

HORIZONTAL DATUM
NAD83 WASHINGTON STATE PLANES, NORTH ZONE, US FOOT

VERTICAL DATUM
NAVD 88 PER GNSS OBSERVATIONS

PROJECT BENCHMARKS
FOUND CONCRETE MONUMENT W/ 3" BRASS DISC W/ PUNCH STAMPED "22018656", IN CASE, DOWN 0.2'
ELEVATION = 375.32

- NOTES**
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON'S ALTA COMMITMENT NUMBER 500154876, DATED OCTOBER 14, 2024. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED ALTA COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
 - THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 3, 2025. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY OF 2025.
 - PROPERTY AREA = 348,049± SQUARE FEET (7.9901± ACRES).
 - ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
 - CONTOUR INTERVAL = 2 FEET.
 - ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
 - BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
 - THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

LEGEND

⊕	FOUND SURVEY MONUMENT, AS NOTED	⊠	GAS VALVE	ℙ	PROPERTY LINE
○	FOUND SURVEY MARKER, AS NOTED	⊞	GAS METER	EF	ELECTRIC FENCE
●	SET SURVEY MARKER, AS NOTED	●	UTILITY POLE	SRF	SPLIT RAIL FENCE
⊗	FOUND NAIL & WASHER, AS NOTED	⊙	LIGHT POLE	HWF	HOGWIRE FENCE
⊗	SET NAIL & WASHER, AS NOTED	⊙	GUY ANCHOR	—SS—	SEWER LINE
⊕	BENCHMARK, AS NOTED	⊙	YARD LIGHT	—SD—	STORM DRAINAGE LINE
⊕	SEWER MANHOLE	⊙	POWER METER	—W—	WATER LINE
⊕	SEWER CLEANOUT	⊙	POWER JUNCTION BOX	—G—	GAS LINE
⊕	CATCH BASIN TYPE I	⊙	POWER TRANSFORMER	—OHP—	OVERHEAD POWER LINE
⊕	CATCH BASIN TYPE II	⊙	TELEPHONE PEDESTAL	—OHT—	OVERHEAD COMMUNICATIONS LINE
⊕	STORM DRAIN MANHOLE	⊙	TV PEDESTAL	—X—	FENCE LINE
⊕	YARD DRAIN	⊙	TRAFFIC SIGN, AS NOTED	—	EDGE OF ASPHALT
⊕	STORM DRAIN CLEANOUT	⊙	BOLLARD	▭	CONCRETE
⊕	CULVERT END	⊙	MAILBOX KIOSK	▭	GRAVEL
⊕	FIRE HYDRANT	⊙	MAILBOX		
⊕	WATER VALVE	⊙	EVERGREEN TREE		
⊕	WATER METER	⊙	DECIDUOUS TREE		
⊕	WATER BLOWOFF	⊙	FIR		
⊕	WATER AIR VAC	⊙	CEDAR		
⊕	IRRIGATION METER	⊙	HEMLOCK		
⊕	IRRIGATION VALVE	⊙	DOGWOOD		

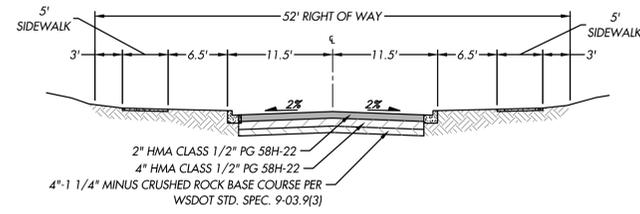
DATE	FEBRUARY 23, 2025	SHEET	3	OF	16
DESIGNED	JEREMY REEFF	PROJECT NUMBER	24299		
DRAWN	JEREMY REEFF				
APPROVED	ROBERT WEST, PLS				
	BEN MADEO				
	PROJECT MANAGER				

BOUNDARY AND TOPOGRAPHY SURVEY
TROMBLEY PROPERTY
REID DEVELOPMENT GROUP, LLC

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

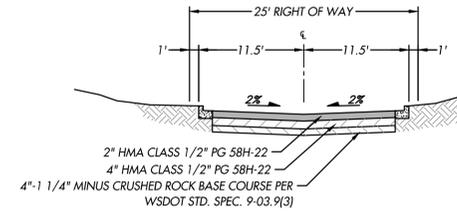
CORE DESIGN

12100 NE 196th St, Suite 300, Bothell, Washington 98011, 425-885-7877
WOODINVILLE, WA 98072
PO BOX 1930



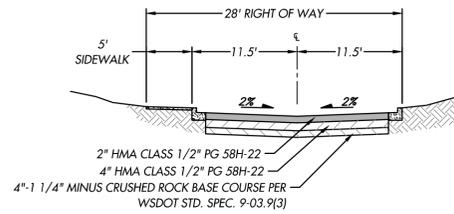
SECTION A-A

NO SCALE



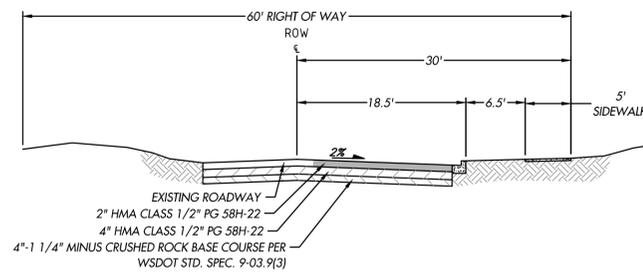
SECTION B-B

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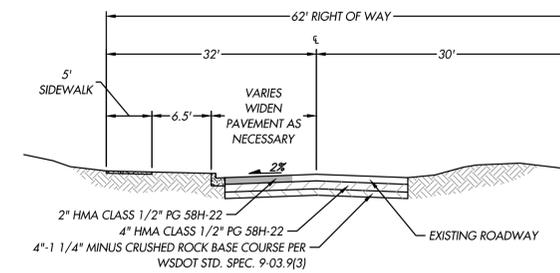
SECTION C-C

SCALE: 1" = 10'



SECTION D-D

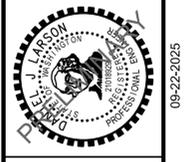
NO SCALE



SECTION E-E

NO SCALE

DATE	
DESIGNED	
DRAWN	
APPROVED	
PROJECT MANAGER	



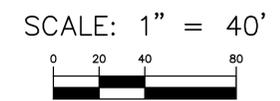
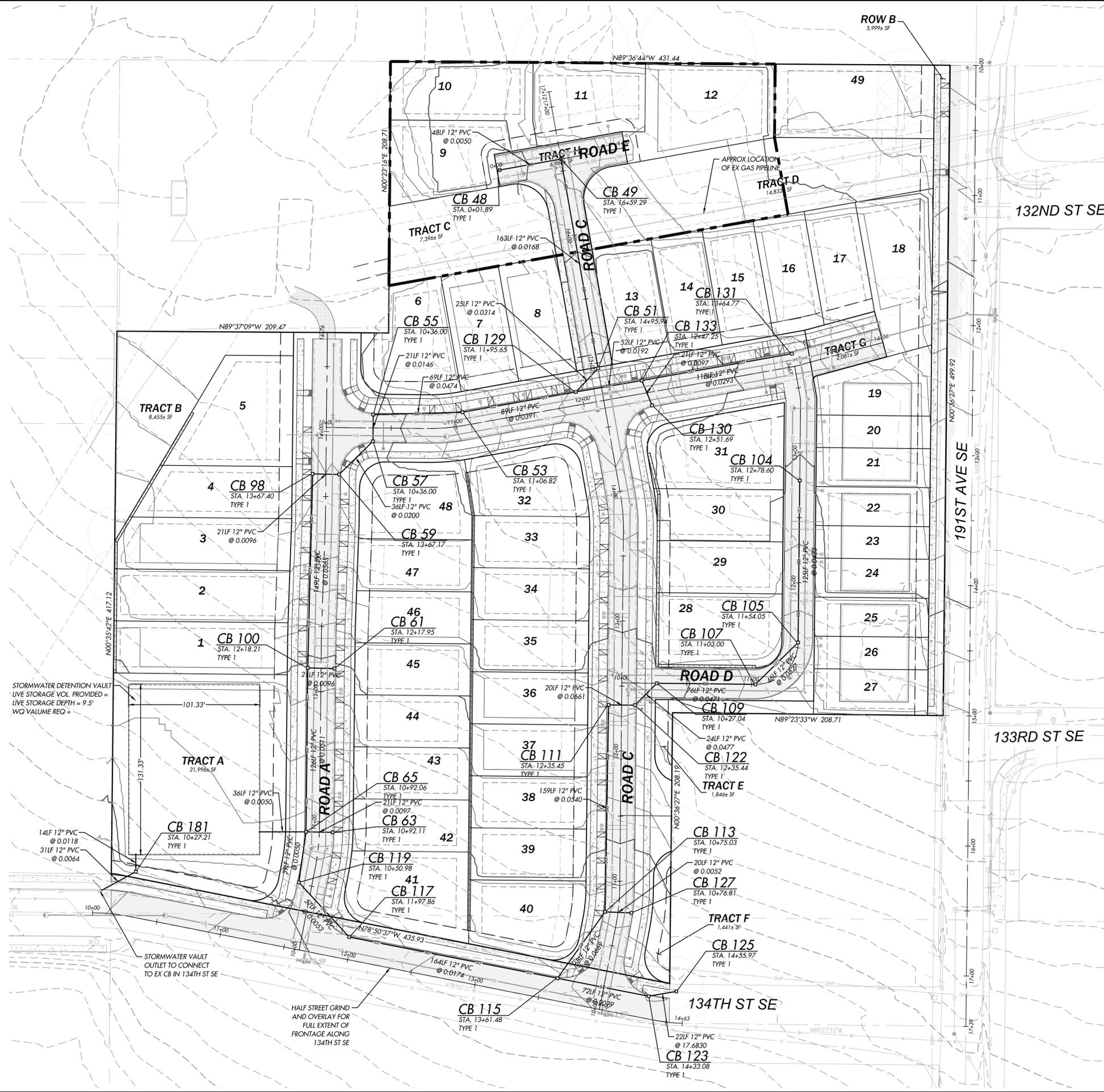
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PRELIMINARY ROAD SECTIONS
TROMBLEY HILL SUBDIVISION
TROMBLEY HILL JOINT VENTURE
P.O. BOX 1930
WOODINVILLE, WA 98072

DATE	08/13/2025
DESIGNED	DANIEL J. LARSON, P.E.
DRAWN	JEREMY A. SOMERA
APPROVED	DANIEL J. LARSON, P.E.
PROJECT MANAGER	BENJAMIN A. MADDOX, A.I.C.P.

DRAWING NUMBER	
P7	
SHEET	OF
07	16
PROJECT NUMBER	
24299	



STORM LEGEND

	STORM PIPE
	STORM STRUCTURE
	STORM SERVICE
	STORM PIPE FLOW ARROW
	STORM POND BOTTOM
	STORM POND TOP
	STORM POND WATER LEVEL
	STORM VAULT EXTERIOR WALL
	STORM VAULT INTERIOR WALL
	STORM VAULT WATER LEVEL
	STORM EASEMENT
	STORM BIO SWALES
	STORM BIO SWALES PATTERN
	STORM TEXT
	EXISTING STORM PIPE
	EXISTING STORM PROFILE
	EXISTING STORM TEXT
	RIPRAP

DATE	08/13/2025	DESIGNED	DANIEL J. LARSON, P.E.	DRAWN	JEREMY A. SOMERA	APPROVED	DANIEL J. LARSON, P.E.
PROJECT NUMBER	P11						
SHEET	11	OF	16				PROJECT NUMBER
24299							

PRELIMINARY DRAINAGE PLAN
TROMBLEY HILL SUBDIVISION
TROMBLEY HILL JOINT VENTURE

WOODINVILLE, WA 98072
 P.O. BOX 1930

CORE DESIGN

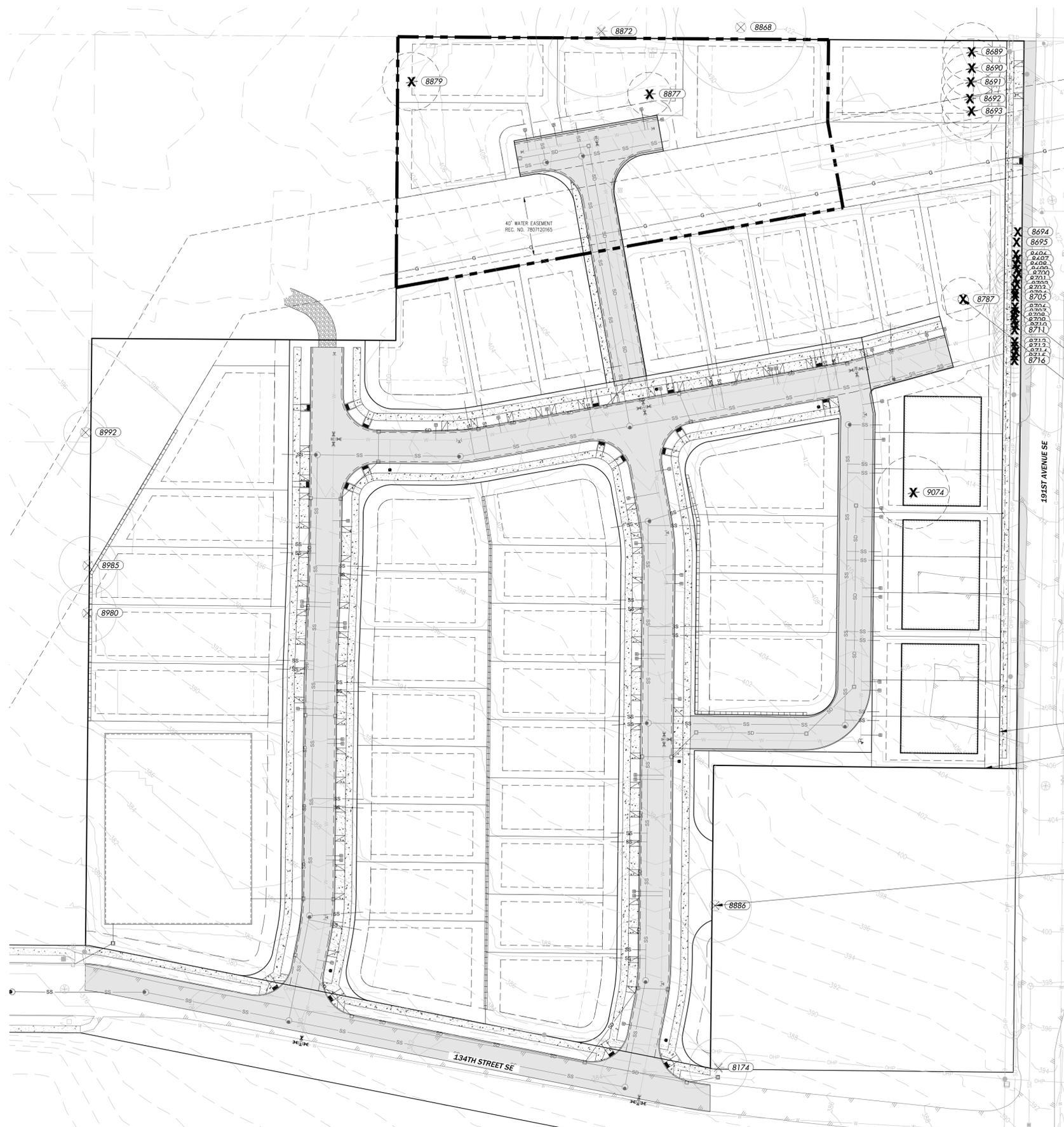
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 425.885.7877

DANIEL J. LARSON
 LICENSED PROFESSIONAL ENGINEER
 STATE OF WASHINGTON
 LICENSE NO. 36512

DATE

REVISIONS

08-22-2025



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- OFFSITE TREE TO BE UNAFFECTED
- OFFSITE TREE TO BE REMOVED LOCATED WITHIN EXISTING ROW

NOTES

1. NO TREES ARE PROPOSED TO BE RETAINED.

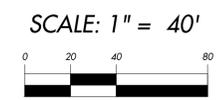
OFFSITE TREE TO BE REMOVED
LOCATED WITHIN EXISTING ROW

TREE TO BE REMOVED (TYP.)

RIGHT OF WAY (TYP.)

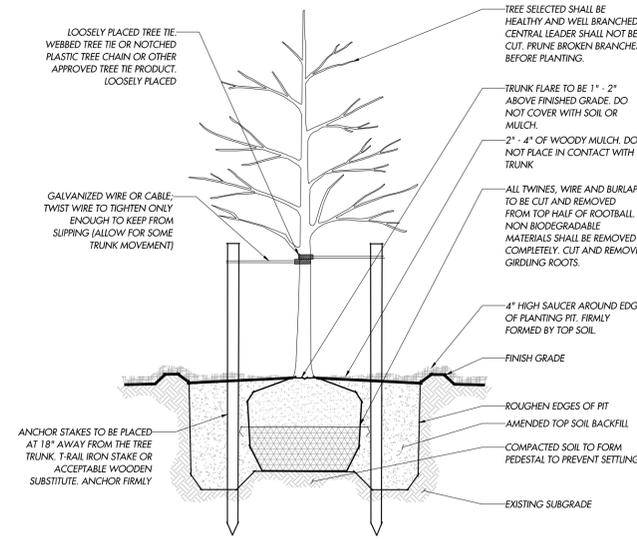
PROPERTY LINE (TYP.)

OFFSITE TREE (TYP.)

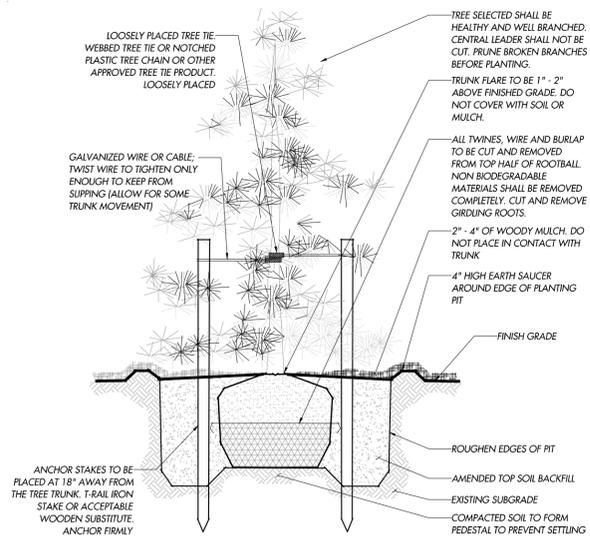


TREE RETENTION PLAN
SCALE 1" = 40'

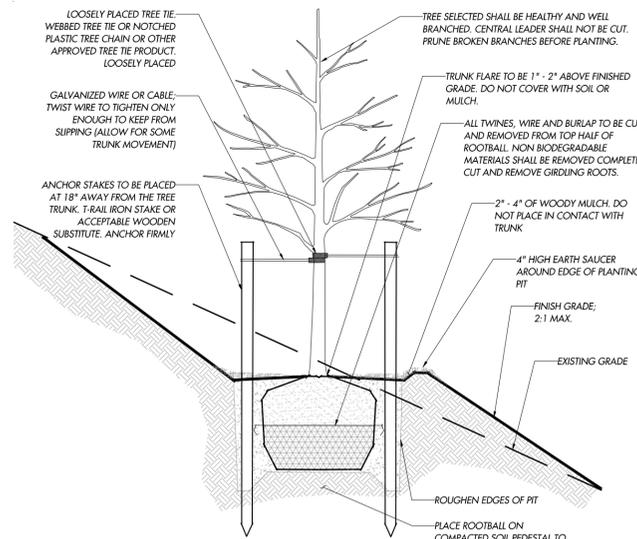
	12100 NE 195th St, Suite 300 Bothell, Washington 98011 www.coredesigninc.com 425.885.7877			
PRELIMINARY TREE RETENTION PLAN TROMBLEY HILL SUBDIVISION TROMBLEY HILL JOINT VENTURE P.O. BOX 1930 WOODINVILLE, WA 98072				
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
08/13/2025	DANNY N. VILLAGRANA	DANNY N. VILLAGRANA	LINSEY B. SOLORIO, P.L.A.	BENJAMIN A. MADEO, A.I.C.P.
DRAWING NUMBER				
P12				
SHEET		OF		
12		16		
PROJECT NUMBER				
24299				



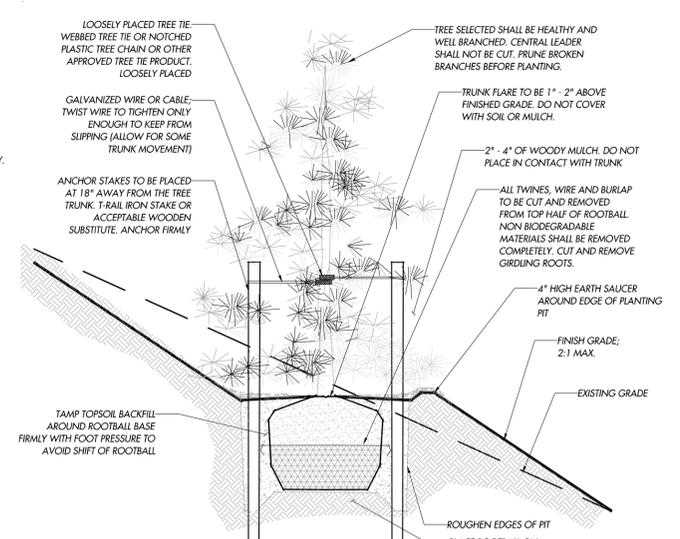
PLANTING DECIDUOUS TREE
NOT TO SCALE



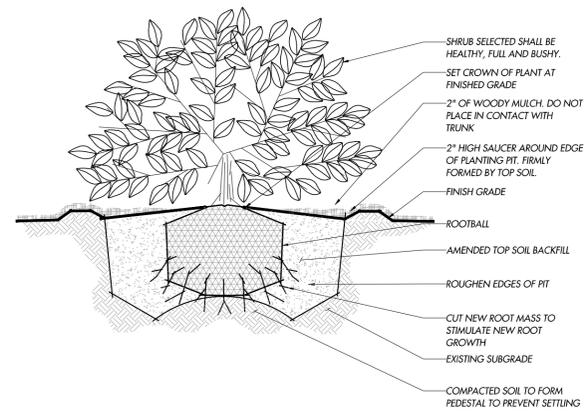
PLANTING CONIFER TREE
NOT TO SCALE



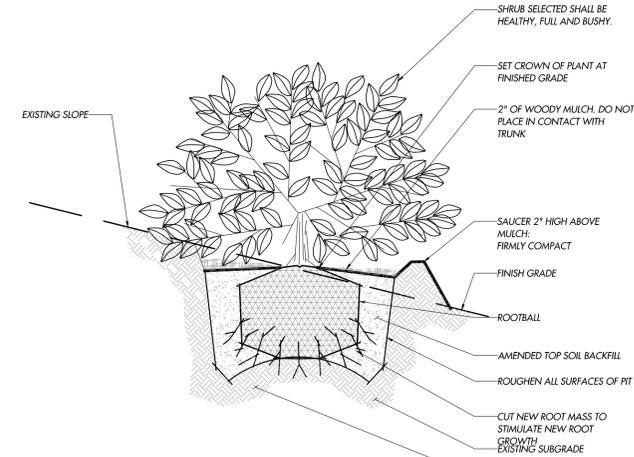
PLANTING DECIDUOUS TREE ON SLOPE
NOT TO SCALE



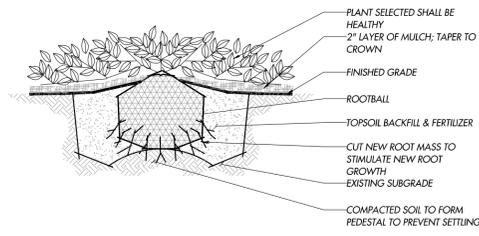
PLANTING CONIFER TREE ON SLOPE
NOT TO SCALE



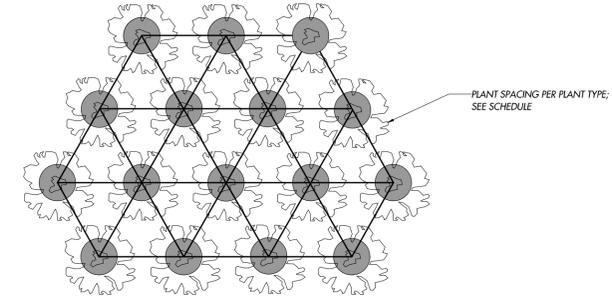
PLANTING SHRUB
NOT TO SCALE



PLANTING SHRUB ON SLOPE
NOT TO SCALE



PLANTING GROUNDCOVER
NOT TO SCALE



PLANT SPACING
NOT TO SCALE

NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:
GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

DATE	
REVISIONS	
NO.	



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LANDSCAPE DETAILS
TROMBLEY HILL SUBDIVISION
TROMBLEY HILL JOINT VENTURE
P.O. BOX 1930
WOODINVILLE, WA 98072

DATE	08/13/2025
DESIGNED	DANNY N. VILLAGRANA
DRAWN	DANNY N. VILLAGRANA
APPROVED	LINSEY B. SOLORIO, P.L.A.
	BENJAMIN A. MADEO, A.I.C.P.
	PROJECT MANAGER

DRAWING NUMBER

P15

SHEET OF
15 16

PROJECT NUMBER
24299



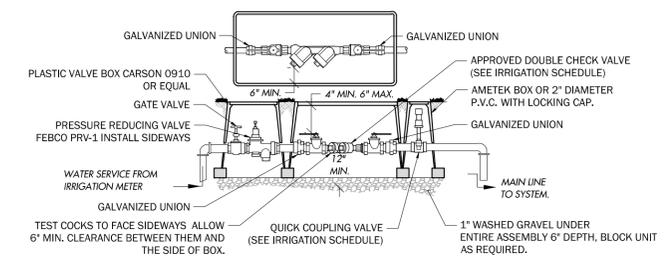
IRRIGATION PLAN
SCALE 1" = 40'

LEGEND

- AREA TO RECEIVE TO PERMANENT DRIPLINE
- AREA TO RECEIVE TO PERMANENT SPRAY HEAD IRRIGATION
- AREA TO RECEIVE TO TEMPORARY DRIPLINE
- SYMBOL**
- ZURN 950XL 1" DOUBLE CHECK VALVE ASSEMBLY
- WATER METER 1"

NOTES

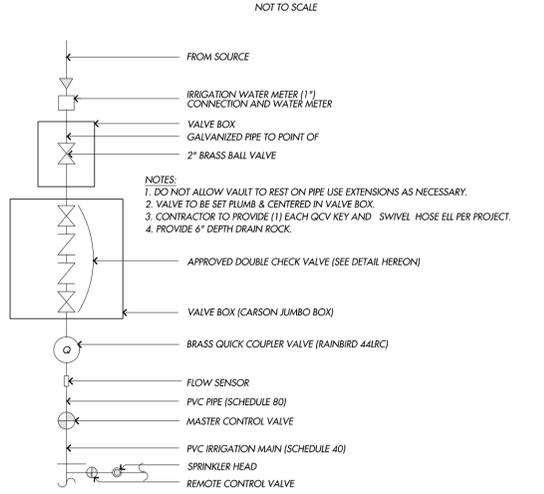
1. IRRIGATION DESIGN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.
2. IRRIGATION DESIGN ASSUMES THE WORKING PRESSURE TO BE 45 PSI.



NOTES:

1. ENCLOSURE 2" & SMALLER D.C.V.A. IN TWO METER BOXES STACKED ON TOP OF EACH OTHER OR OVERSIZE BOX MUST HAVE REMOVABLE COVER. BOXES TO BE LOCATED IN SIDEWALK AND AREAS WITH VEHICULAR TRAFFIC SHALL BE METAL EQUAL TO QLYMPC FOUNDRY SM30 BOXES. IN OTHER NON TRAFFIC AREAS TO BE CARSON INDUSTRIES 1730-18 BCFXL METER BOX WITH 1730 COVER.
2. PER PLUMBING CODE REQUIREMENT, IRRIGATION SYSTEMS MUST HAVE SHUT OFF INSTALLED AS SHOWN, FEMALE FITTINGS ARE PROHIBITED IN CONJUNCTION WITH METALLIC MALE FITTINGS.
3. ALL INSTALLATIONS MUST MEET MINIMUM STANDARDS OF THE UNIFORM PLUMBING CODE AND WSDOH APPROVED INSTALLATION LIST.
4. TESTING IS REQUIRED BY A WASHINGTON STATE DEPARTMENT OF HEALTH CERTIFIED BACKFLOW ASSEMBLY TESTER UPON INSTALLATION AND ANNUALLY THEREAFTER; ASSEMBLY TO BE MAINTAINED BY OWNER.
5. USE PIPE DOPE ON ALL GALV. FITTINGS.

POINT OF CONNECTION
NOT TO SCALE



- NOTES:**
1. DO NOT ALLOW VAULT TO REST ON PIPE USE EXTENSIONS AS NECESSARY.
 2. VALVE TO BE SET PLUMB & CENTERED IN VALVE BOX.
 3. CONTRACTOR TO PROVIDE (1) EACH QCV KEY AND SWIVEL HOSE ELL PER PROJECT.
 4. PROVIDE 6" DEPTH DRAIN ROCK.

POINT OF CONNECTION PLAN (NO PRV)
NOT TO SCALE

- AREA TO RECEIVE PERMANENT DRIPLINE (TYP.)
- TREE TO BE RETAINED (TYP.)
- PROPERTY LINE (TYP.)
- AREA TO RECEIVE PERMANENT SPRAY HEAD IRRIGATION (TYP.)
- OFFSITE TREE (TYP.)



DATE	08/13/2025	DESIGNED	DANNY N. VILLAGRANA	DRAWN	DANNY N. VILLAGRANA	APPROVED	LINDSEY B. SOLIORIO, P.L.A.
PROJECT NUMBER	P16						
SHEET	OF						PROJECT NUMBER
16	16						24299

PRELIMINARY IRRIGATION PLAN
TROMBLEY HILL SUBDIVISION
TROMBLEY HILL JOINT VENTURE
 P.O. BOX 1930
 WOODINVILLE, WA 98072

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