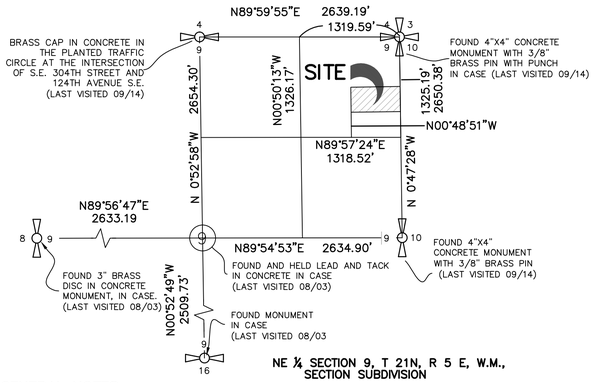
N.E. 1/4 OF N.E. 1/4 OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, STATE OF WASHINGTON



IMPERVIOUS SURFACE

TOTAL EXISTING IMPERVIOUS = 6,780 SQ. FT.

TOTAL DEVELOPED IMPERVIOUS = 90,212 SQ. FT.

NET CHANGE = 83,432 SQ. FT.

LAND DISTURBANCE

TOTAL DISTURBED AREA = 145,000 SQ. FT.

TOTAL NEW & REPLACED IMPERVIOUS = 90,212 SQ. FT.

ADDITIONAL NON–BUILDING PERMITS REQUIRED

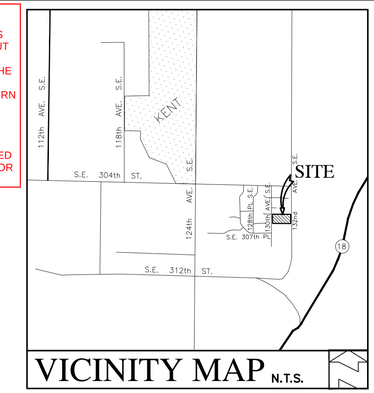
- GRADING PERMIT
- DOMESTIC WATER METERS
- SIDE SEWER CONNECTIONS
- STORMWATER
- FIRE LINE
- BACKFLOW

NOTE TO APPLICANT/ENGINEER
THE CITY IS NOT RECOMMENDING OR ENDORSING THE ENGINEERING FIRM(S) THAT DRAFTED THE PLANS SHOWN HERE. THESE SAMPLE PLANS ARE INTENDED TO PROVIDE GUIDANCE ON THE APPEARANCE AND LAYOUT OF CIVIL SITE IMPROVEMENT PLANS TO BE SUBMITTED TO THE CITY OF AUBURN. SAMPLE PLANS SHOULD NOT BE UTILIZED FOR GUIDANCE ON THE CITY OF AUBURN ENGINEERING DESIGN STANDARDS AND CODE. THE APPLICANT/ENGINEER IS ADVISED TO REVIEW APPLICABLE CITY OF AUBURN ENGINEERING DESIGN STANDARDS AND CODE PRIOR TO SUBMITTAL FOR CURRENT REQUIREMENTS (AVAILABLE AT AUBURNWA.GOV). PLAN AND DESIGN REQUIREMENTS MAY ALSO VARY BASED ON THE SCOPE/COMPLEXITY OF THE PROJECT AND ADDITIONAL JURISDICTIONS (LAKEHAVEN, BONNEY LAKE WATER, SOOS CREEK SEWER, ETC.) IMPACTED BY THE PROJECT. PLEASE CONTACT DEVELOPMENT@AUBURNWA.GOV FOR MORE INFORMATION.

CUT/FILL QUANTITY

APPROX. CUT = 12,000 CU. YDS.

APPROX. FILL = 1,000 CU. YDS.



VICINITY MAP N.T.S.

GENERAL NOTES

1. THIS DEVELOPMENT PROJECT SHALL CONFORM TO THE CITY OF AUBURN'S REQUIREMENTS AND BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES FROM THE APPROVED PLAN WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER, AND THE CITY.

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE "WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (2008),"EXCEPT WHERE SUPPLEMENTED OR MODIFIED BY THE CITY'S CONSTRUCTION STANDARDS MANUAL. COPIES OF THE ABOVE DOCUMENTS SHALL BE AVAILABLE AT THE JOB SITE DURING CONSTRUCTION.

3. A PRE–CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ALL CONSTRUCTION. CONTACT COMMUNITY DEVELOPMENT AND PUBLIC WORKS AT 253–804–5076, TO SCHEDULE A MEETING.

4. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT OVERHEAD UTILITY LINES MAY NOT BE SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD UTILITY LINES. IDENTIFICATION, LOCATION, MARKING, AND RESPONSIBILITY FOR UNDERGROUND FACILITIES OR UTILITIES, IS GOVERNED BY THE PROVISIONS OF CHAPTER 19.122 REVISED CODE OF WASHINGTON (RCW). PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL ONE–CALL (811) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE, AND CABLE).

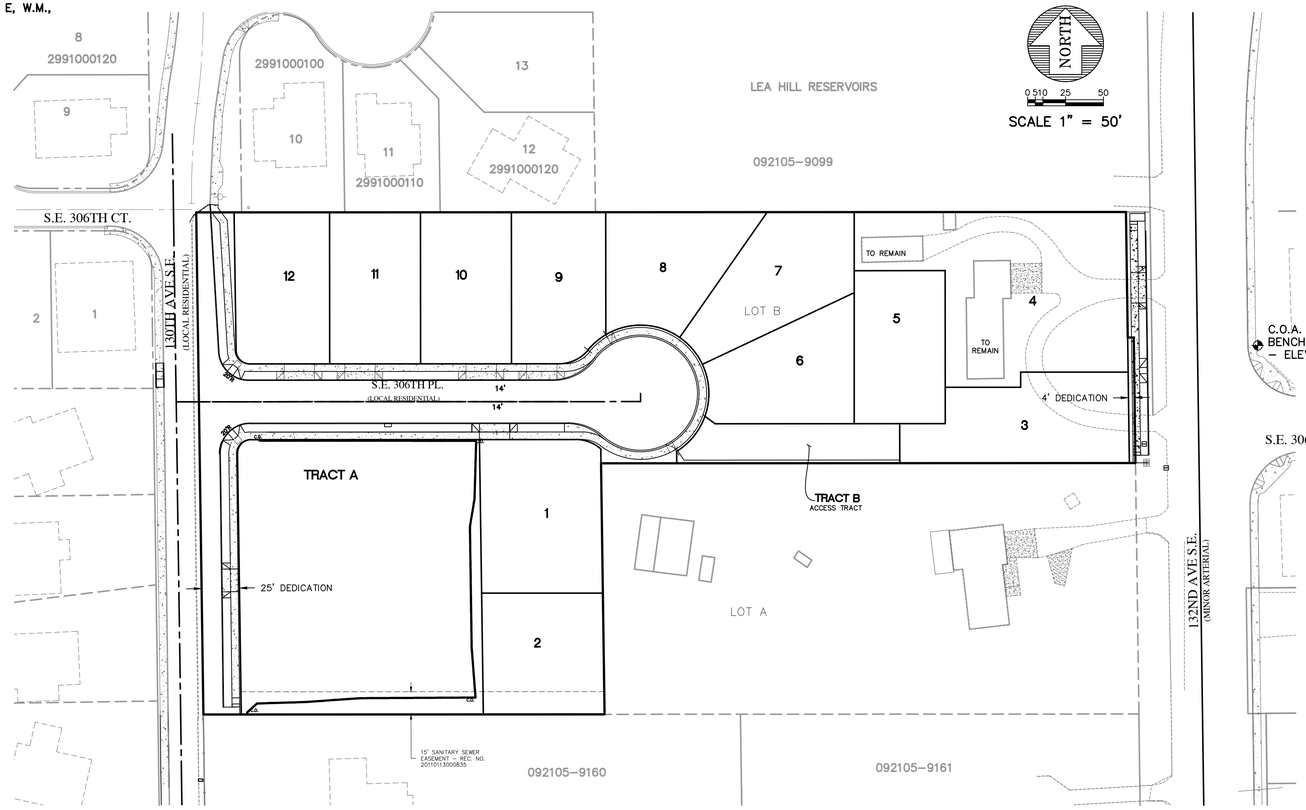
5. IF A PROPOSED ROUTE IS NOT INCLUDED ON THESE PLANS, A PROPOSED ROUTE AND SCHEDULE FOR HAULING MATERIAL TO THE SITE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. IF THE CITY BELIEVES THAT THE PROPOSED HAUL ROUTE WILL ADVERSELY IMPACT THE STREET NETWORK, A SEPA AMENDMENT MAY BE REQUIRED TO EVALUATE THE IMPACTS AND DETERMINE MITIGATION REQUIREMENTS BEFORE BEGINNING WORK. HAULING MAY BE LIMITED TO APPROPRIATE OFF–PEAK HOURS OR ALTERNATIVE ROUTES, AS DETERMINED BY THE CITY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY ON AND AROUND THE PROJECT. PRIOR TO THE START OF WORK, ALL METHODS AND EQUIPMENT USED FOR TRAFFIC CONTROL AND STREET MAINTENANCE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. CONTRACTORS AND THEIR SURETY SHALL BE LIABLE FOR INJURIES AND DAMAGES TO PERSONS AND PROPERTY SUFFERED BECAUSE OF CONTRACTORS' OPERATIONS OR NEGLIGENCE CONNECTED WITH THEM.

7. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON LICENSED LAND SURVEYOR OR A WASHINGTON LICENSED PROFESSIONAL CIVIL ENGINEER.

8. CERTIFIED DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE. REFER TO THE CITY'S "RECORD CONSTRUCTION DOCUMENT"HANDOUT.

9. COORDINATE WITH KING COUNTY DEPARTMENT OF PUBLIC HEALTH FOR REMOVAL OF EXISTING SEPTIC SYSTEM.



PROJECT DATA:

DEVELOPER:	RANDY GOODWIN 15215 S.E. 272ND STREET, SUITE 201 KENT, WA 98042 (206) 730–9145 RANDYG@EAGLECREEKLAND.COM
SURVEYOR:	SHUPE HOLMBERG ENCOMPASS ENGINEERING & SURVEYING 165 N.E. JUNIPER STREET, SUITE 201 ISSAQUAH, WASHINGTON 98027 (425) 392–0250 SHOLMBERG@ENCOMPASSES.NET
ENGINEER:	CHAD ALLEN ENCOMPASS ENGINEERING & SURVEYING 165 N.E. JUNIPER STREET, SUITE 201 ISSAQUAH, WASHINGTON 98027 (425) 392–0250 CALLEN@ENCOMPASSES.NET
SITE ADDRESS:	30605 132ND AVENUE SE
ACREAGE:	3.35 ACRES 145,829 SQ. FT.
NET ACREAGE:	2.74 ACRES
NO. OF LOTS:	12 TOTAL
ZONING:	R–5 (EXISTING AND PROPOSED)
PROPOSED DENSITY:	4.37 DU/ACRE
MIN. NO. OF D.U.:	11 LOTS
MAX. NO. OF D.U.:	14 LOTS
MIN. LOT SIZE:	6,000 SQ. FT.
AVERAGE LOT SIZE:	7,034 SQ. FT. (NET)
PROPOSED USE:	SINGLE FAMILY DETACHED
SEWAGE DISPOSAL:	CITY OF AUBURN
WATER SUPPLY:	CITY OF AUBURN
SCHOOL DISTRICT:	AUBURN SCHOOL DISTRICT #408
FIRE DISTRICT:	LEA HILL #44
TELEPHONE:	XFINITY/CENTURYLINK
POWER:	PUGET SOUND ENERGY
TAX LOT:	092105–9158

NOTE:
FIELD TOPOGRAPHY BY BAIMA & HOLMBERG INC.

LEGAL DESCRIPTION:

TAX PARCEL 092105–9158:

PARCEL 'B' OF CITY OF AUBURN LOT LINE ADJUSTMENT NO. BLA09–0001 AS RECORDED UNDER RECORDING NUMBER 20110113900001, RECORDS OF KING COUNTY, WASHINGTON.

SITUATED IN THE NE 1/4, SEC. 09–21–05

DATUM AND BENCHMARK

DATUM: NAVD 88
BRASS CAP IN CONCRETE IN THE PLANTED TRAFFIC CIRCLE AT THE INTERSECTION OF S.E. 304TH STREET AND 124TH AVENUE S.E.
ELEVATION=400.45 FEET

CITY OF AUBURN BENCHMARK LH013
CHISELED 'X' ON THE WEST BOLT FOR THE FIRST STREETLIGHT NORTH OF THE NEW PLAT ENTRANCE ON THE EAST SIDE OF 132ND AVENUE S.E. ACROSS FROM A GREEN 3 CAR GARAGE
ELEVATION=500.51 FEET

CITY OF AUBURN BENCHMARK LH014
CHISELED "X" ON THE WEST BOLT OF THE SECOND STREETLIGHT, ON THE EAST SIDE OF 132ND AVENUE S.E., NORTH OF HOME ADDRESS NO. 30628
ELEVATION=506.46 FEET

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – BOUNDARY AND TOPOGRAPHY
SHEET 3 – HORIZONTAL CONTROL PLAN
SHEET 4 – GENERALIZED UTILITY PLAN
SHEET 5 – SITE GRADING/CURB ELEVATIONS/INTERSECTION PLAN
SHEET 6 – SE 306TH PLACE GRADING/DRAINAGE PLAN/PROFILE
SHEET 7 – 130TH AVENUE SE GRADING/DRAINAGE/SEWER PLAN/PROFILE
SHEET 8 – 132ND AVENUE S.E. GRADING/DRAINAGE/WATER PLAN/PROFILE
SHEET 9 – POND DETAILS AND OUTFALL
SHEET 10 – DETAILS AND STREET SECTIONS
SHEET 11 – SITE CROSS SECTIONS
SHEET 12 – WATER/SEWER PLAN/PROFILE
SHEET 13 – STRIPING/SIGNAGE PLAN
SHEET 14 – SIGHT DISTANCE/LANDSCAPE PLAN
SHEET 15 – TESC PLAN
SHEET 16 – STREET LIGHTING PLAN
SHEET 17 – W1–ULTRA BLOCK WALL DESIGN AND NOTES
SHEET 18 – LA–1 LANDSCAPE PLAN
SHEET 19 – LA–2 DETAILS

CONSTRUCTION SEQUENCE

A. ATTEND PRE–CONSTRUCTION MEETING W/ CITY OF AUBURN OFFICIALS.
B. ESTABLISH CLEARING LIMITS AS SHOWN. FENCE OFF EXISTING DRAIN FIELD AS DRAINFIELD WILL BE KEPT IN OPERATION UNTIL SANITARY SIDE SEWER IS COMPLETE.
C. CONSTRUCT CONSTRUCTION ENTRANCE.
D. CONSTRUCT DITCHES, SILT FENCES AND OTHER EROSION CONTROL MEASURES AS SHOWN. OBTAIN DEMOLITION PERMIT FOR ONSITE BUILDING.
E. CONSTRUCT STORM OUTFALL. ROUGH IN POND FOR EROSION CONTROL.
F. PREVENT ALL UNCONTROLLED SURFACE WATER FROM LEAVING SITE WITHOUT TREATMENT.
G. COMMENCE DEMO/GRADING/UTILITIES/SANITARY SEWER/CURBS & SIDEWALKS/LIGHTING/PAVING WORK. USE COVER ON EXPOSED SURFACES. CONSTRUCTION IN THE RIGHT–OF–WAY SHALL BE TIMELY AND SCHEDULED TO MINIMIZE TRAFFIC DISRUPTION.
H. AFTER SANITARY SEWER AND SIDE SEWERS HAVE BEEN INSPECTED AND APPROVED FOR USE, AND THE SIDE SEWER FOR LOT 4 HAS BEEN CONNECTED, A KING COUNTY DOH CERTIFIED OPERATOR SHALL DECOMISSION THE EXISTING ON–SITE SEPTIC SYSTEM FOR LOT 4.
I. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED.

EXISTING SYMBOL LEGEND

- FOUND MON IN CASE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. STORM DRAIN MANHOLE
- EX. MAILBOX
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. POWER VAULT
- EX. POWER CABINET
- EX. TELEPHONE RISER
- EX. STREET SIGN
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WATER VALVE
- EX. WIRE FENCE
- EX. WOOD FENCE
- EX. CYCLONE FENCE
- EX. STORM DRAIN PIPE
- EX. SANITARY SEWER PIPE
- EX. GAS MAIN
- EX. POWER LINE
- EX. WATERMAIN

EXISTING UTILITY NOTE

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

811 Know what's **below.** **Call** before you dig.

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.
BY: _____ DATE: _____
TITLE/POSITION: _____
CONFIRMED BY CITY: _____ DATE: _____

PROJECT REF: FAC 15–0003
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS
APPROVED BY: _____
DATE APPROVED: _____

FAC 15-0003

REVISIONS		
DESCRIPTION	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

WILLOW PLACE
WILLOW PLACE LLC
15215 SE 272ND ST., SUITE 201
KENT, WA. 98042

COVER SHEET

Encompass ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Western Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419 Eastern Washington Division

JOB NO.	13514
DATE	6/16/16
SCALE	1"=40'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR

N.E. 1/4 OF N.E. 1/4 OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, STATE OF WASHINGTON

LEGAL DESCRIPTION:

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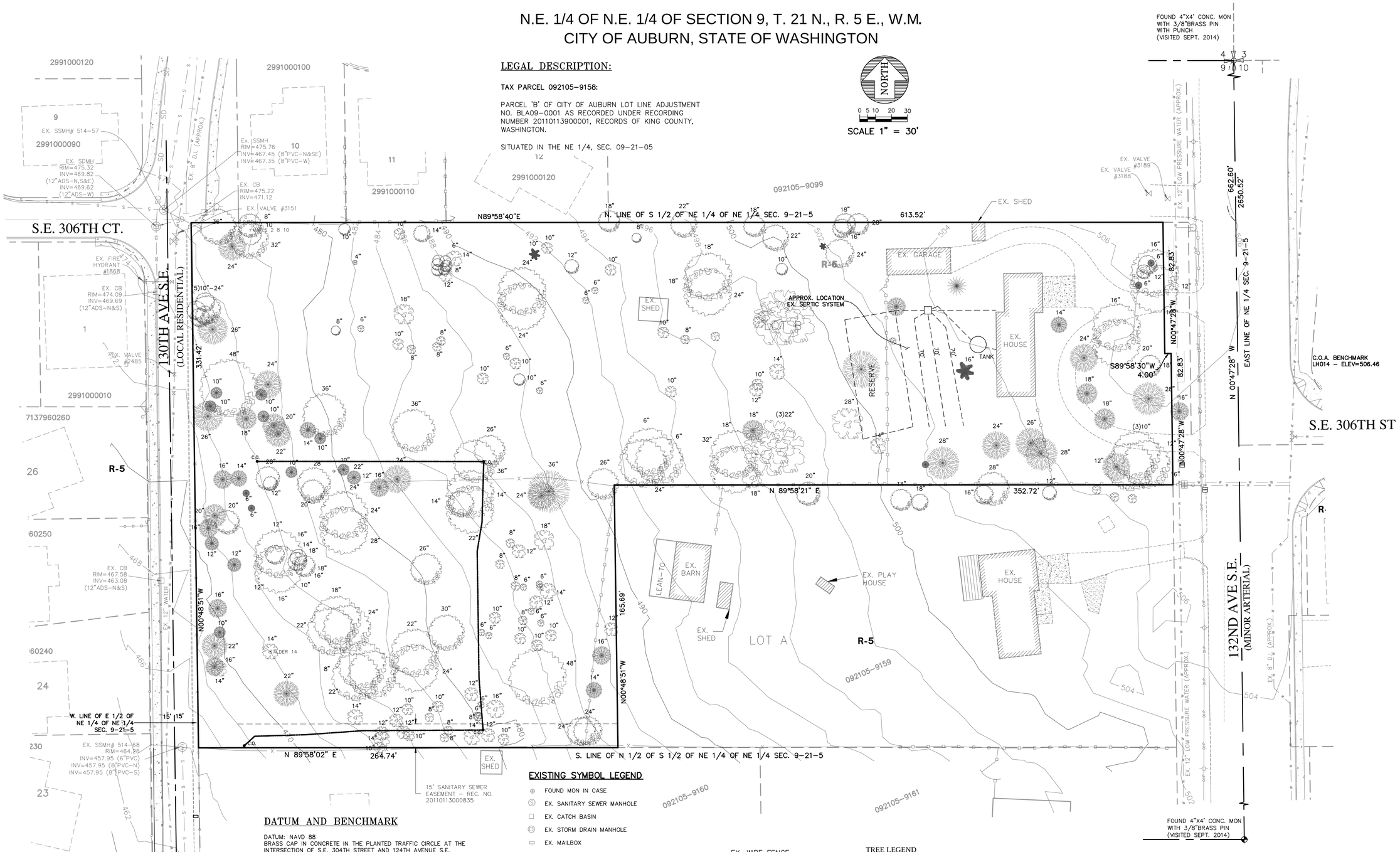
PARCEL 'B' OF CITY OF AUBURN LOT LINE ADJUSTMENT NO. BLA09-0001 AS RECORDED UNDER RECORDING NUMBER 20110113900001, RECORDS OF KING COUNTY, WASHINGTON.

SITUATED IN THE NE 1/4, SEC. 09-21-05

NORTH

0 5 10 20 30

SCALE 1" = 30'



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- EX. STREET SIGN
- EX. FIRE HYDRANT
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- EX. WATER VALVE

- EX. WIRE FENCE
- EX. WOOD FENCE
- EX. CYCLONE FENCE
- EX. STORM DRAIN PIPE
- EX. SANITARY SEWER PIPE
- EX. GAS MAIN
- EX. POWER LINE
- EX. WATERMAIN

TREE LEGEND

- ALDER TREE
- MAPLE TREE
- FIR TREE
- CEDAR TREE

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WILLOW PLACE
WILLOW PLACE LLC
15215 SE 272ND ST., SUITE 201
KENT, WA. 98042

BOUNDARY/TOPOGRAPHY

Encompass ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Western Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419 Eastern Washington Division

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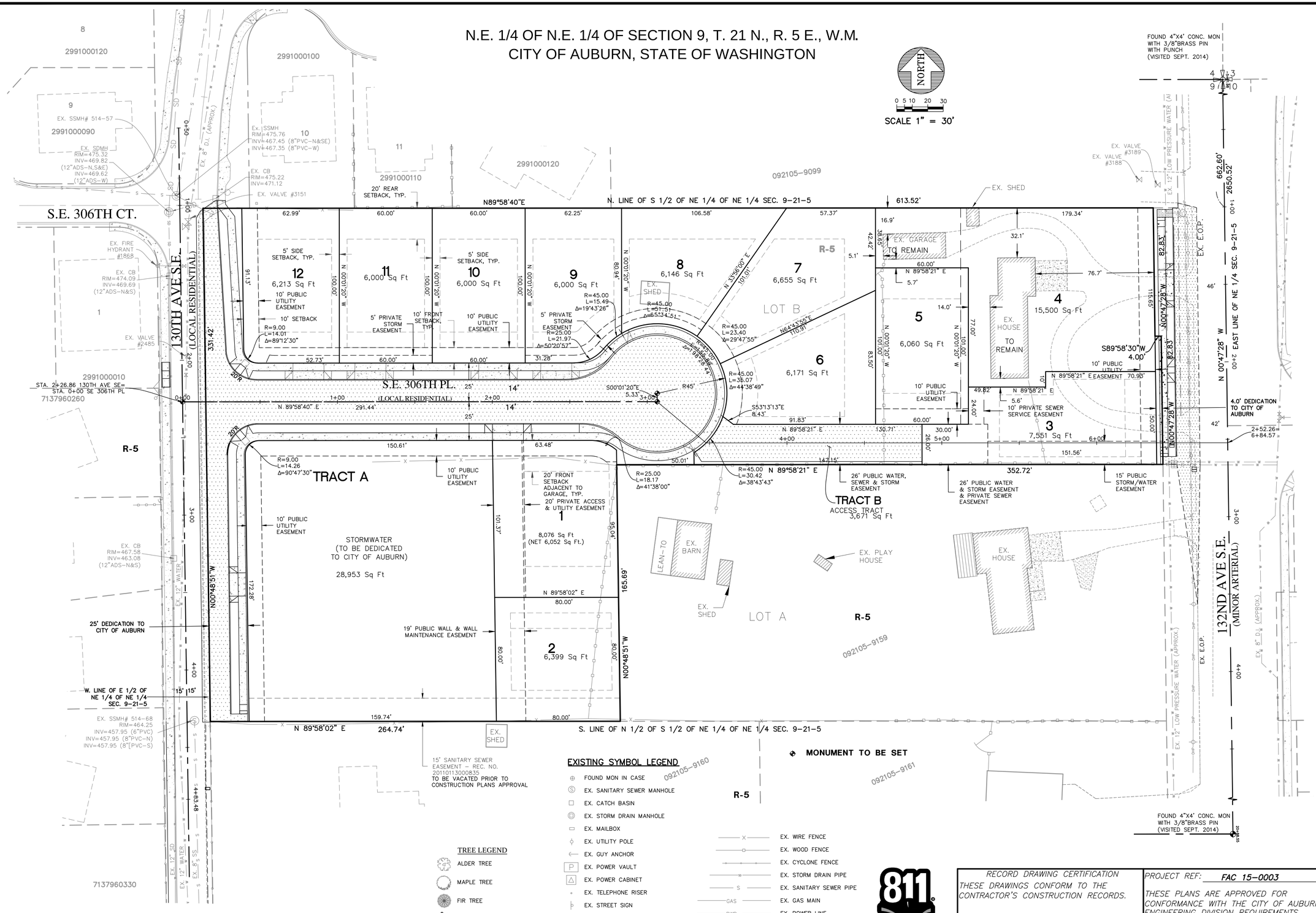

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DATE APPROVED: _____

REVISIONS		
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WILLOW PLACE
WILLOW PLACE LLC
15215 SE 272ND ST., SUITE 201
KENT, WA. 98042

HORIZONTAL CONTROL PLAN

Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 — Western Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419 — Eastern Washington Division

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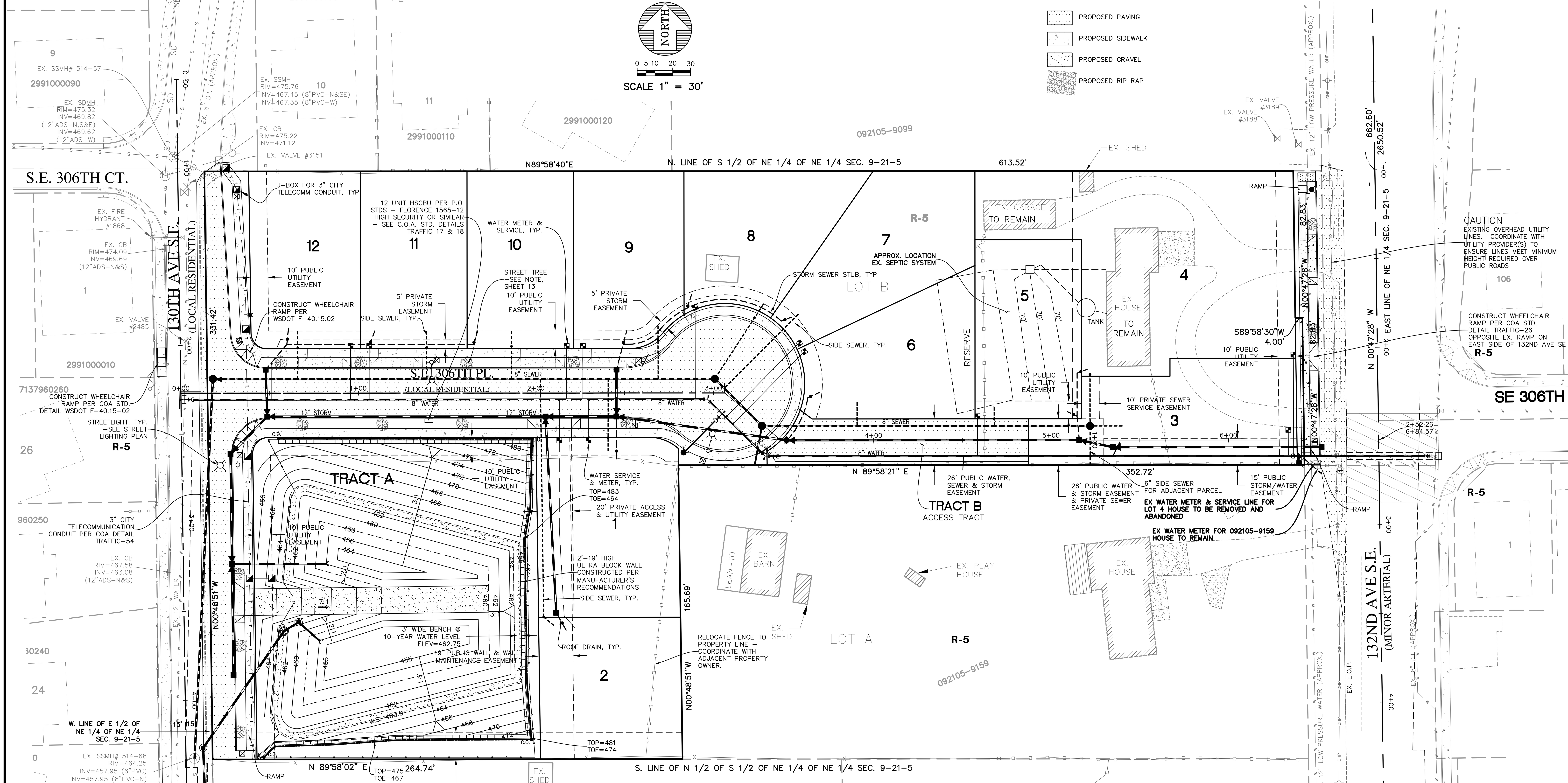
CHECKED	TJR
APPROVED	TJR

N.E. 1/4 OF N.E. 1/4 OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, STATE OF WASHINGTON

HATCH LEGEND

- PROPOSED PAVING
- PROPOSED SIDEWALK
- PROPOSED GRAVEL
- PROPOSED RIP RAP



PROP. SYMBOL LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STREETLIGHT
- PROPOSED TYPE 1 JUNCTION BOX
- PROPOSED TYPE 2 JUNCTION BOX
- PROPOSED SERVICE CABINET
- SIGNPOST
- PROPOSED CITY TELECOMM J-BOX
- PROPOSED BLOWOFF ASSEMBLY
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN

EXISTING SYMBOL LEGEND

- FOUND MON IN CASE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
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- EX. UTILITY POLE
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BY: ______ *DATE:* ______
TITLE/POSITION: ______
CONFIRMED BY CITY: ______ *DATE:* ______

PROJECT REF: *FAC 15-0003*

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS

APPROVED BY: ______
DATE APPROVED: ______

REVISIONS

DESCRIPTION	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

WILLOW PLACE
WILLOW PLACE LLC
15215 SE 272ND ST., SUITE 201
KENT, WA. 98042

GENERALIZED UTILITY PLAN

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	13514
DATE	6/16/16
SCALE	1"=30'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR

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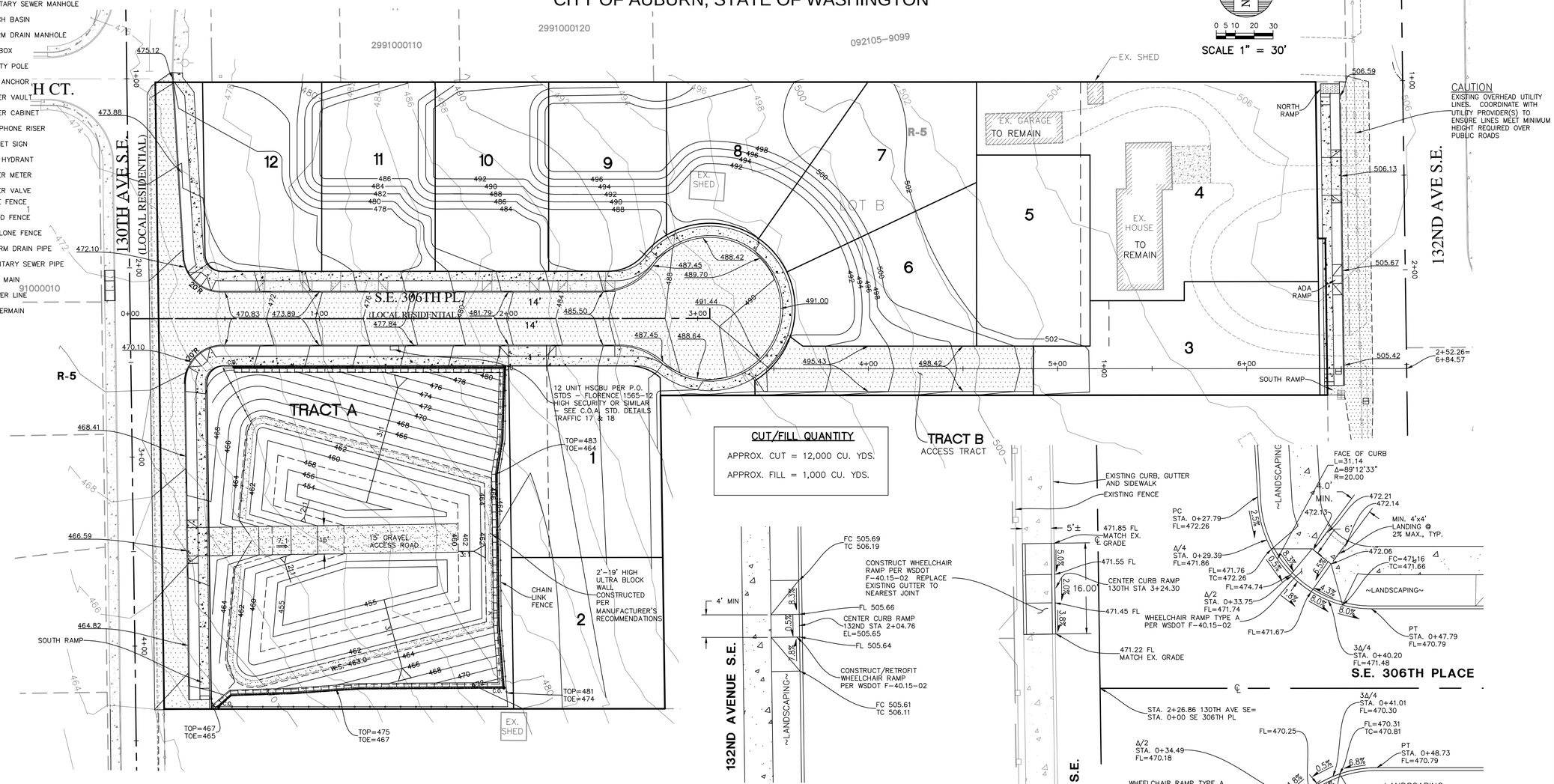
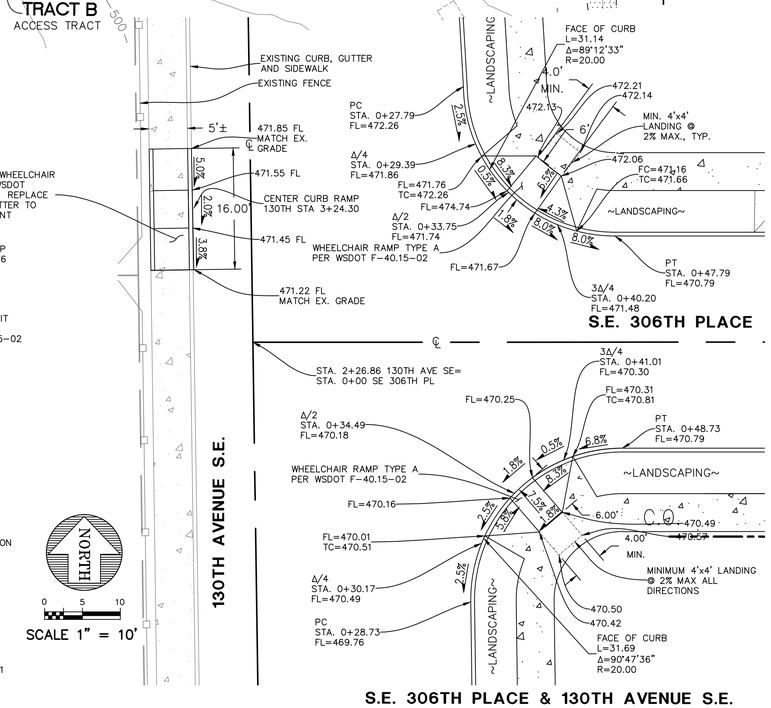


CUT/FILL QUANTITY

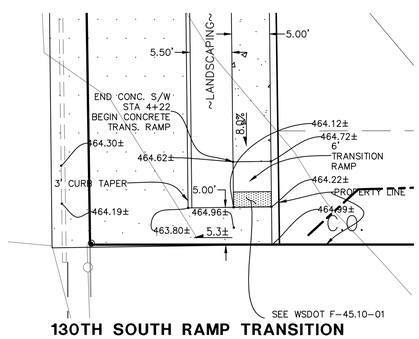
APPROX. CUT = 12,000 CU. YDS.

APPROX. FILL = 1,000 CU. YDS.

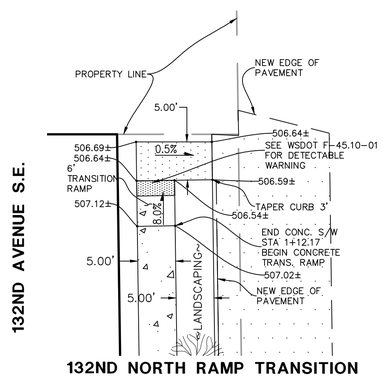
132ND 2+04.76 ADA RAMP
1"=10'



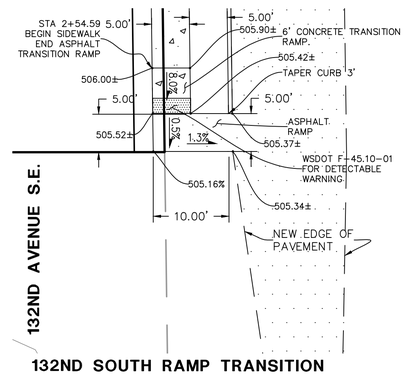
S.E. 306TH PLACE & 130TH AVENUE S.E. INTERSECTION DETAIL
1"=10'



130TH SOUTH RAMP TRANSITION
1"=10'



132ND NORTH RAMP TRANSITION
1"=10'



132ND SOUTH RAMP TRANSITION
1"=10'

Know what's **below.** **Call** before you dig.

RECORD DRAWING CERTIFICATION	PROJECT REF: FAC 15-0003
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.	THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS
BY: DATE:	APPROVED BY:
TITLE/POSITION:	DATE APPROVED:
CONFIRMED BY CITY: DATE:	

REVISIONS		
DESCRIPTION	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

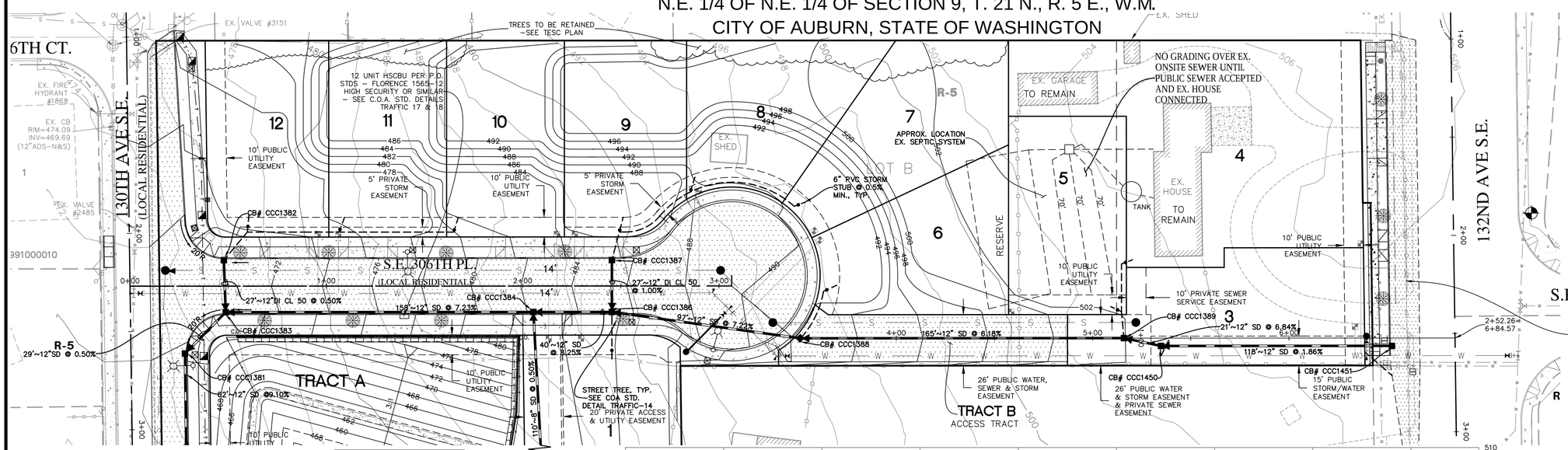
WILLOW PLACE
WILLOW PLACE LLC
15215 SE 272ND ST., SUITE 201
KENT, WA. 98042

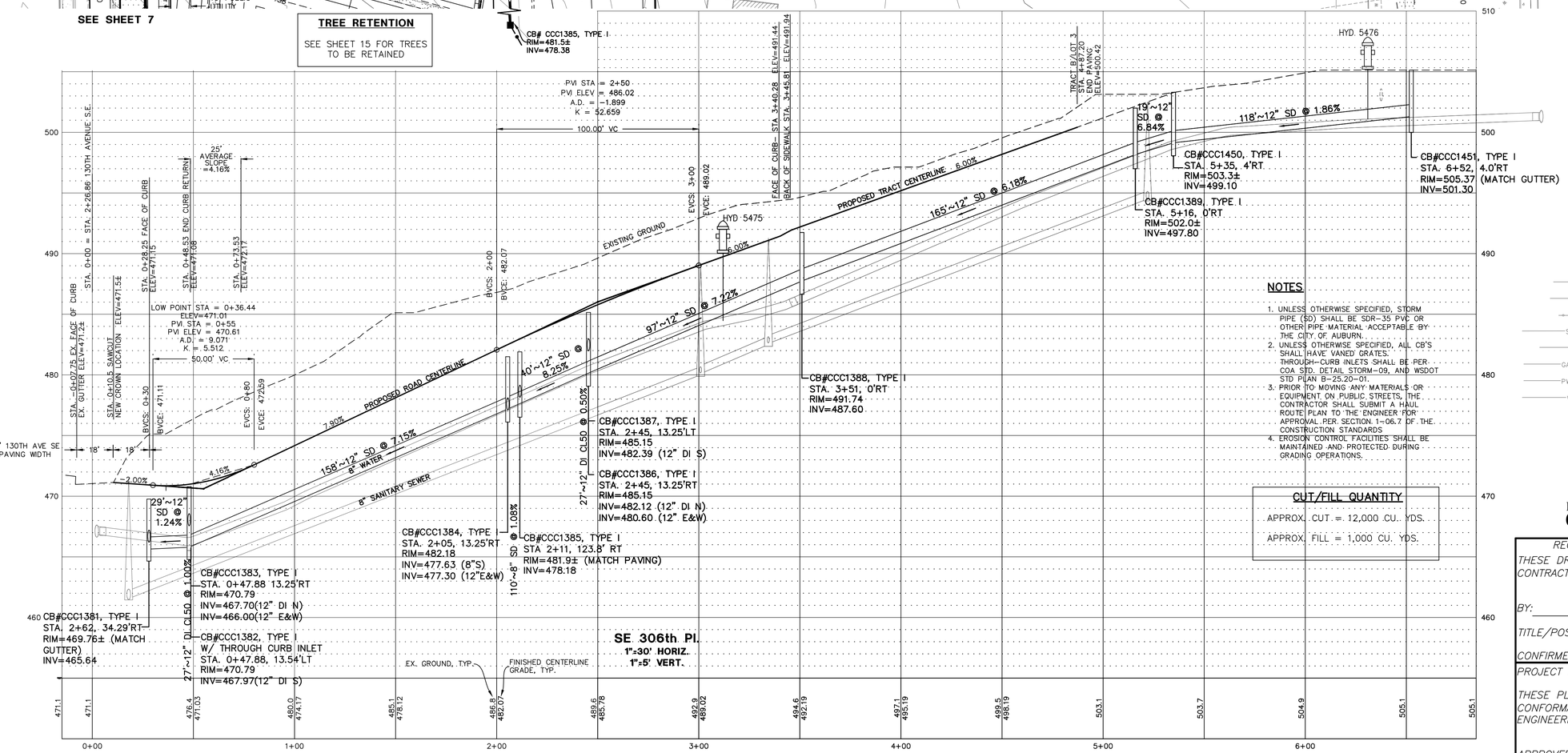
SITE GRADING/CURB ELEVATIONS/INTERSECTION PLAN

Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Western Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	13514
DATE	6/16/16
SCALE	1"=30'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR

N.E. 1/4 OF N.E. 1/4 OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, STATE OF WASHINGTON





PROP. SYMBOL LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STREETLIGHT
- PROPOSED TYPE 1 JUNCTION BOX
- PROPOSED TYPE 2 JUNCTION BOX
- PROPOSED SERVICE CABINET
- SIGNPOST
- PROPOSED CITY TELECOMM J-BOX
- PROPOSED BLOWOFF ASSEMBLY
- S — PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- W — PROPOSED WATER MAIN

LEGEND

- FOUND MON IN CASE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. STORM DRAIN MANHOLE
- EX. MAILBOX
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. POWER VAULT
- EX. POWER CABINET
- EX. TELEPHONE RISER
- EX. STREET SIGN
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WATER VALVE
- X — EX. WIRE FENCE
- EX. WOOD FENCE
- EX. CYCLONE FENCE
- SD — EX. STORM DRAIN PIPE
- S — EX. SANITARY SEWER PIPE
- GAS — EX. GAS MAIN
- PWR — EX. POWER LINE
- W — EX. WATERMAIN

NOTES

1. UNLESS OTHERWISE SPECIFIED, STORM PIPE (SD) SHALL BE SDR-35 PVC OR OTHER PIPE MATERIAL ACCEPTABLE BY THE CITY OF AUBURN.
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3. PRIOR TO MOVING ANY MATERIALS OR EQUIPMENT ON PUBLIC STREETS, THE CONTRACTOR SHALL SUBMIT A HAUL ROUTE PLAN TO THE ENGINEER FOR APPROVAL. PER SECTION 1-06.7 OF THE CONSTRUCTION STANDARDS
4. EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND PROTECTED DURING GRADING OPERATIONS.

CUT/FILL QUANTITY

APPROX. CUT = 12,000 CU. YDS.

APPROX. FILL = 1,000 CU. YDS.

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S.E. 306TH PLACE
GRADING/DRAINAGE PLAN/PROFILE

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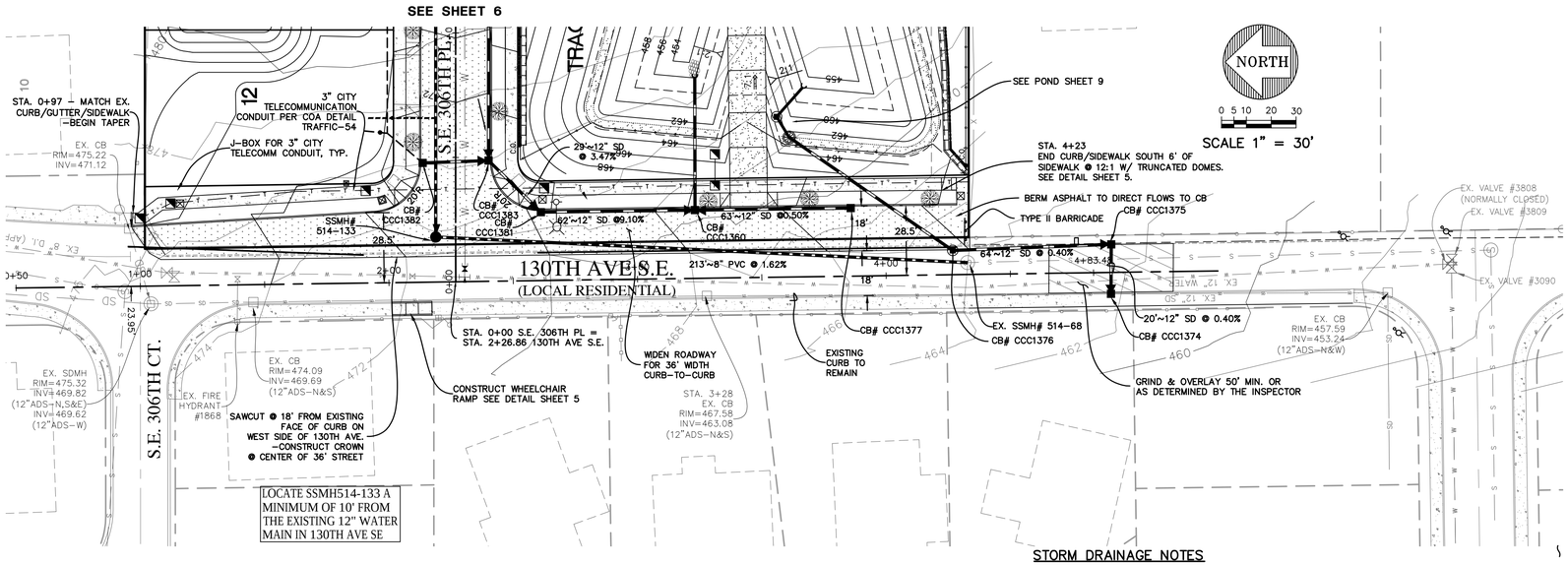

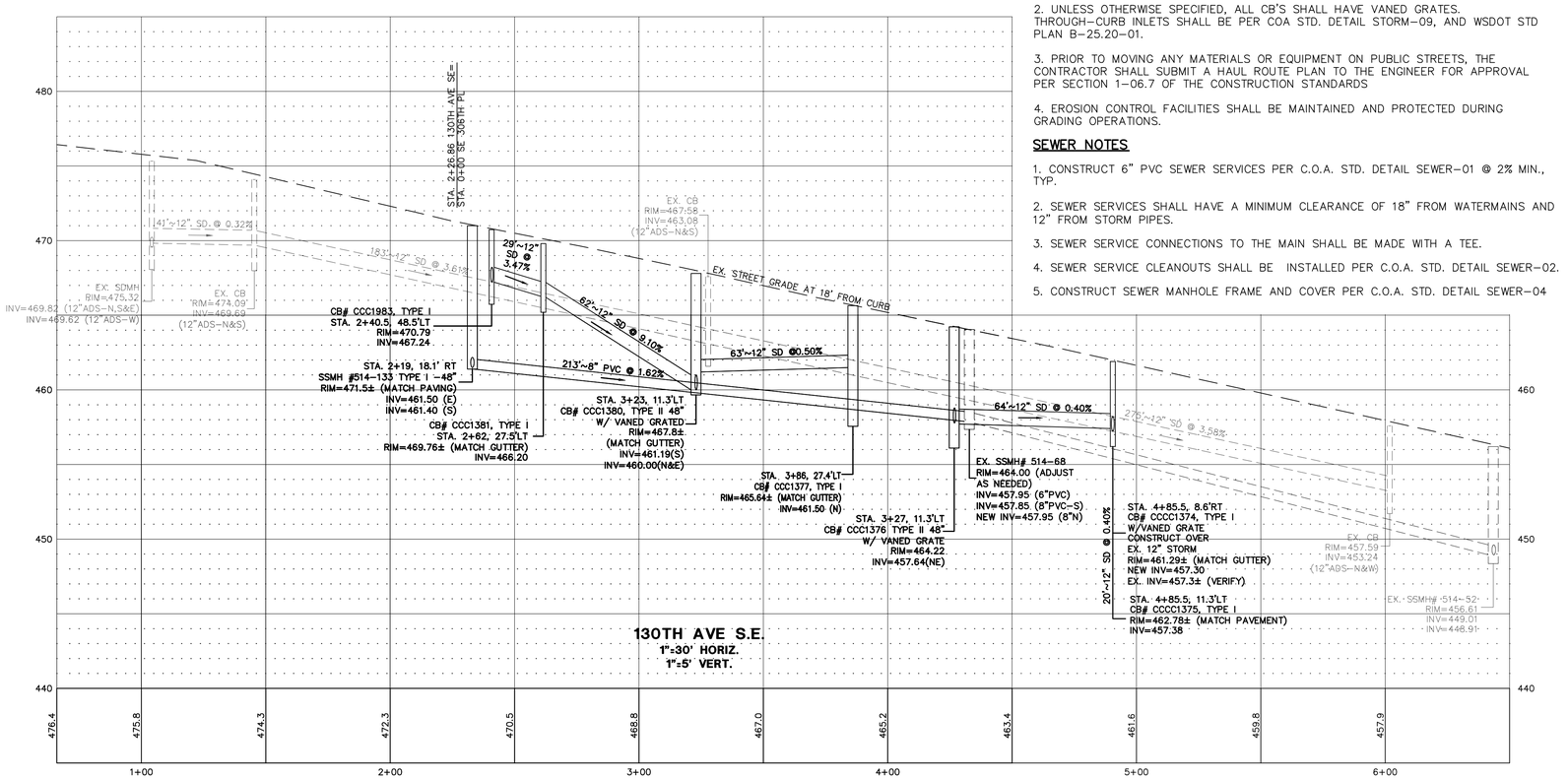

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STORM DRAINAGE NOTES

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3. PRIOR TO MOVING ANY MATERIALS OR EQUIPMENT ON PUBLIC STREETS, THE CONTRACTOR SHALL SUBMIT A HAUL ROUTE PLAN TO THE ENGINEER FOR APPROVAL PER SECTION 1-06.7 OF THE CONSTRUCTION STANDARDS

4. EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND PROTECTED DURING GRADING OPERATIONS.

SEWER NOTES

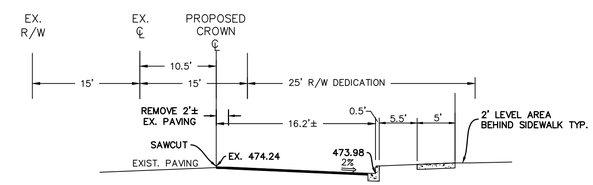
1. CONSTRUCT 6" PVC SEWER SERVICES PER C.O.A. STD. DETAIL SEWER-01 @ 2% MIN., TYP.

2. SEWER SERVICES SHALL HAVE A MINIMUM CLEARANCE OF 18" FROM WATERMAINS AND 12" FROM STORM PIPES.

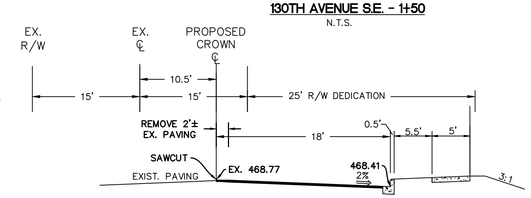
3. SEWER SERVICE CONNECTIONS TO THE MAIN SHALL BE MADE WITH A TEE.

4. SEWER SERVICE CLEANOUTS SHALL BE INSTALLED PER C.O.A. STD. DETAIL SEWER-02.

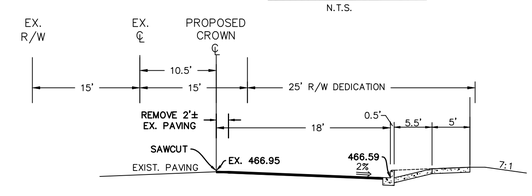
5. CONSTRUCT SEWER MANHOLE FRAME AND COVER PER C.O.A. STD. DETAIL SEWER-04



130TH AVENUE S.E. - 1+50
N.T.S.



130TH AVENUE S.E. - 3+00
N.T.S.



130TH AVENUE S.E. - 3+50
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130TH AVENUE S.E.
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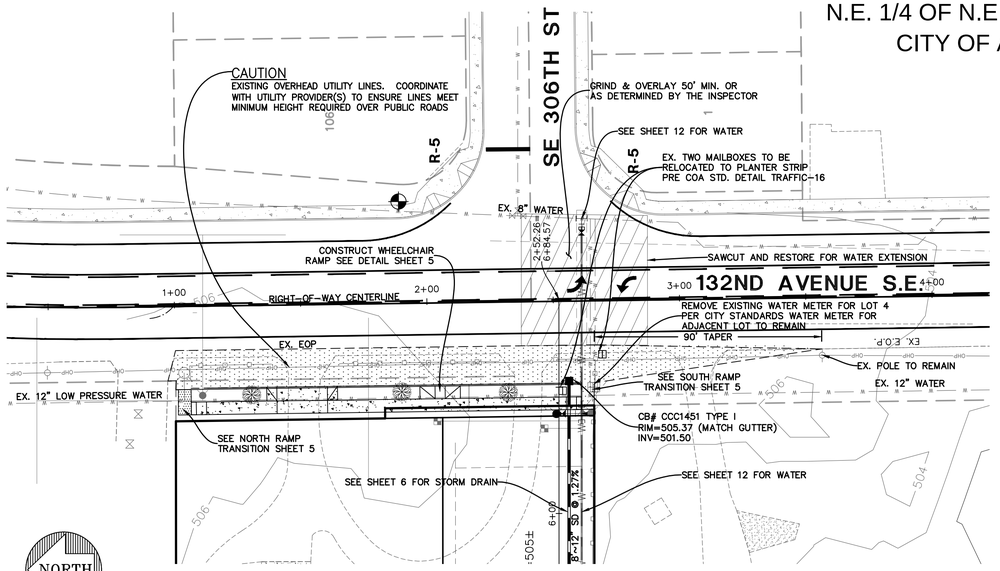
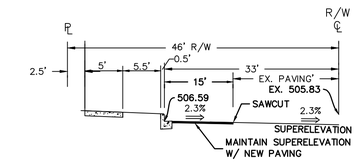
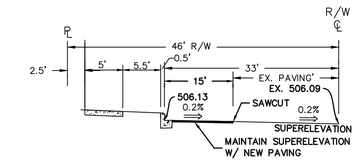
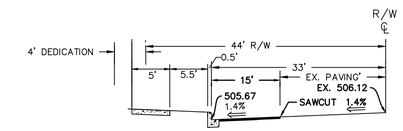




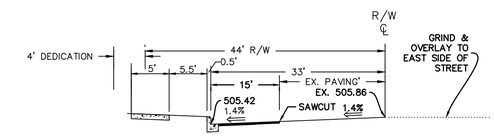
132ND AVE SE - STA. 1+00
N.T.S.



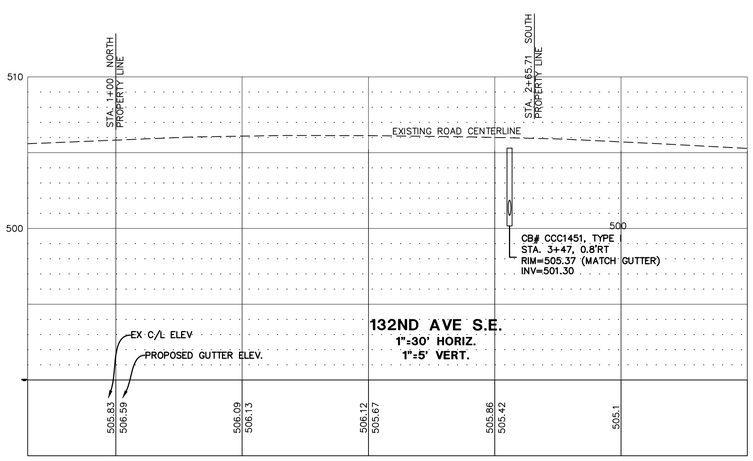
132ND AVE SE - STA. 1+50
N.T.S.



132ND AVE SE - STA. 2+00
N.T.S.



132ND AVE SE - STA. 2+50
N.T.S.



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132ND AVENUE S.E.
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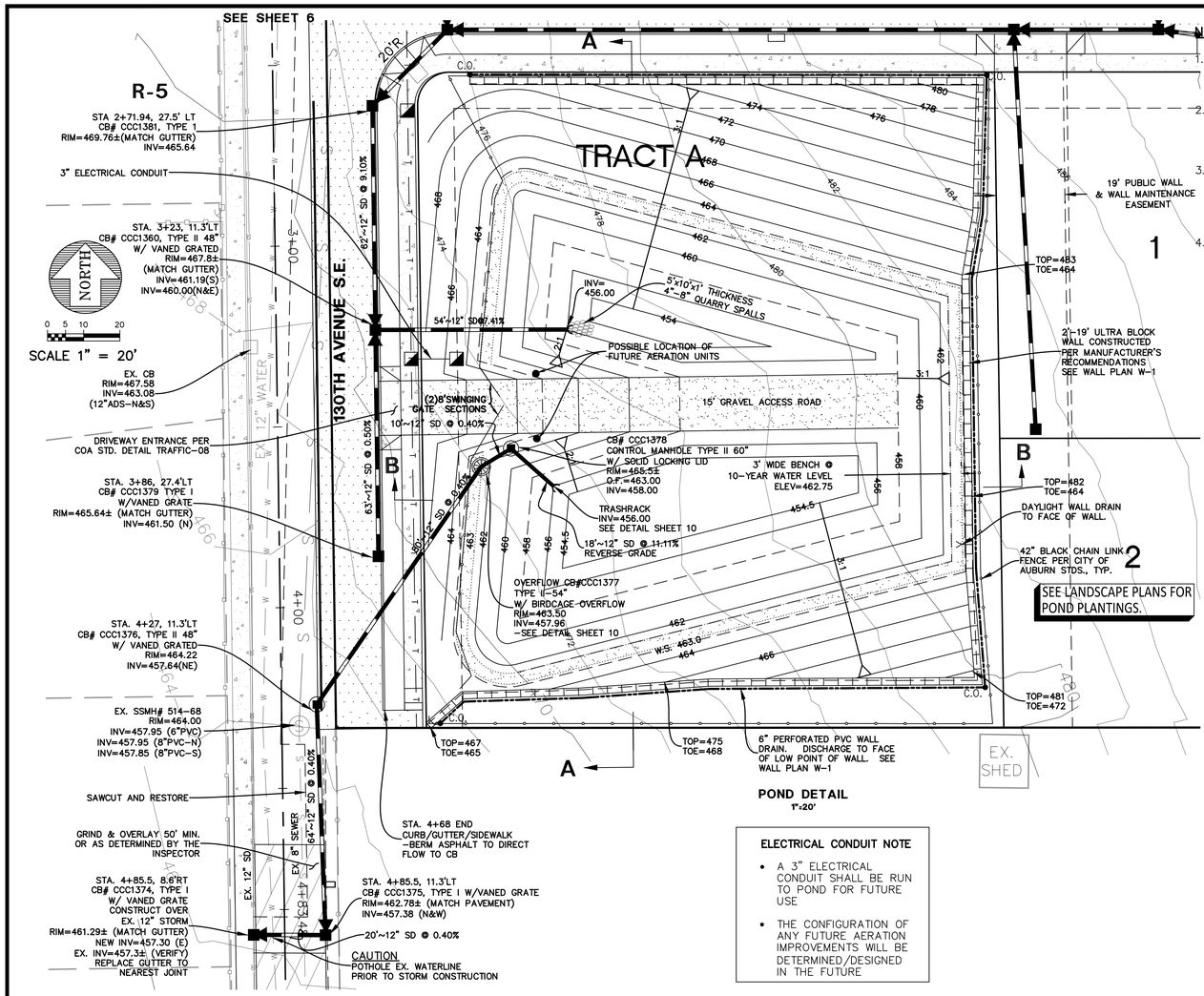

POND DETAIL
1"=20'

NOTES

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EX. SYMBOL LEGEND

- WATER VALVE
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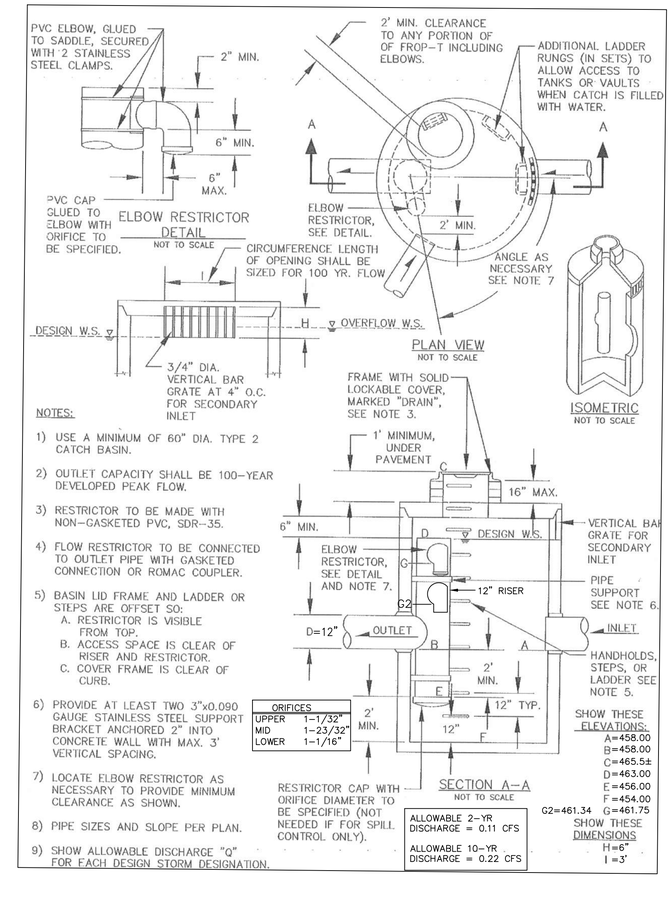
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- GAS VALVE
- UTILITY POLE
- PSE METER
- TELEPHONE RISER
- T — TELEPHONE VAULT

ELECTRICAL CONDUIT NOTE

- A 3" ELECTRICAL CONDUIT SHALL BE RUN TO POND FOR FUTURE USE
- THE CONFIGURATION OF ANY FUTURE AERATION IMPROVEMENTS WILL BE DETERMINED/DESIGNED IN THE FUTURE



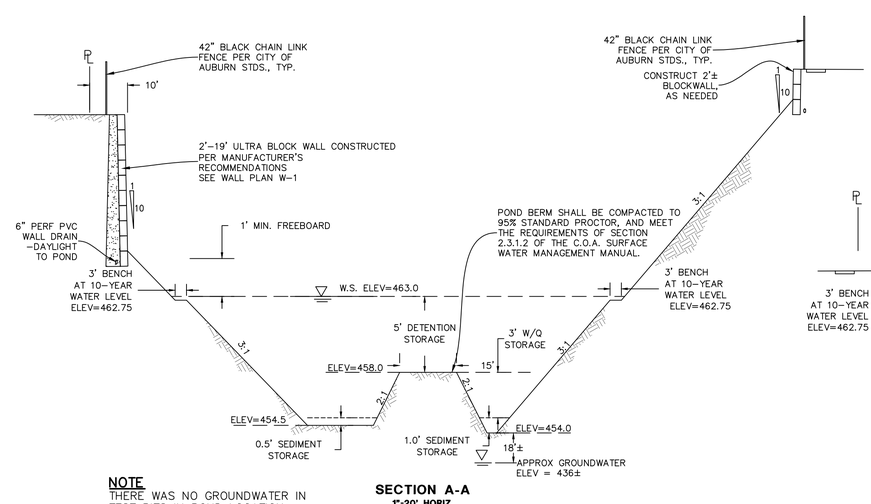
NOTES:

1) USE A MINIMUM OF 60" DIA. TYPE 2 CATCH BASIN.
2) OUTLET CAPACITY SHALL BE 100-YEAR DEVELOPED PEAK FLOW.
3) RESTRICTOR TO BE MADE WITH NON-GASKETED PVC, SDR-35.
4) FLOW RESTRICTOR TO BE CONNECTED TO OUTLET PIPE WITH GASKETED CONNECTION OR ROMAC COUPLER.
5) BASIN LID FRAME AND LADDER OR STEPS ARE OFFSET SO:
   A. RESTRICTOR IS VISIBLE FROM TOP.
   B. ACCESS SPACE IS CLEAR OF RISER AND RESTRICTOR.
   C. COVER FRAME IS CLEAR OF CURB.
6) PROVIDE AT LEAST TWO 3"x0.090 GAUGE STAINLESS STEEL SUPPORT BRACKET ANCHORED 2" INTO CONCRETE WALL WITH MAX. 3' VERTICAL SPACING.
7) LOCATE ELBOW RESTRICTOR AS NECESSARY TO PROVIDE MINIMUM CLEARANCE AS SHOWN.
8) PIPE SIZES AND SLOPE PER PLAN.
9) SHOW ALLOWABLE DISCHARGE "Q" FOR EACH DESIGN STORM DESIGNATION.

ORIFICES	
UPPER	1-1/32"
MID	1-23/32"
LOWER	1-1/16"

CONTROL MANHOLE CCC1377 TYPE II-60"

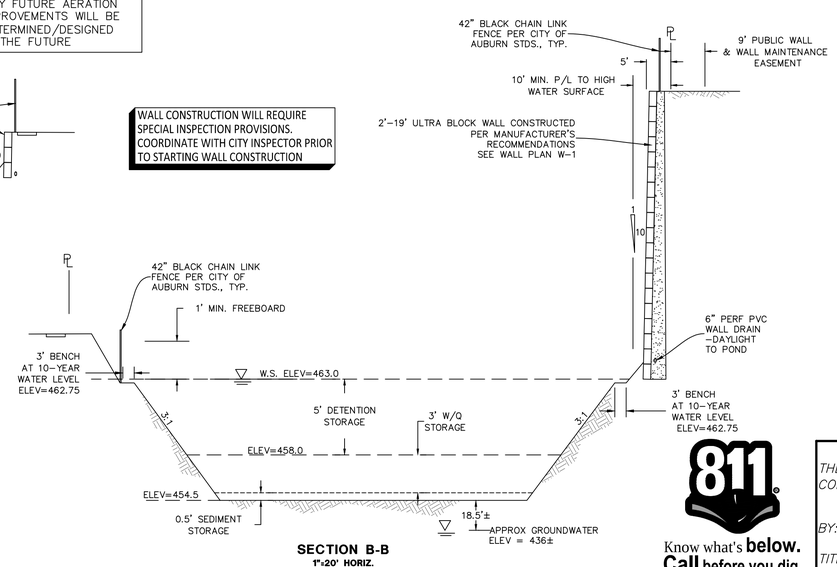
N.T.S.



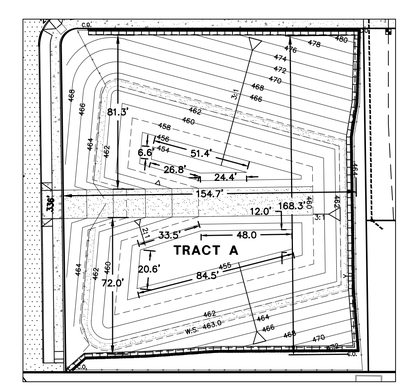
NOTE
THERE WAS NO GROUNDWATER IN TEST PITS IN POND LOCATION

SECTION A-A
1"=20' HORIZ.
1"=5' VERT

WALL CONSTRUCTION WILL REQUIRE SPECIAL INSPECTION PROVISIONS. COORDINATE WITH CITY INSPECTOR PRIOR TO STARTING WALL CONSTRUCTION



SECTION B-B
1"=20' HORIZ.
1"=5' VERT



POND DIMENSION EXHIBIT
1"=40'

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POND DETAILS AND OUTFALL

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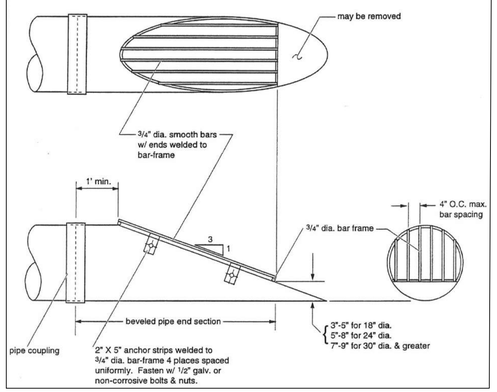
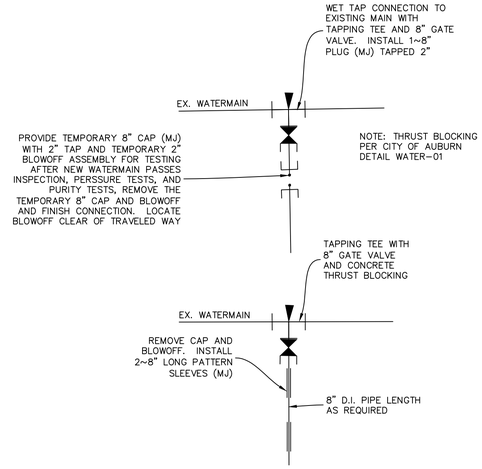
CITY OF AUBURN, STATE OF WASHINGTON

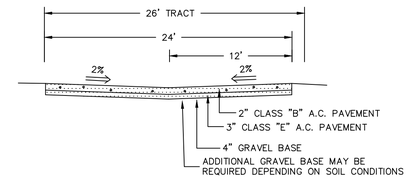
1. CMP or LCPE pipe end-section shown; for concrete pipe beveled end section, see KCRS drawing No. 2-001.
2. All steel parts must be galvanized and asphalt coated (treatment 1 or better).



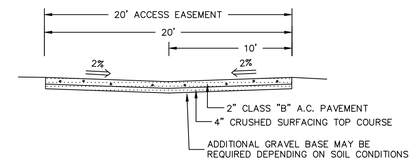
DEBRIS BARRIER
N.T.S.



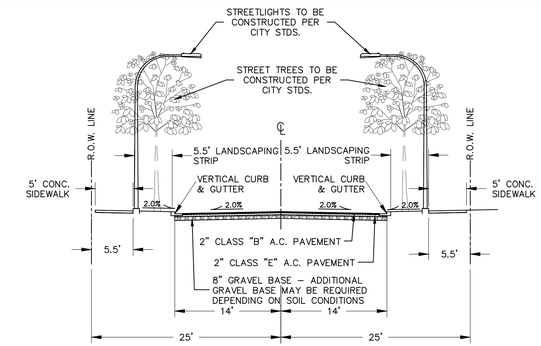
WATER CONNECTION DETAIL
N.T.S.



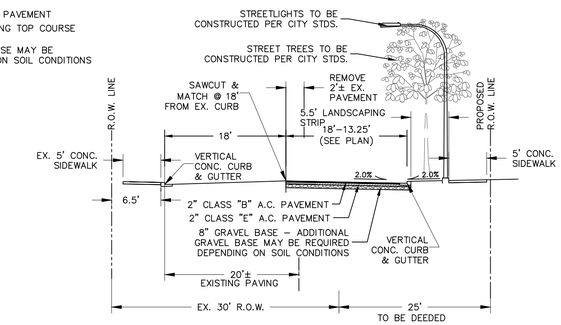
TRACT 'B' SECTION
N.T.S.



LOT 1/2 DRIVEWAY SECTION
N.T.S.



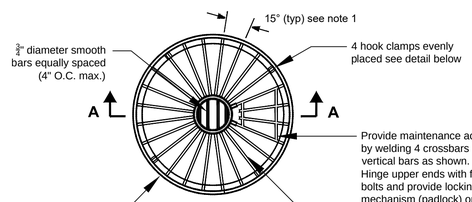
S.E. 306TH PL. TYPICAL SECTION
(LOCAL RESIDENTIAL)
N.T.S.



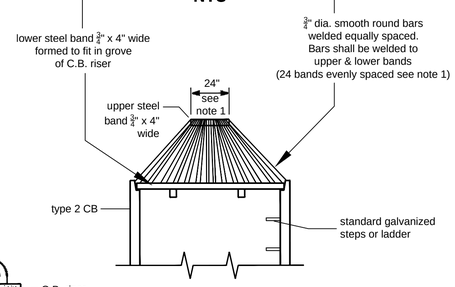
130TH AVE SE TYPICAL SECTION
(LOCAL RESIDENTIAL)

NOTE:

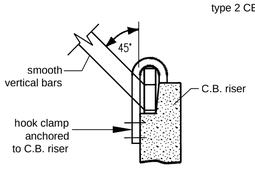
PER TABLE 10.02 STREET DESIGN REQUIREMENTS, CITY OF AUBURN CONSTRUCTION STANDARDS, LOCAL RESIDENTIAL STREETS ARE REQUIRED TO BE A MINIMUM OF 28 FEET BETWEEN THE CURBS, AND PARKING IS ALLOWED ON ONE SIDE OF THE STREET ONLY. NO PARKING SIGNS, IN ACCORDANCE WITH CITY OF AUBURN STANDARD DETAILS SHALL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES ON THE SITE.



PLAN VIEW
NTS



SECTION A-A
NTS



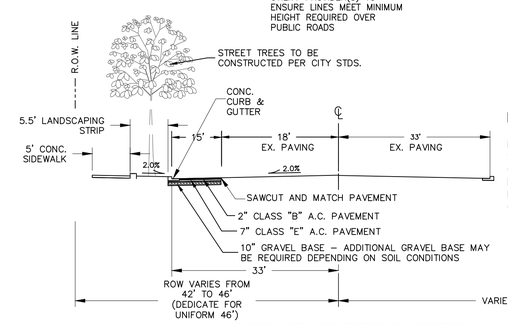
DETAIL HOOK CLAMP
NTS

NOTES:

1. Dimensions are for illustration on 54" diameter CB. For different diameter CB's adjust to maintain 45° angle on "vertical" bars and 7" o.c. maximum spacing of bars around lower steel band.
2. Metal parts must be corrosion resistant; steel bars must be galvanized.
3. This debris barrier is also recommended for use on the inlet to roadway cross-culverts with high potential for debris collection (except on type 2 streams).
4. This debris barrier is for use outside of road right-of-way only. For debris cages within road right-of-way, see Drawing 2-028 KCRS.

BIDCAGE OVERFLOW STRUCTURE
N.T.S.

CAUTION N.T.S.
EXISTING OVERHEAD UTILITY LINES. COORDINATE WITH UTILITY PROVIDER(S) TO ENSURE LINES MEET MINIMUM HEIGHT REQUIRED OVER PUBLIC ROADS



132ND AVE SE TYPICAL SECTION
(MINOR ARTERIAL)
N.T.S.

NOTE:

MATCH EXISTING PAVEMENT STRUCTURE DEPTH OR CONSTRUCT THE PROPOSED PAVEMENT STRUCTURE DEPTH, WHICHEVER IS GREATER

NOTE:

MATCH EXISTING PAVEMENT STRUCTURE DEPTH OR CONSTRUCT THE PROPOSED PAVEMENT STRUCTURE DEPTH, WHICHEVER IS GREATER

SEE ILLUMINATION PLAN ON SHEET 17 FOR STREETLIGHT PLACEMENT AND DETAILS

811 Know what's **below.** **Call** before you dig.

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.
BY: _____ DATE: _____
TITLE/POSITION: _____
CONFIRMED BY CITY: _____ DATE: _____

PROJECT REF: FAC 15-0003
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS
APPROVED BY: _____
DATE APPROVED: _____

REVISIONS		
DESCRIPTION	BY	DATE

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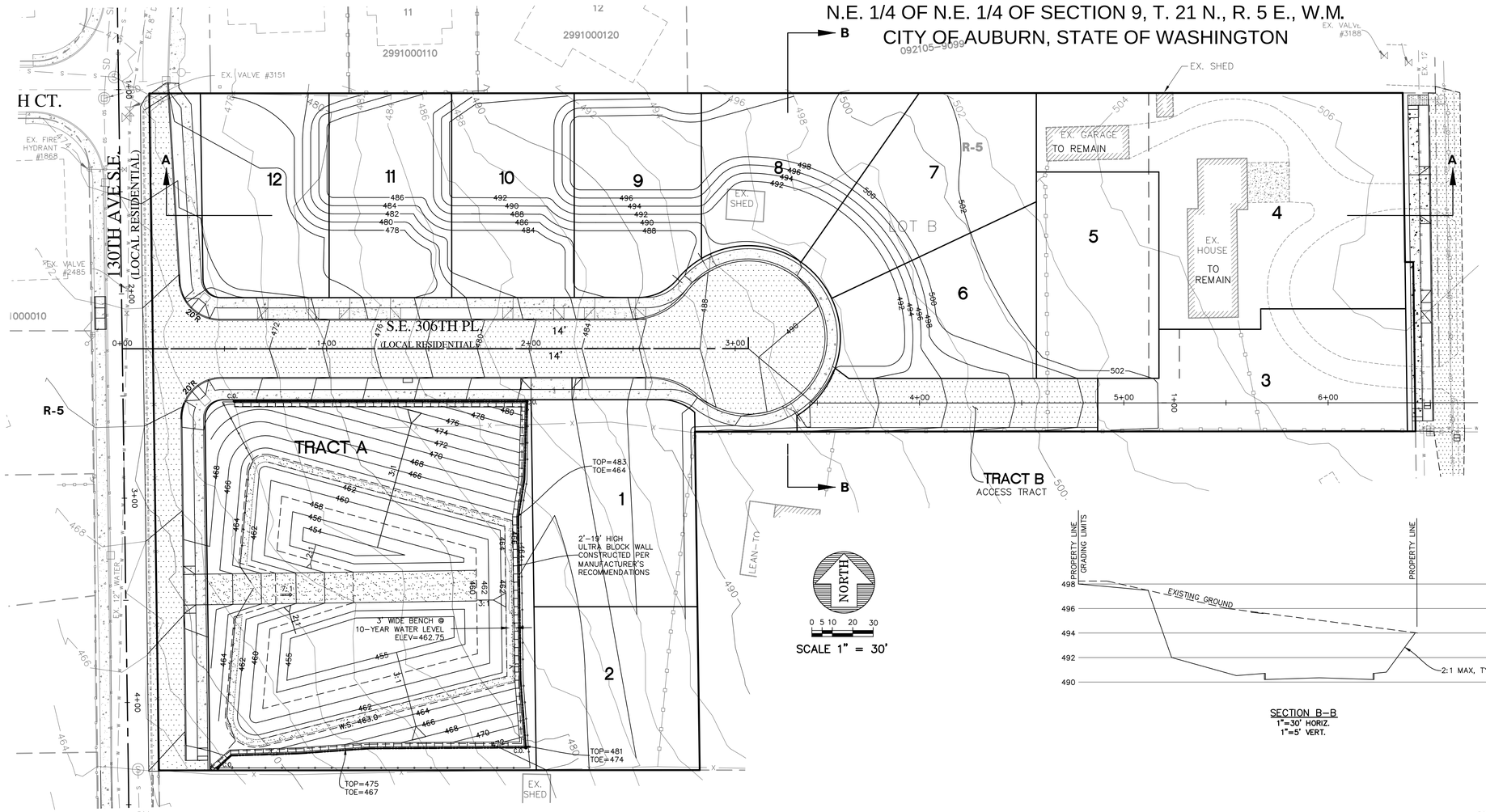
WILLOW PLACE
WILLOW PLACE LLC
15215 SE 272ND ST., SUITE 201
KENT, WA. 98042

DETAILS AND STREET SECTIONS

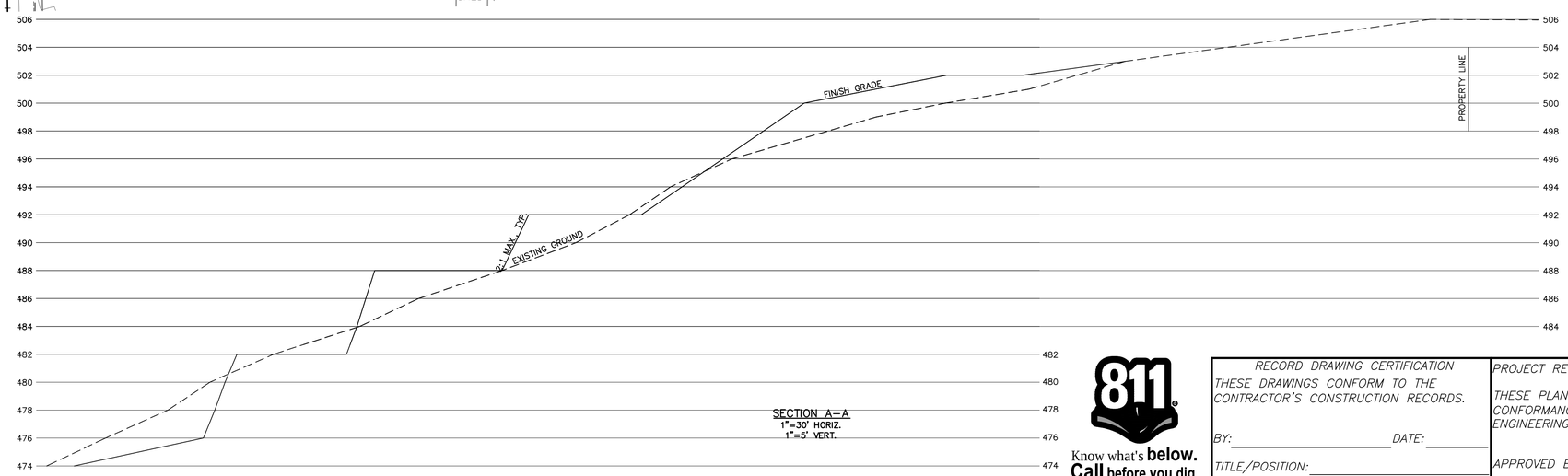
Encompass ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 – Western Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419 – Eastern Washington Division

JOB NO.	13514
DATE	6/16/16
SCALE	N/A
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR

N.E. 1/4 OF N.E. 1/4 OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, STATE OF WASHINGTON



SECTION B–B
1"=30' HORIZ.
1"=5' VERT.



SECTION A–A
1"=30' HORIZ.
1"=5' VERT.

Know what's **below.** **Call** before you dig.

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DATE APPROVED: _____

REVISIONS		
DESCRIPTION	BY	DATE

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WILLOW PLACE LLC
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KENT, WA. 98042

SITE CROSS-SECTION

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Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	13514
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DESIGNED	TJR
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APPROVED	TJR

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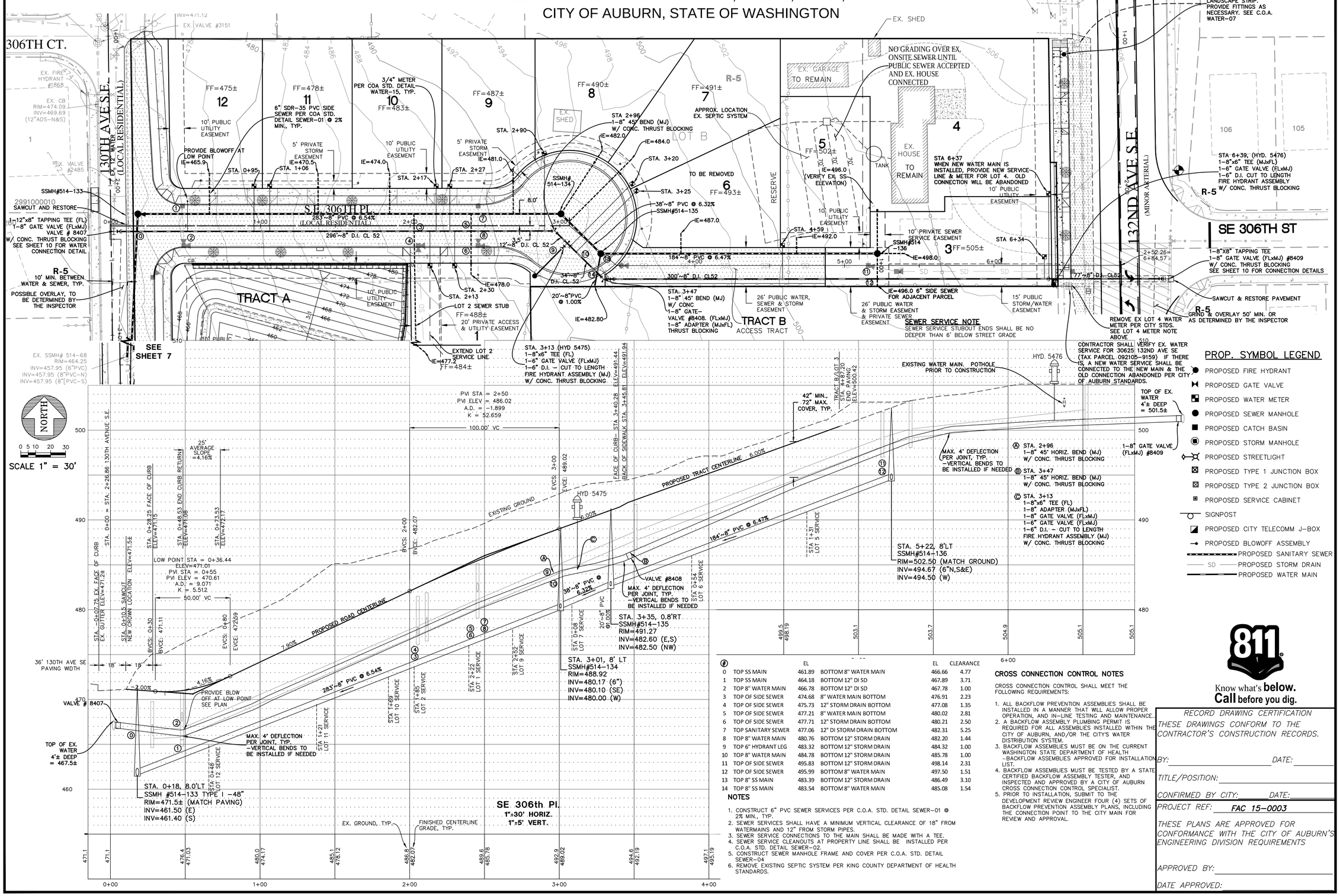

PROP. SYMBOL LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STREETLIGHT
- PROPOSED TYPE 1 JUNCTION BOX
- PROPOSED TYPE 2 JUNCTION BOX
- PROPOSED SERVICE CABINET
- SIGNPOST
- PROPOSED CITY TELECOMM J-BOX
- PROPOSED BLOWOFF ASSEMBLY
- PROPOSED SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- PROPOSED WATER MAIN

#		EL		EL	CLEARANCE
0	TOP SS MAIN	461.89	BOTTOM 8" WATER MAIN	466.66	4.77
1	TOP SS MAIN	464.18	BOTTOM 12" DI SD	467.89	3.71
2	TOP 8" WATER MAIN	466.78	BOTTOM 12" DI SD	467.78	1.00
3	TOP OF SIDE SEWER	474.68	8" WATER MAIN BOTTOM	476.91	2.23
4	TOP OF SIDE SEWER	475.73	12" STORM DRAIN BOTTOM	477.08	1.35
5	TOP OF SIDE SEWER	477.21	8" WATER MAIN BOTTOM	480.02	2.81
6	TOP OF SIDE SEWER	477.71	12" STORM DRAIN BOTTOM	480.21	2.50
7	TOP SANITARY SEWER	477.06	12" DI STORM DRAIN BOTTOM	482.31	5.25
8	TOP 8" WATER MAIN	480.76	BOTTOM 12" STORM DRAIN	482.20	1.44
9	TOP 6" HYDRANT LEG	483.32	BOTTOM 12" STORM DRAIN	484.32	1.00
10	TOP 8" WATER MAIN	484.78	BOTTOM 12" STORM DRAIN	485.78	1.00
11	TOP OF SIDE SEWER	495.83	BOTTOM 12" STORM DRAIN	498.14	2.31
12	TOP OF SIDE SEWER	495.99	BOTTOM 8" WATER MAIN	497.50	1.51
13	TOP 8" SS MAIN	483.39	BOTTOM 12" STORM DRAIN	486.49	3.10
14	TOP 8" SS MAIN	483.54	BOTTOM 8" WATER MAIN	485.08	1.54

NOTES

1. CONSTRUCT 6" PVC SEWER SERVICES PER C.O.A. STD. DETAIL SEWER-01 @ 2% MIN., TYP.
2. SEWER SERVICES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18" FROM WATERMAINS AND 12" FROM STORM PIPES.
3. SEWER SERVICE CONNECTIONS TO THE MAIN SHALL BE MADE WITH A TEE.
4. SEWER SERVICE CLEANOUTS AT PROPERTY LINE SHALL BE INSTALLED PER C.O.A. STD. DETAIL SEWER-02.
5. CONSTRUCT SEWER MANHOLE FRAME AND COVER PER C.O.A. STD. DETAIL SEWER-04
6. REMOVE EXISTING SEPTIC SYSTEM PER KING COUNTY DEPARTMENT OF HEALTH STANDARDS.

CROSS CONNECTION CONTROL NOTES

CROSS CONNECTION CONTROL SHALL MEET THE FOLLOWING REQUIREMENTS:

1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN A MANNER THAT WILL ALLOW PROPER OPERATION, AND IN-LINE TESTING AND MAINTENANCE.
2. A BACKFLOW ASSEMBLY PLUMBING PERMIT IS REQUIRED FOR ALL ASSEMBLIES INSTALLED WITHIN THE CITY OF AUBURN, AND/OR THE CITY'S WATER DISTRIBUTION SYSTEM.
3. BACKFLOW ASSEMBLIES MUST BE ON THE CURRENT WASHINGTON STATE DEPARTMENT OF HEALTH -BACKFLOW ASSEMBLIES APPROVED FOR INSTALLATION LIST.
4. BACKFLOW ASSEMBLIES MUST BE TESTED BY A STATE CERTIFIED BACKFLOW ASSEMBLY TESTER, AND INSPECTED AND APPROVED BY A CITY OF AUBURN CROSS CONNECTION CONTROL SPECIALIST.
5. PRIOR TO INSTALLATION, SUBMIT TO THE DEVELOPMENT REVIEW ENGINEER FOUR (4) SETS OF BACKFLOW PREVENTION ASSEMBLY PLANS, INCLUDING THE CONNECTION POINT TO THE CITY MAIN FOR REVIEW AND APPROVAL.

811 Know what's **below.** **Call** before you dig.

RECORD DRAWING CERTIFICATION

THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.

BY: _____ DATE: _____

TITLE/POSITION: _____

CONFIRMED BY CITY: _____ DATE: _____

PROJECT REF: *FAC 15-0003*

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS

APPROVED BY: _____

DATE APPROVED: _____

REVISIONS		
DESCRIPTION	BY	DATE

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WILLOW PLACE LLC
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KENT, WA. 98042

WATER/SEWER PLAN/PROFILE

Encompass ENGINEERING & SURVEYING
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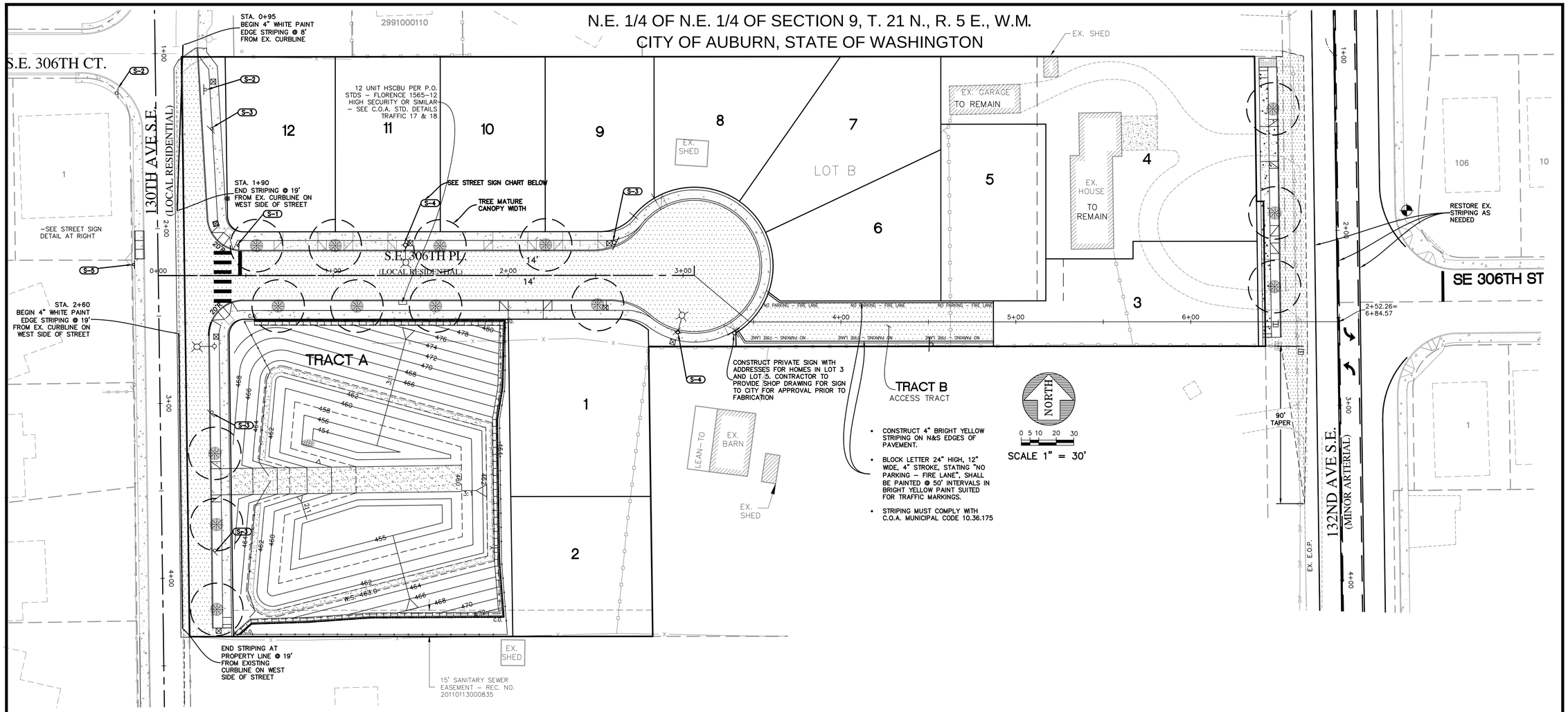
108 East 2nd Street • Cle Elum, WA 98922 • Eastern Washington Division • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	13514
DATE	6/16/16
SCALE	1"=30'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR

N.E. 1/4 OF N.E. 1/4 OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, STATE OF WASHINGTON



CITY OF AUBURN CHANNELIZATION NOTES

1. **NO PARKING/FIRE LANE**
   PER TABLE 10.02 STREET DESIGN REQUIREMENTS, CITY OF AUBURN STANDARD, LOCAL RESIDENTIAL STREETS ARE REQUIRED TO BE A MINIMUM OF 28 FEET BETWEEN THE CURBS, AND PARKING IS ALLOWED ON ONE SIDE OF THE STREET ONLY. "NO PARKING THIS SIDE" SIGNS, IN ACCORDANCE WITH CITY OF AUBURN STANDARD DETAILS, SHALL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES ON THE SITE. FAILURE TO PROVIDE THE NO PARKING SIGNS WILL RESULT IN THE STREET BRING DECLARED A FIRE LANE, AND ADDITIONAL SIGNAGE AND PAINTING WILL BE REQUIRED TO MEET AUBURN CITY CODE 10.36.075, FIRE LANES MARKING.

CONTRACTOR SHALL VERIFY STREET NAMES AND OTHER INFORMATION/DIMENSIONS ON SIGNS SHOWN ON THIS SHEET PRIOR TO ORDERING/INSTALLING.

STREET NAME SIGNS

(SEE COA STD DETAIL TRAFFIC-57)
(FOR SIGN MATERIAL, TEXT SIZE/SPACING/ETC.)

306TH/130TH INTERSECTION
SEE S-5 LOCATION ON PLAN

NORTH FACING: SE 306th Pl ← 13000

SOUTH FACING: SE 306th Pl 13000 →

EAST FACING: 130th Ave SE ← 30600

STREET SIGNS			
SIGN NO.	SIGN #	DESCRIPTION	MOUTING
S-1	R1-1	STOP	POST MOUNTED
S-2	R9-3A	NO PEDESTRIAN CROSSING	POST MOUNTED
S-3	R8-3 MOD	NO PARKING SIGN MODIFIED WITH TWO WAY ARROW AT 45°	POST MOUNTED, FACE 45° TO ROAD
S-4	R8-3 MOD	NO PARKING SIGN MODIFIED WITH TWO WAY ARROW AT 45°	MOUNT TO LIGHT POLE, FACE 45° TO ROAD
S-5		STREET NAME SIGN	PER C.O.A. DETAIL TRAFFIC-57. SEE STREET NAME SIGN DETAIL BELOW

SEE COA. DETAIL TRAFFIC-55 FOR SIGN POSTS
ALL SIGNS MUST BE LOCATED TO ENSURE THERE IS ADEQUATE ADA CLEARANCE.

R9-3A

811 Know what's **below.** **Call** before you dig.

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BY: _____ DATE: _____

TITLE/POSITION: _____

CONFIRMED BY CITY: _____ DATE: _____

PROJECT REF: FAC 15-0003

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS

APPROVED BY: _____

DATE APPROVED: _____

REVISIONS		
DESCRIPTION	BY	DATE

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WILLOW PLACE LLC
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KENT, WA. 98042

STRIPING/SIGNAGE PLAN

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108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419 Eastern Washington Division

JOB NO.	13514
DATE	6/16/16
SCALE	1"=40'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR

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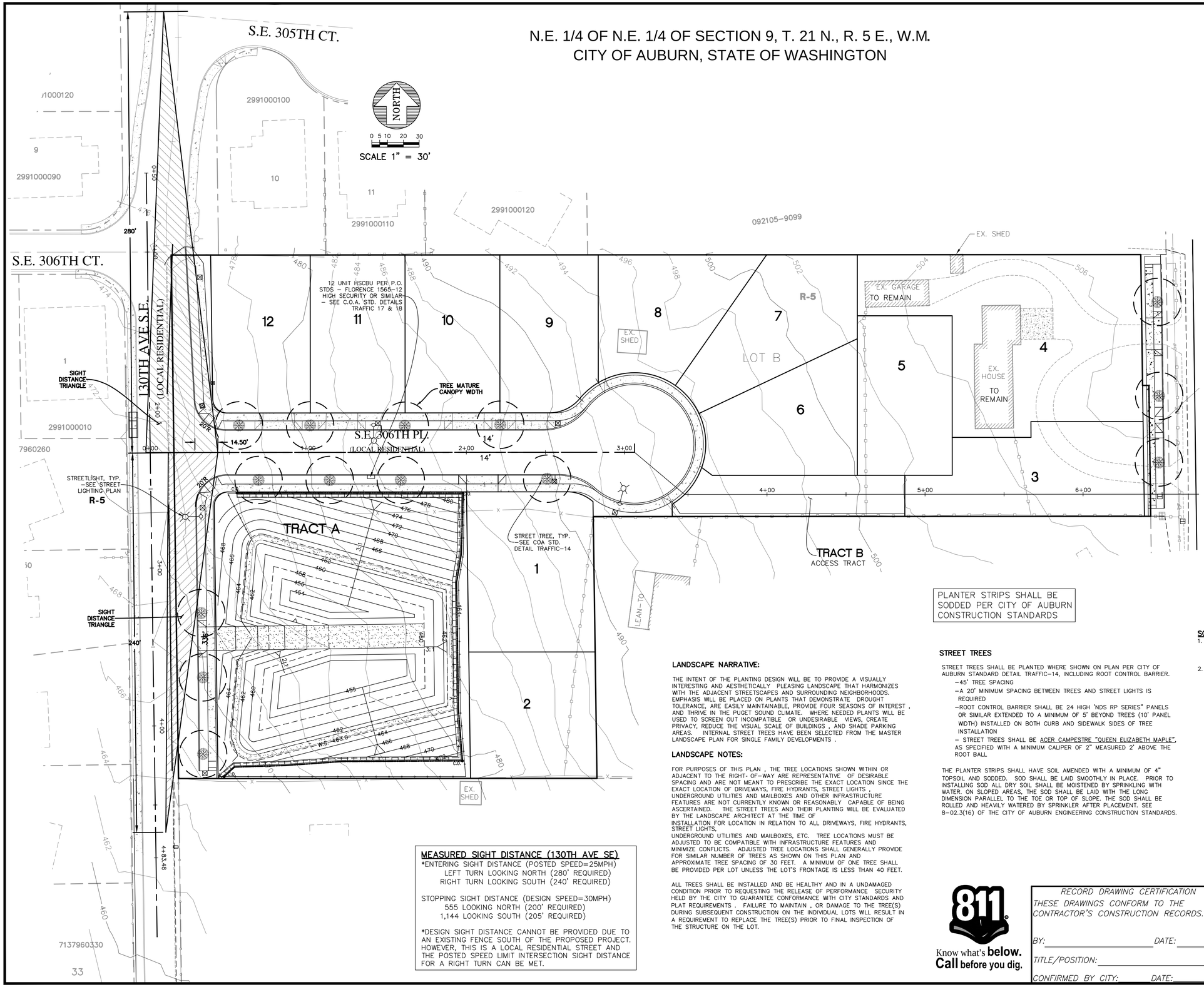

SEE LANDSCAPE PLAN SHEET 18 & 19 FOR POND, STREET TREES AND PLANTER STRIP LANDSCAPING DETAILS

PLANTER STRIPS SHALL BE SODDED PER CITY OF AUBURN CONSTRUCTION STANDARDS

LANDSCAPE NARRATIVE:

THE INTENT OF THE PLANTING DESIGN WILL BE TO PROVIDE A VISUALLY INTERESTING AND AESTHETICALLY PLEASING LANDSCAPE THAT HARMONIZES WITH THE ADJACENT STREETSCAPES AND SURROUNDING NEIGHBORHOODS. EMPHASIS WILL BE PLACED ON PLANTS THAT DEMONSTRATE DROUGHT TOLERANCE, ARE EASILY MAINTAINABLE, PROVIDE FOUR SEASONS OF INTEREST , AND THRIVE IN THE PUGET SOUND CLIMATE. WHERE NEEDED PLANTS WILL BE USED TO SCREEN OUT INCOMPATIBLE OR UNDESIRABLE VIEWS, CREATE PRIVACY, REDUCE THE VISUAL SCALE OF BUILDINGS , AND SHADE PARKING AREAS. INTERNAL STREET TREES HAVE BEEN SELECTED FROM THE MASTER LANDSCAPE PLAN FOR SINGLE FAMILY DEVELOPMENTS .

LANDSCAPE NOTES:

FOR PURPOSES OF THIS PLAN , THE TREE LOCATIONS SHOWN WITHIN OR ADJACENT TO THE RIGHT- OF-WAY ARE REPRESENTATIVE OF DESIRABLE SPACING AND ARE NOT MEANT TO PRESCRIBE THE EXACT LOCATION SINCE THE EXACT LOCATION OF DRIVEWAYS, FIRE HYDRANTS, STREET LIGHTS , UNDERGROUND UTILITIES AND MAILBOXES AND OTHER INFRASTRUCTURE FEATURES ARE NOT CURRENTLY KNOWN OR REASONABLY CAPABLE OF BEING ASCERTAINED. THE STREET TREES AND THEIR PLANTING WILL BE EVALUATED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION FOR LOCATION IN RELATION TO ALL DRIVEWAYS, FIRE HYDRANTS, STREET LIGHTS, UNDERGROUND UTILITIES AND MAILBOXES, ETC. TREE LOCATIONS MUST BE ADJUSTED TO BE COMPATIBLE WITH INFRASTRUCTURE FEATURES AND MINIMIZE CONFLICTS. ADJUSTED TREE LOCATIONS SHALL GENERALLY PROVIDE FOR SIMILAR NUMBER OF TREES AS SHOWN ON THIS PLAN AND APPROXIMATE TREE SPACING OF 30 FEET. A MINIMUM OF ONE TREE SHALL BE PROVIDED PER LOT UNLESS THE LOT'S FRONTAGE IS LESS THAN 40 FEET.

ALL TREES SHALL BE INSTALLED AND BE HEALTHY AND IN A UNDAMAGED CONDITION PRIOR TO REQUESTING THE RELEASE OF PERFORMANCE SECURITY HELD BY THE CITY TO GUARANTEE CONFORMANCE WITH CITY STANDARDS AND PLAT REQUIREMENTS . FAILURE TO MAINTAIN , OR DAMAGE TO THE TREE(S) DURING SUBSEQUENT CONSTRUCTION ON THE INDIVIDUAL LOTS WILL RESULT IN A REQUIREMENT TO REPLACE THE TREE(S) PRIOR TO FINAL INSPECTION OF THE STRUCTURE ON THE LOT.

STREET TREES

STREET TREES SHALL BE PLANTED WHERE SHOWN ON PLAN PER CITY OF AUBURN STANDARD DETAIL TRAFFIC-14, INCLUDING ROOT CONTROL BARRIER.

- 45' TREE SPACING
- A 20' MINIMUM SPACING BETWEEN TREES AND STREET LIGHTS IS REQUIRED
- ROOT CONTROL BARRIER SHALL BE 24 HIGH 'NDS RP SERIES" PANELS OR SIMILAR EXTENDED TO A MINIMUM OF 5' BEYOND TREES (10' PANEL WIDTH) INSTALLED ON BOTH CURB AND SIDEWALK SIDES OF TREE INSTALLATION
- STREET TREES SHALL BE ACER CAMPESTRE "QUEEN ELIZABETH MAPLE", AS SPECIFIED WITH A MINIMUM CALIPER OF 2" MEASURED 2' ABOVE THE ROOT BALL

THE PLANTER STRIPS SHALL HAVE SOIL AMENDED WITH A MINIMUM OF 4" TOPSOIL AND SODDED. SOD SHALL BE LAID SMOOTHLY IN PLACE. PRIOR TO INSTALLING SOD ALL DRY SOIL SHALL BE MOISTENED BY SPRINKLING WITH WATER. ON SLOPED AREAS, THE SOD SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE TOE OR TOP OF SLOPE. THE SOD SHALL BE ROLLED AND HEAVILY WATERED BY SPRINKLER AFTER PLACEMENT. SEE 8-02.3(16) OF THE CITY OF AUBURN ENGINEERING CONSTRUCTION STANDARDS.

SOIL AMENDMENT NOTES

1. STOCKPILE NATIVE TOPSOIL FOR USE AS SOIL AMENDMENT ON FINISHED / CONSTRUCTED LOTS. COVER STOCKPILE WITH PLASTIC SHEETING WHEN NOT IN USE.
2. AFTER HOMES ARE CONSTRUCTED, YARD AREAS SHALL BE COVERED W/ TOPSOIL OR AMENDED TOPSOIL AS OUTLINED IN CITY OF AUBURN BMP L613 AND "GUIDELINES AND RESOURCES FOR IMPLEMENTING SOIL QUALITY AND DEPTH BMP TS.13 IN WASHINGTON DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON -2016 EDITION."

MEASURED SIGHT DISTANCE (130TH AVE SE)

*ENTERING SIGHT DISTANCE (POSTED SPEED=25MPH)
LEFT TURN LOOKING NORTH (280' REQUIRED)
RIGHT TURN LOOKING SOUTH (240' REQUIRED)

STOPPING SIGHT DISTANCE (DESIGN SPEED=30MPH)
555 LOOKING NORTH (200' REQUIRED)
1,144 LOOKING SOUTH (205' REQUIRED)

*DESIGN SIGHT DISTANCE CANNOT BE PROVIDED DUE TO AN EXISTING FENCE SOUTH OF THE PROPOSED PROJECT. HOWEVER, THIS IS A LOCAL RESIDENTIAL STREET AND THE POSTED SPEED LIMIT INTERSECTION SIGHT DISTANCE FOR A RIGHT TURN CAN BE MET.

811 Know what's **below.** **Call** before you dig.

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.

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PROJECT REF: FAC 15-0003

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S PLANNING DEPARTMENT REQUIREMENTS

APPROVED BY: _____

DATE APPROVED: _____

PROJECT REF: FAC 15-0003

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APPROVED BY: _____

DATE APPROVED: _____

REVISIONS		
DESCRIPTION	BY	DATE

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WILLOW PLACE LLC
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KENT, WA. 98042

SIGHT DISTANCE/LANDSCAPE PLAN

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Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	13514
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SCALE	1"=30'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR

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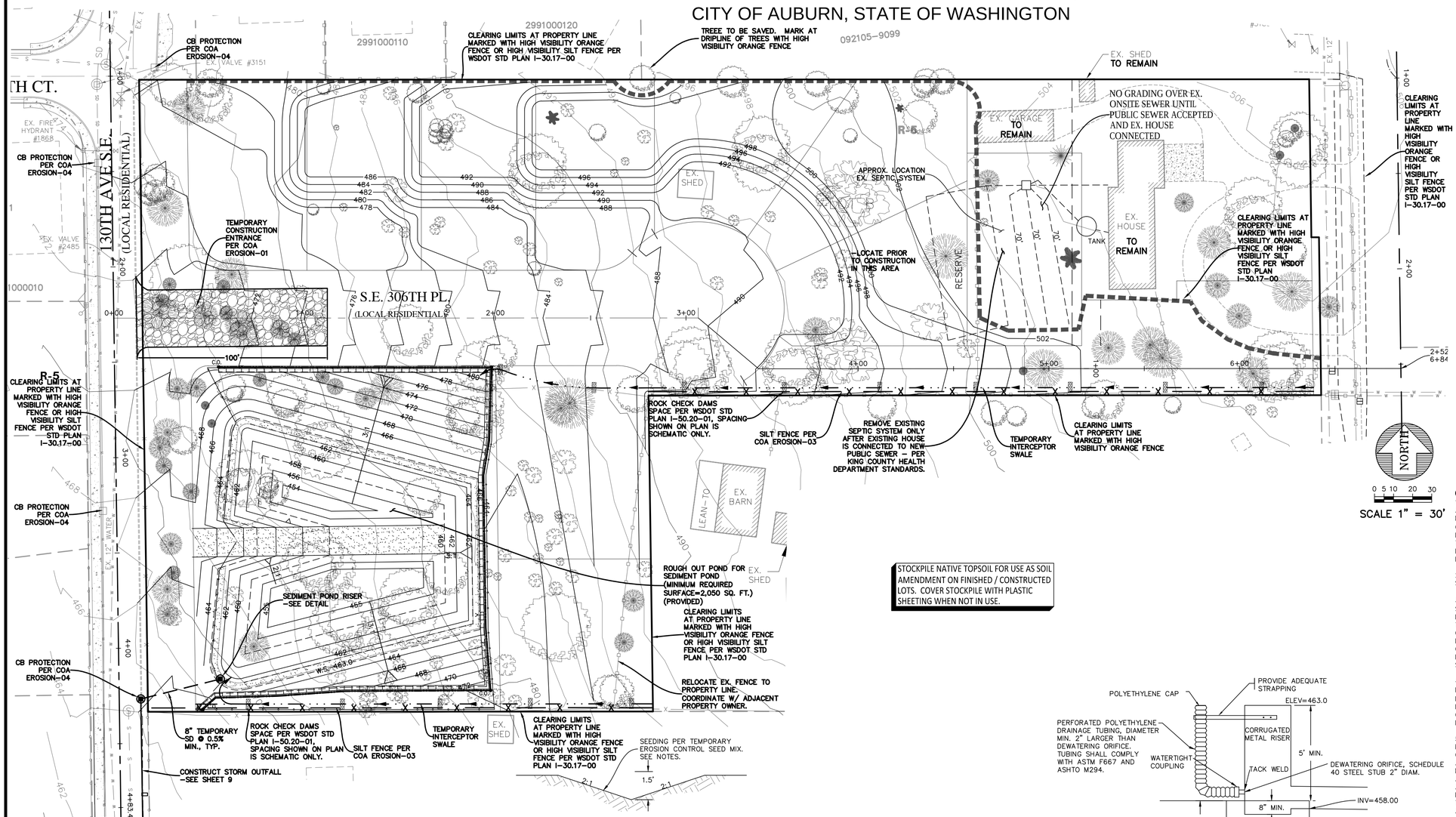
CITY OF AUBURN, STATE OF WASHINGTON



STOCKPILE NATIVE TOPSOIL FOR USE AS SOIL AMENDMENT ON FINISHED / CONSTRUCTED LOTS. COVER STOCKPILE WITH PLASTIC SHEETING WHEN NOT IN USE.

MULCHING

THE PURPOSE OF MULCHING SOILS IS TO PROVIDE IMMEDIATE TEMPORARY PROTECTION FROM EROSION.
CONDITIONS OF USE AS A TEMPORARY COVER MEASURE, MULCH SHOULD BE USED:
-ON DISTURBED AREAS THAT REQUIRE COVER MEASURES FOR LESS THAN 30 DAYS.
-AS A COVER FOR SEED DURING THE WET SEASON AND DURING THE HOT SUMMER MONTHS.
-DURING THE WET SEASON ON SLOPES STEEPER THAN 3H:1V WITH MORE THAN 10 FEET OF VERTICAL RELIEF.
MULCH MAY BE APPLIED AT ANY TIME OF THE YEAR AND MUST BE REFRESHED PERIODICALLY.

THE THICKNESS OF THE COVER MUST BE MAINTAINED.
ANY AREAS THAT EXPERIENCE EROSION SHALL BE REMULCHED AND/OR PROTECTED WITH A NET OR BLANKET. IF THE EROSION PROBLEM IS DRAINAGE RELATED, THEN THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REMULCHED.

MULCH MATERIALS, APPLICATION RATES, AND SPECIFICATIONS

STRAW AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.
2"-3" THICK; 5 BALES PER 1000 SF OR 2-3 TONS PER ACRE

TEMPORARY AND PERMANENT SEEDING

SEEDING IS INTENDED TO REDUCE EROSION BY STABILIZING EXPOSED SOILS.
SEEDING MAY BE USED THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.
ALL DISTURBED AREAS SHALL BE REVIEWED IN LATE AUGUST TO EARLY SEPTEMBER AND ALL SEEDING SHOULD BE COMPLETED BY THE END OF SEPTEMBER.
THE OPTIMUM SEEDING WINDOWS FOR WESTERN WASHINGTON ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1. SEEDING THAT OCCURS BETWEEN JULY 1 AND AUGUST 30 WILL REQUIRE IRRIGATION UNTIL 75
PERCENT GRASS COVER IS ESTABLISHED. SEEDING THAT OCCURS BETWEEN OCTOBER 1 AND MARCH 30 WILL REQUIRE A MULCH OR PLASTIC COVER UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
AT FINAL SITE STABILIZATION, ALL DISTURBED AREAS NOT OTHERWISE VEGETATED OR STABILIZED SHALL BE SEEDED AND MULCHED. FINAL STABILIZATION MEANS THE COMPLETION OF ALL SOIL DISTURBING ACTIVITIES AT THE SITE AND THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVERWHICH WILL PREVENT EROSION.

TEMPORARY EROSION CONTROL SEED
(INCLUDING POND)
(3,000 POUNDS PER ACRE MINIMUM)

40% CHEWINGS OR ANNUAL BLUE GRASS
50% PERENNIAL RYE
5% REDTOP OR COLONIAL BENTGRASS
5% WHITE DUTCH CLOVER

HIGH VISIBILITY ORANGE FENCING

HIGH VISIBILITY ORANGE FENCING SHALL BE INSTALLED PER WSDOT STANDARD PLAN I-10.10-01, AND MAINTAINED PER C.O.A. STORMWATER MANGEMENT MANUAL, BMP C103.

GRADING AND EROSION CONTROL NOTES

1. WITHIN THE CITY OF AUBURN, ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES INDICATED ON THE PLANS MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO LAND CLEARING AND/OR OTHER CONSTRUCTION ACTIVITIES. THESE FACILITIES SHALL BE MAINTAINED AND UPGRADED, IF NECESSARY, TO INSURE THAT SEDIMENT-LADEN WATER AND STORM DRAINAGE RUNOFF DOES NOT IMPACT THE ADJACENT PROPERTIES, NATURAL DRAINAGE WAYS, OR THE EXISTING CITY STORM DRAINAGE SYSTEM.

2. THE SOURCES FOR ALL MATERIAL IMPORTED TO THE SITE SHALL BE APPROVED BY THE CITY.

3. THE STORM DRAINAGE DETENTION (RETENTION IF INFILTRATION SYSTEM IS USED), SEDIMENTATION AND EROSION CONTROL FACILITIES DEPICTED ON THE APPROVED DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. ADDITIONAL DRAINAGE AND EROSION CONTROL FACILITIES MAY BE REQUIRED AS SITUATIONS WARRANT DURING CONSTRUCTION. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITEE.

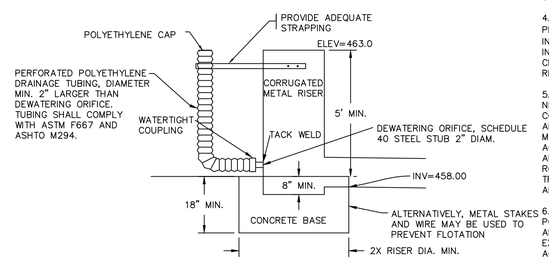
4. THE TEMPORARY EROSION CONTROL FACILITIES, INCLUDING ALL PERIMETER CONTROLS AND THE DETENTION (RETENTION IF INFILTRATION SYSTEM IS USED), CONTROL PONDS, SHALL REMAIN IN PLACE UNTIL FINAL SITE CONSTRUCTION IS COMPLETED. AFTER CITY APPROVAL, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL TEMPORARY FACILITIES.

5. THE CONTRACTOR WILL BE REQUIRED TO WATER THE SITE, AS NECESSARY, TO REDUCE DUST EMISSIONS AS A RESULT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL ALSO SWEEP ALL AFFECTED PUBLIC ROADS, AS NECESSARY, TO REMOVE MATERIAL DEPOSITED AS A RESULT OF PROJECT CONSTRUCTION ACTIVITY. NO TRACKING OF DIRT OR SEDIMENT ONTO ROADWAY IS ALLOWED. IF SEDIMENT IS TRACKED ONTO THE ROAD, CLEAN THE ROAD THOROUGHLY BY SHOVELING OR PICKUP SWEEPING. TRANSPORT SEDIMENT TO A CONTROLLED SEDIMENT DISPOSAL AREA.

6. ALL AREAS OF ACTIVE EARTHWORK WHICH HAVE THE POTENTIAL FOR EROSION AND SEDIMENTATION IMPACTS ON ADJACENT PROPERTIES, NATURAL DRAINAGE WAYS, OR THE EXISTING CITY STORM DRAINAGE SYSTEM MUST BE STABILIZED ACCORDING TO THE FOLLOWING SCHEDULE:

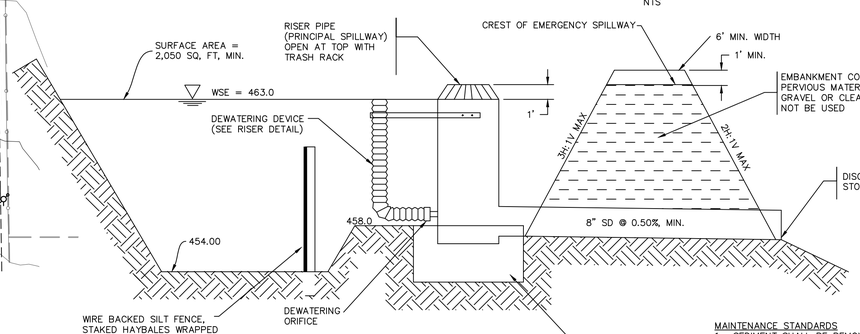
FROM MAY 1ST TO SEPTEMBER 30TH, AREAS AT FINAL GRADE AND THOSE THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED.

FROM OCTOBER 1ST TO APRIL 30TH EARTHWORK ACTIVITIES SHALL BE CONDUCTED IN STAGES IN ORDER TO MINIMIZE SOIL EXPOSURE. EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 2 DAYS SHALL BE STABILIZED IMMEDIATELY.
PILES SHALL BE COVERED WITH PLASTIC SHEETING AND OTHER DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM 2" STRAW MULCH.



RISER DETAIL
N.T.S.

TEMPORARY INTERCEPTOR SWALE
NTS



SEDIMENT POND RISER
N.T.S.

MAINTENANCE STANDARDS
1. SEDIMENT SHALL BE REMOVED FROM THE POND WHEN IT REACHES 1 FOOT IN DEPTH.
2. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED.

CONSTRUCTION SEQUENCE

A. ATTEND PRE-CONSTRUCTION MEETING W/ CITY OF AUBURN OFFICIALS.
B. ESTABLISH CLEARING LIMITS AS SHOWN. FENCE OFF EXISTING DRAIN FIELD AS DRAINFIELD WILL BE KEPT IN OPERATION UNTIL SANITARY SIDE SEWER IS COMPLETE.
C. CONSTRUCT CONSTRUCTION ENTRANCE.
D. CONSTRUCT DITCHES, SILT FENCES AND OTHER EROSION CONTROL MEASURES AS SHOWN. OBTAIN DEMOLITION PERMIT FOR ONSITE BUILDING.
E. CONSTRUCT STORM OUTFALL. ROUGH IN POND FOR EROSION CONTROL.
F. PREVENT ALL UNCONTROLLED SURFACE WATER FROM LEAVING SITE WITHOUT TREATMENT.
G. COMMENCE DEMO/GRADING/UTILITIES/SANITARY SEWER/CURBS & SIDEWALKS/LIGHTING/PAVING WORK. USE COVER ON EXPOSED SURFACES. CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE TIMELY AND SCHEDULED TO MINIMIZE TRAFFIC DISRUPTION.
H. AFTER SANITARY SEWER AND SIDE SEWERS HAVE BEEN INSPECTED AND APPROVED FOR USE, AND THE SIDE SEWER FOR LOT 4 HAS BEEN CONNECTED, A KING COUNTY DOH CERTIFIED OPERATOR SHALL DECOMISSION THE EXISTING ON-SITE SEPTIC SYSTEM FOR LOT 4.
I. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED.

811 Know what's **below.** **Call** before you dig.

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.
BY: _____ DATE: _____
TITLE/POSITION: _____
CONFIRMED BY CITY: DATE:

PROJECT REF: FAC 15-0003
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS
APPROVED BY: _____
DATE APPROVED: _____

REVISIONS		
DESCRIPTION	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

WILLOW PLACE
WILLOW PLACE LLC
15215 SE 272ND ST., SUITE 201
KENT, WA. 98042

TESC PLAN

Encompass ENGINEERING & SURVEYING
Western Washington Division
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108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	13514
DATE	6/16/16
SCALE	1"=30'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR