



PERMIT CENTER

CIVIL SITE IMPROVEMENT
SUBMITTAL PACKET
(FAC & GRA)

Informational Brochure

Updated: January 2020

Components:

Civil Site Improvement Application
Application Checklist
Plan Review Checklist

Prepared by:

City of Auburn

Department of Community Development

(253) 931-3090

FAX (253) 804-3114

development@auburnwa.gov & applications@auburnwa.gov

Project Name: _____

Date: _____

The following information and submittal documents are required in order to submit applications for civil plan review. Please review each item and provide all applicable elements to ensure a complete review. Incomplete submittals will not be accepted. The City will verify the completeness of the submittal packet, as identified below, at the time of application.

If you have any questions regarding the required items or would like to set up a submittal appointment, please contact the Permit Center at applications@auburnwa.gov, 253-931-3020 or Development Engineering at development@auburnwa.gov, (253) 876-1969, or in person at the City of Auburn Permit Center on the Second Floor of the Auburn Professional Plaza, One East Main Street.

The current City of Auburn Design Standards (DS), Engineering Construction Standards, and Surface Water Management Manual (SWMM) include further detail of the requirements outlined in this checklist. Electronic copies of these manuals can be viewed on the City of Auburn's Publications and Forms webpage at the following link: [Publications and Forms](#)

The following documents and files are required for a submittal to be considered complete and accepted for review. All submittal documents must be in stand-alone pdf format. Reports & plans must be single pdfs and not require collation. All pdfs shall be named to clearly state the document type (example: Civil Application.pdf, SSP Report.pdf, Plans.pdf, Geotech Report.pdf, etc.). Submittals must be made electronically and may be made via CD or electronic transfer. Contact applications@auburnwa.gov to set up an online file transfer and phone payment. Review will not begin until all required submittal documents and files have been received and are considered complete by City Staff.

REQUIRED SUBMITTAL DOCUMENTS & FILES

- Application Fee** (for Public Facility Extensions only)
- Civil Application: Grading Permit and Public Facilities Extension**
- Full Property(s) Legal Description(s)**
- Title Report dated within 30 days of submittal** (including all easements and agreements)
- Civil Plan Set**, including at a minimum:
 - o **Cover Sheet** (DS Chapter 3.04.1)
 - o **Temporary Erosion and Sediment Control Plans** (DS Chapter 3.04.2 and SWMM Vol. II)
 - o **Grading and Private Storm Drainage Plans** (DS Chapters 3.04.3, 3.04.4, and SWMM)
- Stormwater Site Plan (SSP) Report** (Prepared Per SWMM Vol. I, Appendix J)
- Geotechnical Report, Included in SSP Report** (DS Chapter 4, and SWMM)
- Site Survey (Existing Conditions/Topographic Map)** stamped, signed, and dated by a Washington State licensed professional land surveyor performed and prepared per WAC 332-130-145. Survey shall be prepared using the correct City datum (NAVD 88 & NAD 83 (1991), State Plane Coordinate System) (DS Chapter 3.01.D)
- AutoCAD Survey/Design Base Files** (DS Chapter 3)

The following additional submittal components may be required and shall be included as appropriate based on the scope of the project. Project submittals requiring these components shall be considered incomplete if any of these elements are missing, and review will not begin until they are submitted. Please indicate if these items are included in the submittal.

ADDITIONAL SUBMITTAL COMPONENTS

Required as needed based on project size and scope:

- Site Plan Key Map (DS Chapter 3.04.1)
- Landscape Plans (DS Chapters 3 and 10, ACC 18.50, Downtown Urban Center Design Standards, and/or Multi-Family & Mixed-Use Development Design Standards)
- Final Wetland/Stream Mitigation Plan and Report(s) (ACC16.10, SEPA MDNS Requirements)
- Application and Letter summarizing any requested/granted [deviations](#) and/or [street deferrals](#)

Required for projects extending public utilities:

- Utility Plans and Profiles, including drainage, water, and sewer (DS Chapters 3,6,7, and 8)

Required for projects including public and/or private roadways:

- Street/Storm Plans and Profiles (DS Chapters 3,6, and 10)
- Street Pavement Design, CBR number or engineered pavement design per the latest "AASHTO Guide for Design of Pavement Structure" (required for public streets only) (DS Chapters 3, 4 and 10)
- Striping and Signing Plans (required for public streets only) (DS Chapters 3 and 10)
- Sight Distance Plans (required for all intersections and driveways). Composite of all driveways, utilities, landscaping, and other sight distance constraints shall be shown. (DS Chapter 3 and 10, and AASHTO "A Policy on Geometric Design of Highways and Streets", current edition)
- Illumination Plans (LED lighting required for all public and private streets). Photometric plans may also be required for illumination of private property. (DS Chapters 3 and 10, ACC 18.55)
- Signal Plans (if required by development conditions) (DS Chapters 3 and 10)
- Intersection Plans (required for all intersections) (DS Chapters 3 and 10)



CIVIL APPLICATION: GRADING PERMIT AND PUBLIC FACILITIES EXTENSION

Updated January 2020

Physical Address:
Auburn City Hall Annex, 2nd Floor
1 East Main Street

Mailing Address:
25 West Main Street
Auburn, WA 98001-4998

Webpage & Application Submittal:
www.auburnwa.gov
applications@auburnwa.gov

Phone and Email:
Phone: 253-931-3090
permitcenter@auburnwa.gov

PROJECT INFORMATION

Check all that apply: Grading (Private On-Site Only) Public Facilities Extension & Grading

Project Name: _____ Date: _____

Project Address: _____ Zip: _____

Parcel No(s): _____

Project Description: _____

Section/Township/Range: _____ 1/4, Section _____, Township _____, Range _____

ENGINEER

Company Name: _____

Contact Person: _____ Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY OWNER

Name: _____ Individual Corporation Partnership LLC

Contact Person: _____ Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

CONTRACTOR

Company Name: _____

Contact Person: _____ Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

APPLICANT/PROJECT CONTACT

Property Owner Engineer Other: _____

Company Name: _____

Contact Person: _____ Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

GRADING (GRA) APPLICATION

Type of Grading Permit: Non-Residential and Multi-Family Single Family Residential for a single lot
(Only Check One) Minor Grading Permit (Design Standards Appendix E) Other (Early Clear and Grade, Utility, etc.)
 Grading Permit with an FAC Application

a. Amount of Cut (CY) : _____ b. Amount of Fill (CY) : _____

c. Net Import/Export (b-a) : _____ d. Total Earthwork (a+b) : _____

PUBLIC FACILITIES EXTENSION (FAC) APPLICATION

Type of Project: Commercial* Multi-Family** Residential
(Only Check One) Plat Short Plat

* Includes multi-use projects in the Downtown Urban Center and projects outside City limits that extend City Utilities

** Includes multi-use projects outside the Downtown Urban Center

Project Details

(Check all that apply)

- Public Water
- Public Sanitary Sewer
- Private Street Storm Drainage
- Public Street
- Private Street & Fire Lanes
- Public Storm Drainage

Facility Length (LF)

I certify that I have read this application and declare under penalty of perjury that the information contained herein is correct and complete. I am either the owner of the property on this permit application or I represent the owner as signified above and am acting with the owner's full knowledge and consent.

Signature: _____ Printed Name: _____ Date: _____

NOTES

1. The grading permit does not constitute approval or compliance with the rules, regulations, or requirements of any other jurisdiction, which may relate to the above project.
2. Check with the U.S. Army Corps of Engineers and the Washington Department of Ecology for possible additional permit requirements.
3. Haul routes will be required for all fills in excess of 500 cubic yards. Haul routes shall be submitted for approval prior to issuance of the grading permit.
4. A non-refundable public facility extension application fee is required for the project and each facility. Refer to the current City of Auburn Fee Schedule for application fees.
5. Private facility lengths shall not include fire sprinkler connections, irrigation systems, domestic services lines and/or traditional side sewer connections. Private facilities, except for private streets and fire lanes, and the private storm systems contained within private streets will not be charged a Public Facilities Extension application or extension fee.
6. The applicant is advised that additional fees may be applied in the event the City determines the need to obtain consulting support services to assist the City when the scope of the extension is beyond the City's normal area of expertise or the City's ability to review within a reasonable time. In addition, Applicable fees for services provided by the Valley Regional Fire Authority may be applied at a later date.
7. The Public Facilities Extension Application information will be utilized to prepare the Public Facility Extension Fee Design Review Fees which must be paid prior to the submittal of the second plan review.
8. Under the "Property Owner", please indicate the Legal Owner's Name(s) and the type of signature block that the owner uses for signing legal agreements, deeds, and easement that will be recorded. All billings and financial information will be sent to the address above, unless otherwise noted.



OWNER LETTER OF AUTHORIZATION

Updated
June 2019

Physical Address:
Auburn City Hall Annex, 2nd Floor
1 E Main St

Mailing Address:
25 W Main St
Auburn, WA 98001-4998

Webpage & Application Submittal:
www.auburnwa.gov
applications@auburnwa.gov

Phone and Email:
Phone: (253) 931-3090
permitcenter@auburnwa.gov

(A copy of this letter must be submitted for each property owner involved)

I, _____, declare under penalty of perjury under the laws of the State of Washington as follows;

1. I am (*select one*) the owner of the property that is the subject of the application or the owner is a corporation, organization, or public agency and submitting this authorization is within the scope of my authority to act on that entity's behalf for the property located at _____ for the following scope of work _____.

2. All statements, answers, and information submitted with this application are true and correct to the best of my knowledge and belief.

3. I acknowledge that approval of this application may be subject to conditions as specified on the approval documents.

4. I agree to hold the City of Auburn harmless as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Auburn, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as part of this application.

5. I hereby grant permission for representatives of the City of Auburn and any other Federal, State, or local unit of government with regulatory authority over the project to enter onto my property to inspect the property, take photographs, and post public notices as required in connection with review of this application and for compliance with the terms and conditions of permits and approvals issued for the project.

6. Regarding this application, the following individuals are appointed to act as my agent, or as the agent of the entity I represent: _____.

X _____
Signature

Title

Printed Name

Date

City and State where signed

Email

Phone

Address

Project Name: _____ **Date:** _____

Prepared By: _____

This checklist correlates to the City of Auburn Engineering Design Standards (DS). The applicant should read Chapter 1, *General Information*, Chapter 3, *Plan Preparation Requirements* and any other applicable sections prior to proceeding with this checklist.

Please note that the information contained in the Design Standards and this checklist does not address all situations and conditions that may be encountered. Specific provisions contained within the Design Standards and the checklist may not apply to all locations and conditions. These documents are intended to assist, but not substitute for, competent work by a professional civil engineer.

PROCEDURE

The purpose of this checklist is to assist the applicant's engineer with preparing complete civil plans that are approvable by the City. It is recommended that the engineer review each item in this checklist prior to submittal, and include the completed checklist with the project documents. The City's Development Review Engineer will use this checklist to make a preliminary review of the plans and supporting data during intake to verify the scope of the proposed extension(s) and check for completeness of the application. The City then has 28 calendar days from the date of initial submittal to determine if the application is complete. If the submittal is determined complete, the City's Development Review Engineer will verify the project plans and reports conform to the City's Design Standards. If deficiencies are identified during the review of the plans and reports, written comments and marked-up plans will be prepared and returned to the applicant upon completion of the plan review.

A APPLICATION

Complete	Item	
<input type="checkbox"/>	1	Civil Application: Grading Permit and Public Facilities Extension completed and attached.
<input type="checkbox"/>	2	Property(s) Legal Description
<input type="checkbox"/>	3	Civil Plan Review Checklist completed and attached
<input type="checkbox"/>	4	Letter from the Engineer summarizing all requested/approved deviations (DS, Section 1.04) and/or deferrals for City consideration

B GENERAL PLAN REQUIREMENTS

<input type="checkbox"/>	1	All civil engineering plans shall be neat, uncluttered, legible, and in conformance with the requirements below.
<input type="checkbox"/>	2	North arrow either to top, right, or left and scale shown on each sheet.
<input type="checkbox"/>	3	A title block has been provided along the right-hand edge on each plan sheet. The title block shall include the development title, (in bold print), the name, address, and phone number of the firm preparing the plan, the name of owner/applicant, a revision block, page (of pages) numbering, and sheet title (i.e. grading, erosion/sedimentation control, road and drainage, water and sewer, etc.).

<input type="checkbox"/>	4	Units of measurement have been indicated for all slope callouts as either % or ft. /ft. Do not mix units of measurement on a plan set.
<input type="checkbox"/>	5	All match lines with matched sheet numbers (stationing) are provided.
<input type="checkbox"/>	6	The street classification has been provided under the street name on all plan views.
<input type="checkbox"/>	7	City of Auburn Engineering approval block (4"x2") has been provided in lower right corner of each civil and right-of-way landscape plan sheet. Show project reference, (FAC # or GRA#) in the approval block area. (DS, Chapter 3, Appendix A, Sample Block B-1)
<input type="checkbox"/>	8	Plan sheets are on sheet sizes 24 x 36 or 22 x 34 inches. Any variation must be approved by the City prior to plan submittal.
<input type="checkbox"/>	9	Lettering sizes are no smaller than 1/10 of an inch in height and shall be all uppercase.
<input type="checkbox"/>	10	Existing features are shown with APWA lines and symbols, and toned back (screening 45%) on the design sheets.
<input type="checkbox"/>	11	Proposed features are shown with dark APWA lines and symbols. The intent is to clearly distinguish existing features from proposed improvements.
<input type="checkbox"/>	12	Plan and profile scales are at a size that best utilize paper space and provide the best overall view of site areas. Minimum scales are indicated below. Site work horizontal scale: 1-in = 40-ft Site work vertical scale: 1-in = 4-ft Public facility work horizontal scale: 1-in = 20-ft Public facility work vertical scale: 1-in = 2-ft
<input type="checkbox"/>	13	Hatched areas depicted on the plans do not include dense patterns or dark shading.
<input type="checkbox"/>	14	City of Auburn Standard Details have been referenced by number on the plan sheets where appropriate and not copied directly into the plan sheets. If a project specifies modification to a Standard Detail, a new detail must be shown on the plans.
<input type="checkbox"/>	15	All approved & proposed deviations from City's Engineering Design and Construction Standards must be shown on the plans with a note call-out and description that references the City assigned deviation number and deviation approval date. The format of these call-outs and note descriptions shall be as shown in DS, Chapter 3, Appendix C.
<input type="checkbox"/>	16	All proposed and existing underground and overhead utilities shall be shown and labeled on the plan in gray scale. The locations shall be coordinated and approved through the appropriate utility purveyor. This includes relocation of existing utility poles to meet current horizontal City and AASHTO clear zone requirements and vertical clearance requirements per WAC-468-34-290.

Does this project include plan sheet(s) that include mail box layout and details for approval?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	20	City of Auburn Postmaster approval block (4"x2") has been provided in the lower right corner of each plan sheet requiring approval from the Postmaster. (DS, Chapter 3, Appendix A, Sample Block B-6)
<input type="checkbox"/>	21	Locations of the Mail boxes is appropriate for the size of the neighborhood and within an easy walking distance and has appropriate ADA pathways for accessibility to the residences being served by each location.

C PLAN SHEET ELEMENTS

I Cover Sheet (Always Required)

The Cover Sheet includes the following elements:

<input type="checkbox"/>	1	FAC # or GRA# is one inch (1") bold lettering facing the right side of the cover sheet above the title block (on the cover sheet only). Initial submittal may read: FACXX-XXXX (for project involving public improvements) or GRAXX-XXXX (for private improvements only).
<input type="checkbox"/>	2	A general scaled site plan covering an area approximately ten inches (10") square.
<input type="checkbox"/>	3	Include surface area quantities under separate heading on the Cover Sheet as follows: Storm System Development Charge (On-site areas only) Total Existing Hard Surface = _____ft ² Total New Hard Surface = _____ft ² Net Change = _____ft ² Total Hard (New and remaining Existing) Surface = _____ft ² Note: "Hard Surface" is defined as an impervious surface, a permeable pavement, or a vegetated roof. Open, uncovered, retention/detention facilities, gravel areas and areas that have not paid system development charges are not considered as hard surfaces for the purpose of SDC fee calculation.
<input type="checkbox"/>	4	Include surface area quantities under separate heading on the Cover Sheet as follows: Storm Permit (On and Off-site area) a Total Disturbed Area = _____ft ² b Total New & Replaced Hard Surface = _____ft ² c Total New Hard Surface = _____ft ² Note: "Hard Surface" is defined as an impervious surface, a permeable pavement, or a vegetated roof such as (but not limited to): roof tops, walkways, patios, and permeable or impervious pavement.
<input type="checkbox"/>	5	Include approximate earthwork quantities under separate heading on the Cover Sheet as follows: Earthwork Quantities (On and Off-site) Cut = _____yd ³ Fill = _____yd ³ Net Import/Export (b-a) = _____yd ³ Total Earthwork (a+b) = _____yd ³
<input type="checkbox"/>	5	Vicinity map with north arrow covering an area approximately five inches (5") square.
<input type="checkbox"/>	6	Site address.
<input type="checkbox"/>	7	Owner/Applicant address, contact person, e-mail address and phone number.
<input type="checkbox"/>	8	Engineer/Surveyor/Architect address, contact person, e-mail address and phone number.
<input type="checkbox"/>	9	Elevations with City datum (NAVD 88). Show and call out benchmark used for vertical control and indicated City benchmark reference number(s).
<input type="checkbox"/>	10	The horizontal control datum for projects in the City of Auburn shall be NAD83 (1991) as officially adjusted and published by the National Geodetic Survey. Show and call out monuments used for horizontal control. (WAC 332-160-060 and RCW 58.20)
<input type="checkbox"/>	11	Sheet index with reference to all civil plan sheets (i.e. civil, landscape, illumination, etc.)
<input type="checkbox"/>	12	Legend of all existing and proposed lines and symbols used on the plans.
<input type="checkbox"/>	13	Full legal description, including quarter section, section, township, and range.

<input type="checkbox"/>	14	Parcel number(s) (King and Pierce County Tax Assessor No.) for site only.
<input type="checkbox"/>	15	Applicable project/plat name, lot numbers, site zoning and adjacent zoning.
<input type="checkbox"/>	16	An overall site plan key map shall be shown if the plan set includes more than five (5) plan sheets, unless otherwise directed by the City.
<input type="checkbox"/>	17	Applicable site information, including the number of parking spaces required (ACC 18.52.020) and the number of standard and compact parking spaces proposed.
<input type="checkbox"/>	18	Type of building construction as defined by the adopted International Building Code and the building height as defined in Appendix D of the International Fire Code.
<input type="checkbox"/>	19	Site access, including adjacent driveways, roadways, and intersections, that may have an impact on the location and type of site access.
<input type="checkbox"/>	20	Construction Sequence: A construction sequence has been provided under a separate heading on the Cover Sheet indicating the relative timing of key construction activities on the project, such as, site clearing, erosion control placement, grading, temporary detention and water quality phasing into permanent detention and water quality facilities, utilities, paving, landscaping and illumination, activities in the right-of-way and any other construction event needing special attention. For work within right-of-way, the plans shall indicate the time limits for such work as applicable. In addition, depending upon the nature of the project, the construction of some public facilities may also dictate separate construction sequencing requirements that will also need to be indicated on the plans.
<input type="checkbox"/>	21	City of Auburn General Notes: General Notes have been provided under a separate heading on the cover sheet. (DS, Chapter 3, Appendix B)
<input type="checkbox"/>	22	Associated Project Permits: A list and quantity of all required non-building related permits associated with the proposed project has been provided under a separate heading on the Cover Sheet. FYI – If permits are unknown please provide a placeholder on the cover sheet and the City will provide all non-building related permits required with the 1 st plan review.
<input type="checkbox"/>	23	City of Auburn Approvals block has been provided in lower right corner of the cover sheet. Show project reference, (FAC # or GRA#) and number of sheets in the approval block. (DS, Chapter 3, Appendix A, Sample Block B-5)

II Temporary Erosion & Sediment Control (TESC) Plans (Always Required)

The TESC Plan includes measures to address the following 13 Elements of Construction Stormwater Pollution Prevention, in accordance with Volume II, Chapter 1 of the City of Auburn Surface Water Management Manual (SWMM):

<input type="checkbox"/>	1	Marked clearing limits, critical areas and their buffers, "Significant trees" to be retained, unless their removal is specifically authorized (ACC 18.50.045).
<input type="checkbox"/>	2	The construction access is shown per City of Auburn Standard Details. A self-contained wheel wash or other mitigation measure may be required by City Representatives during plan review or during construction.
<input type="checkbox"/>	3	Onsite stormwater flow rates are controlled to protect properties and waterways downstream of site.
<input type="checkbox"/>	4	Siltation control measures (e.g. siltation ponds, silt fences, setbacks, ditches, etc.) are provided to protect adjacent properties and shall be sized for runoff volumes associated with the graded site. Detention/retention facilities designed per requirements noted in current Design Standards and SWMM.
<input type="checkbox"/>	5	Exposed and unworked slopes are stabilized by application of effective Best Management Practices (BMPs), as shown in the SWMM (hydro seeding mixture and application rates, plastic covering, etc.)

<input type="checkbox"/>	6	Slope runoff velocities have been reduced by reducing continuous length of slope, diverting off-site stormwater away from slopes and disturbed areas with interceptor dikes and/or swales.
<input type="checkbox"/>	7	All operable storm drain inlets are protected so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.
<input type="checkbox"/>	8	All onsite conveyance channels have been designed to prevent erosion from the expected velocity of a 10-year, 24 hour frequency storm for the developed condition.
<input type="checkbox"/>	9	All pollutants have been handled and disposed, including waste materials and demolition debris, in a manner that does not cause contamination of stormwater.
<input type="checkbox"/>	10	No discharges are allowed to the City or King County sewer system (storm or sanitary) unless approved by the City and King County in advance. Show associated permit approvals on the plans.
<input type="checkbox"/>	11	All temporary and permanent erosion control BMPs are required to be maintained and repaired as needed to assure continued performance of their intended function.
<input type="checkbox"/>	12	A phasing schedule has been provided for installing and removing TESC BMPs, including the transition from the temporary storm drainage system to the permanent storm drainage system. Note: This schedule needs to be included within the Construction Sequence.
<input type="checkbox"/>	13	All Low Impact Development (LID) features and facilities are required to be clearly marked and protected from compaction, siltation, and other damage, including areas of preserved native vegetation, bioretention facilities, and permeable pavements.
<input type="checkbox"/>	14	All existing site features are shown, including existing topography.
<input type="checkbox"/>	15	If used as a Demolition Plan, structures to be removed/demolished and those to remain are shown and identified accordingly.
<input type="checkbox"/>	16	City of Auburn Grading & Erosion Control Notes: The required Grading and Erosion Control Notes have been provided on the TESC plans. (DS, Chapter 3, Appendix B)

Does this project include the addition or replacement of 5,000-square feet or more of hard surface, or the clearing/disturbance of 1-acre or more of land, or earthwork quantities 500-cubic yards or greater?

Yes **No** *If Yes, then the following applies and skip the next checklist item below:*

<input type="checkbox"/>	17	A Construction Surface Water Pollution Prevention Plan (SWPPP) consistent with the current Washington State Department of Ecology template has been included.
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Does this project include the addition or replacement of between 2,000- and 5,000-square feet of hard surface, clearing or disturbance of between 7,000-square feet and 1-acre of land, and earthwork quantities less than 500-cubic yards?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	18	A Construction Surface Water Pollution Prevention Plan (SWPPP) Short Form consistent with Appendix C, Volume II of the SWMM has been included. Note: The Construction Sequence provided in the SWPPP Short Form should be consistent with the Construction Sequence provided on the Cover Sheet.
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III Grading Plan

Does this project include creation/replacement of 2,000-square feet of hard surface, disturbance of 7,000-square feet or greater or earthwork quantities of 500-cubic yards or more?

Yes No *If Yes, then the following applies:*

<input type="checkbox"/>	1	No fill or cut slopes proposed are steeper than two horizontal to one vertical (2:1) unless in accordance with an accepted geotechnical report sealed by a Washington State Licensed Professional Engineer.
<input type="checkbox"/>	2	Show or provide reference for type of fill material and associated compaction requirements.
<input type="checkbox"/>	3	Existing trees are shown: Evergreens six (6) inches in diameter or larger, deciduous trees four (4) inches or larger. Diameter is measured four (4) feet above existing ground. Indicate if trees are to be removed or to remain. If trees are to remain, show method of tree protection during project construction.
<input type="checkbox"/>	4	Temporary detention facilities, including the control structure consistent with City of Auburn Standard Details and SWMM, are provided. Include water surface elevations, sizes, and release rates for applicable design storm events.
<input type="checkbox"/>	5	A minimum horizontal setback of five (5) feet has been provided between the bottom of any fill placement and the top of the bank of a defined drainage channel.
<input type="checkbox"/>	6	Typical ditch sections and details are depicted with appropriate stabilization methods for temporary channels.
<input type="checkbox"/>	7	Existing topography has been screened back and overlaid by the proposed grades. At least one sheet showing all boundary survey information, (i.e. bearings, distances, lot sizes, etc.), has been provided.
<input type="checkbox"/>	8	Spot elevations have been provided for flat sites and ADA design. Provide spot elevations along property line and thirty feet (30') beyond property line, at least every fifty feet (50'). If your project includes a parking lot provide spot elevations at all grade changes and along curbing.
<input type="checkbox"/>	9	Notes to protect and maintain erosion control facilities during grading operations have been provided.
<input type="checkbox"/>	10	Retaining walls greater than four (4) feet in height (measure from the bottom of the wall footing to top of wall) or supporting any adjacent surcharge loads (fence, soil slopes, terraced walls, buildings, roadways, driveways, etc.) require a Building Permit and design from a Structural Engineer. Show associated Building Permit information on the plans.
<input type="checkbox"/>	11	Cross-sections for projects that propose grading activities 10 feet or closer to the property line, excavations over 5 feet or fill over 8 inches in depth or more are shown through the entire project site and a minimum of thirty (30') feet beyond property lines. A minimum of one cross-section each way has been provided. More may be necessary to adequately represent the site.
<input type="checkbox"/>	12	Horizontal scale of cross-section matching the plan view of the site has been provided. Vertical scale is 1/10 of the horizontal scale.
<input type="checkbox"/>	13	Cross-sections through the temporary and permanent detention or infiltration facilities are shown and include inlet and outlet structures when applicable.

IV Storm Drainage Plans and Profiles (Public & Private)

Does this project propose extension of public storm or private on-site storm system?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	1	Storm drainage design is consistent with the current City of Auburn Surface Water Management Manual (SWMM), SEPA requirements, and conditions of Preliminary Plat as applicable.
<input type="checkbox"/>	2	Each storm drain pipe has been depicted in entirety and labeled with length, slope, material type, diameter, invert elevations, and direction of flow.
<input type="checkbox"/>	3	Building roof and foundation drains are connected to site drainage system.
<input type="checkbox"/>	4	Typical ditch section detail has been provided.
<input type="checkbox"/>	5	Arrows have been provided to indicate direction of surface runoff for parking lots, roadway intersections, and cul-de-sacs.
<input type="checkbox"/>	6	Site specific details and cross-section sheets for storm drainage facilities such as discharge control structures and pond cross-sections have been provided. Cross-sections include design event water surface elevations, allowable discharge rates, and seasonal high groundwater elevation.
<input type="checkbox"/>	7	An emergency overflow to the public storm system has been provided.
<input type="checkbox"/>	8	Berm dimensions, materials, and compaction requirements for ditches and ponds are shown as applicable.
<input type="checkbox"/>	9	Locations of manholes and catch basin structures are depicted and labeled with type, size, stationing, offset, lid type, rim and invert elevations.
<input type="checkbox"/>	10	A place holder for City Structure numbers shall be provided. City assigned identification numbers will be provided for all storm public storm manholes and catch basins by the Development Review Engineer once the total number of structures proposed has been confirmed. The City IDs shall be incorporated into the plans upon resubmittal.
<input type="checkbox"/>	11	Pipe crowns in storm structures match.
<input type="checkbox"/>	12	Storm structures are not located in paved areas with slopes that exceed 8% without prior City approval. Provide deviation decision approval letter.
<input type="checkbox"/>	13	The rim for structures located in paved areas have been located outside of the wheel path of traveling vehicles.
<input type="checkbox"/>	14	The number of structures for the public storm system has been minimized and meets the spacing requirements.
<input type="checkbox"/>	16	Existing and proposed sanitary sewers and water mains are shown, identifying any crossings with vertical distances between utilities (outside of pipe to outside of pipe) to verify that minimum separations are met.
<input type="checkbox"/>	17	Energy dissipation has been identified on the plan and labeled with type of material, size and reference to relevant details.
<input type="checkbox"/>	18	Limits of surface water ponding in parking lots has been provided.
<input type="checkbox"/>	19	Trash racks are shown for all exposed storm pipe openings 12-in in diameter and larger.
<input type="checkbox"/>	20	Location, widths, and purpose of private easements are shown.
<input type="checkbox"/>	21	For public storm facilities located within private property, a minimum 15-ft wide easement has been provided. The storm facility should be centrally located within the easement and may require additional width depending on the facility depth or if special circumstances apply as determined by the City.
<input type="checkbox"/>	22	Location and types of pumps, if applicable, are shown.

<input type="checkbox"/>	23	Flow control, water quality, and/or LID facility location(s), length, width, slope, side slopes, and cross-section are provided, with details. Specific planting and seeding requirements have been provided as applicable.
<input type="checkbox"/>	24	Outside edges of stormwater facilities are located a minimum of 10-ft from adjacent structures and 5-ft from property lines or as required by SWMM.
<input type="checkbox"/>	25	Landscape plan with soil preparation, planting layout, installation details, seed mix, area percentages, and plan schedule has been provided. Vegetation establishment procedure should be included in the construction sequence for water quantity and quality systems.
<input type="checkbox"/>	26	Finish floor elevations are shown.
<input type="checkbox"/>	27	The controlling elevations of downstream storm drainage course have been shown to account for system capacity and seasonal design conditions.
<input type="checkbox"/>	28	For ponds that will impound a volume of 10-acre-feet or more, dam safety requirements have been met and a copy of the Department of Ecology Dam Safety Construction Permit has been provided. If the Department of Ecology makes a decision to exempt such a dam, a copy of this decision has been provided.
<input type="checkbox"/>	29	Liners, if applicable, on the pond have been provided, with specifications, as recommended by a Geotechnical Engineer.
<input type="checkbox"/>	30	Fencing of the pond facility at the 10-year water surface elevation has been provided for public ponds.
<input type="checkbox"/>	31	Pond aesthetics have been considered to provide facilities with rounded edges.
<input type="checkbox"/>	32	The location of and power source for the potential future aerator installation has been provided on the plan. A minimum 3-in diameter power conduit to the location and aeration tubing to the wet pond cells has been provided.
<input type="checkbox"/>	33	Adequate maintenance access has been provided to the bottom of all pond cells, control structures, and other drainage facility elements.
<input type="checkbox"/>	34	Bypass surface and/or sub-surface flows have been addressed.
<input type="checkbox"/>	35	All private drainage facilities have been clearly identified on the plans and distinguished from public facilities. If a facility is proposed to be a joint public and private facility, justification for such a facility has been provided for City consideration. An agreement for joint facilities will be required if approved by the City.
<input type="checkbox"/>	36	Proposed retaining walls within the pond have been designed by a Structural Engineer. A label referencing the required Building Permit for private wall(s) should be provided on the plan. Retaining walls in public ponds must be cast-in-place concrete and include the full design and calculations in the submittal.
<input type="checkbox"/>	37	Detention vaults require separate building permits and are required to be designed by a Structural Engineer. A label referencing the required Building Permit for the vault should be provided on the plan.
<input type="checkbox"/>	38	Storm flow control manhole detail with specific dimensions consistent with City of Auburn Standard Details has been provided.
<input type="checkbox"/>	39	Soil amendments are specified for all disturbed areas of sites in accordance with BMP T5.13 of Volume V of the SWMM.

Note: Storm drainage located within the street right-of-way shall be shown on the street profile, all other storm drainage facilities shall have separate profiles.

<input type="checkbox"/>	40	Storm plan views are provided above profiles on the same sheet with consistent scaling and orientation.
<input type="checkbox"/>	41	Structures are shown, including size, location, type, station, offset, rim and invert elevations, and type of lid or grate.
<input type="checkbox"/>	42	Pipes are shown include material type, diameter, slope (% or ft/ft), and lineal footage.
<input type="checkbox"/>	43	All utility crossings are shown and elevation, type, size, and minimum vertical separation are identified. Note that vertical separation is the measured distance between the outside face of pipe (not centerline).
<input type="checkbox"/>	44	Ditches are shown, where applicable, and indicate slope (% or ft/ft) and type.
<input type="checkbox"/>	45	Existing and finished grade along centerline is shown.
<input type="checkbox"/>	46	Connections to existing structures are shown.

VI Retaining Wall Plans

Does this project propose retaining walls in a City of Auburn owned Tract or right-of-way greater than 4-ft in height or walls supporting any adjacent surcharge loads such as fencing, soil slopes (2H:1V or greater), terraced walls, buildings, roadways, driveways, etc.?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	1	The proposed wall design is sealed by a Professional Engineer currently licensed in Washington State.
<input type="checkbox"/>	2	Structural calculations and supporting geotechnical analysis has been provided.
<input type="checkbox"/>	3	Design details include all applicable sections, surfacing, terracing, zone of influence for geogrids, easements, wall finish, etc.
<input type="checkbox"/>	4	Drainage facility, its conveyance and discharge system for the wall system has been shown.
<input type="checkbox"/>	5	Public or private ownership and maintenance responsibilities have been indicated on the plans.
<input type="checkbox"/>	6	Walls located within the Public right-of-way or supporting public infrastructure (roads, utilities structures, etc) are a concrete retaining wall.
<input type="checkbox"/>	7	Private walls, including all required appurtenances (geogrid, footings, drains, etc.) have adequate setbacks and easements for construction and future maintenance. NOTE: Any part of a retaining wall will not be allowed in the public right-of-way.
<input type="checkbox"/>	8	Walls over 2.5 feet adjacent to pedestrian areas have a minimum forty-two inch (42") railing or fencing provided per the International Building Code.
<input type="checkbox"/>	9	The proposed aesthetic treatment of the walls is shown and an anti-graffiti seal coat is included.
<input type="checkbox"/>	10	Wall specifications and details include water proof surfacing or water restrictive barrier as necessary for walls proposed adjacent to pond facilities.
<input type="checkbox"/>	11	All easements, whether public or private, needed to address access and future maintenance are shown on the plans. Access will not be allowed from the public right-of-way for private walls.

D UTILITY PLANS

Note: If your project requires the construction of a new or modification of an existing utility facility (i.e. pump station, well house, etc.) contact the Utilities Engineering Manager at 253-804-5062, to coordinate specification requirements.

I Sanitary Sewer Plans and Profiles

Does this project propose extension of public sewer system?

Yes No *If Yes, then the following applies:*

<input type="checkbox"/>	1	Sanitary sewer pipe size, slopes, material, locations, stationing, offset and direction of flow are shown.
<input type="checkbox"/>	2	Sanitary sewer pipe is generally between 6-ft and 15-ft deep,
<input type="checkbox"/>	3	Sanitary sewer main is extended full width of property to serve adjacent upstream property.
<input type="checkbox"/>	4	Sanitary sewer pipe is located properly within public right-of-way or an easement and located a minimum of 10 feet from waterlines and structures or five (5) feet from storm system. Note that separation is measured from the outside face of the pipes (not centerline).
<input type="checkbox"/>	5	Location of manholes are shown, indicating type, size, stationing, offset, rim, and invert elevations.
<input type="checkbox"/>	6	Pipe invert elevations drop 0.1 feet through manholes for like diameter pipes. Pipes of differing diameters are aligned so that the crowns of the pipes match. Where the slope of a pipe entering or exiting a manhole is greater than 5%, the slope shall be continued through the manhole and the invert elevations indicated on the plans.
<input type="checkbox"/>	7	Manholes are spaced every four hundred feet (400'), unless shorter distance is required.
<input type="checkbox"/>	8	Knockouts in manholes for future connections have been provided. Pipe stubs are not generally required.
<input type="checkbox"/>	9	Outside drop manholes, if approved for use on this project, are detailed on the plans.
<input type="checkbox"/>	10	Manholes are not located within limits of parking lot ponding.
<input type="checkbox"/>	11	Length, slope (2% minimum preferred), type and class of material, and inverts for side sewers has been shown.
<input type="checkbox"/>	12	When installing new sanitary sewer mains or replacing existing mains in developed areas, side sewers for all existing occupied structures and any buildable lots have been provided.
<input type="checkbox"/>	13	Stationing/offset or distances for side sewers from downstream manholes has been provided.
<input type="checkbox"/>	14	Sewer manholes are not located in paved areas with slopes that exceed 8% without prior City approval. Provide deviation decision approval letter.
<input type="checkbox"/>	15	The rim for structures located in paved areas have been located outside of the wheel path of traveling vehicles.
<input type="checkbox"/>	16	The number of structures for the public storm system has been minimized and meets the spacing requirements.

<input type="checkbox"/>	17	A place holder for City Structure numbers shall be provided. City assigned identification numbers will be provided for all sanitary sewer manholes by the Development Review Engineer once the total number of structures proposed has been confirmed. The City IDs shall be incorporated into the plans upon resubmittal.
<input type="checkbox"/>	18	All side sewer connections to the public sanitary sewer main is specified as a tee connection.
<input type="checkbox"/>	19	Separate side sewer is provided for each building.
<input type="checkbox"/>	20	Side sewers do not exceed 150-ft without prior City approval. Provide deviation decision approval letter.
<input type="checkbox"/>	21	Sewer cleanouts provided at the property line, every 100-ft, or where total changes in alignment exceed 90 degrees.
<input type="checkbox"/>	22	For public sewer facilities located within private property, a minimum 15-ft wide easement has been provided when sewer pipe depth is less than 10-ft. When sewer depth is over 10-ft or located in unstable soil conditions, an easement with a minimum 20-ft is required. Note: The City may require additional easement width for sewers 20' or greater in depth as determined by the City.
<input type="checkbox"/>	23	For trash enclosure areas of proposed projects with similar land activities of those outlined in BMP S441 in the SWMM, (Hospitals, Schools, Restaurants, Grocery Stores, Markets, Living Centers, Clinics, etc.) an appropriate oil/water separator and drain to the sanitary sewer will be required. For trash pads with surface areas of 200-ft ² or greater a roof enclosure is required.

Note for all projects that propose a sanitary sewer main extension, a sewer profile is required.

<input type="checkbox"/>	24	Sewer plan views are provided above profiles on the same sheet with consistent scaling and orientation.
<input type="checkbox"/>	25	Structures are shown, including, size, type, station, offset, invert and rim elevations, and type of lid.
<input type="checkbox"/>	26	Pipes are shown, including diameter, material type and class, slope (% or ft/ft), and lineal footage.
<input type="checkbox"/>	27	All utility crossings are shown and elevation, type, size, and minimum vertical separation are identified. Note that vertical separation is the measured distance between the outside face of pipe (not centerline).
<input type="checkbox"/>	28	Existing and finished grade along centerline has been provided.
<input type="checkbox"/>	29	Connections to existing structures has been provided.

III Water Plans and Profiles

Does this project propose extension of public water system?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	1	If the 2015 International Fire Code requires a higher fire flow for this development than the City can supply with its existing water system, additional water system improvements maybe required. The applicant will need to pay to have the City's consultant perform hydraulic modeling for the development to determine whether the additional infrastructure upgrades are necessary.
<input type="checkbox"/>	2	Water mains in single-family residential areas are a minimum of 8-in in diameter. For multi-family and non-residential areas a minimum 12-in diameter main has been provided.
<input type="checkbox"/>	3	Pipe material for all water mains has been specified as ductile iron pipe.

<input type="checkbox"/>	4	Minimum 42-in and maximum 72-in of cover over waterlines has been provided and identified on the plans.
<input type="checkbox"/>	5	Waterline has been extended full width of property.
<input type="checkbox"/>	6	Connection details to existing water mains have been provided.
<input type="checkbox"/>	7	Valves are located at tees and crosses, and have been spaced a maximum of 400-ft apart.
<input type="checkbox"/>	8	Valves are located in pavement and clustered properly.
<input type="checkbox"/>	10	Fire hydrants are installed in correct relationship to curb and include a minimum clear and level surface area of a minimum 60-in radius around the hydrant.
<input type="checkbox"/>	11	Fire hydrants shall be located no closer than fifty feet (50') to the surrounding structures, or at a distance as determined by the Fire Marshal and approved by the City Engineer. Fire hydrants shall be located such that no portion of the fire hydrant is within 5 feet of any portion of a driveway
<input type="checkbox"/>	12	Fire hydrants shall be installed with a maximum spacing of 600 feet along streets in single-family zones and 300 feet in all other zones.
<input type="checkbox"/>	13	The maximum distance allowed from any part of a single-family residential structure to the closest fire hydrant is 450 feet (300 foot driving surface and 150 foot "hose length").
<input type="checkbox"/>	14	Buildings, other than single-family residences, are located with all portions of the building no more than 150 feet in vehicular travel from a fire hydrant assembly.
<input type="checkbox"/>	15	Blowoffs are required on dead-end water mains with a diameter of six inches (6") or less; hydrants are required for dead-end mains over six inches (6") in diameter. Blowoffs shall also be installed at the low point of a depressed "sag" section of a water main, except where a fire hydrant is installed within fifty feet (50') of said area
<input type="checkbox"/>	16	Air vacs are located at each high point in the system, particularly at abrupt vertical changes greater than one pipe diameter, unless hydrant, lateral, PRV station, blow off, or service line is located within 50-ft.
<input type="checkbox"/>	17	Pressure reducing stations and associated valve, vaults and by-pass piping are provided as required.
<input type="checkbox"/>	18	Concrete blocking, mechanical or restrained joints are provided and reference the appropriate City of Auburn detail.
<input type="checkbox"/>	19	Easement width is a minimum 15-ft. The City may require additional width if special circumstances exist as determined by the City.
<input type="checkbox"/>	20	Water mains shall be located a minimum horizontal distance of 10 feet from buildings and sanitary sewer mains and a minimum horizontal distance of 5 feet from all other utilities. The minimum separation distance is measured from the outside wall of each pipe.
<input type="checkbox"/>	21	At crossings between utilities, water mains shall be located a minimum vertical distance of 18 inches above sanitary sewer mains and a minimum vertical distance of 12 inches from all other underground utilities, and shall be in conformance with the applicable sections of the State of Washington Department of Ecology's "Criteria for Sewage Works Design" manual (DOE Manual) unless modified herein.
<input type="checkbox"/>	22	Meter size and service line size, including location has been sized per the current UPC and called out on plans. Note: Minimum of one meter per lot.
<input type="checkbox"/>	23	Water and fire sprinkler service is connected directly to a looped main.
<input type="checkbox"/>	24	Gate valve separates sprinkler (fire) system from main line. Proposed sprinkler line location, including FDC line, PIV and backflow prevention and flow detection device, has been indicated.
<input type="checkbox"/>	25	For buildings requiring fire sprinkler systems: The Fire Sprinkler System Notes are shown on the plans.

<input type="checkbox"/>	26	Length, size and material type of water main is indicated.
<input type="checkbox"/>	27	If the grade of the surface access exceeds 8% then no surface structures are located in these steep grade areas without prior City approval.
<input type="checkbox"/>	28	For mains with slopes of 20% or greater, concrete anchoring is provided.
<input type="checkbox"/>	29	All surface structures have been located outside of the wheel path of traveling vehicles.
<input type="checkbox"/>	30	A place holder for City Structure numbers shall be provided. City assigned identification numbers will be provided for all hydrants and water valves on water lines 4-inches or larger (excluding fire hydrant lines) by the Development Review Engineer once the total number of structures proposed has been confirmed. The City IDs shall be incorporated into the plans upon resubmittal.
<input type="checkbox"/>	31	The Cross Connection Control Notes have been provided on the plans. (DS, Chapter 3, Appendix B)
<input type="checkbox"/>	32	A backflow prevention assembly, type, and location has been identified for all domestic, fire sprinkler, and irrigation system connections.

Note for all projects that propose a water main extension, a water profile is required.

<input type="checkbox"/>	33	Water plan views are provided above profiles on the same sheet with consistent scaling and orientation.
<input type="checkbox"/>	34	Pipes and appurtenances (valves, fittings, hydrants, blow offs, etc.) are shown, including size, type and class, and lineal footage.
<input type="checkbox"/>	35	All utility crossings are shown and elevation, type, size, and minimum vertical separation are identified. Note that vertical separation is the measured distance between the outside face of pipe (not centerline).
<input type="checkbox"/>	36	Existing and finished grade along centerline has been provided.
<input type="checkbox"/>	37	Connections to existing structures has been provided.
<input type="checkbox"/>	38	Bends are shown and labeled.

E STREET PLANS & PROFILES

Does this project propose construction of, or improvements to, public streets, sidewalk, or associated elements?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	1	Existing and proposed centerline, pavement edges, and right-of-way lines are shown.
<input type="checkbox"/>	2	Existing and proposed contours, grades, and elevations are shown.
<input type="checkbox"/>	3	Existing and proposed street names and street classifications are shown.
<input type="checkbox"/>	4	Existing and proposed centerline bearings, tangent distances, horizontal curve data and stationing are shown.
<input type="checkbox"/>	5	Existing and proposed signs and traffic control devices are shown. See Channelization section.
<input type="checkbox"/>	6	Existing and proposed storm drainage systems are shown.
<input type="checkbox"/>	7	Existing and proposed sewers and water mains are shown using ghost lines. Crossings and minimum distances between utilities are identified.
<input type="checkbox"/>	9	Location of curbs, sidewalks, wheelchair ramps, and driveways (by station) are shown.
<input type="checkbox"/>	9	Location of existing and proposed monuments at all centerline intersections, cul-de-sacs, point of curvature and Point of Tangency (by station) are shown and labeled.

<input type="checkbox"/>	10	Existing and proposed street luminaires, traffic signals, and traffic signal loop detectors located within the vicinity of the project are shown. See Illumination section.
<input type="checkbox"/>	11	Mailbox types and locations are shown. Submit final drawings to Postmaster first for approval prior to submitting to the City.
<input type="checkbox"/>	12	Street landscaping is provided, if required. See landscape plan section.
<input type="checkbox"/>	13	If project is a half street improvement, existing grades and cross slopes of the existing road to be matched to are shown at a minimum of 50-ft intervals.
<input type="checkbox"/>	14	Pavement restoration limits consistent with City of Auburn Standard Details T-01 & T-02 are shown on the plans for any associated utility trenching work.
<input type="checkbox"/>	15	Telecommunication conduits have been provided for collector and arterial roads consistent with the requirements of Chapter 11 of the Design Standards.
<input type="checkbox"/>	16	For projects located within the Downtown Urban Center District as depicted on the Comprehensive Zoning Map, additional Urban Center Design Standards may apply. Please confirm with City prior to submittal.
<input type="checkbox"/>	17	A commercial or industrial use shall have access driveways from the public or private street that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 40 feet from the street right-of-way, to provide a queuing area for vehicles entering and exiting the parking area. Provide a greater distance for uses with high vehicle trip generation, vehicles longer than 40-feet or located along heavily traveled, city designated arterial streets.
<input type="checkbox"/>	18	Turning templates for the proposed driveway apron and internal movements for the largest anticipated vehicle entering/existing the site.

Note for all projects that propose public street extension or construction, profiles are required.

<input type="checkbox"/>	19	Profiles are drawn at 1"=20' horizontal and 1"=2' vertical scales.
<input type="checkbox"/>	20	Existing and centerline road grade are shown, including required landings at all intersections.
<input type="checkbox"/>	21	Existing and proposed drainage systems are shown.
<input type="checkbox"/>	22	Existing and proposed sewers and water mains are shown.
<input type="checkbox"/>	23	Finish grade elevations every fifty feet (50') and every twenty five feet (25') for vertical curves along design centerlines are provided.
<input type="checkbox"/>	24	Vertical curve data is provided in profile section including curve length, elevation points, entering grade, exiting grade, K factor, stopping sight distance, design speed, algebraic grade difference, etc.

Note for all projects that propose a public/private street extension or construction, Details & Cross-Sections are required.

<input type="checkbox"/>	25	Intersection details are provided at a minimum scale of 1-in = 20-ft including all relevant information consistent with City of Auburn Standard Details.
<input type="checkbox"/>	26	Typical roadway sections showing street light, street tree, pavement depths, widths and materials, cross slopes of pavement (%), centerline, dimensioned right-of-way lines, curb and gutter, sidewalks, planter areas, ditches, embankment and excavation slopes, rockeries, walls, etc. have been provided. Typical sections will be per station ranges and so labeled and are for full and half street improvements.
<input type="checkbox"/>	27	A pavement design structure detail has been provided consistent with City Design Standards for the type of soil conditions and street classification of the road. Note that a site specific pavement design is required for an arterial road.

<input type="checkbox"/>	28	If the project includes widening of existing roadways, the following note for pavement structures on the cross section has been included: "Match existing pavement structure depth or construct the proposed pavement structure depth, whichever is greater."
<input type="checkbox"/>	29	If the project includes widening of existing roadways, additional information should be provided to demonstrate that the revised cross-section maintains sufficient cross slope from centerline of the road and uniform flow line along the curb. Detailed grading with spot elevations and slopes or cross sections at sufficient intervals shall be provided on the plans.
<input type="checkbox"/>	30	If the project includes sidewalk ramps, provide details at a minimum scale of 1-in = 10-ft with widths, lengths, slopes, and spot elevation labels necessary to demonstrate that all portions of the ramp meet ADA compliance. Refer to WSDOT standard details for design guidance.

IV Channelization Plans

Does this project propose new, or modification to existing, paved widths or channelization?

Yes No *If Yes, then the following applies:*

<input type="checkbox"/>	1	Provide a 1" = 40' scale channelization plans, including information on pavement markings, lane configuration, street signage and traffic calming devices.
<input type="checkbox"/>	2	Street name signs locations and details have been provided.
<input type="checkbox"/>	3	No Parking signs locations and details have been provided.

V Illumination Plans

Does this project include new public street lighting or require private on-site lighting?

Yes No *If Yes, then the following applies:*

<input type="checkbox"/>	1	Provide 1" = 40' scale street lighting plans per City of Auburn Design Standards 10.10, including information on luminaires, service cabinets, junction boxes, power source, conduits, circuits and wire.
<input type="checkbox"/>	2	New street lighting are LED. Please coordinate prior to submittal to verify specifications.
<input type="checkbox"/>	3	Details for the location of service cabinets and power source location have been provided.
<input type="checkbox"/>	4	Street trees are located a minimum of twenty feet (20') from all street lights and are not conflicting with driveways or utilities.
<input type="checkbox"/>	5	Supporting lighting calculations and layout has been provided. This can be provided as a separate exhibit.
<input type="checkbox"/>	6	If the project includes medians or non-standard roadway widths, the standard spacing for luminaires does not apply and a lighting design has been provided.
<input type="checkbox"/>	7	Provide a luminaire feature detail sheet.
<input type="checkbox"/>	8	Telecommunication conduit and associated appurtenances is installed under the sidewalk
<input type="checkbox"/>	9	Photometric plans for illumination of private property per zoning code ACC 18.55

VI Sight Distance Plans

Does this project include new intersections of public streets, private streets, or private access driveways?

Note that sight distance plans may be required for existing intersections when projects propose additional traffic impact, as determined by the City.

Yes No *If Yes, then the following applies:*

<input type="checkbox"/>	1	A sight distance triangle has been graphically shown for all intersections and driveways in accordance with the current version of AASHTO A Policy on Geometric Design of Highways and Streets along with a pedestrian safety sight distance analysis per Section 10.03.
<input type="checkbox"/>	2	The Sight Distance triangles have been incorporated into a composite site plan that includes all above ground utilities, grading (such as landscape berms), channelization and vegetation/landscaping.
<input type="checkbox"/>	3	The area within the sight distance triangle is free from any sight-obscuring objects between three (3') feet and eight (8') feet above the ground.
<input type="checkbox"/>	4	All sight distance triangles are shown for their entire length.
<input type="checkbox"/>	5	Supporting calculations have been provided based on the design speed and grade conditions of the road.

VII Landscape Plans

Does this project include addition of street trees/landscaping within the public right-of-way or private on-site landscaping?

Yes No *If Yes, then the following applies:*

<input type="checkbox"/>	1	Landscaping is in accordance with Section 10.08 and 3.04.10 of the Engineering Design Standards and Auburn City Code 18.50 and 18.52.
<input type="checkbox"/>	2	Trees, shrubs, and ground cover are from the City approved lists shown in Section 10.08 of the Engineering Design Standards. Note that grass is the preferred ground cover in landscape strips adjacent to pedestrian walkway areas.
<input type="checkbox"/>	3	Root barriers consistent with City Standard Details have been provided on the plans for all trees planted within five foot (5') landscape strips or within 10 feet (10') of pavement and utilities to deflect roots downward and away from the sidewalks and underground utilities.
<input type="checkbox"/>	4	The location, species, condition, and size of planting materials are shown within a planting schedule on the plans.
<input type="checkbox"/>	5	Landscaping plans include the mature canopy width of proposed street trees. Plans shall show street tree spacing distance of 1.5 times the mature canopy width.
<input type="checkbox"/>	6	Site preparation specifications (removal of construction debris, soil amendment, fertilizer etc.)
<input type="checkbox"/>	7	The location, species, and size (diameter at DBH) of all existing trees and detail for the measures to be installed to protect trees during construction.
<input type="checkbox"/>	8	Label landscape area calculations as required by ACC 18.50.040, "Landscape Development Standards".
<input type="checkbox"/>	9	Show all existing and proposed landscaping, site features, utilities (above-ground and underground), sight distance triangles, and driveways affecting the site on one overall plan sheet.
<input type="checkbox"/>	10	Landscaping in accordance with Chapter 18.31.200 ACC and the Downtown Urban Center Design Standards, and/or Multi-Family & Mixed-Use Development Design Standards as applicable.

<input type="checkbox"/>	11	Engineering Approval Block has been provided for all plans proposing landscaping improvements within the right-of-way.
<input type="checkbox"/>	12	Planning Approval Block has been provided for all plans proposing private landscaping improvements, except irrigation sheet(s).

VII Traffic Signalization Plans

Does this project include traffic signals?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	1	Provide 1" = 20 scale separate detailed signalization plan per City of Auburn and Washington State Department of Transportation standards, including poles, bases, conduits, and traffic loops per Section 8-20 and 9-29 of the City of Auburn Engineering Construction Standards. For areas that require greater detail (such as the corner that has the controller), a blown-up detail may be necessary at a 1"=10' scale.
<input type="checkbox"/>	2	The signalization plan includes signal construction notes including those shown in DS, Chapter 3, Appendix B, itemizing at the minimum signal pole and foundation installation, controller cabinet and foundation installation, coordination of utility removal/relocation, coordination of connection of power and power source type, interconnect connections to other signals, and removal of existing signal and/or street light equipment.
<input type="checkbox"/>	3	The signalization plan includes displays for phase diagram and signal layout of all vehicle and pedestrian heads; detection loops, cameras, and pedestrian push button locations – all numbered; signal poles and associated equipment; controller and service location; power source location; wire schedule; junction box type and approximate location; existing and proposed intersection signing; and, proposed illumination design in the intersection vicinity.
<input type="checkbox"/>	4	A pole schedule plan is provided, which includes a signal standard detail chart, a pole orientation attachment and base detail, a pole foundation detail, and a signal standard detail.
<input type="checkbox"/>	5	A wiring diagram plan is provided.

VIII Phasing Plans

Does this project include any anticipated privately owned construction or building occupancy phasing?

Yes **No** *If Yes, then the following applies:*

<input type="checkbox"/>	1	Provide illustrative maps for each proposed phase which clearly mark in heavy lines the boundaries of the subject phase, label the phase alphabetically, and depict roads, lots, infrastructure, easements, dedications and open space which are included within the subject phase. The plan shall also illustrate those proposed improvements which mitigate impacts associated with the unbuilt portions of the project which are not located within the boundaries of the subject phase. Previously established phases, including roads, lots, infrastructure, easements, dedications, and open space, should be shown on the map shaded or gray-scaled. All phasing maps shall be drawn at the same scale.
<input type="checkbox"/>	2	Provide narrative description or table which describes each phase and its associated improvements. The narrative or table shall demonstrate that each phase would comprise a "stand-alone" development which, should no subsequent phases be constructed, would meet or exceed City standards and all other conditions of approval. The narrative should also describe the proposed timeline for completion of the entire project. The narrative must address emergency access, street improvements, and alternative construction access.