

Exhibit B

KPFF1

Civil Plan Set

February 12, 2024

THE PLATEAU AT LIBERTY BAY

PLANNED RESIDENTIAL DEVELOPMENT

POULSBO, WASHINGTON

KPFF1

PROJECT TEAM

OWNER / APPLICANT:

ENTITLED FUND TWO, LLC
PO BOX 188
PUYALLUP, WA 98371
CONTACT: GEOFF SHERWIN
PHONE: (253) 840-5660
EMAIL: geoff.g@kmonarch.com

LANDSCAPE ARCHITECT

NATURE BY DESIGN
1320 ALAMEDA AVE, SUITE B
FIRECREST, WA 98466
CONTACT: KATHY OWENS
PHONE: (253) 460-6067
EMAIL: nb@nc.com

WETLAND BIOLOGIST

WETLAND RESOURCES
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
CONTACT: MERYL KAMOWSKI
PHONE: (425) 337-3174
EMAIL: meryl@wetlandresources.com

CIVIL ENGINEER AND SURVEYOR

KPFF CONSULTING ENGINEERS
1601 FIFTH AVENUE, #1600
SEATTLE, WA 98101
CONTACT: JEREMY FEBUS, PE, LEED AP
PHONE: (206) 926-0675
EMAIL: Jeremy.Febus@kpff.com

TRAFFIC ENGINEER

HEATH AND ASSOCIATES
2214 TACOMA RD
PUYALLUP, WA 98371
CONTACT: AARON VAN AKEN, PE
PHONE: (253) 770-1401

ARBORIST

WASHINGTON FORESTRY CONSULTANTS, INC
9163 YELM HWY SE
OLYMPIA, WA 98513
CONTACT: GALEN WRIGHT
PHONE: (360) 943-1723
EMAIL: galenwfci@aol.com

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW
136TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
CONTACT: RAY COGLAS, PE
PHONE: (425) 449-4704

LEGAL DESCRIPTION:

PREPARED BY KPFF CONSULTING ENGINEERS SURVEY USING FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT FILE NO. 4266-3751231, DATED MAY 19, 2021.

PARCEL A. PARCEL NO. 152601-3-090

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THE SOUTH 16.5 FEET THEREOF.

PARCEL A-1. PARCEL NO. 152601-3-090

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES 16.5 FEET IN WIDTH OVER THE SOUTH 16.5 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING WEST OF VIKING WAY AS DESCRIBED IN AUDITOR'S FILE NO. 200405050385.

PARCEL B. PARCEL NO. 152601-3-025

LOT 4 OF SHORT PLAT NO. 1611 RECORDED UNDER AUDITOR'S FILE NO. 7810020145, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL C. PARCEL NO. 152601-3-090

THE SOUTH 16.5 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING WEST OF STATE HIGHWAY NO. 3.

(ALSO KNOWN AS A PORTION OF RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED ON FEBRUARY 11, 2009 AS RECORDING NUMBER 200902110043, IN THE OFFICIAL RECORDS OF KITSAP COUNTY, WASHINGTON.)

PARCEL D. PARCEL NO. 152601-3-033

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 15; THENCE NORTH 89°59'49" WEST 655.51 FEET; THENCE NORTH 0°27'41" WEST 532.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°27'41" WEST 120.00 FEET; THENCE SOUTH 89°42'24" EAST 497.98 FEET; THENCE SOUTH 23°48'20" WEST 150.86 FEET; THENCE NORTH 87°17'58" WEST 436.60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D-1.

THE EASEMENTS DESCRIBED IN REAL ESTATE CONTRACT RECORDED APRIL 22, 1971 AS RECORDING NO. 995240, BEING MORE PARTICULARLY DESCRIBED AS TRACTS A AND B AS FOLLOWS:

TRACT A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 16.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°50'49" WEST 655.51 FEET; THENCE NORTH 0°27'41" WEST 16.5 FEET;

THENCE SOUTH 89°50'49" EAST PARALLEL WITH THE SOUTH MARGIN OF SAID SECTION 15, 275.02 FEET; THENCE NORTH 27°56'46" WEST 72.40 FEET; THENCE NORTH 23°48'20" EAST 623.72 FEET; THENCE SOUTH 89°42'24" EAST 168.10 FEET; THENCE SOUTH TO THE SOUTH QUARTER CORNER OF SECTION 15.

TRACT B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING 20 FOOT ROAD, THE CENTER OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°50'49" WEST 655.51 FEET; THENCE NORTH 0°27'41" WEST 16.50 FEET; THENCE SOUTH 89°50'49" EAST 275.02 FEET; TO THE TRUE POINT OF BEGINNING; THENCE NORTH 27°56'46" WEST 94.59 FEET; THENCE NORTH 41°07'16" WEST 176.67 FEET; THENCE NORTH 2°01'14" EAST 65.28 FEET; THENCE NORTH 0°26'14" EAST 127.97 FEET; THENCE NORTH 35°56'29" EAST 121.28 FEET TO THE TERMINUS OF THIS DESCRIPTION.

PARCEL E. PARCEL NO. 152601-3-040

THE SOUTH 100 FEET OF THE WEST 1/3 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL E-1

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE EASTERLY 20 FEET OF THE NORTH 180 FEET OF THE WEST 1/3 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL NO. 152601-3-055

LOT 2 OF SHORT PLAT NO. 1611, RECORDED UNDER AUDITOR'S FILE NO. 7810020145, AND REVISED UNDER AUDITOR'S FILE NO. 8410260102 (SHORT PLAT NO. 3674).

SURVEY INFORMATION:

PER SURVEY BY KPFF CONSULTING ENGINEERS

VERTICAL DATUM
NAVD 88

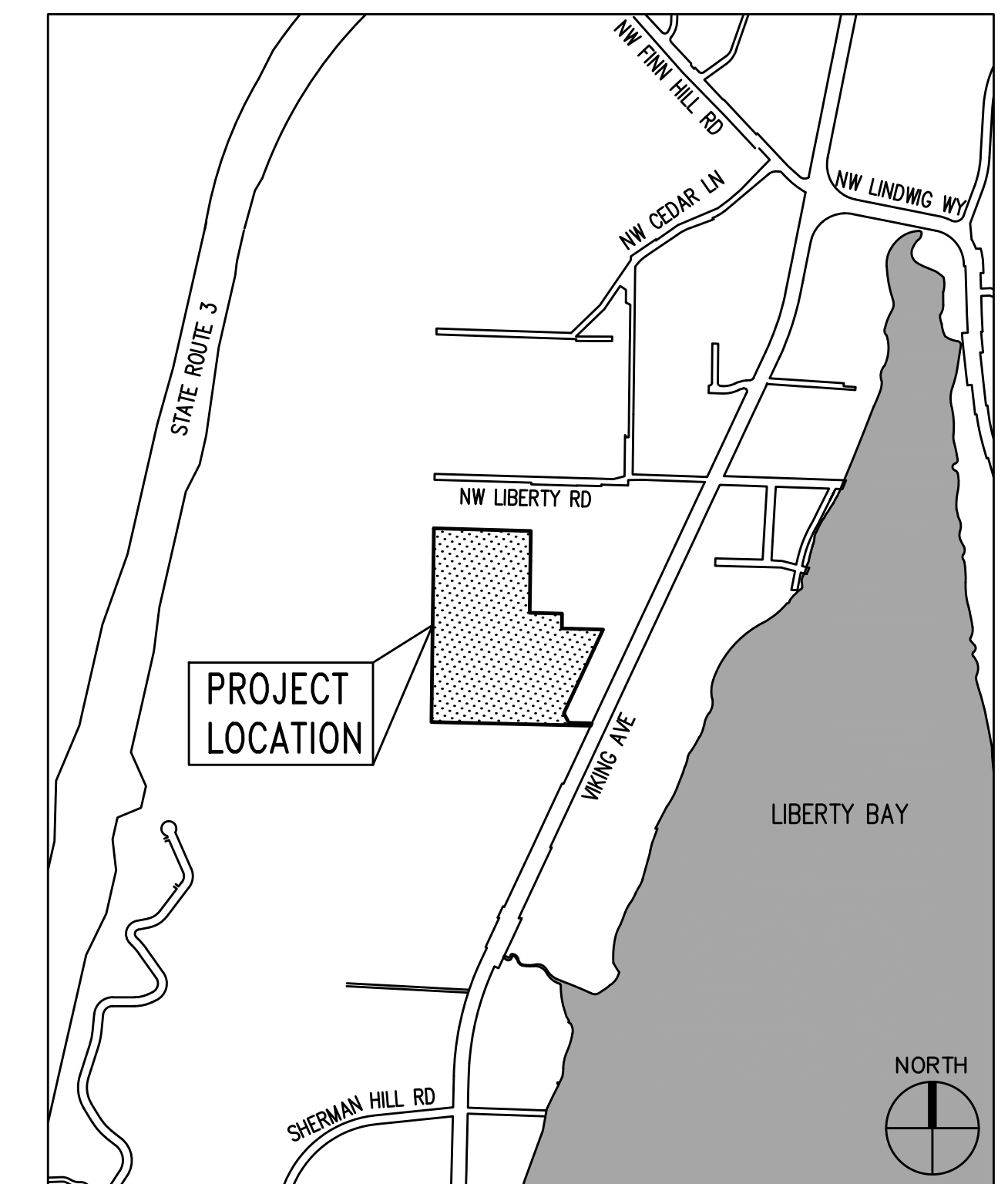
BASIS OF MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM NAD 83/91

PARCEL NUMBER:
152601-3-023-2005
152601-3-025-2003
152601-3-033-2003
152601-3-040-2004
152601-3-090-2012

SITE AREA:
25.55 ACRES

PROJECT AREA:
26.04 ACRES

SHEET INDEX	
SHEET NO	SHEET TITLE
C0.00	COVER SHEET
C1.00	PRELIMINARY PLAT PLAN
C1.10	PHASING PLAN
C1.20	OPEN SPACE PLAN
C1.30	SIGNAGE AND STRIPING PLAN
C2.00	TESC PLAN PHASE 1
C2.01	TESC PLAN PHASE 2
C2.10	TESC DETAILS
C3.00	OVERALL GRADING PLAN
C3.10	OVERALL UTILITY PLAN
C4.00	ROAD A STORM DRAINAGE PLAN AND PROFILE
C4.01	ROAD A STORM DRAINAGE PLAN AND PROFILE
C4.02	ROAD A STORM DRAINAGE PLAN AND PROFILE
C4.03	ROAD A STORM DRAINAGE PLAN AND PROFILE
C4.04	ROAD A STORM DRAINAGE PLAN AND PROFILE
C4.10	ROAD B STORM DRAINAGE PLAN AND PROFILE
C4.11	ROAD B STORM DRAINAGE PLAN AND PROFILE
C4.12	ROAD B STORM DRAINAGE PLAN AND PROFILE
C4.20	ROAD C STORM DRAINAGE PLAN AND PROFILE
C4.30	ROAD D STORM DRAINAGE PLAN AND PROFILE
C4.31	ROAD D STORM DRAINAGE PLAN AND PROFILE
C4.40	ROAD E & F STORM DRAINAGE PLAN AND PROFILE
C4.41	ROAD G STORM DRAINAGE PLAN AND PROFILE
C4.42	ROAD H STORM DRAINAGE PLAN AND PROFILE
C4.50	ROAD DETAILS
C4.51	ROAD DETAILS
C4.70	VAULT PLAN AND SECTIONS
C4.80	VIKING INTERSECTION PLAN
C5.00	ROAD A WATER AND SEWER PLAN AND PROFILE
C5.01	ROAD A WATER AND SEWER PLAN AND PROFILE
C5.02	ROAD A WATER AND SEWER PLAN AND PROFILE
C5.03	ROAD A WATER AND SEWER PLAN AND PROFILE
C5.10	ROAD B WATER AND SEWER PLAN AND PROFILE
C5.11	ROAD B WATER AND SEWER PLAN AND PROFILE
C5.12	ROAD B WATER AND SEWER PLAN AND PROFILE
C5.20	ROAD C WATER AND SEWER PLAN AND PROFILE
C5.30	ROAD D WATER AND SEWER PLAN AND PROFILE
C5.31	ROAD D WATER AND SEWER PLAN AND PROFILE
C5.40	ROAD E & F WATER AND SEWER PLAN AND PROFILE
C5.41	ROAD G WATER AND SEWER PLAN AND PROFILE



VICINITY MAP

1"=1000'

C:\Users\jefrey\AppData\Local\Temp\AspPublish\2744\01.00 WA 016.dwg

Sep 20, 2023 - 4:34pm ebscc

NO.	DATE	BY	CHD.	APPR.	REVISION
1	01/2023	EKC	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL
2	06/2023	EKC	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL

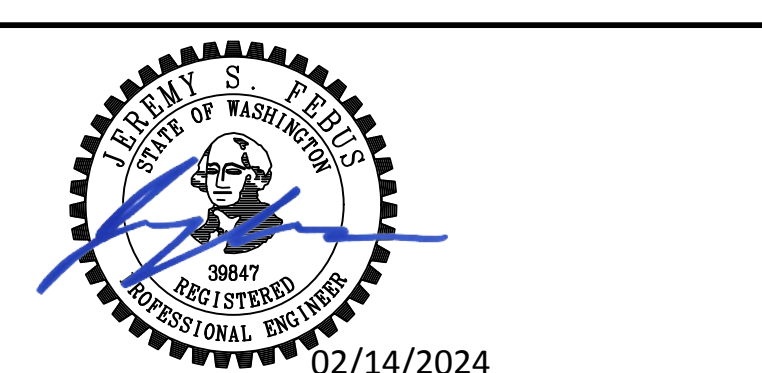
DRAWN BY RAG	DESIGNED BY EKC
CHECKED BY EKC	APPROVED BY JSF
DATE FEBRUARY 12, 2024	
JOB No. : 2000505	

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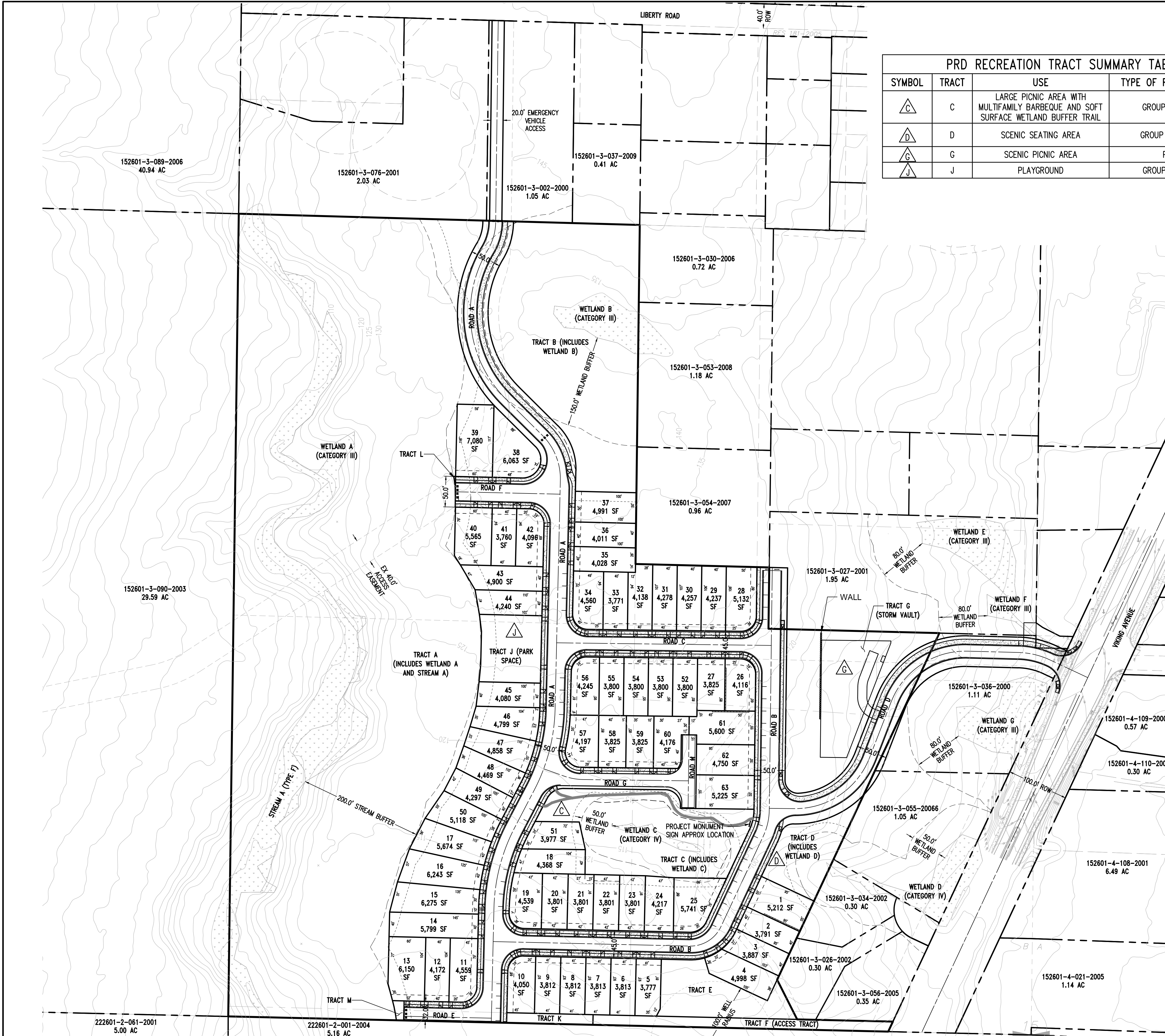
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Seattle, WA 98101
206.622.5822
www.kpff.com

SCALE:
AS NOTED



<p>THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC POULSBO, WASHINGTON</p>	<p>SHEET</p>
<p>COVER SHEET</p>	<p>C0.00</p>

21:2000001-2009999, 2000505 Wetland (200) Design (PP) Plat (C) 00 WA PPLAT PLAN.dwg
 Sep 20, 2023 - 4:34pm
 ebscc



PRD RECREATION TRACT SUMMARY TABLE			
SYMBOL	TRACT	USE	TYPE OF RECREATION USE
△C	C	LARGE PICNIC AREA WITH MULTIFAMILY BARBEQUE AND SOFT SURFACE WETLAND BUFFER TRAIL	GROUP 2 - ACTIVE
△D	D	SCENIC SEATING AREA	GROUP 1 - PASSIVE
△G	G	SCENIC PICNIC AREA	PASSIVE
△J	J	PLAYGROUND	GROUP 1 - ACTIVE

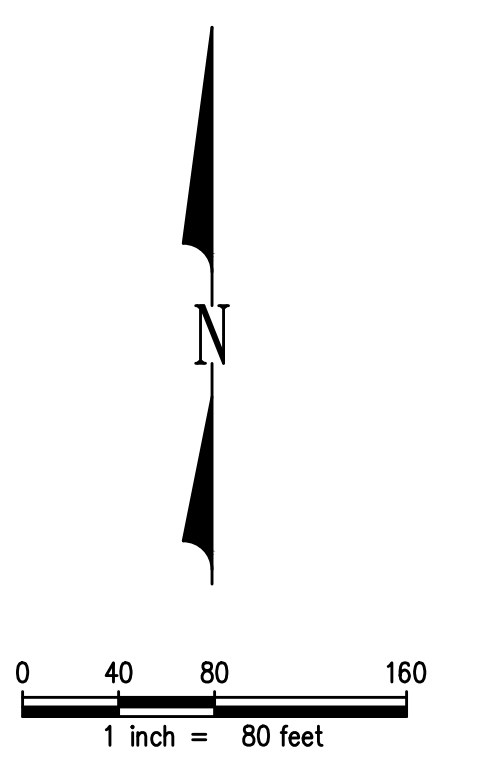
TRACT SUMMARY TABLE		
TRACT	AREA (SF)	USE
A	457,174	WETLAND & STREAM A, CRITICAL AREA BUFFER, OPEN SPACE
B	82,609	WETLAND B, CRITICAL AREA BUFFER
C	37,029	WETLAND C, CRITICAL AREA BUFFER, OPEN SPACE, PASSIVE RECREATION
D	12,150	WETLAND D, CRITICAL AREA BUFFER, OPEN SPACE
E	14,489	WELL TRACT, OPEN SPACE
F	8,298	NEIGHBOR ACCESS TRACT
G	37,988	STORM VAULT, PASSIVE RECREATION
J	10,853	OPEN SPACE, ACTIVE RECREATION
K	2,527	OPEN SPACE
L	32	OPEN SPACE
M	482	OPEN SPACE

PRD LOT CALCULATIONS TABLE		
PMC SECTION 18.260		
CODE REFERENCE	ALLOWED	PROVIDED
MINIMUM LOT AREA	3,750 SF	3,777 SF
MINIMUM AVERAGE LOT AREA	4,500 SF	4,502 SF
MAX GROSS DENSITY (5 UNITS PER GROSS ACRE)	130 LOTS	63 LOTS
MINIMUM NET DENSITY (4 UNITS PER NET ACRE)	33 LOTS	63 LOTS

LEGEND	
	PROPOSED PROPERTY LINE
	PROPERTY LINE
	PLAT BOUNDARY
	CENTERLINE
	PROPOSED UTILITY EASEMENT (TYP) ⑥
	WETLAND BUFFER (EXISTING & PROPOSED BY AVERAGING)
	CRITICAL AREA BSBL ⑦
	PROPOSED TRAIL

NOTES:

- SEE SHEET C1.10 FOR PROPOSED PROJECT PHASING (2 PHASES).
- GIS DATA IS USED FOR ALL GRADING INFORMATION AND CITY RECORDS ARE USED FOR ALL SHOWN EXISTING UTILITIES. THE PROJECT SURVEYOR SHALL PROVIDE A FULL SITE SURVEY DURING CONSTRUCTION DOCUMENT PREPARATION.
- EXISTING LOT LINES AND EASEMENTS SHOWN ARE PROVIDED BY THE PROJECT SURVEYOR.
- WETLAND AND STREAM LIMITS ARE FLAGGED IN THE FIELD BY THE WETLAND BIOLOGIST AND SURVEYED LOCATION IS SHOWN ON THESE PLANS.
- SEE SHEET C1.20 FOR PRELIMINARY STRIPING, SIGNAGE, AND PROPOSED ON-STREET PARKING STALLS.
- ⑥ PROPOSED UTILITY EASEMENTS FOR WATER, SEWER, STORM WATER AND FRANCHISE UTILITIES SHALL ALL BE 10' (TYP) UNLESS OTHERWISE NOTED.
- ⑦ 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.



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DRAWN BY RAG
 CHECKED BY EKC
 DESIGNED BY EKC
 APPROVED BY JSF
 DATE FEBRUARY 12, 2024
 JOB No.: 2000505

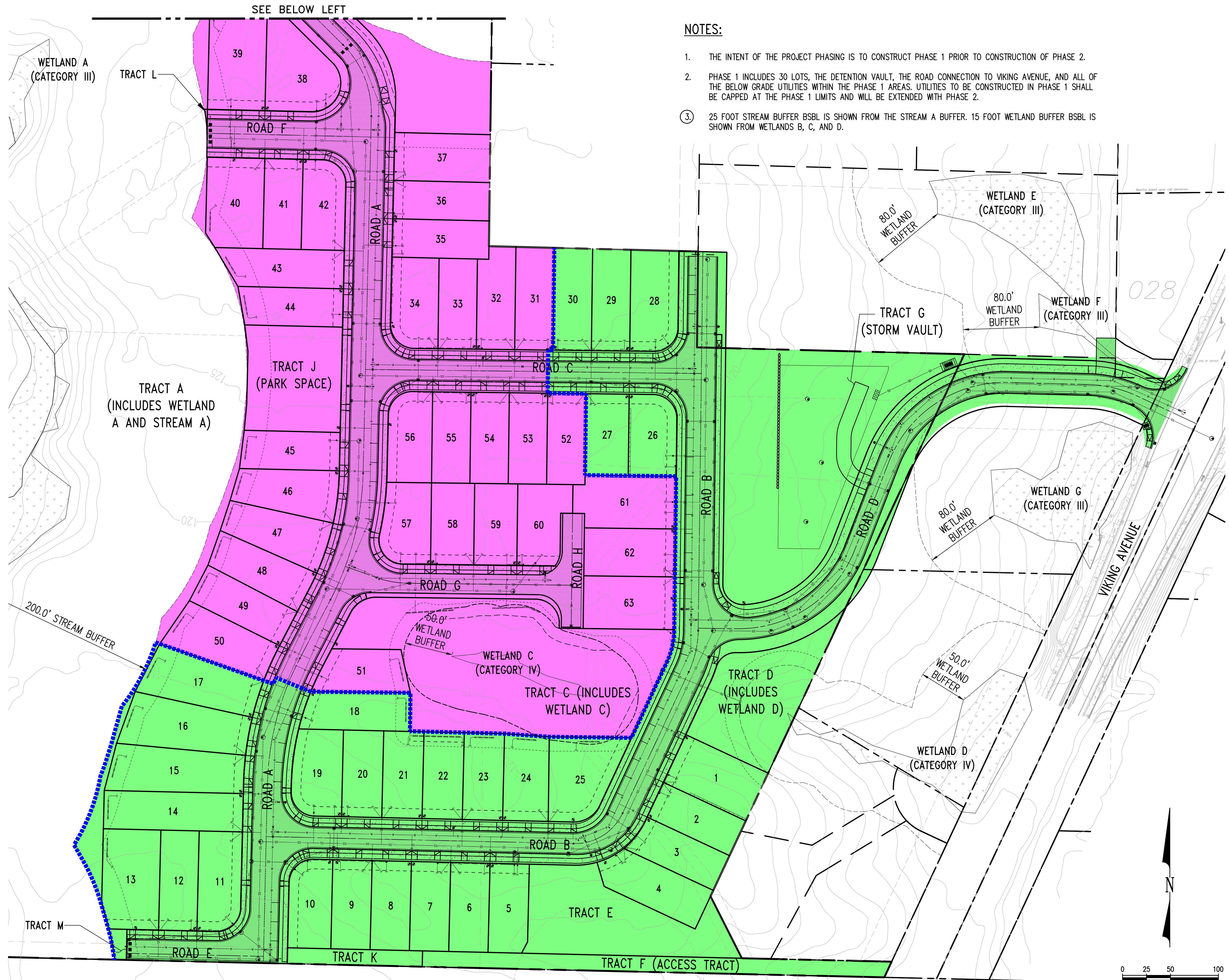
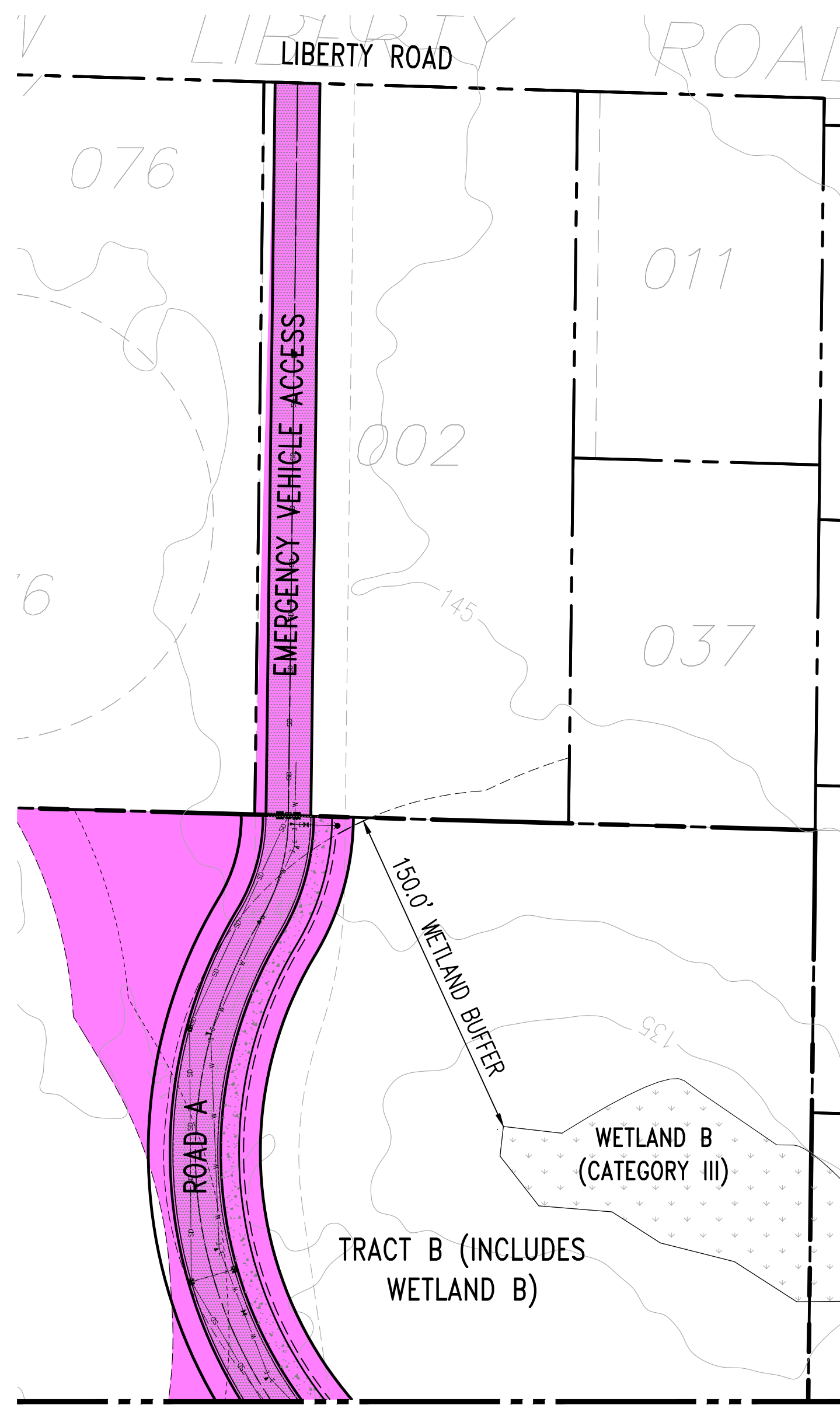
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 SCALE: AS NOTED

02/14/2024

THE PLATEAU AT LIBERTY BAY PRD / ENTITLE FUND TWO, LLC
 POULSBORO, WASHINGTON
PRELIMINARY PLAT PLAN

SHEET
C1.00



- NOTES:**
1. THE INTENT OF THE PROJECT PHASING IS TO CONSTRUCT PHASE 1 PRIOR TO CONSTRUCTION OF PHASE 2.
 2. PHASE 1 INCLUDES 30 LOTS, THE DETENTION VAULT, THE ROAD CONNECTION TO VIKING AVENUE, AND ALL OF THE BELOW GRADE UTILITIES WITHIN THE PHASE 1 AREAS. UTILITIES TO BE CONSTRUCTED IN PHASE 1 SHALL BE CAPPED AT THE PHASE 1 LIMITS AND WILL BE EXTENDED WITH PHASE 2.
 3. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- CENTERLINE
- PROPOSED EASEMENT
- WETLAND BUFFER (EXISTING & PROPOSED WITH AVERAGING)
- PHASING DELINEATION
- CRITICAL AREA BSBL ③
- PHASE 1 AREA
- PHASE 2 AREA
- MAPPED WETLAND

21:2000001-2009999\2000505 Wetland\2000\Design\PP\AT\C1.10 WA PHASE PLN.dwg
 ebscc
 Sep 20, 2023 - 4:34pm

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NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY RAG
 CHECKED BY EKC
 DESIGNED BY EKC
 APPROVED BY JSF
 DATE FEBRUARY 12, 2024
 J O B No. : 2000505

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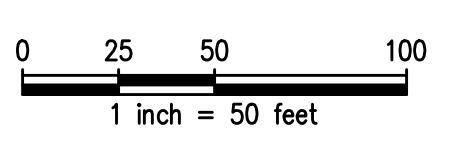
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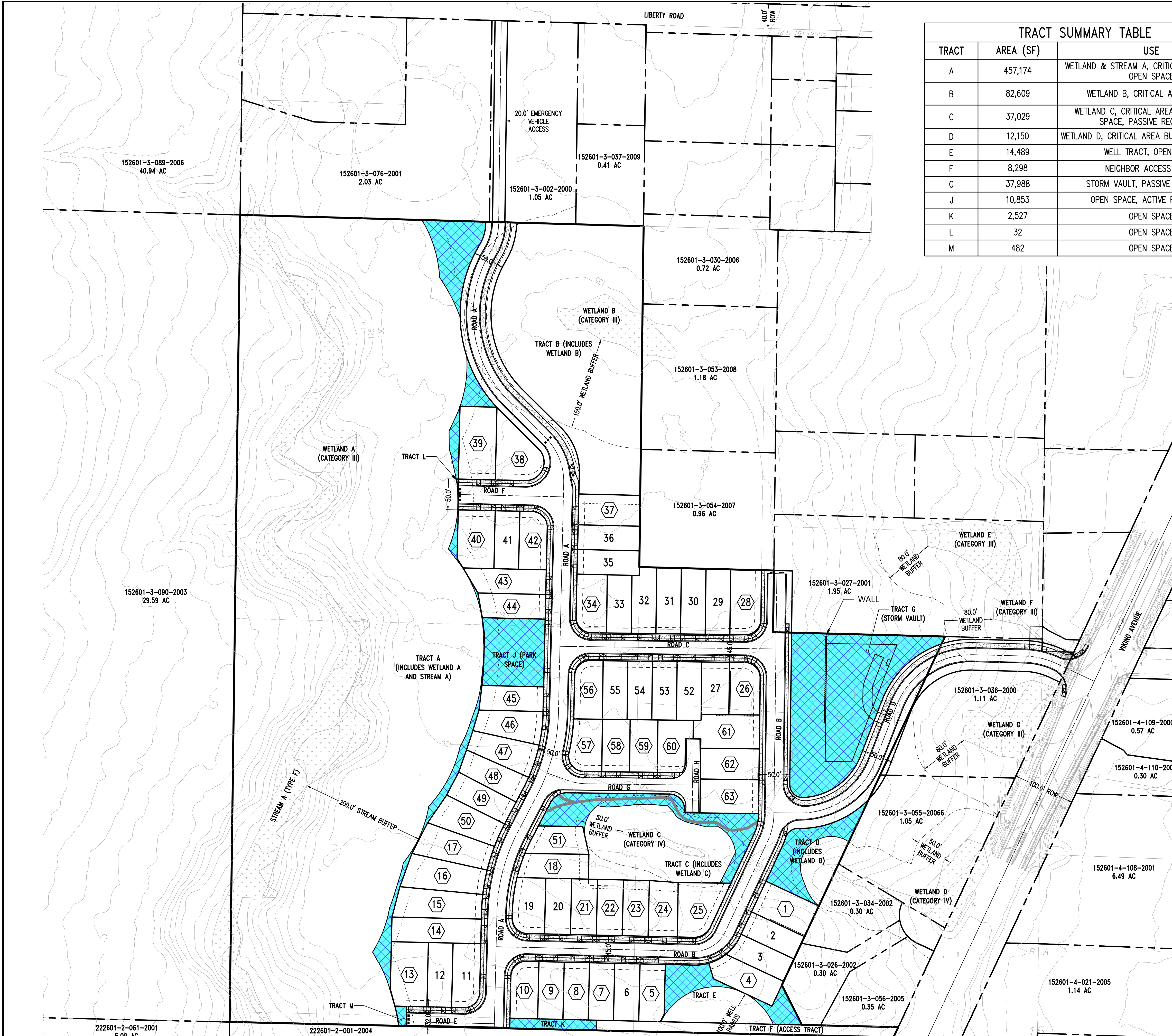
THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC
 POULSBORO, WASHINGTON

PLAT PHASING PLAN

SHEET
C1.10



2:\2000001-2009999\2000505\Wetlands\2000\Design\PP\AT\C1.20\WA OPEN SPACE PLAN.dwg
 Sep 20, 2023 - 4:35pm
 ebscc



TRACT SUMMARY TABLE		
TRACT	AREA (SF)	USE
A	457,174	WETLAND & STREAM A, CRITICAL AREA BUFFER, OPEN SPACE
B	82,609	WETLAND B, CRITICAL AREA BUFFER
C	37,029	WETLAND C, CRITICAL AREA BUFFER, OPEN SPACE, PASSIVE RECREATION
D	12,150	WETLAND D, CRITICAL AREA BUFFER, OPEN SPACE
E	14,489	WELL TRACT, OPEN SPACE
F	8,298	NEIGHBOR ACCESS TRACT
G	37,988	STORM VAULT, PASSIVE RECREATION
J	10,853	OPEN SPACE, ACTIVE RECREATION
K	2,527	OPEN SPACE
L	32	OPEN SPACE
M	482	OPEN SPACE

TRACT UNENCUMBERED OPEN SPACE SUMMARY		
TRACT	AREA (SF)	USE
A	15,887	OPEN SPACE OUTSIDE OF CRITICAL AREAS AND BUFFERS
C	11,789	OPEN SPACE OUTSIDE OF CRITICAL AREAS AND BUFFERS, PASSIVE RECREATION
D	7,082	OPEN SPACE OUTSIDE OF CRITICAL AREAS AND BUFFERS
E	6,735	OPEN SPACE OUTSIDE OF WELL TRACT
G	37,988	OPEN SPACE AND PASSIVE RECREATION OVER STORM VAULT
J	10,853	OPEN SPACE AND ACTIVE RECREATION
K	2,527	OPEN SPACE
L	32	OPEN SPACE
M	482	OPEN SPACE

PRD OPEN SPACE CALCULATIONS TABLE PMC SECTION 18.260		
CODE REFERENCE	ALLOWED/REQUIRED	PROVIDED
TOTAL SITE AREA	---	1,134,110 SF
ROW AREA	---	187,212 SF
OPEN SPACE ^{1,4}	170,117 SF	647,578 SF
CRITICAL AREAS ²	---	557,586 SF (49%)
UNENCUMBERED OPEN SPACE ^{3,4}	68,047 SF	93,375 SF

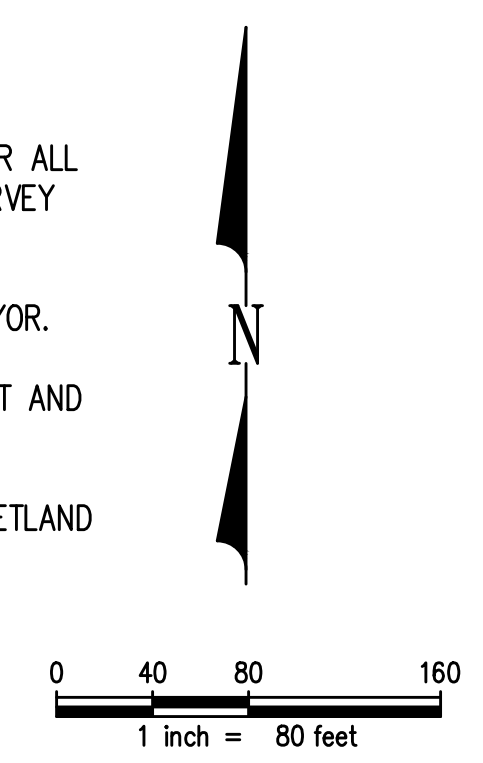
¹ 15% OPEN SPACE IS REQUIRED FOR AVERAGE LOT SIZE OF 4,500-5,499 SF
² 60% OF REQUIRED OPEN SPACE IS PROPOSED TO BE CRITICAL AREA, AS OVER 41% OF THE TOTAL SITE AREA IS CRITICAL AREA
³ 40% OF THE REQUIRED OPEN SPACE MUST BE UNENCUMBERED
⁴ VAULT TRACT AREA IS INCLUDED IN THE OPEN SPACE/UNENCUMBERED OPEN SPACE AREA DUE TO DUAL USE AS PASSIVE RECREATION.

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- PLAT BOUNDARY
- CENTERLINE
- - - PROPOSED UTILITY EASEMENT (TYP) ⑥
- - - WETLAND BUFFER (EXISTING AND PROPOSED WITH BUFFER AVERAGING)
- # LOT WITH DIRECT VISIBILITY TO OPEN SPACE
- - - CRITICAL AREA BSBL ⑤
- UNENCUMBERED OPEN SPACE ①
- PROPOSED TRAIL

NOTES:

- ① UNENCUMBERED OPEN SPACE IDENTIFIED IN THE TRACT UNENCUMBERED OPEN SPACE SUMMARY TABLE IS HIGHLIGHTED IN BLUE/CYAN IN THE PLAN.
2. GIS DATA IS USED FOR ALL GRADING INFORMATION AND CITY RECORDS ARE USED FOR ALL SHOWN EXISTING UTILITIES. THE PROJECT SURVEYOR SHALL PROVIDE A FULL SITE SURVEY DURING CONSTRUCTION DOCUMENT PREPARATION.
3. EXISTING LOT LINES AND EASEMENTS SHOWN ARE PROVIDED BY THE PROJECT SURVEYOR.
4. WETLAND AND STREAM LIMITS ARE FLAGGED IN THE FIELD BY THE WETLAND BIOLOGIST AND SURVEYED LOCATION IS SHOWN ON THESE PLANS.
- ⑤ 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.



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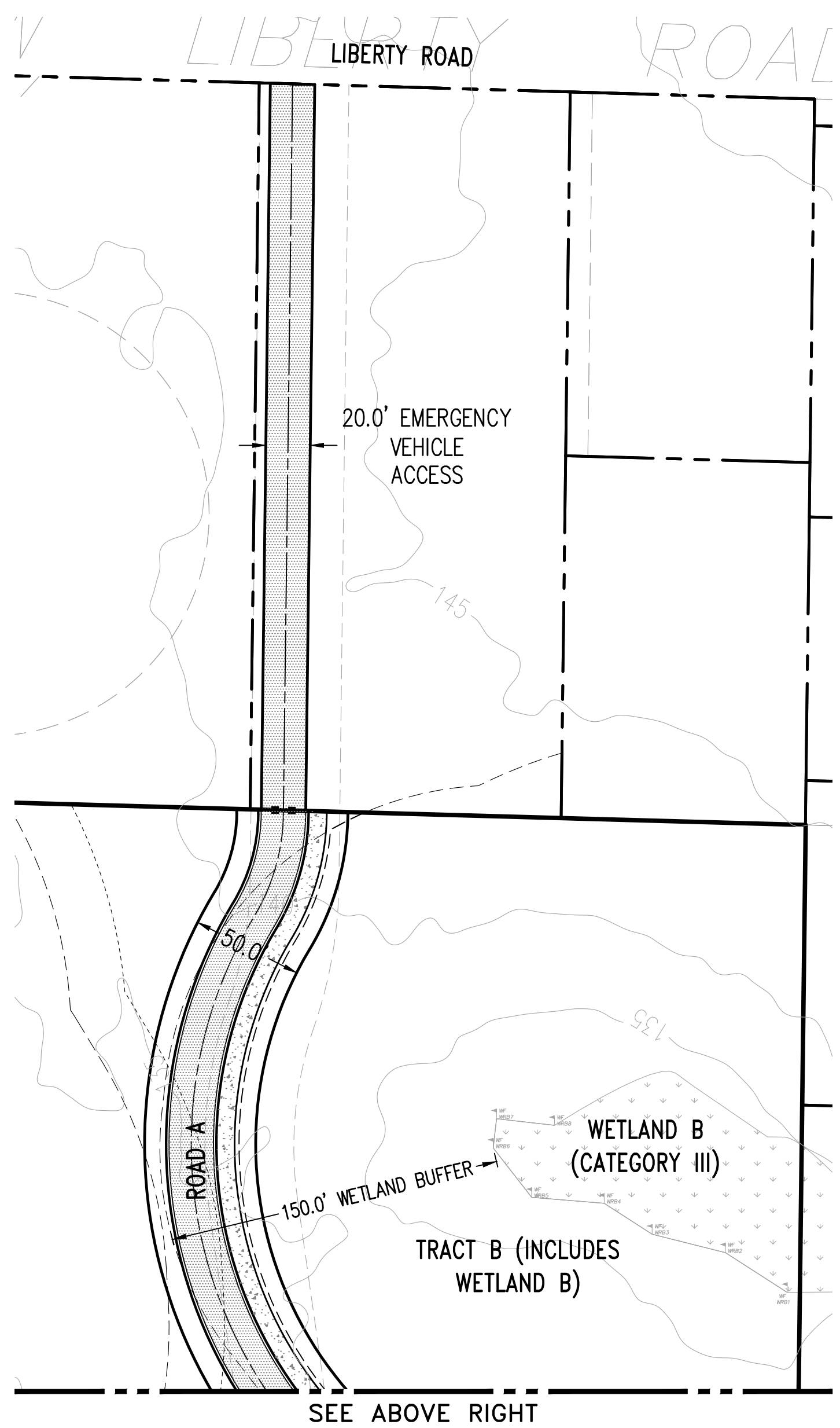
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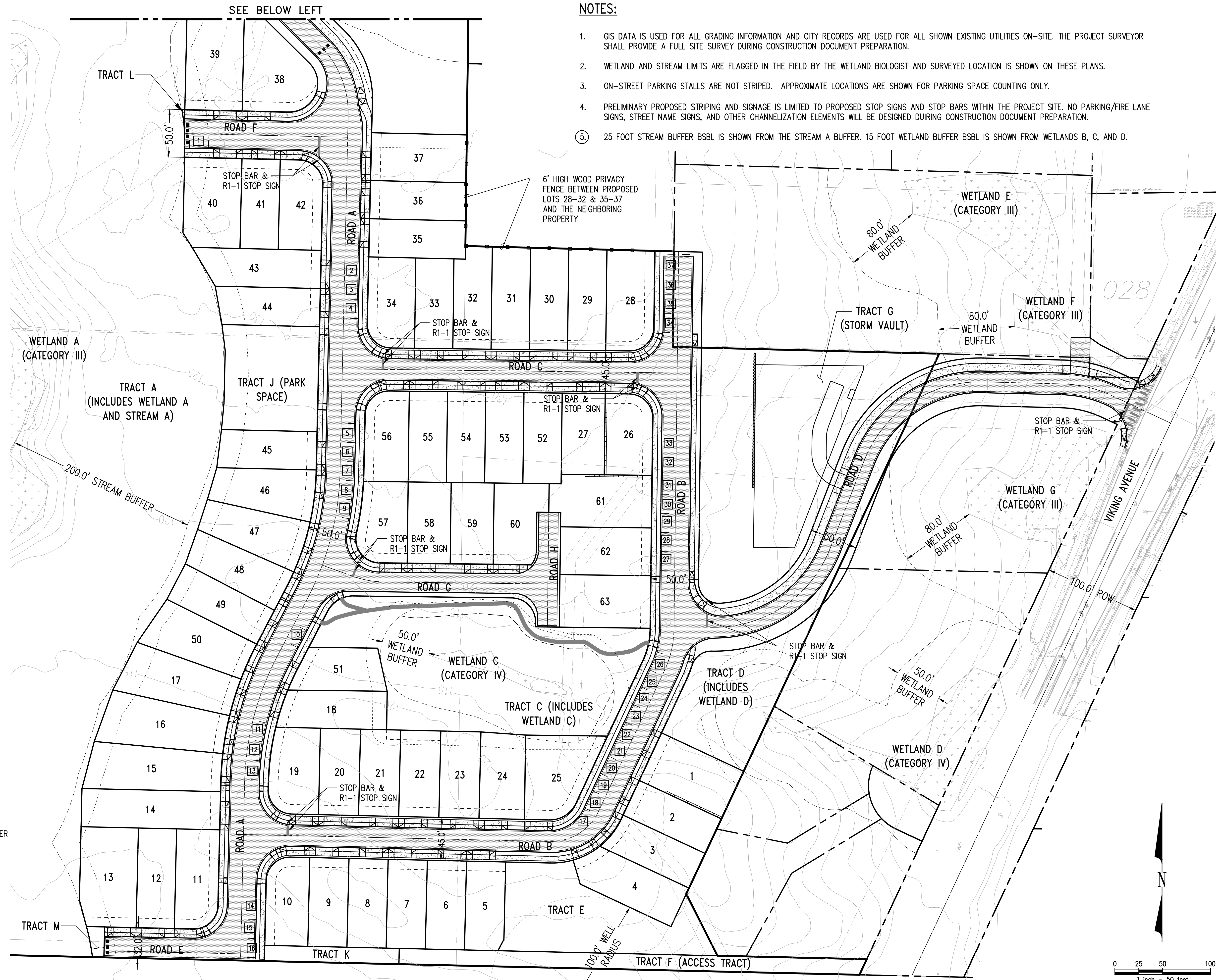
 1601 5th Avenue, Suite 1600
 Seattle, WA 98101
 206.622.5822
 www.kpff.com
 SCALE: AS NOTED

THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC
 POULSBORO, WASHINGTON

OPEN SPACE PLAN
 SHEET
C1.20



SEE ABOVE RIGHT



NOTES:

1. GIS DATA IS USED FOR ALL GRADING INFORMATION AND CITY RECORDS ARE USED FOR ALL SHOWN EXISTING UTILITIES ON-SITE. THE PROJECT SURVEYOR SHALL PROVIDE A FULL SITE SURVEY DURING CONSTRUCTION DOCUMENT PREPARATION.
2. WETLAND AND STREAM LIMITS ARE FLAGGED IN THE FIELD BY THE WETLAND BIOLOGIST AND SURVEYED LOCATION IS SHOWN ON THESE PLANS.
3. ON-STREET PARKING STALLS ARE NOT STRIPED. APPROXIMATE LOCATIONS ARE SHOWN FOR PARKING SPACE COUNTING ONLY.
4. PRELIMINARY PROPOSED STRIPING AND SIGNAGE IS LIMITED TO PROPOSED STOP SIGNS AND STOP BARS WITHIN THE PROJECT SITE. NO PARKING/FIRE LANE SIGNS, STREET NAME SIGNS, AND OTHER CHANNELIZATION ELEMENTS WILL BE DESIGNED DURING CONSTRUCTION DOCUMENT PREPARATION.
5. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- PLAT BOUNDARY
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT (TYP)
- - - WETLAND BUFFER (EXISTING AND PROPOSED WITH BUFFER AVERAGING)
- 1 PARKING STALL COUNT (37 TOTAL STALLS)
- ↑ PROPOSED STREET SIGN
- 6' HIGH WOODEN PRIVACY FENCE
- - - CRITICAL AREA BSBL
- PROPOSED TRAIL

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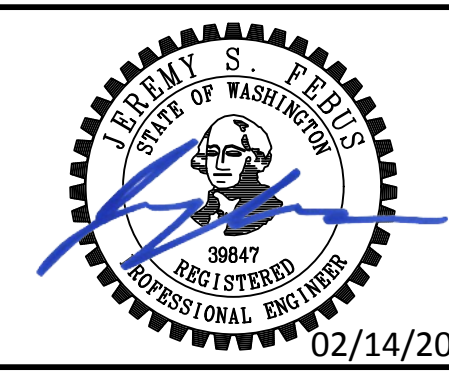
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3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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DESIGNED BY EKC
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DATE FEBRUARY 12, 2024
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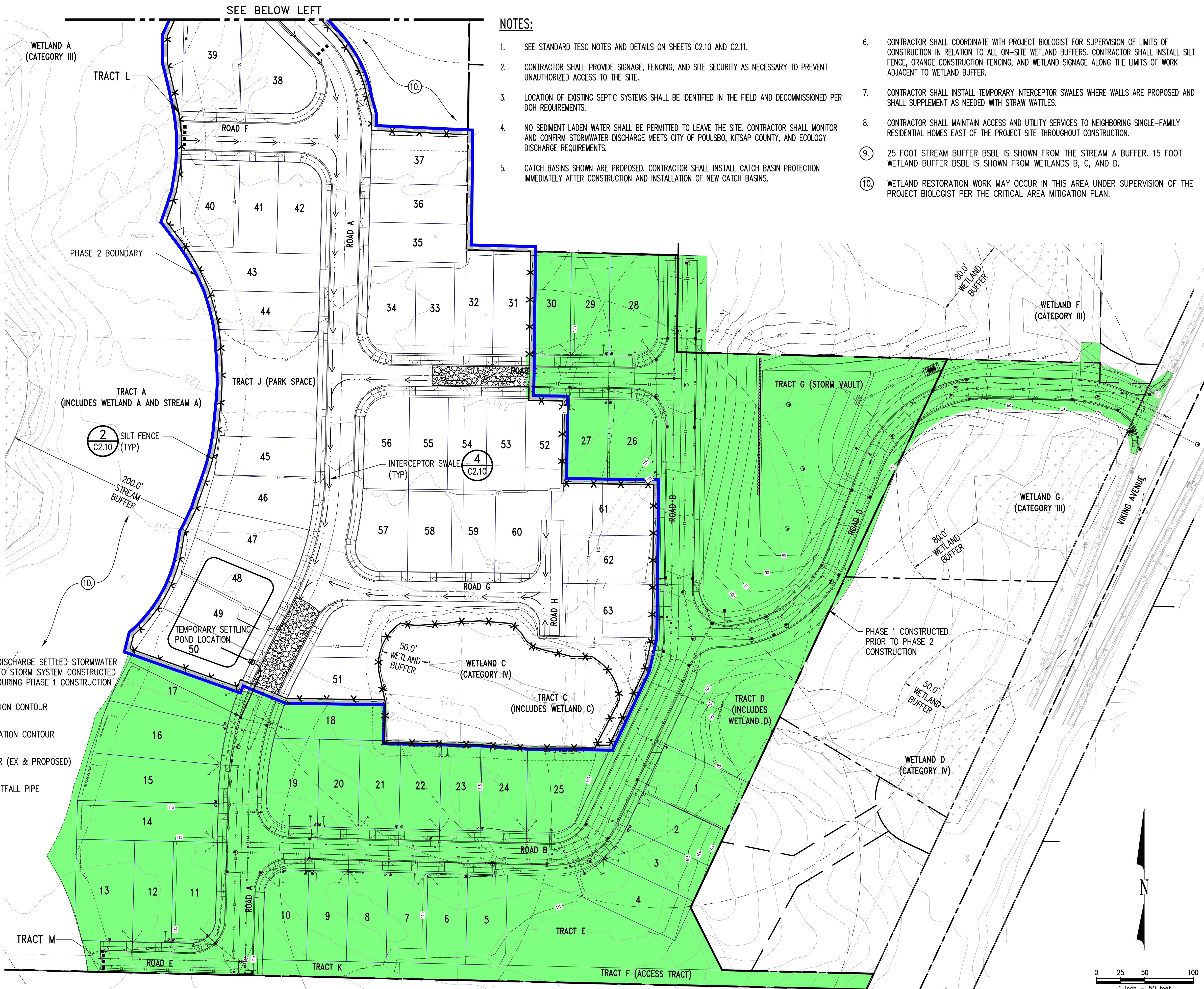
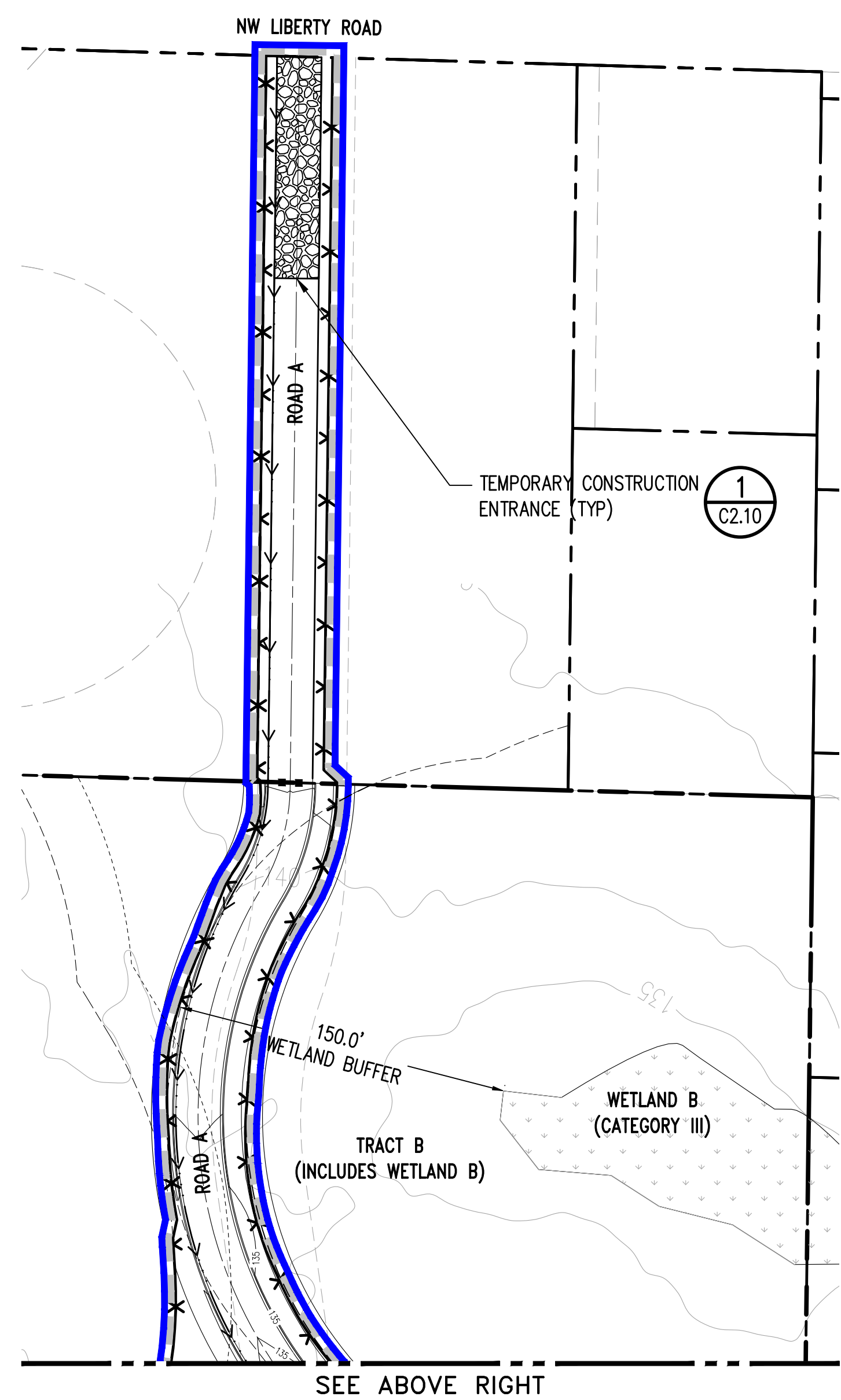
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POULSBORO, WASHINGTON
PRELIMINARY SIGNAGE PLAN

SHEET
C1.30

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- NOTES:**
- SEE STANDARD TESC NOTES AND DETAILS ON SHEETS C2.10 AND C2.11.
 - CONTRACTOR SHALL PROVIDE SIGNAGE, FENCING, AND SITE SECURITY AS NECESSARY TO PREVENT UNAUTHORIZED ACCESS TO THE SITE.
 - LOCATION OF EXISTING SEPTIC SYSTEMS SHALL BE IDENTIFIED IN THE FIELD AND DECOMMISSIONED PER DOH REQUIREMENTS.
 - NO SEDIMENT LADEN WATER SHALL BE PERMITTED TO LEAVE THE SITE. CONTRACTOR SHALL MONITOR AND CONFIRM STORMWATER DISCHARGE MEETS CITY OF POULSBORO, KITSAP COUNTY, AND ECOLOGY DISCHARGE REQUIREMENTS.
 - CATCH BASINS SHOWN ARE PROPOSED. CONTRACTOR SHALL INSTALL CATCH BASIN PROTECTION IMMEDIATELY AFTER CONSTRUCTION AND INSTALLATION OF NEW CATCH BASINS.
 - CONTRACTOR SHALL COORDINATE WITH PROJECT BIOLOGIST FOR SUPERVISION OF LIMITS OF CONSTRUCTION IN RELATION TO ALL ON-SITE WETLAND BUFFERS. CONTRACTOR SHALL INSTALL SILT FENCE, ORANGE CONSTRUCTION FENCING, AND WETLAND SIGNAGE ALONG THE LIMITS OF WORK ADJACENT TO WETLAND BUFFER.
 - CONTRACTOR SHALL INSTALL TEMPORARY INTERCEPTOR SWALES WHERE WALLS ARE PROPOSED AND SHALL SUPPLEMENT AS NEEDED WITH STRAW WATTLES.
 - CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO NEIGHBORING SINGLE-FAMILY RESIDENTIAL HOMES EAST OF THE PROJECT SITE THROUGHOUT CONSTRUCTION.
 - 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.
 - WETLAND RESTORATION WORK MAY OCCUR IN THIS AREA UNDER SUPERVISION OF THE PROJECT BIOLOGIST PER THE CRITICAL AREA MITIGATION PLAN.

LEGEND

- | | | | |
|--|--|--|--------------------------------|
| | PROPERTY LINE/PROPOSED ROW | | EXISTING ELEVATION CONTOUR |
| | LIMITS OF DISTURBANCE | | PROPOSED ELEVATION CONTOUR |
| | CONSTRUCTION ENTRANCE | | WETLAND BUFFER (EX & PROPOSED) |
| | SILT FENCE | | STORMWATER OUTFALL PIPE |
| | TEMPORARY INTERCEPTOR SWALE | | PROPOSED EASEMENT |
| | CHECK DAM 5
C2.10 | | CRITICAL AREA BSBL 9 |
| | TEMPORARY CULVERT | | |
| | CATCH BASIN INLET PROTECTION 3
C2.10 | | |

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EKC

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JSF

DATE
FEBRUARY 12, 2024

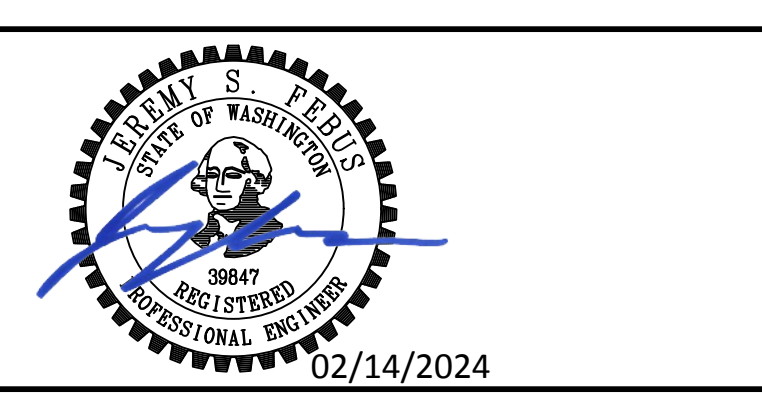
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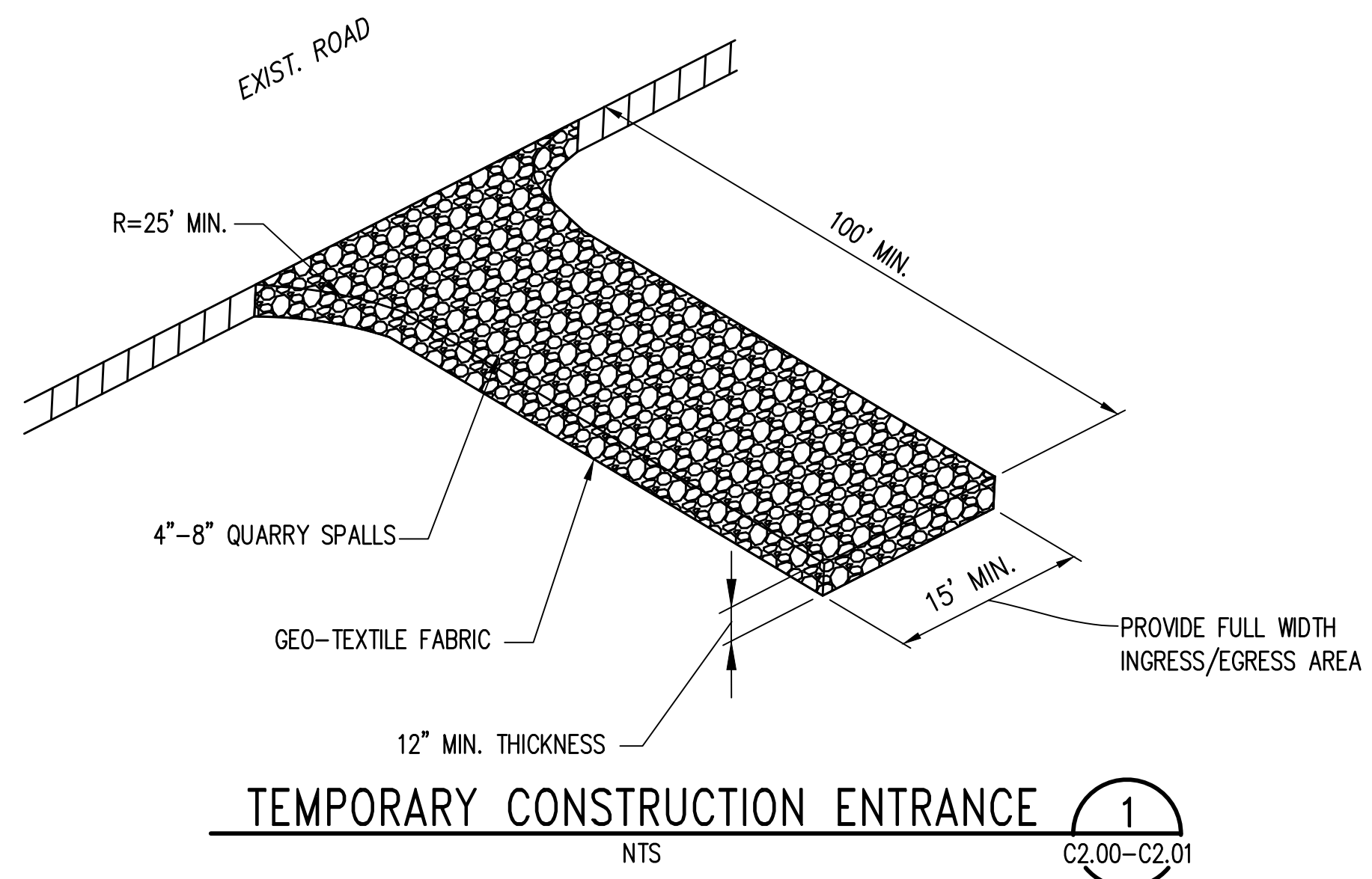
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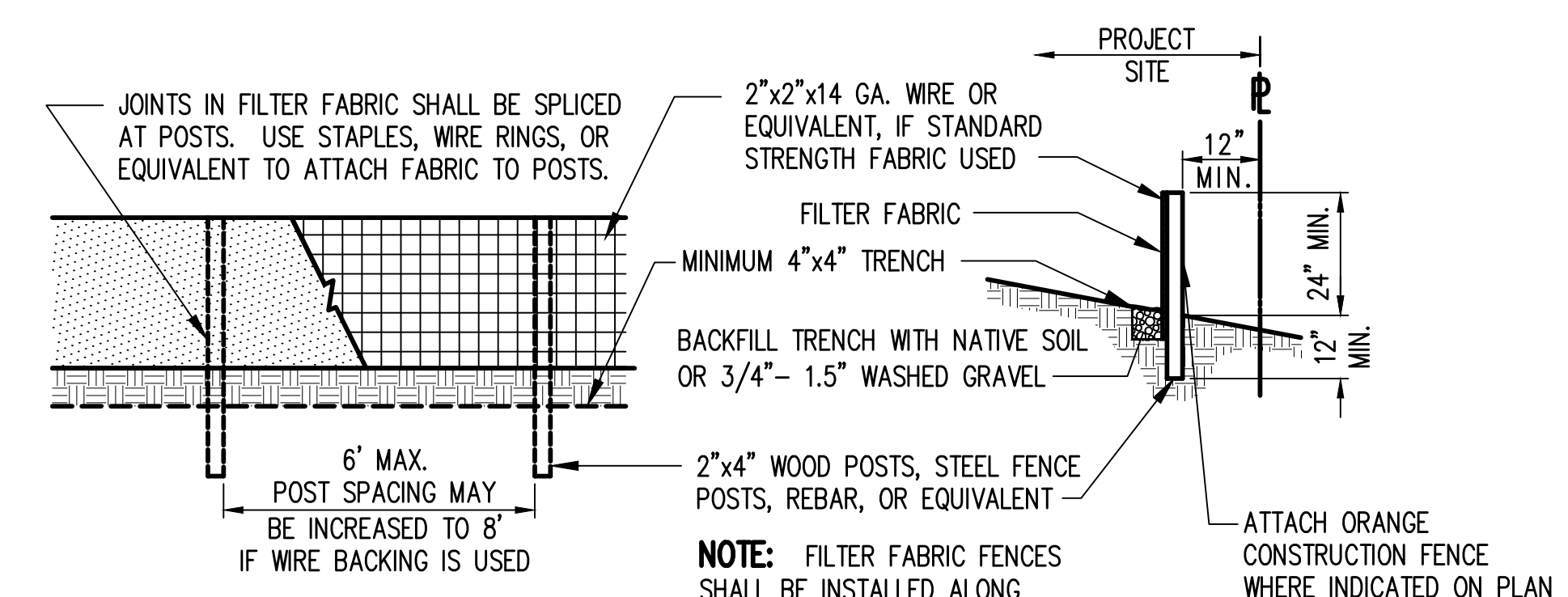
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POULSBORO, WASHINGTON

**TESC PLAN
PHASE 2**

SHEET
C2.01



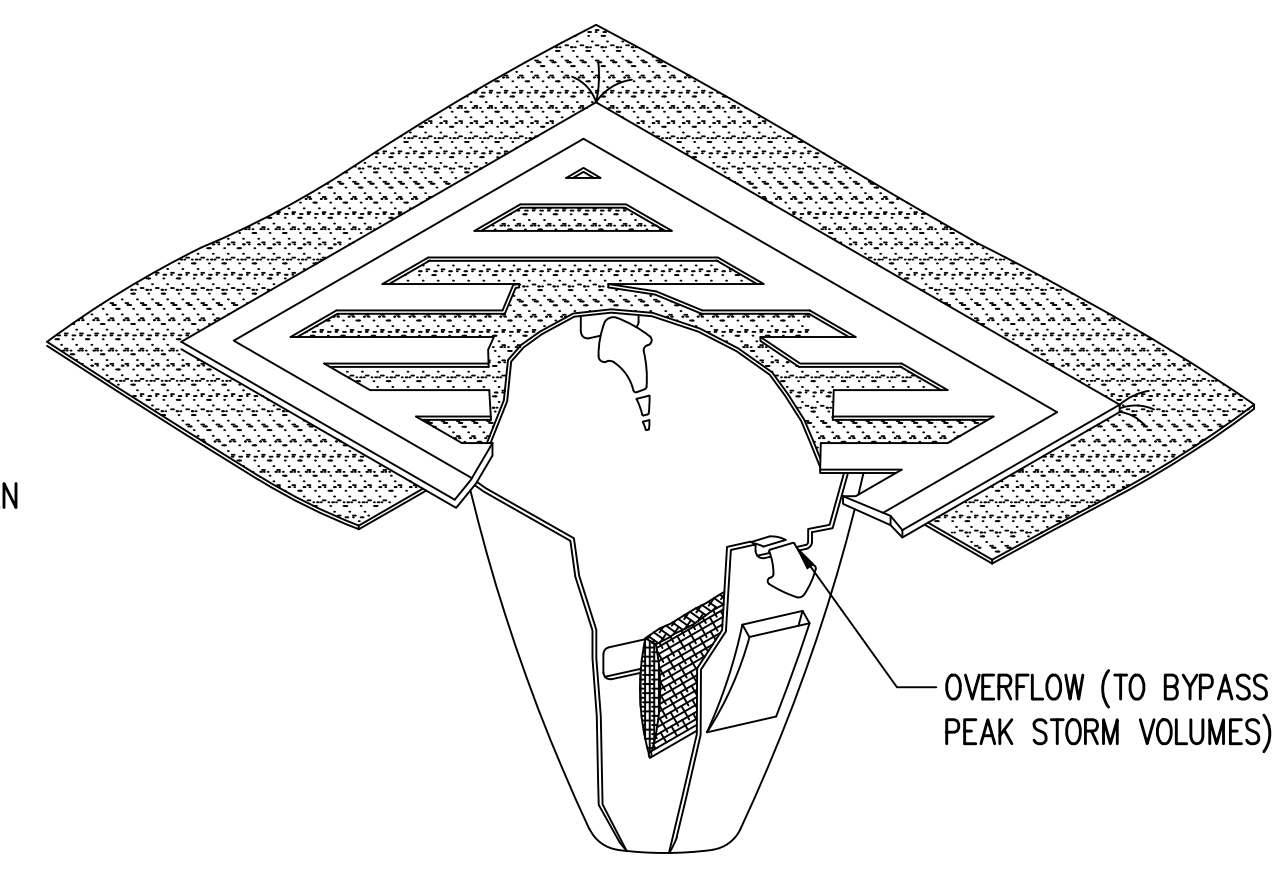
TEMPORARY CONSTRUCTION ENTRANCE
NTS
1
C2.00-C2.01



SILT FENCE
NTS
2
C2.00-C2.01

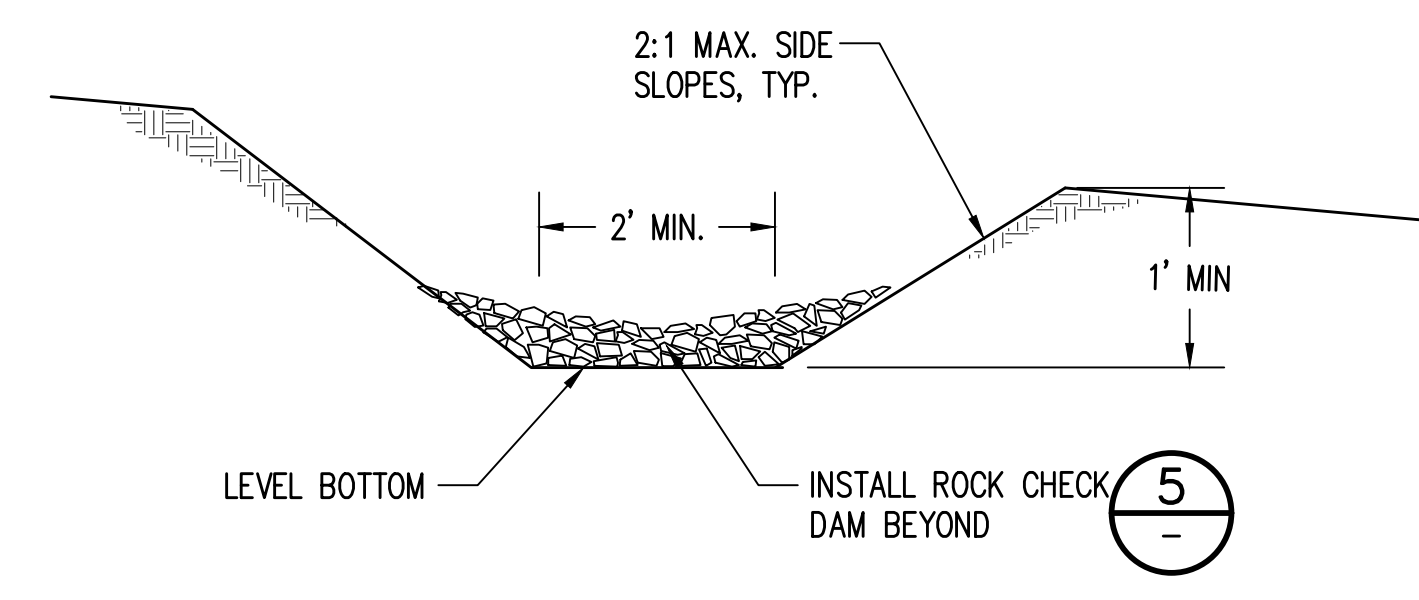
MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN OR OTHER, IT SHALL BE REPLACED.



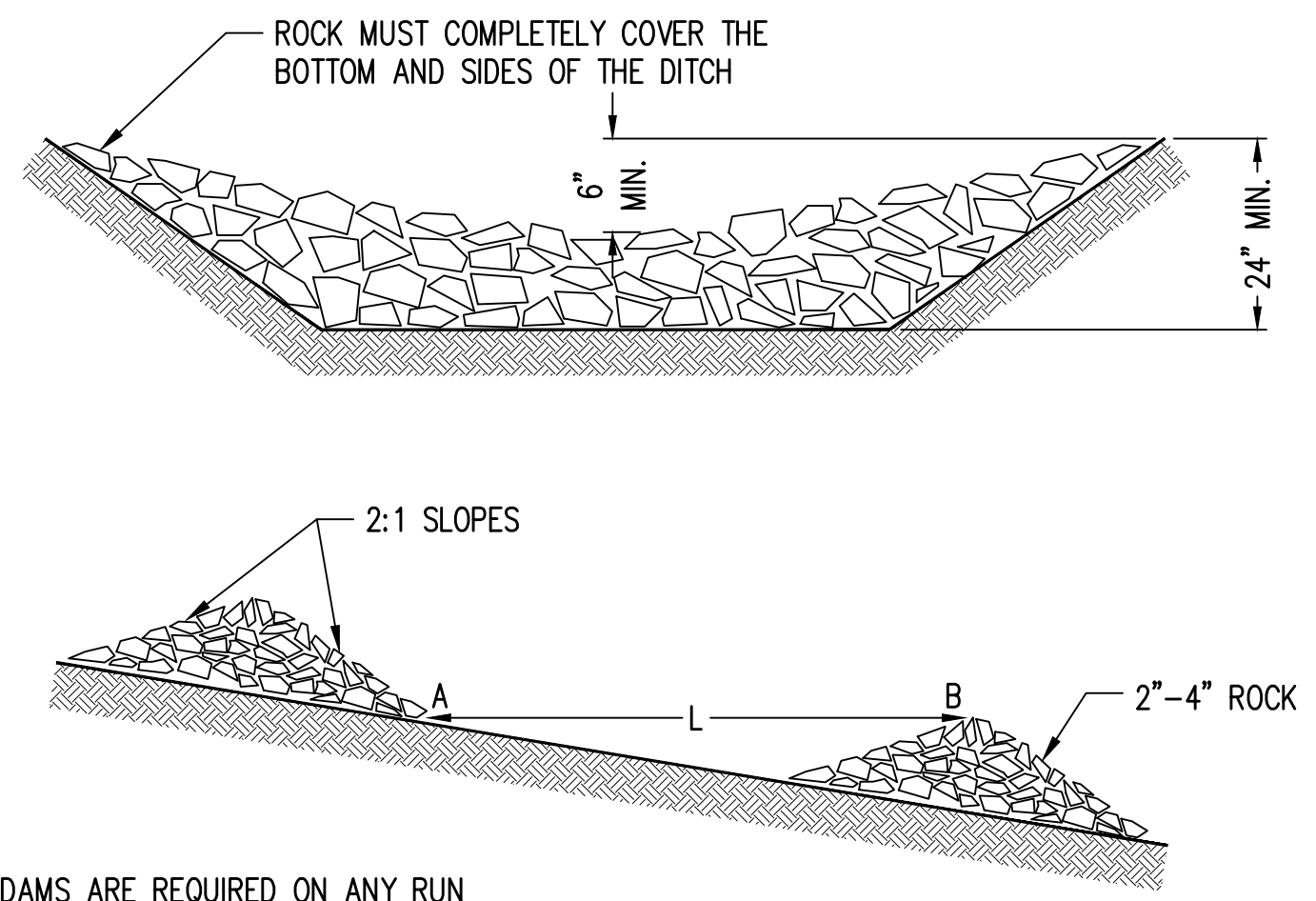
CATCH BASIN INLET PROTECTION
NTS
3
C2.00-C2.01

- NOTES:**
1. STORM DRAIN INLETS NEED TO BE REMOVED AT THE END OF THE JOB.
 2. STORM DRAIN INLETS ARE ONLY TO BE INSTALLED IN DRAINAGE DEVICES PER THE MANUFACTURER'S RECOMMENDATIONS. CATCH BASIN INSERTS ARE NOT TO BE INSTALLED IN CURB INLETS.
 3. INSERTS SHALL BE INSPECTED AND MAINTAINED WHEN A 1/3 INCH RAIN ACCUMULATES WITHIN A 24 HOUR PERIOD. CLEAN AND/OR REPLACE INSERT WHEN HALF OF THE TRAP IS FILLED WITH SEDIMENTS.



INTERCEPTOR SWALE
NTS
4
C2.00-C2.01

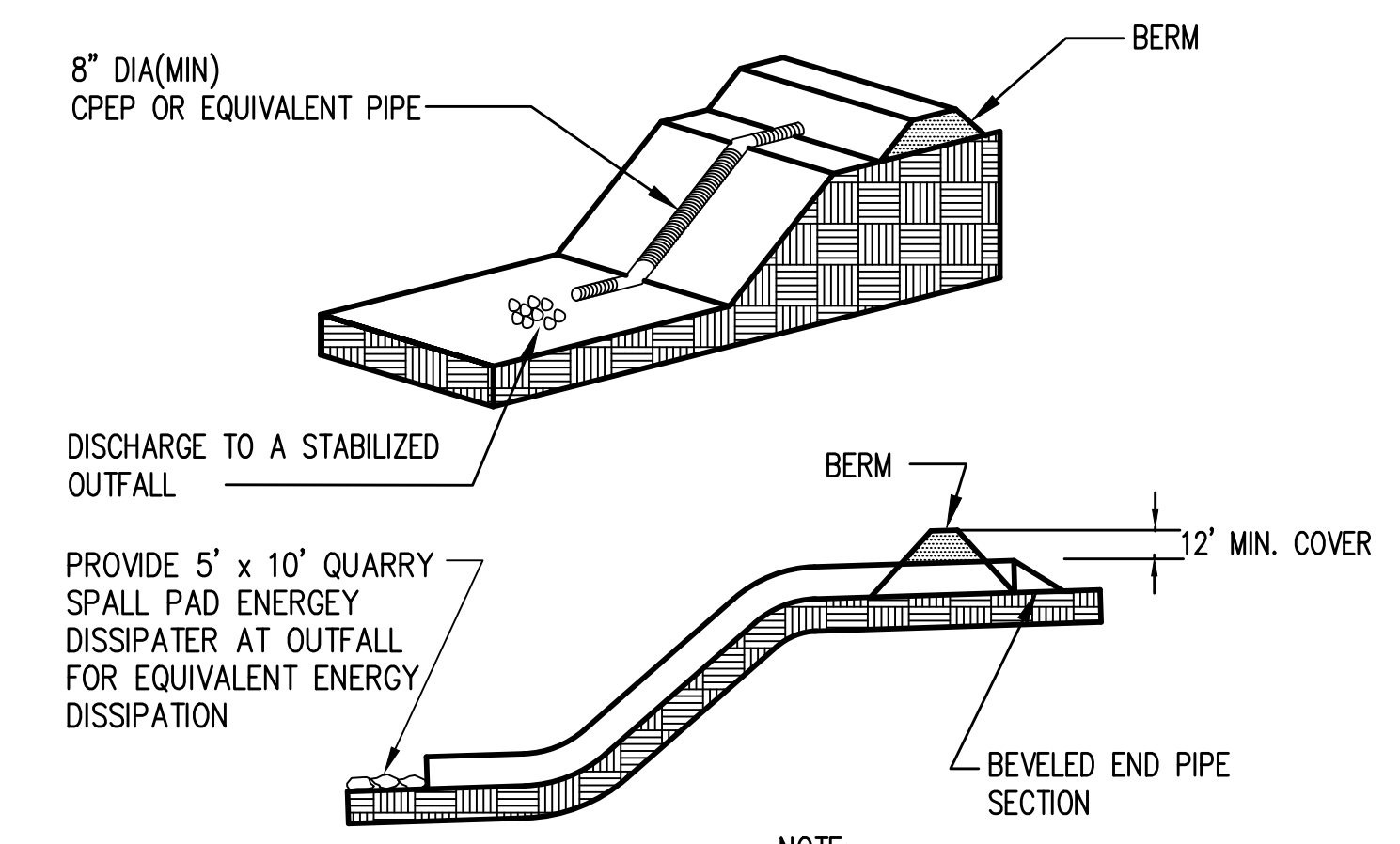
NOTE:
DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.



ROCK CHECK DAM
NTS
5
C2.00-C2.01

NOTES:

1. CHECK DAMS ARE REQUIRED ON ANY RUN OVER 100- FEET AT 6% OR GREATER SLOPE
2. L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



PIPE SLOPE DRAIN
NTS
6
C2.00

NOTE:
INLET AND ALL SECTIONS MUST BE SECURELY FASTENED TOGETHER WITH GASKETED WATERTIGHT FITTINGS

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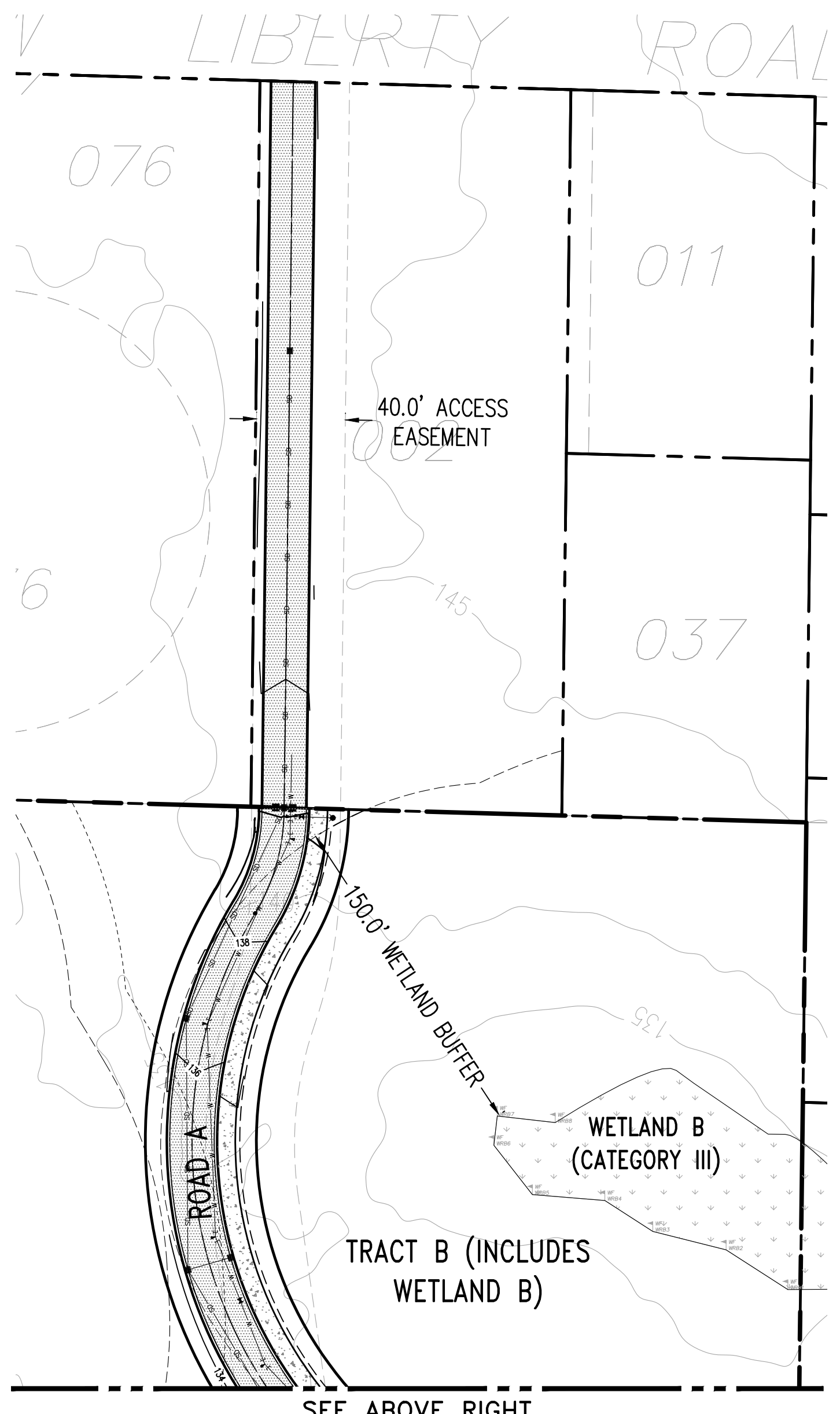
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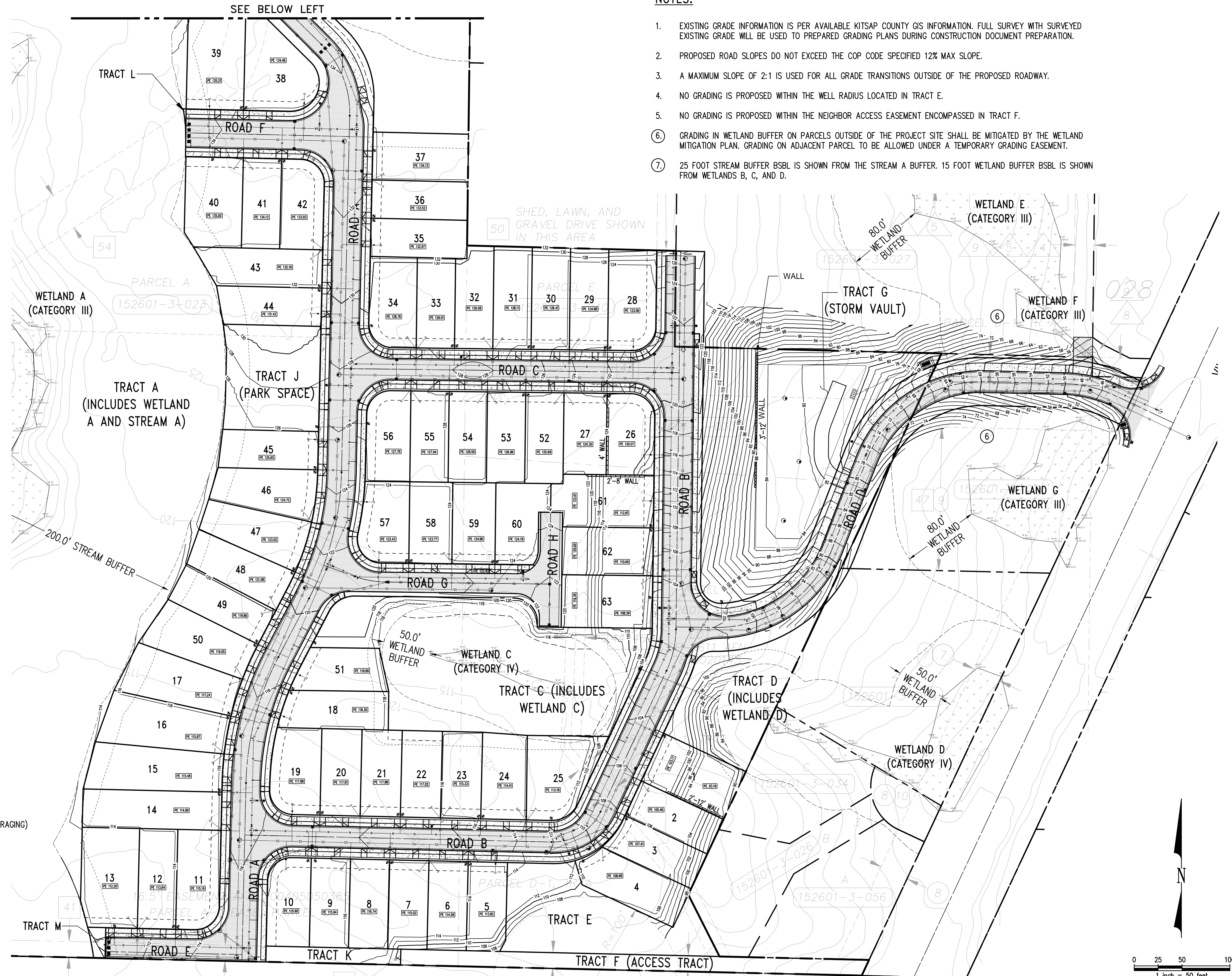
THE PLATEAU AT LIBERTY BAY PRD / ENTITLE FUND TWO, LLC
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TESC DETAILS

SHEET
C2.10



SEE ABOVE RIGHT



NOTES:

1. EXISTING GRADE INFORMATION IS PER AVAILABLE KITSAP COUNTY GIS INFORMATION. FULL SURVEY WITH SURVEYED EXISTING GRADE WILL BE USED TO PREPARED GRADING PLANS DURING CONSTRUCTION DOCUMENT PREPARATION.
2. PROPOSED ROAD SLOPES DO NOT EXCEED THE COP CODE SPECIFIED 12% MAX SLOPE.
3. A MAXIMUM SLOPE OF 2:1 IS USED FOR ALL GRADE TRANSITIONS OUTSIDE OF THE PROPOSED ROADWAY.
4. NO GRADING IS PROPOSED WITHIN THE WELL RADIUS LOCATED IN TRACT E.
5. NO GRADING IS PROPOSED WITHIN THE NEIGHBOR ACCESS EASEMENT ENCOMPASSED IN TRACT F.
6. GRADING IN WETLAND BUFFER ON PARCELS OUTSIDE OF THE PROJECT SITE SHALL BE MITIGATED BY THE WETLAND MITIGATION PLAN. GRADING ON ADJACENT PARCEL TO BE ALLOWED UNDER A TEMPORARY GRADING EASEMENT.
7. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

LEGEND

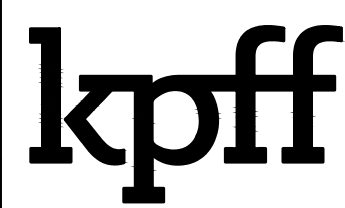
- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- CENTERLINE
- - - PROPOSED EASEMENT
- - - WETLAND BUFFER (EXISTING AND PROPOSED BY AVERAGING)
- XX — FINISHED GRADE CONTOUR
- XX — EXISTING GRADE CONTOUR
- PE XXX STRUCTURAL PAD ELEVATION
- - - CRITICAL AREA BSBL ⑦

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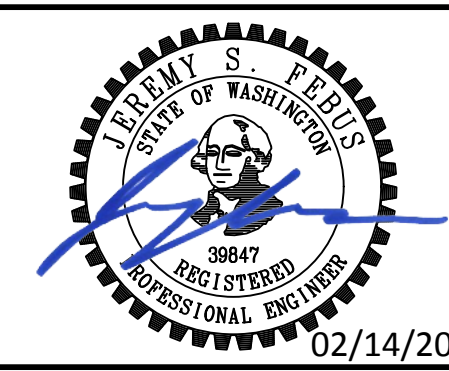
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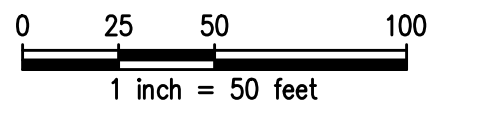
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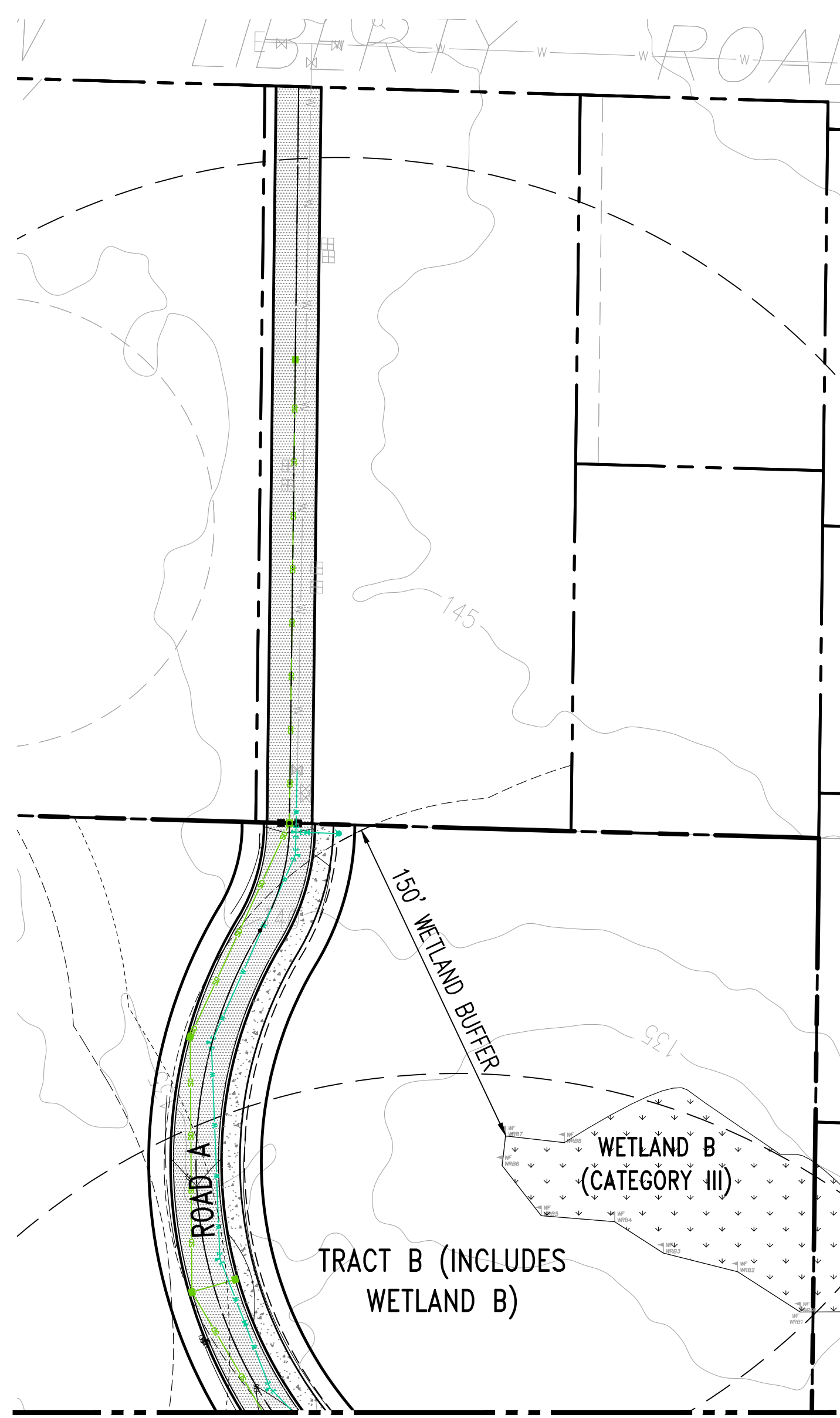


THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC
POULSBORO, WASHINGTON

OVERALL GRADING PLAN

SHEET
C3.00

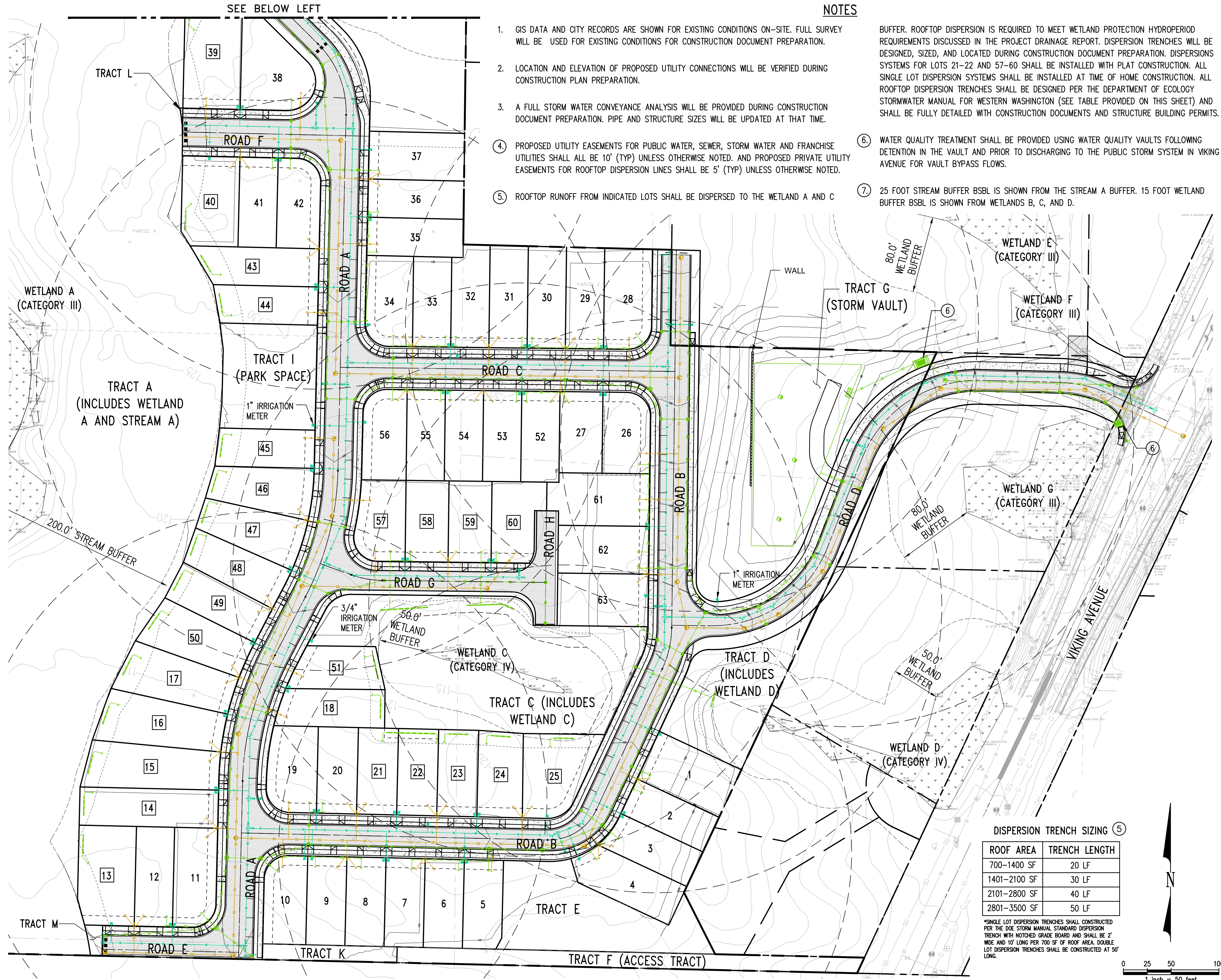




SEE ABOVE RIGHT

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT ④
- - - WETLAND BUFFER (EX & PROP)
- XX FINISHED GRADE CONTOUR
- XX EXISTING GRADE CONTOUR
- STORM DRAIN LINE
- ROOF DRAIN
- SEWER MAIN
- WATER MAIN
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- ▲ BLOW OFF VALVE
- ▼ AIR RELEASE VALVE
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- # ROOFTOP DISPERSED TO WETLAND BUFFER ⑤
- DISPERSION TRENCH ⑤
- - - CRITICAL AREA BSBL ⑦



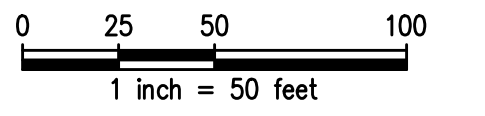
NOTES

1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS ON-SITE. FULL SURVEY WILL BE USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
3. A FULL STORM WATER CONVEYANCE ANALYSIS WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT PREPARATION. PIPE AND STRUCTURE SIZES WILL BE UPDATED AT THAT TIME.
- ④. PROPOSED UTILITY EASEMENTS FOR PUBLIC WATER, SEWER, STORM WATER AND FRANCHISE UTILITIES SHALL ALL BE 10' (TYP) UNLESS OTHERWISE NOTED. AND PROPOSED PRIVATE UTILITY EASEMENTS FOR ROOFTOP DISPERSION LINES SHALL BE 5' (TYP) UNLESS OTHERWISE NOTED.
- ⑤. ROOFTOP RUNOFF FROM INDICATED LOTS SHALL BE DISPERSED TO THE WETLAND A AND C BUFFER. ROOFTOP DISPERSION IS REQUIRED TO MEET WETLAND PROTECTION HYDROPERIOD REQUIREMENTS DISCUSSED IN THE PROJECT DRAINAGE REPORT. DISPERSION TRENCHES WILL BE DESIGNED, SIZED, AND LOCATED DURING CONSTRUCTION DOCUMENT PREPARATION. DISPERSIONS SYSTEMS FOR LOTS 21-22 AND 57-60 SHALL BE INSTALLED WITH PLAT CONSTRUCTION. ALL SINGLE LOT DISPERSION SYSTEMS SHALL BE INSTALLED AT TIME OF HOME CONSTRUCTION. ALL ROOFTOP DISPERSION TRENCHES SHALL BE DESIGNED PER THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR WESTERN WASHINGTON (SEE TABLE PROVIDED ON THIS SHEET) AND SHALL BE FULLY DETAILED WITH CONSTRUCTION DOCUMENTS AND STRUCTURE BUILDING PERMITS.
- ⑥. WATER QUALITY TREATMENT SHALL BE PROVIDED USING WATER QUALITY VAULTS FOLLOWING DETENTION IN THE VAULT AND PRIOR TO DISCHARGING TO THE PUBLIC STORM SYSTEM IN VIKING AVENUE FOR VAULT BYPASS FLOWS.
- ⑦. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

DISPERSION TRENCH SIZING ⑤

ROOF AREA	TRENCH LENGTH
700-1400 SF	20 LF
1401-2100 SF	30 LF
2101-2800 SF	40 LF
2801-3500 SF	50 LF

*SINGLE LOT DISPERSION TRENCHES SHALL CONSTRUCTED PER THE DOE STORM MANUAL STANDARD DISPERSION TRENCH WITH NOTCHED GRADE BOARD AND SHALL BE 2" WIDE AND 10' LONG PER 700 SF OF ROOF AREA. DOUBLE LOT DISPERSION TRENCHES SHALL BE CONSTRUCTED AT 50' LONG.



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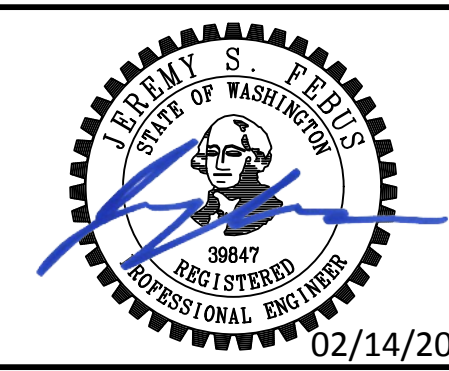
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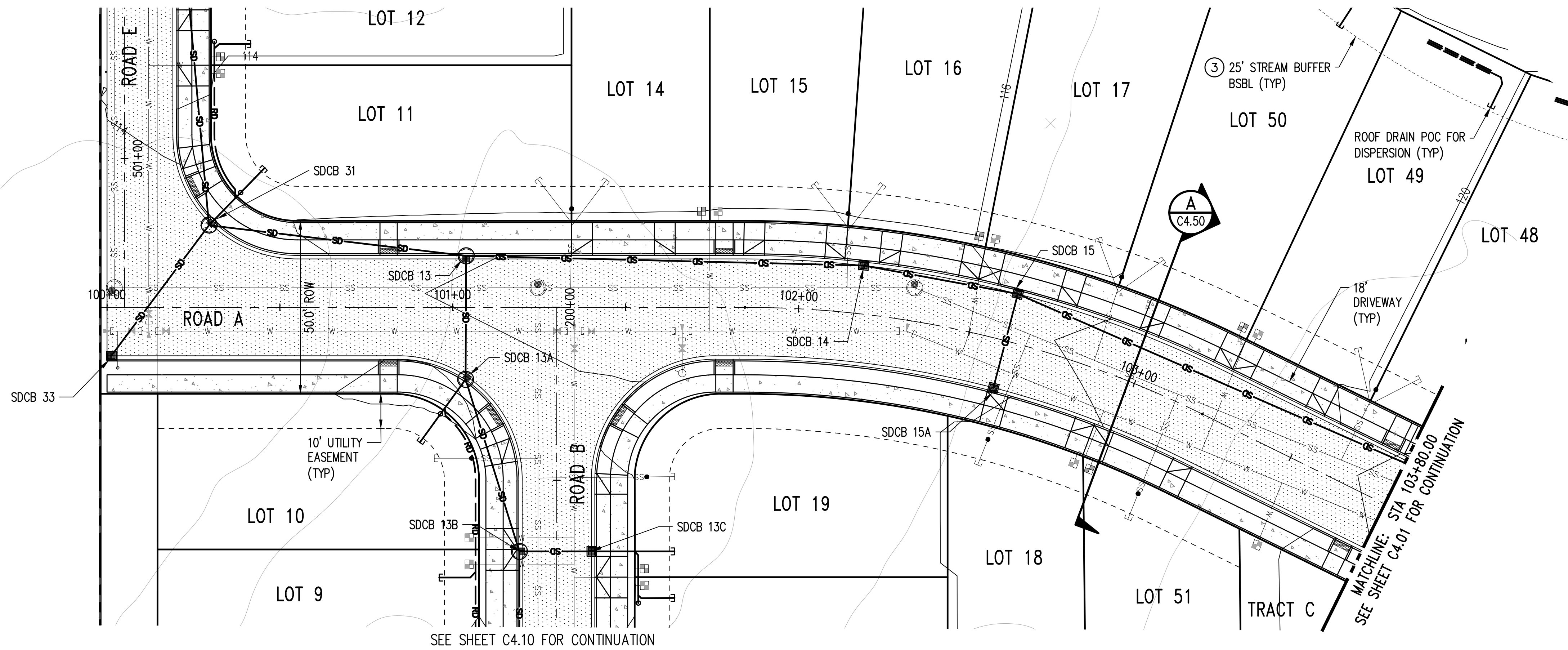


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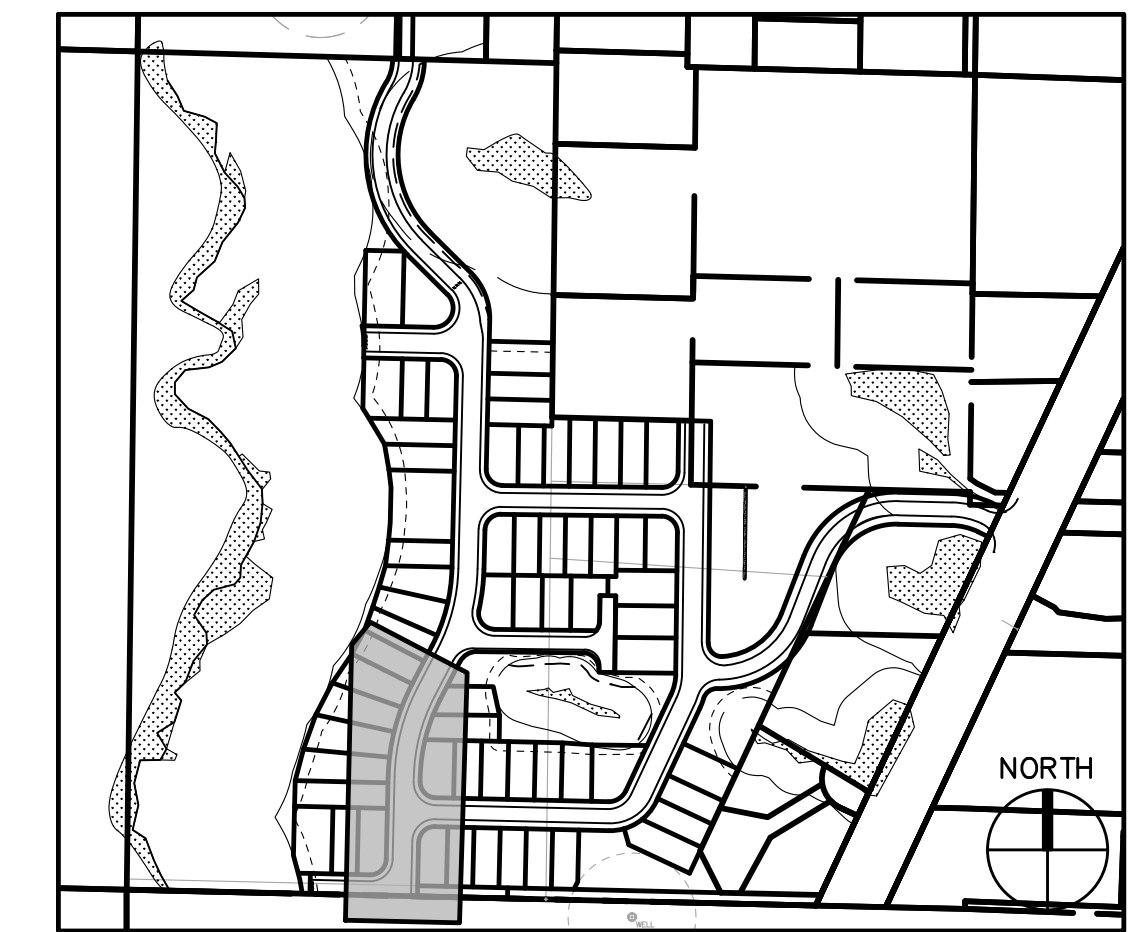
OVERALL UTILITY PLAN

SHEET
C3.10

SEE SHEET C4.40 FOR CONTINUATION



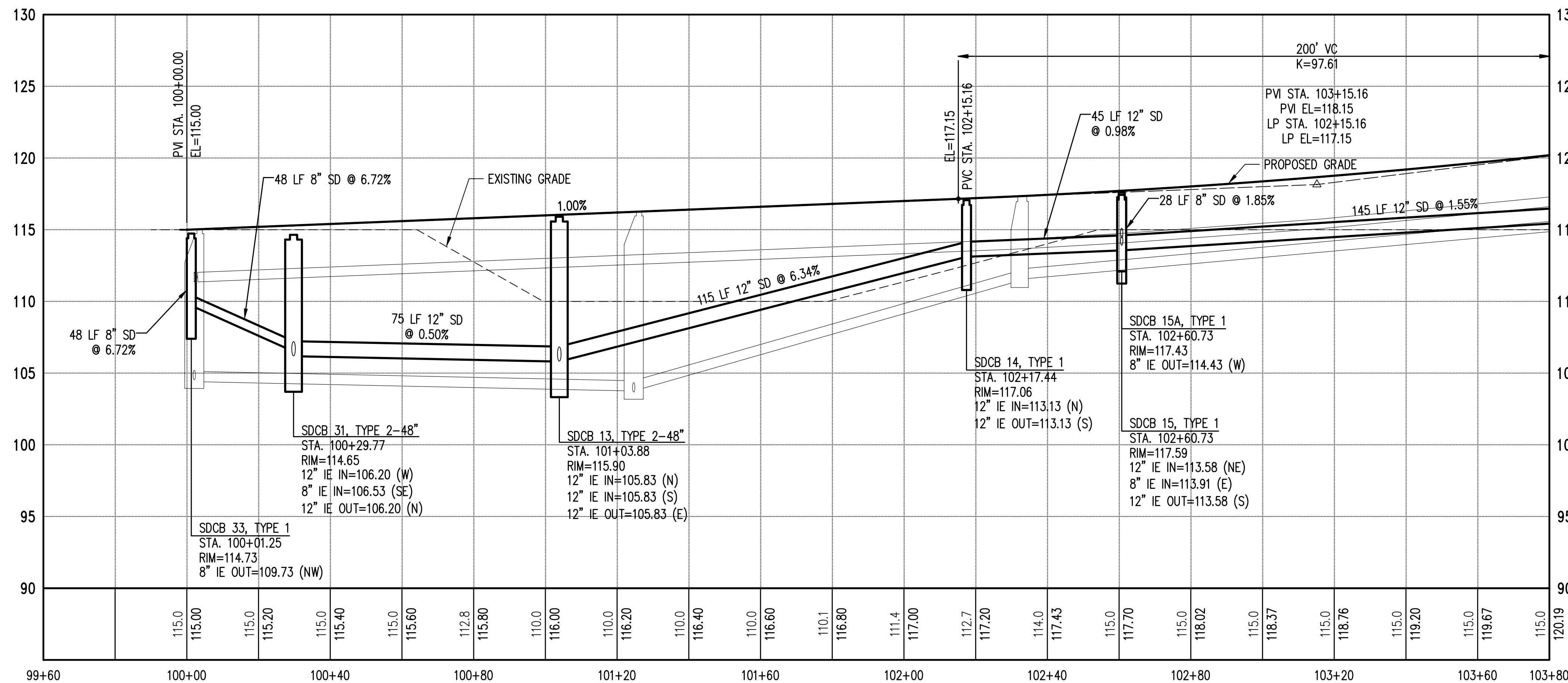
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KEY MAP

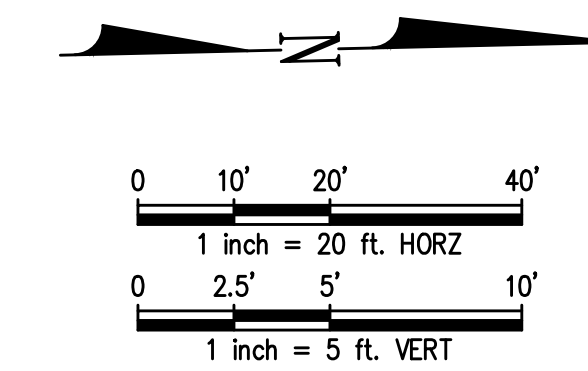
LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD — STORM DRAIN LINE
- RD — ROOF DRAIN
- W — WATER MAIN
- SS — SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295 — FINISHED GRADE CONTOUR
- — — EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- - - CRITICAL AREA BSBL (3)
- CONCRETE PAVING
- ASPHALT PAVING



NOTES

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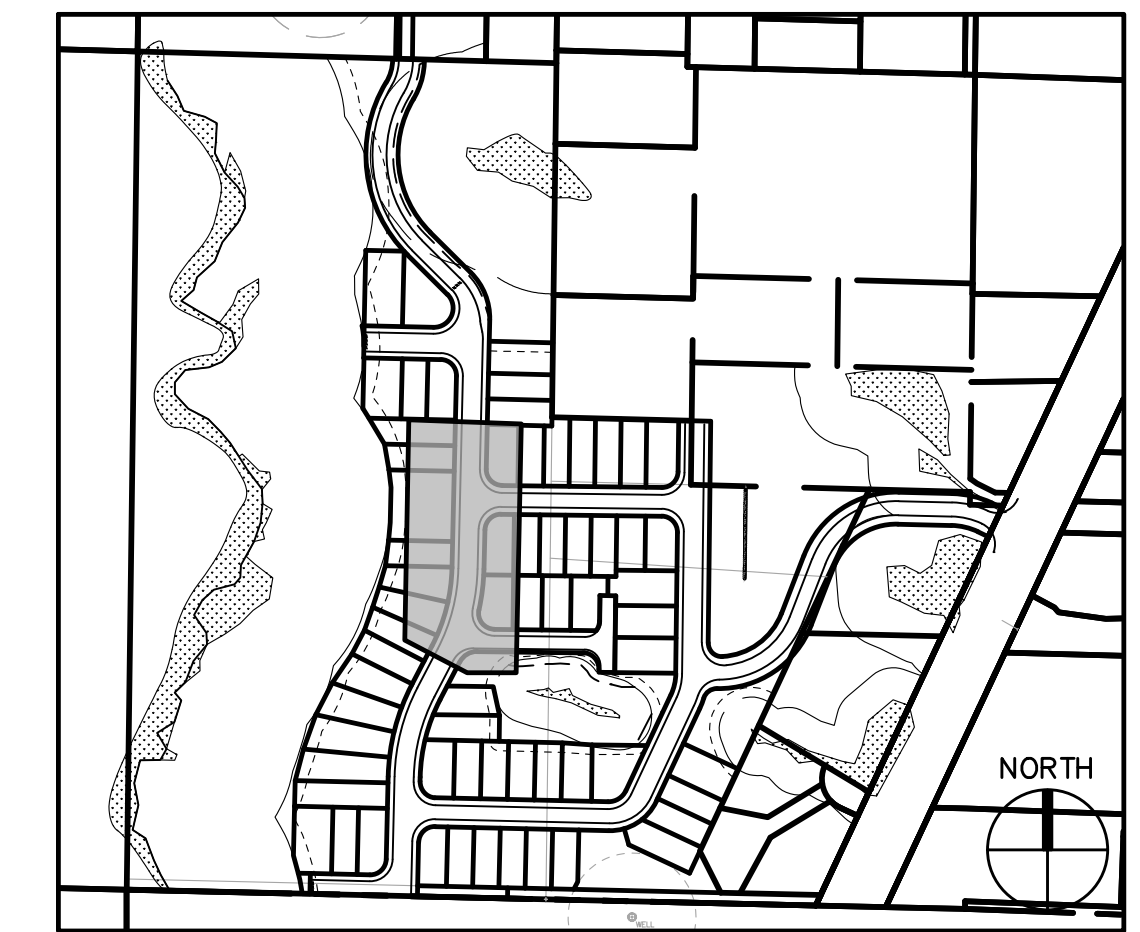
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SCALE:
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ROAD A STORM DRAINAGE PLAN AND PROFILE

SHEET
C4.00



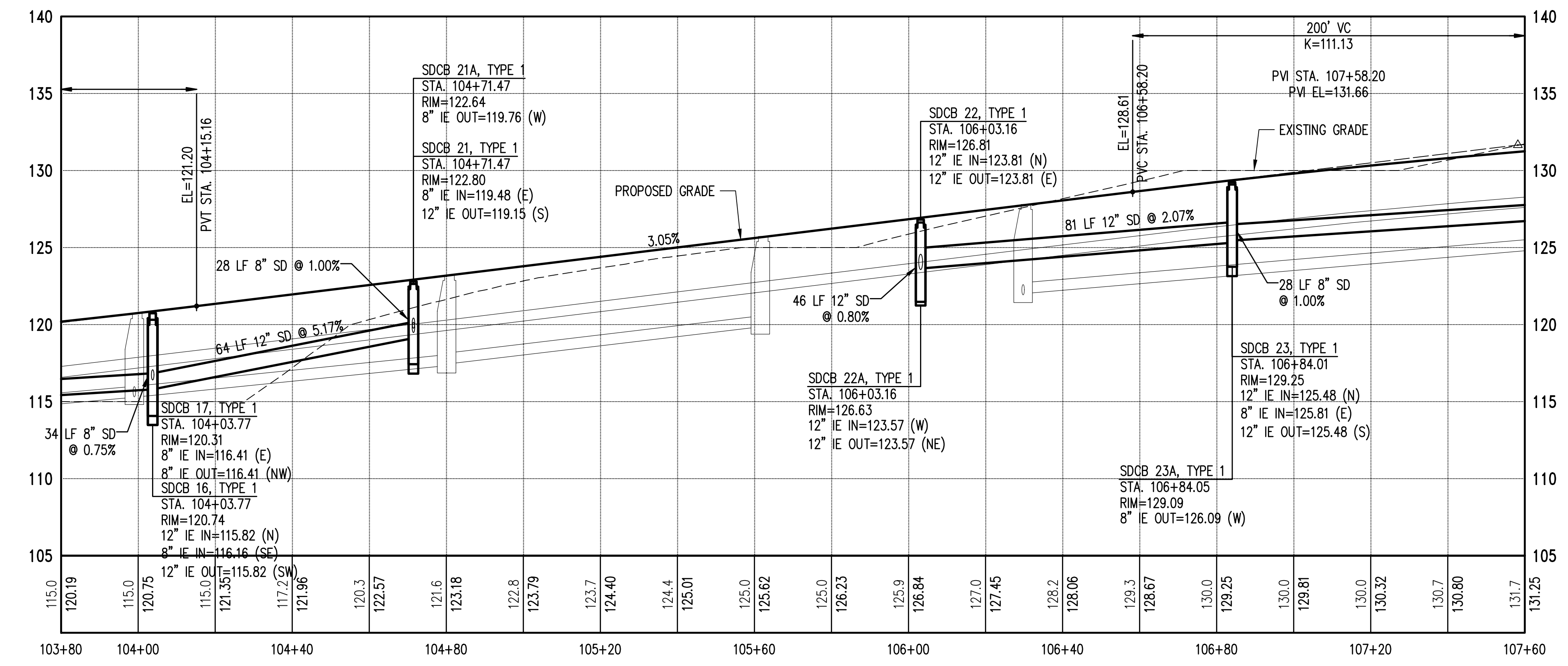
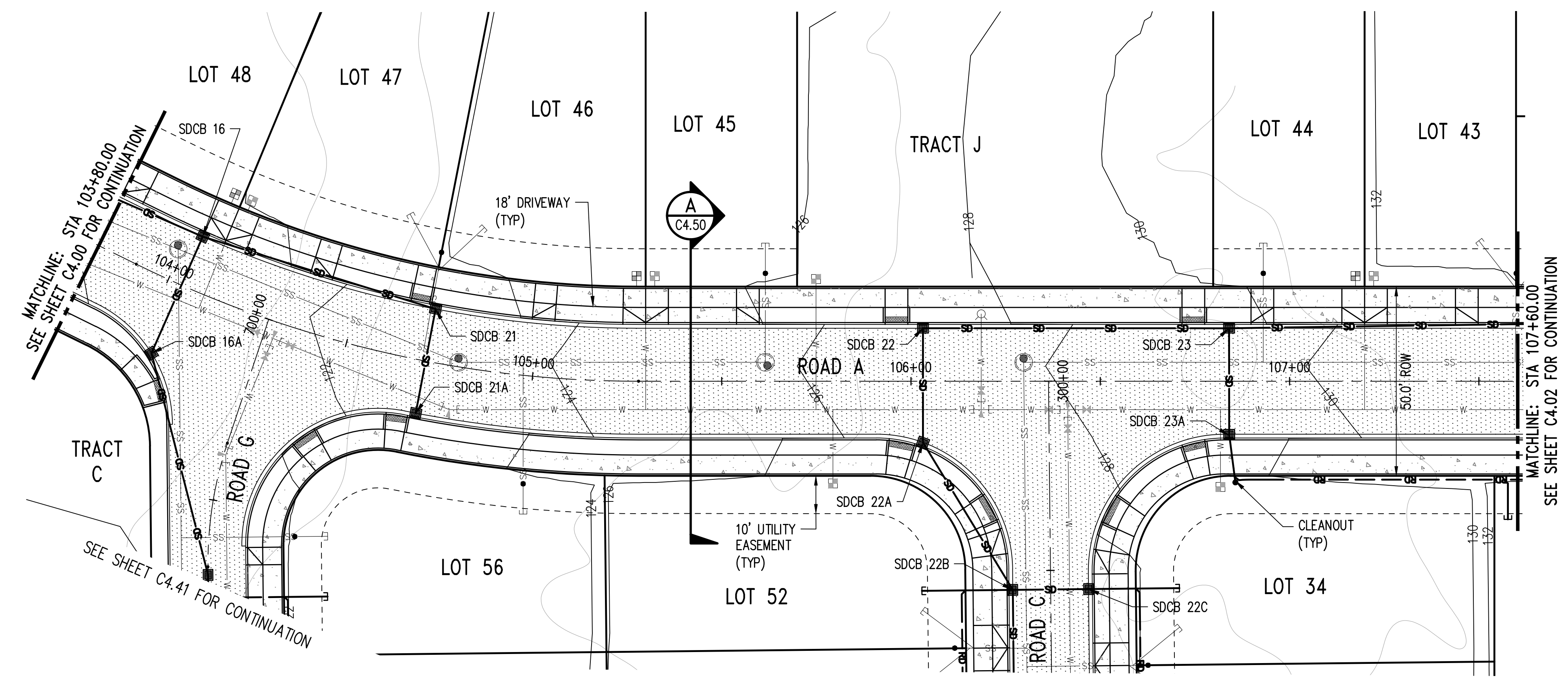
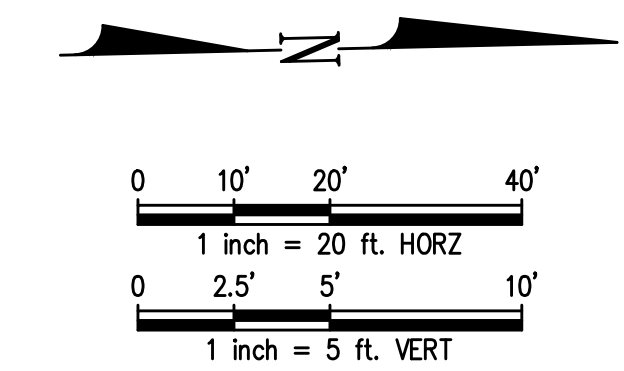
KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD — STORM DRAIN LINE
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- CONCRETE PAVING
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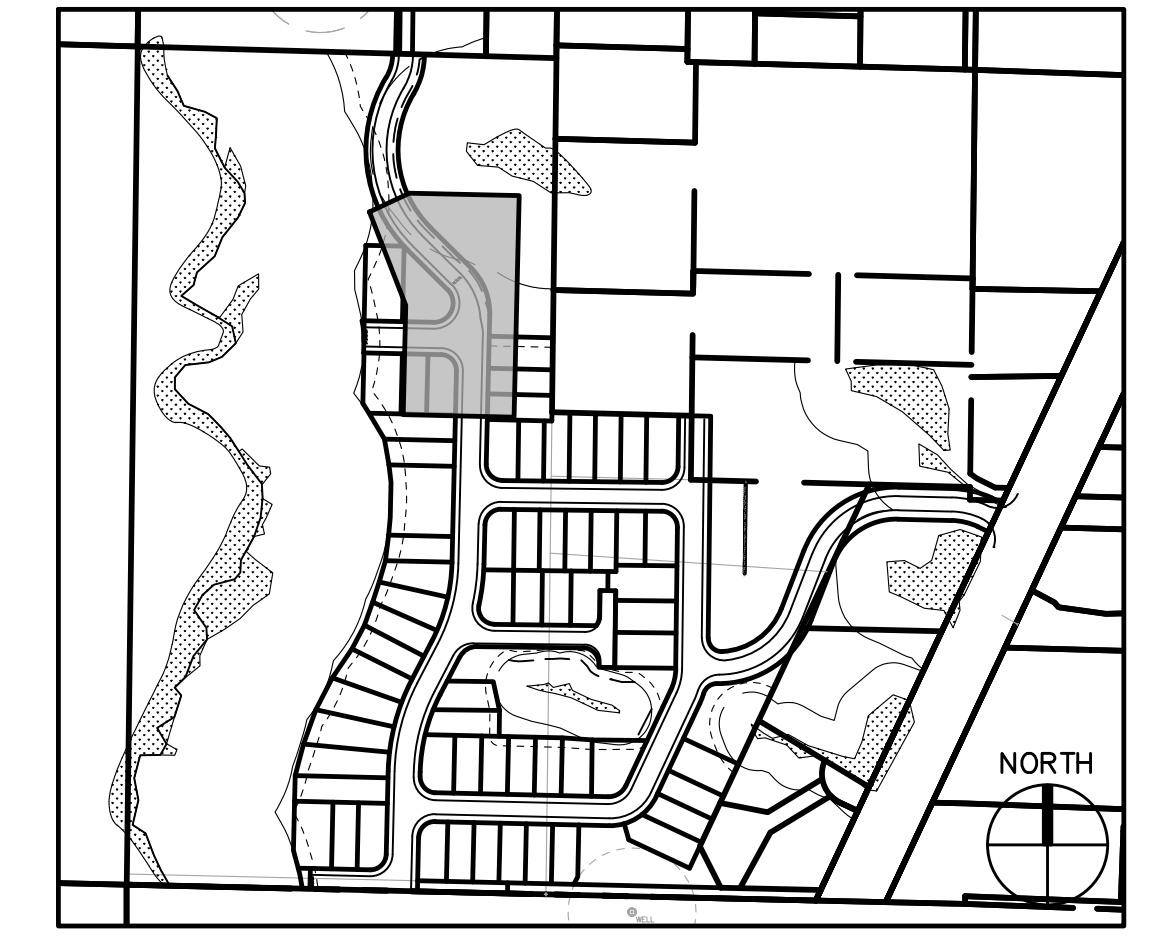
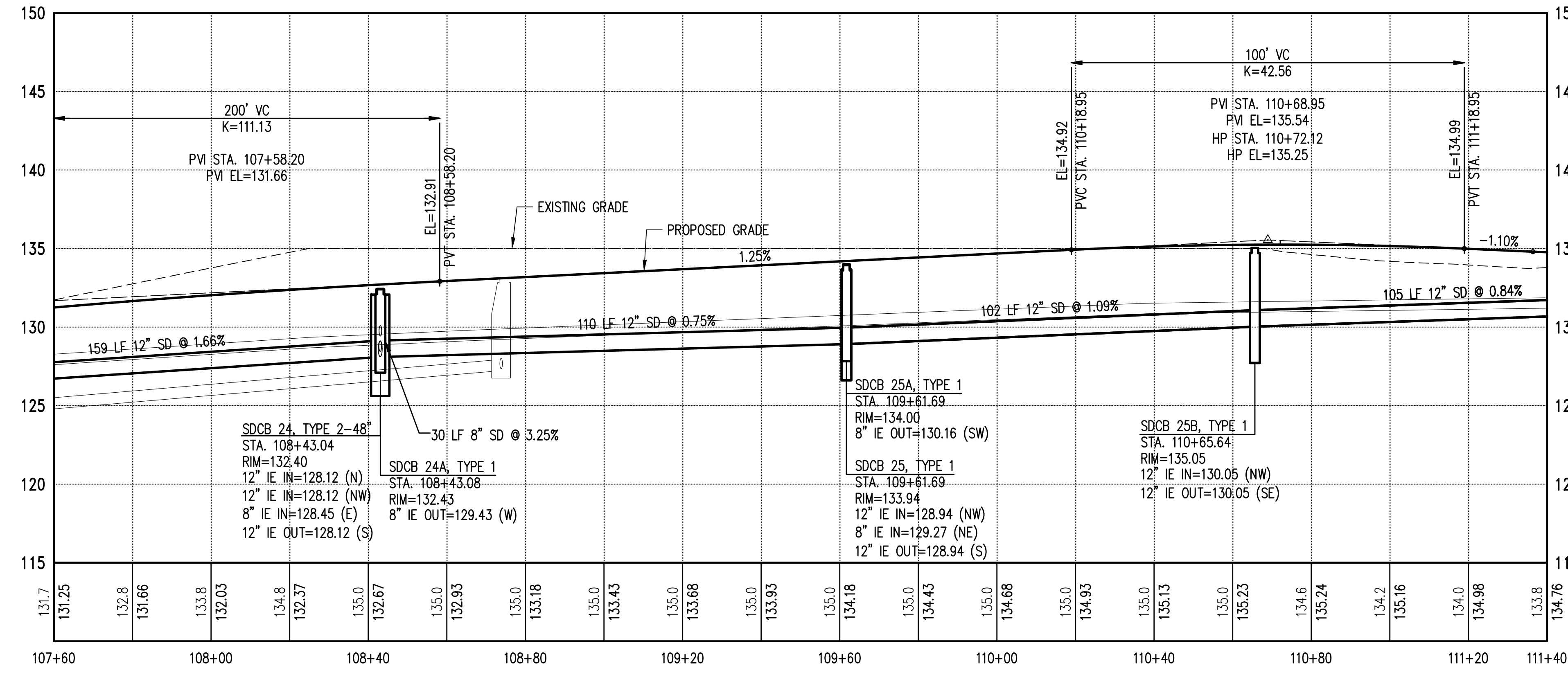
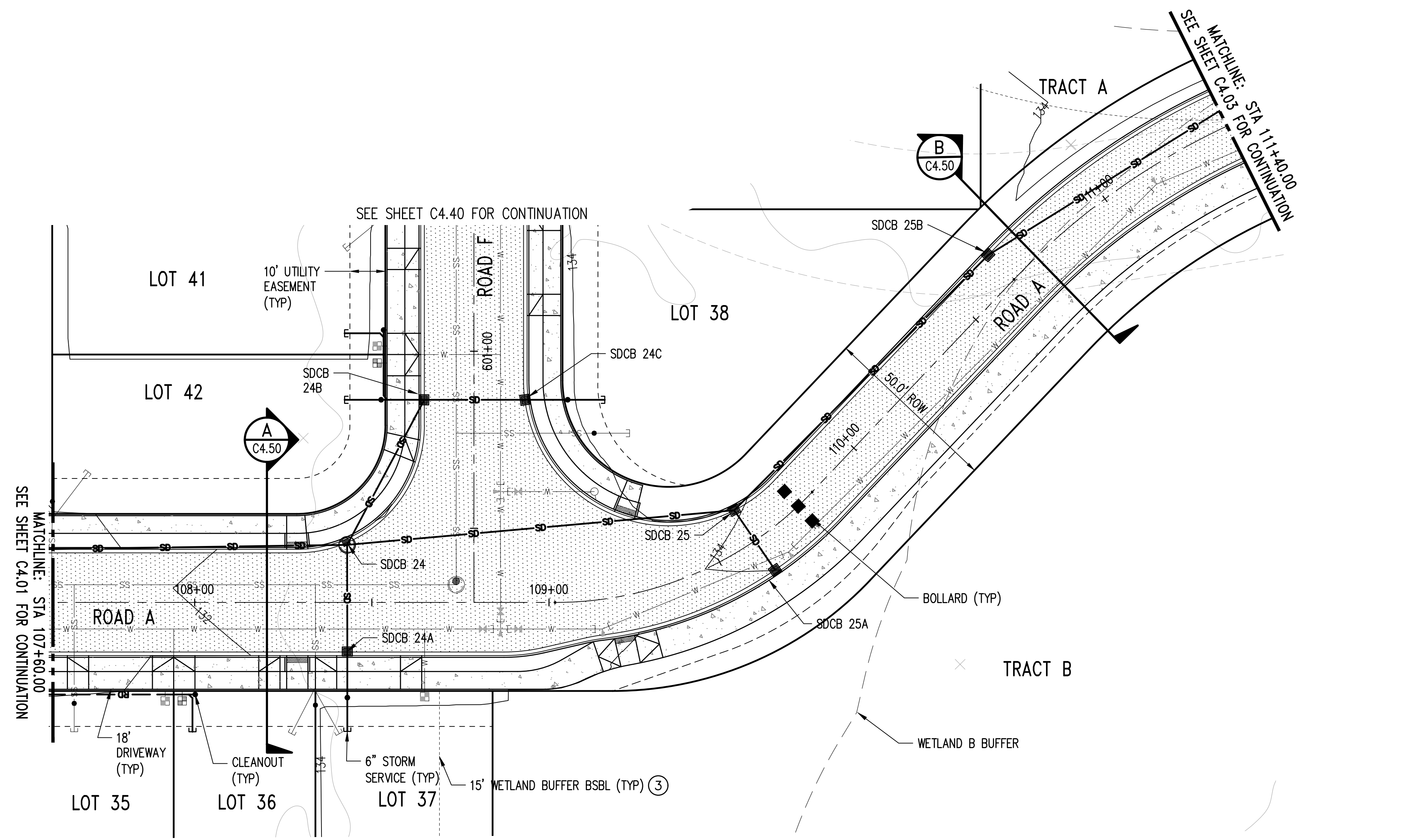
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3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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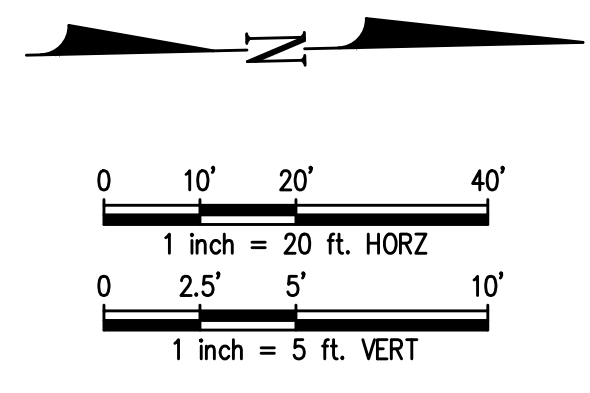
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 POULSBORO, WASHINGTON
 ROAD A STORM DRAINAGE PLAN AND PROFILE
 SHEET C4.01



LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- CENTERLINE
- PROPOSED EASEMENT
- STORM DRAIN LINE
- ROOF DRAIN
- WATER MAIN
- SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- WETLAND BUFFER (EX & PROP)
- CRITICAL AREA BSBL (3)
- CONCRETE PAVING
- ASPHALT PAVING

- NOTES
- GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
 - LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
 - 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

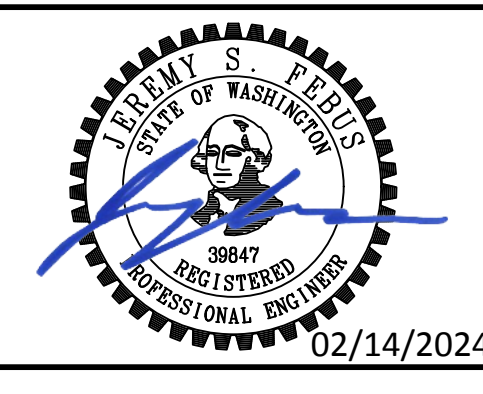


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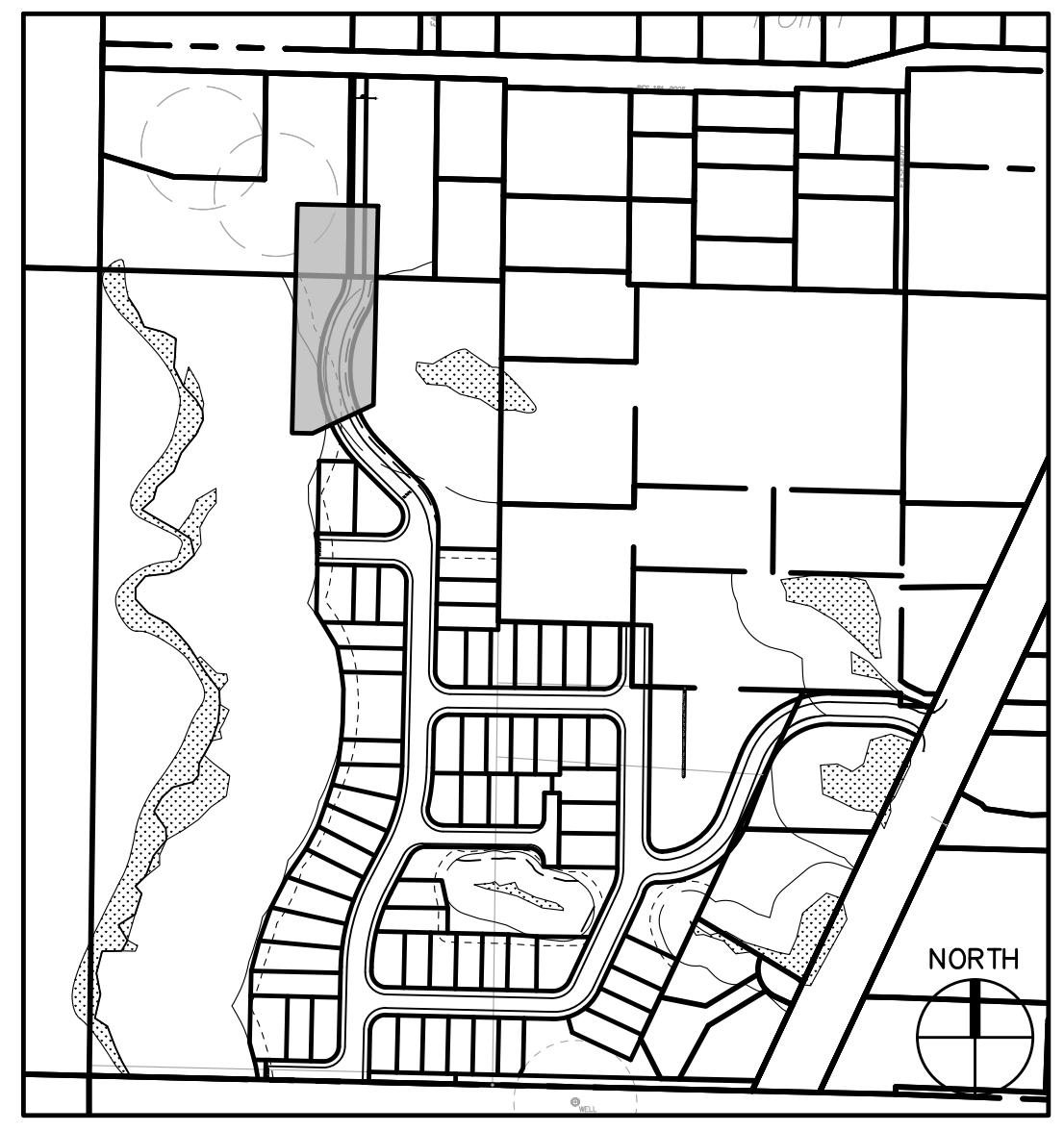
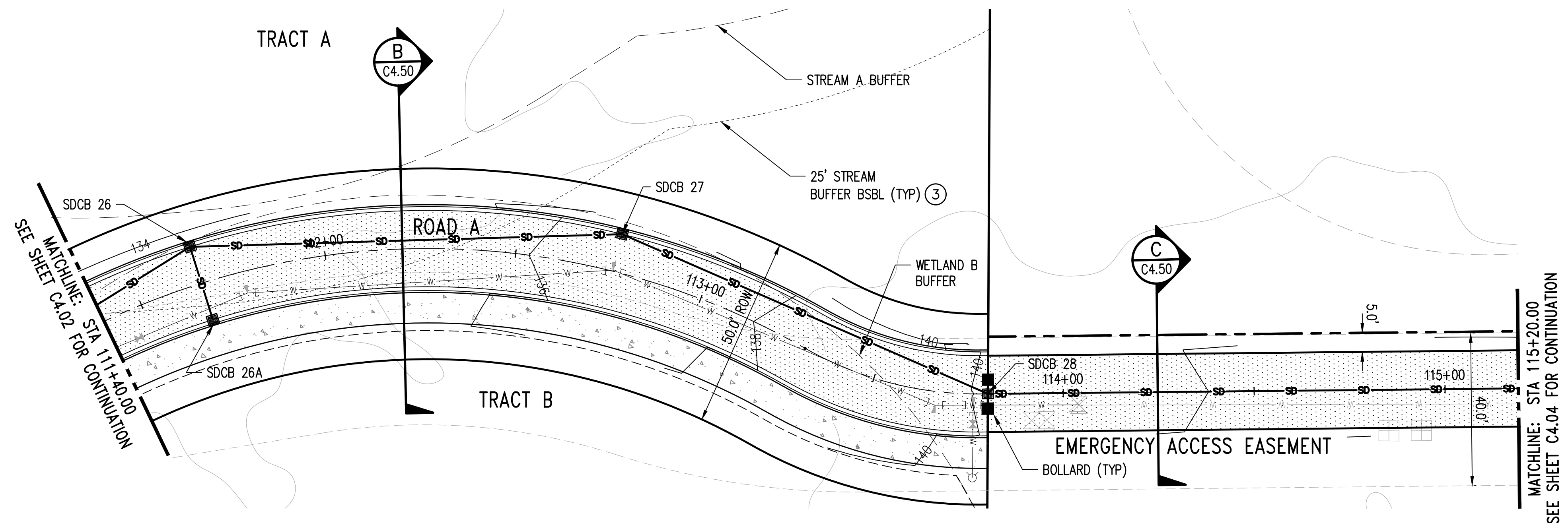
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2	06/2023	EKC	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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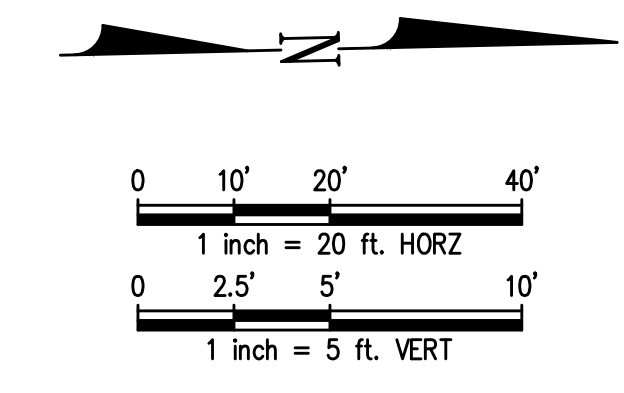
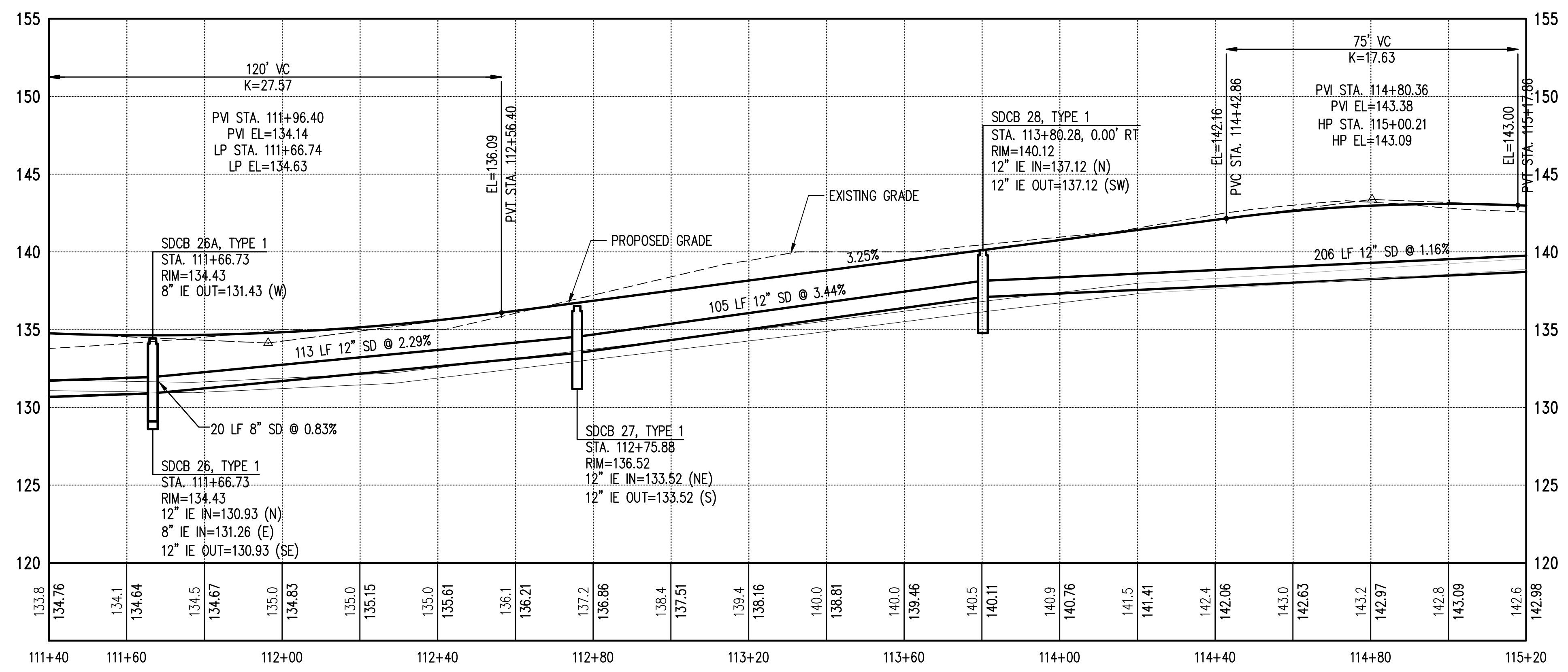
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 POULSBORO, WASHINGTON
ROAD A STORM DRAINAGE PLAN AND PROFILE
 SHEET
C4.02



KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 135— EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- - - CRITICAL AREA BSBL (3)
- [Pattern] CONCRETE PAVING
- [Pattern] ASPHALT PAVING



NOTES

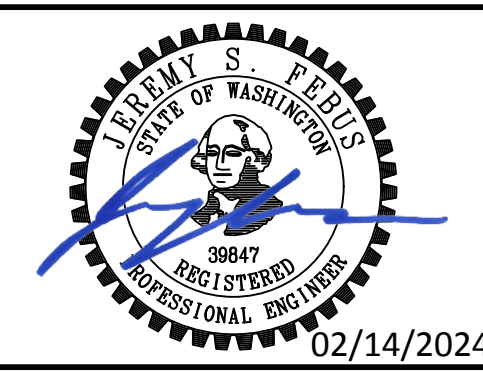
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3. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

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NO.	DATE	BY	CHD.	APPR.	REVISION

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 APPROVED BY JSF
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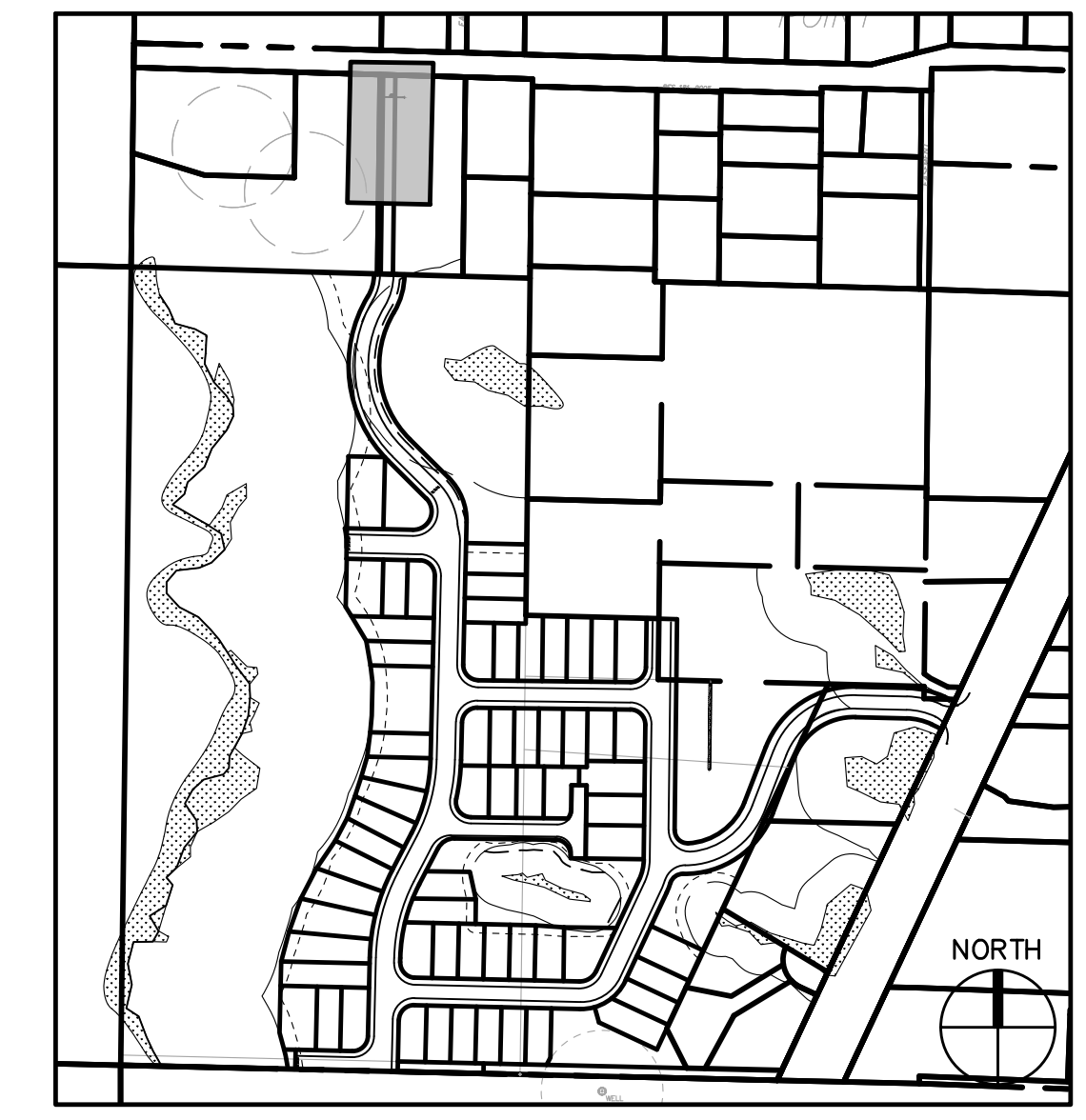
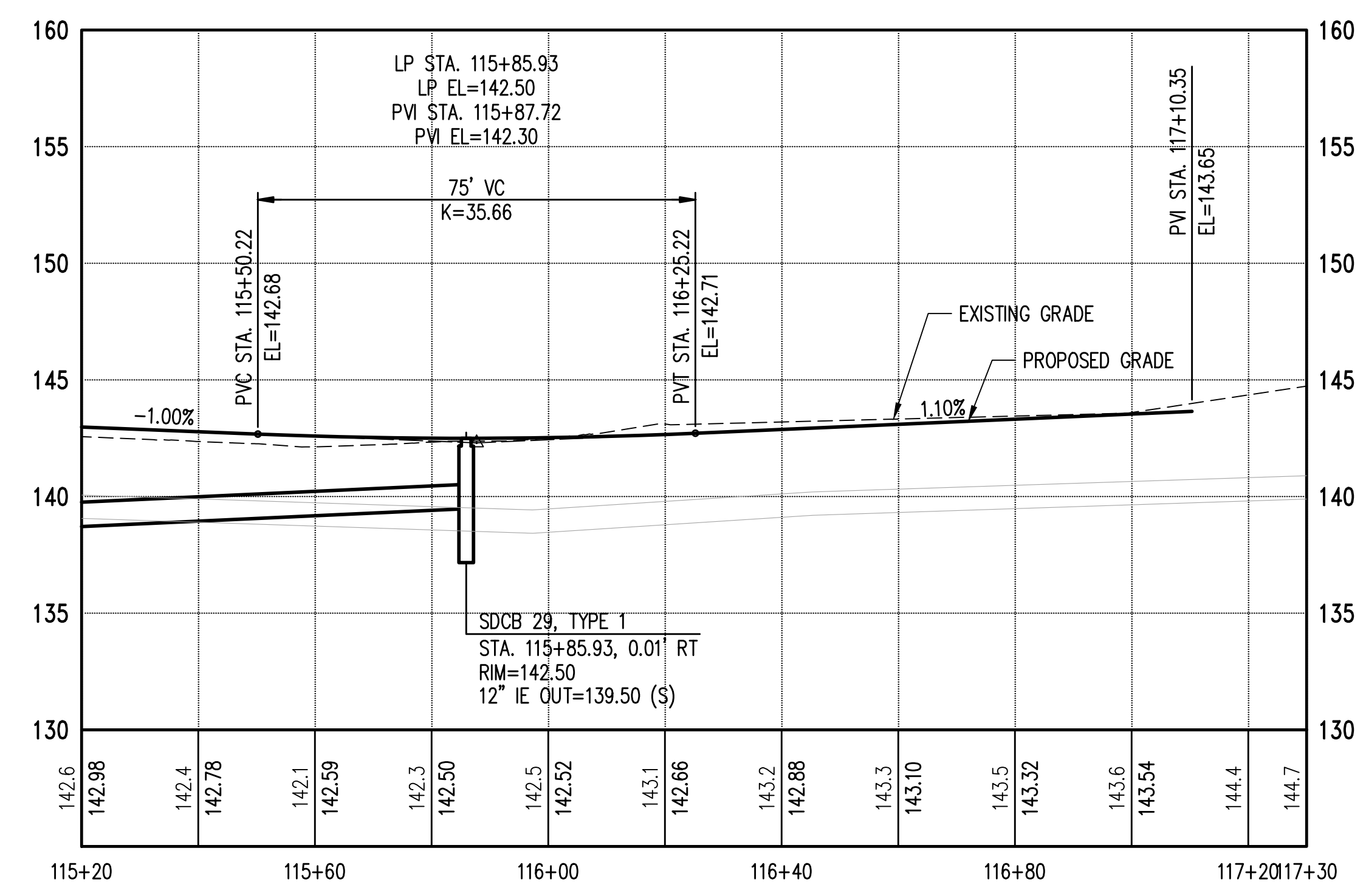
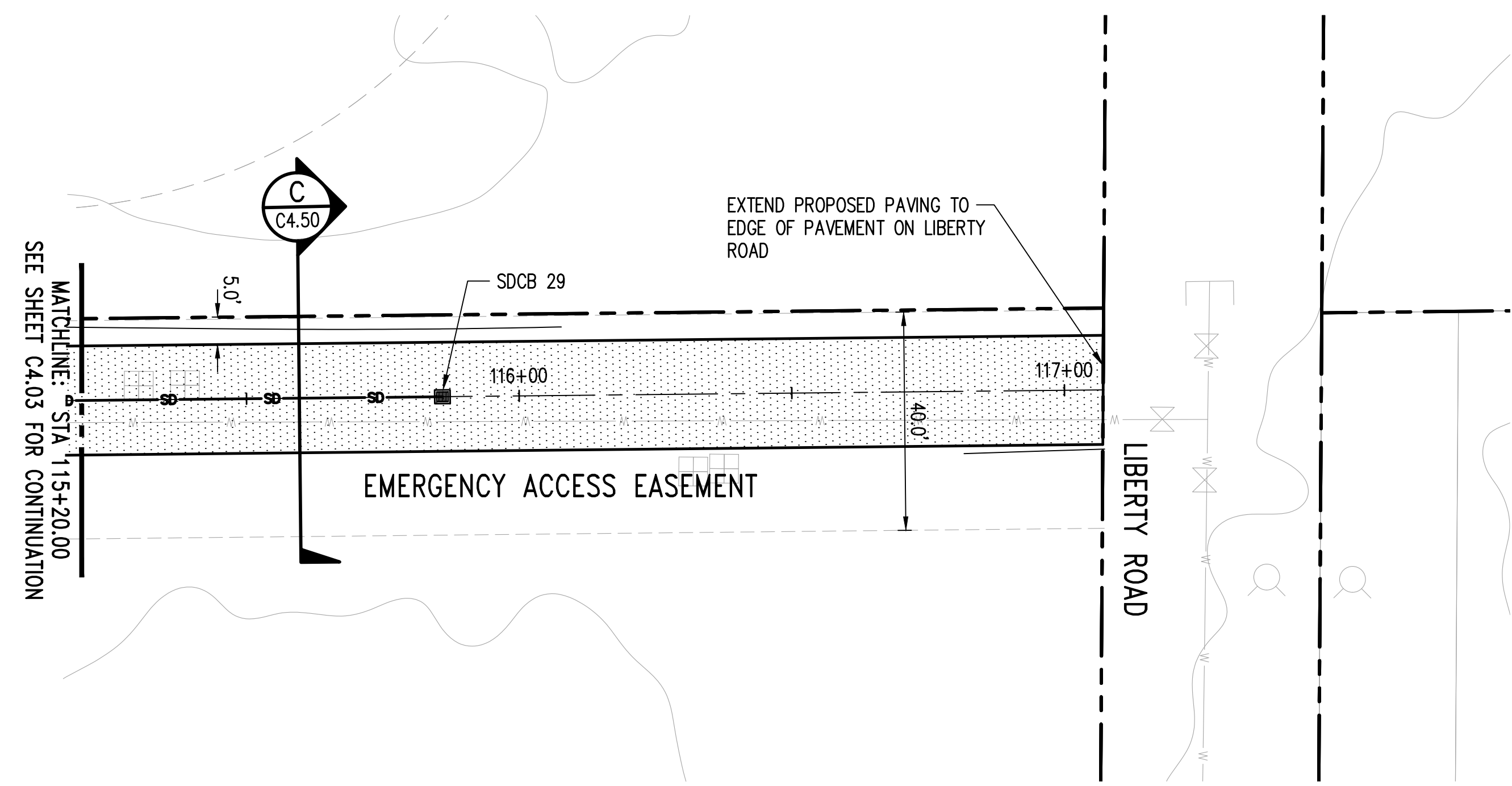
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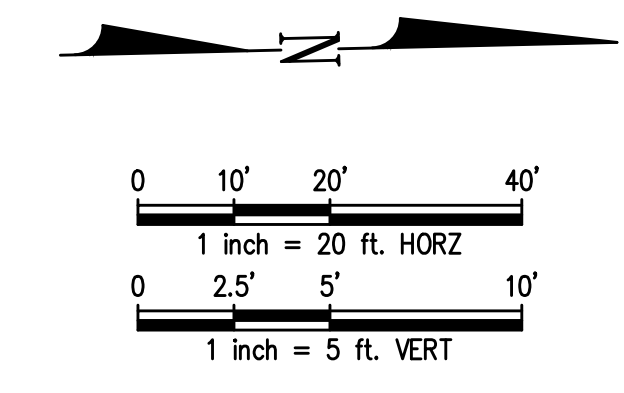
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KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- ⊙ SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- ⊙ TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 250— EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- - - CRITICAL AREA BSBL (3)
- [Pattern] CONCRETE PAVING
- [Pattern] ASPHALT PAVING



NOTES

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3. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

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NO.	DATE	BY	CHD.	APPR.	REVISION

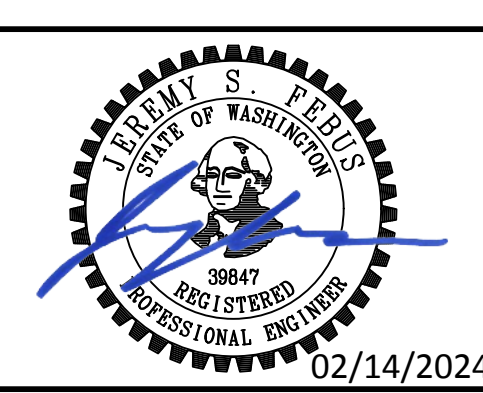
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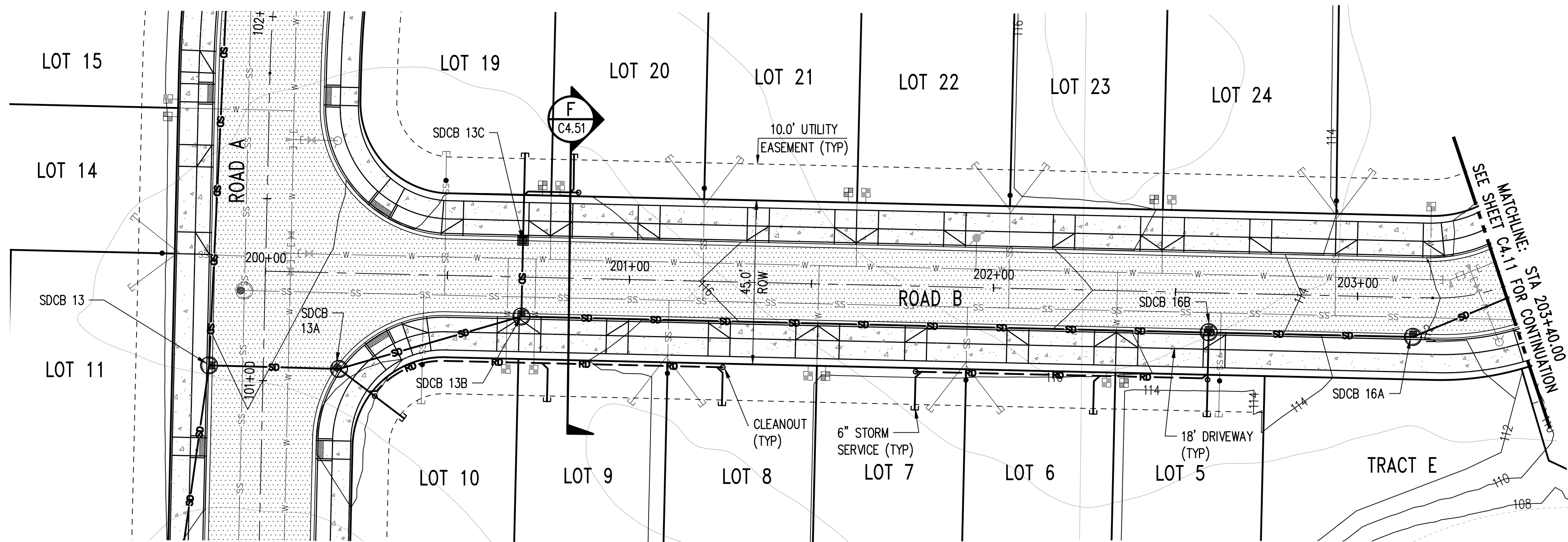


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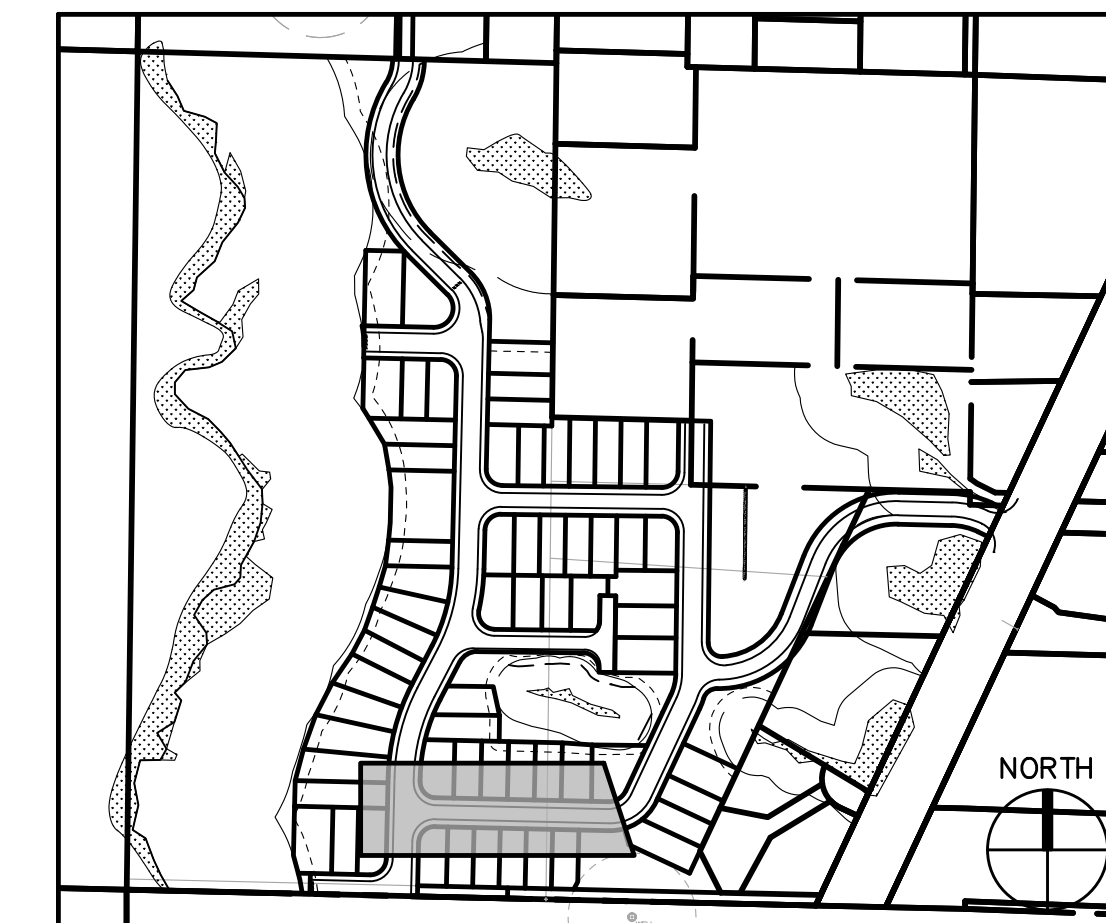
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C4.04

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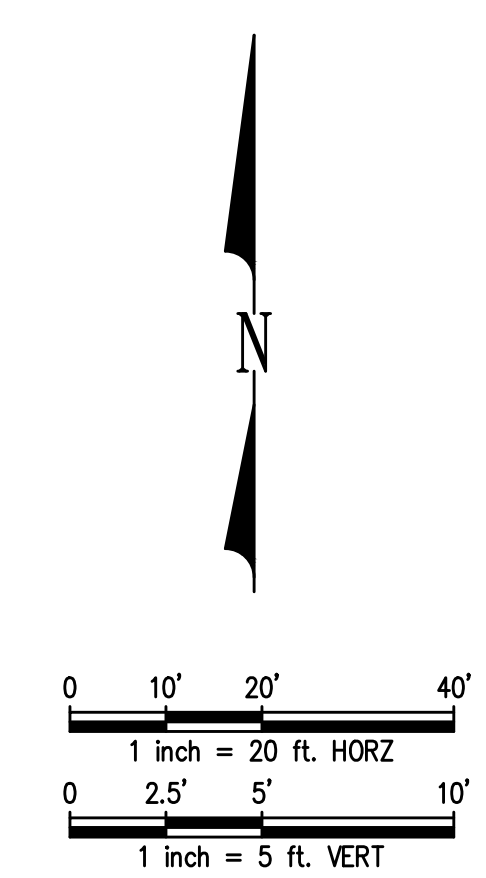
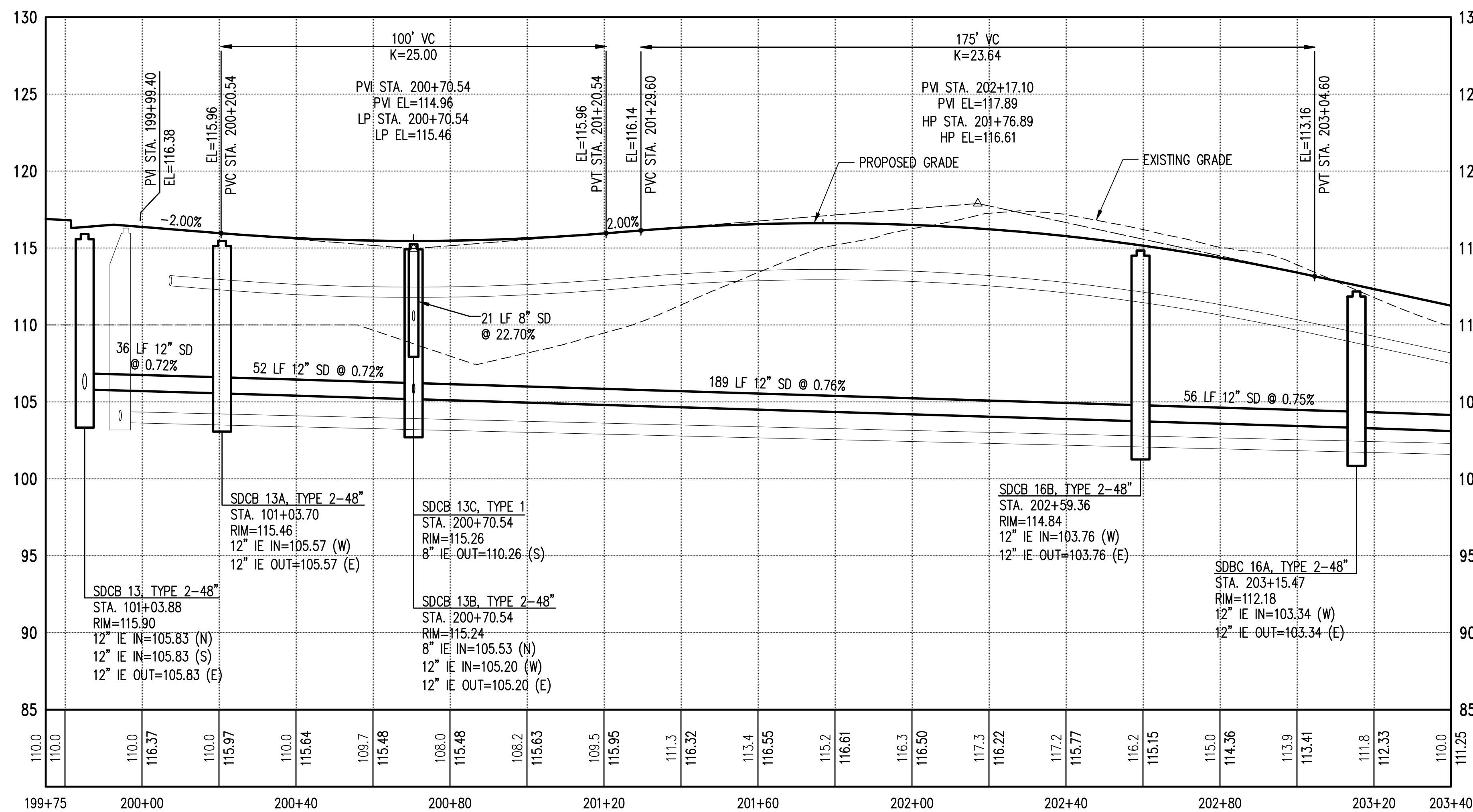
SEE SHEET C4.00 FOR CONTINUATION



KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD — STORM DRAIN LINE
- RD — ROOF DRAIN
- W — WATER MAIN
- SS — SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295 — FINISHED GRADE CONTOUR
- 200 — EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- - - CRITICAL AREA BSBL (3)
- CONCRETE PAVING
- ASPHALT PAVING



NOTES

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3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL

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POULSBORO, WASHINGTON

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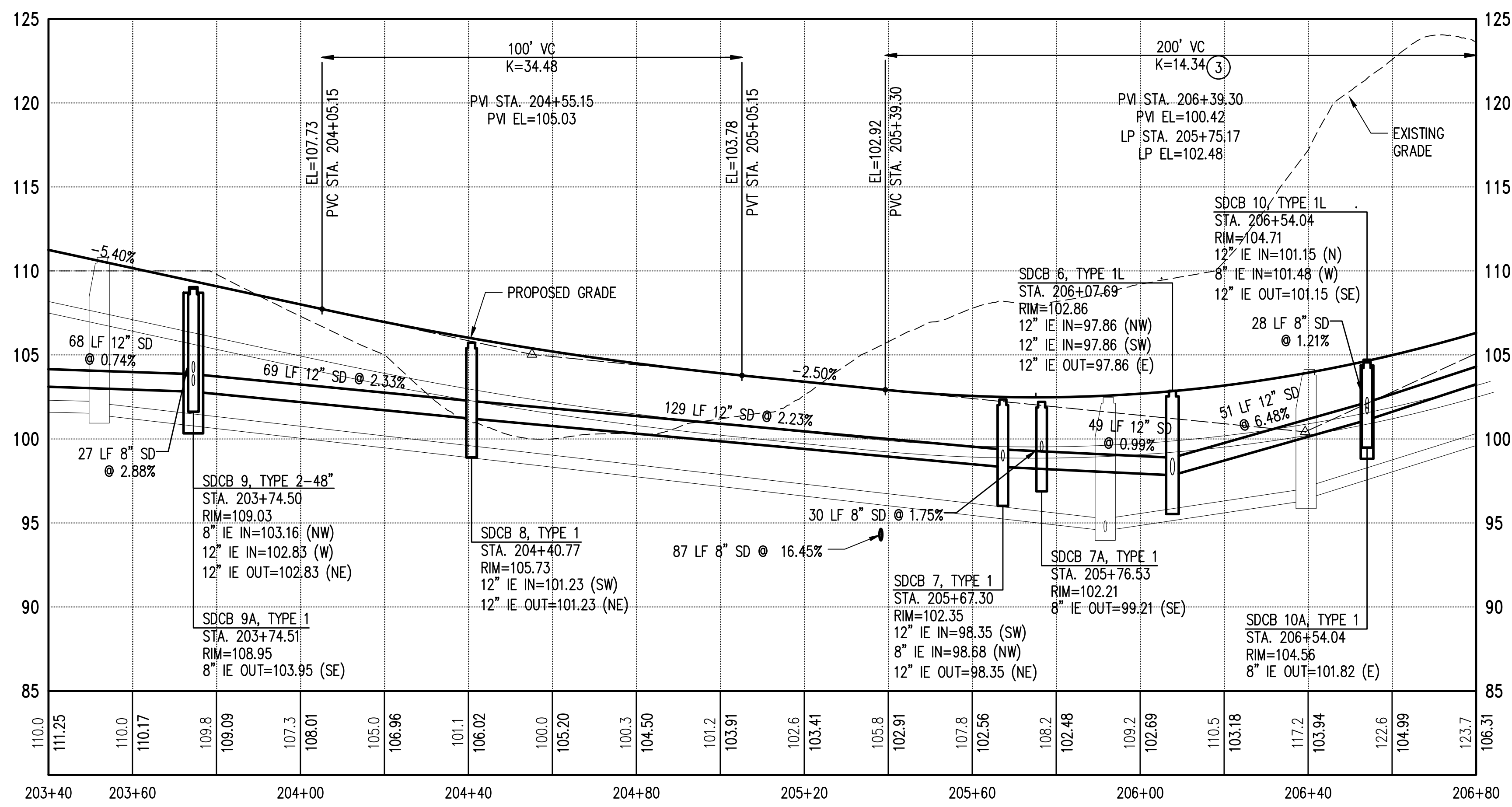
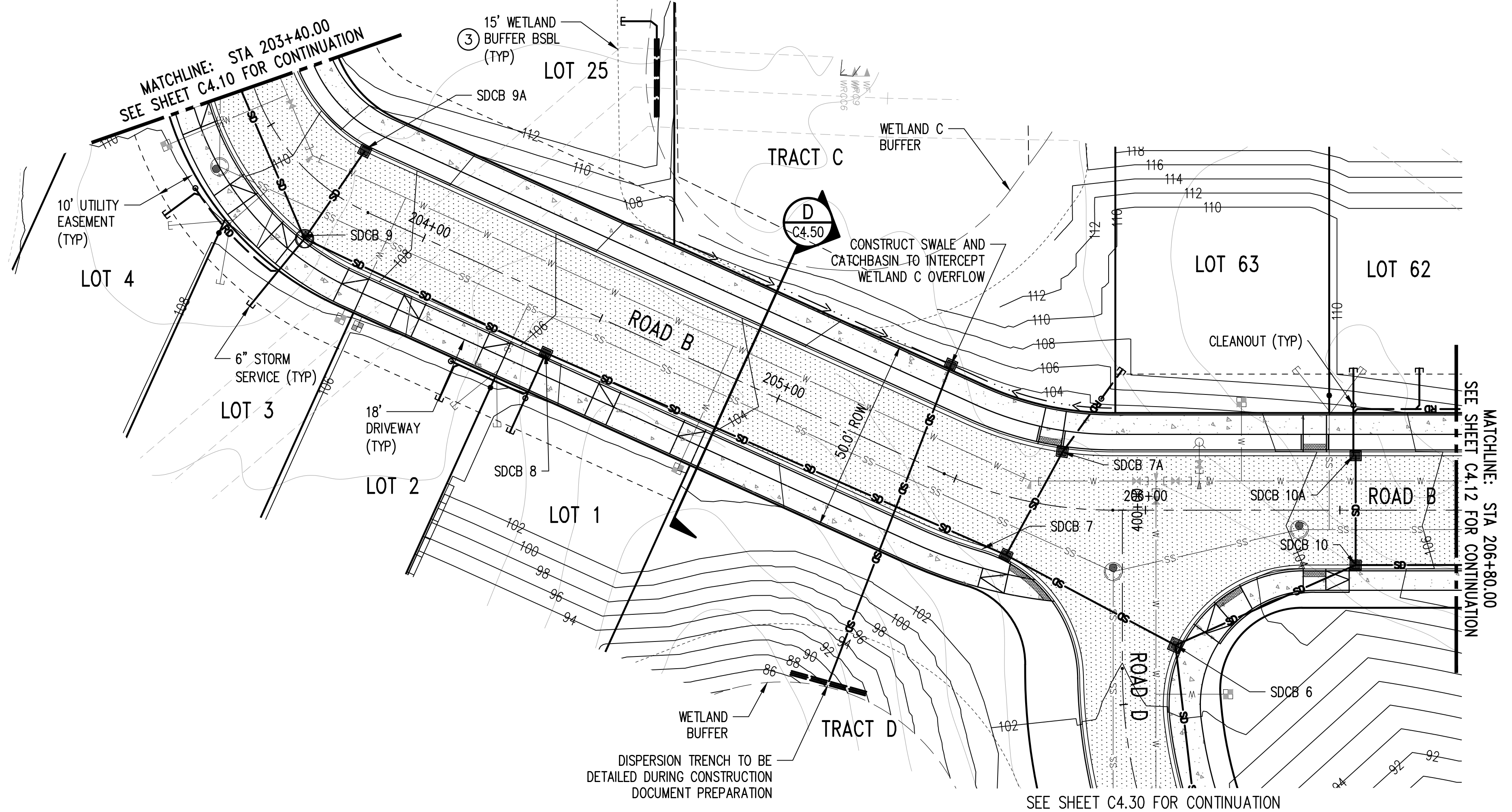
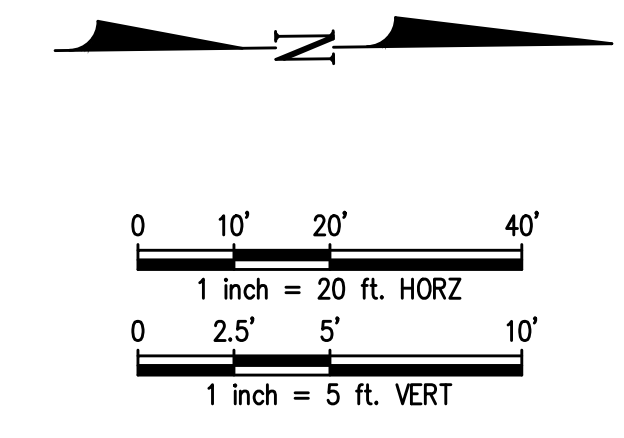
KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD — STORM DRAIN LINE
- RD — ROOF DRAIN
- W — WATER MAIN
- SS — SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295 — FINISHED GRADE CONTOUR
- 100 — EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- ④ CRITICAL AREA BSBL
- CONCRETE PAVING
- ASPHALT PAVING

NOTES

1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
3. SAG CURVE K VALUES LESS THAN 25 SHALL BE MITIGATED USING STREET LIGHTING. STREET LIGHTING TO BE DESIGNED AND PROVIDED WITH CONSTRUCTION DOCUMENTS.
4. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.



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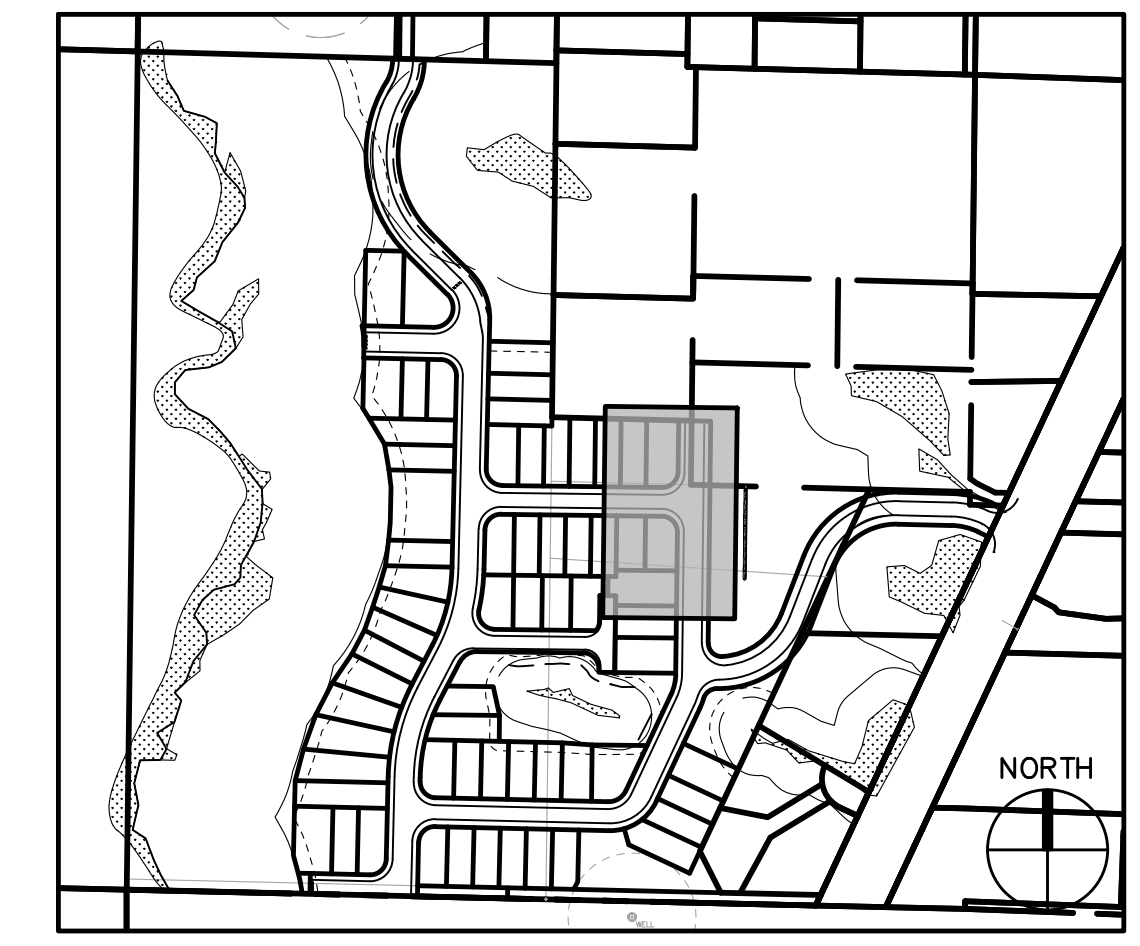
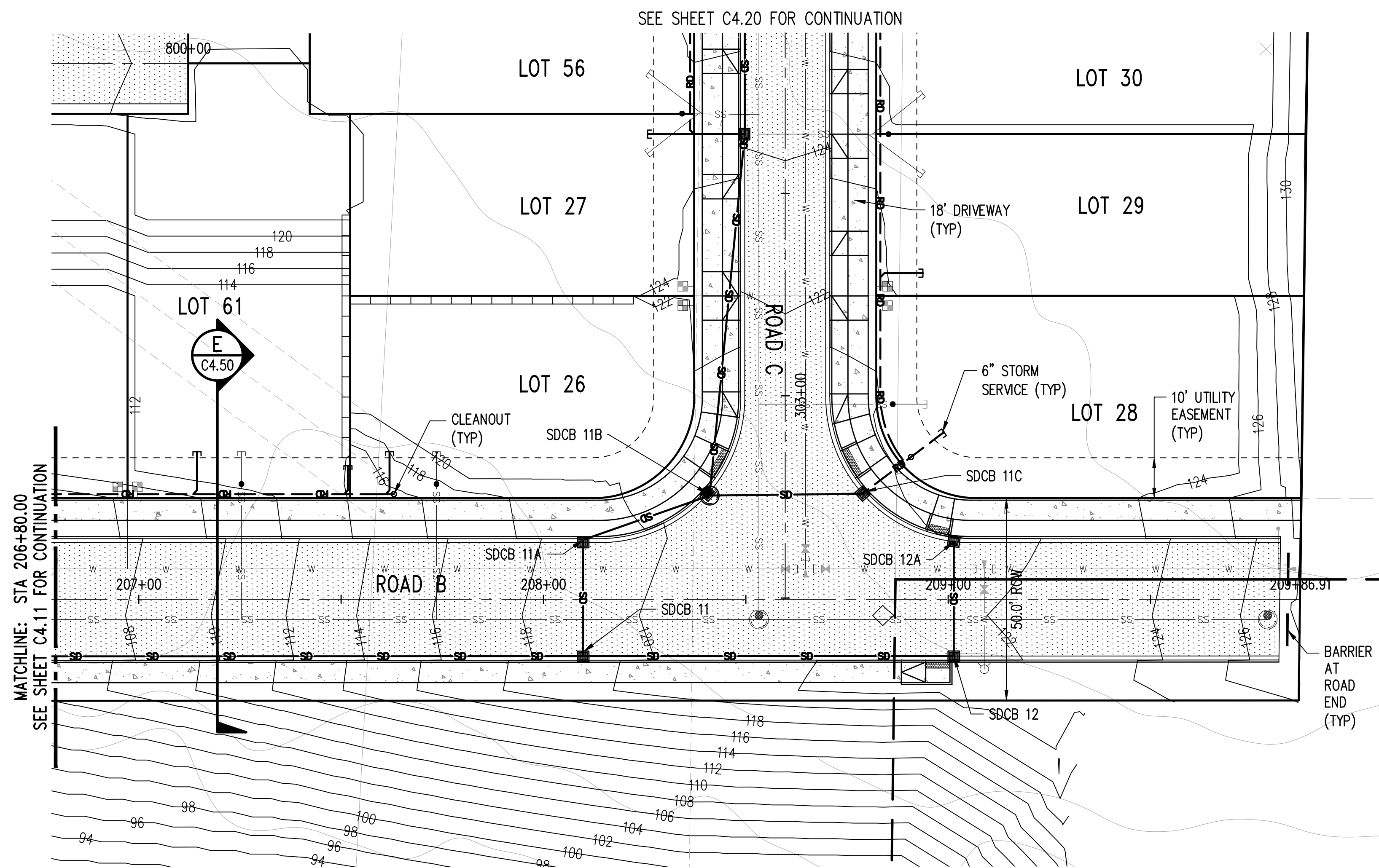
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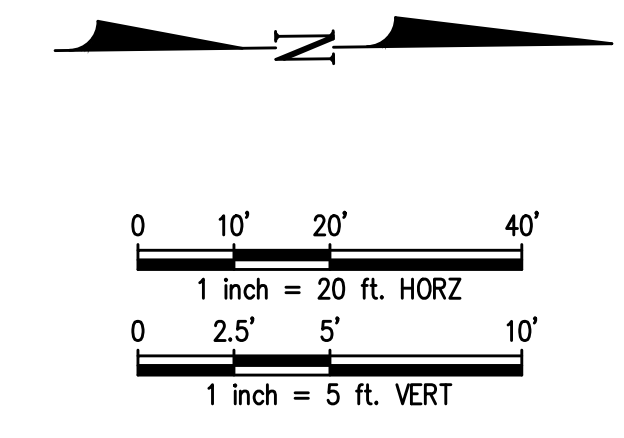
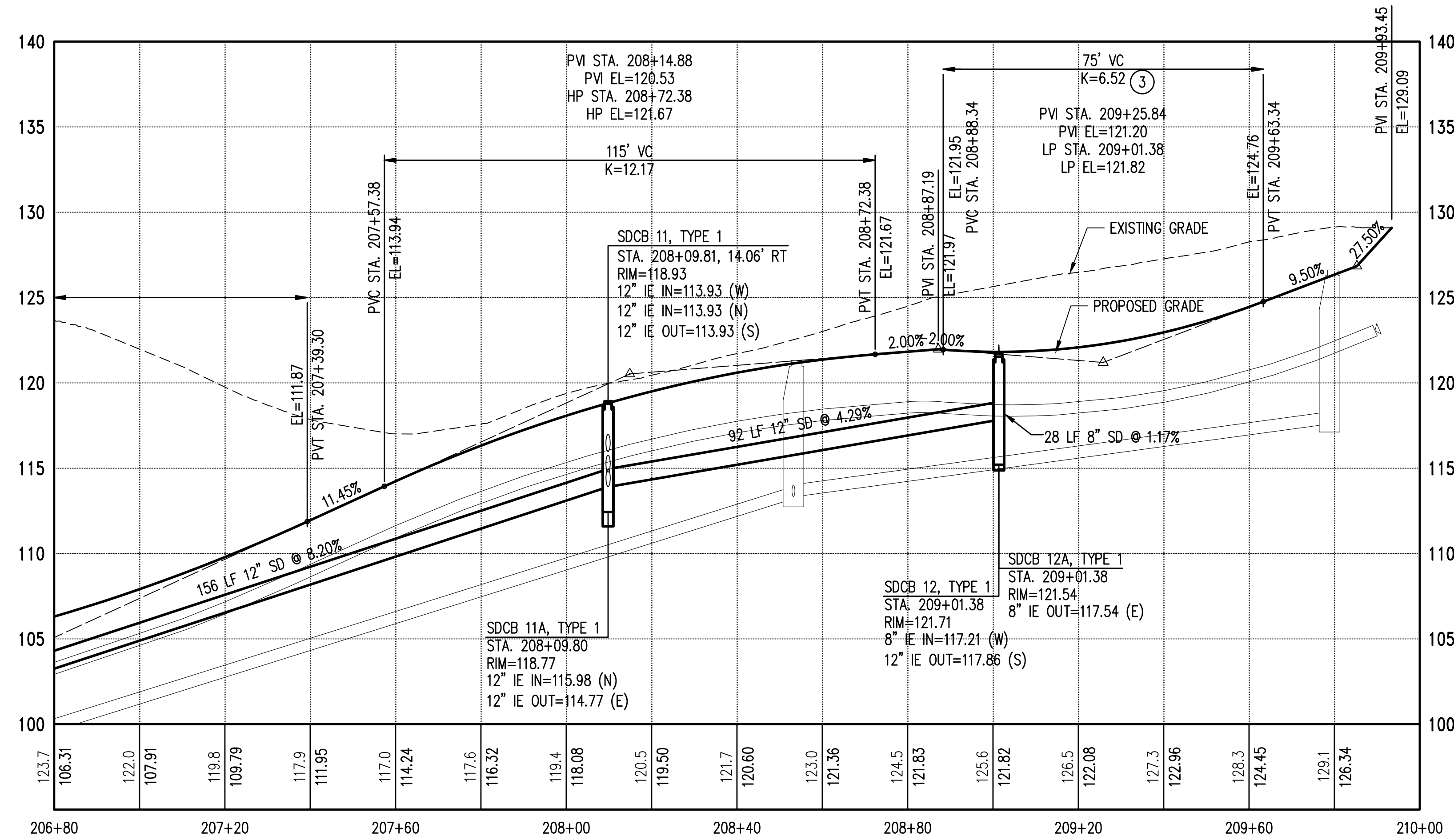
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KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 100— EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- - - CRITICAL AREA BSBL (4)
- CONCRETE PAVING
- ASPHALT PAVING



NOTES

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3. SAG CURVE K VALUES LESS THAN 25 SHALL BE MITIGATED USING STREET LIGHTING. STREET LIGHTING TO BE DESIGNED AND PROVIDED WITH CONSTRUCTION DOCUMENTS.
4. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

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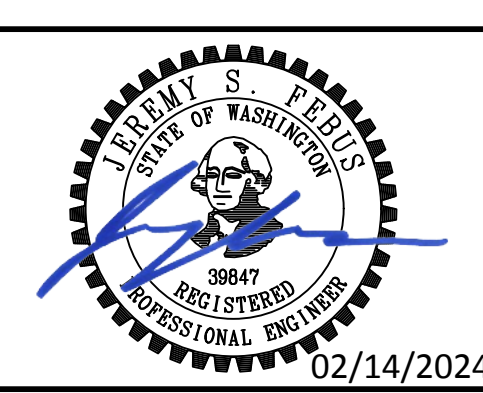
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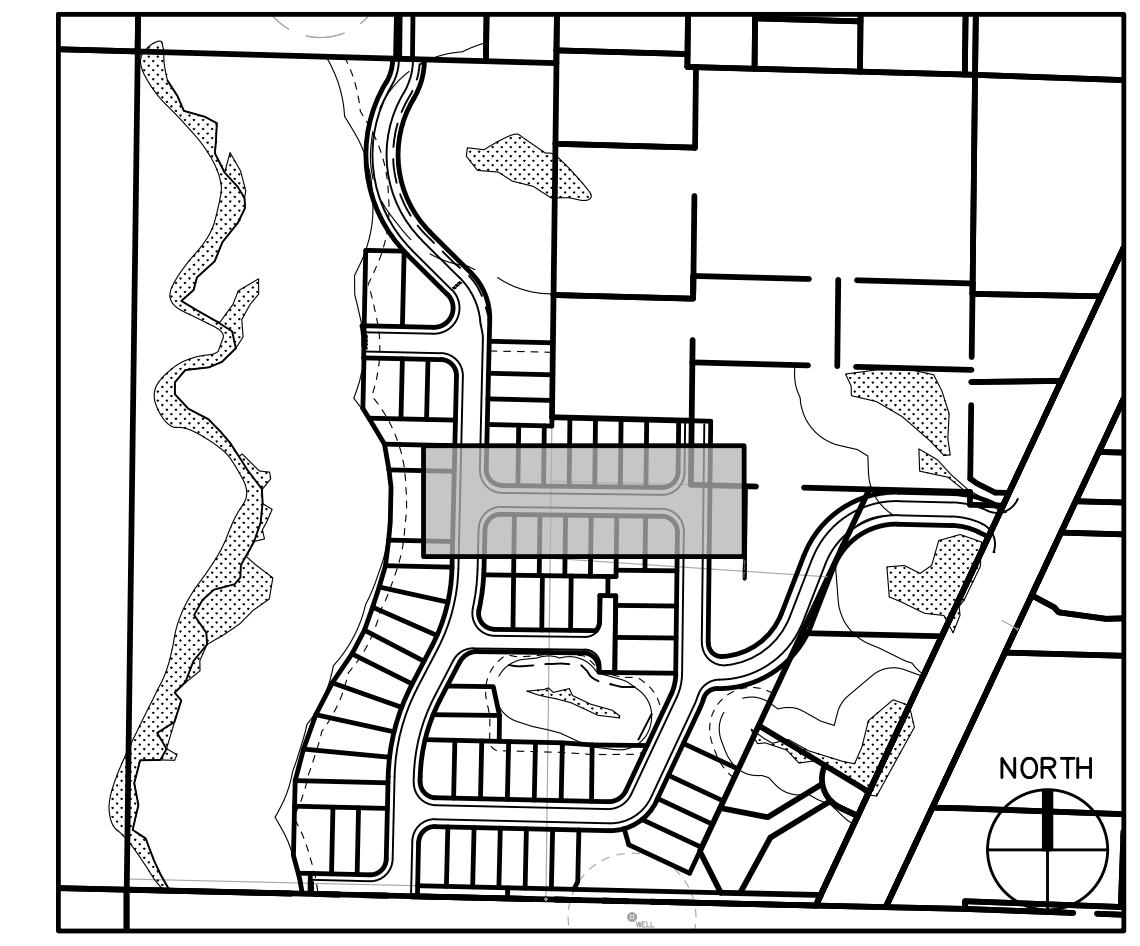
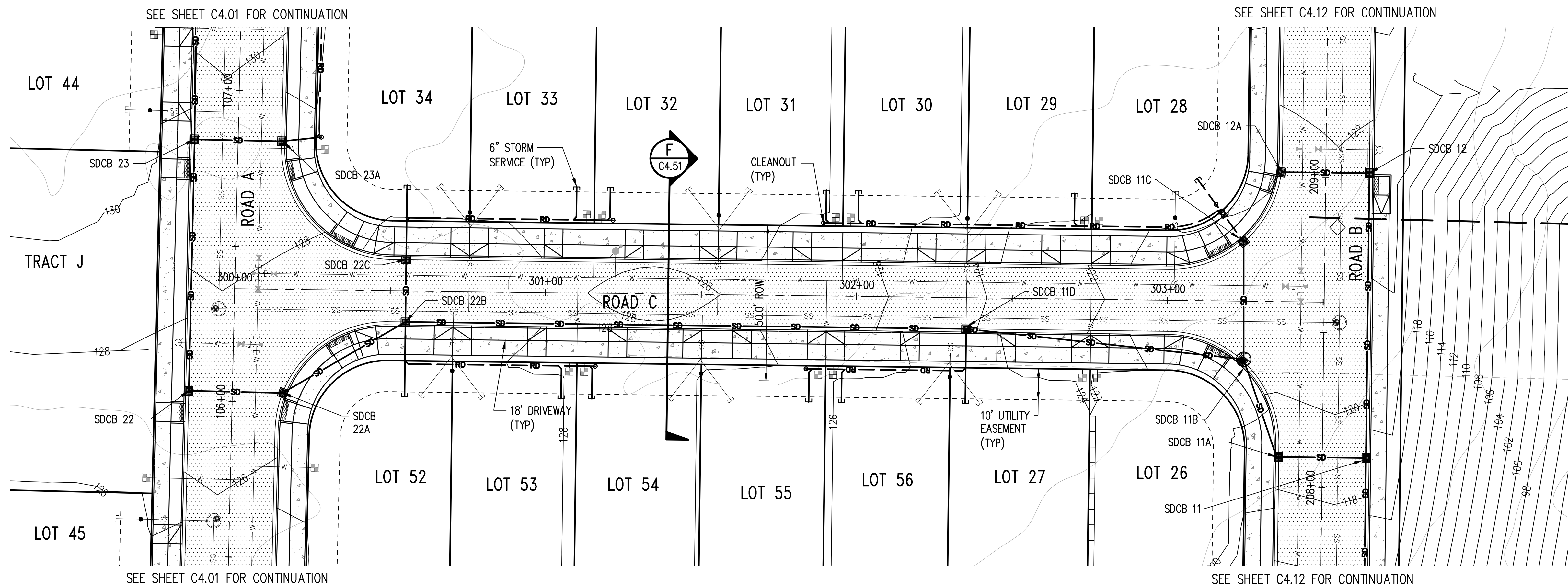


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ROAD B STORM DRAINAGE PLAN AND PROFILE

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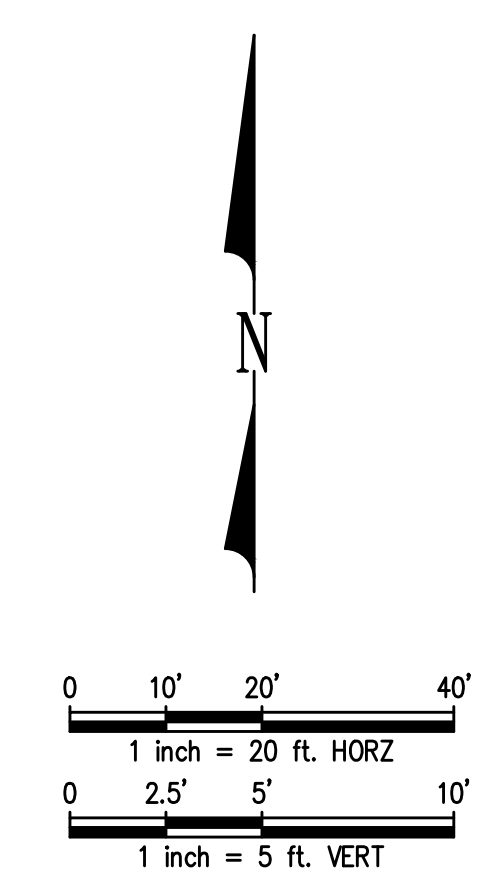
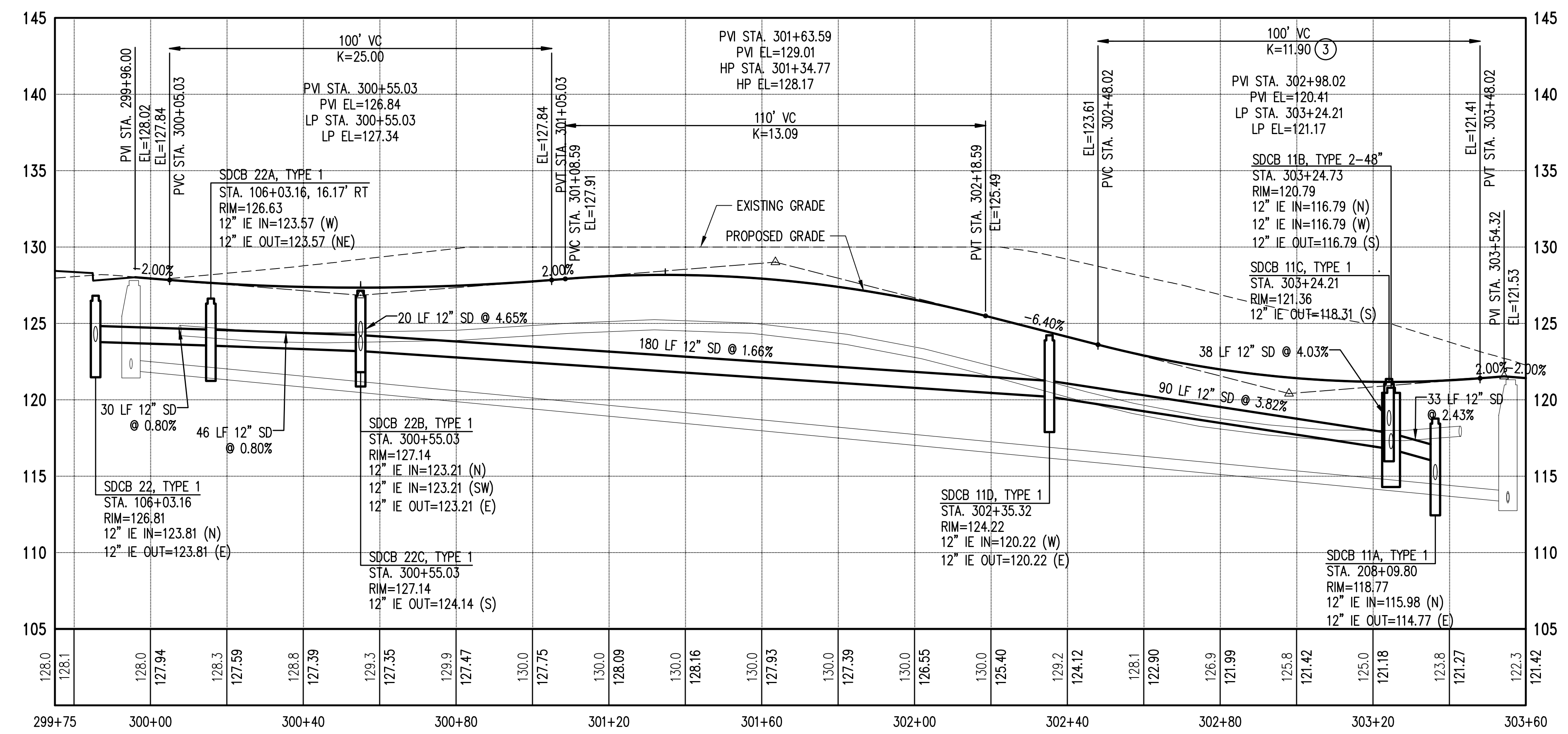
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KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- - - CRITICAL AREA BSBL (4)
- CONCRETE PAVING
- ASPHALT PAVING



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3. SAG CURVE K VALUES LESS THAN 18 SHALL BE MITIGATED USING STREET LIGHTING. STREET LIGHTING TO BE DESIGNED AND PROVIDED WITH CONSTRUCTION DOCUMENTS.
4. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

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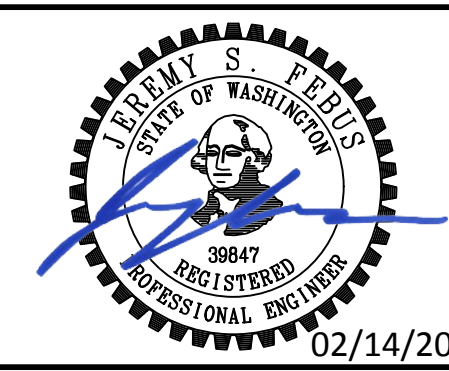
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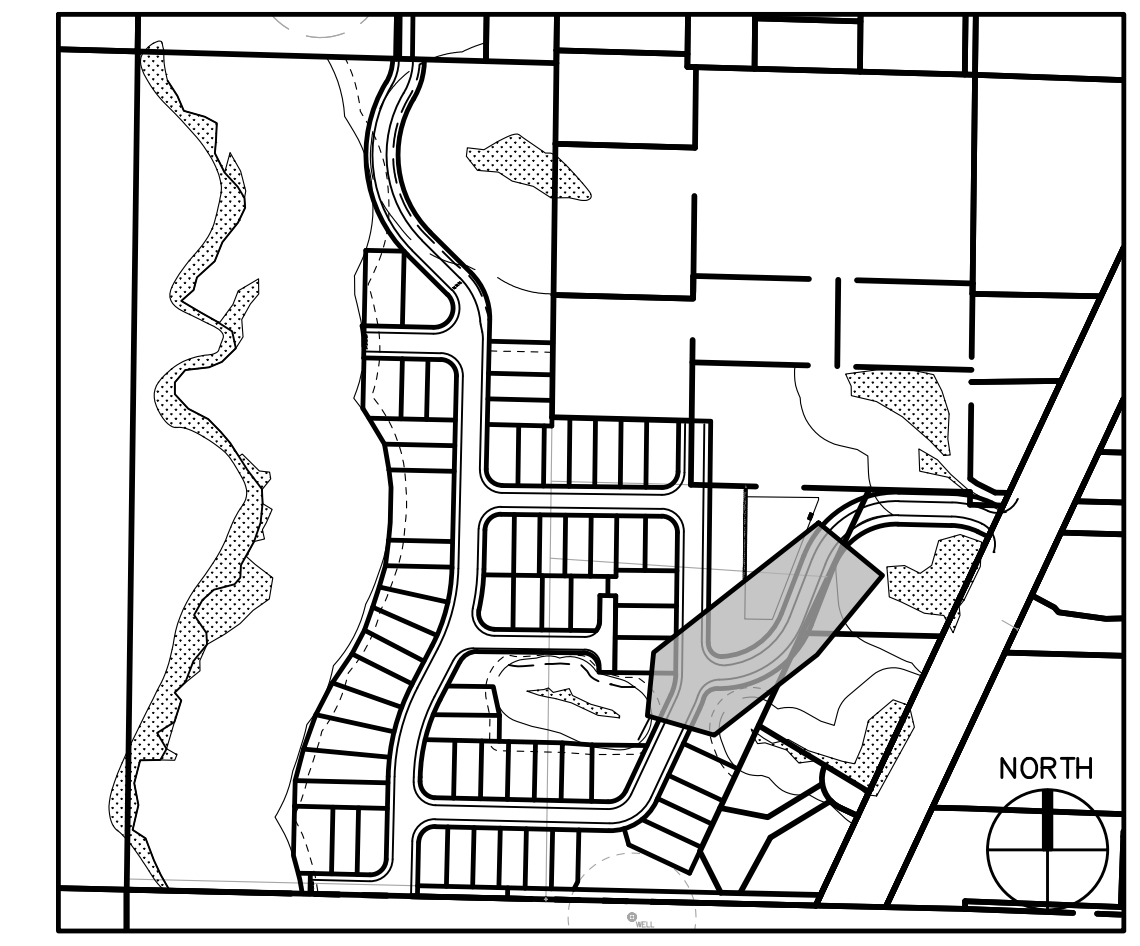
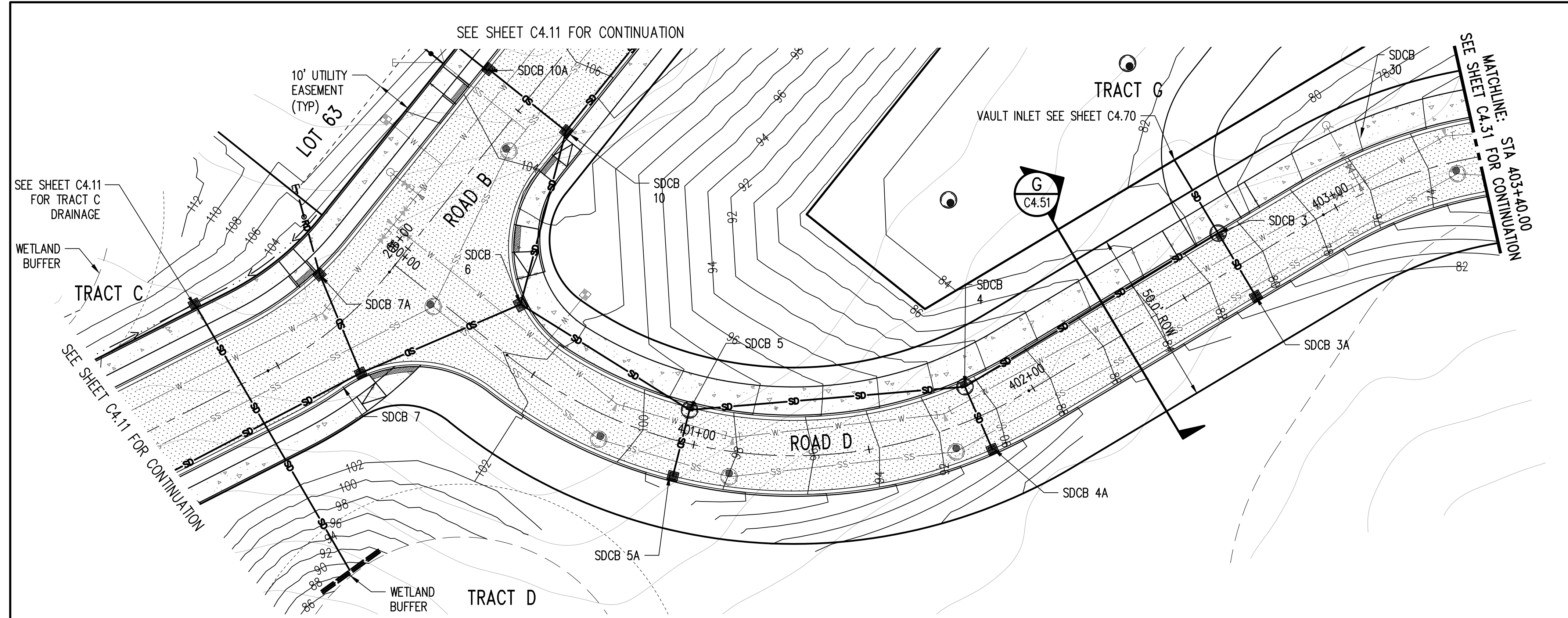
THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC
POULSBORO, WASHINGTON

ROAD C STORM DRAINAGE PLAN AND PROFILE

SHEET

C4.20

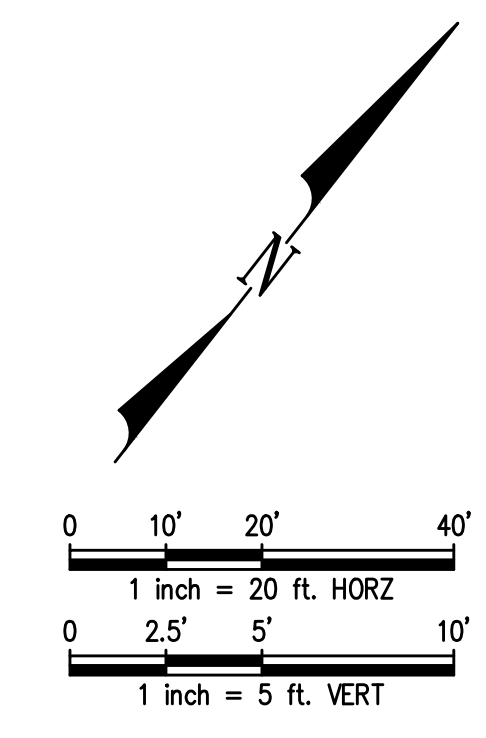
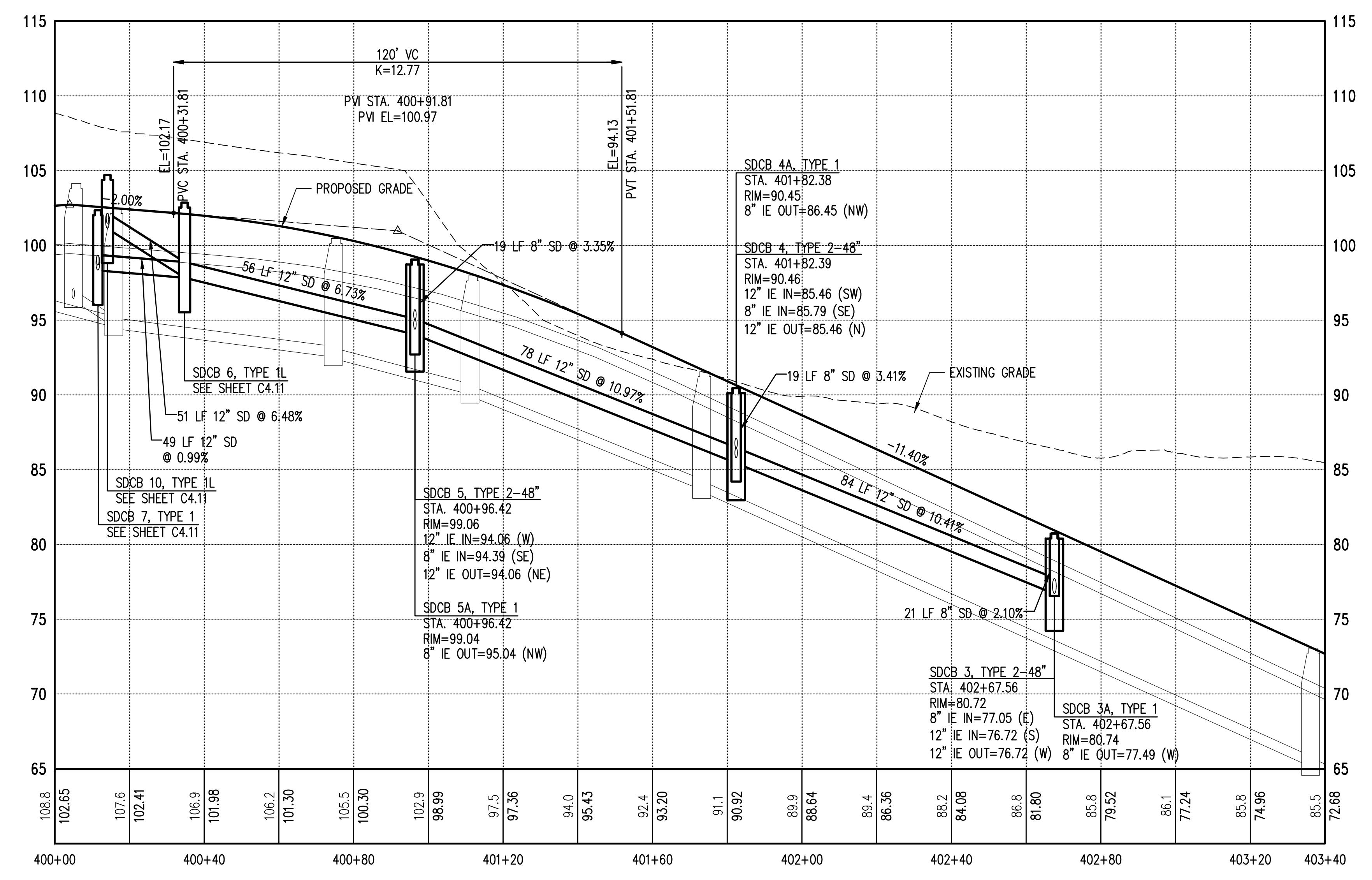
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KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 888— EXISTING GRADE CONTOUR
- - - WETLAND BUFFER (EX & PROP)
- - - CRITICAL AREA BSBL (3)
- [Pattern] CONCRETE PAVING
- [Pattern] ASPHALT PAVING



NOTES

1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
3. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.

1	01/2023	EKC	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL
2	06/2023	EKC	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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RAG

DESIGNED BY
EKC

CHECKED BY
EKC

APPROVED BY
JSF

DATE
FEBRUARY 12, 2024

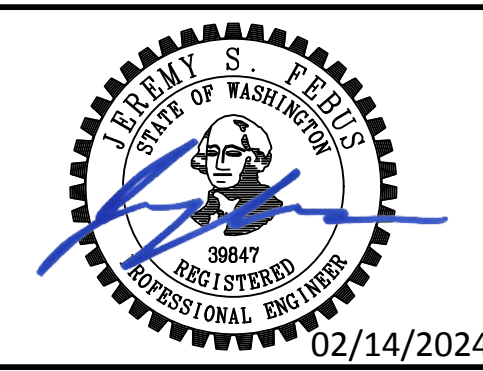
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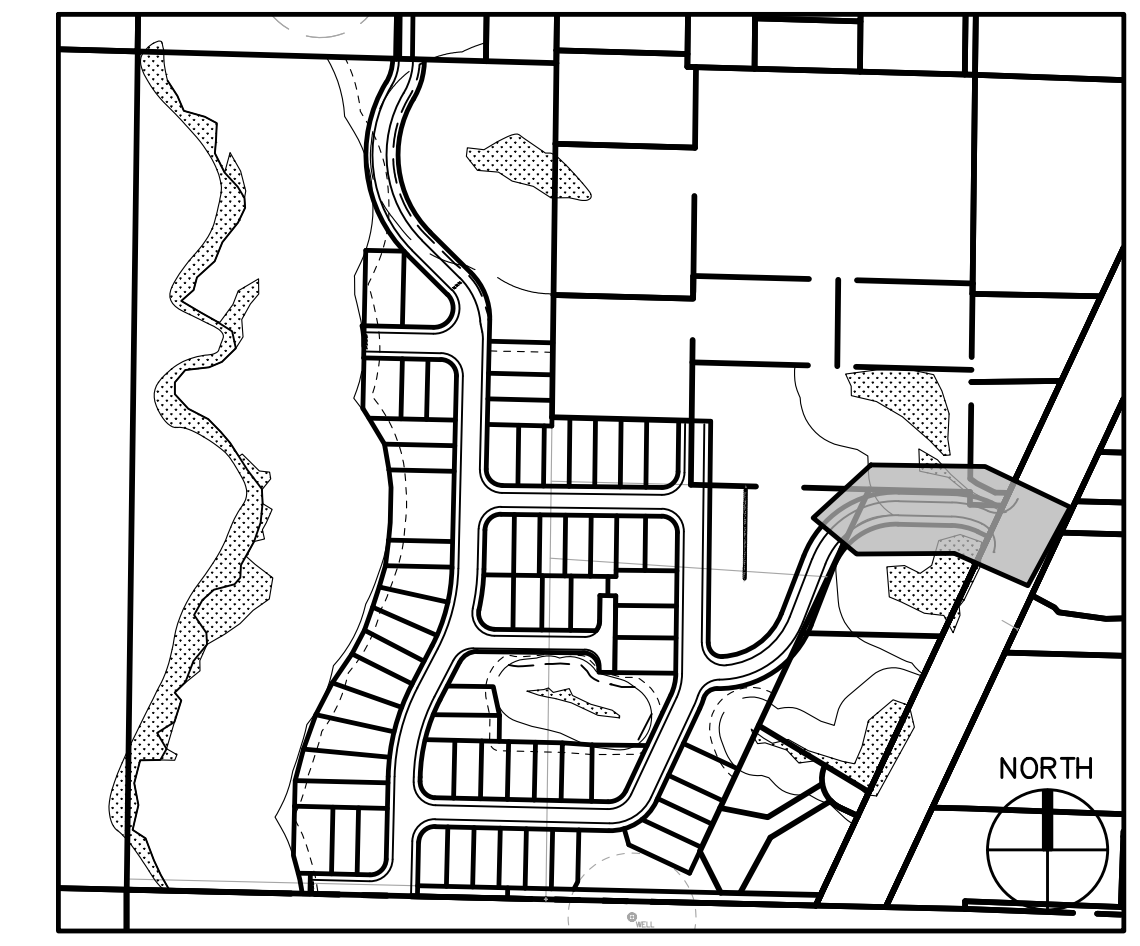
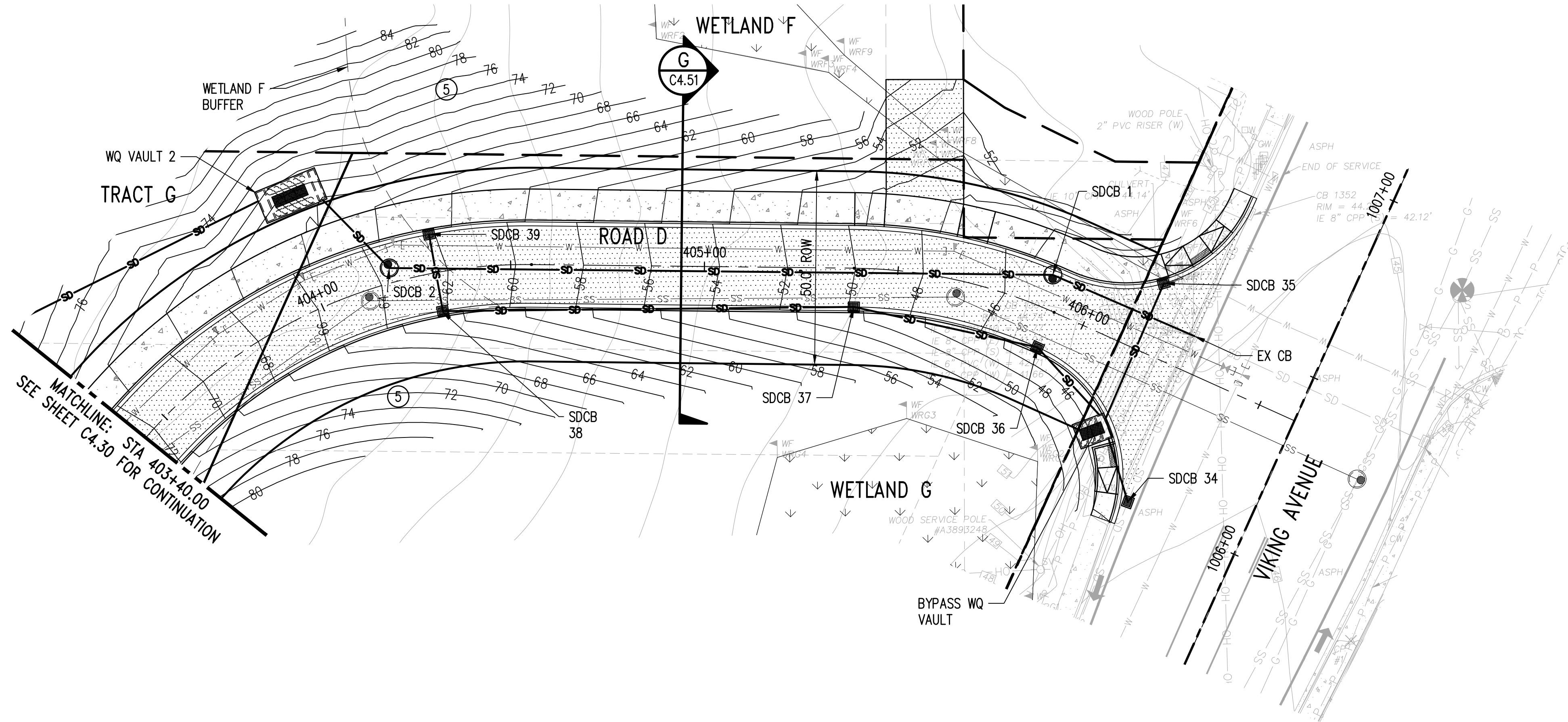
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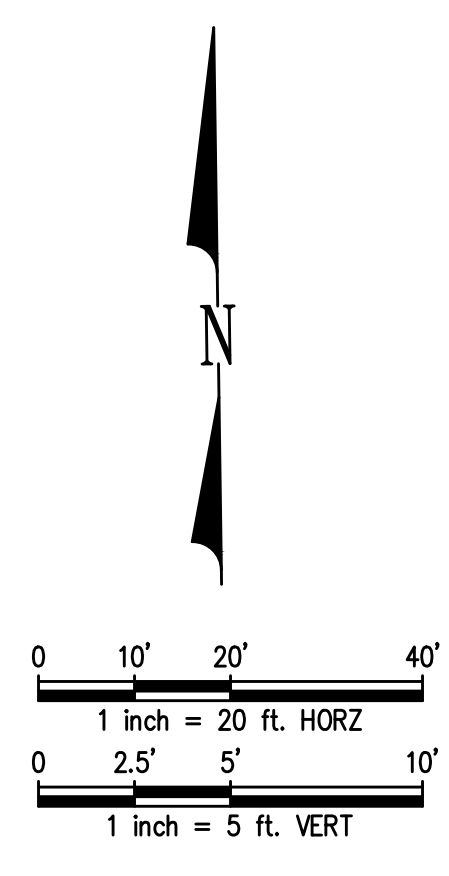
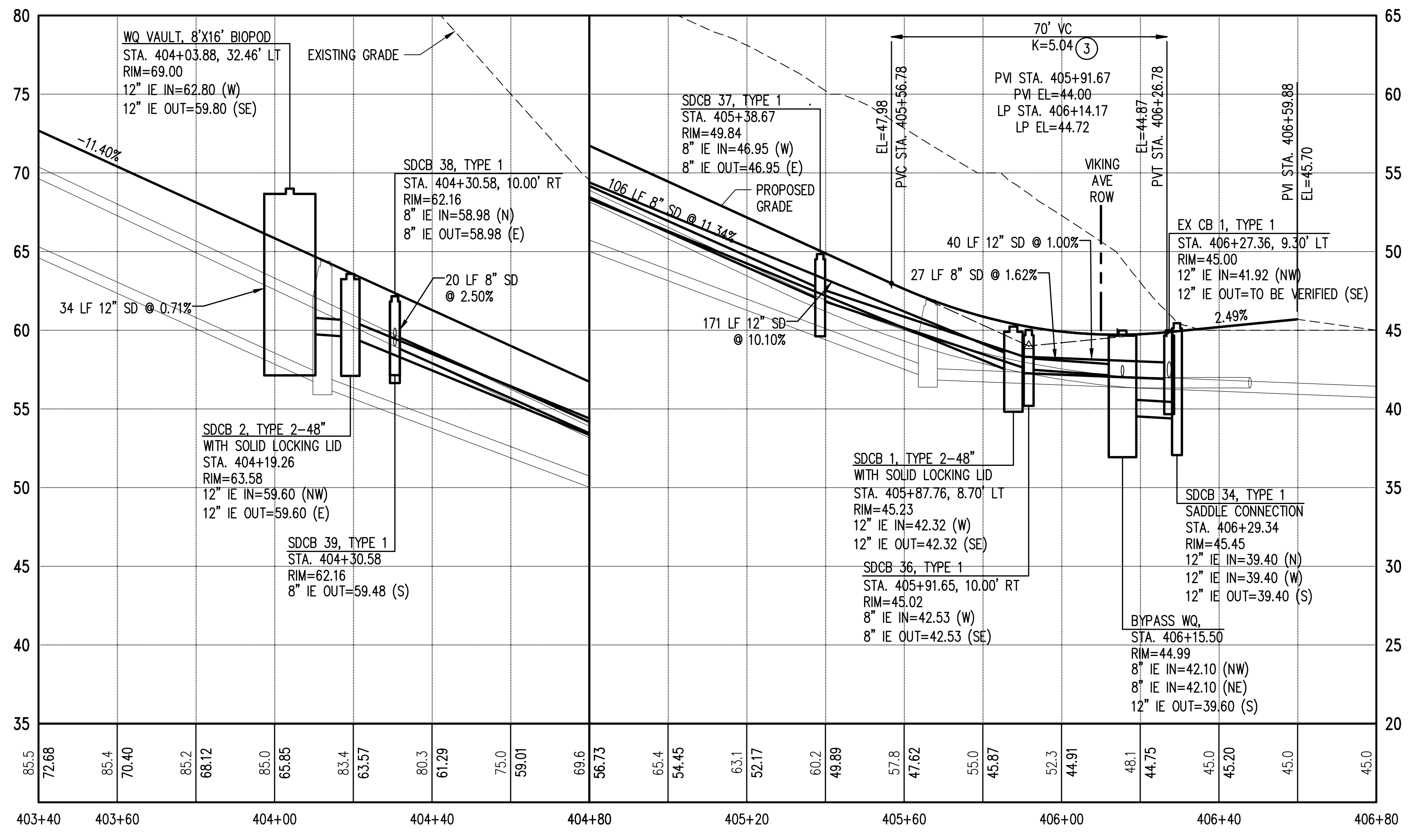
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POULSBORO, WASHINGTON

ROAD D STORM DRAINAGE PLAN AND PROFILE

SHEET
C4.30



- LEGEND**
- PROPOSED PROPERTY LINE
 - - - PROPERTY LINE
 - - - CENTERLINE
 - - - PROPOSED EASEMENT
 - SD — STORM DRAIN LINE
 - RD — ROOF DRAIN
 - W — WATER MAIN
 - SS — SEWER MAIN
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - TYPE 1 CATCH BASIN
 - TYPE 2 CATCH BASIN
 - 295 — FINISHED GRADE CONTOUR
 - 300 — EXISTING GRADE CONTOUR
 - - - WETLAND BUFFER (EX & PROP)
 - - - CRITICAL AREA BSBL (4)
 - CONCRETE PAVING
 - ASPHALT PAVING



- NOTES**
1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
 2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
 3. SAG CURVE K VALUES LESS THAN 25 SHALL BE MITIGATED USING STREET LIGHTING. STREET LIGHTING TO BE DESIGNED AND PROVIDED WITH CONSTRUCTION DOCUMENTS.
 4. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.
 5. GRADING IN WETLAND BUFFER ON PARCELS OUTSIDE OF THE PROJECT SITE SHALL BE MITIGATED BY THE WETLAND MITIGATION PLAN. GRADING ON ADJACENT PARCELS TO BE ALLOWED UNDER A TEMPORARY GRADING EASEMENT.

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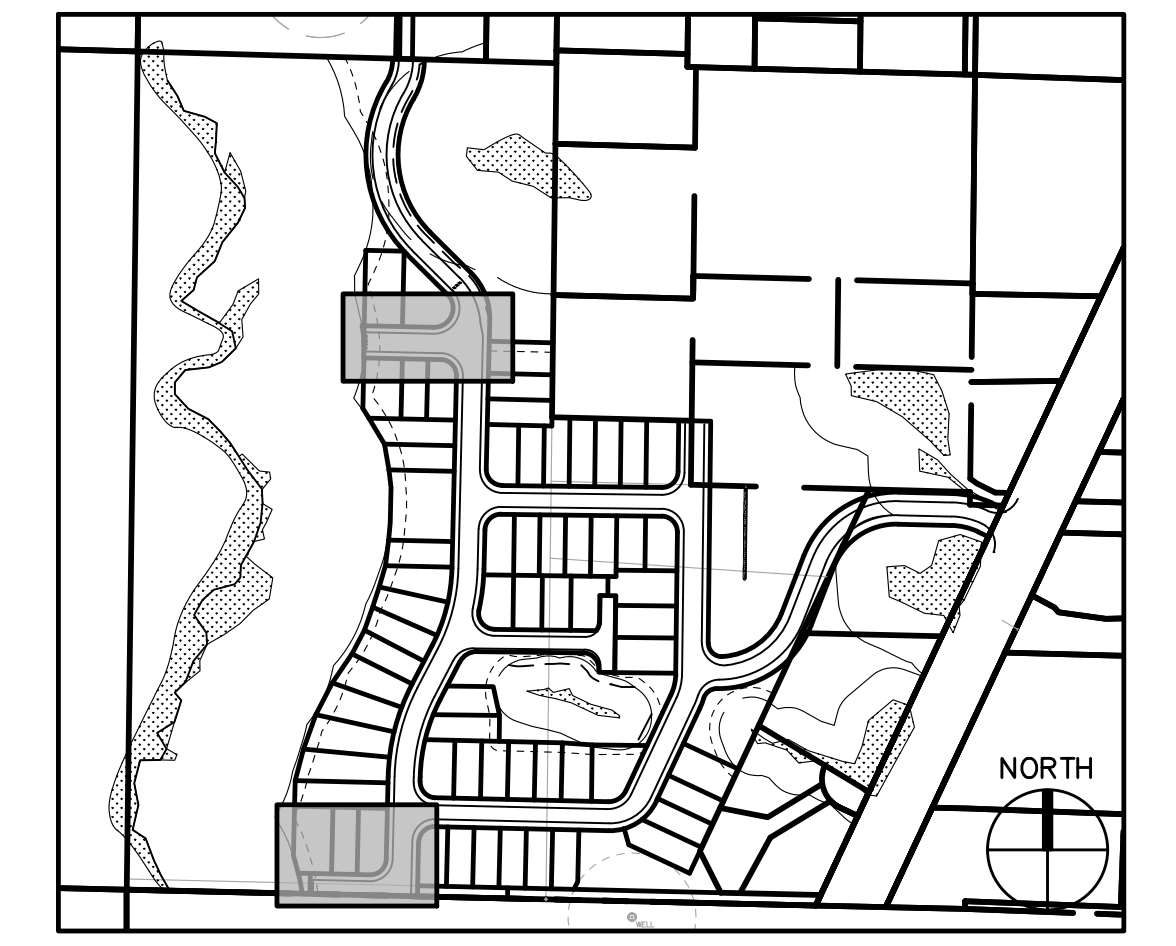
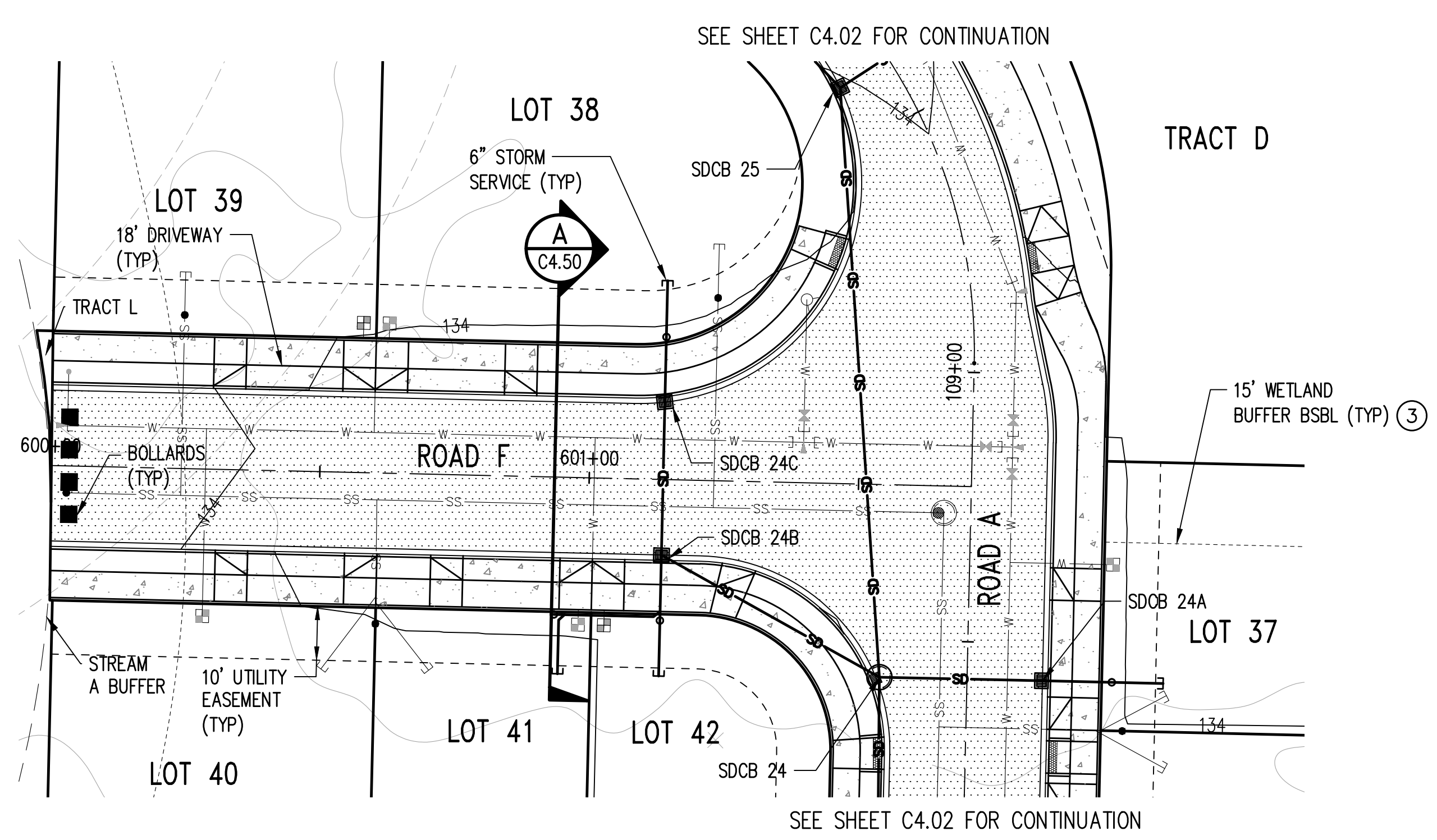
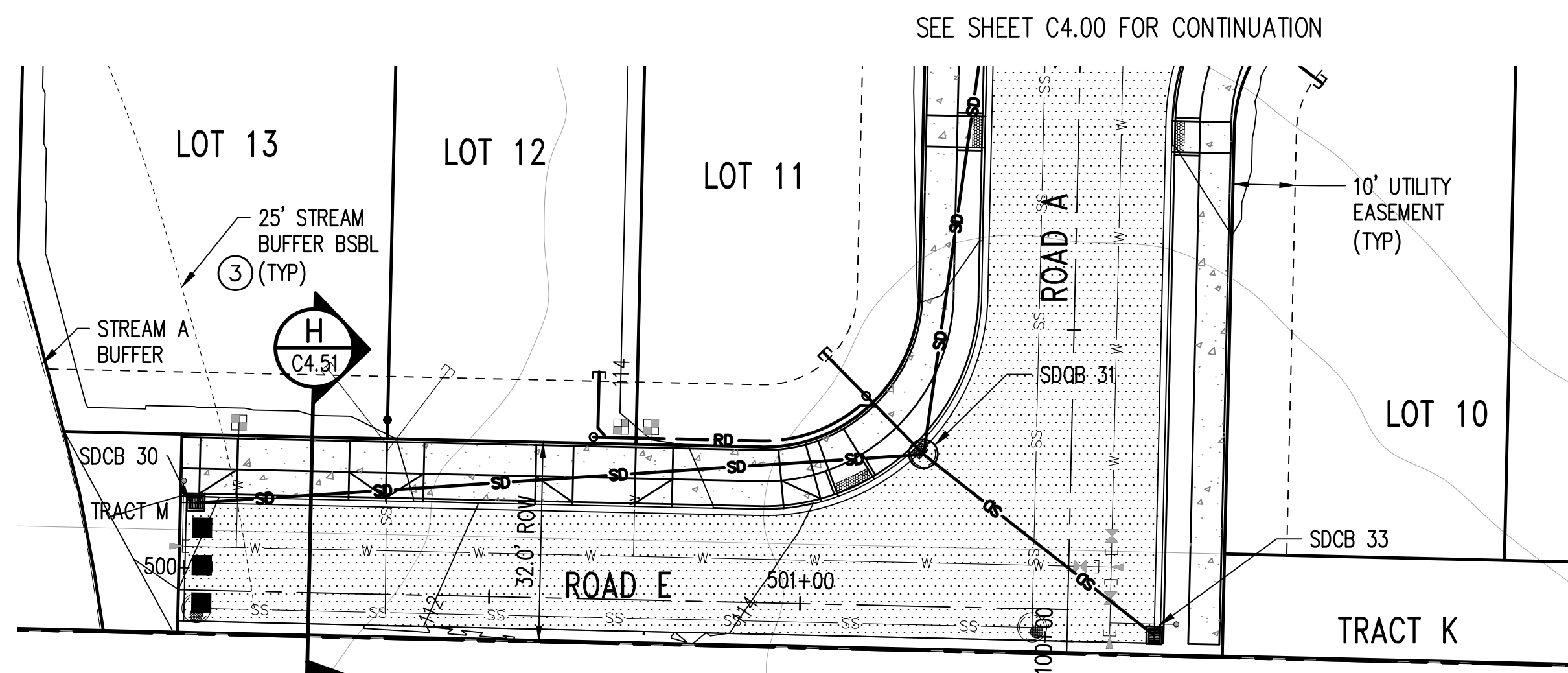
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ROAD D STORM DRAINAGE PLAN AND PROFILE

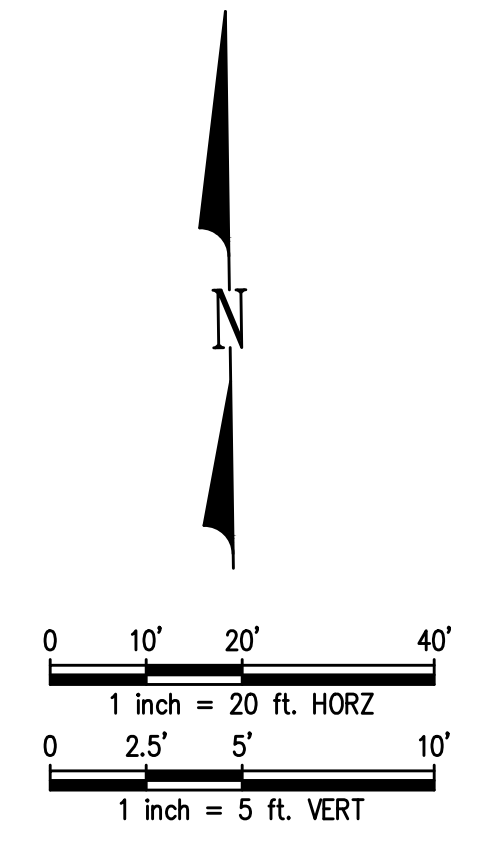
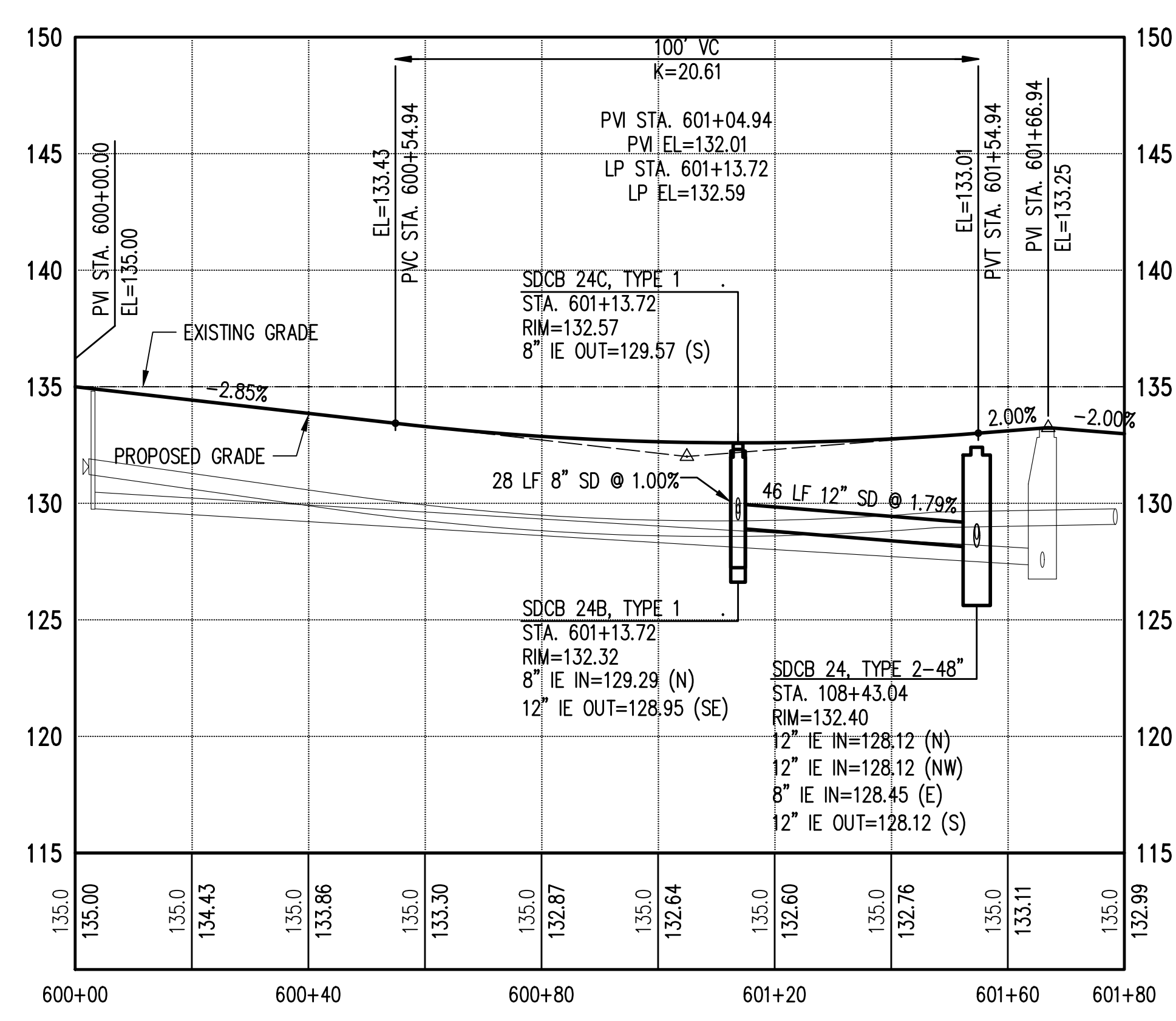
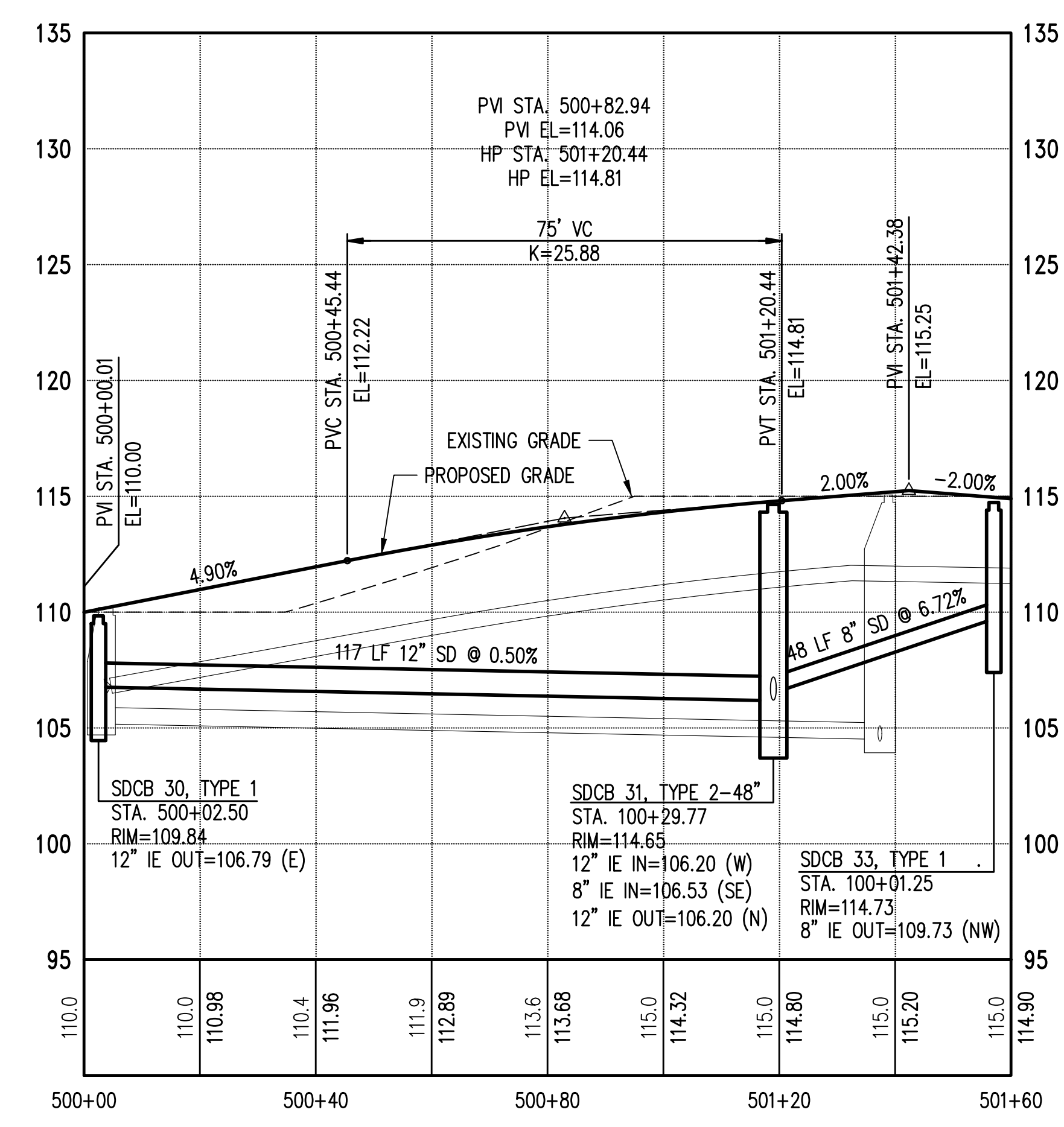
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C4.31



KEY MAP

LEGEND

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- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD — STORM DRAIN LINE
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- TYPE 2 CATCH BASIN
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- ASPHALT PAVING



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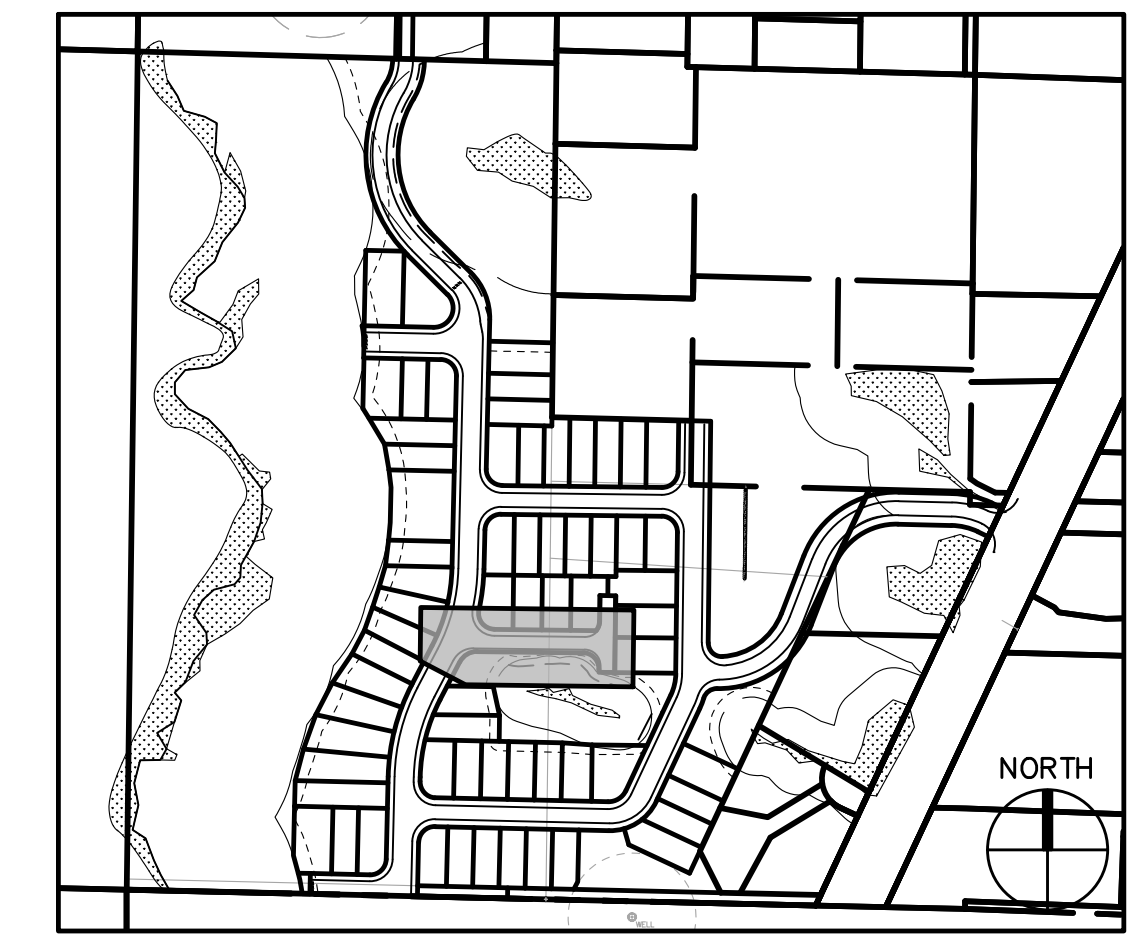
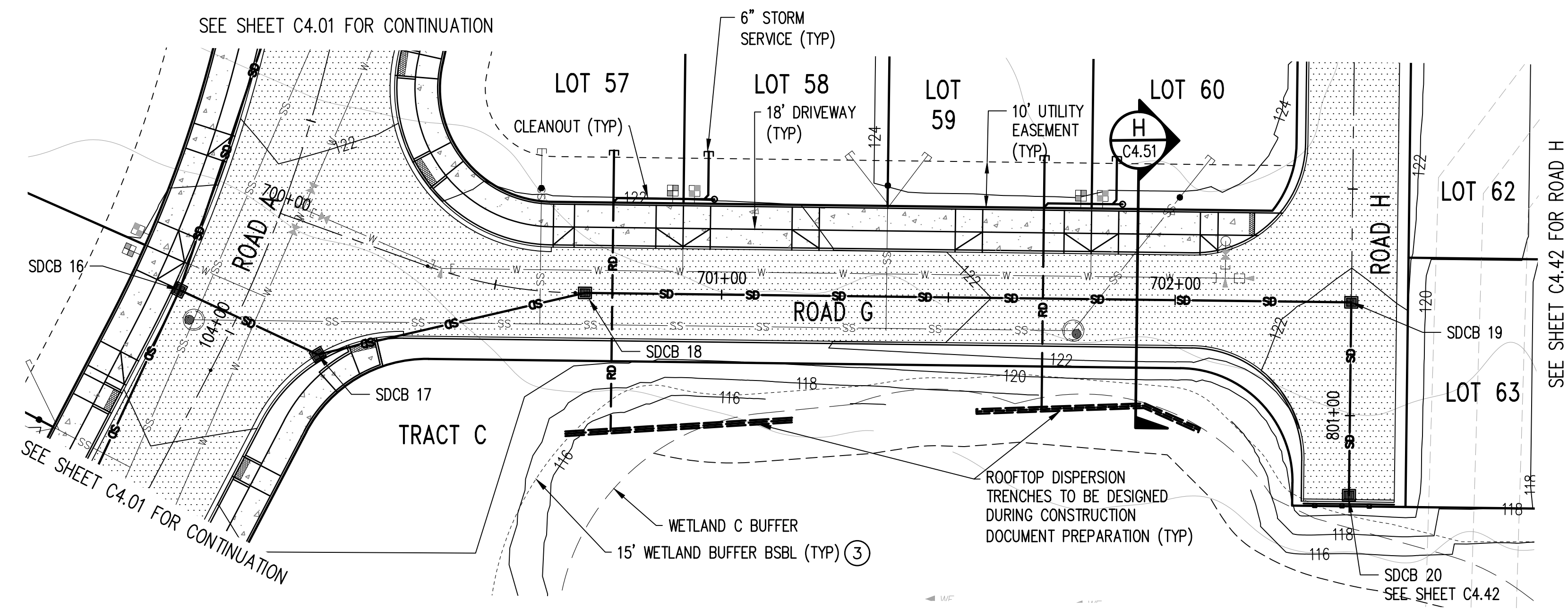
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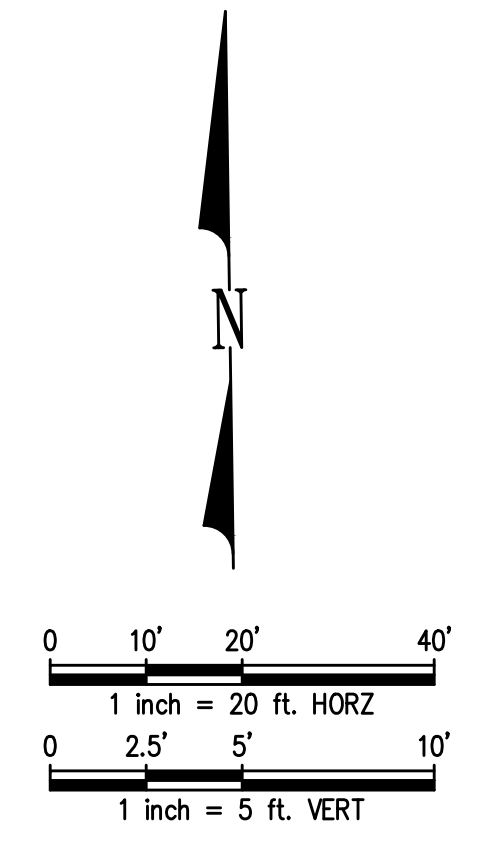
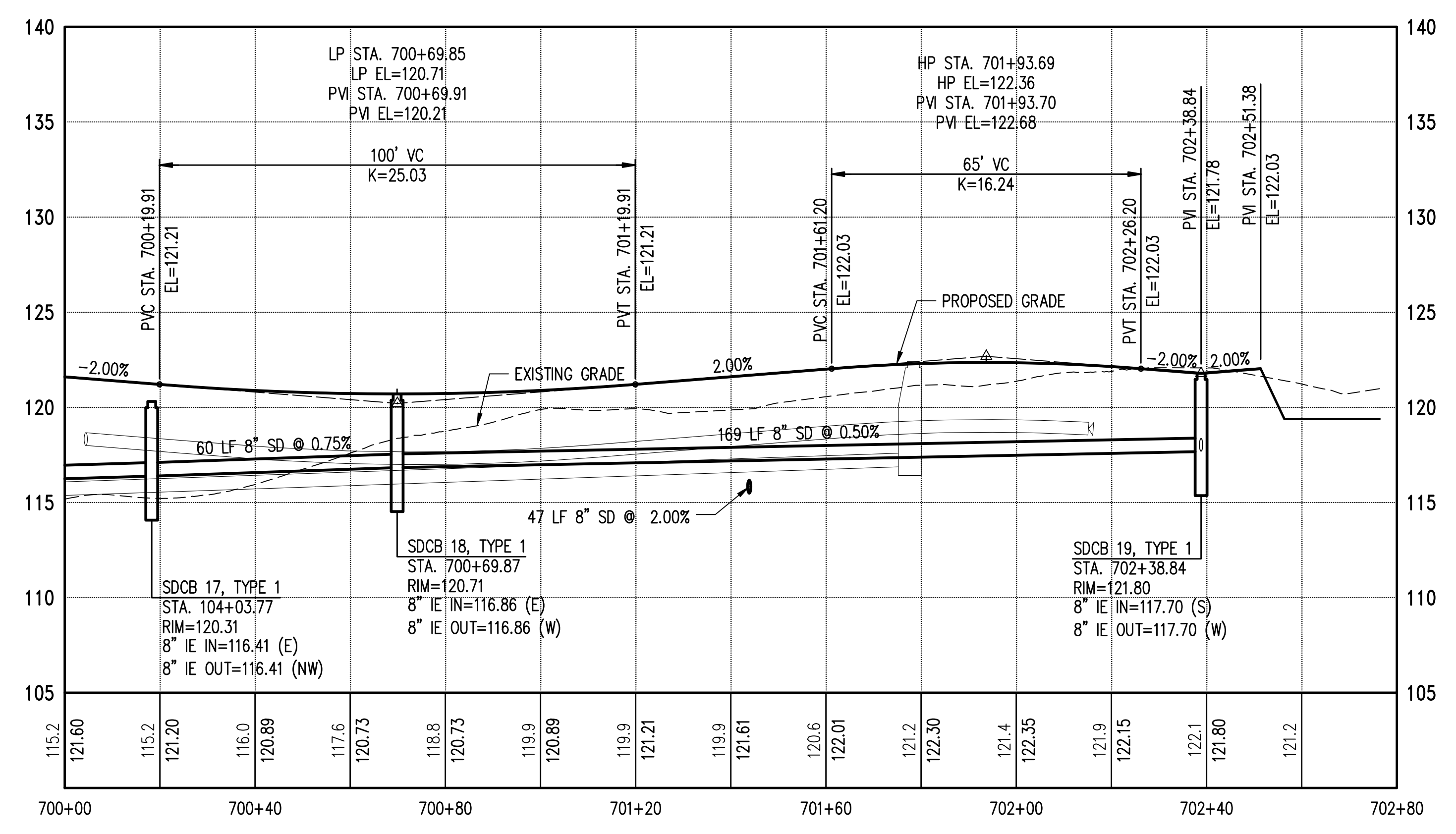
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 ROAD E AND F STORM DRAINAGE PLAN AND PROFILE
 SHEET C4.40



KEY MAP

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RAG

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EKC

CHECKED BY
EKC

APPROVED BY
JSF

DATE
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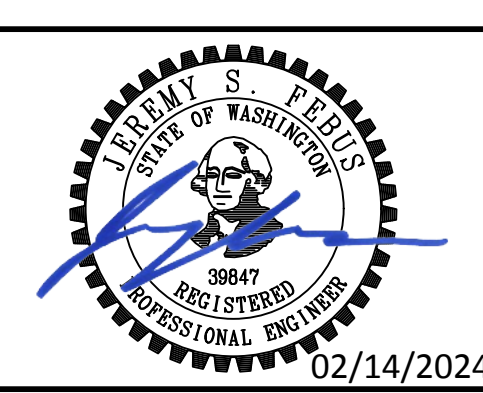
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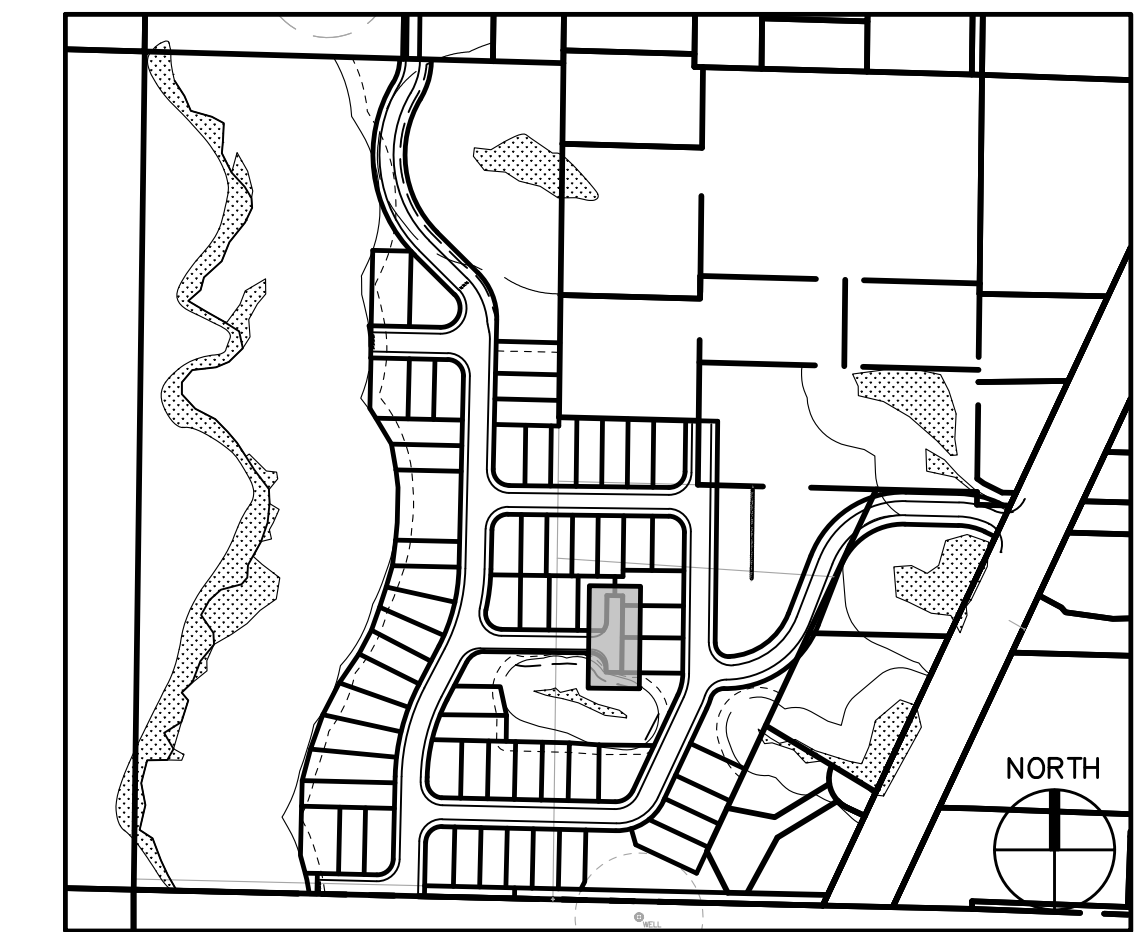
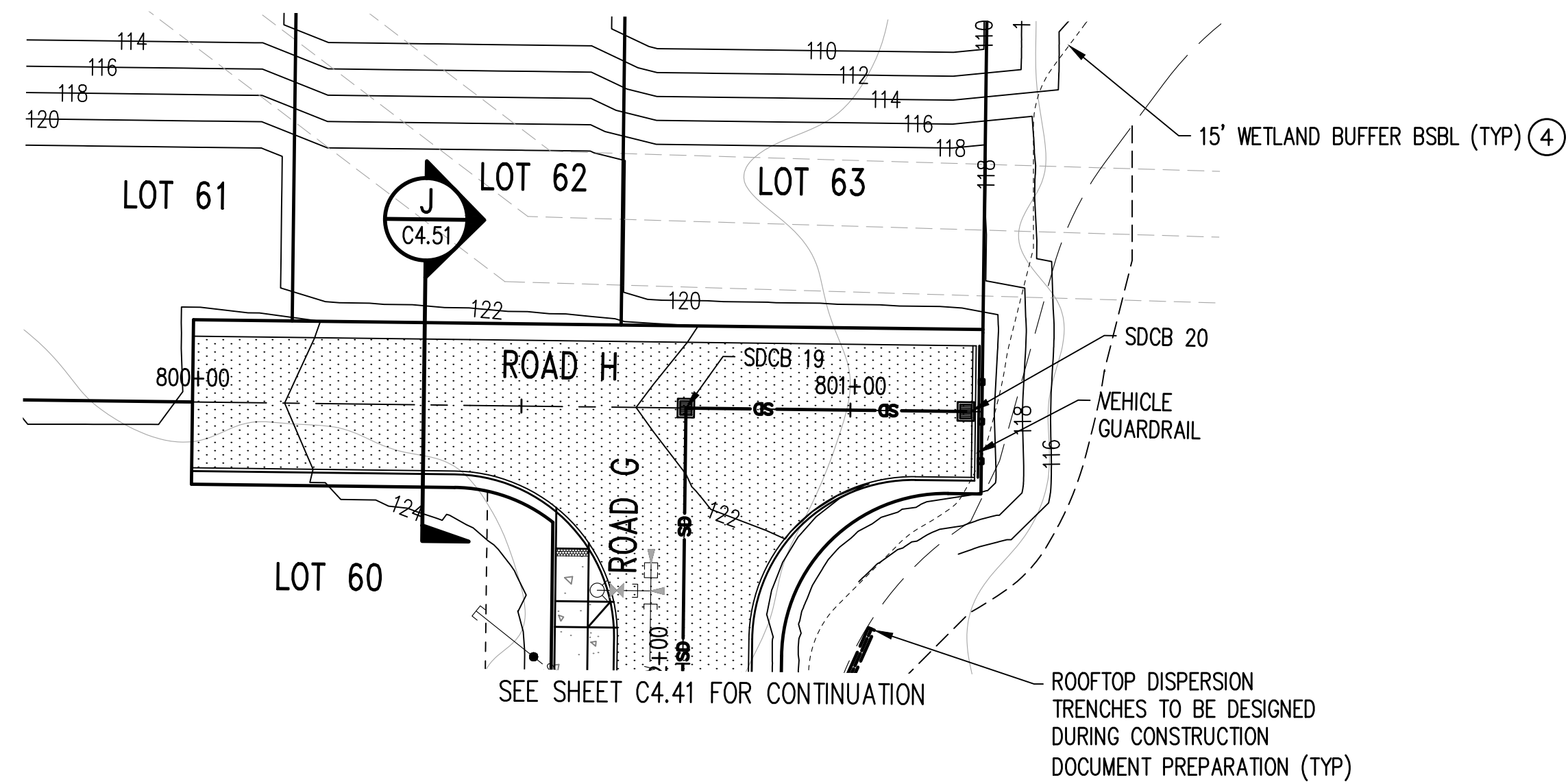
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ROAD G STORM DRAINAGE PLAN AND PROFILE

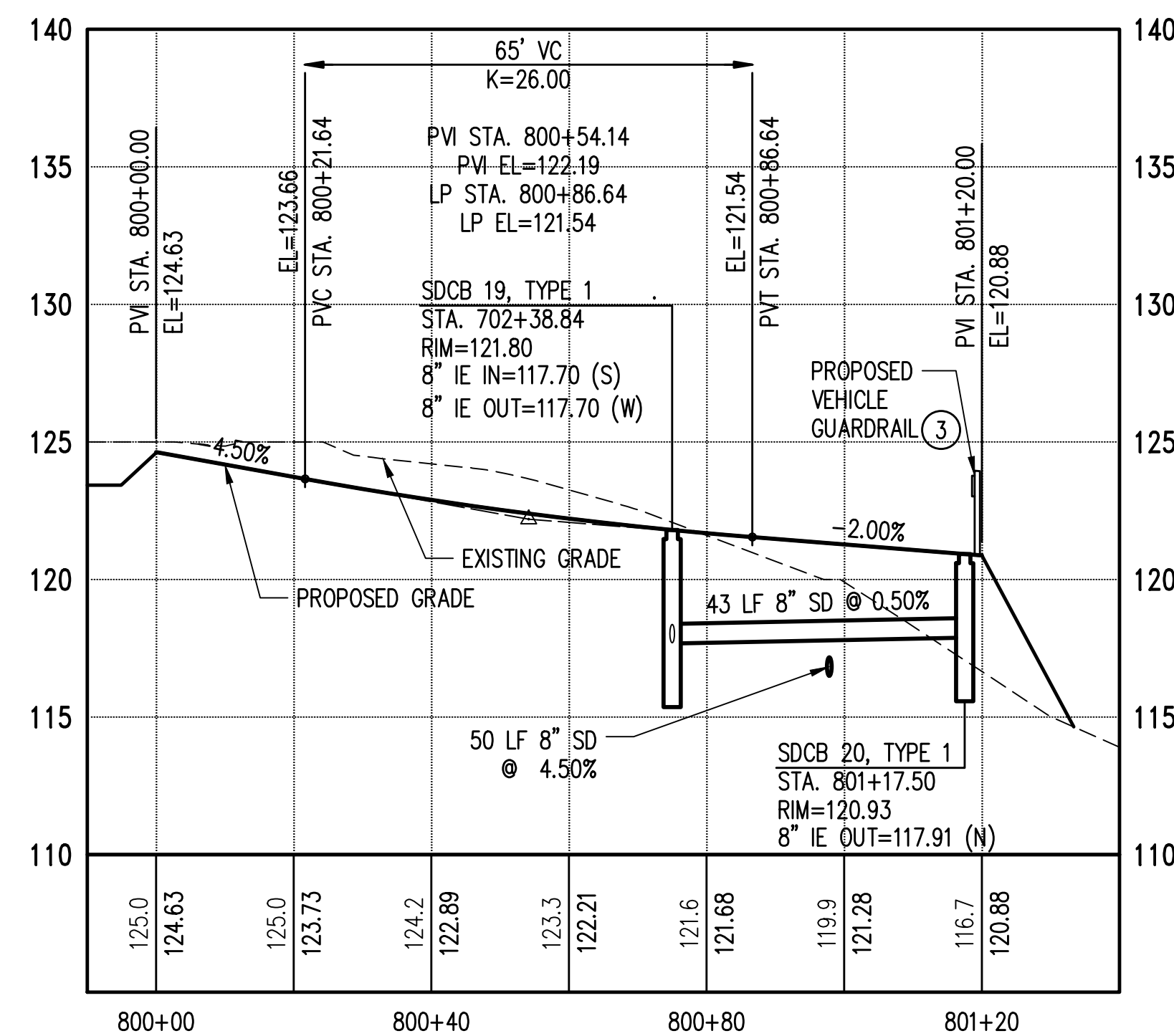
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C4.41



KEY MAP

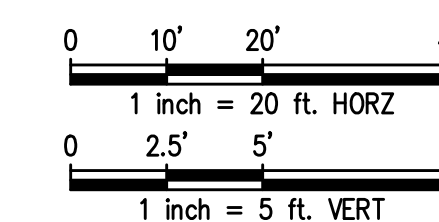
LEGEND

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- [Pattern] ASPHALT PAVING



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3. VEHICLE GUARDRAIL SHALL BE DESIGNED AND DETAILED DURING CONSTRUCTION DOCUMENT PREPARATION.
4. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER. 15 FOOT WETLAND BUFFER BSBL IS SHOWN FROM WETLANDS B, C, AND D.



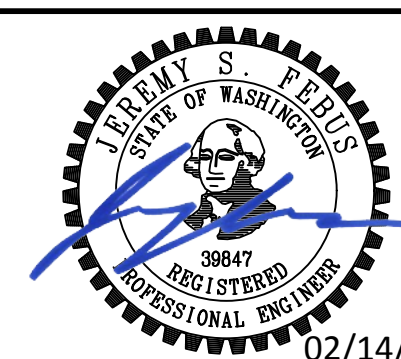
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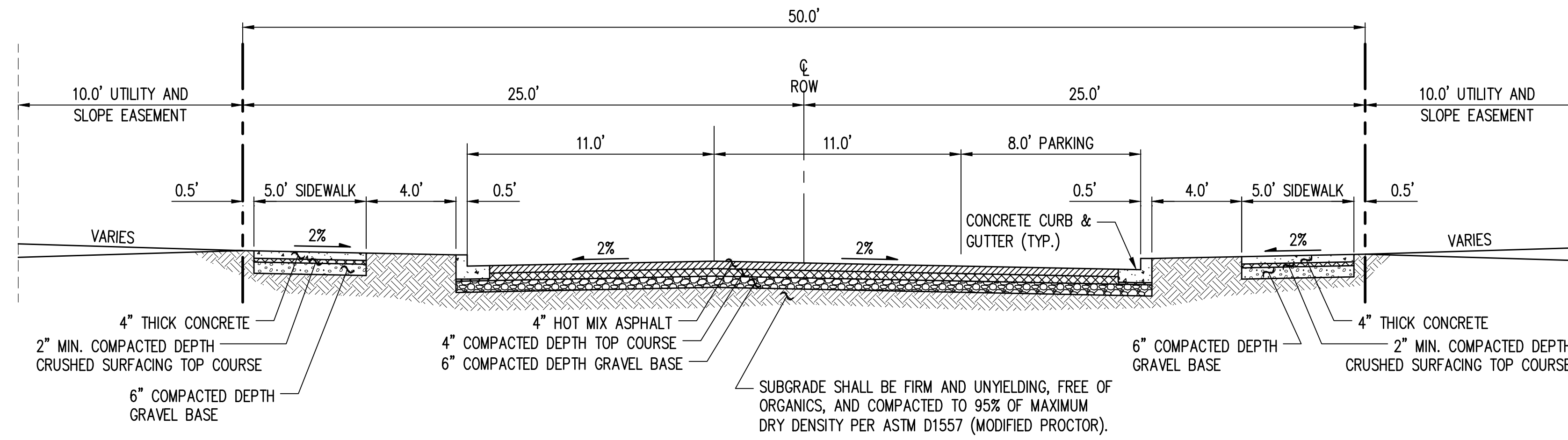


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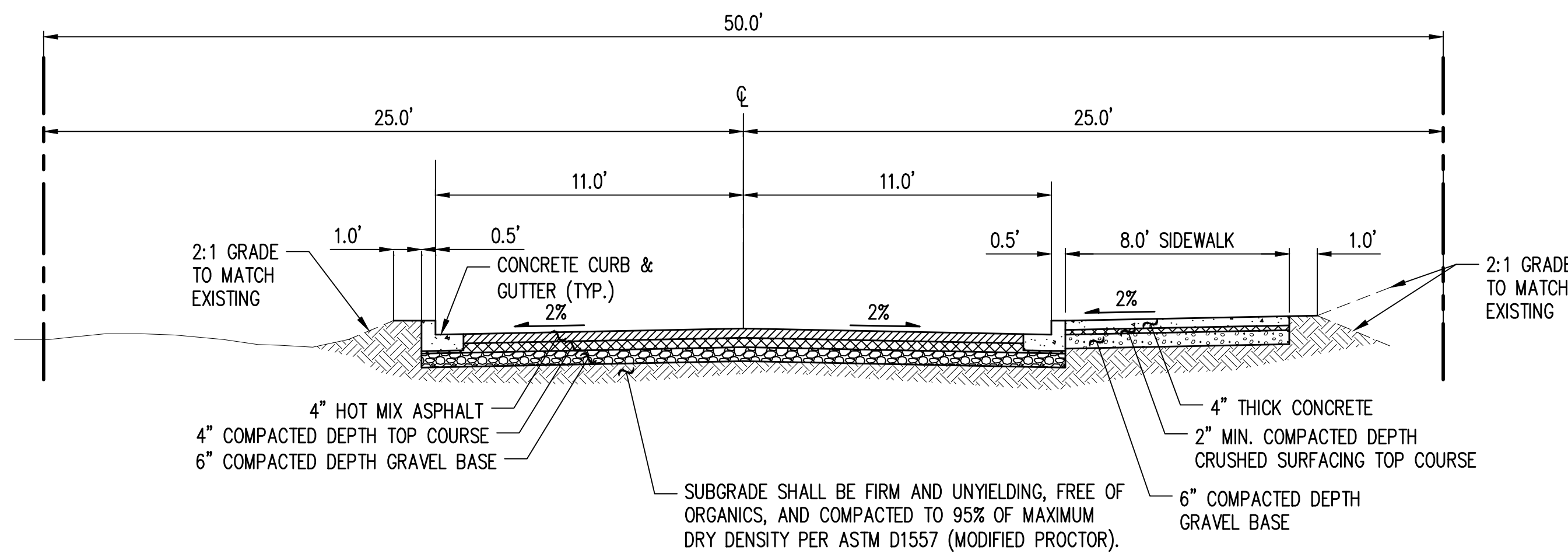
ROAD H STORM DRAINAGE PLAN AND PROFILE

SHEET

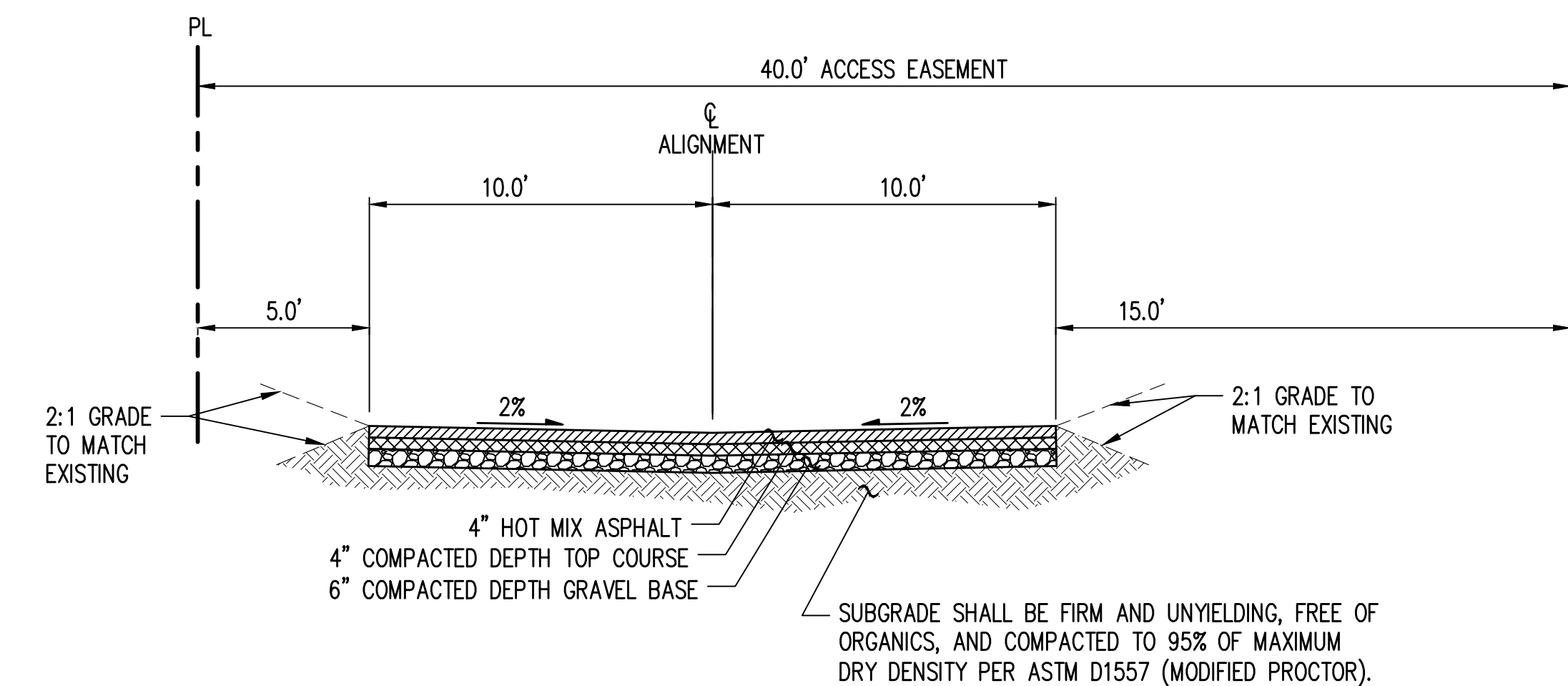
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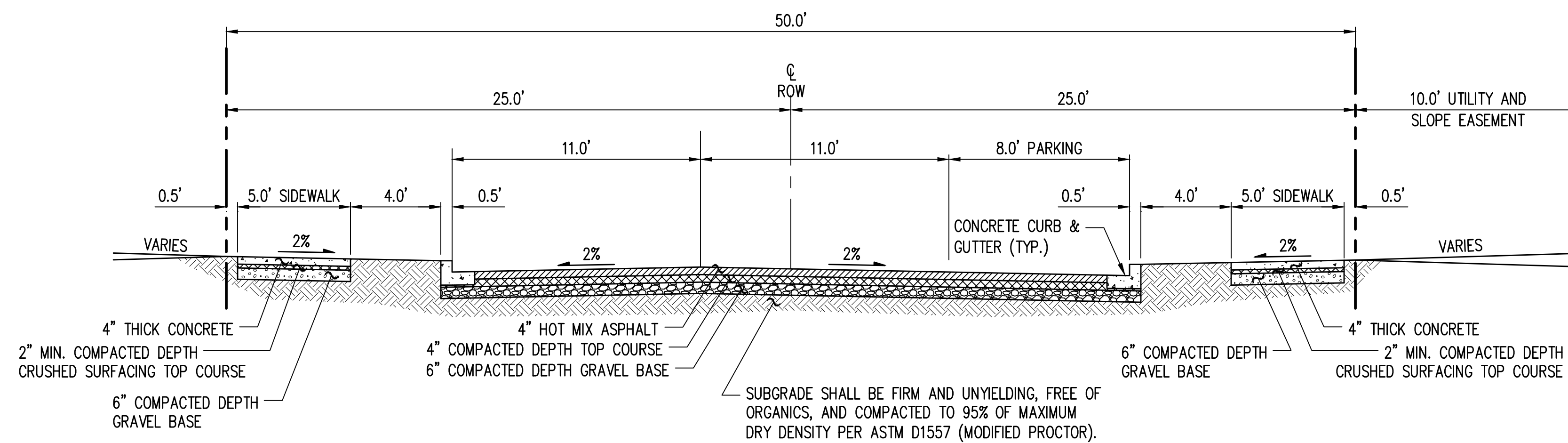
ROAD A & ROAD F TYPICAL (A)
1" = 4' C4.00, C4.01, C4.02, C4.40



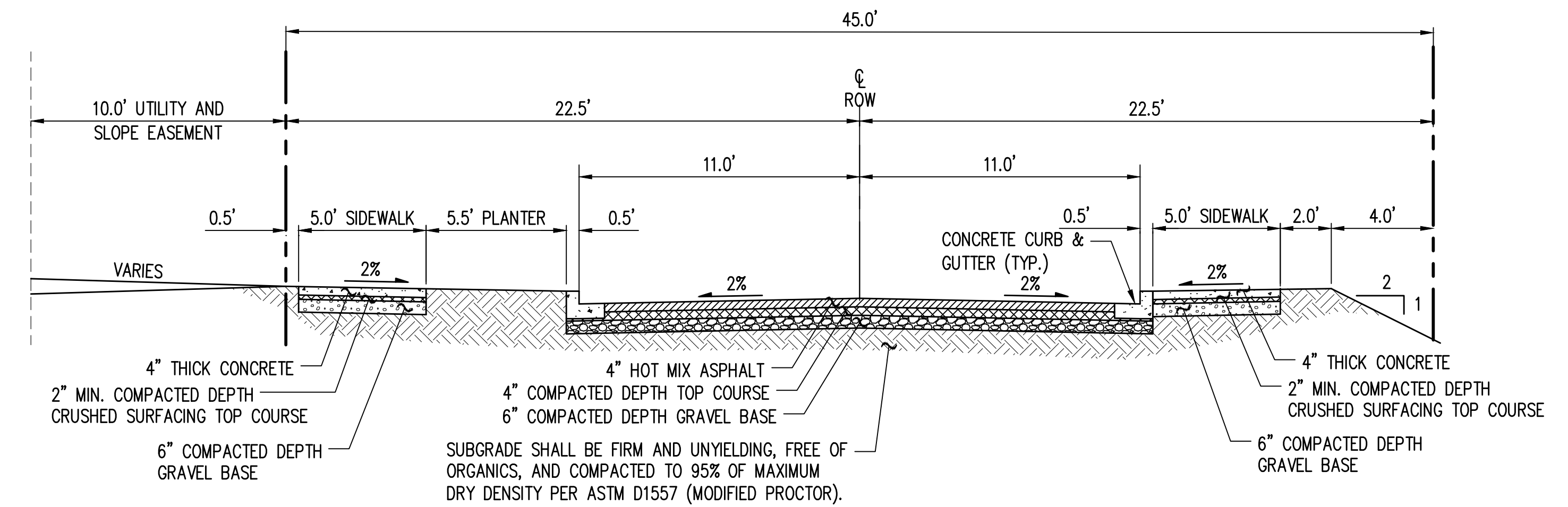
ROAD A CRITICAL AREA (B)
1" = 4' C4.02, C4.03



ROAD A EMERGENCY ACCESS (C)
1" = 4' C4.03, C4.04



ROAD B 50' ROW (D)
1" = 4' C4.11, C4.12



ROAD B ALONG VAULT TRACT (E)
1" = 4' C4.12

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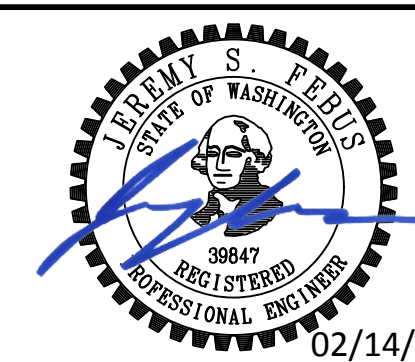
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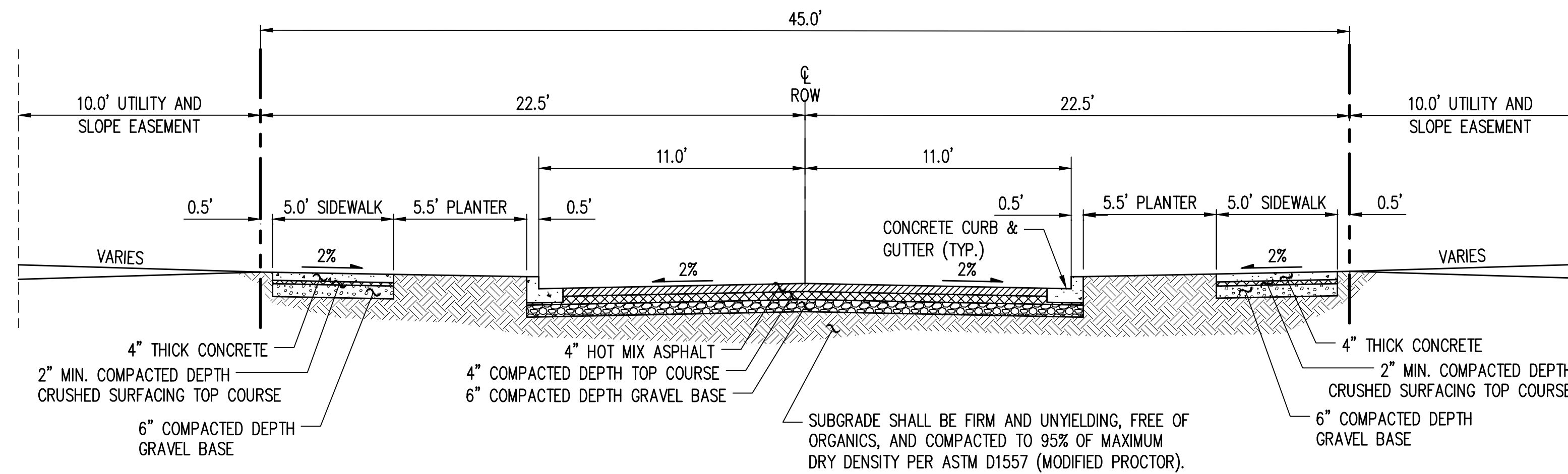
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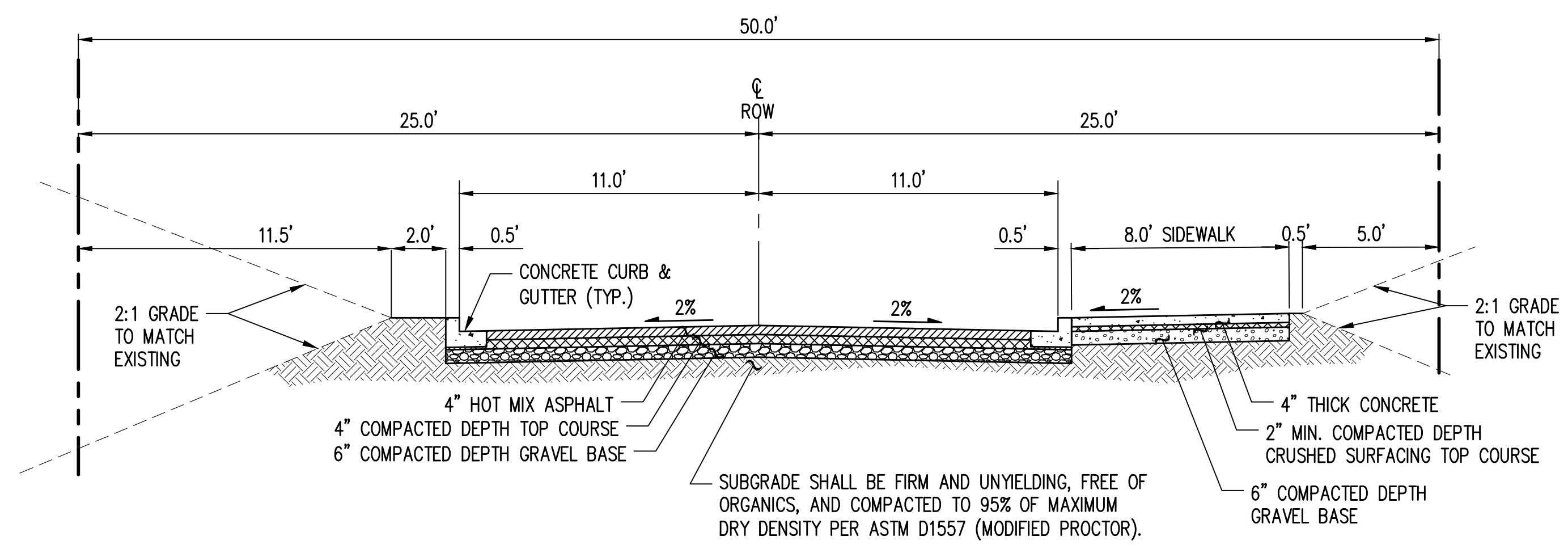
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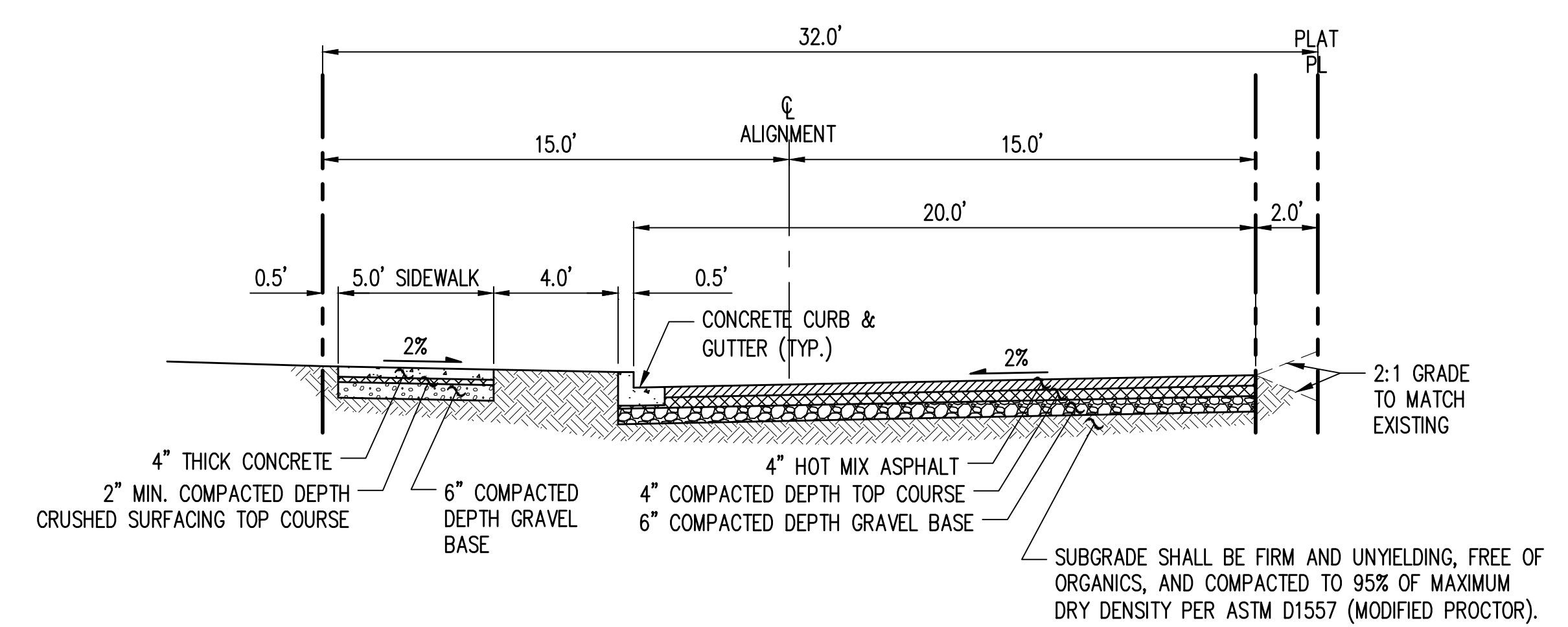
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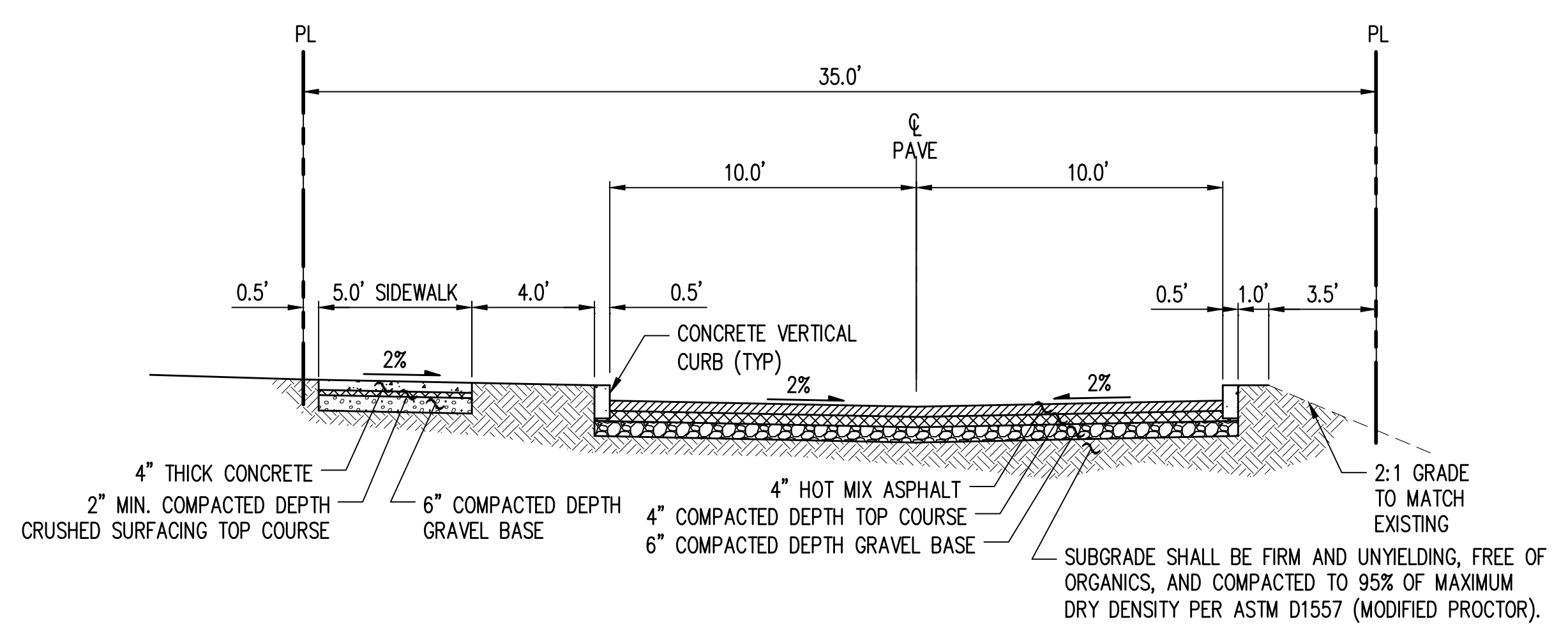
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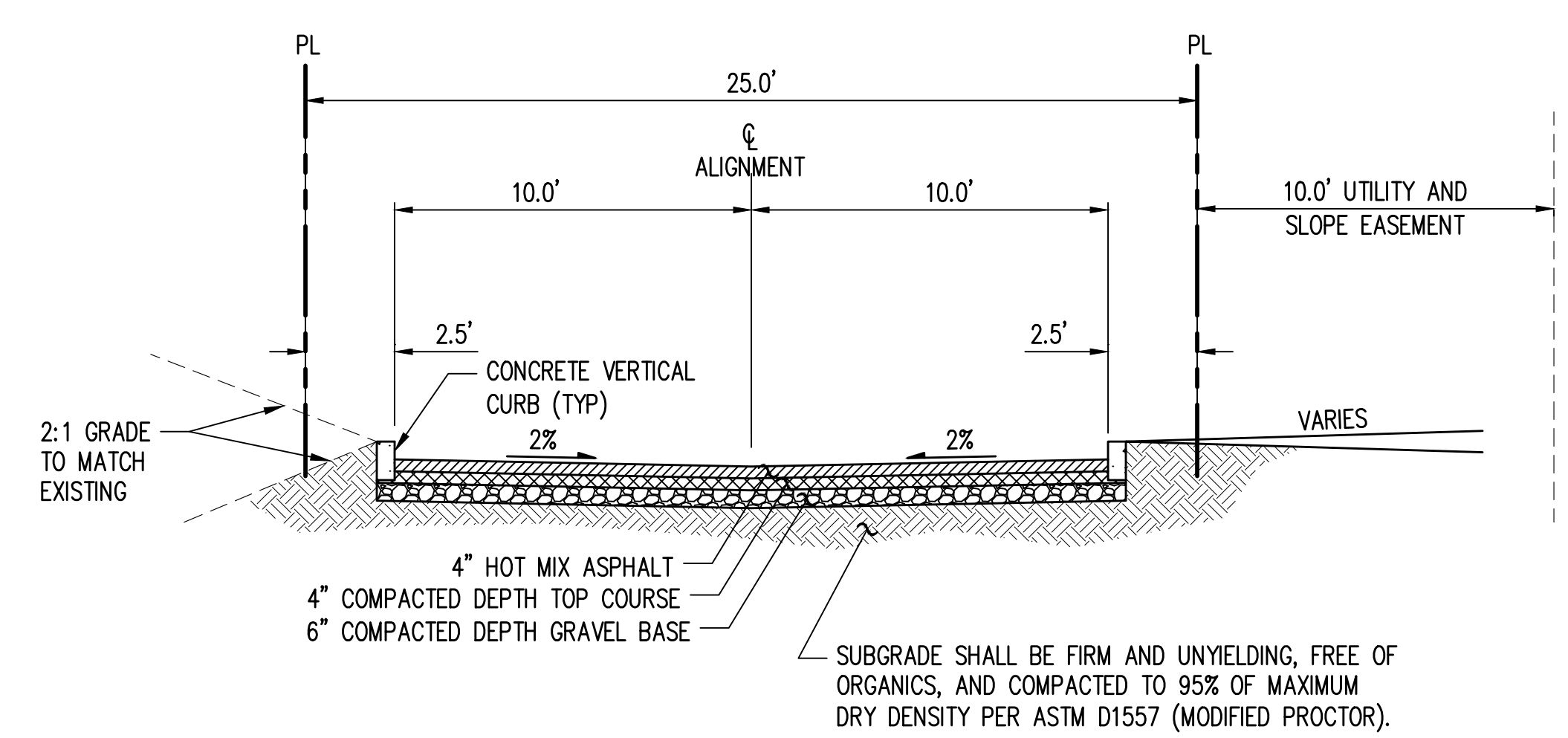
ROAD D TYPICAL (G) C4.30, C4.31
1" = 4'



ROAD E TYPICAL (H) C4.40
1" = 4'



ROAD G TYPICAL (I) C4.41
1" = 4'



ROAD H (HAMMERHEAD) TYPICAL (J) C4.42
1" = 4'

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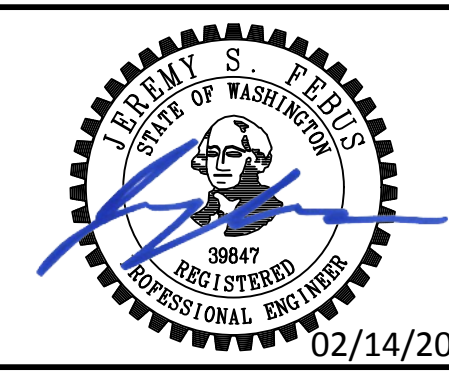
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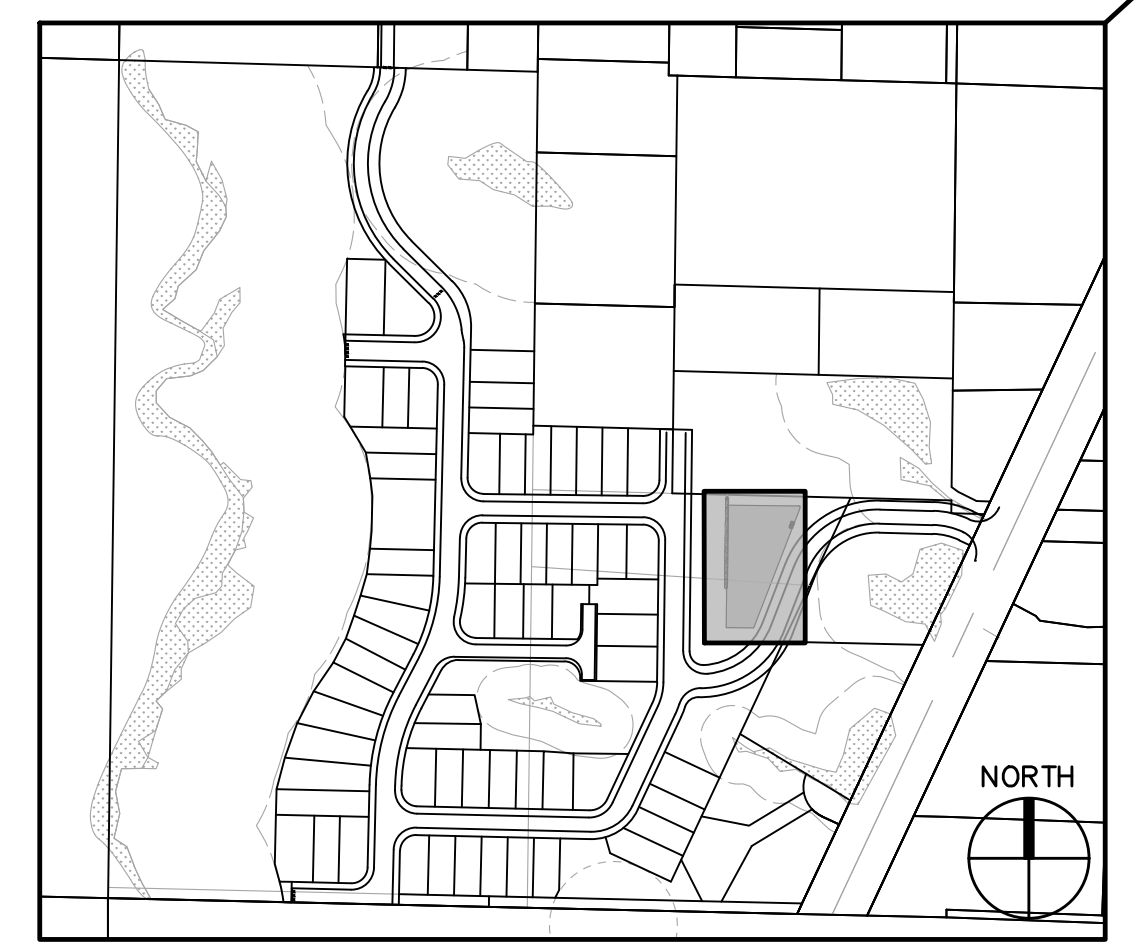
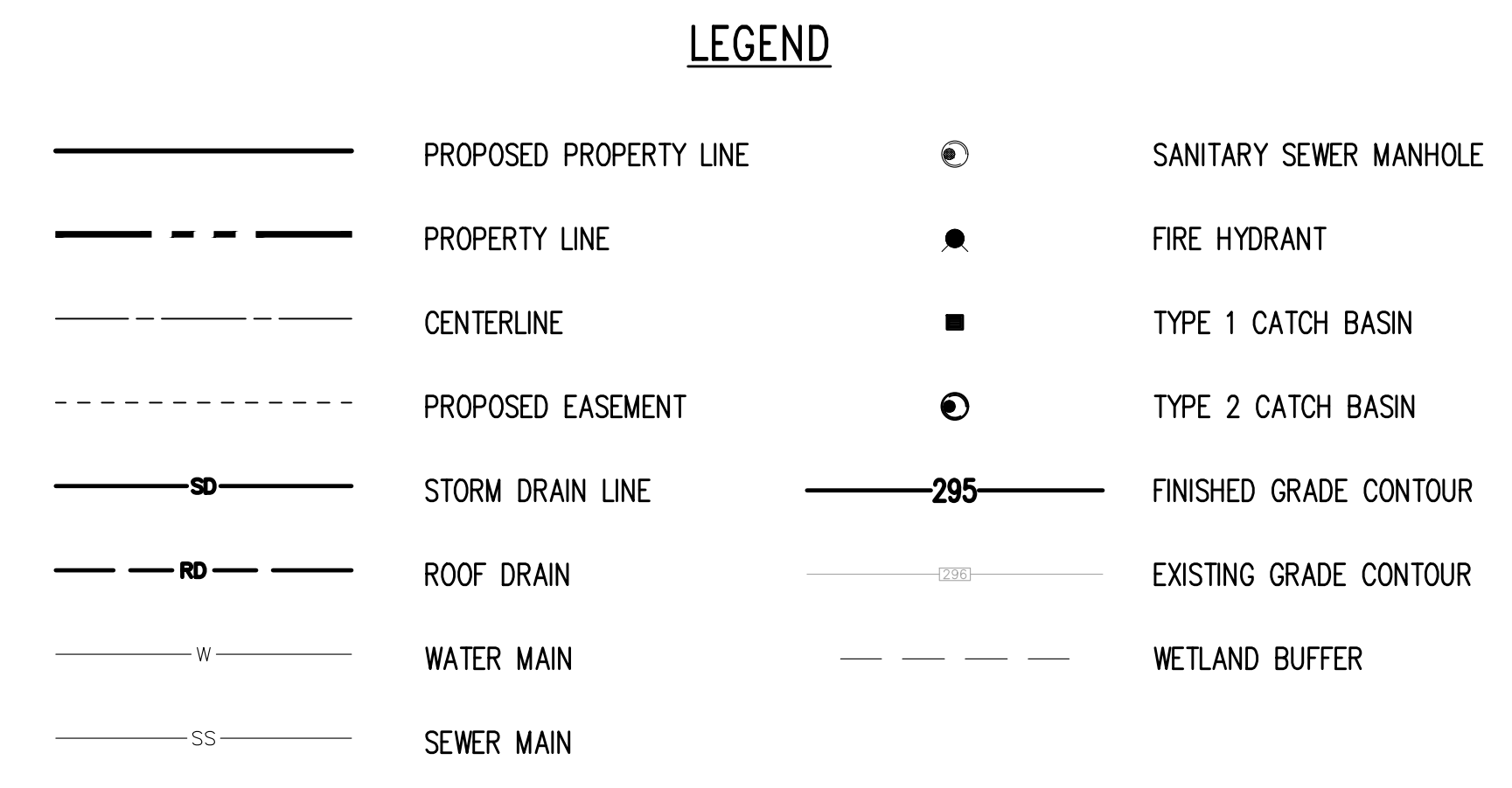
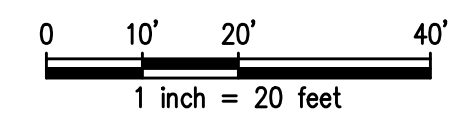
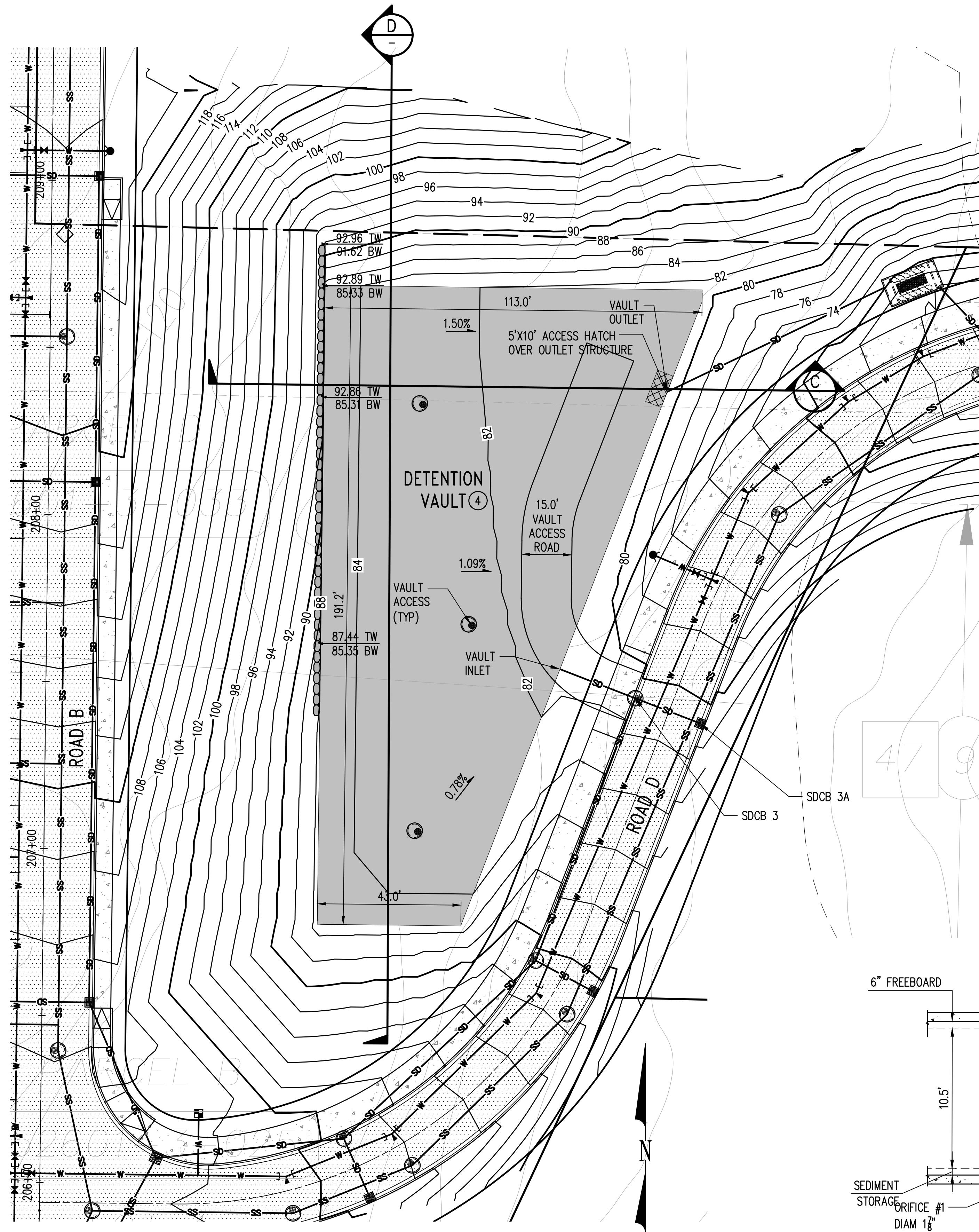
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THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC
POULSBORO, WASHINGTON
ROAD DETAILS

SHEET
C4.51

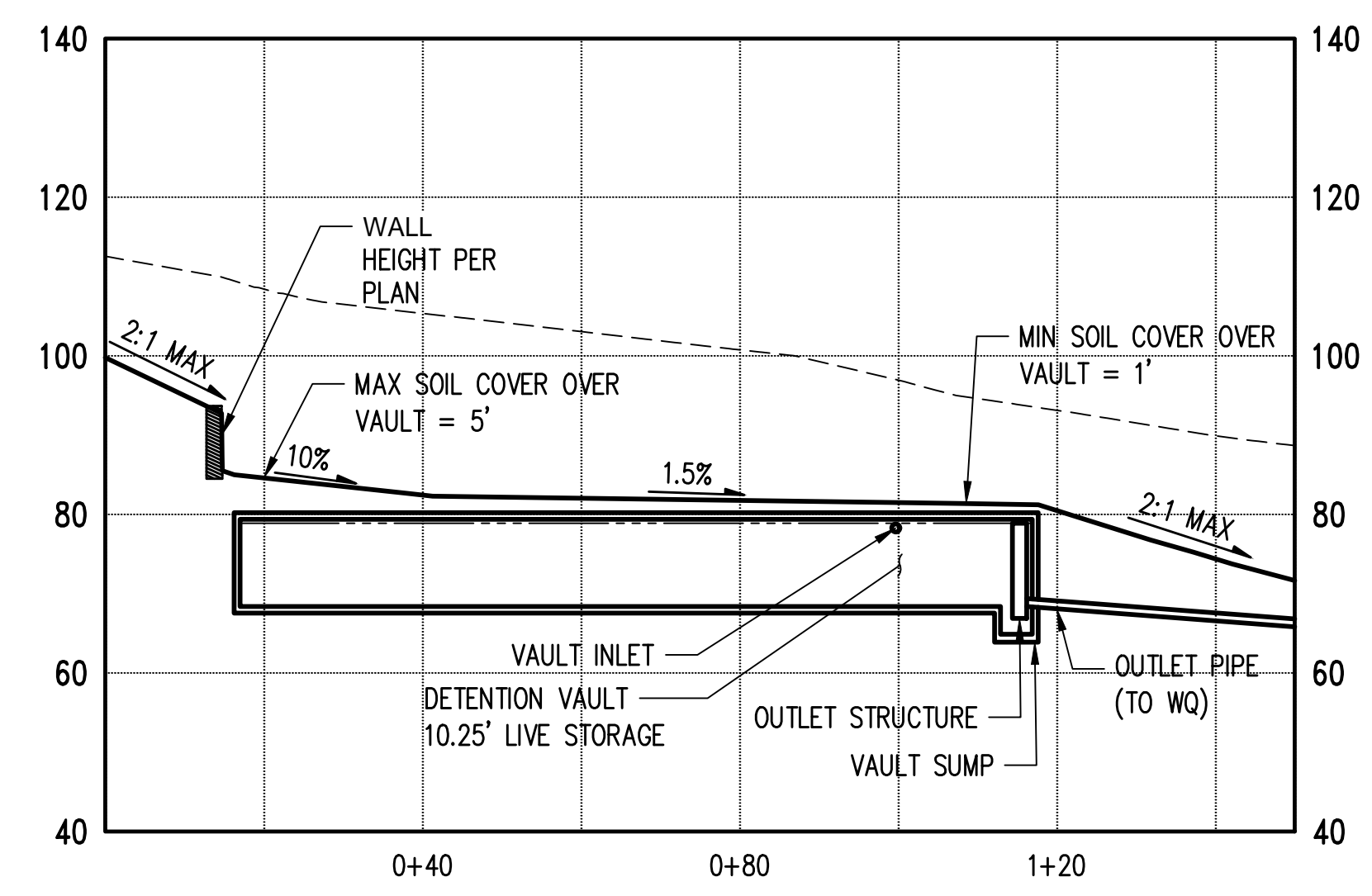
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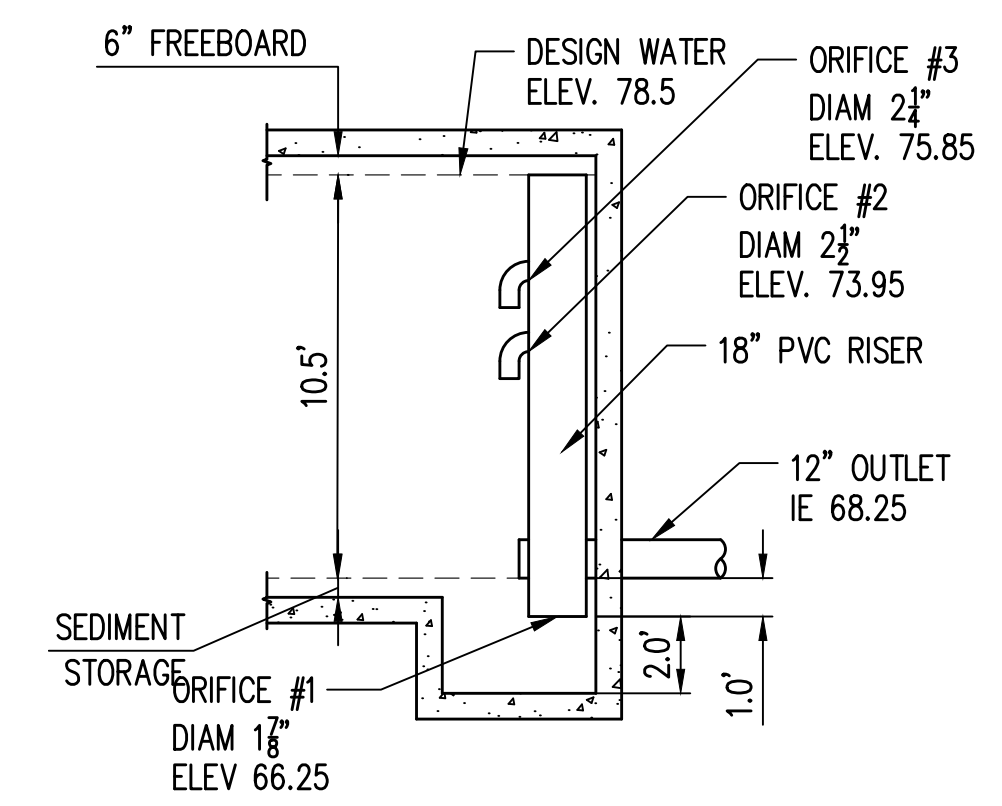
KEY MAP

NOTES

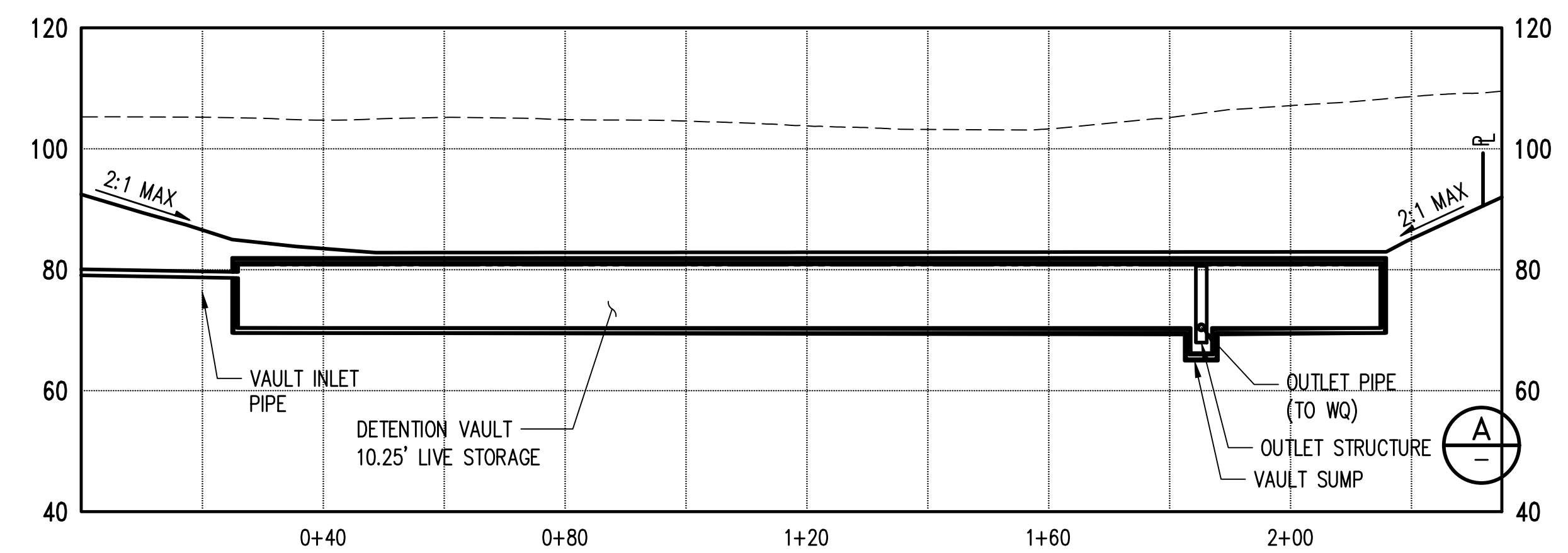
1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
3. FULL CONSTRUCTION DETAILS AND STRUCTURAL VAULT DESIGN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
4. PICNIC AREA WITH BENCHES SHALL BE LOCATED ON TOP OF DETENTION VAULT FOR PASSIVE RECREATION SPACE.
5. VAULT ACCESS MEETING OSHA ACCESS REQUIREMENTS WILL BE PROVIDED IN FINAL VAULT DESIGN. ADDITIONAL MANHOLE ACCESS MAY BE REQUIRED IN ADDITION TO THE ACCESS HATCH SHOWN AT THE OUTLET/CONTROL STRUCTURE.
6. VAULT BOTTOM SHALL HAVE INTERNAL "V" SECTION AND SHALL SLOPE TO THE VAULT SUMP FOR EASE OF MAINTENANCE. VAULT DETAILS FOR INTERNAL BAFFLES (IF REQUIRED) AND VAULT FLOOR SHAPING WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT PREPARATION WITH STRUCTURAL VAULT DESIGN.
7. MAXIMUM DEPTH FROM TOP OF VAULT TO BOTTOM OF SUMP SHALL BE 15.0'.
8. ALL AREAS OF THE PROPOSED VAULT SHALL BE DESIGNED FOR VACTOR TRUCK MAINTENANCE ACCESS. VAULT LID SHALL BE DESIGNED FOR VEHICLE LOADING.



SECTION C-C
SCALE: 1" = 20'



OUTLET STRUCTURE
1" = 5'



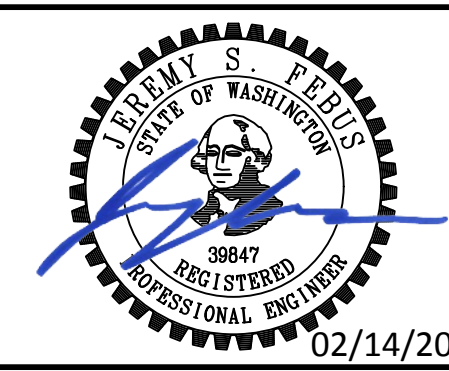
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1	01/2023	EKC	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL
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NO.	DATE	BY	CHD.	APPR.	REVISION

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 DESIGNED BY EKC
 APPROVED BY JSF
 DATE
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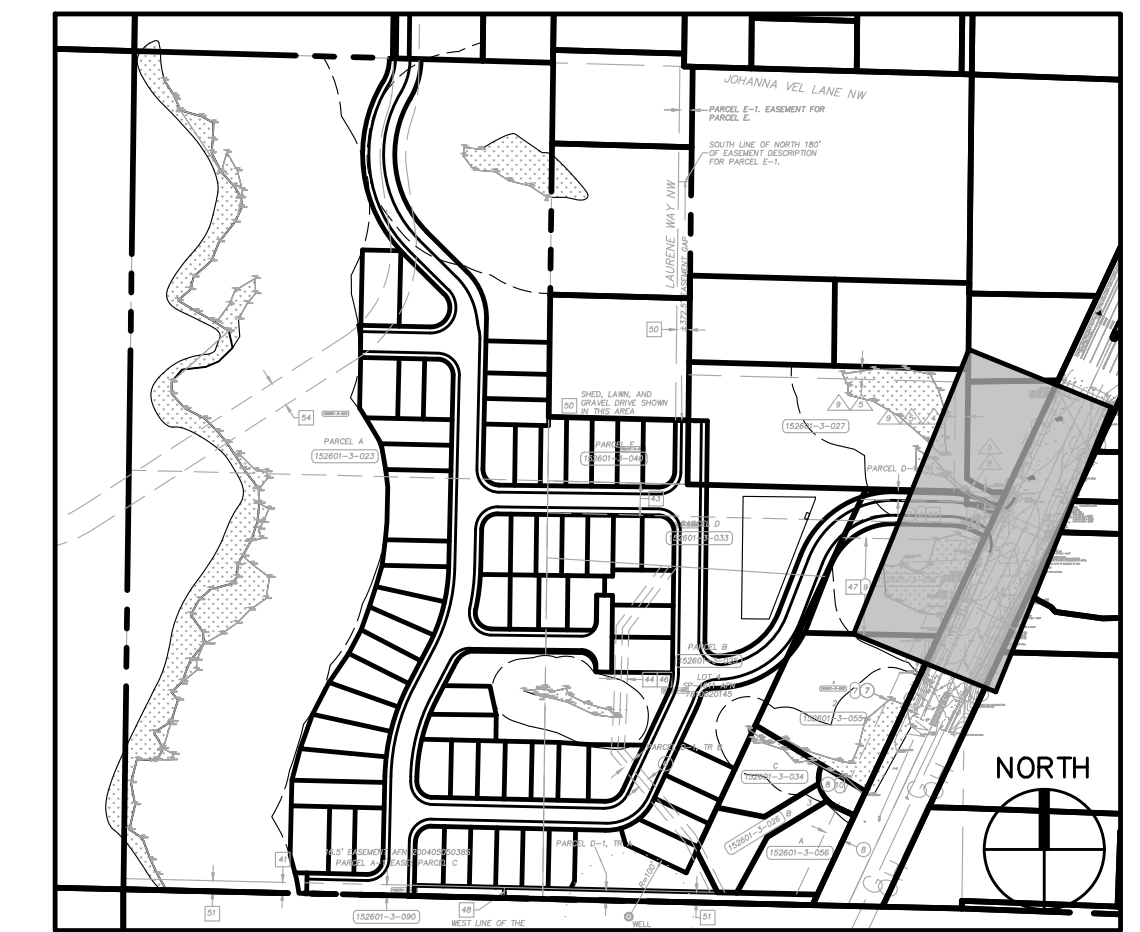
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VAULT PLAN AND SECTIONS

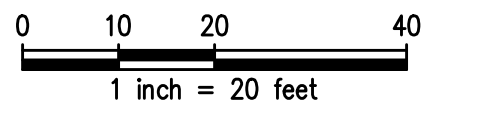
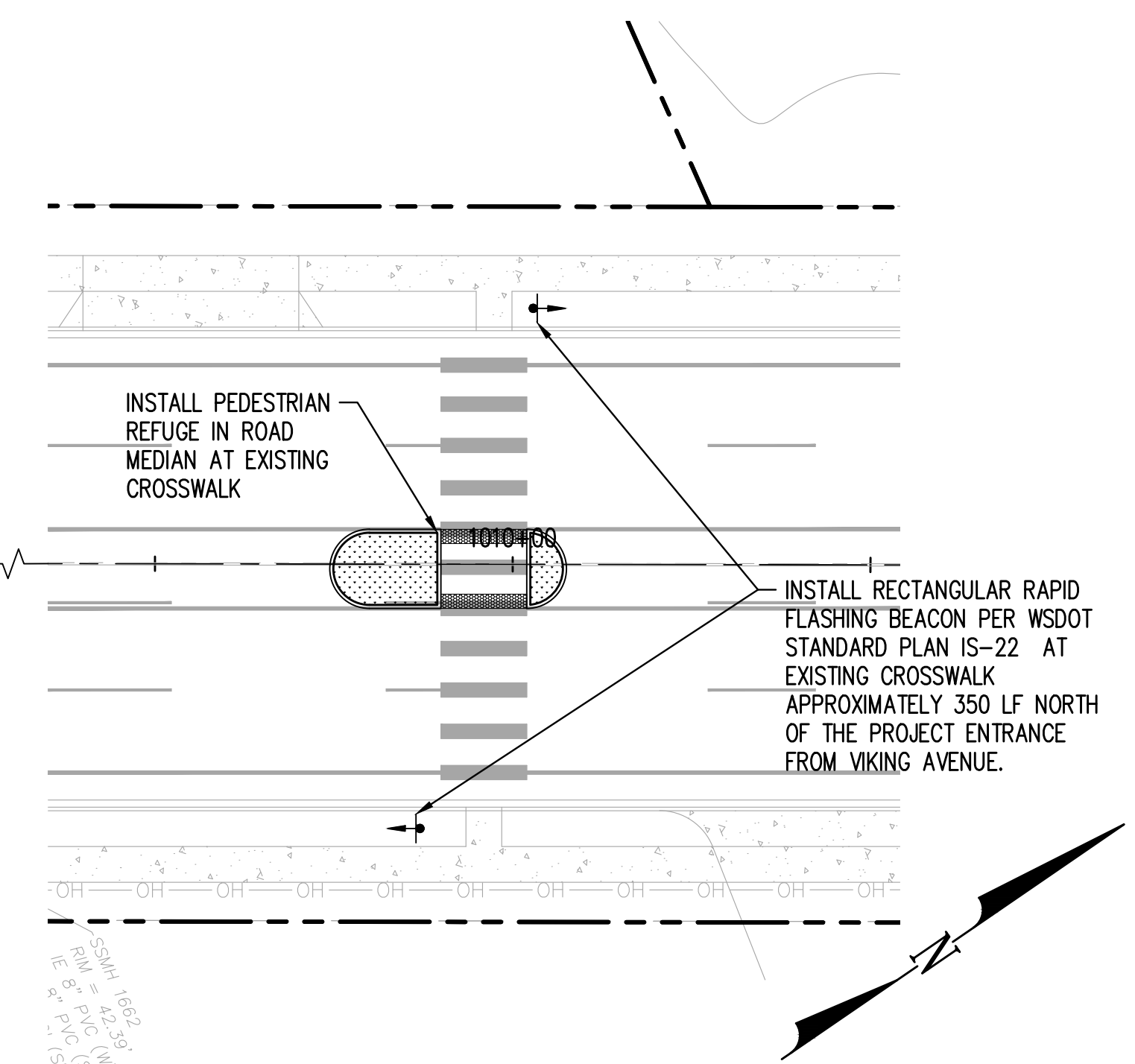
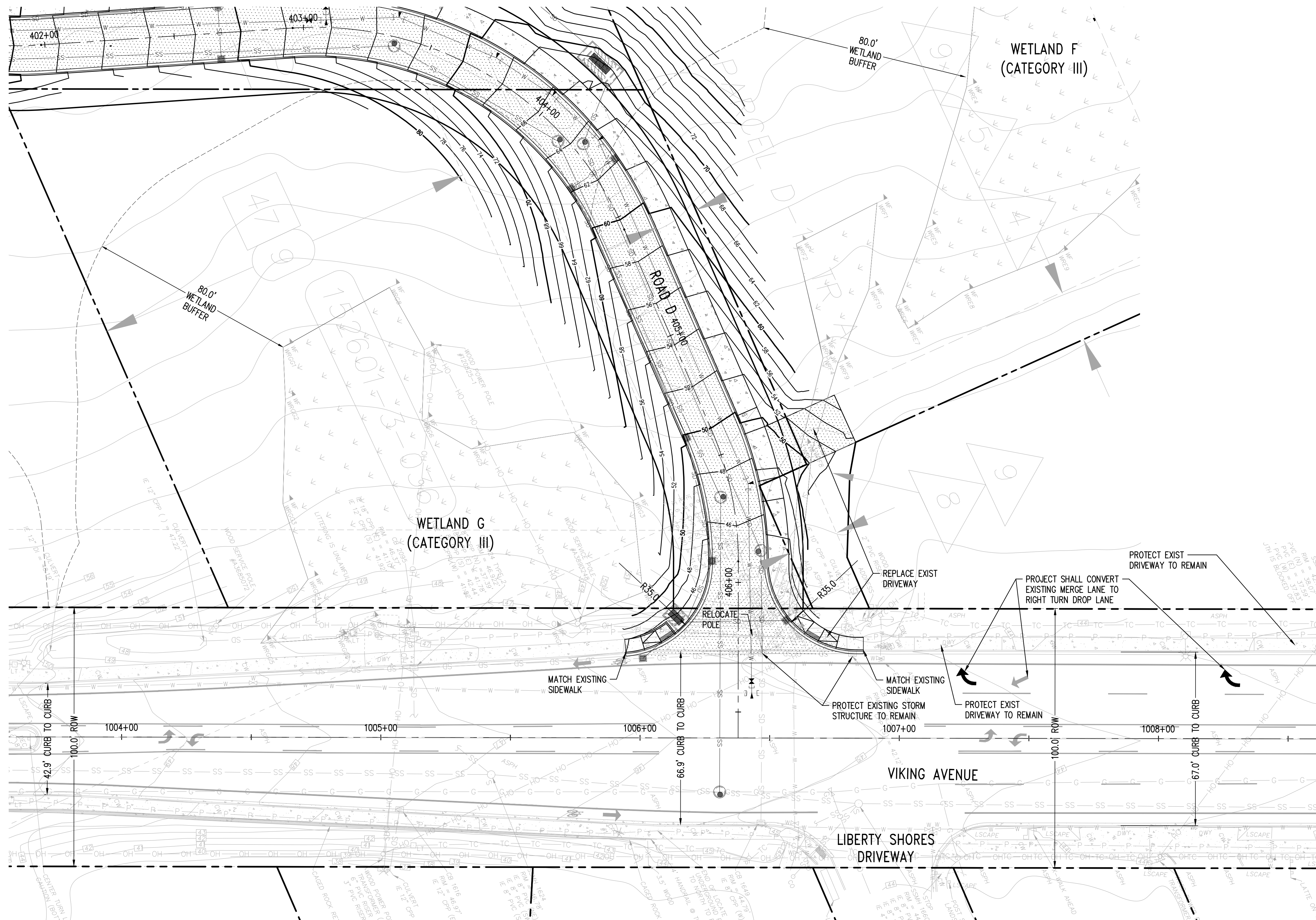
SHEET
C4.70



KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- CENTERLINE
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- WETLAND BUFFER (EX & PROP)
- CONCRETE PAVING
- ASPHALT PAVING



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NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY
RAG

DESIGNED BY
EKC

CHECKED BY
EKC

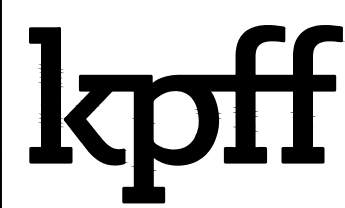
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DATE
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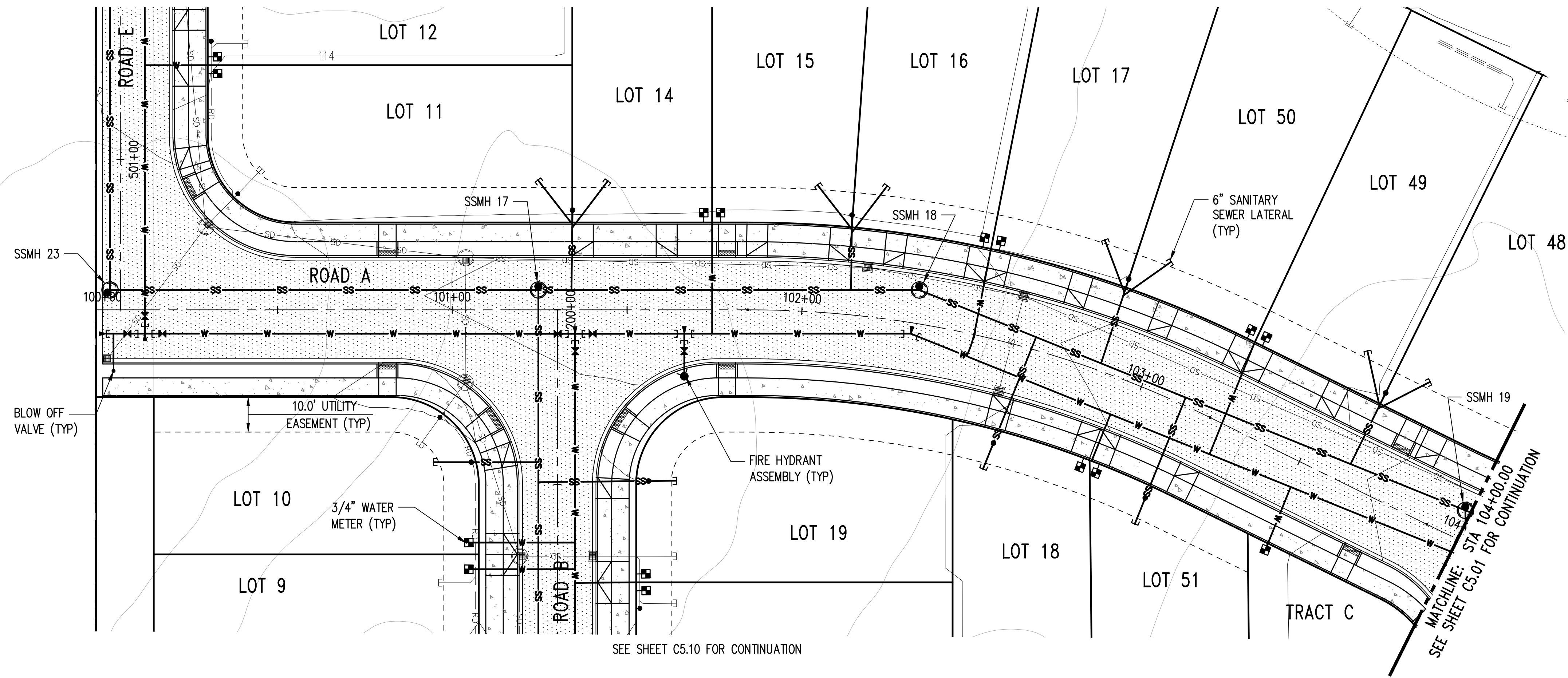
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VIKING INTERSECTION PLAN

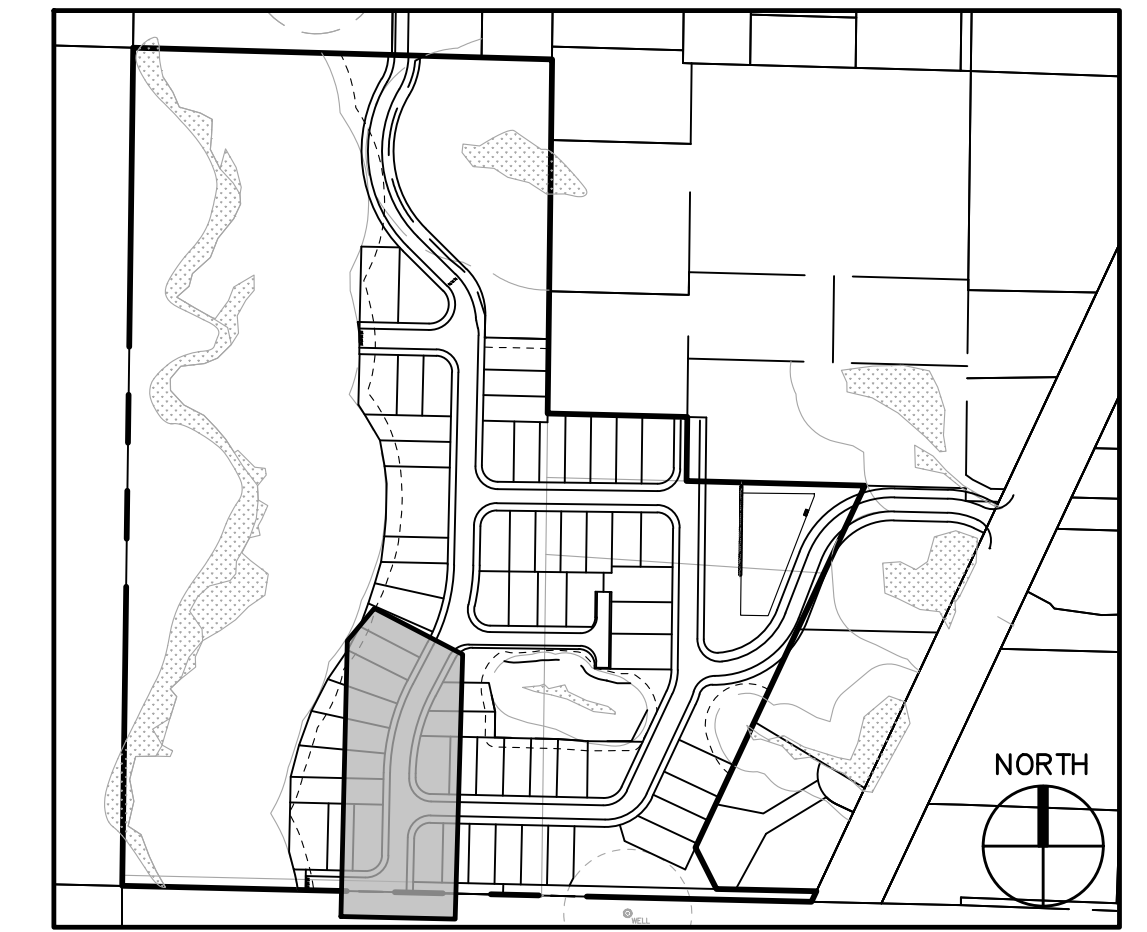
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C4.80

SEE SHEET C5.40 FOR CONTINUATION



SEE SHEET C5.10 FOR CONTINUATION



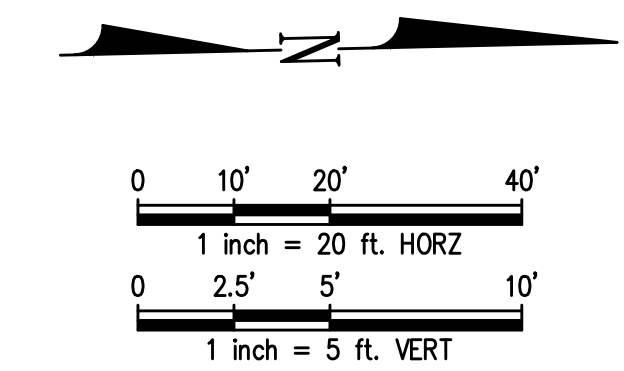
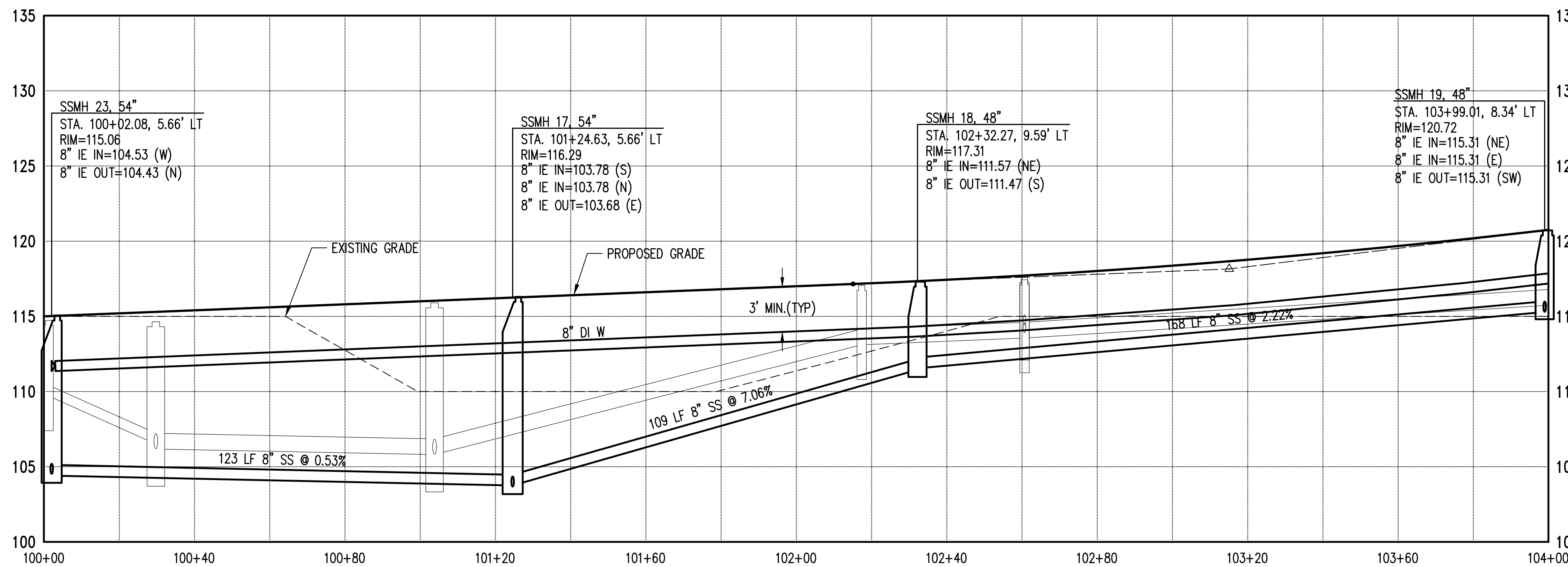
KEY MAP

LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- 295— FINISHED GRADE CONTOUR
- 295— EXISTING GRADE CONTOUR

NOTES

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3. SEE ROAD AND STORM DRAINAGE PLAN AND PROFILE SHEETS FOR 25 FOOT STREAM BUFFER BSBL AND 15 FOOT WETLAND BUFFER BSBL.



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NO.	DATE	BY	CHD.	APPR.	REVISION
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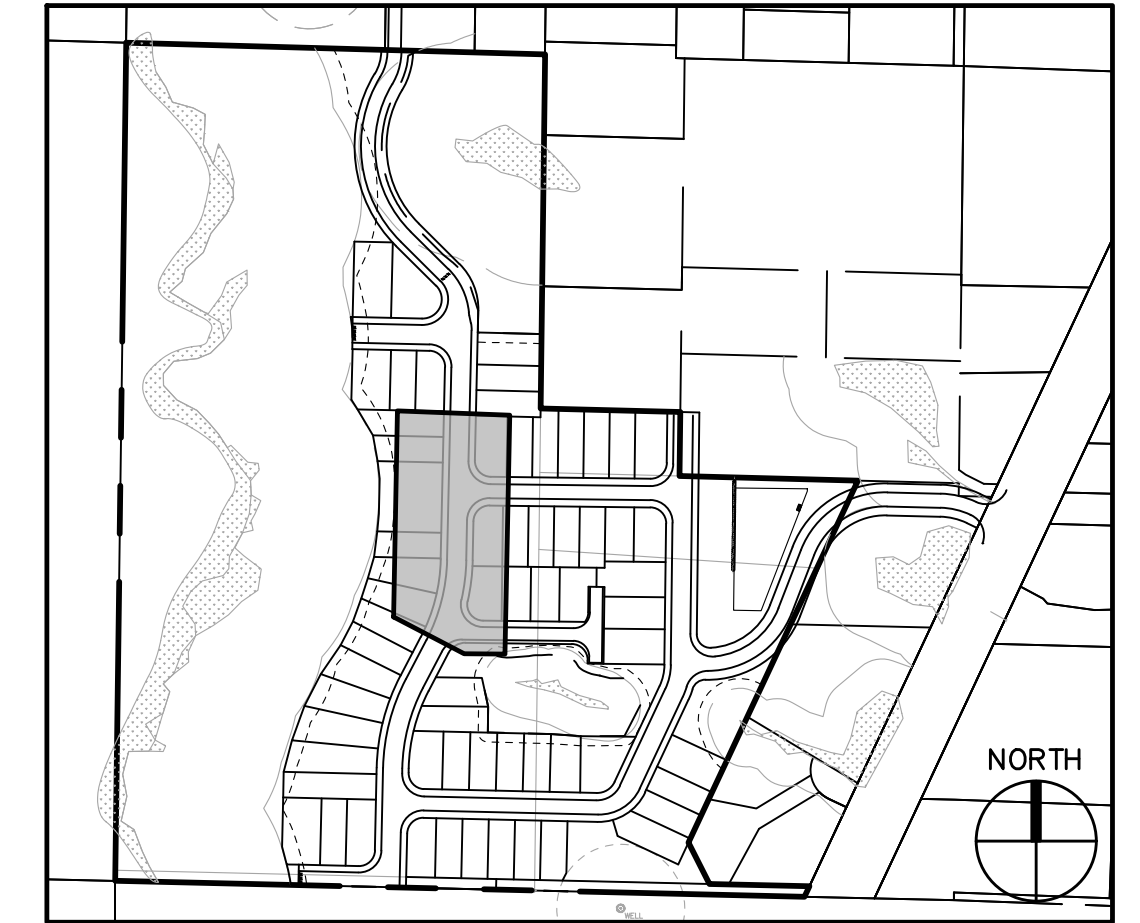
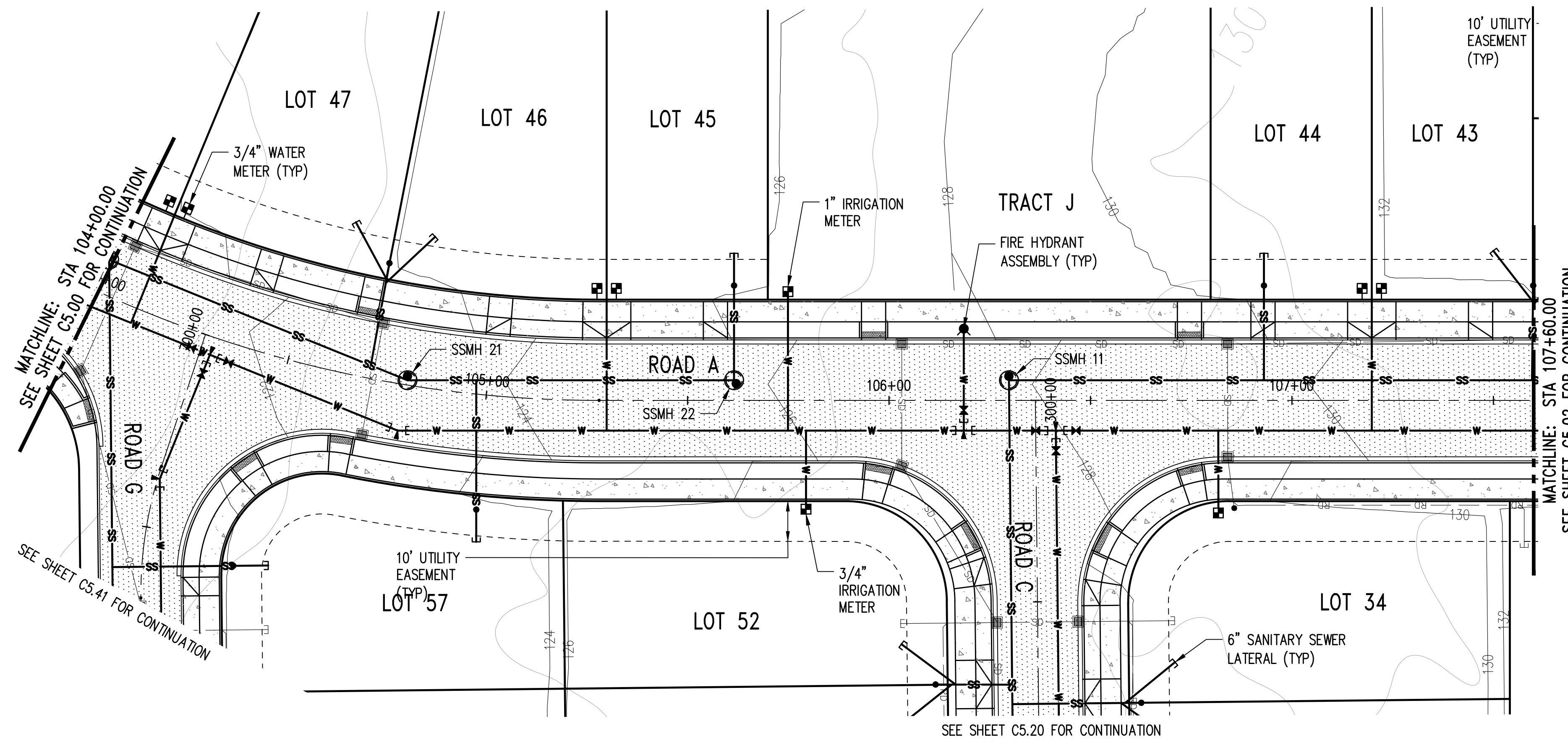
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ROAD A WATER AND SEWER PLAN AND PROFILE

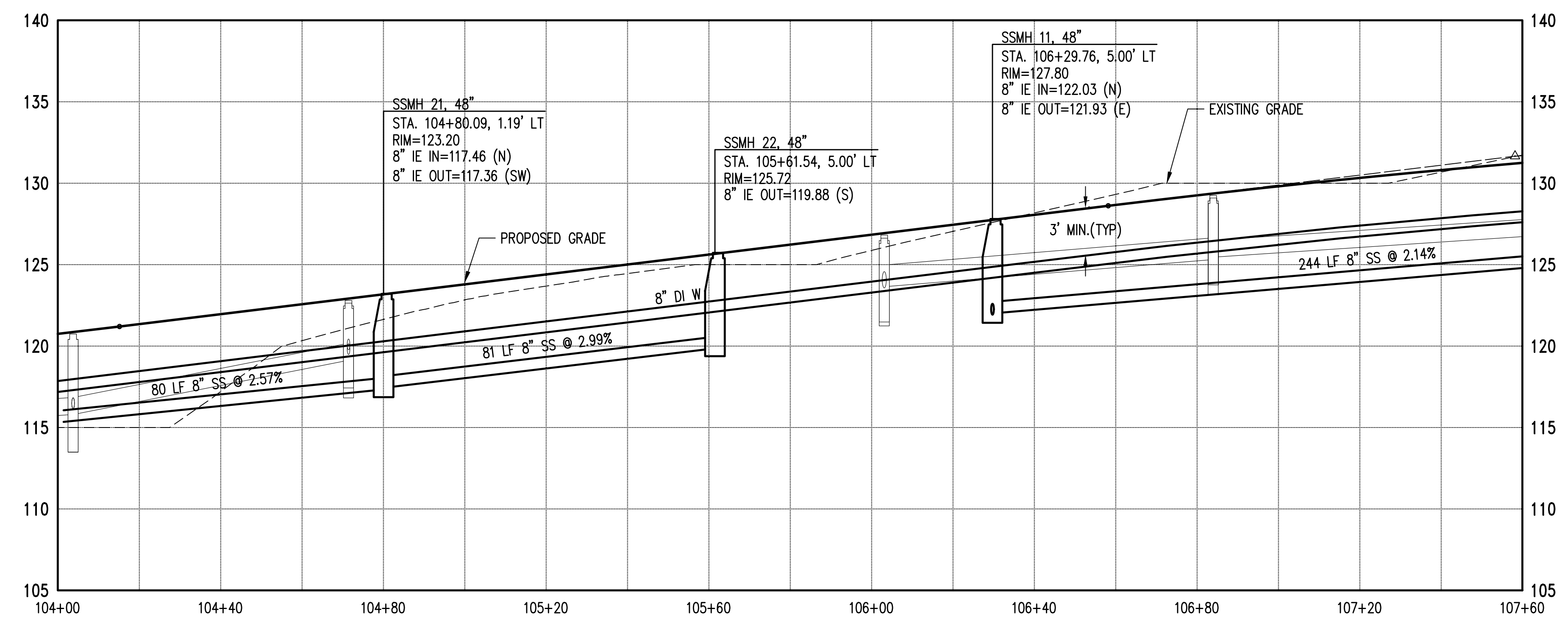
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KEY MAP

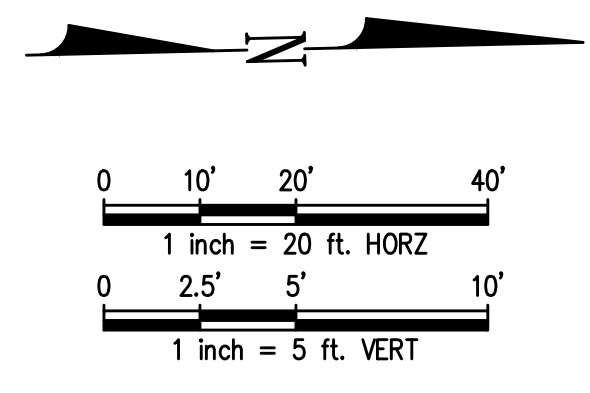
LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- 295 — FINISHED GRADE CONTOUR
- 295 — EXISTING GRADE CONTOUR



NOTES

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3. SEE ROAD AND STORM DRAINAGE PLAN AND PROFILE SHEETS FOR 25 FOOT STREAM BUFFER BSBL AND 15 FOOT WETLAND BUFFER BSBL.



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1	01/2023	EKC	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL
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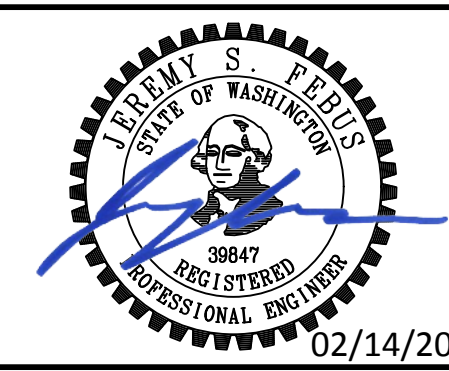
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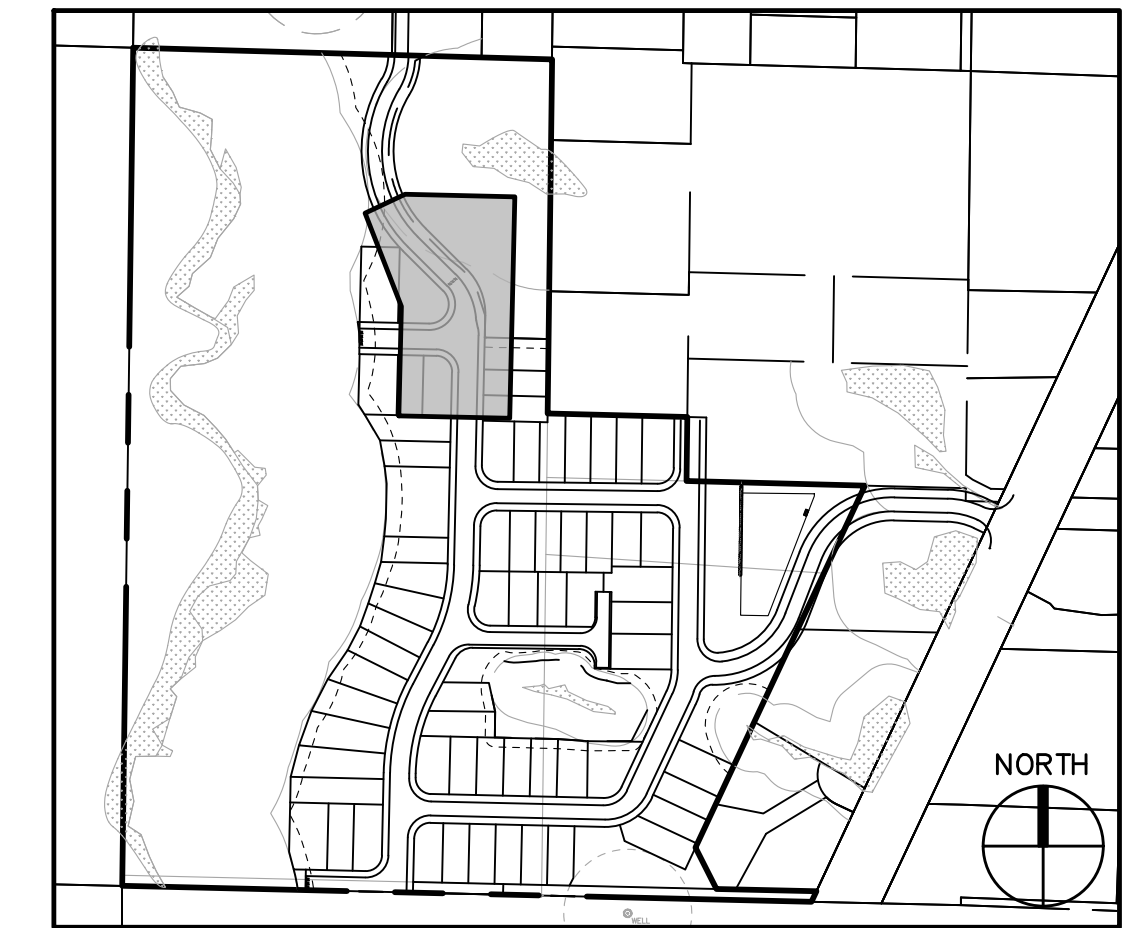


THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC
 POULSBORO, WASHINGTON

ROAD A WATER AND SEWER PLAN AND PROFILE

SHEET

C5.01



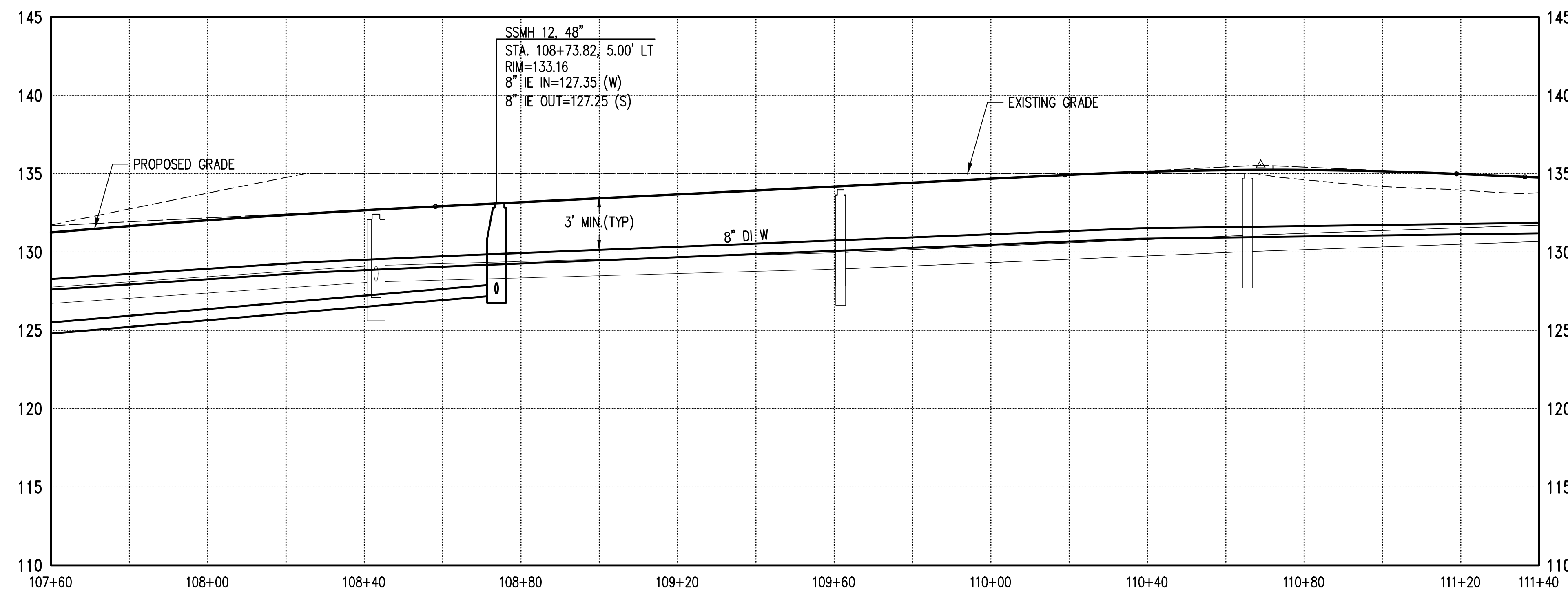
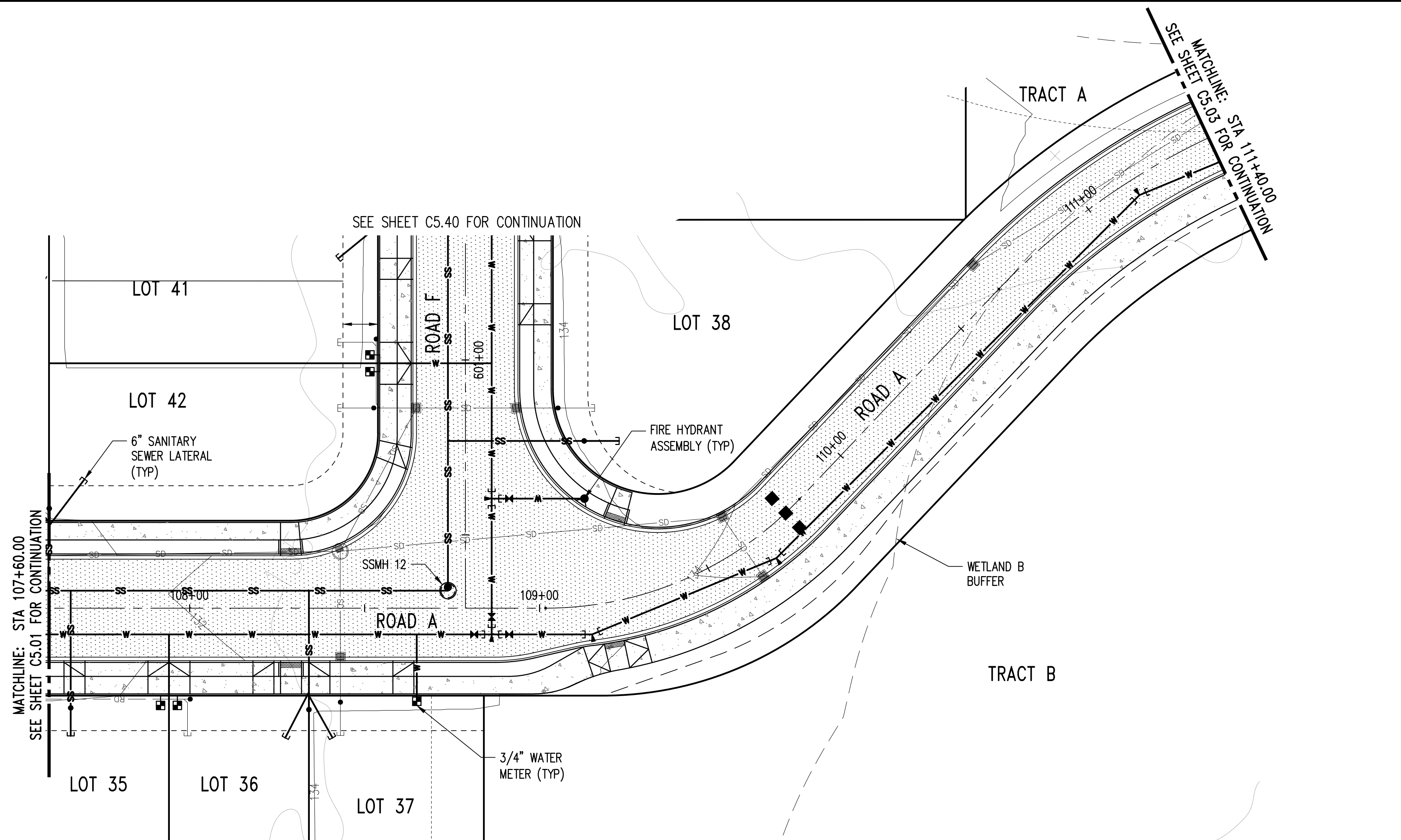
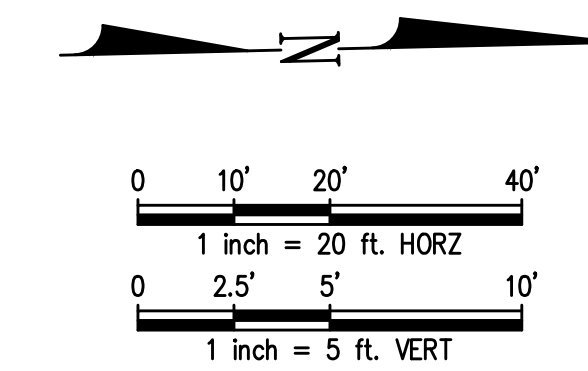
KEY MAP

LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ▼ FIRE HYDRANT
- 295— FINISHED GRADE CONTOUR
- 295— EXISTING GRADE CONTOUR

NOTES

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3. SEE ROAD AND STORM DRAINAGE PLAN AND PROFILE SHEETS FOR 25 FOOT STREAM BUFFER BSBL AND 15 FOOT WETLAND BUFFER BSBL.



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NO.	DATE	BY	CHD.	APPR.	REVISION

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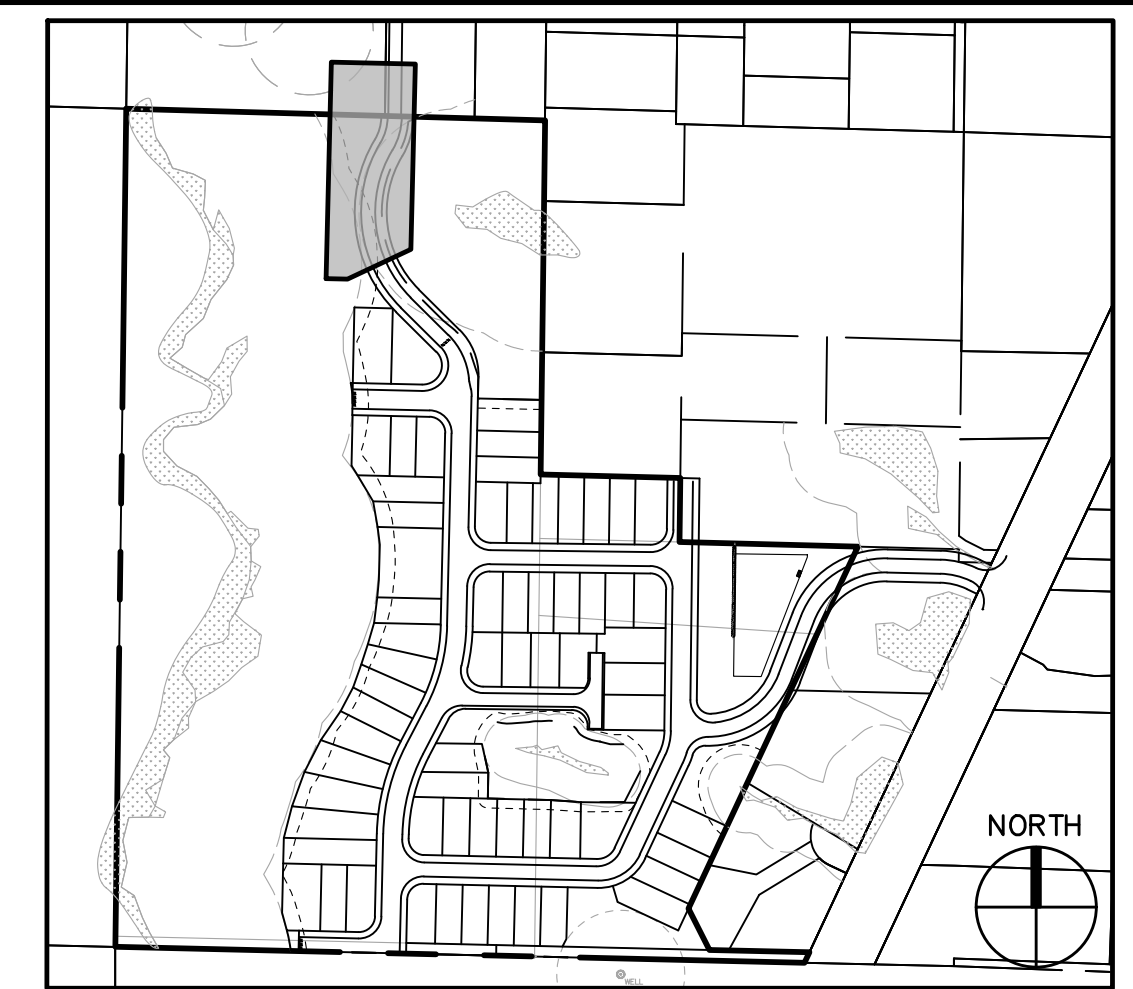
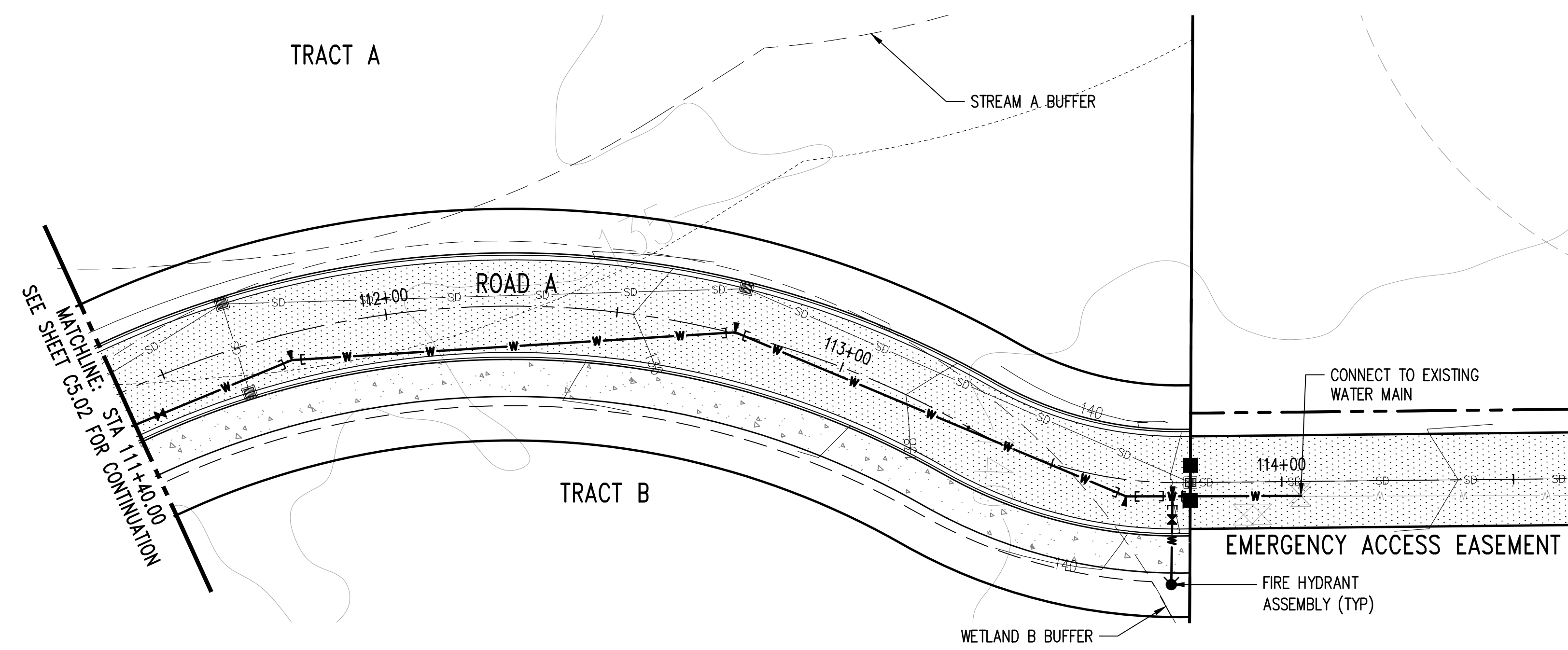
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 POULSBORO, WASHINGTON

ROAD A WATER AND SEWER PLAN AND PROFILE

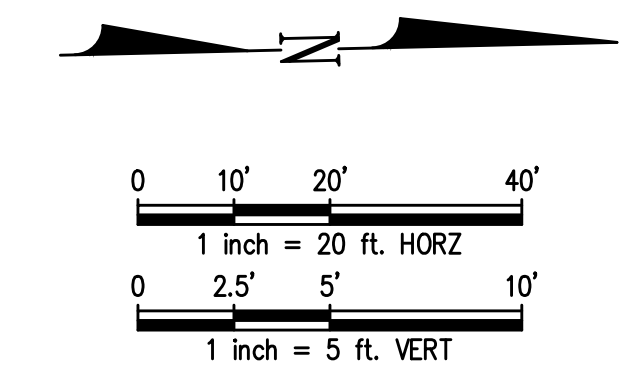
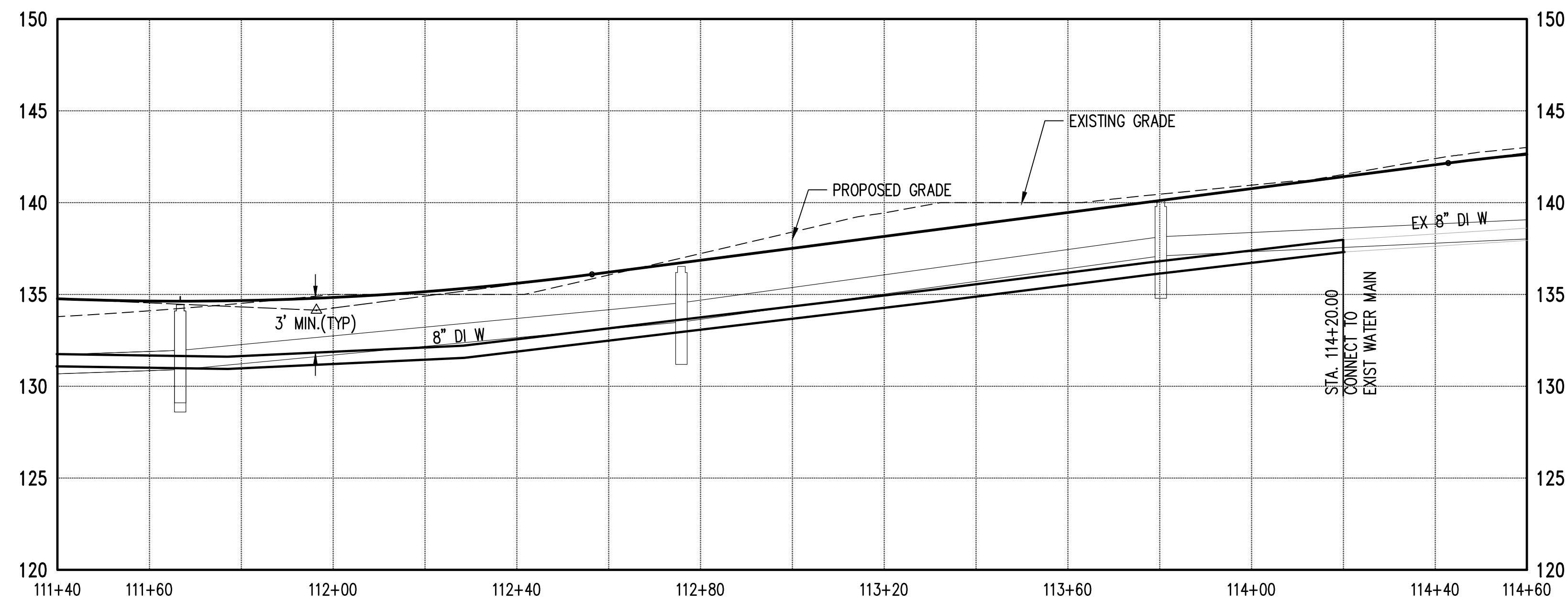
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KEY MAP

LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ⦿ FIRE HYDRANT
- 295 — FINISHED GRADE CONTOUR
- 295 — EXISTING GRADE CONTOUR



NOTES

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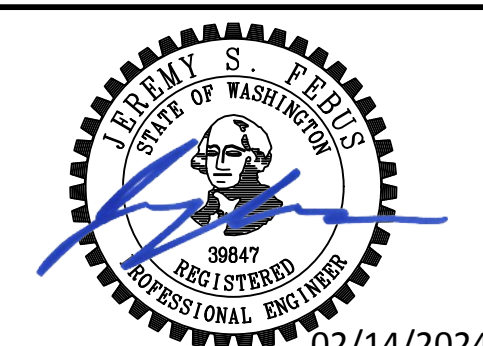
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NO.	DATE	BY	CHD.	APPR.	REVISION

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DESIGNED BY
EKC
CHECKED BY
EKC
APPROVED BY
JSF
DATE
FEBRUARY 12, 2024
JOB No.: 2000505

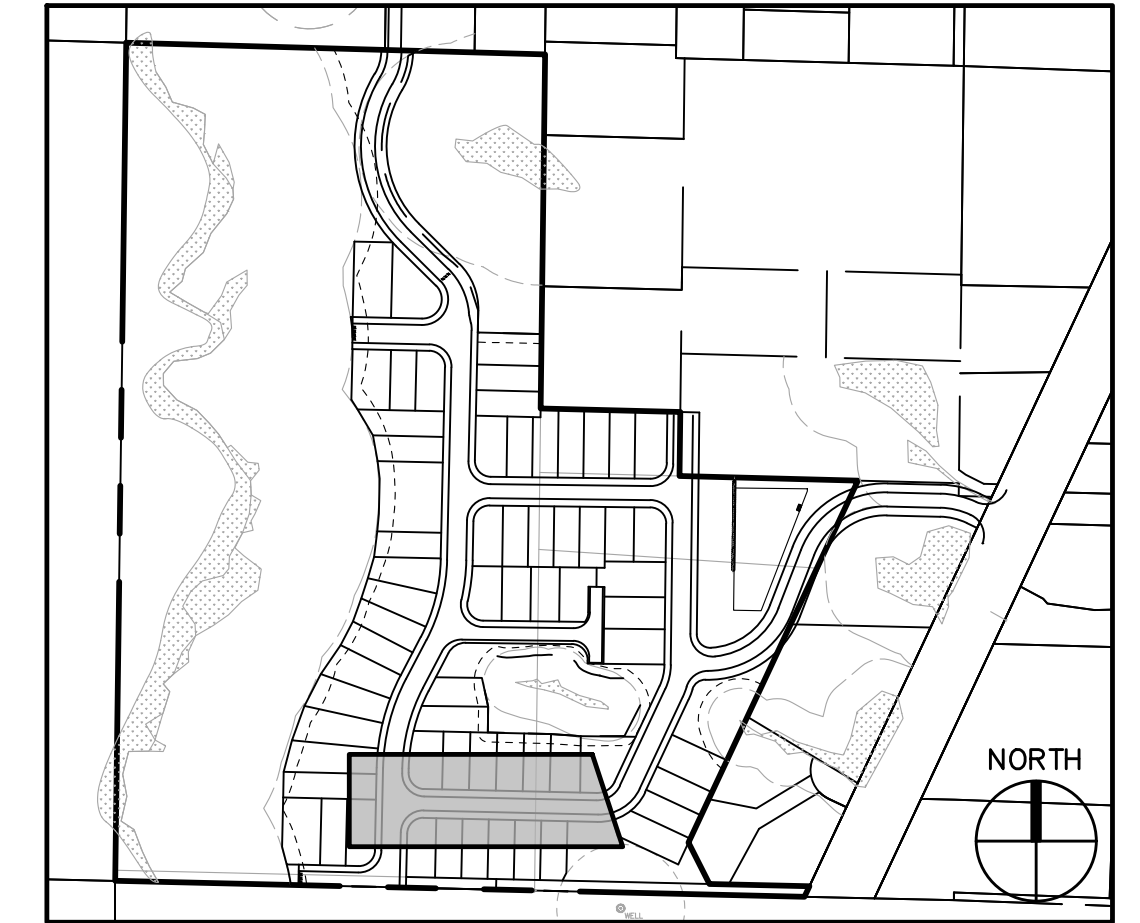
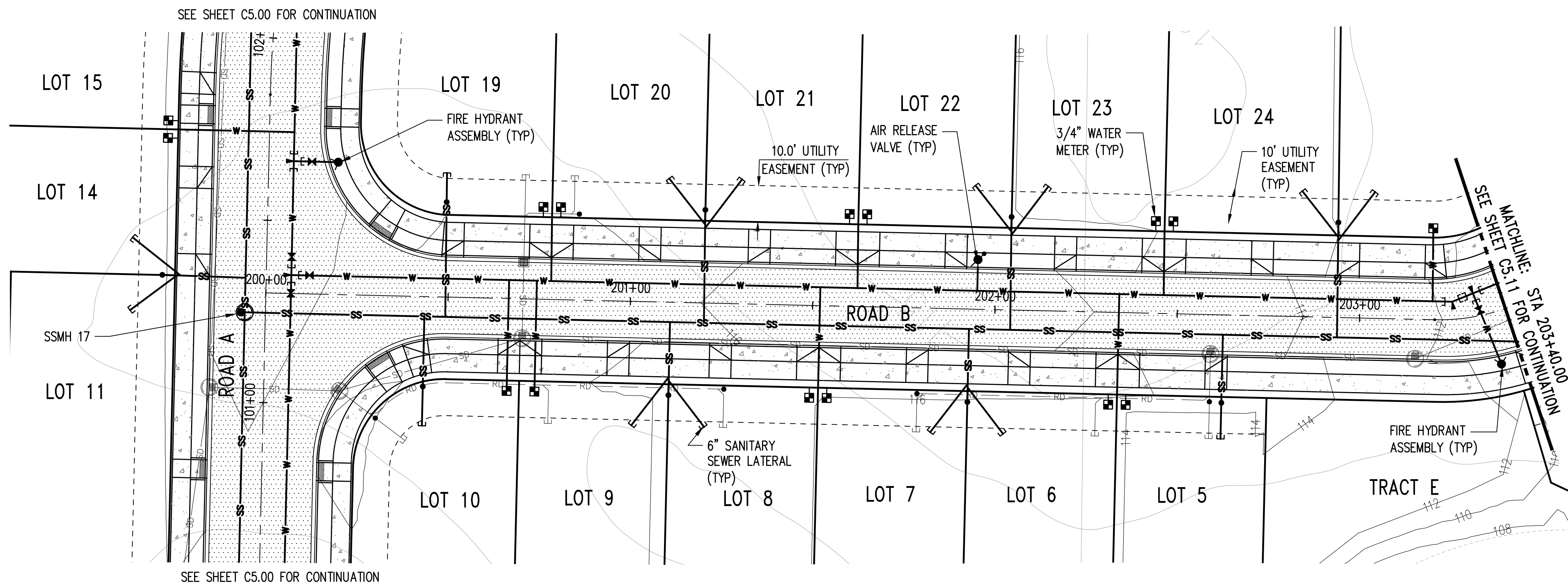
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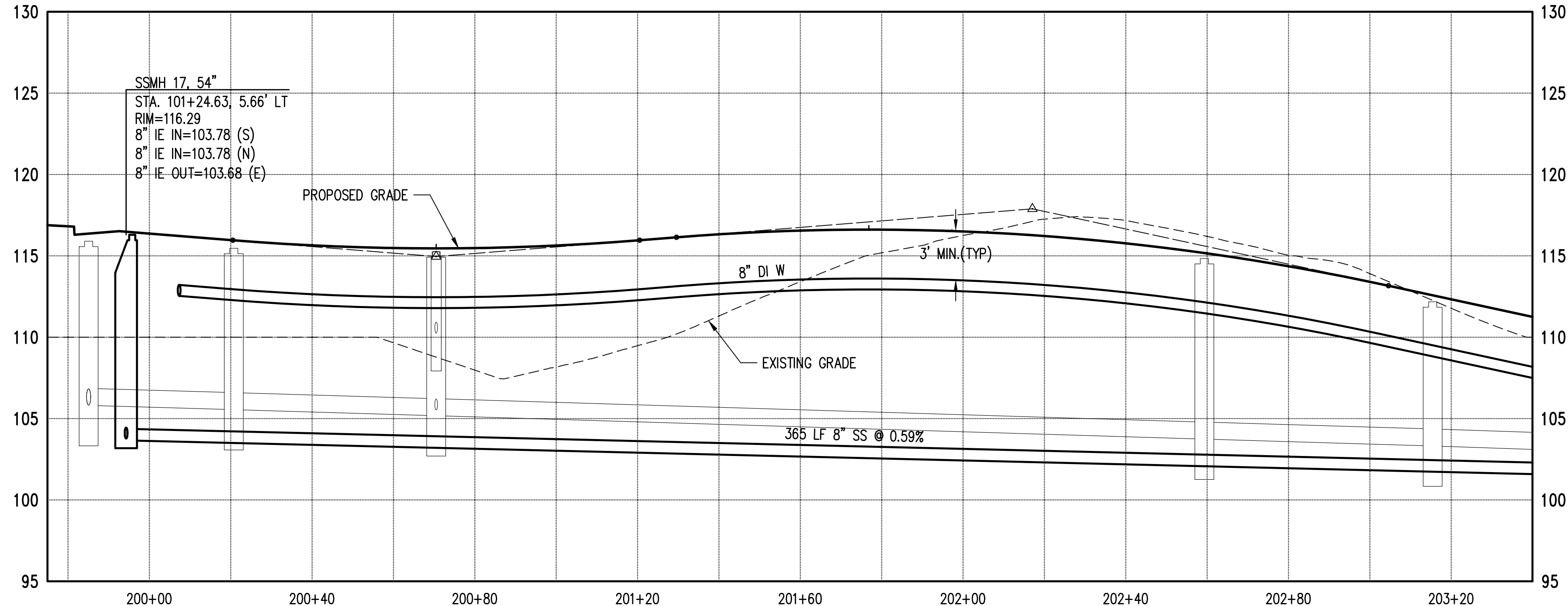
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ROAD A WATER AND SEWER PLAN AND PROFILE		C5.03



KEY MAP

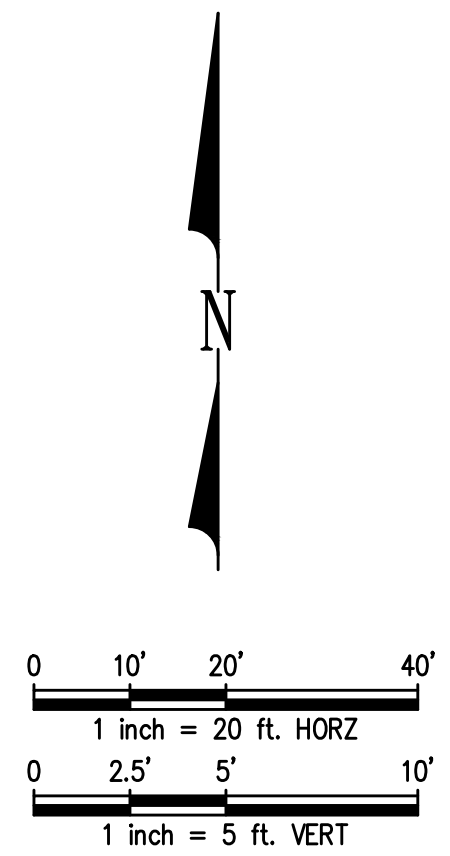
LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ⦿ FIRE HYDRANT
- BLOW OFF VALVE
- 295 — FINISHED GRADE CONTOUR
- 295 — EXISTING GRADE CONTOUR



NOTES

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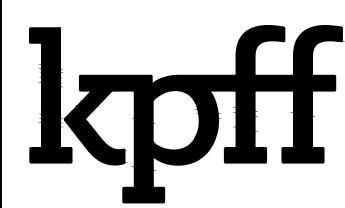


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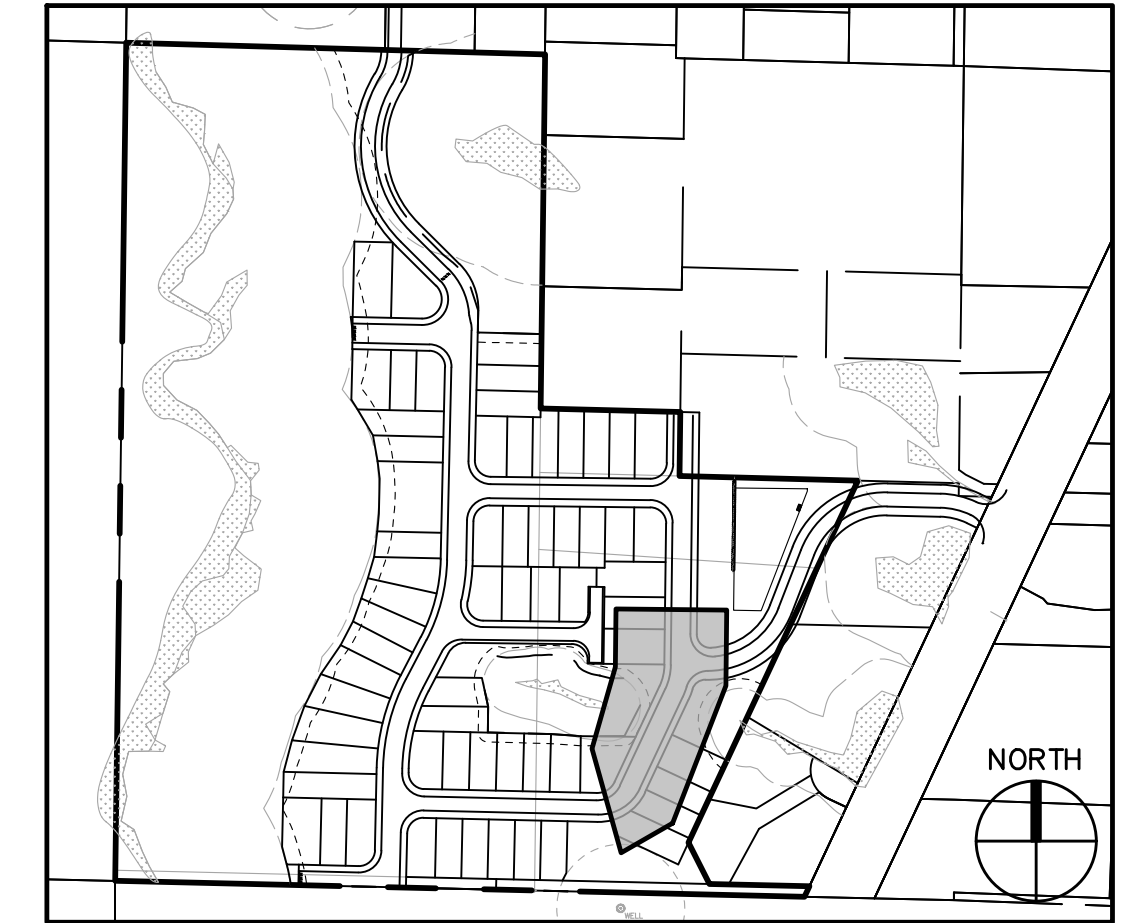
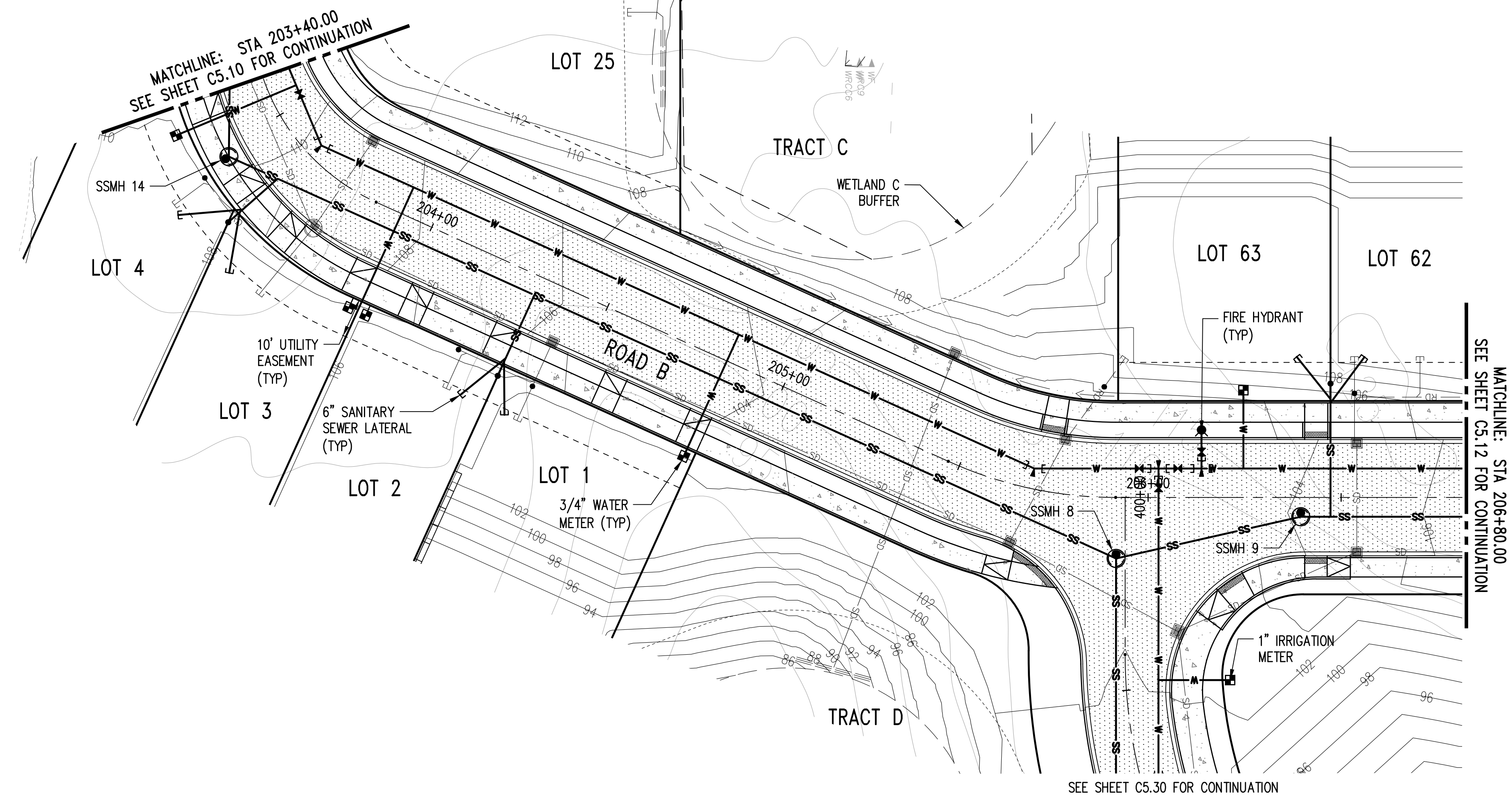


THE PLATEAU AT LIBERTY BAY PRD / ENTITLED FUND TWO, LLC
 POULSBORO, WASHINGTON

ROAD B WATER AND SEWER PLAN AND PROFILE

SHEET

C5.10



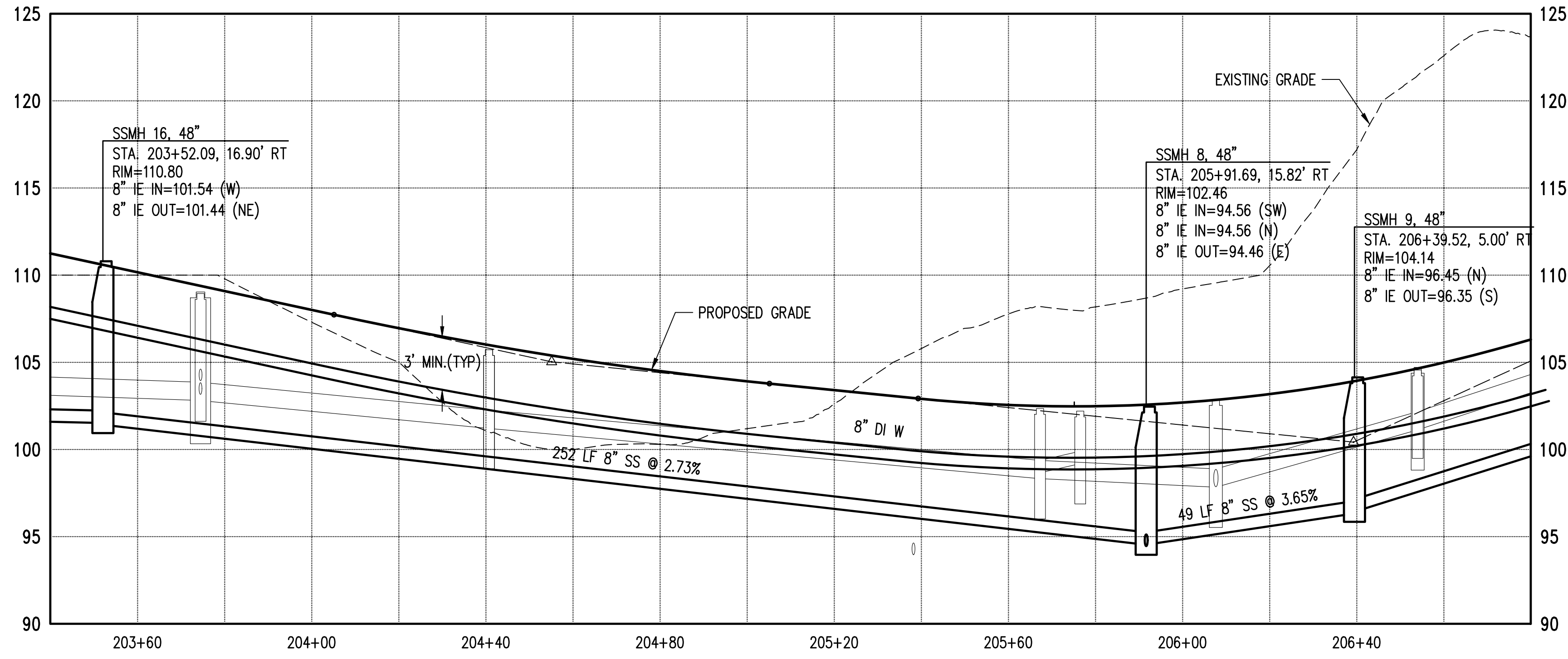
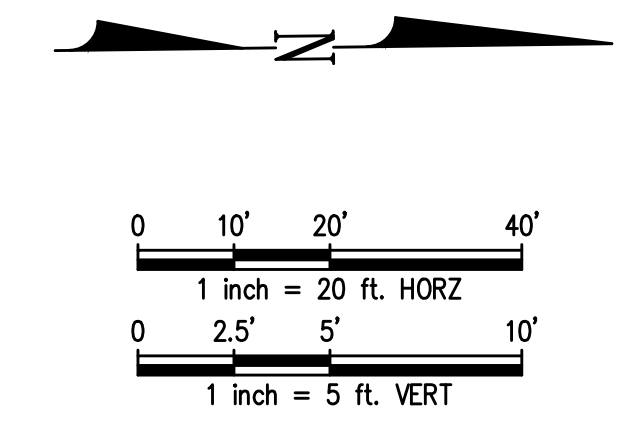
KEY MAP

LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W WATER MAIN
- SS SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ⦿ FIRE HYDRANT
- ⦿ AIR RELEASE VALVE
- 295 FINISHED GRADE CONTOUR
- 295 EXISTING GRADE CONTOUR

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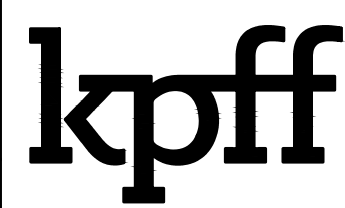


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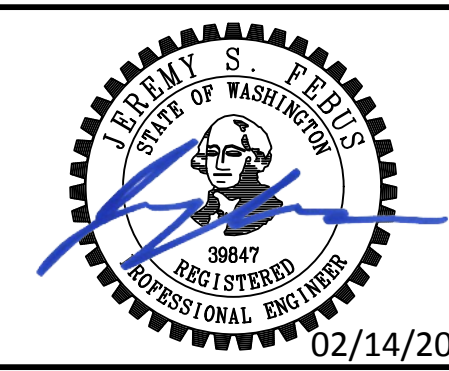
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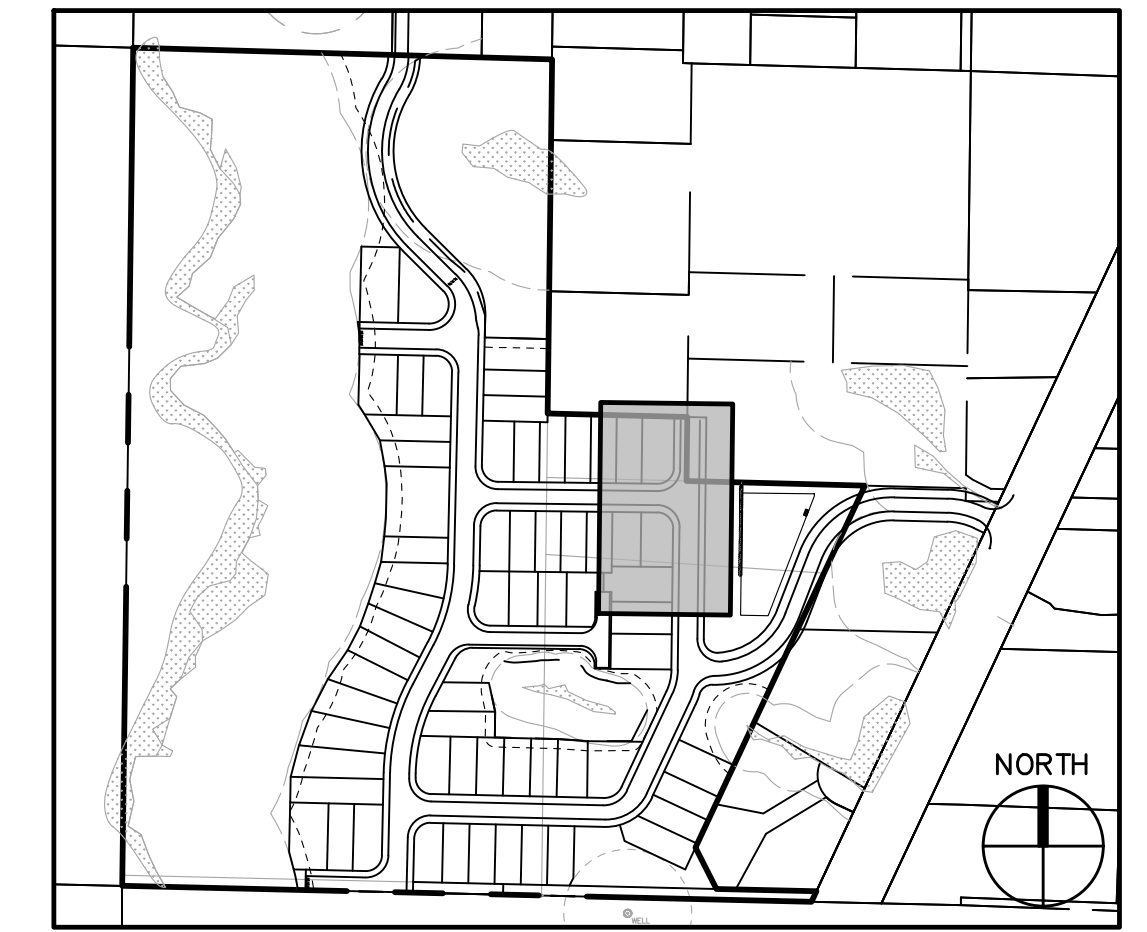
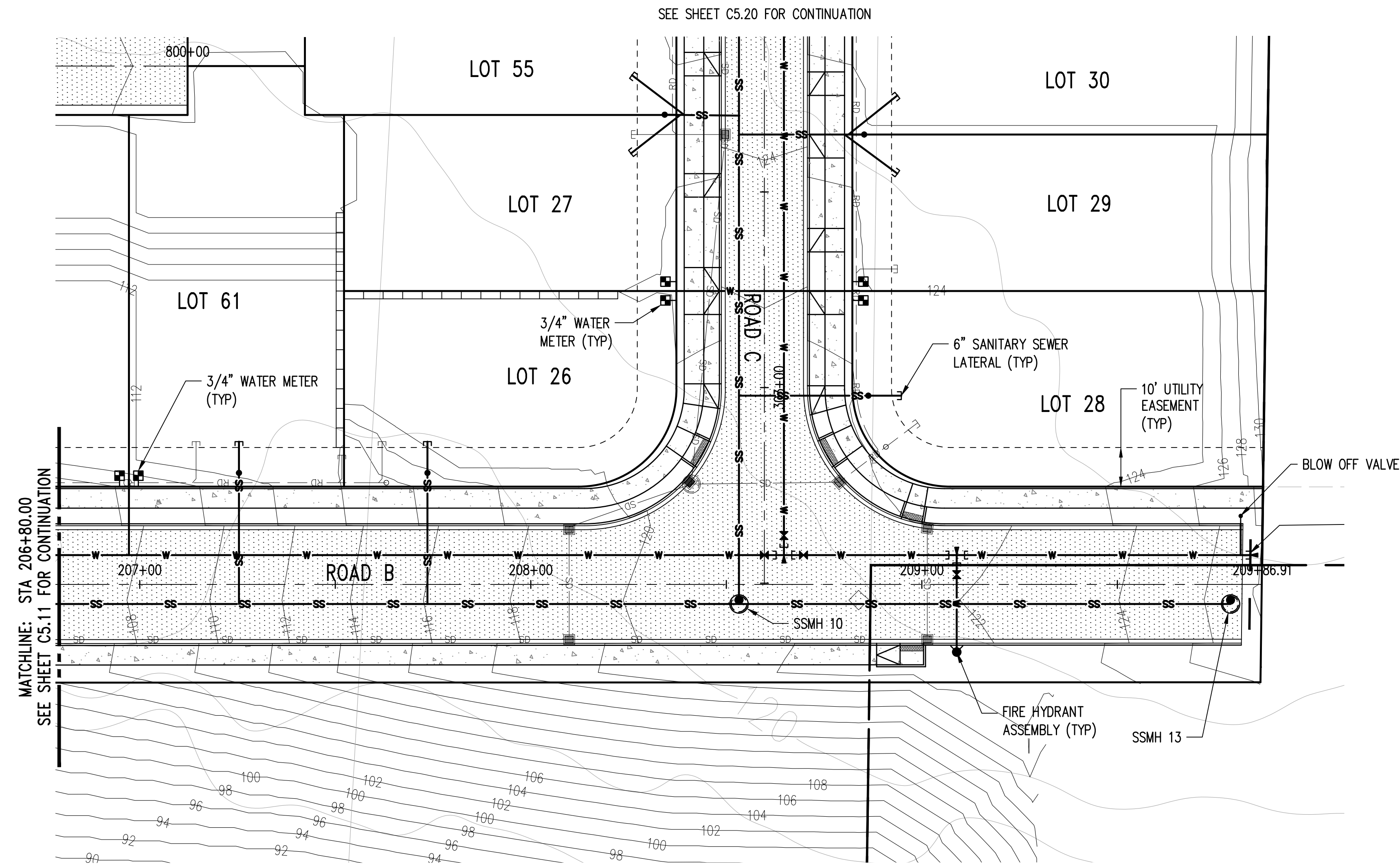
SCALE:
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ROAD B WATER AND SEWER PLAN AND PROFILE

SHEET
C5.11



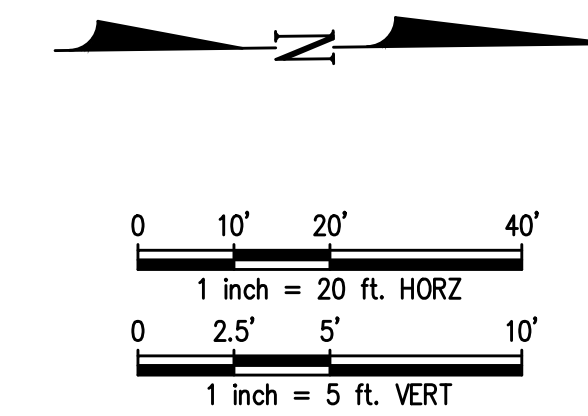
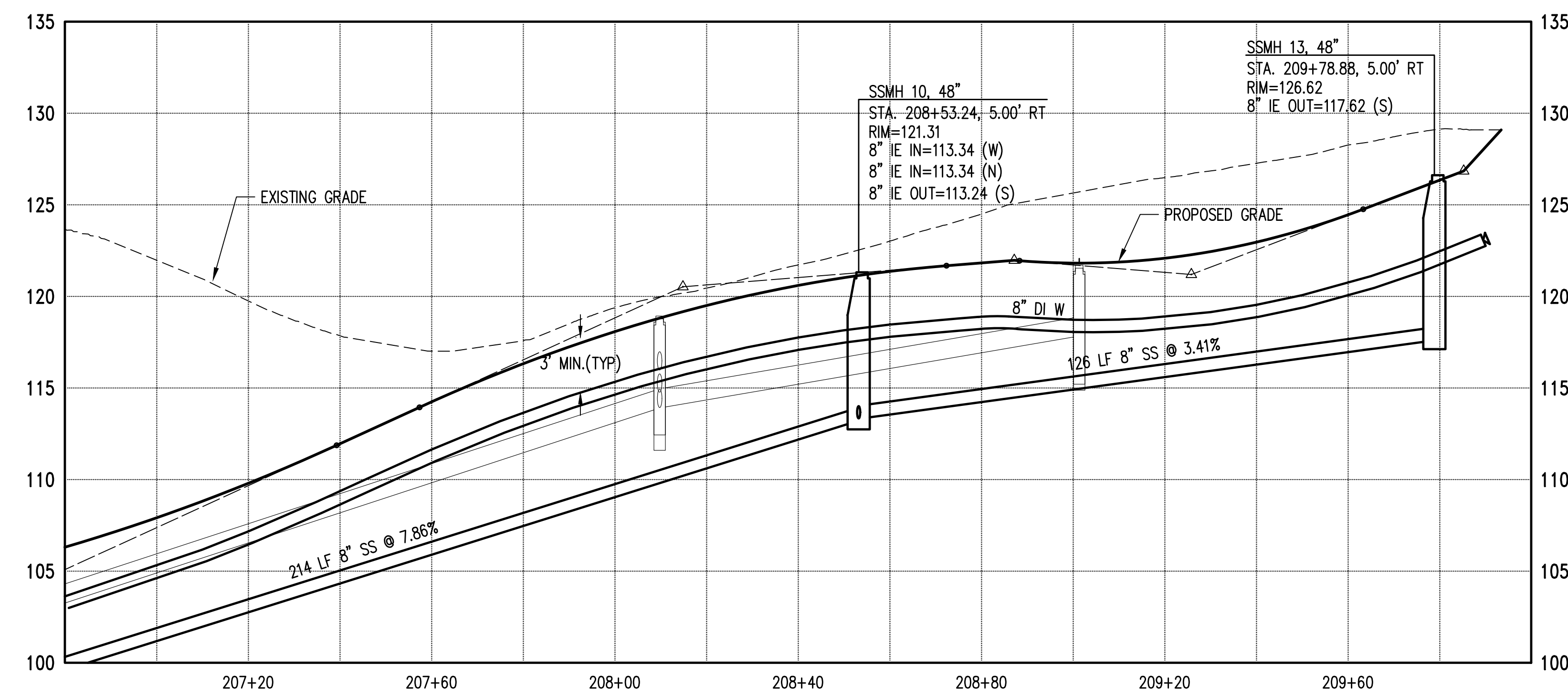
KEY MAP

LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ⊕ FIRE HYDRANT
- BLOW OFF VALVE
- 295 — FINISHED GRADE CONTOUR
- 295 — EXISTING GRADE CONTOUR

NOTES

1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
3. CAP WATER AT END OF ROAD FOR POTENTIAL FUTURE EXTENSION.
4. SEE ROAD AND STORM DRAINAGE PLAN AND PROFILE SHEETS FOR 25 FOOT STREAM BUFFER BSBL AND 15 FOOT WETLAND BUFFER BSBL.



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2	06/2023	EKC	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
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4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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EKC
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EKC
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DATE
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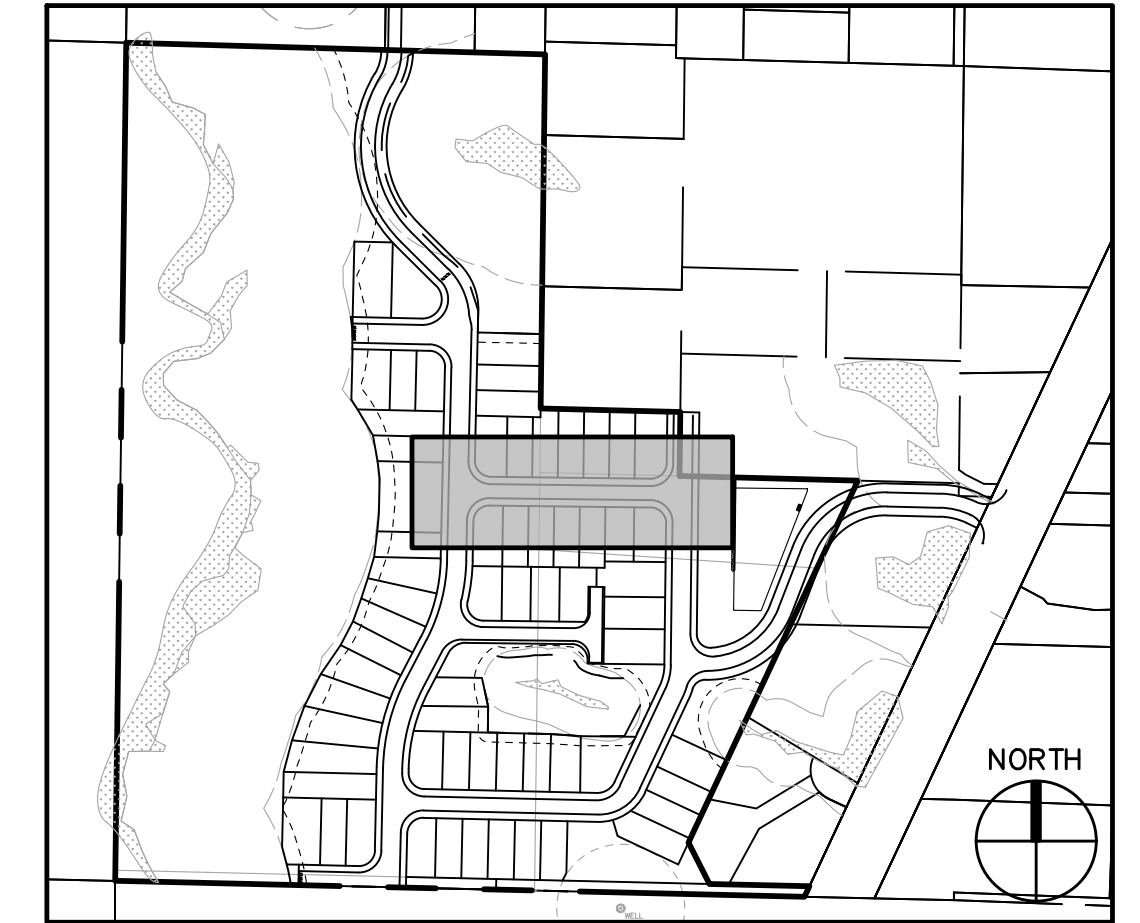
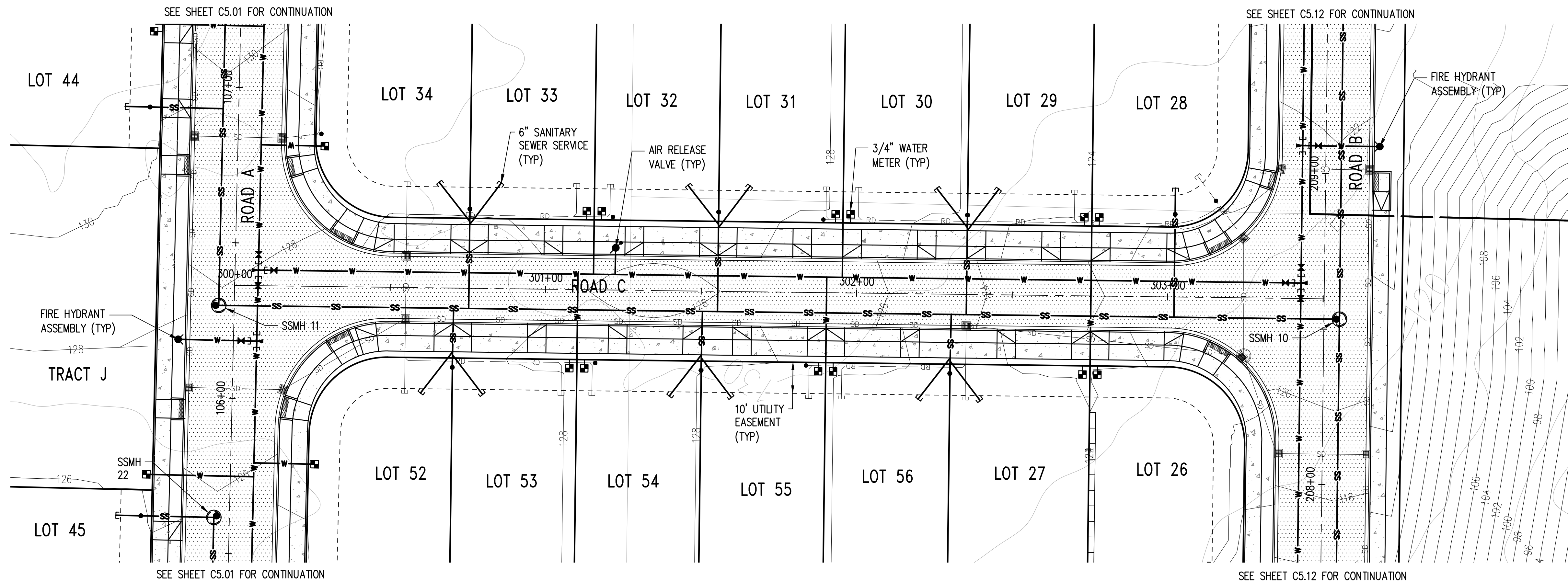
SCALE:
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ROAD B WATER AND SEWER PLAN AND PROFILE

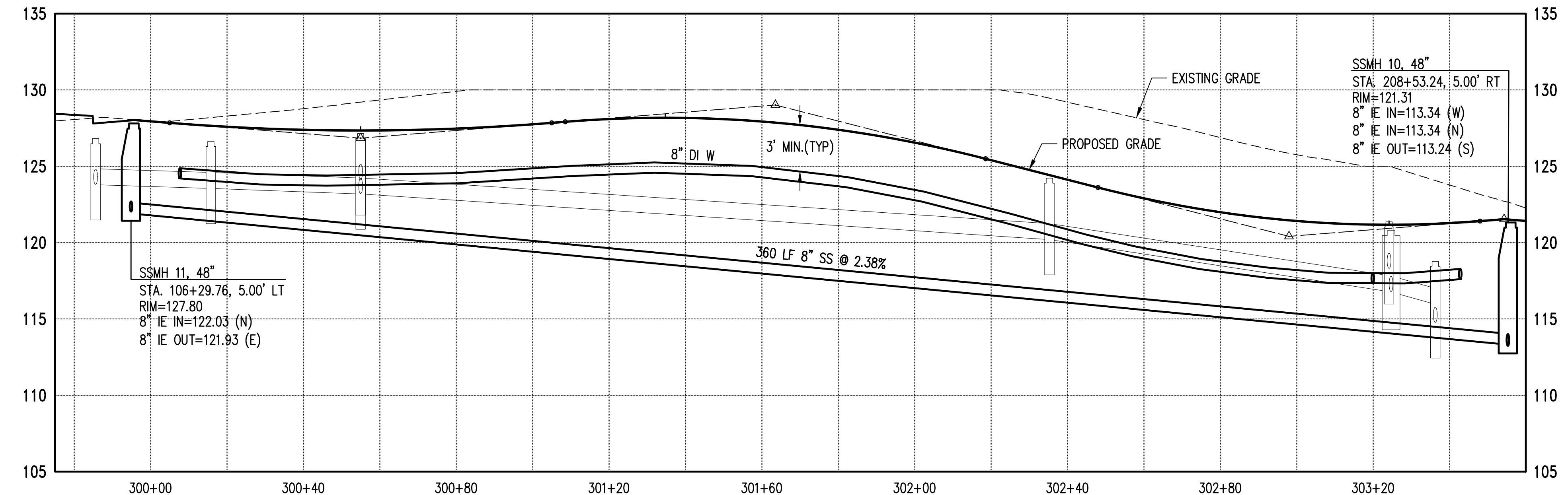
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KEY MAP

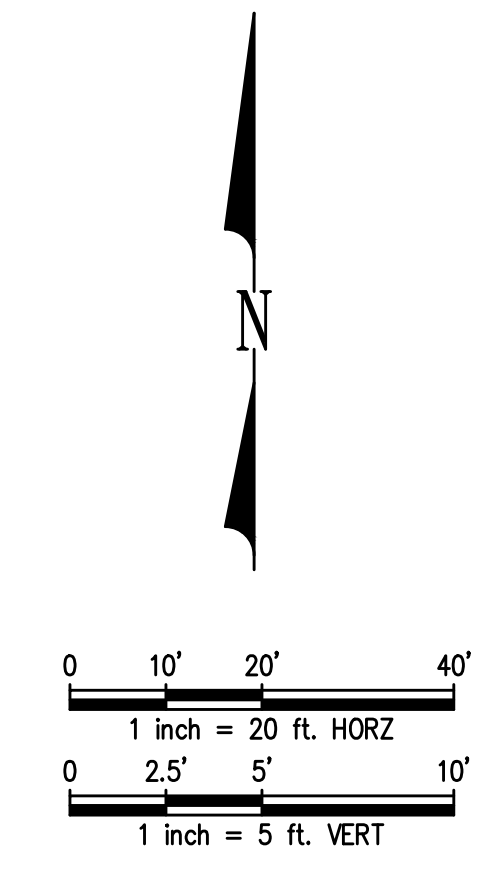
LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ⦿ FIRE HYDRANT
- 295— FINISHED GRADE CONTOUR
- 295— EXISTING GRADE CONTOUR



NOTES

1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
3. SEE ROAD AND STORM DRAINAGE PLAN AND PROFILE SHEETS FOR 25 FOOT STREAM BUFFER BSBL AND 15 FOOT WETLAND BUFFER BSBL.



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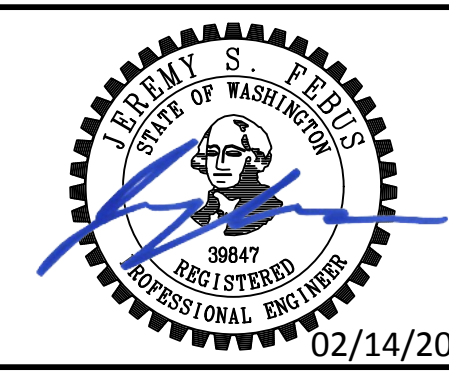
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2	06/2023	EKC	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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JSF
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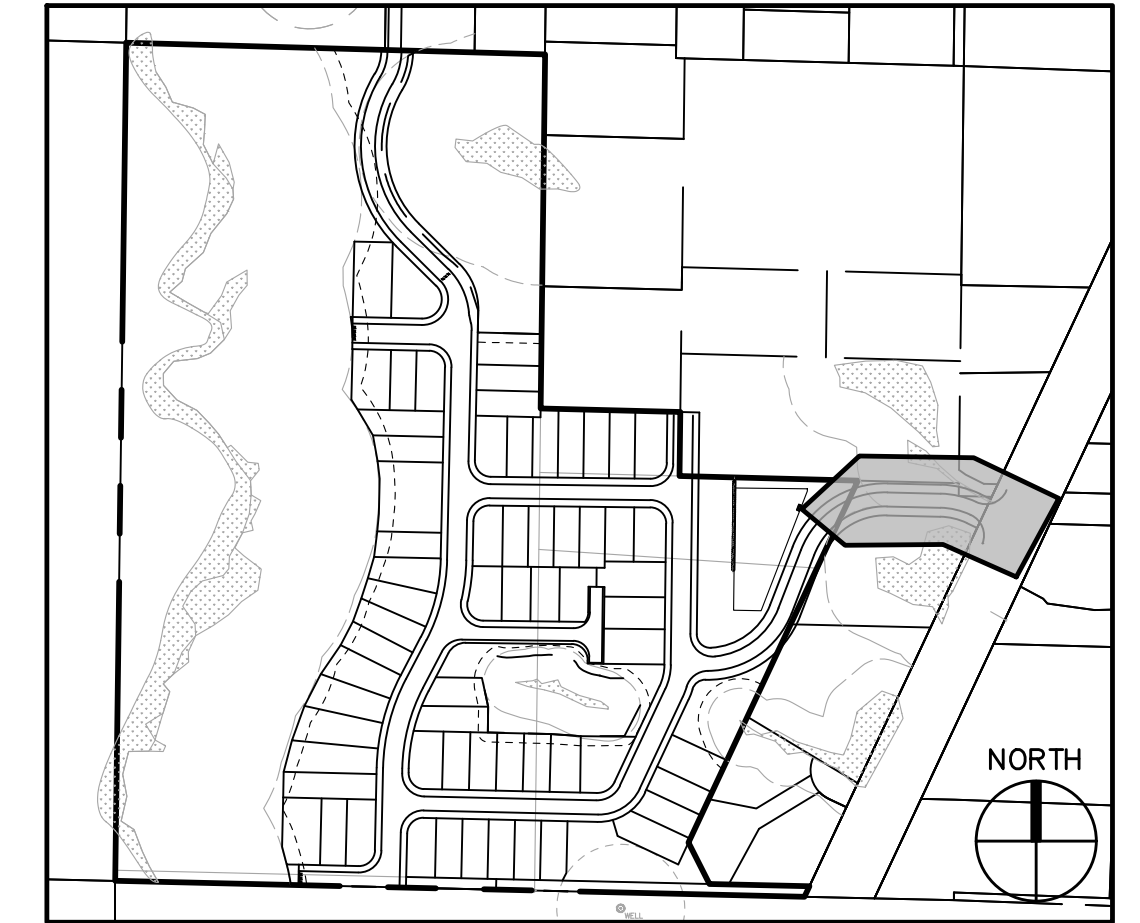
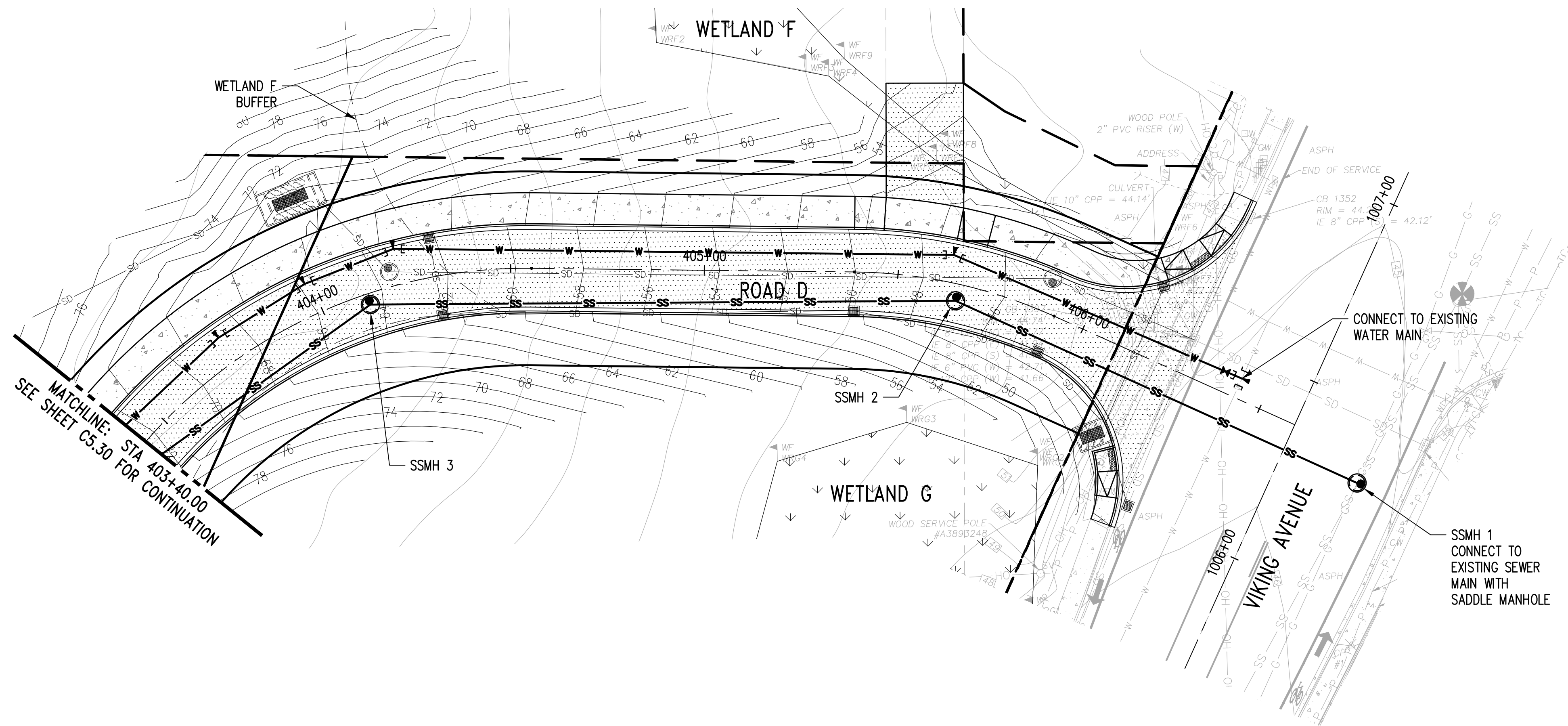


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ROAD C WATER AND SEWER PLAN AND PROFILE

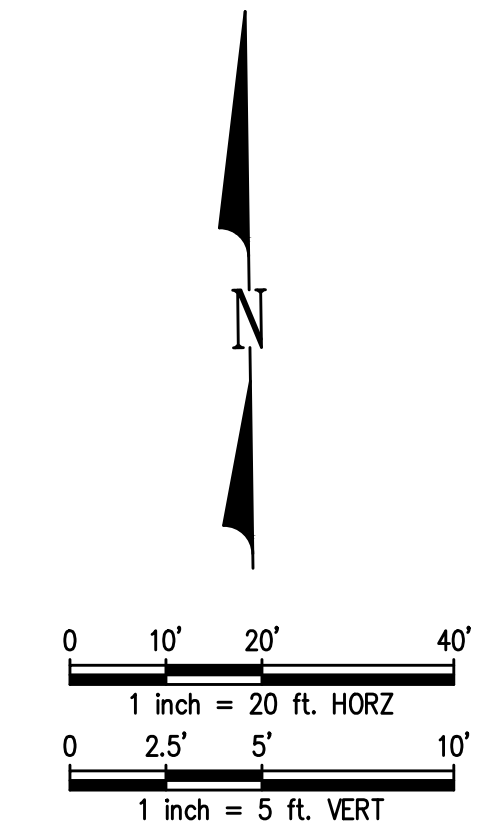
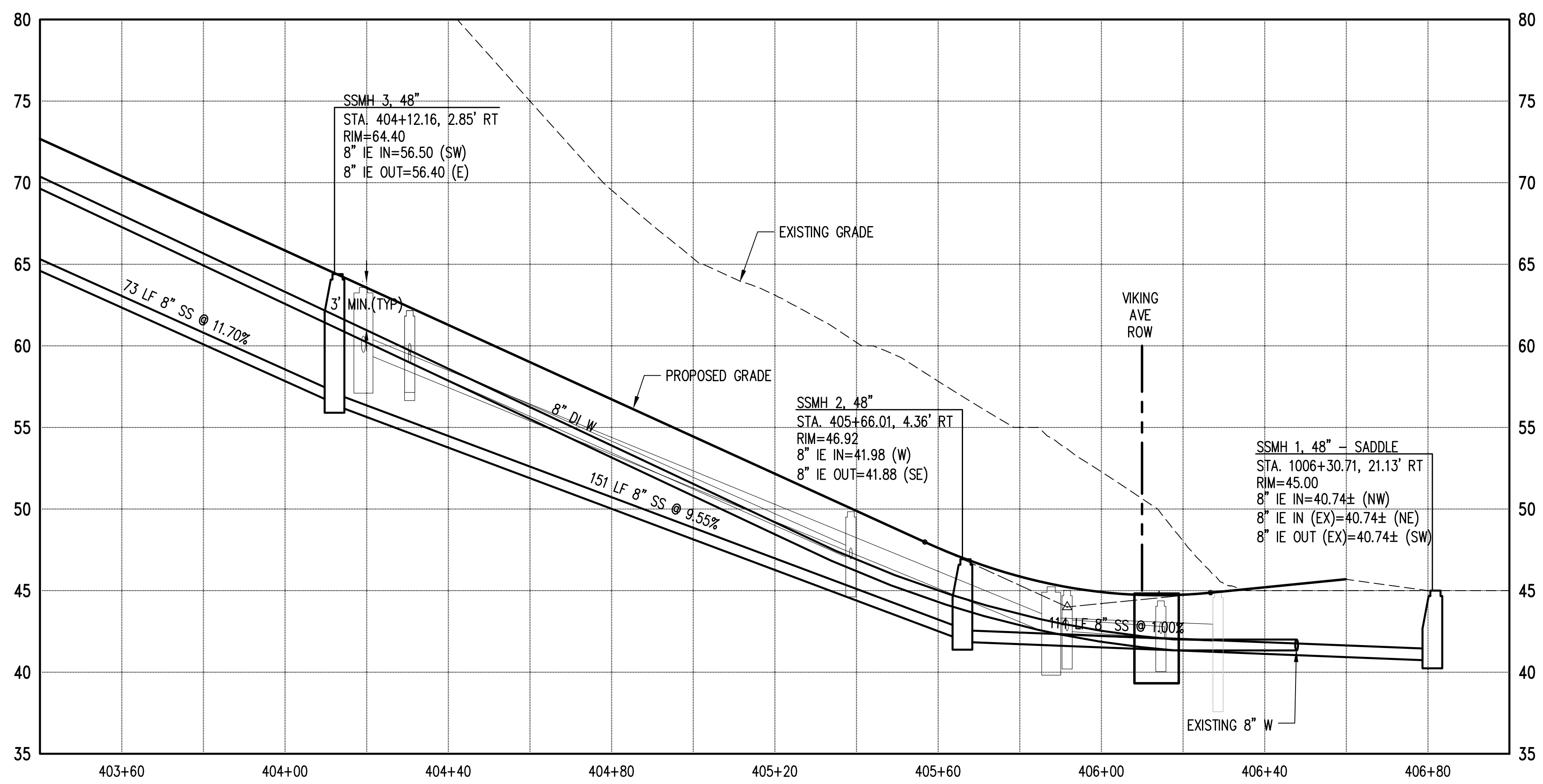
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KEY MAP

LEGEND

- PROPOSED LOT LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
- W — WATER MAIN
- SS — SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ⊙ FIRE HYDRANT
- 295 — FINISHED GRADE CONTOUR
- 295 — EXISTING GRADE CONTOUR



NOTES

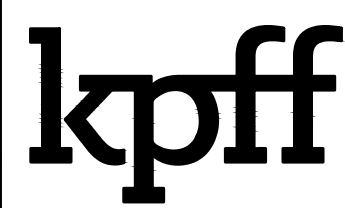
1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
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3. SEE ROAD AND STORM DRAINAGE PLAN AND PROFILE SHEETS FOR 25 FOOT STREAM BUFFER BSBL AND 15 FOOT WETLAND BUFFER BSBL.

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3	09/2023	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
4	02/2024	EKC	EKC	JSF	FINAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

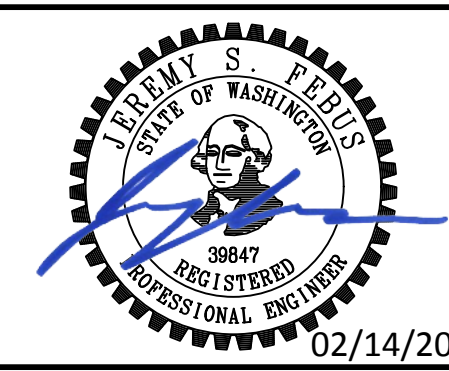
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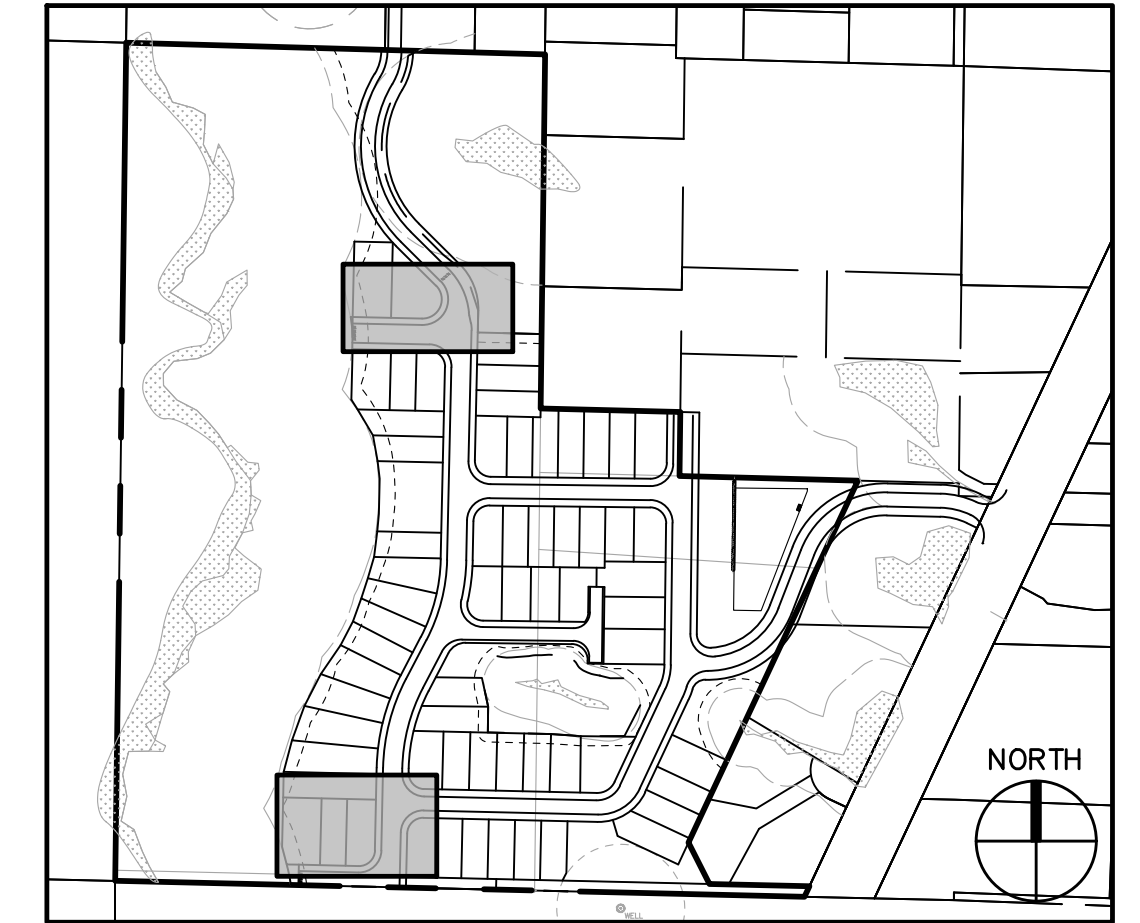
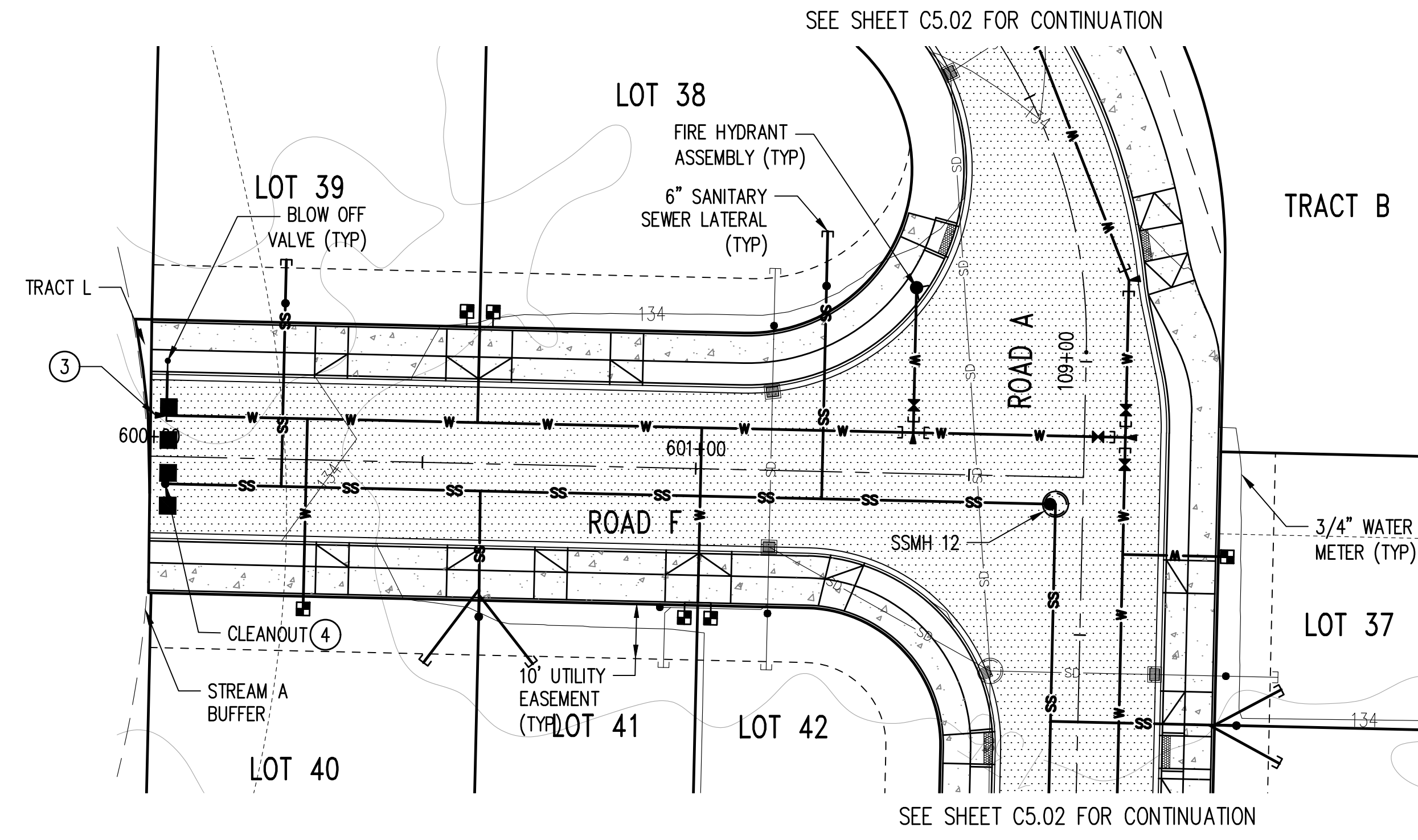
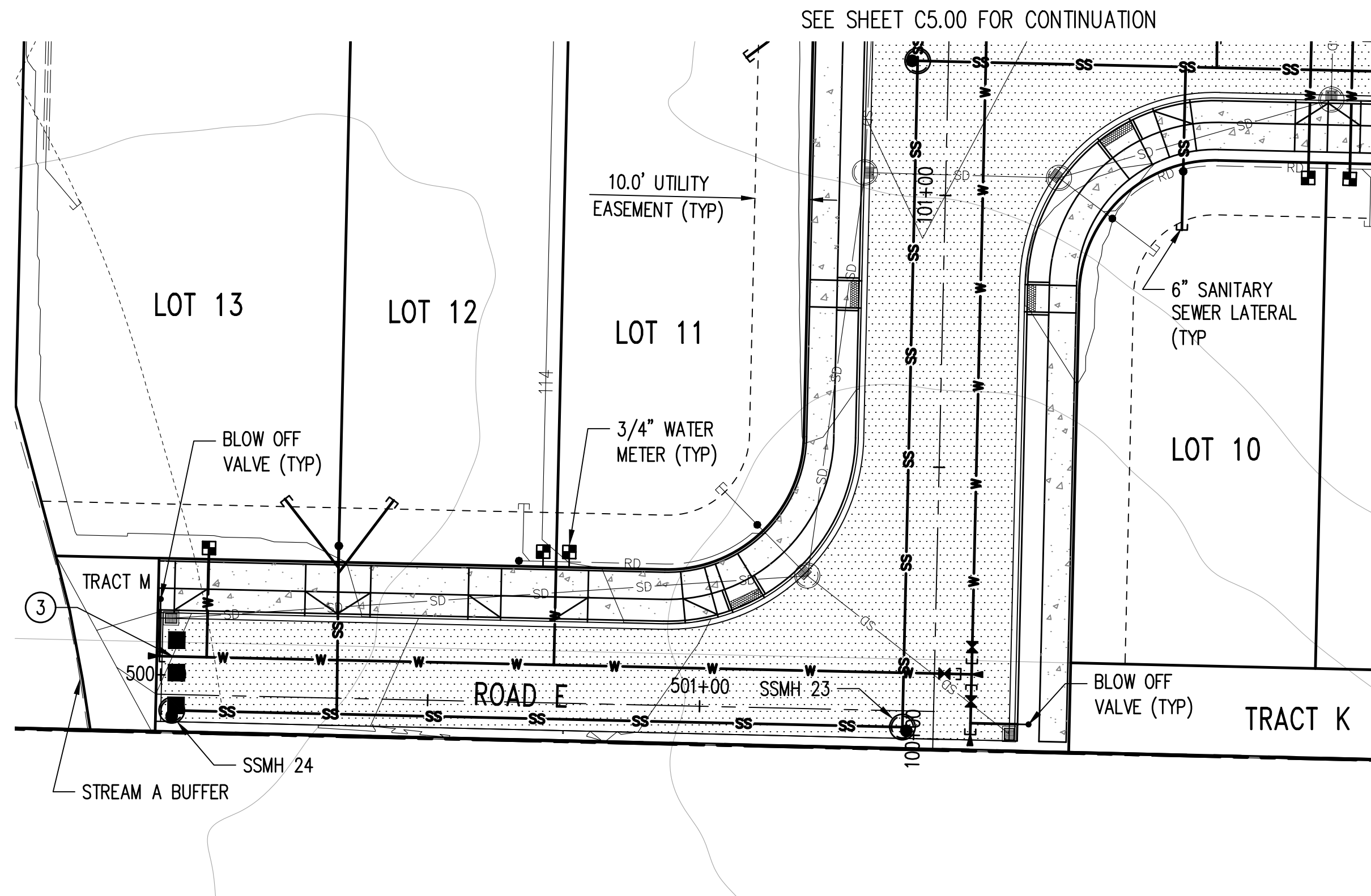


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 POULSBORO, WASHINGTON

ROAD D WATER AND SEWER PLAN AND PROFILE

SHEET

C5.31



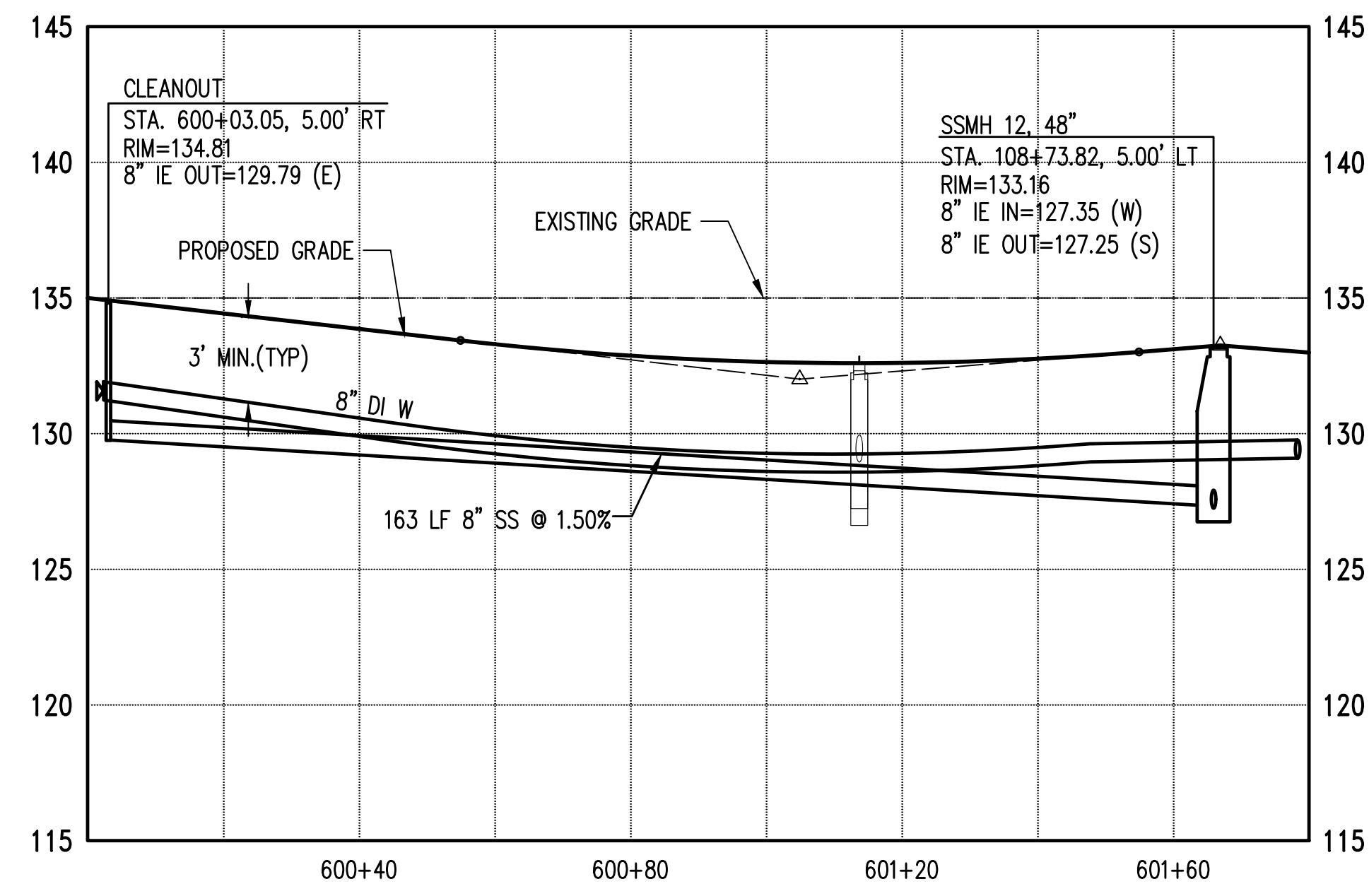
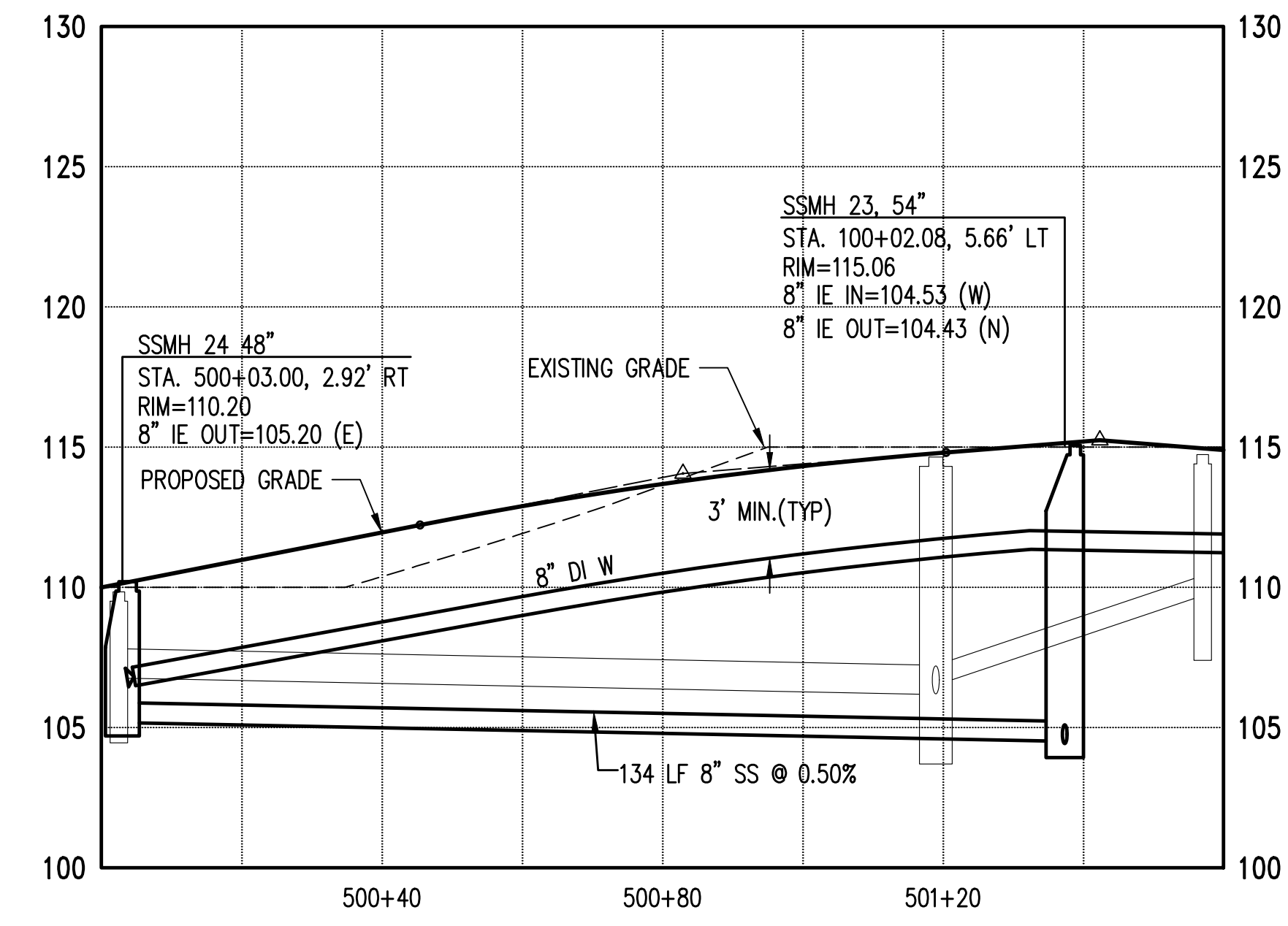
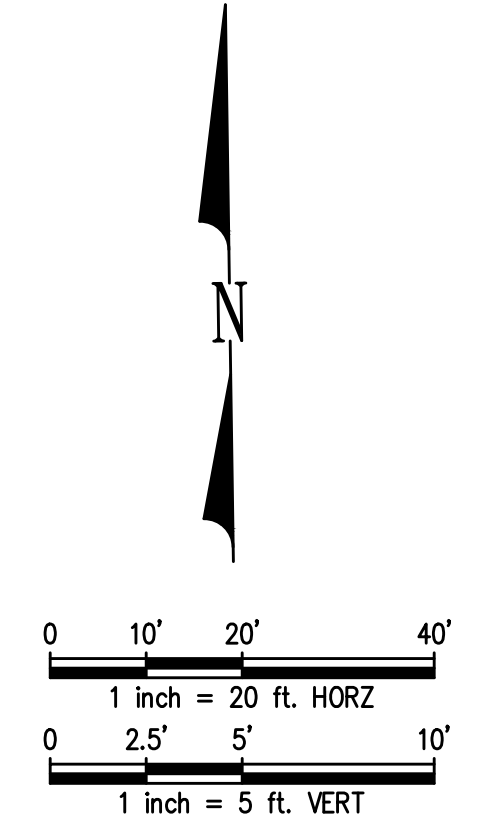
KEY MAP

LEGEND

- PROPOSED LOT LINE
- PROPERTY LINE
- CENTERLINE
- PROPOSED UTILITY EASEMENT
- WATER MAIN
- SEWER MAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
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NOTES

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3. CAP WATER AT END OF ROAD FOR POTENTIAL FUTURE EXTENSION.
4. 5-FOOT DEEP SEWER AT ROAD END FOR POTENTIAL FUTURE EXTENSION. CLEANOUT LOCATED AT END OF ROAD.
5. SEE ROAD AND STORM DRAINAGE PLAN AND PROFILE SHEETS FOR 25 FOOT STREAM BUFFER BSBL AND 15 FOOT WETLAND BUFFER BSBL.

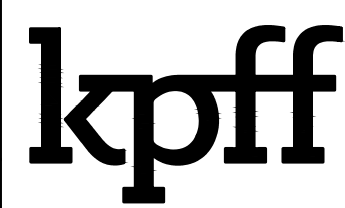


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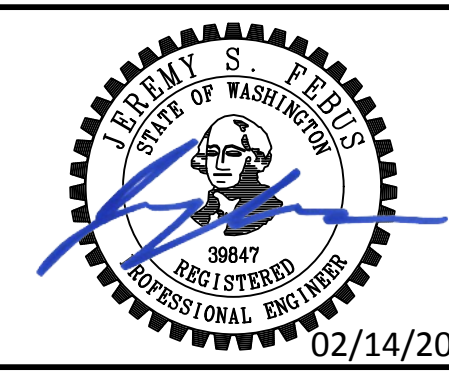
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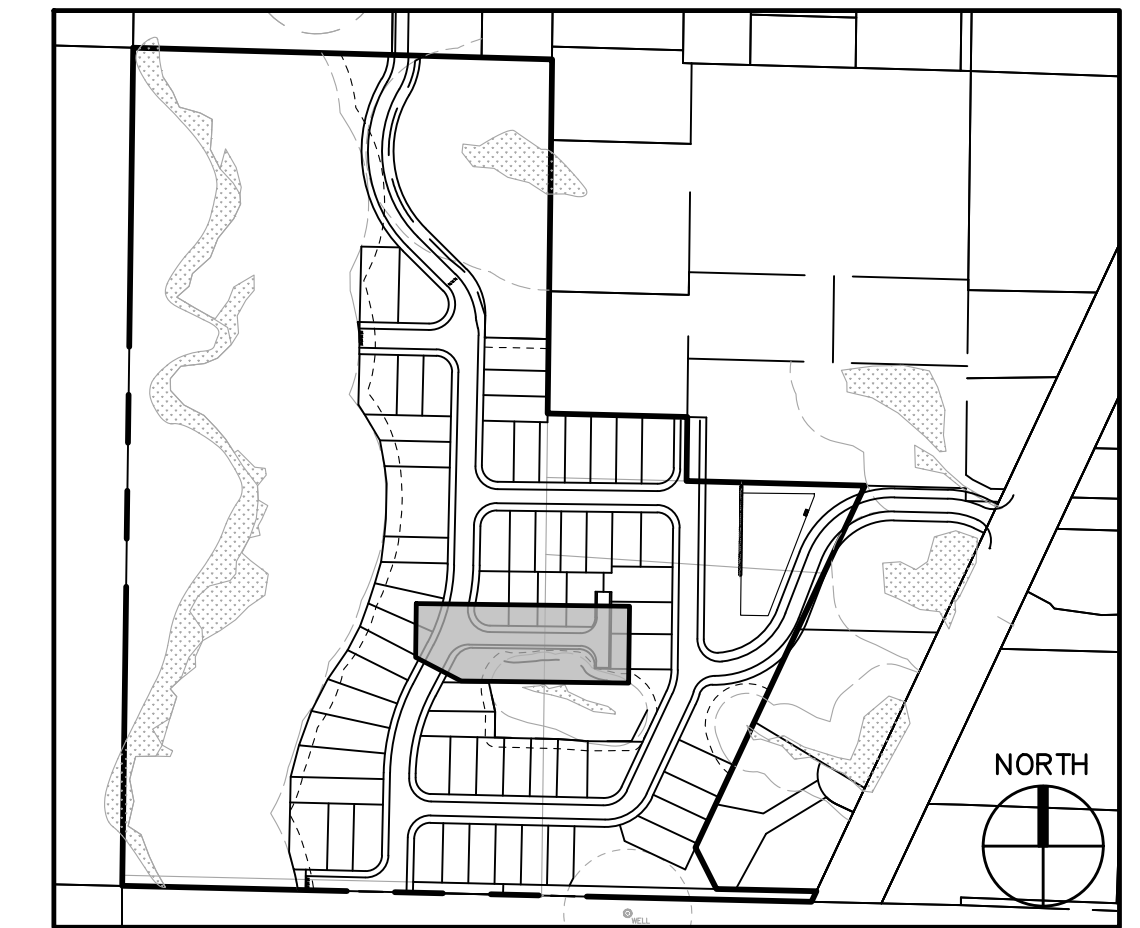
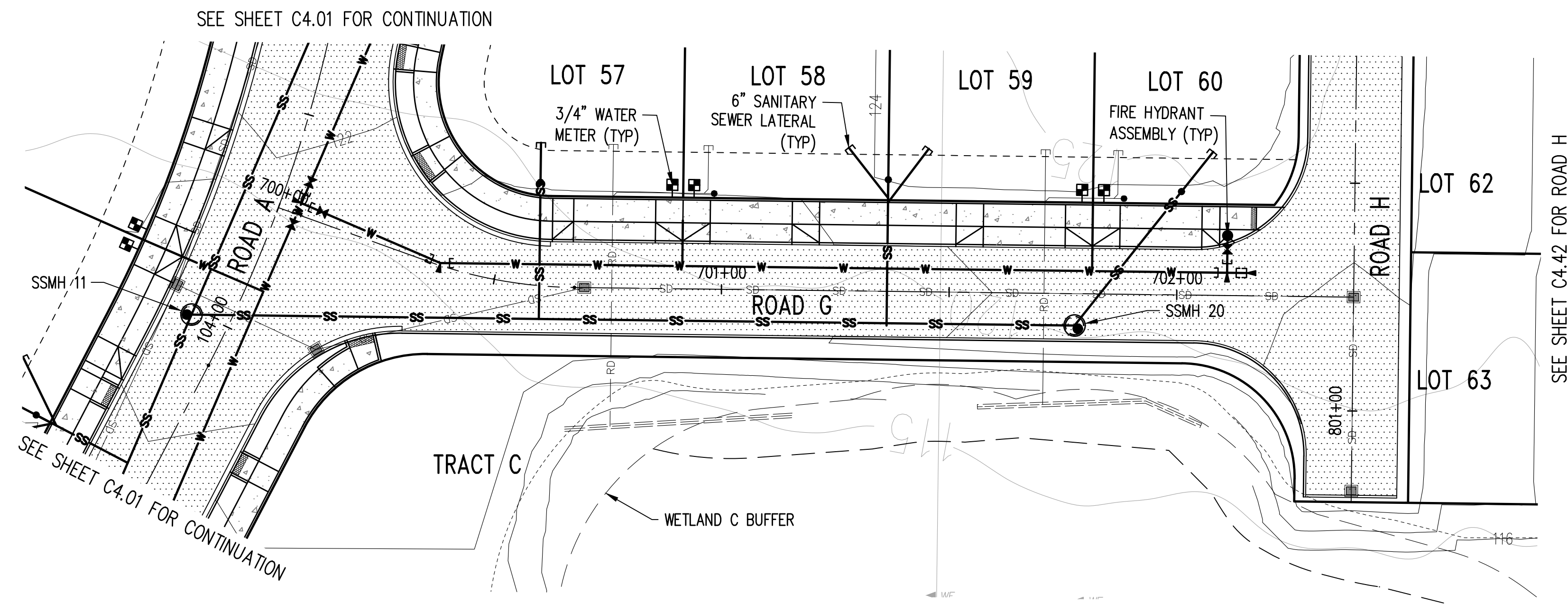
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ROAD E & F WATER AND SEWER PLAN AND PROFILE

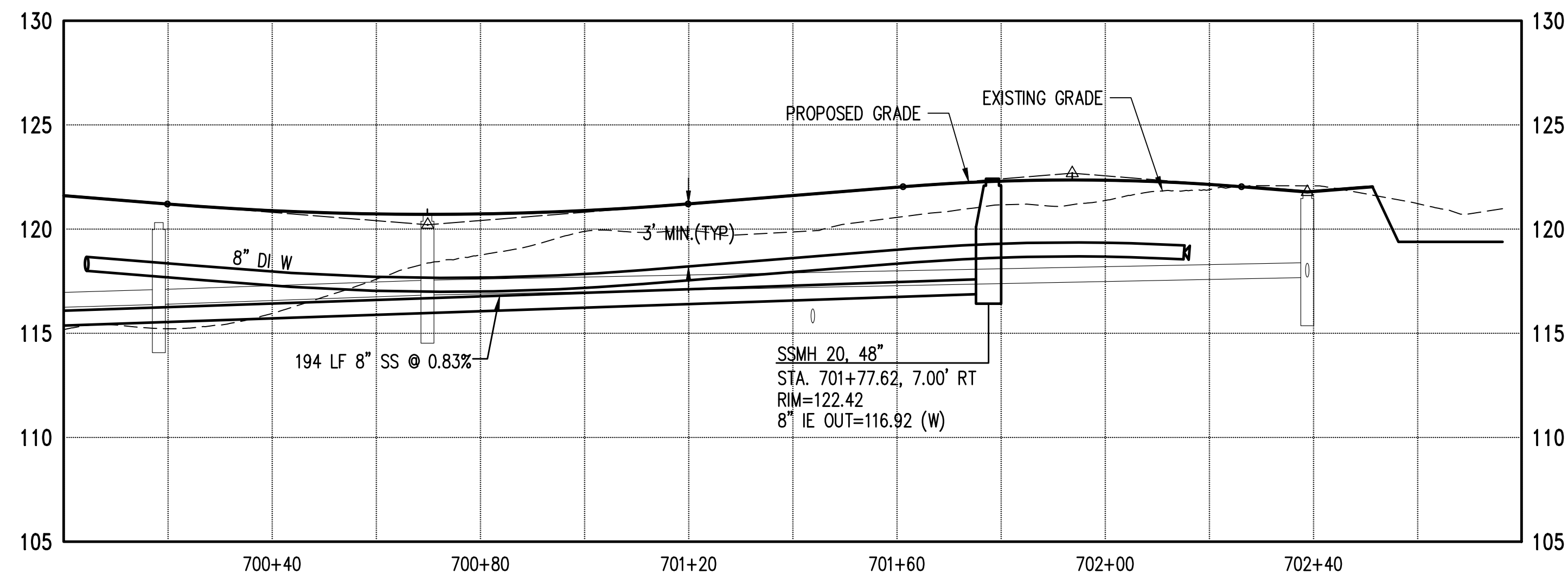
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KEY MAP

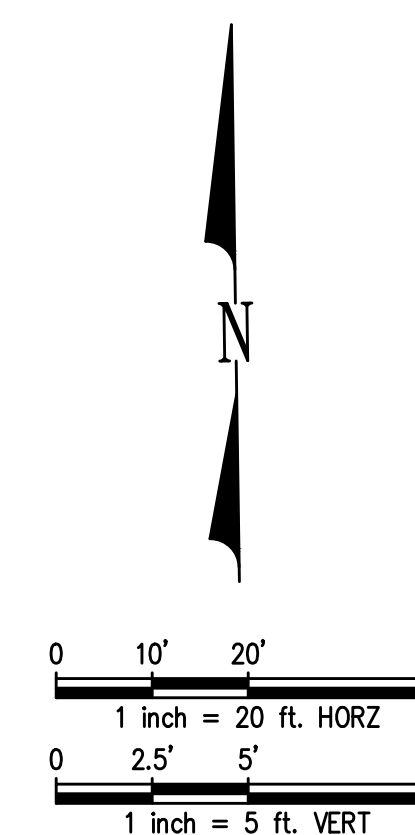
LEGEND

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- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT
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- SS — SEWER MAIN
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- SANITARY SEWER MANHOLE
- WATER METER
- ⊕ FIRE HYDRANT
- ⊖ AIR RELEASE VALVE
- BLOW OFF VALVE
- 295 — FINISHED GRADE CONTOUR
- 295 — EXISTING GRADE CONTOUR



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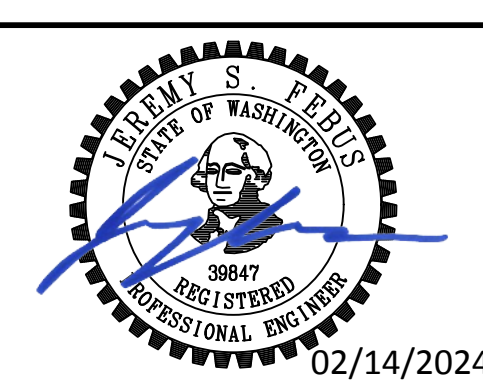
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