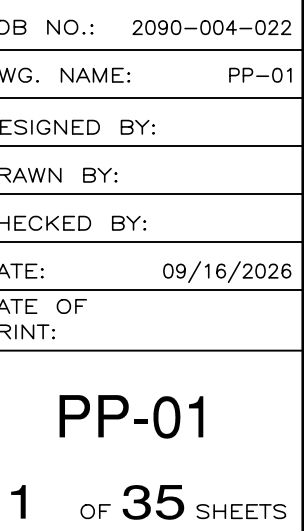


PINNACLE AT LIBERTY BAY

PLANNED RESIDENTIAL DEVELOPMENT

PRELIMINARY PLAT



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.

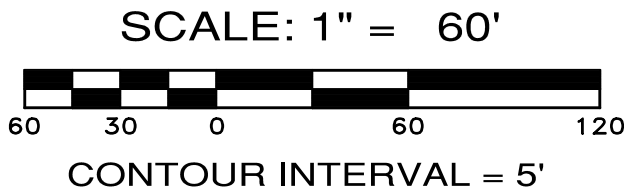
NOTES:

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.

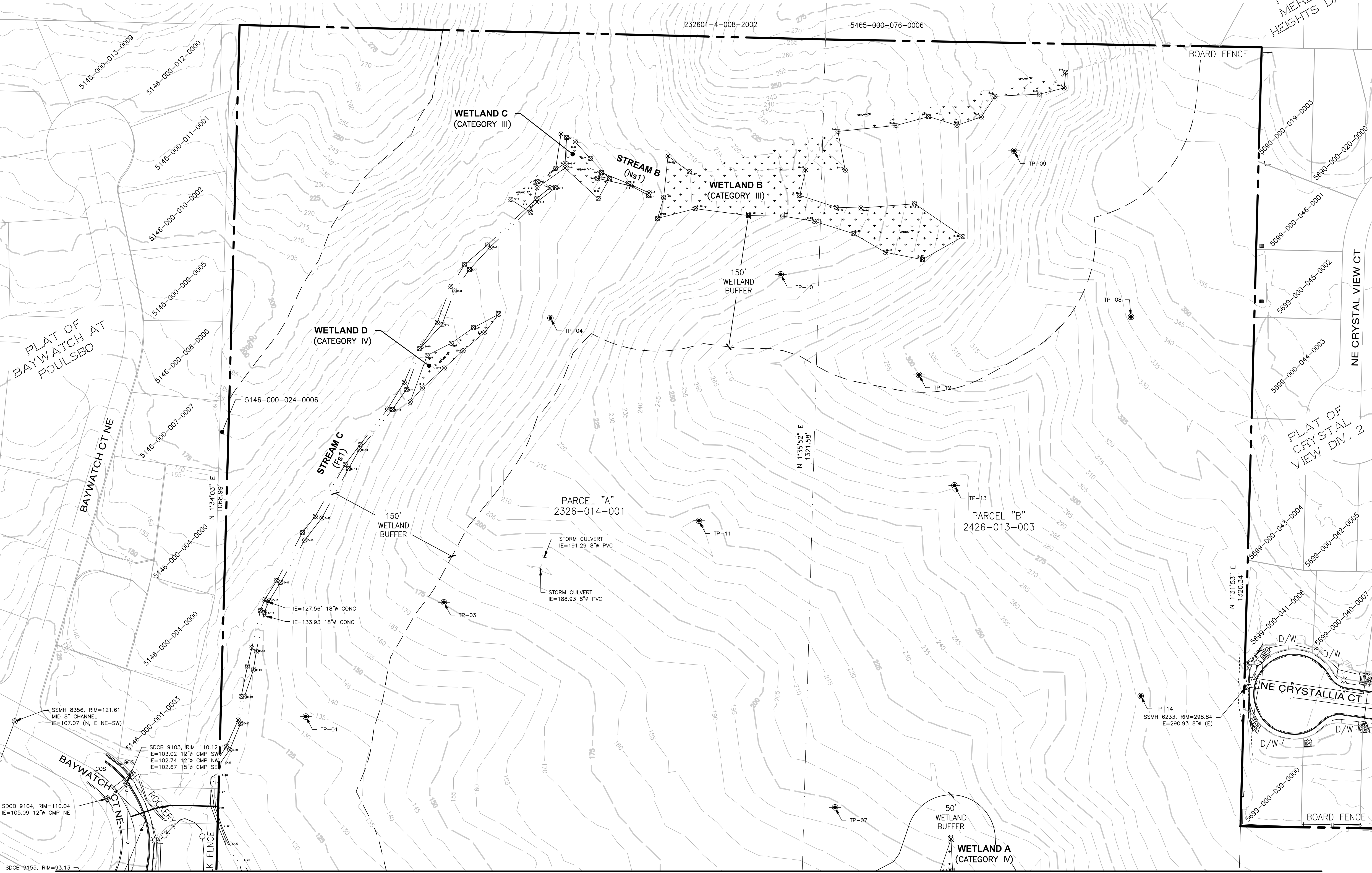
n



LEGEND

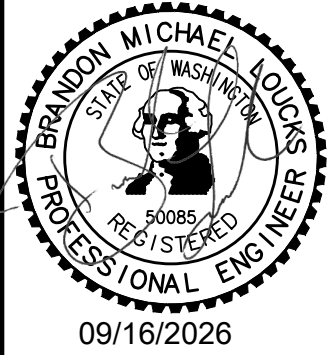
- ⊙ CABLE TEL RISER
- ⊗ WETLAND FLAG
- ⊕ FENCE GATE END
- ⊙ LIGHT POST WITH ARM
- ⊙ LIGHT POST
- ⊙ GUARD POST/BOLLARD
- ⊙ HANDICAP RAMP
- ⊙ MAIL BOX
- ⊙ SOIL LOG/PERC TEST
- ⊙ SIGN
- ⊙ STREET SIGN
- ⊙ GAS MARKER POST
- ⊙ POWER GUY ANCHOR
- ⊙ POWER JUNCTION BOX
- ⊙ POWER MARKER POST
- ⊙ POWER POLE
- ⊙ 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 CONNCTION
- STORM DRAINAGE DITCH
- TELEPHONE UNDERGROUND
- WATER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EASEMENT LINE
- CONTOUR
- WETLAND BUFFER



SEE SHEET PP-03 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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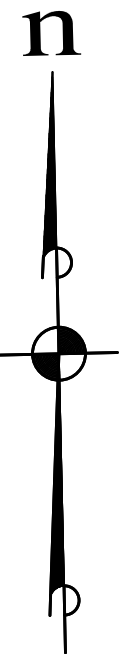
MONTEBANC MANAGEMENT, LLC
PINNACLE AT LIBERTY BAY PRD
WASHINGTON
CITY OF POULSBORO
EXISTING CONDITIONS

JOB NO.: 2090-004-022
DWG. NAME: PP-02
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DATE: 09/16/2026
DATE OF PRINT:

LEGAL DESCRIPTIONS

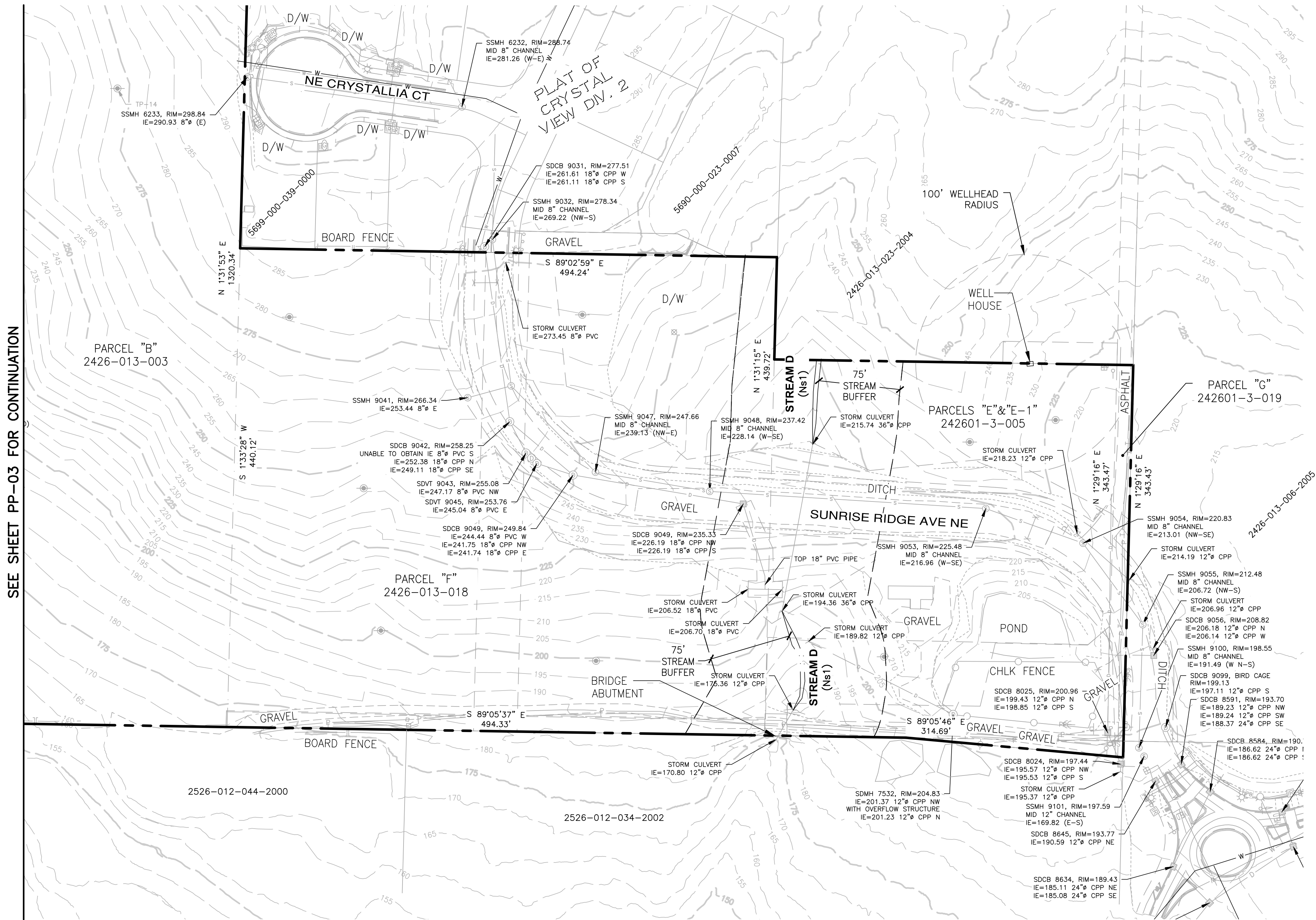
SEE SHEET PP-04 FOR CONTINUATION

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



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

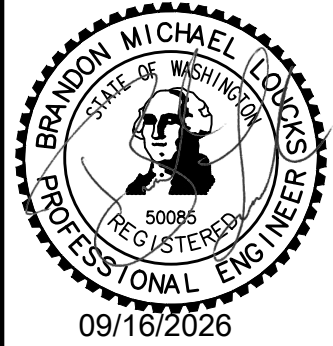
SEE LEGEND ON SHEET PP-02



SEE SHEET PP-03 FOR CONTINUATION

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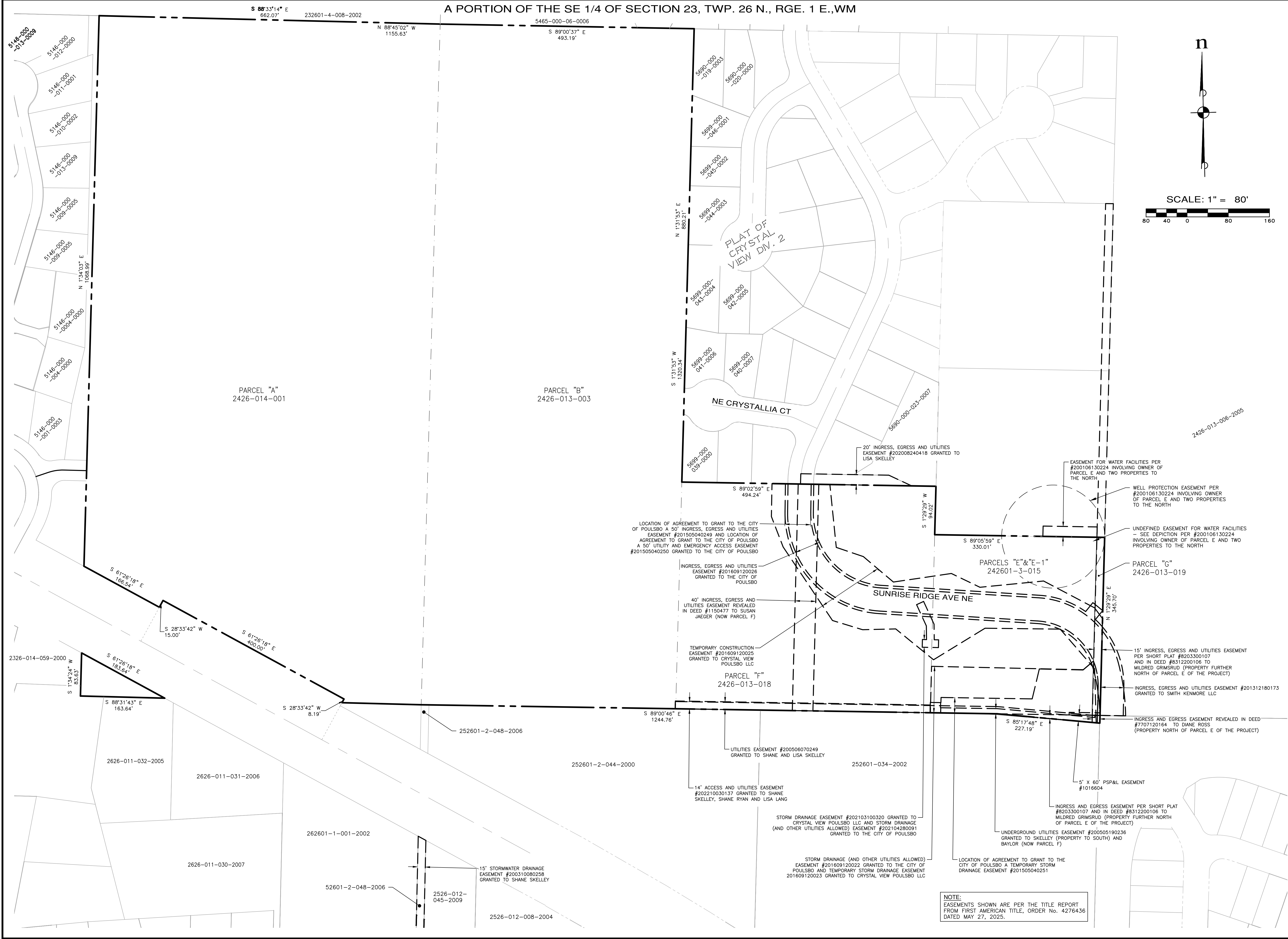
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MONTEBANC MANAGEMENT, LLC
Pinnacle at Liberty Bay PRD
EXISTING CONDITIONS
CITY OF PULLMAN
WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-04
DESIGNED BY:	
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DATE:	09/16/2026
DATE OF PRINT:	
PP-04	
4 OF 35 SHEETS	

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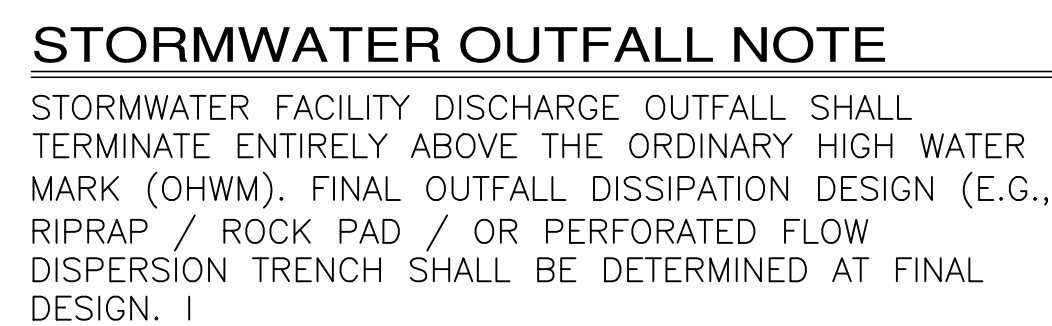
PINNACLE AT LIBERTY BAY PRD

BOUNDARY CONDITIONS

CITY OF POULSBORO

WASHINGTON

JOB NO.: 2090-004-022
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DATE OF PRINT:
PP-05
5 OF 35 SHEETS



BUFFER GIVE/TAKE ANALYSIS		
	WETLAND A	WETLAND B
TOTAL GIVE	1,018 SF	11,511 SF
TOTAL TAKE	856 SF	10,895 SF
NET GIVE	162 SF	616 SF

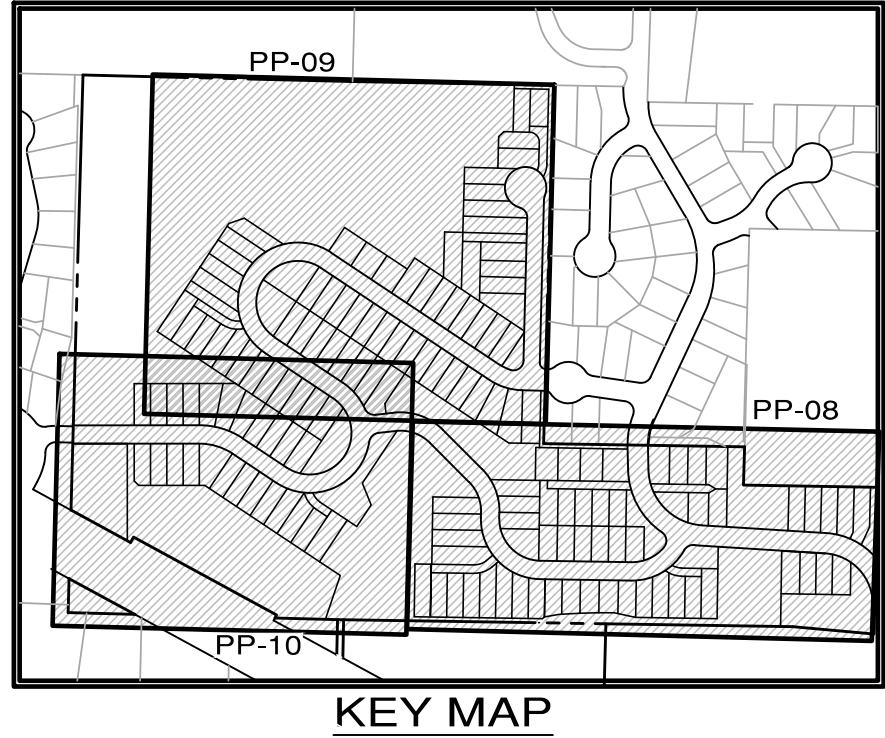
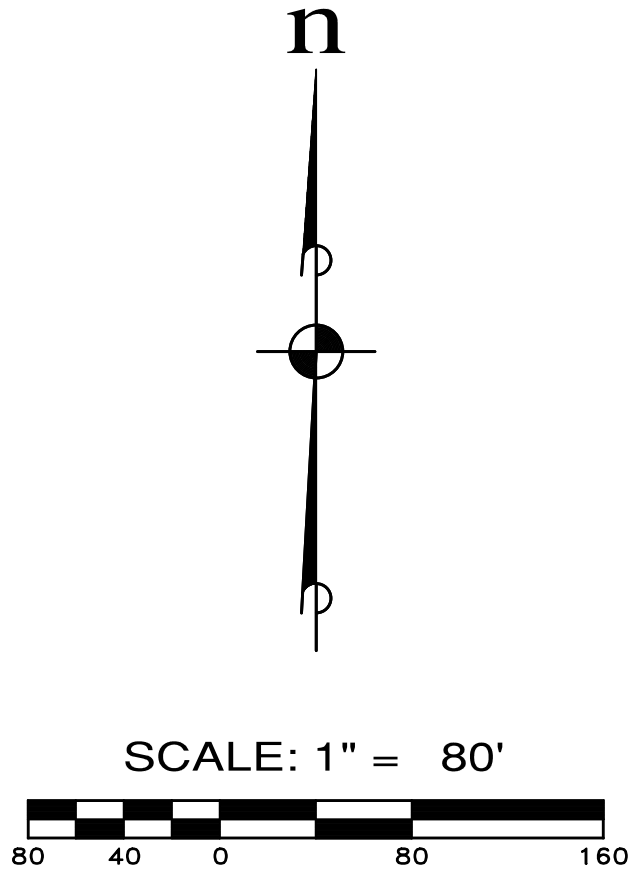
BUFFER ADDITION ("GIVE") AREAS ARE SITED ENTIRELY OVER EXISTING, UNDISTURBED GROUND. NO CLEARING, GRADING, VEGETATION REMOVAL, OR UTILITY INSTALLATION IS PROPOSED OR PERMITTED WITHIN THESE AREAS. PROTECTIVE CRITICAL AREA FENCING WILL BE INSTALLED AT THE OUTER LIMIT OF ALL "GIVE" AREAS PRIOR TO ANY ON-SITE GRADING ACTIVITIES.

TRACT AREA TABLE			
TRACT	USE	OWNERSHIP	AREA (SF)
A	CRITICAL AREA	HOA	590,001
B	CRITICAL AREA	HOA	6,842
C	CRITICAL AREA	HOA	159,347
D	CRITICAL AREA	HOA	27,518
E	STORMWATER	CITY	64,523
F	STORMWATER	CITY	9,432
G	ACCESS - UTILITY	HOA	2,947
H	ACCESS - UTILITY	HOA	3,189
I	ACCESS - UTILITY	HOA	2,614
J	ACCESS - UTILITY	HOA	2,190
K	ACCESS - UTILITY	HOA	2,439
L	ACCESS - UTILITY	HOA	2,832
M	ACCESS - UTILITY	HOA	4,441
N	ACCESS - UTILITY	HOA	3,209

TRACT AREA TABLE			
TRACT	USE	OWNERSHIP	AREA (SF)
O	ACCESS - UTILITY	HOA	884
P	ACCESS - UTILITY	HOA	3,528
Q	PASSIVE OPEN SPACE	HOA	10,287
R	ACTIVE & PASSIVE OPEN SPACE	HOA	36,459
S	PASSIVE OPEN SPACE	HOA	34,260
T	ACTIVE & PASSIVE OPEN SPACE	HOA	11,777
U	ACTIVE & PASSIVE OPEN SPACE	HOA	14,776
V	ACTIVE & PASSIVE OPEN SPACE	HOA	12,270
W	ACTIVE OPEN SPACE	HOA	16,206
X	ACTIVE OPEN SPACE	HOA	4,010
Y	ACTIVE OPEN SPACE	HOA	5,592
Z1	ACTIVE OPEN SPACE	HOA	3,158
Z2	ACTIVE OPEN SPACE	HOA	8,203

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 (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	4,149	25	3,835	37	4,427	49	5,595	61	4,477	73	5,601	85	3,800	97	3,800	109	3,800	121	6,013		
2	4,023	14	4,578	26	3,937	38	4,425	50	3,832	62	4,477	74	5,879	86	3,800	98	3,800	110	3,790	122	5,247		
3	4,237	15	3,930	27	3,762	39	5,015	51	4,435	63	6,270	75	4,809	87	3,758	99	3,825	111	3,778	123	4,100		
4	4,313	16	3,880	28	3,763	40	4,150	52	3,816	64	3,867	76	4,078	88	4,440	100	5,186	112	3,800	124	4,100		
5	4,042	17	3,880	29	3,763	41	3,753	53	4,475	65	3,850	77	3,800	89	4,010	101	3,906	113	3,800	125	4,143		
6	3,877	18	5,200	30	3,762	42	3,753	54	4,551	66	3,850	78	3,800	90	4,037	102	3,915	114	3,800	126	4,526		
7	3,903	19	6,432	31	3,788	43	3,817	55	4,086	67	3,850	79	3,800	91	4,530	103	4,178	115	3,800	127	4,555		
8	4,678	20	5,193	32	4,400	44	4,538	56	5,404	68	3,850	80	3,800	92	6,141	104	4,284	116	3,844	128	4,109		
9	4,189	21	4,857	33	4,400	45	5,983	57	6,277	69	3,850	81	3,800	93	3,758	105	3,858	117	4,319	129	4,100		
10	4,385	22	4,751	34	4,400	46	4,516	58	4,634	70	5,240	82	3,800	94	3,800	106	3,800	118	4,320	130	4,980		
11	4,847	23	4,244	35	4,400	47	4,602	59	5,129	71	4,400	83	3,800	95	3,800	107	3,800	119	4,320				
12	4,017	24	3,959	36	4,429	48	4,896	60	5,037	72	4,575	84	3,800	96	3,800	108	3,800	120	6,382				



BUILDING SETBACKS	
REAR:	10'
FRONT:	10'
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

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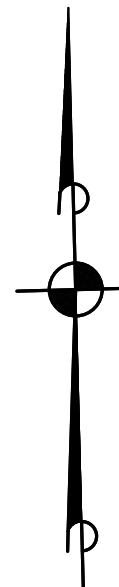


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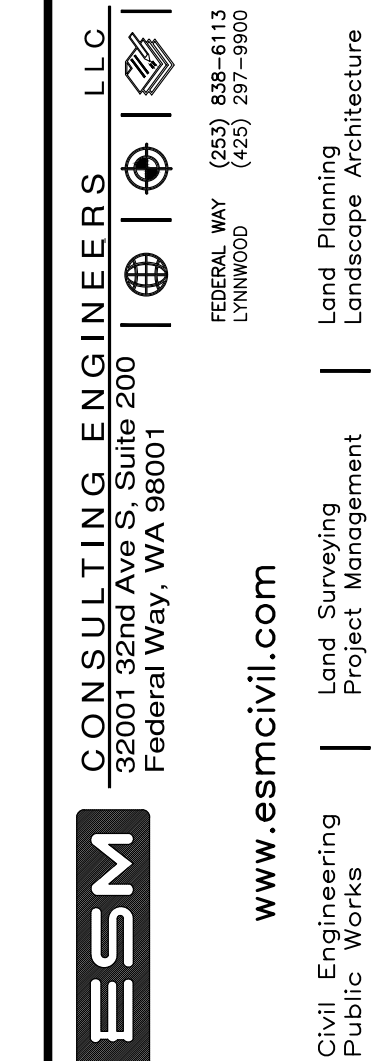
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PINNACLE AT LIBERTY BAY PRD
CITY OF POULSBORO
OVERALL SITE PLAN & LOT/TRACT PHASING PLAN
WASHINGTON

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SCALE: 1" = 40

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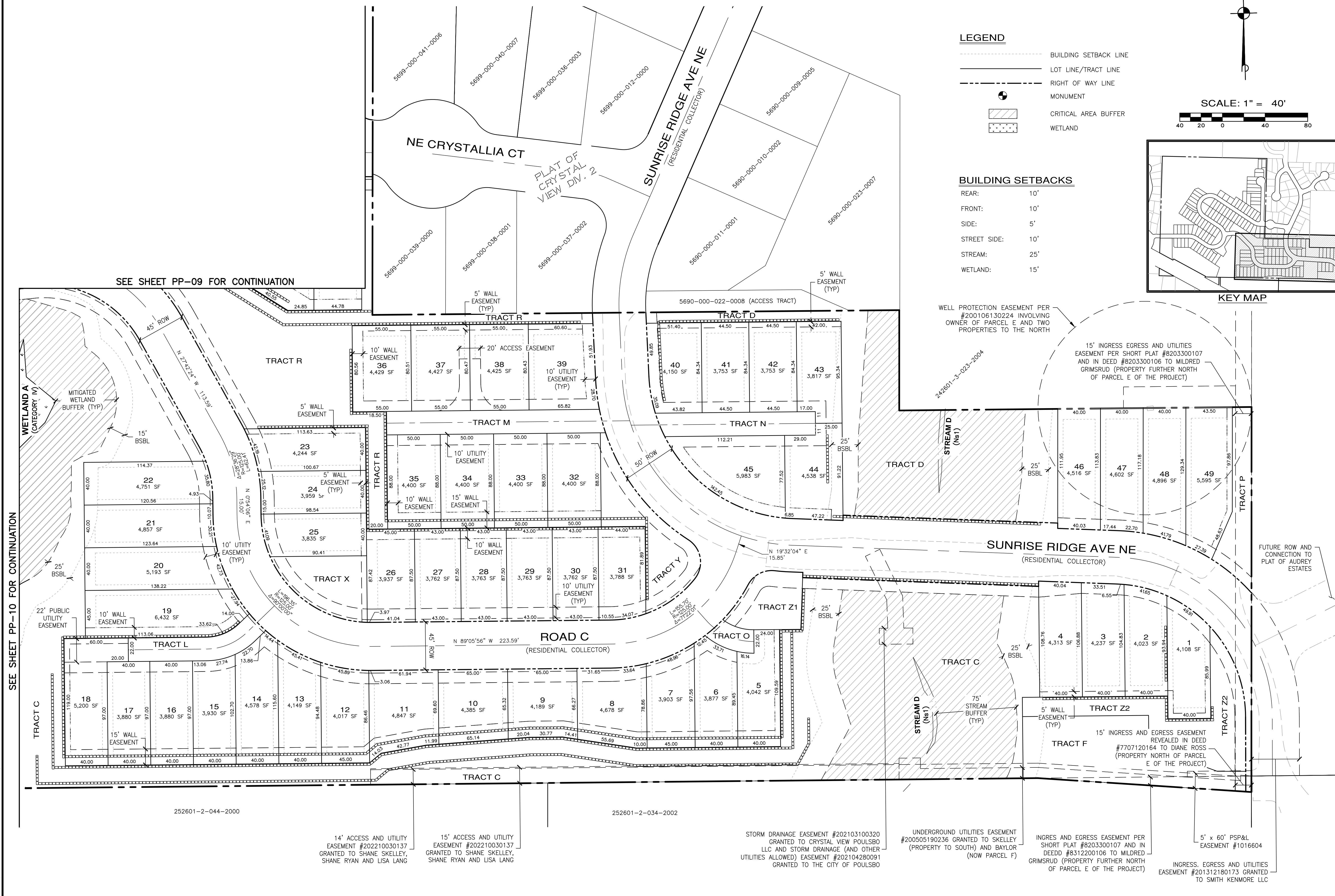
PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBORO	PRELIMINARY SITE PLAN	WASHINGTON
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PP-08

8 OF 35 SHEETS

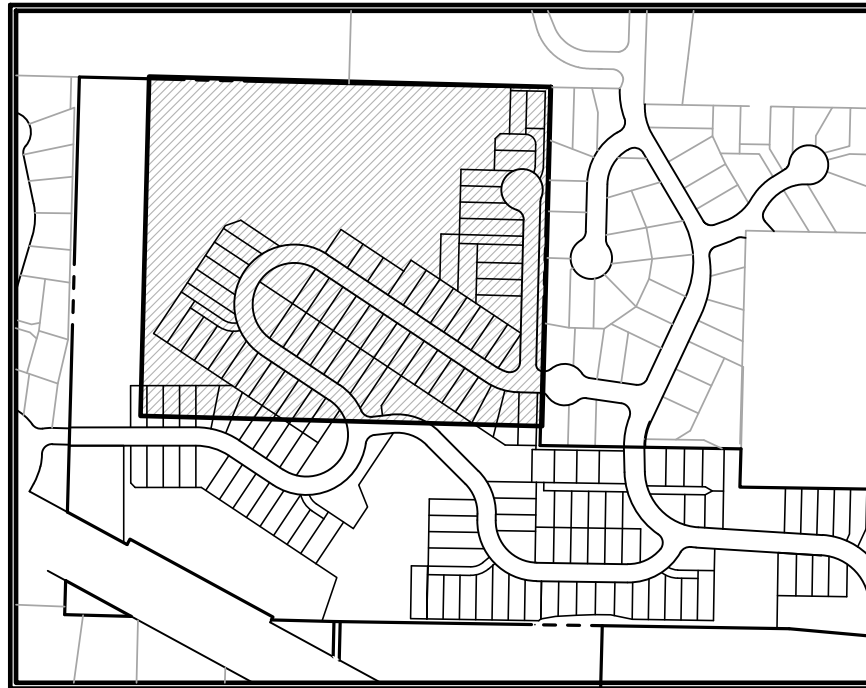


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5465-000-076

n

SCALE: 1" = 40'



KEY MAP

LEGEND

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

BUILDING SETBACKS

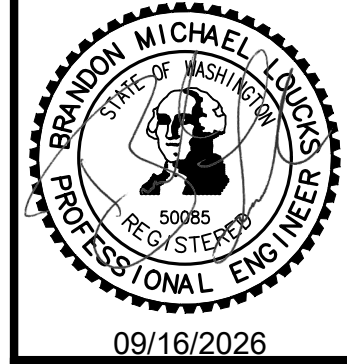
- REAR: 10'
- FRONT: 10'
- SIDE: 5'
- STREET SIDE: 10'
- STREAM: 25'
- WETLAND: 15'

PLAT OF
CRYSTAL
VIEW DIV. 2

NE CRYSTALLIA CT
(RESIDENTIAL COLLECTOR)

SEE SHEET PP-10 FOR CONTINUATION

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PINNACLE AT LIBERTY BAY PRD

PRELIMINARY SITE PLAN

WASHINGTON

CITY OF POULLSBORO

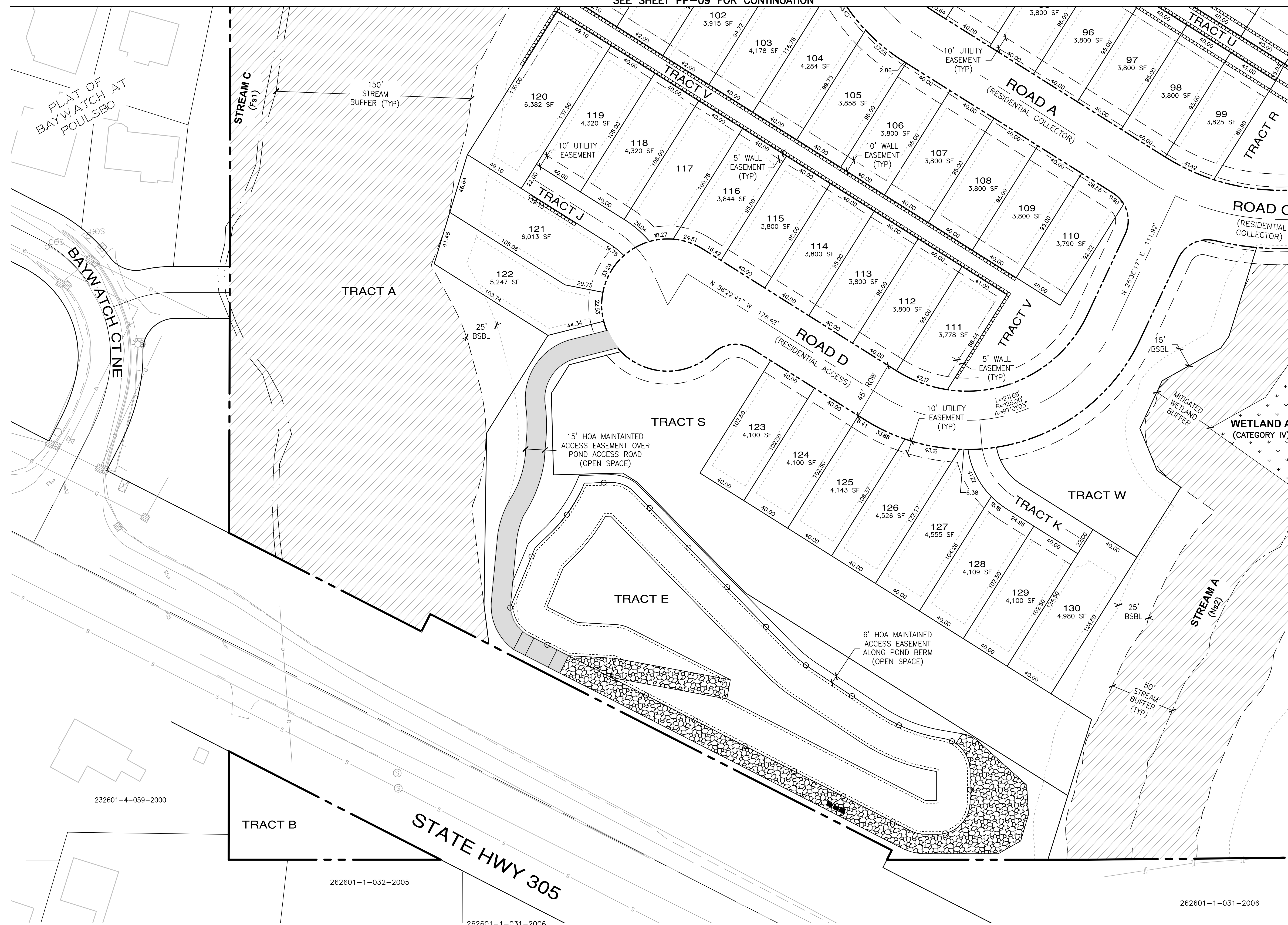
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PP-09

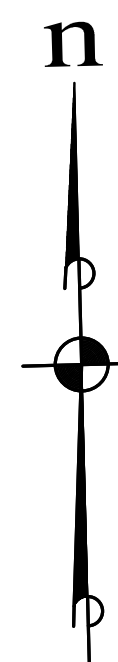
9 OF 35 SHEETS

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

SEE SHEET PP-09 FOR CONTINUATION



SEE SHEET PP-08 FOR CONTINUATION



SCALE: 1" = 40'



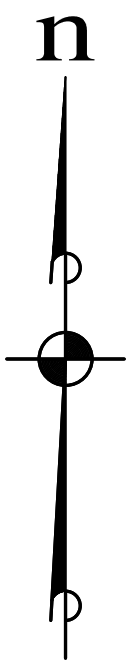
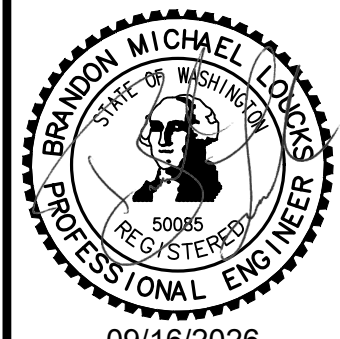
KEY MAP

LEGEND

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

BUILDING SETBACKS

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

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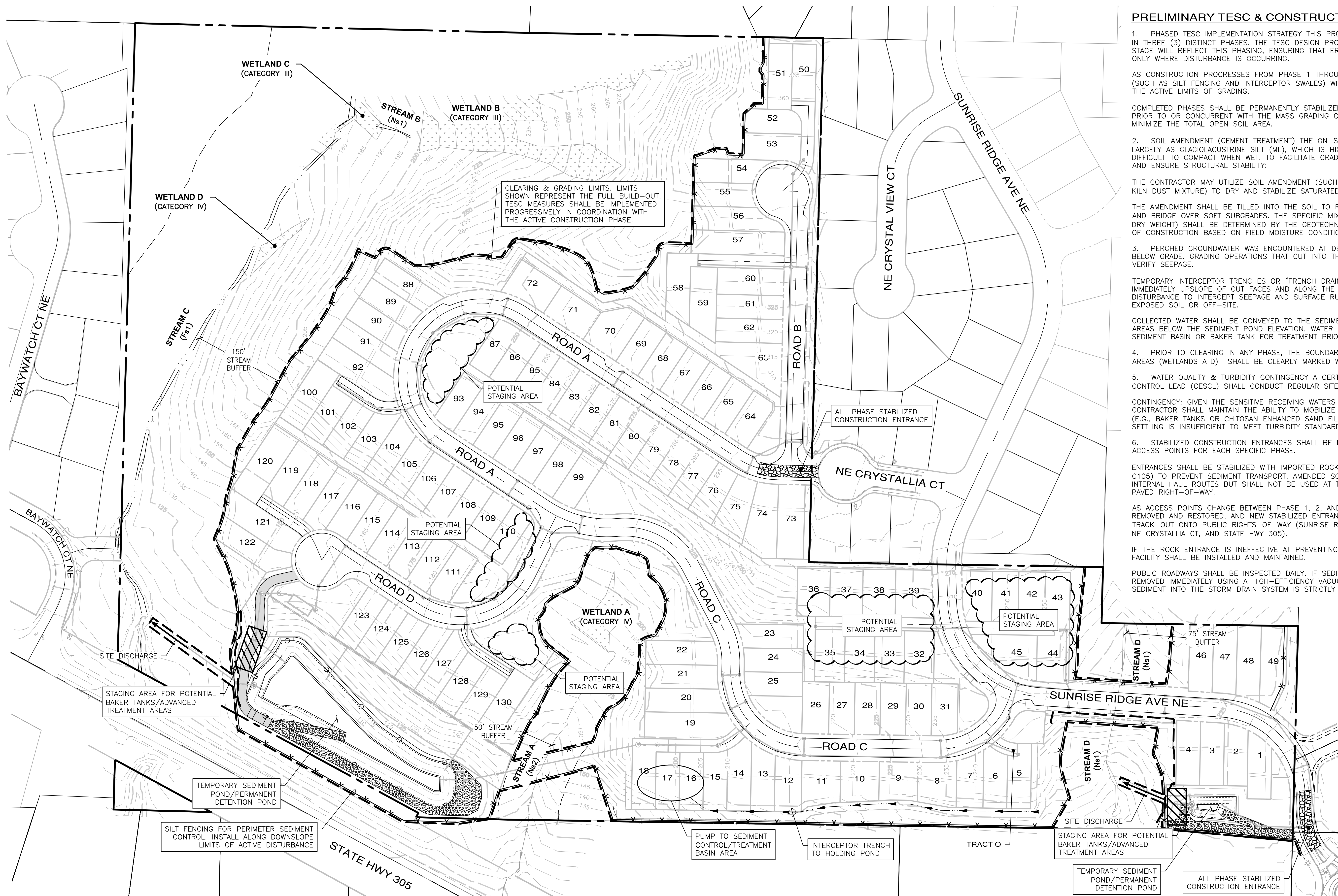
PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBORO PRELIMINARY TESC PLAN

WASHINGTON

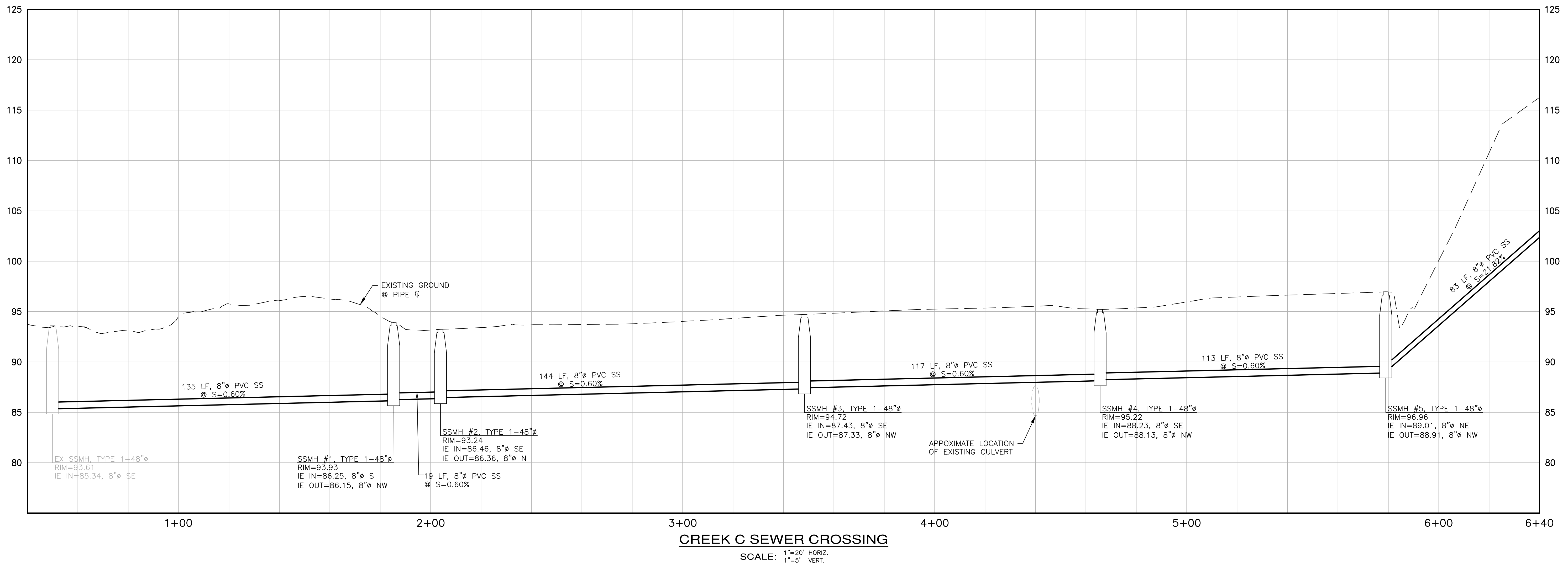
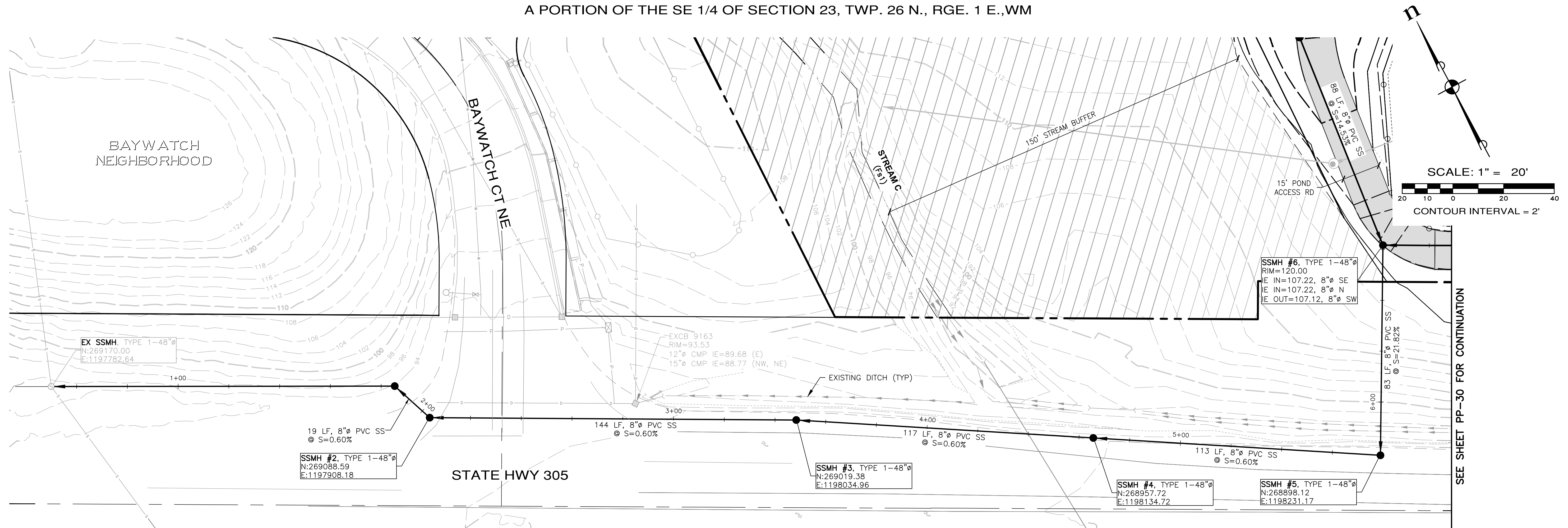
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PP-11
11 OF 35 SHEETS



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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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Civil Engineering Public Works		Land Surveying Project Management		Land Planning Landscape Architecture
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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE

CITY OF POULSBORO

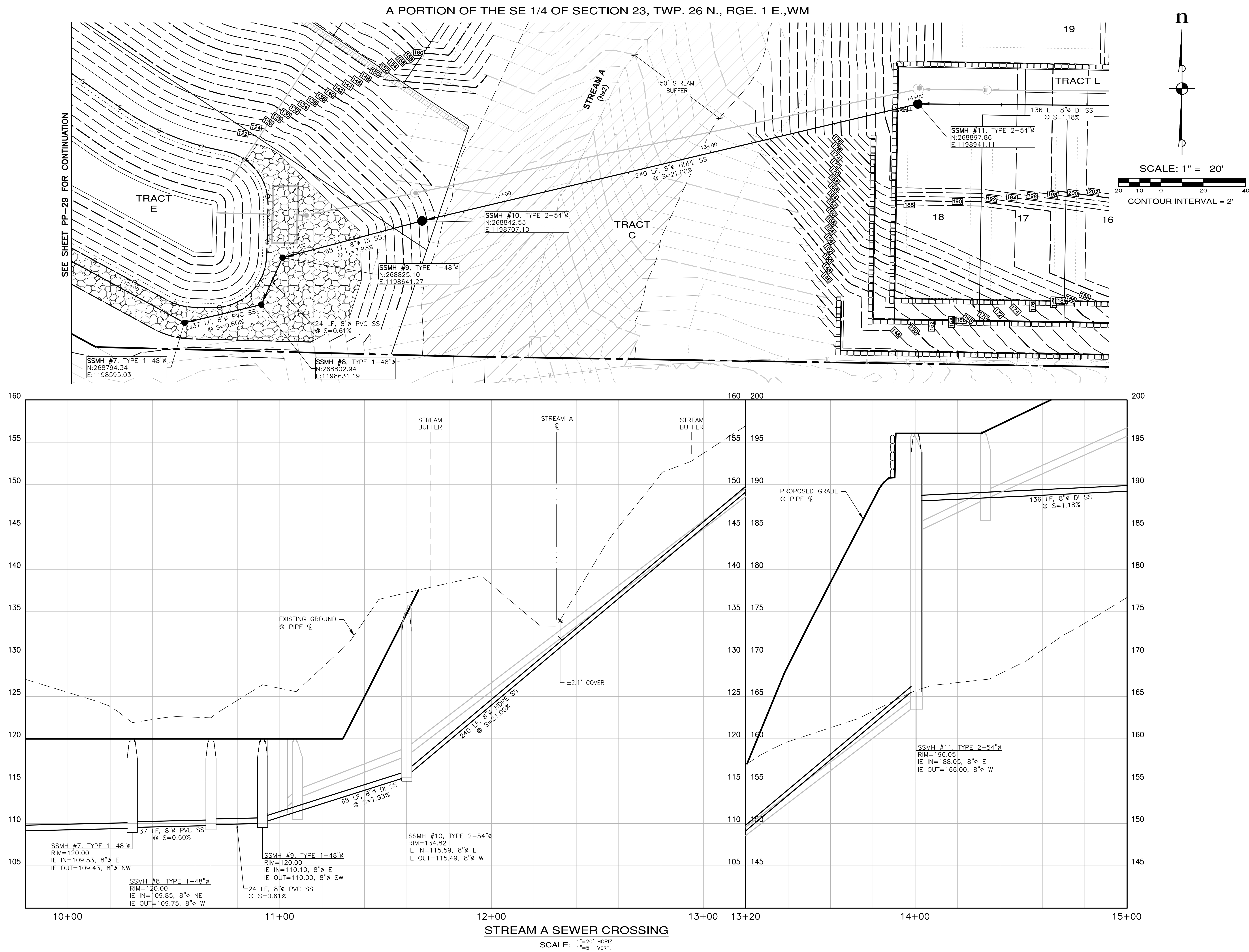
WASHINGTON

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PP-29

29 OF 35 SHEETS

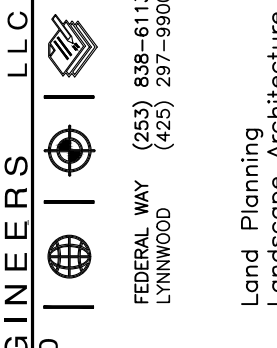
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BRANDON MICHAEL LOOS
PROFESSIONAL ENGINEER
09/16/2026

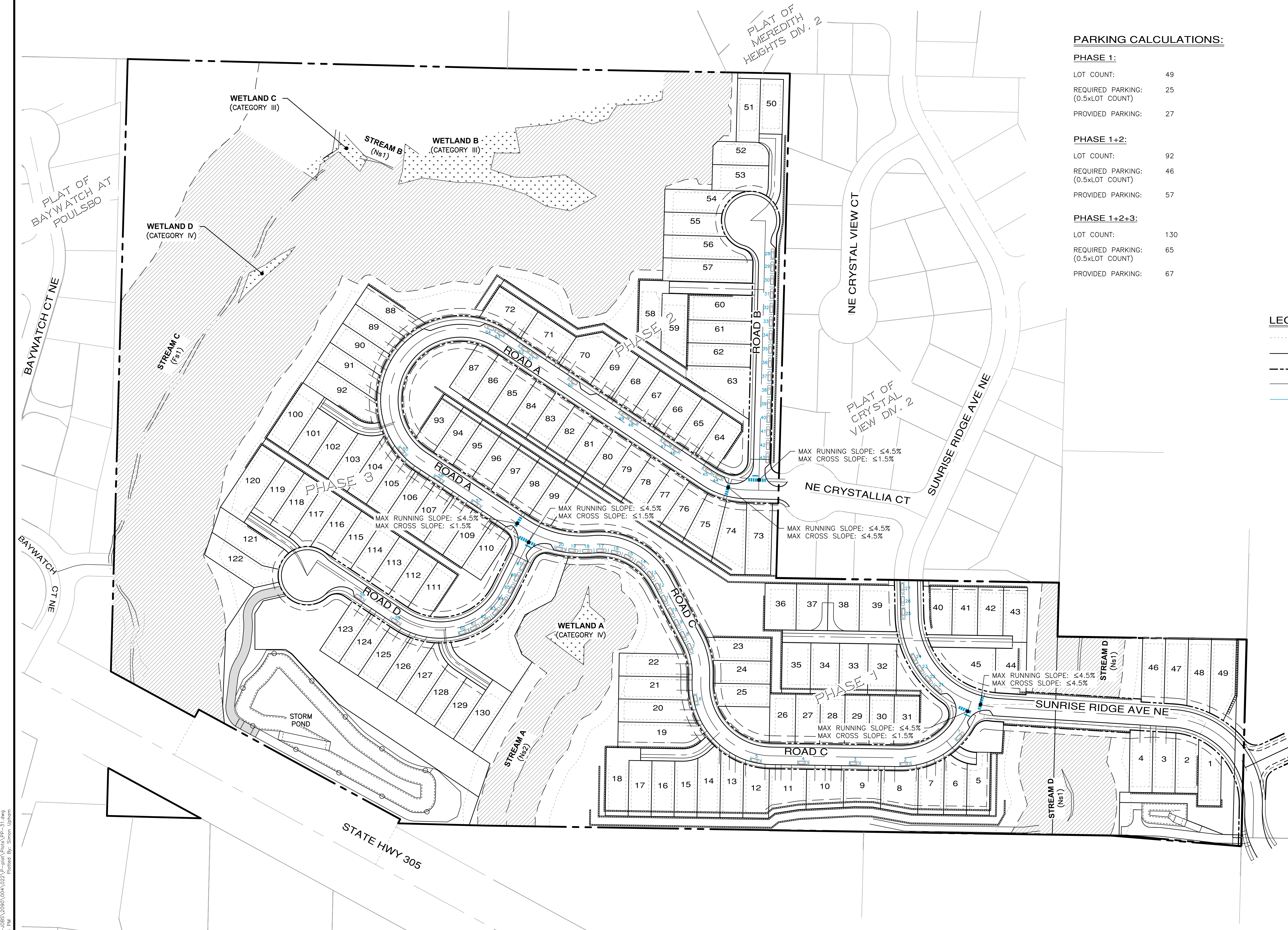

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Project Management
Landscape Architecture

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

JOB NO.: 2090-004-022
DWG. NAME: PP-30
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 09/16/2026
DATE OF PRINT:
PP-30
30 OF 35 SHEETS



PARKING CALCULATIONS:

PHASE 1:

LOT COUNT:	49
REQUIRED PARKING: (0.5xLOT COUNT)	25
PROVIDED PARKING:	27

PHASE 1+2:

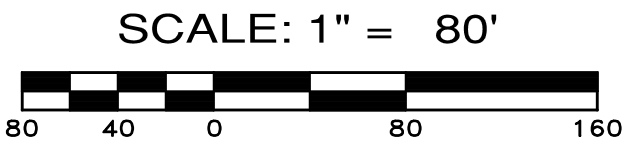
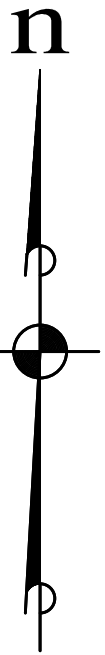
LOT COUNT:	92
REQUIRED PARKING: (0.5xLOT COUNT)	46
PROVIDED PARKING:	57

PHASE 1+2+3:

LOT COUNT:	130
REQUIRED PARKING: (0.5xLOT COUNT)	65
PROVIDED PARKING:	67

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 FOSS
PROFESSIONAL ENGINEER
09/16/2026

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Land Planning
Project Management
Landscape Architecture
Civil Engineering
Public Works

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBORO

CHANNELIZATION AND SIGNAGE PLAN

WASHINGTON

JOB NO.: 2090-004-022

DWG. NAME: PP-31

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 09/16/2026

DATE OF PRINT:

PP-31

31 OF 35 SHEETS