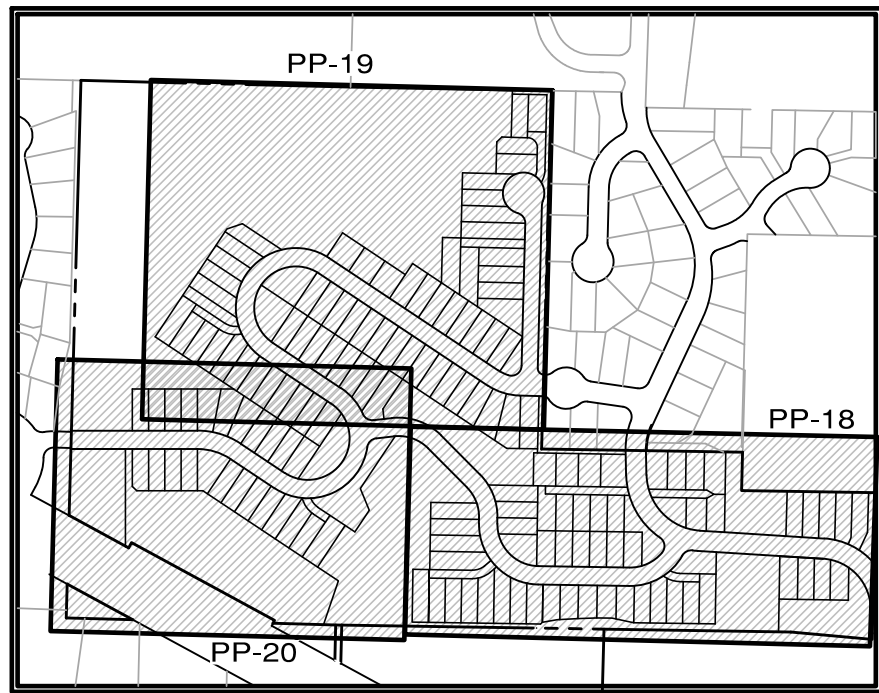


SCALE: 1" = 80'



LEGEND

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

NOTES:

- SEE ROAD AND UTILITY PLANS FOR STREET CROSS SECTIONS.

WATER SYSTEM SUMMARY:

PER CITY PEER REVIEW DATED NOV 14, 2025:

- CONNECTION TO EXISTING WATER SYSTEM AT NORTHEAST CRYSTALLIA COURT.
- CONNECTION TO THE EXISTING WATER SYSTEM AT BAYWATCH COURT NORTHEAST.
- CREATION OF A NEW MIDDLE SUBZONE WITH AN HGL OF APPROXIMATELY 355 FEET.
- INSTALLATION OF A PRV STATION LOCATED JUST NORTH OF JOHNSON PARKWAY NORTHEAST.
- INSTALLATION OF A PRV STATION LOCATED WITHIN THE PROPOSED DEVELOPMENT, BETWEEN NODES J3122 AND J3124.
- VALVE CLOSURE AT AN EXISTING VALVE WEST OF THE BAYWATCH COURT NORTHEAST CONNECTION.
- INSTALLATION OF INDIVIDUAL PRVS (AS REQUIRED) ON RESIDENTIAL PROPERTIES NEAR NODE J3120.
- INSTALLATION OF INDIVIDUAL PRVS (AS REQUIRED) ON RESIDENTIAL PROPERTIES NEAR NODE J3122.
 - COSTS FOR THE DESIGN AND CONSTRUCTION OF THE REQUIRED PRV STATIONS SHALL BE BORNE BY THE DEVELOPER.
 - AFTER CONSTRUCTION, THE OWNERSHIP AND MANAGEMENT RESPONSIBILITY FOR THE PRV STATIONS WOULD BE TRANSFERRED TO THE CITY.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering
Land Surveying
Project Management
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

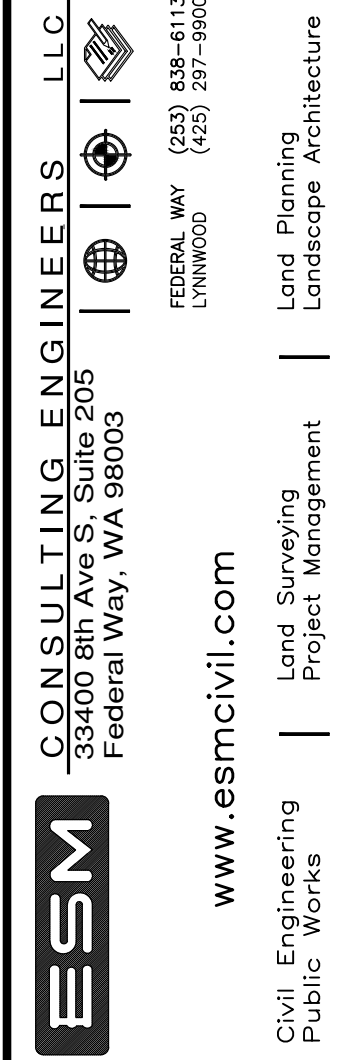
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO

OVERALL INFRASTRUCTURE PLAN

WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-14
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	11/26/2025
DATE OF PRINT:	

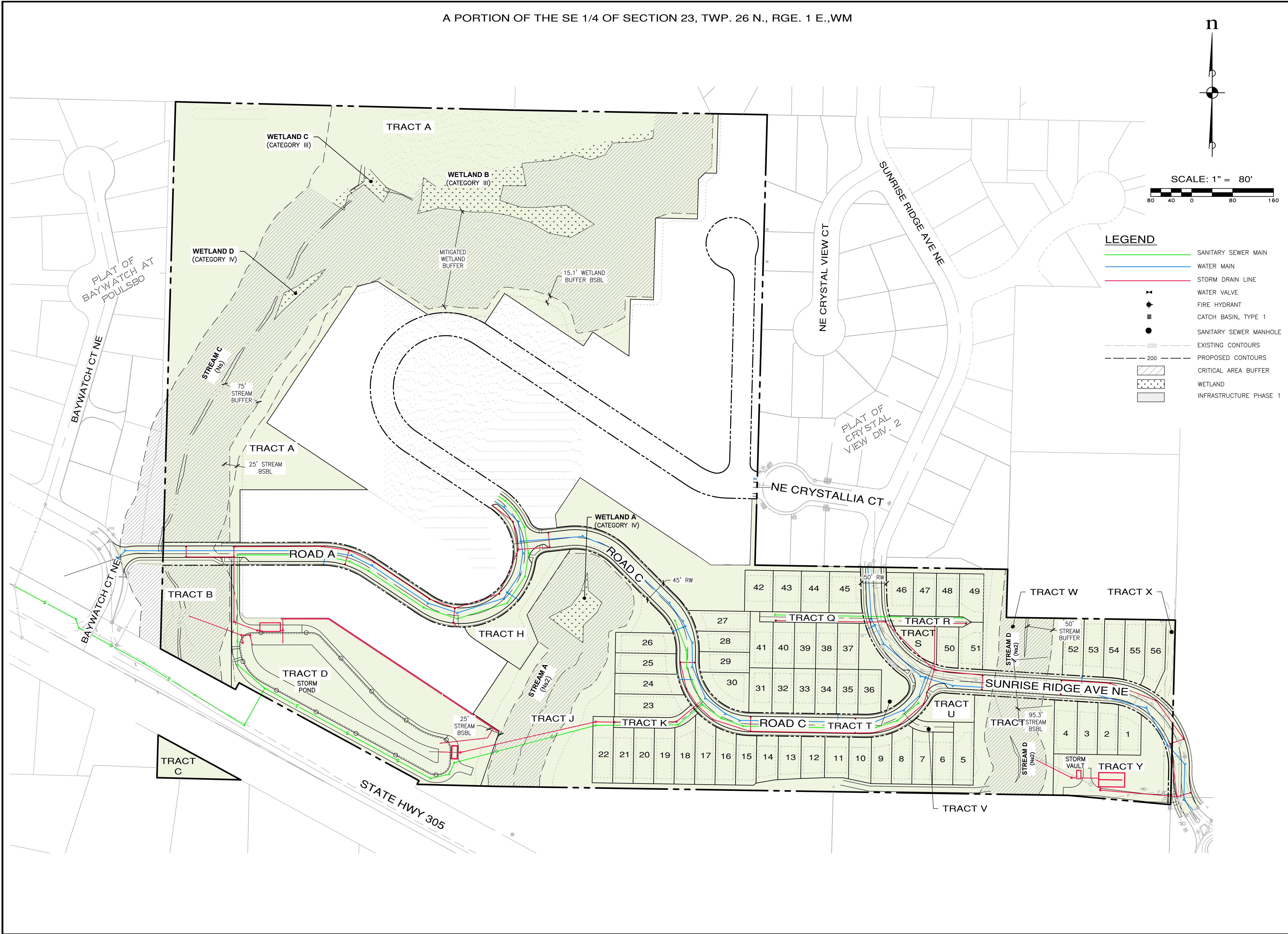
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MONTEBANC MANAGEMENT, LLC

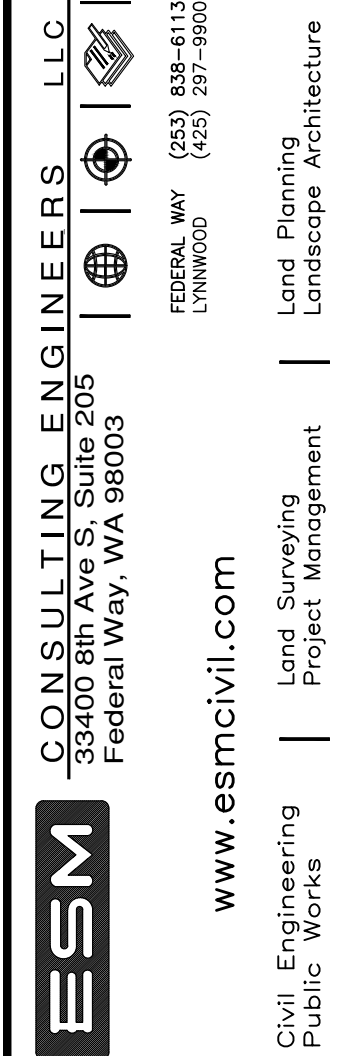
PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBORO INFRASTRUCTURE PLAN – PHASE 1 WASHINGTON

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DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	11/26/2025
DATE OF PRINT:	
PP-15	
15 OF 32 SHEETS	



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Plotted By: Connie Garrett

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CITY OF POULSBORO

INFRASTRUCTURE PLAN – PHASE 2

WASHINGTON

PP-16
16 OF 32 SHEETS



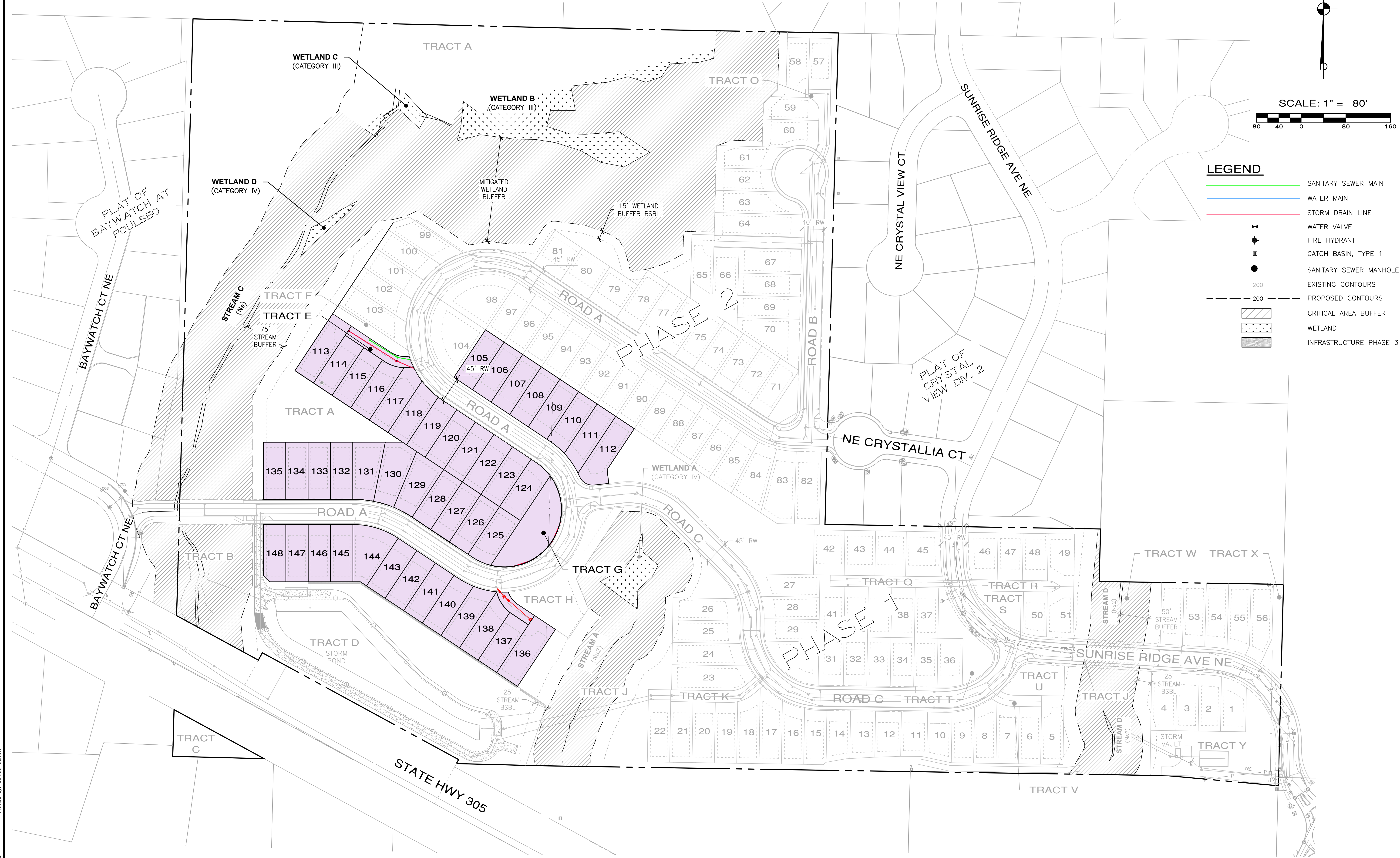
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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POUFSBO
INFRASTRUCTURE PLAN – PHASE 3
WASHINGTON

JOB NO.: 2090-004-022	
DWG. NAME:	PP-17
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	11/26/2025
DATE OF PRINT:	
PP-17	
17	OF 32 SHEETS



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