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

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

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				

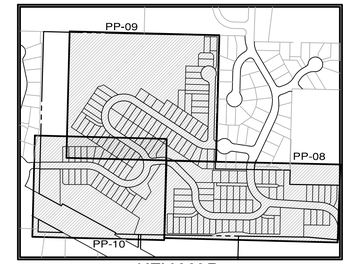
n

SCALE: 1" = 80'

80 40 0 80 160

BUILDING SETBACKS

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



KEY MAP

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

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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PINNACLE AT LIBERTY BAY PRD

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

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PP-07

7 OF 35 SHEETS

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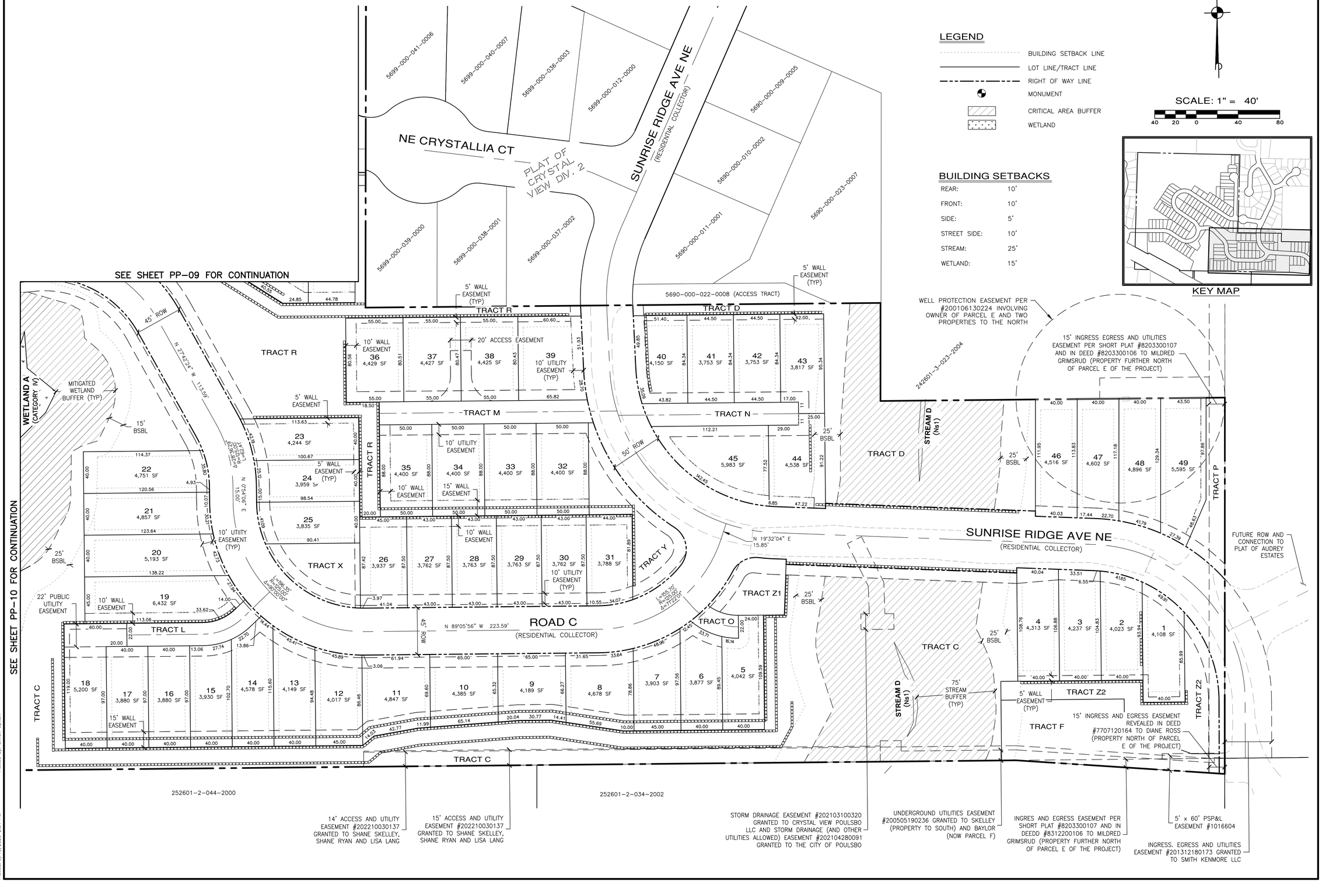

LEGEND

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

SCALE: 1" = 40'

40 20 0 40 80

BUILDING SETBACKS

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

KEY MAP

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

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232601-4-008

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

5465-000-076

WETLAND C (CATEGORY III)

STREAM B (Ns1)

WETLAND B (CATEGORY III)

MITIGATED WETLAND BUFFER (TYP)

TRACT A

WETLAND D (CATEGORY IV)

MITIGATED WETLAND BUFFER

STREAM C (Fs1)

150' STREAM BUFFER

25' BSBL

15' BSBL

5' WALL EASEMENT (TYP)

10' WALL EASEMENT (TYP)

10' UTILITY EASEMENT (TYP)

15' WALL EASEMENT (TYP)

20' WALL EASEMENT (TYP)

2.5' PUBLIC ACCESS & UTILITY EASEMENT (TYP)

TRACT G

TRACT H

TRACT I

TRACT J

TRACT R

TRACT T

TRACT U

TRACT V

ROAD A (RESIDENTIAL COLLECTOR)

ROAD B (RESIDENTIAL ACCESS)

ROAD C (RESIDENTIAL COLLECTOR)

ROAD D (RESIDENTIAL ACCESS)

40' ROW

45' ROW

10' UTILITY EASEMENT

5' WALL EASEMENT

N 88°31'53" W 26.00'

N 56°22'41" W 433.29'

N 56°22'41" W 210.64'

N 88°31'53" W 23.32'

N 88°31'53" W 34.77'

N 1°28'07" E 470.11'

Δ=32°09'02" R=125.00' L=70.15'

L=106.63' R=190.00' Δ=32°09'02"

L=22.66' R=190.00' Δ=6°49'59"

L=14.76' R=525.00' Δ=1°36'32"

Δ=89°00'00" R=25.00' L=38.85

50	3,832 SF	51	4,435 SF
52	3,816 SF	53	4,475 SF
54	4,551 SF	55	4,086 SF
56	5,404 SF	57	6,277 SF
58	4,634 SF	59	5,129 SF
60	5,037 SF	61	4,477 SF
62	4,477 SF	63	6,270 SF
64	3,867 SF	65	3,850 SF
66	3,850 SF	67	3,850 SF
68	3,850 SF	69	3,850 SF
70	5,240 SF	71	4,400 SF
72	4,575 SF	73	5,601 SF
74	5,879 SF	75	4,809 SF
76	4,078 SF	77	3,800 SF
78	3,800 SF	79	3,800 SF
80	3,800 SF	81	3,800 SF
82	3,800 SF	83	3,800 SF
84	3,800 SF	85	3,800 SF
86	3,800 SF	87	3,758 SF
88	4,440 SF	89	4,010 SF
90	4,037 SF	91	4,530 SF
92	6,141 SF	93	3,758 SF
94	3,800 SF	95	3,800 SF
96	3,800 SF	97	3,800 SF
98	3,800 SF	99	3,825 SF
100	5,186 SF	101	3,906 SF
102	3,915 SF	103	4,178 SF
104	4,284 SF	105	3,858 SF
106	3,800 SF	107	3,800 SF
108	3,800 SF	109	3,800 SF
110	3,790 SF	113	3,800 SF
114	3,800 SF	115	3,800 SF
116	3,844 SF	117	
118	4,320 SF	119	4,320 SF
120	6,382 SF	121	6,013 SF
122	5,247 SF		

5690-000-019-0003

5699-000-046-0001

5699-000-045-0002

5699-000-044-0003

5699-000-043-0004

5699-000-041-0006

5699-000-039-0000

PLAT OF CRYSTAL VIEW DIV. 2

NE CRYSTALLIA CT (RESIDENTIAL COLLECTOR)

SCALE: 1" = 40'

40 20 0 40 80

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'

SEE SHEET PP-10 FOR CONTINUATION

REVISIONS

NO.	DESCRIPTION/DATE	BY

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

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PP-09

9 OF 35 SHEETS

Plot: \\esm-fs\ENGR\ESM-JOBS\2090\004\022\P-plat\Plots\PP-09.dwg
Plotted: 9/16/2026 4:01 PM Plotted By: Connor Upmann

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

PLAT OF BAYWATCH AT POULSBO

STREAM C (Fs1)

150' STREAM BUFFER (TYP)

BAYWATCH CT NE

TRACT A

TRACT J

TRACT V

TRACT U

TRACT R

TRACT S

TRACT E

TRACT W

TRACT K

TRACT B

ROAD A (RESIDENTIAL COLLECTOR)

ROAD C (RESIDENTIAL COLLECTOR)

ROAD D (RESIDENTIAL ACCESS)

N 56°22'41" W 176.42'

N 26°58'17" E 111.02'

L=211.66'
R=125.00'
Δ=97°01'03"

45' ROW

102 3,915 SF
103 4,178 SF
104 4,284 SF
105 3,858 SF
106 3,800 SF
107 3,800 SF
108 3,800 SF
109 3,800 SF
110 3,790 SF
111 3,778 SF
112 3,800 SF
113 3,800 SF
114 3,800 SF
115 3,800 SF
116 3,844 SF
117
118 4,320 SF
119 4,320 SF
120 6,382 SF
121 6,013 SF
122 5,247 SF
123 4,100 SF
124 4,100 SF
125 4,143 SF
126 4,526 SF
127 4,555 SF
128 4,109 SF
129 4,100 SF
130 4,980 SF
96 3,800 SF
97 3,800 SF
98 3,800 SF
99 3,825 SF

10' UTILITY EASEMENT (TYP)

10' WALL EASEMENT (TYP)

5' WALL EASEMENT (TYP)

10' UTILITY EASEMENT

25' BSBL

15' BSBL

15' HOA MAINTAINTED ACCESS EASEMENT OVER POND ACCESS ROAD (OPEN SPACE)

6' HOA MAINTAINED ACCESS EASEMENT ALONG POND BERM (OPEN SPACE)

MITIGATED WETLAND BUFFER

WETLAND A (CATEGORY IV)

STREAM A (Ns2)

50' STREAM BUFFER (TYP)

232601-4-059-2000

262601-1-032-2005

262601-1-031-2006

262601-1-031-2006

STATE HWY 305

n

SCALE: 1" = 40'

40 20 0 40 80

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'

REVISIONS

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

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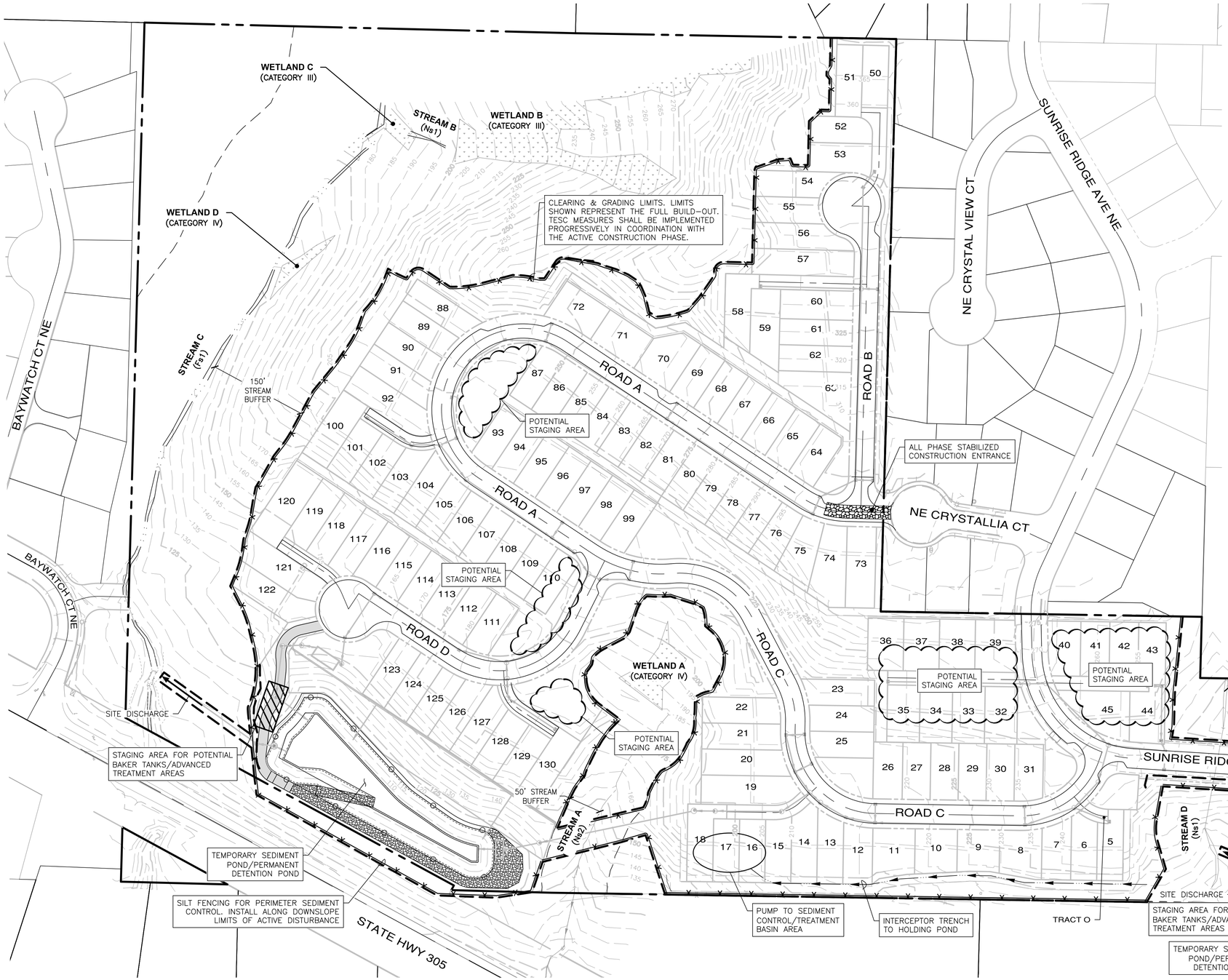
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM

SCALE: 1" = 80'

80 40 0 80 160



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 HYDROSEEDED) 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.

REVISIONS

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY TESC PLAN

CITY OF POULSBO WASHINGTON

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PP-11

11 OF 35 SHEETS

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232601-4-008

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

5465-000-076

WETLAND C
(CATEGORY III)

STREAM B
(Ns1)

WETLAND B
(CATEGORY III)

TRACT A

WETLAND D
(CATEGORY IV)

ORIGINAL BUFFER LINE (TYP)

APPROXIMATE LIMITS OF GRADING

MITIGATED WETLAND BUFFER (TYP)

MITIGATED WETLAND BUFFER (TYP)

STREAM C
(Fs1)

MAX 10' WALLS

MAX 12' WALL

MAX 8' WALL

MAX 6' WALL

MAX 12' WALLS

MAX 10' WALLS

MAX 6' WALL

MAX 6' WALL

MAX 10' WALLS

MAX 10' WALLS

TRACT G

TRACT Q

TRACT H

TRACT T

TRACT U

TRACT I

TRACT J

ROAD A

ROAD A

ROAD B

ROAD C

ROAD D

NE CRYSTALLIA CT

45' ROW

2.0:1

12.0%

10.5%

4.1%

SEE SHEET PP-13 FOR CONTINUATION

n

SCALE: 1" = 40'

40 20 0 40 80

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")	61,120 CY
REQUIRED CUT:	153,650 CY
REQUIRED FILL:	299,820 CY
NET FILL:	146,170 CY

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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09/16/2026

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY GRADING PLAN

CITY OF POULSBO WASHINGTON

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CHECKED BY:	
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PP-12

12 OF 35 SHEETS

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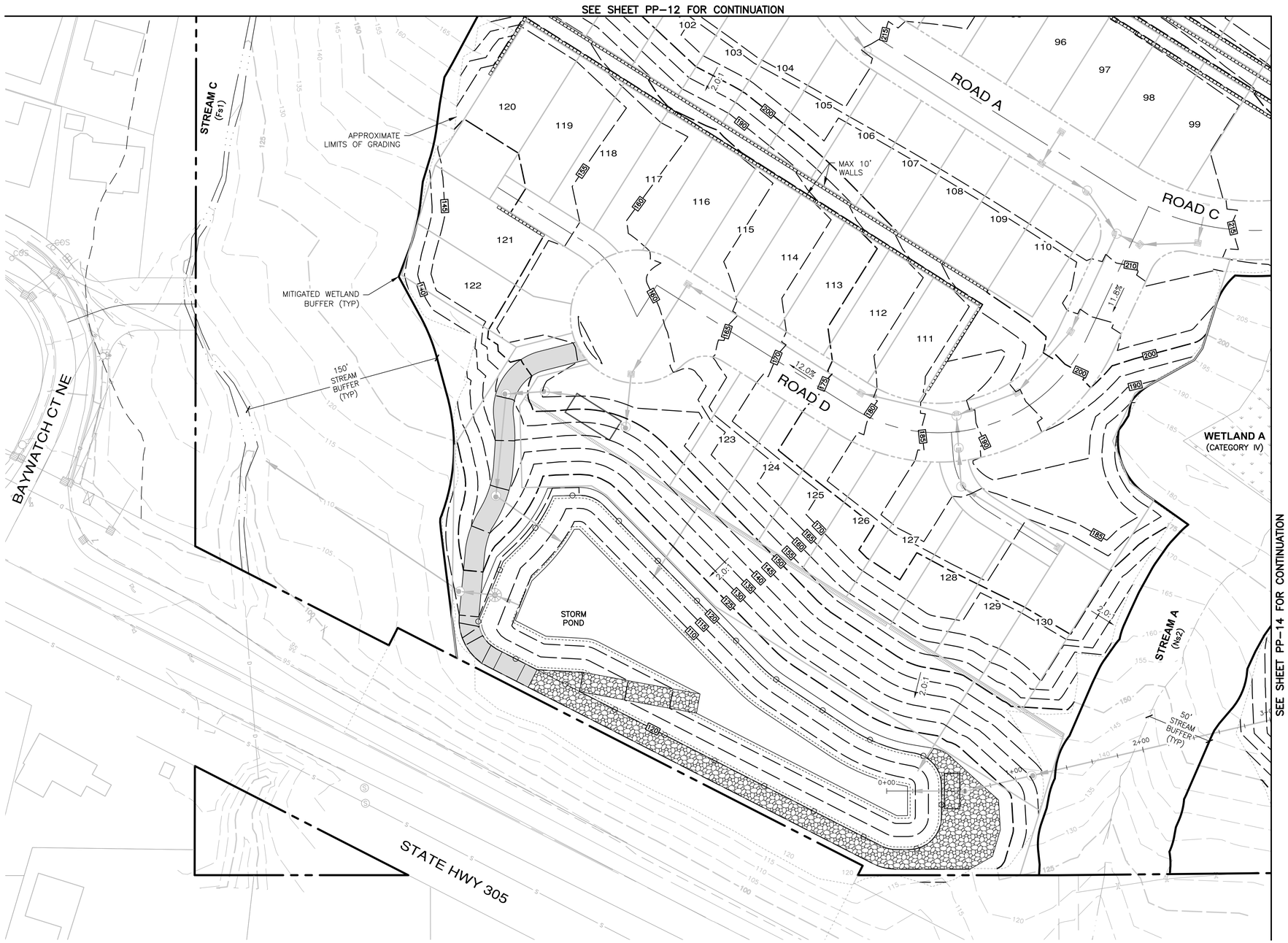
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



n

SCALE: 1" = 40'

40 20 0 40 80

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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09/16/2026

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PINNACLE AT LIBERTY BAY PRD

PRELIMINARY GRADING PLAN

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-13
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DATE:	09/16/2026
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PP-13

13 OF 35 SHEETS

File: \\esm8\ENGR\ESM-JOBS\2090\004\022\P-plat\Plats\PP-13.dwg
Plotted: 9/16/2026 4:14 PM Plotted By: Simon Upham

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

n

SCALE: 1" = 40'

40 20 0 40 80

CONTOUR INTERVAL = 5'

LEGEND

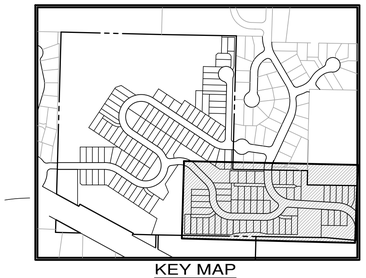
200 EXISTING CONTOUR

200 PROPOSED CONTOUR

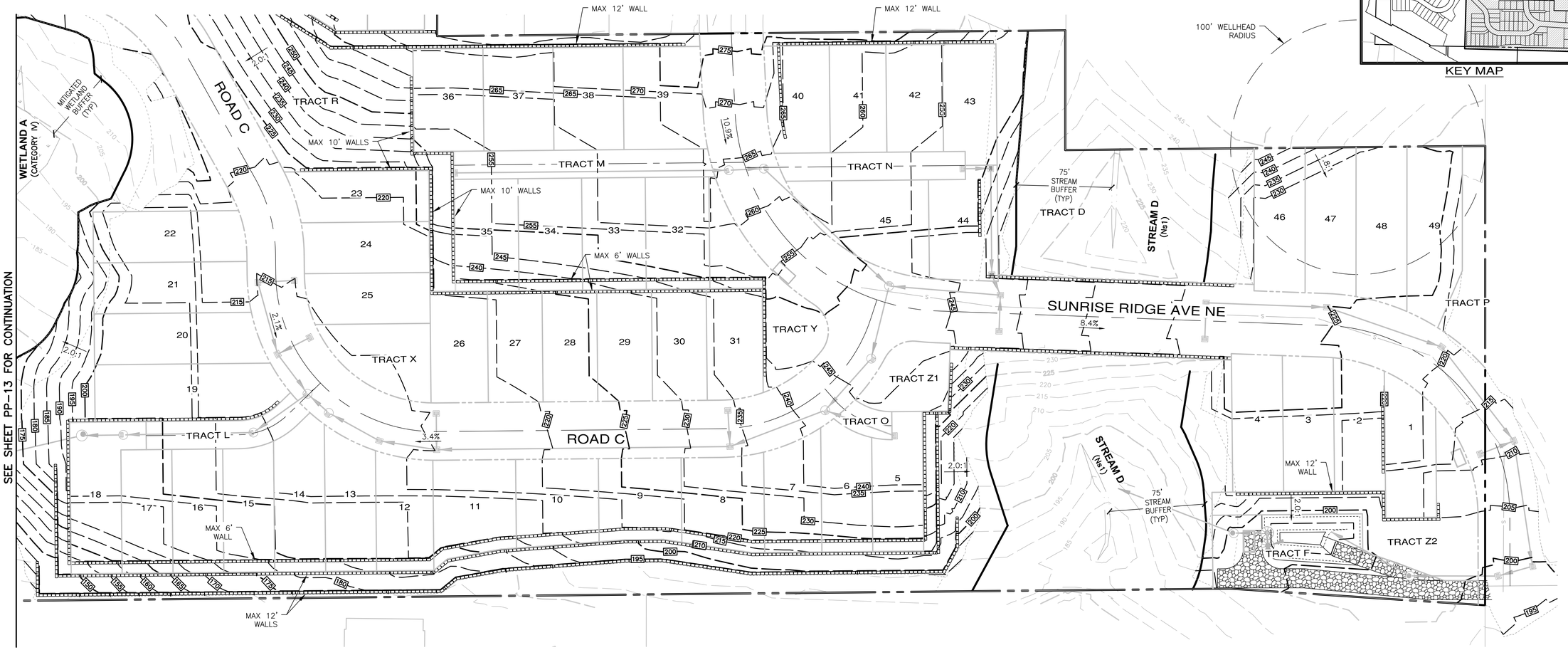
CLEARING LIMITS

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



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NO.	DESCRIPTION/DATE	BY

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PINNACLE AT LIBERTY BAY PRD

PRELIMINARY GRADING PLAN

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-14
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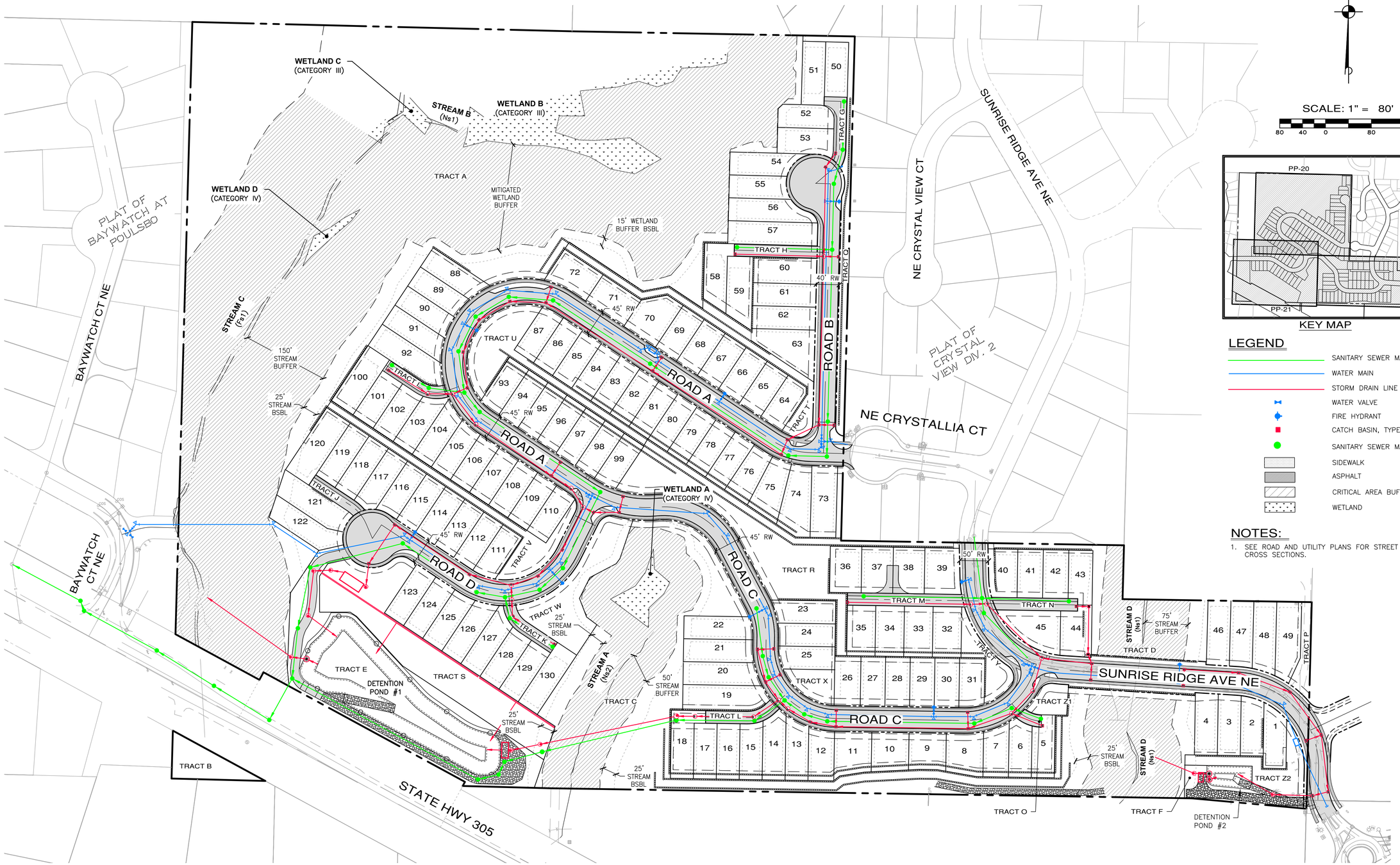
DATE:	09/16/2026
DATE OF PRINT:	

PP-14

14 OF 35 SHEETS

File: \\esm6\ENGR\ESM-JOBS\2090\004\022\P-plot\Plots\PP-14.dwg
Plotted: 9/16/2026 3:21 PM
Plotted By: Simon Upcom

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



n

SCALE: 1" = 80'

80 40 0 80 160

KEY MAP

LEGEND

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

NOTES:

1. SEE ROAD AND UTILITY PLANS FOR STREET CROSS SECTIONS.

REVISIONS		
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PINNACLE AT LIBERTY BAY PRD

OVERALL INFRASTRUCTURE PLAN

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-15
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DRAWN BY:	
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	

PP-15

15 OF 35 SHEETS

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Plotted: 9/16/2026 4:16 PM
Plotted By: Simon Upham

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

n

SCALE: 1" = 80'

80 40 0 80 160

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
- CRITICAL AREA BUFFER
- WETLAND
- INFRASTRUCTURE PHASE 1

TRACT A
WETLAND C (CATEGORY III)
STREAM B (Ns1)
WETLAND B (CATEGORY III)
WETLAND D (CATEGORY IV)
MITIGATED WETLAND BUFFER
15' WETLAND BUFFER BSBL
STREAM C (Fs1)
150' STREAM BUFFER
25' STREAM BSBL
TRACT I
TRACT J
TRACT G
TRACT H
TRACT O
TRACT U
TRACT V
TRACT W
TRACT K
TRACT E
TRACT S
TRACT C
TRACT L
TRACT R
TRACT M
TRACT N
TRACT D
TRACT P
TRACT Y
TRACT F
TRACT T
TRACT Q
TR. B
TR. X
TR. Z1
TR. Z2
PHASE 2
PHASE 3
ROAD A
ROAD B
ROAD C
ROAD D
NE CRYSTAL VIEW CT
SUNRISE RIDGE AVE NE
NE CRYSTALLIA CT
PLAT OF CRYSTAL VIEW DIV. 2
PLAT OF BAYWATCH AT POULSBO
BAYWATCH CT NE
STATE HWY 305
TEMPORARY ACCESS ROAD TO BE CONSTRUCTED WITH PHASE 1 FOR UTILITY MAINTENANCE AND ACCESS. FULL ROAD TO BE CONSTRUCTED WITH PHASE 3
STORM POND
WETLAND A (CATEGORY IV)
45' RW
50' RW
STREAM A (Ns2)
STREAM D (Ns1)
FUTURE AUDREY ESTATES PLAT CONNECTION

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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PINNACLE AT LIBERTY BAY PRD

INFRASTUCTRURE PLAN – PHASE 1

CITY OF POULSBO WASHINGTON

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PP-16

16 OF 35 SHEETS

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



n

SCALE: 1" = 80'

80 40 0 80 160

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
- CRITICAL AREA BUFFER
- WETLAND
- INFRASTRUCTURE PHASE 2

REVISIONS

NO.	DESCRIPTION/DATE	BY

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PINNACLE AT LIBERTY BAY PRD

INFRASTUCTRURE PLAN – PHASE 2

CITY OF POULSBO WASHINGTON

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PP-17

17 OF 35 SHEETS

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

n

SCALE: 1" = 80'

80 40 0 80 160

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
- CRITICAL AREA BUFFER
- WETLAND
- INFRASTRUCTURE PHASE 3

TRACT A
WETLAND C (CATEGORY III)
STREAM B (Ns1)
WETLAND B (CATEGORY III)
WETLAND D (CATEGORY IV)
MITIGATED WETLAND BUFFER
15' WETLAND BUFFER BSBL
STREAM C (Fs1)
150' STREAM BUFFER
25' STREAM BSBL
TRACT I
TRACT J
TRACT G
TRACT H
TRACT Q
TRACT U
TRACT V
TRACT W
TRACT K
TRACT E
STORM POND
TRACT S
TRACT C
TRACT L
TRACT T
TRACT R
TRACT M
TRACT N
TRACT Y
TRACT D
TRACT P
TRACT O
TRACT F
TR. B
TR. Z1
TR. Z2
ROAD A
ROAD B
ROAD C
ROAD D
PHASE 1
PHASE 2
PHASE X
45' RW
40' RW
WETLAND A (CATEGORY IV)
STREAM A (Ns2)
STREAM D (Ns1)
75' STREAM BUFFER
PLAT OF BAYWATCH AT POULSBO
BAYWATCH CT NE
NE CRYSTAL VIEW CT
SUNRISE RIDGE AVE NE
PLAT OF CRYSTAL VIEW DIV. 2
NE CRYSTALLIA CT
STATE HWY 305

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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PINNACLE AT LIBERTY BAY PRD

INFRASTUCTRURE PLAN – PHASE 3

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
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CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	

PP-18

18 OF 35 SHEETS

File: \\esm8\ENGR_ESM-JOBS\2090\004\022\PP-part1\Plat\PP-18.dwg
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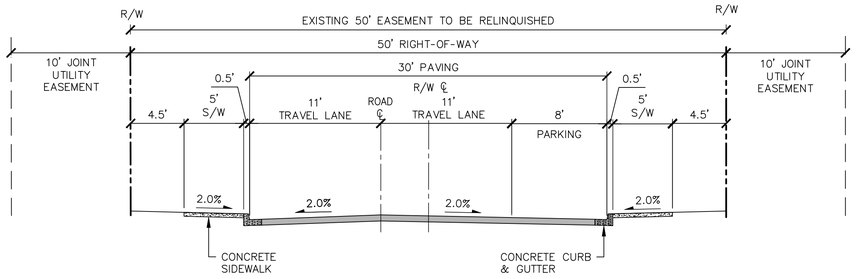
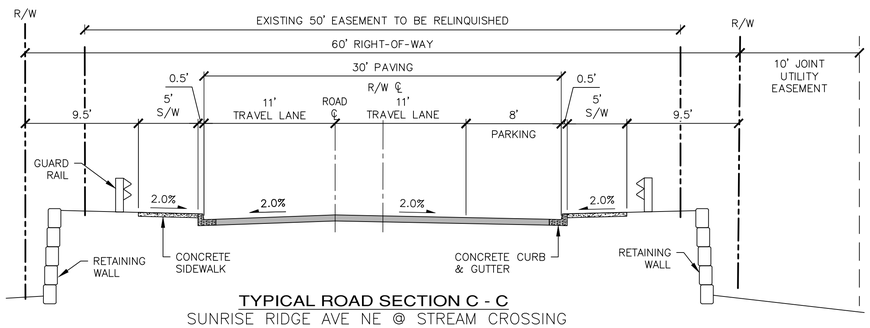
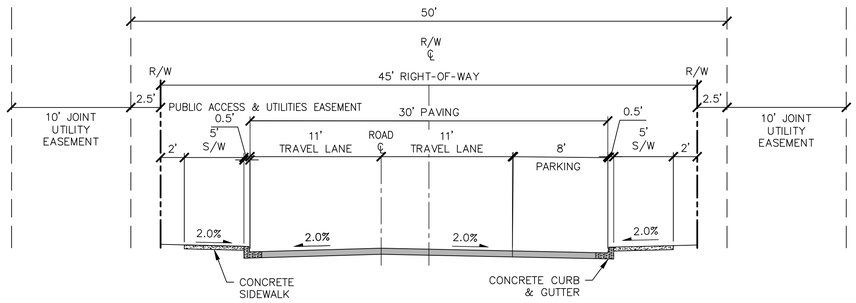
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



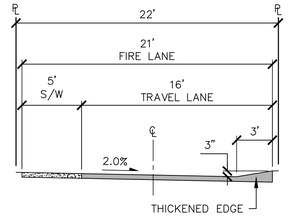
TYPICAL ROAD SECTION A - A
SUNRISE RIDGE AVE NE COLLECTOR
SCALE: 1"=6'



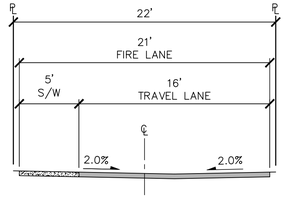
TYPICAL ROAD SECTION C - C
SUNRISE RIDGE AVE NE @ STREAM CROSSING
SCALE: 1"=6'



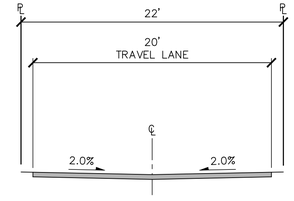
TYPICAL ROAD SECTION B-B
ROAD C MODIFIED COLLECTOR
SCALE: 1"=6'



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'

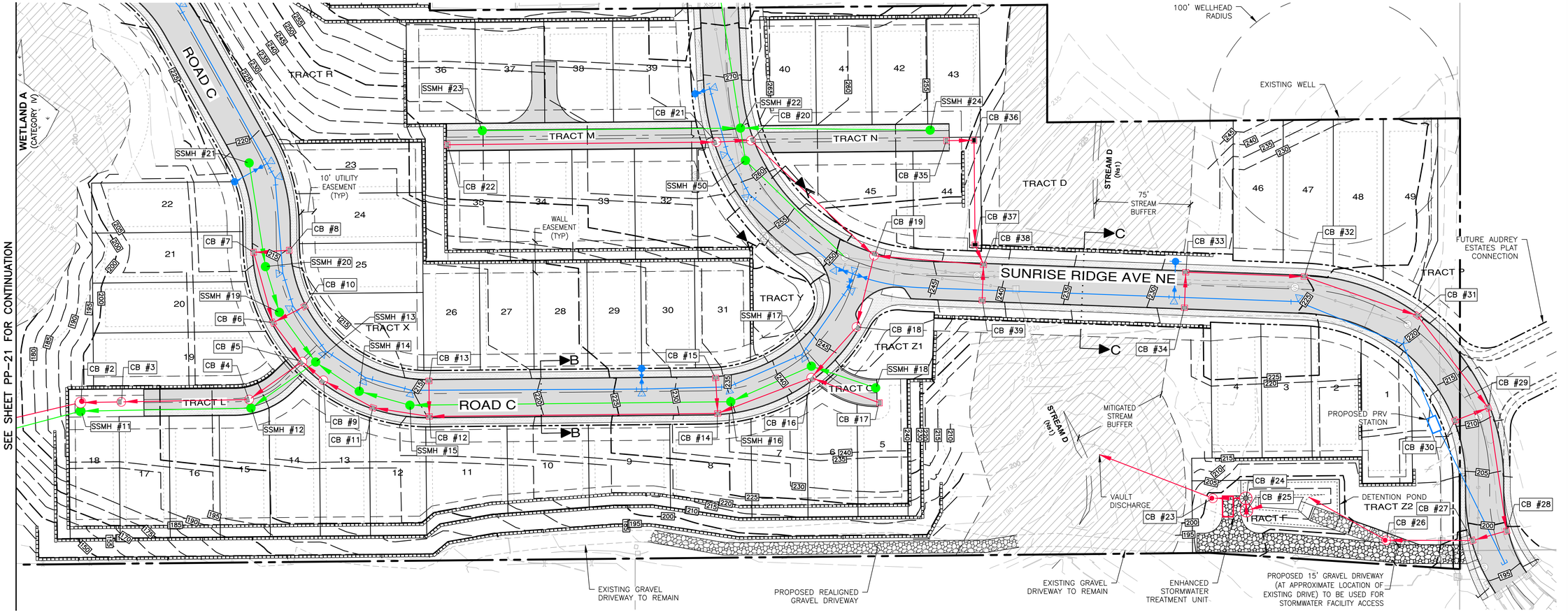
n

SCALE: 1" = 40'

40 20 0 40 80



KEY MAP



REVISIONS		
NO.	DESCRIPTION/DATE	BY

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY ROAD & UTILITY PLAN

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-19
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PP-19

19 OF 35 SHEETS

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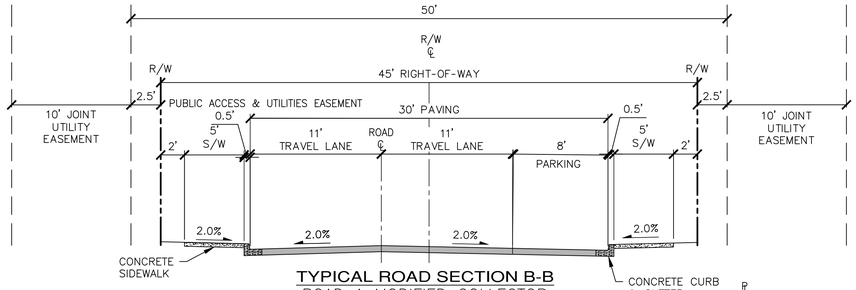
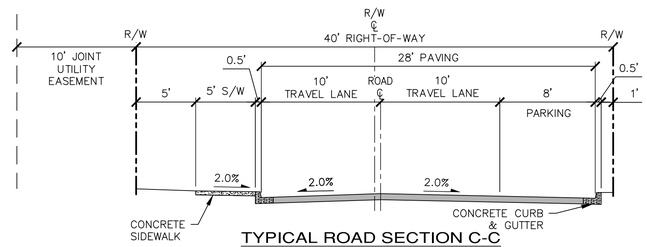
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



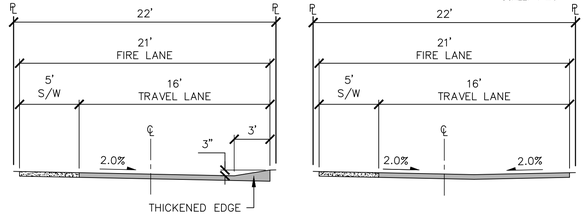
TYPICAL ROAD SECTION B-B
ROAD A MODIFIED COLLECTOR

SCALE: 1"=6'



TYPICAL ROAD SECTION C-C
ROAD RESIDENTIAL ACCESS

SCALE: 1"=6'



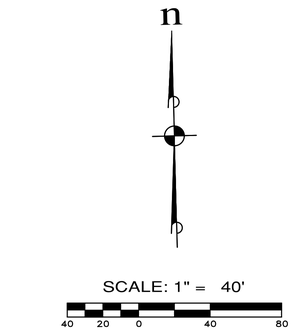
PRIVATE ACCESS TRACT
OPTION 1

SCALE: 1"=6'

PRIVATE ACCESS TRACT
OPTION 2

SCALE: 1"=6'

SEE SHEET PP-21 FOR CONTINUATION



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

REVISIONS

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PINNACLE AT LIBERTY BAY PRD

PRELIMINARY ROAD & UTILITY PLAN

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-20
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DATE:	09/16/2026
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PP-20

20 OF 35 SHEETS

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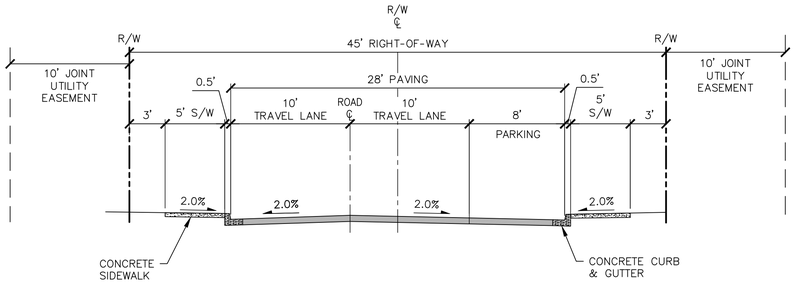
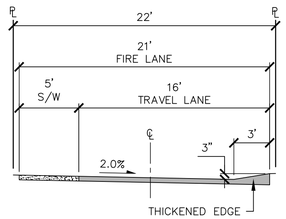
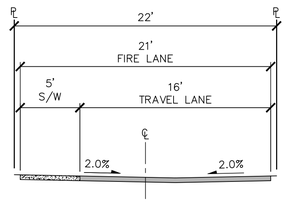
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



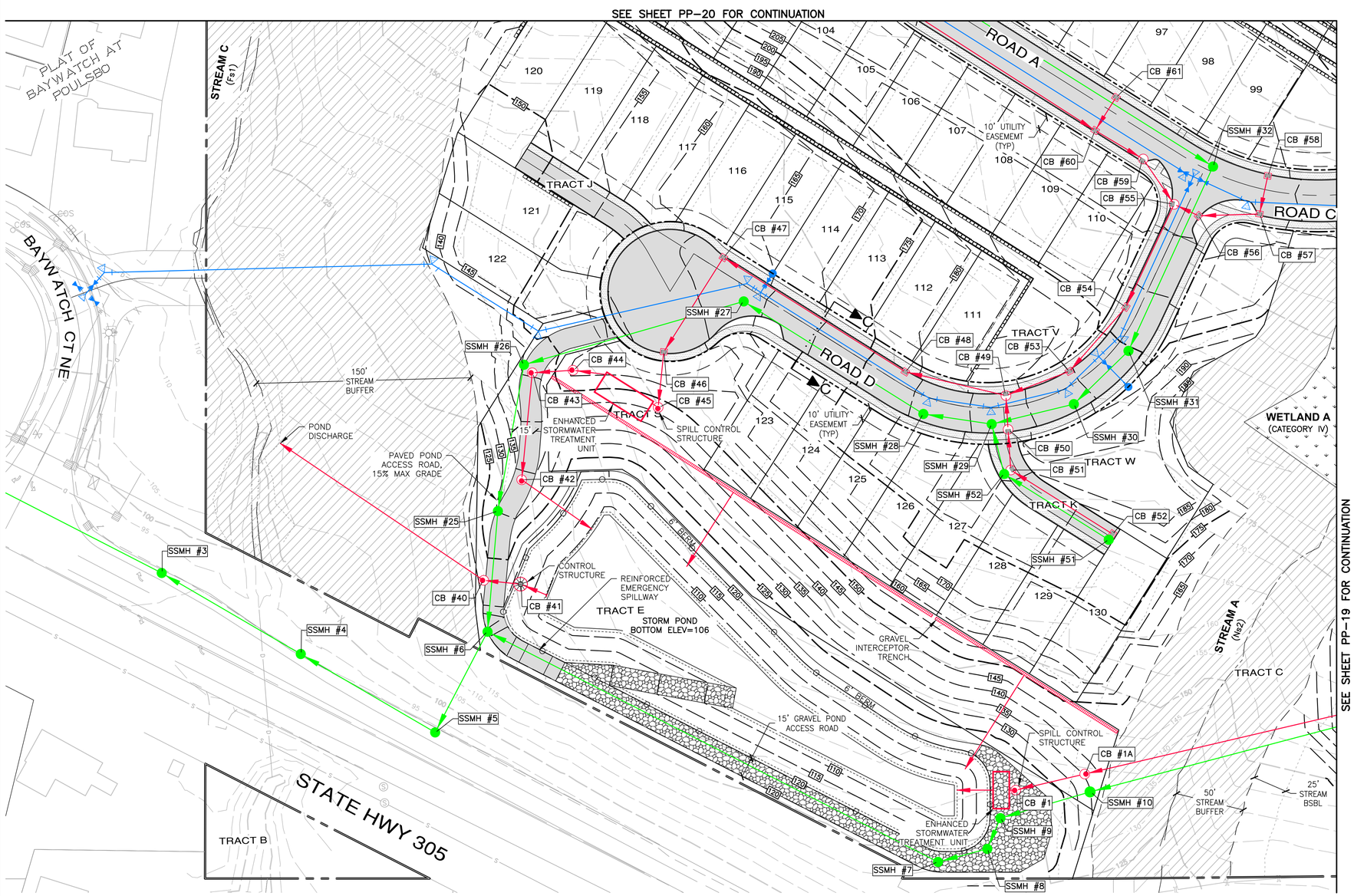
TYPICAL ROAD SECTION C-C
ROAD D MODIFIED RESIDENTIAL ACCESS
SCALE: 1"=6'



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



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



n

SCALE: 1" = 40'
40 30 0 40 120
CONTOUR INTERVAL = 5'



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

REVISIONS

NO.	DESCRIPTION/DATE	BY

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD
PRELIMINARY ROAD & UTILITY PLAN
CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-21
DESIGNED BY:	
DRAWN BY:	
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PP-21
21 OF 35 SHEETS

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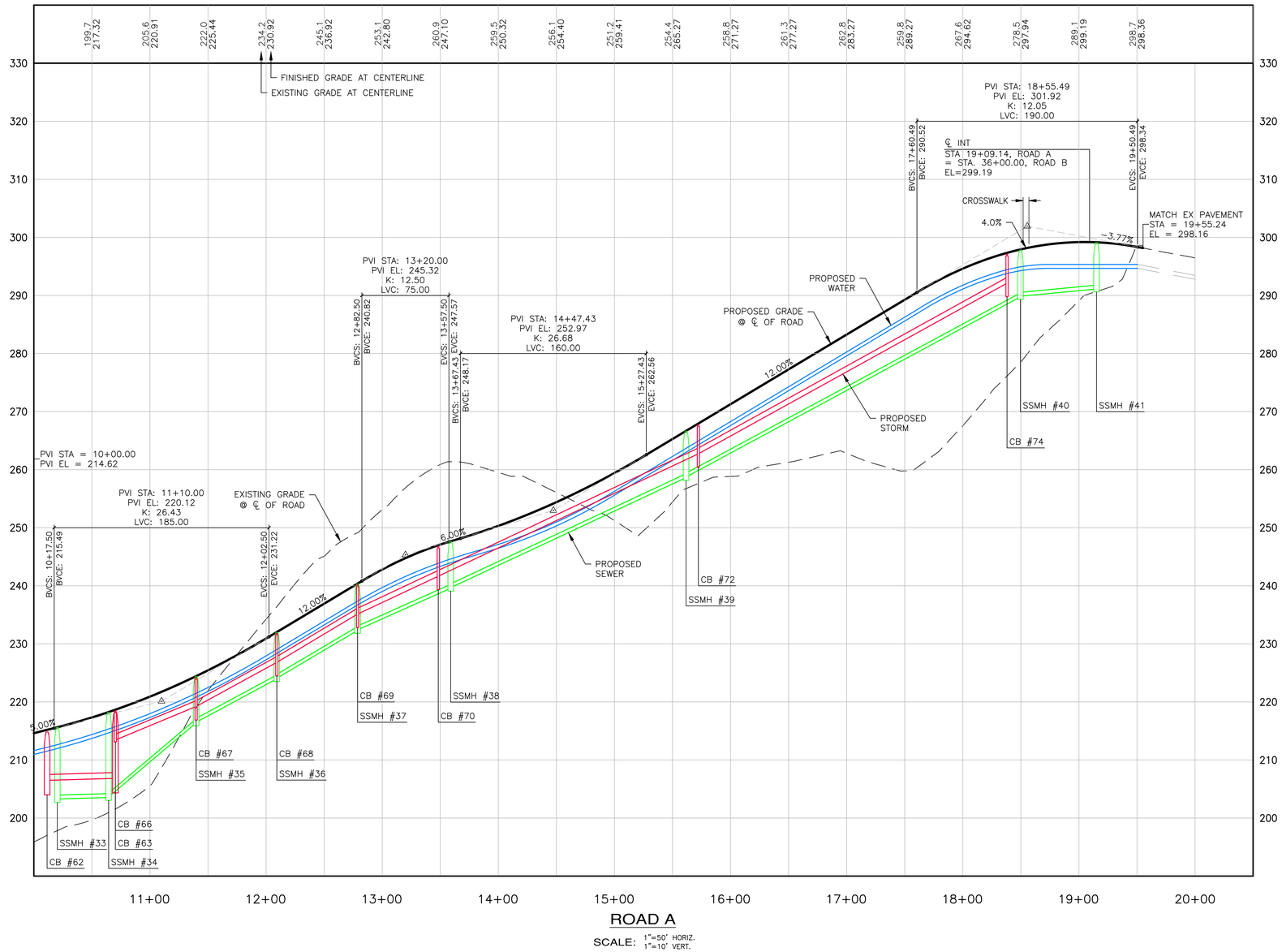

ROAD A

SCALE: 1"=50' HORIZ.
1"=10' VERT.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

BRANDON MICHAEL LONCASTER
STATE OF WASHINGTON
50086
REGISTERED
PROFESSIONAL ENGINEER
09/16/2026

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PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBO PRELIMINARY ROAD AND UTILITIES PROFILES WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-22
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PP-22

22 OF 35 SHEETS

File: \\esm8\engr\ESM-008\2090\004\022\P-plot\Plots\PP-22.dwg
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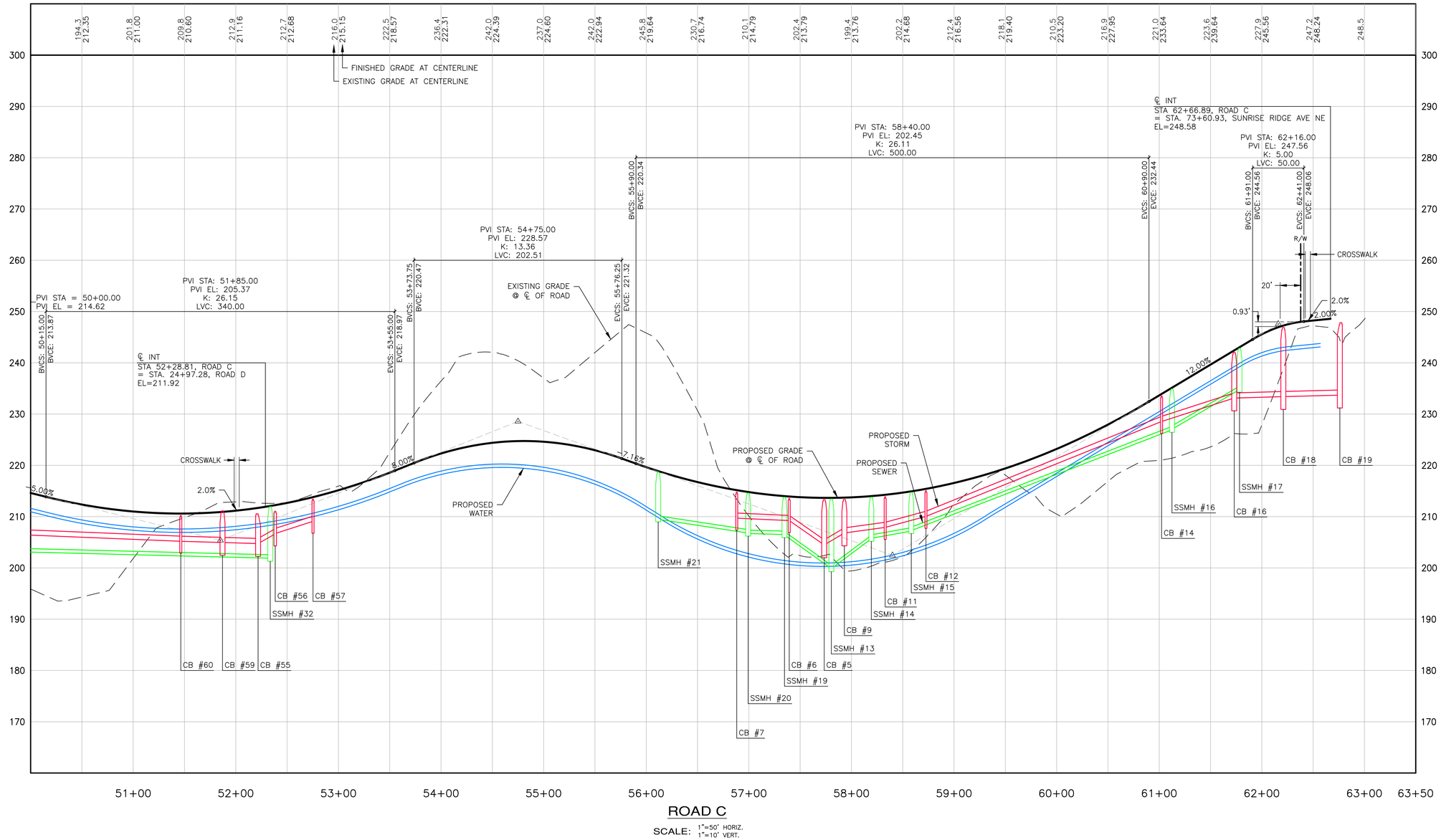

ROAD C

SCALE: 1"=50' HORIZ.
1"=10' VERT.

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BRANDON MICHAEL LONCKE
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PROFESSIONAL ENGINEER
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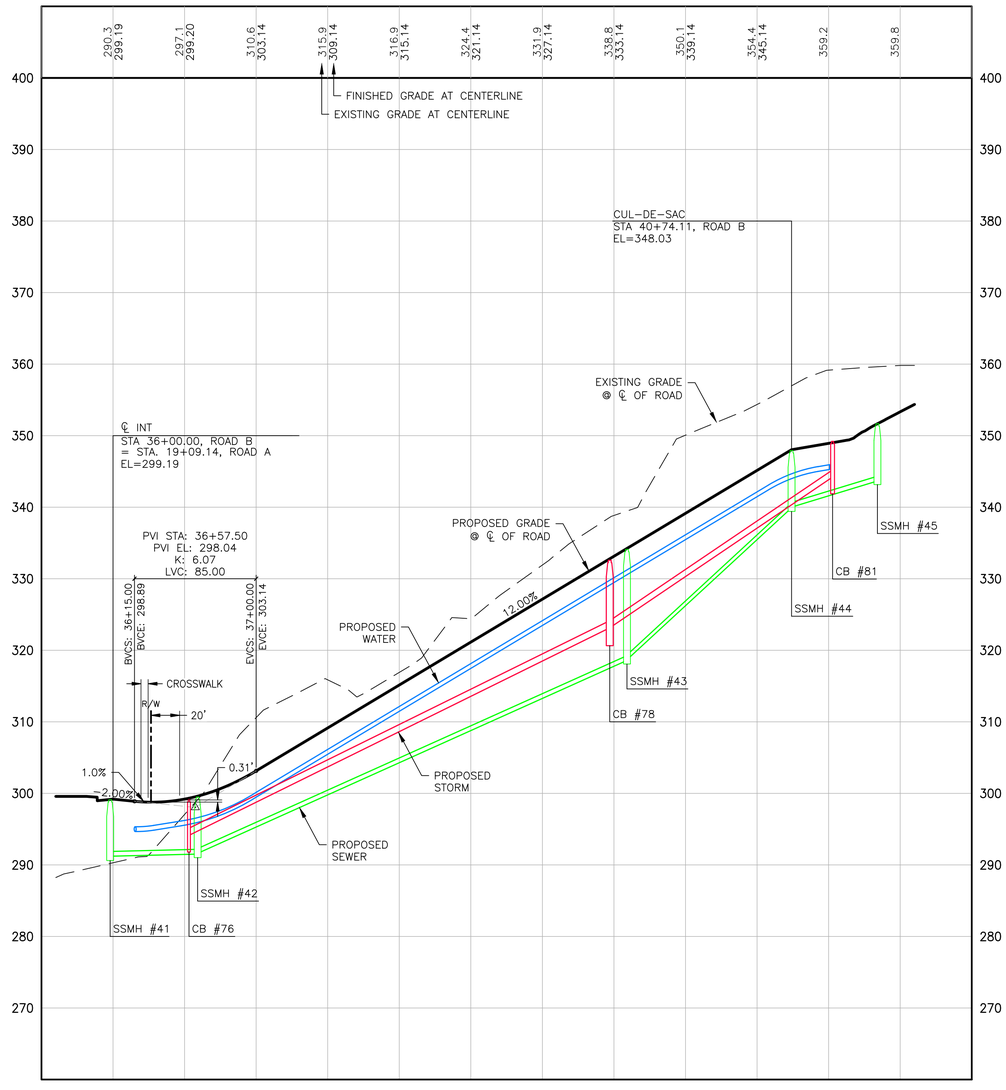
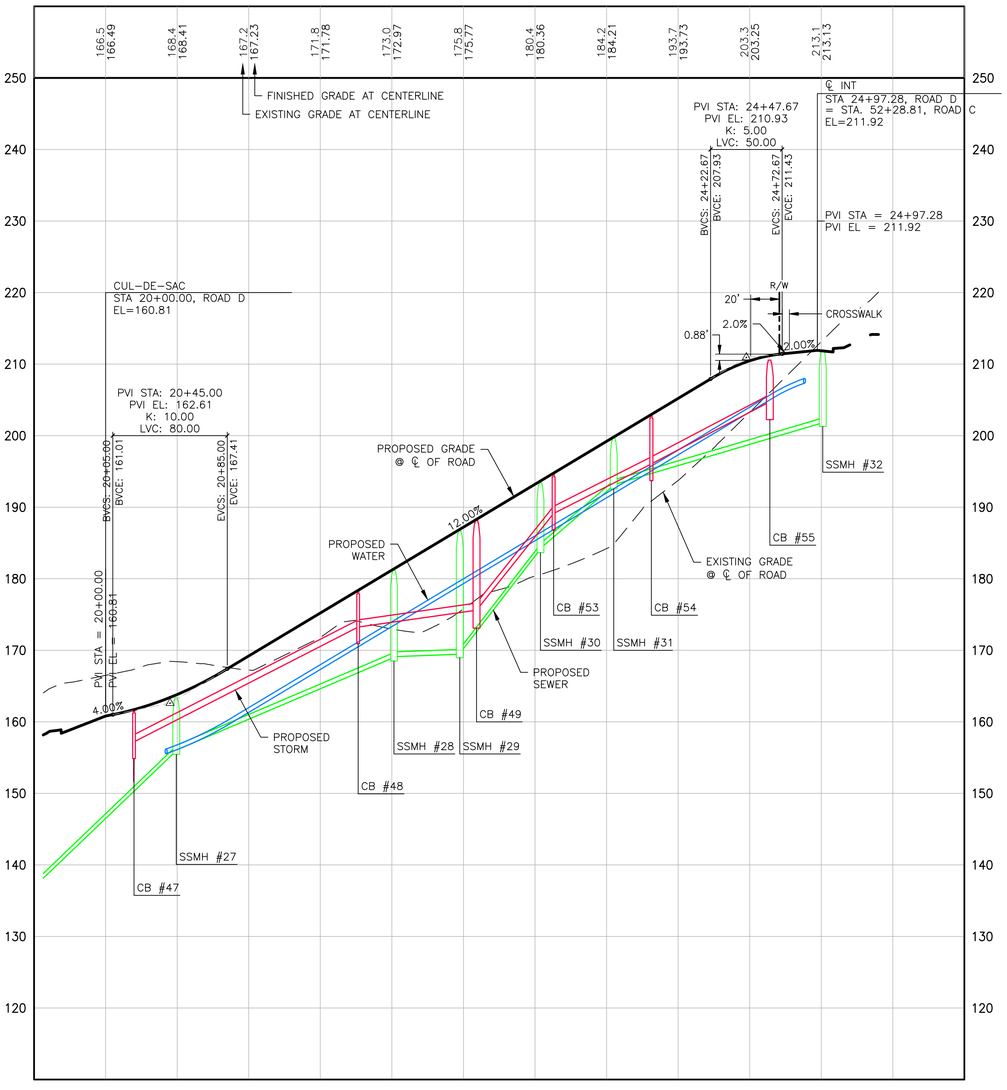
PP-23

23 OF 35 SHEETS



ROAD B

SCALE: 1"=50' HORIZ.
1"=10' VERT.



ROAD D

SCALE: 1"=50' HORIZ.
1"=10' VERT.

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BRANDON MICHAEL LOVICK
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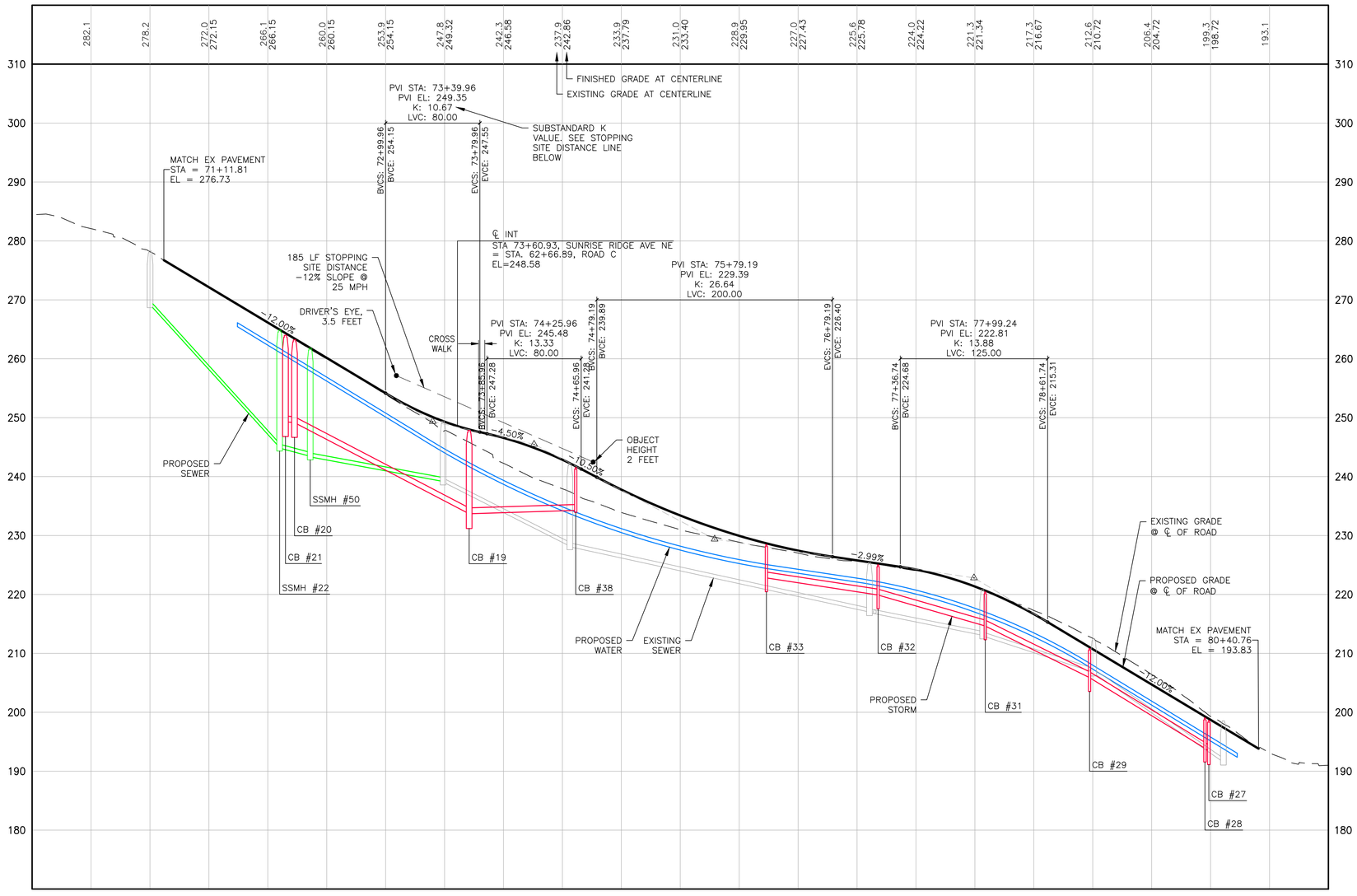
PP-24

24 OF 35 SHEETS



SUNRISE RIDGE AVE NE

SCALE: 1"=50' HORIZ.
1"=10' VERT.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

BRANDON MICHAEL LORENZ
STATE OF WASHINGTON
22085
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09/16/2026

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JOB NO.:	2090-004-022
DWG. NAME:	PP-25
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PP-25

25 OF 35 SHEETS

File: \\esm8\emp\ESM-085\2090\004\022\P-plot\Plots\PP-25.dwg
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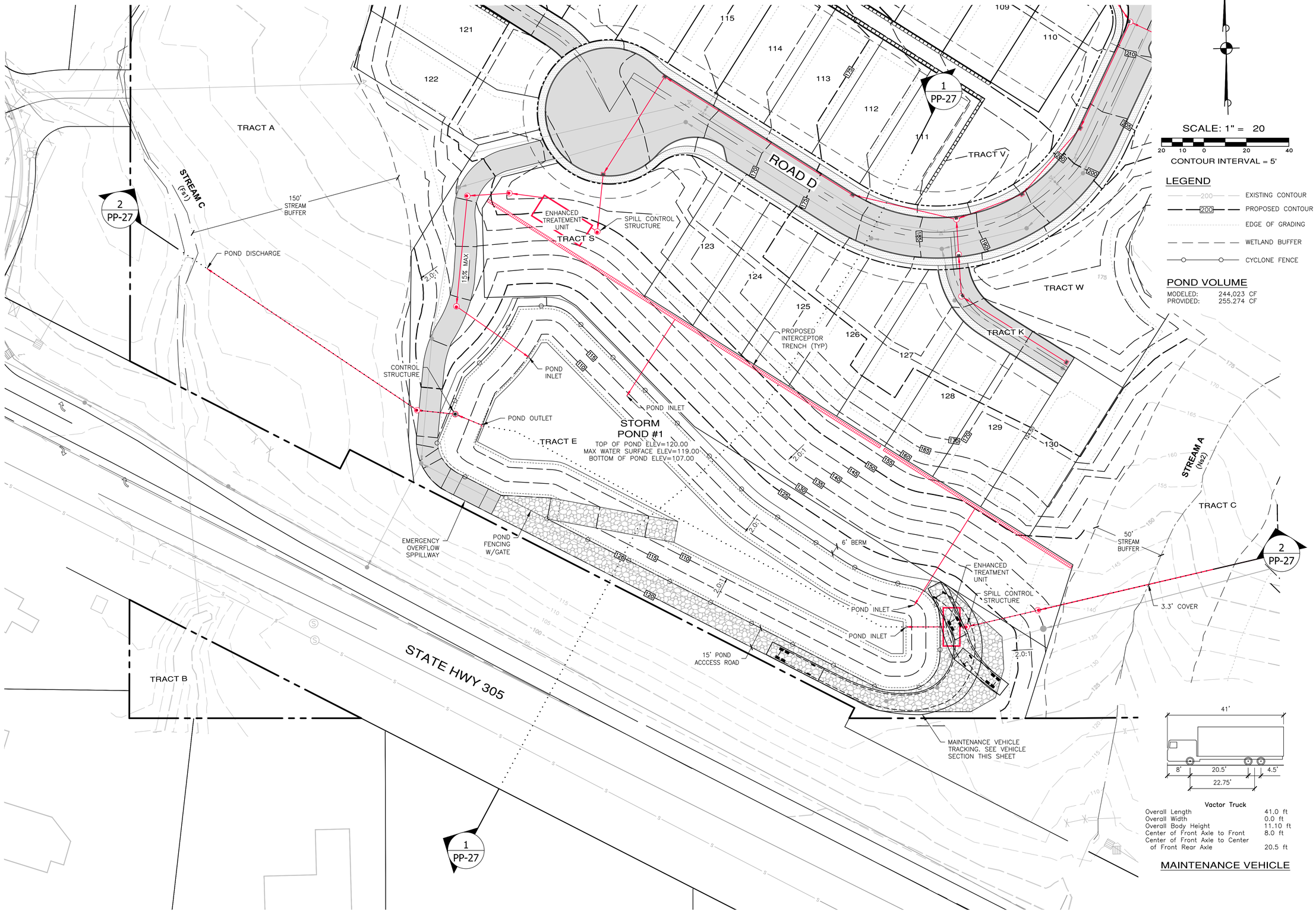
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



LEGEND

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

POND VOLUME

MODELED: 244,023 CF
PROVIDED: 255.274 CF

Vactor Truck

Overall Length	41.0 ft
Overall Width	0.0 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

MAINTENANCE VEHICLE

REVISIONS

NO.	DESCRIPTION/DATE	BY

BRANDON MICHAEL MONTEBANC — STATE OF WASHINGTON — 50084 — REGISTERED PROFESSIONAL ENGINEER
09/16/2026

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PINNACLE AT LIBERTY BAY PRD
PRELIMINARY POND #1 LAYOUT
CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-26
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PP-26

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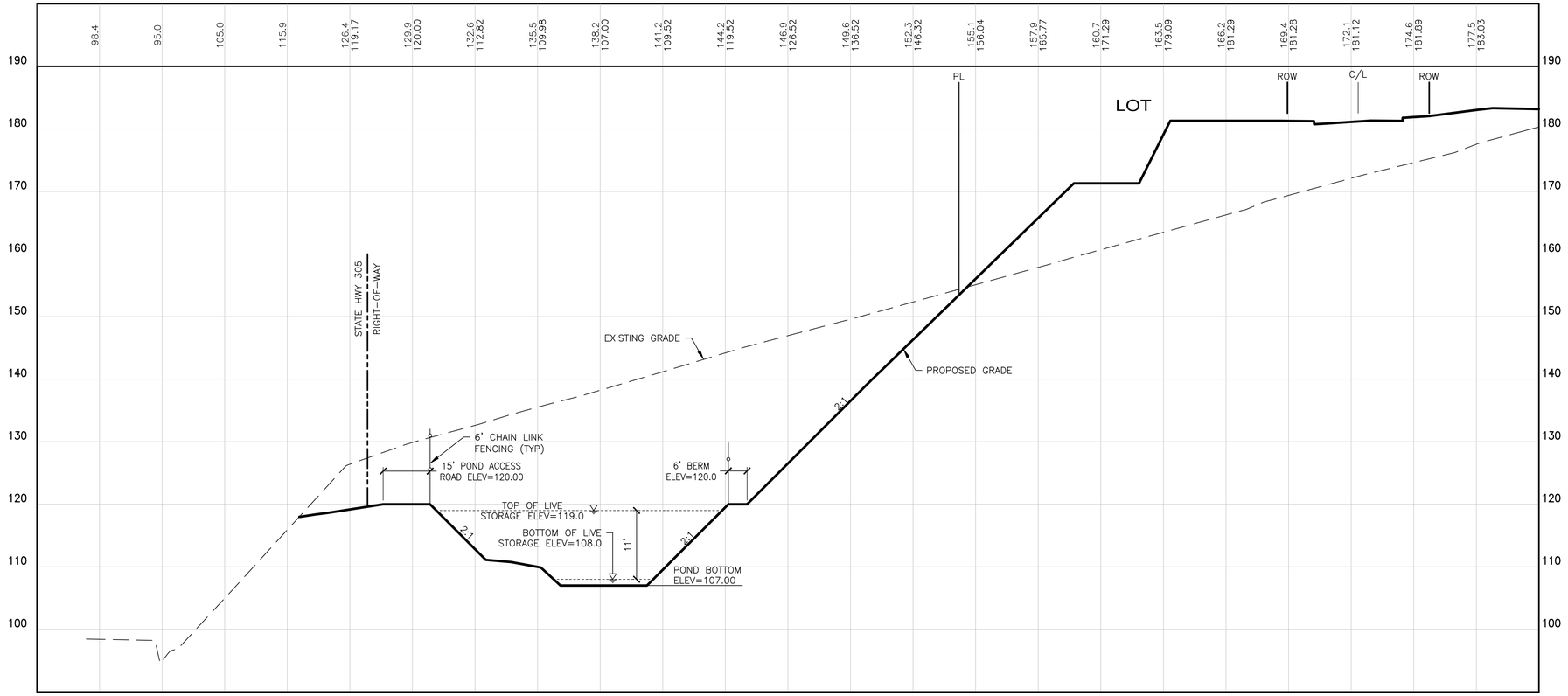
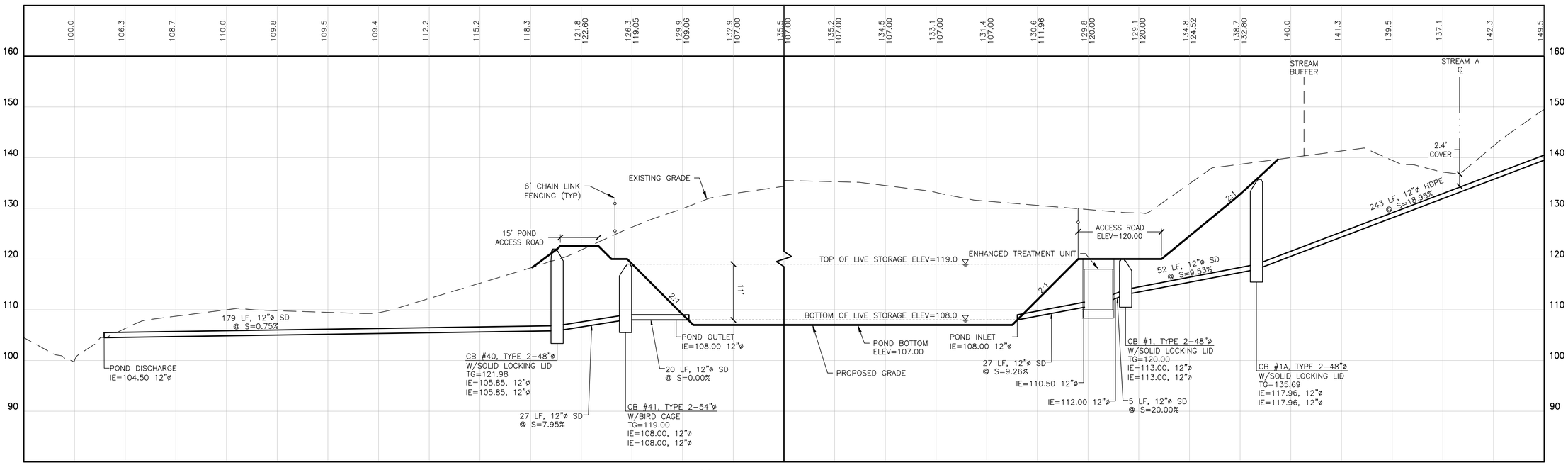


1 PP-25 POND #1 SECTION

SCALE: 1"=20' HORIZ.
1"=10' VERT.



2 PP-25 POND #1 SECTION

SCALE: 1"=20' HORIZ.
1"=10' VERT.

File: \\esm8\engr\ESM-JOBS\2090\004\022\P-plot\Plots\PP-27.dwg
Plotted By: 9/16/2026 1:27 PM Simon Upham

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BRANDON MICHAEL LOUDON
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50089
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09/16/2026

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PINNACLE AT LIBERTY BAY PRD

PRELIMINARY POND #1 SECTIONS

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
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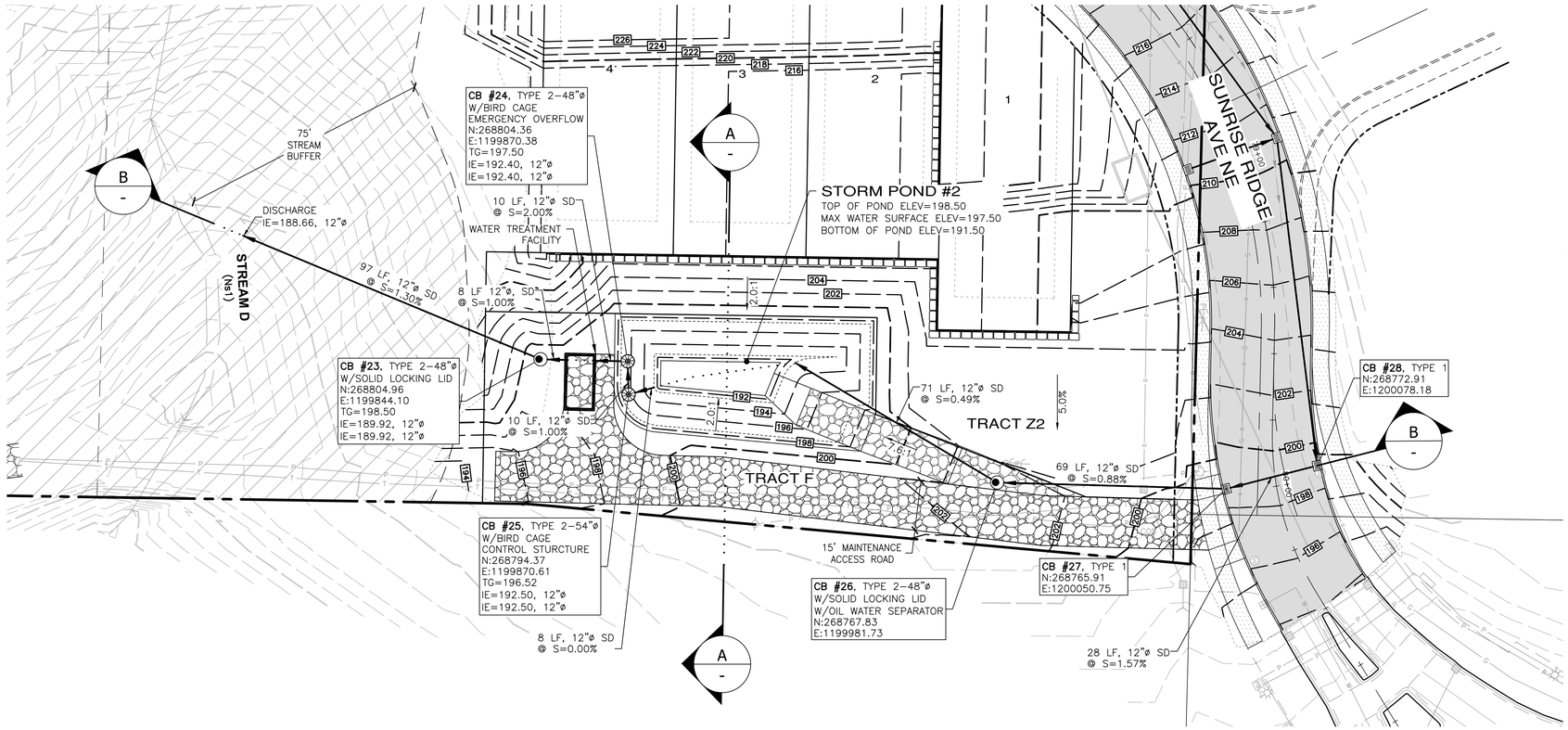
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	

PP-27

27 OF 35 SHEETS

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



n

SCALE: 1" = 20

20 10 0 20 40

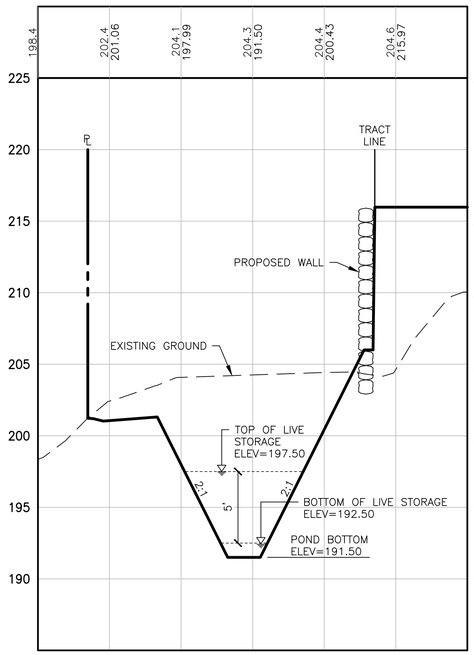
CONTOUR INTERVAL = 2'

LEGEND

- EXISTING CONTOUR (200)
- PROPOSED CONTOUR (200)
- EDGE OF GRADING
- WETLAND BUFFER
- CYCLONE FENCE

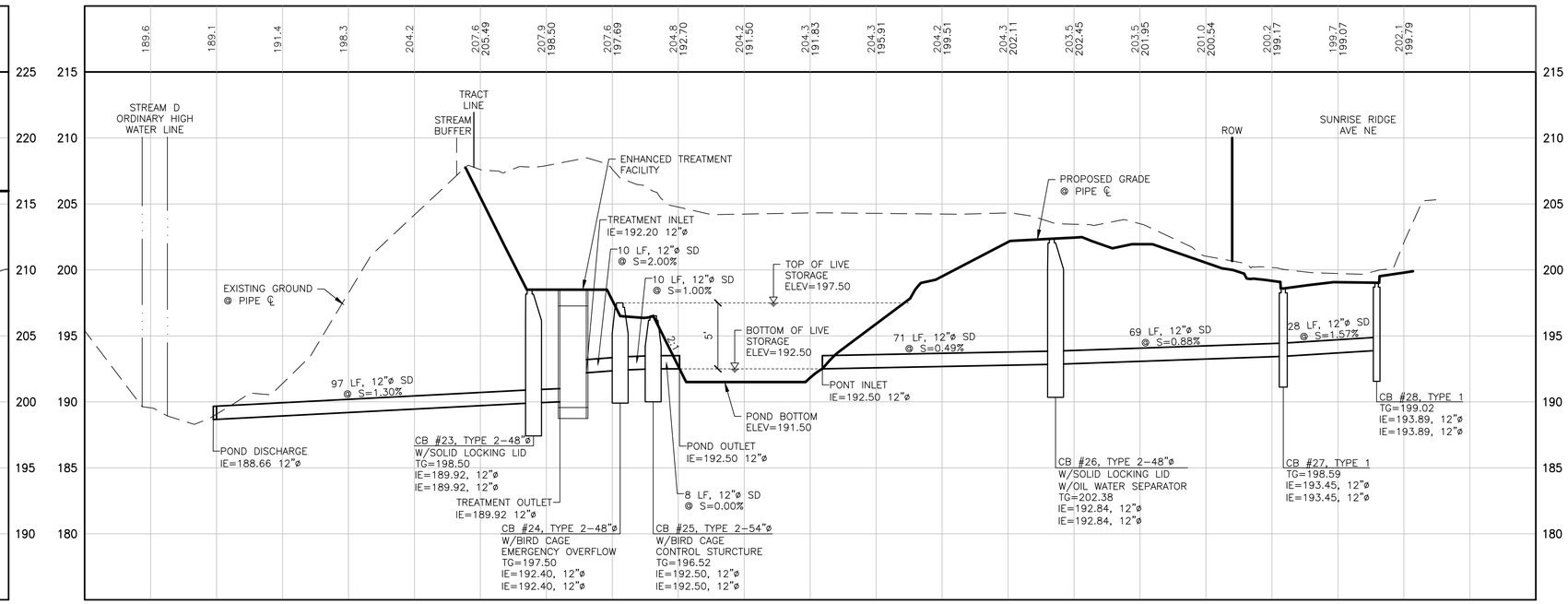
POND F VOLUME

MODELED:	5,166 CF
PROVIDED:	7,235 CF



POND #2 CROSS SECTION A-A

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



POND #2 CROSS SECTION B-B

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

REVISIONS		
NO.	DESCRIPTION/DATE	BY

BRANDON MICHAEL LOACKER
STATE OF WASHINGTON
50085
REGISTERED
PROFESSIONAL ENGINEER
09/16/2026

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PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBO PRELIMINARY POND #2 PLAN & SECTIONS WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-28
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CHECKED BY:	
DATE:	09/16/2026
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PP-28

28 OF 35 SHEETS

File: \\esm8\ENGR\ESM-0085\2090\004\022\P-post\Post\PP-28.dwg
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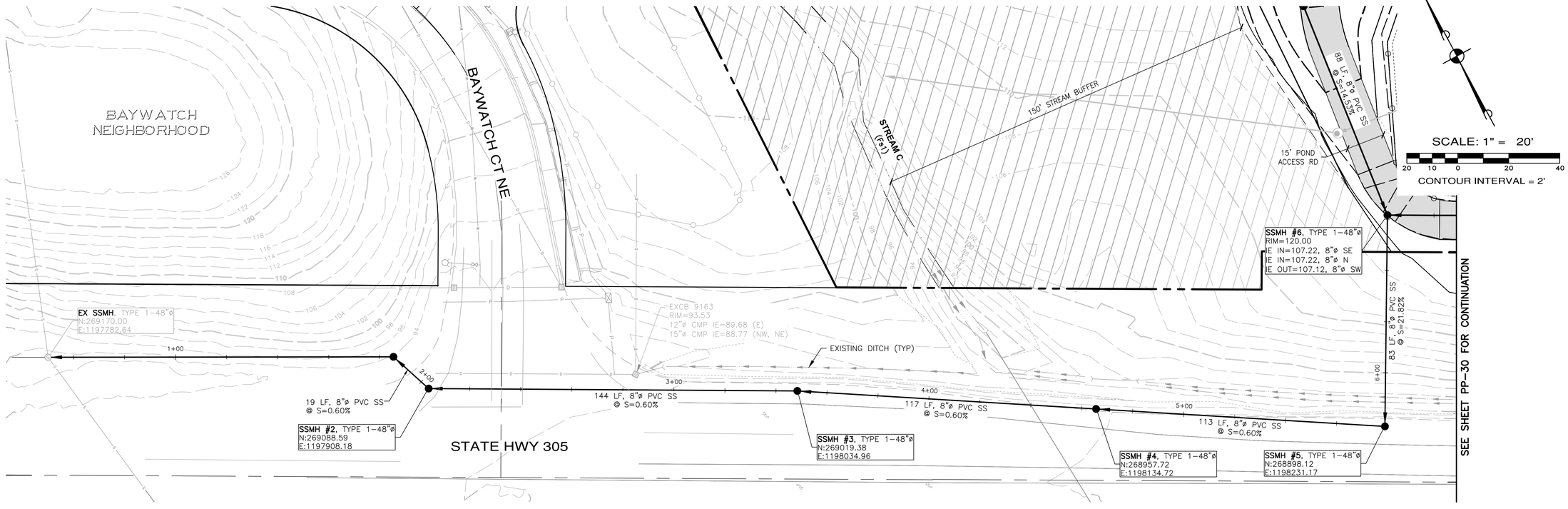

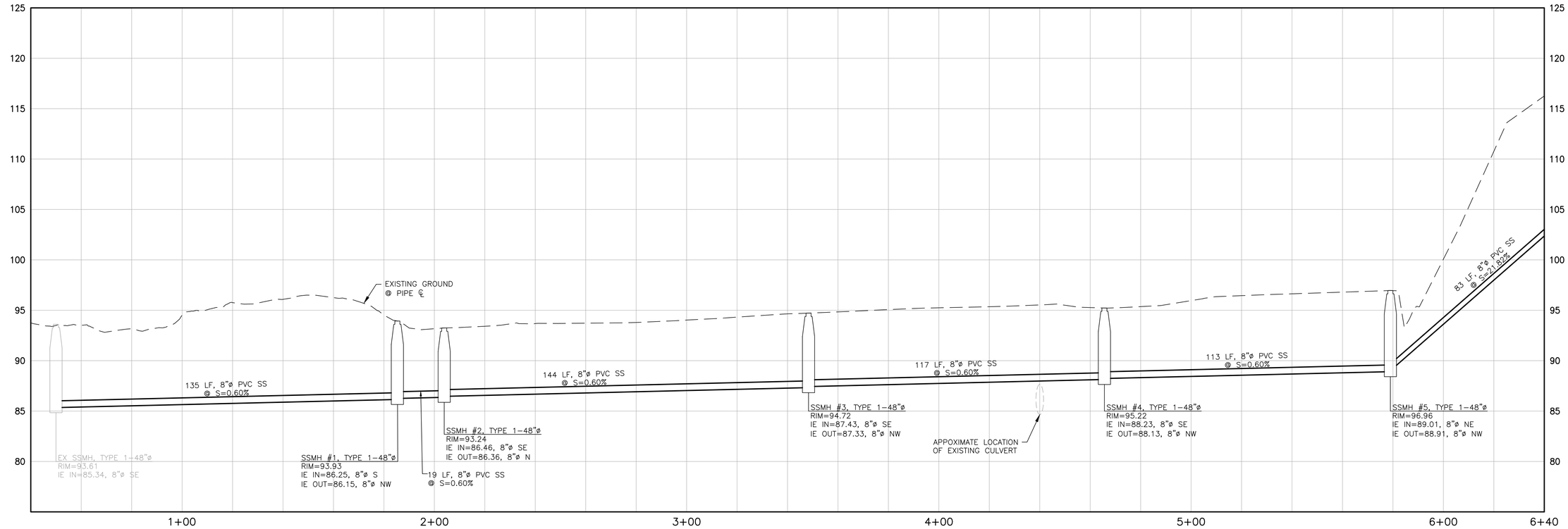

CREEK C SEWER CROSSING

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

REVISIONS

NO.	DESCRIPTION/DATE	BY

BRANSON MICHAEL LONGMIRE
STATE OF WASHINGTON
50094
REGISTERED
PROFESSIONAL ENGINEER
09/16/2026

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PINNACLE AT LIBERTY BAY PRD

OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE

CITY OF POULSBO WASHINGTON

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PP-29

29 OF 35 SHEETS

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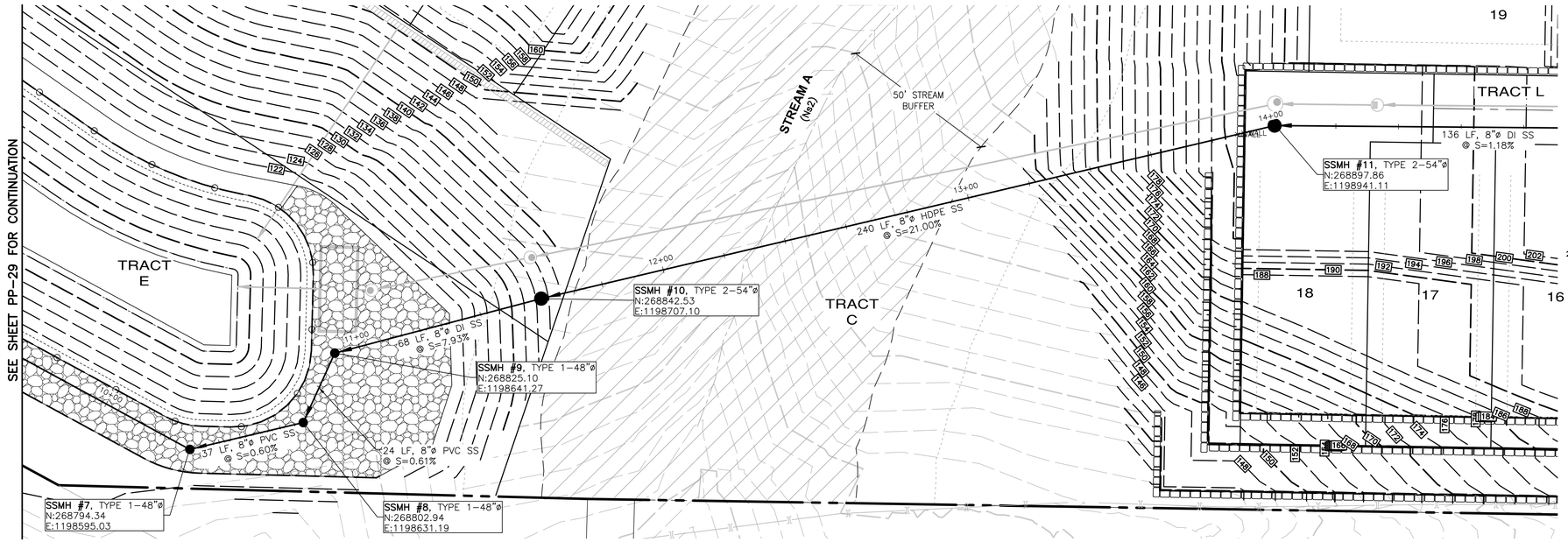
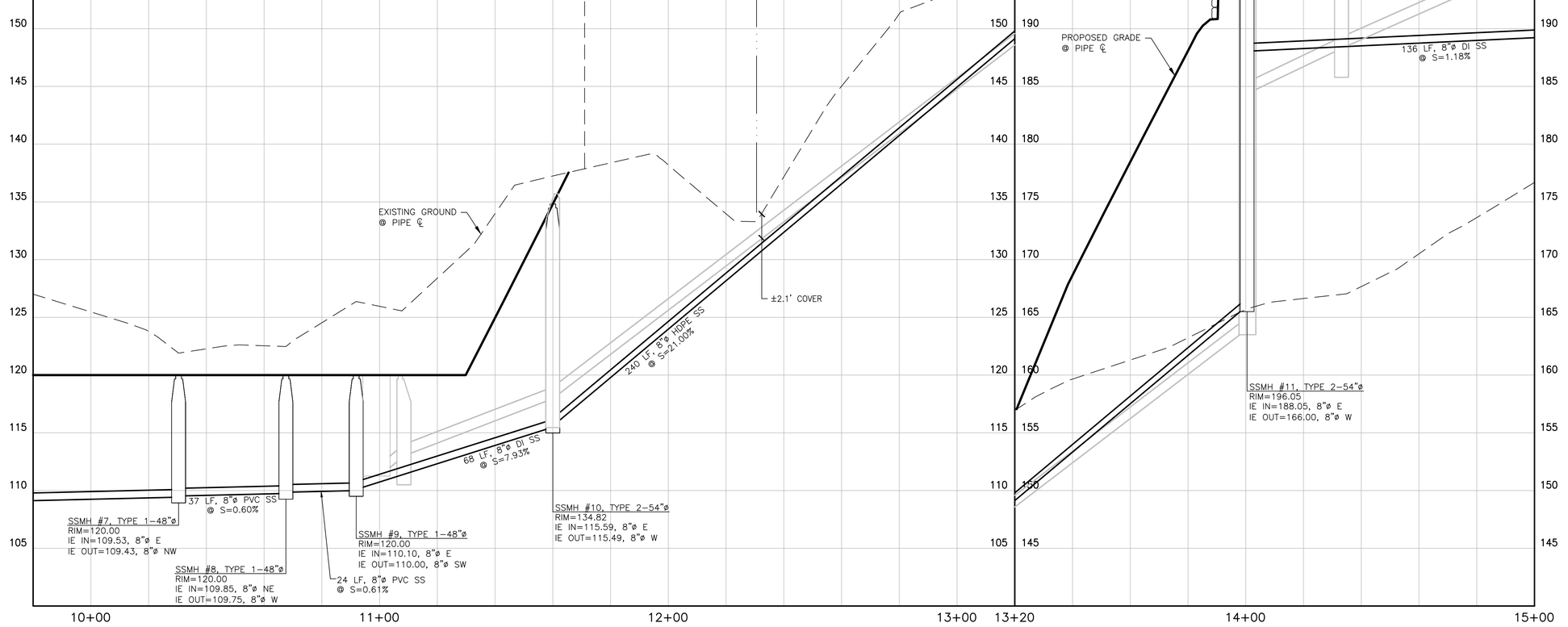


n

SCALE: 1" = 20'

20 10 0 20 40

CONTOUR INTERVAL = 2'



STREAM A SEWER CROSSING

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

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BRANDON MICHAEL MOLLOY — STATE OF WASHINGTON — 50085 — REGISTERED PROFESSIONAL ENGINEER
09/16/2026

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PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBO STREAM "A" SEWER CROSSING PLAN & PROFILE WASHINGTON

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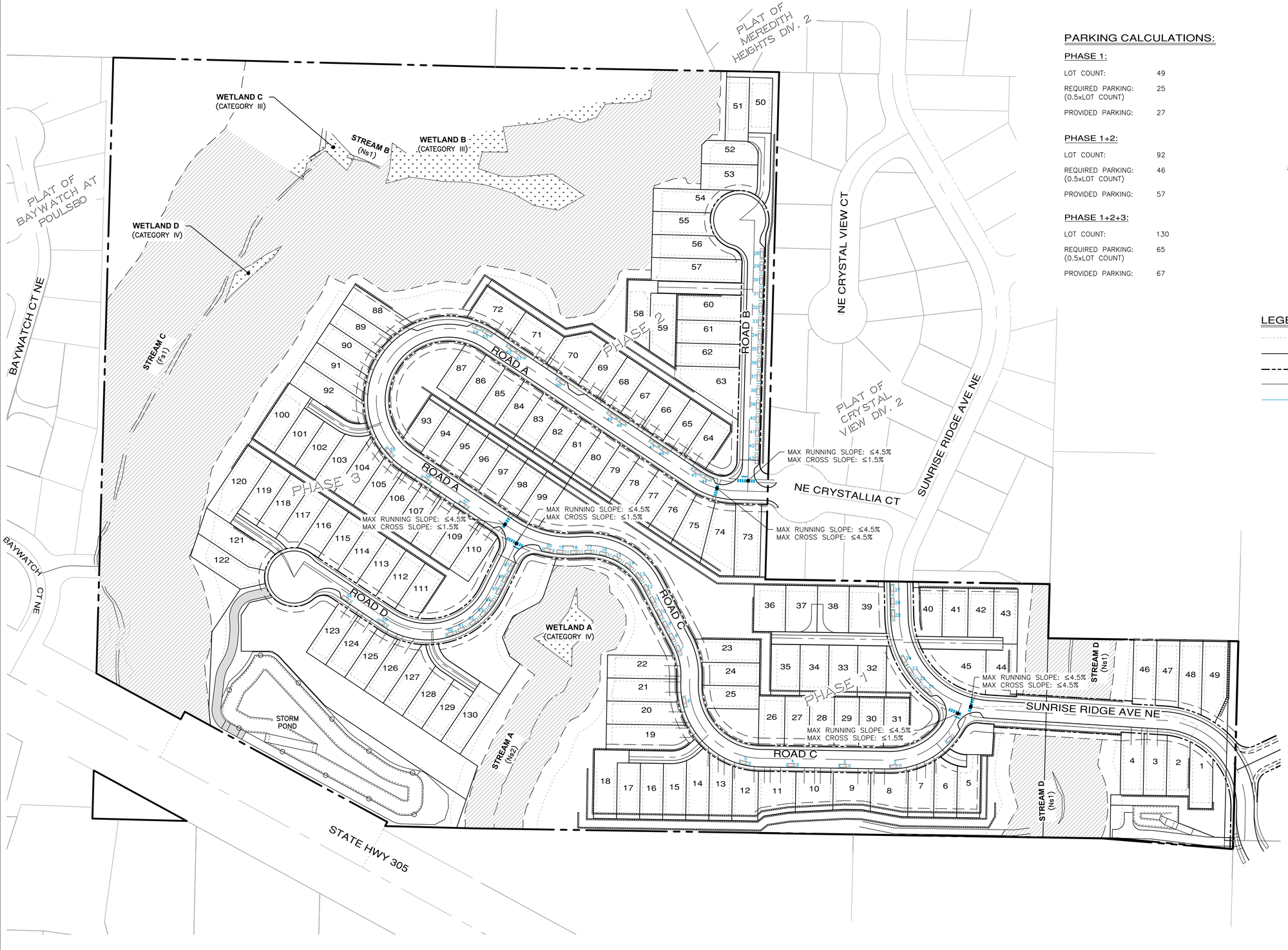
PP-30

30 OF 35 SHEETS

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



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

n

SCALE: 1" = 80'

80 40 0 80 160

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 LOVELESS
STATE OF WASHINGTON
50085
REGISTERED PROFESSIONAL ENGINEER
09/16/2026

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PINNACLE AT LIBERTY BAY PRD

CHANNELIZATION AND SIGNAGE PLAN

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
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PP-31

31 OF 35 SHEETS

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

PRELIMINARY STREET TREE LEGEND

(NOTES: ALL STREET TREE SELECTIONS FROM THE CITY OF POULSBO MASTER STREET TREE LIST - APPENDIX K, ALL STREET TREES ARE LOCATED WITHIN CITY R.O.W. AND MIN. 2' FROM BACK OF SIDEWALK

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Malus 'Tschonoskii' / FLOWERING CRABAPPLE	16	1-1/2" CAL.	B&B, MATCHED, UNIFORM BRANCHING
	Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY	34		
	Magnolia 'Galaxy' / GALAXY MAGNOLIA	23		
	Stewartia pseudocamellia/ JAPANESE STEWARTIA	25		
	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.	B&B, SPECIMEN QUALITY

PRELIMINARY COMPLIMENTARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
+	Pinus mugo 'Tannenbaum' / MUGO PINE	20	6' MIN. HT.	B&B, FULL, VIGOROUS
	Thuja occidentalis 'Emerald Green' / AMERICAN ARBORVITAE	35	6' MIN. HT.	
	Chamaecyparis obtusa 'Gracilis' / SLENDER HINOKI CYPRESS	22	6' MIN. HT.	
	Acer palmatum 'Sangokaku' / JAPANESE CORALBARK MAPLE	18	1-1/2" CAL.	
	Rhaphiolepis indica 'Snow Maiden' / YEDDO HAWTHORN	22	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.

SCALE: 1" = 40'
40 20 0 40 80

n

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

WETLAND C (CATEGORY III)
STREAM B (Ns1)
TRACT A WETLAND B (CATEGORY III)
STREAM C (Ns1)
WETLAND D (CATEGORY IV)
MITIGATED WETLAND BUFFER
MITIGATED BUFFER LINE– TYP. SYM.
PROPERTY BOUNDARY– TYP.
OPEN SPACE TRACT 'Q'
PROPOSED RETAINING WALL– TYP.
9' WIDTH COMPLIMENTARY LANDSCAPING– TYP.
6' HT. SOLID WOOD SIGHT OBSCURING FENCE– TYP.
NE CRYSTAL VIEW CT
ROAD B
ROAD A
NE CRYSTALLIA CT
OPEN SPACE TRACT 'U'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL
5' WIDTH SOFT SURFACE TRAIL
NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM. SEE PRELIMINARY PLANT PALETTE AND CONCEPTUAL LANDSCAPE DESIGN NARRATIVE ON PP–34
PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'–TYP. REFER TO SHEET PP–34 FOR TABLE
LAWN
150' STREAM BUFFER
25' STREAM BUFFER BSBL
NATIVE, DROUGHT TOLERANT LANDSCAPING (PASSIVE OPEN SPACE)– TYP. SYM., SEE PRELIMINARY PLANT PALETTE ON PP–34
FIRE HYDRANT– TYP.
PROPOSED NATIVE, DROUGHT TOLERANT LANDSCAPING BETWEEN RETAINING WALLS– TYP.
PROPOSED RETAINING WALL– TYP. SYM.
OPEN SPACE TRACT 'T'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL
TRACT 'R' PARK

FOR CONTINUATION- SEE SHEET PP-33

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REVISIONS

NO.	DESCRIPTION/DATE	BY

09/16/2026

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LEANNE D. KUHLMAN
CERTIFICATE No. 743

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PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-28
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DATE OF PRINT:	

PP-32

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

SCALE: 1" = 40'
40 20 0 40 80

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

FOR CONTINUATION - SEE SHEET PP-32

FOR CONTINUATION - SEE SHEET PP-34

FOR CONTINUATION- SEE BELOW

FOR CONTINUATION- SEE ABOVE

ROAD C CONTINUATION SEE ABOVE STA 53+60

ROAD C CONTINUATION SEE BELOW STA 53+60

PROPERTY BOUNDARY– TYP.

150' STREAM BUFFER

NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM. SEE PRELIMINARY PLANT PALETTE AND CONCEPTUAL LANDSCAPE DESIGN NARRATIVE ON SHEET PP–34

STREAM C (Ns1)

OPEN SPACE TRACT 'A'

BAYWATCH CT NE

PROPOSED RETAINING WALL– TYP. SYM.

25' STREAM BUFFER BSBL

OPEN SPACE TRACT 'S'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

F DETENTION POND MAINTENANCE ROAD AND ACTIVE FITNESS TRAIL

OPEN SPACE TRACT 'R'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

OPEN SPACE TRACT 'V'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

ROAD D

ROAD C

LAWN

F PROPOSED 5' WIDTH SOFT SURFACE HILL CLIMB TRAIL– TYP. SYM.

WETLAND A (CATEGORY IV)

MITIGATED WETLAND BUFFER

OPEN SPACE TRACT 'W'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'– TYP. REFER TO SHEET PP–34 FOR TABLE

NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM.

50' STREAM BUFFER

25' STREAM BUFFER SETBACK, TYP.

STREAM A (Ns2)

10' WIDTH COMPLIMENTARY LANDSCAPING– TYP.

7.35' WIDTH COMPLIMENTARY LANDSCAPING– TYP.

PROPOSED 6' HT. SOLID WOOD SIGHT OBSCURING FENCE– TYP. SYM.

PROPOSED RETAINING WALL– TYP. SYM.

OPEN SPACE TRACT 'R'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

OPEN SPACE TRACT 'D'

75' STREAM BUFFER

MITIGATED WETLAND BUFFER

15' WETLAND BUFFER BSBL, TYP.

WETLAND A (CATEGORY IV)

WETLAND BUFFER LINE– TYP. SYM.

OPEN SPACE TRACT 'Y'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

OPEN SPACE TRACT 'X'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

F PROPOSED 5' WIDTH SOFT SURFACE TRAIL

ROSE GARDEN

PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'–TYP. REFER TO SHEET PP–34 FOR TABLE

FIRE HYDRANT– TYP.

3' MIN. SEPARATION FOR UTILITY LINES– TYP.

GAZEBO OVERLOOK

SUNRISE RIDGE AVE NE

STREAM D (Ns1)

NATIVE, DROUGHT TOLERANT LANDSCAPING– TYP. SYM. SEE PRELIMINARY PLANT PALETTE AND CONCEPTUAL LANDSCAPE DESIGN NARRATIVE ON SHEET PP–34

PROPOSED 5' WIDTH SOFT SURFACE TRAIL

OPEN SPACE TRACT 'Z1'- SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

PROPOSED AMENITY TYPES 'A,B,C,D,E,F,G'–TYP. REFER TO SHEET PP–34 FOR TABLE

OPEN SPACE TRACT 'Z2' SEE SHEET PP-34 FOR PRELIMINARY DESCRIPTION- TYPICAL

DETENTION POND

OPEN SPACE TRACT 'C'

PROPERTY BOUNDARY– TYP.

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09/16/2026

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LEANNE D. KUHLMAN
CERTIFICATE No. 743

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

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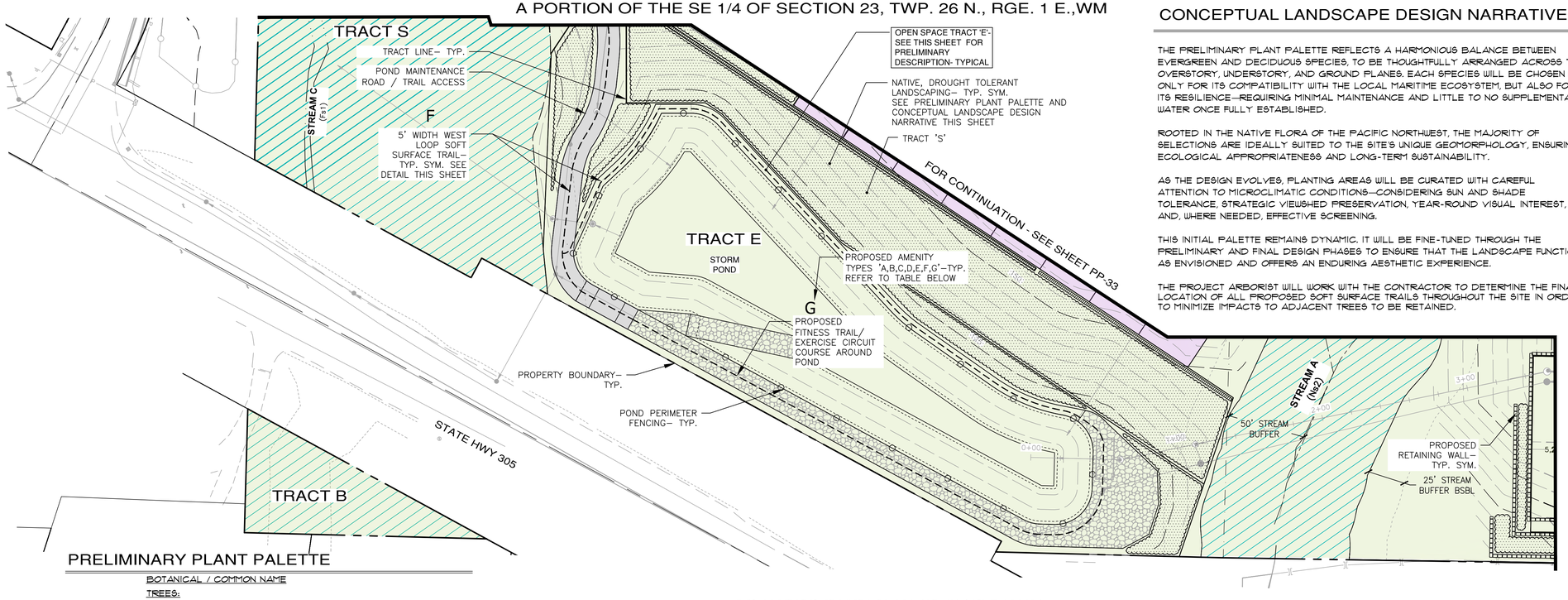
PP-33

33 OF 35 SHEETS

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



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.

n

SCALE: 1" = 40'

40 20 0 40 80

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 nuttalli '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

Spirasa 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

Sildacea asprella ssp. elegans 'Josephine' / CHECKER MALLOW

Pennstemon davidsonii / DAVIDSON'S BEARDTONGUE

Polymonium carneum / JACOB'S LADDER

Malanthemum 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 EDUCTIONAL 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:

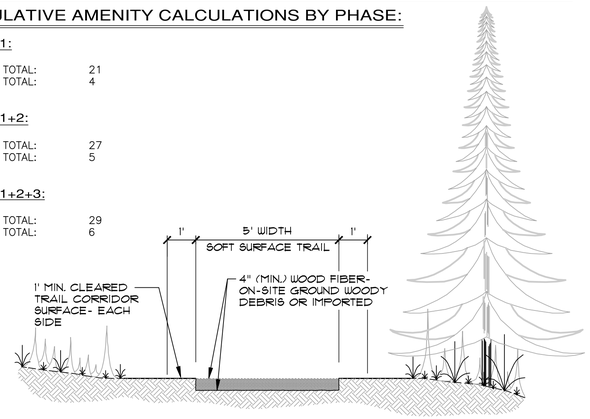
GROUP 1 TOTAL: 21
GROUP 2 TOTAL: 4

PHASE 1+2:

GROUP 1 TOTAL: 27
GROUP 2 TOTAL: 5

PHASE 1+2+3:

GROUP 1 TOTAL: 29
GROUP 2 TOTAL: 6



SOFT SURFACE TRAIL

NOT TO SCALE

OPEN SPACE TRACT DESCRIPTIONS

PHASE	TRACT NAME	AMENITY TYPE(S) PROPOSED	CITY OF POULSBO 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	R	A, D	(2) Group 1	POCKET PARK WITH PASSIVE SEATING, MULTI-USE SPORT COURT, VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING
1	S	B	(1) Group 1	POCKET PARK WITH PASSIVE SEATING, LAWN
1	W	A, B, C, E, F	(4) Group 1 (1) Group 2	LINEAR PARK WITH WETLAND AND BAY INTERPRETIVE VIEWS, SWITCHBACK HILL CLIMB TRAIL, PASSIVE SEATING, PLAYGROUND, INTERPRETIVE/ EDUCATIONAL SIGNAGE, AND PICNIC TABLES
1	X	B, C	(2) Group 1	POCKET PARK WITH PICNIC TABLES, PASSIVE SEATING, OPEN PLAY LAWN, AND PLAYGROUND
1	Y	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	Z1	A, B, C, E, F	(4) Group 1 (1) Group 2	POCKET PARK WITH BAY VIEW GAZEBO, NATIVE GARDEN, LIBERTY BAY INTERPRETIVE SIGNAGE, PLAY AREA, PASSIVE SEATING, PICNIC AREA, SOFT SURFACE TRAIL AND OPEN PLAY LAWN
1	Z2	A, B, D	(3) Group 1	NEIGHBORHOOD PARK WITH PICNIC TABLES, PASSIVE SEATING, OPEN PLAY LAWN, MULTI-USE SPORT COURT, ENTRY MONUMENT AND SOFT SURFACE TRAIL
2	Q	N/A	N/A	COMPLIMENTARY LANDSCAPING
2	T	A, B, E	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING, PICNIC TABLES, AND SPECIMEN TREE WITH INTERPRETIVE SIGNAGE
2	U	A, B, C, F	(4) Group 1	NEIGHBORHOOD PARK WITH PICNIC TABLES, PLAY LAWN, TINY TOT PLAYGROUND AND LOOP WALKING TRAIL
3	V	B, E, F	(2) Group 1 (1) Group 2	POCKET PARK WITH PASSIVE SEATING AREA, OPEN PLAY LAWN, TINY TOT PLAYGROUND

NOTE: DETAILS AND SPECIFICATIONS FOR ALL PROPOSED AMENITIES WILL BE PROVIDED DURING CONSTRUCTION PLAN REVIEW AND APPROVAL FOLLOWING PRD APPROVAL BY THE CITY OF POULSBO

REVISIONS

NO.	DESCRIPTION/DATE	BY

09/16/2026

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LEANNE D. KUHLMAN
CERTIFICATE No. 743

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

CITY OF POULSBO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

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34 OF 35 SHEETS

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CUMULATIVE ACTIVE & PASSIVE OPEN SPACE CALCULATIONS

CRITICAL AREAS & BUFFERS WITHIN TOTAL SITE AREA= 605,986 SF

PHASE LOTS & O.S.	PHASE CRITICAL AREAS	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 POULSBO OPEN SPACE REQ. 18.260.090(G)(2)
1	1	49	E,R,S,W, X,Y,Z1,Z2	1,194,227	1,194,227	X 0.20= 238,845	123,967 SF (52%)	114,878 SF (48%)	✓
2		43	Q,T,U	+ 232,490	1,426,717	X 0.20= 285,343	166,942 SF (59%)	118,401 SF (41%)	✓
3		38	V	+ 178,449	1,605,166	X 0.20= 321,033	179,212 SF (56%)	141,821 SF (44%)	✓

REQUIRED OPEN SPACE (PMC 18.260.090)

TOTAL OPEN SPACE OUTSIDE OF CRITICAL AREAS & BUFFERS (ACTIVE AND PASSIVE)	344,429 SF (95%)
OPEN SPACE WITHIN CRITICAL AREAS & BUFFERS	16,340 SF (5%)
REQUIRED OPEN SPACE (20% OF GROSS AREA OF PROJECT SITE AT 1,803,847 SF)	360,769 SF

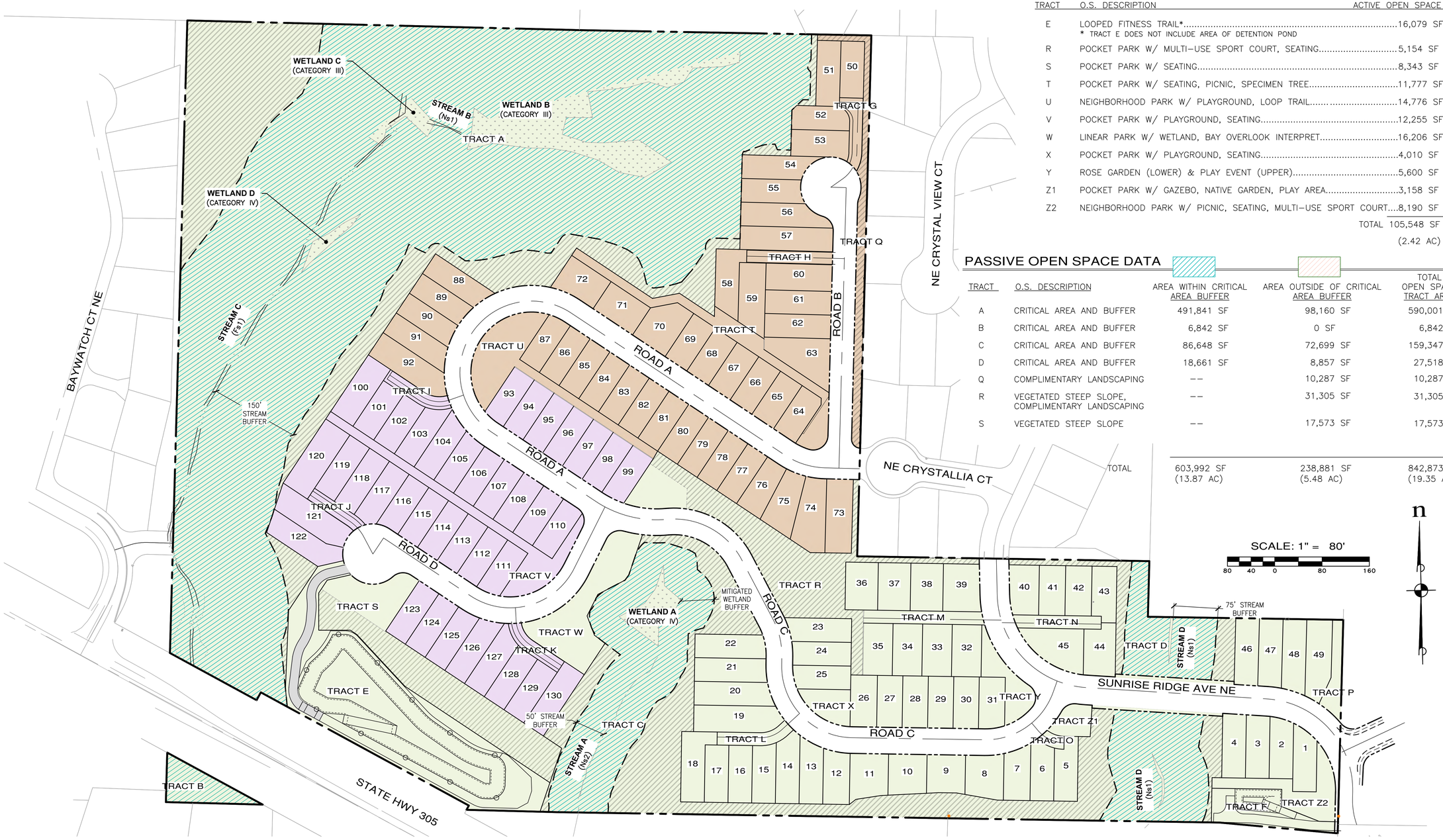
* THIS DATA TABLE IS INTENDED TO DISTINGUISH REQUIRED OPEN SPACE OBLIGATIONS FROM THE TOTAL ON-SITE OPEN SPACE AREA AND ASSOCIATED CALCULATIONS. FOR CLARITY, THE TABULATION REFLECTS ONLY THE MINIMUM CODE-MANDATED OPEN SPACE REQUIREMENT AND DEMONSTRATES THAT LESS THAN 50 PERCENT OF THAT REQUIRED OPEN 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* * TRACT E DOES NOT INCLUDE AREA OF DETENTION POND	16,079 SF
R	POCKET PARK W/ MULTI-USE SPORT COURT, SEATING	5,154 SF
S	POCKET PARK W/ SEATING	8,343 SF
T	POCKET PARK W/ SEATING, PICNIC, SPECIMEN TREE	11,777 SF
U	NEIGHBORHOOD PARK W/ PLAYGROUND, LOOP TRAIL	14,776 SF
V	POCKET PARK W/ PLAYGROUND, SEATING	12,255 SF
W	LINEAR PARK W/ WETLAND, BAY OVERLOOK INTERPRET	16,206 SF
X	POCKET PARK W/ PLAYGROUND, SEATING	4,010 SF
Y	ROSE GARDEN (LOWER) & PLAY EVENT (UPPER)	5,600 SF
Z1	POCKET PARK W/ GAZEBO, NATIVE GARDEN, PLAY AREA	3,158 SF
Z2	NEIGHBORHOOD PARK W/ PICNIC, SEATING, MULTI-USE SPORT COURT	8,190 SF
	TOTAL	105,548 SF (2.42 AC)

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	491,841 SF	98,160 SF	590,001 SF
B	CRITICAL AREA AND BUFFER	6,842 SF	0 SF	6,842 SF
C	CRITICAL AREA AND BUFFER	86,648 SF	72,699 SF	159,347 SF
D	CRITICAL AREA AND BUFFER	18,661 SF	8,857 SF	27,518 SF
Q	COMPLIMENTARY LANDSCAPING	--	10,287 SF	10,287 SF
R	VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING	--	31,305 SF	31,305 SF
S	VEGETATED STEEP SLOPE	--	17,573 SF	17,573 SF
TOTAL		603,992 SF (13.87 AC)	238,881 SF (5.48 AC)	842,873 SF (19.35 AC)



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REVISIONS

NO.	DESCRIPTION/DATE	BY

09/16/2026

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LEANNE D. KUHLMAN
CERTIFICATE No. 743

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY OPEN SPACE PLAN

CITY OF POULSBO WASHINGTON

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PP-35

35 OF 35 SHEETS

September 16, 2026 Job No. 2090-004-022

Ms. Nikole Coleman, AICP
Planning Manager
City of Poulsbo
200 NE Moe St
Poulsbo, WA 98370

RE: Pinnacle at Liberty Bay – P-06-20-25-03 – Retaining Wall Design & Maintenance and Landscaping Coordination Response

Dear Ms. Coleman:

ESM Consulting Engineers, LLC submits this narrative in response to the City's Request for Revisions No. 5, as well as the related public comments regarding retaining wall stability, long-term maintenance, neighborhood visual impact, and landscape coordination and treatment adjacent to retaining walls. To ensure compatibility with the existing single-family residential environment, the grading and wall plan has been heavily revised, entirely eliminating the previously proposed 35-foot retaining walls.

Construction Type, Height, and Stability

It is anticipated that the site will utilize engineered Lock +Load retaining wall systems. This wall type maximizes stability and manages groundwater while preventing structural conflicts with adjacent properties.

Maximum wall heights across the development are now limited to a maximum of 10 to 12 feet. Furthermore, in compliance with PMC 18.130.080, any retaining walls located within individual lot building setbacks will be limited to a maximum height of 6 feet.

Ownership, Maintenance, and Access

All retaining walls supporting private development will be exclusively owned and maintained by the Pinnacle Homeowners Association (HOA). Permanent access easements will be formally platted, granting the HOA dedicated space for all necessary inspection, maintenance, repair, and replacement.

Existing adjacent homeowners in Crystal View will have no financial, legal, or physical responsibility for the maintenance of these shared border structures.

Walls in Relation to Surroundings

The Lock +Load system's narrow horizontal footprint ensures that structural foundations do not conflict with adjacent lots, roadways, or underground utilities. Enclosed cross-sections visually demonstrate this relationship, confirming that the wall alignments respect critical areas and property lines.

- **Road B Parking Adjacent to walls:** Parallel parking stalls are proposed along the east side of Road B adjacent to a proposed retaining cut wall. As detailed on Sheet 4 of the Encl. Figure 1, the retaining wall proposed along Road B provides a sufficient horizontal separation distance of 5 feet between the parallel parking stalls and the adjacent wall face. A vertical curb is incorporated directly along the parking edge and will prevent vehicles from parking closer than 5 feet from the wall.

- **Critical Areas:** In compliance with critical area criteria (PMC 16.20.230 and PMC 16.20.315), the proposed wall system minimizes the horizontal footprint, ensuring that neither the exposed wall faces encroach into the required 15-foot wetland building setback nor the 25-foot stream building setback. Enclosed cross-sections visually demonstrate this relationship.

  There will be no retaining walls, associated footings, reinforcements, grading, or construction disturbances related to the walls that extend into the approved wetland buffer. The exposed wall face and all underlying structural fill limits remain outside the Modified Wetland Buffer Line.

Landscape Coordination with Retaining Walls and Utilities

The Landscape and Open Space Plan has been revised to coordinate proposed landscaping with the preliminary retaining wall, grading, utility, and stormwater plans. Encl. 1 identifies the landscape areas in relation to the retaining walls and associated wall tracts and includes cross section views of the tiered wall areas.

Planting has been located to avoid retaining wall foundations, drainage rock and subdrain areas, utility easements, underground utilities, stormwater facilities, and required maintenance access. Street trees and screening trees are located outside utility easements and will maintain the required separation from utilities, streetlights, sidewalks, driveways, and other site improvements.

At the tiered wall areas, Encl. Figure 1 shows the planting space available between wall tiers. Planting will only be installed where there is adequate room for the proposed material, including proper soil volume and separation from the wall structure and drainage system.

Landscaping within stormwater tracts will be placed above the design high-water elevation and outside access and maintenance areas. Planting in these areas will provide screening where possible without affecting the operation or maintenance of the stormwater facility.

Landscape Treatment of Retaining Walls

Landscaping has been provided next to retaining walls where space allows, as shown on Encl. Figure 1. The intent is to break up and soften the appearance of exposed wall faces while maintaining space needed for the retaining walls, utilities, drainage, and maintenance access.

Plant materials along retaining walls will be based on conditions at each location, including available planting width, soil volume, sun exposure, drainage, and maintenance. The proposed palette will generally include low-maintenance shrubs, grasses, perennials, and groundcovers that are appropriate for the given space. Trees will only be used in areas with enough room for their expected mature size and root zone.

The sections on Encl. Figure 1 show that planting between retaining wall tiers can be accommodated and maintained where adequate planting space and soil volume are available. Planting will not be placed within wall foundation areas, drainage aggregate zones, subdrain areas, or required maintenance areas.

Please note that the final retaining wall design and specific construction type will be determined during the final engineering design phase of the wall systems. Regardless of the exact system selected, all retaining walls will strictly adhere to the project's established goals, aesthetic treatments, and all applicable City of Poulsbo design standards.

Additionally, the proposed planting has been coordinated with the retaining wall design so that it can provide a finished appearance without interfering with wall performance, drainage, utilities, or future maintenance.

If there are any questions or a need for further clarification, please contact me at (253) 838-6113 and we would be happy to discuss them.

Sincerely,

ESM CONSULTING ENGINEERS, LLC

ROBBY OVERFIELD
Project Manager

Encl. Figure 1

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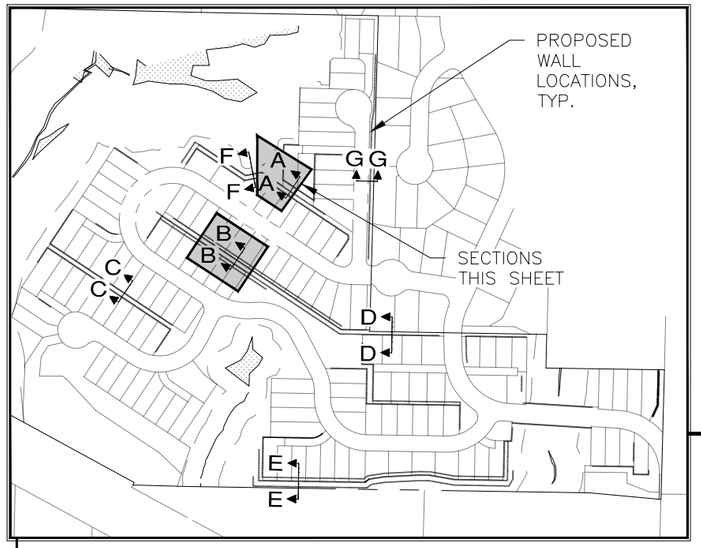
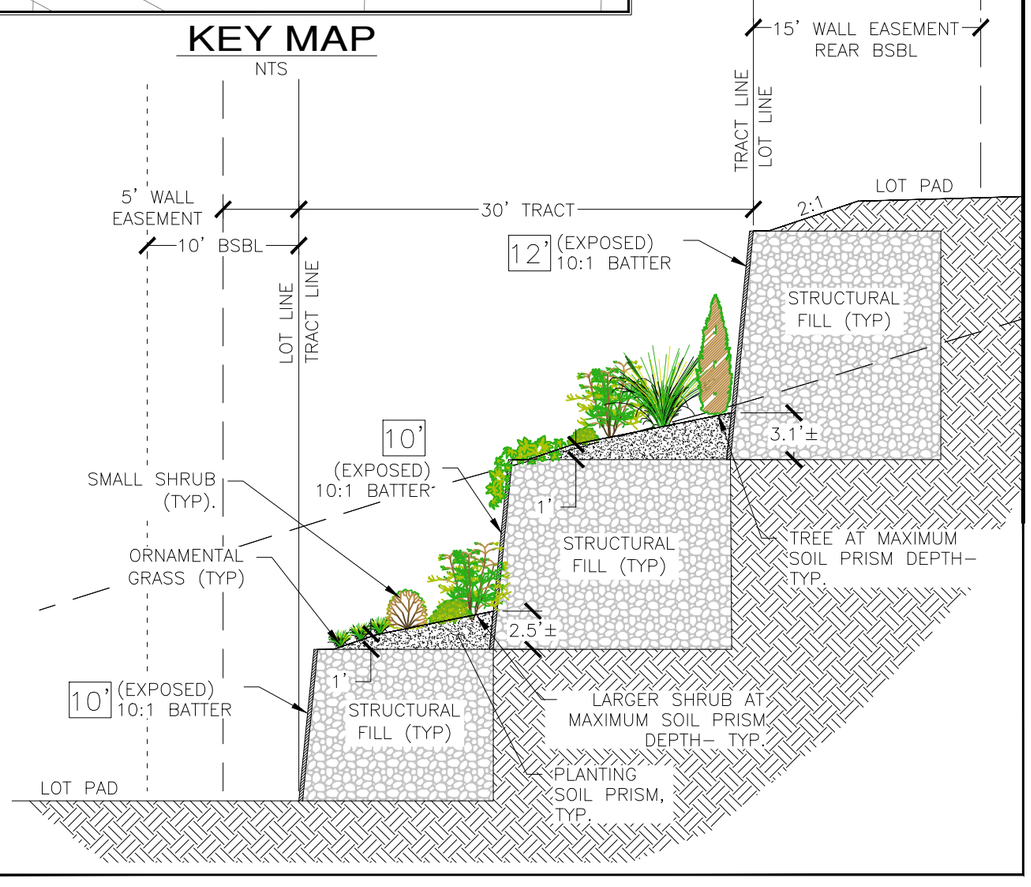
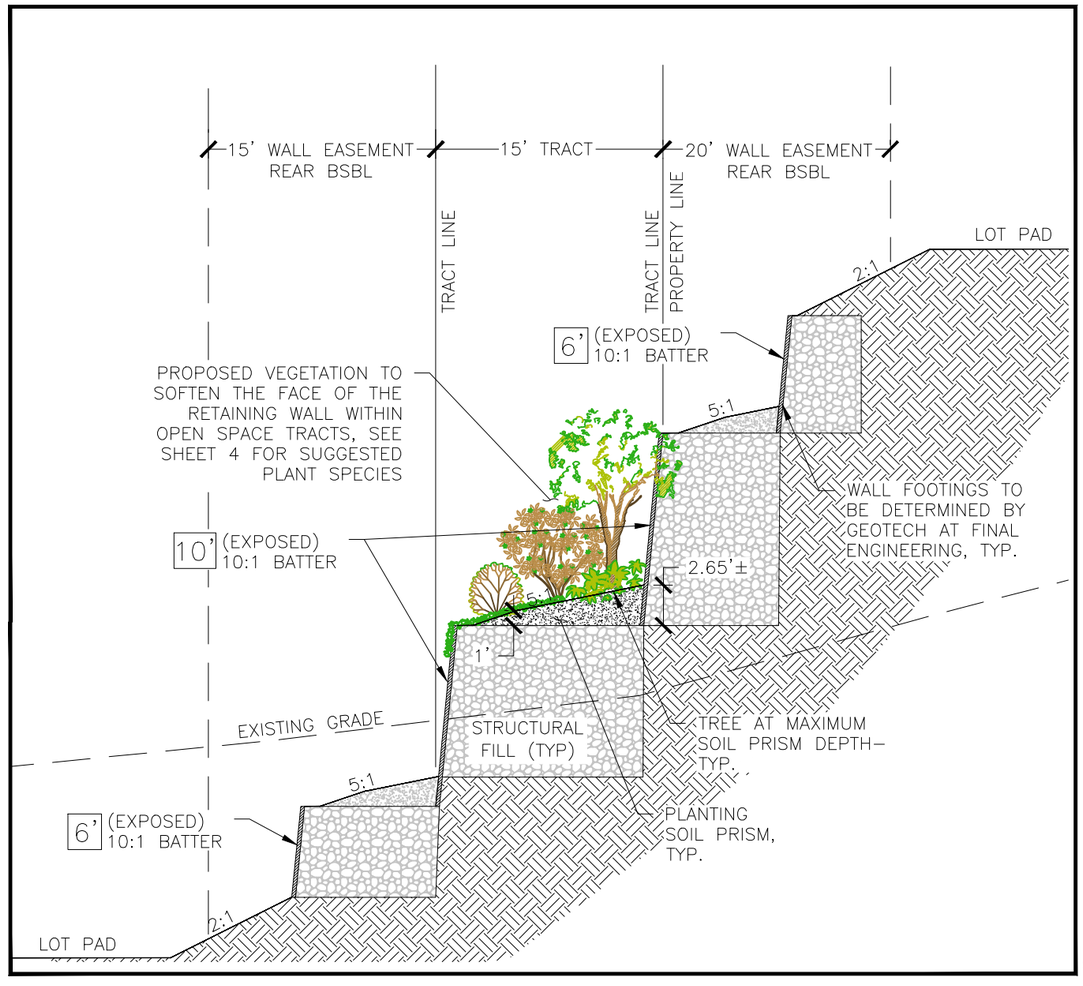


KEY MAP

NTS



SECTION A-A



SECTION B-B

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SCALE: 1" = 10'

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MONTEBANK MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY

PROPOSED WALL CROSS SECTIONS

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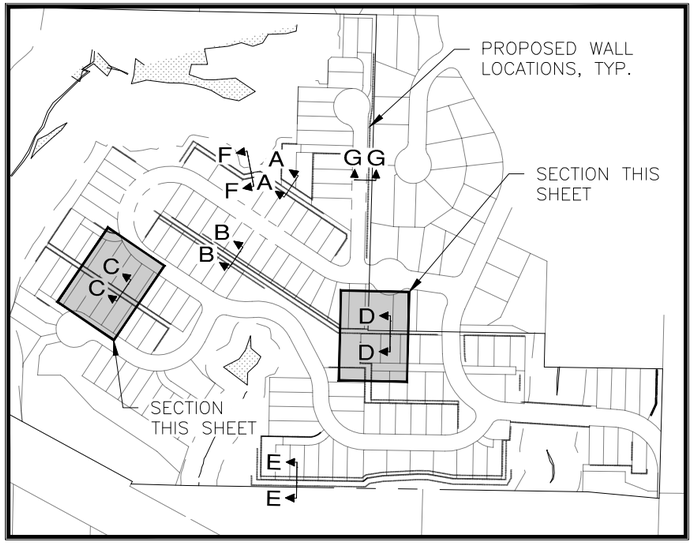
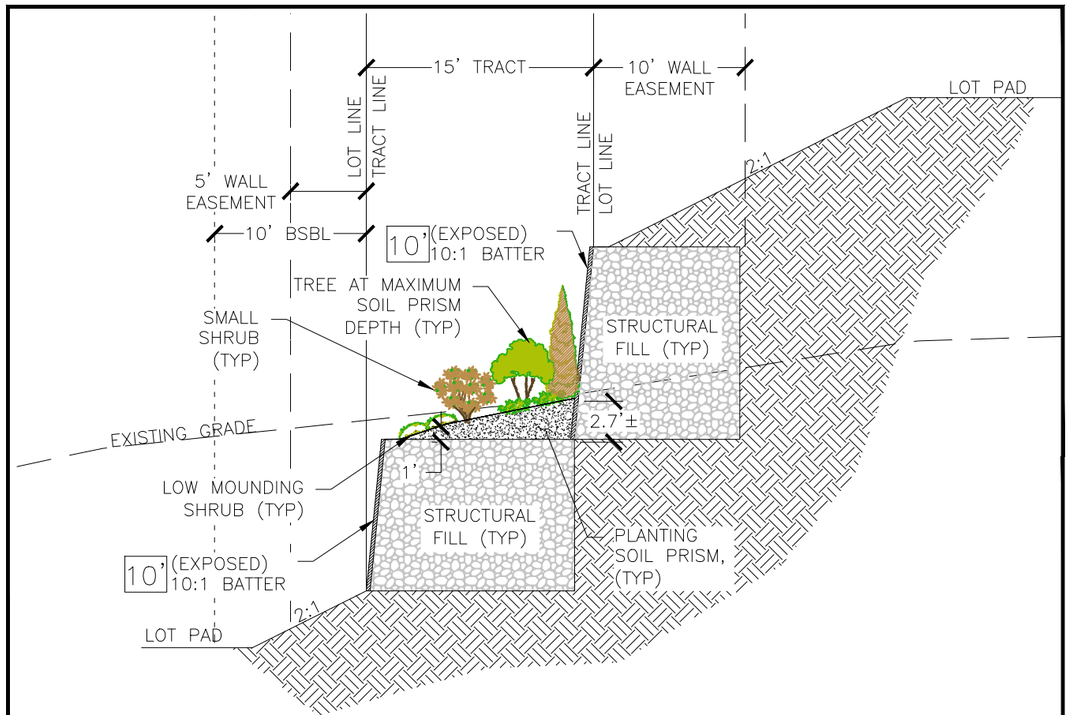
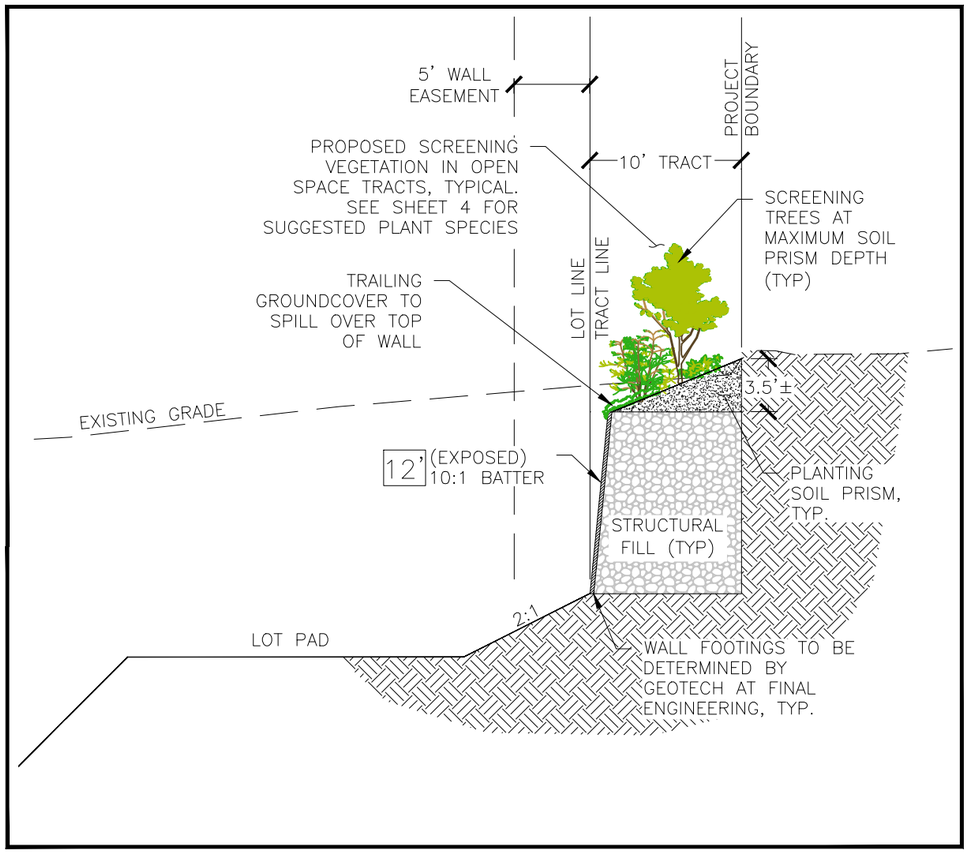


KEY MAP

NTS



SECTION C-C



SECTION D-D

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SCALE: 1" = 10'

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MONTEBANK MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY

PROPOSED WALL CROSS SECTIONS

ESM CONSULTING ENGINEERS LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9800
www.esmcivil.com
Civil Engineering | Land Surveying | Land Planning
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JOB NO. 2090-004-022 | DATE: 2026-09-02

DRAWN: LDK | SHEET 2 OF 4

DRAWING: EN-42

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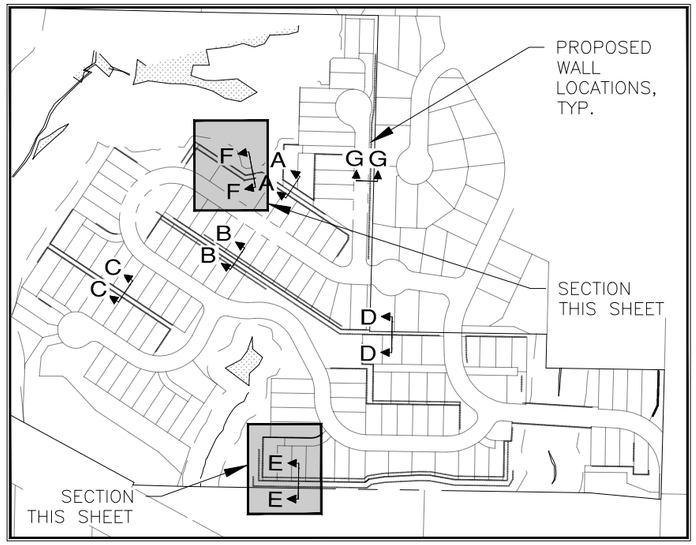

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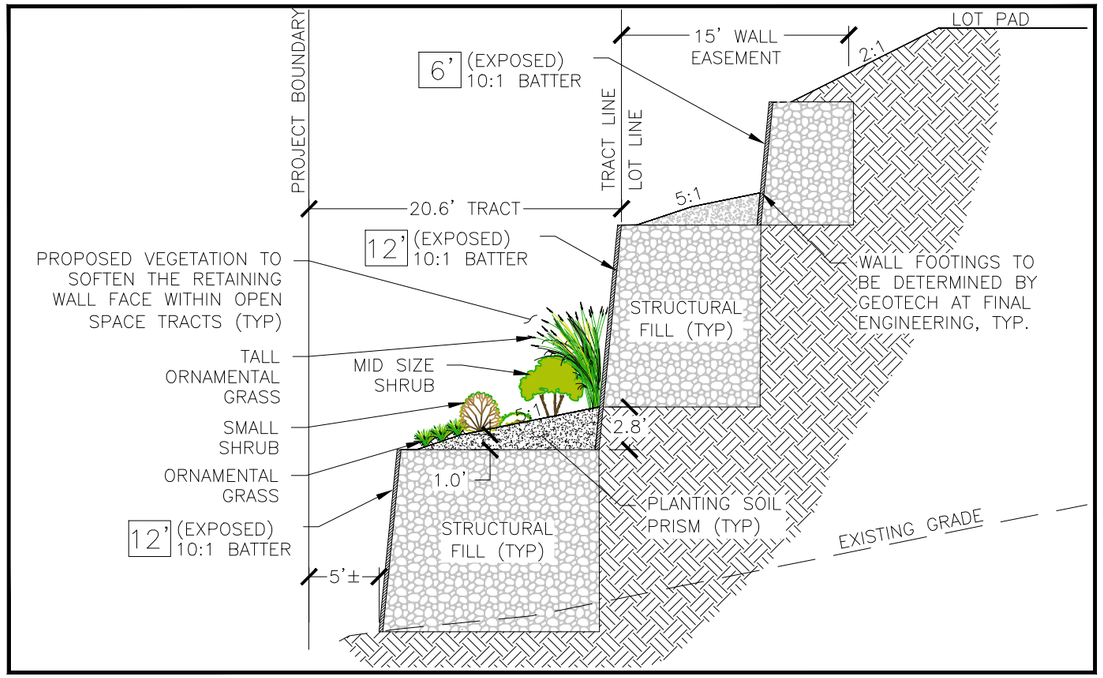

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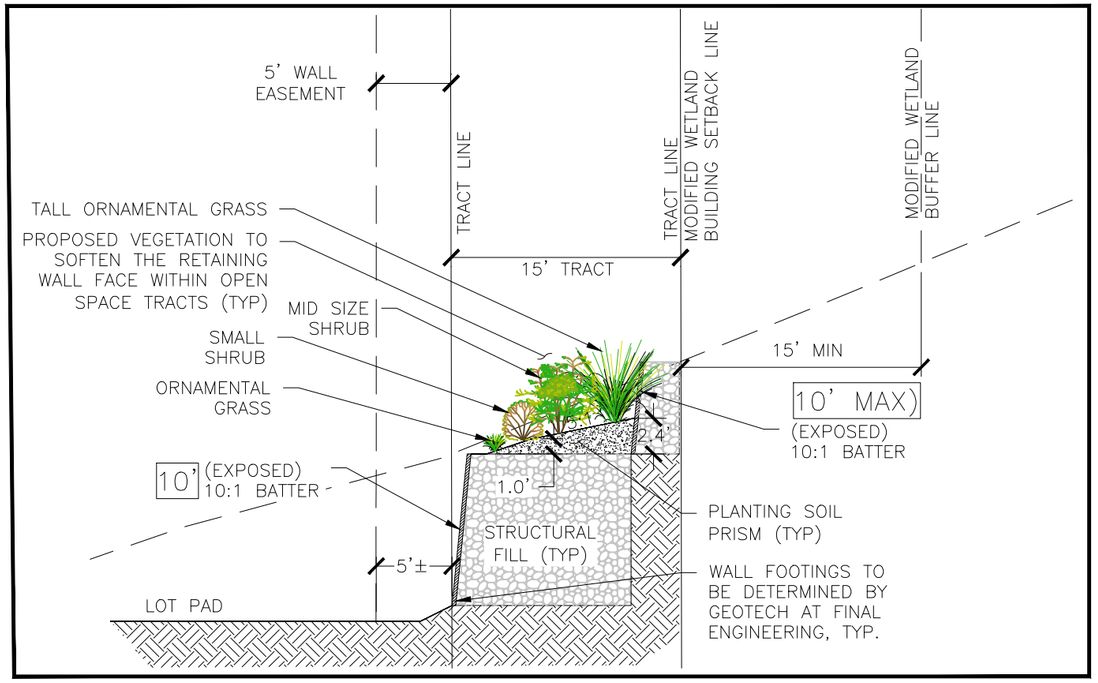

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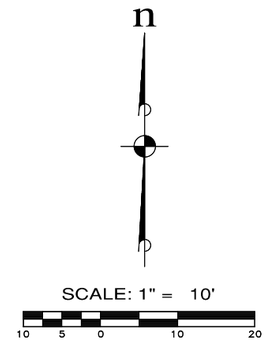

MONTEBANK MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY

PROPOSED WALL CROSS SECTIONS

DRAWING: EN-42

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JOB NO. 2090-004-022 | DATE: 2026-09-02
DRAWN: LDK | SHEET 3 OF 4

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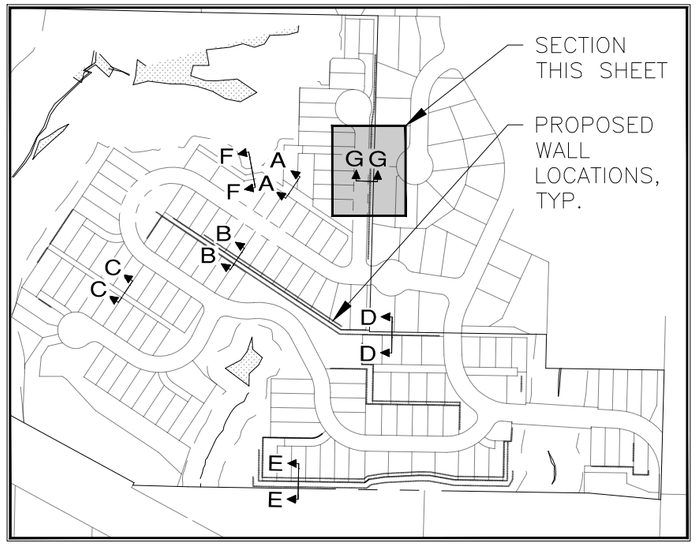
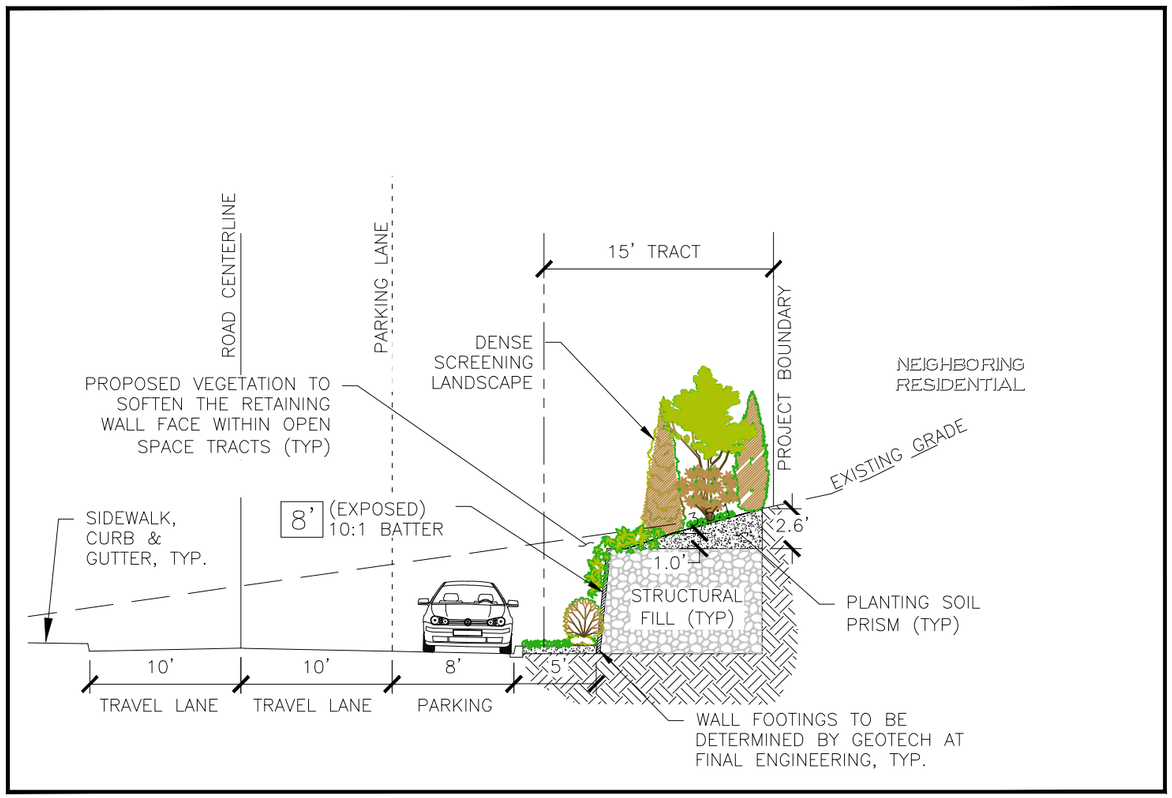


KEY MAP

NTS



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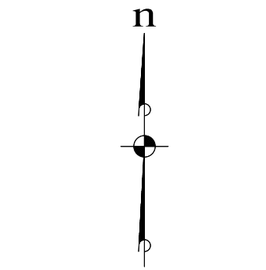

SUGGESTED PLANT SPECIES

THE FOLLOWING LIST REPRESENTS PLANT SELECTIONS THAT WILL THRIVE IN HOT, DRY CONDITIONS IN FRONT OF THE A SOUTH FACING WALL. ROOT SYSTEMS ARE FIBROUS AND SHALLOW TO FIT WITHIN THE PLANT SOIL PRISM

SMALL STATURE, SHALLOW ROOTED TREES:
- MANZANITA– 'LOUIS EDMUNDS', 'HOWARD MCMINN', 'AUSTIN GRIFFITHS' (8'–10')
- SWEETBAY (12'–15')
- ARBORVITAE 'THIN MAN', 'STING' (12'–15')
- STRAWBERRY TREE 'COMPACTA' (6'–10')

SHRUBS:
- ENGLISH LAVENDER 'GROSSO', 'MUNSTEAD'
- YARROW
- RUSSIAN SAGE
- MEXICAN BUSH SAGE 'MIDNIGHT'
- BLUEBEARD
- WILD LILAC
- BARBERRY
- ROSEMARY 'TUSCAN BLUE'
- OREGON GRAPE
- CATMINT 'SIX HILLS GIANT'
- ROCKROSE
- LAVENDER COTTON

GROUNDCOVERS:
- ROSEMARY 'PROSTRATE'
- CREEPING THYME
- ICE PLANT
- PURPLE HEART SPIDERWORT

ARCHITECTURAL ORNAMENTAL GRASSES:
- FEATHER REED GRASS 'KARL FOERSTER'
- FEATHER GRASS 'PONYTAILS'
- BLUE FESCUE 'SISKYOU BLUE'

MONTEBANK MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY

PROPOSED WALL CROSS SECTIONS

DRAWING: EN-42

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JOB NO. 2090-004-022 | DATE: 2026-09-02
DRAWN: LDK | SHEET 4 OF 4

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Plotted By: Brandon Loucks

PINNACLE AT LIBERTY BAY PRD



TYPICAL DAYLIGHT LOT CROSS SECTION
NOT TO SCALE

TYPICAL TUCK UNDER CROSS SECTION
NOT TO SCALE

TYPICAL FLAT CROSS SECTION
NOT TO SCALE

n

SCALE: 1" = 60'

60 30 0 60 120

CONTOUR INTERVAL = 2'

LEGEND

33 (1A)	LOT NUMBER HOUSE PLAN & ELEVATION	
	DAYLIGHT LOTS	79
	TUCK UNDER LOTS	6
	FLAT LOTS	45
	TOTAL	130

PHASE 1

	DAYLIGHT LOTS	28
	TUCK UNDER LOTS	4
	FLAT LOTS	17
	TOTAL	49

PHASE 2

	DAYLIGHT LOTS	30
	TUCK UNDER LOTS	2
	FLAT LOTS	11
	TOTAL	43

PHASE 3

	DAYLIGHT LOTS	21
	TUCK UNDER LOTS	0
	FLAT LOTS	17
	TOTAL	38

ESM CONSULTING ENGINEERS LLC
32001 32nd Ave South, Suite 200
Federal Way, WA 98001

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Pinnacle at Liberty Bay

Preliminary Architectural Elevations - July 15, 2025

PLAN 1



A



B



C

PLAN 2



A



B



C

PLAN 3









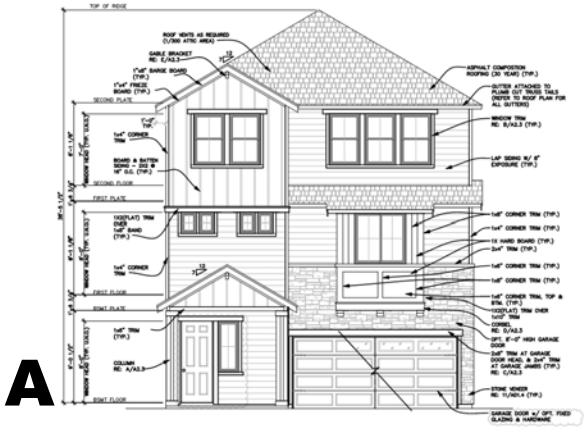
PLAN 4

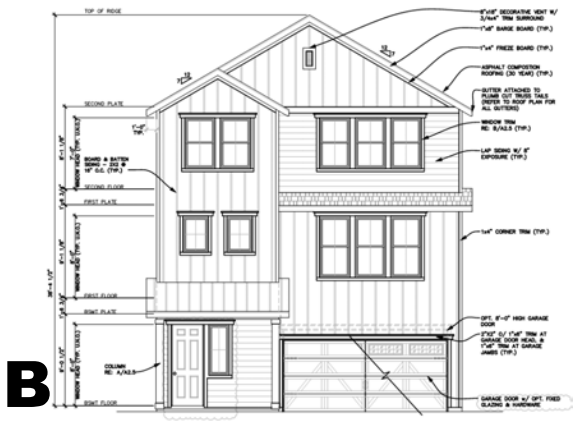




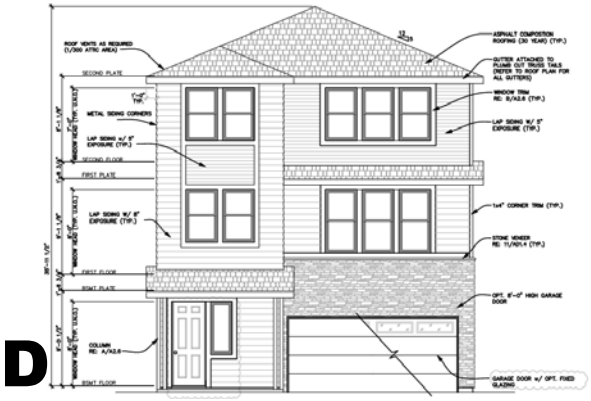


PLAN 5



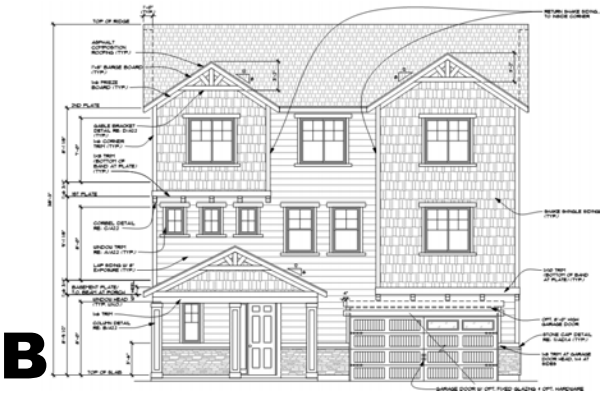






PLAN 6







September 16, 2026 Job No. 2090-004-022

Ms. Nikole Coleman, AICP
Planning Manager
City of Poulsbo
200 NE Moe St
Poulsbo, WA 98370

RE: Pinnacle at Liberty Bay – P-06-20-25-03 –Individual Identity Plan Narrative and Elevations

Dear Ms. Coleman:

ESM Consulting Engineers, LLC submits this Individual Identity Plan narrative and accompanying enclosure in response to the City's Request for Revisions No. 3 memorandum dated June 5th, 2026. This submittal supplements Attachment 2 included with Technical Review Response Letter No. 1, dated December 1, 2025.

4. Many of the proposed home designs appear similar in overall form and architectural treatment. Please provide a detailed narrative demonstrating how each proposed elevation achieves distinct visual differentiation in compliance with PMC 18.260.060(F). For example, several "B" and " " elevations across Plans 1-4 appear to repeat similar design elements with minimal differentiation. The narrative should clearly identify how each elevation varies in building form, rooflines, façade articulation, materials, colors, and architectural details, and how these differences meet the intent of providing visual variety across the subdivision. This item can be conditioned to be due prior to the first building permit submittal.

PMC 18.260.060(E) – Architectural Variety
The Individual Identity Plan and supporting architectural elevation sheets are intended to provide a diverse streetscape and patterns of similar homes. Multiple home plans and elevations are given throughout the project rather than repeating the same elevation along a given block. Enclosure 1 shows the lot-by-lot site plan and elevation assignments and relates with the elevations.

PMC 18.260.060(E)(1) – Street-Facing Windows and Entries
Homes facing the streets will include windows and a unique entry feature facing the street. The elevations show front doors, covered entryways, porches, entry roofs, columns, and related details that give each home a visible and identifiable front entry. Street-facing elevations include:

- Windows facing the street.
- A clearly identifiable front door or primary entry.
- A covered entry, porch, or similar weather-protected entry feature.

- Façade details draw attention to the entry and help balance the garage element.

PMC 18.260.060(E)(2) – Architectural Variety

The purpose of the Individual Identity Plan is to provide a varied residential streetscape and avoid long rows of similar homes. The plan assigns a specific house plan and elevation to each lot and distributes those assignments throughout the project to provide variation in building form, rooflines, façade composition, entries, garages, windows, materials, and color.

Enclosure 1 identifies the assigned house plan and elevation for each lot and correlates those assignments with the supporting architectural elevation sheets. The project includes six base home plans, with multiple elevation options for each plan. Available elevations are identified as A, B, C, and, where applicable, D. Architectural variety is provided through:

- Multiple house plans and elevation options distributed throughout the subdivision.
- Changes in overall building massing and façade components.
- Different roof forms, pitches, and roof projections/materials.
- Variation in front porches, covered entries, columns, and entry locations.
- Changes in garage location, projection, door configuration, and detail.
- Different window sizes, groupings, trim, and placement.
- Varying combinations of siding, trim, accent materials, and veneer.
- Exterior color schemes that complement and further distinguish given elevations.

The Individual Identity Plan has also been arranged to avoid repetitive streetscape conditions. The same elevation is not assigned to consecutive lots, and repeated elevations on the same block are separated by at least three intervening homes with different elevations. Corner lots are assigned elevations that provide enhanced treatment on both street-facing sides of the home.

The following sections describe how the proposed plans and elevations meet the individual components of PMC 18.260.060(E)(2).

PMC 18.260.060(E)(2)(a)(iv) – Required Number of Designs

Because the project includes 70 or more homes, at least seven different façade elevations are required. The proposed program includes six base home plans and multiple elevation options for each plan, resulting in more than seven distinct façade elevations.

The available elevations differ in massing, roofline, and façade composition. The assigned elevations are distributed throughout the project as shown on Enclosure 1.

PMC 18.260.060(E)(2)(b) – Distinct Architectural Character

The proposed elevations differ through more than four of the design elements listed in the code. The supporting elevation sheets and Enclosure 1 show variation in roof form and pitch, façade articulation, porch and entry treatment, garage design, window placement, exterior materials, and color.

PMC 18.260.060(E)(2)(b)(i) – Roof Form and Pitch
The homes use a mix of roof forms and roofline treatments, including gable and hip roofs, different roof pitches, changes in ridge direction, and varying projections over entries and garages. These changes separate the roofline along the street and distinguish elevations.

PMC 18.260.060(E)(2)(b)(ii) – Façade Articulation
The elevations include different wall planes, porch projections, entry projections, recessed entries, garage projections, and changes in overall façade composition. These features add depth to the front elevations and avoid a flat or repetitive appearance.

PMC 18.260.060(E)(2)(b)(iii) – Porch or Entryway Design
The elevation options include different porch and entry treatments, including:

- Covered entries of different sizes and proportions.
- Front porches with different widths and depths
- Changes in column placement and support details
- Different entry-roof forms and projections
- Variation in the location and emphasis of the front door

These features provide variation at the pedestrian level and make the primary entry clear from the street.

PMC 18.260.060(E)(2)(b)(iv) – Garage Placement and Prominence
Garage design varies between the proposed plans and elevations. Differences include garage location relative to the front entry, garage-door configuration, projection or alignment with the front façade, roof treatment over the garage, and architectural details used to balance the garage with the rest of the home. This variety helps avoid streetscape dominated by repeating garage doors.

PMC 18.260.060(E)(2)(b)(v) – Window Styles and Placement
Window size, spacing, grouping, trim, and placement vary by elevation. Window patterns are coordinated with the roof form, porch or entry treatment, garage design, and material palette for each elevation. These changes result in different façade arrangement and help distinguish adjacent homes.

PMC 18.260.060(E)(2)(b)(vi) – Exterior Materials
The elevation program uses compatible materials in varying combinations. Materials shown on the architectural elevations include:

- Horizontal lap siding
- Board-and-batten siding.
- Accent siding or other secondary wall treatments.
- Decorative trim and banding
- Stone or similar veneer accents, where shown

The material palette remains coordinated across the project, while the location and combination of materials vary by elevation.

PMC 18.260.060(E)(2)(b)(vii) – Color Schemes

Color schemes will be selected to complement the siding, trim, roof, and accent materials for each elevation. Color will provide an additional level of difference between nearby homes but will not be used as the only means of distinction. Color selections will accomplish the following:

- Complement the materials shown for the assigned elevation.
- Help distinguish nearby homes.
- Reinforce differences in roof form, façade composition, entries, windows, garages, and materials.
- Provide visibly distinct combinations where needed to avoid repetitive streetscape conditions.

PMC 18.260.060(E)(2)(b)(viii) – Other Distinguishing Elements

No separate additional distinguishing element is needed. The required variety is achieved through the combined differences in home plans, elevations, roof forms, façade articulation, entry and porch treatment, garage design, window placement, exterior materials, and color schemes.

PMC 18.260.060(E)(2)(c) – Corner Lot Treatment

Corner lots are identified on Enclosure 1 and coordinated with the assigned home plans and elevations. Homes on corner lots will provide enhanced architectural treatment on both street-facing elevations. The exposed side elevation will include:

- Siding and trim compatible with the front elevation
- Windows and architectural detailing
- Roof forms and façade features visible from both streets.
- A finished side elevation that is coordinated with the front elevation

This treatment avoids blank side walls along public streets and provides a more consistent appearance at corner lots.

PMC 18.260.060(E)(2)(d) – Repetition Limitation

The Individual Identity Plan has been planned so the same elevation is not used on consecutive lots. Reversing or “flipping” an elevation will not be considered a different elevation for purposes of the adjacent-lot requirement.

Where the same elevation is repeated on the same block, at least three intervening homes will have different elevations. Enclosure 1 shows the house plan and elevation for each lot and is provided to ensure compliance with these requirements.

PMC 18.260.060(E)(3) – Garage Design
Homes with garages that project forward of the first-floor living area will include at least two required garage-design elements, depending on the selected elevation. These features may include:

- Windows in a gable or roof element above the garage
- A covered porch or entry that emphasizes the front door.
- Decorative or raised-panel garage doors with windows.
- Carriage-style garage-door detailing.

Details such as trim, material changes, columns, brackets, corbels, or other façade elements that reduce the visual dominance of the garage.

PMC 18.260.060(E)(4) – Building Permit Review
The Individual Identity Plan, Enclosure 1, and supporting architectural elevations will be used during building-permit review. Each permit application will be reviewed for consistency with the assigned house plan and elevation, corner-lot treatment, repetition limitations, garage-design standards, and compliance with the conceptual elevations submitted.

PMC 18.260.060(E)(5) – Modifications
No modification to the architectural-variety standards is requested with this submittal.

Enclosure 1 includes the marked-up Individual Identity Plan exhibit. The plan identifies the assigned house plan and elevation for each lot, and the supporting architectural elevations show the available elevation options for elevation Plans 1 through 6. Together, this narrative and these materials display compliance with the requirements of PMC 18.260.060(E).

If there are any questions or a need for further clarification, please contact me at (253) 838-6113.

Sincerely,

ESM CONSULTING ENGINEERS, LLC

ROBBY OVERFIELD
Project Manager

Encl. Figure 1

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PINNACLE AT LIBERTY BAY PRD



TYPICAL DAYLIGHT LOT CROSS SECTION
NOT TO SCALE

TYPICAL TUCK UNDER CROSS SECTION
NOT TO SCALE

TYPICAL FLAT CROSS SECTION
NOT TO SCALE

n

SCALE: 1" = 60'

60 30 0 60 120

CONTOUR INTERVAL = 2'

LEGEND

33 (1A) — LOT NUMBER / HOUSE PLAN & ELEVATION

DAYLIGHT LOTS	79
TUCK UNDER LOTS	6
FLAT LOTS	45
TOTAL	130

PHASE 1

DAYLIGHT LOTS	28
TUCK UNDER LOTS	4
FLAT LOTS	17
TOTAL	49

PHASE 2

DAYLIGHT LOTS	30
TUCK UNDER LOTS	2
FLAT LOTS	11
TOTAL	43

PHASE 3

DAYLIGHT LOTS	21
TUCK UNDER LOTS	0
FLAT LOTS	17
TOTAL	38

FIGURE 1

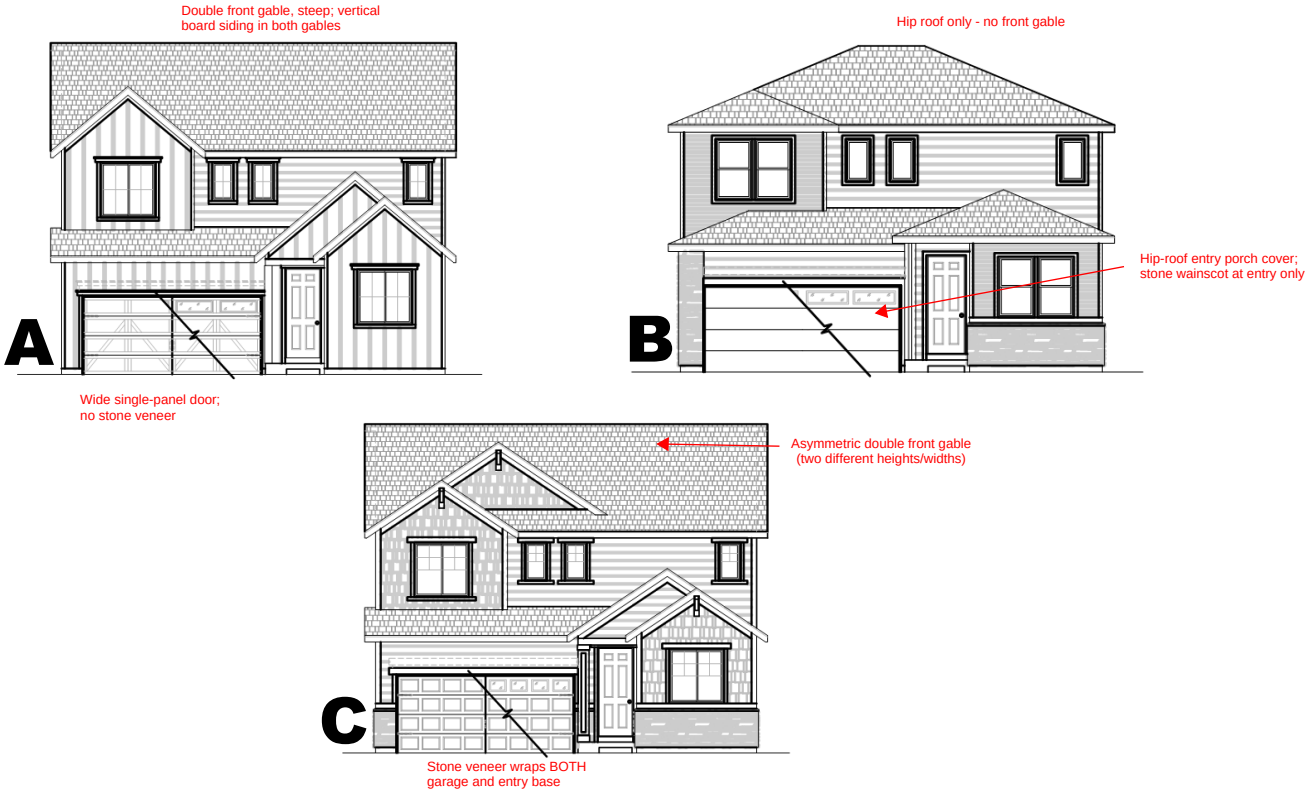
ESM CONSULTING ENGINEERS LLC
32001 32nd Ave South, Suite 200
Federal Way, WA 98001

Drawing: I:\esm\ENGINEER\SM-CIVIL\2000\2004\022\workdata\MAC-EN-01.dwg Plotted: 5/9/2018 9:42 AM

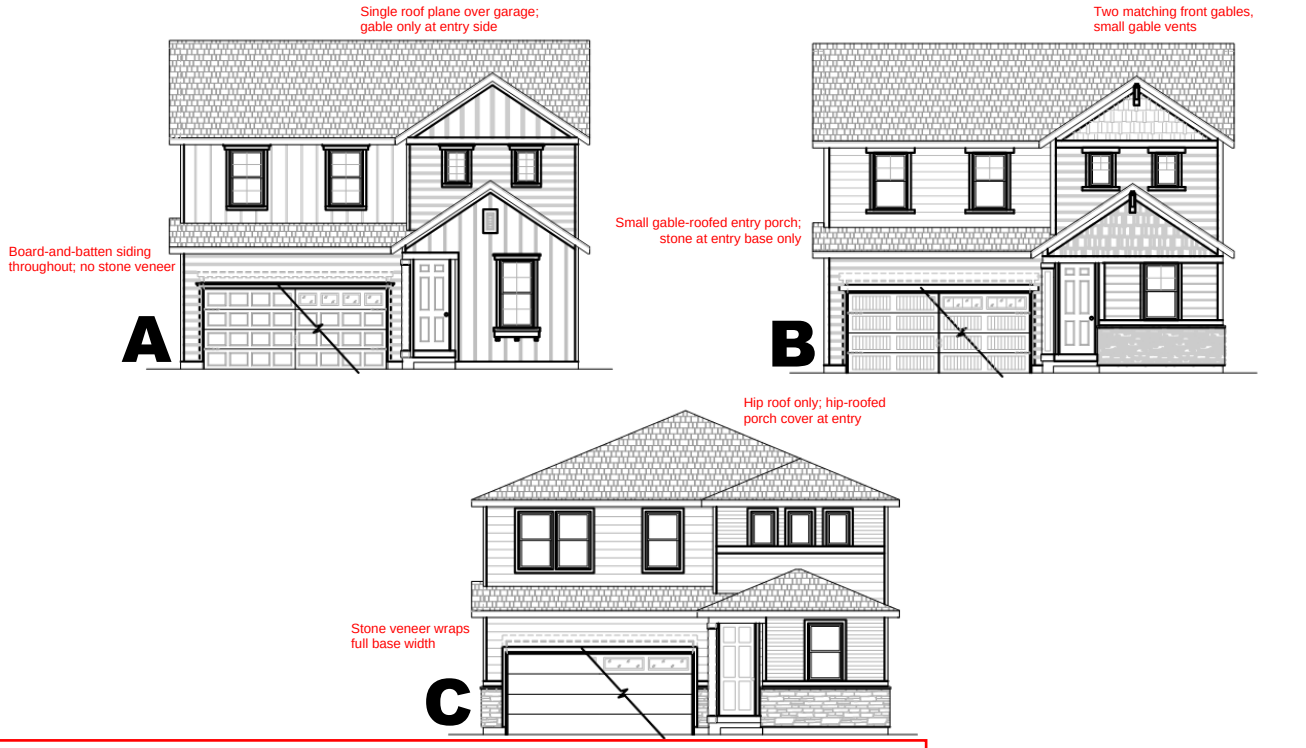
Pinnacle at Liberty Bay

Preliminary Architectural Elevations - July 15, 2025

PLAN 1



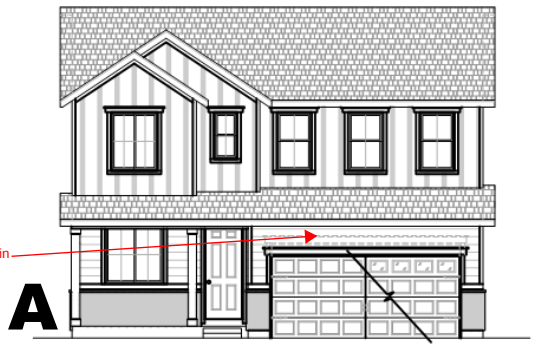
PLAN 2



PMC 18.260.060(E) response letter: ROOF FORM/PITCH - "Roof configurations and silhouettes vary... including differing front-gable conditions, ridge arrangements, and massing between plans." GARAGE PLACEMENT - "Garage width and position...differ from plan to plan...a tuck-under condition inherently changes massing and garage prominence relative to a flat-lot condition."

PLAN 3

Single steep front gable, left-of-center



Recessed entry under main roof; low stone band, full width

A

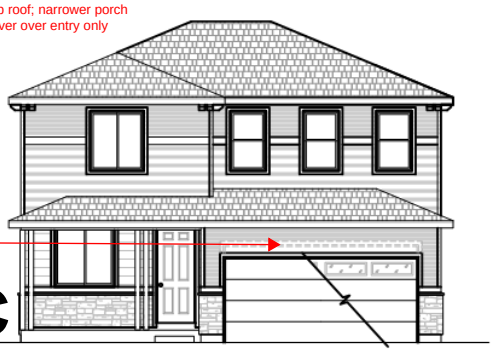
Hip roof only - no gables



Full-width shed porch spans entry to garage; stone piers at garage only

B

Hip roof; narrower porch cover over entry only



Stone wraps BOTH porch/entry and garage base

C

Front gable + smaller secondary entry-porch gable



Stone accents near garage; board-and-batten in gables

D

PLAN 4

Front gable at garage; 2nd gable at entry bump-out



3 transcom windows above garage door

A

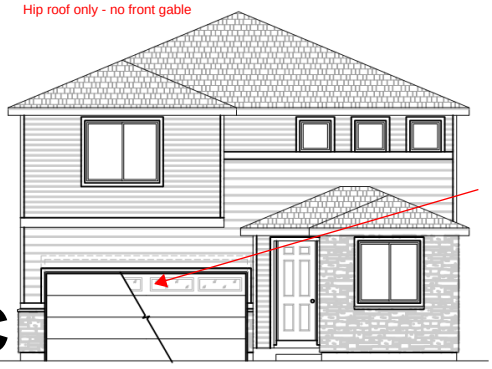
Front gable, shake-shingle texture (vs. board & batten)



Small gable entry canopy; stone piers at garage only

B

Hip roof only - no front gable



Stone veneer wraps entire entry wing

C

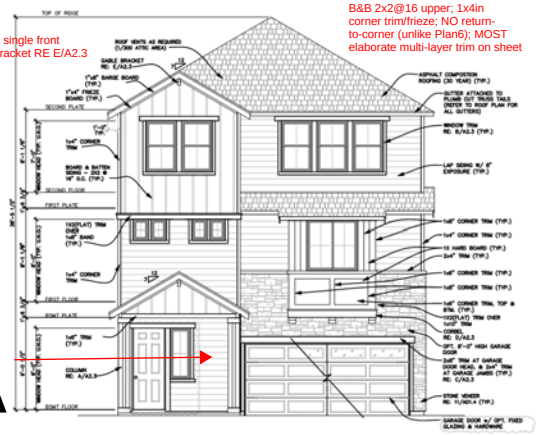
PMC 18.260.060(E) - response letter: ROOF FORM/PITCH - "Roof configurations and silhouettes vary...including differing front-gable conditions, ridge arrangements, and massing between plans." GARAGE PLACEMENT - "Garage width and position...differ from plan to plan...a tuck-under condition changes massing and garage macade relative to a flat-lot specs."

PLAN 5

7:12 pitch; single front gable w/ bracket RE E/A2.3

B&B 2x2@16 upper; 1x4in corner trim/frieze; NO return-to-corner (unlike Plan6); MOST elaborate multi-layer trim on sheet

Door: 4-row panel, decor. lites alt. L/R (top); 2x8/2x4in head/jamb trim (LARGEST on sheet); stone at garage; SEPARATE entry porch gable (7/12); corbel RE:D/A2.3 at porch

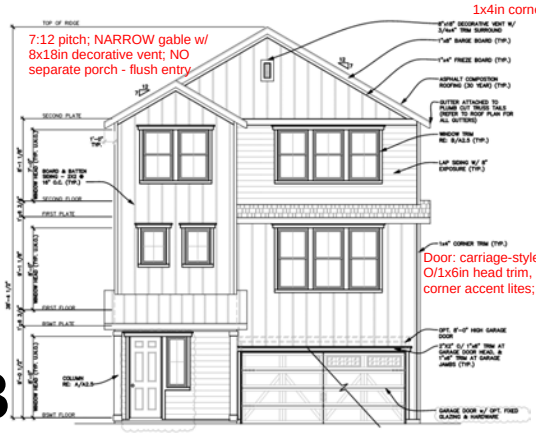


A

Same B&B 2x2@16 as A; 1x4in corner trim/frieze

7:12 pitch; NARROW gable w/ 8x18in decorative vent; NO separate porch - flush entry

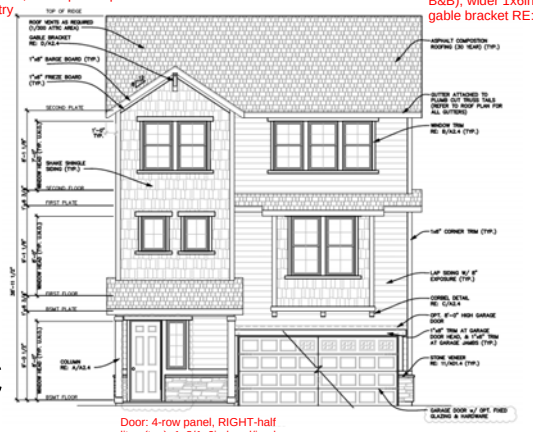
Door: carriage-style w/X-brace, 2x2 O/1x6in head trim, 1x6in jambs; 2 corner accent lites;



B

8:12 pitch - steeper than A/B; single gable; NO separate porch - flush entry

SHAKE SHINGLE upper (not B&B); wider 1x6in trim/frieze; gable bracket RE:D/A2.4

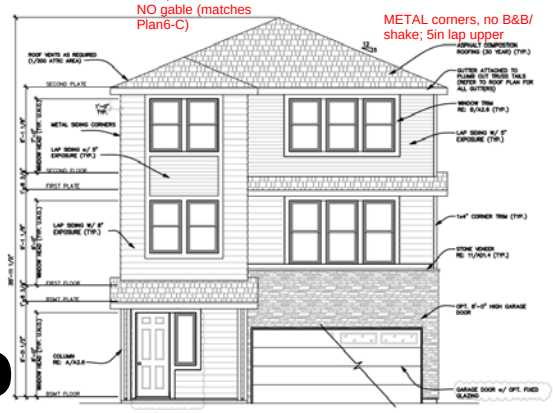


C

Door: 4-row panel, RIGHT-half lites (top); 1x8/1x6in head/jamb trim; stone at garage/column base; corbel

5:12 pitch - HIP roof, NO gable (matches Plan6-C)

METAL corners, no B&B/ shake; 5in lap upper



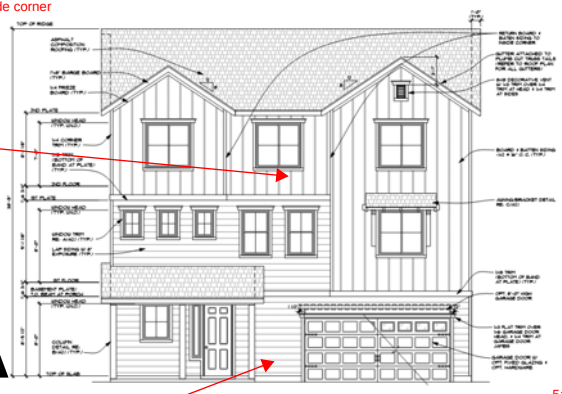
D

Door: plain flat panels, 2 accent lites top-right; UNIQUE narrow sidelite; stone wraps door head (NO wood trim); NO porch roof; MOST stone on sheet

PLAN 6

8:12 pitch BOTH gables (matching, not differing); return B&B to inside corner

UNIQUE 8x18in awning w/ bracket detail (RE: C/A2.1) over 1st-flr window - NOT found on any other elevation; ALSO 8x18in decor. vent w/ layered trim at rear gable

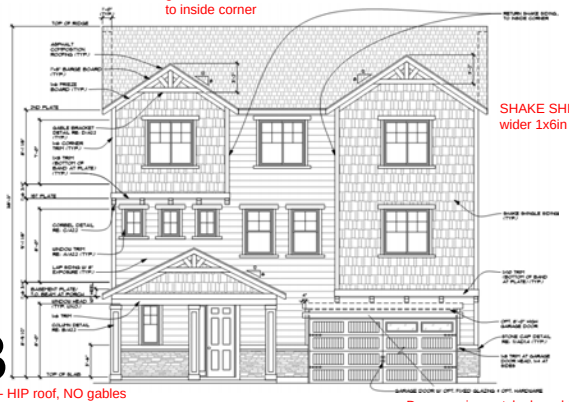


A

Door: dense TDL grid, both top rows glazed; 1x3/1x6in head trim; ONLY elev. w/ NO stone; covered porch

8:12 pitch; TRIPLE gable - most gables on sheet; return shake to inside corner

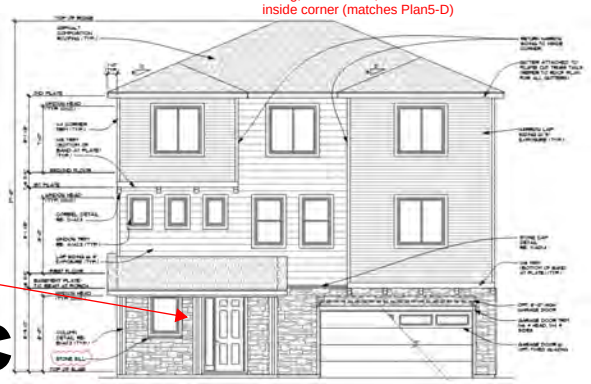
SHAKE SHINGLE throughout; wider 1x6in frieze board



B

5:12 pitch - HIP roof, NO gables (matches Plan5-D); narrow 5in lap siding, no frieze bd, return to inside corner (matches Plan5-D)

Door: carriage-style, board texture ALL 4 rows (heaviest/most rustic); 1x8/1x4in head/jamb trim; own gable porch w/brackets; stone wainscot+cap; gable bracket RE:D/A2.2 & corbel RE:C/A2.2 at 2nd-flr band



C

Door: plain flat panels, 2 accent lites top-right; 1x6/1x4in head/jamb trim; column FULLY wrapped in stone w/sill; MOST stone - full continuous wainscot; corbel RE:C/A2.3 at window-head band

Supplimental Info - PLATES & COLUMN DETAIL (7 elevs.):
OVERALL HT (ridge-to-slab) varies up to 3'-0":
5A 38'-5 1/2" 5B 38'-4 1/2"
5C 38'-11 1/2" (TALLEST)
5D 35'-11 1/2" (SHORTEST)
6A 38'-3" 6B 38'-3"
6C 37'-0"
BASEMENT PLATE LABEL - Plan6 A/B/C label this line "BASEMENT PLATE/T.O. BEAM AT PORCH" (porch roof beam); Plan5 A-D use just "BSMT PLATE" (no porch beam callout)
COLUMN DETAIL - Plan 5 refs detail series "A/A2.#"; Plan 6 refs a DIFFERENT COLUMN DETAIL: "B/A2.#" - a distinct design, not just a different sheet number

PMC 18.260.060(E) response letter: roof form, pitch, gable count & porch massing unique feature (6-A awning/bracket) garage DOOR STYLE, head/jamb trim spec, stone veneer extent & entry/column treatment SIDING/TRIM - "Page 4 identifies varying roof forms and porch massing, garage door panel styles, glazing patterns and trim dimensions, siding textures, corner trim widths/layering, and stone veneer coverage that vary plan to plan."