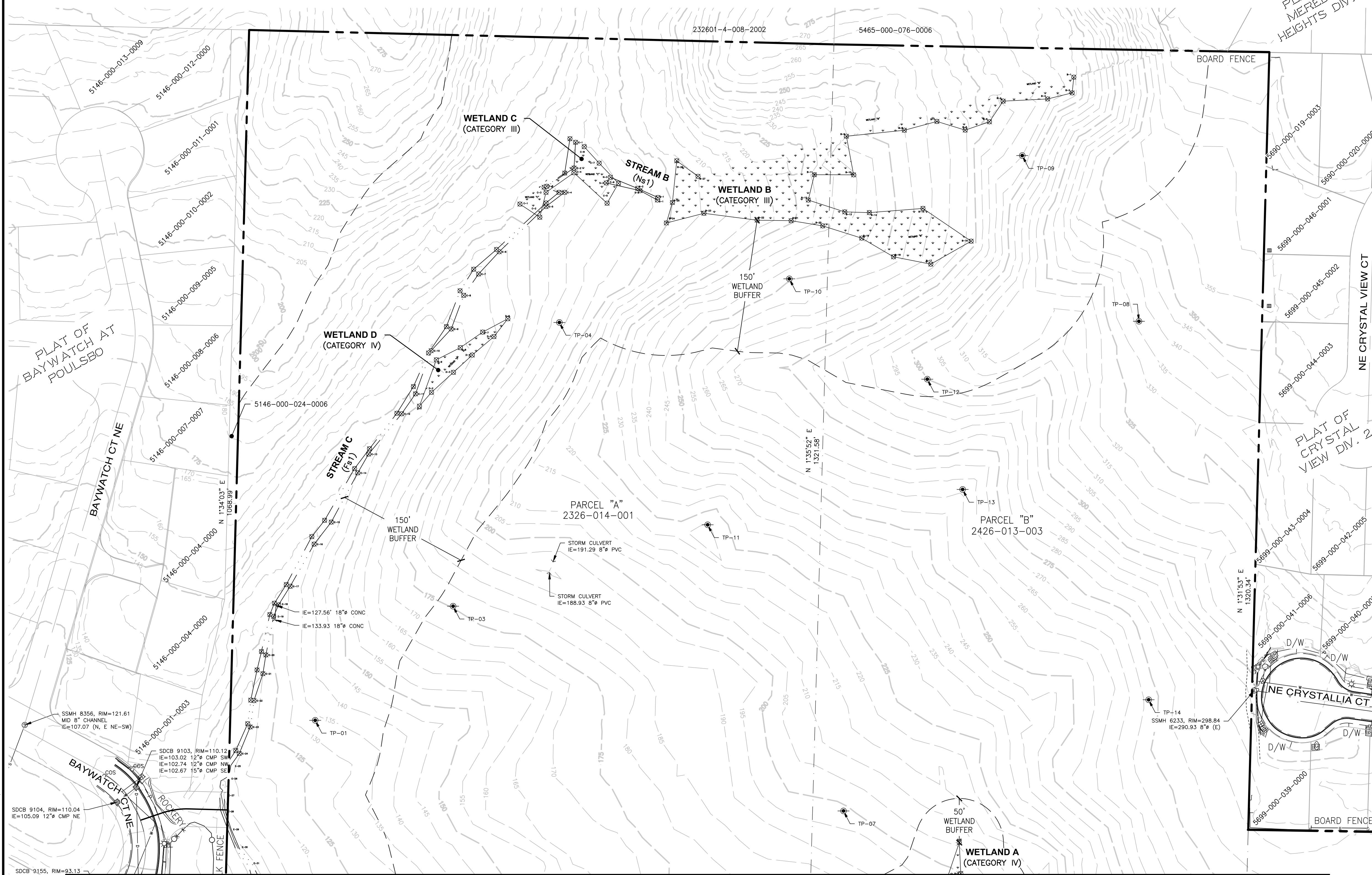
60 30 0 60 120

CONTOUR INTERVAL = 5'

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 |

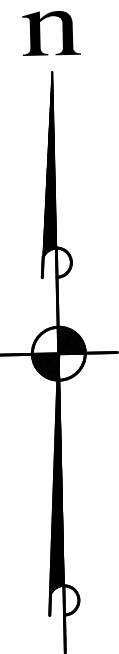
- | | |
|--|----------------------------|
| | ASPHALT CENTERLINE |
| | BUILDING OUTLINE |
| | CURB LINE |
| | EDGE OF CONCRETE/ASPHALT |
| | EDGE OF GRAVEL |
| | BOARD FENCE |
| | CHAIN LINK FENCE |
| | SPLIT RAIL FENCE |
| | GRADE BREAK |
| | FEATURE LINE |
| | RETAINING WALL |
| | ROAD STRIPING |
| | 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

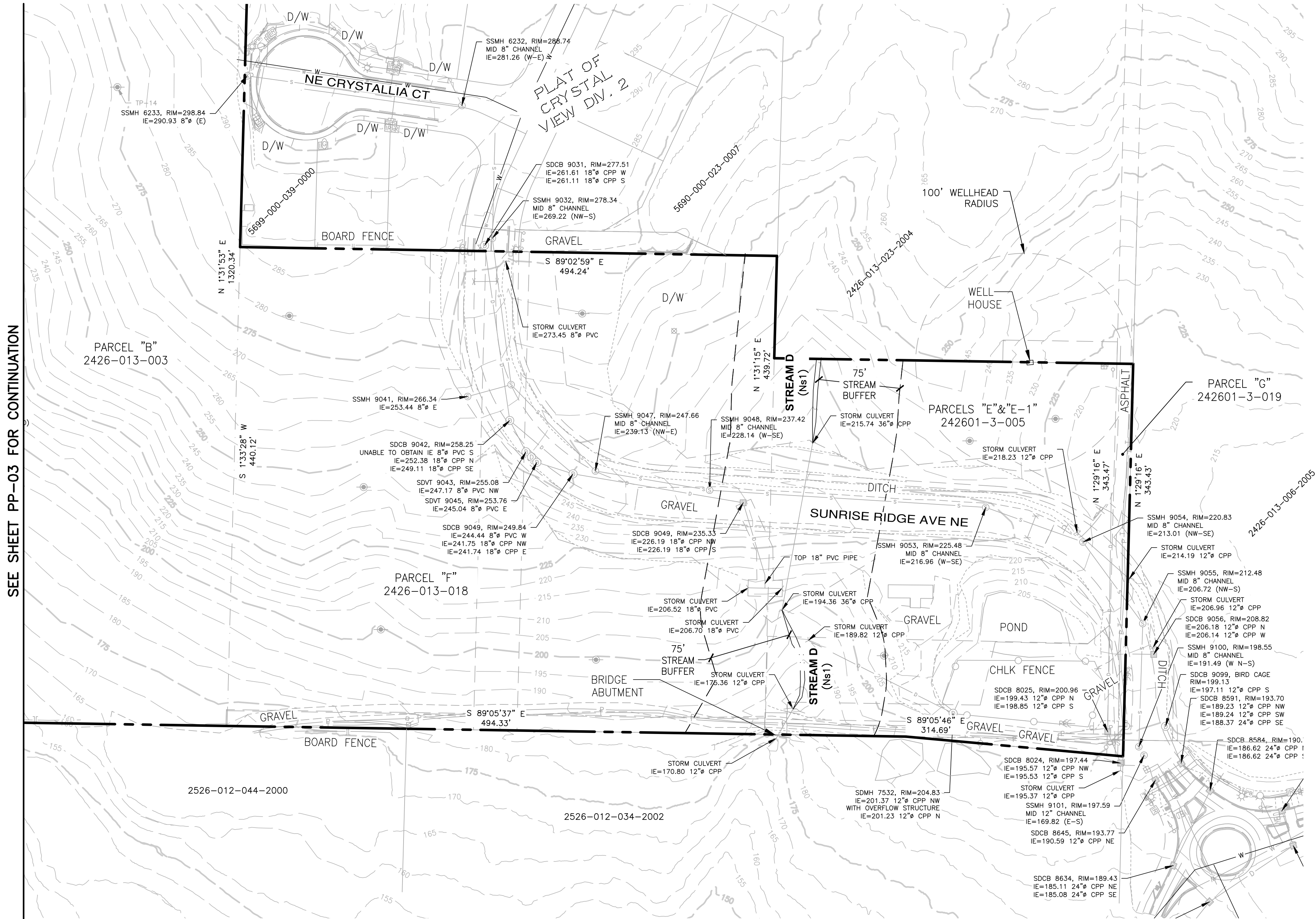
3 OF 35 SHEETS

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



SCALE: 1" = 60'
CONTOUR INTERVAL = 5'

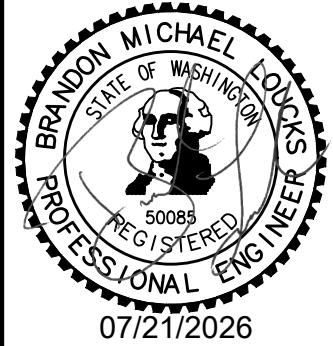
SEE LEGEND ON SHEET PP-02



SEE SHEET PP-03 FOR CONTINUATION

File: \\vsm\ENGR\ESM-JOB\2090\004\022\PP-04.dwg
Plotted By: Leanne Kullman
Plotted: 7/21/2026 4:20 PM

REVISIONS		
NO.	DESCRIPTION/DATE	BY

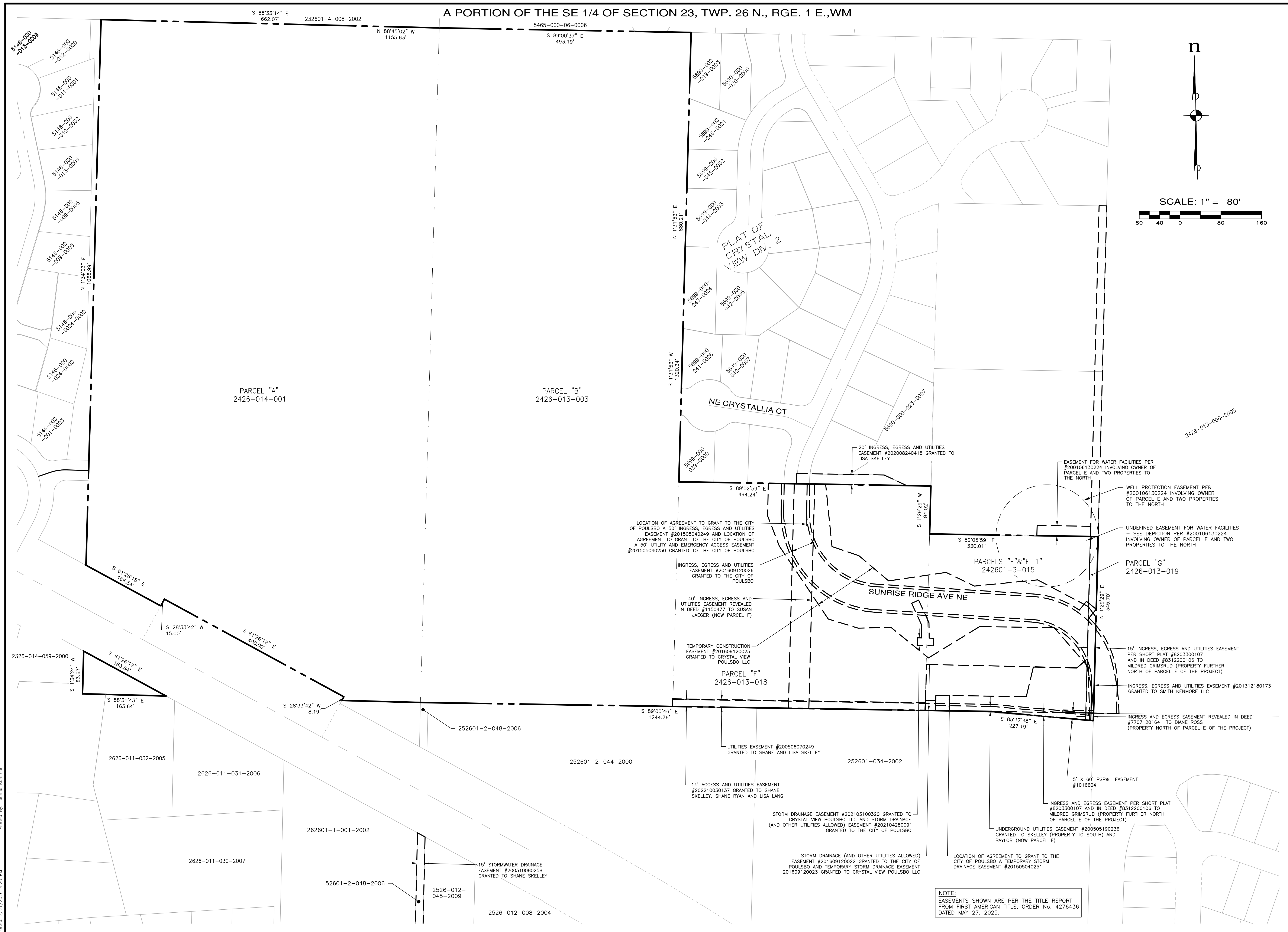


ESM CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
www.esmcivil.com
Civil Engineering
Public Works

FEDERAL WAY
UNIMCO
(206) 271-4600
Land Planning
Landscape Architecture
Project Management

MONTEBANC MANAGEMENT, LLC
Pinnacle at Liberty Bay Subdivision
WASHINGTON
EXISTING CONDITIONS
CITY OF POLLSBO

JOB NO.:	2090-004-022
DWG. NAME:	PP-04
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	
PP-04	
4	OF 35 SHEETS



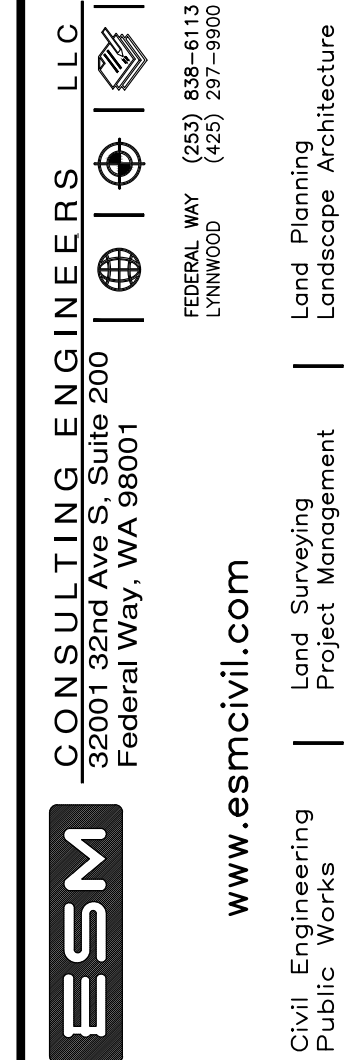
MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO BOUNDARY CONDITIONS WASHINGTON

80 40 0 80 160

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

[illegible]

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO

BUFFER MITIGATION PLAN

WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-06
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

PP-06

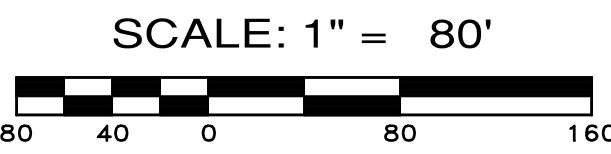
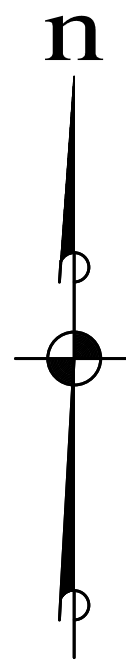
6 OF 35 SHEETS

TRACT AREA TABLE			
TRACT	USE	OWNERSHIP	AREA (SF)
A	CRITICAL AREA	HOA	588,984
B	CRITICAL AREA	HOA	6,842
C	CRITICAL AREA	HOA	147,663
D	CRITICAL AREA	HOA	28,515
E	STORMWATER/ACTIVE OPEN SPACE W/PUBLIC STORM EASEMENT	HOA	90,835
F	STORMWATER/ACTIVE OPEN SPACE W/PUBLIC STORM EASEMENT	HOA	17,635
G	ACCESS/UTILITY	HOA	987,324
H	ACCESS/UTILITY	HOA	3,189
I	ACCESS/UTILITY	HOA	2,526
J	ACCESS/UTILITY	HOA	2,531
K	ACCESS/UTILITY	HOA	2,258
L	ACCESS/UTILITY	HOA	3,272
M	ACCESS/UTILITY	HOA	4,474

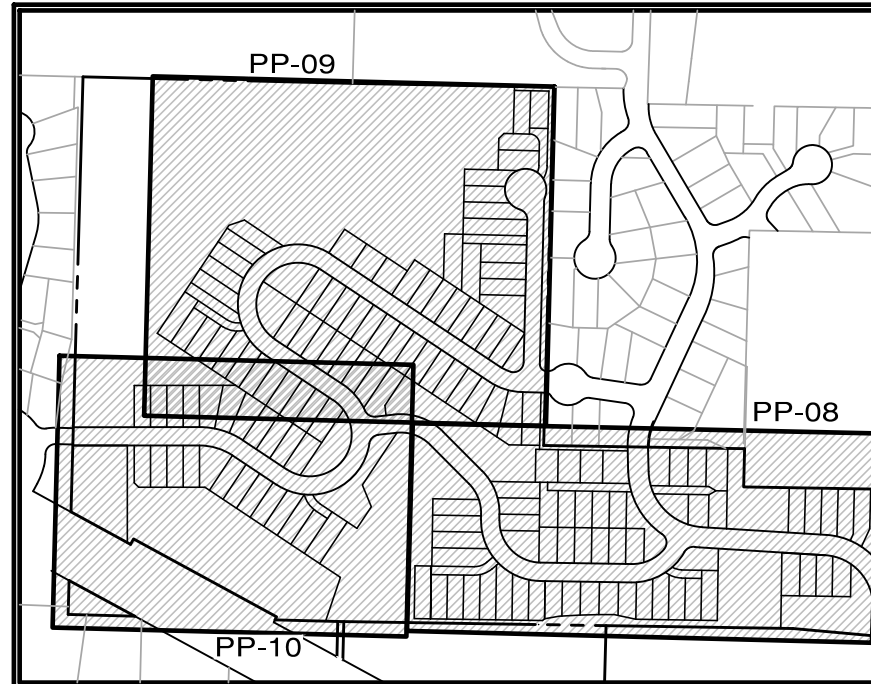
TRACT AREA TABLE			
TRACT	USE	OWNERSHIP	AREA (SF)
N	ACCESS/UTILITY	HOA	3,209
O	ACCESS/UTILITY	HOA	972
P	ACCESS/UTILITY	HOA	3,528
Q	PASSIVE OPEN SPACE	HOA	987,324
R	ACTIVE OPEN SPACE	HOA	2,535
S	PASSIVE OPEN SPACE	HOA	35,393
T	ACTIVE OPEN SPACE	HOA	10,568
U	ACTIVE OPEN SPACE	HOA	8,885
V	ACTIVE OPEN SPACE	HOA	7,138
W	ACTIVE OPEN SPACE	HOA	7,180
X	ACTIVE OPEN SPACE	HOA	5,856
Y	ACTIVE OPEN SPACE	HOA	3,337

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

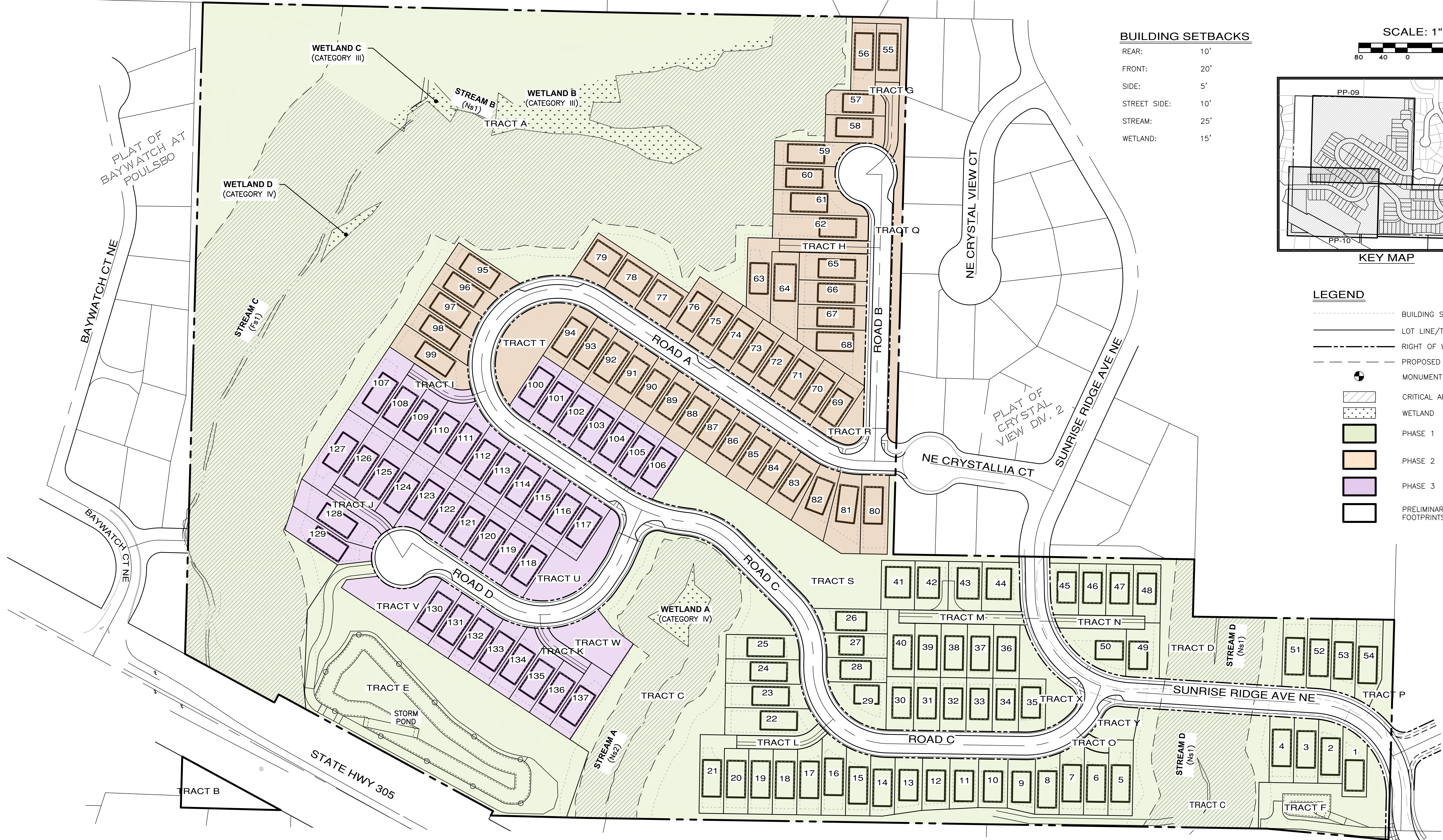
LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	4,108	13	4,033	25	4,751	37	3,783	49	4,615	61	5,404	73	4,100	85	4,100	97	4,037	109	4,029	121	4,100	133	4,335				
2	4,023	14	3,851	26	4,476	38	3,784	50	5,905	62	6,277	74	4,100	86	4,100	98	4,530	110	4,478	122	4,100	134	4,495				
3	4,237	15	4,201	27	4,015	39	3,785	51	4,516	63	5,343	75	4,100	87	4,100	99	6,141	111	4,584	123	4,335	135	4,109				
4	4,313	16	4,985	28	3,916	40	4,367	52	4,602	64	5,926	76	4,613	88	4,100	100	4,058	112	4,158	124	4,688	136	4,100				
5	4,960	17	4,562	29	5,408	41	4,429	53	4,896	65	5,037	77	4,200	89	4,100	101	4,100	113	4,100	125	4,620	137	4,980				
6	4,196	18	4,281	30	3,937	42	4,427	54	5,595	66	4,477	78	4,200	90	4,100	102	4,100	114	4,100	126	4,620						
7	4,434	19	4,280	31	3,762	43	4,425	55	3,832	67	4,477	79	4,374	91	4,100	103	4,100	115	4,100	127	6,751						
8	3,800	20	4,280	32	3,763	44	5,015	56	4,435	68	6,270	80	5,825	92	4,100	104	4,100	116	4,100	128	6,568						
9	3,819	21	5,600	33	3,763	45	3,903	57	3,816	69	4,098	81	6,303	93	4,100	105	4,100	117	4,100	129	5,640						
10	3,840	22	6,432	34	3,762	46	3,757	58	4,475	70	4,100	82	5,274	94	4,058	106	4,020	118	4,072	130	4,100						
11	3,832	23	5,193	35	3,788	47	3,756	59	4,551	71	4,100	83	4,439	95	4,440	107	6,014	119	4,100	131	4,100						
12	3,804	24	4,857	36	3,784	48	4,071	60	4,086	72	4,100	84	4,100	96	4,010	108	4,020	120	4,100	132	4,108						



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



- LEGEND**
- BUILDING SETBACK LINE
 - LOT LINE/TRACT LINE
 - RIGHT OF WAY LINE
 - PROPOSED EASEMENT
 - MONUMENT
 - CRITICAL AREA BUFFER
 - WETLAND
 - PHASE 1
 - PHASE 2
 - PHASE 3
 - PRELIMINARY HOUSE FOOTPRINTS



File: \\vsm\ENGR\ESM-2090\004\022\PP-plot\Plots\PP-07.dwg
Plotted: 7/21/2026 4:21 PM
Plotted By: Leanne Kullman

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98003

BRANDON MICHAEL LOUCKS
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
07/27/2026

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO OVERALL SITE PLAN & LOT/TRACT PHASING PLAN WASHINGTON

JOB NO.: 2090-004-022

DWG. NAME: PP-07

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 07/21/2026

DATE OF PRINT:

PP-07

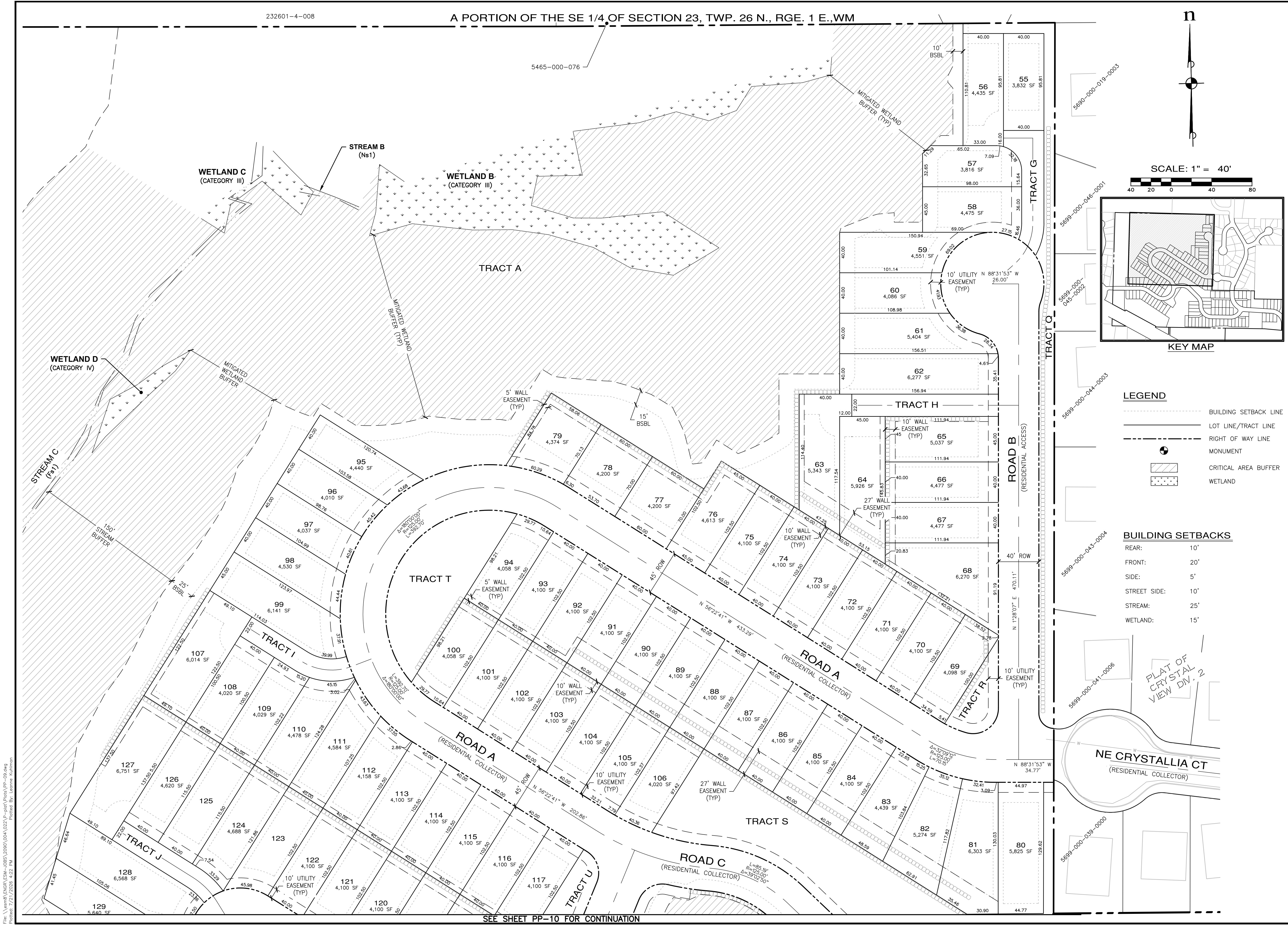
7 OF 35 SHEETS

SEE SHEET PP-10 FOR CONTINUATION



PP-08

8 OF 35 SHEETS



File: \\smc\ENR\ESM-1085\2090\004\022\PP-plot\PP-09.dwg
Plotted: 7/21/2026 4:22 PM
Plotted By: Leanne Kullman

REVISIONS		
NO.	DESCRIPTION/DATE	BY

BRANDON MICHAEL LONG
STATE OF WASHINGTON
LICENSED PROFESSIONAL ENGINEER
50098
12/31/2026

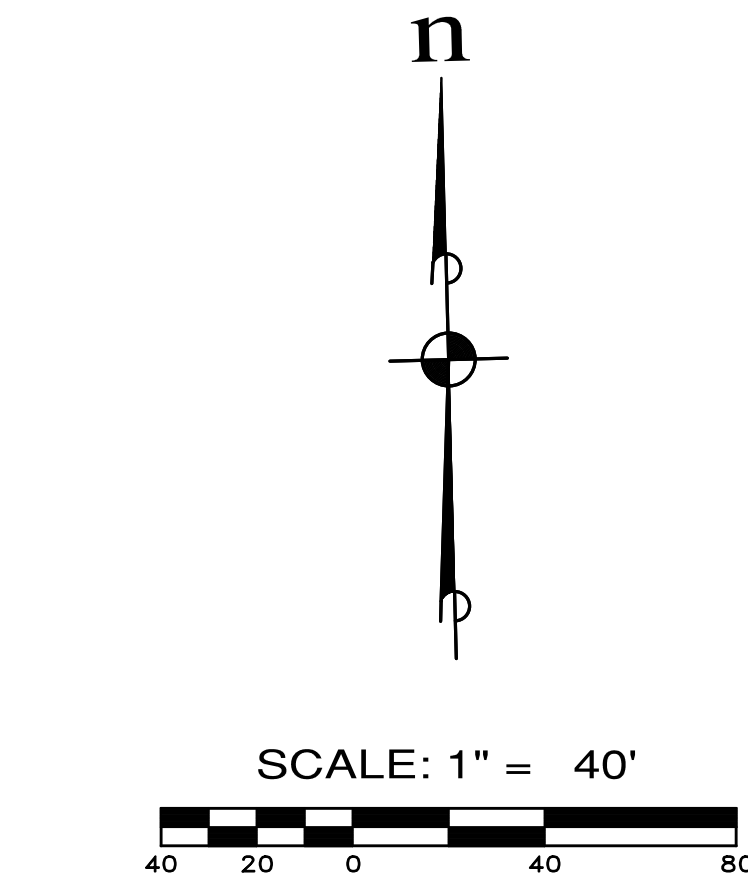
ESM CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
www.esmcivil.com
(206) 838-6113
(206) 257-9905

Civil Engineering
Land Surveying
Project Management
Public Works
Landscape Architecture

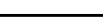
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
PRELIMINARY SITE PLAN
WASHINGTON
CITY OF POULLSBORO

JOB NO.:	2090-004-022
DWG. NAME:	PP-09
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

PP-09
9 OF 35 SHEETS

[illegible]

- 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'

ESM CONSULTING ENGINEERS LLC

32001 32nd Ave S, Suite 200
Federal Way, WA 98003





FEDERAL WAY (206) 835-5113
 SEATTLE (206) 251-4900

www.esmcivil.com

Civil Engineering
 Public Works

Project Management
 Land Surveying

Land Planning
 Landscape Architecture

MONTEBANC MANAGEMENT, LLC

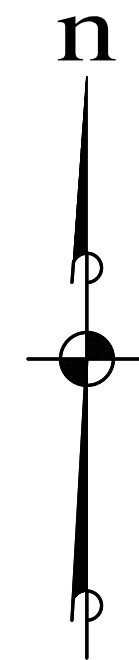
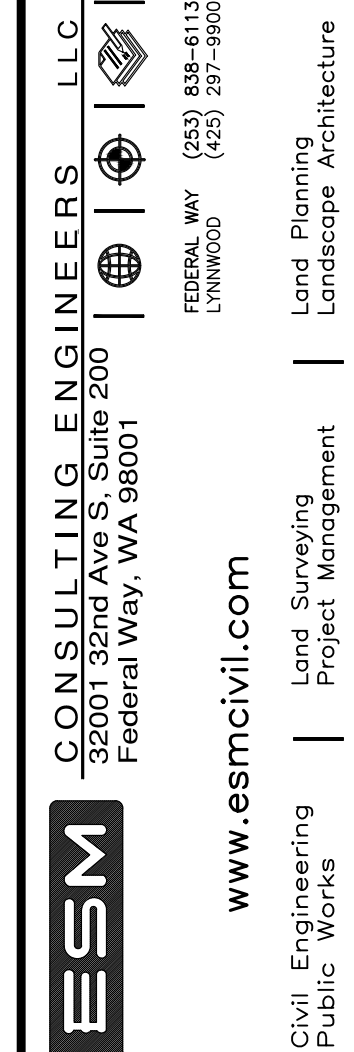
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO PRELIMINARY SITE PLAN WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-10
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

PP-10

10 OF 35 SHEETS

[illegible]

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 HYDROSEEDING) 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.

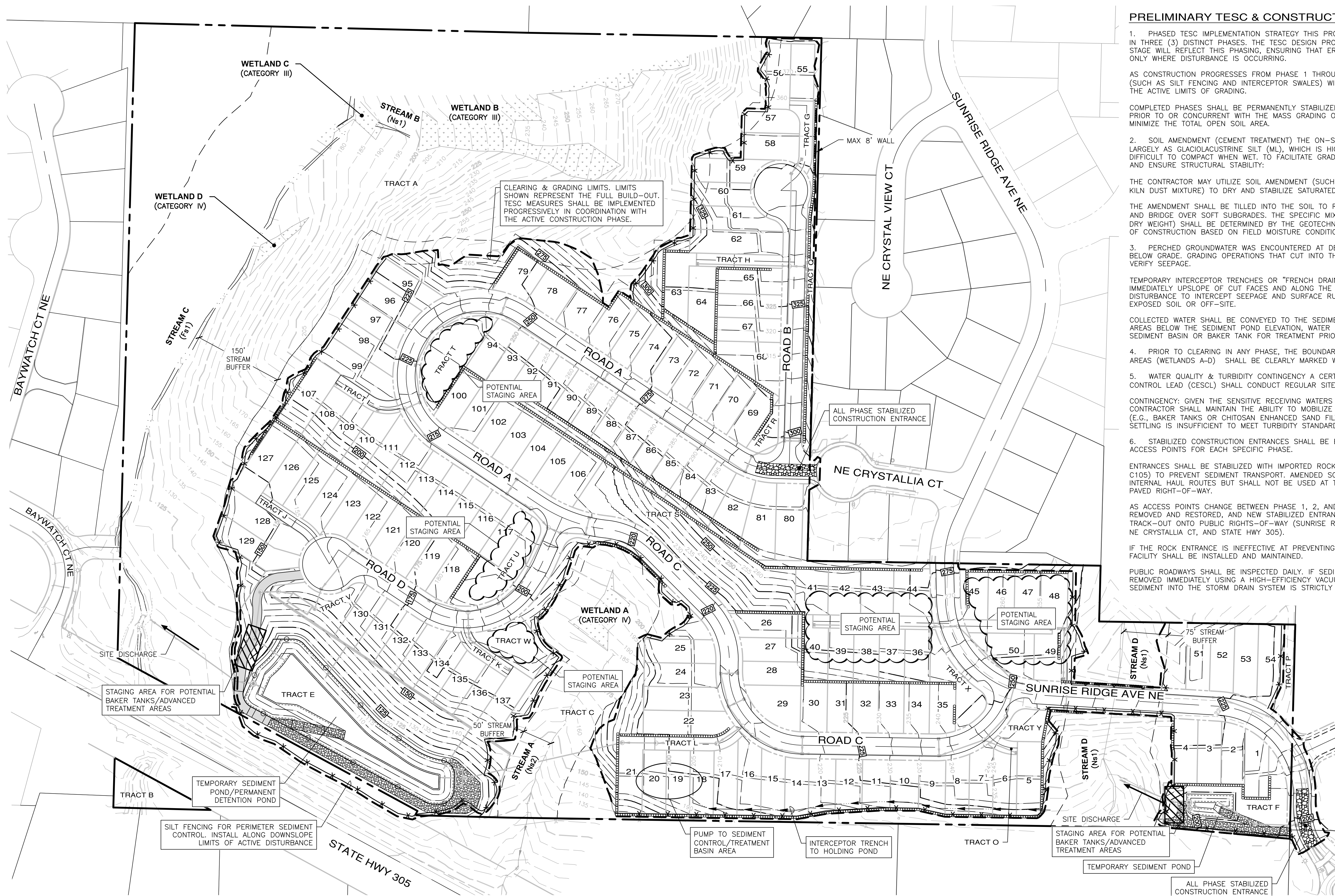
6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED AT THE ACTIVE ACCESS POINTS FOR EACH SPECIFIC PHASE.

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.

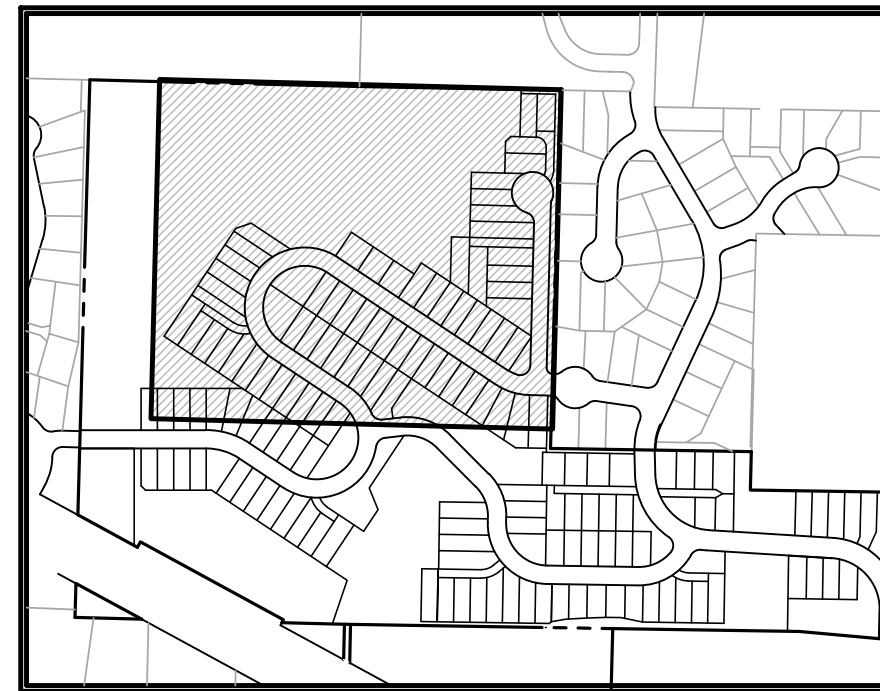




SCALE: 1" = 40'



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.

PRELIMINARY EARTHWORK QUANTITIES

STRIPPING (ASSUMED 18")	61,240 CYDS
REQUIRED CUT:	156,680 CYDS
REQUIRED FILL:	323,170 CYDS
NET FILL:	166,490 CYDS

[illegible]

07/21/2026



CONSULTING ENGINEERS, LLC

32001 32nd Ave S, Suite 200
Federal Way, WA 98001





FEDERAL WAY
LAWNSIDE

(253) 839-4113
(253) 257-5565

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

CITY OF POULSBOROUGH

WASHINGTON

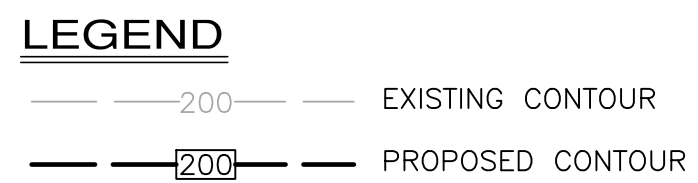
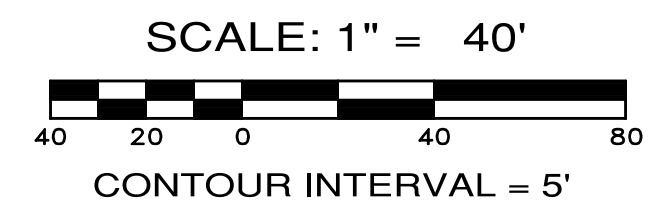
MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY GRADING PLAN

JOB NO.:	2090-004-022
DWG. NAME:	PP-12
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

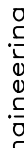
PP-12
12 OF 35 SHEETS

[illegible]

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.





CONSULTING ENGINEERS, LLC

32001 32nd Ave S, Suite 200
Federal Way, WA 98001





FEDERAL, WA
(206) 838-6111
LYNNWOOD
(425) 297-8900

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Architecture

www.esmcivil.com

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

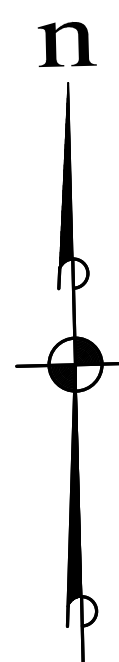
CITY OF POUFSBO PRELIMINARY GRADING PLAN WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-13
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

PP-13

13 OF 35 SHEETS

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



SCALE: 1" = 40'

LEGEND

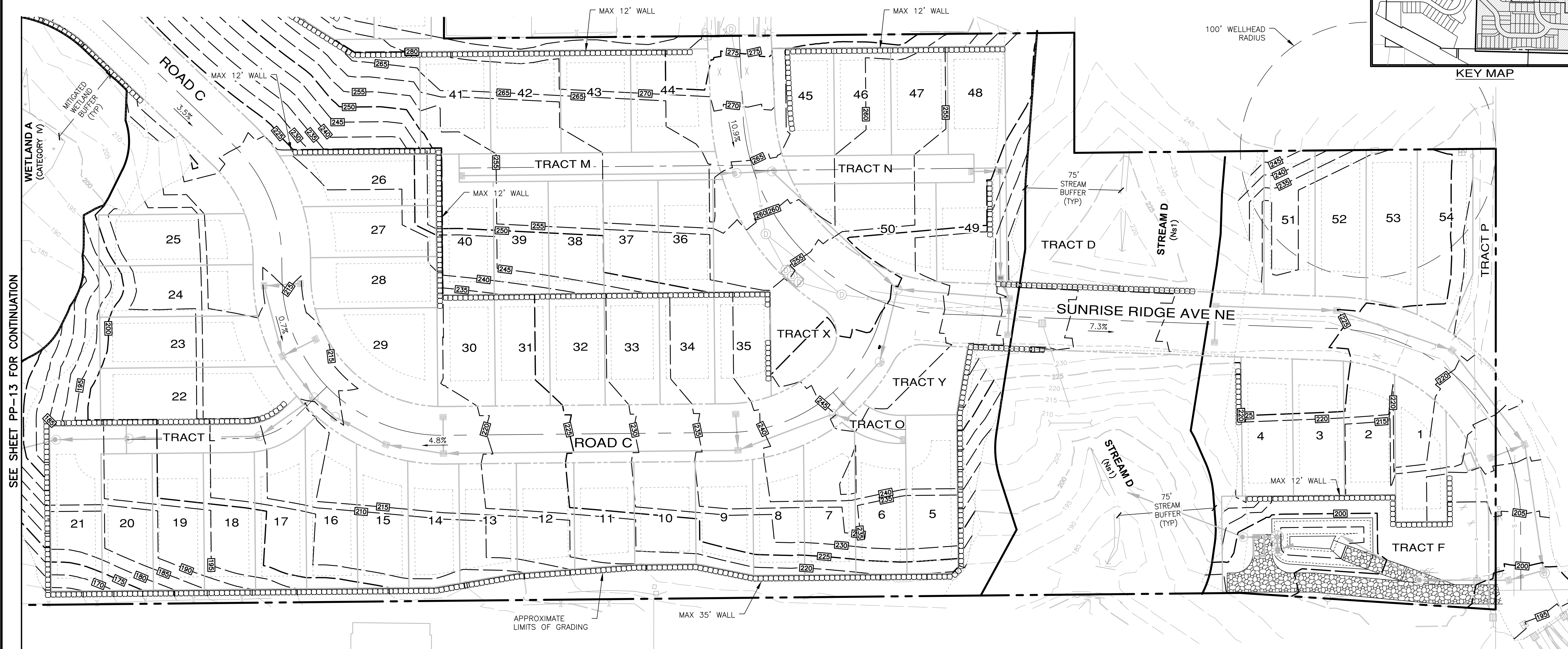
— 200 — EXISTING CONTOUR
 — 200 — PROPOSED CONTOUR
 - - - - - CLEARING LIMITS

NOTES:

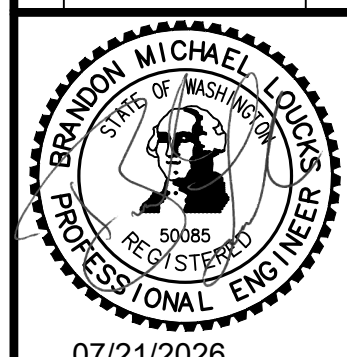
1. SITE GRADING IS PRELIMINARY AT THIS TIME AND IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL GRADING IS SUBJECT TO CHANGE IN ORDER TO MORE ACCURATELY BALANCE CUT AND FILL QUANTITIES.



KEY MAP



SEE SHEET PP-13 FOR CONTINUATION

[illegible]

CONSULTING ENGINEERS LLC
32001 32nd Ave S, Suite 200 | |



FEDERAL WAY
WINNWOOD
(253) 838-6113
(425) 297-9900

and Planning



www.esmcivil.com

Civil Engineering

Land Surveying

and Planning

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY CRADLING PLAN

SECRET

JOB NO.: 2090-004-022

DWG. NAME: PP-14

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 03/21/2026

DATE. 07/21/2020

DATE OF

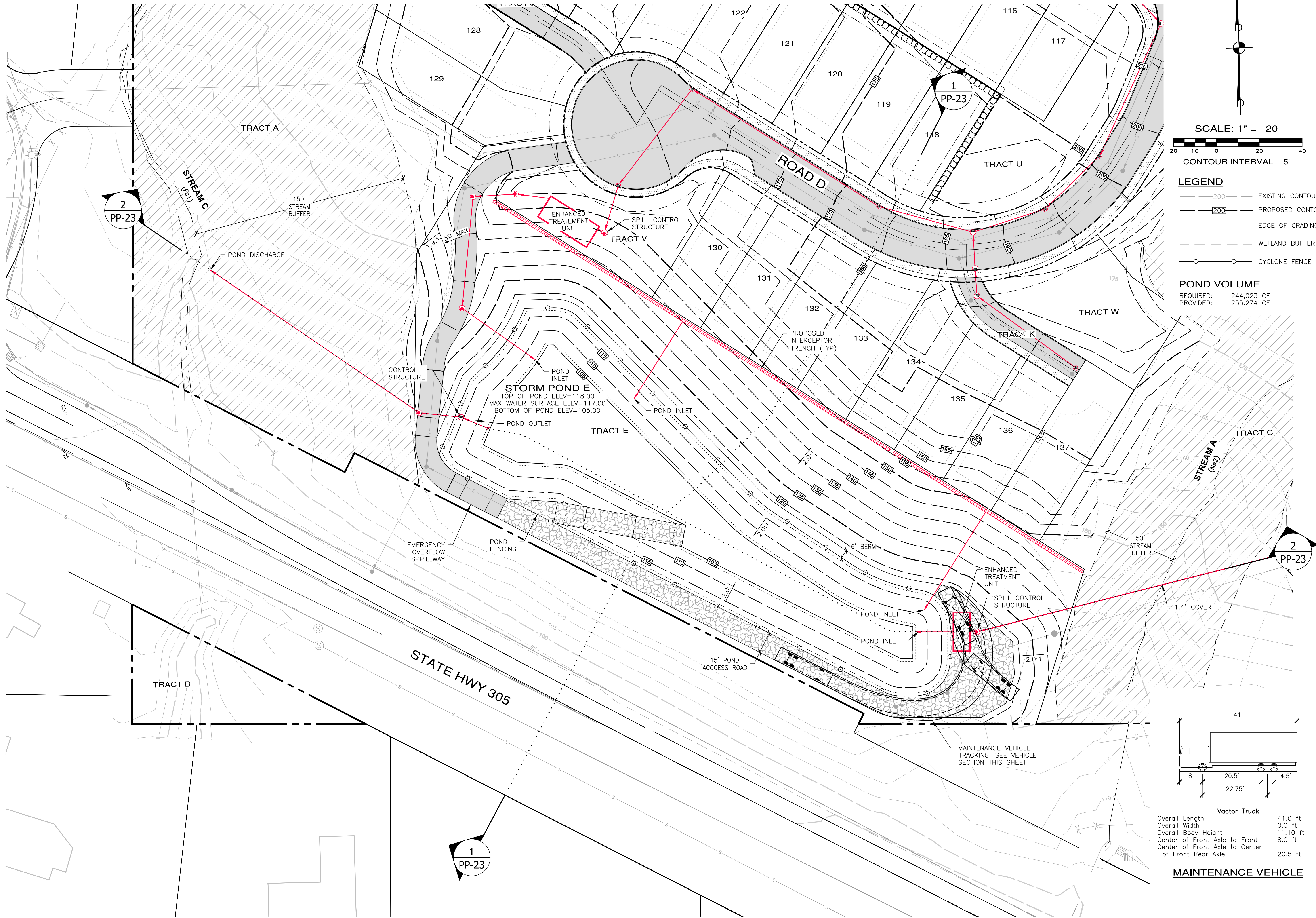
PRINT: _____

DD 14

PP-14

14 35

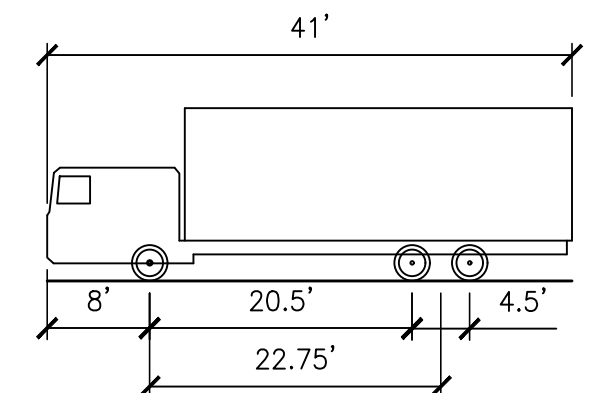
14 OF 33 SHEETS



SCALE: 1" = 20'
CONTOUR INTERVAL = 5'

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

POND VOLUME
REQUIRED: 244,023 CF
PROVIDED: 255,274 CF



MAINTENANCE VEHICLE

Parameter	Value
Overall Length	41.0 ft
Overall Width	8.0 ft
Overall Body Height	11.10 ft
Center of Front Axle to Front	8.0 ft
Center of Front Axle to Center of Front Rear Axle	20.5 ft

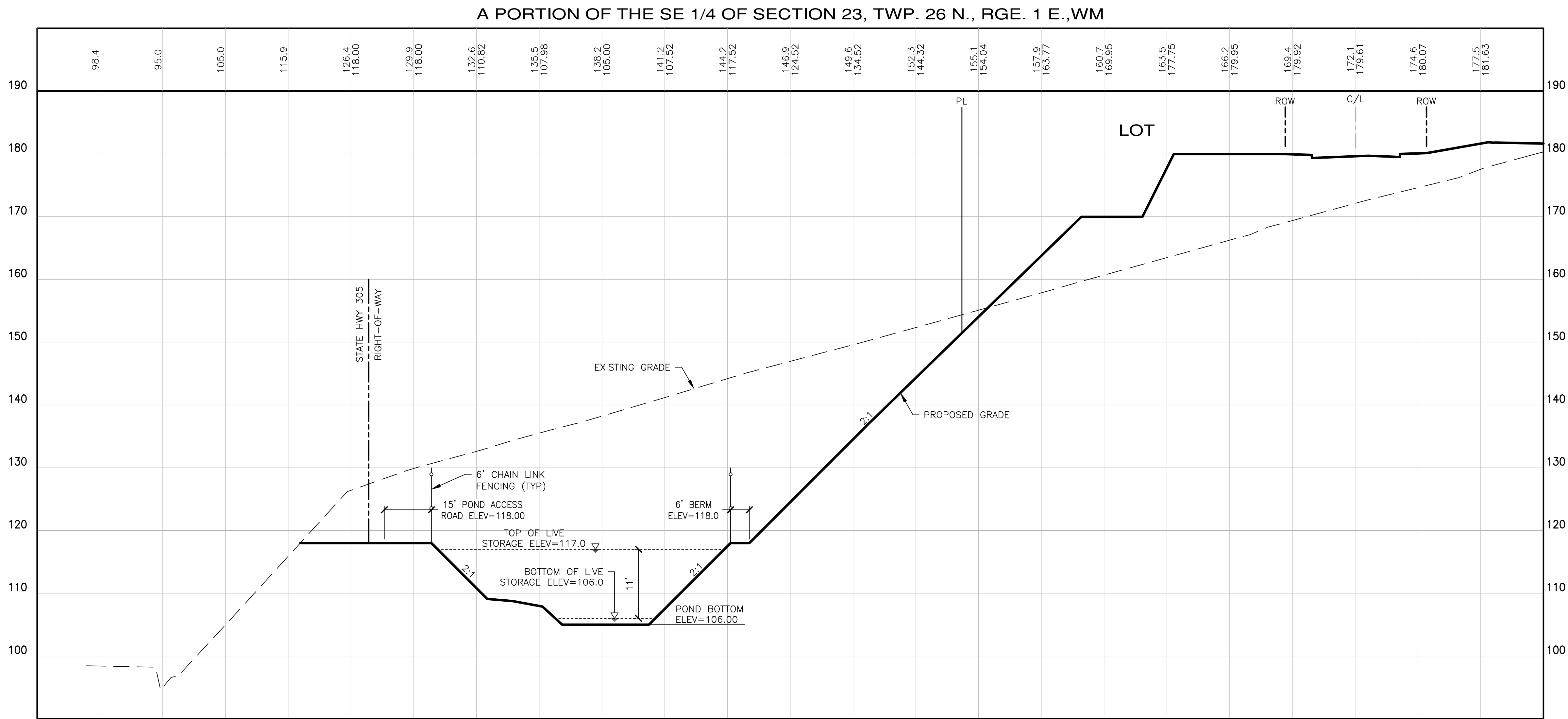
REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
www.esmcivil.com
Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture

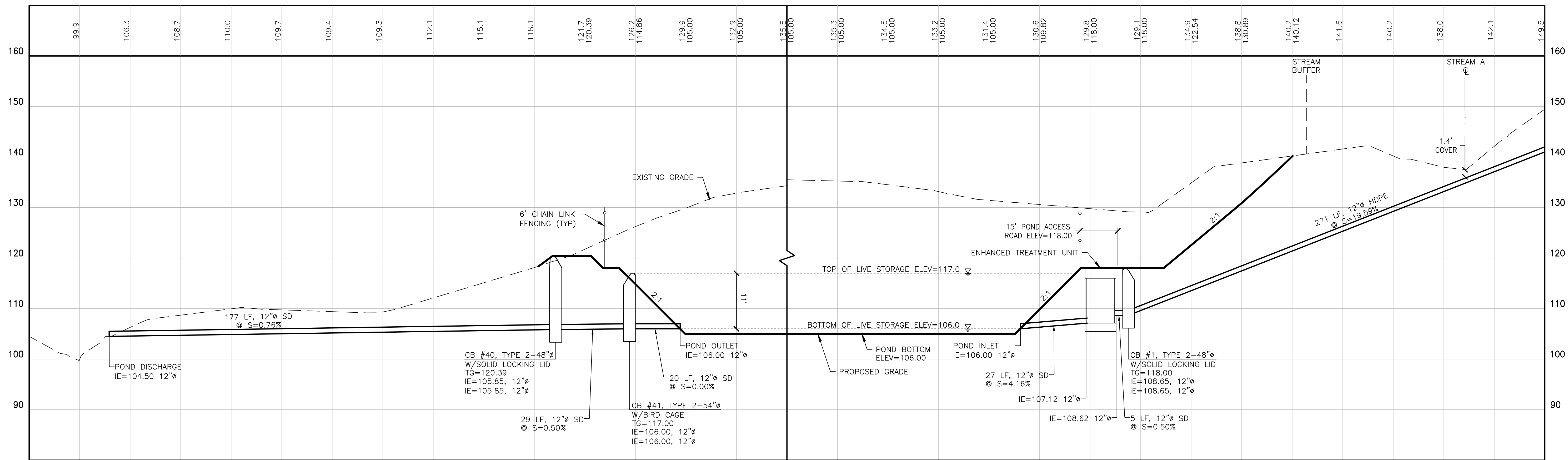
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
PRELIMINARY POND E LAYOUT
CITY OF POULSBORO
WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-26
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	
PP-26	
26 OF 35 SHEETS	

File: \\nam8\ENGR\ESM-DOB\2090\004\022\PP-plot\PlotA\PP-27.dwg
Plotted By: Leanne Kullman
Plotted: 7/21/2026 4:32 PM



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



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

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**ESM**

CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
www.esmcivil.com

**BRANDON MICHAEL LONG**
REGISTERED PROFESSIONAL ENGINEER
07/21/2026

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POLLSBO

WASHINGTON

PRELIMINARY POND E SECTIONS

JOB NO.: 2090-004-022

DWG. NAME: PP-27

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 07/21/2026

DATE OF PRINT:

PP-27

27 OF 35 SHEETS

STORM POND
 TOP OF POND ELEV=198.50
 MAX WATER SURFACE ELEV=197.50
 BOTTOM OF POND ELEV=191.50

WATER TREATMENT FACILITY

STREAM D (Net)
 75' STREAM BUFFER
 DISCHARGE
 IE=188.66, 12"ø

CB #24, TYPE 2-48"ø
 W/BIRD CAGE
 EMERGENCY OVERFLOW
 N:268804.36
 E:1199870.38
 TG=197.50
 IE=192.40, 12"ø
 IE=192.40, 12"ø

10 LF, 12"ø SD
 @ S=2.00%

8 LF, 12"ø SD
 @ S=1.00%

CB #23, TYPE 2-48"ø
 W/SOLID LOCKING LID
 N:268804.96
 E:1199844.10
 TG=198.50
 IE=189.92, 12"ø
 IE=189.92, 12"ø

10 LF, 12"ø SD
 @ S=1.00%

CB #25, TYPE 2-54"ø
 W/BIRD CAGE
 CONTROL STURCTURE
 N:268794.37
 E:1199870.61
 TG=196.52
 IE=192.50, 12"ø
 IE=192.50, 12"ø

8 LF, 12"ø SD
 @ S=0.00%

CB #26, TYPE 2-48"ø
 W/SOLID LOCKING LID
 W/OIL WATER SEPARATOR
 N:268767.83
 E:1199981.73

71 LF, 12"ø SD
 @ S=0.49%

TRACT F

69 LF, 12"ø SD
 @ S=0.88%

CB #27, TYPE 1
 N:268765.91
 E:1200050.75

28 LF, 12"ø SD
 @ S=1.57%

CB #28, TYPE 1
 N:268772.91
 E:1200078.18

15' MAINTENANCE ACCESS ROAD

STORM POND
 TOP OF POND ELEV=198.50
 MAX WATER SURFACE ELEV=197.50
 BOTTOM OF POND ELEV=191.50

WATER TREATMENT FACILITY

STREAM D (Net)
 75' STREAM BUFFER
 DISCHARGE
 IE=188.66, 12"ø

CB #24, TYPE 2-48"ø
 W/BIRD CAGE
 EMERGENCY OVERFLOW
 N:268804.36
 E:1199870.38
 TG=197.50
 IE=192.40, 12"ø
 IE=192.40, 12"ø

10 LF, 12"ø SD
 @ S=2.00%

8 LF, 12"ø SD
 @ S=1.00%

CB #23, TYPE 2-48"ø
 W/SOLID LOCKING LID
 N:268804.96
 E:1199844.10
 TG=198.50
 IE=189.92, 12"ø
 IE=189.92, 12"ø

10 LF, 12"ø SD
 @ S=1.00%

CB #25, TYPE 2-54"ø
 W/BIRD CAGE
 CONTROL STURCTURE
 N:268794.37
 E:1199870.61
 TG=196.52
 IE=192.50, 12"ø
 IE=192.50, 12"ø

8 LF, 12"ø SD
 @ S=0.00%

CB #26, TYPE 2-48"ø
 W/SOLID LOCKING LID
 W/OIL WATER SEPARATOR
 N:268767.83
 E:1199981.73

71 LF, 12"ø SD
 @ S=0.49%

TRACT F

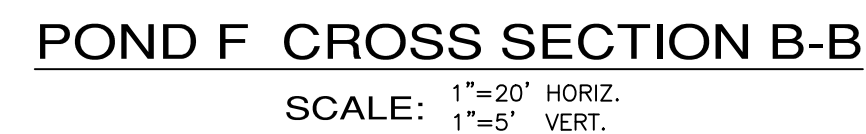
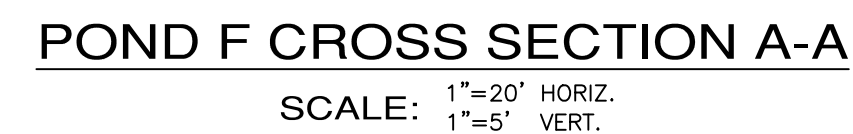
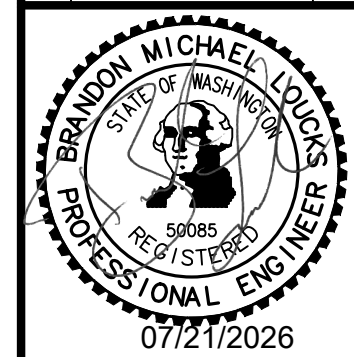
69 LF, 12"ø SD
 @ S=0.88%

CB #27, TYPE 1
 N:268765.91
 E:1200050.75

28 LF, 12"ø SD
 @ S=1.57%

CB #28, TYPE 1
 N:268772.91
 E:1200078.18

15' MAINTENANCE ACCESS ROAD

[illegible]



CONSULTING ENGINEERS, LLC

32001 32nd Ave S, Suite 200
Federal Way, WA 98003





FEDERAL WAY
LINKWOOD

(253) 839-6113
(425) 237-9950

www.esmcivil.com

Civil Engineering
Public Works

Project Management
Land Surveying

Land Planning
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF BOULDER PRELIMINARY POND F PLAN & SECTIONS WASHINGTON

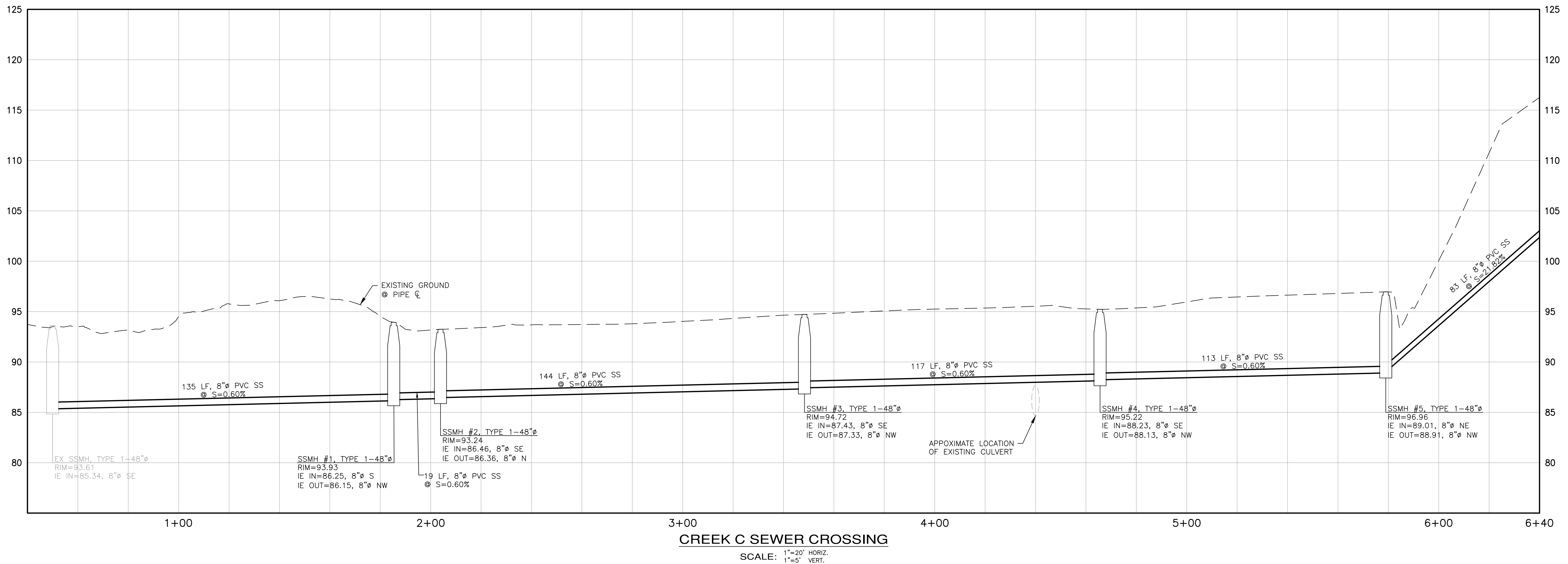
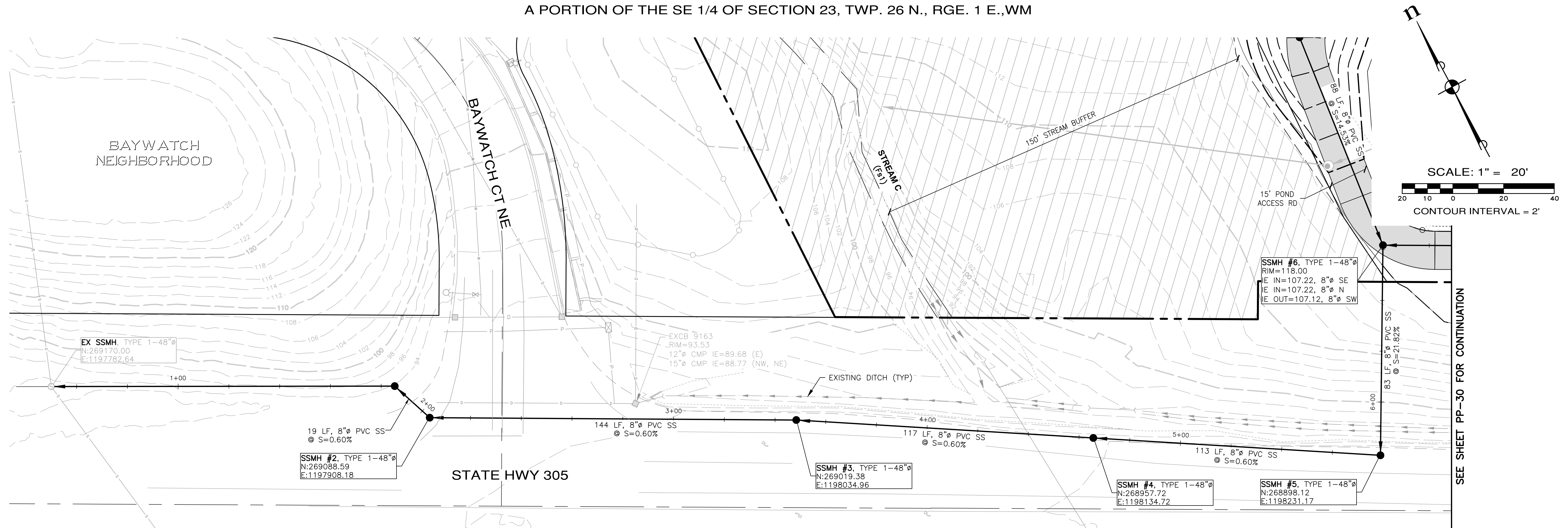
JOB NO.:	2090-004-022
DWG. NAME:	PP-28
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026

DATE OF
PRINT:

PP-28

28 OF 35 SHEETS

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



REVISIONS	
DESCRIPTION/DATE	BY

07/21/2026


ES&M
CONSULTING ENGINEERS PLLC
 32001 32nd Ave S, Suite 200
 Federal Way, WA 98001
 (253) 838-6113
 (425) 297-9800
 FEDERAL WAY
 LINWOOD



 Civil Engineering
 Public Works
 Land Surveying
 Project Management
 Land Planning
 Landscape Architecture
www.esmcivil.com

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

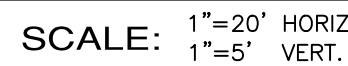
OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE

CITY OF POULSBORO WASHINGTON

IB NO.:	2090-004-022
WG. NAME:	PP-29
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

PP-29

29 OF 35 SHEETS



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

ESM CONSULTING ENGINEERS, LLC

32001 32nd Ave S, Suite 200
Federal Way, WA 98001

FEDERAL WAY
LNW605

(253) 836-6113
(425) 251-9900

Civil Engineering
Public Works

Land Surveying
Project Management

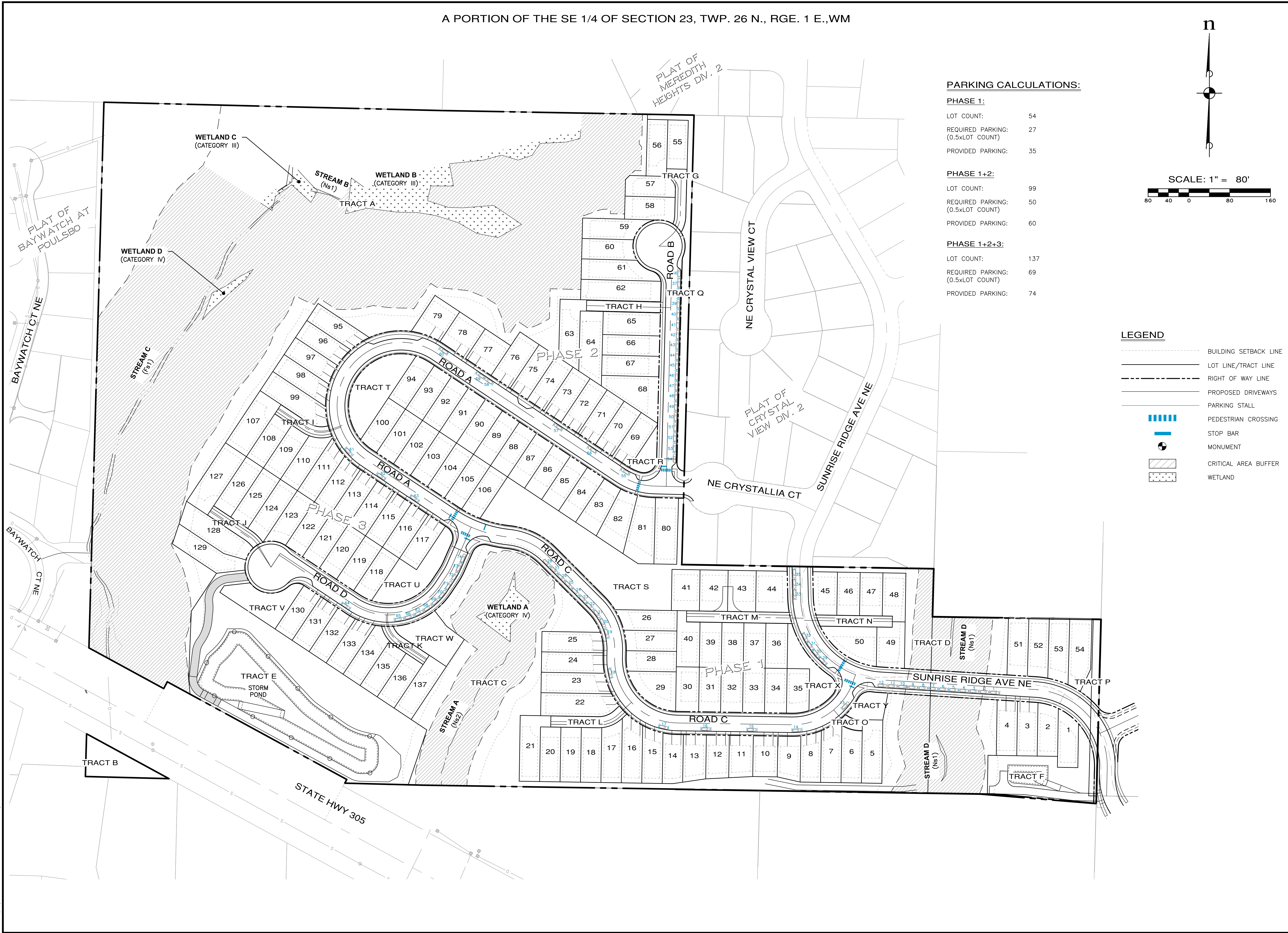
Land Planning
Landscape Architecture

www.esmcivil.com

JOB NO.:	2090-004-022
DWG. NAME:	PP-30
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

PP-30
30 OF 35 SHEETS

File: \\esm8\ENGR\ESM-JOBS\2090\004\022\P-plot\Plots\PP-30.dwg
Plotted: 7/21/2026 4:34 PM
Plotted By: Leanne Kuhlman



PARKING CALCULATIONS:

PHASE 1:

LOT COUNT:	54
REQUIRED PARKING: (0.5xLOT COUNT)	27
PROVIDED PARKING:	35

PHASE 1+2:

LOT COUNT:	99
REQUIRED PARKING: (0.5xLOT COUNT)	50
PROVIDED PARKING:	60

PHASE 1+2+3:

LOT COUNT:	137
REQUIRED PARKING: (0.5xLOT COUNT)	69
PROVIDED PARKING:	74

LEGEND	
	BUILDING SETBACK LINE
	LOT LINE/TRACT LINE
	RIGHT OF WAY LINE
	PROPOSED DRIVEWAYS
	PARKING STALL
	PEDESTRIAN CROSSING
	STOP BAR
	MONUMENT
	CRITICAL AREA BUFFER
	WETLAND

REVISIONS

NO.	DESCRIPTION/DATE	BY

BRANDON MICHAEL BICKEL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
50085
12/31/2026

ESM CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
www.esmcivil.com
(253) 838-6113
(253) 257-9905

Civil Engineering
Land Surveying
Public Works
Project Management
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO CHANNELIZATION AND SIGNAGE PLAN

WASHINGTON

JOB NO.: 2090-004-022

DWG. NAME: PP-31

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 07/21/2026

DATE OF PRINT:

PP-31

31 OF 35 SHEETS