*Exhibit 2: Application Materials and Civil Pan Set*

**EXHIBIT 2.b:** Overall Site Plan and Phasing Plan (9/16/26)

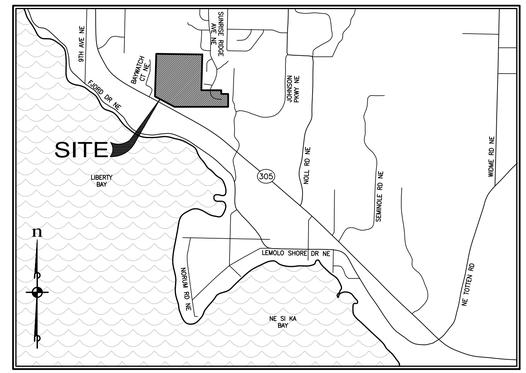
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM

# PINNACLE AT LIBERTY BAY

## PLANNED RESIDENTIAL DEVELOPMENT

## PRELIMINARY PLAT




VICINITY MAP
NOT TO SCALE

n

SCALE: 1" = 100'

100 50 0 100 200

## SHEET INDEX


| Dwg. | Description |
|---|---|
| PP-01 | COVER SHEET |
| PP-02 – PP-04 | EXISTING CONDITIONS |
| PP-05 | BOUNDARY CONDITIONS |
| PP-06 | BUFFER MITIGATION PLAN |
| PP-07 | OVERALL SITE PLAN & LOT/TRACT PHASING PLAN |
| PP-08 – PP-10 | PRELIMINARY SITE PLANS |
| PP-11 | PRELIMINARY TESC PLAN |
| PP-12 – PP-14 | PRELIMINARY GRADING PLANS |
| PP-15 | OVERALL INFRASTRUCTURE PLAN |
| PP-16 | INFRASTRUCTURE PLAN – PHASE 1 |
| PP-17 | INFRASTRUCTURE PLAN – PHASE 2 |
| PP-18 | INFRASTRUCTURE PLAN – PHASE 3 |
| PP-19 – PP-21 | PRELIMINARY ROAD & UTILITY PLANS |
| PP-22 – PP-25 | PRELIMINARY ROAD & UTILITY PROFILES |
| PP-26 | PRELIMINARY POND #1 LAYOUT |
| PP-27 | PRELIMINARY POND #1 SECTIONS |
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| PP-30 | STREAM "A" SEWER CROSSING PLAN & PROFILE |
| PP-31 | CHANNELIZATION AND SIGNAGE PLAN |
| PP-32 – PP-34 | PRELIMINARY LANDSCAPE & RECREATION PLAN |
| PP-35 | PRELIMINARY OPEN SPACE PLAN |


## PROJECT TEAM


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PUYALLUP, WA 98372
CONTACT: AARON VAN AKEN
PHONE: (253) 859-0515


## SITE STATISTICS

| | |
|---|---|
| NUMBER OF LOTS: | 130 |
| LOTS PER GROSS ACRE: | 3.14/ACRE |
| TOTAL SITE AREA: | 1,803,847 SF (41.41 ACRES) |
| SITE ADDRESS: | ADDRESS NOT ASSIGNED |
| PARCEL NUMBER(S): | 2326-014-001-2009 |
| | 2426-013-003-2008 |
| | 2426-013-018-2001 |
| | 2426-013-005-2006 |
| | 2426-013-019-2000 |
| LOT SIZE: | |
| LARGEST LOT: | 6,432 SF |
| SMALLEST LOT: | 3,753 SF |
| AVERAGE LOT: | 4,325 SF |
| SEWERAGE SYSTEM: | CITY OF POULSBO |
| WATER SUPPLY: | CITY OF POULSBO |
| FIRE DISTRICT: | CITY OF POULSBO |

REVISIONS

| NO. | DESCRIPTION/DATE | BY |
|---|---|---|
| | | |

BRANDON MICHAEL LOVICK
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50085
REGISTERED
PROFESSIONAL ENGINEER
09/16/2026


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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

COVER SHEET

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-01 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 09/16/2026 |
| DATE OF PRINT: | |

PP-01

1 OF 35 SHEETS

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# 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 | | | | |

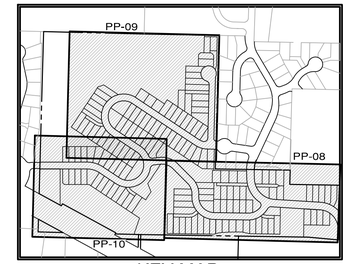
n

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

WETLAND C (CATEGORY III)
STREAM B (Ns1)
WETLAND B (CATEGORY III)
TRACT A
WETLAND D (CATEGORY IV)
STREAM C (Fs1)
PLAT OF BAYWATCH AT POULSBO
BAYWATCH CT NE
TRACT G
TRACT H
TRACT Q
TRACT T
TRACT U
TRACT I
TRACT J
TRACT V
ROAD A
ROAD B
ROAD C
ROAD D
NE CRYSTAL VIEW CT
NE CRYSTALLIA CT
SUNRISE RIDGE AVE NE
PLAT OF CRYSTAL VIEW DIV. 2
BAYWATCH CT NE
TRACT S
TRACT E
STORM POND
TRACT W
TRACT K
WETLAND A (CATEGORY IV)
TRACT R
TRACT M
TRACT N
TRACT D
STREAM D (Ns1)
TRACT P
TRACT X
TRACT Y
TRACT Z1
TRACT O
TRACT L
TRACT C
STREAM A (Ns2)
STATE HWY 305
TRACT B
TRACT F
TRACT Z2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09/16/2026

| REVISIONS | | |
|---|---|---|
| NO. | DESCRIPTION/DATE | BY |
| | | |

MONTEBANC MANAGEMENT, LLC

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

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-07 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 09/16/2026 |
| DATE OF PRINT: | |

PP-07

7 OF 35 SHEETS

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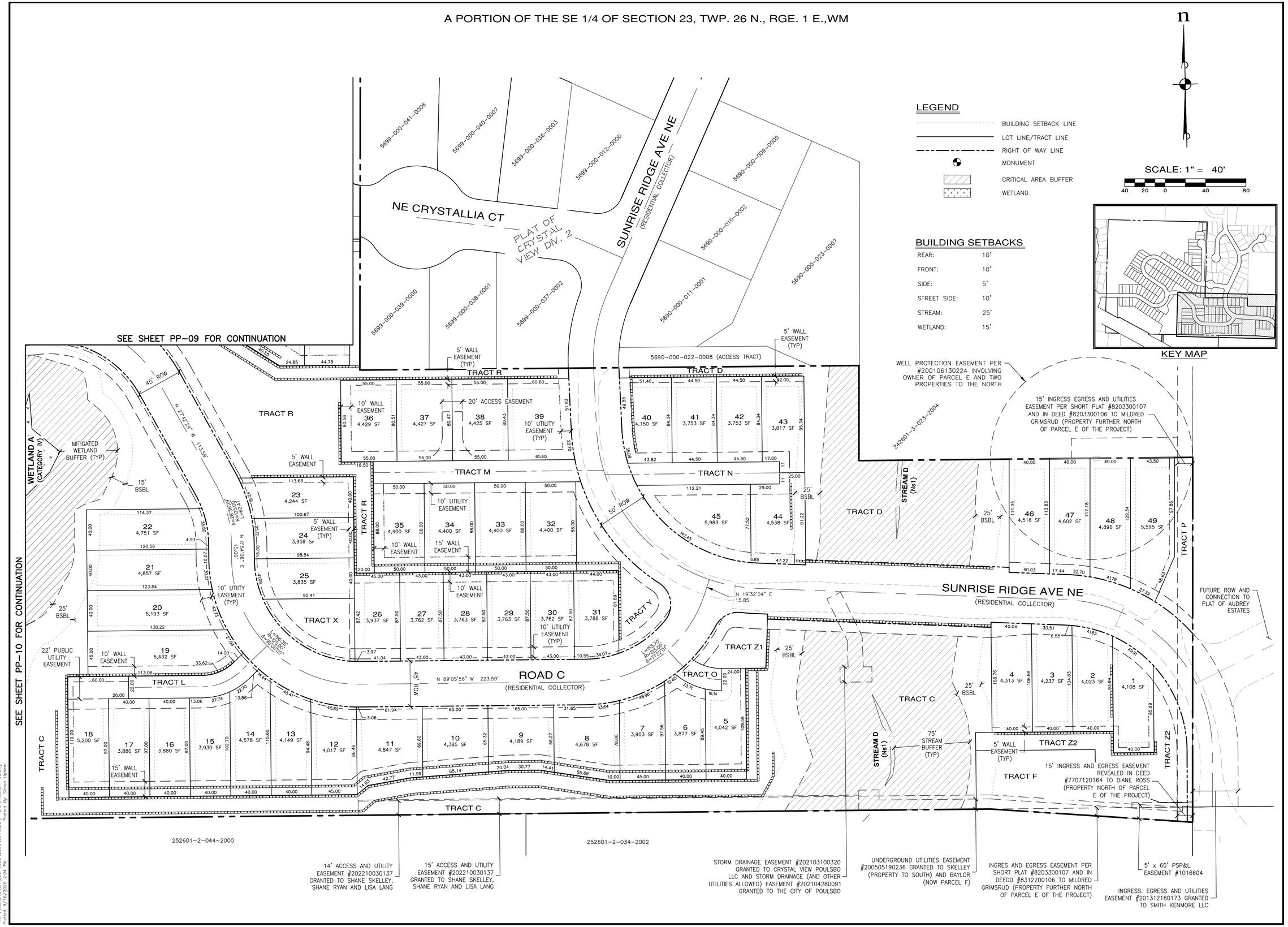


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# MONTEBANC MANAGEMENT, LLC

# PINNACLE AT LIBERTY BAY PRD

PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-08 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 09/16/2026 |
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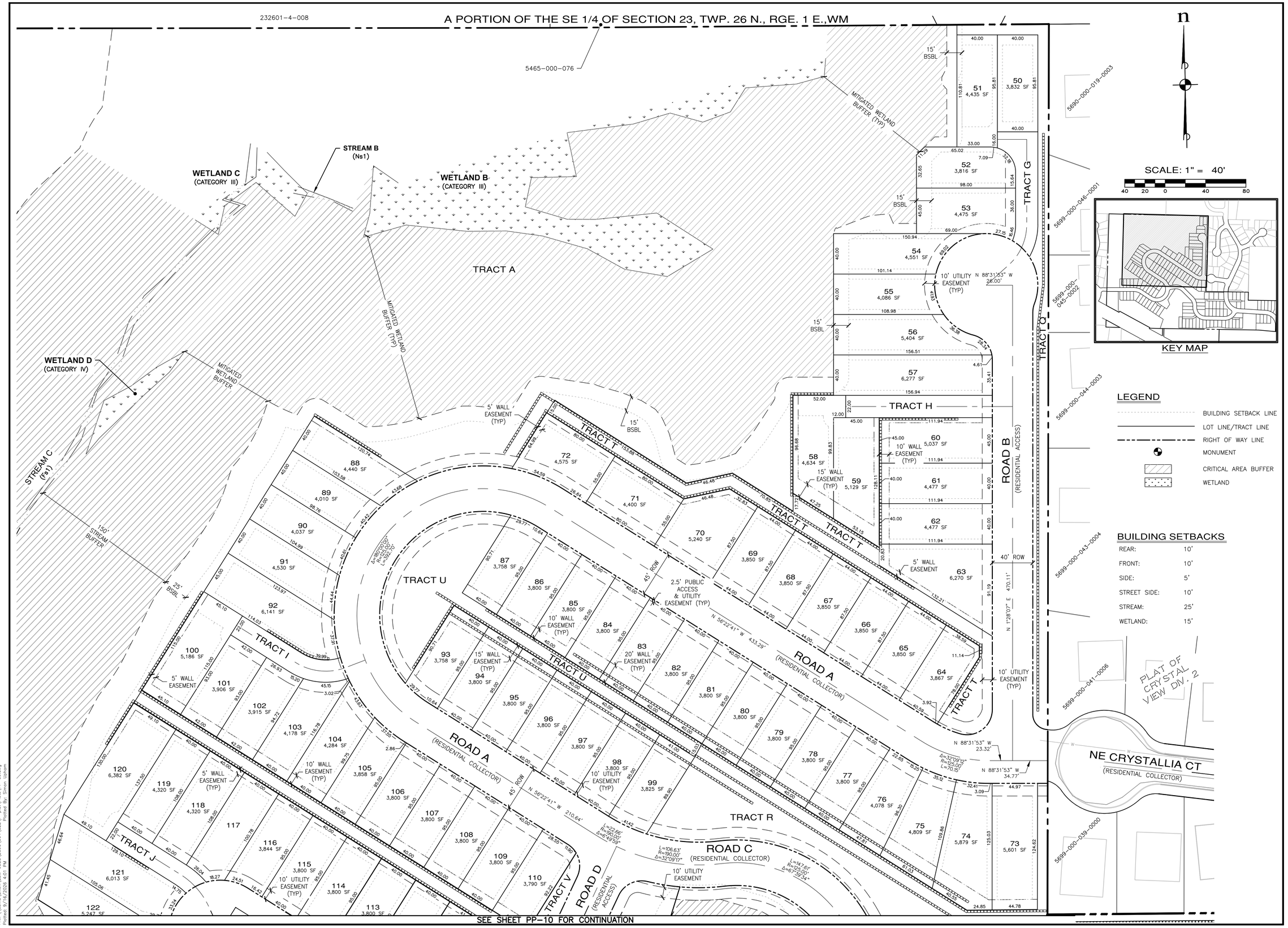
PP-08

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-09 |
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PP-09

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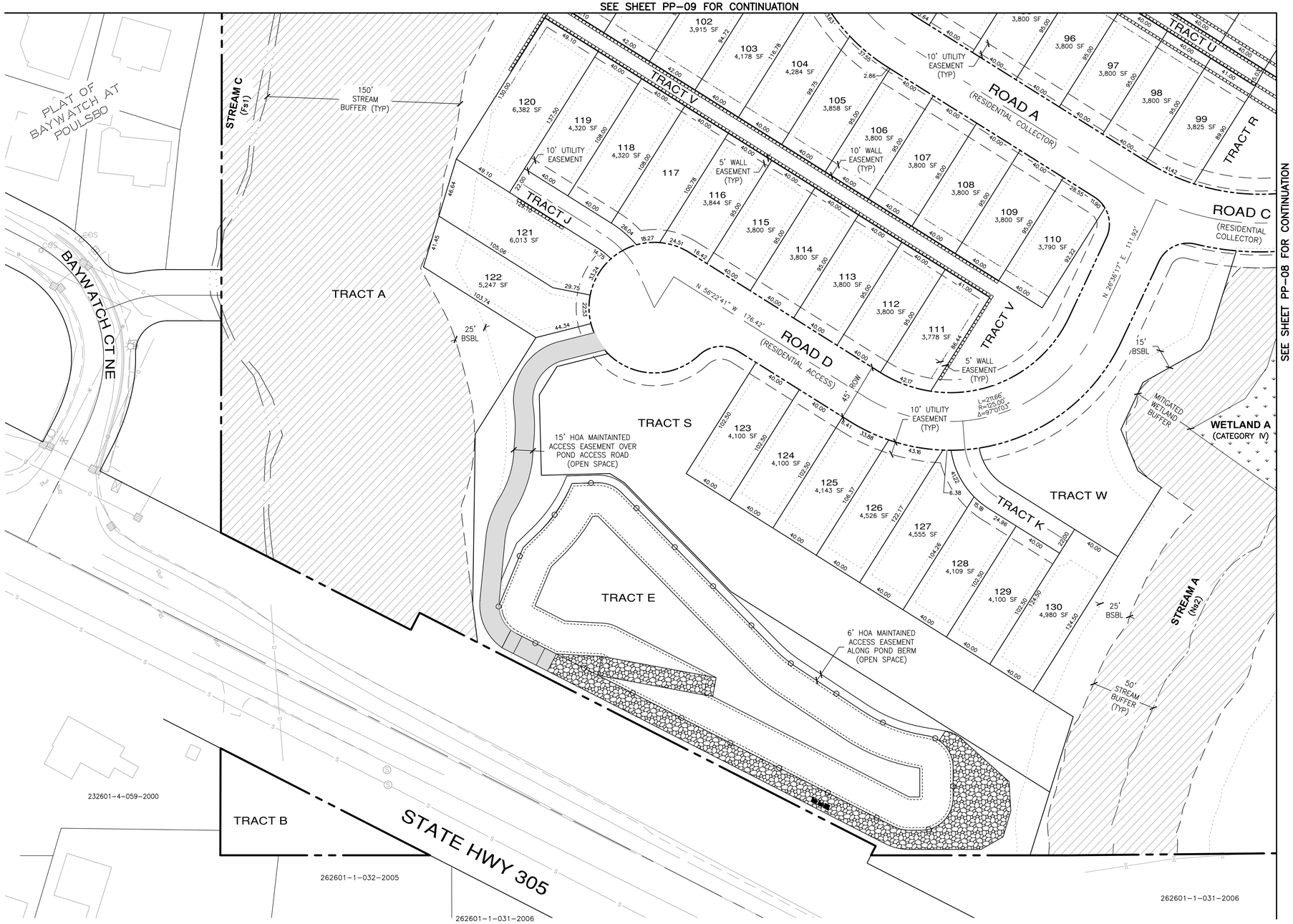


SCALE: 1" = 40'

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' |

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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 SITE PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-10 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 09/16/2026 |
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PP-10