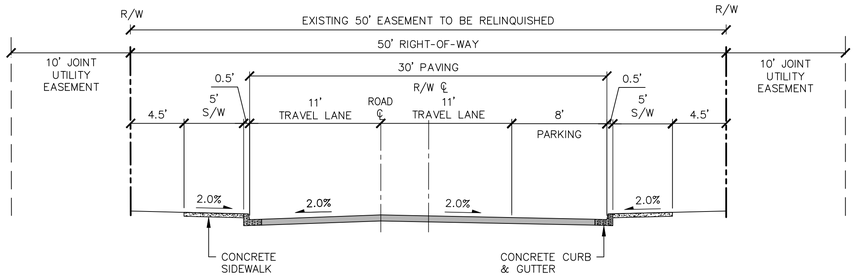
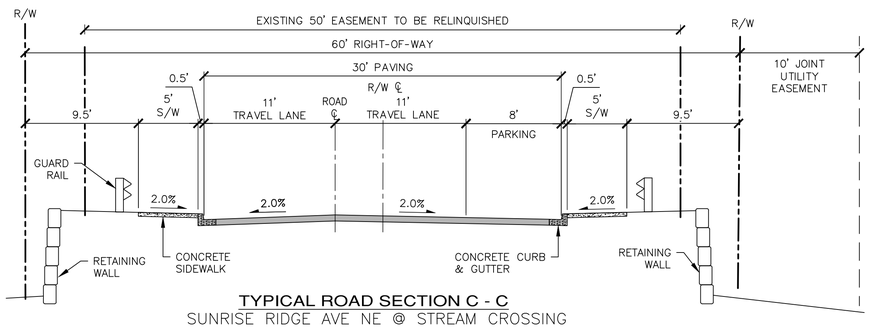
**EXHIBIT 2.f:** Preliminary Road and Utility Plan (9/16/26)

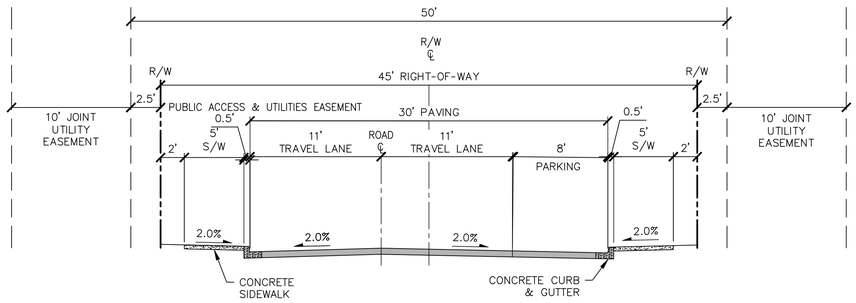
# A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



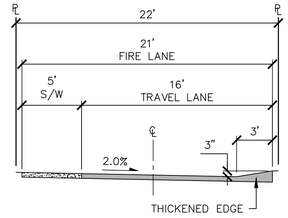

## TYPICAL ROAD SECTION A - A
SUNRISE RIDGE AVE NE COLLECTOR
SCALE: 1"=6'



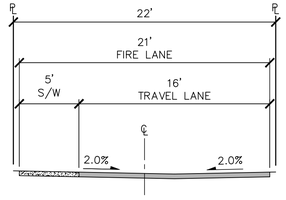

## TYPICAL ROAD SECTION C - C
SUNRISE RIDGE AVE NE @ STREAM CROSSING
SCALE: 1"=6'



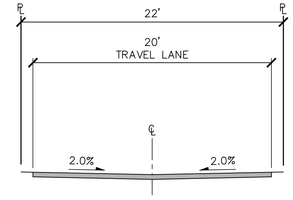

## TYPICAL ROAD SECTION B-B
ROAD C MODIFIED COLLECTOR
SCALE: 1"=6'




## 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'

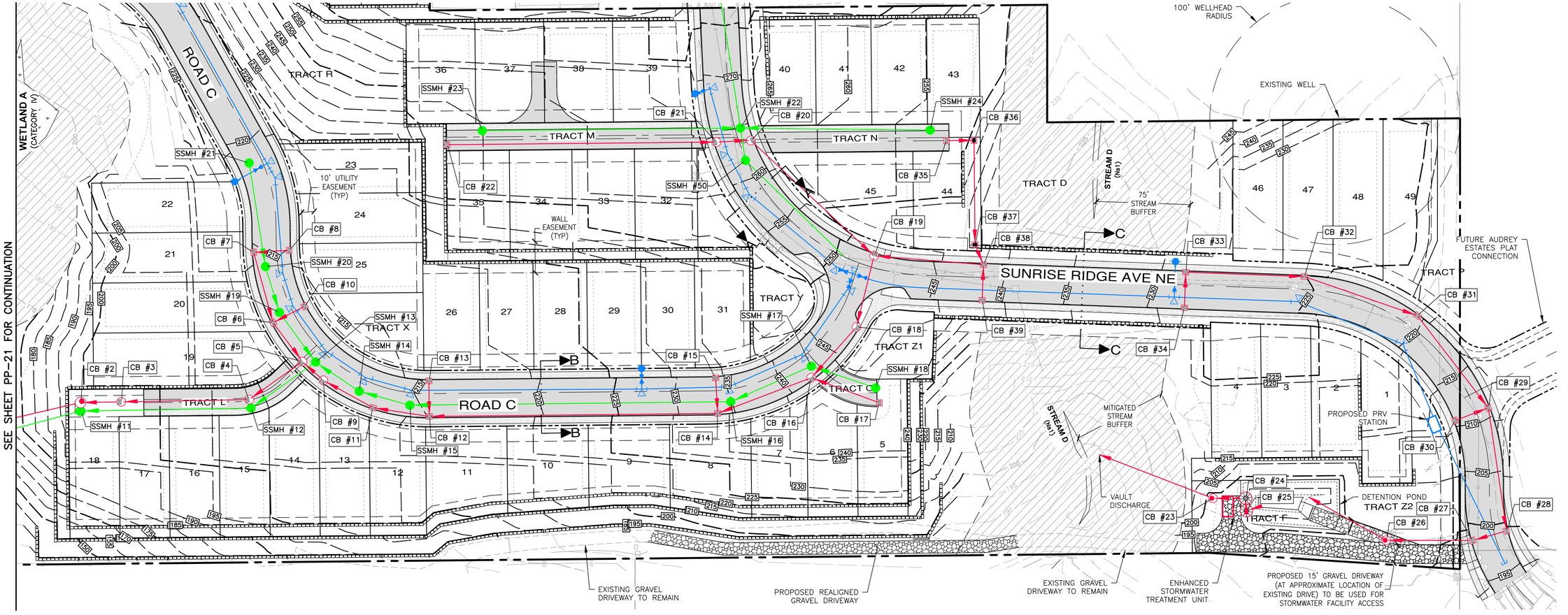
n

SCALE: 1" = 40'

40 20 0 40 80



KEY MAP




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

BRANSON MICHAEL LOADES
STATE OF WASHINGTON
20985
REGISTERED
PROFESSIONAL ENGINEER
09/16/2026


CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-1900
www.esmcivil.com
ESM
Civil Engineering
Public Works
Land Planning
Landscape Architecture
Land Surveying
Project Management


MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY ROAD & UTILITY PLAN

CITY OF POULSBO WASHINGTON

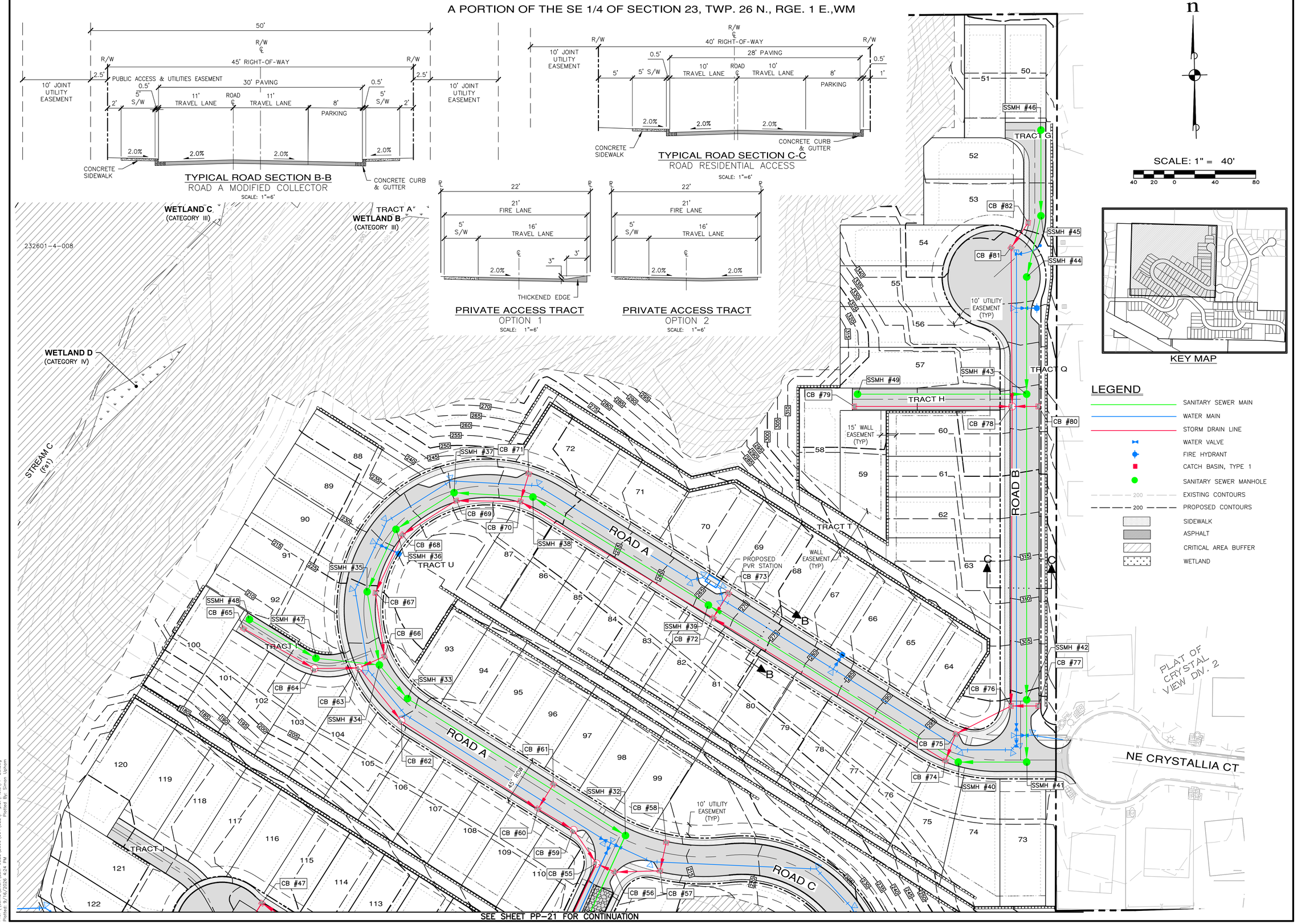
| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-19 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 09/16/2026 |
| DATE OF PRINT: | |

PP-19

19 OF 35 SHEETS


File: \\esm8\ENGR\ESM-JOBS\2090\004\022\P-plat\Plats\PP-19.dwg
Plotted: 9/16/2026 3:40 PM
Plotted By: Simon Upsem

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




SEE SHEET PP-21 FOR CONTINUATION

REVISIONS

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

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

ESM CONSULTING ENGINEERS LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900
www.esmcivil.com
Civil Engineering Public Works
Land Surveying Project Management
Land Planning Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY ROAD & UTILITY PLAN

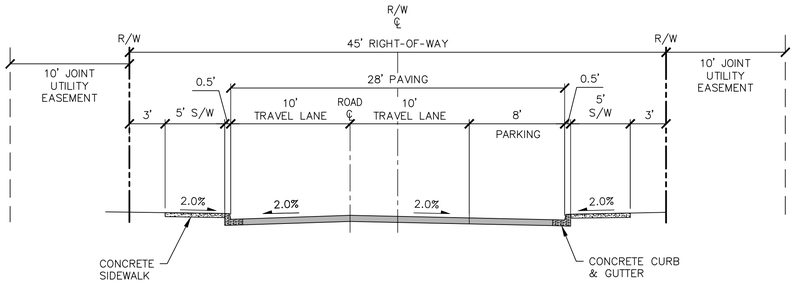
CITY OF POULSBO WASHINGTON

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

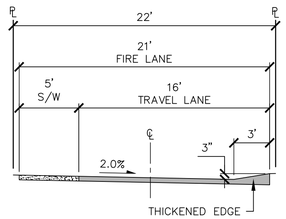
PP-20

20 OF 35 SHEETS

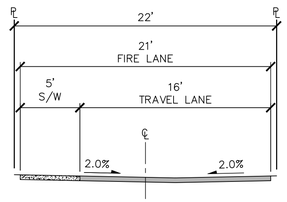
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM




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

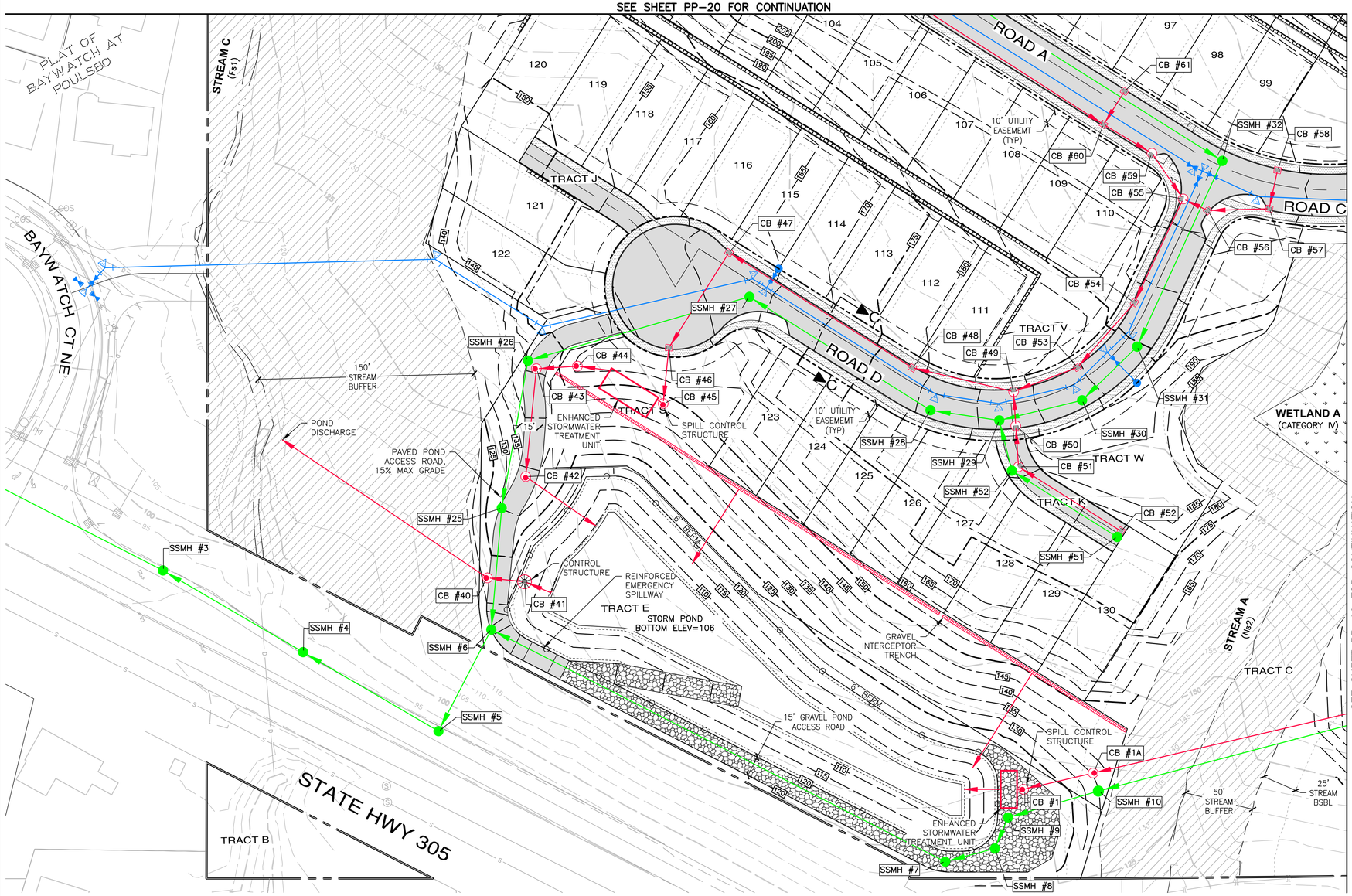



PRIVATE ACCESS TRACT
OPTION 1
SCALE: 1"=6'




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

SEE SHEET PP-20 FOR CONTINUATION




SEE SHEET PP-19 FOR CONTINUATION




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 |
|---|---|---|
| | | |

BRANSON MICHAEL LOVACHI — STATE OF WASHINGTON — 50085 — REGISTERED PROFESSIONAL ENGINEER
09/16/2026

CONSULTING ENGINEERS, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-1900
www.esmcivil.com
ESM
Civil Engineering
Public Works
Land Planning
Landscape Architecture
Land Surveying
Project Management

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: | |
| CHECKED BY: | |
| DATE: | 09/16/2026 |
| DATE OF PRINT: | |

PP-21
21 OF 35 SHEETS

File: \\esmfs\ENGR\ESM-JOBS\2090\004\022\PP-plot\Plots\PP-21.dwg
Plotted: 9/16/2026 4:26 PM Plotted By: Connor Upton