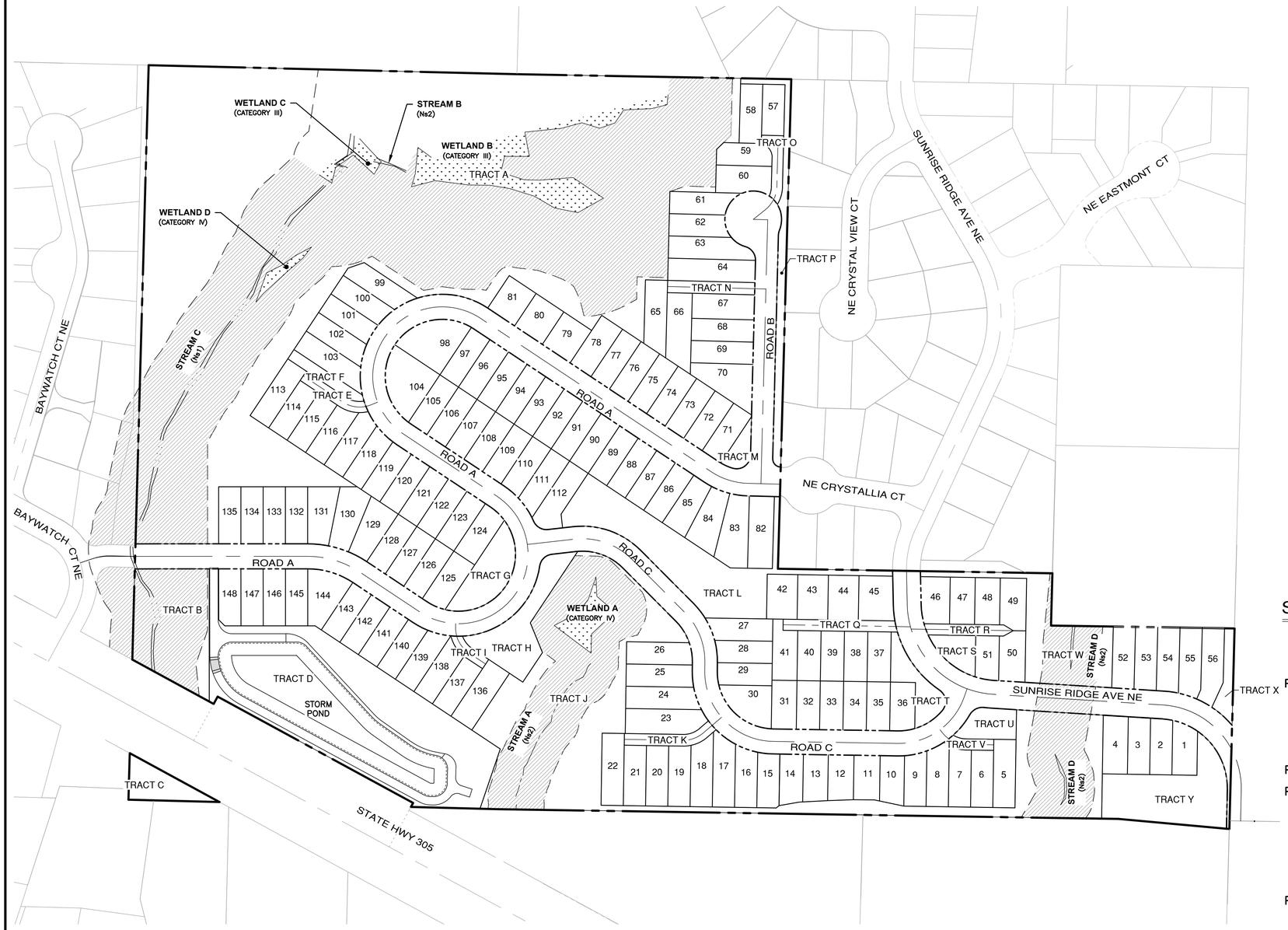
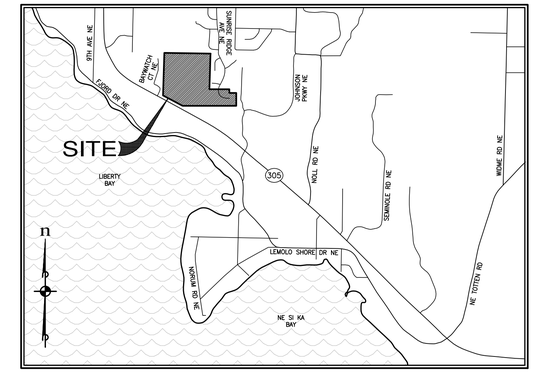
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM




VICINITY MAP
NOT TO SCALE

n

SCALE: 1" = 100'

100 50 0 100 200

## SHEET INDEX


| Dwg. | Description |
|---|---|
| PP-01 | COVER SHEET |
| PP-02 – PP-04 | EXISTING CONDITIONS |
| PP-05 | BUFFER MITIGATION PLAN |
| PP-06 | BOUNDARY CONDITIONS |
| PP-07 | OVERALL SITE PLAN & PHASING PLAN |
| PP-08 – PP-10 | PRELIMINARY SITE PLANS |
| PP-11 – PP-13 | PRELIMINARY GRADING PLANS |
| PP-14 | OVERALL INFRASTRUCTURE PLAN |
| PP-15 | INFRASTRUCTURE PLAN – PHASE 1 |
| PP-16 | INFRASTRUCTURE PLAN – PHASE 2 |
| PP-17 | INFRASTRUCTURE PLAN – PHASE 3 |
| PP-18 – PP-20 | PRELIMINARY ROAD & UTILITY PLANS |
| PP-21 | PRELIMINARY POND LAYOUT |
| PP-22 | PRELIMINARY POND SECTIONS |
| PP-23 | PRELIMINARY VAULT SECTIONS |
| PP-24 | OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE |
| PP-25 | STREAM A STORM/SEWER CROSSING PLAN & PROFILE |
| PP-26 | STREAM C STORM/SEWER CROSSING PLAN & PROFILE |
| PP-27 | ENTERING SITE DISTANCE (BAYWATCH CT NE) |
| PP-28 | CHANNELIZATION AND SIGNAGE PLAN |
| PP-29 – PP-32 | PRELIMINARY LANDSCAPE PLANS |


## PROJECT TEAM


OWNER/DEVELOPER
MONTEBANC MANAGEMENT, LLC
400 NW GILMAN BLVD. #2781
ISSAQUAH, WA 98027
CONTACT: PAUL DEVENZIO
PHONE: (206) 391-8366

CIVIL ENGINEER/SURVEYOR
ESM CONSULTING ENGINEERS
33400 8TH AVE S SUITE #205
FEDERAL WAY, WA 98003
CONTACT: JOHN EVERETT
PHONE: (253) 838-6113

GEOTECHNICAL ENGINEER
ASPECT CONSULTING, LLC
350 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110
CONTACT: ALISON DENNISON, LEG
PHONE: (206) 780-7717

BIOLOGIST
SEWALL WETLAND CONSULTING, INC
PO BOX 880
FALL CITY, WA 98024
CONTACT: ED SEWALL
PHONE: (253) 859-0515

TRAFFIC ENGINEER
HEATH & ASSOCIATES
1011 E MAIN AVE, STE 453
PUYALLUP, WA 98372
CONTACT: AARON VAN AKEN
PHONE: (253) 859-0515


## SITE STATISTICS

| | |
|---|---|
| NUMBER OF LOTS: | 148 |
| LOTS PER GROSS ACRE: | 3.65/ACRE |
| TOTAL SITE AREA: | 1,803,847 SF (41.41 ACRES) |
| SITE ADDRESS: | ADDRESS NOT ASSIGNED |
| PARCEL NUMBER(S): | 2326-014-001-2009 |
| | 2426-013-003-2008 |
| | 2426-013-018-2001 |
| | 2426-013-005-2006 |
| | 2426-013-019-2000 |
| LOT SIZE: | |
| LARGEST LOT: | 7,035 SF |
| SMALLEST LOT: | 3,758 SF |
| AVERAGE LOT: | 4,456 SF |
| SEWERAGE SYSTEM: | CITY OF POULSBO |
| WATER SUPPLY: | CITY OF POULSBO |
| FIRE DISTRICT: | CITY OF POULSBO |

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Plotted: 11/26/2025 5:29 PM Plotted By: Brandon Loucks

REVISIONS

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

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STATE OF WASHINGTON
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12/01/2025


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Land Planning
Landscape Architecture


MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

COVER SHEET

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-01 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-01

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

## HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM (WCS) – NORTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2025

## VERTICAL DATUM

NAVD 88 BASED ON GPS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2025

## SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS–103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR–5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC–332–130–070, –080 AND –090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC–332–130–100.

## NOTES:

1. FIELD WORK PERFORMED JANUARY 2025 – JUNE 2025.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FOLLOWING SOURCES: SURVEYED LOCATIONS OF VISIBLE SURFACE INDICATIONS OBSERVED IN THE FIELD; BURIED UTILITIES LOCATED BY MT. VIEW LOCATING SERVICES LLC, IN APRIL OF 2025. THE LOCATIONS OF BURIED UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE AND REQUIRES FIELD VERIFICATION PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK ON OR AROUND THE SITE.

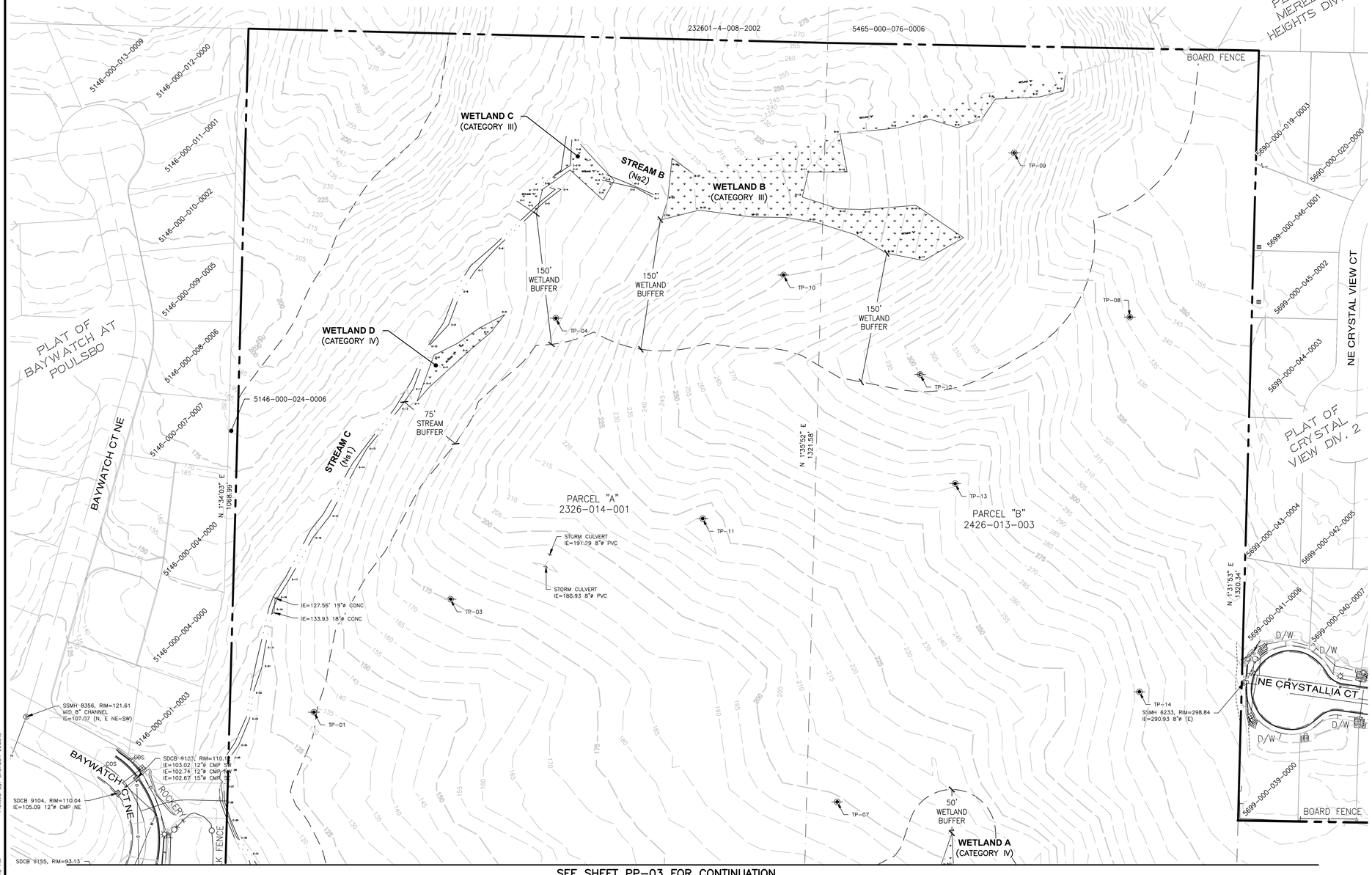
3. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5003353–4276436 DATED MAY 27, 2025. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED SUBDIVISION GUARANTEE TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE PLATS ACCURACY AND COMPLETENESS TO THAT EXTENT.

n

SCALE: 1" = 60'

60 30 0 60 120

CONTOUR INTERVAL = 5'




SEE SHEET PP–03 FOR CONTINUATION

## LEGEND

- CABLE TEL RISER
- WETLAND FLAG
- FENCE GATE END
- LIGHT POST WITH ARM
- LIGHT POST
- GUARD POST/BOLLARD
- HANDICAP RAMP
- MAIL BOX
- SOIL LOG/PERC TEST
- SIGN
- STREET SIGN
- GAS MARKER POST
- POWER GUY ANCHOR
- POWER JUNCTION BOX
- POWER MARKER POST
- POWER POLE
- POWER POLE WITH DROP
- POWER VAULT
- STORM CATCH BASIN
- STORM CULVERT
- STORM MANHOLE
- STORM YARD DRAIN
- SIGNAL CONTROL BOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- LEFT TURN ARROW
- RIGHT TURN ARROW
- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP
- TELEPHONE RISER
- WATER BLOWOFF
- WATER FIRE HYDRANT
- WATER IRRIG CONTROL VALVE
- WATER METER
- WATER VALVE
- GEOTECHNICAL TEST PIT
- ASPHALT CENTERLINE
- BUILDING OUTLINE
- CURB LINE
- EDGE OF CONCRETE/ASPHALT
- EDGE OF GRAVEL
- BOARD FENCE
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- GRADE BREAK
- FEATURE LINE
- RETAINING WALL
- ROAD STRIPING
- STREAM CENTERLINE
- EDGE WATER
- COMMUNICATIONS UNDERGROUND
- GAS UNDERGROUND
- POWER UNDERGROUND
- POWER OVERHEAD
- SANITARY SEWER
- STORM DRAINAGE
- STORM CULVERT CONNCETION
- STORM DRAINAGE DITCH
- TELEPHONE UNDERGROUND
- WATER
- RIGHT–OF–WAY
- BOUNDARY LINE
- EASEMENT LINE
- CONTOUR
- WETLAND BUFFER

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

BRANDON MICHAEL LOVAAS — STATE OF WASHINGTON — 50085 — REGISTERED PROFESSIONAL ENGINEER

12/01/2025

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

EXISTING CONDITIONS

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090–004–022 |
| DWG. NAME: | PP–02 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-02



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Plotted: 11/26/2025 1:48 AM Plotted By: Brandon Lovaas

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

# LEGAL DESCRIPTIONS

**PARCEL A (TAX PARCEL NO. 232601-4-001):**

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON;

EXCEPT 1.43 ACRES TO HIGHWAY 21A.

**PARCEL B (TAX PARCEL 242601-3-003):**

THE WEST 15 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON.

**PARCEL E (PORTIOIN OF TAX PARCEL 242601-3-005 LYING NORTH OF SECTION LINE):**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER:

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 330 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER A DISTANCE OF 345.7 FOOT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 330 FEET TO THE EAST LINE OF SAID QUARTER; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 345.7 FEET TO THE POINT OF BEGINNING:

EXCEPT THE EAST 15 FEET THEREOF.

**PARCEL E1 (PORTION OF TAX PARCEL 242601-3-005 LYING SOUTH OF SECTION LINE):**

THAT PORTION OF GOVERNMENT LOT 7, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST COMER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 15 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 7, WHICH IS 200 FEET WEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE EAST ALONG SAID NORTH LINE 200 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING, AS DISCLOSED IN DECREE FILED IN KITSAP COUNTY SUPERIOR COURT
CAUSE NO. 57080.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

**PARCEL F (TAX PARCEL NO. 242601-3-018):**

THE SOUTH 1/3, EXCEPT COUNTY ROAD NO. 141, OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST. W.M.. IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE WEST 495 FEET; THENCE SOUTH 1,320 FEET; THENCE EAST 495 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

**PARCEL G (TAX PARCEL 242601-3-019):**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION:

THENCE NORTH 89°02'10" WEST ALONG SOUTH LINE, 15 FEET:

THENCE NORTH 01°30'56" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 345.7 FEET:

THENCE SOUTH 29°02'10" EAST, 15 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°30'56" WEST ALONG SAID EAST LINE, 345.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

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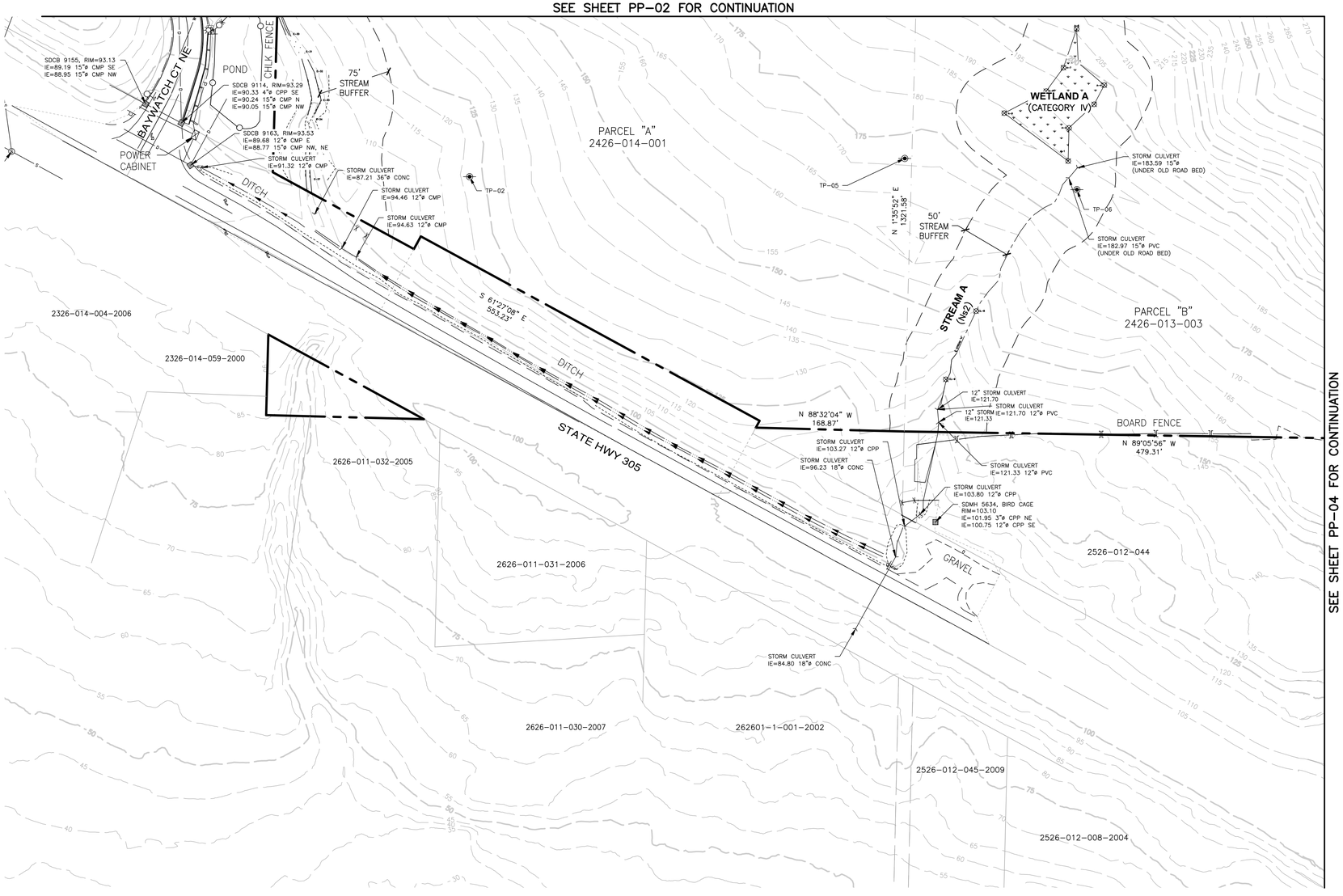
SCALE: 1" = 60'

60 30 0 60 120

CONTOUR INTERVAL = 5'

SEE LEGEND ON SHEET PP-02

SEE SHEET PP-02 FOR CONTINUATION




SEE SHEET PP-04 FOR CONTINUATION

REVISIONS

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

BRANDON MICHAEL LONG
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12/01/2025

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

EXISTING CONDITIONS

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-03 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-03



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

n

SCALE: 1" = 60'

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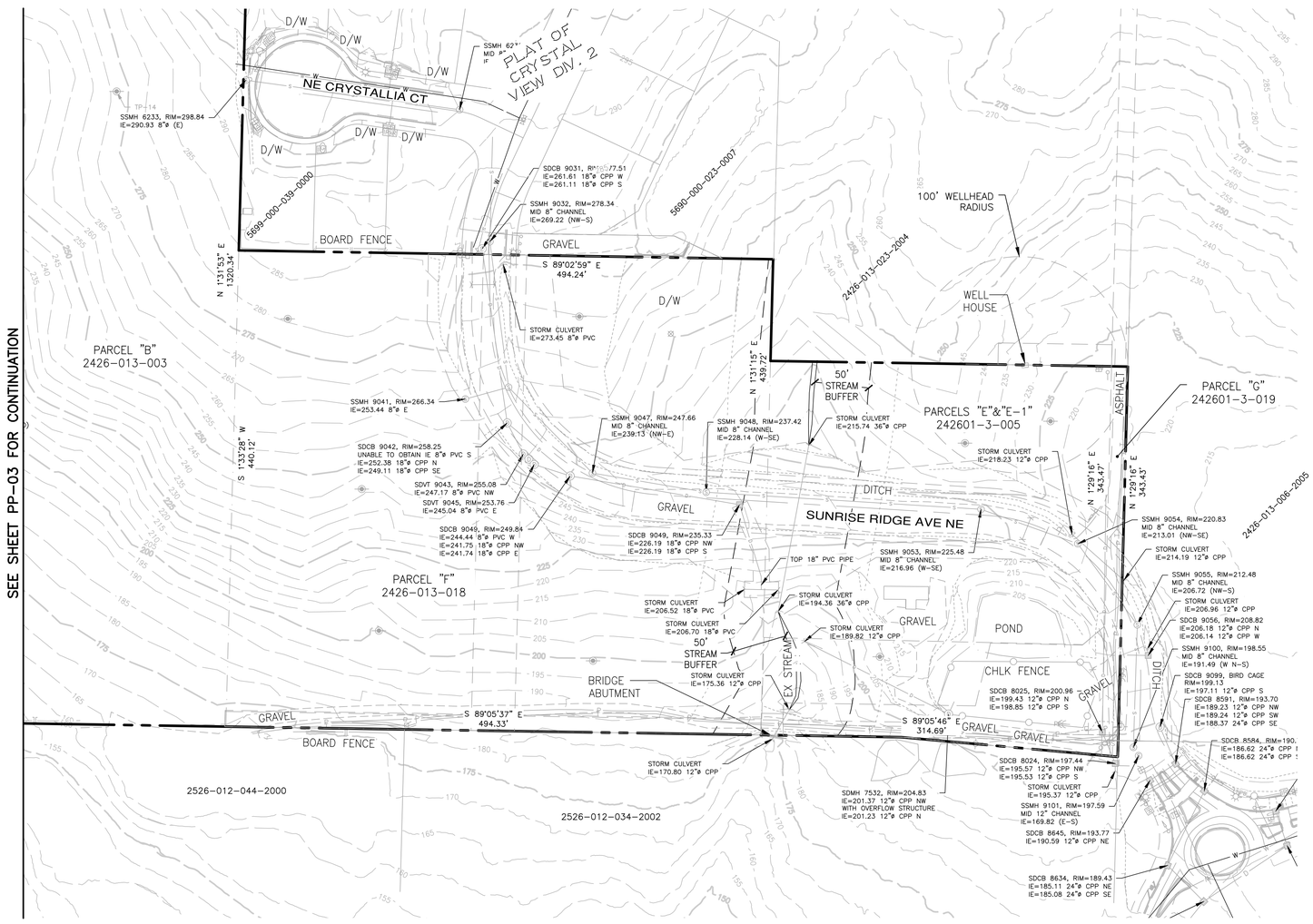
CONTOUR INTERVAL = 5'

SEE LEGEND ON SHEET PP-02

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

BRANDON MICHAEL LOVALLO
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12/01/2025


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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

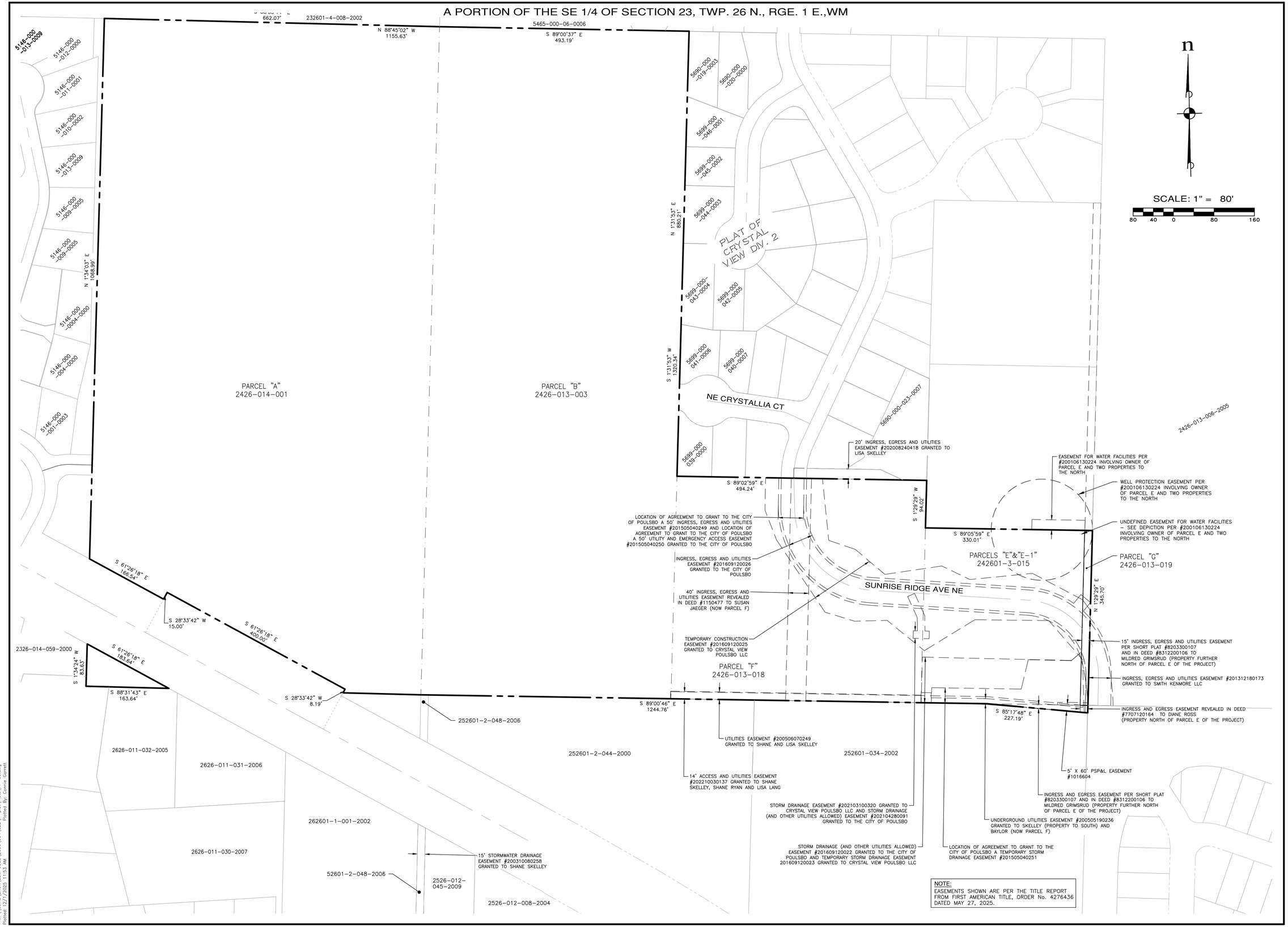
EXISTING CONDITIONS

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-04 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-04

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




NOTE:
EASEMENTS SHOWN ARE PER THE TITLE REPORT FROM FIRST AMERICAN TITLE, ORDER No. 4276436 DATED MAY 27, 2025.

File: \\esm8\ENGR\ESM-JOBS\2090\004\022\P-plat\Plats\PP-05.dwg
Plotted: 12/1/2025 11:53 AM
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| REVISIONS | | |
|---|---|---|
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| | | |

BRANDON MICHAEL LONGNECKER
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12/01/2025


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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

BOUNDARY CONDITIONS

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-05 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-05

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


## BUFFER GIVE/TAKE ANALYSIS

| | WETLAND A | WETLAND B | STREAM C |
|---|---|---|---|
| TOTAL GIVE | 2,119 SF | 11,571 SF | 7,246 SF |
| TOTAL TAKE | 1,941 SF | 11,509 SF | 7,196 SF |
| NET GIVE | 178 SF | 62 SF | 50 SF |

REVISIONS

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

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12/01/2025


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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

BUFFER MITIGATION PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-06 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-06



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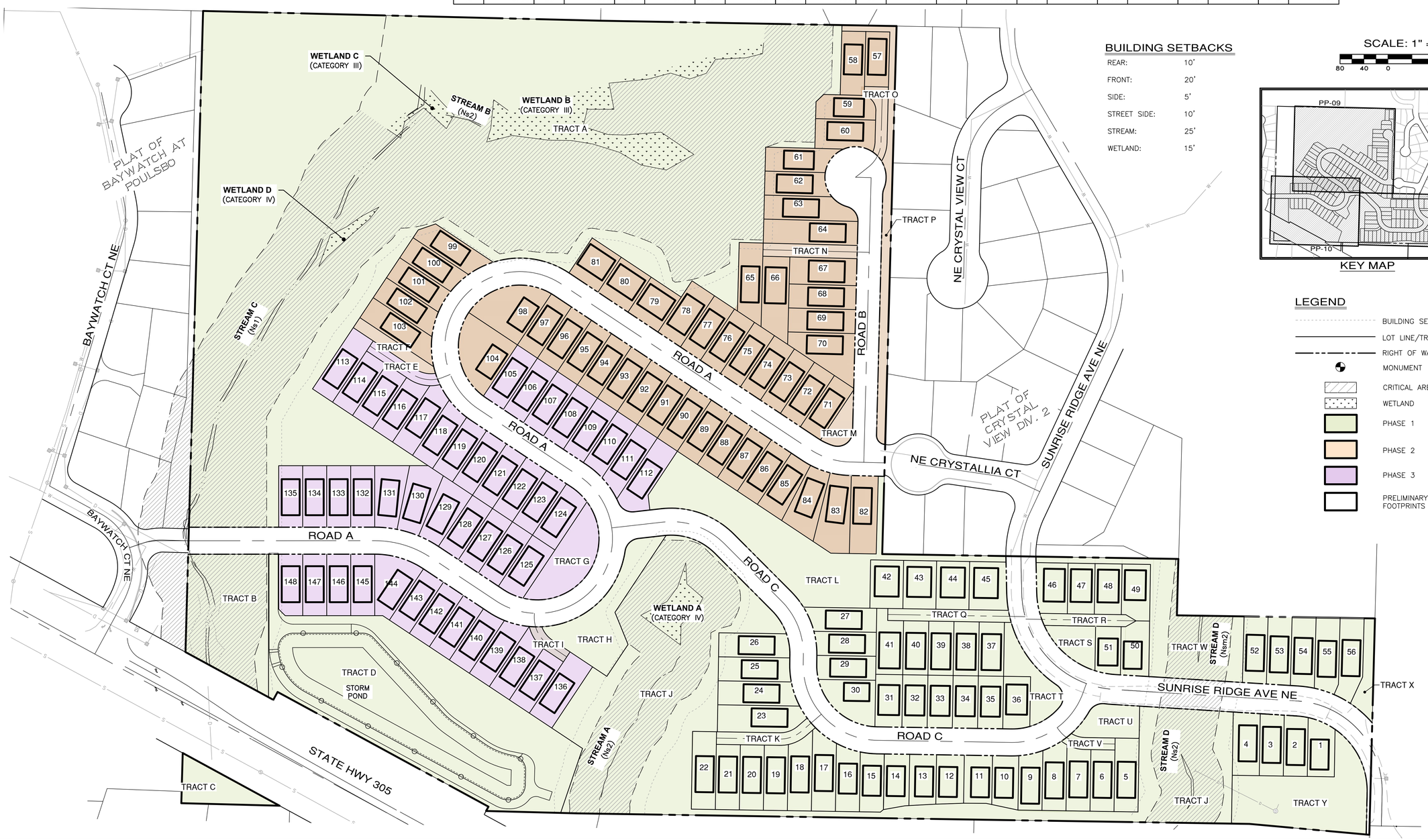
Plotted: 11/26/2025 4:03 PM Plotted By: Connie Connell

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

| TRACT AREA TABLE | | | | TRACT AREA TABLE | | | |
|---|---|---|---|---|---|---|---|
| TRACT | USE | OWNERSHIP | AREA (SF) | TRACT | USE | OWNERSHIP | AREA (SF) |
| A | OPEN SPACE | HOA | 514,511 | N | ACCESS/UTILITY | HOA | 3,453 |
| B | OPEN SPACE | HOA | 27,408 | O | ACCESS/UTILITY | HOA | 2,761 |
| C | OPEN SPACE | HOA | 6,842 | P | OPEN SPACE | HOA | 10,285 |
| D | STORMWATER | CITY | 94,659 | Q | ACCESS/UTILITY | HOA | 4,062 |
| E | ACCESS/UTILITY | HOA | 2,578 | R | ACCESS/UTILITY | HOA | 2,969 |
| F | RECREATION | HOA | 2,969 | S | OPEN SPACE | HOA | 4,081 |
| G | RECREATION | HOA | 9,478 | T | RECREATION | HOA | 6,478 |
| H | RECREATION | HOA | 13,908 | U | RECREATION | HOA | 5,209 |
| I | ACCESS/UTILITY | HOA | 1,482 | V | ACCESS/UTILITY | HOA | 1,661 |
| J | OPEN SPACE | HOA | 133,489 | W | OPEN SPACE | HOA | 22,900 |
| K | ACCESS/UTILITY | HOA | 3,487 | X | ACCESS/UTILITY | HOA | 3,528 |
| L | OPEN SPACE | HOA | 35,621 | Y | OPEN SPACE W/PUBLIC STORM EASEMENT | HOA | 22,234 |
| M | OPEN SPACE | HOA | 2,535 | | | | |

| LOT AREA TABLE | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) | LOT # | AREA (S.F.) |
| 1 | 4068 | 14 | 3759 | 27 | 4476 | 40 | 3780 | 54 | 4614 | 68 | 4477 | 81 | 4064 | 94 | 4100 | 107 | 4100 | 120 | 4100 | 133 | 4100 | 146 | 4100 |
| 2 | 4011 | 15 | 3895 | 28 | 4015 | 41 | 4420 | 55 | 4871 | 69 | 4477 | 82 | 5825 | 95 | 4100 | 108 | 4100 | 121 | 4100 | 134 | 4100 | 147 | 4100 |
| 3 | 4095 | 16 | 4220 | 29 | 3916 | 42 | 4429 | 56 | 5209 | 70 | 6263 | 83 | 6303 | 96 | 4100 | 109 | 4100 | 122 | 4100 | 135 | 4100 | 148 | 4041 |
| 4 | 4697 | 17 | 5052 | 30 | 5408 | 43 | 4427 | 57 | 3669 | 71 | 4098 | 84 | 5274 | 97 | 4100 | 110 | 4143 | 123 | 4100 | 136 | 5512 | | |
| 5 | 4903 | 18 | 4801 | 31 | 3937 | 44 | 4425 | 59 | 3851 | 72 | 4100 | 85 | 4439 | 98 | 7739 | 111 | 4526 | 124 | 4542 | 137 | 4100 | | |
| 6 | 4104 | 19 | 4353 | 32 | 3675 | 45 | 5015 | 60 | 4832 | 73 | 4100 | 86 | 4100 | 99 | 4610 | 112 | 5340 | 125 | 4542 | 138 | 4346 | | |
| 7 | 4175 | 20 | 4345 | 33 | 3675 | 46 | 4326 | 61 | 4386 | 74 | 4100 | 87 | 4100 | 100 | 4212 | 113 | 4900 | 126 | 4100 | 139 | 4471 | | |
| 8 | 4338 | 21 | 4345 | 34 | 3675 | 47 | 3799 | 62 | 4132 | 75 | 4100 | 88 | 4100 | 101 | 4073 | 114 | 4100 | 127 | 4100 | 140 | 4131 | | |
| 9 | 3770 | 22 | 5185 | 35 | 3675 | 48 | 3798 | 63 | 5615 | 76 | 4100 | 89 | 4100 | 102 | 4383 | 115 | 4100 | 128 | 4100 | 141 | 4100 | | |
| 10 | 3760 | 23 | 6188 | 36 | 3891 | 49 | 4305 | 64 | 6277 | 77 | 4100 | 90 | 4100 | 103 | 5233 | 116 | 4215 | 129 | 4980 | 142 | 4100 | | |
| 11 | 3760 | 24 | 5122 | 37 | 3780 | 51 | 3327 | 65 | 5076 | 78 | 4613 | 91 | 4100 | 104 | 7739 | 117 | 4676 | 130 | 5406 | 143 | 4100 | | |
| 12 | 3754 | 25 | 4786 | 38 | 3780 | 52 | 4446 | 66 | 5923 | 79 | 4200 | 92 | 4100 | 105 | 4100 | 118 | 4232 | 131 | 4980 | 144 | 5716 | | |
| 13 | 3753 | 26 | 4680 | 39 | 3780 | 53 | 4521 | 67 | 5037 | 80 | 4200 | 93 | 4100 | 106 | 4100 | 119 | 4101 | 132 | 4100 | 145 | 4100 | | |

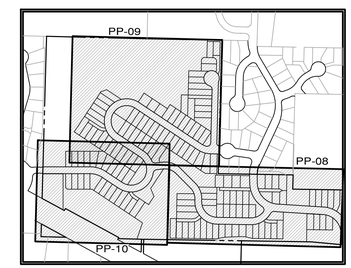



## BUILDING SETBACKS

| | |
|---|---|
| REAR: | 10' |
| FRONT: | 20' |
| SIDE: | 5' |
| STREET SIDE: | 10' |
| STREAM: | 25' |
| WETLAND: | 15' |

SCALE: 1" = 80'

80 40 0 80 160




KEY MAP

## LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- MONUMENT
- CRITICAL AREA BUFFER
- WETLAND
- PHASE 1
- PHASE 2
- PHASE 3
- PRELIMINARY HOUSE FOOTPRINTS

REVISIONS

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

BRANDON MICHAEL LOVELAND
STATE OF WASHINGTON
50085
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12/01/2025


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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO — OVERALL SITE PLAN & LOT/TRACT PHASING PLAN — WASHINGTON

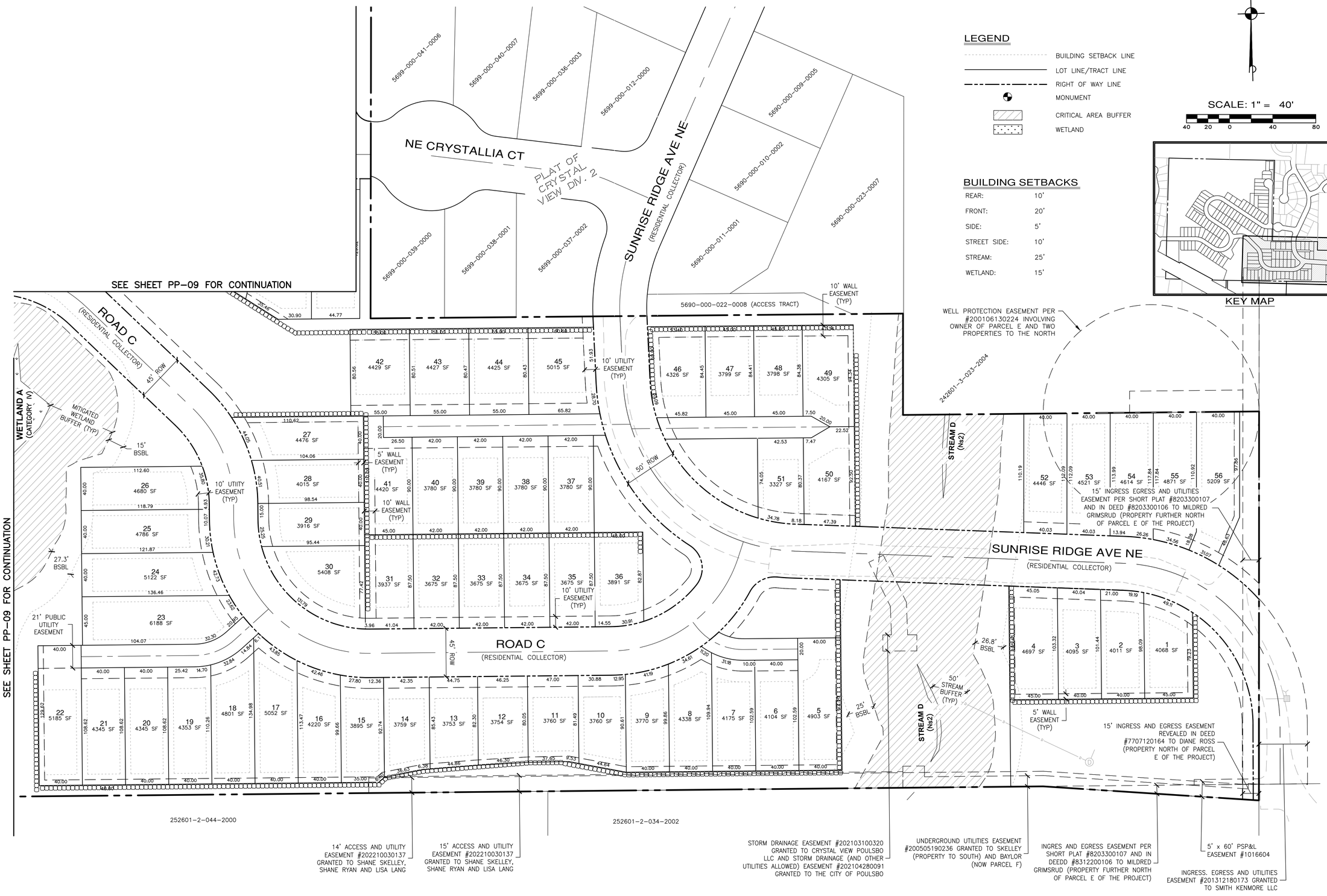
| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-07 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-07



File: \\esm8\engr\ESM-0085\2090\004\022\P-plat\Plats\PP-07.dwg
Plotted: 11/26/2025 4:51 PM Plotted By: Connor Garrett

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

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| NO. | DESCRIPTION/DATE | BY |
|---|---|---|
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50085
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PROFESSIONAL ENGINEER
12/01/2025


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PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-08 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

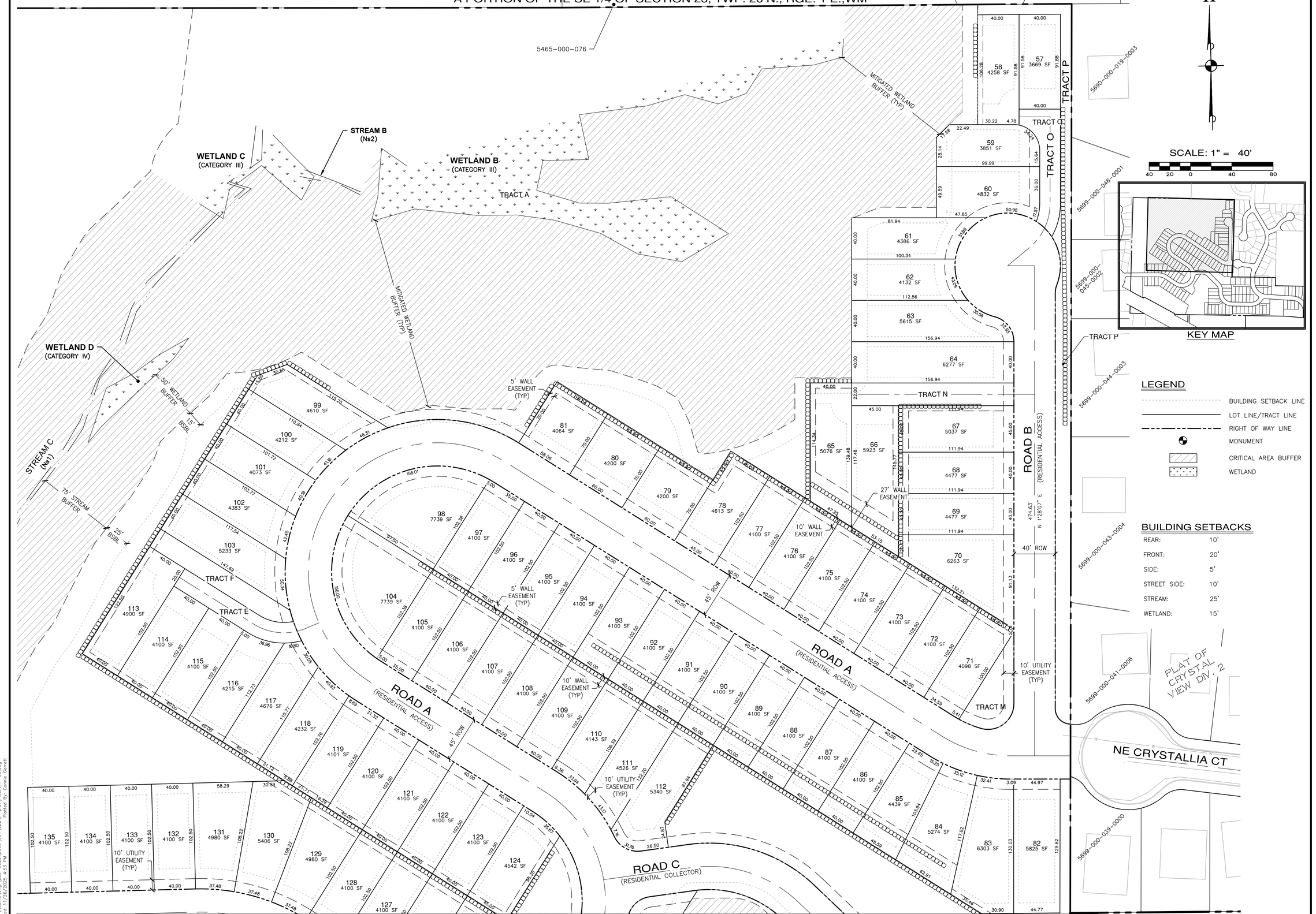
PP-08



File: \\esm8\engr\ESM-JOBS\2090\004\022\P-plat\Plats\PP-08.dwg
Plotted: 11/26/2025 4:52 PM
Plotted By: Connie Garrett

232601-4-008

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




SEE SHEET PP-10 FOR CONTINUATION

File: \\esm8\engr\ESM-JOBS\2090\004\022\P-plat\Plats\PP-09.dwg
Plotted 11/26/2025 4:53 PM Plotted By: Connie Everett

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# PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-09 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

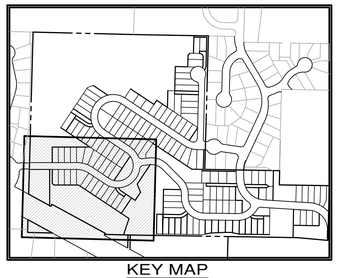
PP-09

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



KEY MAP

## LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- MONUMENT
- CRITICAL AREA BUFFER
- WETLAND

## BUILDING SETBACKS

| | |
|---|---|
| REAR: | 10' |
| FRONT: | 20' |
| SIDE: | 5' |
| STREET SIDE: | 10' |
| STREAM: | 25' |
| WETLAND: | 15' |

REVISIONS

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

BRANDON MICHAEL LOVOKOS
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PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY SITE PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-10 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-10

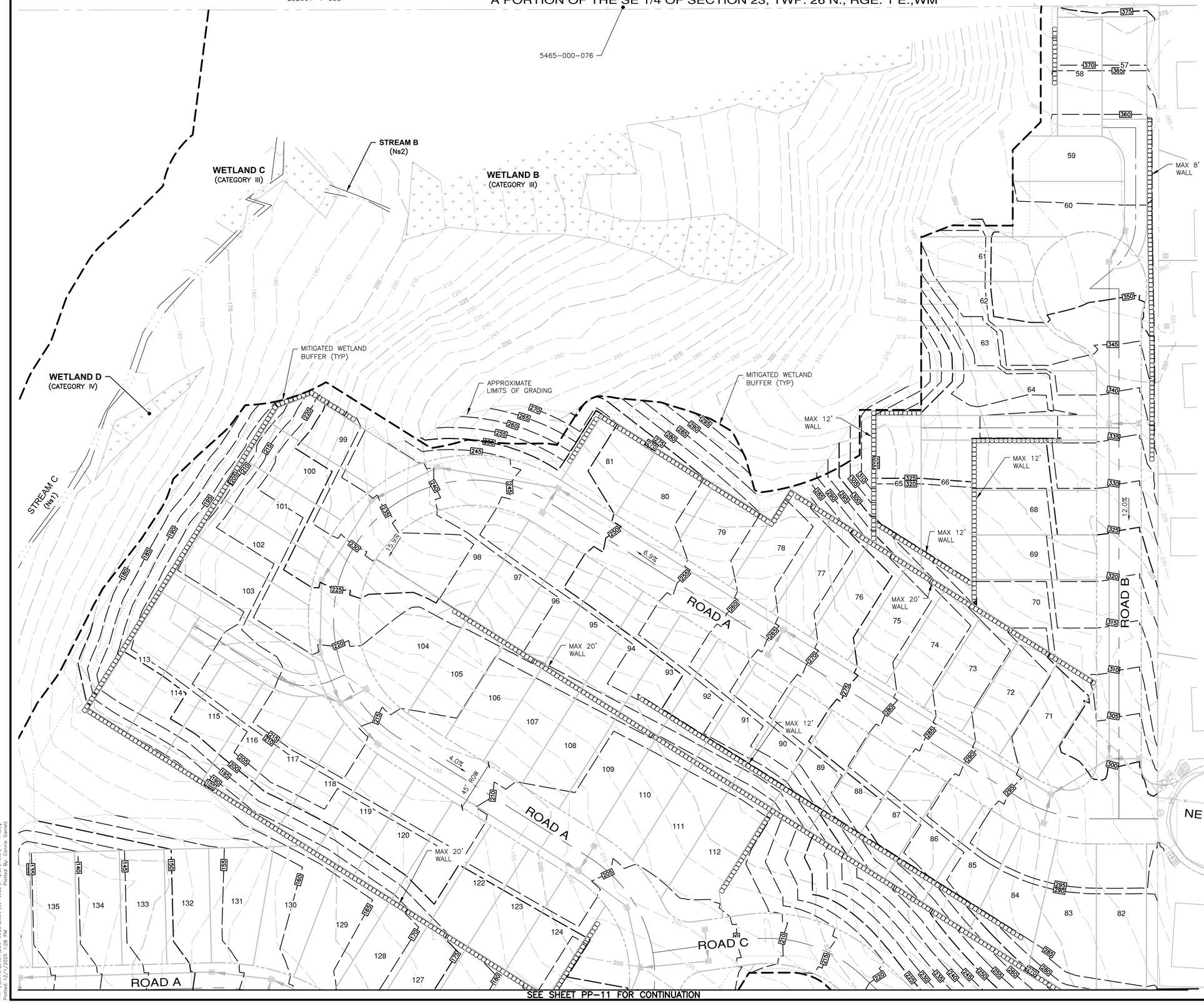


File: \\esm8\engr\ESM-JOBS\2090\004\022\P-plat\Plats\PP-10.dwg
Plotted 12/26/2025 4:55 PM Plotted By: Connie Garrett

232601-4-008

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

5465-000-076




SEE SHEET PP-11 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") | 63,720 CYDS |
| REQUIRED CUT: | 176,590 CYDS |
| REQUIRED FILL: | 262,200 CYDS |
| NET FILL: | 85,610 CYDS |

REVISIONS

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

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO WASHINGTON

PRELIMINARY GRADING PLAN

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

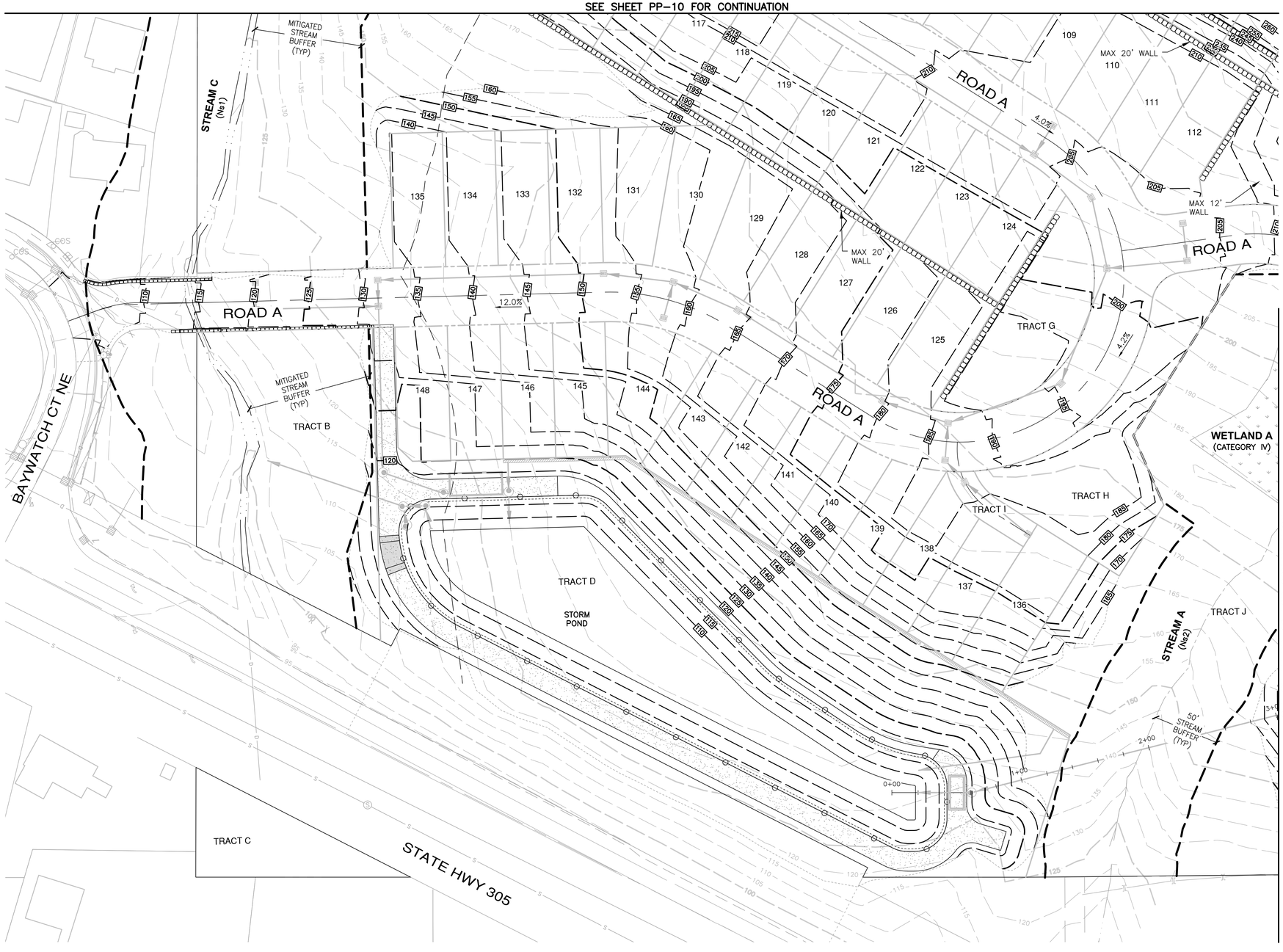
PP-11



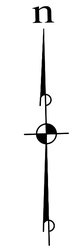
File: \\esm-fs\ENGR\ESM-JOBS\2090\004\022\P-plat\Plots\PP-11.dwg
Plotted: 12/1/2025 1:28 PM Plotted By: Connie Garrett

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

SEE SHEET PP-10 FOR CONTINUATION



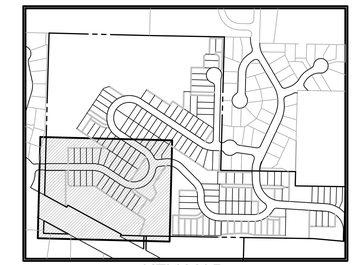

SEE SHEET PP-10 FOR CONTINUATION




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.

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

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12/01/2025

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# PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY GRADING PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-12 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-12



File: \\esm8\NGN\ESM-JOBS\2090\004\022\P-plot\Plots\PP-12.dwg
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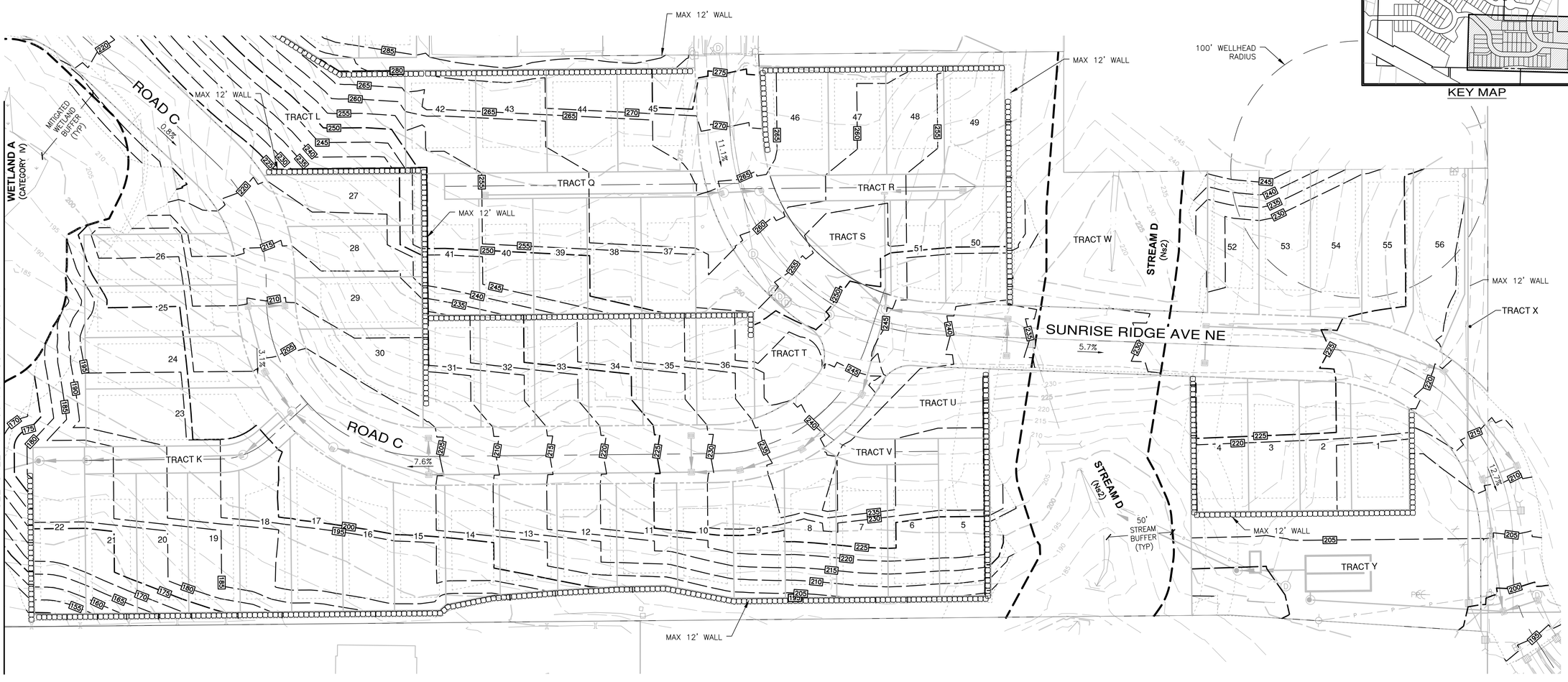


n

## LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CLEARING LIMITS

SCALE: 1" = 40'

40 20 0 40 80

CONTOUR INTERVAL = 5'

## 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.

KEY MAP

REVISIONS

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

BRANDON MICHAEL LOVGREN
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50084
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PROFESSIONAL ENGINEER
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PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY GRADING PLAN

CITY OF POULSBO WASHINGTON

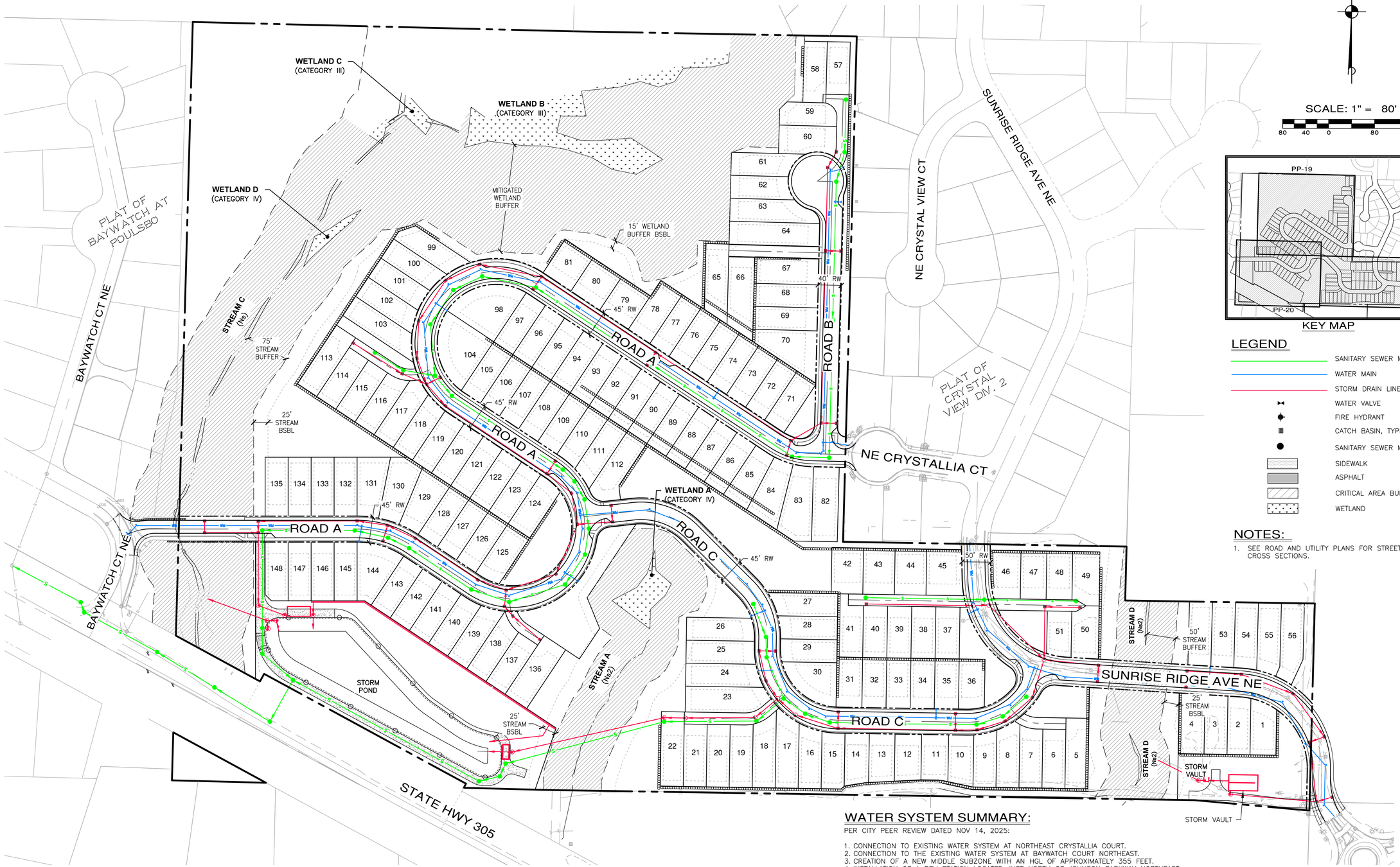
| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-13 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-13



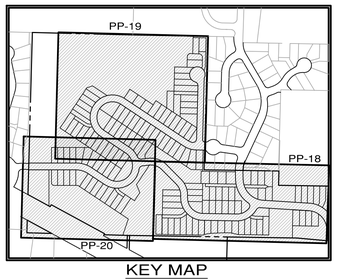
File: \\esm8\ENGR\ESM-JOBS\2090\004\022\P-plat\Plots\PP-13.dwg
Plotted: 12/1/2025 1:22 PM Plotted By: Connie Barnett

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




SCALE: 1" = 80'

80 40 0 80 160




KEY MAP

## 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:

1. SEE ROAD AND UTILITY PLANS FOR STREET CROSS SECTIONS.

## WATER SYSTEM SUMMARY:

PER CITY PEER REVIEW DATED NOV 14, 2025:

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

REVISIONS

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

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO WASHINGTON

OVERALL INFRASTRUCTURE PLAN

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

PP-14



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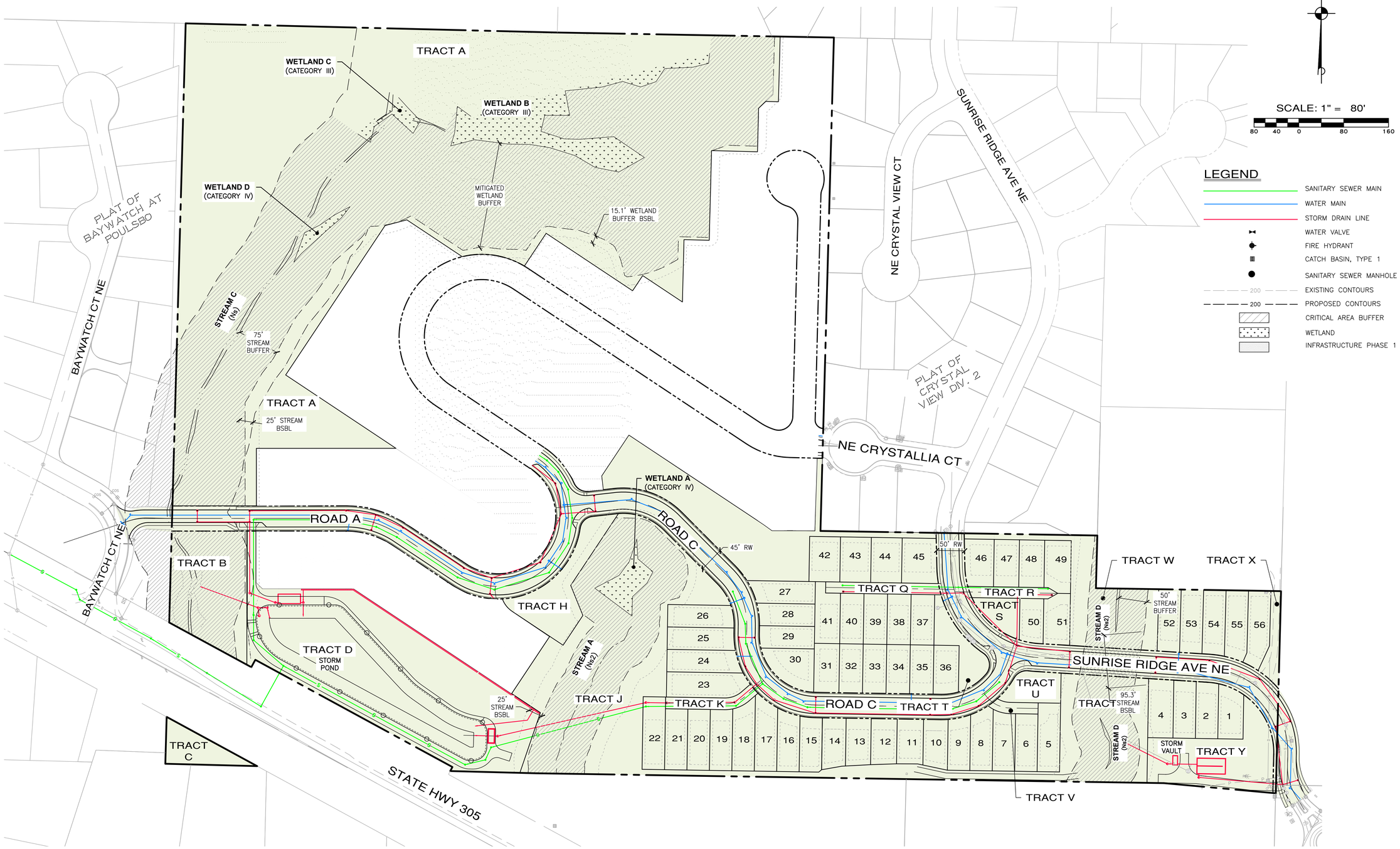


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| NO. | DESCRIPTION/DATE | BY |
|---|---|---|
| | | |

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50094
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12/01/2025


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PINNACLE AT LIBERTY BAY SUBDIVISION

INFRASTUCTRURE PLAN – PHASE 1

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-15 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-15



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


REVISIONS

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| | | |

BRANDON MICHAEL LONGANECKER
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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

INFRASTUCTRURE PLAN – PHASE 2

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-16 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-16



File: \\esm8\LNGR\ESM-JOBS\2090\004\022\P-plot\Plots\PP-16.dwg
Plotted: 11/26/2025 5:29 PM Plotted By: Connie Garrett

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


REVISIONS

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

BRANDON MICHAEL LOACKS
STATE OF WASHINGTON
50085
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12/01/2025


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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

INFRASTUCTRURE PLAN – PHASE 3

CITY OF POULSBO WASHINGTON

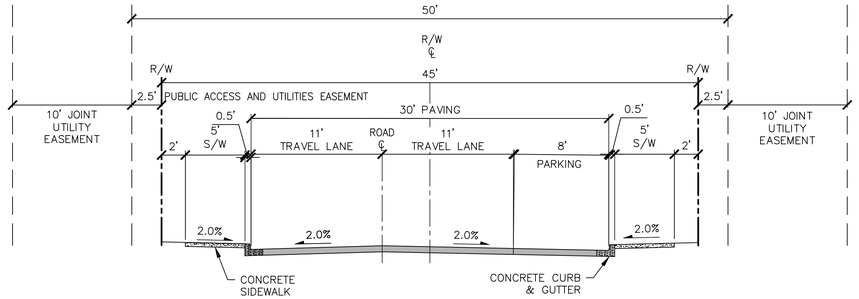
| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-17 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-17

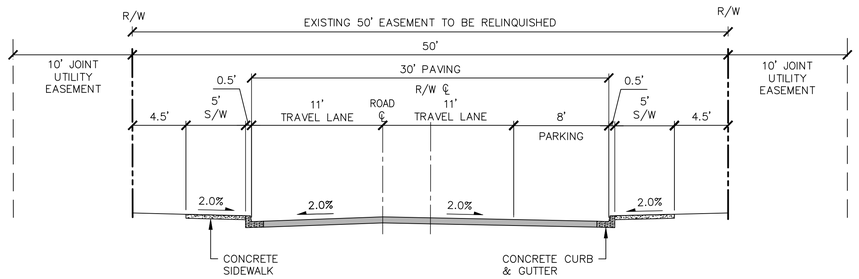


File: \\esm8\ENGR\ESM-JOBS\2090\004\022\P-plat\Plots\PP-17.dwg
Plotted: 11/26/2025 5:53 PM Plotted By: Connie Barnett

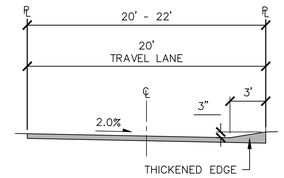
A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



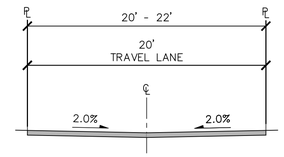

TYPICAL ROAD SECTION B-B
ROAD A MODIFIED COLLECTOR
SCALE: 1"=6'




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




SHARED ACCESS
OPTION 1
SCALE: 1"=6'



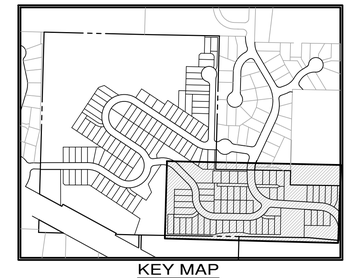

SHARED ACCESS
OPTION 2
SCALE: 1"=6'

LEGEND

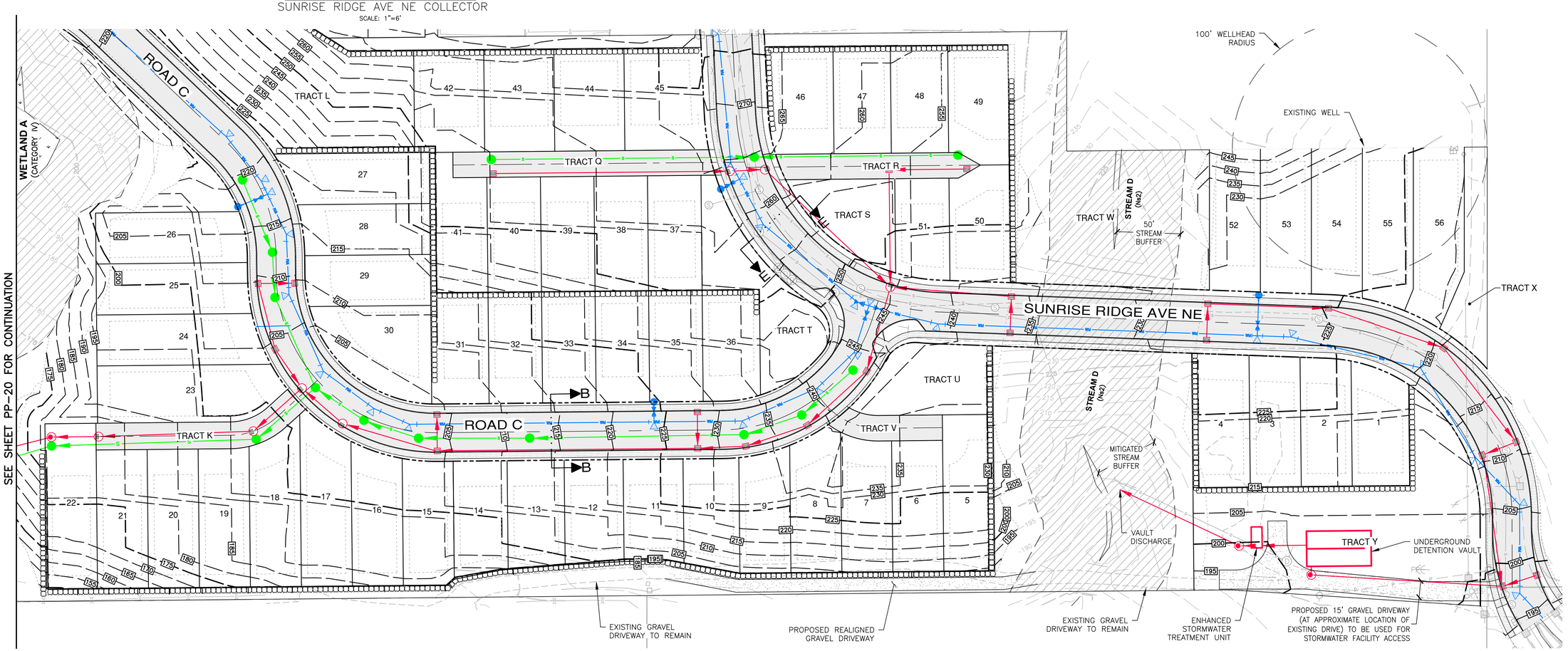
- SANITARY SEWER MAIN
- WATER MAIN
- STORM DRAIN LINE
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- 200 EXISTING CONTOURS
- 200 PROPOSED CONTOURS
- SIDEWALK
- ASPHALT
- CRITICAL AREA BUFFER
- WETLAND

n

SCALE: 1" = 40'
40 20 0 40 80



KEY MAP

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO WASHINGTON

PRELIMINARY ROAD & UTILITY PLAN

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
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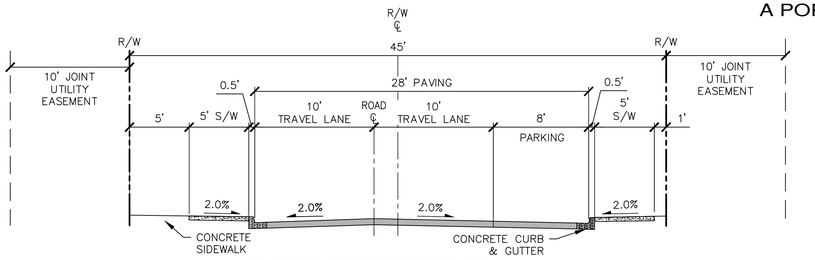
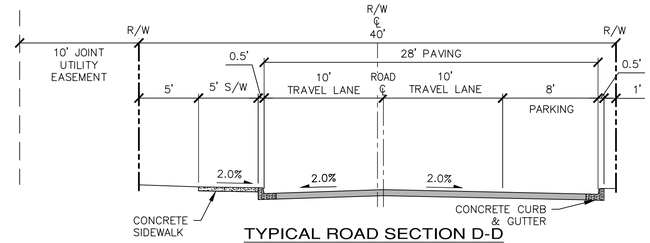
PP-18

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




TYPICAL ROAD SECTION C-C
ROAD A MODIFIED RESIDENTIAL ACCESSS
SCALE: 1"=6'



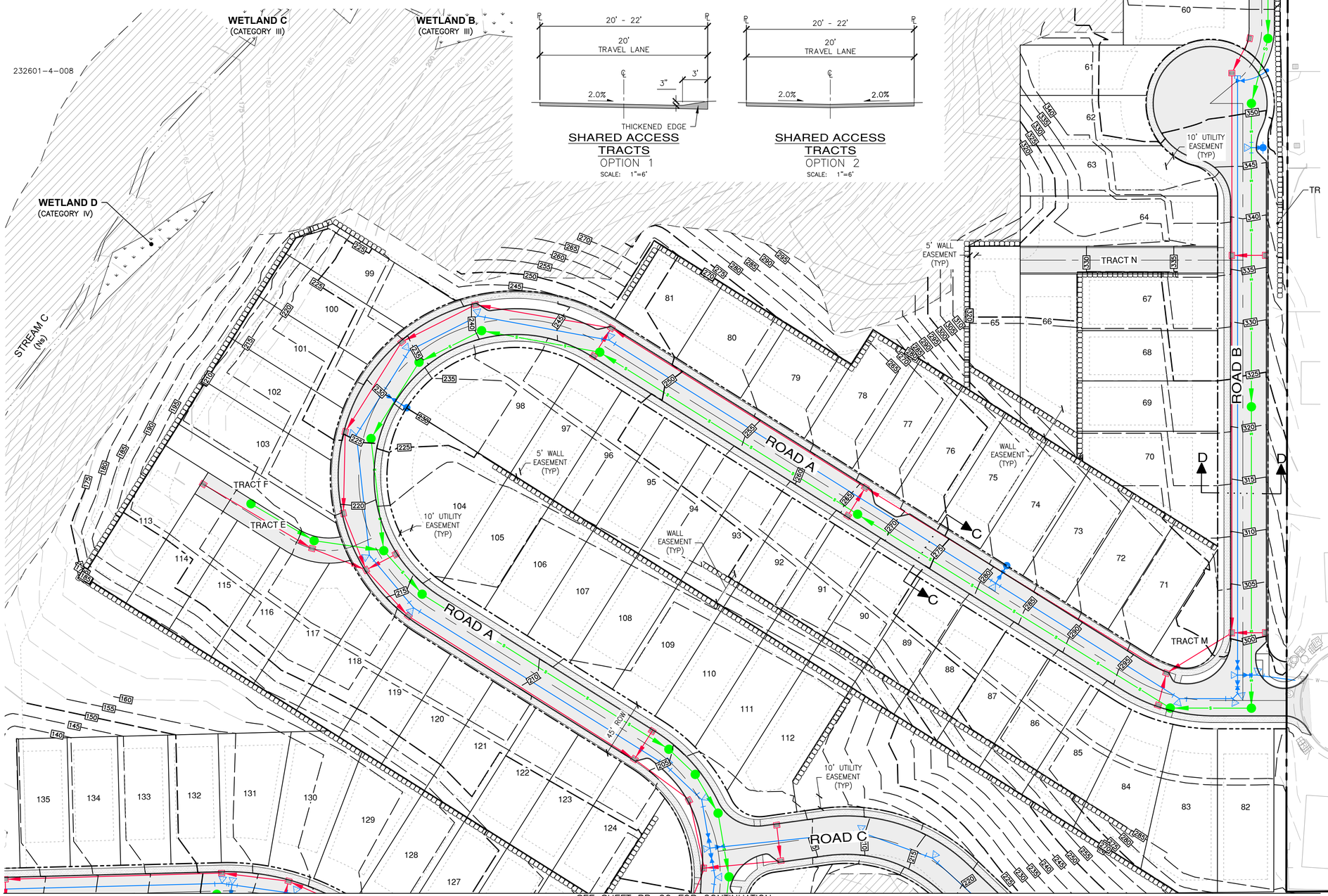

TYPICAL ROAD SECTION D-D
ROAD RESIDENTIAL ACCESS
SCALE: 1"=6'




SHARED ACCESS TRACTS
OPTION 1
SCALE: 1"=6'




SHARED ACCESS TRACTS
OPTION 2
SCALE: 1"=6'




SEE SHEET PP-20 FOR CONTINUATION

n

SCALE: 1" = 40'
40 20 0 40 80

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

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PRELIMINARY ROAD & UTILITY PLAN

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| CHECKED BY: | |
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PP-19



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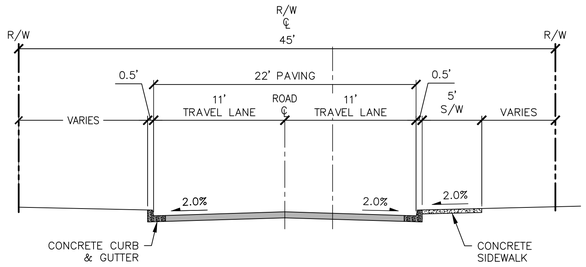
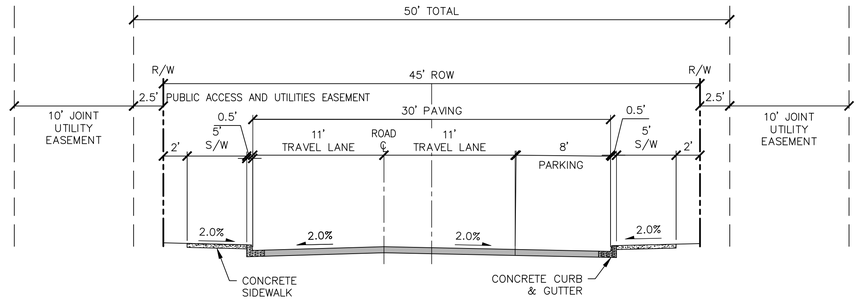
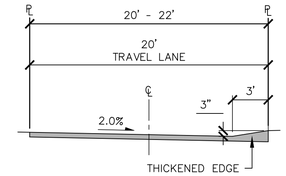
# A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM



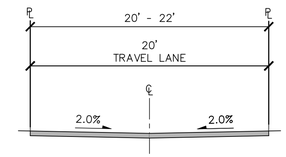

TYPICAL ROAD SECTION A-A
ROAD A MODIFIED COLLECTOR
(STREAM CROSSING)
SCALE: 1"=6'



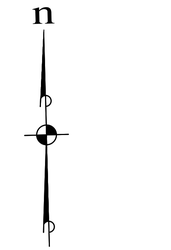

TYPICAL ROAD SECTION B-B
ROAD A MODIFIED COLLECTOR
SCALE: 1"=6'




SHARED ACCESS
OPTION 1
SCALE: 1"=6'



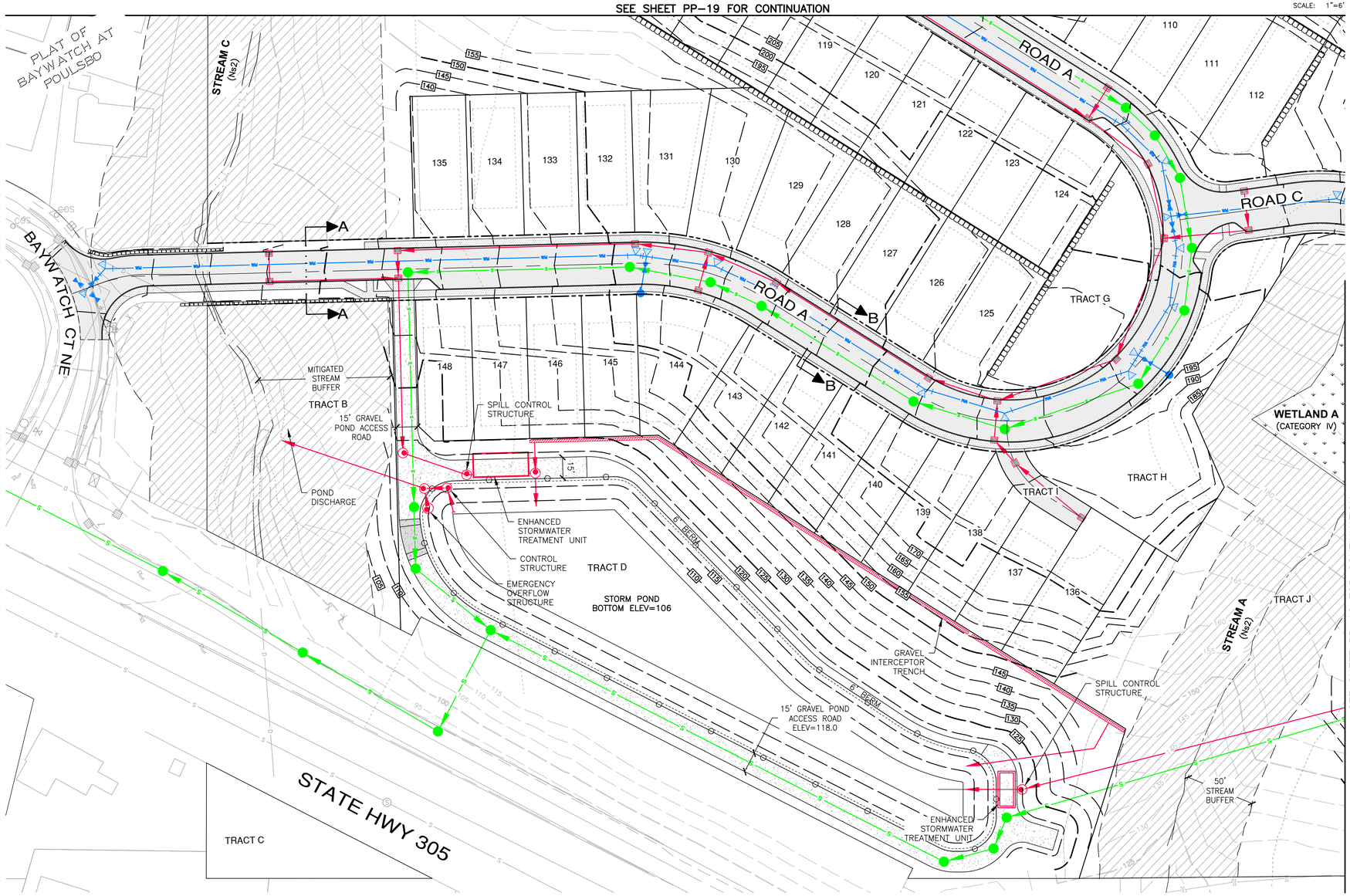

SHARED ACCESS
OPTION 2
SCALE: 1"=6'




SCALE: 1" = 40'
40 30 0 40 120
CONTOUR INTERVAL = 5'

KEY MAP

SEE SHEET PP-19 FOR CONTINUATION




SEE SHEET PP-18 FOR CONTINUATION

## 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

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO WASHINGTON

PRELIMINARY ROAD & UTILITY PLAN

| | |
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| DWG. NAME: | PP-20 |
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| DATE: | 11/26/2025 |
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PP-20



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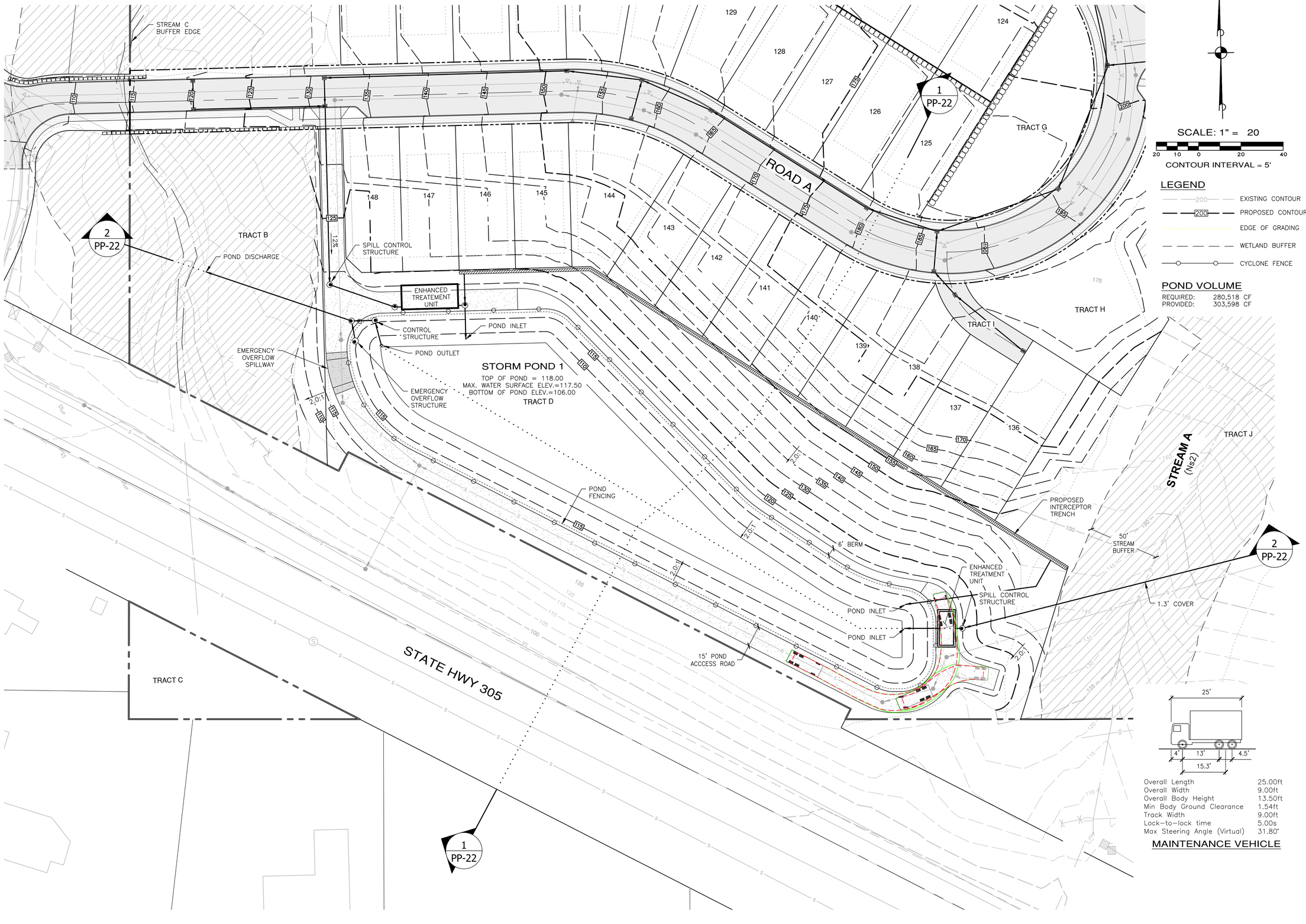


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# PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY POND LAYOUT

CITY OF POULSBO WASHINGTON

| | |
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| DATE: | 11/26/2025 |
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PP-21

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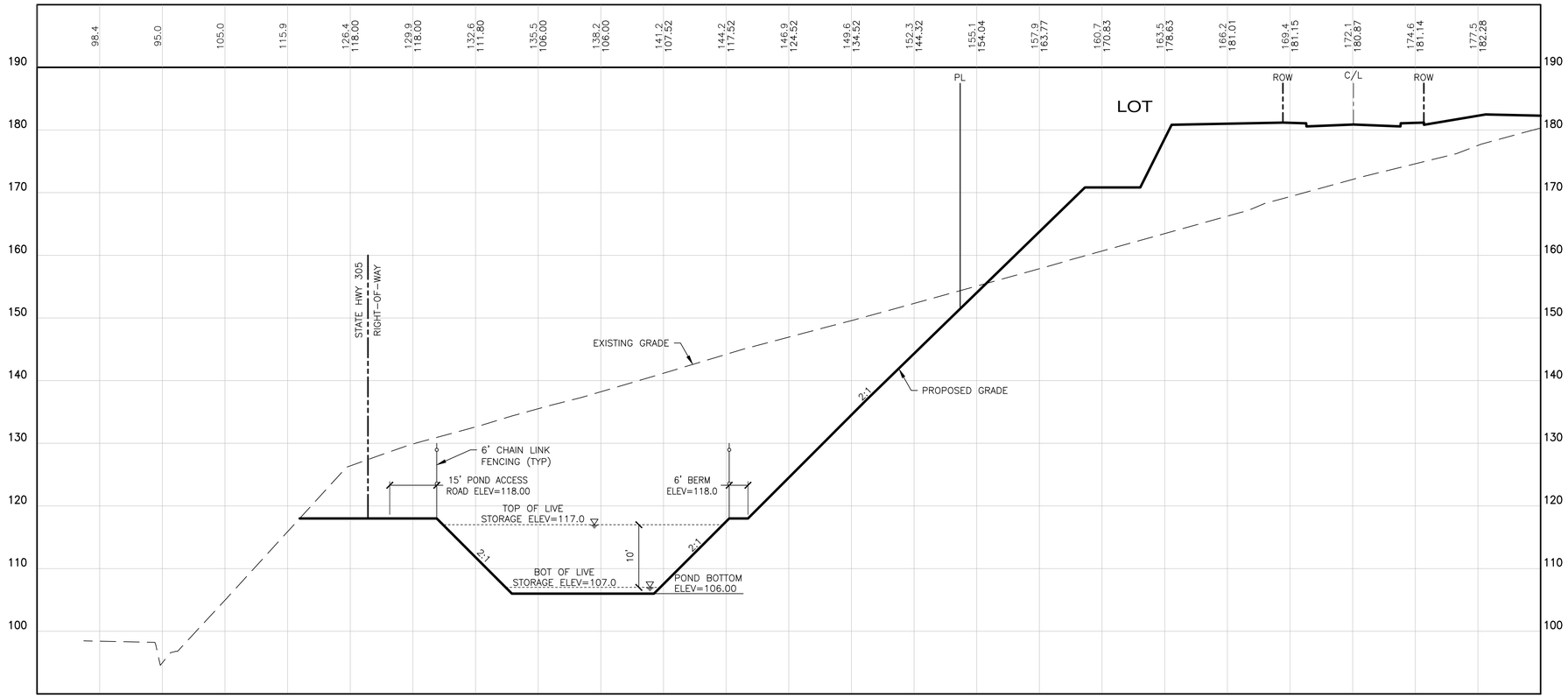
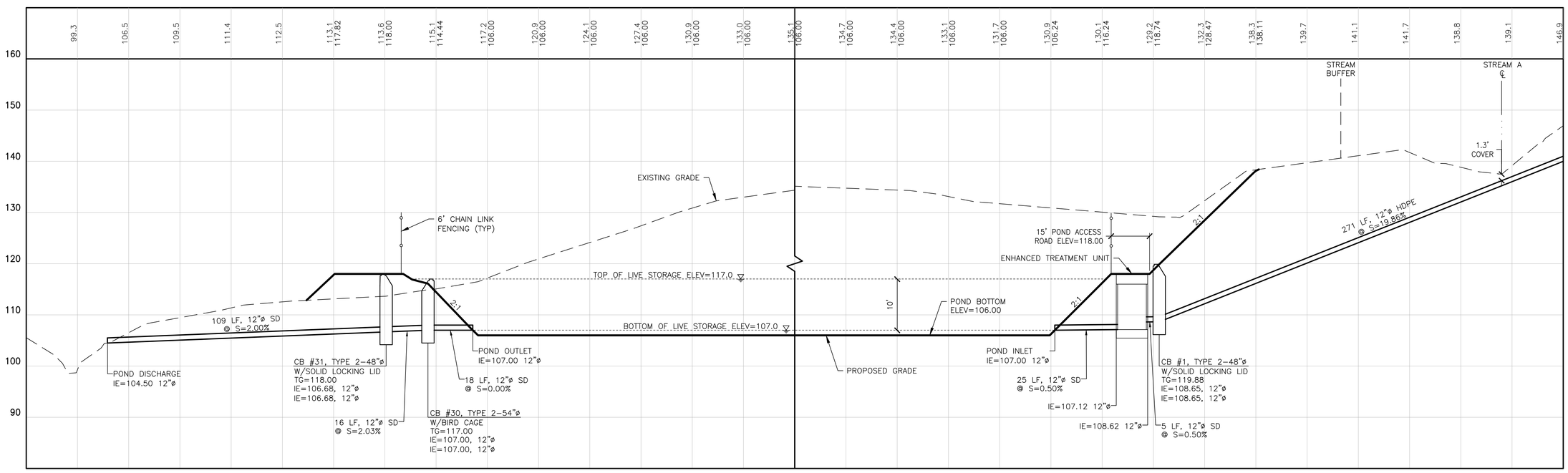



1 PP-22 POND SECTION

SCALE: 1"=20' HORIZ. 1"=10' VERT.




2 PP-22 POND SECTION

SCALE: 1"=20' HORIZ. 1"=10' VERT.

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO WASHINGTON

PRELIMINARY POND SECTIONS

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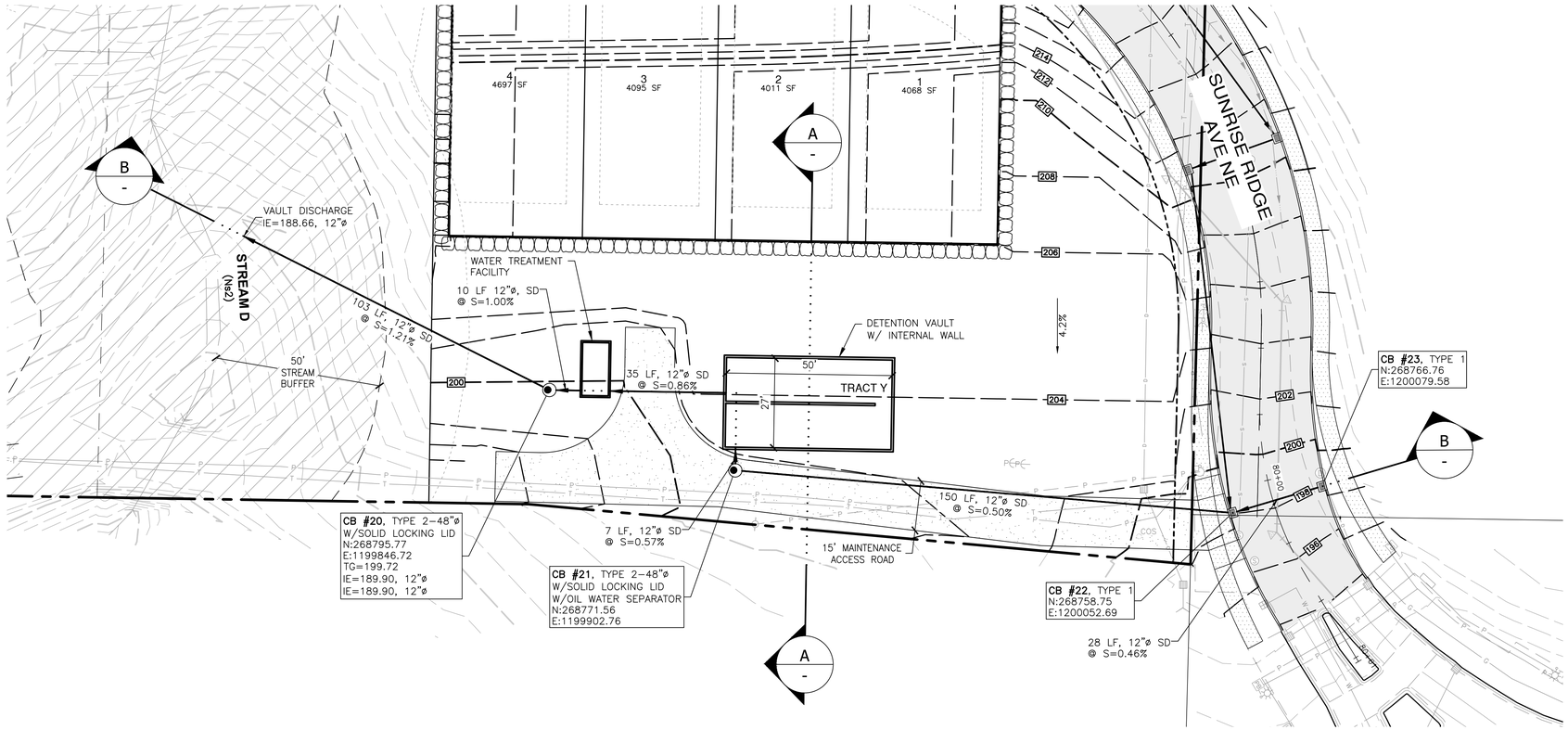
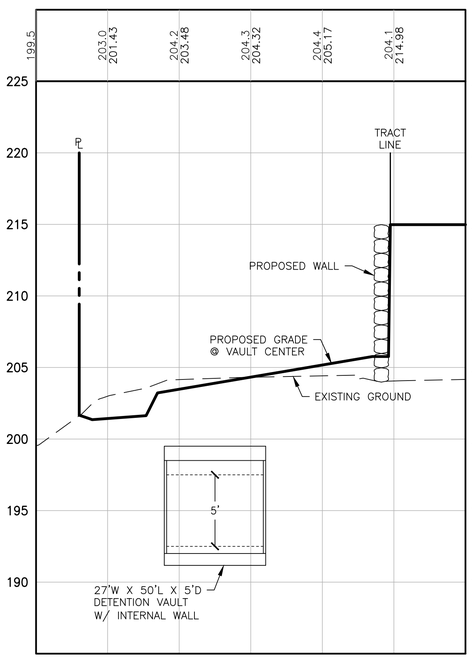



n

SCALE: 1" = 20'

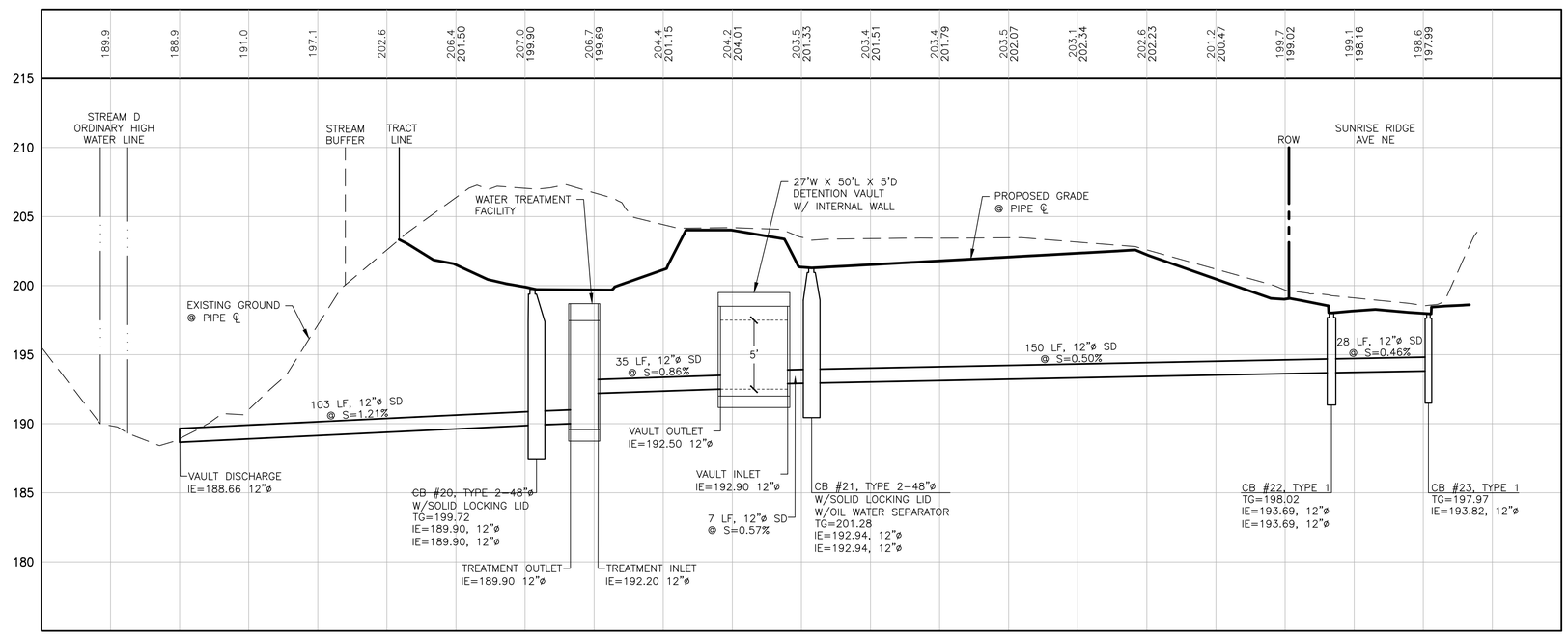
20 10 0 20 40

CONTOUR INTERVAL = 2'




VAULT CROSS SECTION A-A

SCALE: 1"=20' HORIZ.
1"=5' VERT.




VAULT CROSS SECTION B-B

SCALE: 1"=20' HORIZ.
1"=5' VERT.

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PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY VAULT SECTIONS

CITY OF POULSBO WASHINGTON

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PP-23

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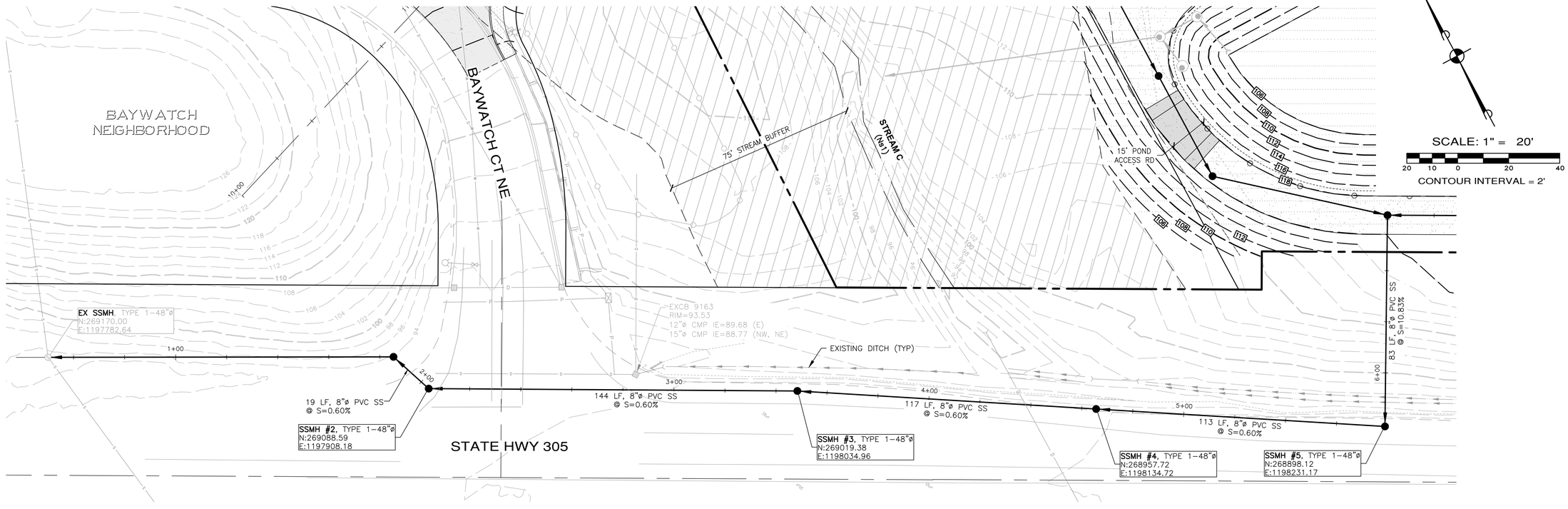


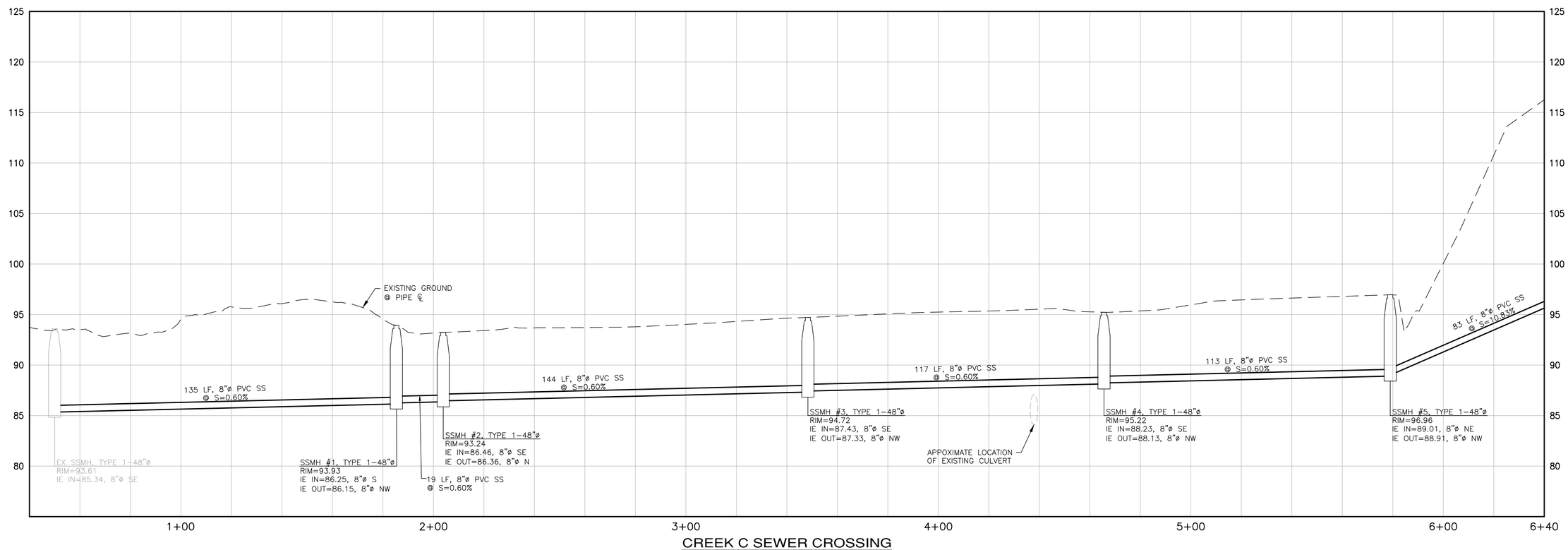


CREEK C SEWER CROSSING

SCALE: 1"=20' HORIZ. 1"=5' VERT.

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# PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO, WASHINGTON

OFFSITE SEWER CONNECTION/CROSSING PLAN & PROFILE

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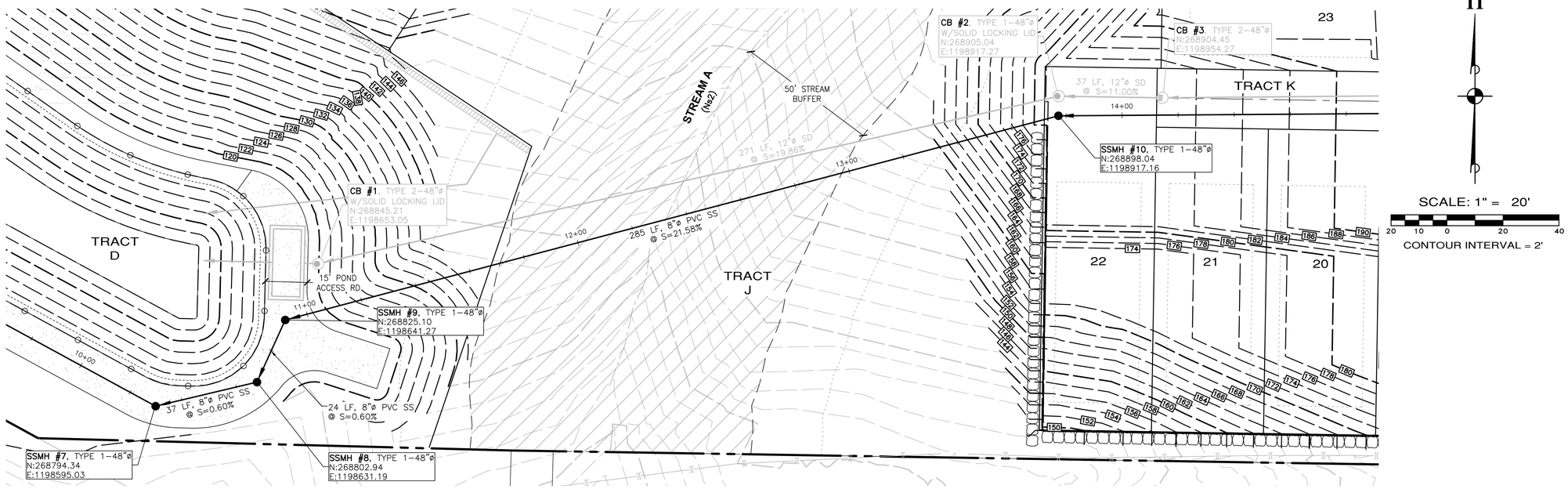


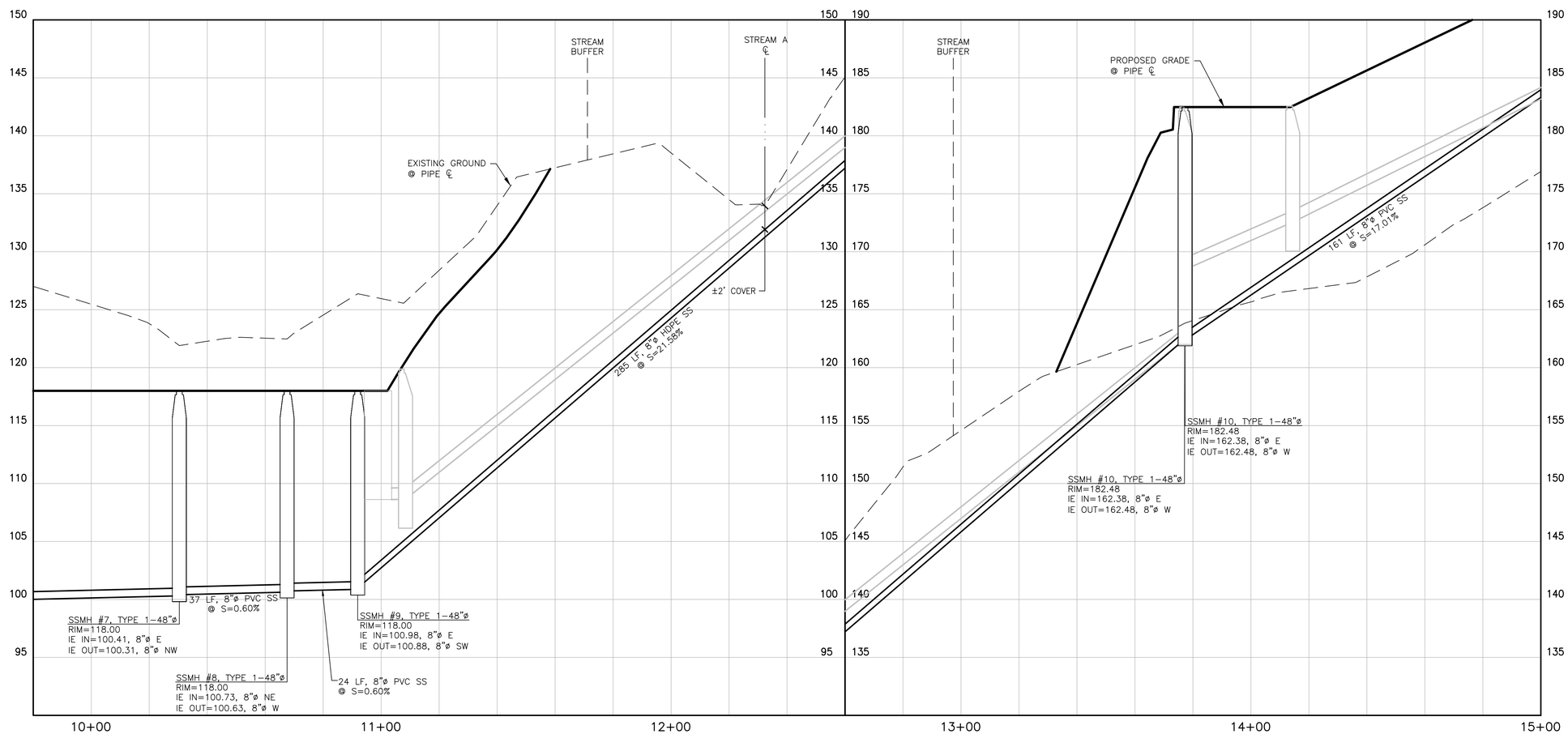


STREAM A SEWER CROSSING

SCALE: 1"=20' HORIZ.
1"=5' VERT.

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO STREAM A SEWER CROSSING PLAN & PROFILE WASHINGTON

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PP-25



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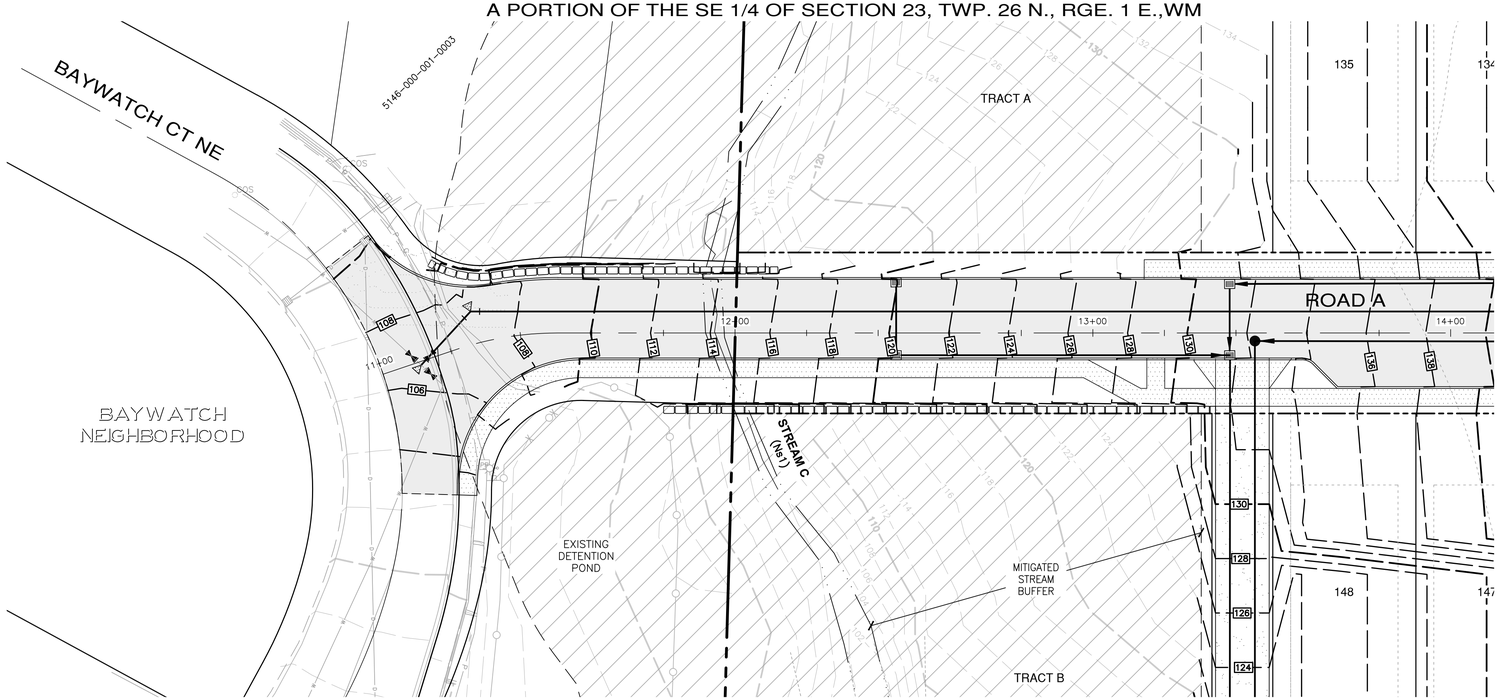


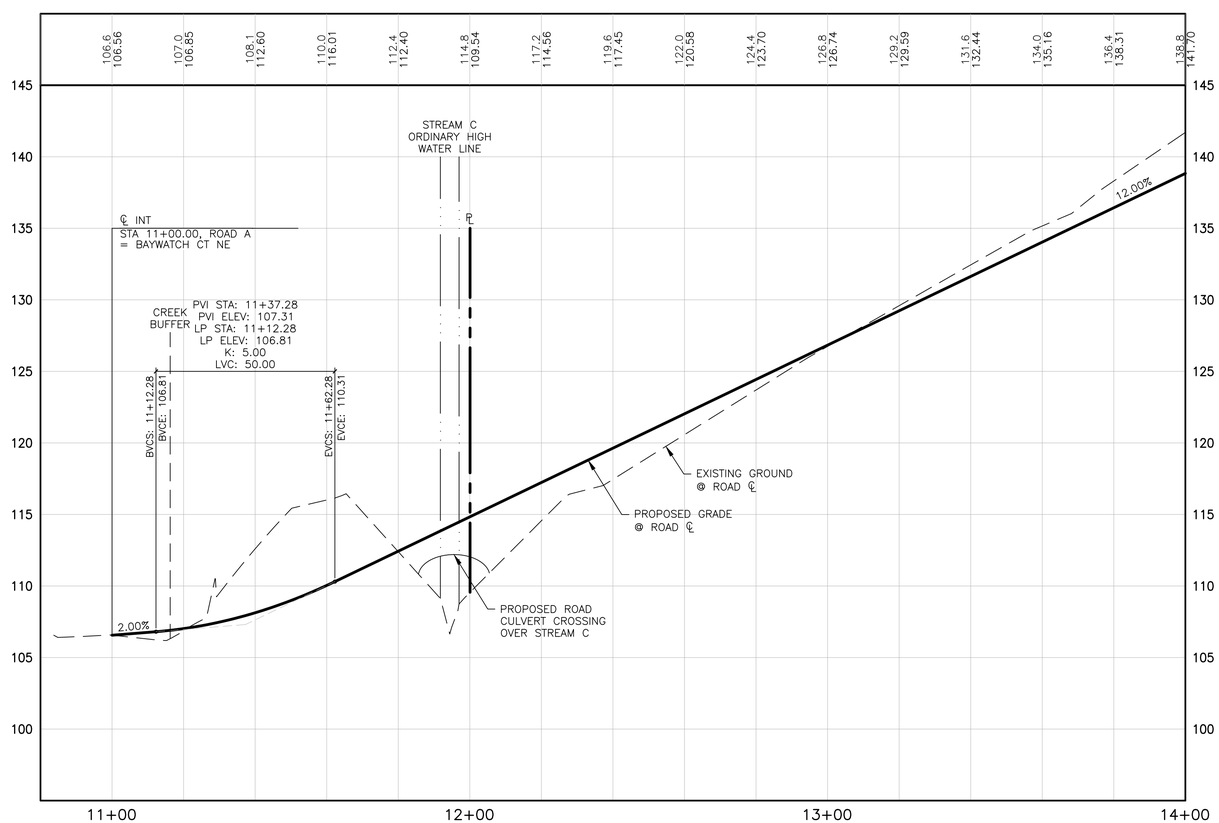


## CREEK C CROSSING

SCALE: 1"=20' HORIZ.
1"=5' VERT.

n

SCALE: 1" = 20'

20 10 0 20 40

CONTOUR INTERVAL = 2'

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|---|---|---|
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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO WASHINGTON

STREAM C CROSSING PLAN & PROFILE

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-26 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
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PP-26



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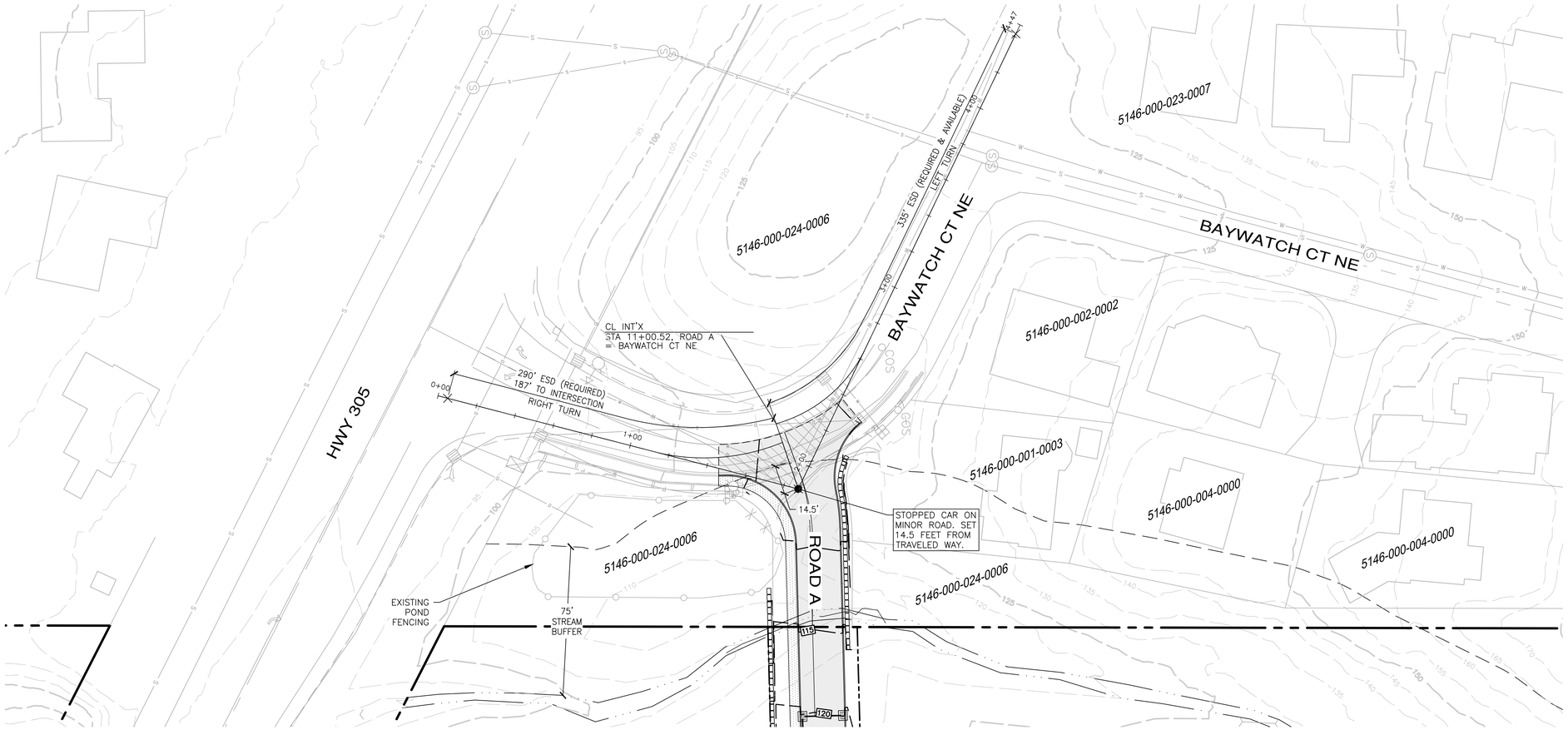
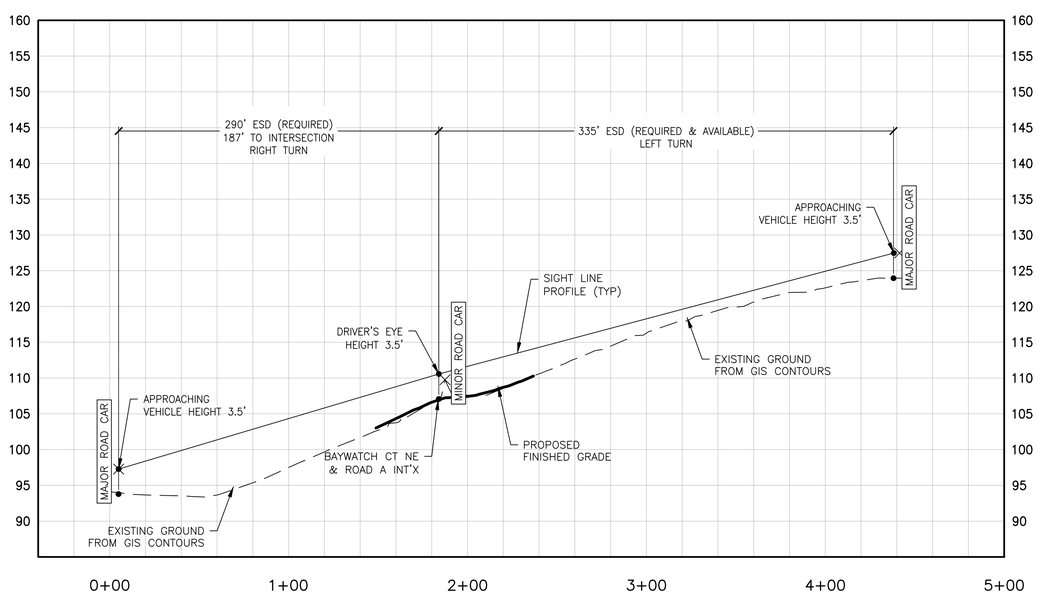



n

SCALE: 1" = 40'

40 20 0 40 80




SIGHT DISTANCE PROFILE

SCALE: 1"=40' HORIZ.
1"=10' VERT.

## ENTERING SITE DISTANCE, ROAD A & BAYWATCH CT NE

INTERSECTION SIGHT DISTANCE
VEHICLE TYPE = PASSENGER CAR
DRIVER'S EYE HEIGHT = 3.5'
APPROACHING VEHICLE HEIGHT = ASSUMED 3.5'
DISTANCE FROM TRAVELED WAY = 14.5'
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH

LEFT TURN

BASE TIME GAP = 7.5 SECONDS (CASE B1 – LEFT TURN FROM STOP)

ADJUSTMENT FOR MULTILANE ROADWAYS OR MEDIANS:
FOR LEFT–TURNS ONTO TWO–WAY ROADWAYS WITH MORE THAN TWO LANES, ADD 0.5 SECS FOR PASSENGER CARS FOR EACH ADDITIONAL LANE, FROM THE LEFT, IN EXCESS OF ONE, TO BE CROSSED BY THE TURNING VEHICLE.
TIME GAP ADJUSTMENT: NONE

ADJUSTMENT FOR MINOR–ROAD APPROACH GRADES:
IF APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3 PERCENT, ADD 0.2 SECS FOR EACH PERCENT GRADE BY WHICH THE APPROACH GRADE EXCEEDS THREE PERCENT.
MINOR ROAD APPROACH < 3 PERCENT,
TIME GAP ADJUSTED 0.2 FOR EACH PERCENT OVER 3% NOT REQUIRED

ISD EQUATION = 1.47 x DESIGN SPEED x TIME GAP
ISD LEFT TURN FROM STOP = 1.47 x 40 x 7.5 = 330.8 = 335 (ROUNDED)

REFERENCE 2011 AASHTO (6TH EDITION) EQ 9–1 AND TABLE 9–5,6

RIGHT TURN

BASE TIME GAP = 6.5 SECONDS (CASE B2 – RIGHT TURN FROM STOP)

ADJUSTMENT FOR MULTILANE ROADWAYS OR MEDIANS:
FOR LEFT–TURNS ONTO TWO–WAY ROADWAYS WITH MORE THAN TWO LANES, ADD 0.5 SECS FOR PASSENGER CARS FOR EACH ADDITIONAL LANE, FROM THE LEFT, IN EXCESS OF ONE, TO BE CROSSED BY THE TURNING VEHICLE.
TIME GAP ADJUSTMENT: NONE

ADJUSTMENT FOR MINOR–ROAD APPROACH GRADES:
IF APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3 PERCENT, ADD 0.2 SECS FOR EACH PERCENT GRADE BY WHICH THE APPROACH GRADE EXCEEDS ZERO PERCENT.
MINOR ROAD APPROACH < 3 PERCENT,
TIME GAP ADJUSTED 0.1 FOR EACH PERCENT OVER 3% NOT REQUIRED

ISD EQUATION = 1.47 x DESIGN SPEED x TIME GAP
ISD LEFT TURN FROM STOP = 1.47 x 40 x 6.5 = 286.7 = 290 (ROUNDED)

REFERENCE 2011 AASHTO (6TH EDITION) EQ 9–1 AND TABLE 9–7,8

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BRANDON MICHAEL LOVGREN
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50086
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12/01/2025


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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

ENTERING SITE DISTANCE

CITY OF POULSBO WASHINGTON

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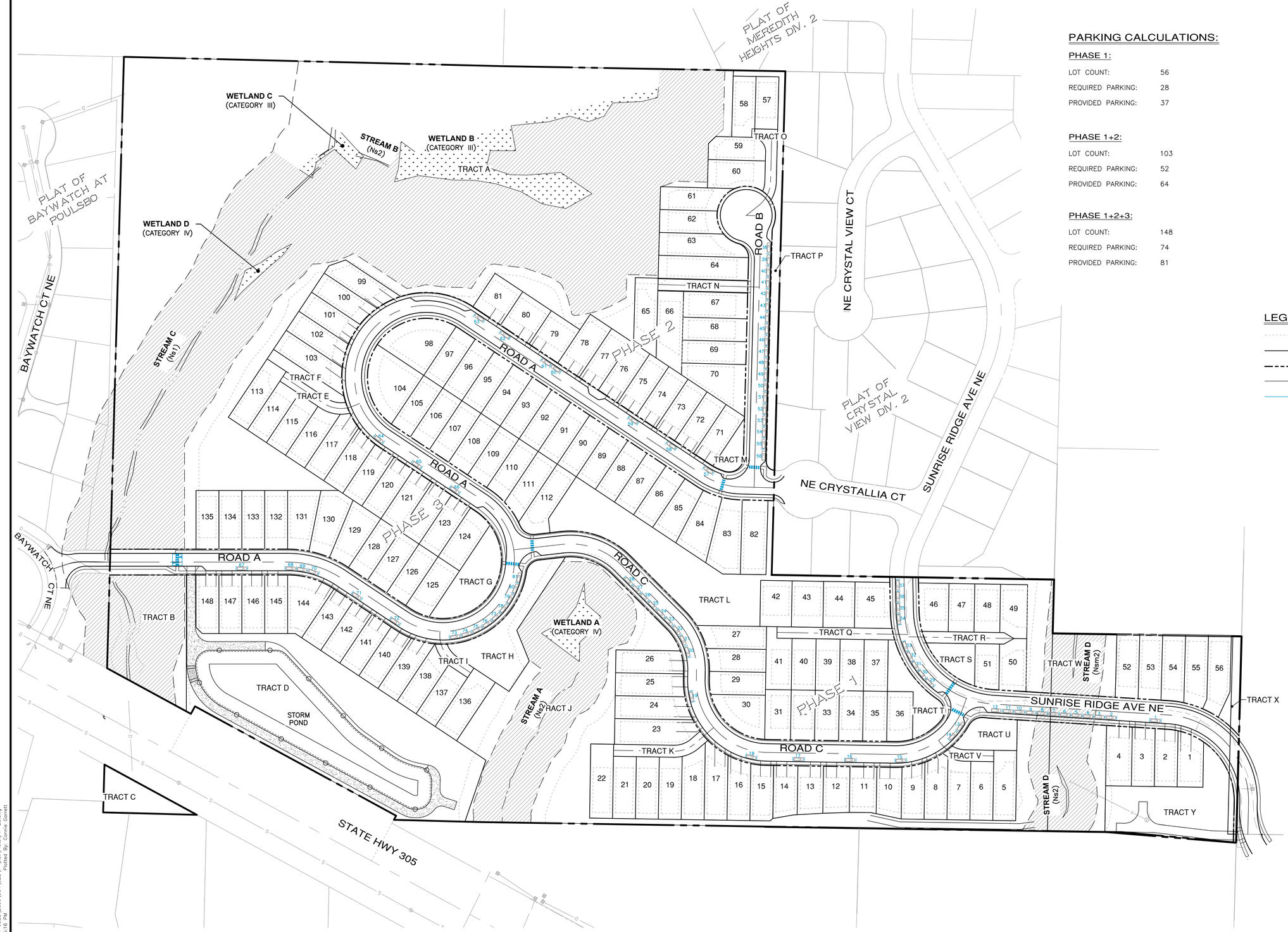
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-27 |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 11/26/2025 |
| DATE OF PRINT: | |

PP-27

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




## PARKING CALCULATIONS:

**PHASE 1:**

| | |
|---|---|
| LOT COUNT: | 56 |
| REQUIRED PARKING: | 28 |
| PROVIDED PARKING: | 37 |

**PHASE 1+2:**

| | |
|---|---|
| LOT COUNT: | 103 |
| REQUIRED PARKING: | 52 |
| PROVIDED PARKING: | 64 |

**PHASE 1+2+3:**

| | |
|---|---|
| LOT COUNT: | 148 |
| REQUIRED PARKING: | 74 |
| PROVIDED PARKING: | 81 |

n

SCALE: 1" = 80'

80 40 0 80 160

## LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- PROPOSED DRIVEWAYS
- PARKING STALL
- PEDESTRIAN CROSSING
- SPEED TABLE
- MONUMENT
- CRITICAL AREA BUFFER
- WETLAND

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

BRANDON MICHAEL LOVAAS — STATE OF WASHINGTON — 50085 — REGISTERED PROFESSIONAL ENGINEER

12/01/2025


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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO — WASHINGTON

CHANNELIZATION AND SIGNAGE PLAN

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-28 |
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## PRELIMINARY STREET TREE LEGEND

(NOTES: ALL STREET TREE SELECTIONS FROM THE CITY OF POULSBO MASTER STREET TREE LIST - APPENDIX K, ALL STREET TREES ARE LOCATED WITHIN CITY R.O.W. AND MIN. 2' FROM BACK OF SIDEWALK

| SYMBOL | BOTANICAL / COMMON NAME | QUANTITY | SIZE | COMMENTS |
|---|---|---|---|---|
| | Malus 'Tschonoskii' / FLOWERING CRABAPPLE | 18 | 1-1/2" CAL. | B&B, MATCHED, UNIFORM BRANCHING |
| | Amelanchier x grandiflora 'Princess Diana' / SERVICEBERRY | 30 | | |
| | Magnolia 'Galaxy' / GALAXY MAGNOLIA | 18 | | |
| | Stewartia pseudocamellia/ JAPANESE STEWARTIA | 23 | | |
| | Carpinus betulus 'Fastigiata' / COLUMNAR HORNBEAM | 26 | | |
| | Cercis canadensis 'Forest Pansy'/ EASTERN REDBUD | 25 | | |
| | Acer tataricum / TATARIAN MAPLE | 17 | | |
| | Nyssa sylvatica 'Wildfire' / WILDFIRE BLACK TUPELO | 1 | 2" CAL. | B&B, SPECIMEN QUALITY |

## PRELIMINARY COMPLIMENTARY LANDSCAPE LEGEND

| SYMBOL | BOTANICAL / COMMON NAME | QUANTITY | SIZE | COMMENTS |
|---|---|---|---|---|
| + | Pinus mugo 'Tannenbaum' / MUGO PINE | 21 | 6' MIN. HT. | B&B, FULL, VIGOROUS |
| | Thuja occidentalis 'Emerald Green' / AMERICAN ARBORVITAE | 37 | 6' MIN. HT. | |
| | Chamaecyparis obtusa 'Gracilis' / SLENDER HINOKI CYPRESS | 26 | 6' MIN. HT. | |
| | Acer palmatum 'Sangokaku' / JAPANESE CORALBARK MAPLE | 27 | 1-1/2" CAL. | |
| | Rhaphiolepis indica 'Snow Maiden' / YEDDO HAWTHORN | 10 | 5 GAL. | |
| | Hydrangea serrula / MOUNTAIN HYDRANGEA | 9 | 5 GAL. | |

**NOTE:**
STREET TREE LOCATIONS AND QUANTITIES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FINAL DRIVEWAY AND UTILITY LOCATIONS.

## PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

SCALE: 1" = 40'
40 20 0 40 80

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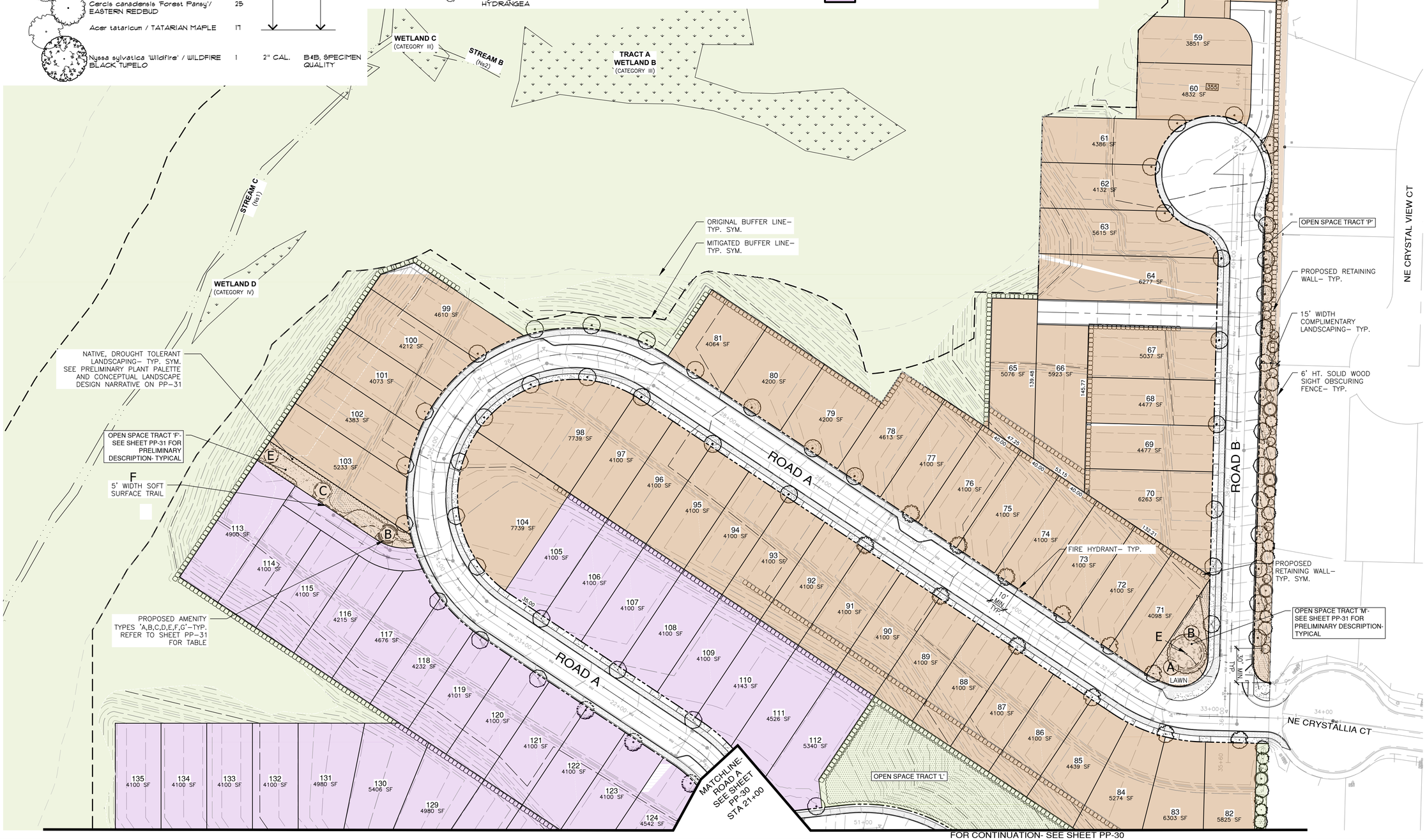


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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION
CITY OF POULSBO WASHINGTON
PRELIMINARY LANDSCAPE & RECREATION PLAN

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|---|---|
| JOB NO.: | 2090-004-022 |
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| DESIGNED BY: | |
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| DATE OF PRINT: | |

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29 OF 32 SHEETS

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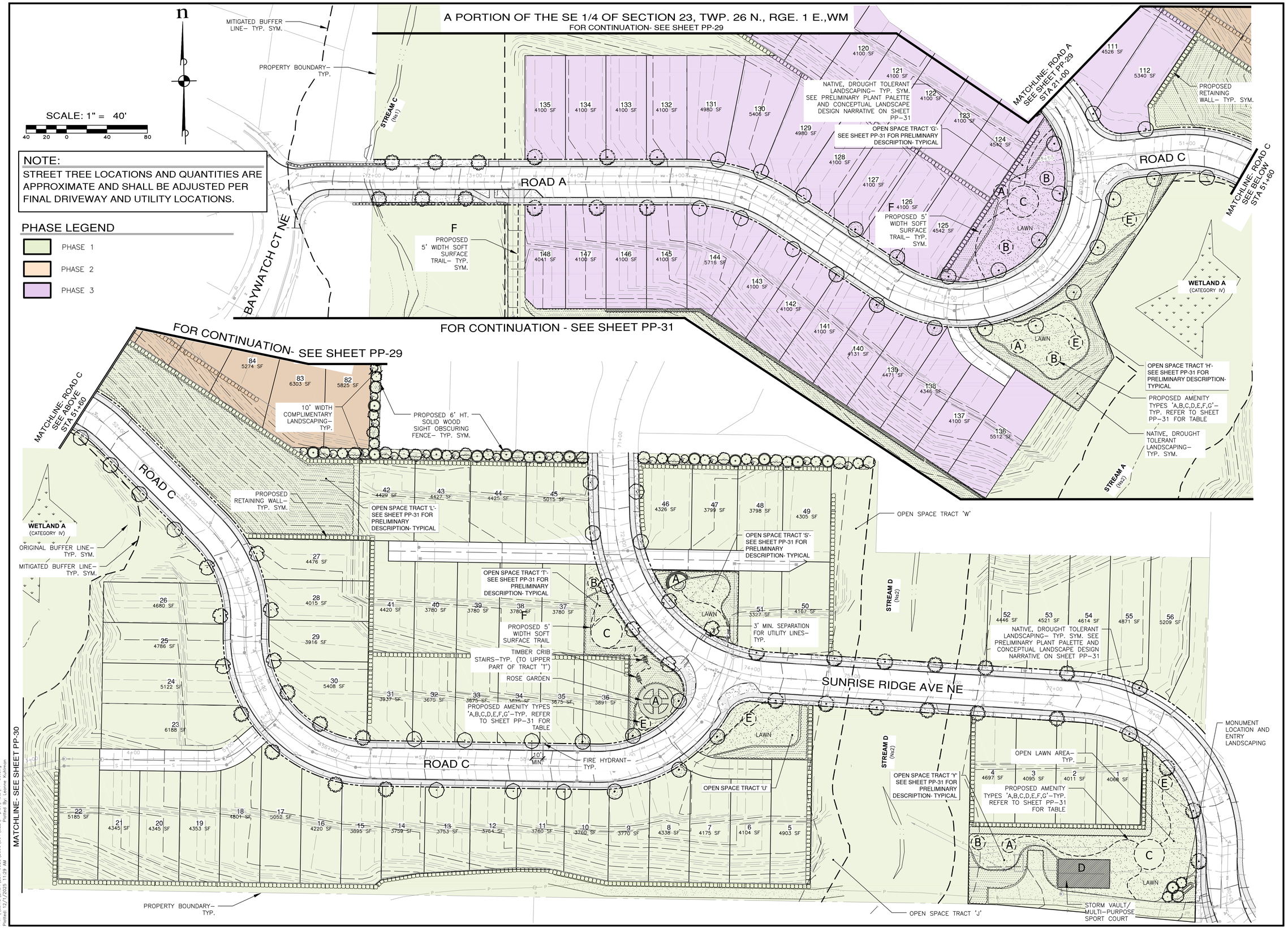


NOTE:
STREET TREE LOCATIONS AND QUANTITIES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FINAL DRIVEWAY AND UTILITY LOCATIONS.

PHASE LEGEND
- PHASE 1
- PHASE 2
- PHASE 3

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CITY OF POULSBO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

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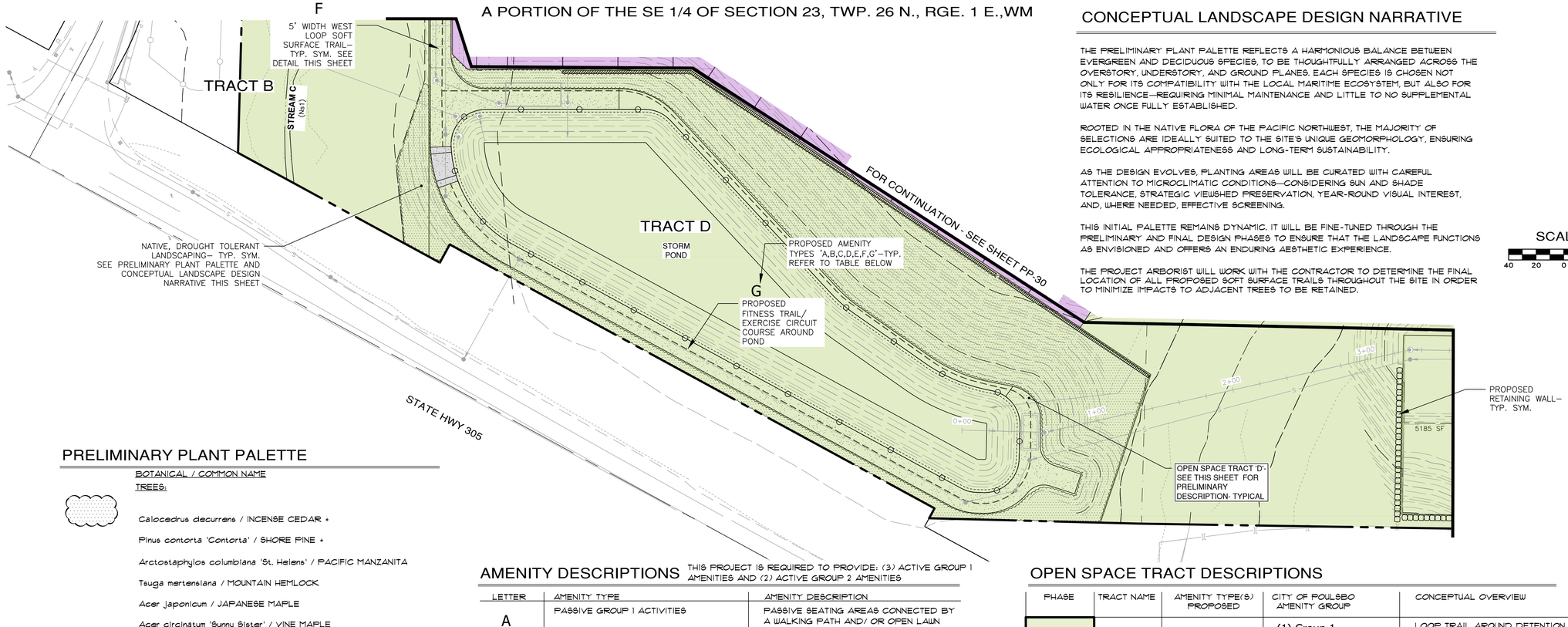
PP-30

30 OF 32 SHEETS

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




## CONCEPTUAL LANDSCAPE DESIGN NARRATIVE

THE PRELIMINARY PLANT PALETTE REFLECTS A HARMONIOUS BALANCE BETWEEN EVERGREEN AND DECIDUOUS SPECIES, TO BE THOUGHTFULLY ARRANGED ACROSS THE OVERSTORY, UNDERSTORY, AND GROUND PLANES. EACH SPECIES IS CHOSEN NOT ONLY FOR ITS COMPATIBILITY WITH THE LOCAL MARITIME ECOSYSTEM, BUT ALSO FOR ITS RESILIENCE—REQUIRING MINIMAL MAINTENANCE AND LITTLE TO NO SUPPLEMENTAL WATER ONCE FULLY ESTABLISHED.

ROOTED IN THE NATIVE FLORA OF THE PACIFIC NORTHWEST, THE MAJORITY OF SELECTIONS ARE IDEALLY SUITED TO THE SITE'S UNIQUE GEOMORPHOLOGY, ENSURING ECOLOGICAL APPROPRIATENESS AND LONG-TERM SUSTAINABILITY.

AS THE DESIGN EVOLVES, PLANTING AREAS WILL BE CURATED WITH CAREFUL ATTENTION TO MICROCLIMATIC CONDITIONS—CONSIDERING SUN AND SHADE TOLERANCE, STRATEGIC VIEWSHED PRESERVATION, YEAR-ROUND VISUAL INTEREST, AND, WHERE NEEDED, EFFECTIVE SCREENING.

THIS INITIAL PALETTE REMAINS DYNAMIC. IT WILL BE FINE-TUNED THROUGH THE PRELIMINARY AND FINAL DESIGN PHASES TO ENSURE THAT THE LANDSCAPE FUNCTIONS AS ENVISIONED AND OFFERS AN ENDURING AESTHETIC EXPERIENCE.

THE PROJECT ARBORIST WILL WORK WITH THE CONTRACTOR TO DETERMINE THE FINAL LOCATION OF ALL PROPOSED SOFT SURFACE TRAILS THROUGHOUT THE SITE IN ORDER TO MINIMIZE IMPACTS TO ADJACENT TREES TO BE RETAINED.

n

SCALE: 1" = 40'

40 20 0 40 80

## PRELIMINARY PLANT PALETTE

BOTANICAL / COMMON NAME

TREES:

Calocedrus decurrens / INCENSE CEDAR +

Pinus contorta 'Contorta' / SHORE PINE +

Arctostaphylos columbiana 'St. Helens' / PACIFIC MANZANITA

Tsuga mertensiana / MOUNTAIN HEMLOCK

Acer japonicum / JAPANESE MAPLE

Acer circinatum 'Sunny Sister' / VINE MAPLE

Cornus nutalli 'Goldspot' / PACIFIC DOGWOOD

Amelanchier canadensis 'Sprizam' / SPRING GLORY SERVICEBERRY

SHRUBS:

Rosa gymnocarpa / BALDHIP ROSE

Philadelphus lewisii / MOCK ORANGE

Symphoricarpos albus / COMMON SNOWBERRY

Ribes sanguineum 'King Edward VII' / FLOWERING CURRANT

Mahonia nervosa / LOW OREGON GRAPE

Viburnum plicatum tomentosum 'Shasta' / SHASTA VIBURNUM

Vaccinium ovatum 'Cascade Sunburst' / EVERGREEN HUCKLEBERRY

Ceanothus sanguineus / REDSTEM CEANOTHUS

Morella californica / PACIFIC WAX MYRTLE

Spiraea betulifolia 'Tor Gold' / GOLD BIRCHLEAF SPIRAEA

Rhododendron 'Northern Lights' Series / NORTHERN LIGHTS AZALEA

Pinus mugo 'Pumilio' / DWARF MUGO PINE

Lewisia cotyledon / CLIFF MAID

GROUNDCOVERS, PERENNIALS, FERNS AND GRASSES:

Festuca idahoensis / IDAHO FESCUE

Athyrium filix-femina / LADY FERN

Sildacea asprella ssp. elegans 'Josephine' / CHECKER MALLOW

Pennstemon davidsonii / DAVIDSON'S BEARDTONGUE

Polymonium carneum / JACOB'S LADDER

Malanthemum dilitatum / MAY LILY

Asarum caudatum / WILD GINGER

Geranium oreganum / WESTERN GERANIUM

Claytonia lanceolata / WESTERN SPRING BEAUTY

Fine turf quality hydroseeded lawn

## AMENITY DESCRIPTIONS

THIS PROJECT IS REQUIRED TO PROVIDE: (3) ACTIVE GROUP 1 AMENITIES AND (2) ACTIVE GROUP 2 AMENITIES

| LETTER | AMENITY TYPE | AMENITY DESCRIPTION |
|---|---|---|
| A | PASSIVE GROUP 1 ACTIVITIES | PASSIVE SEATING AREAS CONNECTED BY A WALKING PATH AND/ OR OPEN LAWN |
| B | PASSIVE GROUP 1 ACTIVITIES | PICNIC AREA WITH IMPROVED SEATING AREA AND MIN. 2 PICNIC TABLES AND OPEN PLAY AREA LAWN |
| C | ACTIVE GROUP 1 AMENITIES | PLAYGROUND WITH LARGE PLAY STRUCTURE AND CURB CONTAINMENT |
| D | ACTIVE GROUP 1 AMENITIES | MULTI-PURPOSE SPORT COURT OR OTHER TYPE OF SPORT COURT (PICKLEBALL, SHUFFLEBOARD, ETC.) |
| E | ACTIVE GROUP 2 AMENITIES | NATURE INTERPRETIVE AREAS/ VIEWING AREAS/ GARDENS WITH TRAIL AND EDUCTIONAL SIGNAGE |
| F | ACTIVE GROUP 1 AMENITIES | 5' WIDTH SOFT SURFACE TRAIL/ WALKING PATH |
| G | ACTIVE GROUP 2 AMENITIES | OUTDOOR EXERCISE CIRCUIT WITH TRAIL AND STRETCHING STATIONS |

### CUMULATIVE AMENITY CALCULATIONS BY PHASE:

PHASE 1:

GROUP 1 TOTAL: 13

GROUP 2 TOTAL: 5

PHASE 1+2:

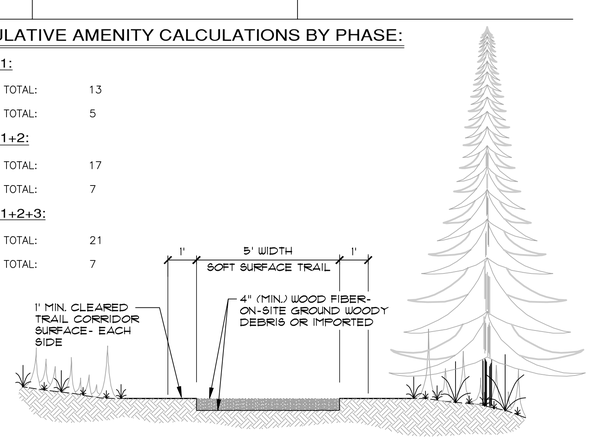
GROUP 1 TOTAL: 17

GROUP 2 TOTAL: 7

PHASE 1+2+3:

GROUP 1 TOTAL: 21

GROUP 2 TOTAL: 7




SOFT SURFACE TRAIL

NOT TO SCALE

## OPEN SPACE TRACT DESCRIPTIONS

| PHASE | TRACT NAME | AMENITY TYPE(S) PROPOSED | CITY OF POULSBO AMENITY GROUP | CONCEPTUAL OVERVIEW |
|---|---|---|---|---|
| 1 | D | F, G | (1) Group 1<br>(1) Group 2 | LOOP TRAIL AROUND DETENTION POND WITH EXERCISE STATIONS AND EDUCATIONAL SIGNAGE |
| 2 | F | B, C, E | (2) Group 1<br>(1) Group 2 | SMALL POCKET PARK WITH PICNIC TABLES, PLAY LAWN, TINY TOT PLAYGROUND AND NATURE / INTERPRETIVE VIEW AREA |
| 3 | G | A, B, C, F | (4) Group 1 | NEIGHBORHOOD PARK WITH ACTIVE PLAYGROUND, PASSIVE SEATING, AND PICNIC TABLES |
| 1 | H | A, B, E, F | (3) Group 1<br>(1) Group 2 | SMALL POCKET PARK WITH WETLAND 'A' INTERPRETIVE VIEW AREA WITH CONNECTING SOFT SURFACE TRAIL, PASSIVE SEATING, EDUCATIONAL SIGNAGE, PICNIC TABLES AND CONNECTION TO EAST LOOP SOFT SURFACE TRAIL |
| 1 | L | N/A | N/A | VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING |
| 2 | M | A, B, E | (2) Group 1<br>(1) Group 2 | SMALL POCKET PARK WITH PASSIVE OVERLOOK SEATING, PICNIC TABLES, AND SPECIMEN TREE WITH INTERPRETIVE SIGNAGE |
| 2 | P | N/A | N/A | COMPLIMENTARY LANDSCAPING |
| 1 | S | A | (1) Group 1 | POCKET PARK WITH BAY VIEW AMPHITHEATER SET INTO SLOPE AND OPEN PLAY LAWN |
| 1 | T | A, B, C, E, F | (4) Group 1<br>(1) Group 2 | NEIGHBORHOOD PARK ROSE / POLLINATOR GARDEN WITH WALKING PATH, EDUCATIONAL SIGNAGE, AND SOFT SURFACE TRAIL CLIMB WITH TIMBER CRIB STAIRS TO UPPER PLAYGROUND, AND OVERLOOK WITH PASSIVE SEATING AREA |
| 1 | U | E | (1) Group 2 | POCKET PARK WITH PASSIVE SEATING AREA, OPEN LAWN AND VIEW OF BAY, INTERPRETIVE SIGNAGE |
| 1 | W | | N/A | NATURAL OPEN SPACE ADJACENT TO STREAM BUFFER, COMPLIMENTARY LANDSCAPING |
| 1 | Y | A, B, C, D, E | (4) Group 1<br>(1) Group 2 | COMMUNITY PARK WITH PICNIC TABLES, PASSIVE SEATING VIEW AREAS, OPEN PLAY LAWN, MULTI-USE SPORT COURT OVER DETENTION VAULT, PLAYGROUND, WALKING PATH, INTERPRETIVE SIGNAGE ABOUT LIBERTY BAY |

NOTE: DETAILS AND SPECIFICATIONS FOR ALL PROPOSED AMENITIES WILL BE PROVIDED DURING CONSTRUCTION PLAN REVIEW AND APPROVAL FOLLOWING PRD APPROVAL BY THE CITY OF POULSBO

REVISIONS

| NO. | DESCRIPTION/DATE | BY |
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12/01/2025

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

LEANNE D. KUHLMAN

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PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBO PRELIMINARY LANDSCAPE & RECREATION PLAN WASHINGTON

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| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-31 |
| DESIGNED BY: | |
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| DATE: | 11/26/2025 |
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## CUMULATIVE OPEN SPACE CALCULATIONS

| PHASE | NO. OF LOTS | O.S. TRACTS W/IN PHASE | PHASE AREA (SF) | CUMULATIVE PHASE AREA (SF) | CUMULATIVE REQUIRED O.S. AREA (20% OF TOTAL PHASE AREA) | TOTAL PHASE AREA WITHIN CRITICAL AREAS & BUFFERS | TOTAL O.S. CRITICAL AREA CREDIT (50%) | PROPOSED O.S. AREA | CUMULATIVE PROPOSED O.S. AREA |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 56 | D,H,L, S,T,U,Y | 1,136,855 | 1,136,855 | 227,371 | 480,530 SF | 240,235 SF | 104,001 | 344,236 |
| 2 | 48 | F,M,P | 245,058 | 1,381,913 | 276,383 | 0 | 0 | 14,935 | 359,171 |
| 3 | 44 | G | 204,824 | 1,586,737 | 317,347 | 0 | 0 | 9,478 | 368,649 |

## GENERAL OPEN SPACE DATA

TOTAL OPEN SPACE AREA:.....722,557 SF (16.58 AC)

AREA OF OPEN SPACE LOCATED WITHIN CRITICAL AREAS AND BUFFERS.....388,091 SF (8.91 AC)

AREA OF OPEN SPACE LOCATED OUTSIDE OF CRITICAL AREAS AND BUFFERS.....223,178 SF (5.12 AC)

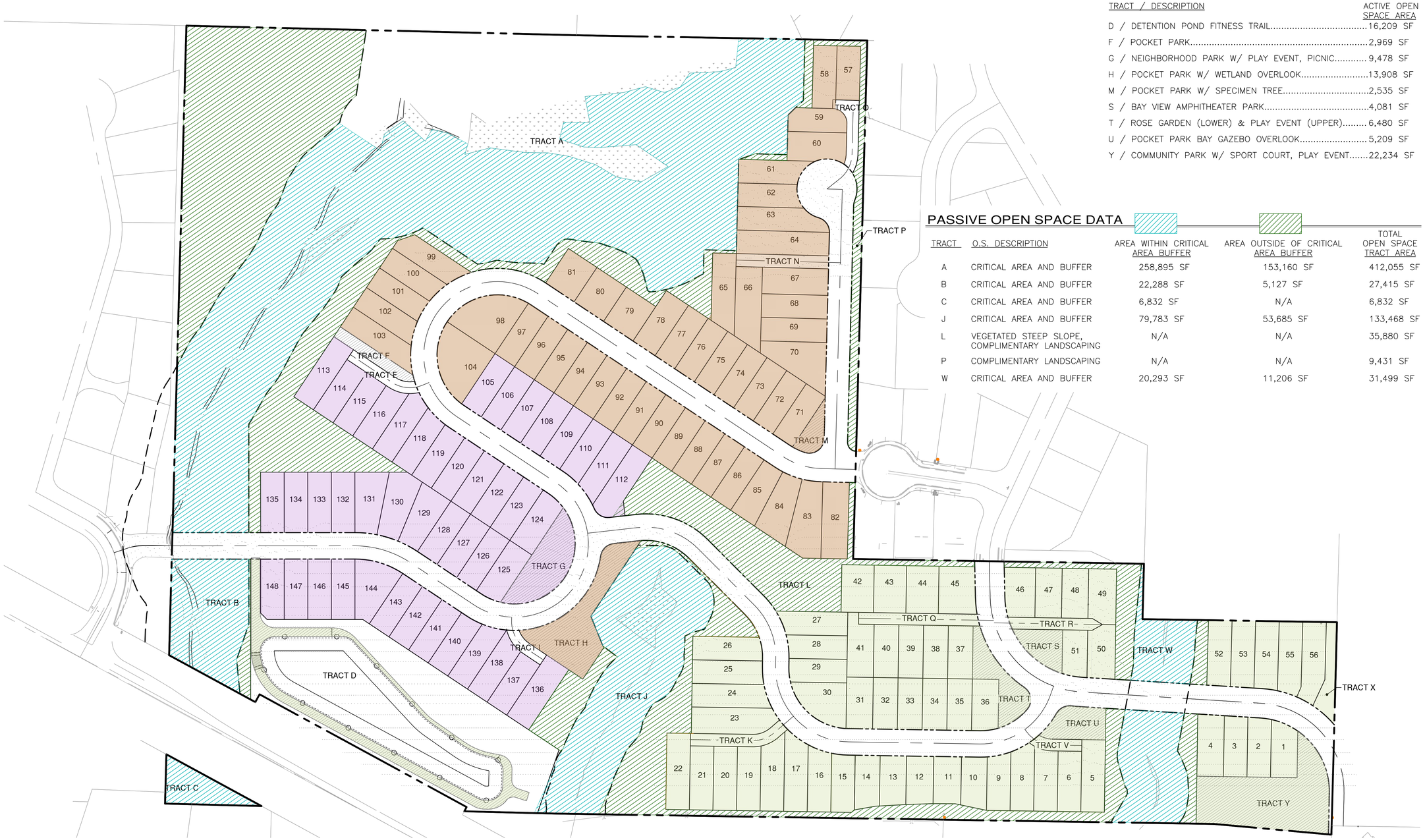
AREA DEVOTED TO ACTIVE USE (TRAILS, PARKS, VIEWPOINTS, SOCIAL AREAS, ETC.).....91,963 SF (2.11 AC)

## ACTIVE OPEN SPACE DATA

| TRACT / DESCRIPTION | ACTIVE OPEN SPACE AREA |
|---|---|
| D / DETENTION POND FITNESS TRAIL | 16,209 SF |
| F / POCKET PARK | 2,969 SF |
| G / NEIGHBORHOOD PARK W/ PLAY EVENT, PICNIC | 9,478 SF |
| H / POCKET PARK W/ WETLAND OVERLOOK | 13,908 SF |
| M / POCKET PARK W/ SPECIMEN TREE | 2,535 SF |
| S / BAY VIEW AMPHITHEATER PARK | 4,081 SF |
| T / ROSE GARDEN (LOWER) & PLAY EVENT (UPPER) | 6,480 SF |
| U / POCKET PARK BAY GAZEBO OVERLOOK | 5,209 SF |
| Y / COMMUNITY PARK W/ SPORT COURT, PLAY EVENT | 22,234 SF |

## PASSIVE OPEN SPACE DATA

| TRACT | O.S. DESCRIPTION | AREA WITHIN CRITICAL AREA BUFFER | AREA OUTSIDE OF CRITICAL AREA BUFFER | TOTAL OPEN SPACE TRACT AREA |
|---|---|---|---|---|
| A | CRITICAL AREA AND BUFFER | 258,895 SF | 153,160 SF | 412,055 SF |
| B | CRITICAL AREA AND BUFFER | 22,288 SF | 5,127 SF | 27,415 SF |
| C | CRITICAL AREA AND BUFFER | 6,832 SF | N/A | 6,832 SF |
| J | CRITICAL AREA AND BUFFER | 79,783 SF | 53,685 SF | 133,468 SF |
| L | VEGETATED STEEP SLOPE, COMPLIMENTARY LANDSCAPING | N/A | N/A | 35,880 SF |
| P | COMPLIMENTARY LANDSCAPING | N/A | N/A | 9,431 SF |
| W | CRITICAL AREA AND BUFFER | 20,293 SF | 11,206 SF | 31,499 SF |

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MONTEBANC MANAGEMENT, LLC

# PINNACLE AT LIBERTY BAY SUBDIVISION

PRELIMINARY OPEN SPACE PLAN

CITY OF POULSBO WASHINGTON

| | |
|---|---|
| JOB NO.: | 2090-004-022 |
| DWG. NAME: | PP-32 |
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