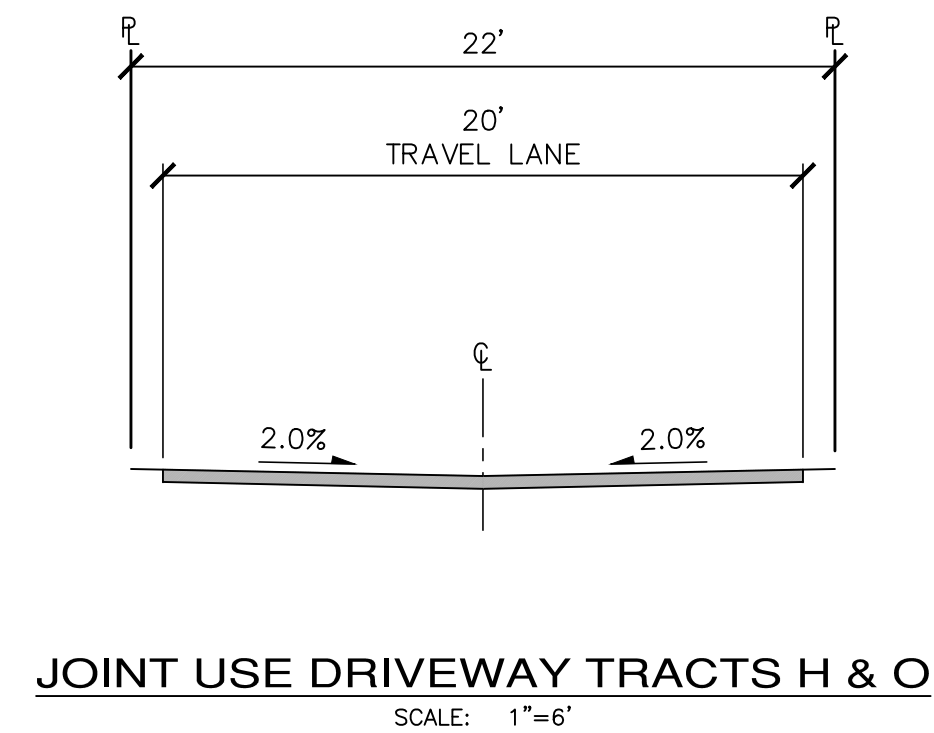
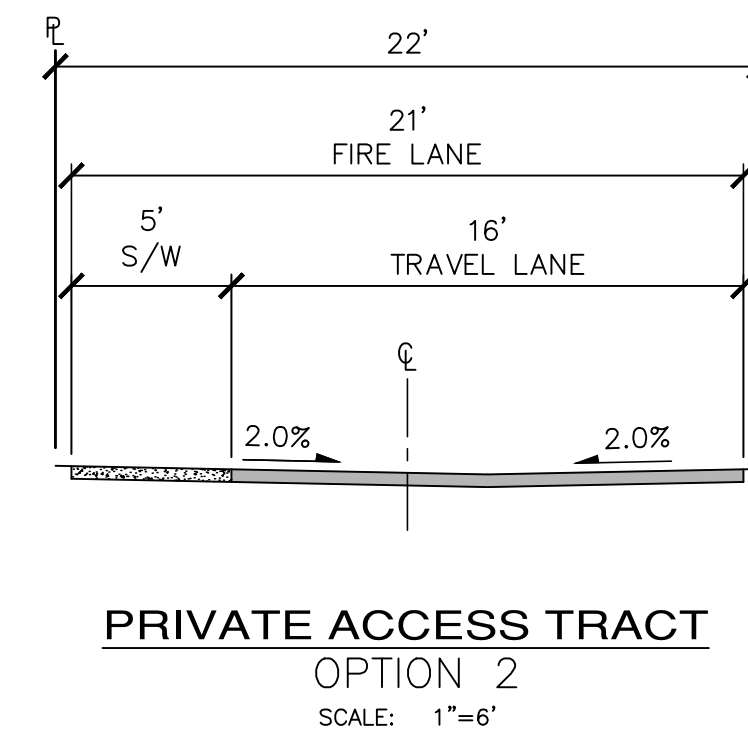
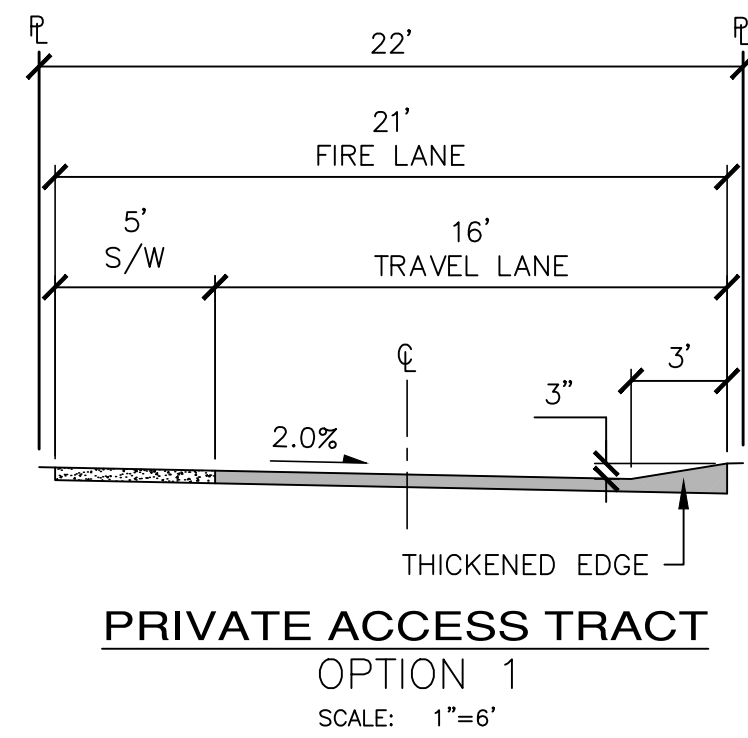
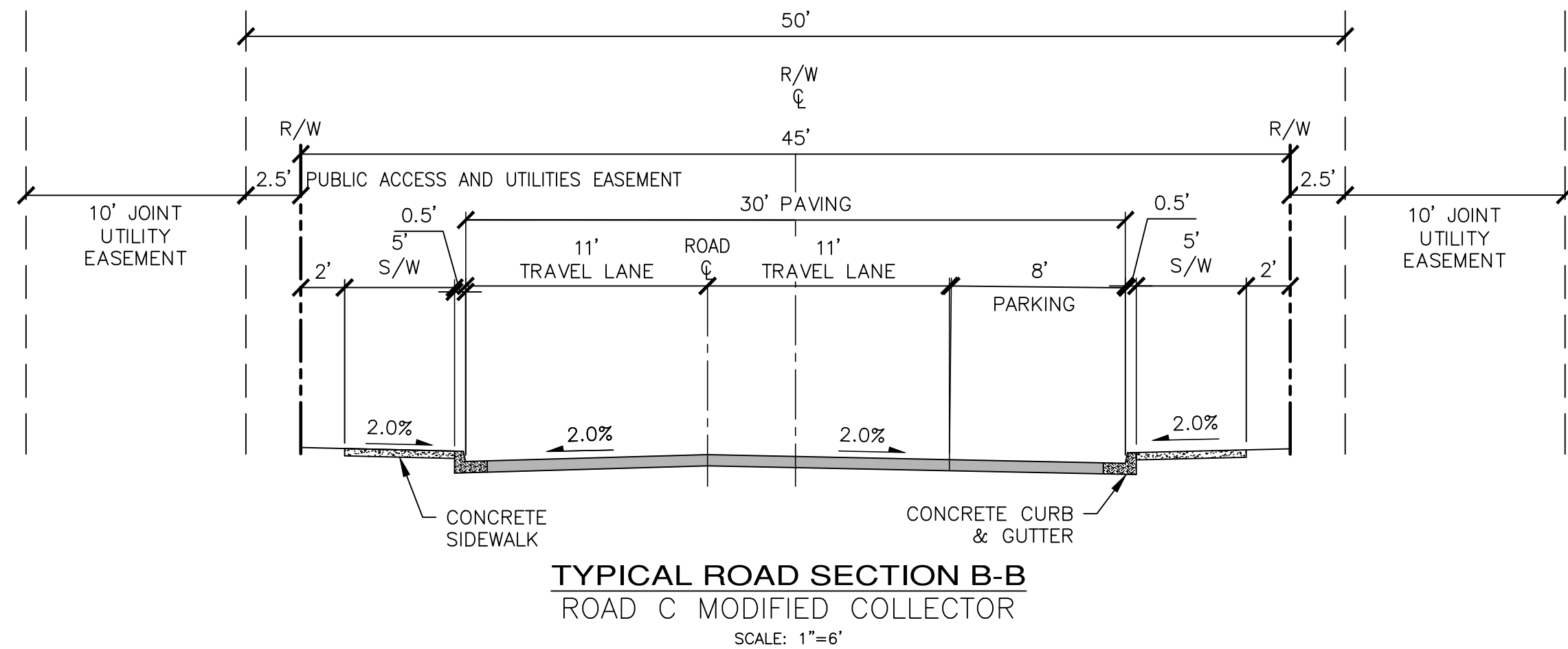
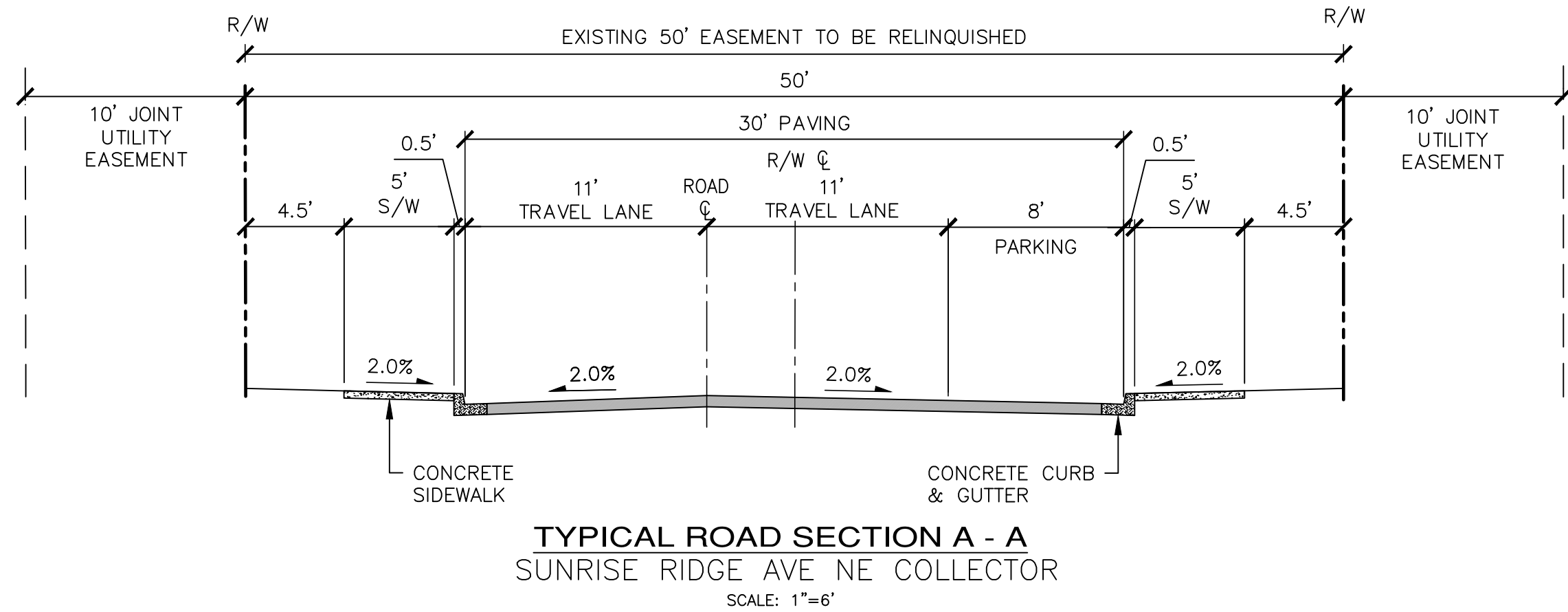
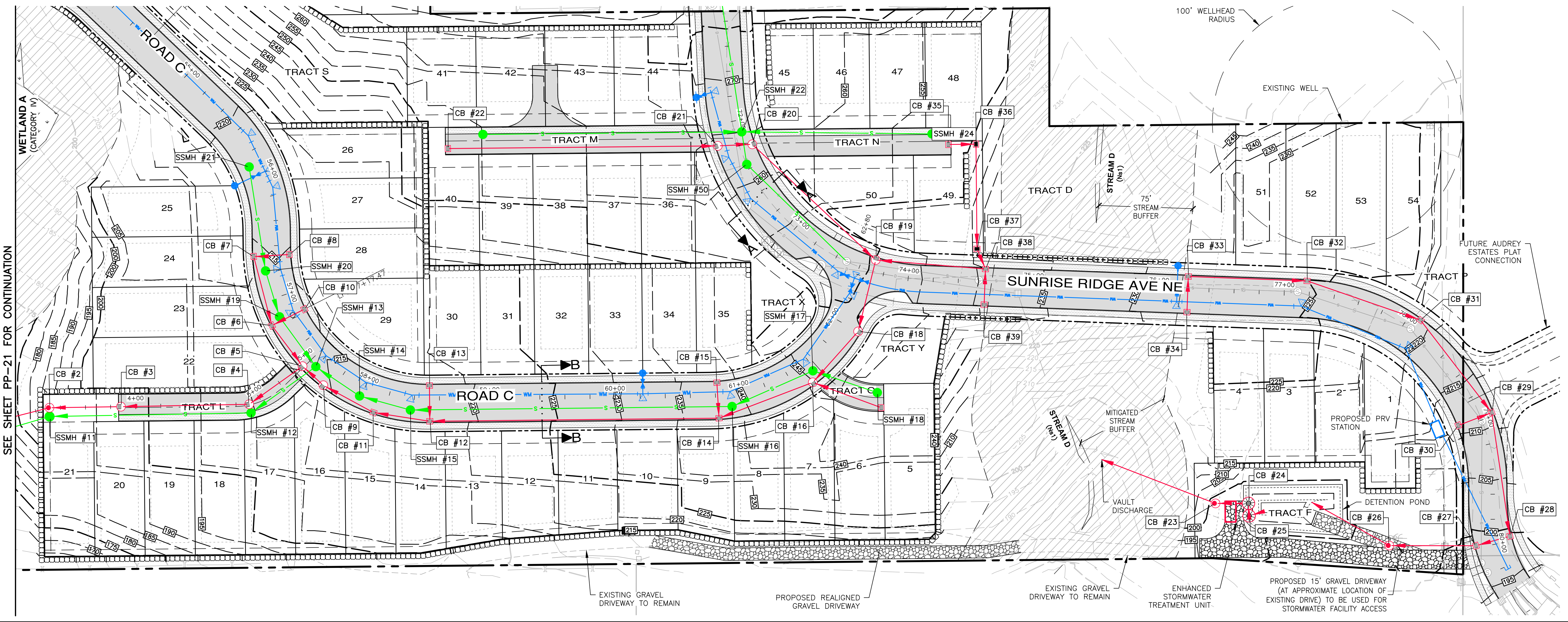
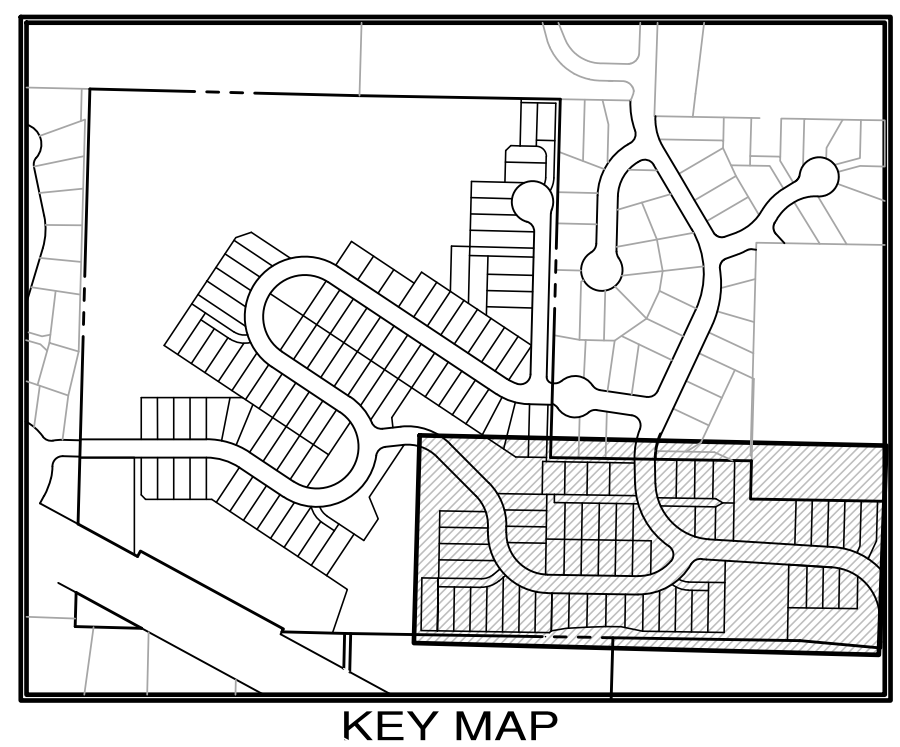
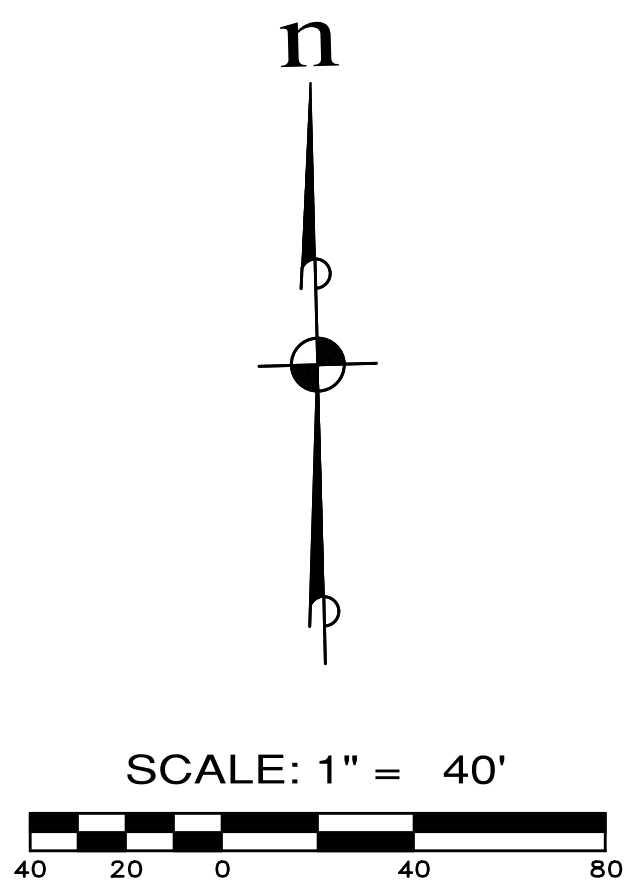


A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E., WM



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



REVISIONS		
NO.	DESCRIPTION/DATE	BY

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

PROFESSIONAL ENGINEER
BRANDON MICHAEL LOCKS
50088
00157000
07/21/2026

Civil Engineering
Land Surveying
Project Management
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY ROAD & UTILITY PLAN

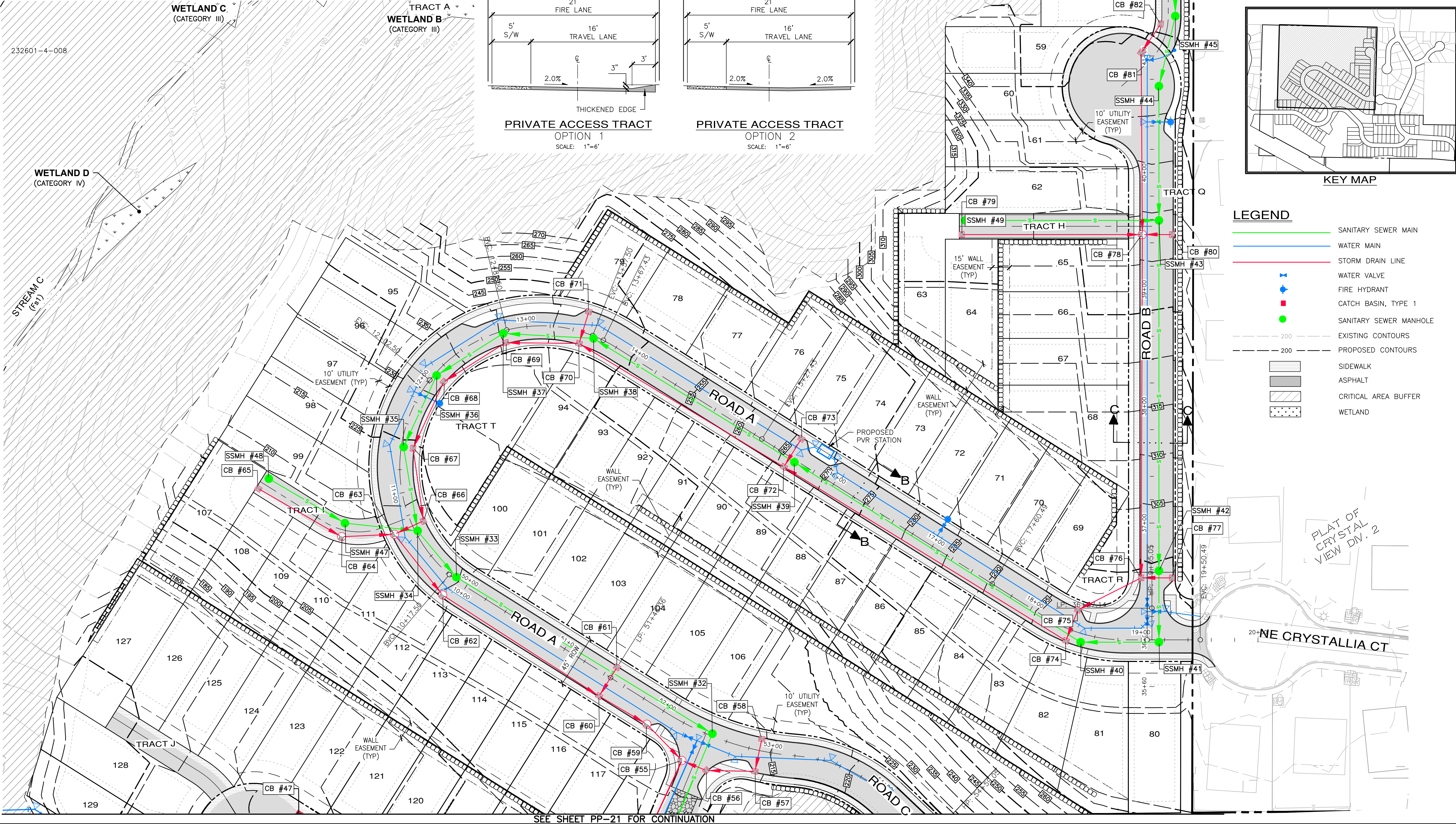
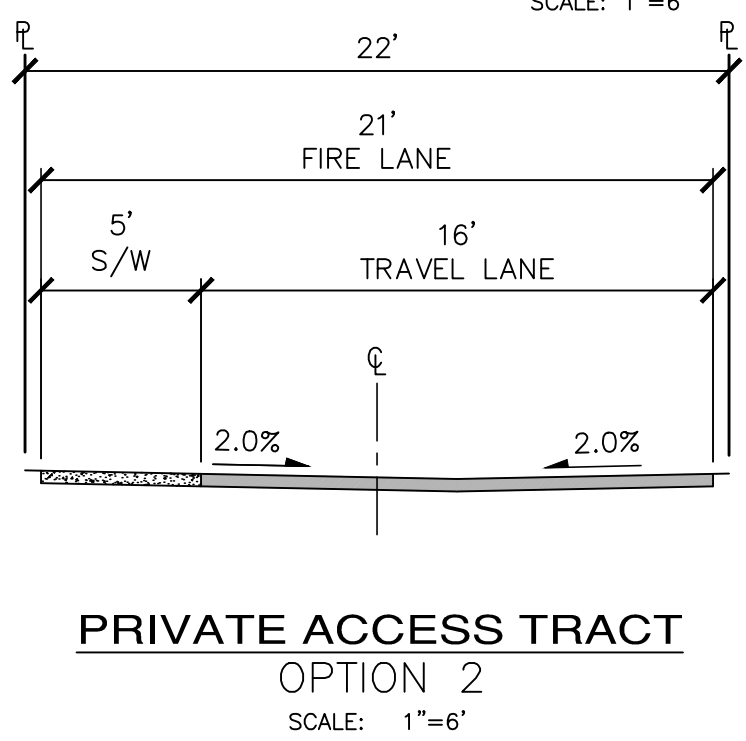
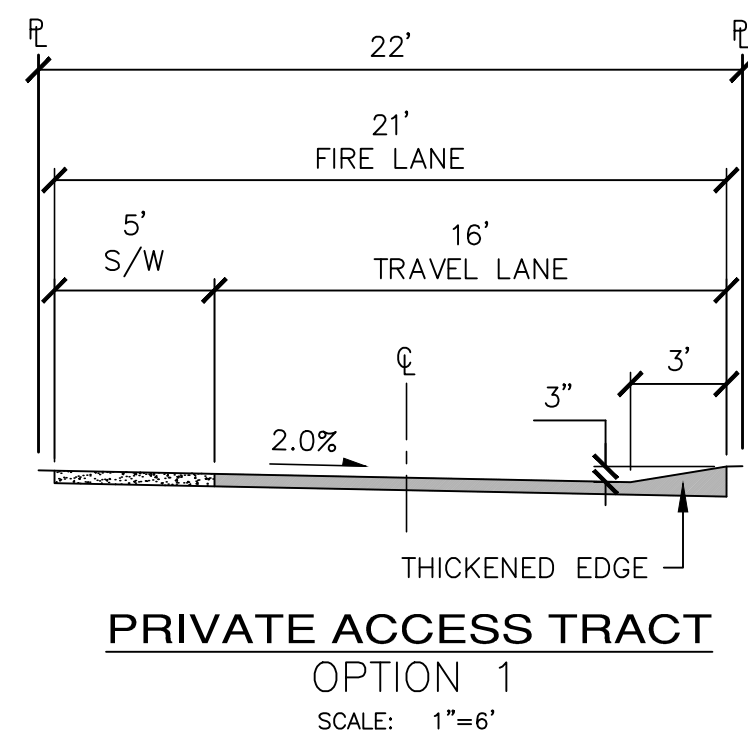
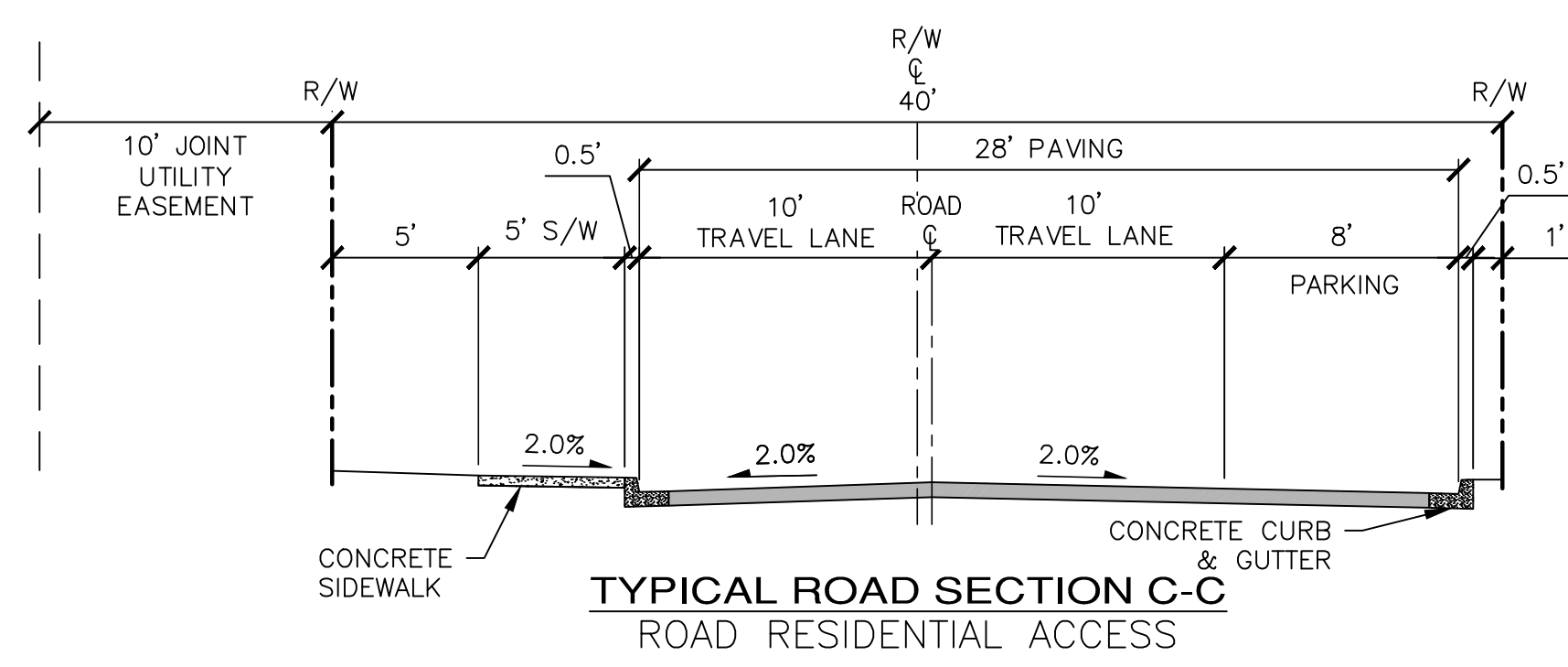
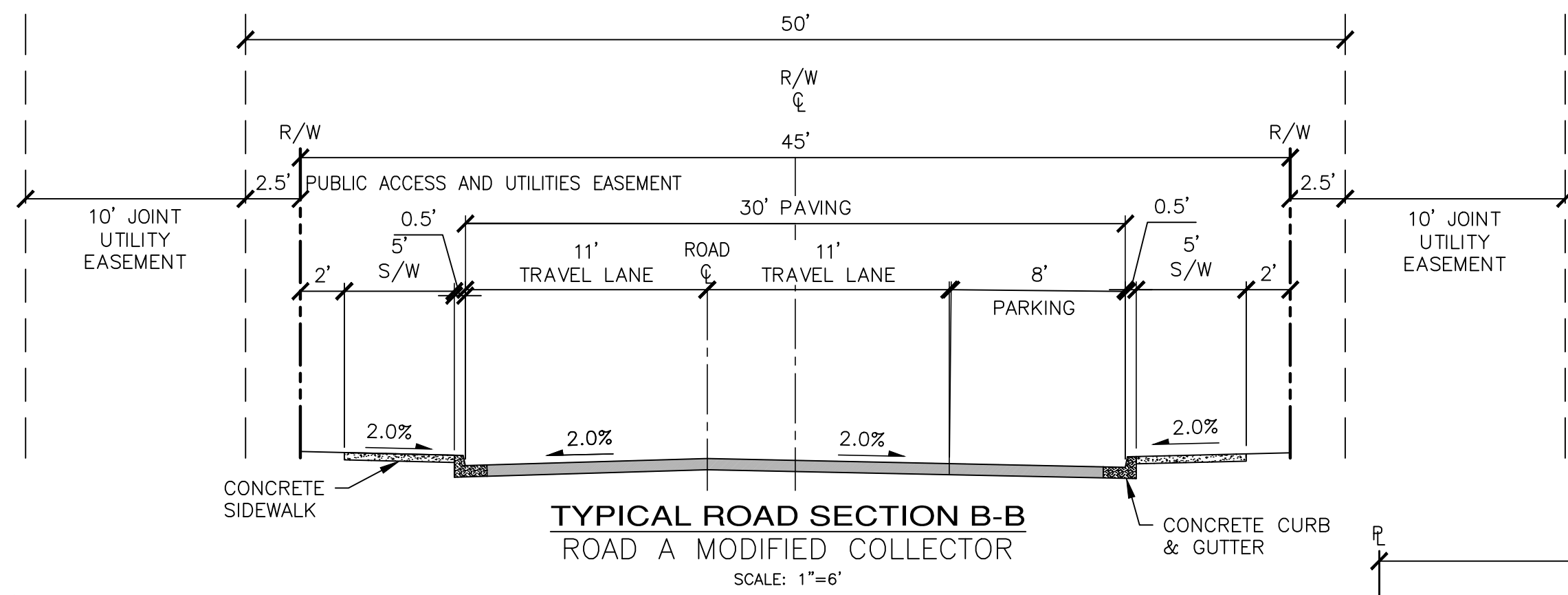
CITY OF POLLSBO WASHINGTON

JOB NO.: 2090-004-022
DWG. NAME: PP-19
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 07/21/2026
DATE OF PRINT:

PP-19

19 OF 35 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

File: \\vsm\ENGR\ESM-2090\004\022\PP-20\PP-20.dwg
Plotted: 7/21/2026 4:55 PM
Plotted By: Brandon Loucks

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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

Brandon Michael Doss
Professional Engineer
07/21/2026

FEDERAL WAY
LIVINGCO
(253) 838-6113
(253) 251-9905

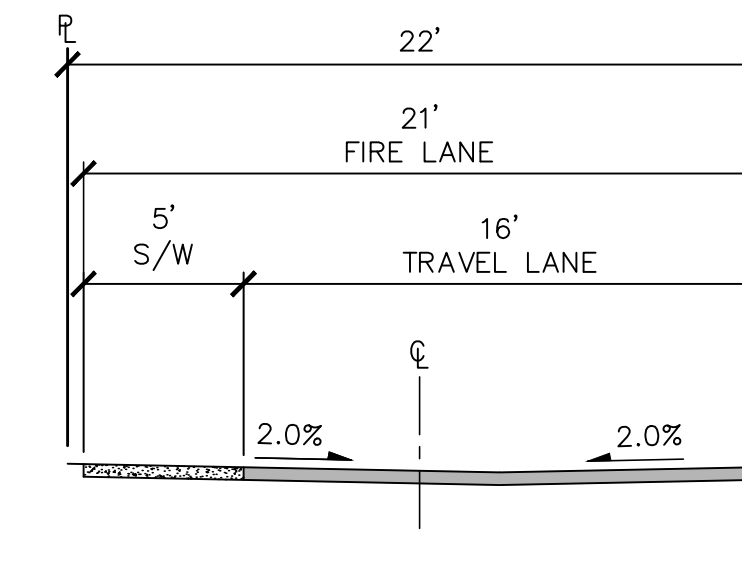
Civil Engineering
Land Planning
Project Management
Landscape Architecture

MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY SUBDIVISION
PRELIMINARY ROAD & UTILITY PLAN
WASHINGTON
CITY OF POLLSBO

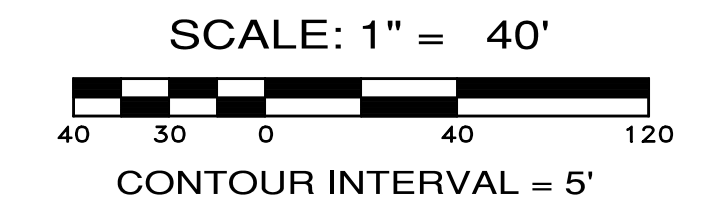
JOB NO.: 2090-004-022
DWG. NAME: PP-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 07/21/2026
DATE OF PRINT:

PP-20
20 OF 35 SHEETS

n

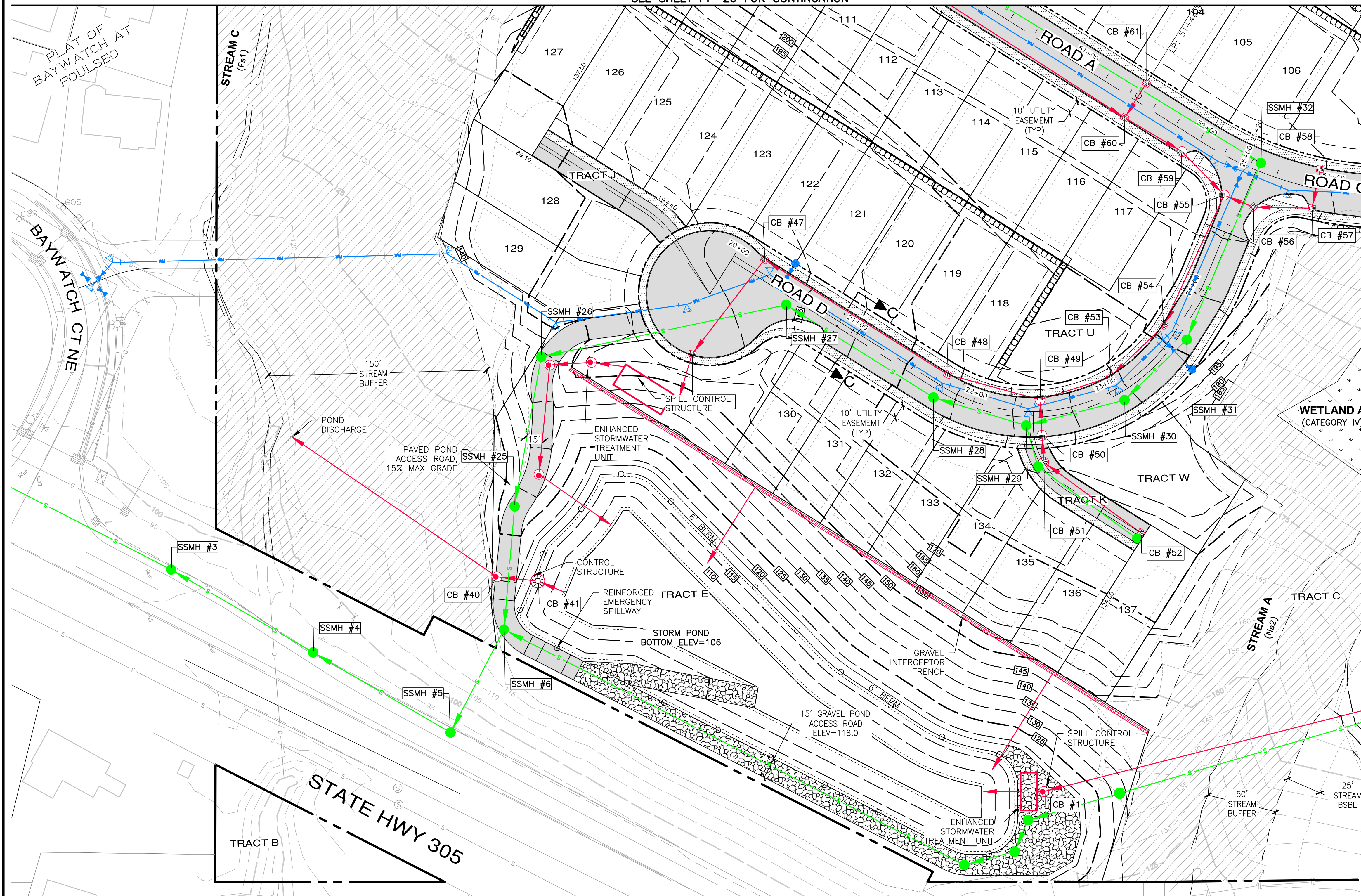


PRIVATE ACCESS TRACT
OPTION 2
SCALE: 1"=6'



KEY MAP

SEE SHEET PP-20 FOR CONTINUATION



SEE SHEET PP-19 FOR CONTINUATION

 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

[illegible]


CONSULTING ENGINEERS, LLC
 32001 32nd Ave S, Suite 200
 Federal Way, WA 98001
 (253) 636-6113
 (425) 237-9900
 FEDERAL WAY
 LYNNWOOD
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 PUBLIC WORKS
 LAND SURVEYING
 PROJECT MANAGEMENT
 www.esmcivil.com

MONTEBANC MANAGEMENT, LLC

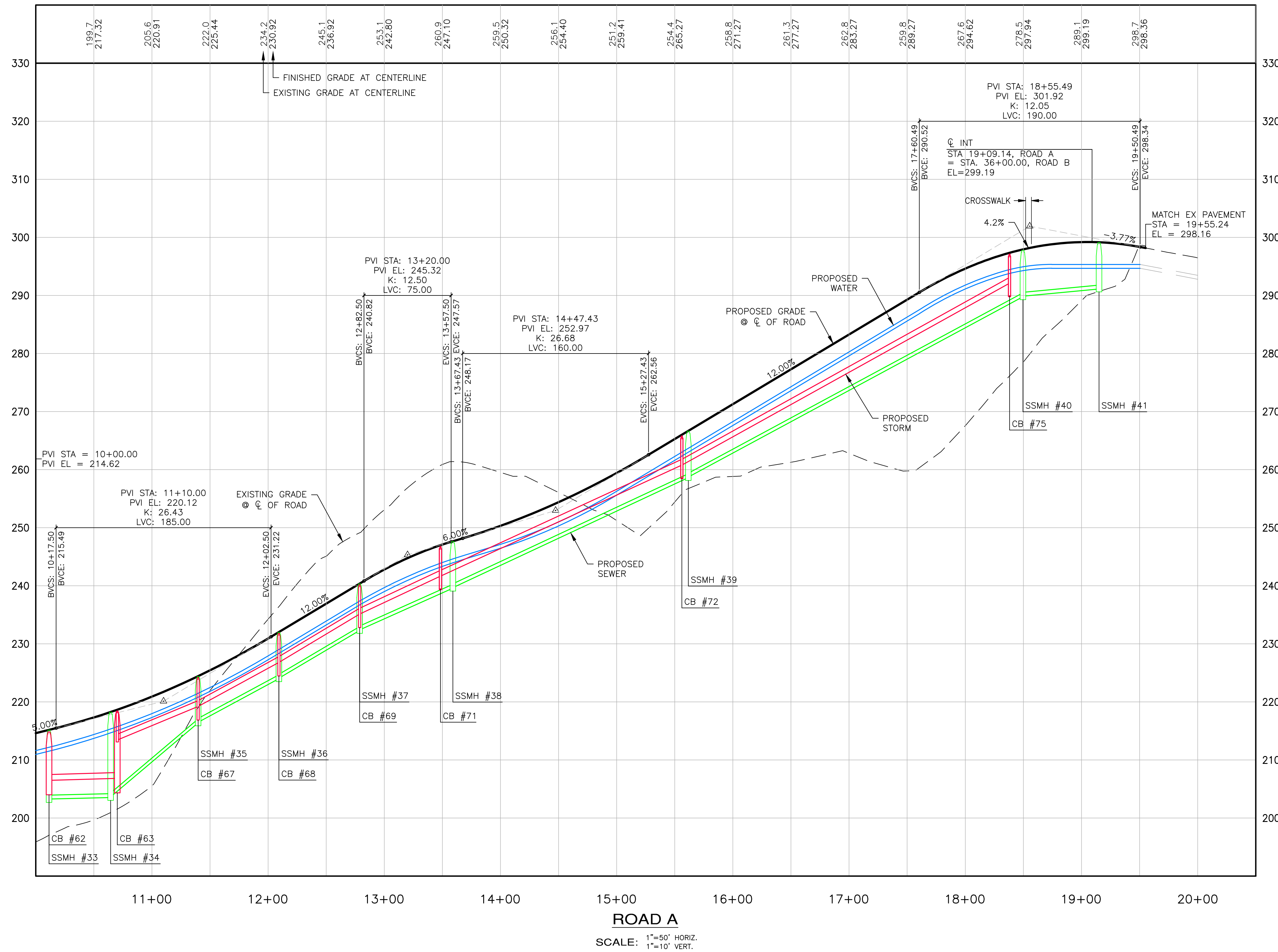
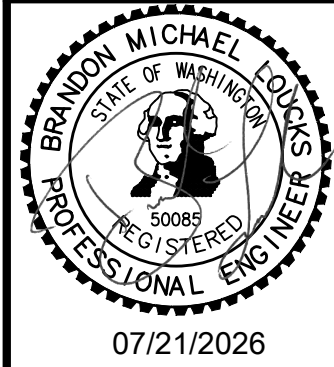
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO PRELIMINARY ROAD & UTILITY PLAN WASHINGTON

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

PP-21

21 OF 35 SHEETS

[illegible]

ESM

CONSULTING ENGINEERS, LLC

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





FEDERAL WAY
UNIVERSITY

(253) 838-4113
(425) 297-8800

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

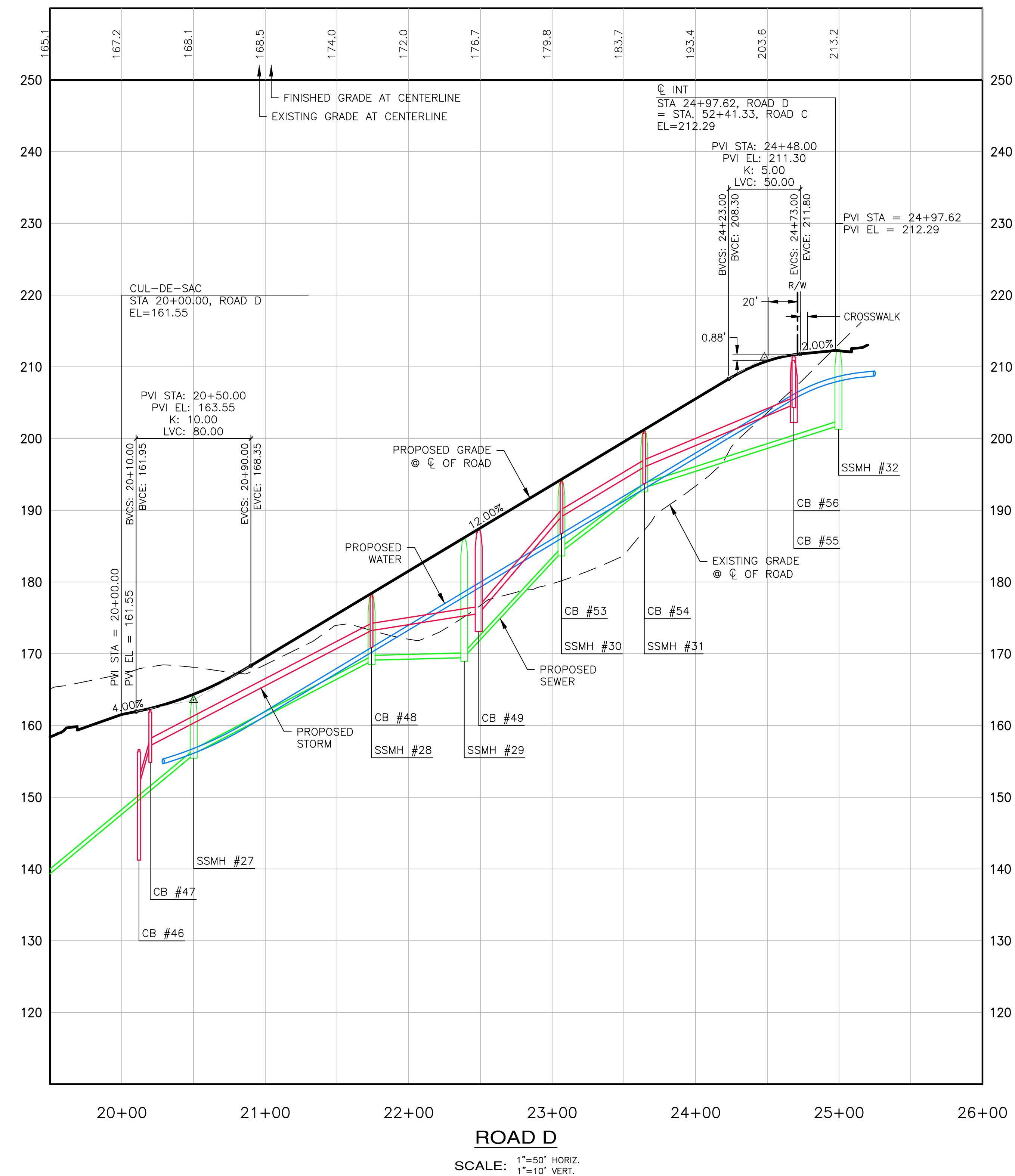
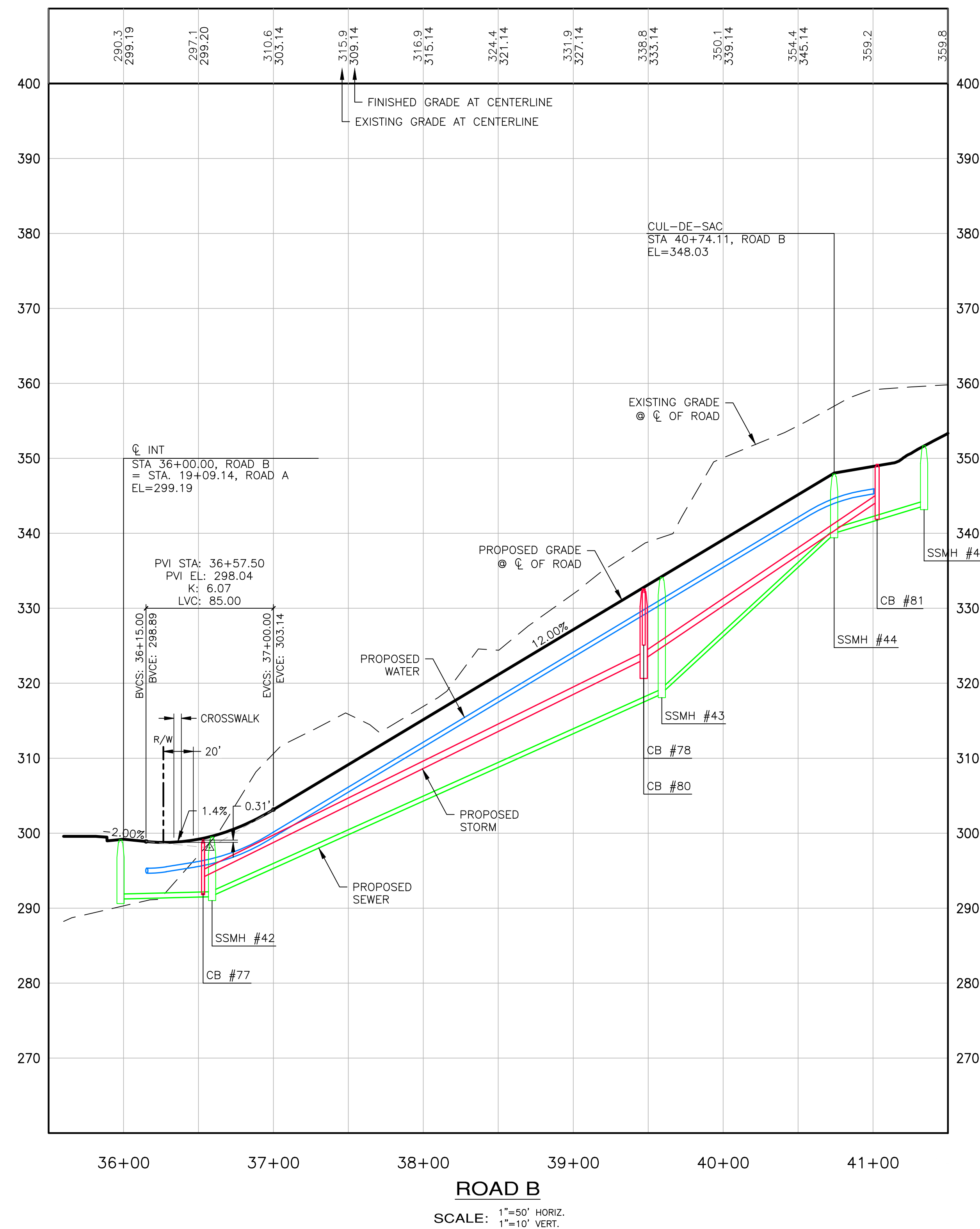
Land Planning
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO PRELIMINARY ROAD AND UTILITIES PROFILES WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-22
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	07/21/2026
DATE OF PRINT:	

[illegible]

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO PRELIMINARY ROAD AND UTILITIES PROFILES WASHINGTON

