

# EXHIBIT B

## PROJECT DRAWINGS

1. CORE1 - Project Drawing, February 13, 2024
2. CORE2 - Landscaping – Open Space and Replacement Tree, February 13, 2024
3. CORE-TSI - Draft Photometric Plan (Street Lighting Plan), undated
4. CORE3 - Aesthetics – Slope cross sections, September 30, 2022

1. CORE1

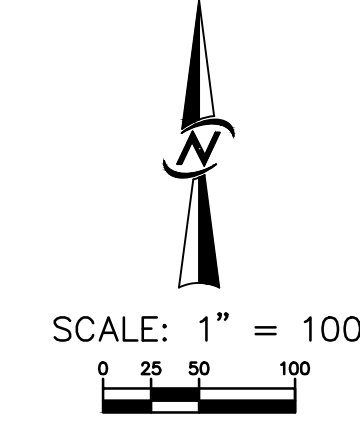
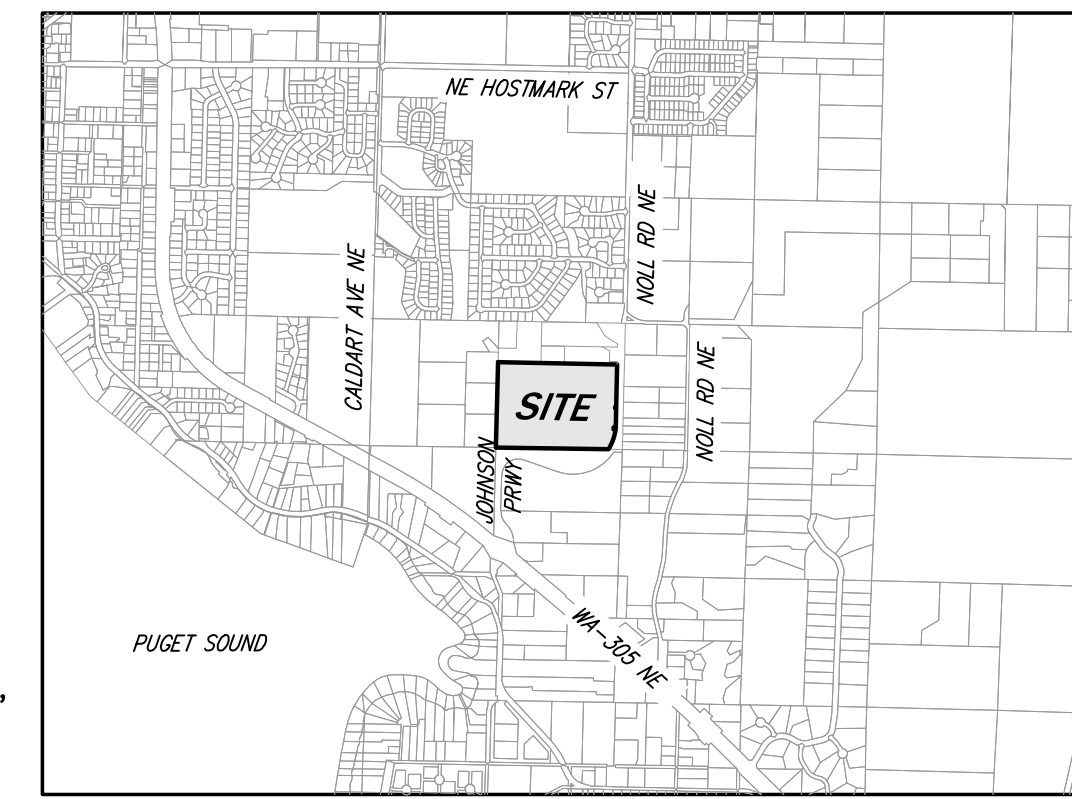
Project Drawing,

February 13, 2024

# AUDREY ESTATES

## A PRELIMINARY PLAT

### POULSBO, WASHINGTON



VICINITY MAP  
1" = 2,000'

**LEGAL DESCRIPTION**

PARCEL L:  
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THE NORTH 429 FEET THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POULSBO UNDER INSTRUMENT RECORDED AUDITOR'S FILE NO. 201903220177.

**VERTICAL DATUM**

NAVD 88

**HORIZONTAL DATUM**

NAD 83 NORTH ZONE

**DESIGN STANDARDS: LOT AVERAGING**

	REQUIRED/ALLOWED (PER PMC 18.70.050)	PROVIDED
AVERAGE LOT AREA:	7,500 SF	7,502 SF
MIN LOT AREA:	5,000 SF	5,000 SF
MAX LOT SIZE:	10,890 SF	10,820 SF
MIN LOT WIDTH:	50'	50'
MIN LOT DEPTH:	80'	80'
LOT FRONTAGE:	20'	20'
FRONT SETBACK:	20'	20'
GARAGE SETBACK:	25'	25'
CORNER SETBACK:	10'	10'
SIDE YARD SETBACK:	5' MIN 15' COMBINED	5' MIN 15' COMBINED
REAR YARD SETBACK:	10'	10'
STREET CORNER SETBACK:	10'	10'
MAX HEIGHT:	35'	35' OR LESS
MAX LOT COVERAGE: (BUILDING ONLY)	50%	50% OR LESS
ON-STREET PARKING	1/2 SPACE PER LOT 30 SPACES REQUIRED	32 SPACES

**SITE STATISTICS**

TAX ACCOUNT NO.	ACCOUNT ID	OWNER	(S.F.)	(ACRES)
242601-3-006-2005	1345198	CATES GEORGE A JR.	1,096,659	25.18
<b>ZONING</b> RESIDENTIAL LOW (4 TO 5 UNITS/AC)				
<b>ALLOWED DENSITY (PER PMC 18.70.040)</b>				
MINIMUM DENSITY 4 DU/NET AC				
MAXIMUM DENSITY 5 DU/GROSS AC				
<b>GROSS SITE AREA</b>				
ROW DEDICATION (TOTAL) 103,603 2.38				
PRIVATE ACCESS TRACTS (TRACT D-G, J) 11,313 0.26				
STORMWATER TRACT (TRACT B) 31,575 0.72				
SENSITIVE AREAS AND BUFFERS (WITHIN TRACT C) 371,455 SF 8.53				
<b>NET SITE AREA</b> 578,713 13.29				
<b>DENSITY CALCULATION (PER PMC 18.70.040)</b>				
MINIMUM DENSITY 53 LOTS (4 DU / NET AC X 13.29 AC = 53.16)				
MAXIMUM DENSITY 126 LOTS (5 DU/GROSS AC X 25.18 AC = 125.9)				
<b>ACHIEVED LOTS</b> 60 LOTS				

**PROPOSED IMPERVIOUS**

TOTAL PROPOSED	5.74 ACRES
PROPOSED POLLUTION GENERATING IMPERVIOUS	2.89 ACRES



**SHEET INDEX**

ENGINEERING PLANS	OWNER	
1 C1.01 COVER SHEET	OWNER THE HEIRS AND/OR DEVISEES OF JEANETTE L. CATES, DECEASED, AS THEIR INTERESTS MAY APPEAR, AND GEORGE A. CATES, JR., TRUSTEE OF THE GEORGE A. CATES, SR. CREDIT SHELTER TRUST.	
2 C1.02 EXISTING CONDITIONS		
3-6 C1.03-C1.06 PRELIMINARY PLAT PLAN		
7 C1.10 PRELIMINARY SITE PLAN		
8 C1.11 PRELIMINARY HORIZONTAL CONTROL PLAN		
9-10 C3.01-C3.02 PRELIMINARY GRADING PLAN		
11 C3.31 ROAD SECTIONS		
12-13 C3.32-C3.33 GRADING DETAILS		
14-15 C4.01-C4.02 PRELIMINARY ROAD & STORM DRAINAGE PLAN		
16-18 C4.21-C4.23 PRELIMINARY ROAD & STORM PROFILES		
19 C4.31 ROAD & STORM DRAINAGE DETAILS		
20 C4.32 VAULT DETAILS		
21-22 C5.01-C5.02 PRELIMINARY SEWER PLAN		
23-25 C5.21-C5.23 PRELIMINARY SEWER PROFILES		
26-27 C6.01-C6.02 PRELIMINARY WATER PLAN		
28 C7.01 COMPREHENSIVE UTILITY PLAN		
<b>LANDSCAPE PLANS</b>		
29 L2.01 COMPOSITE LANDSCAPE PLAN		
30 L2.02 OPEN SPACE ENLARGEMENT & PLANT SCHEDULE		
31 L2.31 LANDSCAPE DETAILS		

**APPLICANT**

JOHNSON AND HOLMES I, LLC  
3599 NW CARLTON STREET  
SILVERDALE, WA 98383  
(360) 626-1146  
CONTACT: JOHN JOHNSON

**ENGINEER/LANDSCAPE ARCHITECT/SURVEY**

CORE DESIGN INC.  
12100 N.E. 195TH ST, SUITE 300  
BOTHELL, WASHINGTON 98011  
(425) 885-7877  
CONTACT: HOLLI H. HEAVRIN, P.E. - ENGINEER, PROJECT MANAGER  
LINDSEY B. SOLORIO, P.L.A. - LANDSCAPE ARCHITECT  
ROBERT D. WEST, P.L.S. - SURVEYOR

**GEOTECHNICAL ENGINEER**

GEORESOURCES  
4809 PACIFIC HWY E  
FIFE, WA 98424  
(253) 896-1011  
CONTACT: KEITH SCHEMBS, LEG  
EIRK FINA, GIT

**TRAFFIC**

TRANSPORTATION SOLUTIONS  
16932 WOODINVILLE REDMOND RD NE, SUITE A206  
WOODINVILLE, WA 98072  
(425) 883-4134  
CONTACT: ANDREW L. BRATLIEN, PE

**CRITICAL AREAS**

GEO ENGINEERS  
1101 FAWCETT AVENUE, SUITE 200  
TACOMA, WA 98402  
(253) 722-2445  
CONTACT: JENNIFER L. DADISMAN

**ARBORIST**

PENINSULA ENVIRONMENTAL  
824 E 8TH ST, SUITE D  
PORT ANGELES, WA 98362  
(360) 504-3825 EXT 103  
CONTACT: JOHN BORNWORTH

**EARTH WORK**

CUT: 123,694± C.Y.  
FILL: 139,228± C.Y.  
NET: 14,534± C.Y.

**ADJACENT LAND USE & ZONING**

NORTH	SINGLE-FAMILY RESIDENTIAL (RESIDENTIAL LOW 4-5 UNITS PER ACRE)
EAST	SINGLE-FAMILY RESIDENTIAL (RESIDENTIAL LOW 4-5 UNITS PER ACRE)
SOUTH	SINGLE-FAMILY RESIDENTIAL (RESIDENTIAL LOW 4-5 UNITS PER ACRE)
WEST	SINGLE-FAMILY RESIDENTIAL (RESIDENTIAL LOW 4-5 UNITS PER ACRE)

**PUBLIC UTILITIES & SERVICES**

WATER	CITY OF POULSBO
SEWER	CITY OF POULSBO
POWER	PUGET SOUND ENERGY SERVICES
FIRE	PPD (POULSBO) - LIBERTY RD, STATION 71
SCHOOL	NORTH KITSAP DISTRICT 400

DATE	SEE STAMP DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
6/9/23	KATIE E. LANE		MARY MOORE	HOLLI H. HEAVRIN, PE	
17/9/23				HOLLI H. HEAVRIN, PE	
27/9/24					

REVISIONS

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	6/9/23
2	REVISED PER CITY COMMENTS	17/9/23
3	REVISED PER CITY COMMENTS	27/9/24

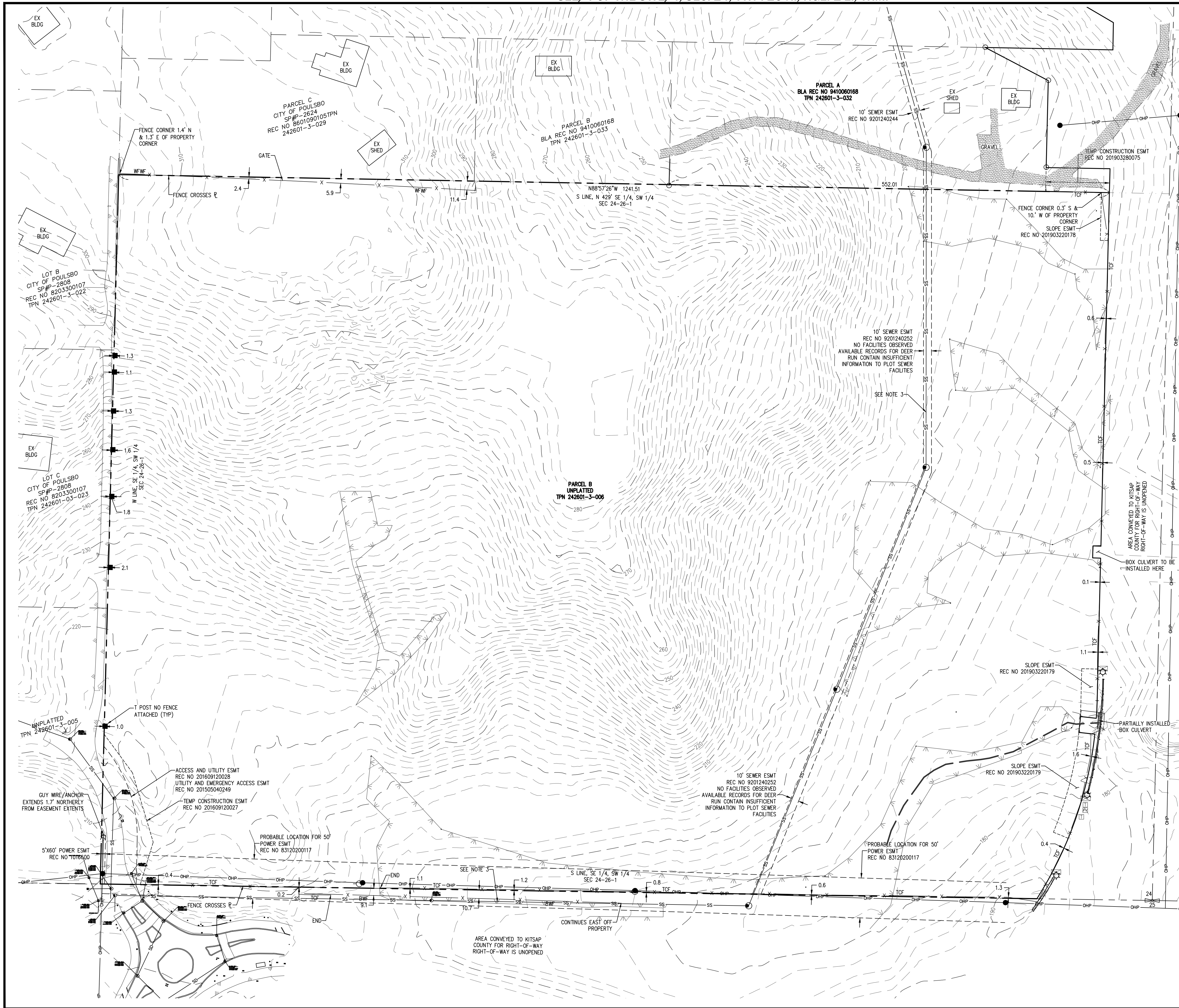
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE DESIGN**

12100 NE 195TH ST, SUITE 300 BOTHELL, WASHINGTON 98011 425.885.7877

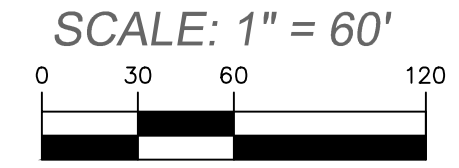
COVER SHEET  
AUDREY ESTATES  
A PRELIMINARY PLAT

SHEET 31 OF 31  
PROJECT NUMBER 21199



**LEGEND**

- SEWER MANHOLE
- CATCH BASIN TYPE I
- > CULVERT END
- UTILITY POLE
- ← GUY ANCHOR
- CONIFEROUS TREE
- DECIDUOUS TREE
- ALDER
- MAPLE
- FIR
- CEDAR
- TCF TEMPORARY CONSTRUCTION FENCE
- BWF BARBED WIRE FENCE
- HBF HORIZONTAL BOARD FENCE
- WFW WOOD FRAMED WIRE FENCE
- CLF CHAIN LINK FENCE
- SS SEWER LINE
- SD STORM DRAINAGE LINE
- W WATER LINE
- OHP OVERHEAD POWER LINE
- X FENCE LINE
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL



**LEGAL DESCRIPTION**

PARCEL A: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE NORTH 429 FEET THEREOF; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POULSBORO UNDER INSTRUMENT RECORDED AUDITOR'S FILE NO. 201903220177.

**NOTES**

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM PACIFIC NORTHWEST TITLE COMPANY ORDER NUMBER 1-507482 DATED MAY 10, 2021 AND CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 17043676 DATED DECEMBER 3, 2019. 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 ORDER AND COMMITMENT NUMBER. CORE DESIGN, INC. HAS RELIED WHOLLY ON PACIFIC NORTHWEST TITLE COMPANY AND CHICAGO TITLE INSURANCE COMPANY'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 IS PRELIMINARY IN NATURE AND SHOULD NOT BE USED FOR DESIGN PURPOSES WITHOUT INDEPENDENT CONFIRMATION OF THE BOUNDARY AND/OR TOPOGRAPHIC INFORMATION SHOWN HEREON.
- SEWER LINE LOCATION SHOWN IS BASED ON DEER RUN OFFSITE SEWER PLAN, RECORD DRAWING SHEET 9 OF 12, DATED 10-18-93, PREPARED BY LYON-BROOK, INC. HOLDING WH#1 TO A SCALED POSITION RELATIVE TO ITS GRAPHICAL POSITION IN DEER RUN PLAT AND WH#88 TO AN EXISTING MANHOLE MAPPED BY US NEAR THE SOUTHWEST CORNER OF THE SITE. NOTE THAT THE POSITION OF MANHOLES IN THE RECORD DRAWINGS HAVE NOT BEEN ADJUSTED TO REFLECT RECORD PIPE LENGTHS, AND SCALED DISTANCES OF SEWER RUNS DIFFER FROM RECORD & DESIGN BY UP TO 6 FEET. THE LOCATION OF THE SEWER LINE, ABSOLUTELY AND RELATIVE TO THE EASEMENT DEPICTED, SHOULD BE CONSIDERED APPROXIMATE AND THEREFORE THIS SURVEYOR AND CORE DESIGN QUALIFY THE ACCURACY OF THE SEWER LINE LOCATION ACCORDINGLY AND MAKE NO GUARANTEE THAT THE EASEMENT CONTAINS THE SEWER FACILITIES AS INTENDED.

DATE	SEE STAMP DATE				
DESIGNED	KATIE E. LANE				
DRAWN	MARY MOORE				
APPROVED	HOLLI H. HEAVRIN, PE				
PROJECT MANAGER	HOLLI H. HEAVRIN, PE				
SHEET	OF				
<b>C1.02</b>	<b>31</b>				
PROJECT NUMBER	<b>21199</b>				

**EXISTING CONDITIONS**  
**AUDREY ESTATES**  
**A PRELIMINARY PLAT**

**CORE DESIGN**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877



PARCEL C  
CITY OF POULSBORO  
SP#-2624  
REC NO 8601090105TPN  
242601-3-029

PARCEL B  
BLA REC NO 9410060168  
TPN 242601-3-033

LOT B  
CITY OF POULSBORO  
SP#-2808  
REC NO 8203300107  
TPN 242601-3-022

LOT C  
CITY OF POULSBORO  
SP#-2808  
REC NO 8203300107  
TPN 242601-03-023

UNPLATTED  
242601-3-005

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
DATE	11/9/23
REVISIONS	1 REVISED PER CITY COMMENTS
DATE	11/9/23
REVISIONS	2 REVISED PER CITY COMMENTS
DATE	2/13/24
REVISIONS	3 REVISED PER CITY COMMENTS

SEE SHEET C1.05

SEE SHEET C1.04

SEE SHEET C1.03

SEE SHEET C1.02

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SEE SHEET C0.03

SEE SHEET C0.02

SEE SHEET C0.01

PRELIMINARY PLAT PLAN  
AUDREY ESTATES  
A PRELIMINARY PLAT

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
DESIGN

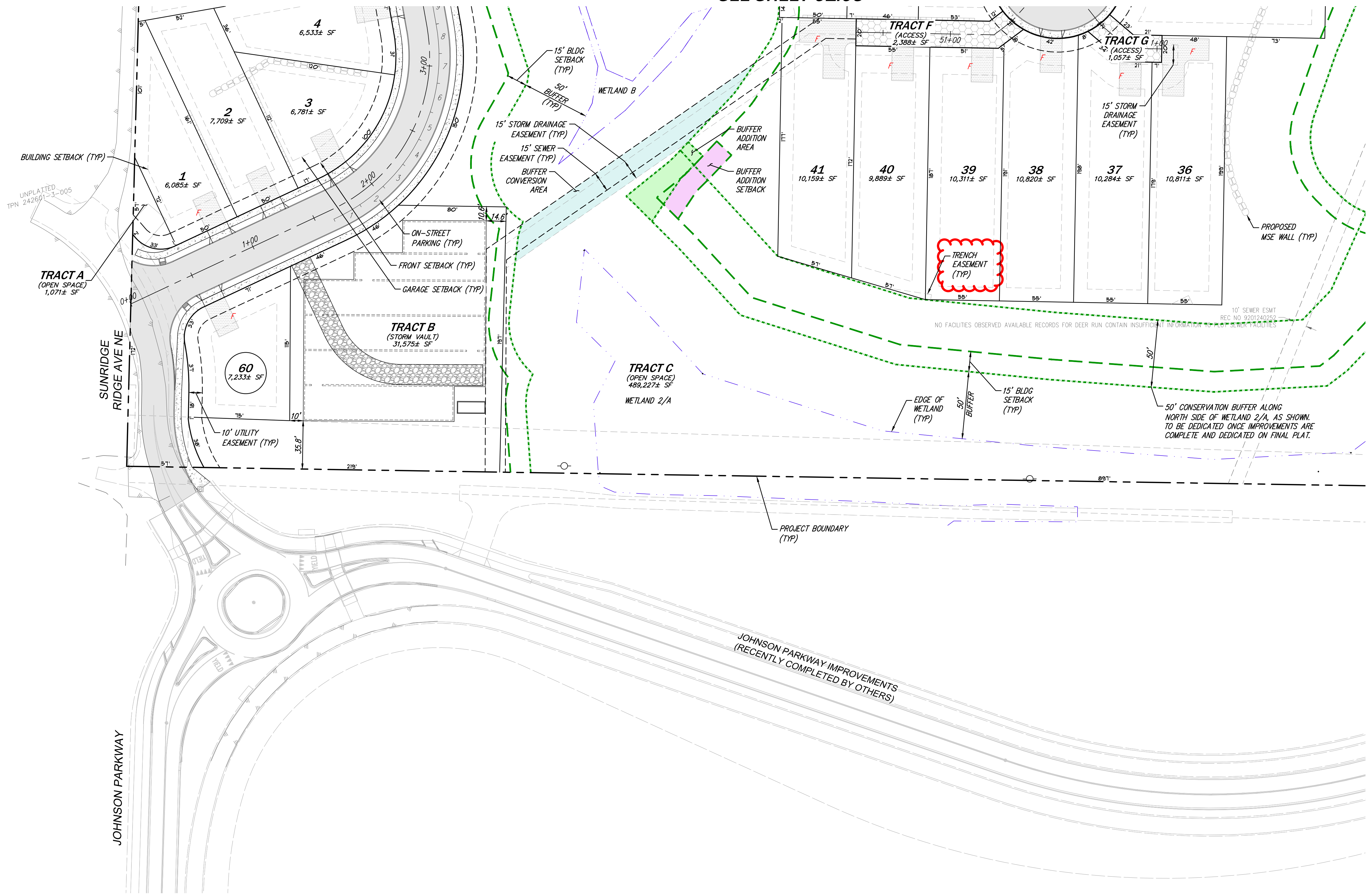
CORE DESIGN

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DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
SHEET	C1.03
OF	31
PROJECT NUMBER	21199

SEE SHEET C1.03

SEE SHEET C1.06



**SITE LEGEND**

	BUILDING SETBACK
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	UTILITY EASEMENT
	CRITICAL AREA
	CRITICAL AREA BUFFER
	CREEK/STREAM BUFFER
	BUILDING SETBACK FROM CRITICAL AREA
	MSE WALL
	RETAINING WALL FRONT OF LOT FOR BLDG PURPOSES
	BUFFER ADDITION SETBACK
	BUFFER ADDITION AREA
	BUFFER CONVERSION AREA

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

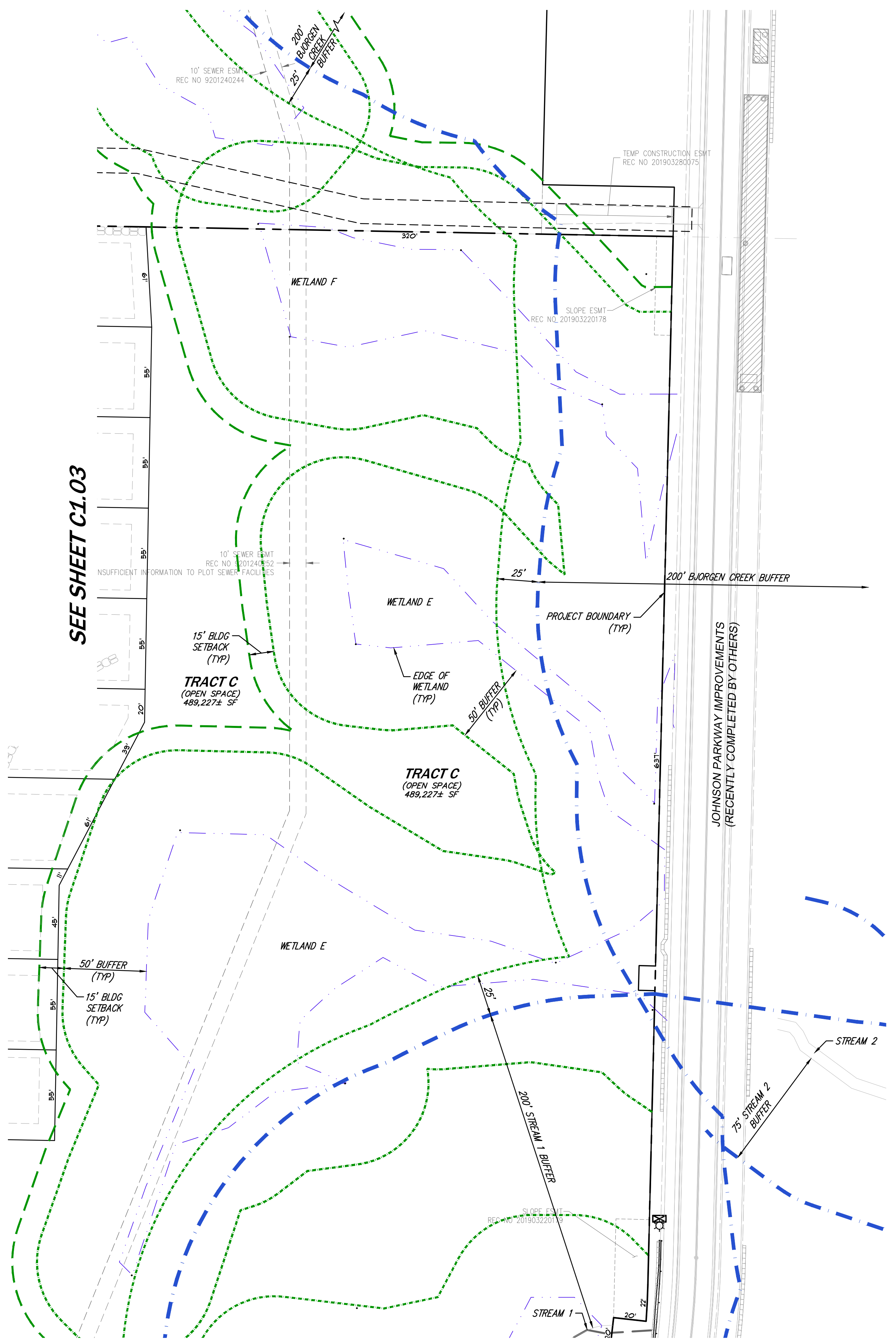
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
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**PRELIMINARY PLAT PLAN  
AUDREY ESTATES  
A PRELIMINARY PLAT**

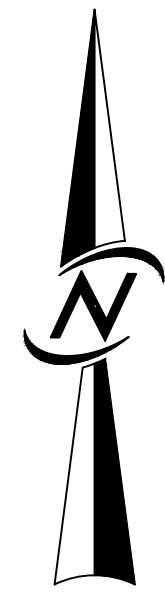
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APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
SHEET	OF
<b>C1.04</b>	<b>31</b>
PROJECT NUMBER	<b>21199</b>

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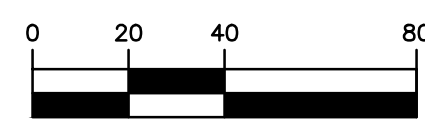


SEE SHEET C1.03

SEE SHEET C1.06



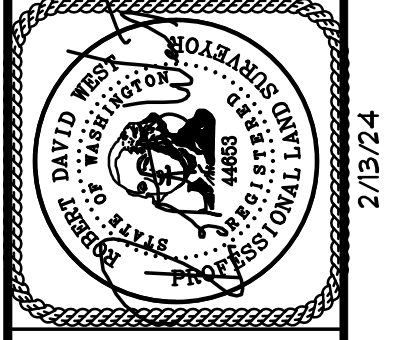
SCALE: 1" = 40'



**SITE LEGEND**

- BUILDING SETBACK
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- UTILITY EASEMENT
- CRITICAL AREA
- CRITICAL AREA BUFFER
- CREEK/STREAM BUFFER
- BUILDING SETBACK FROM CRITICAL AREA
- MSE WALL
- RETAINING WALL

DATE	6/9/23
REVISIONS	
1	REVISED PER CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS
2/19/24	



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
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SURVEYING

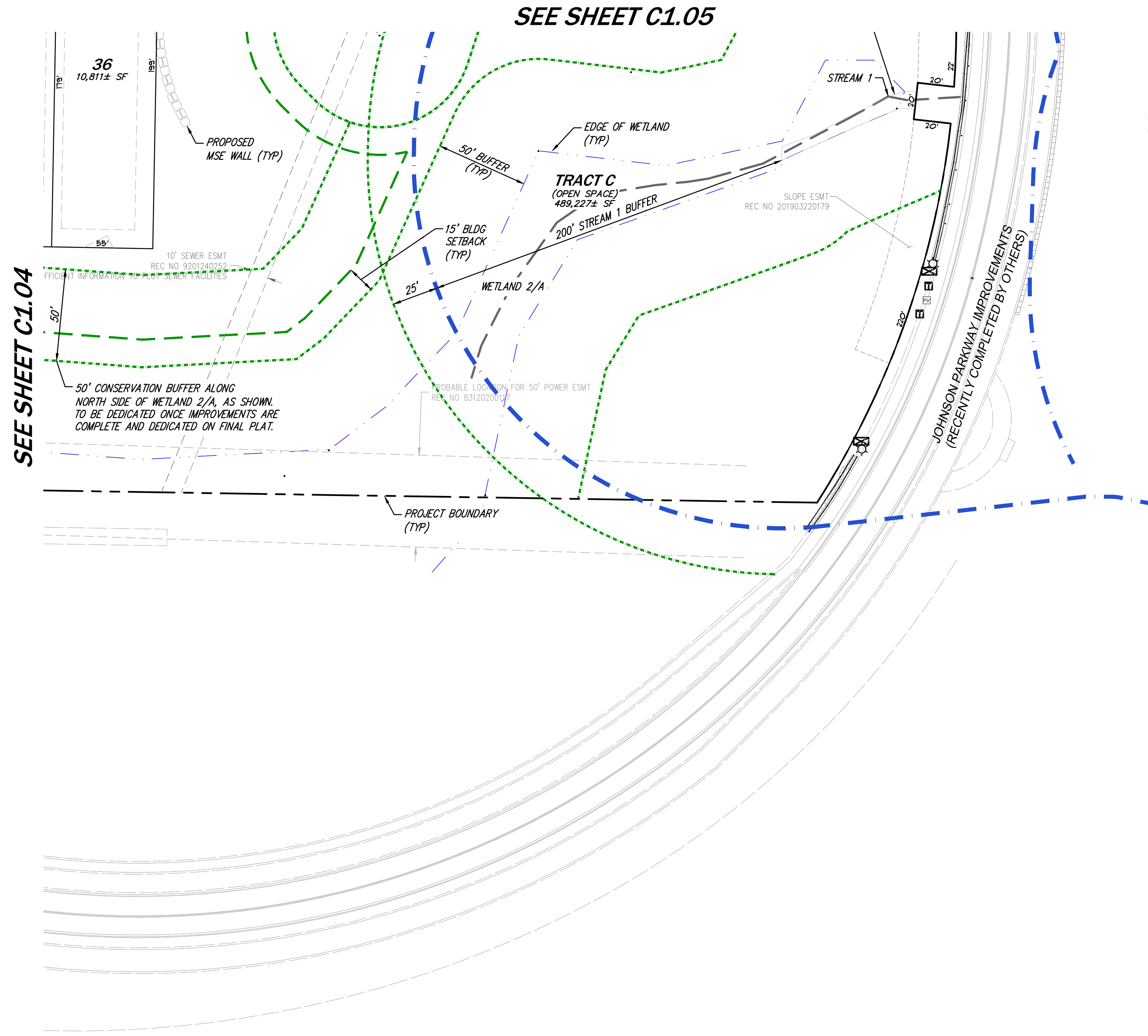
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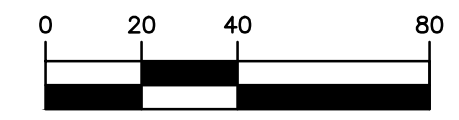
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	PROJECT MANAGER
SHEET	OF
<b>C1.05</b>	<b>31</b>
PROJECT NUMBER	<b>21199</b>

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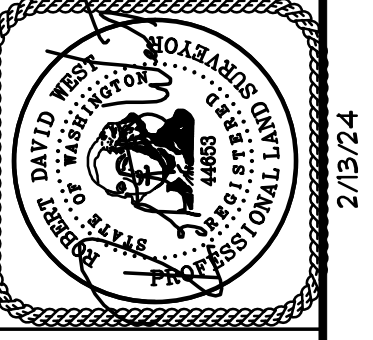
SCALE: 1" = 40'



**SITE LEGEND**

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- BUILDING SETBACK FROM CRITICAL AREA
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NO.	REVISIONS	DATE
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3	REVISED PER CITY COMMENTS	2/13/24



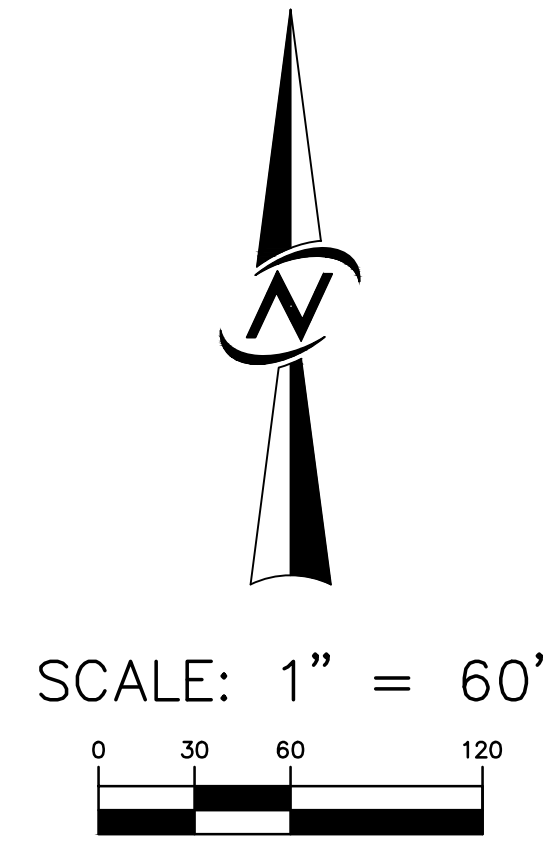
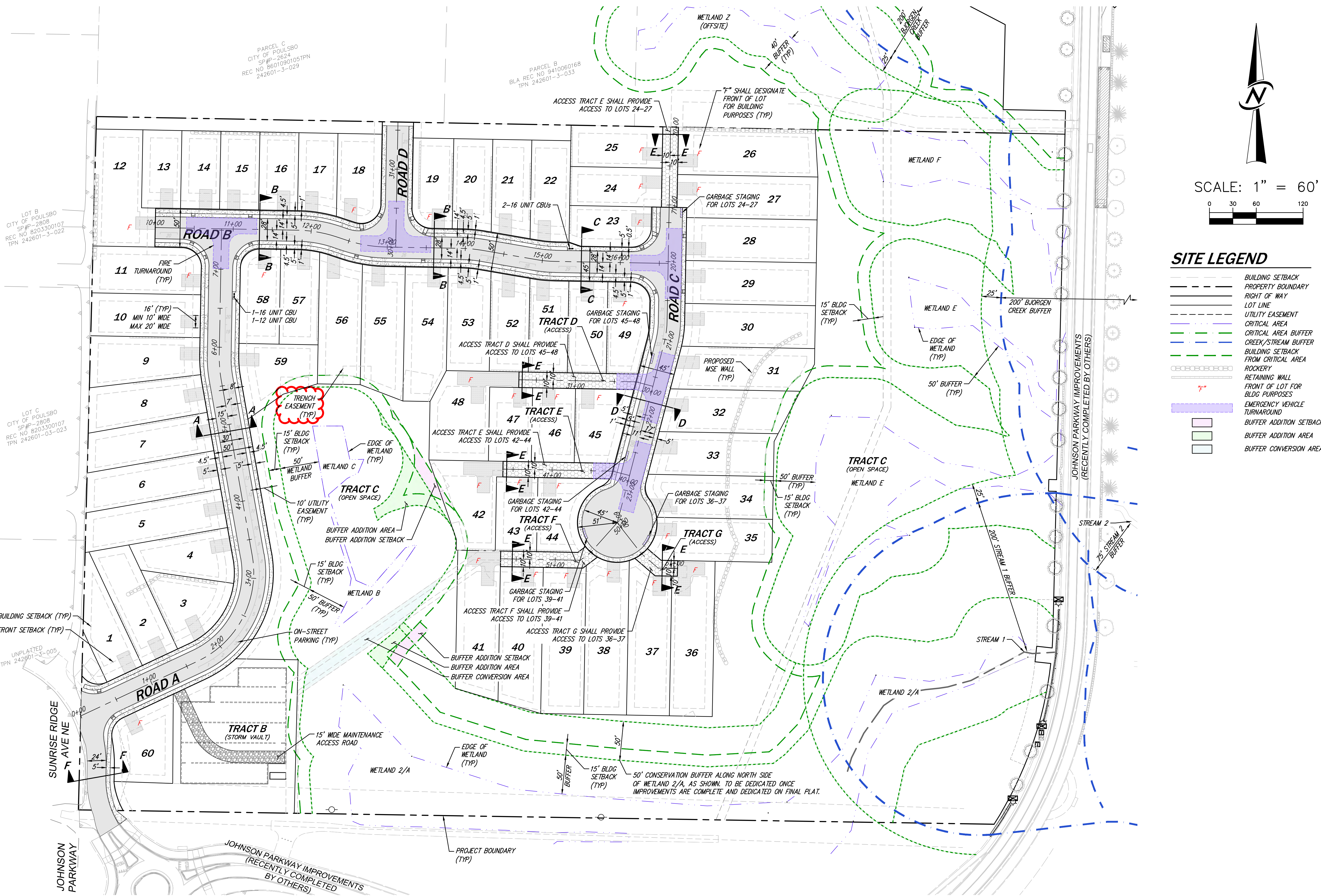
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**PRELIMINARY PLAT PLAN  
 AUDREY ESTATES  
 A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
	HOLLI H. HEAVRIN, PE
	PROJECT MANAGER

SHEET **C1.06** OF **31**  
 PROJECT NUMBER **21199**





**SITE LEGEND**

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	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	UTILITY EASEMENT
	CRITICAL AREA
	CRITICAL AREA BUFFER
	CREEK/STREAM BUFFER
	BUILDING SETBACK FROM CRITICAL AREA
	ROCKERY
	RETAINING WALL FRONT OF LOT FOR BLDG PURPOSES
	EMERGENCY VEHICLE TURNAROUND
	BUFFER ADDITION SETBACK
	BUFFER ADDITION AREA
	BUFFER CONVERSION AREA

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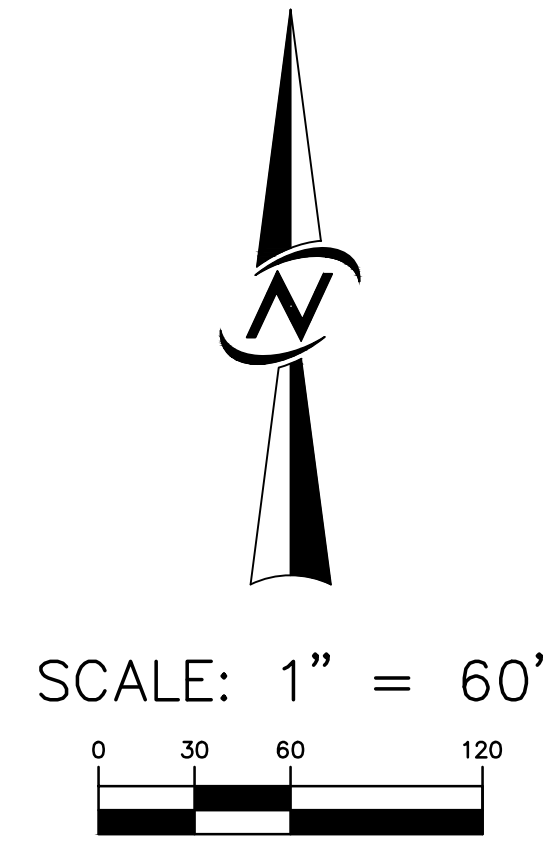
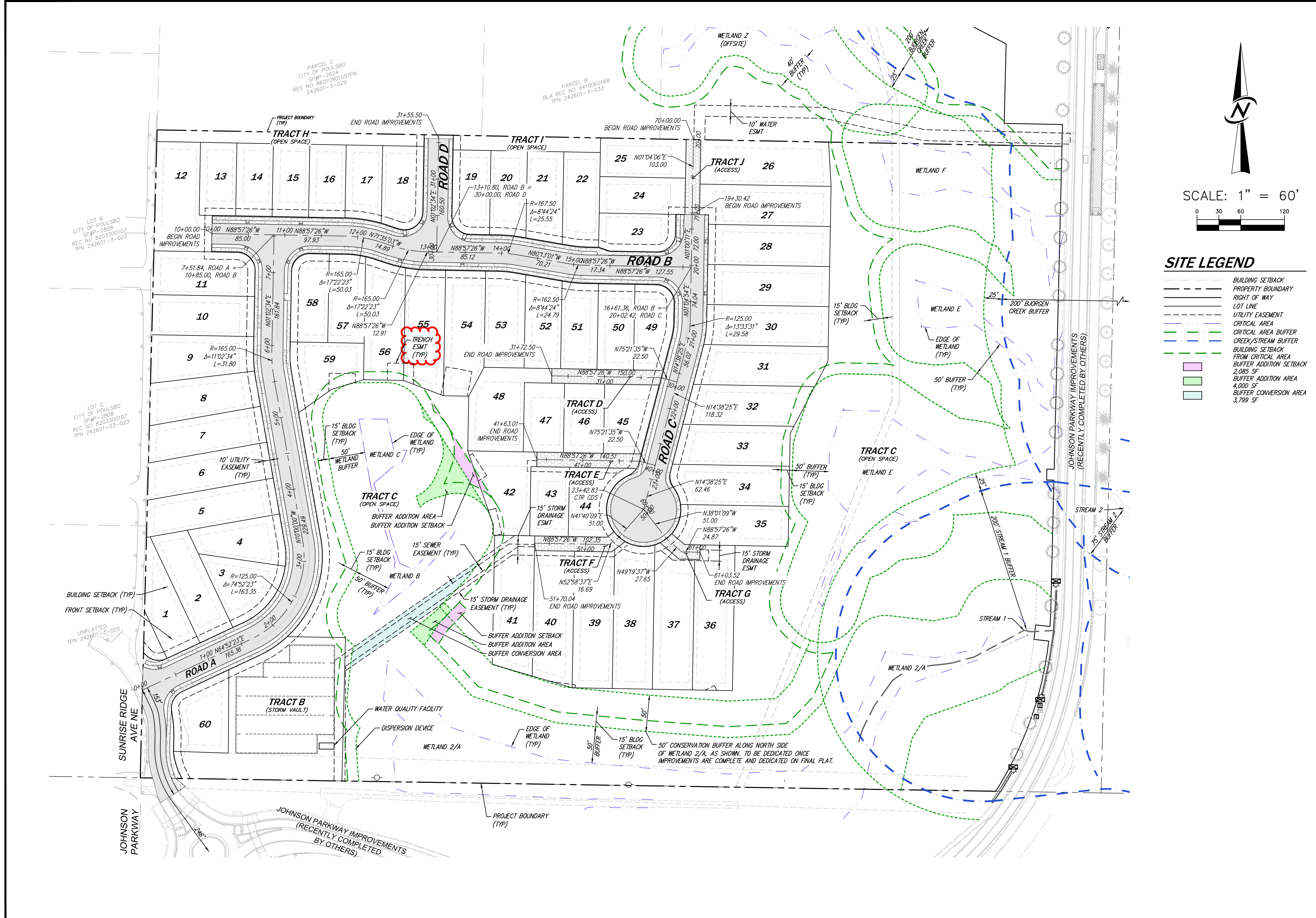
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APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

SHEET	OF
<b>C1.10</b>	<b>31</b>
PROJECT NUMBER	<b>21199</b>

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**SITE LEGEND**

	BUILDING SETBACK
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	UTILITY EASEMENT
	CRITICAL AREA
	CRITICAL AREA BUFFER
	CREEK/STREAM BUFFER
	BUILDING SETBACK FROM CRITICAL AREA
	BUFFER ADDITION SETBACK
	2,085 SF BUFFER ADDITION AREA
	4,000 SF BUFFER ADDITION AREA
	3,799 SF BUFFER ADDITION AREA

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

PRELIMINARY HORIZONTAL CONTROL PLAN  
AUDREY ESTATES  
**A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
SHEET	OF
<b>C1.11</b>	<b>31</b>
PROJECT NUMBER	<b>21199</b>

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**SURFACE LEGEND**

- 250 EXISTING GROUND CONTOUR MAJR
- 252 EXISTING GROUND CONTOUR MINR
- 250 FINISH GRADE CONTOUR MAJR
- 252 FINISH GRADE CONTOUR MINR

**SITE LEGEND**

- BUILDING SETBACK
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- UTILITY EASEMENT
- CRITICAL AREA
- CRITICAL AREA BUFFER
- CREEK/STREAM BUFFER
- BUILDING SETBACK FROM CRITICAL AREA
- MSE WALL
- RETAINING WALL
- BUFFER ADDITION SETBACK
- BUFFER ADDITION AREA
- BUFFER CONVERSION AREA

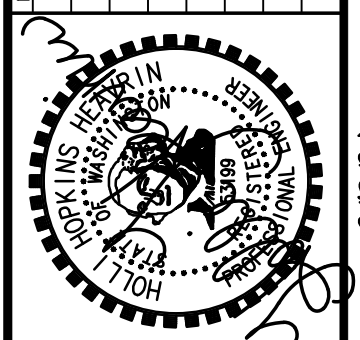
**GRADING NOTES**

ALL CUT AND FILL SLOPES, INCLUDING RSS FILL SLOPES, SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. SEE DETAILS, SHEET C3.32

**DISPERSION TRENCH NOTES**

1. EASEMENTS FOR ACCESS AND MAINTENANCE TO BE PROVIDED OVER ALL PORTIONS OF TRENCH AND FLOW PATHS OUTSIDE OF OPEN SPACES.
2. DISPERSION TRENCHES ARE TO BE MAINTAINED BY THE HOA. MAINTENANCE SHALL BE OUTLINED WITHIN FINAL OPERATIONS AND MAINTENANCE MANUAL FOR THE PROJECT, AT THE TIME OF FINAL PLAN.
3. PED ACCESS FOR MAINTENANCE TO ALL DISPERSION TRENCHES TO BE PROVIDED THROUGH OPEN SPACES, TRACTS OR EXISTING EASEMENTS.

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
DATE	11/9/23
REVISIONS	1 REVISED PER CITY COMMENTS
	2 REVISED PER CITY COMMENTS
	3 REVISED PER CITY COMMENTS
	27/19/24



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE DESIGN**

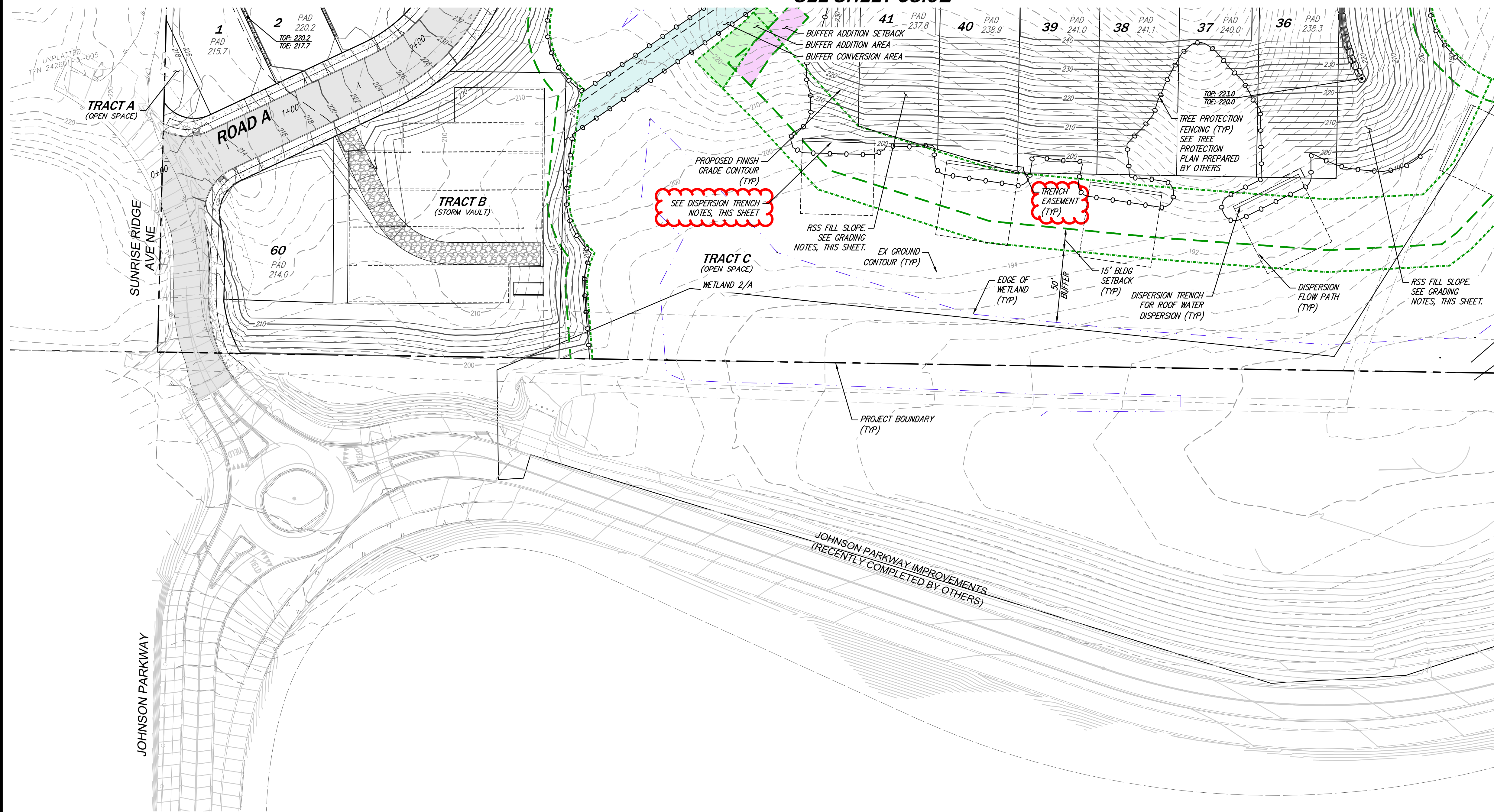
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

**PRELIMINARY GRADING PLAN  
AUDREY ESTATES  
A PRELIMINARY PLAT**

SEE SHEET C3.02

SHEET **C3.01** OF **31**  
PROJECT NUMBER **21199**

SEE SHEET C3.01



**SURFACE LEGEND**

— 400 —	EXISTING GROUND CONTOUR MAJR
— 402 —	EXISTING GROUND CONTOUR MINR
— 400 —	FINISH GRADE CONTOUR MAJR
— 402 —	FINISH GRADE CONTOUR MINR

**SITE LEGEND**

---	BUILDING SETBACK
---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	UTILITY EASEMENT
---	CRITICAL AREA
---	CRITICAL AREA BUFFER
---	CREEK/STREAM BUFFER
---	BUILDING SETBACK FROM CRITICAL AREA
---	MSE WALL
---	RETAINING WALL
---	BUFFER ADDITION SETBACK
---	BUFFER ADDITION AREA
---	BUFFER CONVERSION AREA

**GRADING NOTES**  
 ALL CUT AND FILL SLOPES, INCLUDING RSS FILL SLOPES, SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. SEE DETAILS, SHEET C3.32

**DISPERSION TRENCH NOTES**

- EASEMENTS FOR ACCESS AND MAINTENANCE TO BE PROVIDED OVER ALL PORTIONS OF TRENCH AND FLOW PATHS OUTSIDE OF OPEN SPACES.
- DISPERSION TRENCHES ARE TO BE MAINTAINED BY THE HOA. MAINTENANCE SHALL BE OUTLINED WITHIN FINAL OPERATIONS AND MAINTENANCE MANUAL FOR THE PROJECT, AT THE TIME OF FINAL PLAT.
- PEDESTRIAN ACCESS FOR MAINTENANCE TO ALL DISPERSION TRENCHES TO BE PROVIDED THROUGH OPEN SPACES, TRACTS OR EXISTING EASEMENTS.

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
PROJECT MANAGER	HOLLI H. HEAVRIN, PE

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	6/9/23
2	REVISED PER CITY COMMENTS	11/9/23
3	REVISED PER CITY COMMENTS	2/13/24

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING

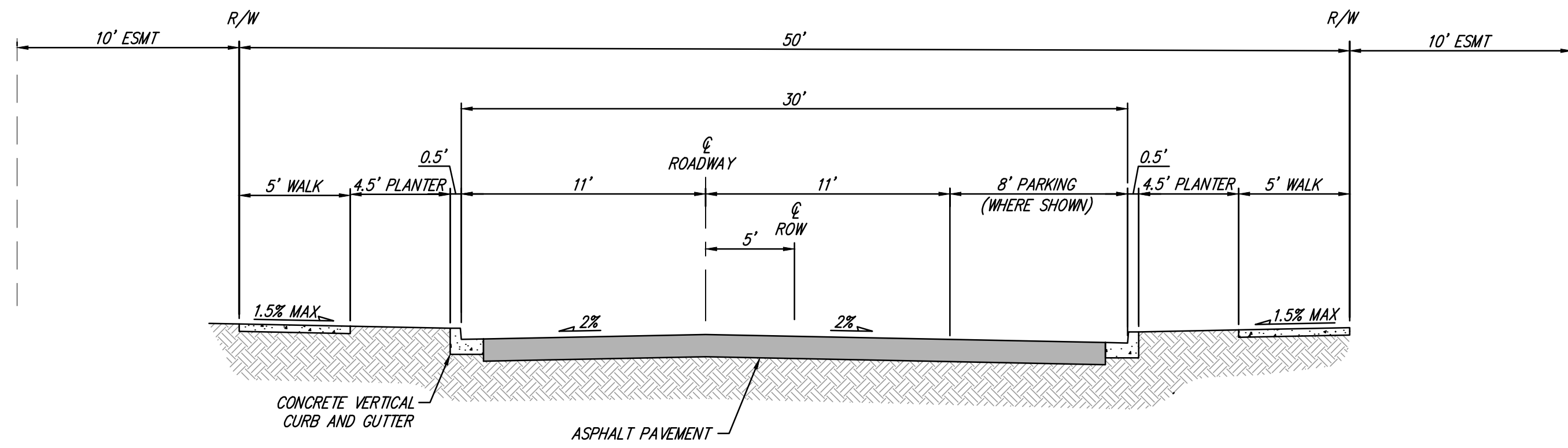
**CORE DESIGN**

12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

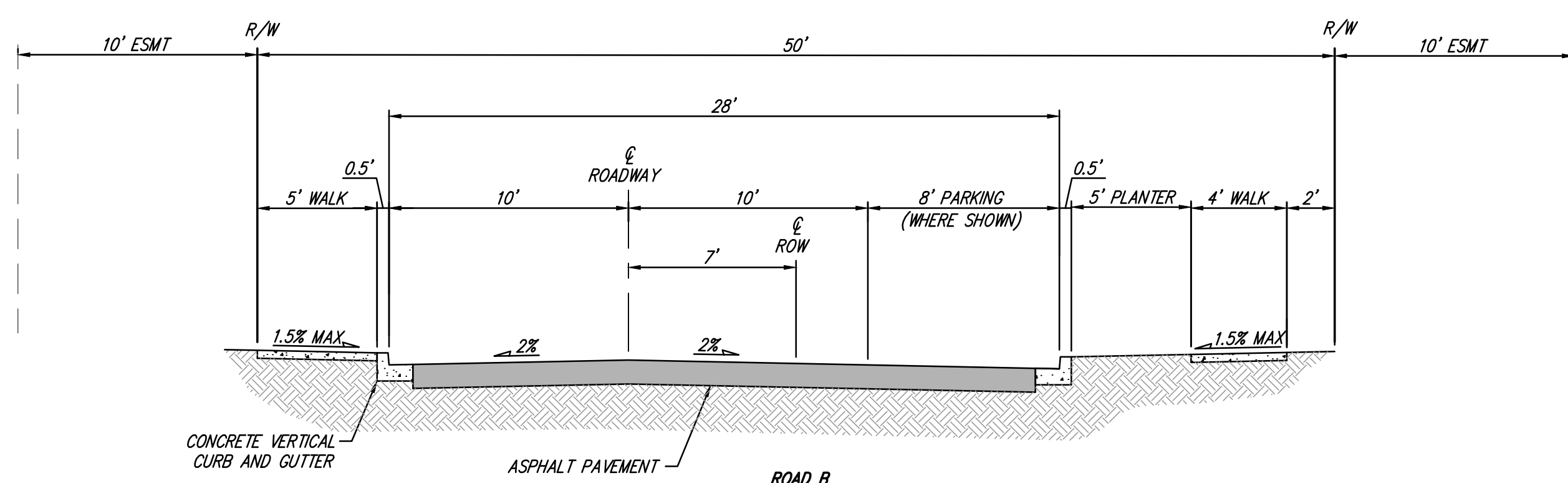
**PRELIMINARY GRADING PLAN  
 AUDREY ESTATES  
 A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
PROJECT MANAGER	HOLLI H. HEAVRIN, PE
SHEET	OF
<b>C3.02</b>	<b>31</b>
PROJECT NUMBER	<b>21199</b>

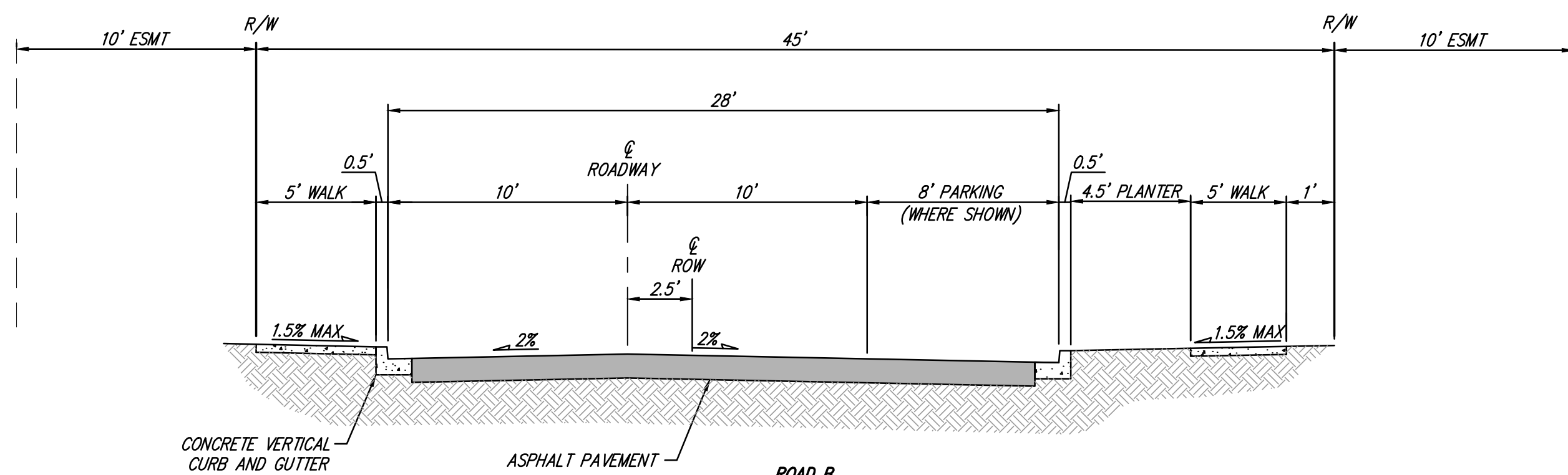
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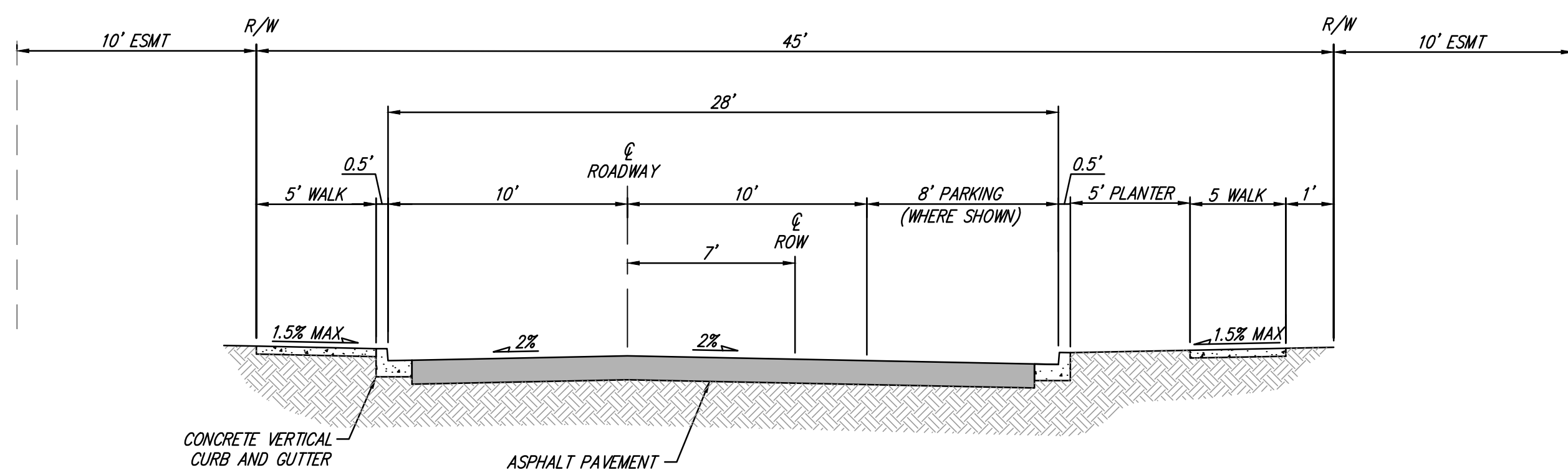
**ROAD A  
RESIDENTIAL COLLECTOR  
SECTION A-A**  
NOT TO SCALE



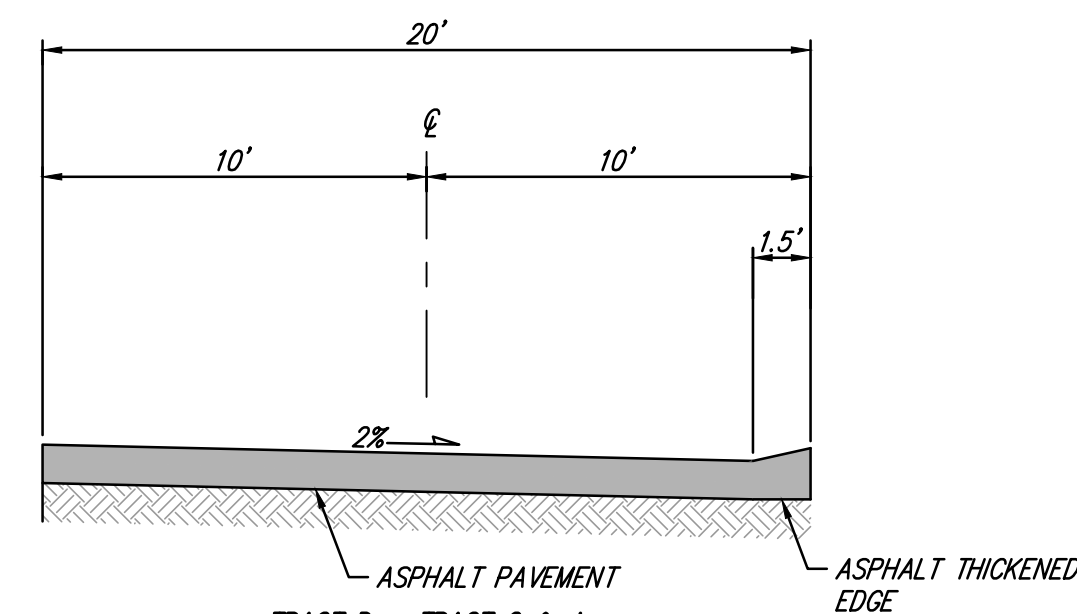
**ROAD B  
(START - STA ~15+50)  
RESIDENTIAL ACCESS  
SECTION B-B**  
NOT TO SCALE



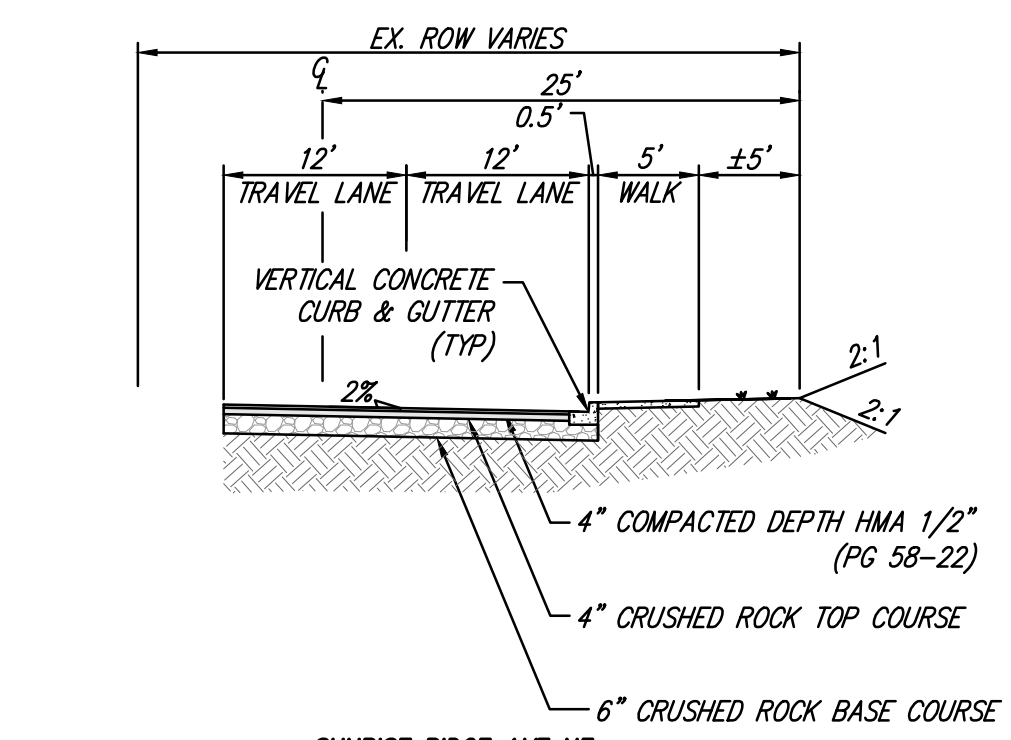
**ROAD B  
(STA ~15+50 - END)  
RESIDENTIAL ACCESS  
SECTION C-C**  
NOT TO SCALE



**ROAD C  
RESIDENTIAL ACCESS  
SECTION D-D**  
NOT TO SCALE



**TRACT D - TRACT G & J  
PRIVATE ACCESS  
SECTION E-E**  
NOT TO SCALE



**SUNRISE RIDGE AVE NE  
NEIGHBORHOOD COLLECTOR (HALF STREET IMPROVEMENT)  
SECTION F-F**  
NOT TO SCALE

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
	HOLLI H. HEAVRIN, PE
	PROJECT MANAGER

NO.	REVISIONS
1	REVISED PER CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS

DATE: 6/9/23  
17/9/23  
27/13/24

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE DESIGN**  
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

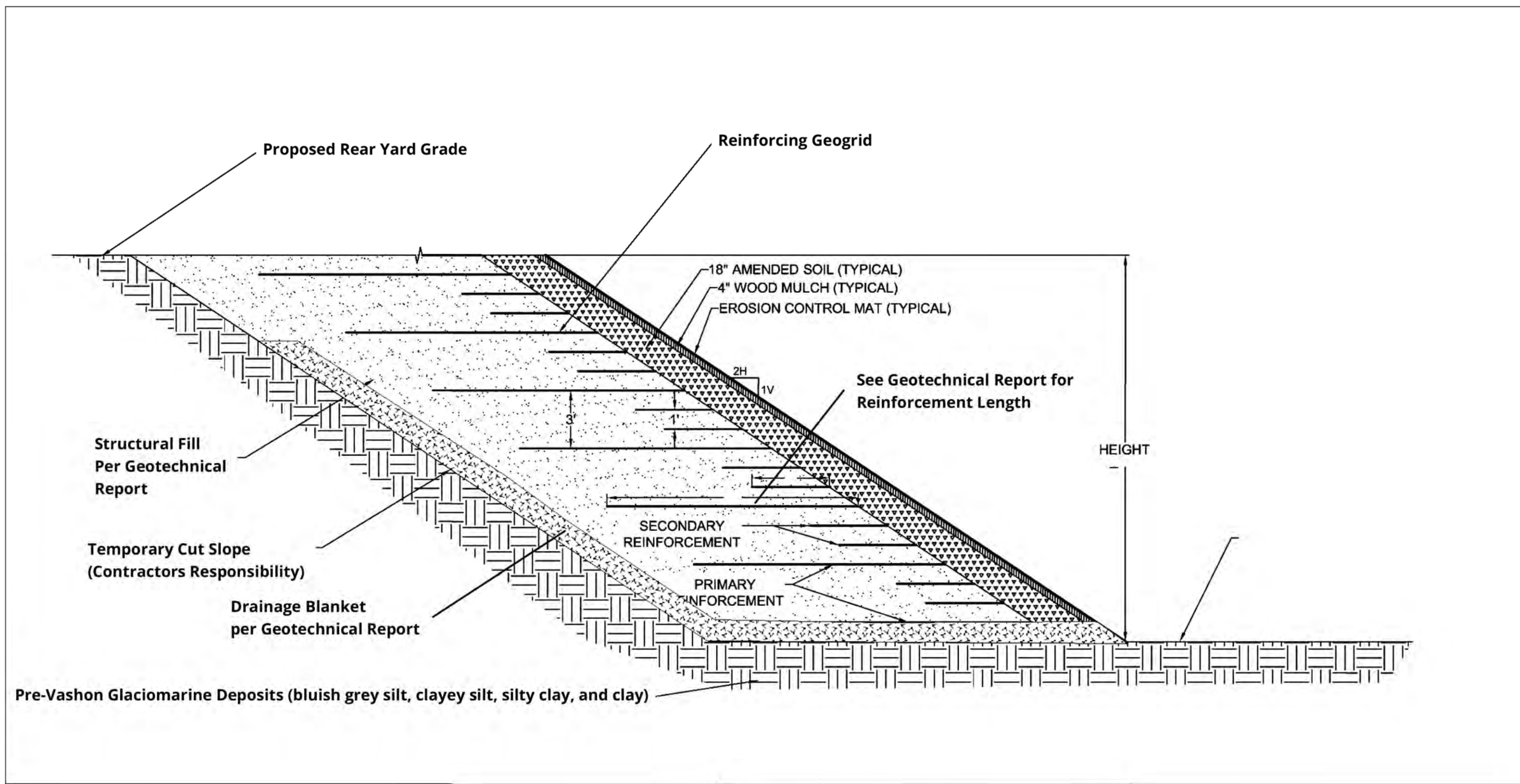
  

ROAD SECTIONS  
AUDREY ESTATES  
**A PRELIMINARY PLAT**

SHEET 31 OF 31  
**C3.31**  
PROJECT NUMBER 21199

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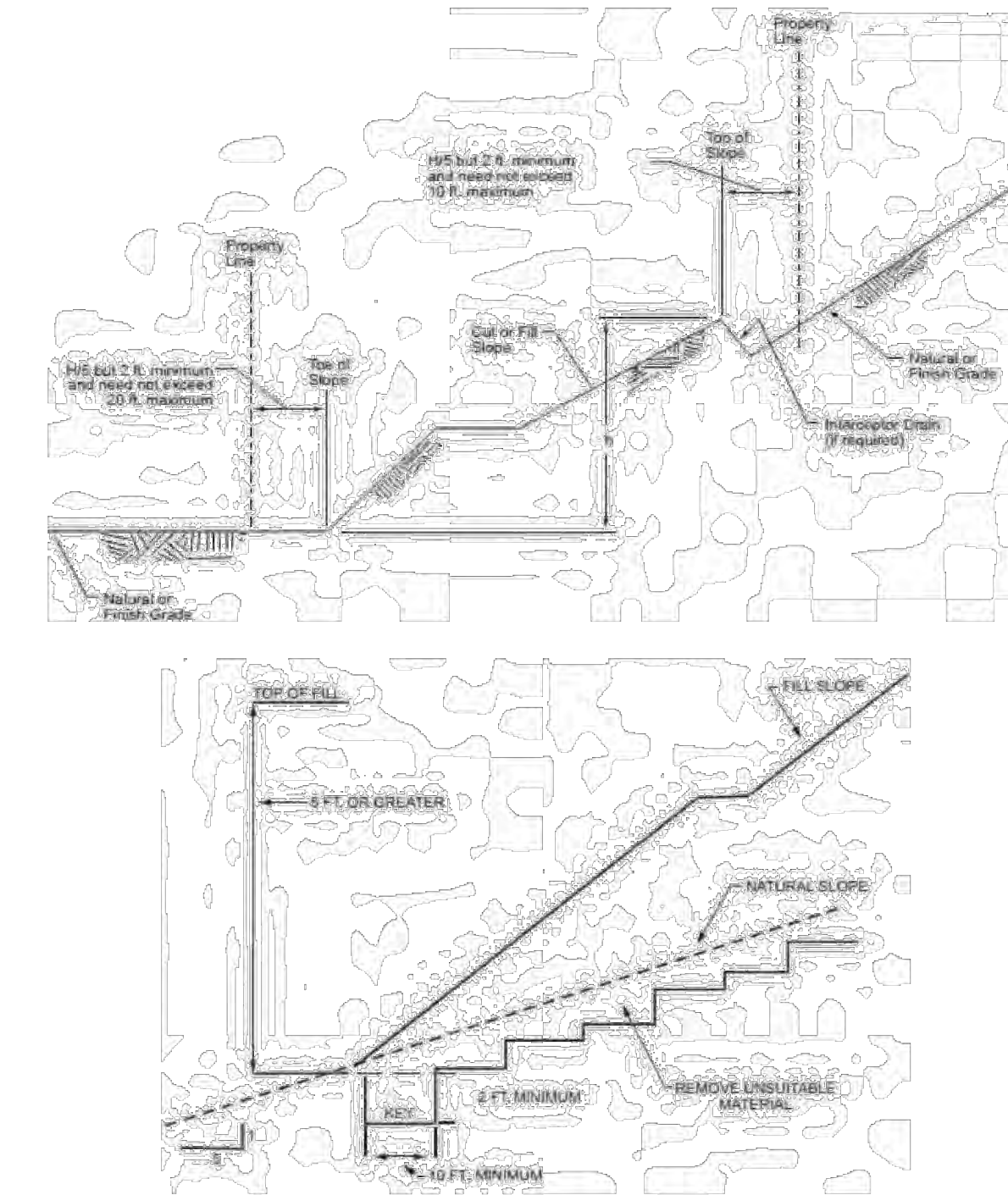


1. Geogrid Reinforcement to have a minimum long term MARV tensile strength of 6,490 lb/ft.
2. Structural fill to be placed in 12-inch maximum lifts and compacted to 95% mdd per ASTM 1557 within 2% of the optimum moisture content for compaction.
3. A drainage blanket should be installed behind the RSS, the drainage blanket should consist of quarry spalls (WSDOT Standard Specification 9-13.1(15)) or light loose rip rap (WSDOT Standard Specification 9-13.1(3)) and be a minimum 2 feet thick where the aggregate is in contact with native soils or onsite fill soils, we recommend the aggregate is wrapped with non-woven geotextile fabric to prevent fines from migrating into and clogging the drainage blanket.
4. Other approved means of providing erosion control may be utilized for the slope face.



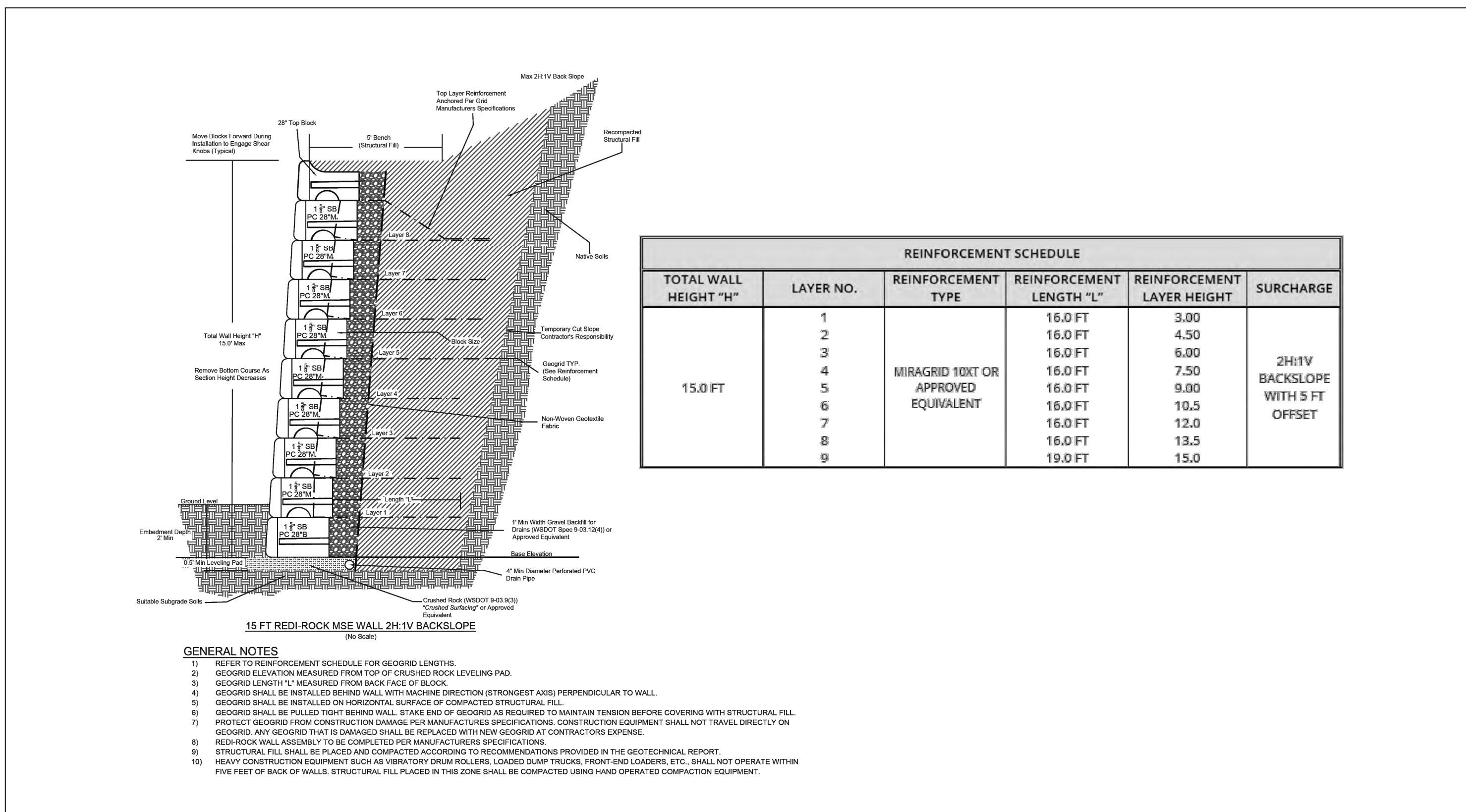
**Typical RSS Detail**  
Proposed Residential Plat "Audrey Estates"  
xxx - Johnson Road Northeast  
Poulsbo, Washington  
PN: 242601-3-006-2005

Doc ID: JWGGroup.NollRdE.F November 2023 Figure 13



**IBC Appendix J Detail**  
Proposed Residential Plat  
xxx - Johnson Parkway  
Poulsbo, Washington  
PN: 242601-3-006-2005

Doc ID: JWGGroup.NollRdE.F October 2022 Figure 12



**Redi-Rock Wall Typical Detail**  
Proposed Residential Plat  
17965 Noll Road East  
Poulsbo, Washington  
PN: 242-3-006-2005, 242601-3-032-2003

DocID: JWGGroup.NollRdE.RW November 2023 Figure 11

DATE	REVISIONS
6/9/23	1 REVISED PER CITY COMMENTS
11/9/23	2 REVISED PER CITY COMMENTS
2/13/24	3 REVISED PER CITY COMMENTS

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

**GRADING DETAILS  
AUDREY ESTATES  
A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
	HOLLI H. HEAVRIN, PE
	PROJECT MANAGER

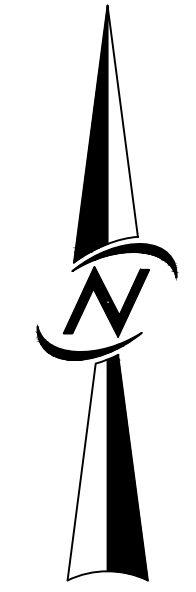
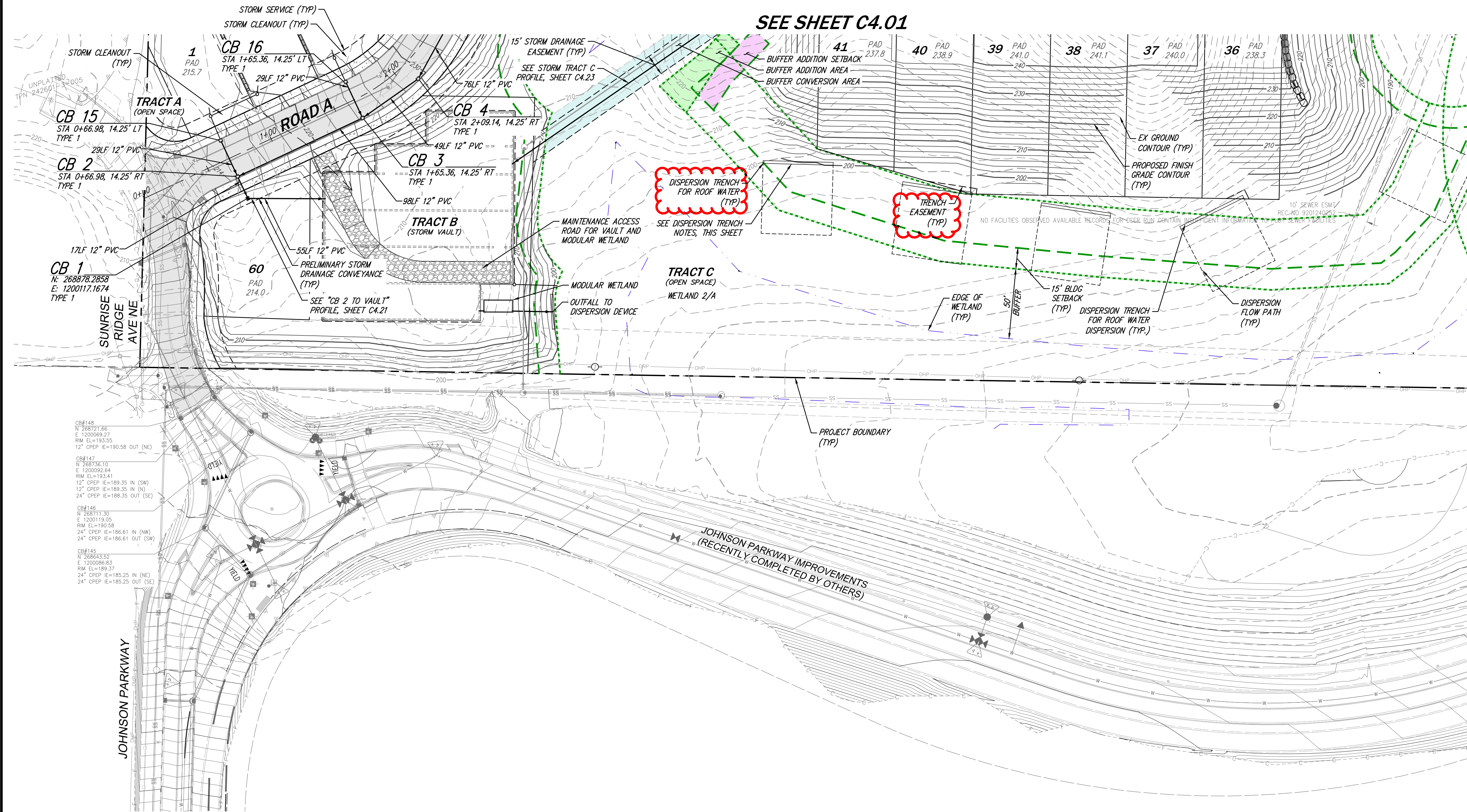
SHEET	OF
<b>C3.32</b>	<b>31</b>
PROJECT NUMBER	
<b>21199</b>	

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SCALE: 1" = 40'

- STORM LEGEND**
- STORM PIPE
  - STORM STRUCTURE
  - STORM PIPE FLOW ARROW
  - EXISTING STORM PIPE

- SITE LEGEND**
- BUILDING SETBACK
  - PROPERTY BOUNDARY
  - RIGHT OF WAY
  - LOT LINE
  - UTILITY EASEMENT
  - CRITICAL AREA
  - CRITICAL AREA BUFFER
  - CREEK/STREAM BUFFER
  - BUILDING SETBACK FROM CRITICAL AREA
  - MSE WALL
  - RETAINING WALL
  - BUFFER ADDITION SETBACK
  - BUFFER ADDITION AREA
  - BUFFER CONVERSION AREA

- DISPERSION TRENCH NOTES**
1. EASEMENTS FOR ACCESS AND MAINTENANCE TO BE PROVIDED OVER ALL PORTIONS OF TRENCH AND FLOW PATHS OUTSIDE OF OPEN SPACES.
  2. DISPERSION TRENCHES ARE TO BE MAINTAINED BY THE HOA. MAINTENANCE SHALL BE OUTLINED WITHIN FINAL OPERATIONS AND MAINTENANCE MANUAL FOR THE PROJECT, AT THE TIME OF FINAL PLAT.
  3. PED ACCESS FOR MAINTENANCE TO ALL DISPERSION TRENCHES TO BE PROVIDED THROUGH OPEN SPACES, TRACTS OR EXISTING EASEMENTS.

CB#148  
N=268721.66  
E=1200069.27  
RIM EL=193.55  
12" CPEP IE=190.58 OUT (NE)

CB#147  
N=268736.10  
E=1200092.64  
RIM EL=193.41  
12" CPEP IE=189.35 IN (SW)  
12" CPEP IE=189.35 IN (N)  
24" CPEP IE=188.35 OUT (SE)

CB#146  
N=268711.30  
E=1200119.05  
RIM EL=193.58  
24" CPEP IE=186.61 IN (NW)  
24" CPEP IE=186.61 OUT (SW)

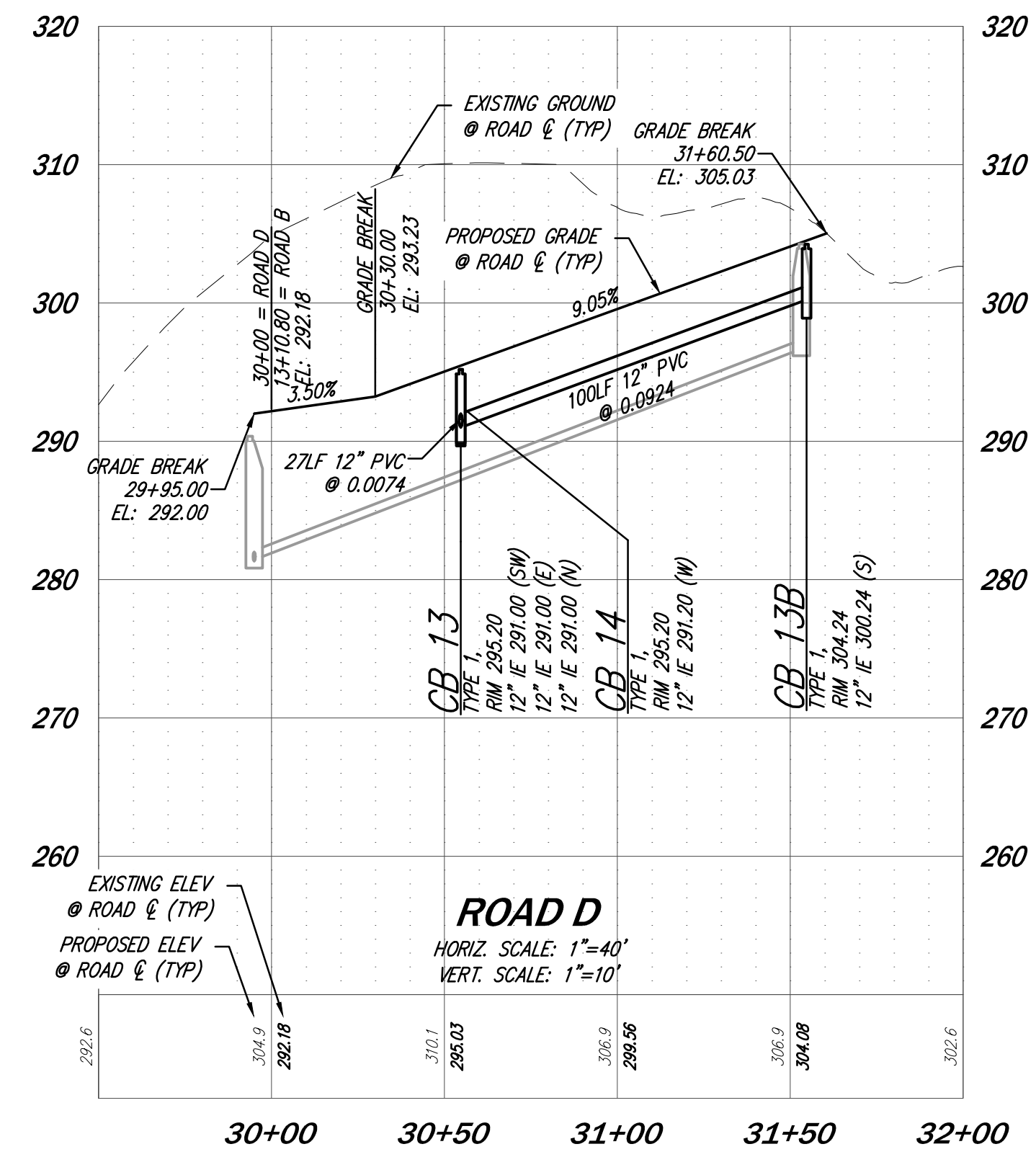
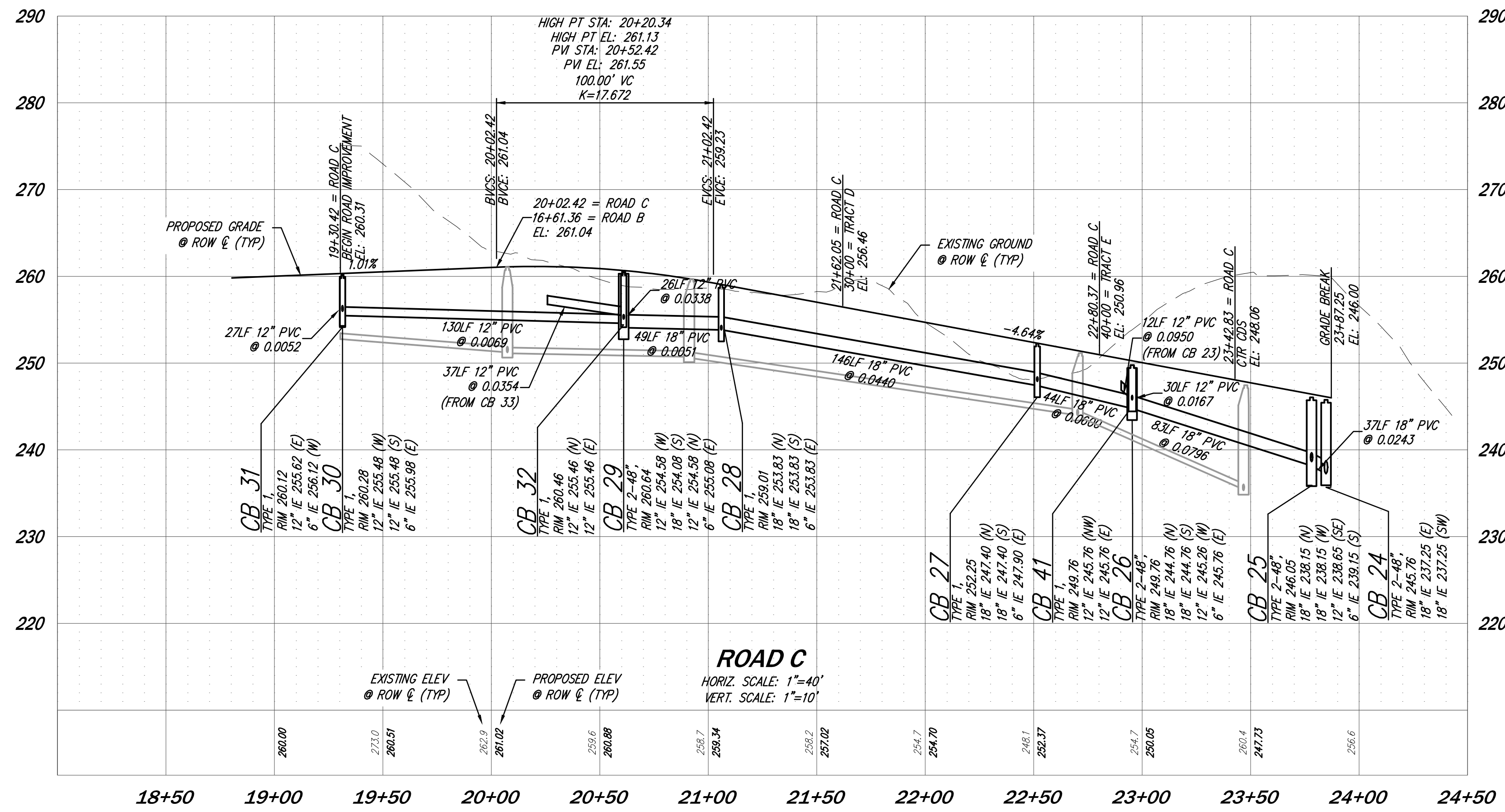
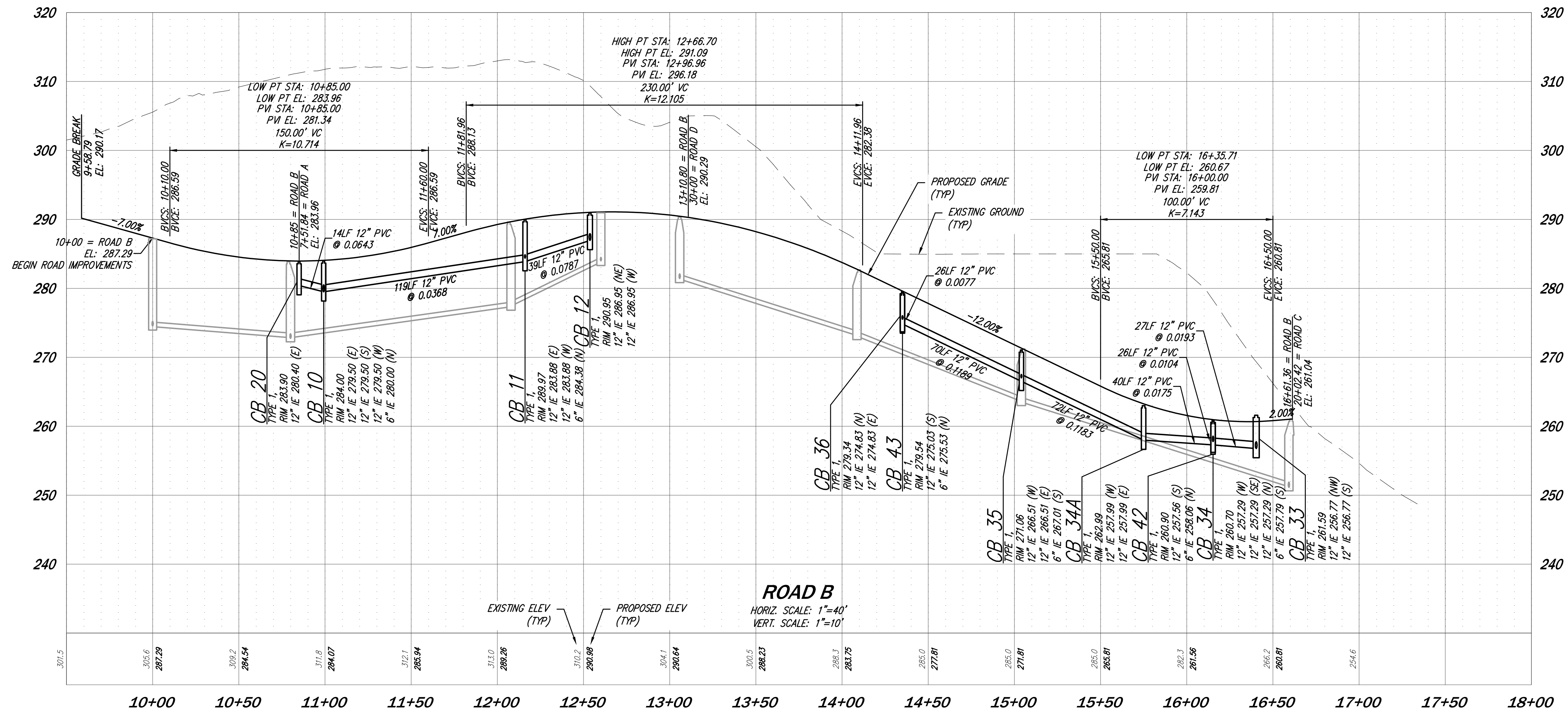
CB#145  
N=268684.52  
E=1200086.83  
RIM EL=189.37  
24" CPEP IE=185.25 IN (NE)  
24" CPEP IE=185.25 OUT (SE)

DATE	SEE STAMP DATE	DESIGNED	KATIE E. LANE	DRAWN	MARY MOORE	APPROVED	HOLLI H. HEAVRIN, PE
SHEET	OF						
<b>C4.02</b>	<b>31</b>						
PROJECT NUMBER <b>21199</b>							

PRELIMINARY ROAD & STORM DRAINAGE PLAN  
AUDREY ESTATES  
**A PRELIMINARY PLAT**

**CORE DESIGN**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877





DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
	HOLLI H. HEAVIN, PE
	PROJECT MANAGER

REVISIONS	NO.	DATE	DESCRIPTION
1	1	6/9/23	REVISED PER CITY COMMENTS
2	2	11/9/23	REVISED PER CITY COMMENTS
3	3	2/13/24	REVISED PER CITY COMMENTS

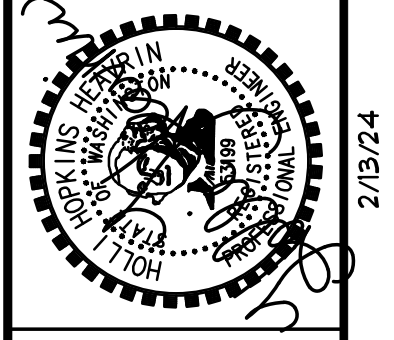
  

PRELIMINARY ROAD & STORM PROFILES  
 AUDREY ESTATES

**A PRELIMINARY PLAT**

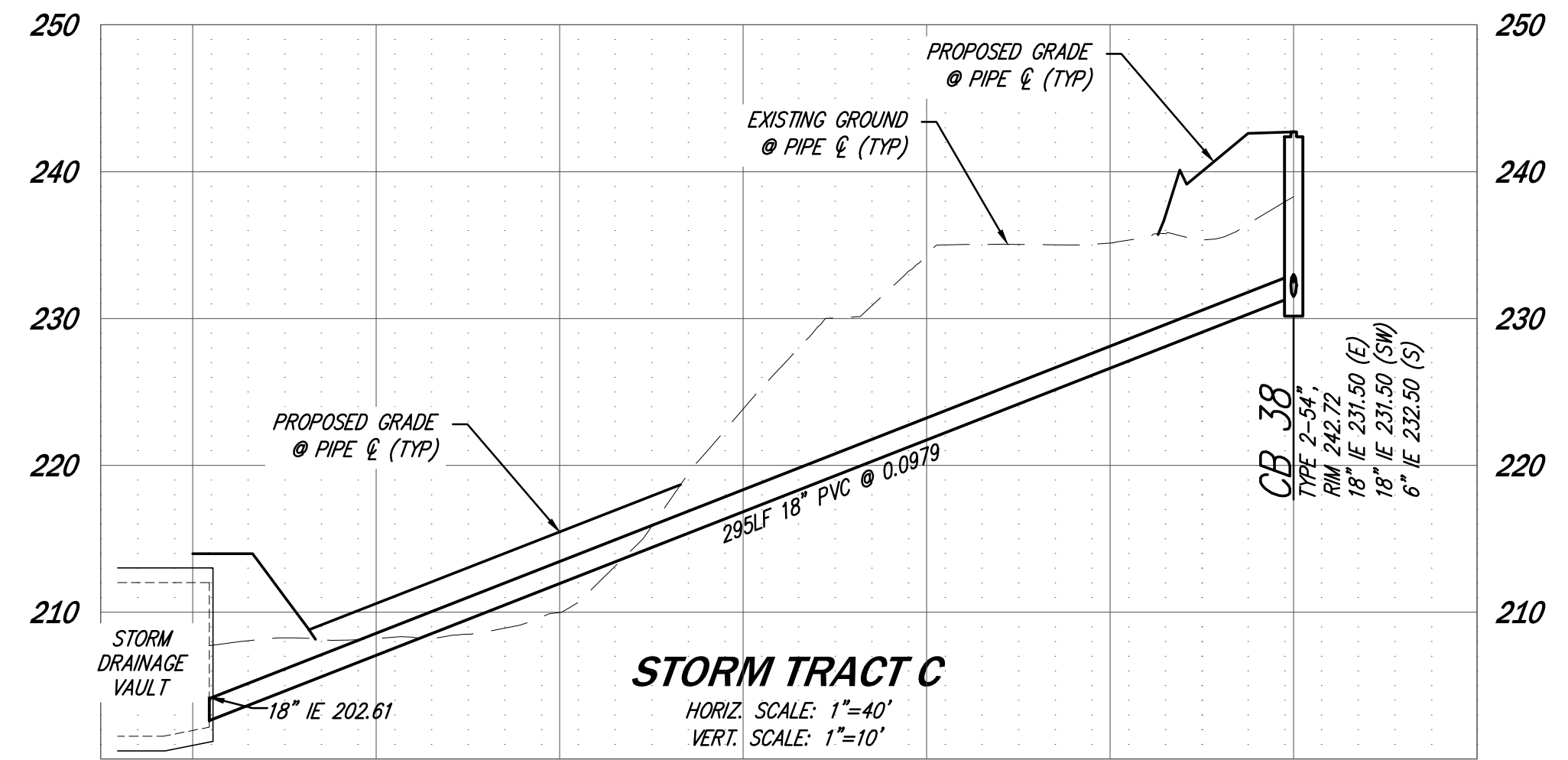
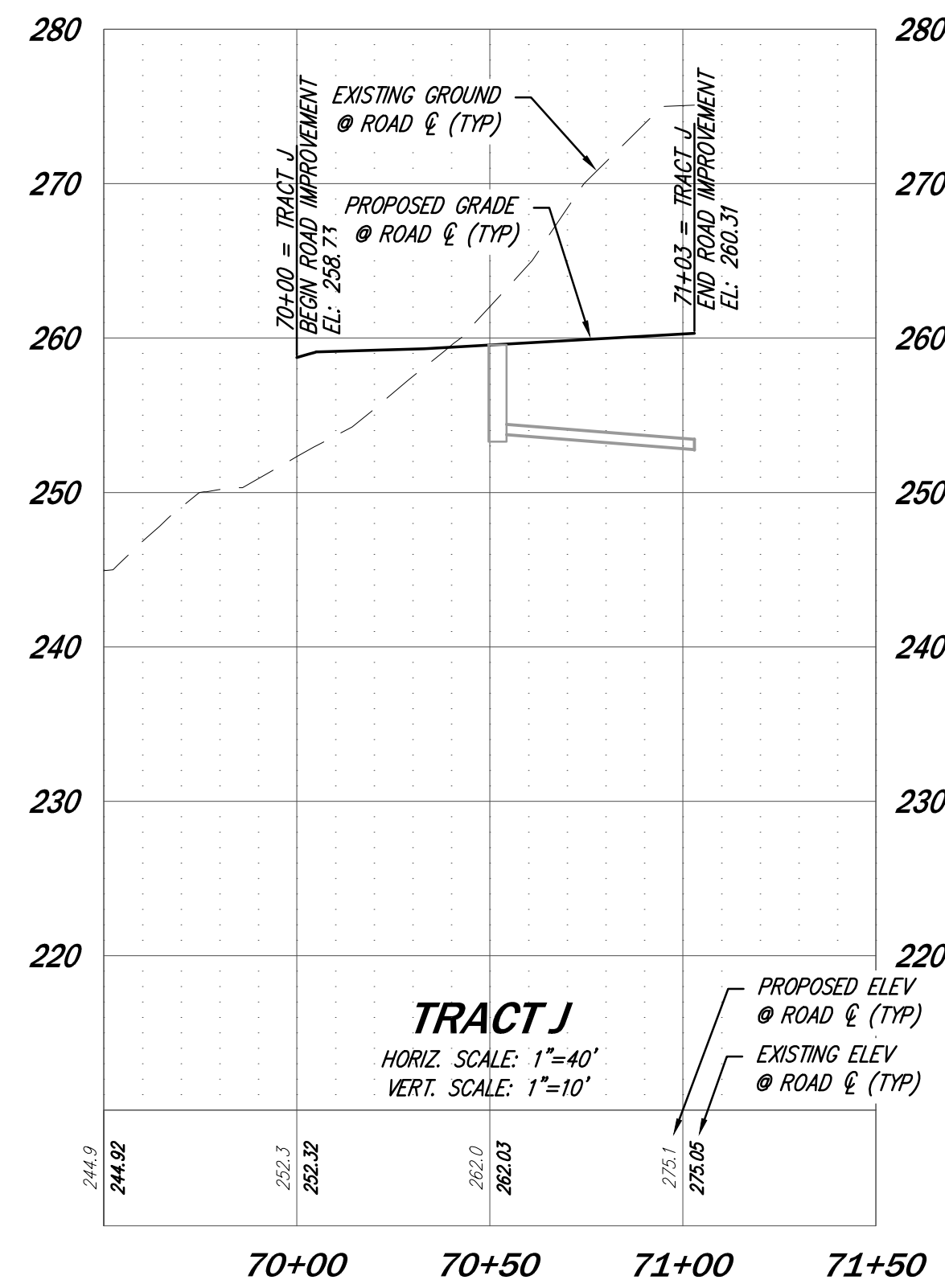
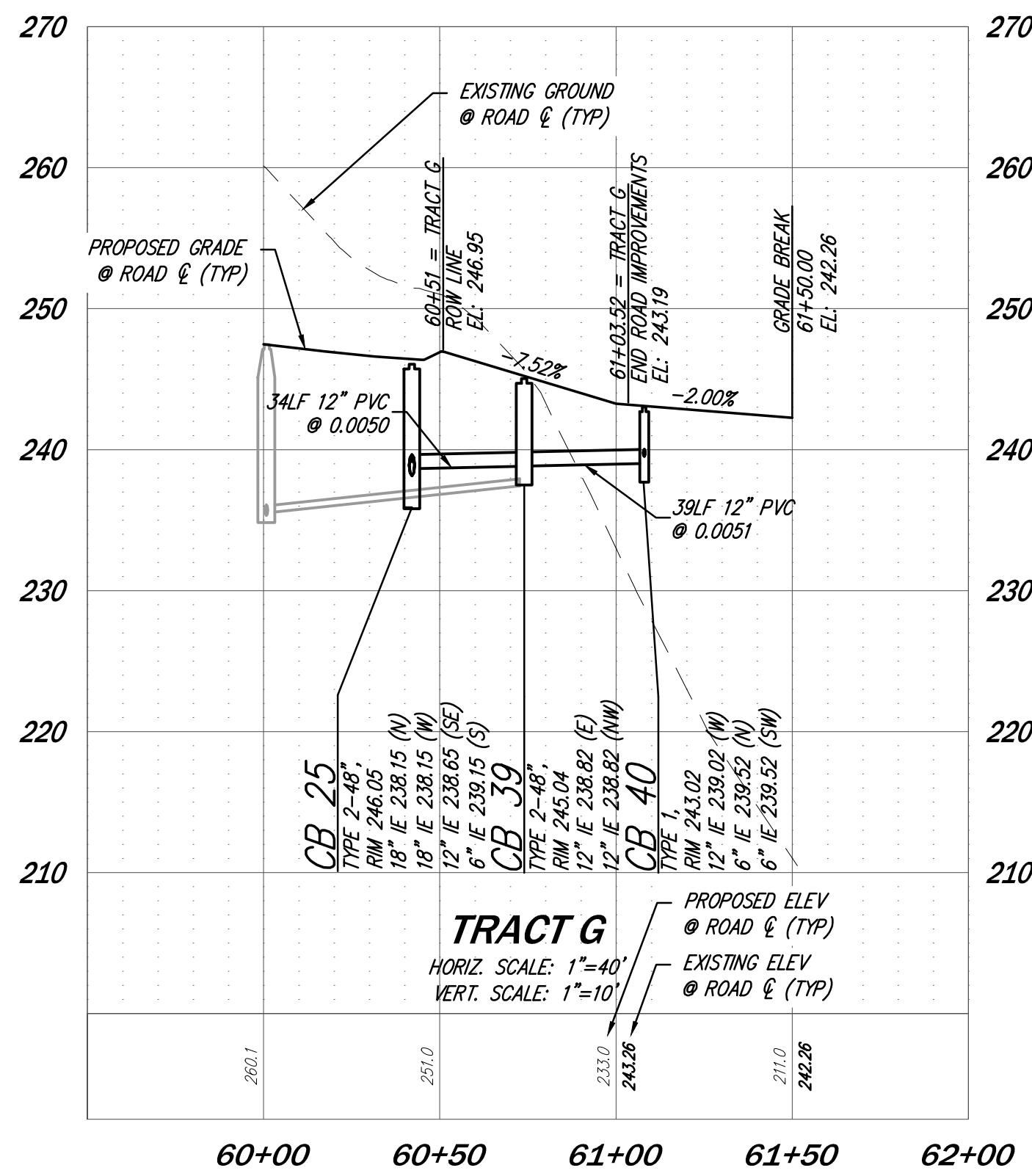
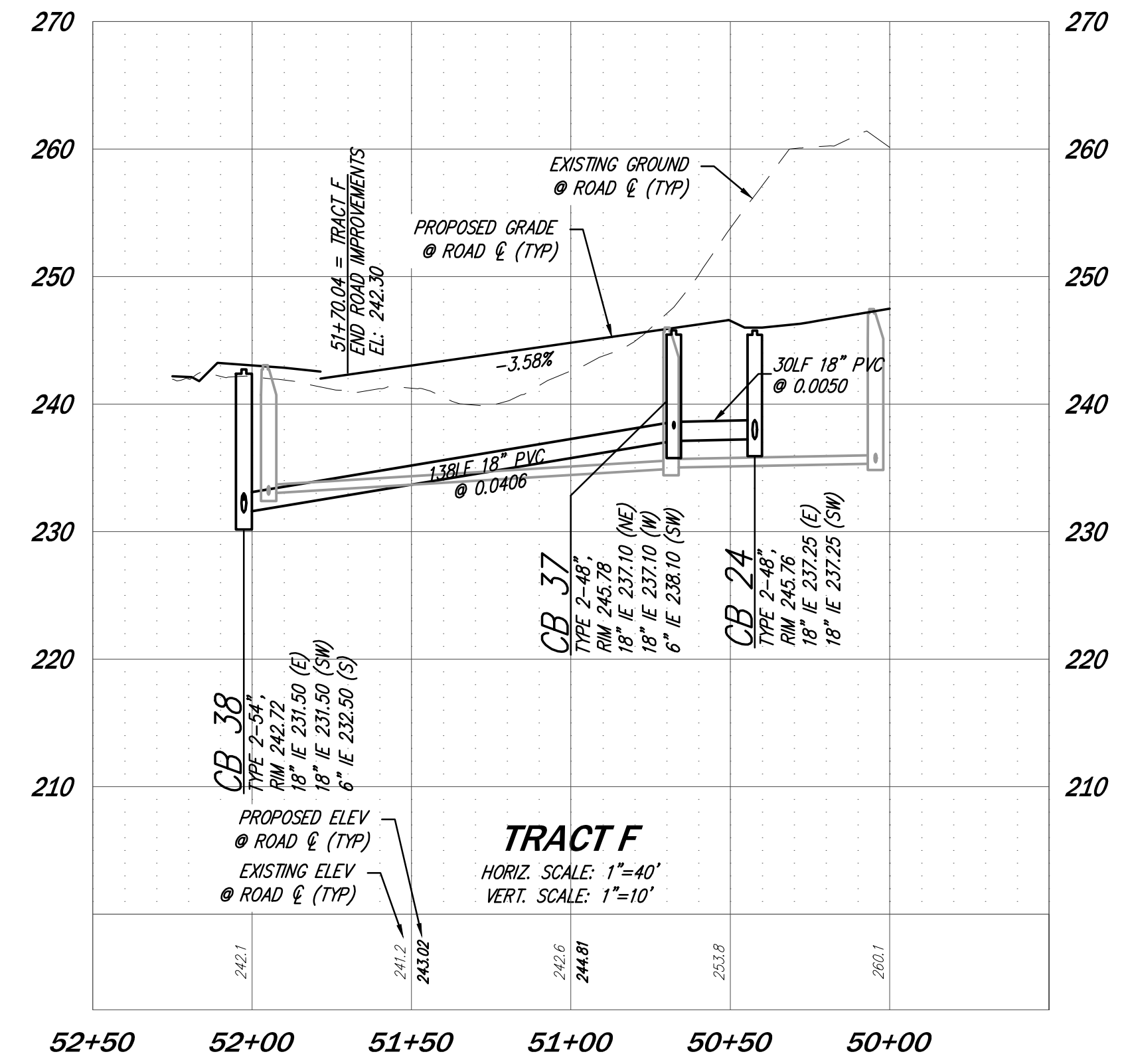
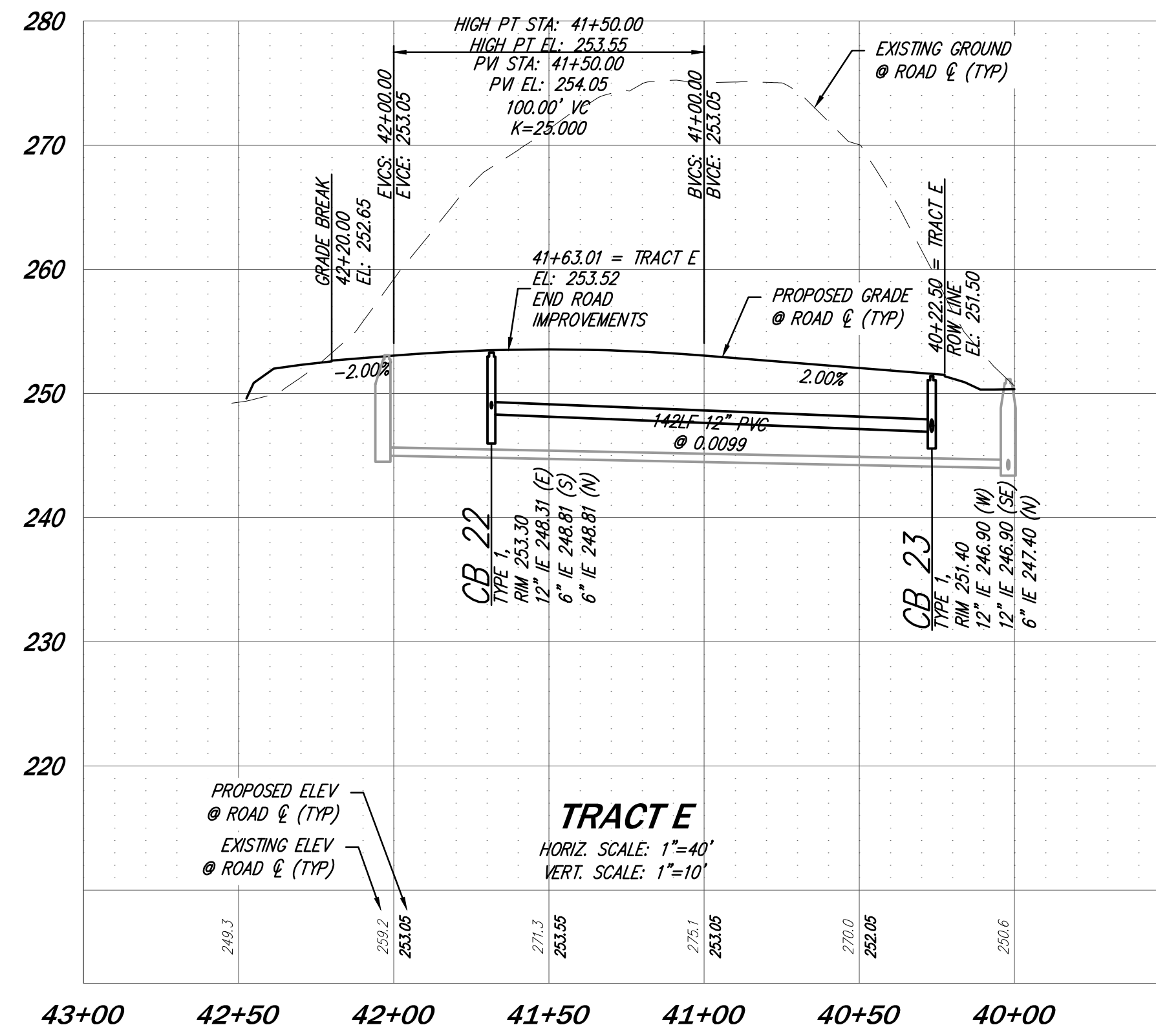
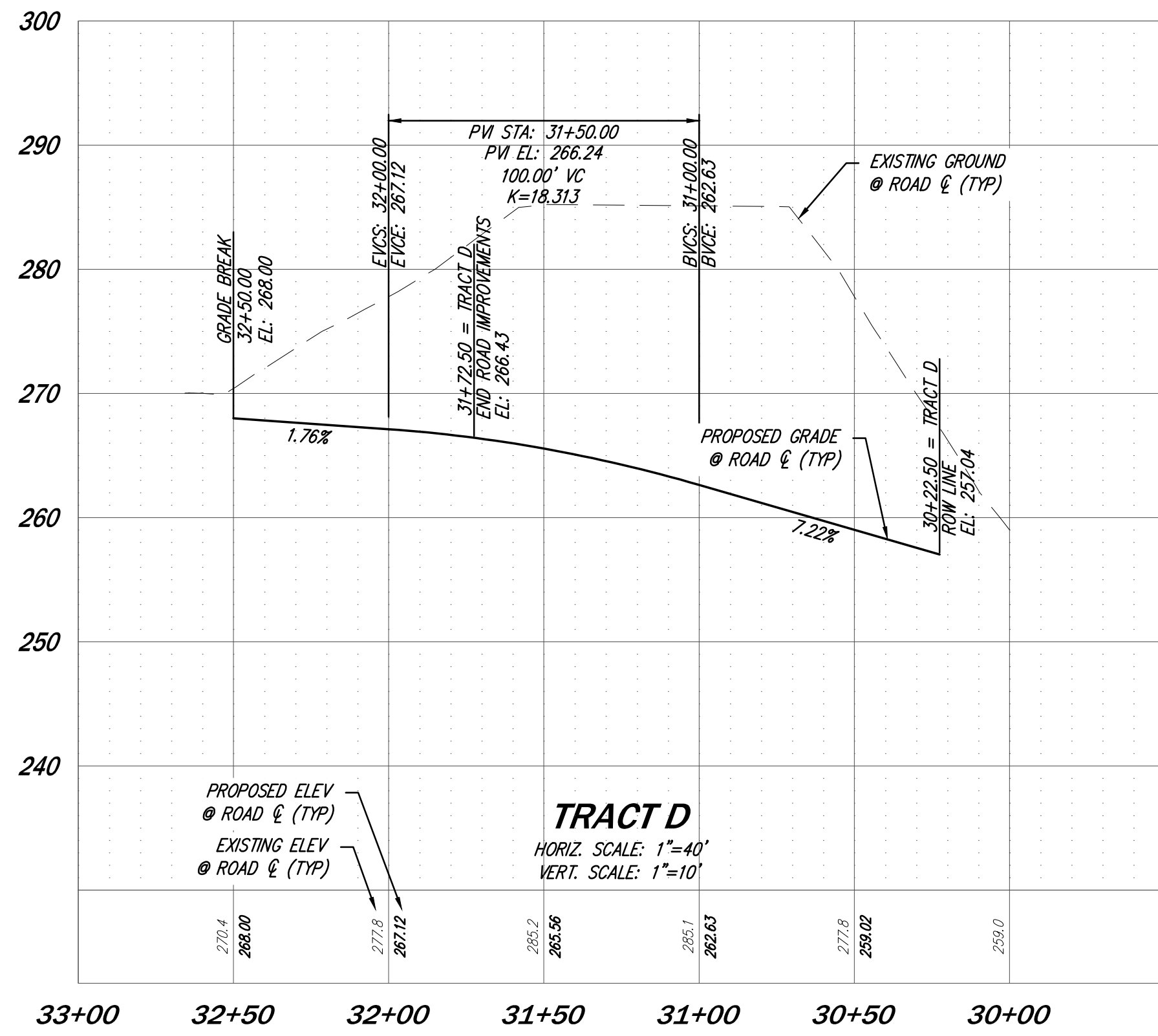
SHEET **C4.22** OF **31**

PROJECT NUMBER **21199**



**CORE DESIGN**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING  
 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

2/13/2024 3:47 PM A:\2021\21199\ENGINEERING\PRELIMINARY\SHEETS\21199\_C4.21.DWG



DATE	2/13/2024	3:47 PM
DESIGNED	KATIE E. LANE	
DRAWN	MARY MOORE	
APPROVED	HOLLI H. HEAVRIN, PE	
PROJECT MANAGER	HOLLI H. HEAVRIN, PE	
SHEET	C4.23	OF 31
PROJECT NUMBER	21199	

NO.	1	REVISED PER CITY COMMENTS
	2	REVISED PER CITY COMMENTS
	3	REVISED PER CITY COMMENTS

DATE: 6/9/23  
17/9/23  
27/9/24

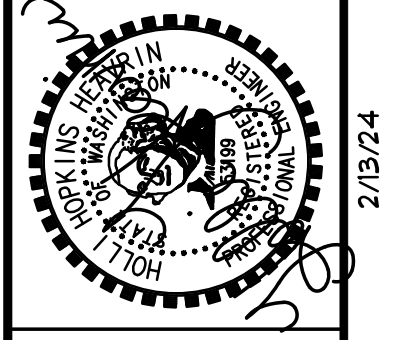
REVISIONS:

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE DESIGN**

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

PRELIMINARY ROAD & STORM PROFILES  
AUDREY ESTATES  
A PRELIMINARY PLAT

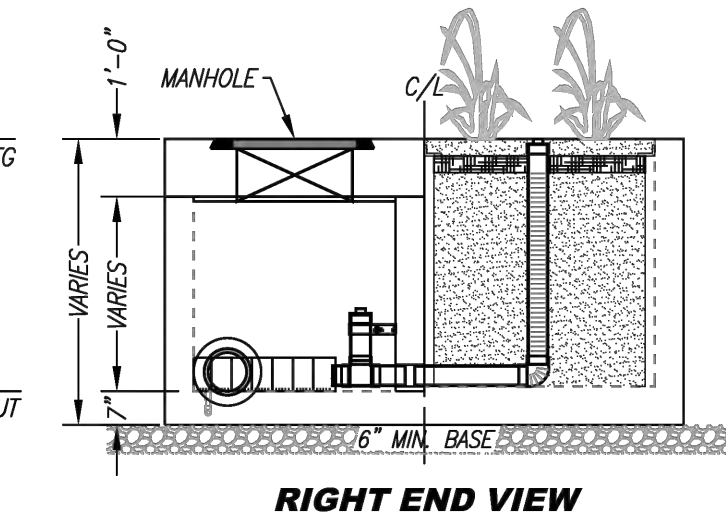
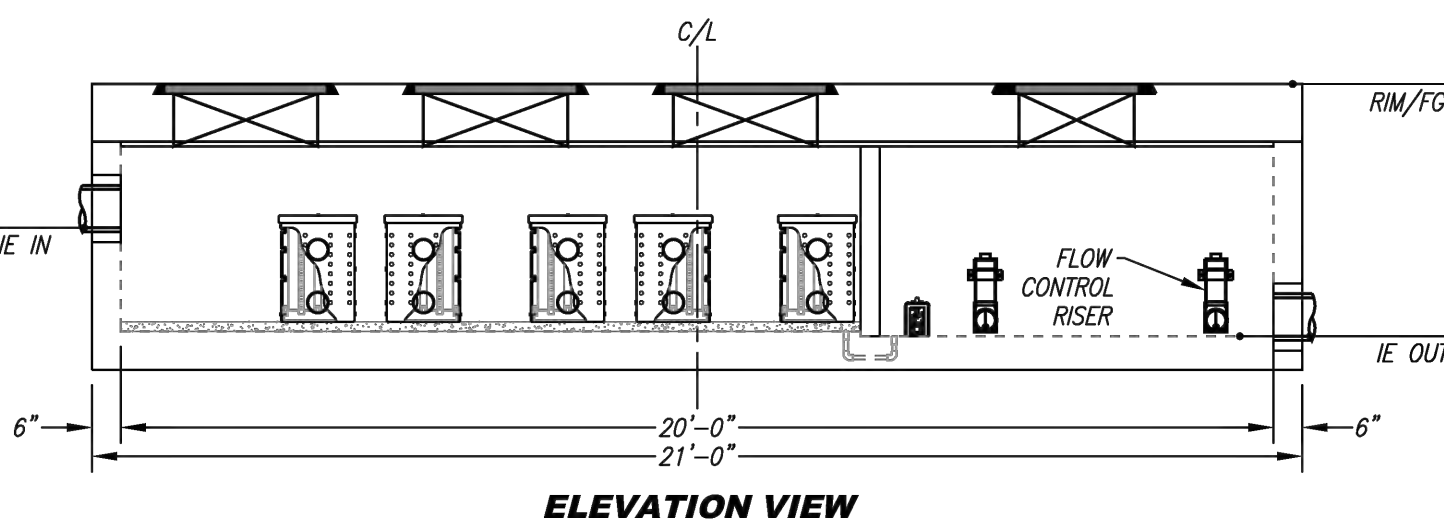
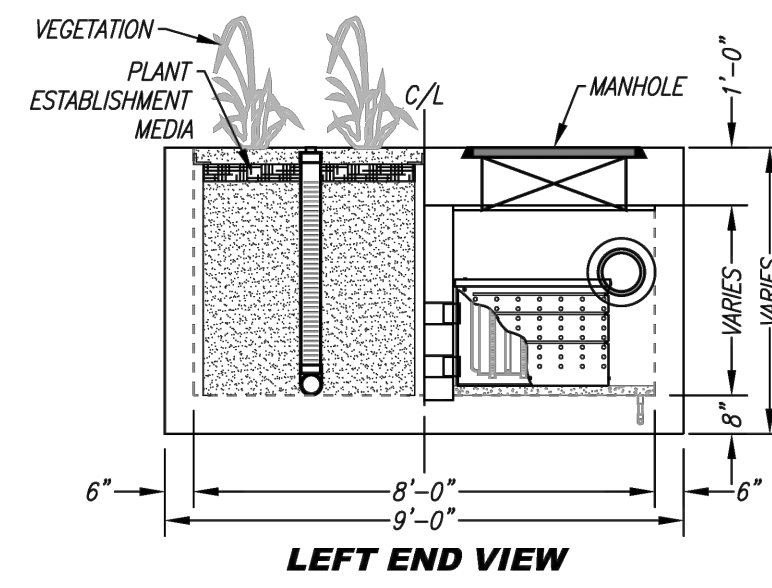
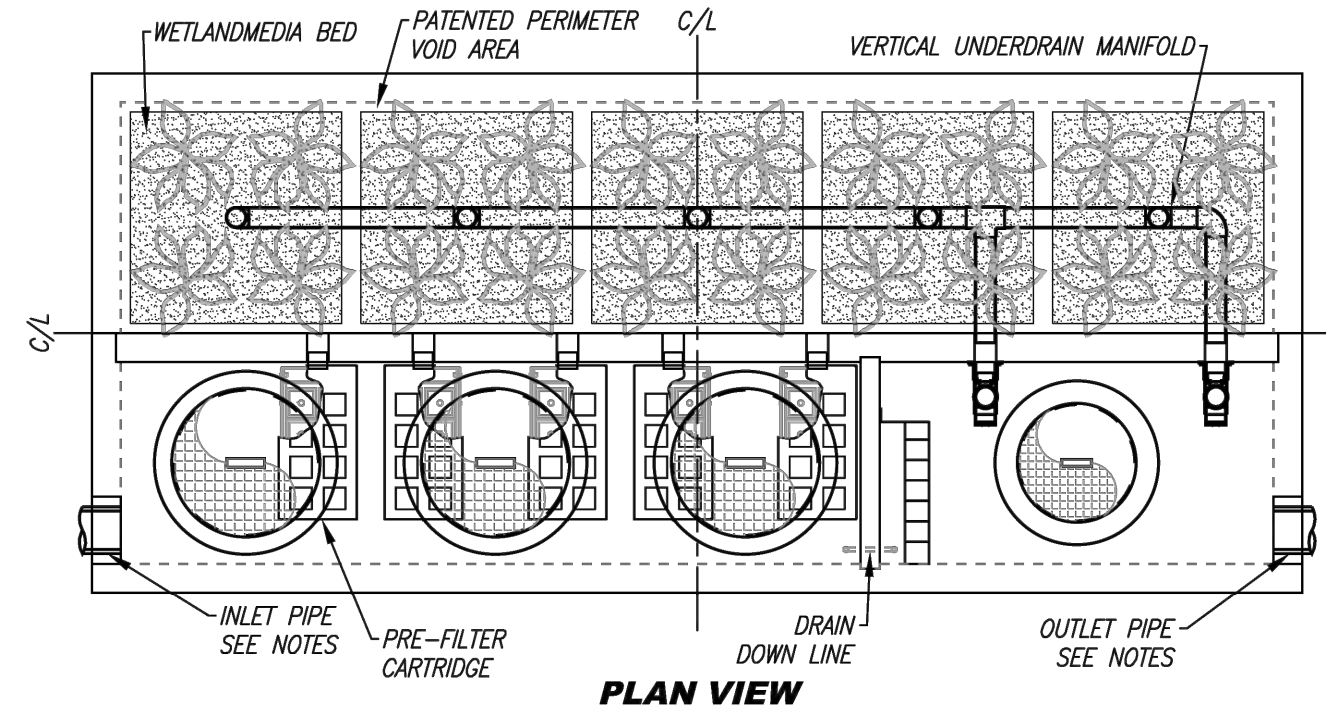


2/13/24

2/13/2024 3:47 PM A:\2024\21199\ENGINEERING\PRELIMINARY\SHEETS\21199\_C4.23.DWG

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
N/A		0.577	
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
OFFLINE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD PEDESTRIAN			
FRAME & COVER 3EA #30" OPEN PLANTER #24"			
NOTES:			

\*PRELIMINARY NOT FOR CONSTRUCTION



TREATMENT FLOW (CFS)	0.577
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

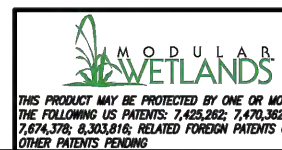
**MWS-L-8-20-V**  
STORMWATER BIOFILTRATION SYSTEM  
STANDARD DETAIL

**INSTALLATION NOTES**

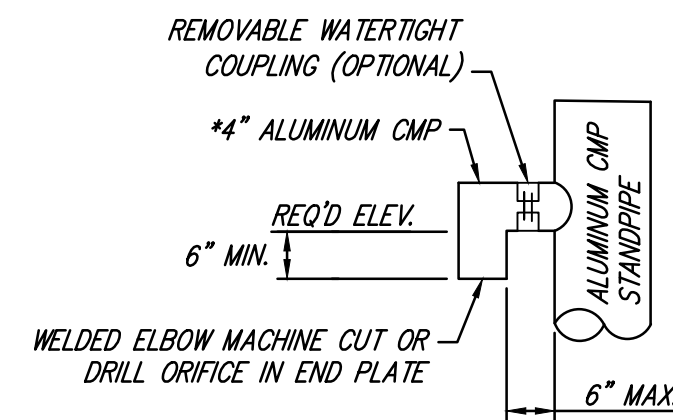
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

**GENERAL NOTES**

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



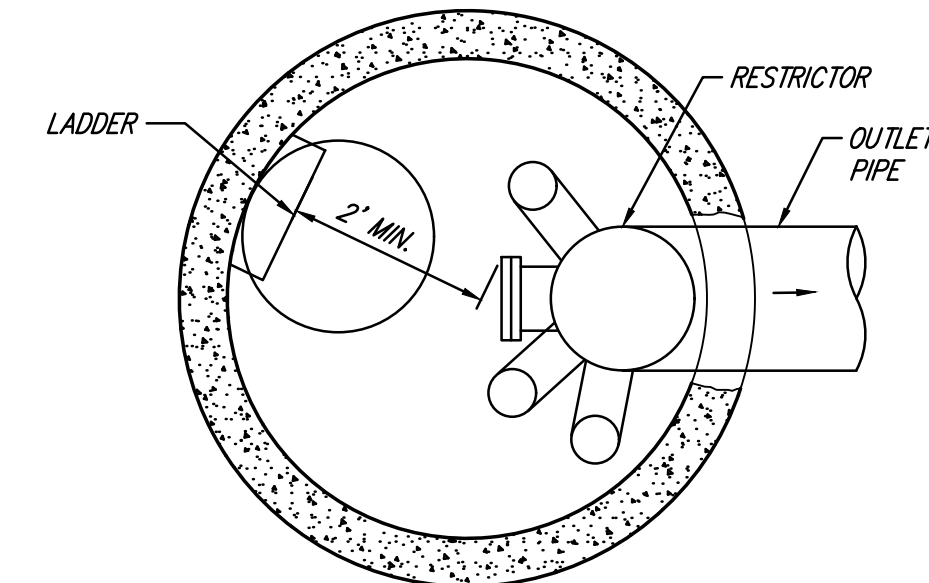
PROPRIETARY AND CONFIDENTIAL:  
THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF FORTERRA AND ITS COMPANIES. THIS DOCUMENT, NOR ANY PART THEREOF, MAY BE USED, REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FORTERRA.



\*NOTE - 6" ELBOWS MAY BE USED IF EASIER TO OBTAIN BY CONTRACTOR.

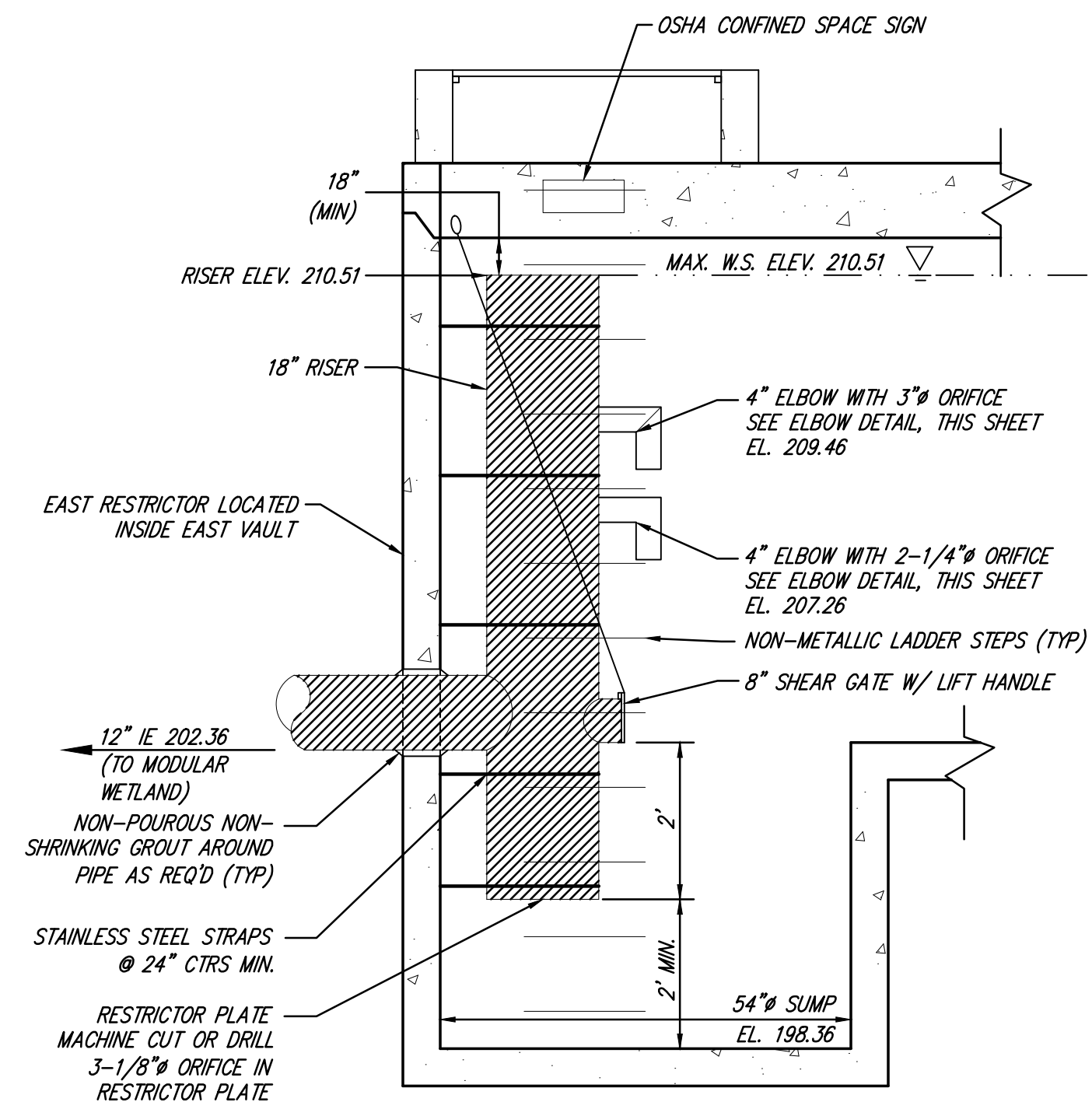
**ELBOW DETAIL**

NOT TO SCALE



**PLAN VIEW RESTRICTOR DETAIL**

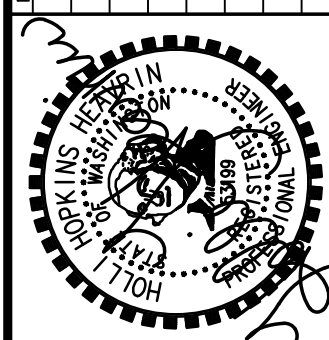
NOT TO SCALE



**SECTION VIEW RESTRICTOR DETAIL**

NOT TO SCALE

DATE	REVISIONS
6/9/23	1. REVISED PER CITY COMMENTS
11/9/23	2. REVISED PER CITY COMMENTS
2/19/24	3. REVISED PER CITY COMMENTS



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING



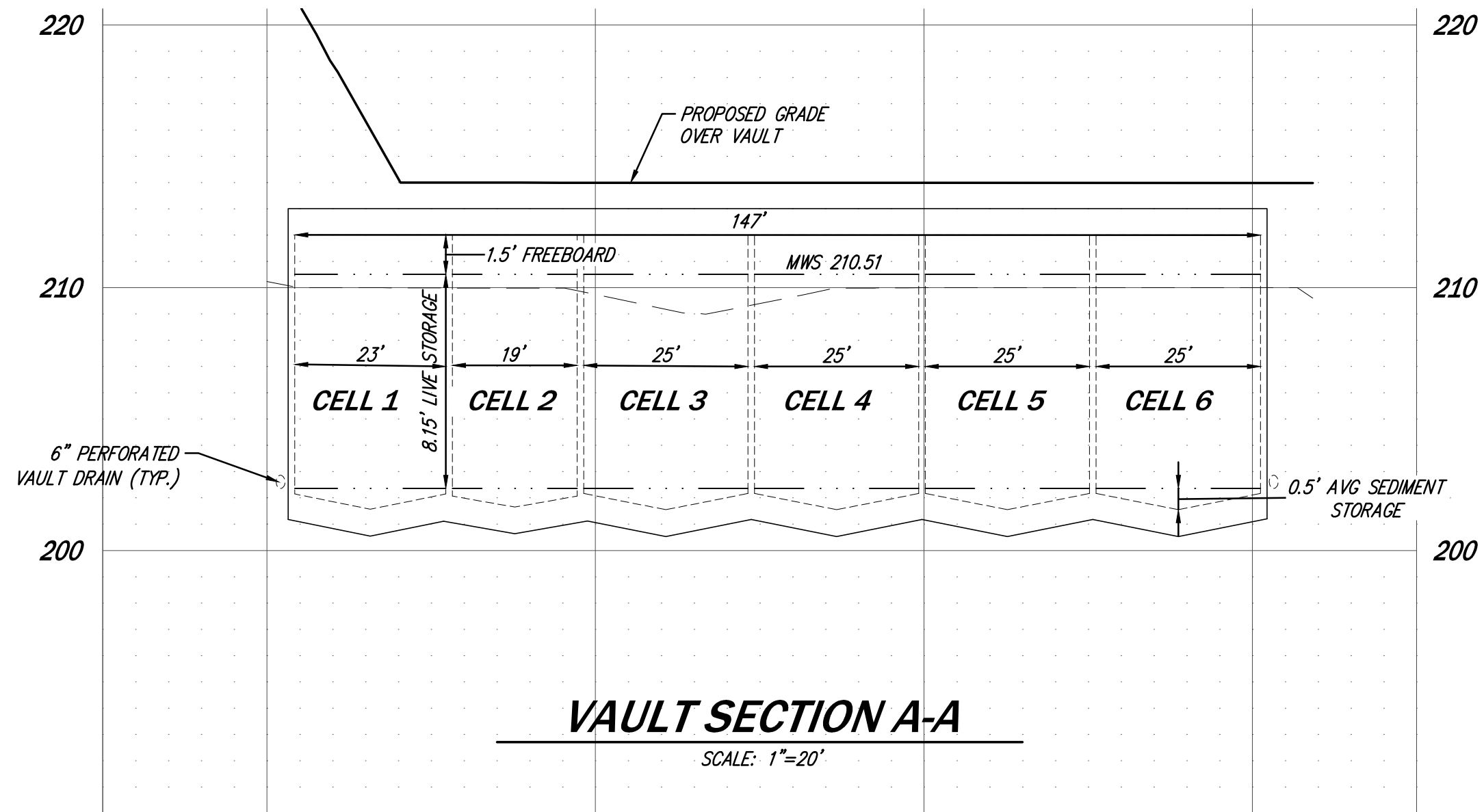
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

ROAD AND STORM DRAINAGE DETAILS  
AUDREY ESTATES  
**A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
	HOLLI H. HEAVRIN, PE
	PROJECT MANAGER

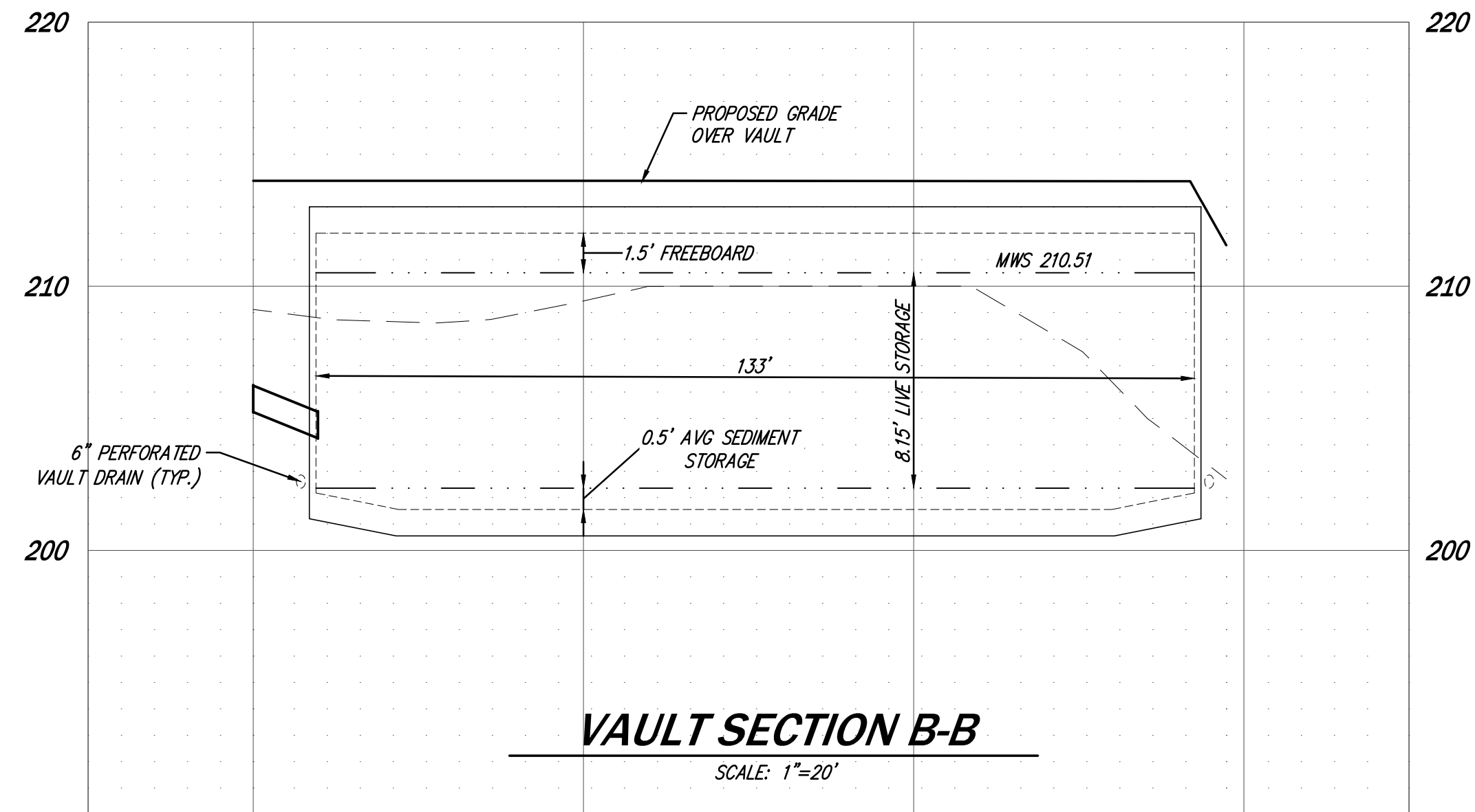
SHEET	OF
<b>C4.31</b>	<b>31</b>
PROJECT NUMBER	
<b>21199</b>	

2/13/2024 3:59 PM A:\2024\21199\ENGINEERING\PRELIMINARY\SHEETS\21199\_C4.31.DWG



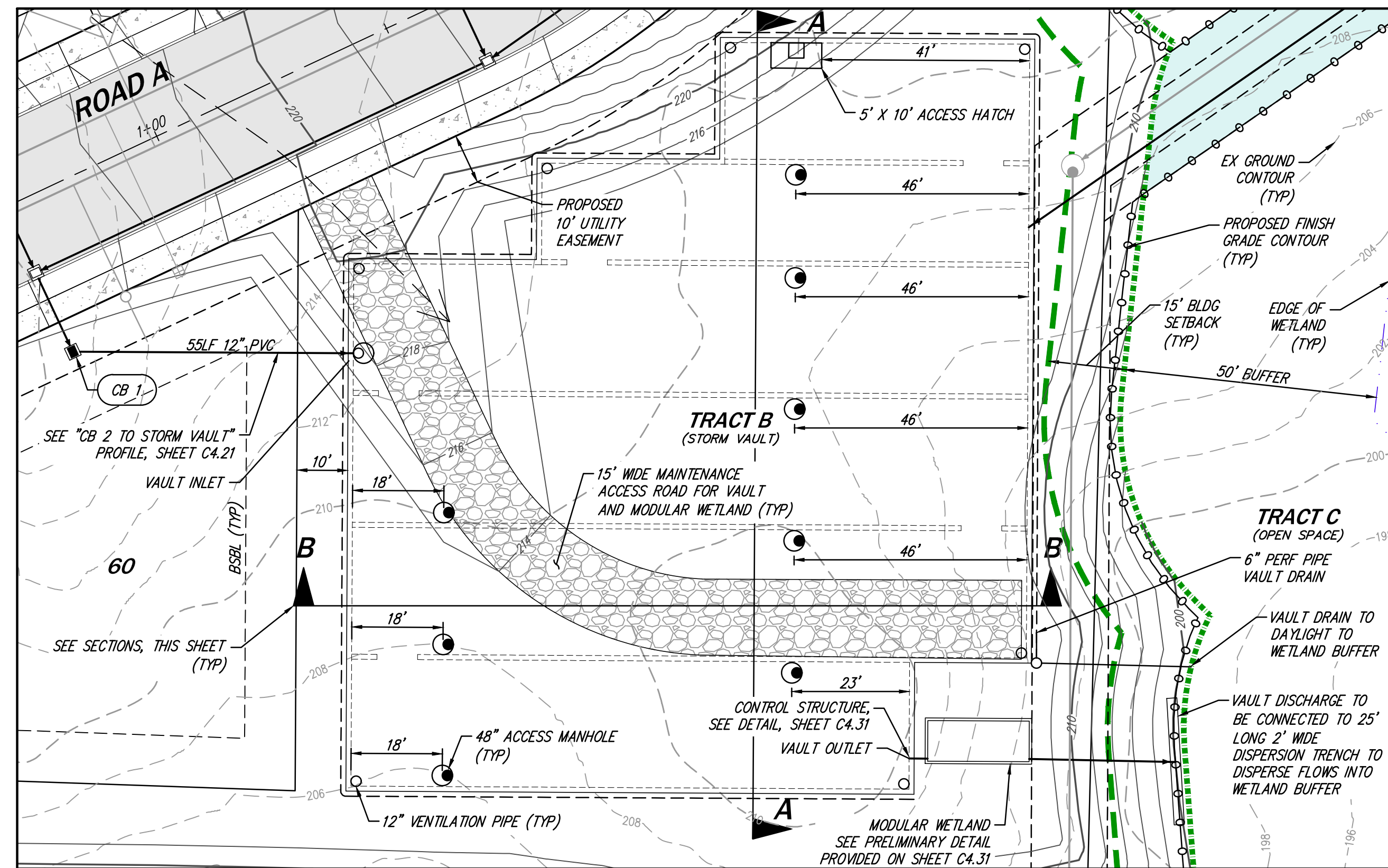
**VAULT SECTION A-A**

SCALE: 1"=20'



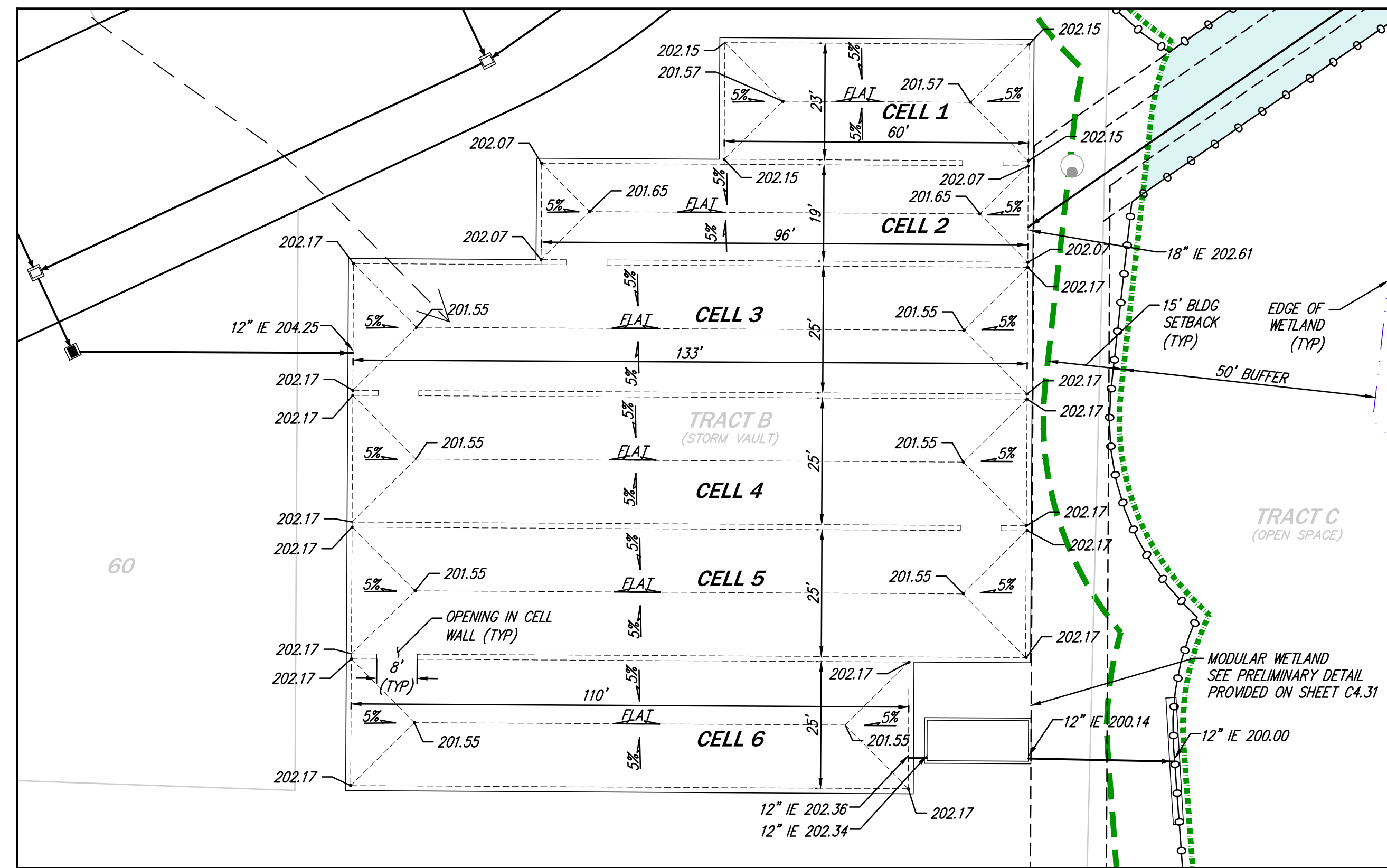
**VAULT SECTION B-B**

SCALE: 1"=20'



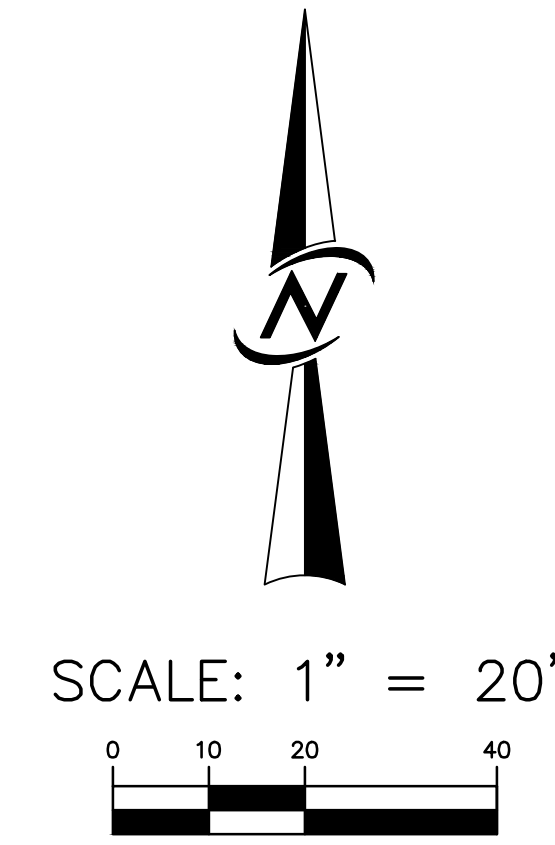
**VAULT PLAN - EXTERIOR**

SCALE: 1"=20'



**VAULT PLAN - INTERIOR**

SCALE: 1"=20'



DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

**CORE DESIGN**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

**VAULT DETAILS  
AUDREY ESTATES  
A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

2/13/2024 3:41 PM A:\2021\21199\ENGINEERING\PRELIMINARY\SHEETS\21199\_C4.32.DWG



DATE	2/13/2024
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
DATE	6/9/23
REVISED PER CITY COMMENTS	17/9/23
REVISED PER CITY COMMENTS	27/9/24
REVISED PER CITY COMMENTS	27/9/24

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE DESIGN**  
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

**PRELIMINARY SEWER PLAN  
AUDREY ESTATES  
A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
SHEET	OF
C5.01	31
PROJECT NUMBER	21199

SCALE: 1" = 40'

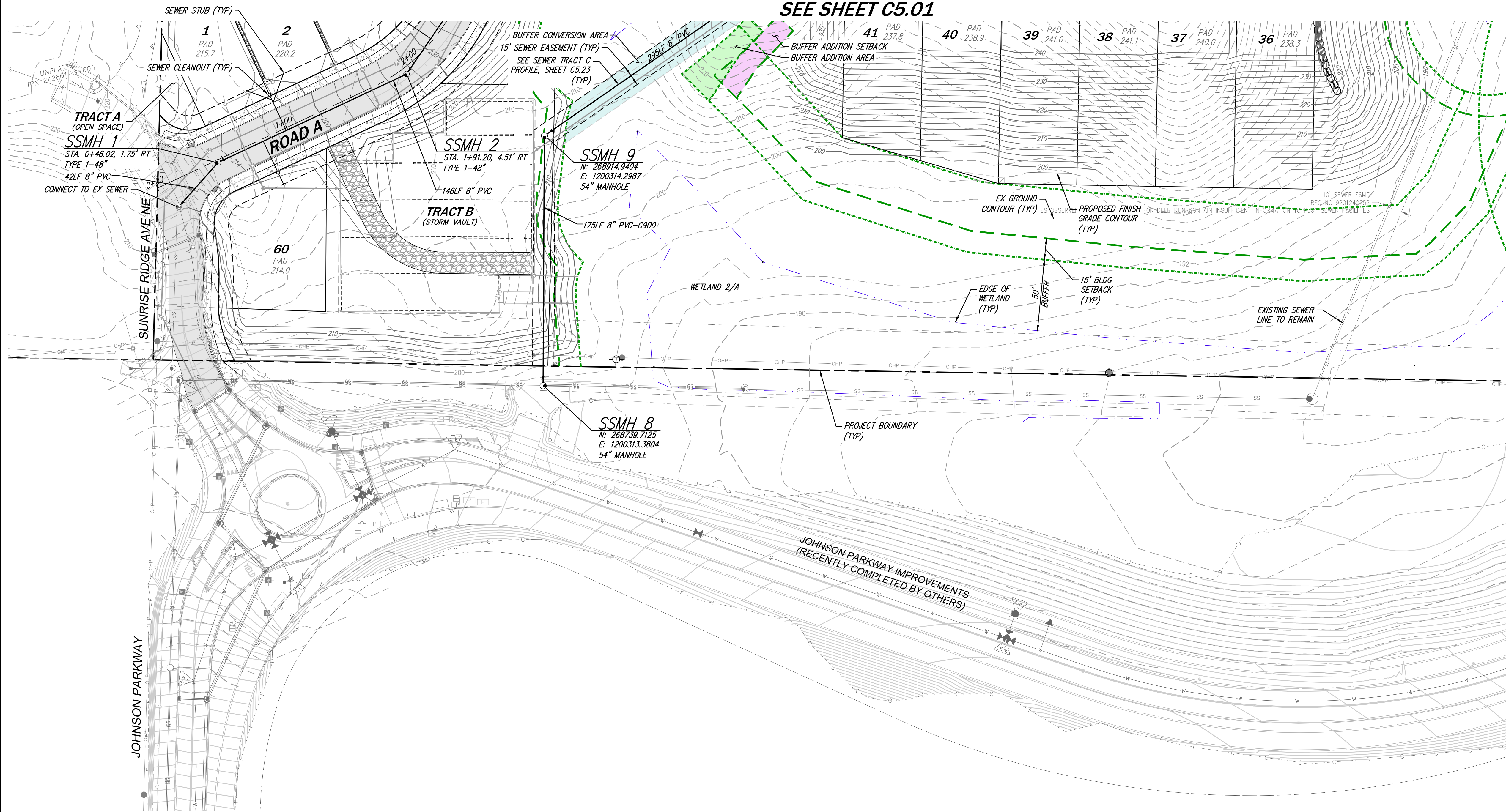
**SEWER LEGEND**

- SEWER PIPE
- SEWER STRUCTURE
- SEWER PIPE FLOW ARROW
- EXISTING SEWER PIPE

**SITE LEGEND**

- BUILDING SETBACK
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- UTILITY EASEMENT
- CRITICAL AREA
- CRITICAL AREA BUFFER
- CREEK/STREAM BUFFER
- BUILDING SETBACK FROM CRITICAL AREA
- MSE WALL
- RETAINING WALL
- BUFFER ADDITION SETBACK
- BUFFER ADDITION AREA
- BUFFER CONVERSION AREA

SEE SHEET C5.02



SCALE: 1" = 40'

- SEWER LEGEND**
- SEWER PIPE
  - SEWER STRUCTURE
  - SEWER PIPE FLOW ARROW
  - EXISTING SEWER PIPE

- SITE LEGEND**
- BUILDING SETBACK
  - PROPERTY BOUNDARY
  - RIGHT OF WAY
  - LOT LINE
  - UTILITY EASEMENT
  - CRITICAL AREA
  - CRITICAL AREA BUFFER
  - CREEK/STREAM BUFFER
  - BUILDING SETBACK FROM CRITICAL AREA
  - MSE WALL
  - RETAINING WALL
  - BUFFER ADDITION SETBACK
  - BUFFER ADDITION AREA
  - BUFFER CONVERSION AREA

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

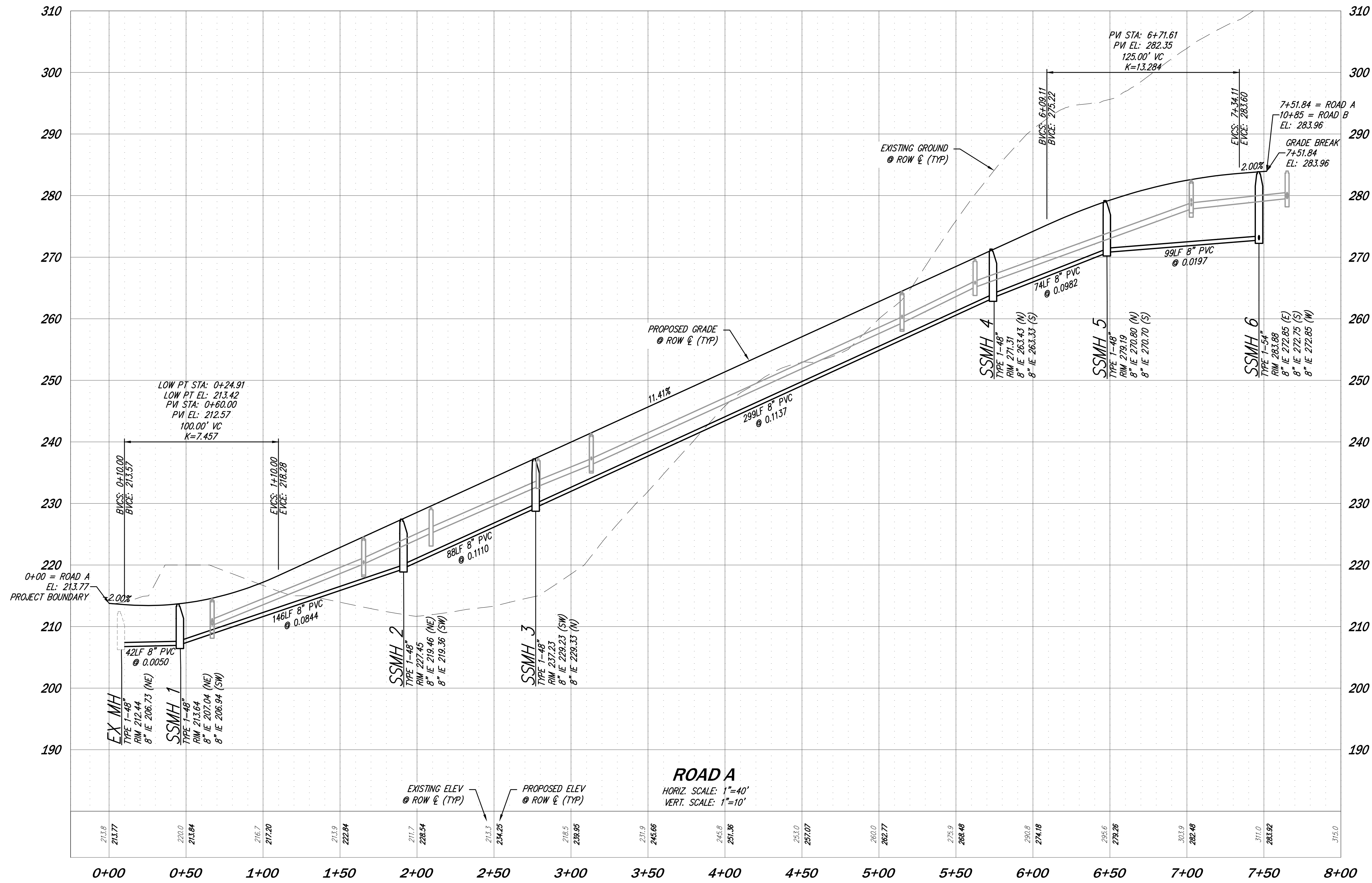
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

**PRELIMINARY SEWER PLAN  
AUDREY ESTATES  
A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE
SHEET	OF
<b>C5.02</b>	<b>31</b>
PROJECT NUMBER <b>21199</b>	

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DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
	HOLLI H. HEAVRIN, PE
	PROJECT MANAGER

NO.	REVISIONS
1	REVISED PER CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS

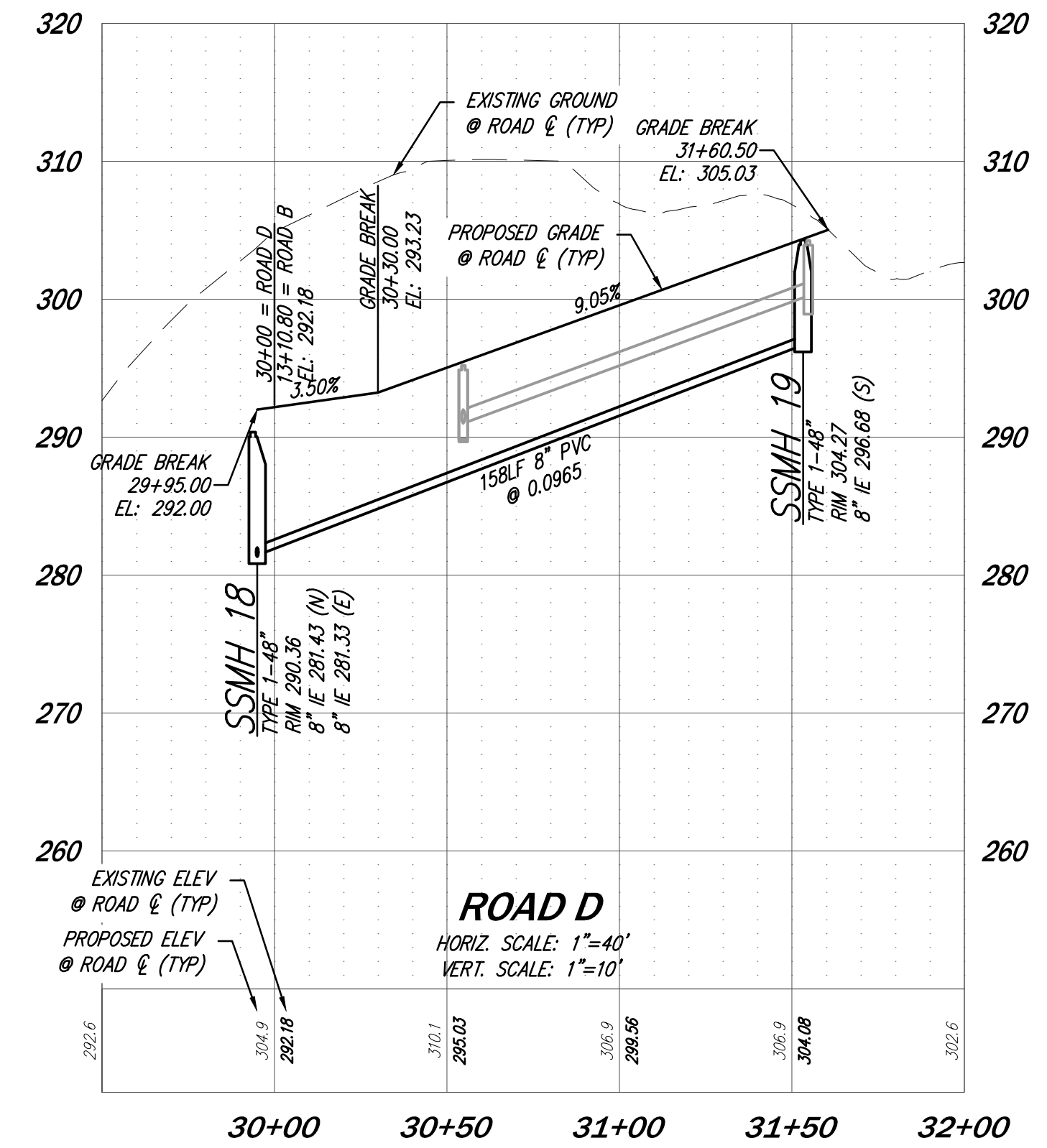
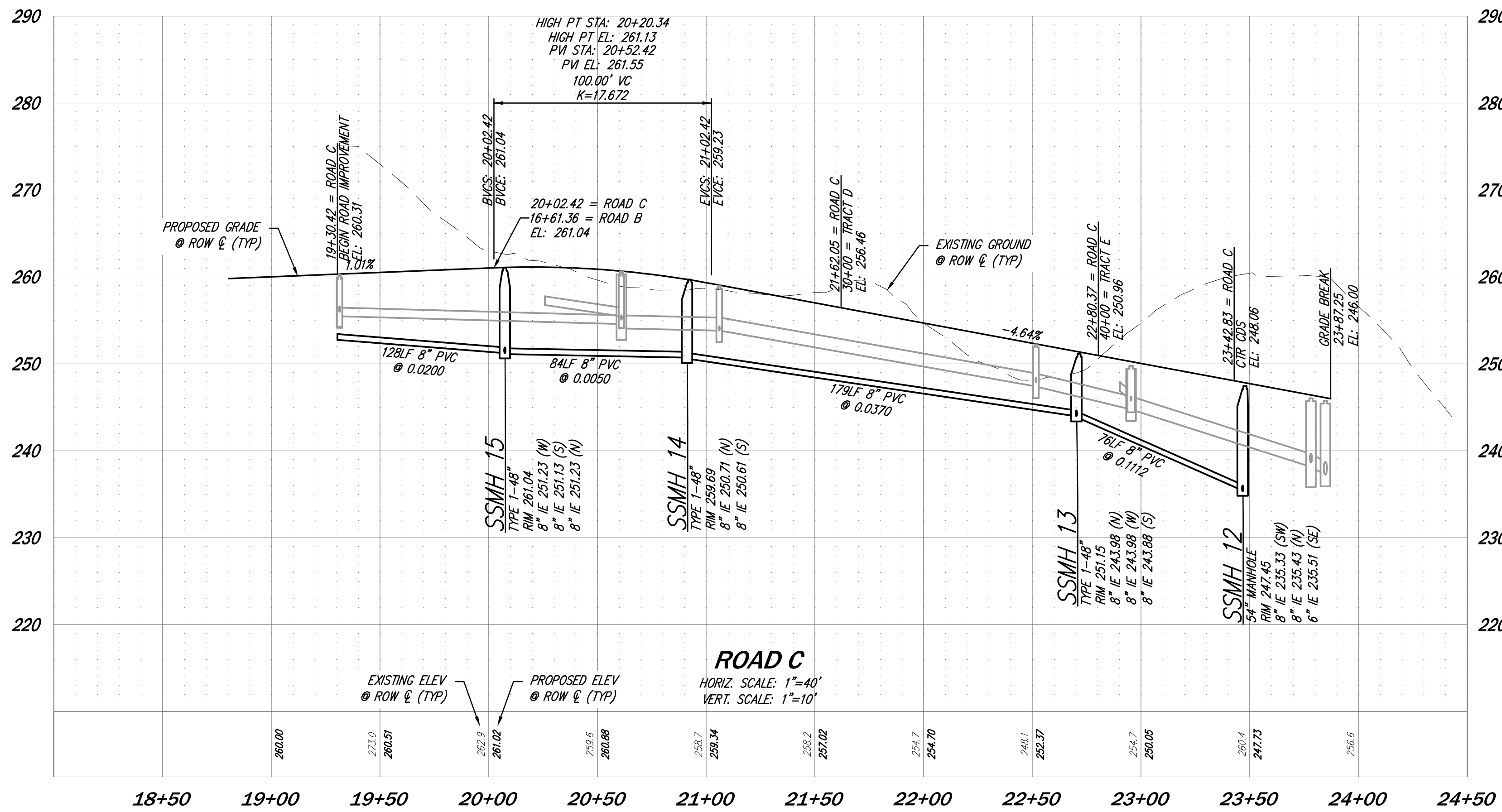
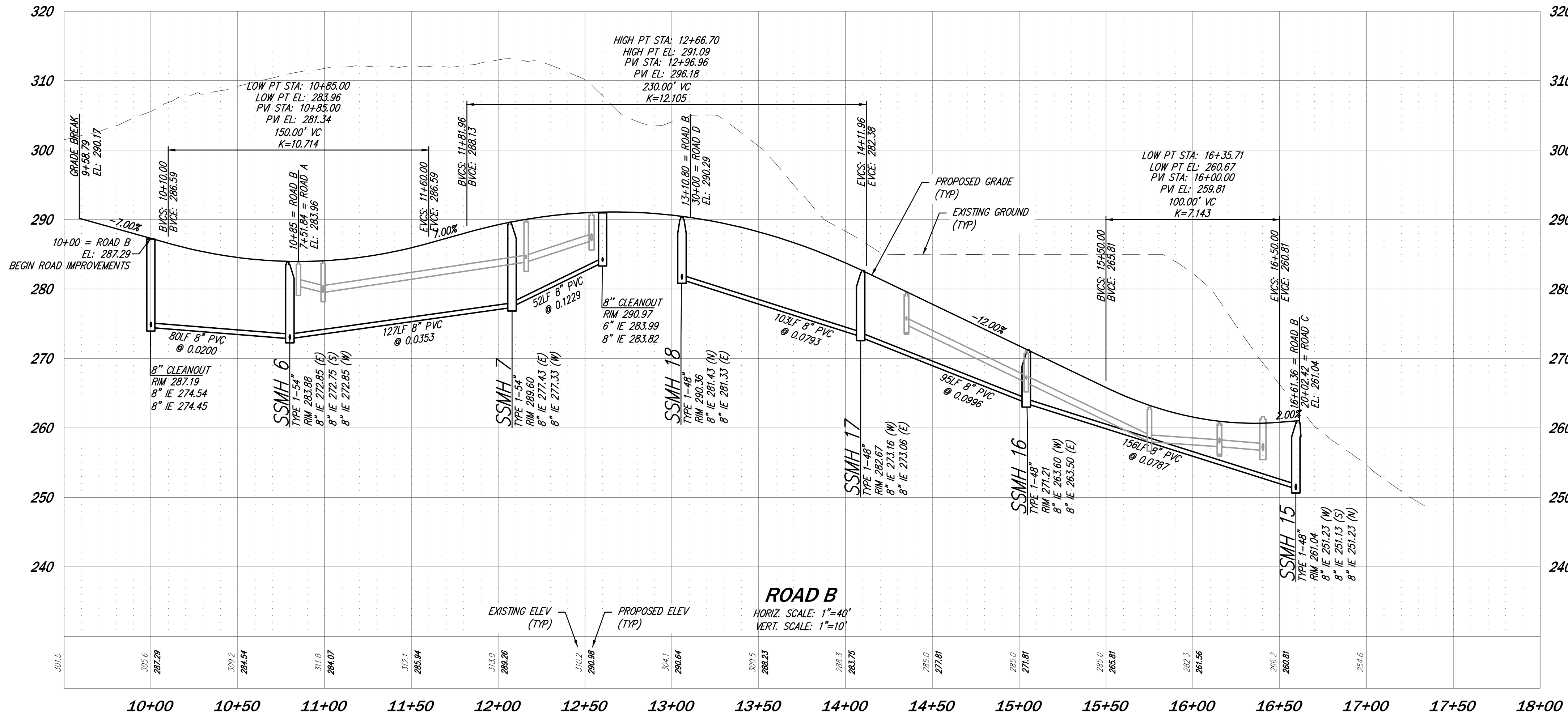
  

**CORE DESIGN**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING  
 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

**PRELIMINARY SEWER PROFILE**  
**AUDREY ESTATES**  
**A PRELIMINARY PLAT**

SHEET	OF
<b>C5.21</b>	<b>31</b>
PROJECT NUMBER	
<b>21199</b>	

2/13/2024 3:44 PM A:\2021\21199\ENGINEERING\PRELIMINARY\SHEETS\21199\_C5.21.DWG



DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
	HOLLI H. HEAVRIN, PE
	PROJECT MANAGER

NO.	REVISIONS
1	REVISED PER CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS

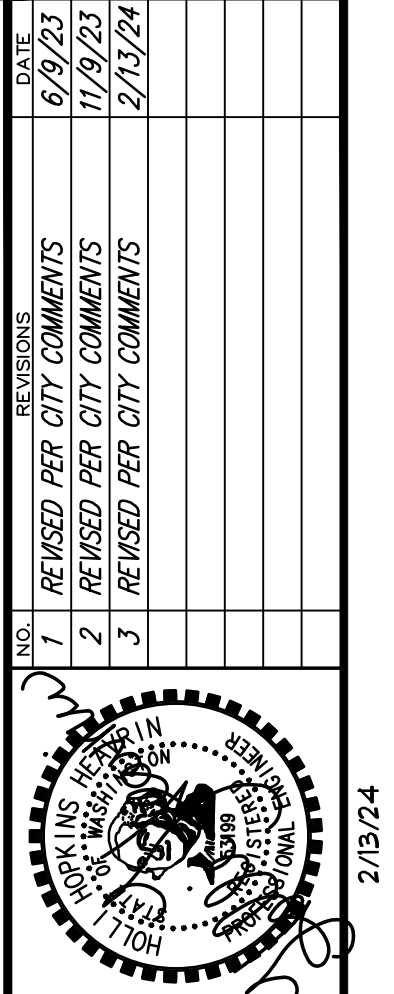
  

DATE: 6/9/23  
 17/9/23  
 27/9/24

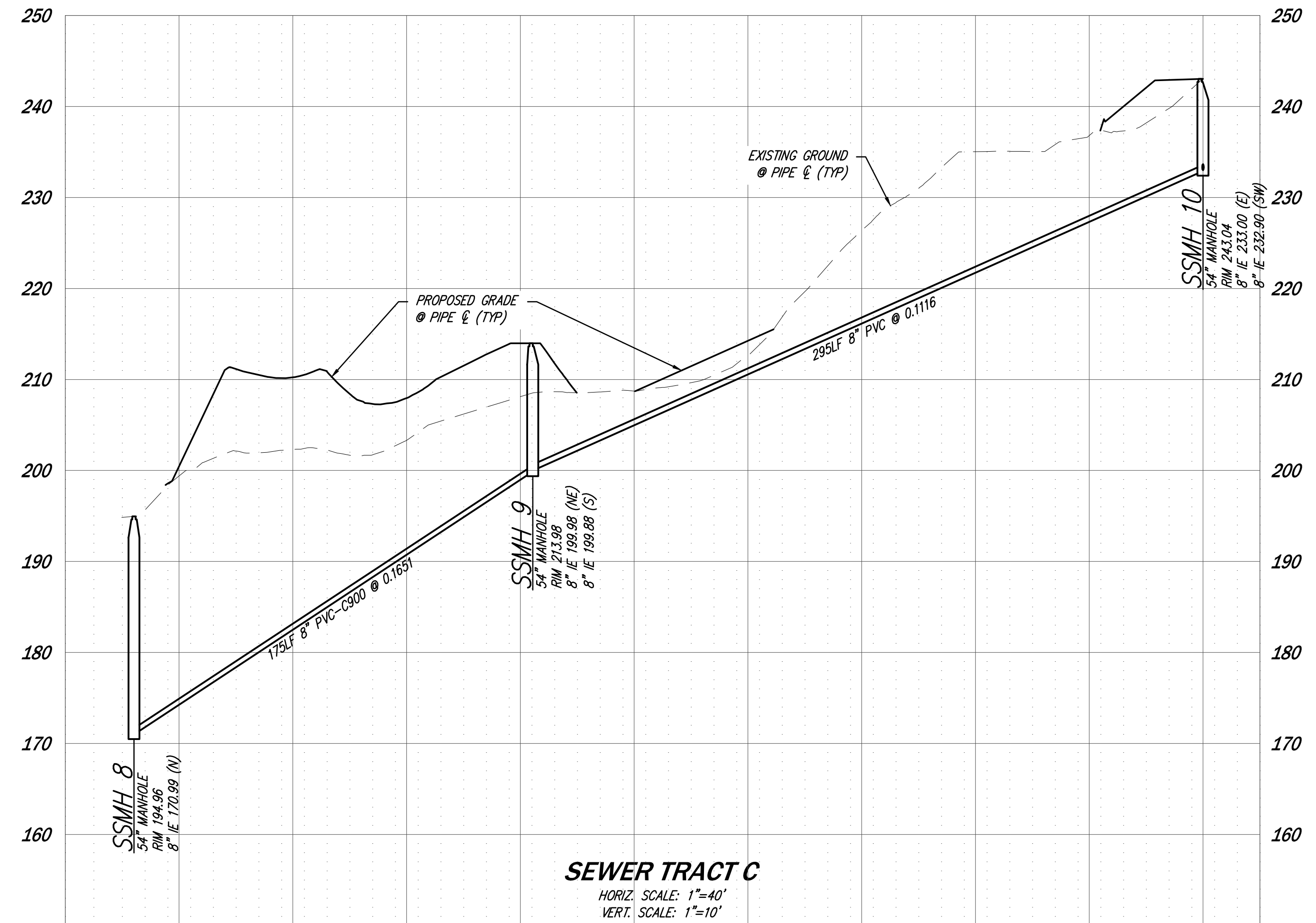
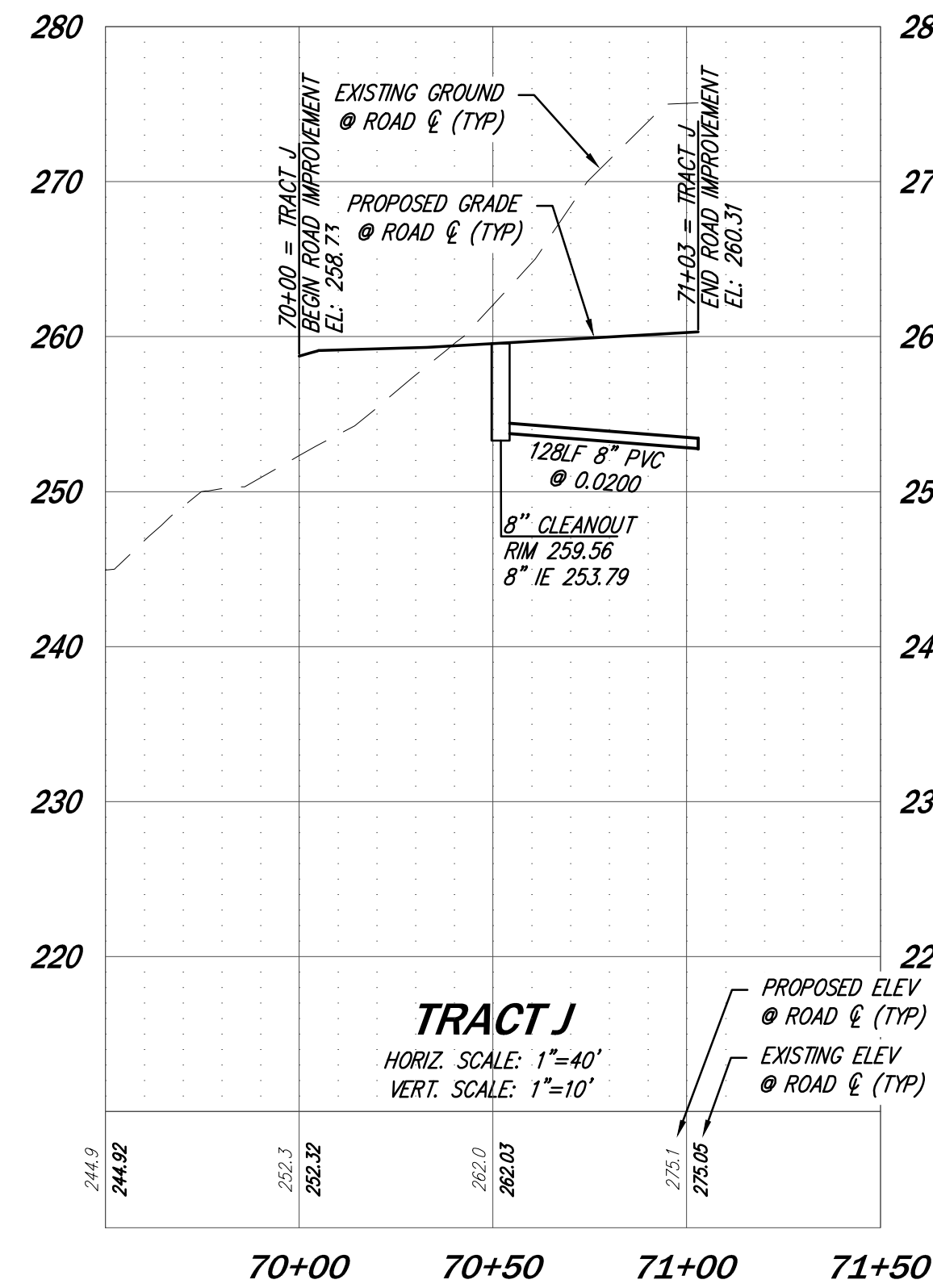
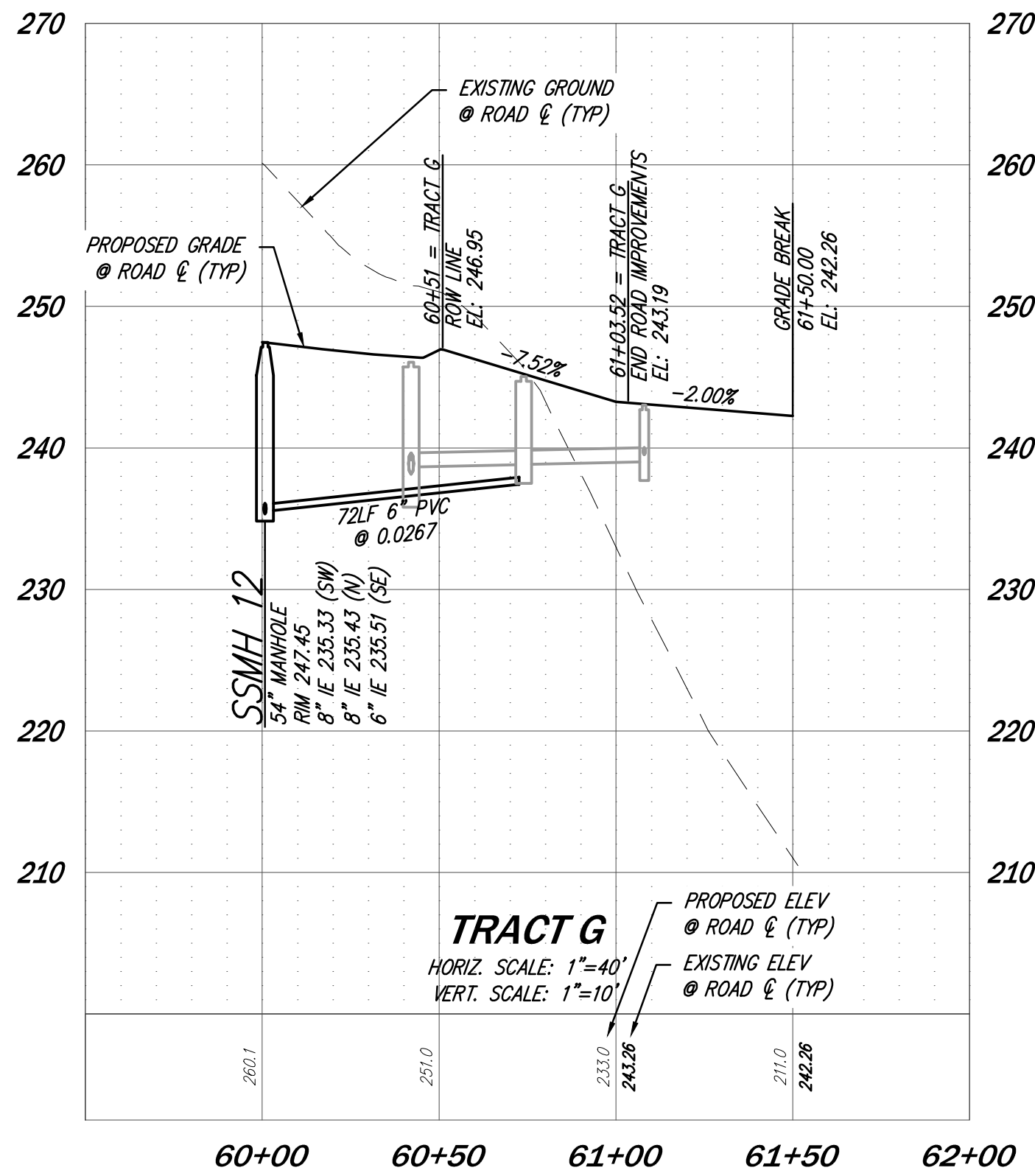
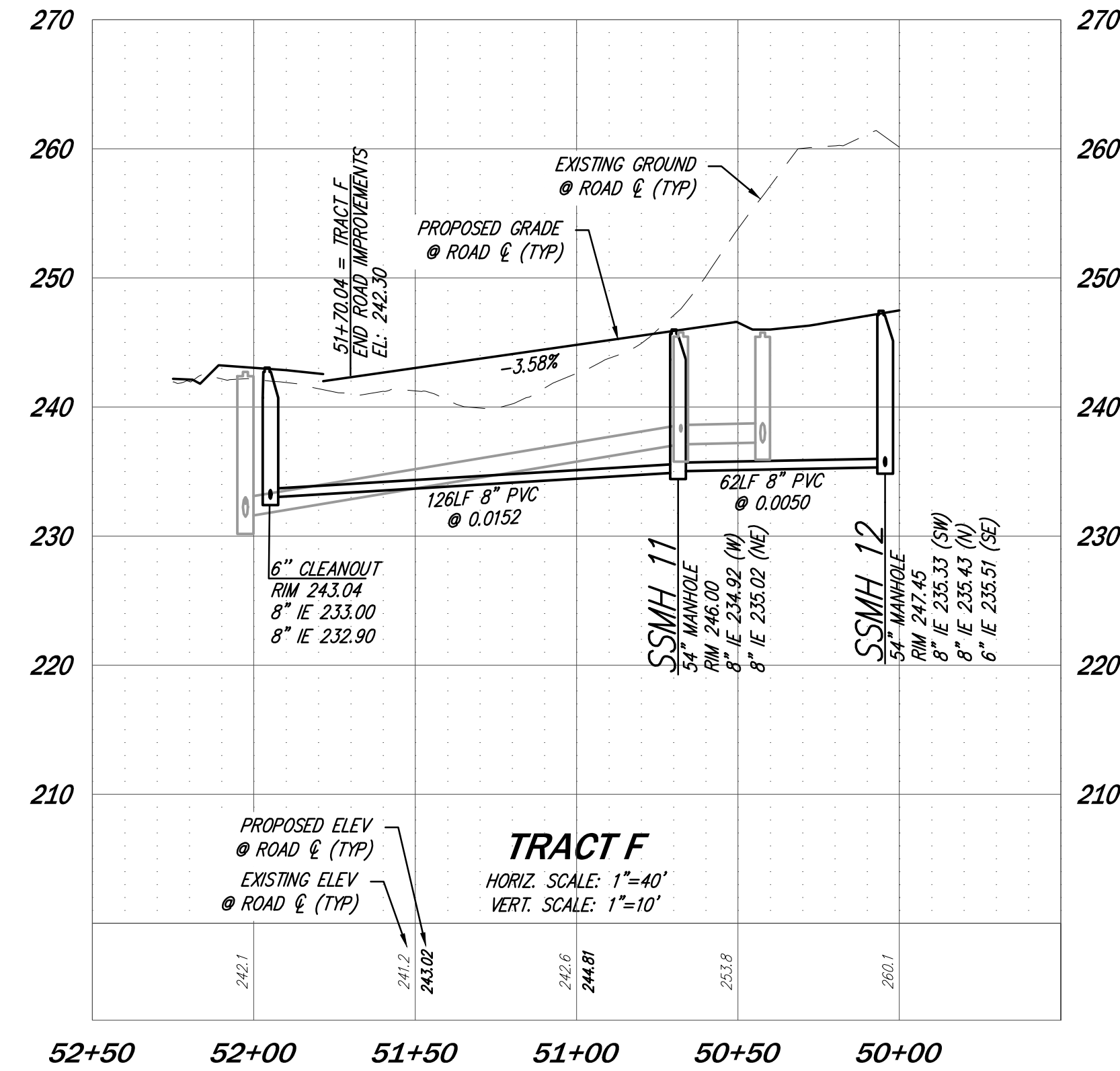
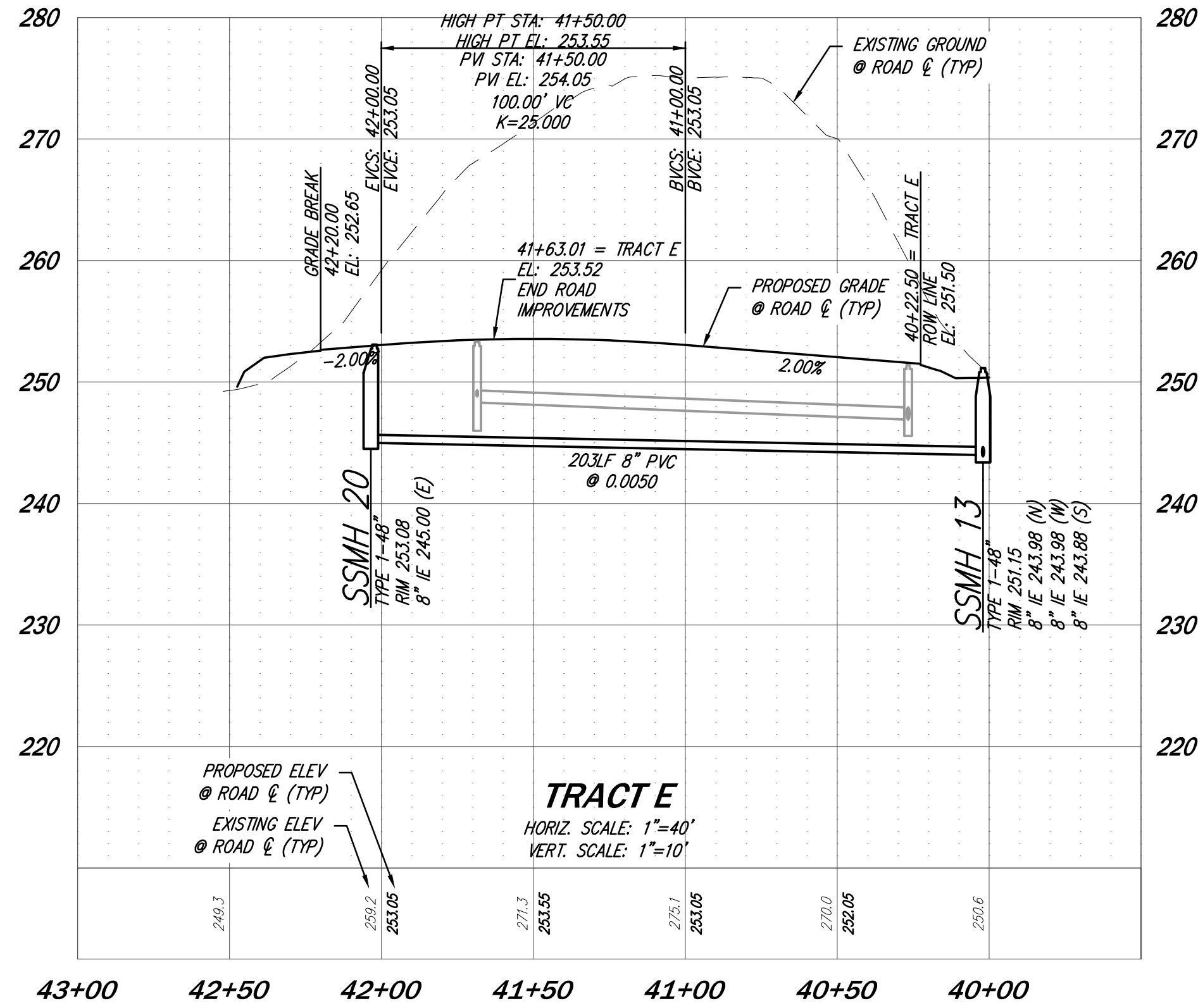
  

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**PRELIMINARY SEWER PROFILES**  
**AUDREY ESTATES**  
**A PRELIMINARY PLAT**



**CORE DESIGN**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING  
 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877



DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVRIN, PE
	HOLLI H. HEAVRIN, PE
	PROJECT MANAGER

NO.	REVISIONS
1	REVISED PER CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS

DATE: 6/9/23  
 17/9/23  
 27/3/24

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING

**CORE DESIGN**  
 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

**PRELIMINARY SEWER PROFILES  
 AUDREY ESTATES**

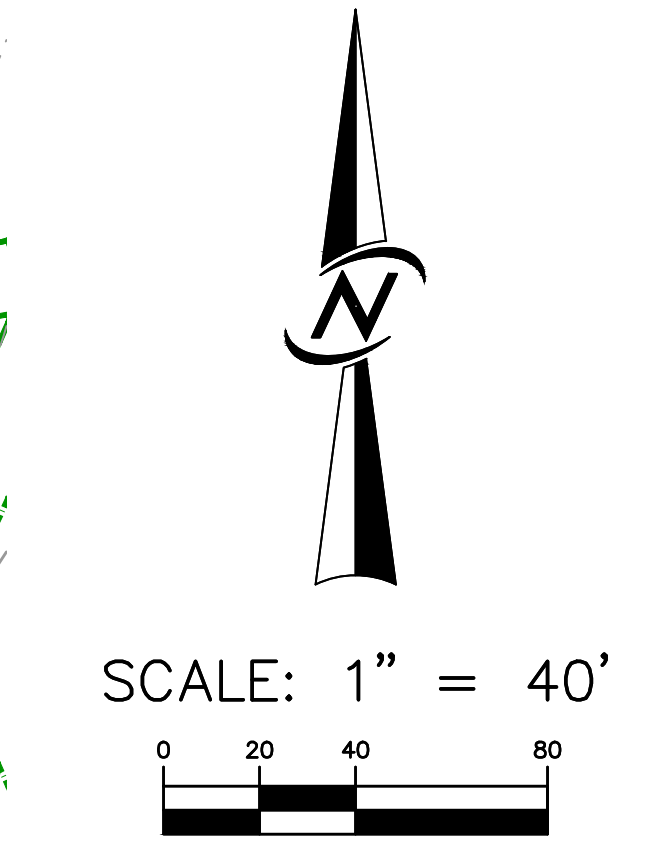
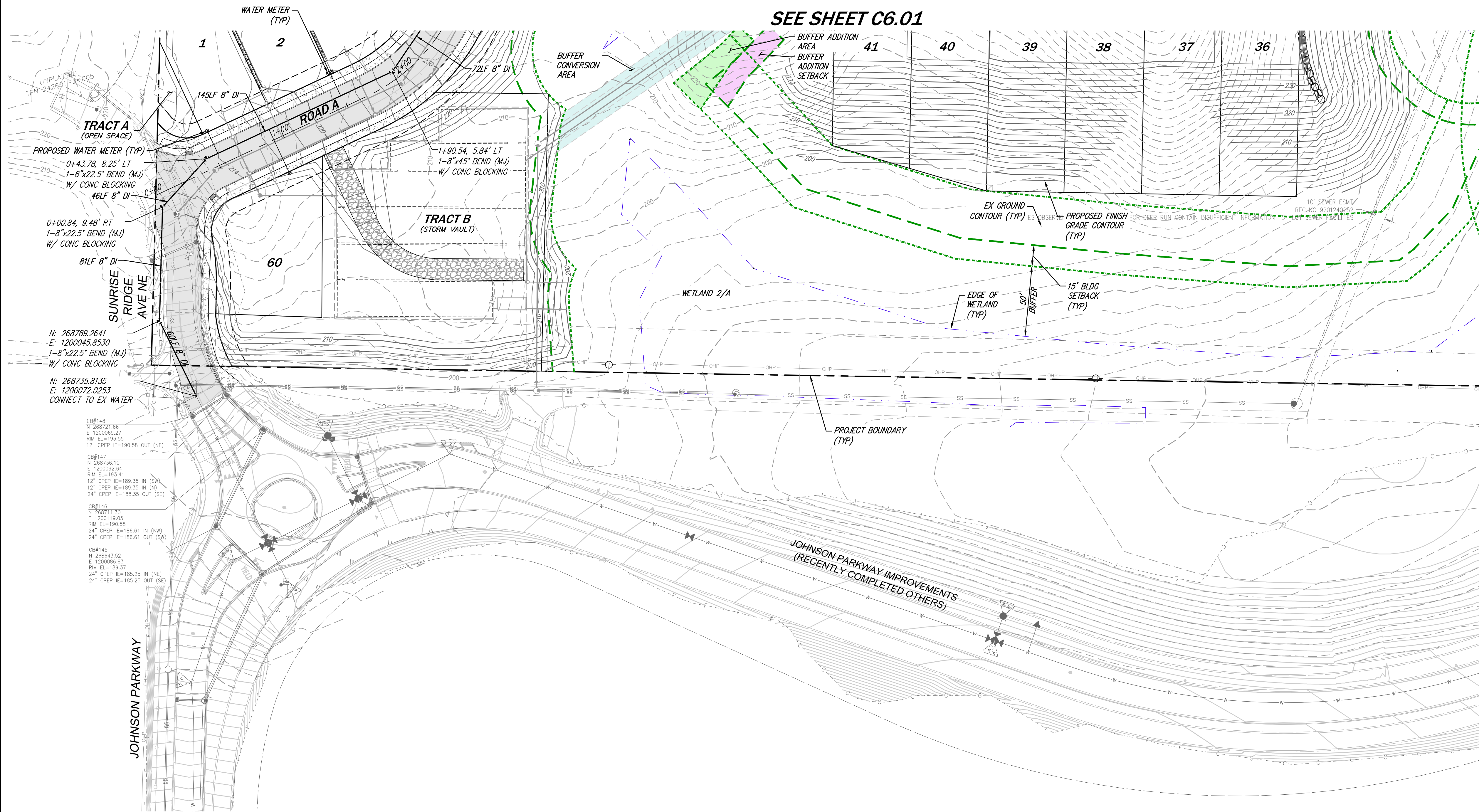
**A PRELIMINARY PLAT**

SHEET	OF
<b>C5.23</b>	<b>31</b>
PROJECT NUMBER	
<b>21199</b>	

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**WATER LEGEND**

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- EXISTING WATER PIPE

**SITE LEGEND**

- BUILDING SETBACK
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- UTILITY EASEMENT
- CRITICAL AREA
- CRITICAL AREA BUFFER
- CREEK/STREAM BUFFER
- BUILDING SETBACK FROM CRITICAL AREA
- MSE WALL
- RETAINING WALL
- BUFFER ADDITION SETBACK
- BUFFER ADDITION AREA
- BUFFER CONVERSION AREA

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

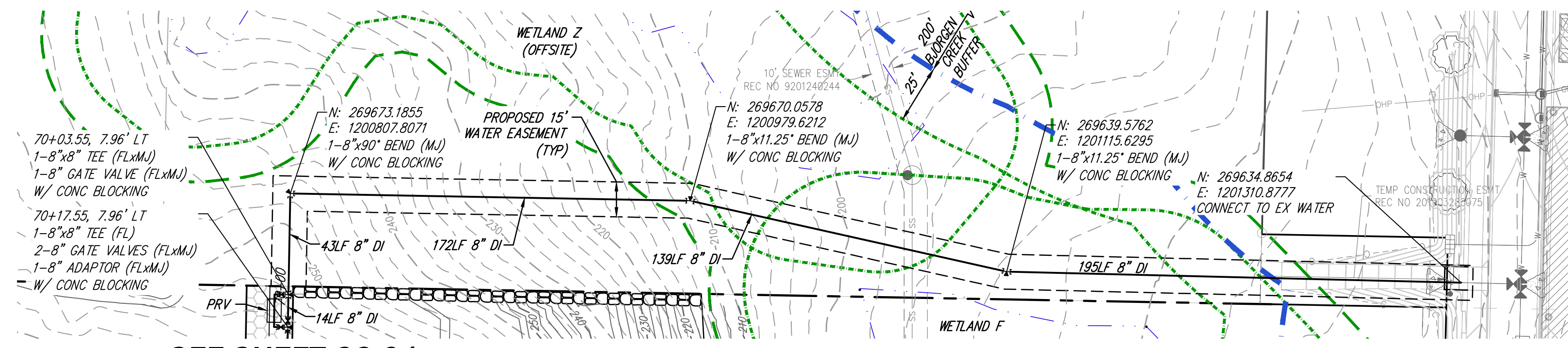
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE DESIGN**

12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

**PRELIMINARY WATER PLAN  
AUDREY ESTATES  
A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE



SEE SHEET C6.01

2/13/2024 3:48 PM A:\2024\21199\ENGINEERING\PRELIMINARY\SHEETS\21199\_C6.01.DWG

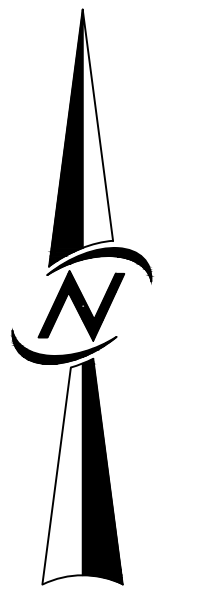


LOT B  
CITY OF POULSBORO  
SP#P-2808  
REC NO 8203300107  
TPN 242601-3-022

LOT C  
CITY OF POULSBORO  
SP#P-2808  
REC NO 8203300107  
TPN 242601-03-023

PARCEL C  
CITY OF POULSBORO  
SP#P-2624  
REC NO 8601090105TPN  
242601-3-029

PARCEL B  
BLA REC NO 9410060168  
TPN 242601-3-033



SCALE: 1" = 60'  
0 30 60 120

**SITE LEGEND**

- BUILDING SETBACK
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CRITICAL AREA
- CRITICAL AREA BUFFER
- CREEK/STREAM BUFFER
- BUILDING SETBACK FROM CRITICAL AREA

**STORM LEGEND**

- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- STORM SERVICE PIPE
- STORM CLEANOUT
- DISPERSION TRENCH
- DISPERSION FLOW PATH

**SEWER LEGEND**

- SEWER PIPE
- SEWER STRUCTURE
- SEWER PIPE FLOW ARROW
- SEWER SERVICE PIPE
- SEWER CLEANOUT

**WATER LEGEND**

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER

DATE	6/9/23
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

**CORE DESIGN**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**COMPREHENSIVE UTILITY PLAN  
AUDREY ESTATES  
A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	KATIE E. LANE
DRAWN	MARY MOORE
APPROVED	HOLLI H. HEAVIN, PE
PROJECT MANAGER	HOLLI H. HEAVIN, PE

SHEET	OF
<b>C7.01</b>	<b>31</b>
PROJECT NUMBER <b>21199</b>	

2/13/2024 3:48 PM A:\2024\21199\ENGINEERING\PRELIMINARY\SHEETS\21199\_C7.01.DWG

2. CORE2

Landscaping – Open Space and Replacement Tree,

February 13, 2024



**LANDSCAPE AREA CALCULATIONS**

SEE SHEET L2.02 FOR FULL PLANTING SCHEDULE

GENERAL PLANTING AREA:	20,474 SF
LAWN AREA:	9,042 SF
NATIVE PLANTING AREA:	5,604 SF
R.O.W. PLANTING AREA:	14,058 SF
FORESTED PLANTING AREA:	28,189 SF
<b>TOTAL LANDSCAPE AREA:</b>	<b>77,367 SF</b>

**REPLACEMENT TREE CALCULATIONS**

SEE SHEET L2.02 FOR SPECIES AND INSTALLATION SIZES

REQUIRED REPLACEMENT TREES:	125 TREES*
PROVIDED REPLACEMENT TREES:	125 TREES
SITKA SPRUCE:	14 TREES
VINE MAPLE:	16 TREES
PACIFIC DOGWOOD:	12 TREES
DOUGLAS FIR:	46 TREES
CASCARA:	12 TREES
WESTERN RED CEDAR:	25 TREES

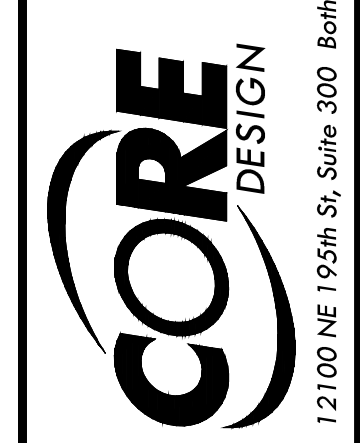
\* SEE ARBORIST REPORT FOR DETAILS.  
\*\* REPLACEMENT TREES DISPLAYED IN COLOR ON PLANS.

**GENERAL NOTE:**

IT IS OF THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER WHO PROVIDED CONSULTATION ON THIS PROJECT THAT ONLY THE TOP TWO LAYERS OF GEOSYNTHETIC GRID BE CUT FOR PLANTING ON RSS SLOPES. PLANTINGS ALONG RSS SLOPES SHALL BE STAGGERED ON ALTERING CONTOURS TO LIMIT EXCESS CUTTING OF THE 1ST LAYERS OF PRIMARY AND SECONDARY GEGRID REINFORCEMENT. SEE REPORT BY GEORESOURCES FOR DETAILS.

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	6/9/23
2	REVISED PER CITY COMMENTS	11/9/23
3	REVISED PER CITY COMMENTS	2/13/24

STATE OF WASHINGTON  
LANDSCAPE ARCHITECT  
LINDSEY B. SOLORIO, P.L.A.  
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.865.7877



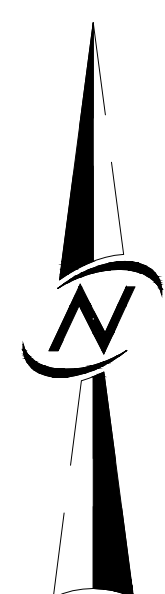
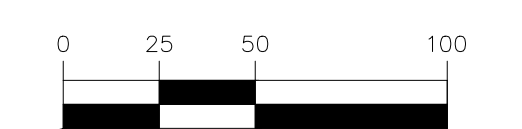
**COMPOSITE LANDSCAPE PLAN**  
**AUDREY ESTATES**  
**A PRELIMINARY PLAT**

DATE	SEE STAMP DATE
DESIGNED	JOSHUA M. PEARSON
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER	HOLLI H. HEAVRIN, PE
SHEET	OF
<b>L2.01</b>	<b>31</b>
PROJECT NUMBER	<b>21199</b>

**COMPOSITE LANDSCAPE PLAN**

SCALE: 1" = 50'-0"

SCALE: 1" = 50'



4/18/2024 4:05 PM \\21199\LANDSCAPE\PRELIMINARY\SHEETS\21199\_L2.01.DWG





OPEN SPACE ENLARGEMENT

SCALE: 1" = 20'-0"

EVERGREEN ONLY PLANT SCHEDULE - 10,244 SF

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SHRUBS	BOTANICAL NAME	COMMON NAME
	PICEA SITCHENSIS	SITKA SPRUCE	5' - 6' HT. MIN.		LONICERA NITIDA	BOX LEAF HONEYSUCKLE
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5' - 6' HT. MIN.		NANDINA DOMESTICA 'SIENNA SUNRISE'	HEAVENLY BAMBOO
	THUJA PLICATA	WESTERN RED CEDAR	5' - 6' HT. MIN.		OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE
	ABELIA X GRANDIFLORA	GLOSSY ABELIA			PIERIS JAPONICA 'CAVATINE'	LILY OF THE VALLEY BUSH
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD			PRUNUS LAUROCARASUS 'OTTO LUYKEN'	LUYKEN LAUREL
	CALLUNA VULGARIS	HEATHER			SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA
	LEUCOTHOE FONTANESIANA 'RAINBOW'	RAINBOW LEUCOTHOE			VIBURNUM DAVIDII	DAVID VIBURNUM
					VIBURNUM X BODNANTENSE 'PINK DAWN'	VIBURNUM
					BOTANICAL NAME	COMMON NAME
					GAULTHERIA SHALLON	SALAL

NATIVE PLANTING SCHEDULE - 5,604 SF

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SHRUBS	BOTANICAL NAME	COMMON NAME
	ACER CIRCINATUM	VINE MAPLE	5' - 6' HT. MIN.		POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	RHAMNUS PURSHIANA	CASCARA	2" CAL. MIN.		RIBES SANGUINEUM	RED FLOWERING CURRANT
	THUJA PLICATA	WESTERN RED CEDAR	5' - 6' HT. MIN.		ROSA NUTKANA	NOOTKA ROSE
	MAHONIA NERVOSA	OREGON GRAPE			SPIRAEA DOUGLASII	WESTERN SPIREA
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE			SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY
	PHILADELPHUS LEWISII	WILD MOCKORANGE			VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK			BOTANICAL NAME	COMMON NAME
					GAULTHERIA SHALLON	SALAL

GENERAL PLANTING SCHEDULE - 20,474 SF

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SHRUBS	BOTANICAL NAME	COMMON NAME
	ACER CIRCINATUM	VINE MAPLE	5' - 6' HT. MIN.		LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER
	CORNUS NUTTALLII	PACIFIC DOGWOOD	2" CAL. MIN.		PHILADELPHUS X 'BELLE ETOILE'	MOCK ORANGE
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5' - 6' HT. MIN.		RHODODENDRON X PJM	PJM RHODODENDRON
	THUJA PLICATA	WESTERN RED CEDAR	5' - 6' HT. MIN.		ROSA RUGOSA	RUGOSA ROSE
	ABELIA X EDWARD GOUCHER	PINK ABELIA			SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
	BERBERIS THUNBERGII 'CRIRUZAM'	CRIMSON RUBY JAPANESE BARBERRY			ASTER SUBSPICATUS OR SYMPHYOTRICHUM SUBSPICATUM	DOUGLAS ASTER
	CORNUS STOLONIFERA 'KELSEY'	KELSEY DOGWOOD			CAMPANULA ROTUNDIFOLIA	COMMON HAREBELL
	FORSYTHIA X INTERMEDIA 'FIESTA'	FIESTA FORSYTHIA			ERIOPHYLLUM LANATUM	OREGON SUNSHINE
	HAKONECHLOA MACRA 'BENI-KAZE'	GREEN FOREST GRASS			CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY			DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
	ILEX CRENATA 'GREEN ISLAND'	GREEN ISLAND JAPANESE HOLLY			BOTANICAL NAME	COMMON NAME
					LIRIOPE MUSCARI	LILY TURF

R.O.W. PLANT SCHEDULE - 14,058 SF

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	24	ACER HENRYI	HENRY'S MAPLE	1.5" CAL. MIN.	30' O.C. OR AS SHOWN
	3	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	1.5" CAL. MIN.	40' O.C. OR AS SHOWN
	10	FAGUS SYLVATICA 'FASTIGIATA'	EUROPEAN BEECH	1.5" CAL. MIN.	30' O.C. OR AS SHOWN
	14	MALUS TRANSITORIA	TSCONOSKII CRABAPPLE	1.5" CAL. MIN.	30' O.C. OR AS SHOWN
	8	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1.5" CAL. MIN.	30' O.C. OR AS SHOWN
	20	STYRAX OBASSIA	FRAGRANT SNOWBELL	1.5" CAL. MIN.	30' O.C. OR AS SHOWN
		BOTANICAL NAME	COMMON NAME		
		HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS		
		MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS		
		COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER		

**GENERAL NOTE:**  
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\* REPLACEMENT TREES ARE DISPLAYED IN COLOR ON PLANS.

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	6/9/23
2	REVISED PER CITY COMMENTS	11/9/23
3	REVISED PER CITY COMMENTS	2/13/24

STATE OF WASHINGTON  
 LAND SURVEYING BOARD  
 LICENSE NO. 12100 NE 195th St., Suite 300, Bothell, Washington 98011 425-885-7877

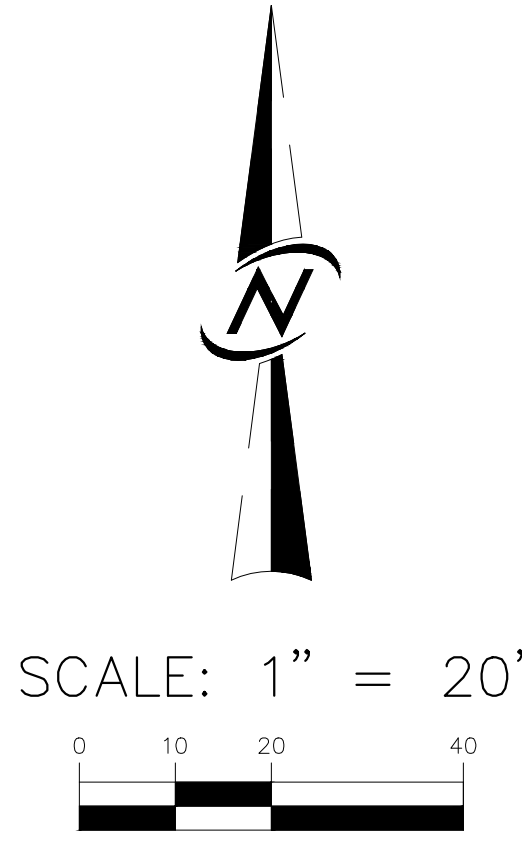
CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING

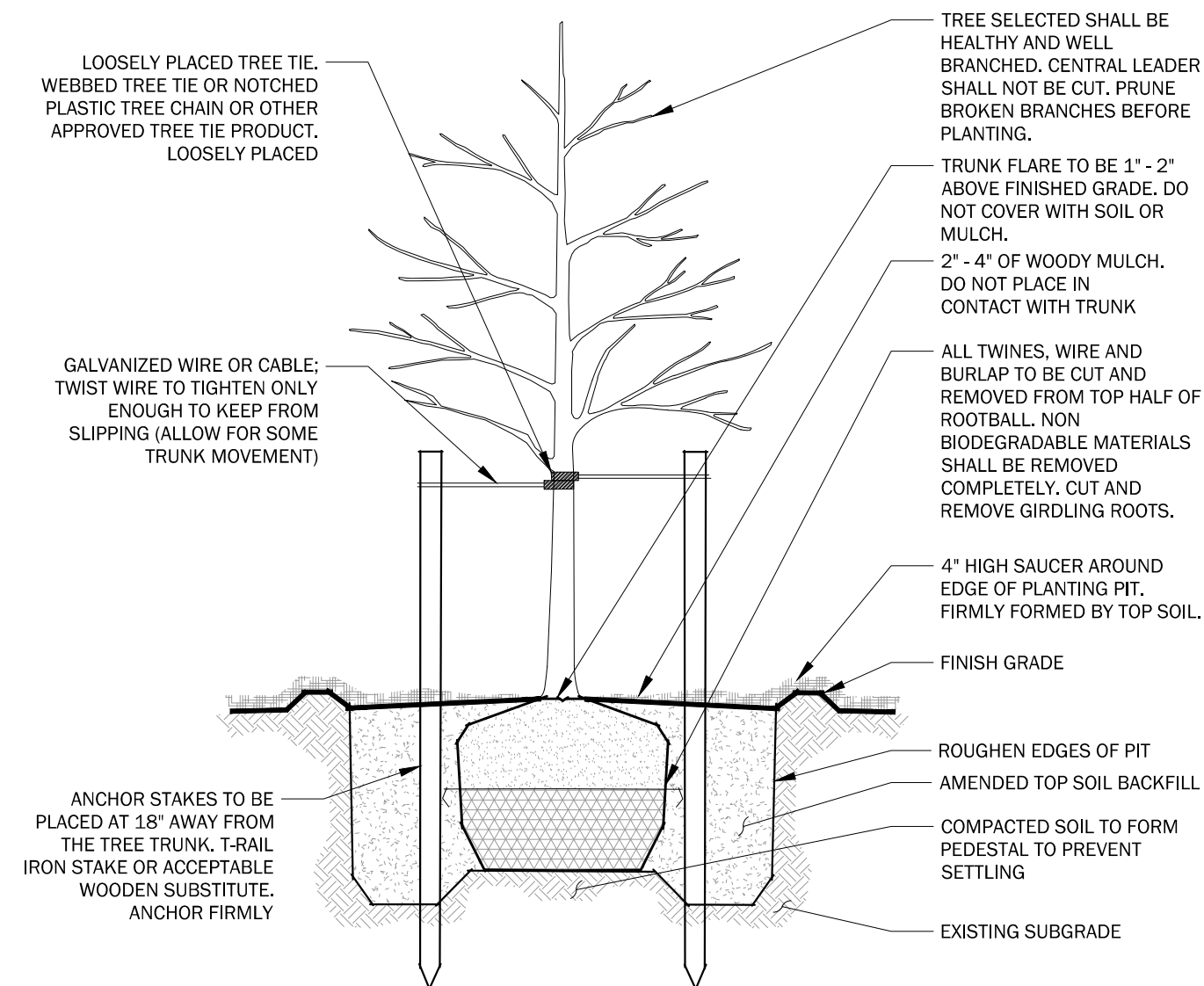
**CORE** DESIGN

OPEN SPACE ENLARGEMENT & PLANT SCHEDULE  
 AUDREY ESTATES  
 A PRELIMINARY PLAT

DATE	SEE STAMP DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
		JOSHUA M. PEARSON	MARK S. LEES	LINDSEY B. SOLORIO, P.L.A.	HOLI H. HEAVRIN, PE

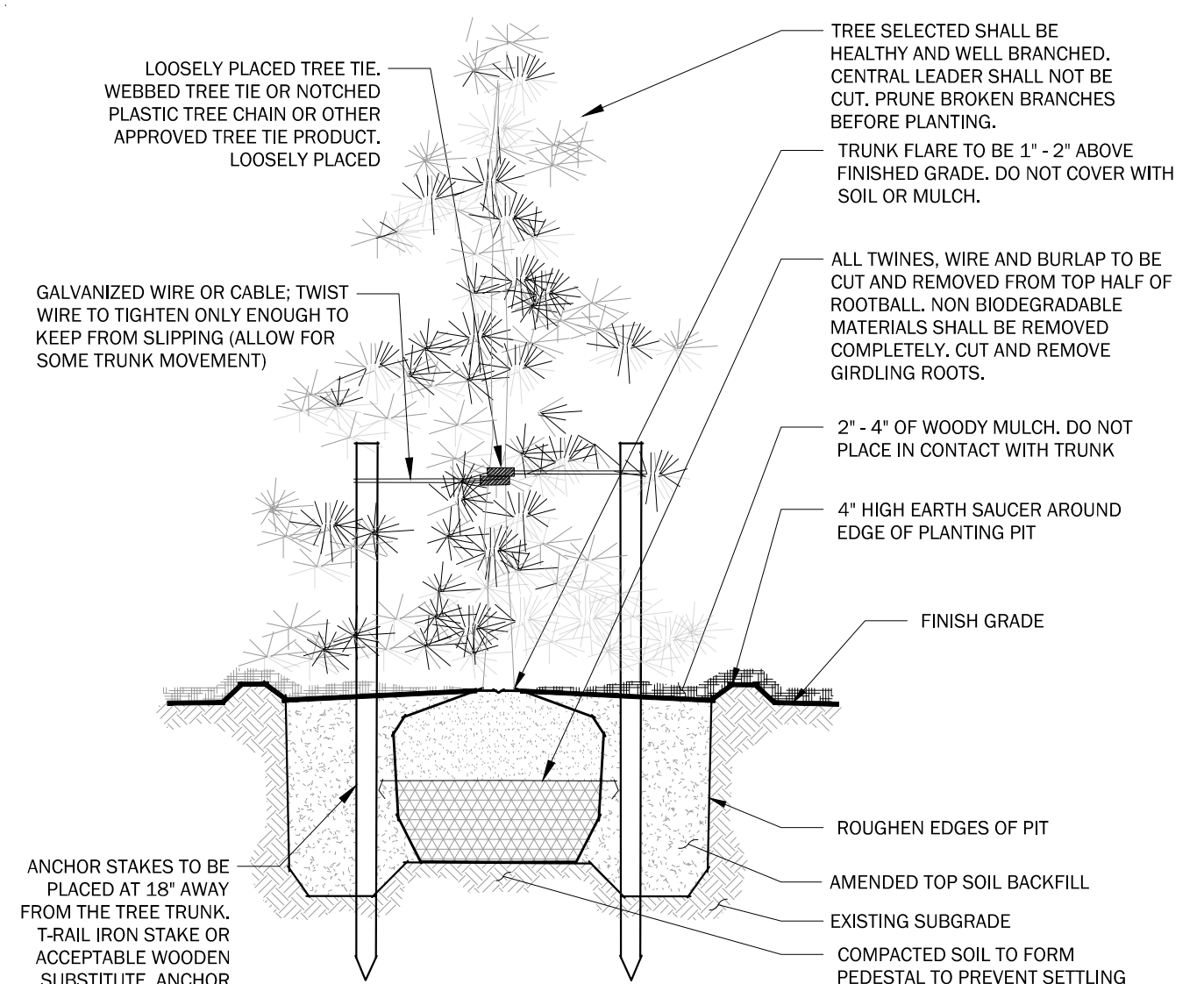
SHEET OF  
**L2.02 31**  
 PROJECT NUMBER  
**21199**





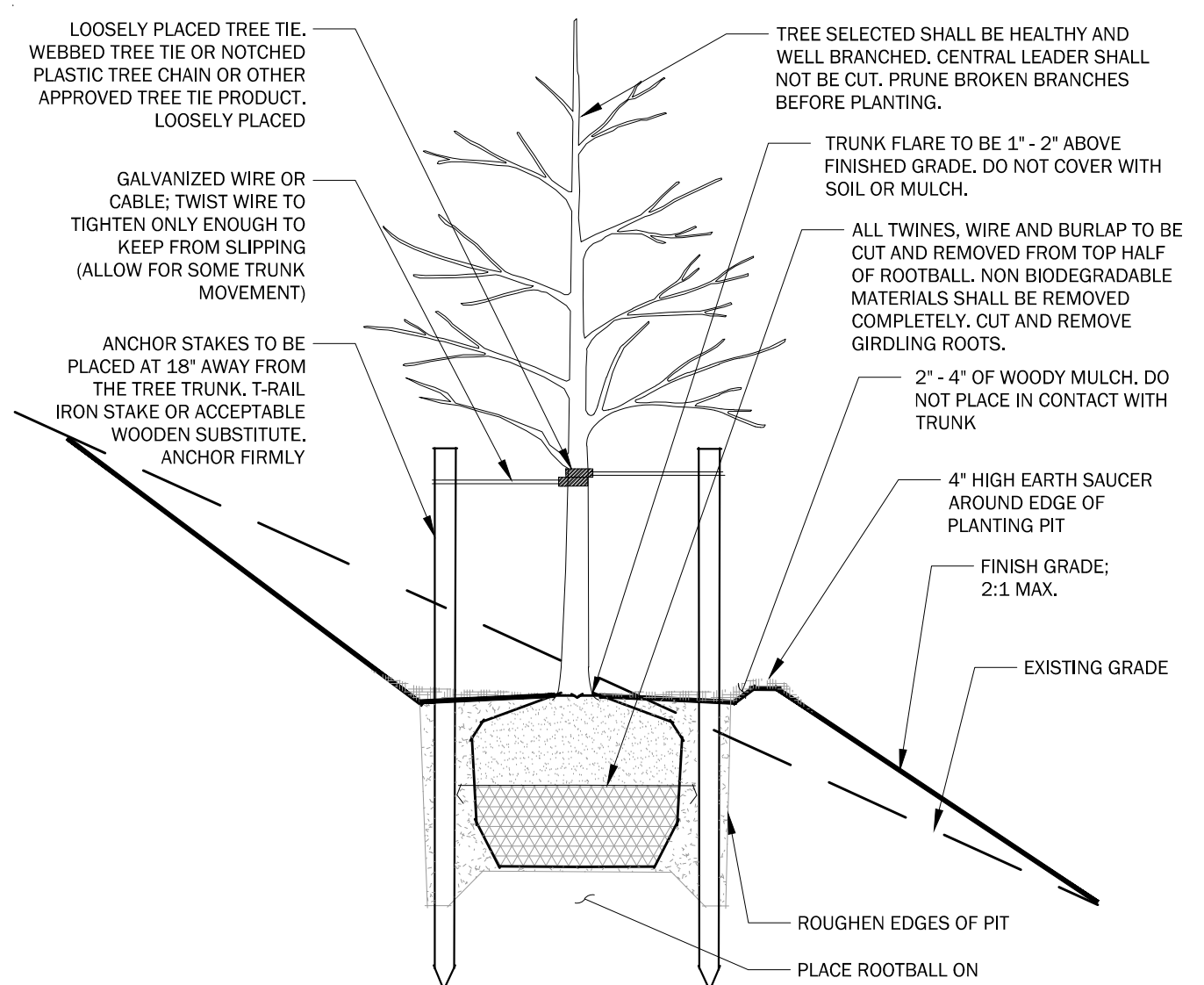
PLANTING DECIDUOUS TREE

NOT TO SCALE



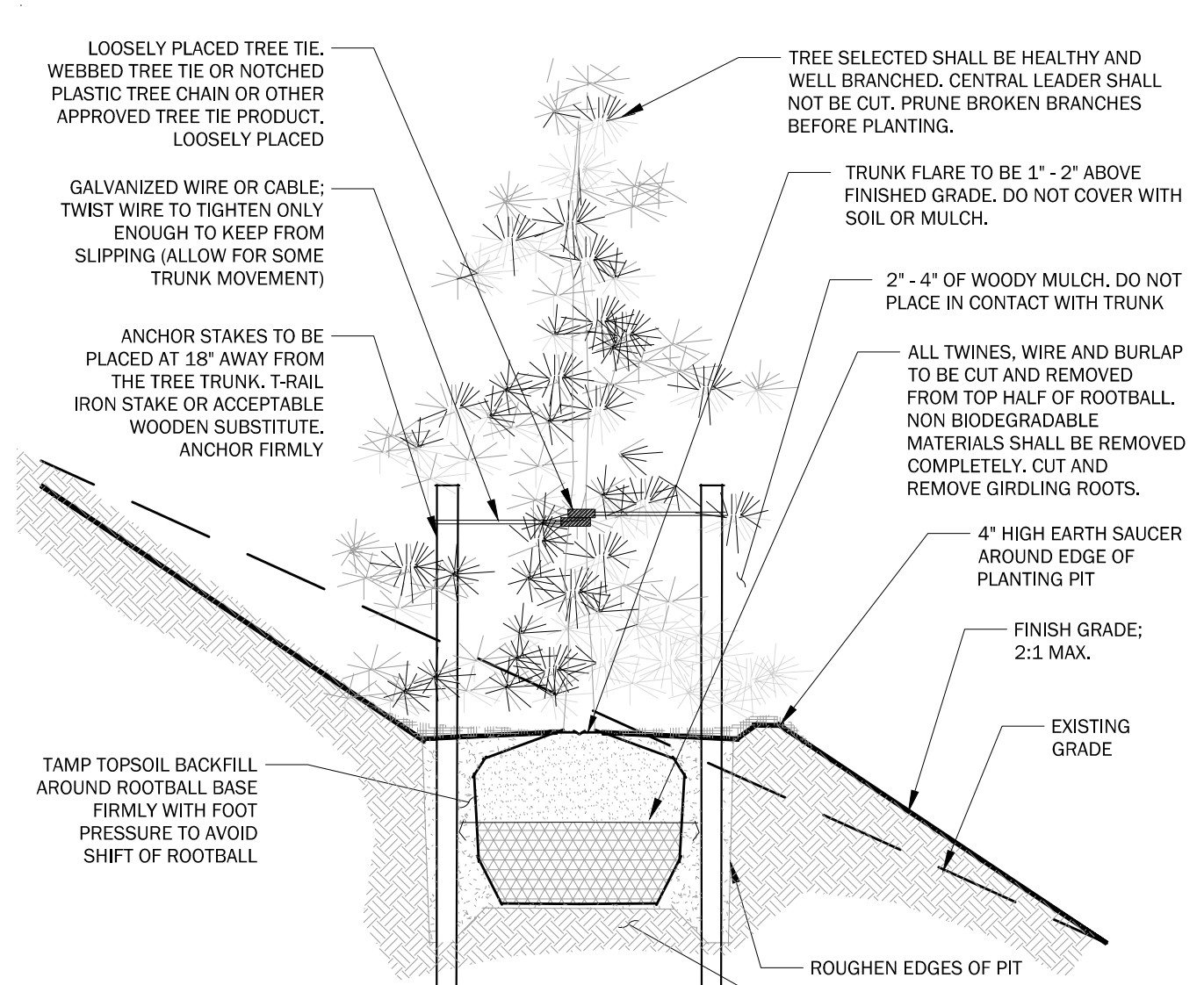
PLANTING CONIFER TREE

NOT TO SCALE



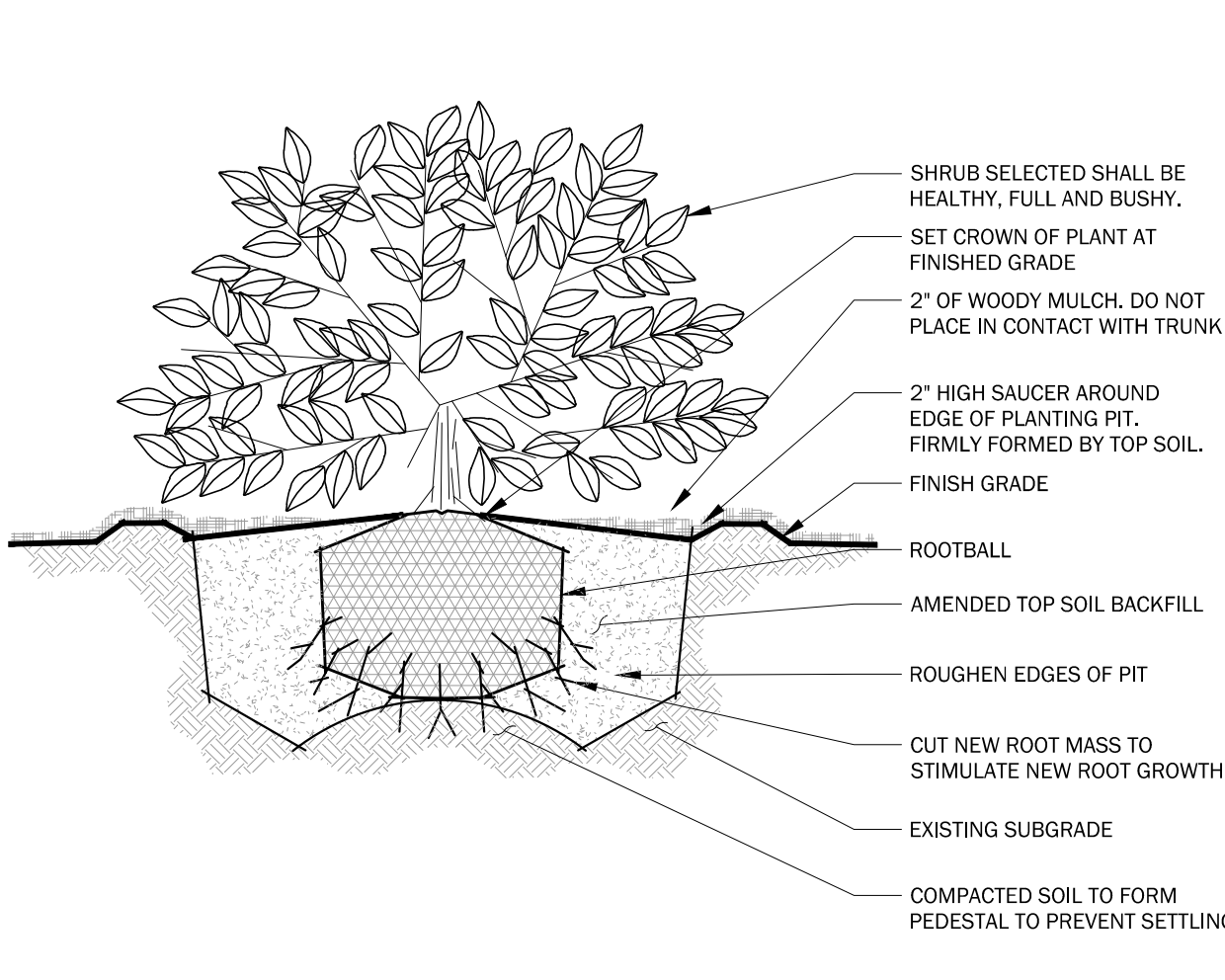
PLANTING DECIDUOUS TREE ON SLOPE

NOT TO SCALE



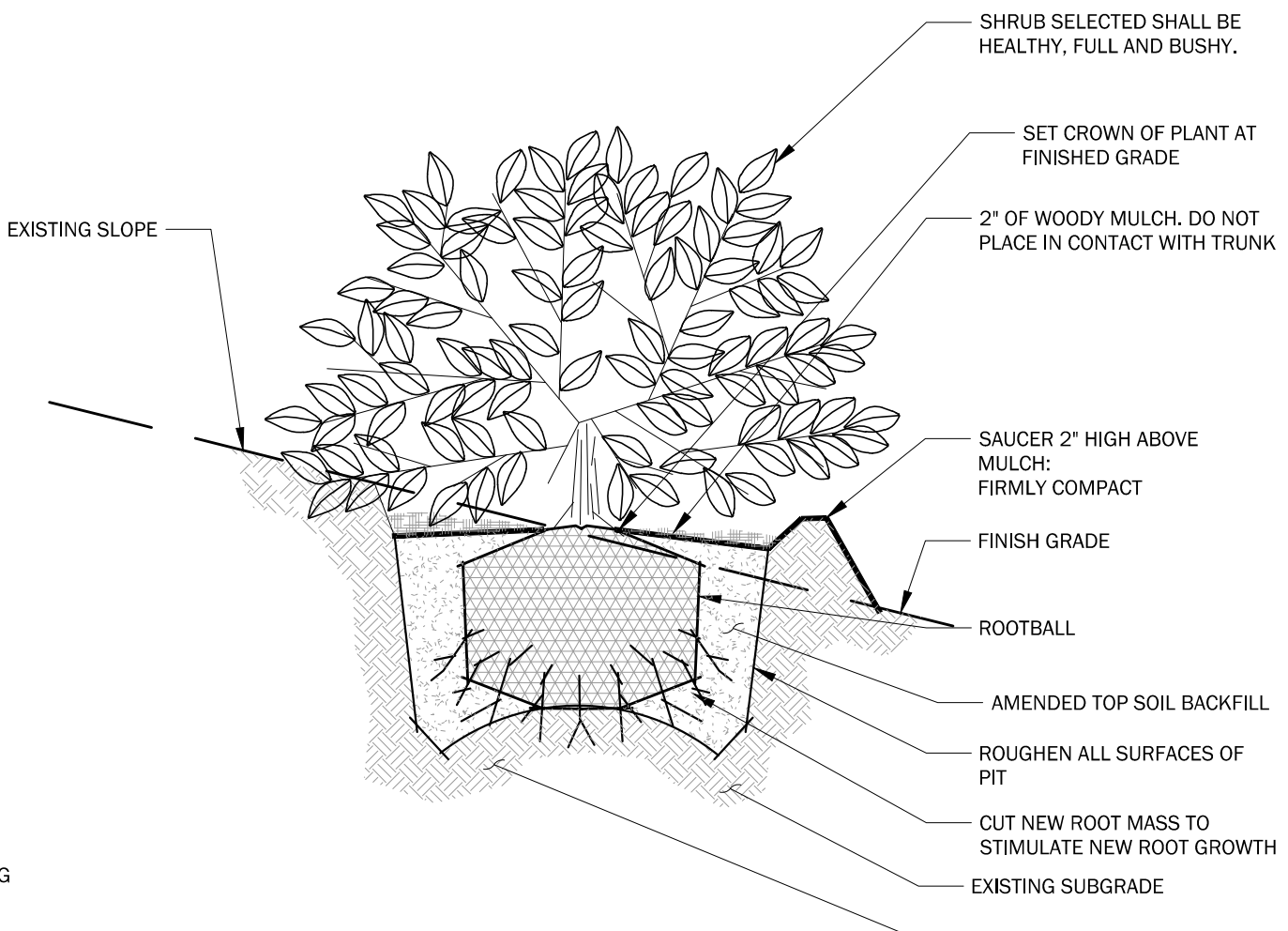
PLANTING CONIFER TREE ON SLOPE

NOT TO SCALE



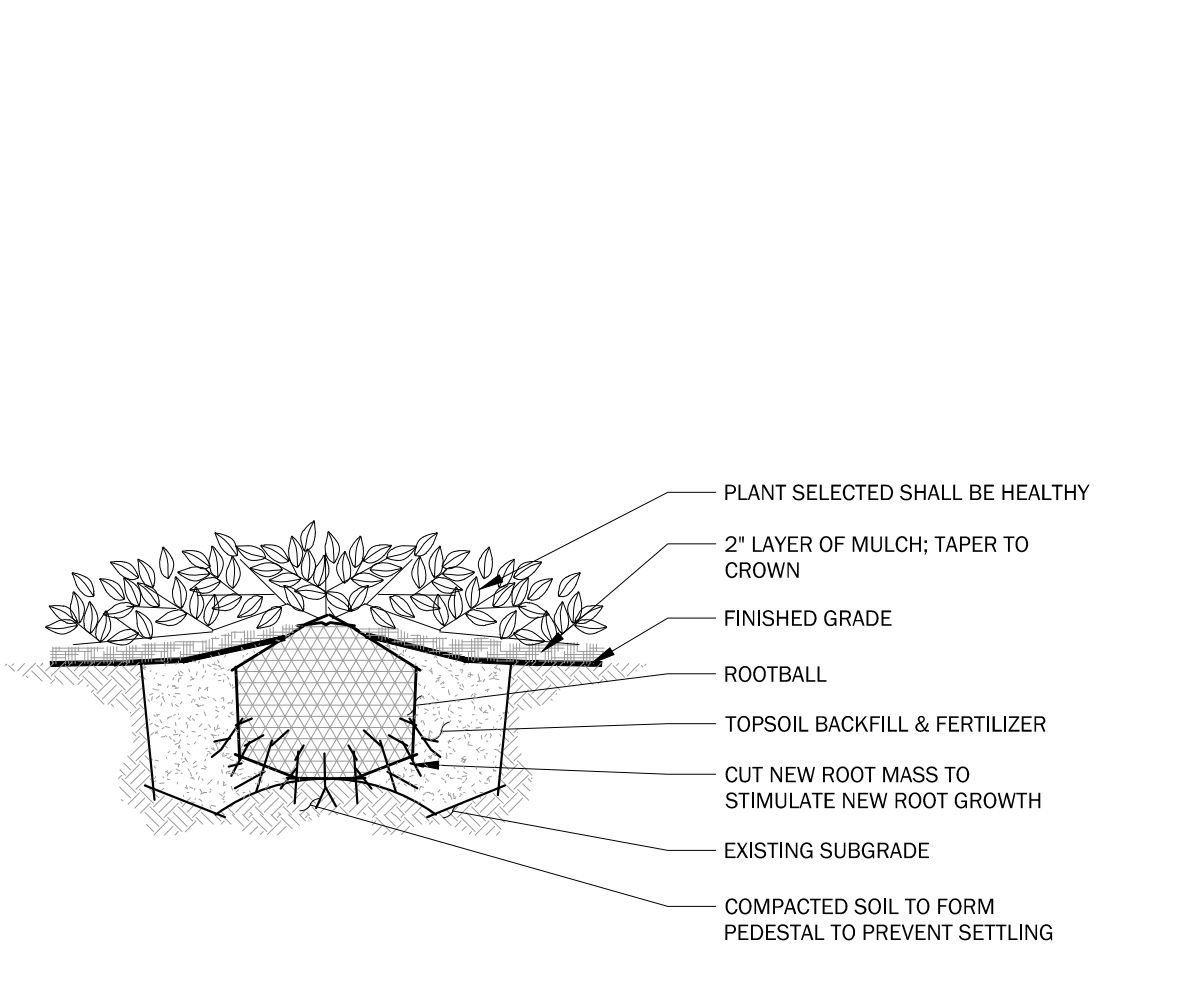
PLANTING SHRUB

NOT TO SCALE



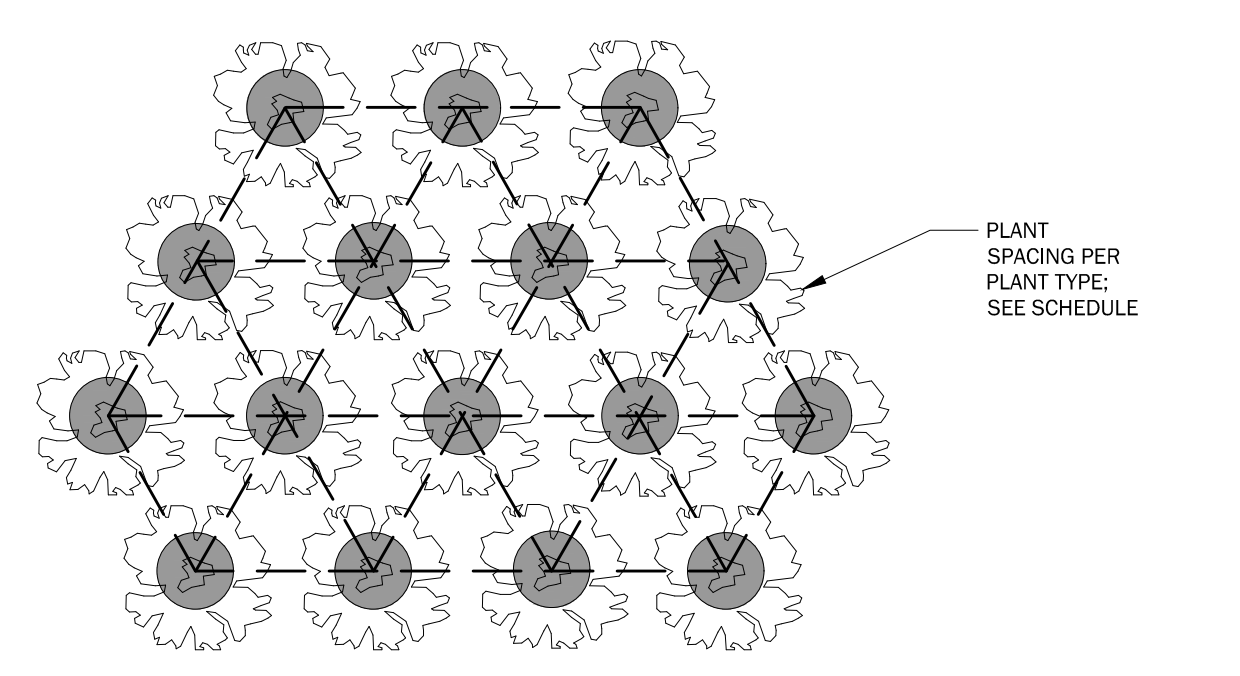
PLANTING SHRUB ON SLOPE

NOT TO SCALE



PLANTING GROUNDCOVER

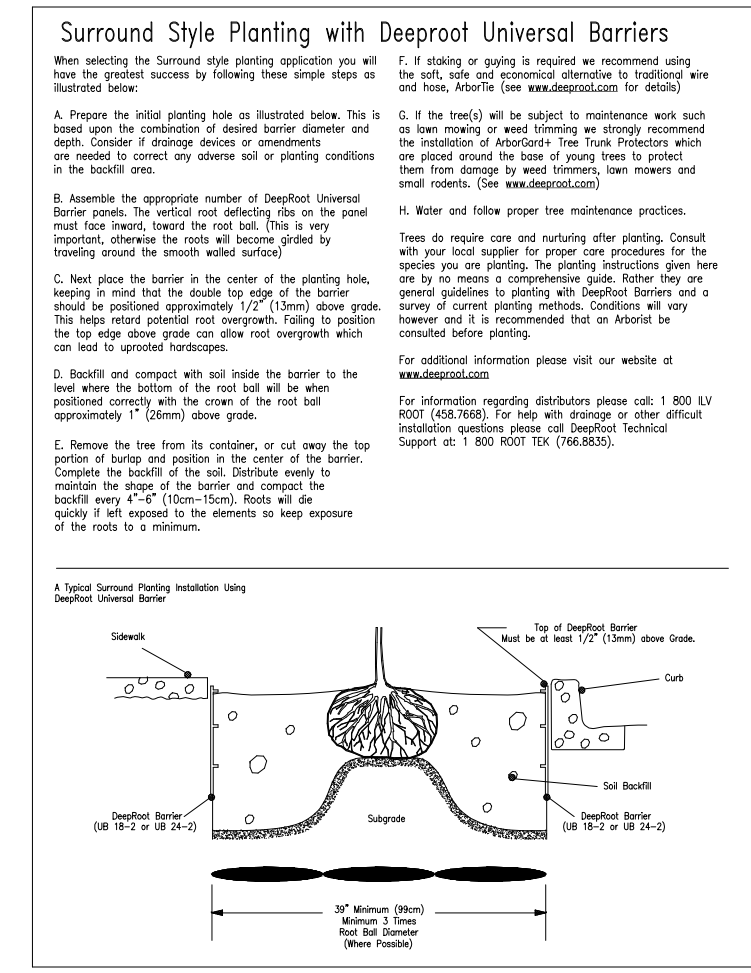
NOT TO SCALE



PLANT SPACING

NOT TO SCALE

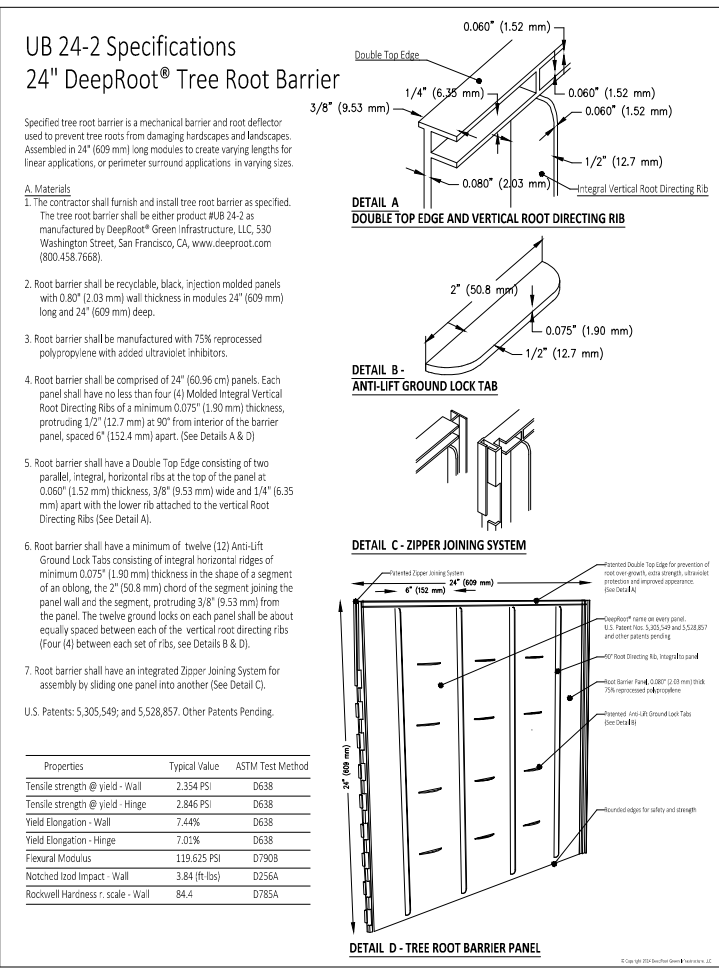
NOTE:  
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:  
GROUND COVER: 18"  
SMALL SHRUBS (UNDER 3' TALL): 30"  
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"  
LARGE SHRUBS (OVER 6' TALL): 48"



ROOT BARRIER (DEEPROOT UNIVERSAL BARRIER OR SIMILAR)

NOT TO SCALE

SOURCE: DEEPROOT



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DATE	6/9/23
DESIGNED	JOSHUA M. PEARSON
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER	HOLLI H. HEAVRIN, PE

NO.	REVISED PER CITY COMMENTS
1	REVISED PER CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS

STATE OF WASHINGTON  
LANDSCAPE ARCHITECT  
LINDSEY B. SOLORIO  
12100 NE 195th St., Suite 300, Bothell, Washington 98011 425.885.7877

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
DESIGN

**CORE DESIGN**

LANDSCAPE DETAILS  
AUDREY ESTATES

**A PRELIMINARY PLAT**

SHEET OF  
**12.31 31**  
PROJECT NUMBER  
**21199**

3. CORE-TSI

Draft Photometric Plan (Street Lighting Plan),

undated



## Calculation Summary

### **E Sidewalk**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.4
Maximum	1.4
Minimum	0.2
Avg/Min	2.2
Max/Min	7.0

### **NE Sidewalk**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	0.4
Maximum	1.4
Minimum	0.1
Avg/Min	3.5
Max/Min	14.0

### **NW Sidewalk**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal



## Calculation Summary - Cont.

Illuminance (Fc)

Average	0.3
Maximum	1.2
Minimum	0.2
Avg/Min	1.7
Max/Min	6.0

### **Road A**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

Average	0.6
Maximum	1.5
Minimum	0.2
Avg/Min	3.1
Max/Min	7.5

### **Road B**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

Average	0.6
Maximum	2.0
Minimum	0.2
Avg/Min	3.1
Max/Min	10.0

### **Road C**

Project: Project\_1  
 Polygon



## Calculation Summary - Cont.

Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

Average	0.6
Maximum	1.6
Minimum	0.2
Avg/Min	3.0
Max/Min	8.0

### **Road D**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

Average	0.6
Maximum	1.4
Minimum	0.3
Avg/Min	2.0
Max/Min	4.7

### **S Sidewalk**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

Average	0.2
Maximum	1.5
Minimum	0.1



## Calculation Summary - Cont.

Avg/Min	2.1
Max/Min	15.0

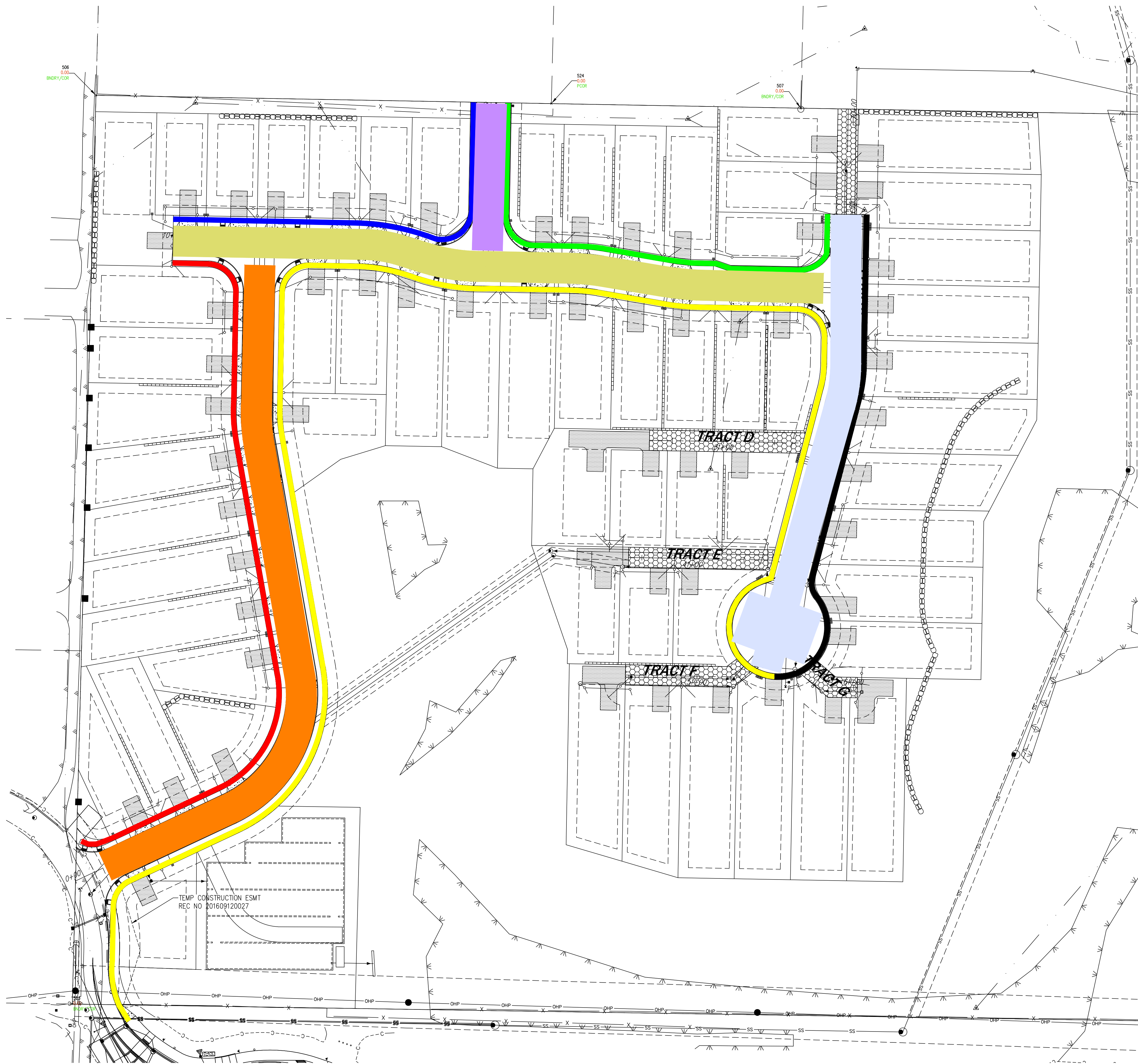
### **W Sidewalk**

Project: Project\_1  
 Polygon  
 Coordinates in Feet

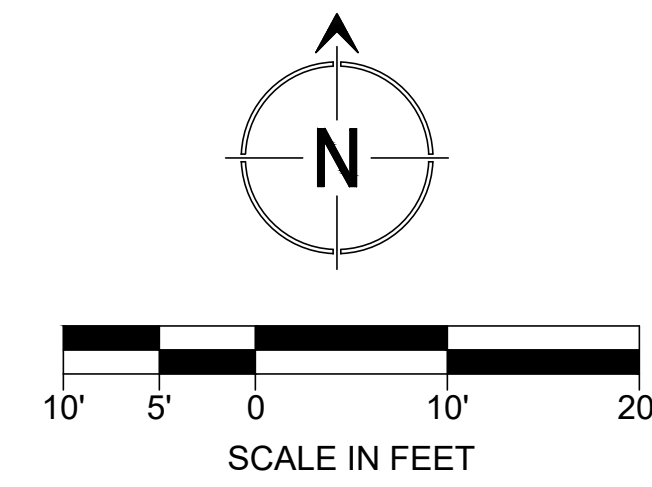
Point Spacing L-R	5
Point Spacing T-B	5
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

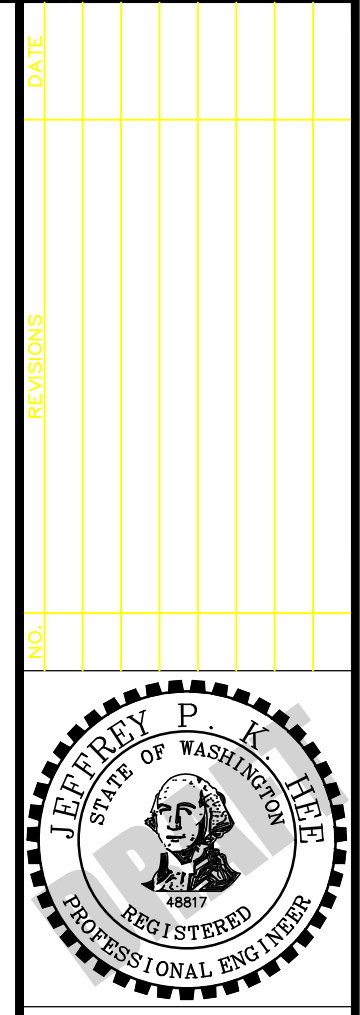
Average	0.2
Maximum	0.5
Minimum	0.1
Avg/Min	1.9
Max/Min	5.0



- LEGEND:**
- ROAD A
  - ROAD B
  - ROAD C
  - ROAD D
  - W SIDEWALK
  - NW SIDEWALK
  - NE SIDEWALK
  - E SIDEWALK
  - S SIDEWALK



TEMP CONSTRUCTION ESMT  
REC NO. 201609120027



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE**  
DESIGN

12100 NE 195th St, Suite 300  
Bellevue, Washington 98011 425.885.7877

**AUDREY ESTATES**  
**JWJ GROUP, LLC**  
3599 NW CARLTON ST, SUITE 201  
SILVERDALE, WA 98383

DATE	SEE STAMP DATE
DESIGNED	MIKE SCHAEFER
DRAWN	MIKE SCHAEFER
APPROVED	JEFF HEE, PE
	ANDREW BRATLIEN, PE
	PROJECT MANAGER
SHEET	OF
	25
PROJECT NUMBER	222057

**Transportation Solutions**  
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16932 Woodinville-Redmond Road, Suite A206  
Woodinville, WA 98072  
(425) 883-4134 | www.tsinw.com





**LUMINAIRE SCHEDULE**

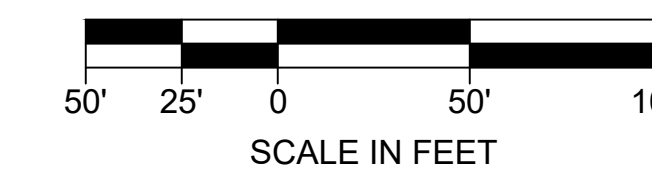
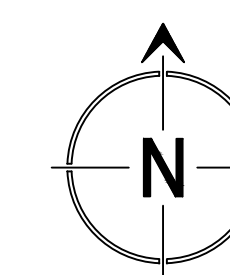
LUM NO.	ROAD	STATION	OFFSET	FIXTURE	MOUNTING HEIGHT	ARM LENGTH	WATTS
L1	A	0+43.5	17.7' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L2	A	1+43.5	17.7' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L3	A	2+33.5	17.7' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L4	A	3+23.5	17.7' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L5	A	4+25.5	17.7' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L6	A	5+56.0	17.7' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L7	A	6+10.5	17.7' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L8	A	6+97.0	17.7' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L9	B	10+42.5	17.0' LT	ERL1-0-04-C3-40-GRAY	20'	6'	31
L10	B	11+56.0	16.5' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L11	B	12+76.5	16.5' RT	ERL1-0-04-C3-40-GRAY	20'	6'	31
L12	B	13+86.5	16.5' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L13	B	14+80.5	17.0' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L14	B	15+73.0	17.0' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L15	C	19+58.0	24.0' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L16	C	20+27.0	25.0' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L17	C	21+09.0	24.0' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L18	C	22+09.0	24.0' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L19	C	22+96.5	27.7' LT	ERL1-0-03-C3-40-GRAY	20'	6'	22
L20	C	23+89.5	23.2' LT	ERL1-0-03-C3-40-GRAY-ELS	20'	6'	22
L21	C	23+44.3	52.2' RT	ERL1-0-03-C3-40-GRAY-ELS	20'	6'	22
L22	D	30+64.5	21.3' RT	ERL1-0-03-C3-40-GRAY-ELS	20'	6'	22
L23	D	30+46.0	21.3' LT	ERL1-0-03-C3-40-GRAY-ELS	20'	6'	22
L24	A	0+24.3	51.4' RT	ERL1-0-03-C3-40-GRAY	20'	6'	22

**CONSTRUCTION NOTES:**

- ① LIGHT POLE, ARM, AND FIXTURE TO BE INSTALLED BY PSE. SEE LUMINARE SCHEDULE FOR FIXTURE TYPE.

**LIGHT LEVEL ANALYSIS**

LOCATION	ROAD CLASSIFICATION	TARGET VALUES		CALCULATED VALUES	
		AVG. MAINTAINED ILLUMINANCE (fc)	UNIFORMITY	AVG. MAINTAINED ILLUMINANCE (fc)	UNIFORMITY
ROAD - A	LOCAL	0.5	4:1	0.6	3.1:1
ROAD - B	LOCAL	0.5	4:1	0.6	3.1:1
ROAD - C	LOCAL	0.5	4:1	0.6	3.0:1
ROAD - D	LOCAL	0.5	4:1	0.6	3.0:1
WEST SIDEWALK		0.4	6:1	0.2	2.0:1
EAST SIDEWALK		0.4	6:1	0.6	3.0:1
NORTHWEST SIDEWALK		0.4	6:1	0.3	1.7:1
NORTHEAST SIDEWALK		0.4	6:1	0.4	3.5:1
SOUTH SIDEWALK		0.4	6:1	0.2	2.3:1



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 16932 Woodinville-Redmond Road, Suite A206  
 Woodinville, WA 98072  
 (425) 883-4134 | www.tsinw.com

DATE: \_\_\_\_\_ SEE STAMP DATE  
 DESIGNED: MIKE SCHAEFER  
 DRAWN: MIKE SCHAEFER  
 APPROVED: JEFF HEE, PE  
 ANDREW BRATILLEN, PE  
 PROJECT MANAGER

**AUDREY ESTATES**  
**JWJ GROUP, LLC**  
 3599 NW CARLTON ST, SUITE 201  
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**CORE DESIGN**  
 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

REVISIONS: \_\_\_\_\_  
 NO. \_\_\_\_\_

SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 PROJECT NUMBER **222057**

#### 4. CORE3

Aesthetics – Slope cross sections,

September 30, 2022



