EXHIBIT 2.d: Preliminary Grading Plans (9/16/26)

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 6' WALL

MAX 10' WALLS

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

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

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Land Surveying
Project Management

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY GRADING PLAN

CITY OF POULSBO WASHINGTON

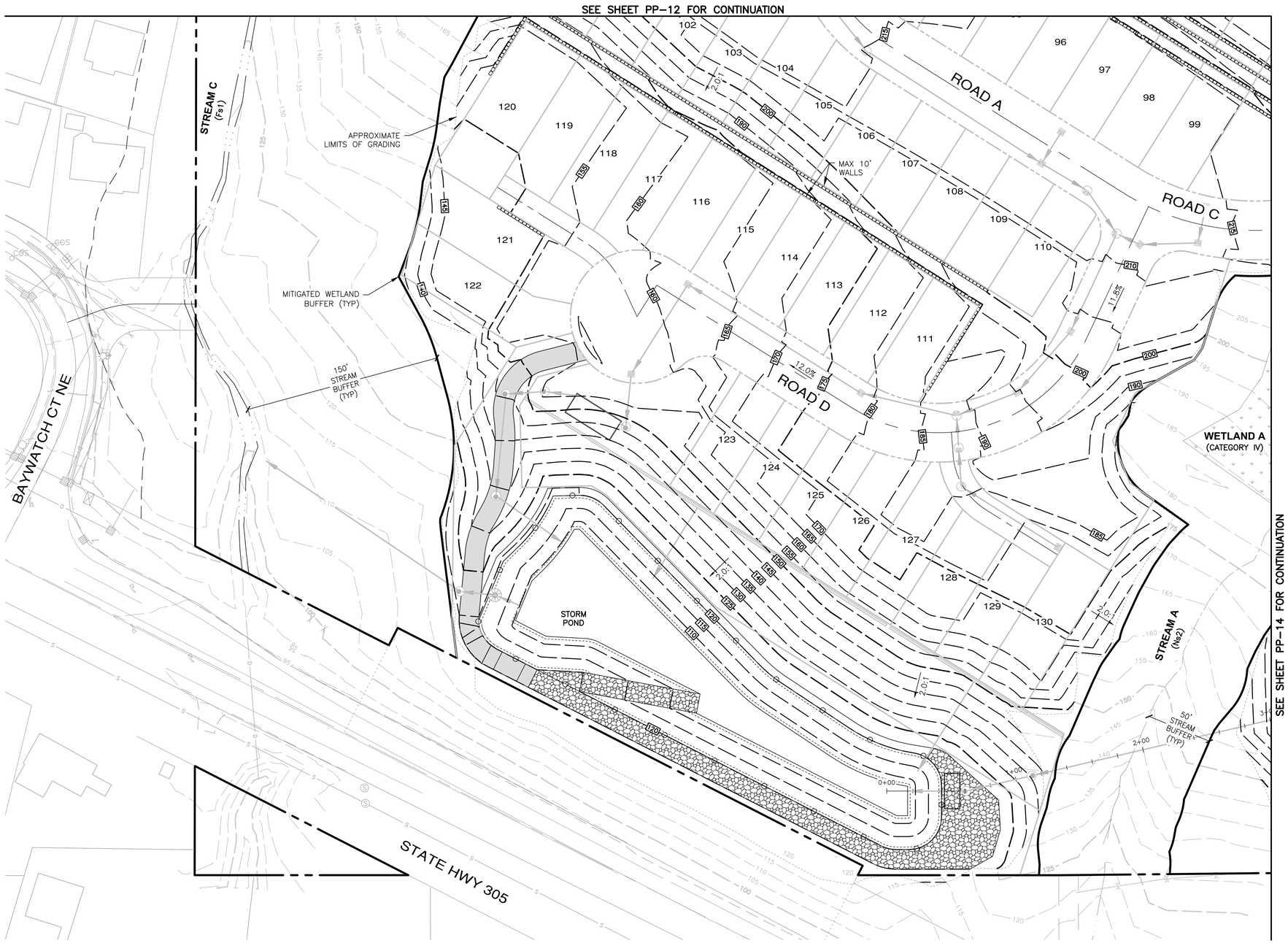
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DWG. NAME:	PP-12
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	

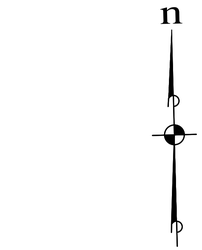
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12 OF 35 SHEETS

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Plotted By: Connor Upman

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

CONTOUR INTERVAL = 5'



KEY MAP

LEGEND

200 EXISTING CONTOUR

200 PROPOSED CONTOUR

NOTES:

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REVISIONS

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-13
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	

PP-13

13 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'

LEGEND

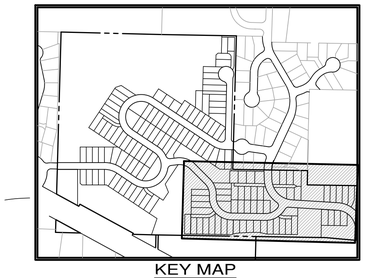
200 EXISTING CONTOUR

200 PROPOSED CONTOUR

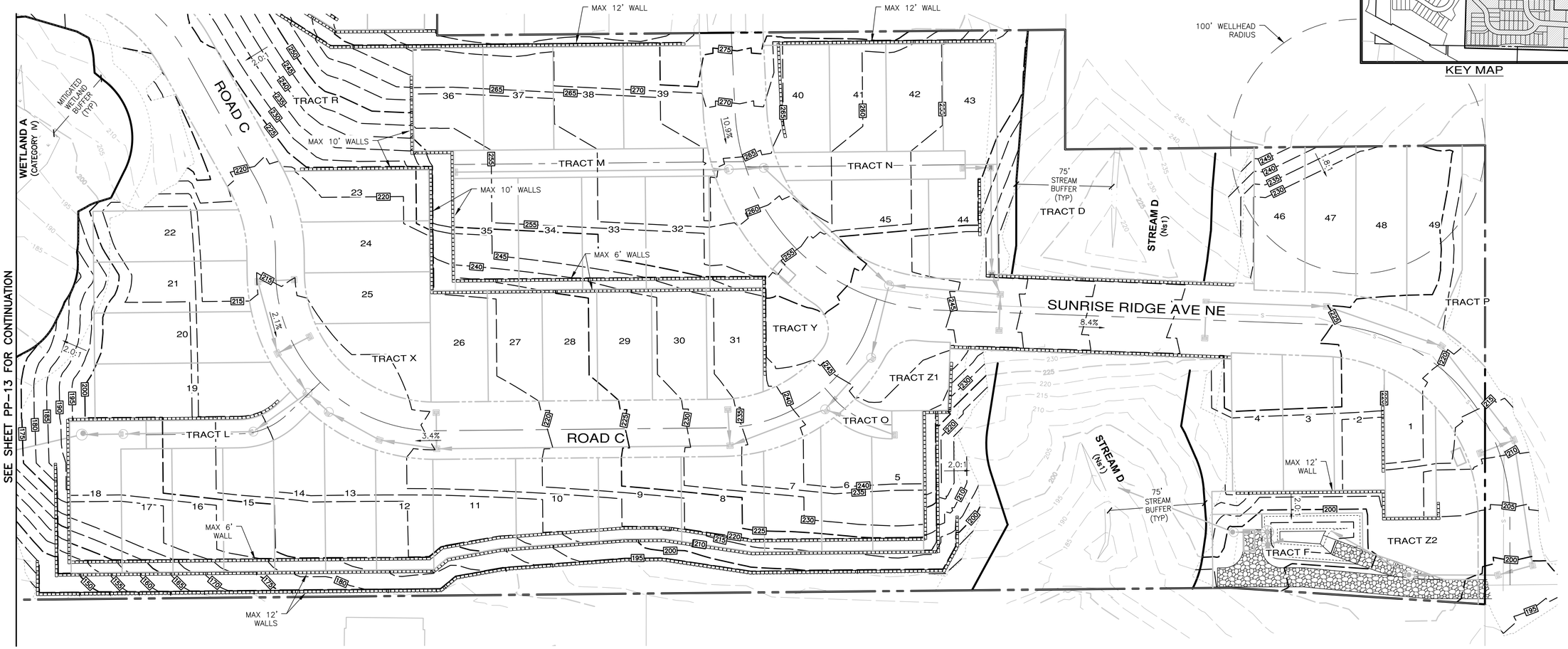
CLEARING LIMITS

NOTES:

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KEY MAP


MAX 12' WALL
MAX 12' WALL
100' WELLHEAD RADIUS
MITIGATED WETLAND BUFFER (TYP)
WETLAND A (CATEGORY IV)
ROAD C
TRACT R
MAX 10' WALLS
TRACT M
TRACT N
MAX 10' WALLS
MAX 6' WALLS
75' STREAM BUFFER (TYP)
TRACT D
STREAM D (Ns1)
SUNRISE RIDGE AVE NE
8.4%
TRACT P
TRACT Y
TRACT X
TRACT Z1
TRACT O
ROAD C
3.4%
TRACT L
STREAM D (Ns1)
75' STREAM BUFFER (TYP)
MAX 12' WALL
TRACT Z2
TRACT F
MAX 6' WALL
MAX 12' WALLS
10.9%
2.17%
2.0:1
2.0:1
2.0:1