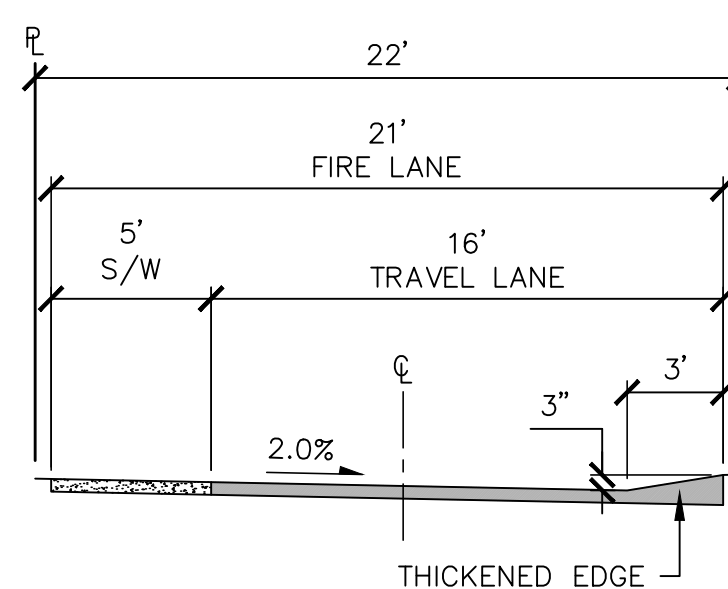
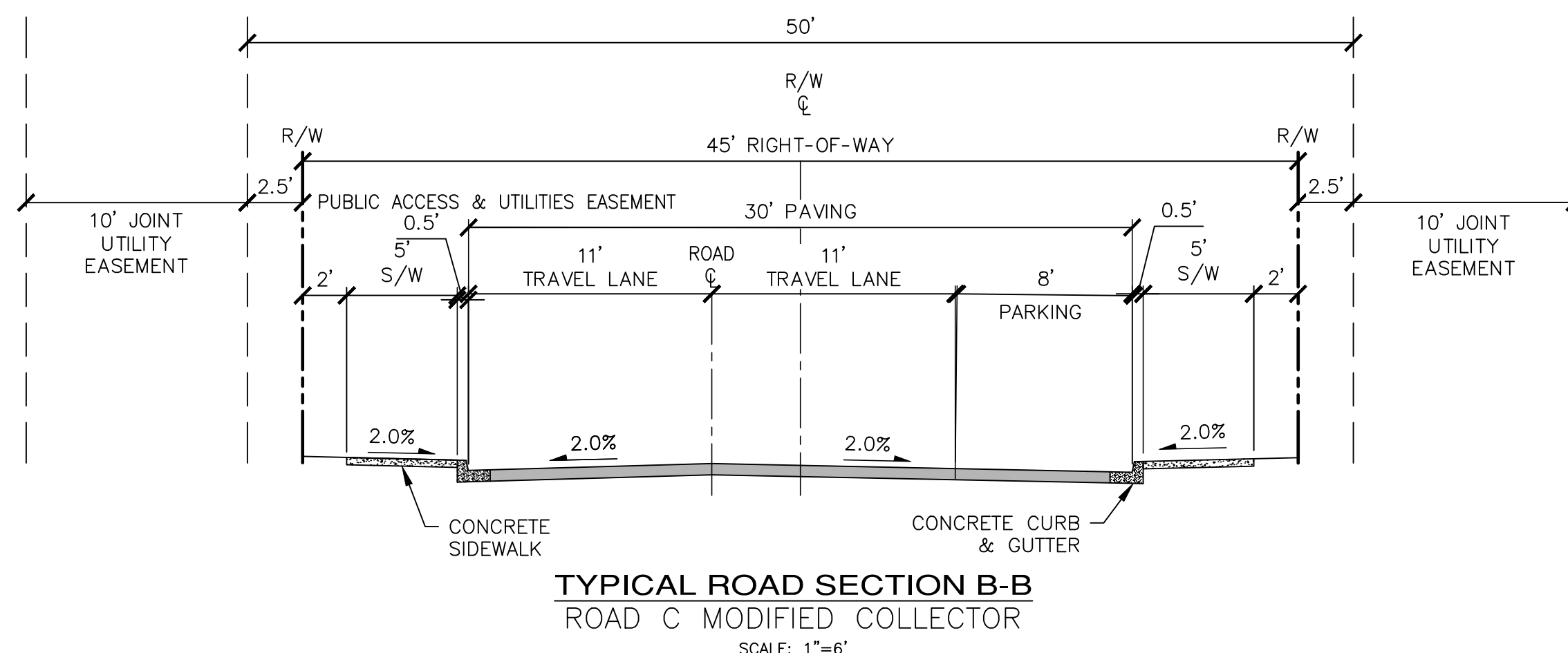
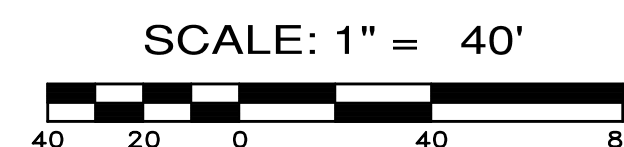
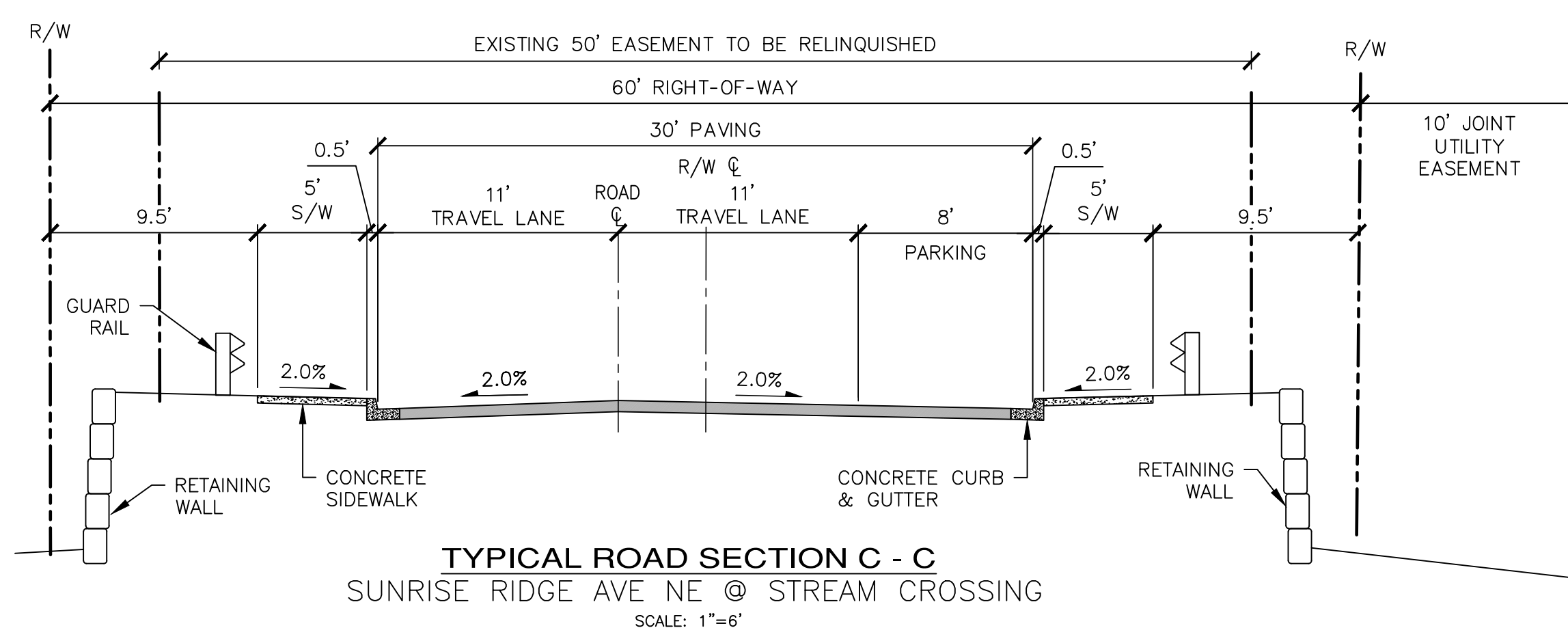
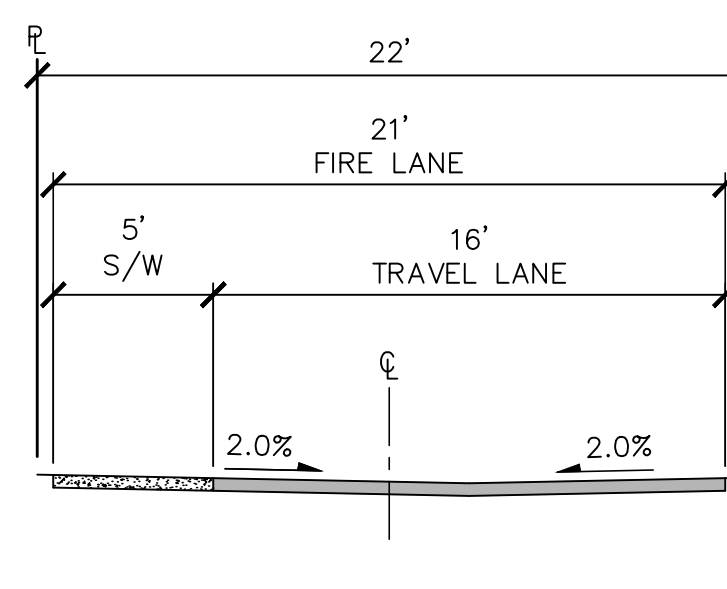
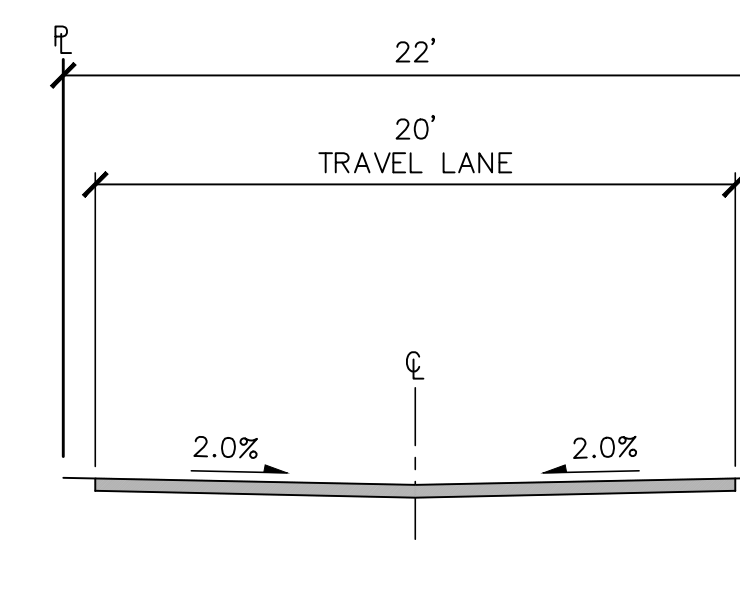


[illegible]

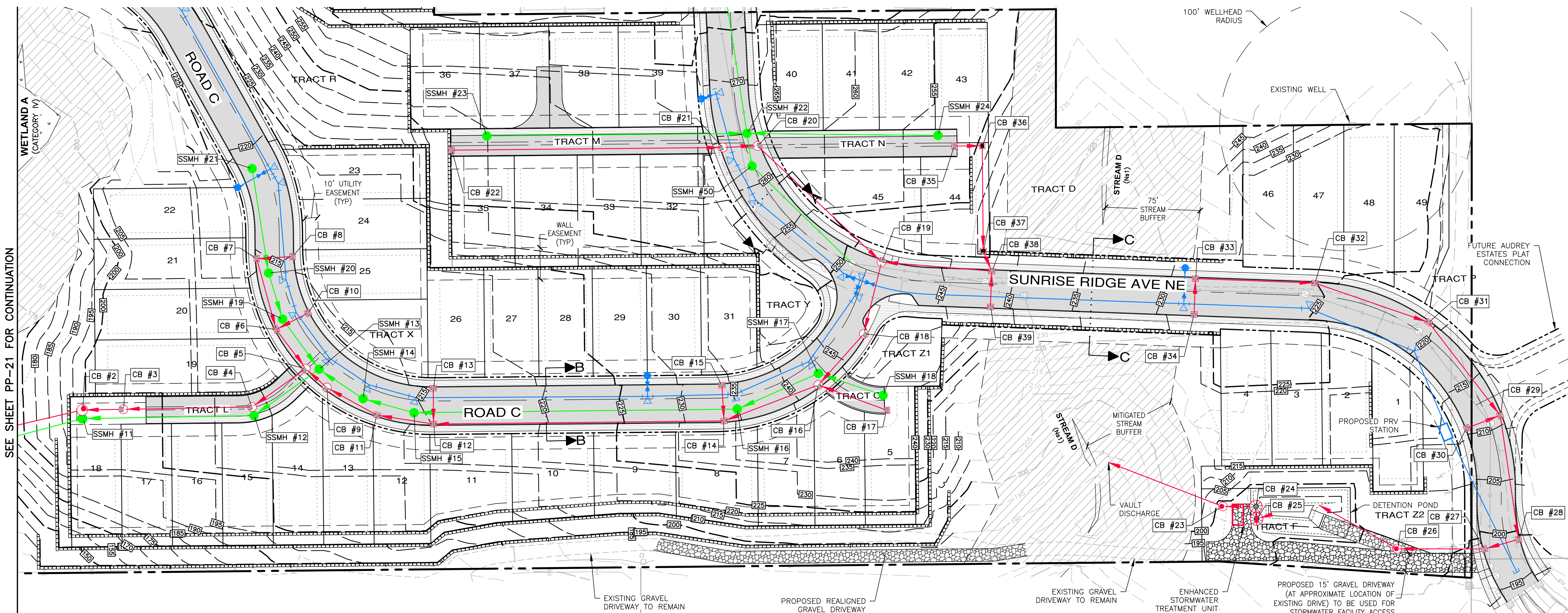
PRIVATE ACCESS TRACT
OPTION 1
SCALE: 1"=6'



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

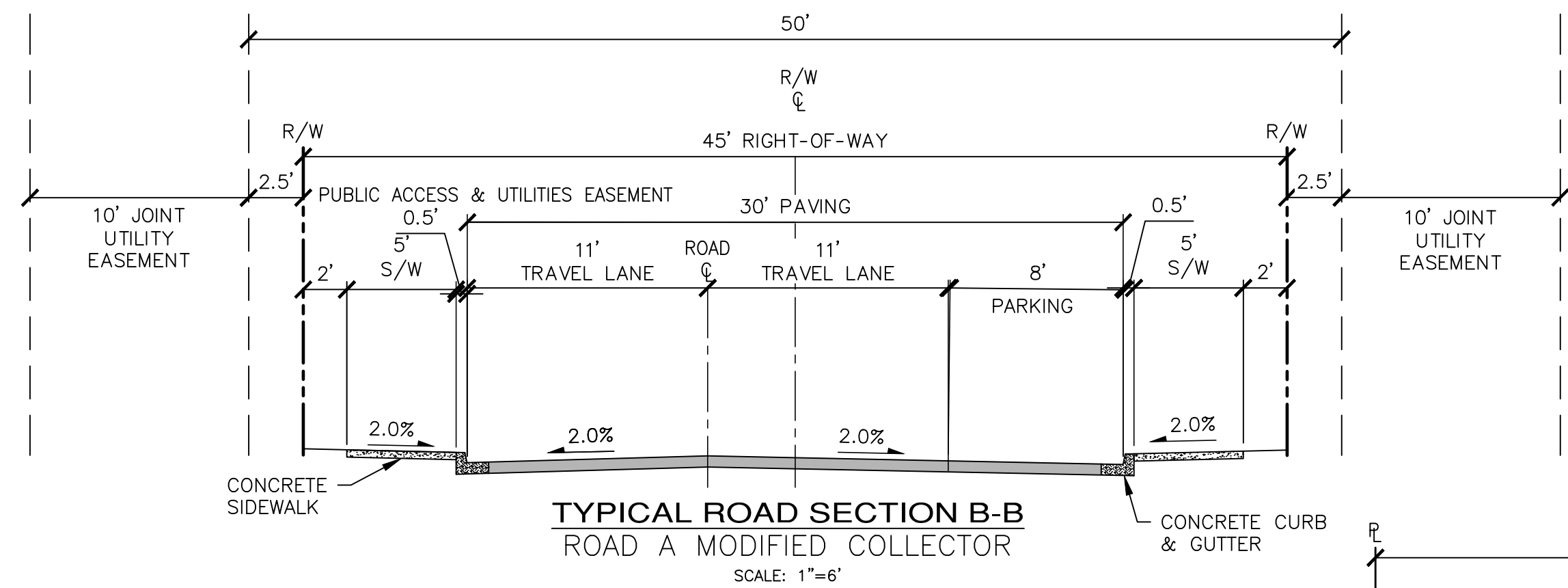


JOINT USE DRIVEWAY TRACTS H & O
SCALE: 1"=6'



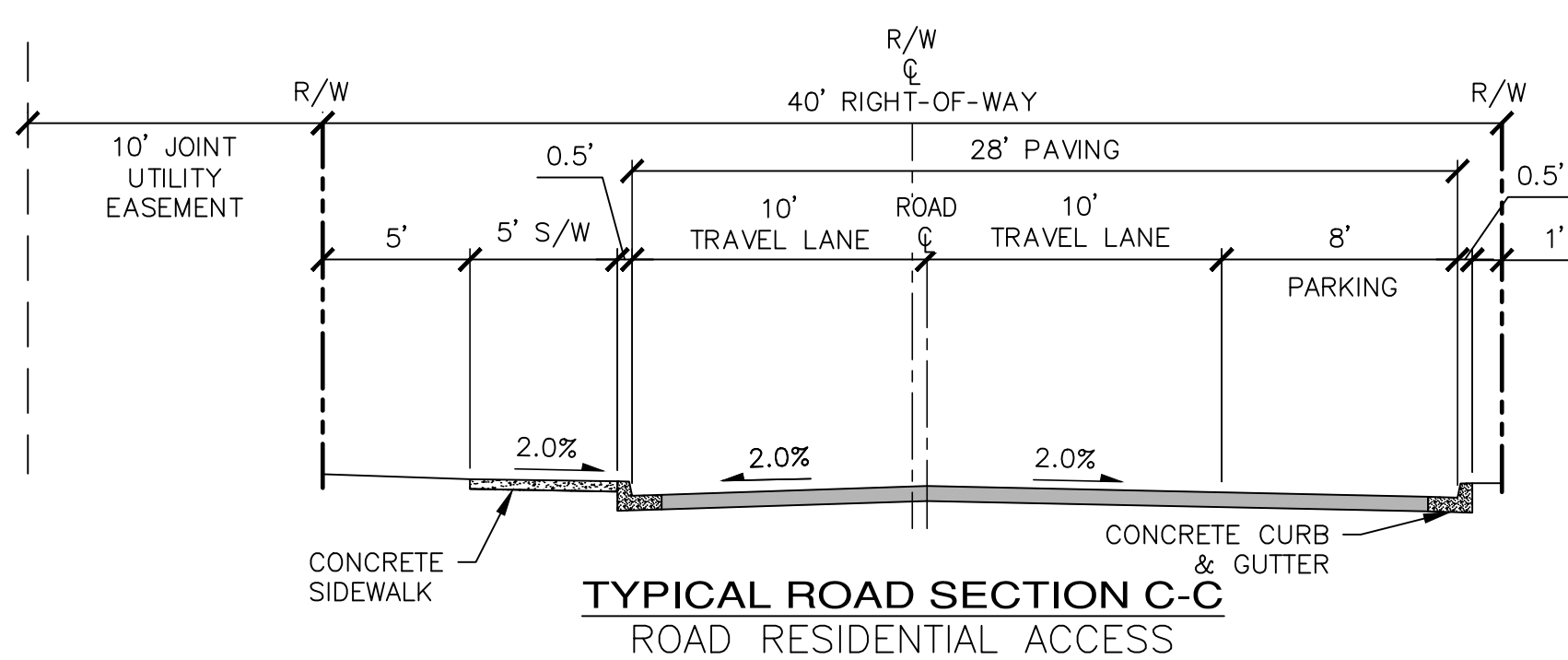
File: \\smc\ENR\ESM-JOB\2090\004\022\PP-20\PP-20.dwg
Plotted: 9/16/2026 4:24 PM
Plotted By: Simon Upham

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



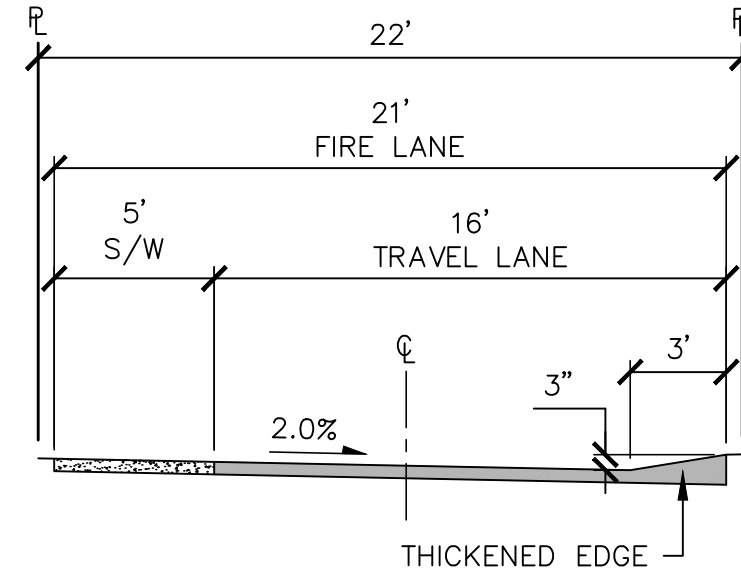
TYPICAL ROAD SECTION B-B
ROAD A MODIFIED COLLECTOR

SCALE: 1"=6'



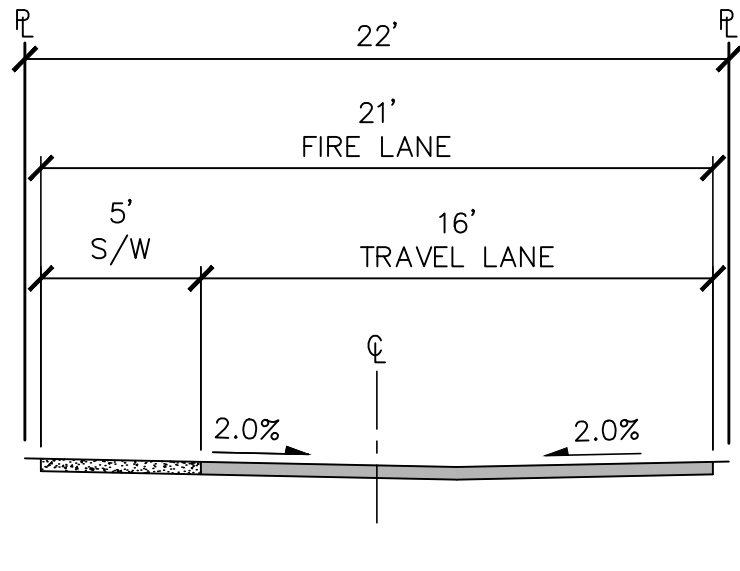
TYPICAL ROAD SECTION C-C
ROAD RESIDENTIAL ACCESS

SCALE: 1"=6'



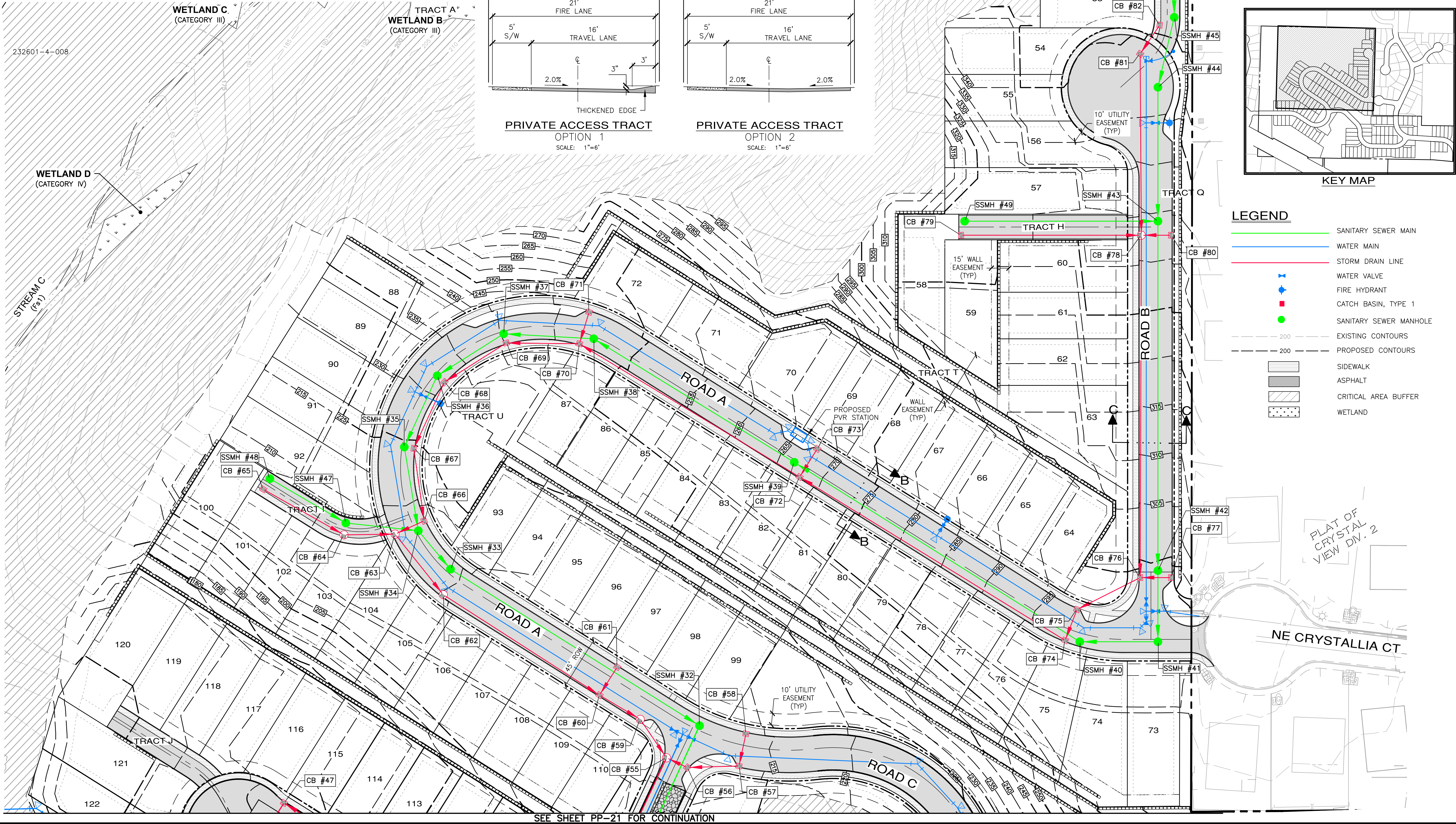
PRIVATE ACCESS TRACT
OPTION 1

SCALE: 1"=6'



PRIVATE ACCESS TRACT
OPTION 2

SCALE: 1"=6'



LEGEND

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

REVISIONS		
NO.	DESCRIPTION/DATE	BY

BRANDON MICHAEL LOCKS
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
9008
12/31/2026
09/16/2026

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

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

Civil Engineering
Land Planning
Project Management
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY ROAD & UTILITY PLAN

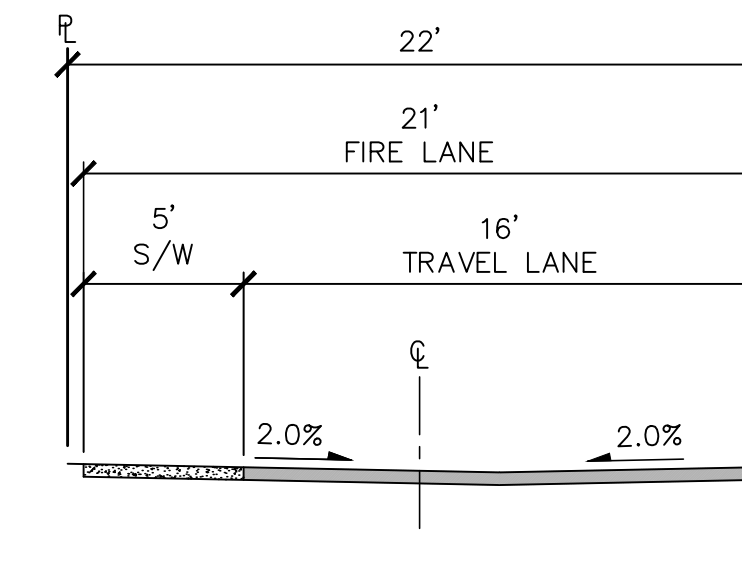
CITY OF POLLSBO WASHINGTON

JOB NO.: 2090-004-022
DWG. NAME: PP-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 09/16/2026
DATE OF PRINT:

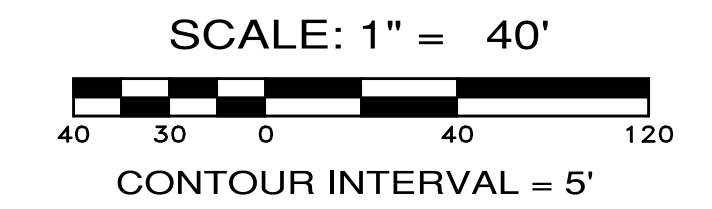
PP-20

20 OF 35 SHEETS

n



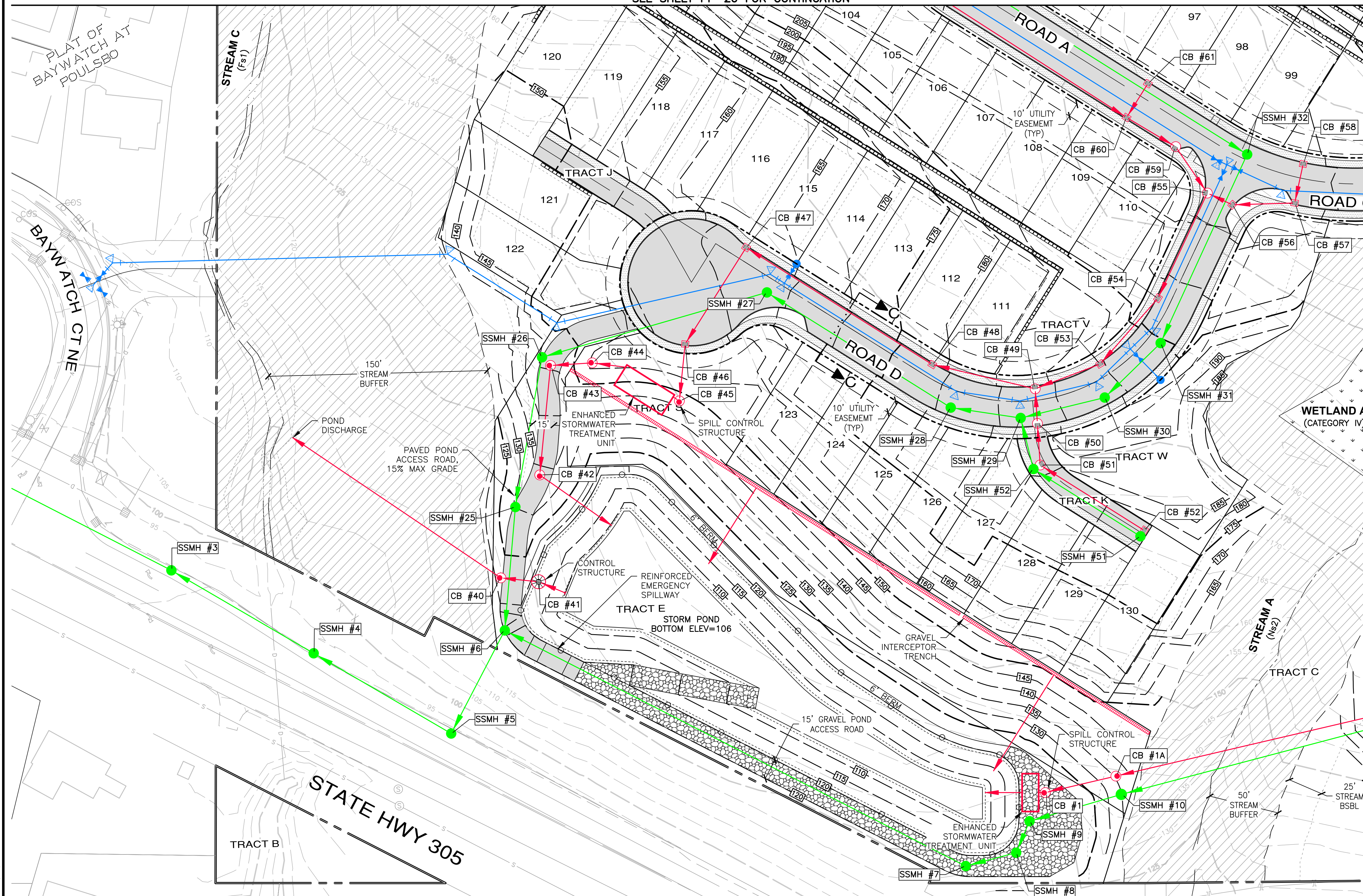
PRIVATE ACCESS TRACT
OPTION 2
SCALE: 1"=6'



KEY MAP

LEGEND

-
-  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



SEE SHEET PP-19 FOR CONTINUATION

File: \\esm8\ENGR\ESW-JOB5\2090\004\022\P-plot\Plots\PP-21.dwg
Plotted By: Simon Upham
Plotted: 9/16/2026 4:26 PM

[illegible]

ESM

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

CONSULTING ENGINEERS, LLC





FEDERAL WAY
LYNNWOOD

(253) 636-6113
(425) 237-9900

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

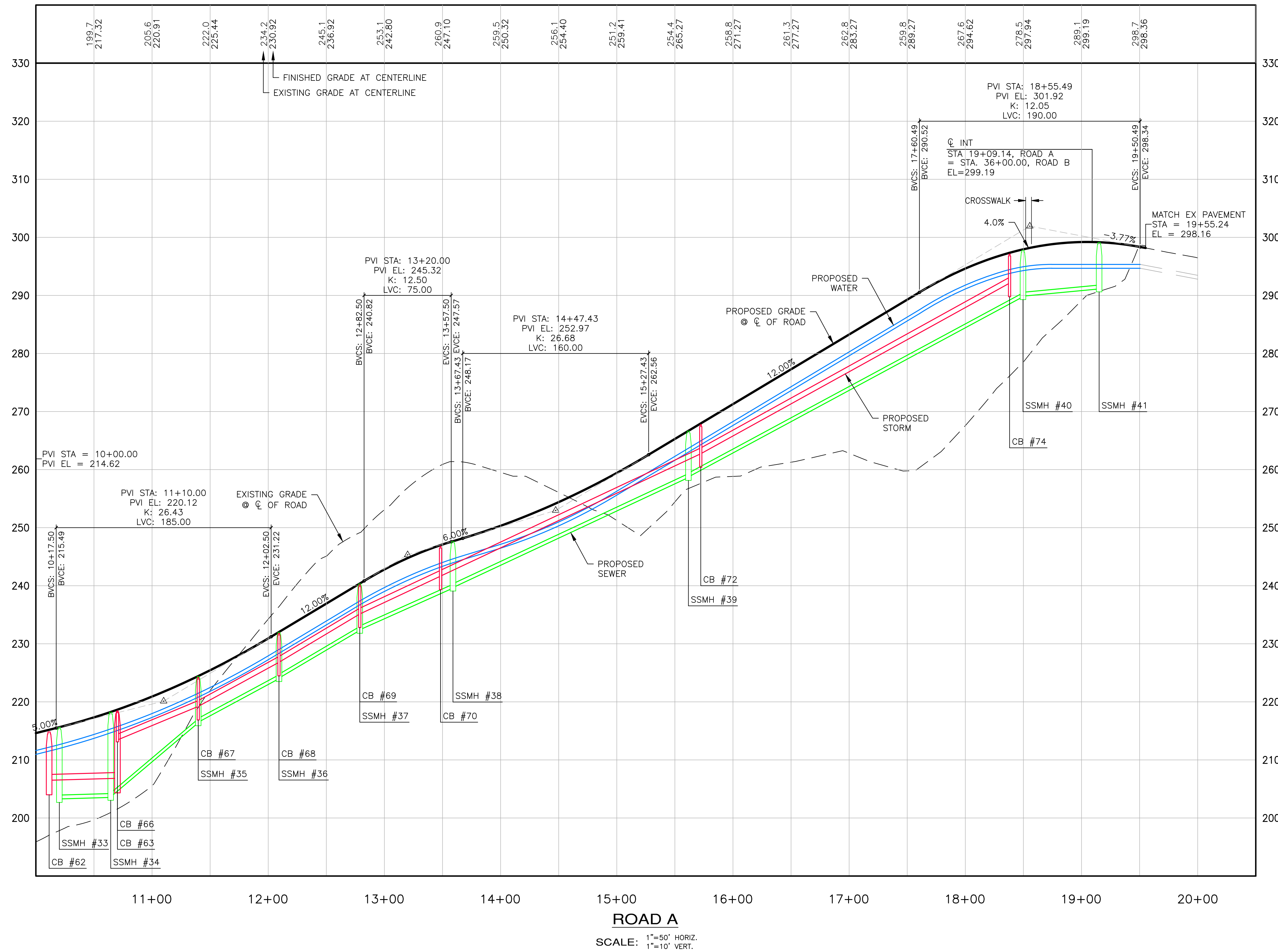
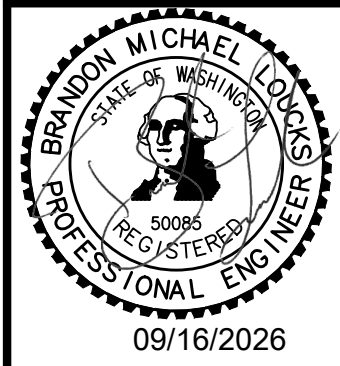
CITY OF POULSBORO PRELIMINARY ROAD & UTILITY PLAN WASHINGTON

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

JOB NO.: 2090-004-022
DWG. NAME: PP-21
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 09/16/2026
DATE OF
PRINT:

PP-21

[illegible]

ESM

CONSULTING ENGINEERS, LLC





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

(206) 835-5111
(252) 290-0900
FEDORA, WA 98003
UNW0020

www.esmcivil.com

Civil Engineering

Public Works

Land Surveying

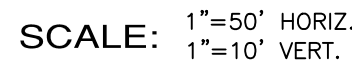
Project Management

Land Planning

Landscape Architecture

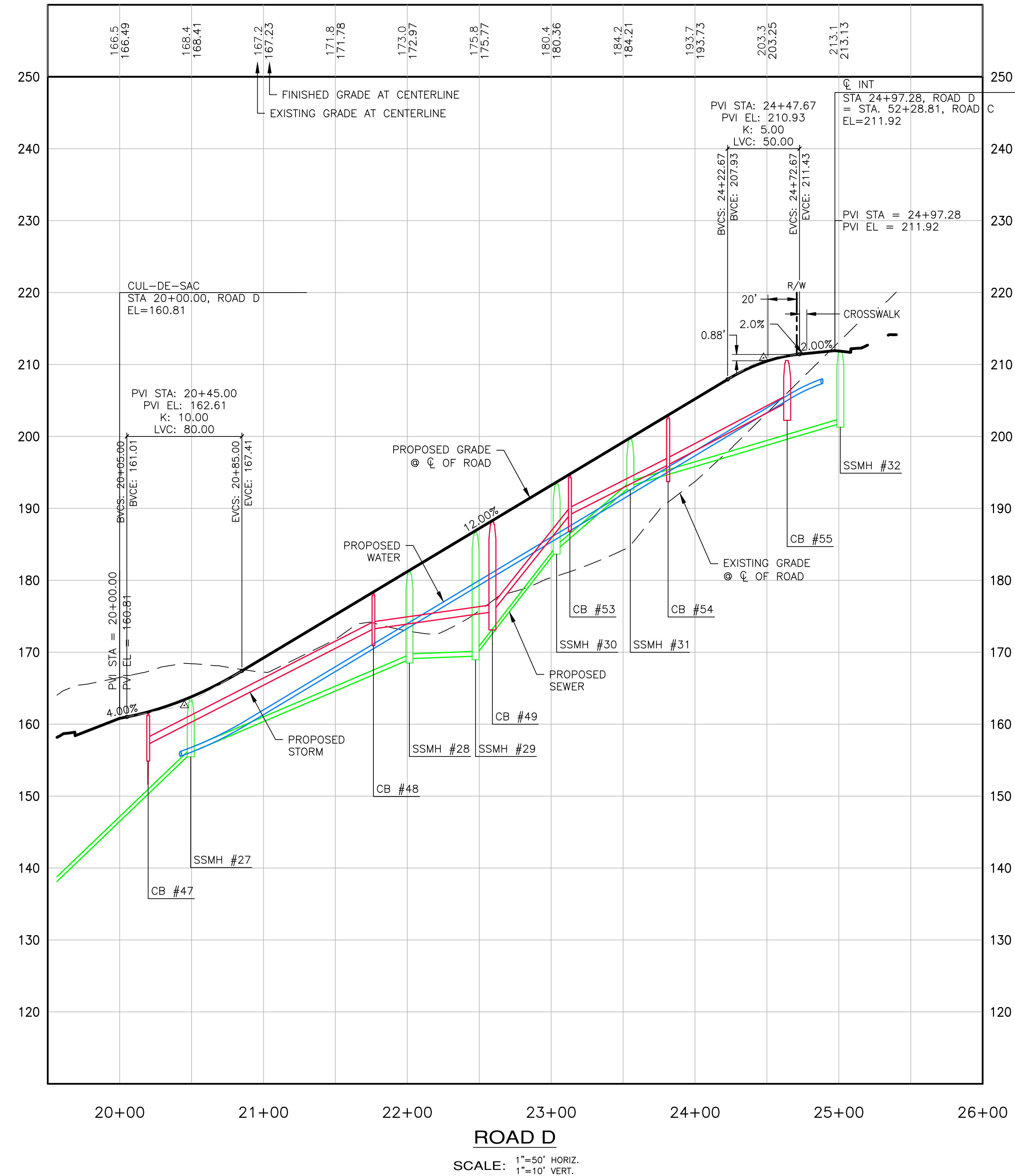
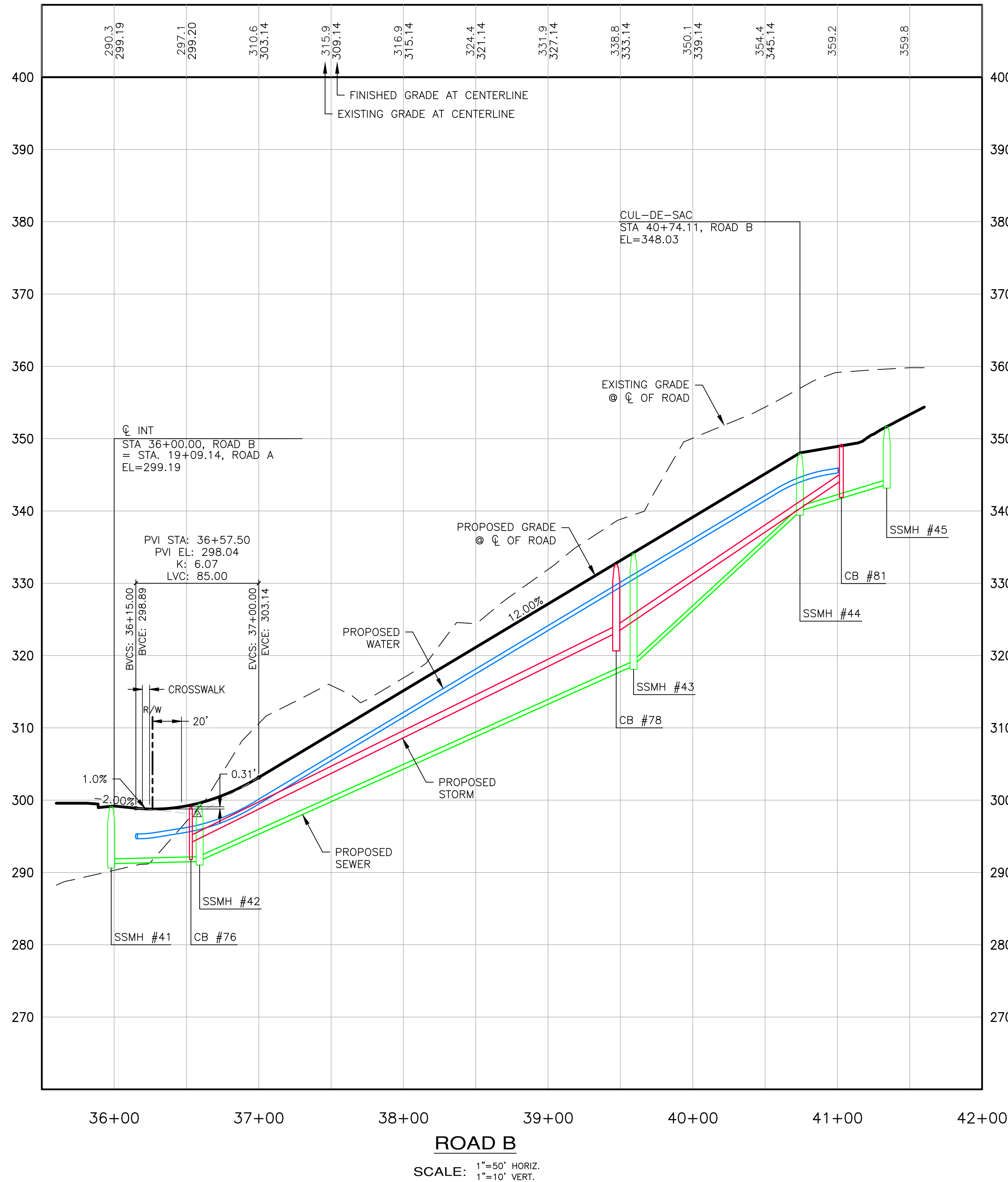
CITY OF POULSBORO MONTEBANC MANAGEMENT, LLC PINNACLE AT LIBERTY BAY PRD PRELIMINARY ROAD AND UTILITIES PROFILES WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-22
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	

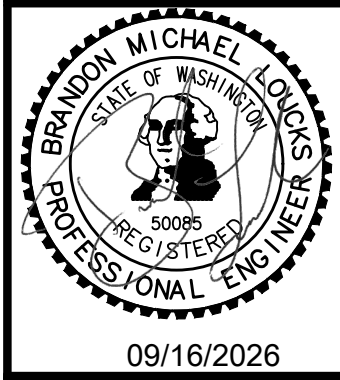


JOB NO.:	2090-004-022
DWG. NAME:	PP-23
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	
PP-23	
23 OF 35 SHEETS	

File: \\nam8\eng\ESM-JOB\2090\004\022\PP-plot\Plots\PP-24.dwg
Plotted: 9/16/2026 1:25 PM
Plotted By: Simon Upham



REVISIONS		
NO.	DESCRIPTION/DATE	BY



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

Civil Engineering
Land Surveying
Project Management
Public Works

Land Planning
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

CITY OF POLLSBO PRELIMINARY ROAD AND UTILITIES PROFILES WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-24
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	
PP-24	
24 OF 35 SHEETS	

