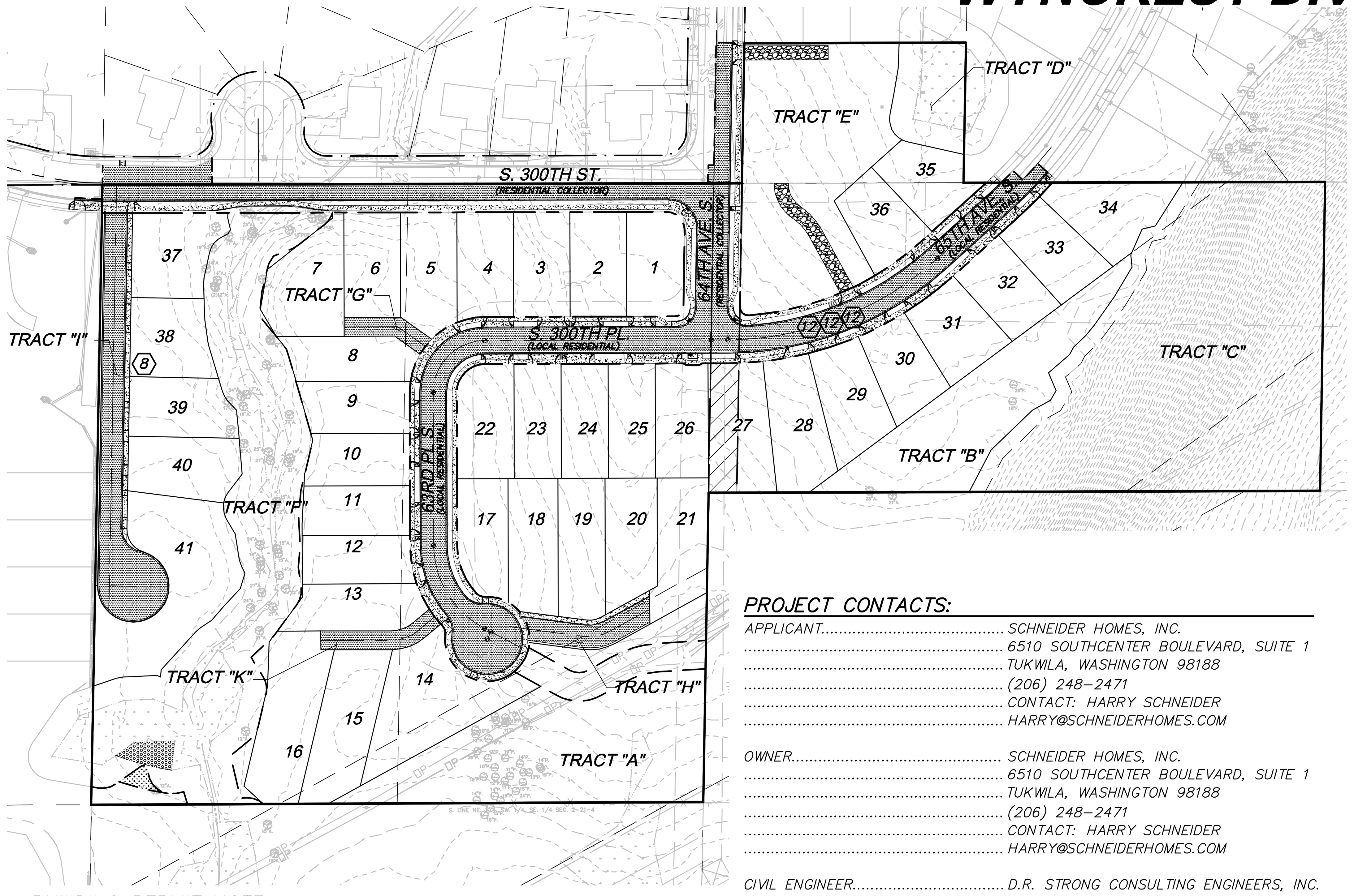
A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



BUILDING PERMIT NOTE:
A SEPARATE BUILDING PERMIT IS REQUIRED FOR EACH RETAINING WALL OVER 4-FEET IN HEIGHT AND/OR ANY WALL THAT IS SURCHARGED.

TEMPORARY TURN AROUND NOTE:
TEMPORARY TURN AROUND INSTALLED WITH WYNCREST SUBDIVISION, WHICH CURRENTLY ENCUMBERS LOTS 33 AND 34 WILL BE REMOVED AND THE ASSOCIATED EASEMENT WILL BE EXTINGUISHED UPON COMPLETION AND ACCEPTANCE OF THE PROPOSED RIGHT OF WAY.

WYNCREST DIV. II CONTRACTOR RESPONSIBLE FOR THE REMOVAL OF THE EXISTING WYNCREST DIV. I TEMPORARY TURN AROUND (CUL-DE-SAC).

SHEET INDEX:

C1	1 OF 39	COVER SHEET
C2	2 OF 39	EXISTING PARCELS
C3	3 OF 39	T.E.S.C. AND DEMOLITION PLAN SHEET/SWPP SITE PLAN
C4	4 OF 39	T.E.S.C. DETAIL SHEET/SWPP SITE PLAN
C5	5 OF 39	HORIZONTAL CONTROL PLAN
C6	6 OF 39	GRADING PLAN
C7	7 OF 39	SITE GRADING PROFILE
C8	8 OF 39	PUBLIC STORM DRAINAGE PLAN
C9	9 OF 39	DETENTION POND & CROSS SECTIONS
C10	10 OF 39	DETENTION POND DETAILS
C11	11 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE TRACT "I"
C12	12 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE S 300TH ST
C13	13 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE S 300TH ST
C14	14 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE 64TH AVENUE S AND INLET 1
C15	15 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE TRACT "H"
C16	16 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE 63RD PLACE S
C17	17 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE S 300TH PLACE
C18	18 OF 39	PUBLIC ROAD PLAN, UTILITY PLAN AND PROFILE 65TH AVENUE S AND INLET 2
C19	19 OF 39	SIGHT DISTANCE TRIANGLES
C20	20 OF 39	ROAD CROSS SECTIONS
C21	21 OF 39	INTERSECTION PLAN
C22	22 OF 39	INTERSECTION PLAN
C23	23 OF 39	COMPOSITE UTILITY PLAN & CROSSING TABLE
C24	24 OF 39	STRIPING AND SIGNAGE PLAN
PSE	25 OF 39	PSE INTOLIGHT DESIGN
IL-1	26 OF 39	ILLUMINATION PLAN
IL-2	27 OF 39	ILLUMINATION PLAN
L-1	28 OF 39	LANDSCAPE DETENTION POND PLAN
L-2	29 OF 39	LANDSCAPE STREET TREE PLAN
L-3	30 OF 39	LANDSCAPE DETAIL/COVER SHEET
WM1	31 OF 39	SITE PLAN
WM2	32 OF 39	GRADING AREAS IN BUFFER
WM3	33 OF 39	WETLAND CREATION DETAILS
WM4	34 OF 39	PLANTING PLANS & DETAILS
WM5	35 OF 39	MONITORING PLAN & PLANTING SPECIFICATIONS
W1	36 OF 39	LOCK AND LOAD WALL DESIGN AND NOTES
S1	37 OF 39	STRUCTURAL NOTES POND FOUNDATION PLAN & DETAILS
S2	38 OF 39	WALL SECTIONS
NE01	39 OF 39	PROPOSED AERATION EQUIPMENT LAYOUT

CITY OF AUBURN POSTMASTER APPROVAL

APPROVED BY: ____________________

TITLE/POSITION: ____________________

DATE APPROVED: ____________________

MAILBOX LOCATION
(12) 3-12 UNIT (TYPE 2) N.D.C.B.U.
(8) 1-8 UNIT (TYPE 1) N.D.C.B.U.

LOCATION PENDING POSTMASTER APPROVAL; INSTALLATION PER CITY OF AUBURN STD. DETAIL TRAFFIC-19

PROJECT CONTACTS:

APPLICANT........ SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BOULEVARD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471
CONTACT: HARRY SCHNEIDER
HARRY@SCHNEIDERHOMES.COM

OWNER........ SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BOULEVARD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471
CONTACT: HARRY SCHNEIDER
HARRY@SCHNEIDERHOMES.COM

CIVIL ENGINEER........ D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: MAHER A. JOUDI, P.E.
MAHER.JOUDI@DRSTRONG.COM

SURVEYOR........ D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: STEPHEN J. SCHREI, P.L.S.
STEVE.SCHREI@DRSTRONG.COM

PROJECT INFORMATION:
ADDRESS........ APPX. INTX. OF S. 300TH ST. & 64TH AVE. S.

PARCEL NUMBERS........ 022104-9215, 022104-9049, 022104-9028, & 022104-9108

TYPE OF BUILDING CONSTRUCTION........ SINGLE FAMILY RESIDENCE

PARKING SPACES REQUIRED/PROPOSED.... 82

SEWER AND WATER DISTRICT........ LAKE HAVEN UTILITY DISTRICT

SCHOOL DISTRICT........ FEDERAL WAY DISTRICT #210

FIRE DISTRICT........ VRFA, STATION 31

TELEPHONE SERVICE........ VERIZON

POWER SOURCE........ PUGET SOUND ENERGY

IMPERVIOUS AREA CALCULATIONS:
TOTAL EXISTING IMPERVIOUS TO REMAIN .... 0.000 AC.
DEVELOPED IMPERVIOUS (EXCLUDING LOTS) .... 3.765 AC.
NET IMPERVIOUS (EXCLUDING LOTS) .... 3.765 AC.

TOTAL DISTURBED AREA .... 10.85 AC.
TOTAL NEW AND REPLACED IMPERVIOUS AREA ... 3.765 AC.

OTHER NON-BUILDING PERMITS REQUIRED
GRADING PERMIT

WATER PERMIT FROM LAKEHAVEN UTILITY DISTRICT
SEWER PERMIT FROM LAKEHAVEN UTILITY DISTRICT

SEWER PERMIT FOR:
SIDE SEWER: 41 CONNECTIONS PER LAKEHAVEN

LEVEL 3 STORM PERMIT FOR:
PERMANENT STORM SYSTEM

SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	TOTAL VOLUME WORKED (CU. YDS.)
38,005	25,574	63,579

"ALL VOLUMES ARE APPROXIMATE AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION FACTOR OR ANY SOIL TYPE RESTRICTIONS. THE FILL VOLUMES HAVE INCLUDED A 10% TO 15% COMPACTION FACTOR".

LEGEND: (PROPOSED IMPROVEMENTS)
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED GRAVEL
WATER MAIN
WATER METER
WATER TEE w/ CONC. BLOCKING
WATER BEND w/ CONC. BLOCKING
WATER CAP
GATE VALVE
CATCH BASIN TYPE 1
CATCH BASIN TYPE 2
BLOW OFF ASSEMBLY
FH ASSEMBLY
SANITARY SEWER PIPE & MANHOLE
MONUMENT
443 PROPOSED GRADES (MAJOR)
PROPOSED GRADES (MINOR)
443 EXISTING CONTOURS

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.

RIGHT-OF-WAY VACATION NOTE:
NO WORK SHALL OCCUR WITHIN THE PROPOSED 30-FOOT RIGHT-OF-WAY VACATION WITHIN PROPOSED LOT 27 UNTIL THE VACATION HAS BEEN APPROVED BY THE CITY OF AUBURN. IF THE RIGHT-OF-WAY VACATION IS NOT APPROVED BY THE CITY OF AUBURN, THE APPLICANT IS REQUIRED TO MAKE THE NECESSARY SUBMITTALS AND DESIGN UPDATES TO THE PRELIMINARY PLAT AND PUBLIC FACILITY EXTENSION (FAC) DOCUMENTS TO ADJUST THE NUMBER OF LOTS, UTILITIES, GRADING AND ANY OTHER REQUIRED CHANGES.

WINTERIZATION PLAN NOTE:
THE CONTRACTOR SHALL PREPARE A "WINTERIZATION" PLAN PER COA CONSTRUCTION STANDARD 8-01.3(1)A

OVERALL CONSTRUCTION SEQUENCE:
SEE SHEET 4 FOR CONSTRUCTION SEQUENCE

LEGAL DESCRIPTION:
PARCEL A:
THE NORTHWEST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL B:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR 64TH AVENUE SOUTH;

PARCEL C:
LOT 2 OF KING COUNTY SHORT PLAT NO. 283065, ACCORDING TO PLAT RECORDED JANUARY 4, 1984 UNDER RECORDING NO. 8401040734, IN KING COUNTY, WASHINGTON.

PARCEL D:
LOT 1 OF KING COUNTY SHORT PLAT NO. 883127, ACCORDING TO PLAT RECORDED DECEMBER 10, 1984 UNDER RECORDING NO. 8412100260, IN KING COUNTY, WASHINGTON.

PARCEL E:
THE WEST 30 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

VERTICAL DATUM NOTE:
INITIAL SURVEY WORK BEGAN ON THIS SITE PRIOR TO ITS INCORPORATION INTO THE CITY OF AUBURN. D.R. STRONG CONSULTING ENGINEERS UTILIZED KING COUNTY'S AVAILABLE VERTICAL CONTROL IN THE AREA AT THE TIME TO PRODUCE THE VERTICAL INFORMATION SHOWN HEREON. THE SITE SUBSEQUENTLY HAS BEEN ANNEXED INTO THE CITY OF AUBURN. IN AN EFFORT TO COMPLY WITH THE CITY'S VERTICAL DATUM REQUIREMENTS PERTAINING TO LAND DEVELOPMENT D.R. STRONG CONSULTING ENGINEERS DETERMINED THE ELEVATIONS SHOWN AGREE WITH THE CITY'S ELEVATIONS BY ± 0.09 FEET BY MEASURING THE VERTICAL RELATIONSHIP BETWEEN THE PROJECTS ORIGINAL BENCHMARK AND THE CITY OF AUBURN BENCHMARK 30-F, THE BRASS SURFACE DISK AT THE INTERSECTION OF WEST VALLEY HWY. AND 20TH STREET NW. IT IS THIS SURVEYOR'S OPINION THE THERE IS NO DISCREPANCY BETWEEN THE DATUMS, ONLY THE NORMALLY EXPECTED ERROR RESULTING FROM THE INACCURACIES OF MEASUREMENTS.

VERTICAL DATUM:
NAVD 88 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH (KCDPWSB) VERTICAL CONTROL

BENCHMARK:
KCDPWSB CONTROL POINT 6823, FOUND 2" BRASS SURFACE DISK WITH STAMPED "X" AT THE SOUTHEAST CORNER OF SECTION 2-21-4 ON THE APPROXIMATELY CENTERLINE OF WEST VALLEY HWY , APPROXIMATELY 260 FEET SOUTH OF NW. 26TH STREET ELEVATION = 59.52 FEET

RESIDENTIAL TABLE:
PROPOSED LAND USE........ SINGLE FAMILY

PROPOSED DWELLING UNITS........ 41
DENSITY........ 4.32 D.U./NET ACRE
TOTAL LOT AREA........ 306,115 S.F.
AVERAGE LOT SIZE........ 7,466 S.F.

GROSS ACREAGE........ 15.51 ACRES

NET ACREAGE (BASE DENSITY)........ 9.49 ACRES
NET ACREAGE (MIN. DENSITY)........ 8.57 ACRES

RIGHT OF WAY........ 1.86 ACRES
SENSITIVE AREAS
(EXCLUDING BUFFERS)........ 0.81 ACRES
(INCLUDING BUFFERS)........ 1.73 ACRES
UTILITY EASEMENTS........ 3.35 ACRES

MINIMUM D.U. REQUIRED........ 34
MAXIMUM D.U. ALLOWED........ 47

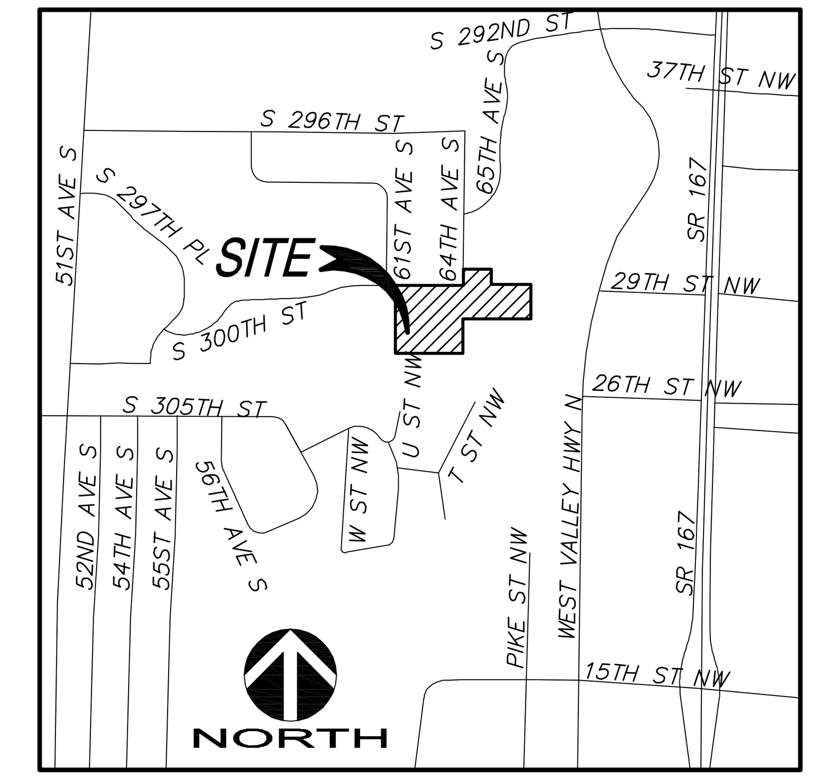
EXISTING ZONING DESIGNATION........ R-5

PROPOSED ZONING DESIGNATION........ R-5

ADJACENT ZONING DESIGNATION........ R-5

AREA OF SMALLEST LOT........ 6,000 S.F.

LEGEND: (EXISTING CONDITIONS)
FOUND MONUMENT IN CASE
FOUND REBAR & CAP (AS NOTED)
SOIL LOG TEST PIT
STORM DRAIN CATCH BASIN
SANITARY SEWER MANHOLE
YARD LIGHT
PEDESTRIAN SIGNAL
POWER POLE
JUNCTION BOX
DECIDUOUS TREE
EVERGREEN TREE
WETLAND LIMIT



VICINITY MAP
NTS

CITY OF AUBURN GENERAL NOTES:
1. THIS DEVELOPMENT 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 OWNER, ENGINEER AND THE CITY.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM 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 THE COMMUNITY DEVELOPMENT/PUBLIC WORKS AT 253-804-5076, TO SCHEDULE A MEETING.
4. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT ALL 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 OF 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 WORKS. HAULING MAY BE LIMITED TO APPROPRIATE OFF-PEAK HOURS OR ALTERNATE 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 SURVEYOR OR A WASHINGTON LICENSED PROFESSIONAL ENGINEER.
8. CERTIFIED DRAWINGS REQUIRED PRIOR TO PROJECT ACCEPTANCE. REFER TO THE CITY'S "RECORD CONSTRUCTION DOCUMENT" HANDOUT.

SURVEY NOTES:
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE THIRD REPORT ORDER NO. 1965816 DATED OCTOBER 15, 2013 AND SUPPLEMENTAL REPORT NO. 1 THERETO DATED JANUARY 15, 2014. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFOR D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 5, 2003 AND FIELD VERIFIED IN OCTOBER, 2012 ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2005.
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

TRACT OWNERSHIP:

TRACT "A" & "B"	UTILITY EASEMENT	PRIVATE
TRACT "C" & "D"	SENSITIVE AREA	PRIVATE
TRACT "E"	STORM DRAINAGE	PUBLIC
TRACT "F"	SENSITIVE AREA	PRIVATE
TRACT "G"-"K"	ACCESS	PRIVATE

REFERENCES:

1. KING COUNTY SHORT PLAT NUMBER 283065, RECORDED UNDER RECORDING NUMBER 8401040734.
2. THE PLAT OF BRISTOL HEIGHTS RECORDED IN VOLUME 146 OF PLATS, PAGES 44 THROUGH 46, UNDER RECORDING NUMBER 8906270743.

NORTH
GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT.

BASIS OF BEARINGS:
N00°53'05"E BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SOUTHEAST SECTION CORNER AND THE EAST QUARTER CORNER OF SECTION 2-21-4

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

BY ____________ DATE ____________

TITLE/POSTITION ____________

CONFIRMED BY CITY ____________ DATE ____________

PROJECT REF: FAC14-0014

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

APPROVED BY: ____________
DATE APPROVED: ____________

R:\2012\0\12072\3\Drawings\Plots\Engineering\01-3CVR12072.dwg 6/17/2015 5:37:44 PM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

FAC14-0014

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

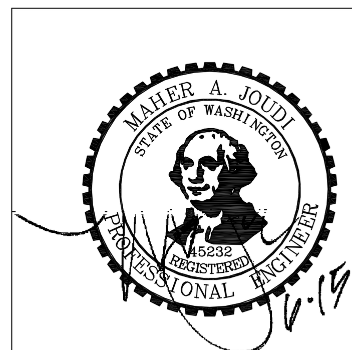
WYNCREST DIVISION II

COVER SHEET

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471



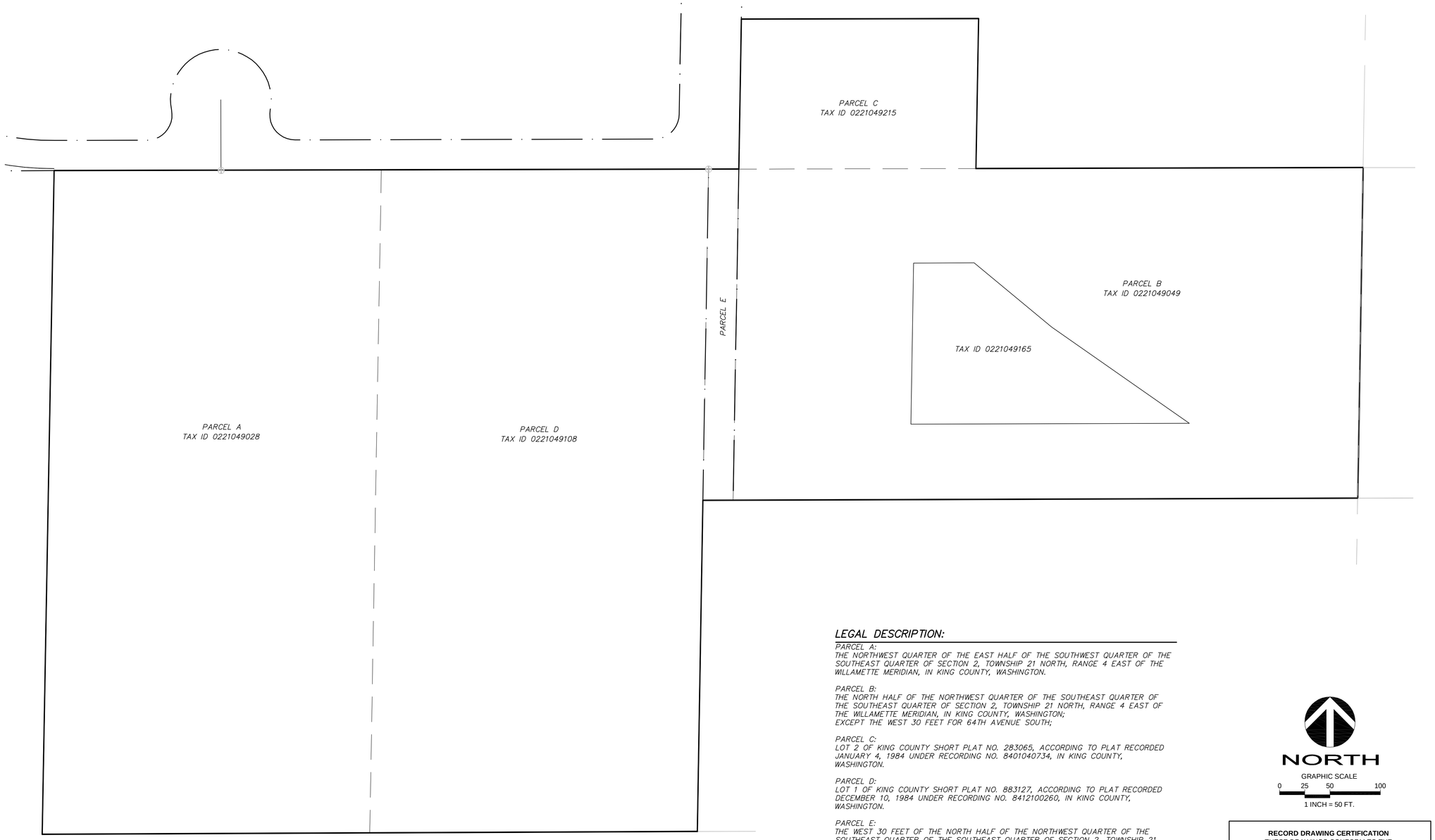
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C1

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



LEGAL DESCRIPTION:

PARCEL A:
THE NORTHWEST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL B:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR 64TH AVENUE SOUTH;

PARCEL C:
LOT 2 OF KING COUNTY SHORT PLAT NO. 283065, ACCORDING TO PLAT RECORDED JANUARY 4, 1984 UNDER RECORDING NO. 8401040734, IN KING COUNTY, WASHINGTON.

PARCEL D:
LOT 1 OF KING COUNTY SHORT PLAT NO. 883127, ACCORDING TO PLAT RECORDED DECEMBER 10, 1984 UNDER RECORDING NO. 8412100260, IN KING COUNTY, WASHINGTON.

PARCEL E:
THE WEST 30 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\02-3EXCND12072.dwg 6/15/2015 9:55:28 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
EXISTING PARCELS
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

STATE OF WASHINGTON
MALLORY A. JOLIDON
40235
REGISTERED PROFESSIONAL ENGINEER
6-15-15

DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

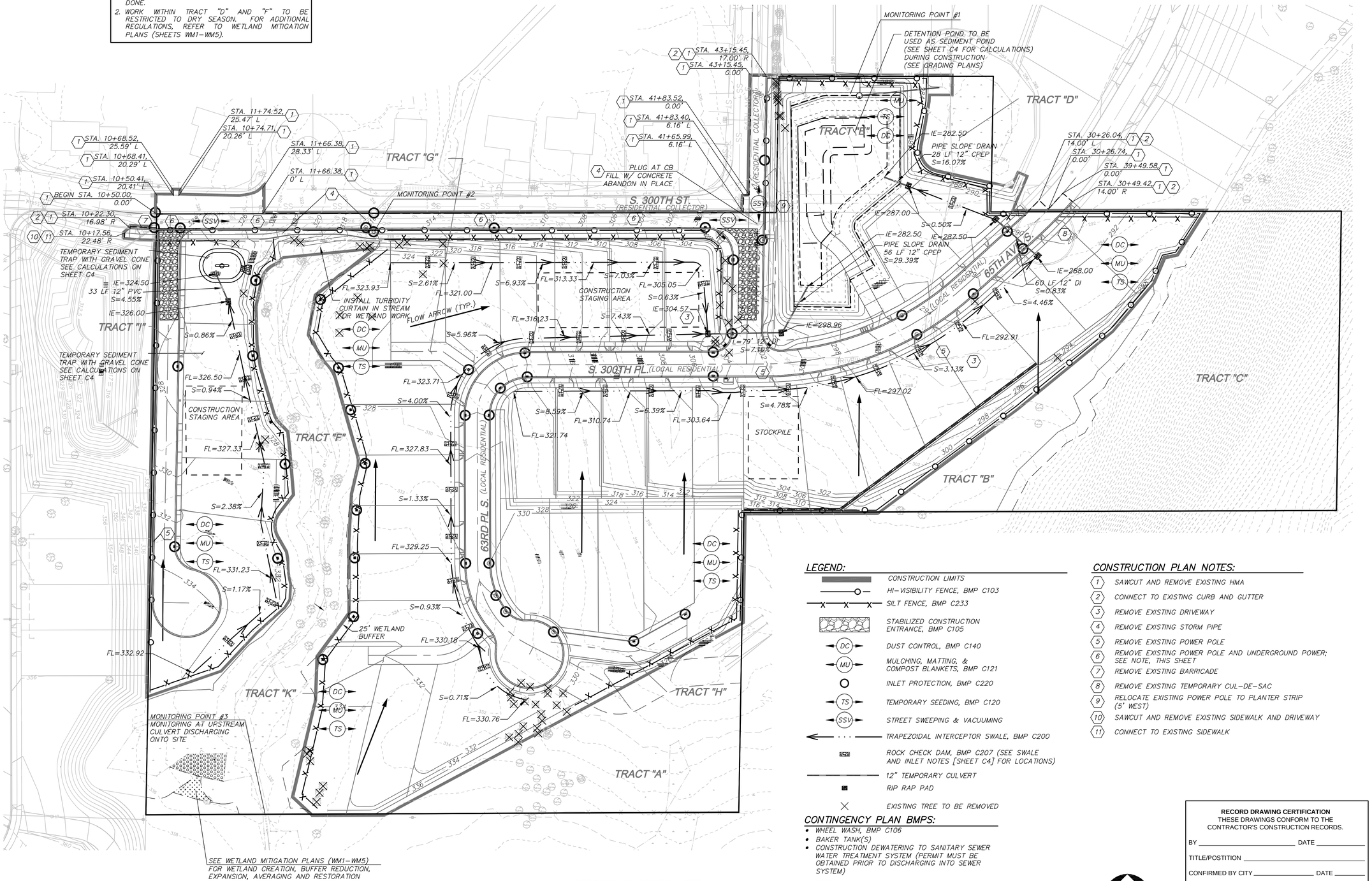
DRAWING: C2
SHEET: 2 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL

WETLAND CONSTRUCTION NOTES:

1. DEVELOPER IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY WORK BEING DONE.
2. WORK WITHIN TRACT "D" AND "F" TO BE RESTRICTED TO DRY SEASON. FOR ADDITIONAL REGULATIONS, REFER TO WETLAND MITIGATION PLANS (SHEETS WM1–WM5).



LEGEND:

- CONSTRUCTION LIMITS
- HI–VISIBILITY FENCE, BMP C103
- SILT FENCE, BMP C233
- STABILIZED CONSTRUCTION ENTRANCE, BMP C105
- DC — DUST CONTROL, BMP C140
- MU — MULCHING, MATTING, & COMPOST BLANKETS, BMP C121
- INLET PROTECTION, BMP C220
- TS — TEMPORARY SEEDING, BMP C120
- SSV — STREET SWEEPING & VACUUMING
- TRAPEZOIDAL INTERCEPTOR SWALE, BMP C200
- ROCK CHECK DAM, BMP C207 (SEE SWALE AND INLET NOTES [SHEET C4] FOR LOCATIONS)
- 12" TEMPORARY CULVERT
- RIP RAP PAD
- EXISTING TREE TO BE REMOVED

CONTINGENCY PLAN BMPS:

- WHEEL WASH, BMP C106
- BAKER TANK(S)
- CONSTRUCTION DEWATERING TO SANITARY SEWER WATER TREATMENT SYSTEM (PERMIT MUST BE OBTAINED PRIOR TO DISCHARGING INTO SEWER SYSTEM)

NOTES:

1. ALL EXISTING SITE IMPROVEMENTS TO BE REMOVED
2. ALL CONSTRUCTION MATERIALS AND LIQUIDS TO BE STORED IN CONSTRUCTION STAGING AREAS (IN TRAILERS) AND ONLY THERE AT ALL TIMES. AREA SHALL BE LINED WITH PLASTIC AND RIP RAP PRIOR TO ANY ACTIVITY.
3. WITHIN THE LIMITS OF SITE DISTURBANCE, DUFF AND TOPSOIL WILL BE RETAINED IN AN UNDISTURBED STATE AND STOCKPILED FOR LATER USE TO STABILIZE AND AMEND SOILS THROUGHOUT THE SITE. POST–CONSTRUCTION SOIL AMENDMENT WILL MEET THE REQUIREMENTS OF BMP L613 POST–CONSTRUCTION SOIL QUALITY AND DEPTH.

CONSTRUCTION PLAN NOTES:

1. SAWCUT AND REMOVE EXISTING HMA
2. CONNECT TO EXISTING CURB AND GUTTER
3. REMOVE EXISTING DRIVEWAY
4. REMOVE EXISTING STORM PIPE
5. REMOVE EXISTING POWER POLE
6. REMOVE EXISTING POWER POLE AND UNDERGROUND POWER; SEE NOTE, THIS SHEET
7. REMOVE EXISTING BARRICADE
8. REMOVE EXISTING TEMPORARY CUL–DE–SAC
9. RELOCATE EXISTING POWER POLE TO PLANTER STRIP (5' WEST)
10. SAWCUT AND REMOVE EXISTING SIDEWALK AND DRIVEWAY
11. CONNECT TO EXISTING SIDEWALK

UNDERGROUND POWER NOTE:

EXISTING POWER POLES TO BE REMOVED ALONG S 300TH STREET AND POWER IS TO BE UNDERGROUND ALONG THIS CORRIDOR. POWER POLE AT THE INTERSECTION OF 64TH AVE S AND S 300TH ST WILL REMAIN AND BE RELOCATED TO PROPOSED PLANTER STRIP.

SEDIMENT TRAP NOTE:

SEDIMENT TRAP TO UTILIZE AN OVERFLOW SPILLWAY TO DISCHARGE RUNOFF TO THE WETLAND.

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14–0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\03–3TESC12072.dwg 6/17/2015 4:32:18 PM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

T.E.S.C. AND DEMOLITION PLAN SHEET/ SWPP SITE PLAN

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

WALTER A. JOUDY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
6-17-15

DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C3
SHEET: 3 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL

CITY OF AUBURN STANDARD NOTES FOR EROSION CONTROL

(PER APPENDIX A, VOLUME II OF AUBURN SWMM)

APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM OR ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.

AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN SEDIMENT TRAP. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

GRADING AND EROSION CONTROL NOTES

(PER APPENDIX B OF AUBURN DESIGN STANDARDS)

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. NO TRACKING OF SEDIMENT ONTO THE ROADWAY IS ALLOWED. IF SEDIMENT IS TRACKED ONTO THE ROAD, THE ROAD SHALL BE THOROUGHLY AND IMMEDIATELY CLEANED BY SHOVELING OR PICKUP SWEEPING.
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 TWO (2) DAYS SHALL BE STABILIZED IMMEDIATELY.

FUELING NOTE

ALL TRUCK AND EQUIPMENT FUELING SHALL BE DONE IN THE CONSTRUCTION STAGING AREA VIA FUEL TRUCK. NO ONSITE FUEL STORAGE SHALL TAKE PLACE.

GRASS AND SEEDING MIX APPLICATION NOTES

THE FOLLOWING COMPOSITION, PROPORTION, AND QUALITY OF GRASS SEED SHALL BE APPLIED AT THE RATE OF 5 POUNDS PER 1,000 S.F ON ALL AREAS REQUIRING ROADSIDE SEEDING WITHIN THE PROJECT AND AREAS NEEDING RESEEDING AFTER TRENCHING:

KIND AND VARIETY OF SEED IN MIXTURE	% BY WEIGHT	MIN. PERCENT PURE SEED	MIN. PERCENT GERMINATION
COLONIAL BENTGRASS (HIGHLAND OR ASTORIA)	10%	9.8%	85%
RED FESCUE (ILLAHEE, RAINIER, OR PENNLAWN)	40%	39.2%	90%
ENGLISH PERENNIAL RYE	30%	29.4%	90%
WHITE DUTCH CLOVER (PRE-INOCULATED)	20%	19.6%	90%
WEED SEED (MAXIMUM %)		0.5%	
INERT AND OTHER CORPS (MIMIMUM %)		1.5%	
	TOTAL=100%		

SWALE AND INLET NOTES:

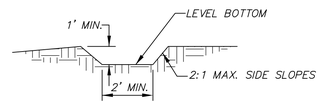
1. ALL SWALES AND INLETS HAVE A DESIGN VELOCITY OF LESS THAN 5 FPS (FEET PER SECOND).
2. SWALES ARE TO BE GRASS LINED PER TABLE III-3-26 (CHANNEL PROTECTION) OF THE SWMM.
3. ALL INLETS ARE TO BE ROCK LINED PER TABLE TABLE III-3-27 (ROCK PROTECTION AT OUTFALLS) OF THE SWMM.
4. ROCK CHECK DAMS ARE TO BE PLACED SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM. (PLACEMENT ON PLANS ARE CONCEPTUAL)

ROCK LINING

THICKNESS: 1-FOOT
WIDTH: 7-FEET
LENGTH: 8-FEET
HEIGHT: 2-FEET

ROCK LINING SHALL BE QUARRY SPALLS WITH GRADATION AS FOLLOWS:

- PASSING 8-INCH SQUARE SIEVE: 100%
- PASSING 3-INCH SQUARE SIEVE: 40 TO 60% (MAXIMUM)
- PASSING 3/4-INCH SQUARE SIEVE: 0 TO 10% (MAXIMUM)



SWALE CROSS SECTION

TESC SWALE SEED MIX APPLICATION NOTES

THE FOLLOWING COMPOSITION, PROPORTION, AND QUALITY OF GRASS SEED SHALL BE APPLIED AT THE RATE OF 120 POUNDS PER ACRE ON ALL TEMPORARY SWALES PRIOR TO MAJOR EARTHWORK. 75% VEGETATIVE COVER REQUIRED PRIOR TO WATER FLOW:

KIND AND VARIETY OF SEED IN MIXTURE	% BY WEIGHT	MIN. PERCENT PURE SEED	MIN. PERCENT GERMINATION
CHEWINGS OR ANNUAL BENTGRASS	40	98%	90%
PERENNIAL RYE	50	98%	90%
REDTOP OF COLONIAL BENTGRASS	5	92%	85%
WHITE DUTCH CLOVER	5	98%	90%
	TOTAL=100%		

TESC CONSTRUCTION SEQUENCE

(1) PRE-CONSTRUCTION MEETING WITH CITY OF AUBURN OFFICIALS.
(2) MOBILIZE EQUIPMENT ON SITE
(3) MOBILIZE AND STORE ALL TESC AND SOIL STABILIZATION MEASURES.
(4) INSTALL TESC MEASURES.
(5) INSTALL AND GRADE CONSTRUCTION ENTRANCE..
(6) INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.)
(7) BEGIN CLEARING AND ROUGH GRADING
(8) INSTALL SEDIMENT TRAP AND DETENTION POND
(9) CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
(10) EXCAVATE AND INSTALL NEW UTILITIES
(11) INSTALL DISPERSAL TRENCHES (SEE SHEET 6 FOR DETAILS)
(12) MAINTAIN AND RELOCATE EROSION CONTROL MEASURES AS NECESSARY SITE CONDITIONS CHANGE.
(13) FINAL SITE GRADING
(14) INSTALL CURB, GUTTER, SIDEWALK AND PAVED ROADWAYS
(15) STABILIZE ALL SLOPES AND REMAINDER OF SITE.
(16) INSTALL FINAL LANDSCAPING AND PLANTINGS, INCLUDING WETLAND MITIGATION AREAS.
(17) INSTALL PERMANENT EROSION CONTROL MEASURES SUCH AS HYDROSEEDING.
(18) REMOVE ALL REMAINING TESC MEASURES UPON CITY APPROVAL.

SEDIMENT TRAP SIZING SUMMARY:

THE TRAP WAS SIZED USING THE DESIGN REQUIREMENTS STATED IN SECTION 3.2.17.3 OF THE SWMM WHICH REQUIRES 2,080 S.F. OF SURFACE AREA PER CFS OF INFLOW; DEVELOPED 10-YEAR STORM, 15-MIN. TIME STEPS.

CATCHMENT AREA: 1.07 AC.
10-YEAR PEAK FLOW RATE..... 0.436 CFS
REQUIRED SURFACE AREA..... 907 S.F.
PROVIDED SURFACE AREA..... 1,030 S.F.

SEDIMENT TRAP MAXIMUM DISCHARGE RATE:

MAXIMUM DISCHARGE DURING CONSTRUCTION IS 0.016 CFS (50% OF 2-YEAR PREDEVELOPED PEAK). DURING CONSTRUCTION, THE SEDIMENT TRAP SHOULD USE A 5 GAL/MIN. PUMP TO RELEASE WATER INTO THE WETLAND.

SEDIMENT POND SIZING SUMMARY:

THE SEDIMENT POND WAS SIZED USING THE DESIGN REQUIREMENTS STATED IN SECTION 3.2.18.3 OF THE SWMM WHICH REQUIRES 2,080 S.F. OF SURFACE AREA PER CFS OF INFLOW; DEVELOPED 10-YEAR STORM, 15-MIN. TIME STEPS.

CATCHMENT AREA: 10.24 AC.
10-YEAR PEAK FLOW RATE..... 4.34 CFS
REQUIRED SURFACE AREA..... 9,030 S.F.
PROVIDED SURFACE AREA..... 21,870 S.F.

SEDIMENT POND MAXIMUM DISCHARGE RATE:

THE MAXIMUM RELEASE RATE FROM THE SEDIMENT POND AT ANY TIME DURING CONSTRUCTION AND DURING MAINTENANCE AND DEFECT PERIOD IS ONE HALF THE PREDEVELOPED 2-YEAR PEAK FLOW WHEN THE FLOW CONTROL STRUCTURE IS BYPASSED. THIS WILL RESTRICT THE RELEASE RATE WHEN THE POND IS DRAINED. MAXIMUM DISCHARGE FROM THE POND DURING CONSTRUCTION IS 0.153 CFS. DURING CONSTRUCTION, THE SEDIMENT POND SHOULD USE A 50 GAL/MIN. PUMP TO RELEASE WATER INTO THE WETLAND.

NORTH

GRAPHIC SCALE
0 30 60 120
1 INCH = 60 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\04-3TESCDT12072.dwg 6/15/2015 9:59:03 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

T.E.S.C. DETAIL SHEET/SWPP SITE PLAN

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

6-17-15

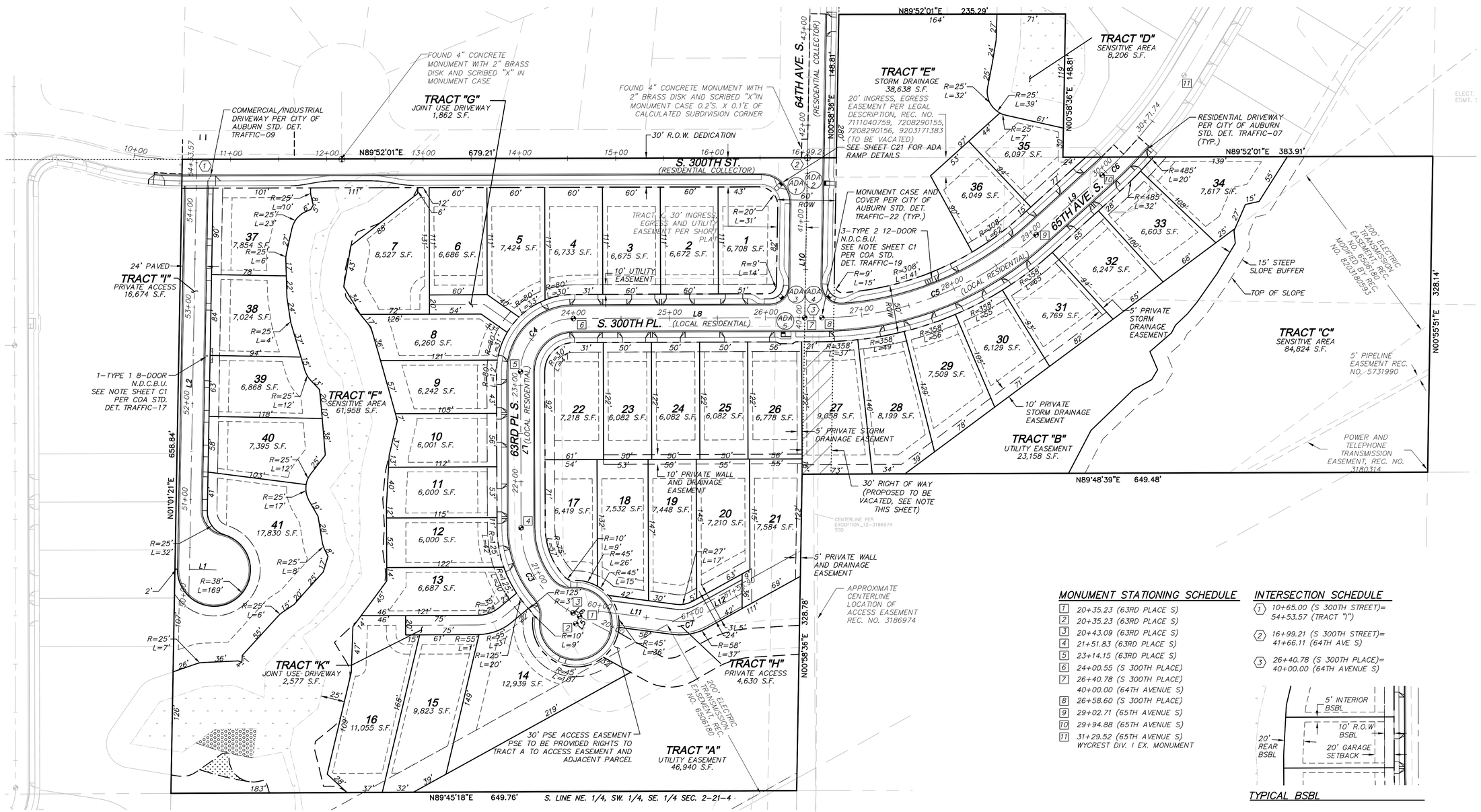
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C4
SHEET: 4 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



MONUMENT STATIONING SCHEDULE

1. 20+35.23 (63RD PLACE S)
2. 20+35.23 (63RD PLACE S)
3. 20+43.09 (63RD PLACE S)
4. 21+51.83 (63RD PLACE S)
5. 23+14.15 (63RD PLACE S)
6. 24+00.55 (S 300TH PLACE)
7. 26+40.78 (S 300TH PLACE)
   40+00.00 (64TH AVENUE S)
8. 26+58.60 (S 300TH PLACE)
9. 29+02.71 (65TH AVENUE S)
10. 29+94.88 (65TH AVENUE S)
11. 31+29.52 (65TH AVENUE S)
    WYCREST DIV. I EX. MONUMENT

INTERSECTION SCHEDULE

1. 10+65.00 (S 300TH STREET)= 54+53.57 (TRACT "I")
2. 16+99.21 (S 300TH STREET)= 41+66.11 (64TH AVE S)
3. 26+40.78 (S 300TH STREET)= 40+00.00 (64TH AVENUE S)

TYPICAL BSBL

RIGHT-OF-WAY VACATION NOTE:

NO WORK SHALL OCCUR WITHIN THE PROPOSED 30-FOOT RIGHT-OF-WAY VACATION WITHIN PROPOSED LOT 27 UNTIL THE VACATION HAS BEEN APPROVED BY THE CITY OF AUBURN. IF THE RIGHT-OF-WAY VACATION IS NOT APPROVED BY THE CITY OF AUBURN, THE APPLICANT IS REQUIRED TO MAKE THE NECESSARY SUBMITTALS AND DESIGN UPDATES TO THE PRELIMINARY PLAT AND PUBLIC FACILITY EXTENSION (FAC) DOCUMENTS TO ADJUST THE NUMBER OF LOTS, UTILITIES, GRADING AND ANY OTHER REQUIRED CHANGES.

FOUND 4" CONCRETE MONUMENT WITH PUNCHED 2" BRASS DISK 0.1'E OF CALCULATED SUBDIVISION CORNER

FOUND 2" BRASS SURFACE DISK WITH STAMPED "X" AT THE APPROXIMATE CENTERLINE OF WEST VALLEY HWY, 260 FEET SOUTH OF NW. 26TH ST.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C3	108.74	100.00	62°18'17"
C4	86.39	55.00	90°00'02"
C5	244.11	333.00	42°00'04"
C6	26.86	460.00	3°20'42"
C7	27.92	44.00	36°21'44"

LINE TABLE

LINE	LENGTH	BEARING
L1	28.00	N88°58'39"W
L2	426.07	N01°01'21"E
L5	8.59	N27°30'21"E
L6	7.87	N62°29'39"W
L7	162.32	N00°11'23"W
L8	258.05	N89°48'39"E
L9	92.17	N47°48'36"E
L10	166.11	N00°58'36"E
L11	59.24	N82°33'00"W
L12	49.28	N61°05'16"E

DRIVEWAY TABLE

LOT NO.	DRIVEWAY ℄ STA.	LOT NO.	DRIVEWAY ℄ STA.	LOT NO.	DRIVEWAY ℄ STA.
1	25+67.54	22	24+13.46	35	29+65.44
2	25+09.14	23	24+63.47	36	28+99.25
3	24+73.14	24	24+99.47	37	53+52.13
4	24+14.14	25-26	25+80.75	38	53+16.13
5-8	23+51.14	27-28	26+93.20	39	52+04.79
9	22+88.83	29	27+56.76	40	51+68.79
10	22+52.83	30	28+10.89	41	51+11.93
11	21.80.58	31	28+63.36	TRACT I ACCESS	10+65.00
12	21+46.20	32	29+49.26	POND ACCESS 64TH	43+04.98
13,15,16	20+86.43	33	29+85.22	POND ACCESS 65TH	27+99.46
14,17-21	19+92.65	34	30+34.21		

ADA RAMP TABLE

RAMP NO.	RAMP ℄ STA.
ADA 1	16+72.70
ADA 2	41+40.11
ADA 3	26+18.47
ADA 4	26+65.08
ADA 5	26+18.47

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\05-3HC12072.dwg 6/17/2015 4:35:45 PM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

HORIZONTAL CONTROL PLAN

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

6-17-15

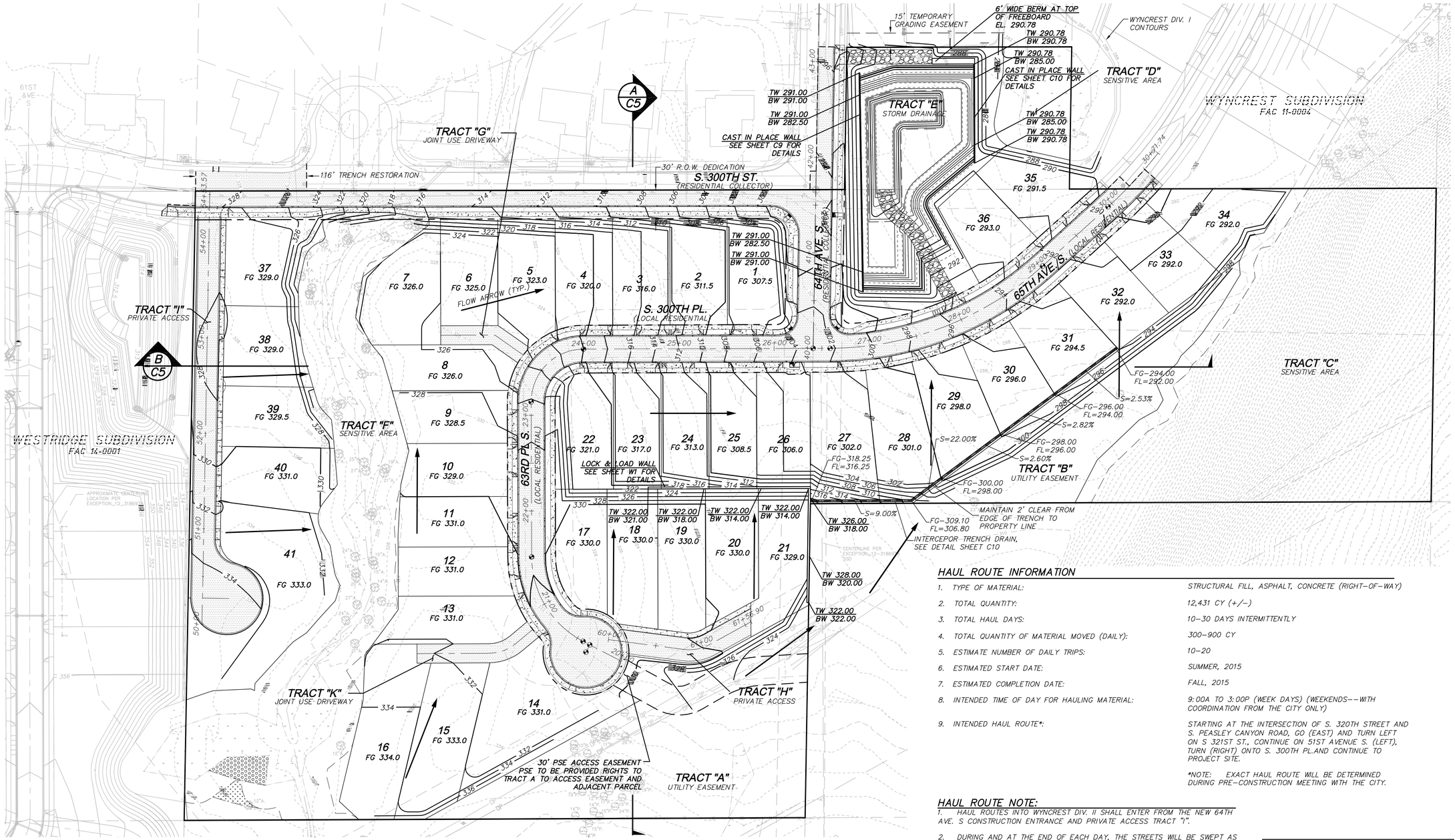
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C5
SHEET: 5 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



HAUL ROUTE INFORMATION

1. TYPE OF MATERIAL:	STRUCTURAL FILL, ASPHALT, CONCRETE (RIGHT-OF-WAY)
2. TOTAL QUANTITY:	12,431 CY (+/-)
3. TOTAL HAUL DAYS:	10-30 DAYS INTERMITTENTLY
4. TOTAL QUANTITY OF MATERIAL MOVED (DAILY):	300-900 CY
5. ESTIMATE NUMBER OF DAILY TRIPS:	10-20
6. ESTIMATED START DATE:	SUMMER, 2015
7. ESTIMATED COMPLETION DATE:	FALL, 2015
8. INTENDED TIME OF DAY FOR HAULING MATERIAL:	9:00A TO 3:00P (WEEK DAYS) (WEEKENDS--WITH COORDINATION FROM THE CITY ONLY)
9. INTENDED HAUL ROUTE*:	STARTING AT THE INTERSECTION OF S. 320TH STREET AND S. PEASLEY CANYON ROAD, GO (EAST) AND TURN LEFT ON S 321ST ST., CONTINUE ON 51ST AVENUE S. (LEFT), TURN (RIGHT) ONTO S. 300TH PL.AND CONTINUE TO PROJECT SITE.

*NOTE: EXACT HAUL ROUTE WILL BE DETERMINED DURING PRE-CONSTRUCTION MEETING WITH THE CITY.

HAUL ROUTE NOTE:

1. HAUL ROUTES INTO WYNCREST DIV. II SHALL ENTER FROM THE NEW 64TH AVE. S CONSTRUCTION ENTRANCE AND PRIVATE ACCESS TRACT "I".

2. DURING AND AT THE END OF EACH DAY, THE STREETS WILL BE SWEPT AS NEEDED AND REQUESTED BY THE COA. WATER SHALL BE SPRAYED ON UNPAVED SURFACES WITHIN THE WORK ZONE TO KEEP DUST DOWN AS MUCH AS POSSIBLE.

STRUCTURAL FILL PLACEMENT RECOMMENDATIONS PER GEOTECHNICAL ENGINEER:

IN GENERAL, AREAS TO RECEIVE STRUCTURAL FILL SHOULD BE SUFFICIENTLY STRIPPED OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL. THE MAJORITY OF THE ORGANIC MATTER ASSOCIATED WITH TREES, BRUSH, ROOT BALLS, AND GROUNDCOVER SHOULD BE REMOVED FROM FILL AREAS. ESNW REPRESENTATIVES SHOULD OBSERVE CLEARED AND STRIPPED AREAS OF THE SITE PRIOR TO STRUCTURAL FILL PLACEMENT.

STRUCTURAL FILL IS DEFINED AS COMPACTED SOIL PLACED IN FOUNDATION, SLAB-ON-GRADE, AND ROADWAY AREAS. FILLS PLACED TO CONSTRUCT PERMANENT SLOPES AND THROUGHOUT ROCKERY, RETAINING WALL, AND UTILITY TRENCH BACKFILL AREAS ARE ALSO CONSIDERED STRUCTURAL FILL. SOILS PLACED IN STRUCTURAL AREAS SHOULD BE COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT, BASED ON THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D-1557-02) AND PLACED IN MAXIMUM 12 INCH LIFTS. IN PAVEMENT AREAS, THE UPPER 12 INCHES OF THE STRUCTURAL FILL SHOULD BE COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95 PERCENT. UNDERGROUND UTILITY TRENCH BACKFILL SHOULD BE COMPACTED TO THE STANDARDS OF THE WATER AND SEWER DISTRICT (OR CITY AND COUNTY REQUIREMENTS), AS APPLICABLE.

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\06-3FG12072.dwg 6/18/2015 10:01:09 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

GRADING PLAN

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

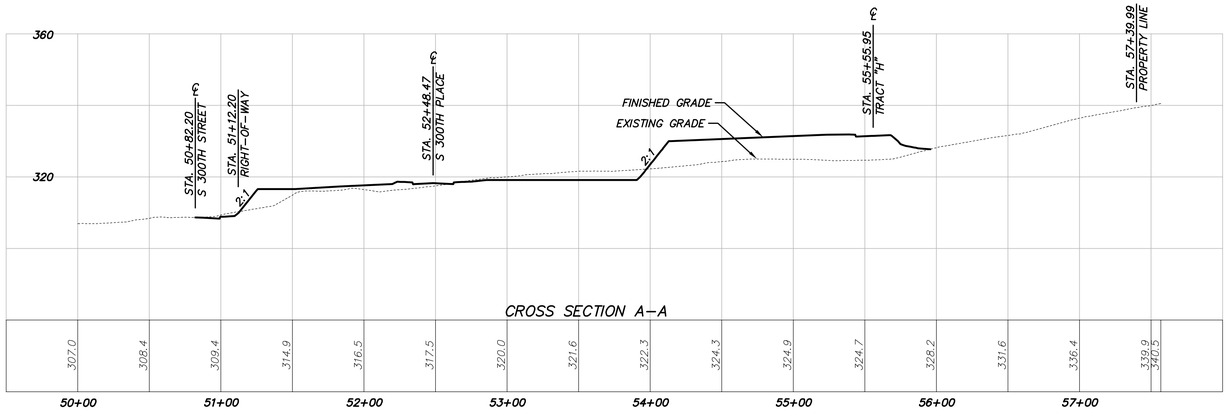
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

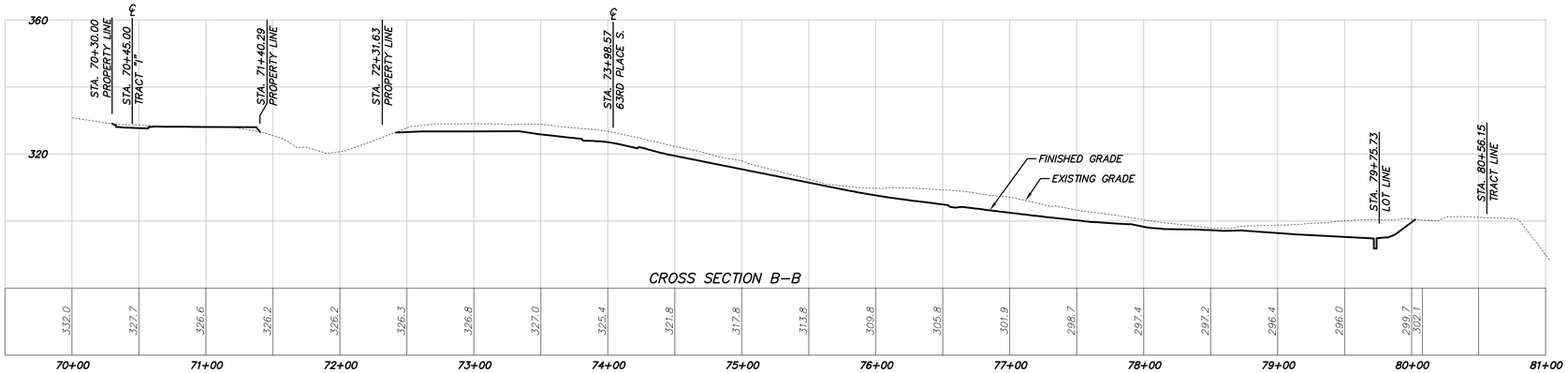
DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C6
SHEET: 6 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL





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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____

DATE APPROVED: _____

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT. HORIZONTAL

0 10 20 40
1 INCH = 20 FT. VERTICAL

R:\2012\0\12072\3\Drawings\Plots\Engineering\07-3FGXSEC12072.dwg 6/15/2015 10:01:38 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

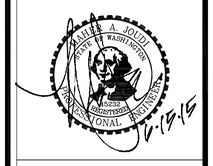
WYNCREST DIVISION II

SITE GRADING PROFILE

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471



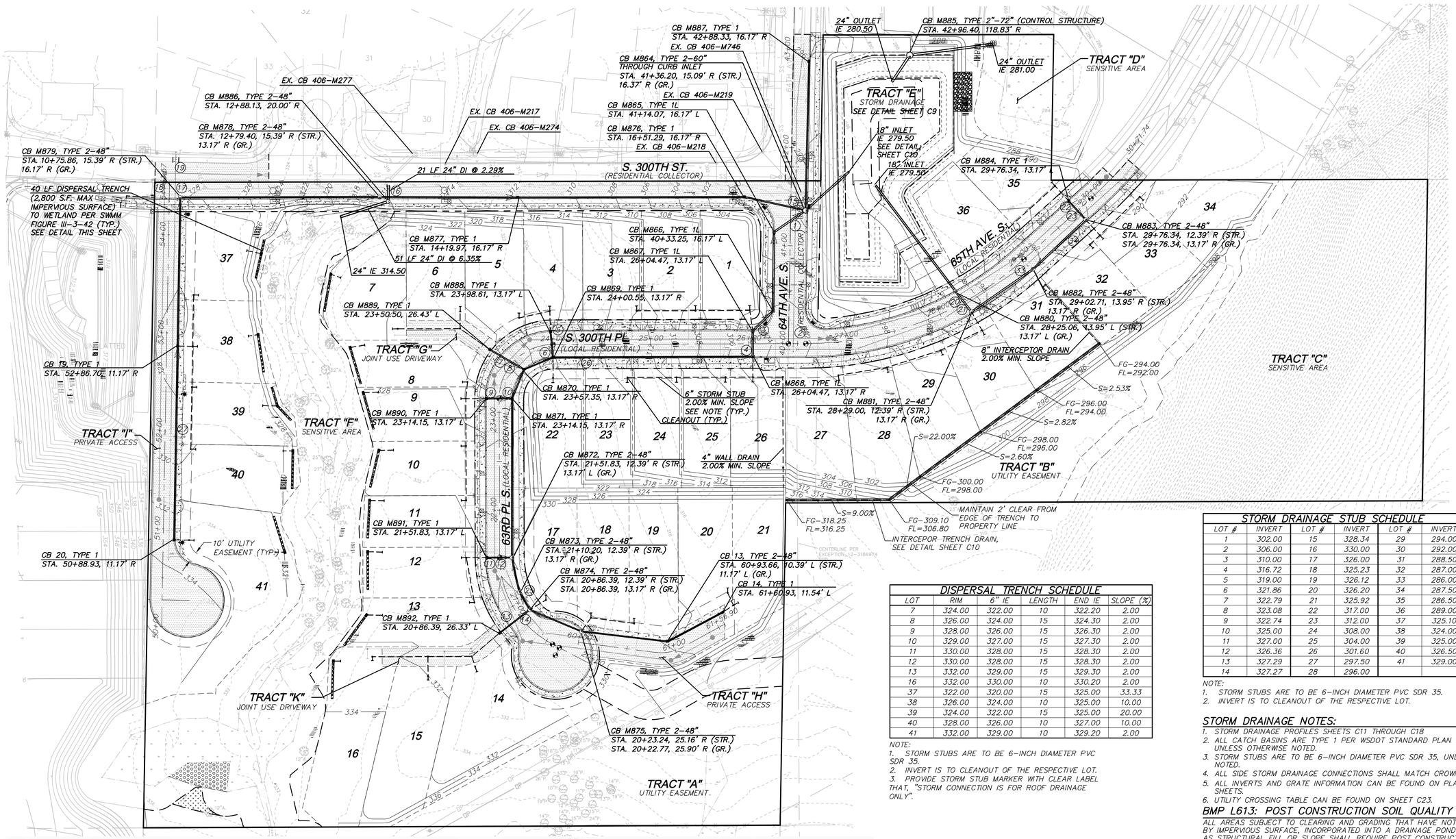
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

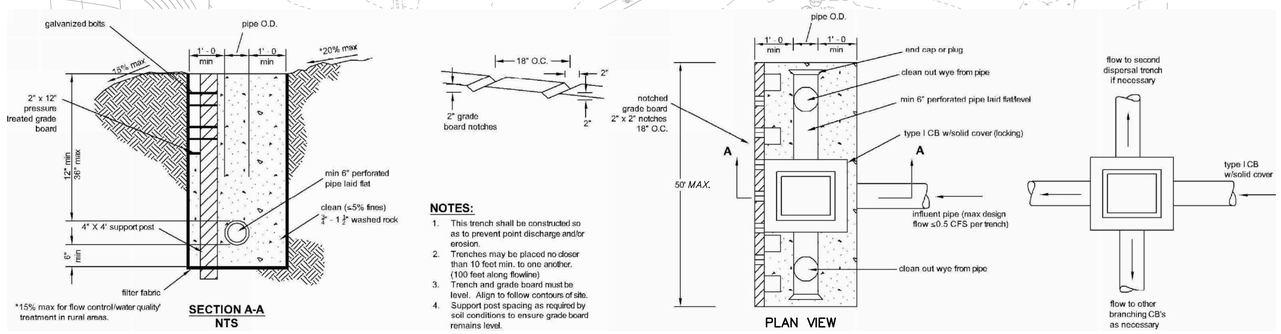
DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C7
SHEET: 7 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL





NOTES:

1. This trench shall be constructed so as to prevent point discharge and/or erosion.
2. Trenches may be placed no closer than 10 feet min. to one another. (100 feet along flowline)
3. Trench and grade board must be level. Align to follow contours of site.
4. Support post spacing as required by soil conditions to ensure grade board remains level.

FLOW DISPERSAL TRENCH

DISPERSAL TRENCH SCHEDULE

LOT	RIM	6" IE	LENGTH	END IE	SLOPE (%)
7	324.00	322.00	10	322.20	2.00
8	326.00	324.00	15	324.30	2.00
9	328.00	326.00	15	326.30	2.00
10	329.00	327.00	15	327.30	2.00
11	330.00	328.00	15	328.30	2.00
12	330.00	328.00	15	328.30	2.00
13	332.00	329.00	15	329.30	2.00
16	332.00	330.00	10	330.20	2.00
37	322.00	320.00	15	325.00	33.33
38	326.00	324.00	10	325.00	10.00
39	324.00	322.00	15	325.00	20.00
40	328.00	326.00	10	327.00	10.00
41	332.00	329.00	10	329.20	2.00

NOTE:

1. STORM STUBS ARE TO BE 6-INCH DIAMETER PVC SDR 35.
2. INVERT IS TO CLEANOUT OF THE RESPECTIVE LOT.
3. PROVIDE STORM STUB MARKER WITH CLEAR LABEL THAT, "STORM CONNECTION IS FOR ROOF DRAINAGE ONLY".

STORM DRAINAGE STUB SCHEDULE

LOT #	INVERT	LOT #	INVERT	LOT #	INVERT
1	302.00	15	328.34	29	294.00
2	306.00	16	330.00	30	292.00
3	310.00	17	326.00	31	288.50
4	316.72	18	325.23	32	287.00
5	319.00	19	326.12	33	286.00
6	321.86	20	326.20	34	287.50
7	322.79	21	325.92	35	286.50
8	323.08	22	317.00	36	289.00
9	322.74	23	312.00	37	325.10
10	325.00	24	308.00	38	324.00
11	327.00	25	304.00	39	325.00
12	326.36	26	301.60	40	326.50
13	327.29	27	297.50	41	329.00
14	327.27	28	296.00		

NOTE:

1. STORM STUBS ARE TO BE 6-INCH DIAMETER PVC SDR 35.
2. INVERT IS TO CLEANOUT OF THE RESPECTIVE LOT.

STORM DRAINAGE NOTES:

1. STORM DRAINAGE PROFILES SHEETS C11 THROUGH C18
2. ALL CATCH BASINS ARE TYPE 1 PER WSDOT STANDARD PLAN B-05.20-00, UNLESS OTHERWISE NOTED.
3. STORM STUBS ARE TO BE 6-INCH DIAMETER PVC SDR 35, UNLESS OTHERWISE NOTED.
4. ALL SIDE STORM DRAINAGE CONNECTIONS SHALL MATCH CROWNS
5. ALL INVERTS AND GRATE INFORMATION CAN BE FOUND ON PLAN/PROFILE SHEETS.
6. UTILITY CROSSING TABLE CAN BE FOUND ON SHEET C23.

BMP L613: POST CONSTRUCTION SOIL QUALITY & DEPTH:

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE POND OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL REQUIRE POST CONSTRUCTION SOIL QUALITY & DEPTH AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL. THIS SHALL BE IMPLEMENTED DURING HOME CONSTRUCTION.

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\08-3SD12072.dwg 6/18/2015 10:03:01 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC STORM DRAINAGE PLAN
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

WALTER A. JOLIN
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
6/16/15

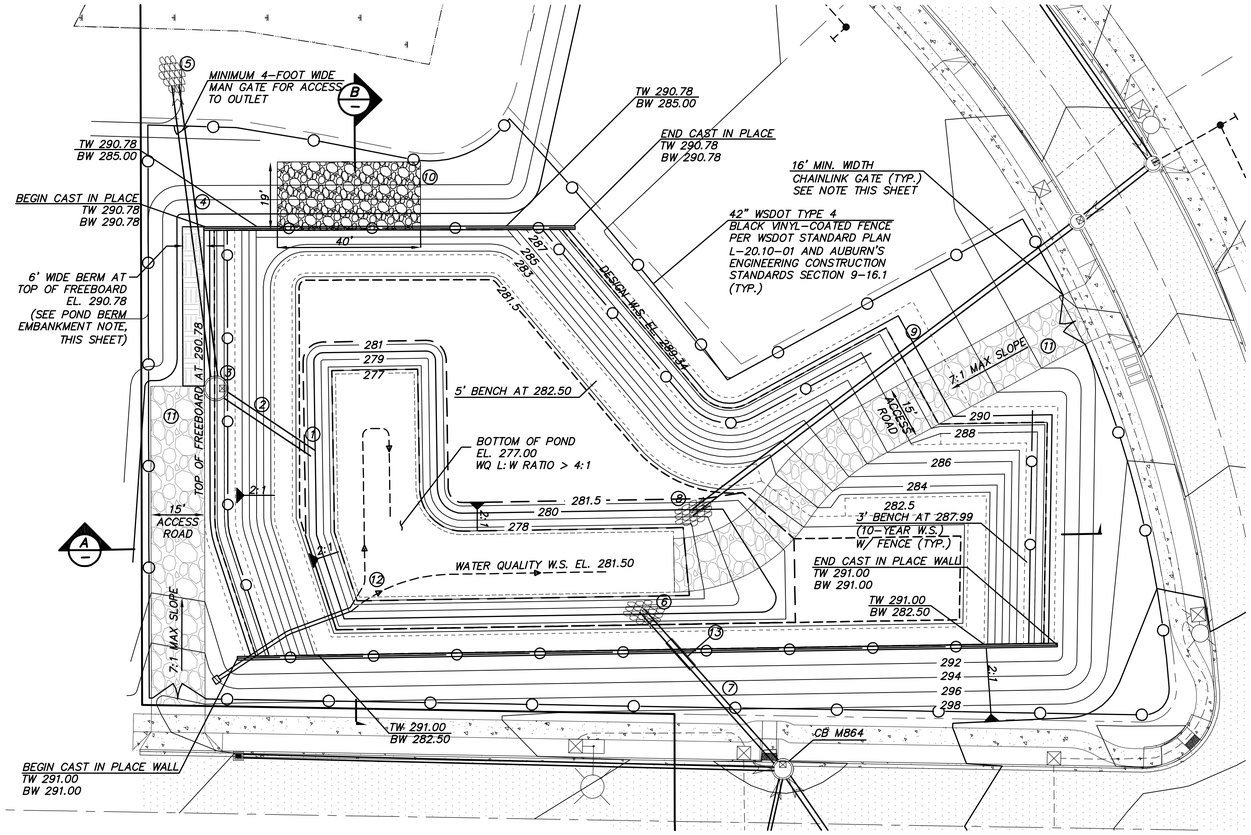
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C8
SHEET: 8 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



STAGE / STORM	STAGE EL.	RELEASE RATES (CFS)	LIVE STORAGE VOLUME (CF) REQUIRED	LIVE STORAGE VOLUME (CF) PROVIDED	LIVE STORAGE VOLUME (CF) AS-BUILT	WATER QUALITY STORAGE VOLUME (CF) REQUIRED	WATER QUALITY STORAGE VOLUME (CF) PROVIDED	WATER QUALITY STORAGE VOLUME (CF) AS-BUILT
TOTAL	289.34	0.950	128,084	136,891		15,760	18,353	
100 YEAR	289.44	1.415	129,590	139,097		> 4:1 L/W RATIO		
50 YEAR	289.39	1.138	128,663	137,993				
25 YEAR	289.23	0.903	125,577	134,402				
10 YEAR	287.99	0.646	102,501	107,934				
2 YEAR	286.83	0.295	81,966	85,386				

DETENTION SUMMARY SHEET

CONSTRUCTION NOTES

1. 24" OUTLET IE 280.50 W/ DEBRIS BARRIER
2. 32 LF 24" PVC @ 3.13% (P28)
3. CB M885, CONTROL STRUCTURE PER COA STD. PLAN STORM-02 SEE SHEET C10 FOR DETAILS
4. 85 LF 24" PVC @ 0.59% (P29)
5. 24" OUTLET IE 281.00 W/ DEBRIS BARRIER AND RIP-RAP PAD AND ROCK SIZE PER TABLE, THIS SHEET
6. 18" INLET IE 279.50 W/ DEBRIS BARRIER AND RIP-RAP PAD AND ROCK SIZE PER TABLE, THIS SHEET
7. 59 LF 18" DI @ 2.00% (P1)
8. 18" INLET IE 279.50 W/ DEBRIS BARRIER AND RIP-RAP PAD AND ROCK SIZE PER TABLE, THIS SHEET
9. 135 LF 18" PVC @ 2.84% (P23)
10. EMERGENCY OVERFLOW SPILLWAY SEE DETAIL SHEET C10
11. 6-INCHES OF 2-INCH MINUS CRUSHED ROCK SURFACING FOR POND ACCESS
12. AERATION LINES, SEE DETAILS SHEET NE01
13. 24"ø STEEL CASING UNDER RETAINING WALL

GATE NOTE

POND GATES SHALL CONSIST OF TWO SWINGING SECTIONS 8' IN WIDTH.

GEOTECHNICAL CONSTRUCTION GUIDELINES

1. GEOTECHNICAL ENGINEER SHALL BE ONSITE TO OBSERVE THE STORM WATER POND EXCAVATION TO CONFIRM STABILITY AND GROUNDWATER CONDITIONS.
2. COMPETENT NATIVE GLACIAL TILL DEPOSITS ARE EXPECTED THROUGHOUT THE POND EXCAVATION. TEMPORARY SLOPES DURING EXCAVATION SHALL BE INCLINED 0.75H:1V (OR FLATTER), UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER. PERMANENT SLOPES SHALL BE INCLINED 2H:1V (OR FLATTER).
3. WHERE DETERMINED NECESSARY TO ACHIEVE DESIGN OBJECTIVES AND LONG TERM STABILITY OF THE 2H:1V PERMANENT SLOPES, SUPPLEMENT RECOMMENDATIONS MAY BE PROVIDED BY THE GEOTECHNICAL ENGINEER DURING THE POND EXCAVATION AND PERMANENT SLOPE CONSTRUCTION.

POND BERM EMBANKMENT NOTES:

- Pond berm embankments higher than 6 feet must be designed by a professional engineer with geotechnical expertise.
- For berm embankments 6 feet or less in height, the minimum top width shall be 6 feet or as recommended by a geotechnical engineer.
- Pond berm embankments must be constructed on native consolidated soil (or adequately compacted and stable fill soils analyzed by a geotechnical engineer) free of loose surface soil materials, roots, and other organic debris.
- Pond berm embankments greater than 4 feet in height must be constructed by excavating a key equal to 50 percent of the berm embankment cross-sectional height and width unless specified otherwise by a geotechnical engineer. Embankment compaction should be accomplished in such a manner as to produce a dense, low permeability engineered fill that can tolerate post-construction settlements with a minimum of cracking. The embankment fill shall be placed on a stable subgrade and compacted to a minimum of 95% of the Standard Proctor Maximum Density, ASTM Procedure D698. Placement moisture content should lie within 1% dry to 3% wet of the optimum moisture content.
- The berm embankment shall be constructed of soils with the following minimum characteristics per the United States Department of Agriculture's Textural Triangle: a minimum of 20% silt and clay, a maximum of 60% sand, a maximum of 60% silt, with nominal gravel and cobble content.
- Anti-seepage filter-drain diaphragms must be placed on outflow pipes in berm embankments impounding water with depths greater than 8 feet at the design water surface. See Dam Safety Guidelines, Part IV, Section 3.3.B. An electronic version of Dam Safety Guidelines is available in PDF format at www.ecy.wa.gov/programs/wr/dams/dss.html

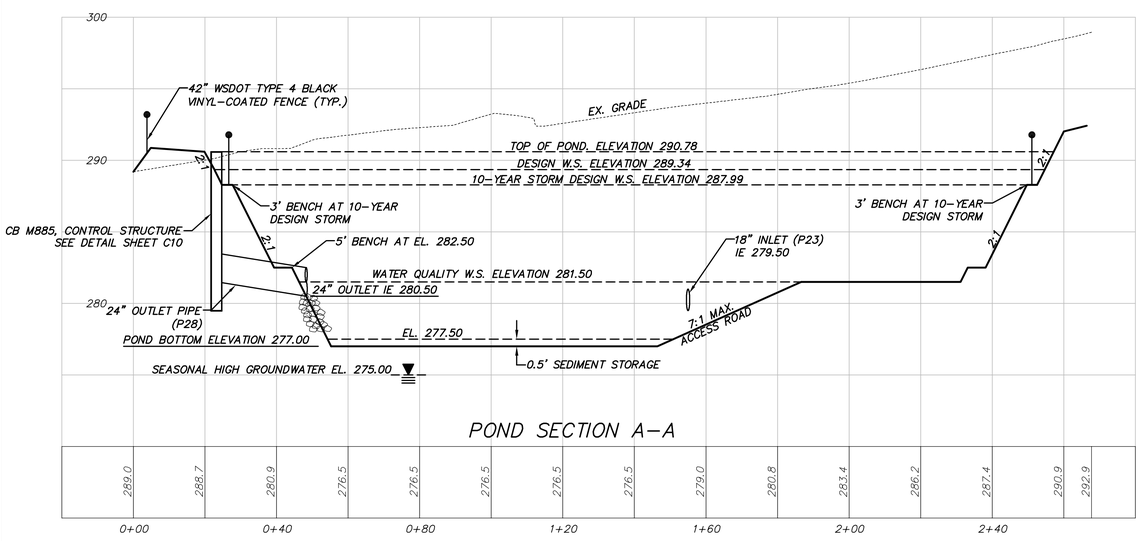
RIP RAP SPECIFICATIONS

Table III-3-27. Rock Protection at Outfalls

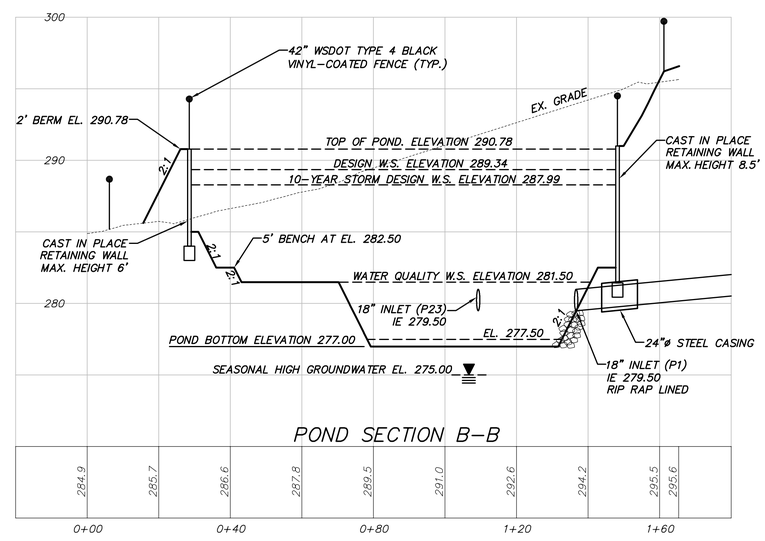
Discharge Velocity at Design Flow in feet per second (fps)	Required Protection				
	Minimum Dimensions				
	Type	Thickness	Width	Length	Height
0 – 5	Rock lining[1]	1 foot	Diameter + 6 feet	8 feet *or* 4 x diameter, whichever is greater	Crown + 1 foot
>5 - 10	Riprap[2]	2 feet	Diameter + 6 feet *or* 3 x diameter, whichever is greater	12 feet *or* 4 x diameter, whichever is greater	Crown + 1 foot
>10 - 20	Gabion outfall	As required	As required	As required	Crown + 1 foot
>20	Engineered energy dissipater required				

[1] **Rock lining** shall be quarry spalls with gradation as follows:
Passing 8-inch square sieve: 100%
Passing 3-inch square sieve: 40 to 60% maximum
Passing ¾-inch square sieve: 0 to 10% maximum

[2] **Riprap** shall be reasonably well graded with gradation as follows:
Maximum stone size: 24 inches (nominal diameter)
Median stone size: 16 inches
Minimum stone size: 4 inches



POND SECTION A-A



POND SECTION B-B

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT. HORIZONTAL
0 2.5 5 10
1 INCH = 5 FT. VERTICAL

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

PROJECT REF: FAC14-0014
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.
APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\09-3PNDDT12072.dwg 6/15/2015 10:05:30 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
DETENTION POND & CROSS SECTIONS
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

ALLEN A. JOUDY STATE OF WASHINGTON 22332 REGISTERED PROFESSIONAL ENGINEER 6-17-15

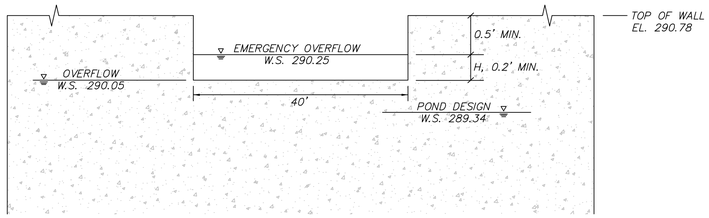
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C9
SHEET: 9 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL

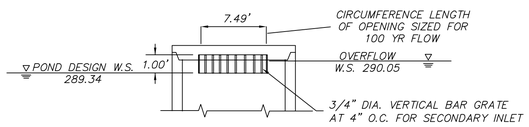


NOTES

1. A RIPRAP LINED SPILLWAY, 6" MINIMUM ABOVE STANDPIPE, IS PROVIDED.
2. A MULTIPLE PHASE POND SEPARATED BY PERVIOUS GRAVEL WINDOW MAY BE REQUIRED TO CONTROL AND TRAP SEDIMENT, AND TO PRODUCE DISCHARGE ENERGY.
3. POND CHARACTERISTICS SUCH AS A DESIGN VOLUME, INFLOW, OUTFLOW, AND MAXIMUM HEAD ARE SHOWN ON PLANS.
4. THE OUTLET PIPE SHALL BE A MINIMUM OF 8" DIAMETER.
5. GROUNDWATER HEIGHT (SEE SHEET C9 PLAN VIEW).

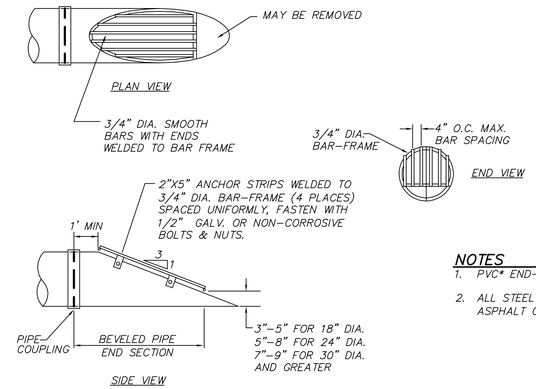
EMERGENCY OVERFLOW SPILLWAY (NOTCH IN WALL) FOR TRACT B POND

NTS



JAILHOUSE WINDOW DETAIL

NTS

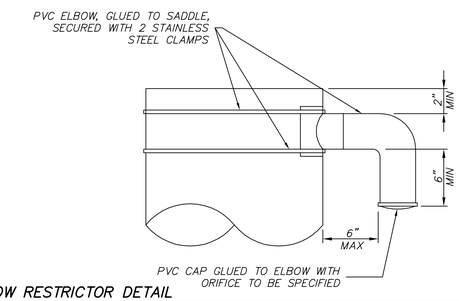


NOTES

1. PVC* END-SECTION SHOWN
2. ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).

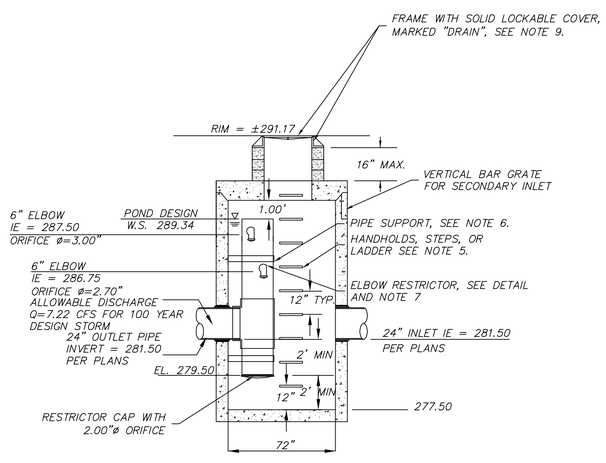
INLET DEBRIS BARRIER STRUCTURE

NTS

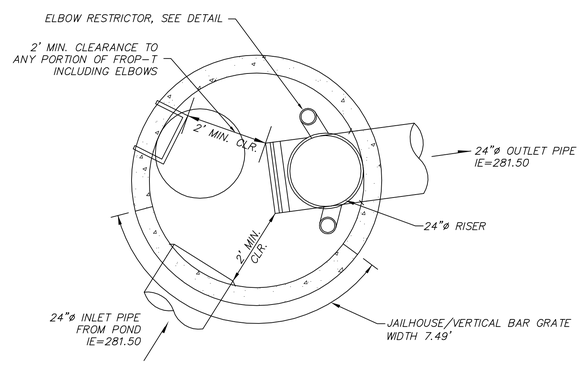


ELBOW RESTRICTOR DETAIL

NTS



MULTIPLE ORIFICE
CONTROL STRUCTURE
NOT TO SCALE



PLAN VIEW

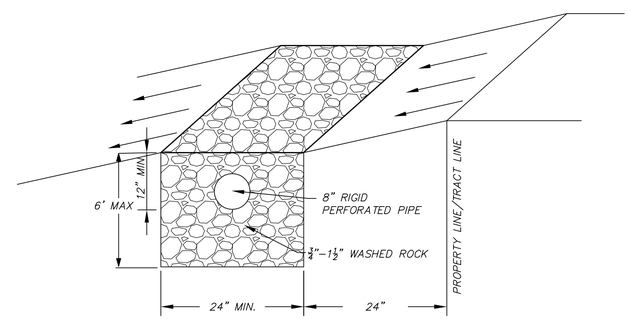
SCALE 1" = 2'-0"

NOTES:

1) USE A MINIMUM OF 54" 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 MAXIMUM 3' VERTICAL SPACING.
7) LOCATE ELBOW RESTRICTOR AS NECESSARY TO PROVIDE MINIMUM CLEARANCE AS SHOWN.
8) PIPE SIZES AND SLOPE PER PLAN.
9) SHOP DRAWINGS TO BE SUBMITTED TO ENGINEER PRIOR TO FABRICATION.

CB M885 - 72" CONTROL STRUCTURE

NTS



INTERCEPTOR TRENCH CROSS SECTION

NTS

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\10-3PNDDT12072.dwg 6/15/2015 10:06:19 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

DETENTION POND DETAILS

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

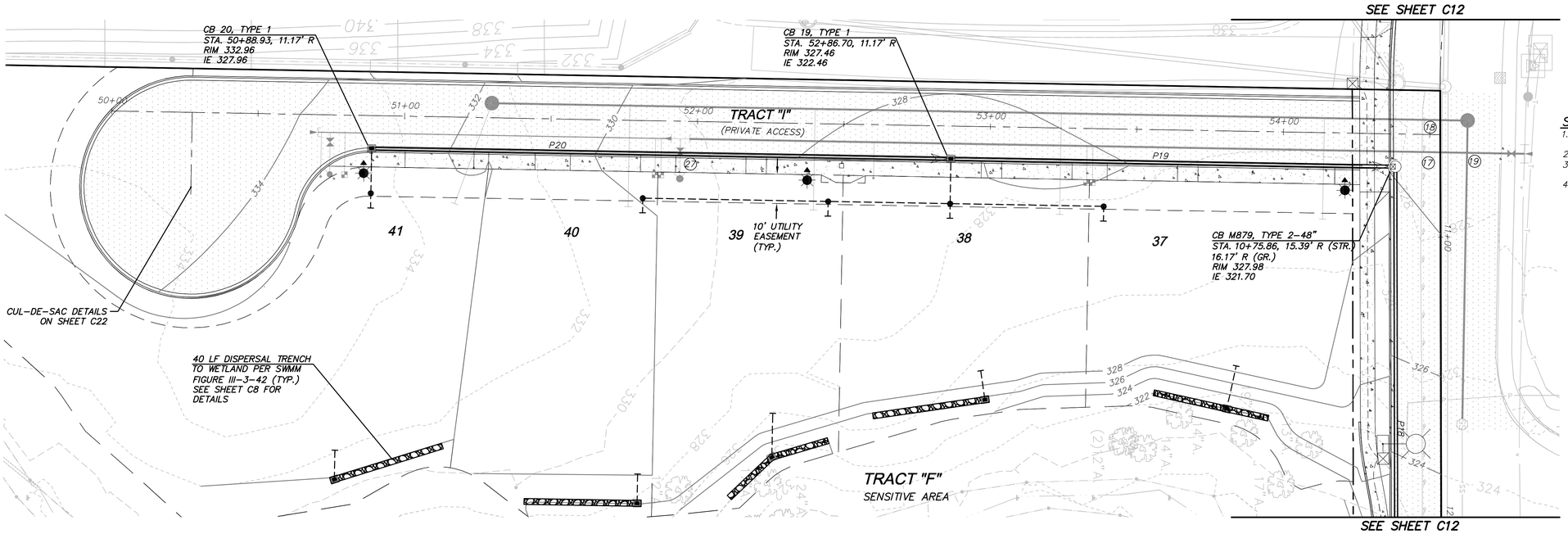
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C10
SHEET: 10 OF 39

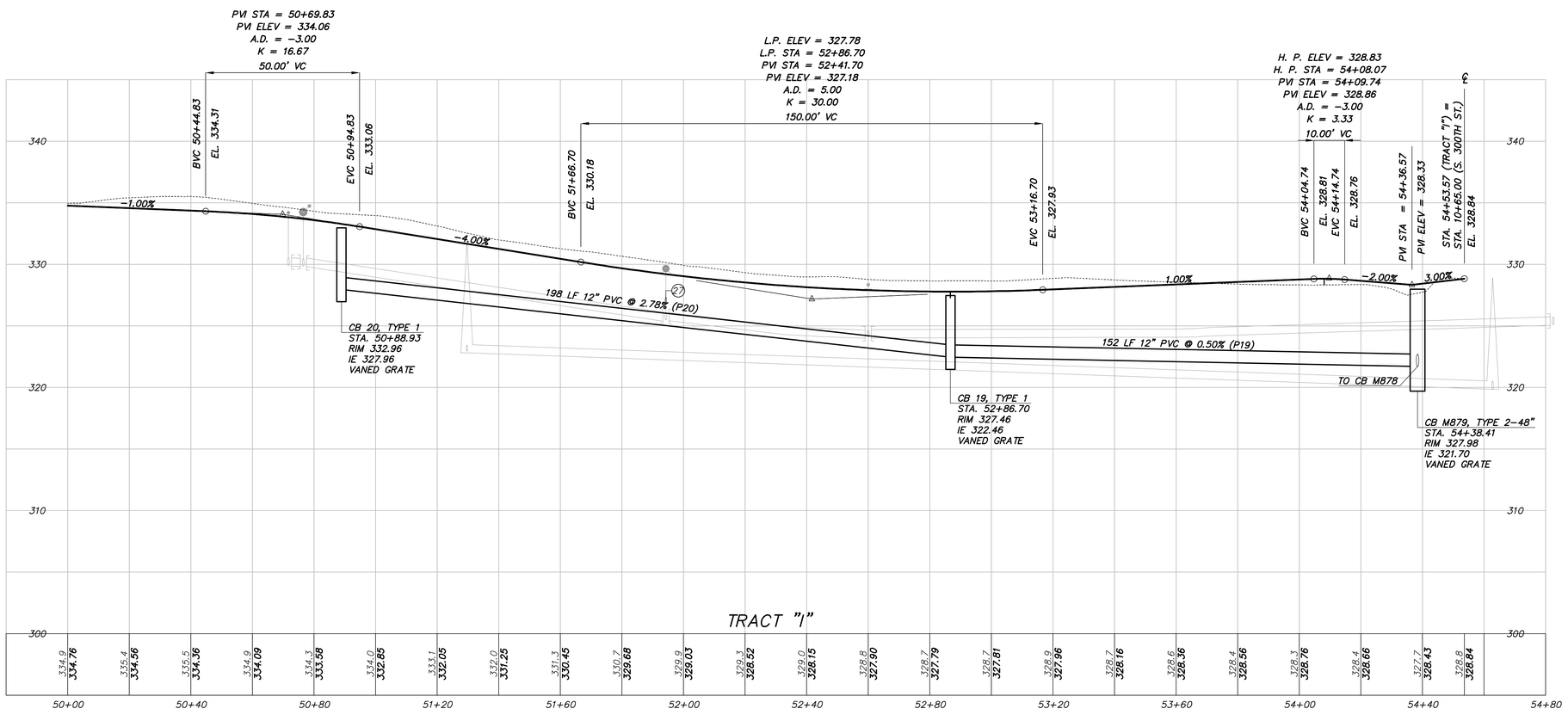
A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE



NORTH

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10

1 INCH = 5 FT.
VERTICAL

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\11-3RDPR12072.dwg 6/18/2015 10:05:20 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC ROAD, UTILITY PLAN AND PROFILE
TRACT "I"
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

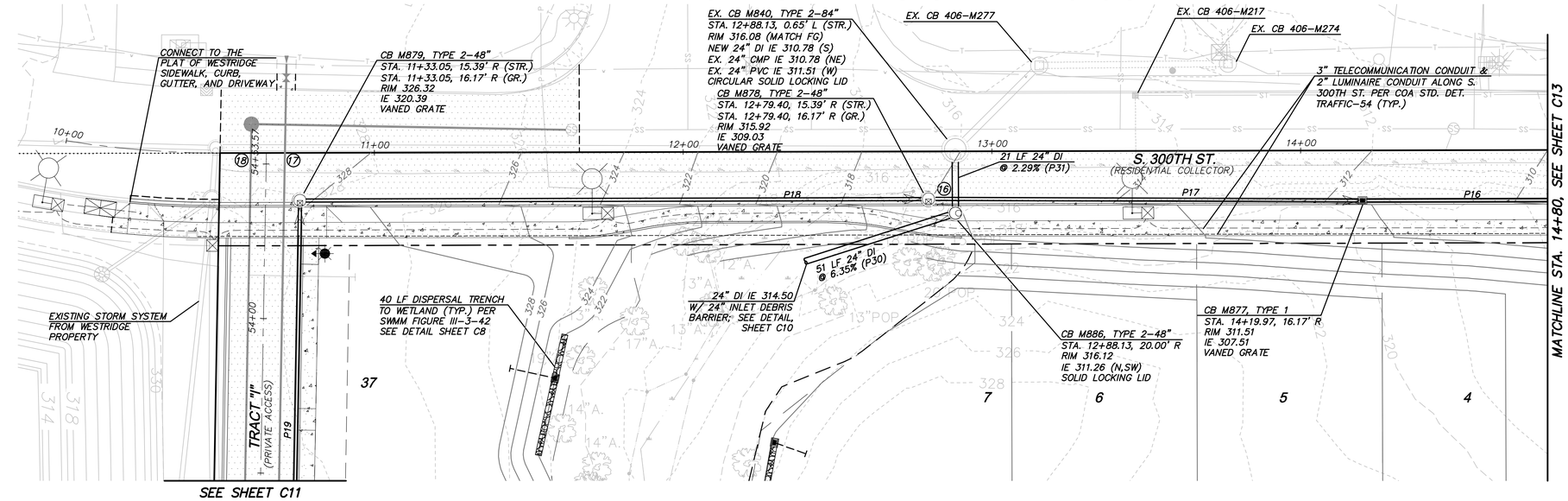
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

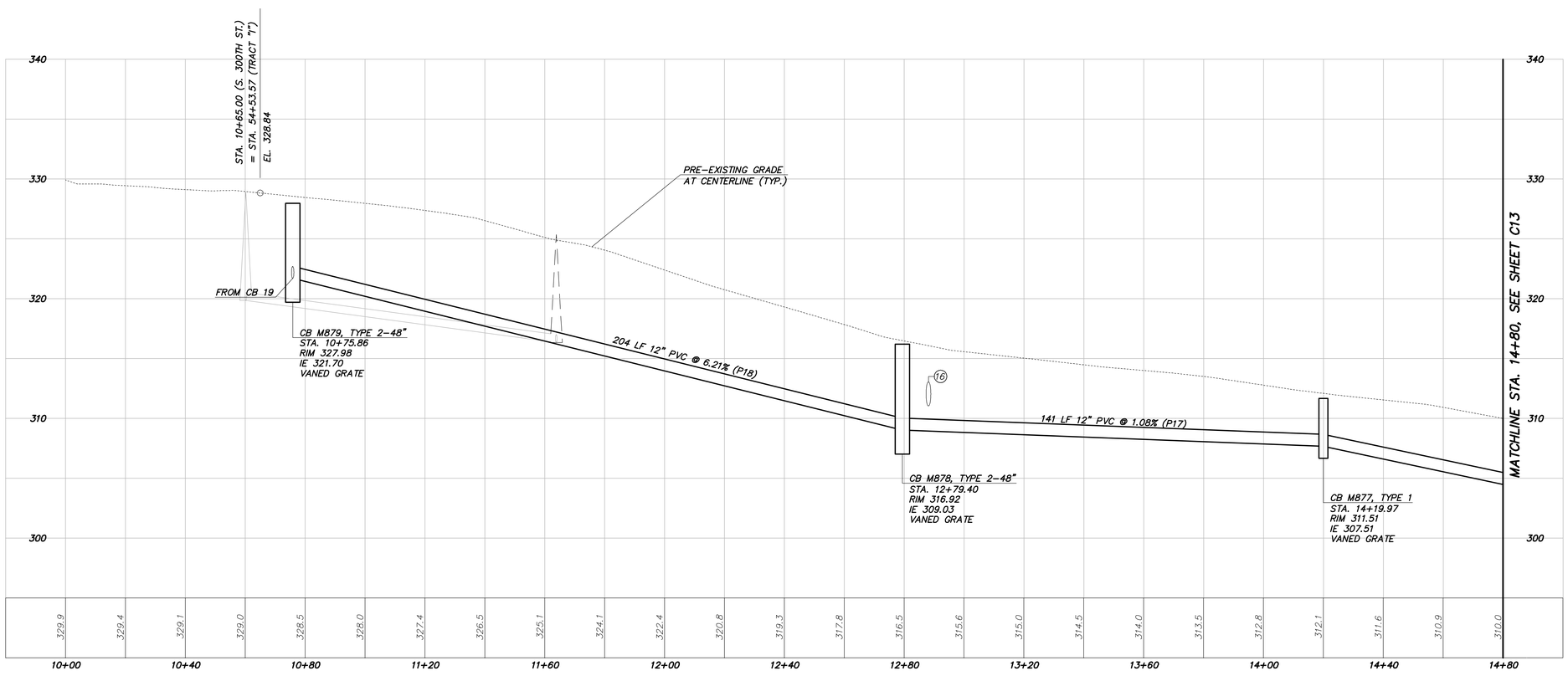
DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C11
SHEET: 11 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL





STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT. HORIZONTAL
0 2.5 5 10
1 INCH = 5 FT. VERTICAL

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC ROAD, UTILITY PLAN AND PROFILE
S 300TH ST
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

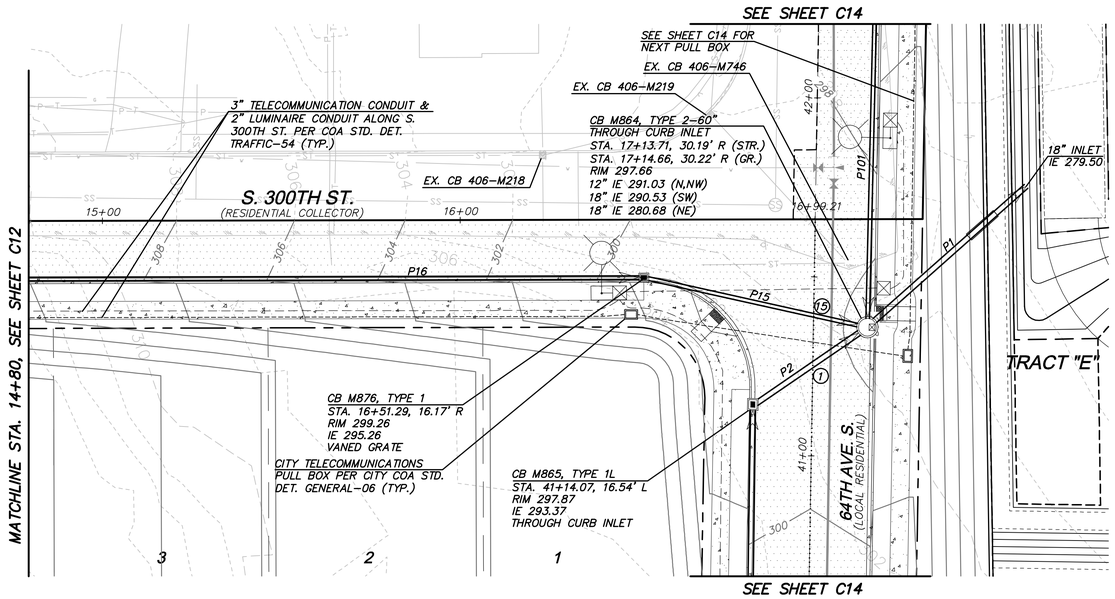
DRAWING: C12
SHEET: 12 OF 39

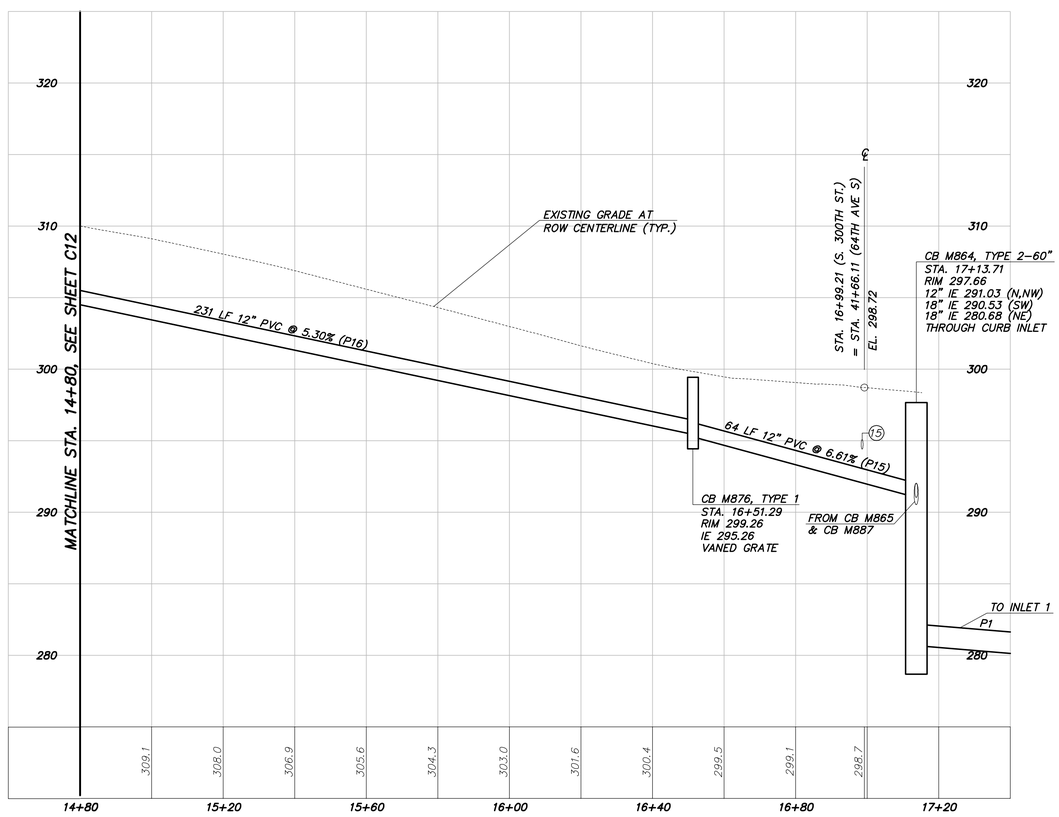
R:\2012\0\12072\3\Drawings\Plots\Engineering\12,13-3RDPR12072.dwg 6/18/2015 10:07:05 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL





STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT. HORIZONTAL
0 2.5 5 10
1 INCH = 5 FT. VERTICAL

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC ROAD, UTILITY PLAN AND PROFILE
S 300TH ST
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

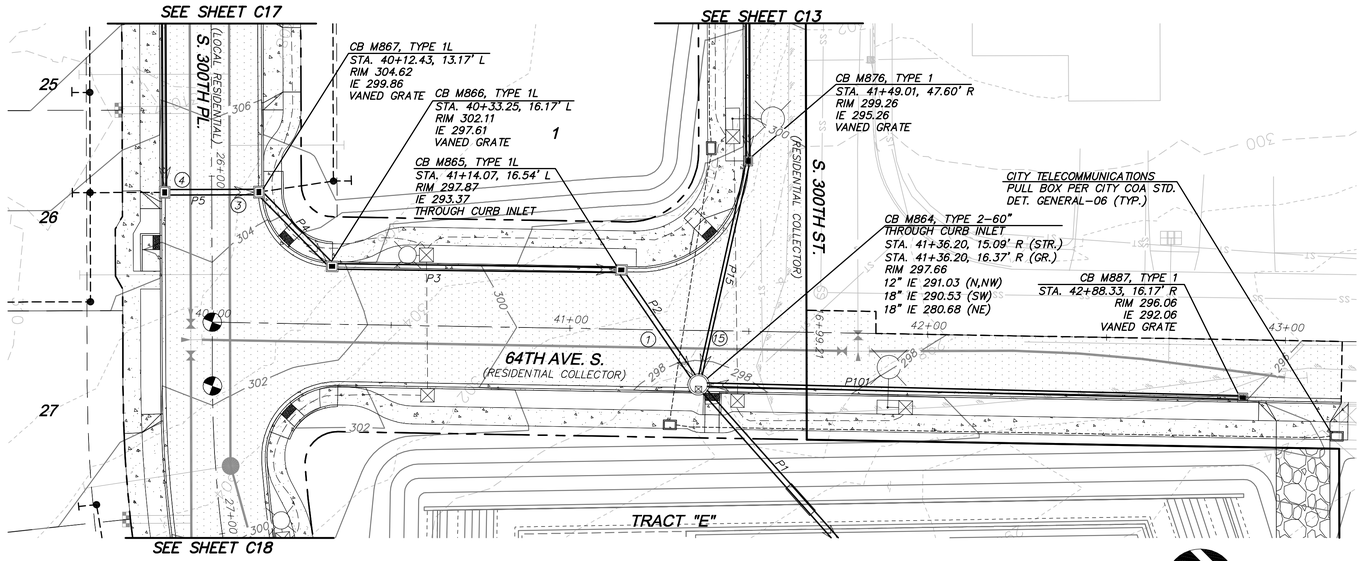
DRAWING: C13
SHEET: 13 OF 39

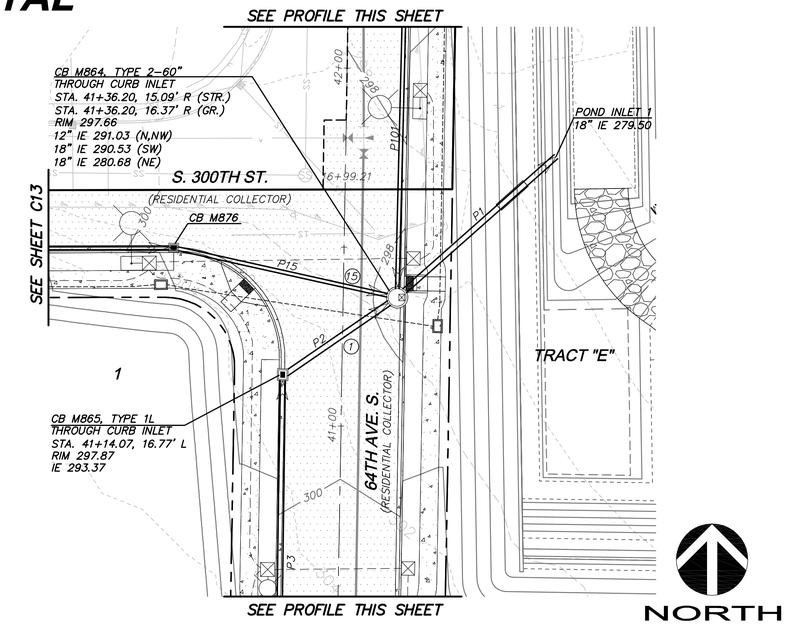
R:\2012\0\12072\3\Drawings\Plots\Engineering\12,13-3RDPR12072.dwg 6/15/2015 10:08:06 AM PDT

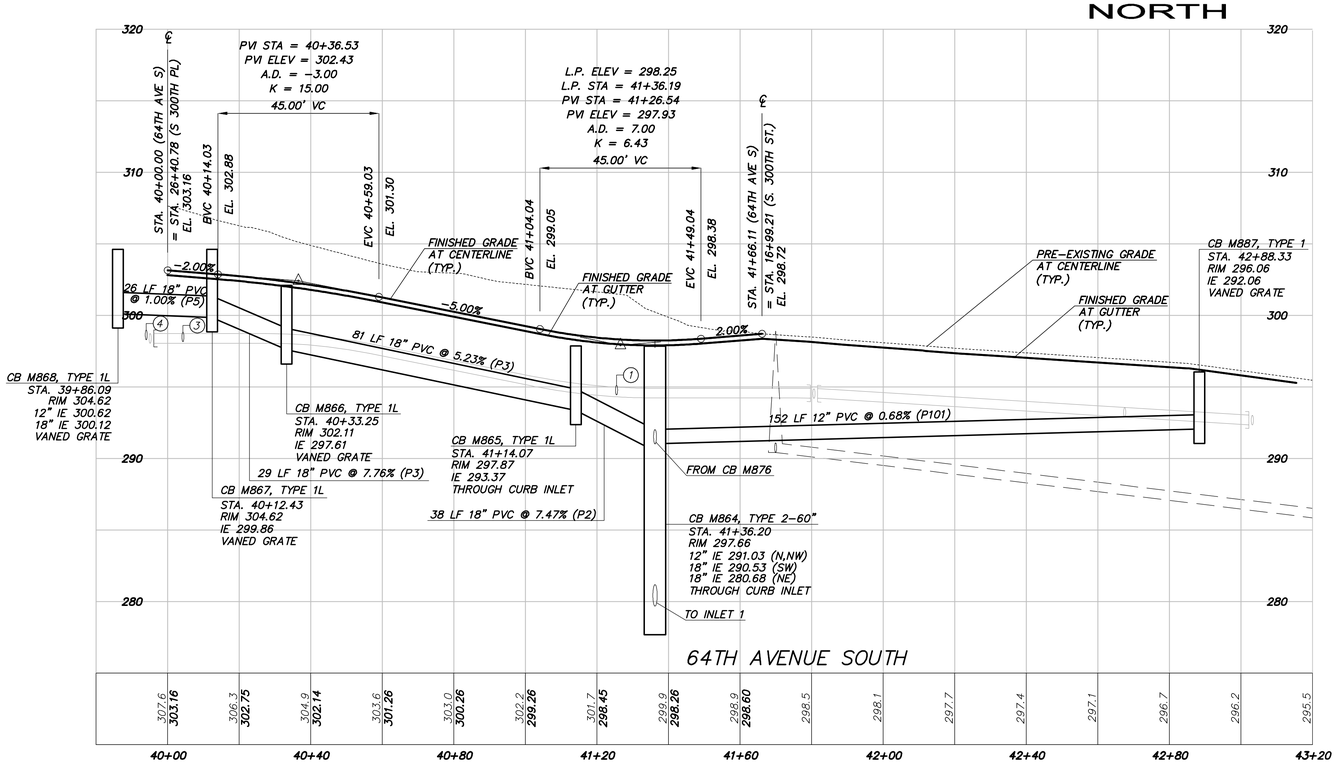
COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

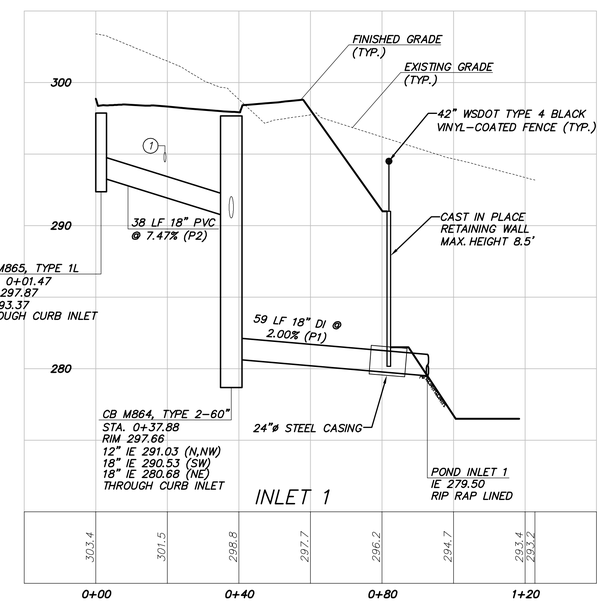
A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL









STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT. HORIZONTAL
0 5 10 20
1 INCH = 10 FT. VERTICAL

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____

DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\14-3RDPR12072.dwg 6/15/2015 10:09:30 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

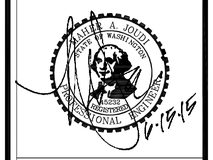
WYNCREST DIVISION II

PUBLIC ROAD, UTILITY PLAN AND PROFILE
64TH AVENUE S & INLET 1

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471



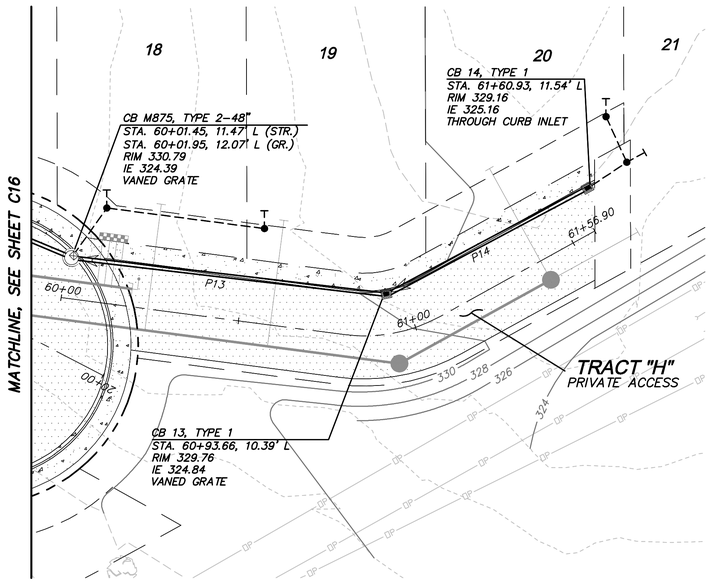
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

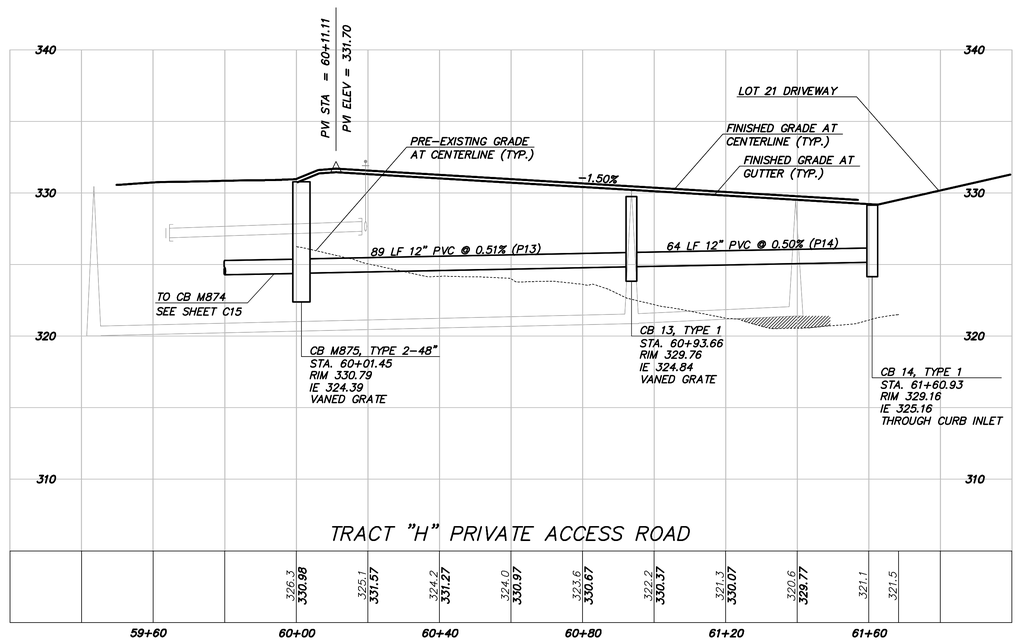
DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C14
SHEET: 14 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL





STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC ROAD, UTILITY PLAN AND PROFILE
TRACT "H"
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

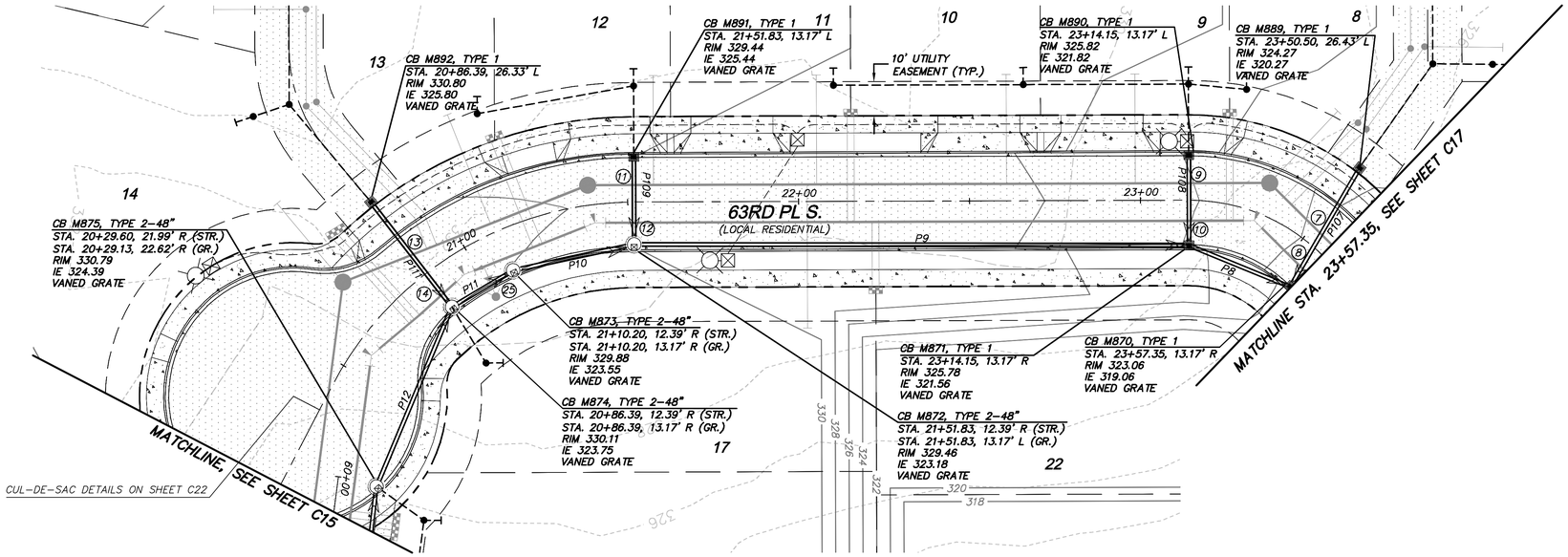
DRAWING: C15
SHEET: 15 OF 39

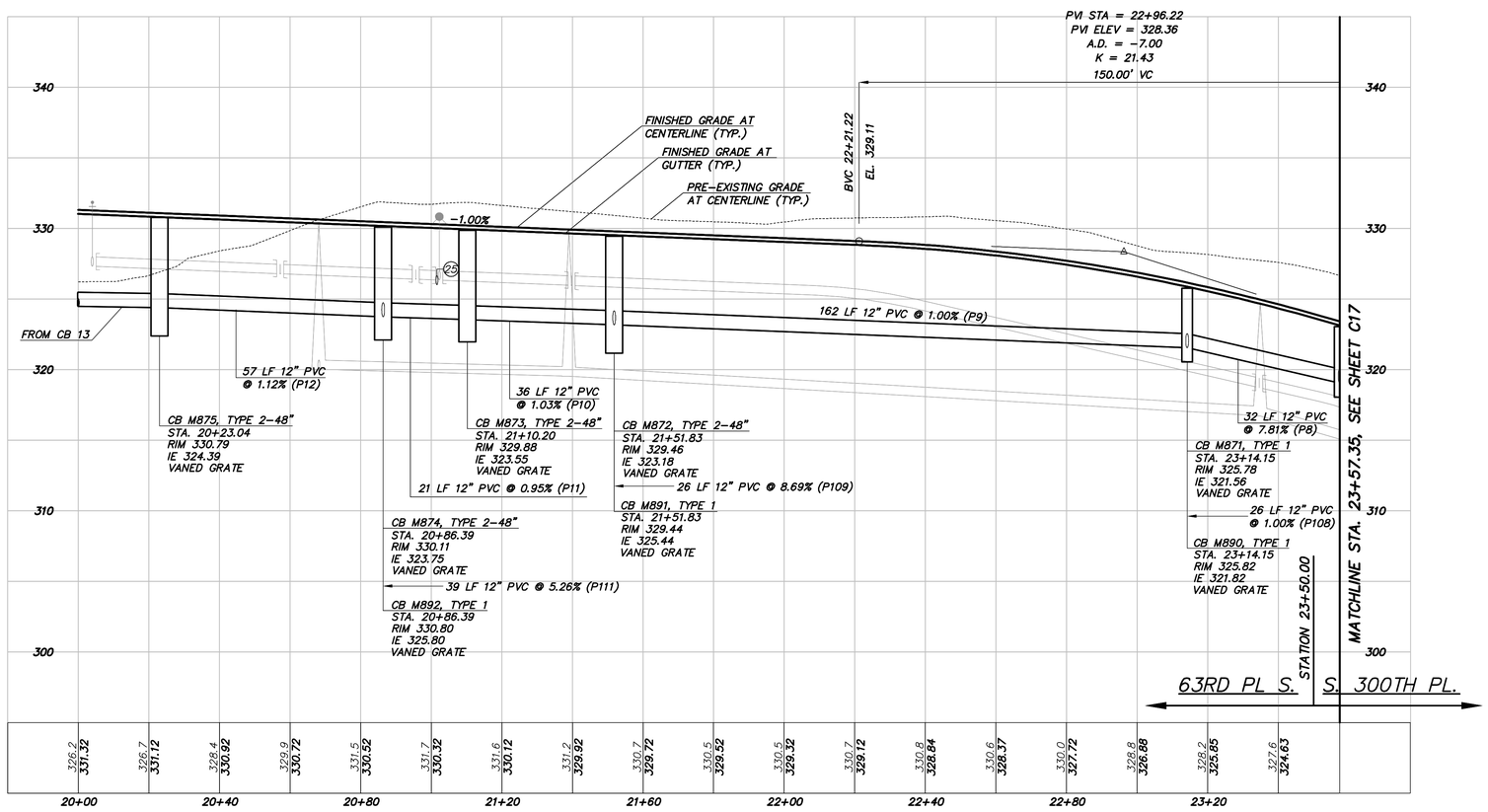
R:\2012\0\12072\3\Drawings\Plots\Engineering\15,16,17,18-3RDPR12072.dwg 6/18/2015 9:02:38 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL





STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT. HORIZONTAL
0 2.5 5 10
1 INCH = 5 FT. VERTICAL

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC ROAD, UTILITY PLAN AND PROFILE
63RD PLACE S
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

JAMES A. JOLDY
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
6-15-15

DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

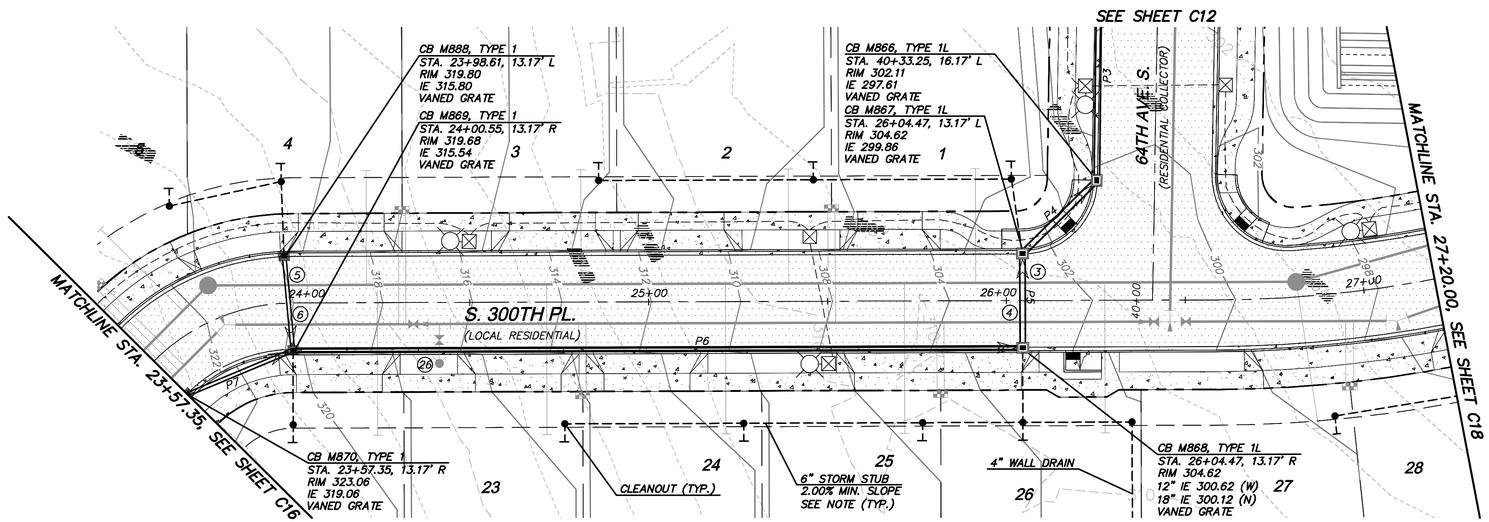
DRAWING: C16
SHEET: 16 OF 39

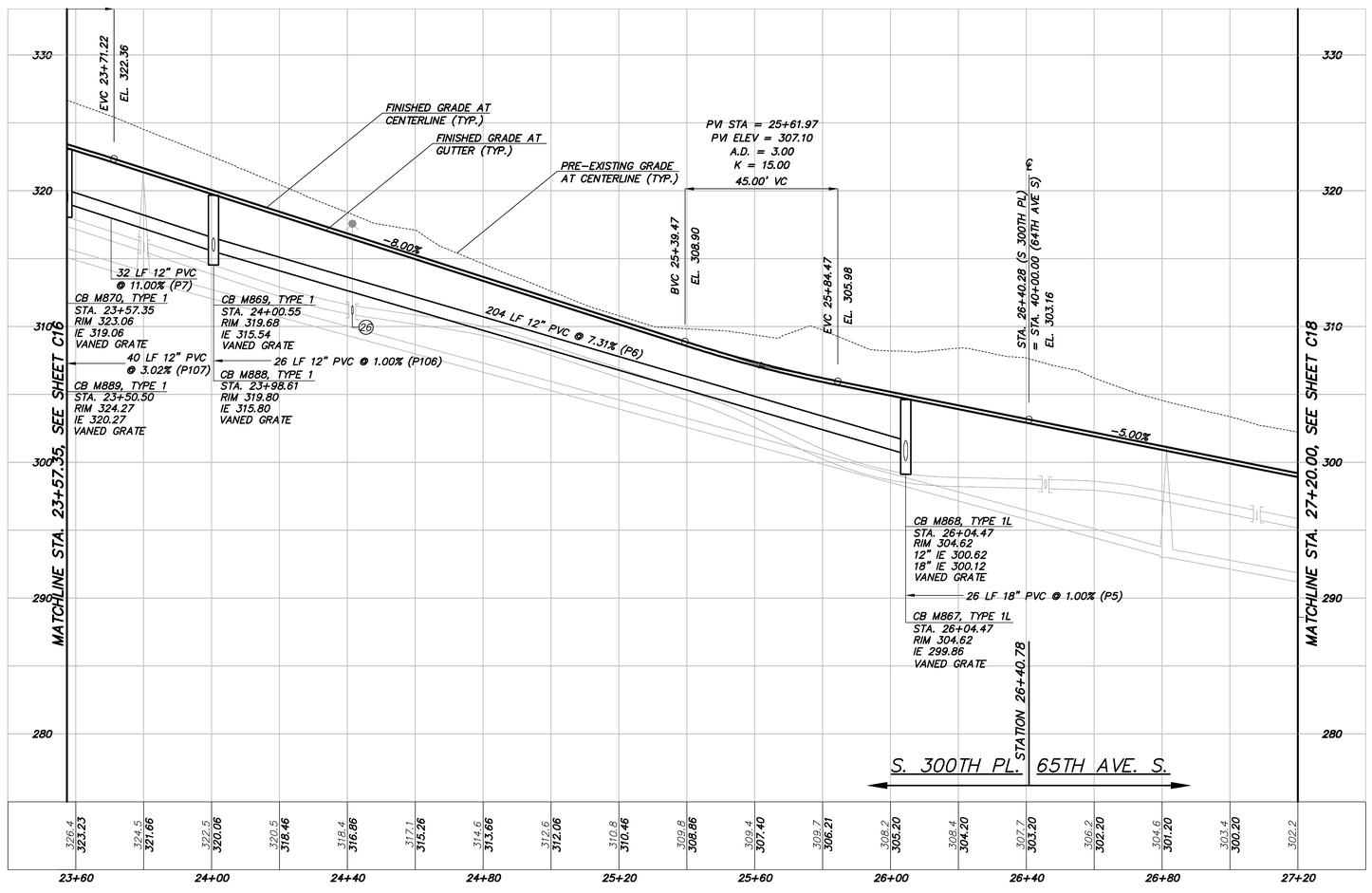
R:\2012\0\12072\3\Drawings\Plots\Engineering\15,16,17,18-3RDPR12072.dwg 6/18/2015 9:02:38 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL





STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

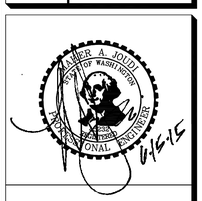
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.

APPROVED BY: _____
DATE APPROVED: _____

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC ROAD, UTILITY PLAN AND PROFILE
S 300TH PLACE
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471



DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

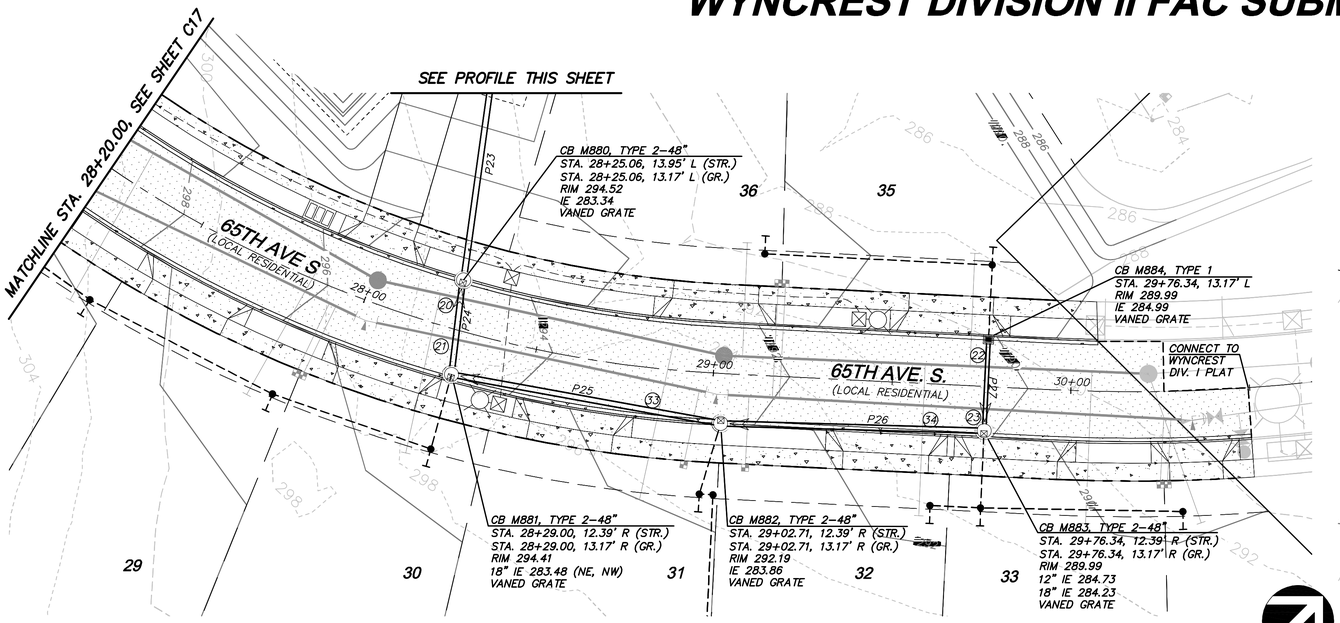
DRAWING: C17
SHEET: 17 OF 39

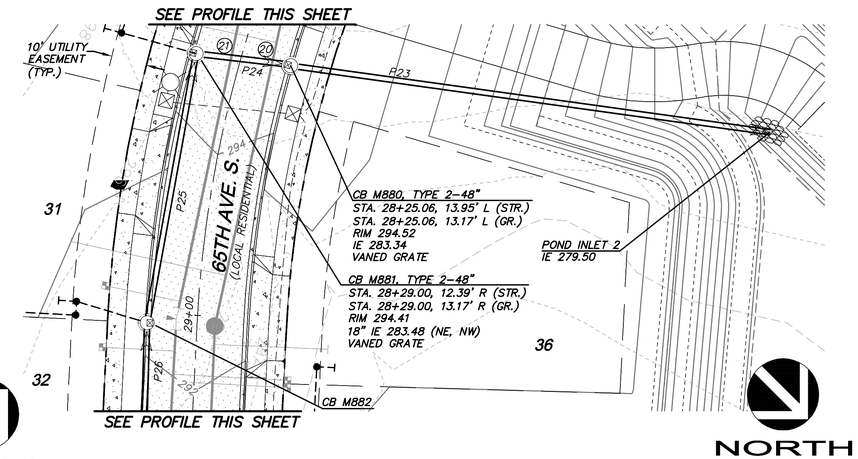
R:\2012\0\12072\3\Drawings\Plots\Engineering\15,16,17,18-3RDPR12072.dwg 6/18/2015 9:02:38 AM PDT

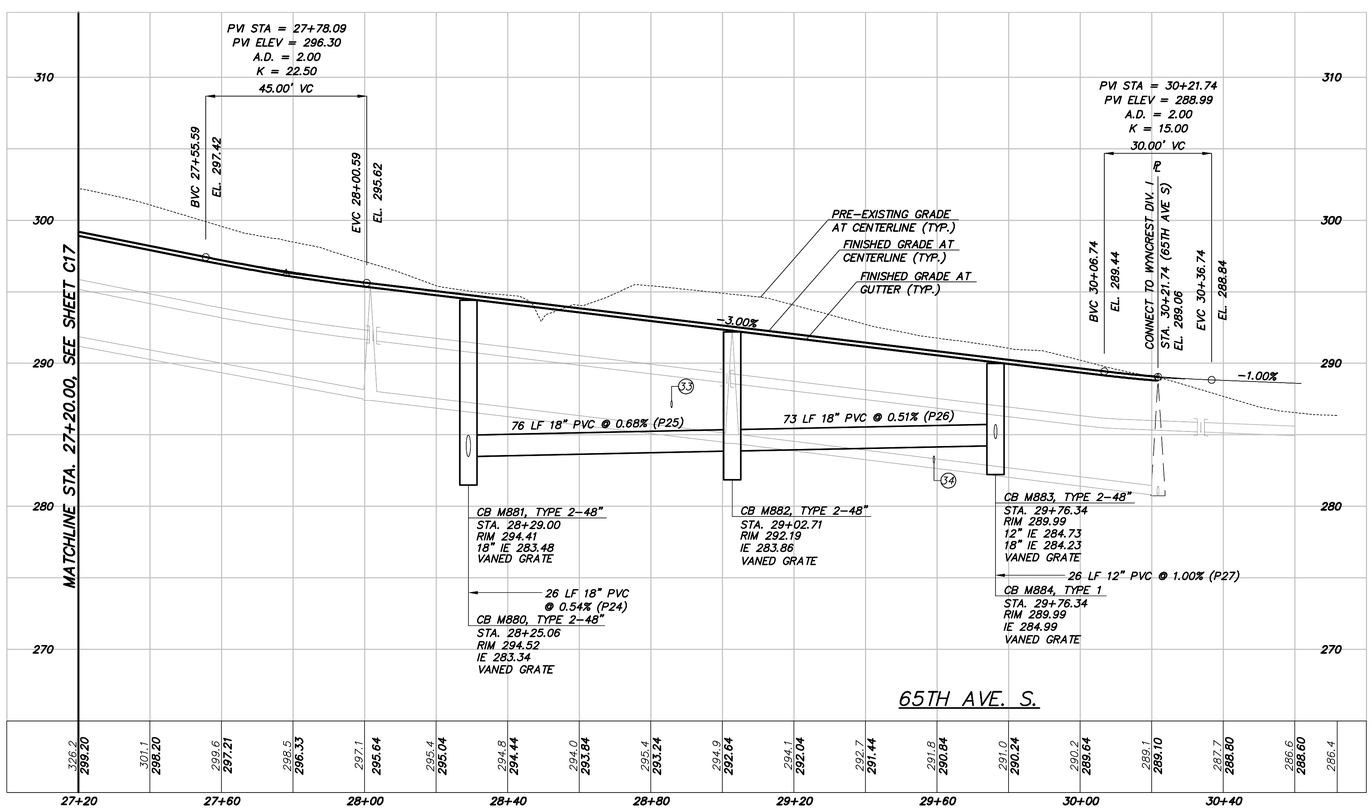
COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

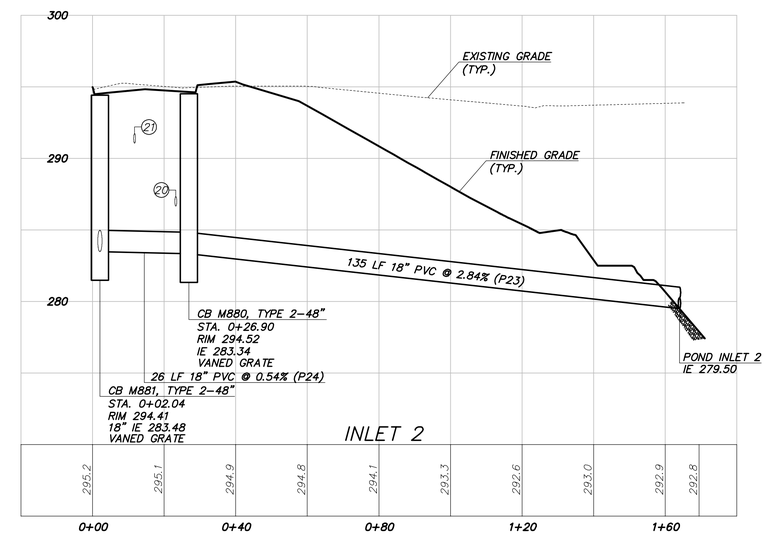
A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL









GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT. HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT. VERTICAL

STORM DRAINAGE NOTES

1. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE NOTED
2. SEWER & WATER PER LAKEHAVEN UTILITY DISTRICT
3. ALL PVC PIPING SHALL BE SDR 35 UNLESS OTHERWISE NOTED
4. SEE SHEET C23 FOR UTILITY CROSSING TABLE

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\15,16,17,18-3RDPR12072.dwg 6/18/2015 9:02:38 AM PDT
COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II
PUBLIC ROAD, UTILITY PLAN AND PROFILE
65TH AVENUE S & INLET 2
CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

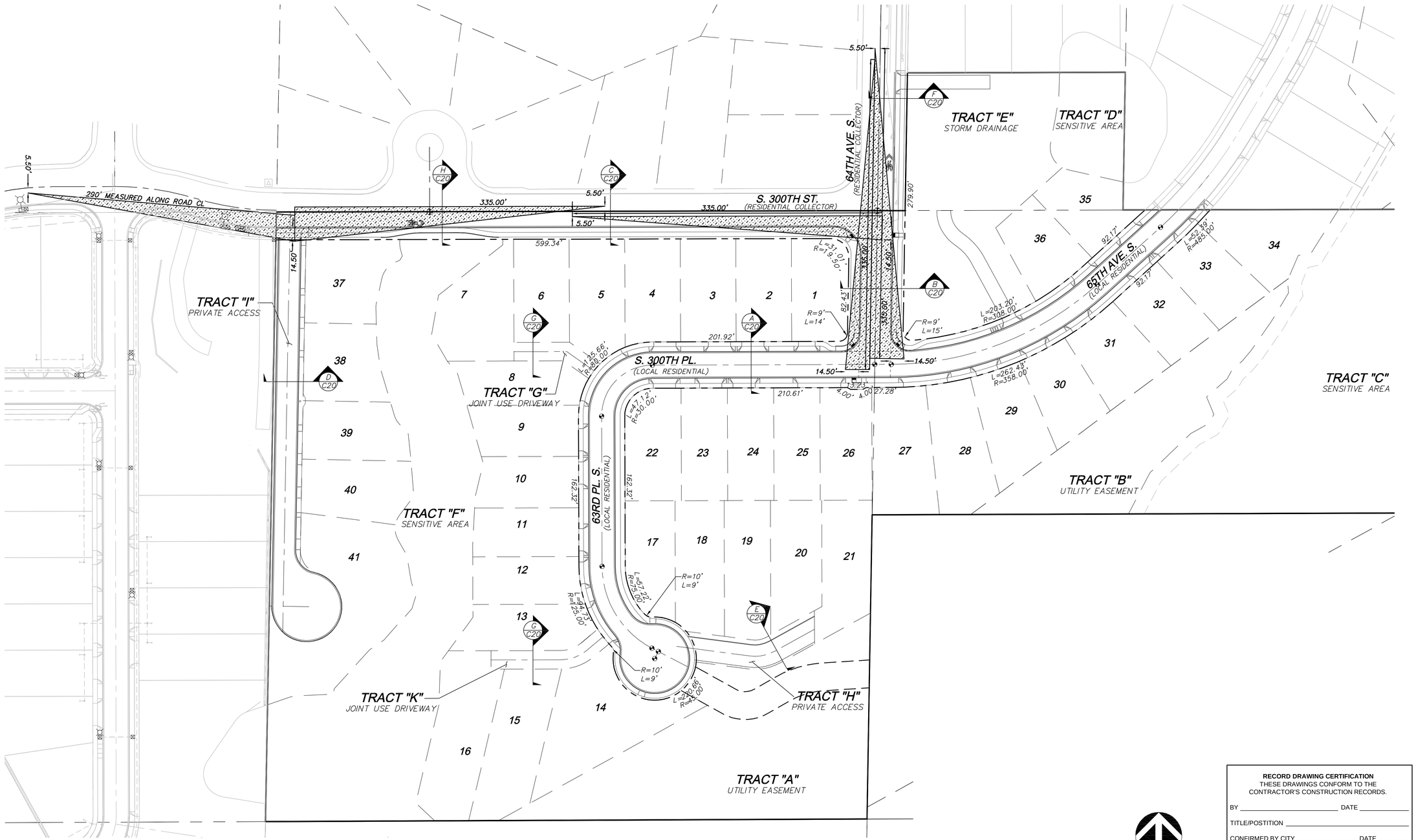
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C18
SHEET: 18 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



NOTES:

1. SEE SCHOOL WALKWAY ANALYSIS IN SUBMITTAL DOCUMENTS FOR WALKING CONDITIONS AND PLANNED IMPROVEMENTS FOR STUDENTS WHO ONLY WALK TO AND FROM SCHOOL.

2. AREAS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FROM 3 TO 8 FEET OFF THE GROUND.

3. SIGHT DISTANCE TRIANGLE GEOMETRY WAS TAKEN FROM TABLE 10-2A OF THE AUBURN DESIGN STANDARDS MANUAL

LEGEND:

SIGHT TRIANGLES

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\19-3TR12072.dwg 6/17/2015 4:45:16 PM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

SIGHT DISTANCE TRIANGLES

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

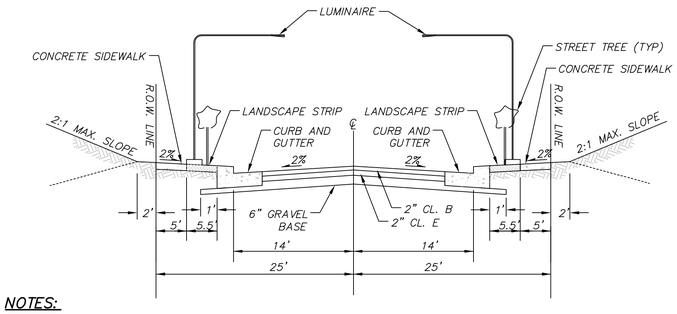
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C19
SHEET: 19 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



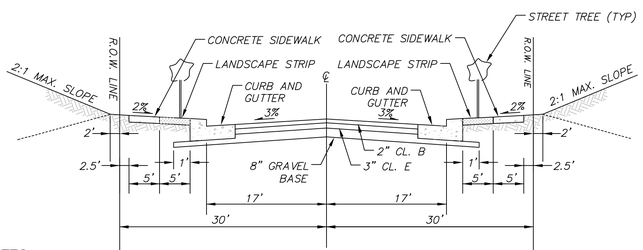
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. ROADWAY PAVEMENT SECTION IS IN CONFORMANCE WITH SECTION 10.07, PAVEMENT DESIGN, OF THE DESIGN STANDARDS. CBR VALUES OF 15–26 PER GEOTECHNICAL ENGINEER.

63RD PL. S., S. 300TH PL. & 65TH AVE. S.

LOCAL RESIDENTIAL, DESIGN SPEED 30 MPH

A C19



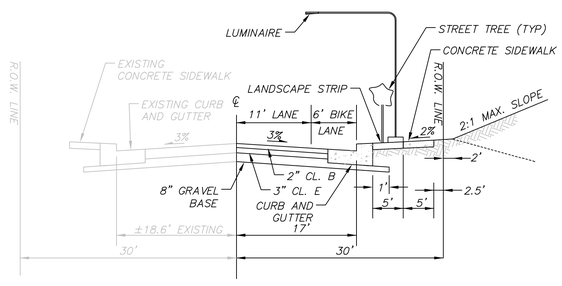
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. ROADWAY PAVEMENT SECTION IS IN CONFORMANCE WITH SECTION 10.07, PAVEMENT DESIGN, OF THE DESIGN STANDARDS. CBR VALUES OF 15–26 PER GEOTECHNICAL ENGINEER.

64TH AVE. S.

RESIDENTIAL COLLECTOR, DESIGN SPEED 35 MPH
STA. 40+00.00 TO 41+66.11

B C19



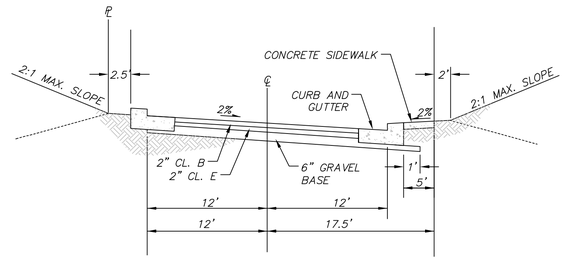
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. SAWCUT AND REMOVE EXISTING PAVEMENT EAST OF CUT, PROVIDE 17' TOTAL PAVEMENT WIDTH FROM CENTERLINE OF R.O.W.
3. MATCH EXISTING PAVEMENT STRUCTURE DEPTH OR CONSTRUCT THE PROPOSED PAVEMENT STRUCTURE DEPTH, WHICHEVER IS GREATER. CBR VALUES 15–26.

S. 300TH ST.

RESIDENTIAL COLLECTOR, DESIGN SPEED 35 MPH

C C19



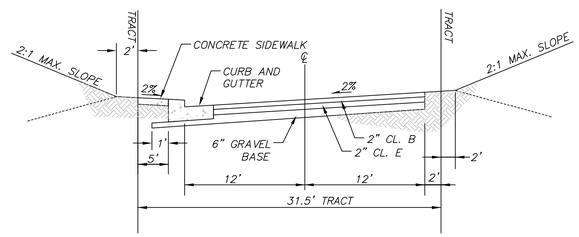
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. ROADWAY PAVEMENT SECTION IS IN CONFORMANCE WITH SECTION 10.07, PAVEMENT DESIGN, OF THE DESIGN STANDARDS. CBR VALUES OF 15–26 PER GEOTECHNICAL ENGINEER.

TRACT "I"

PRIVATE ACCESS ROAD, DESIGN SPEED 30 MPH

D C19



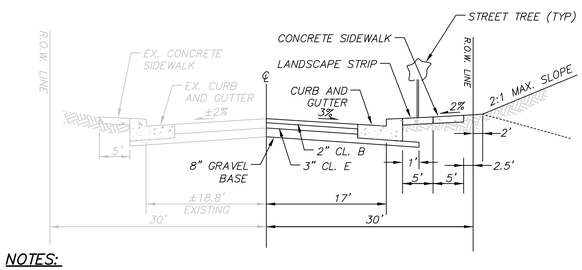
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. ROADWAY PAVEMENT SECTION IS IN CONFORMANCE WITH SECTION 10.07, PAVEMENT DESIGN, OF THE DESIGN STANDARDS. CBR VALUES OF 15–26 PER GEOTECHNICAL ENGINEER.

TRACT "H"

PRIVATE ACCCESS ROAD

E C19



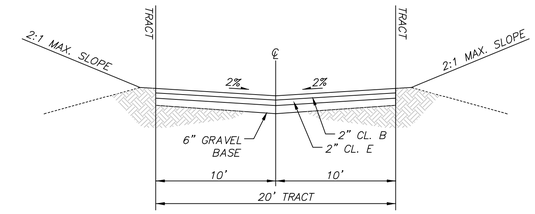
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. SAWCUT AND REMOVE EXISTING PAVEMENT EAST OF CUT, PROVIDE 17' TOTAL PAVEMENT WIDTH FROM CENTERLINE OF R.O.W.
3. MATCH EXISTING PAVEMENT STRUCTURE DEPTH OR CONSTRUCT THE PROPOSED PAVEMENT STRUCTURE DEPTH, WHICHEVER IS GREATER. CBR VALUES 15–26.

64TH AVE. S.

RESIDENTIAL COLLECTOR, DESIGN SPEED 35 MPH
STA. 41+66.11 TO 43+17.48

F C19



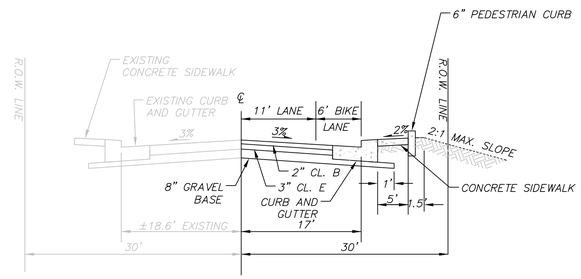
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. ROADWAY PAVEMENT SECTION IS IN CONFORMANCE WITH SECTION 10.07, PAVEMENT DESIGN, OF THE DESIGN STANDARDS. CBR VALUES OF 15–26 PER GEOTECHNICAL ENGINEER.

TRACT "G", "J", AND "K"

JOINT USE DRIVEWAY

G C19



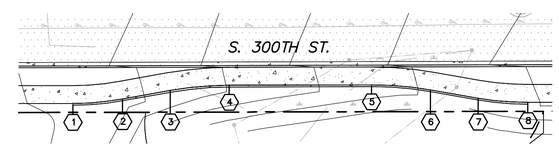
NOTES:

1. RIGHT OF WAY, ROADWAY, LANDSCAPE STRIP, AND SIDEWALK WIDTHS ARE PER SECTION 10.02, STREET DESIGN REQUIREMENTS, TABLE 10–1, OF THE DESIGN STANDARDS.
2. SAWCUT AND REMOVE EXISTING PAVEMENT EAST OF CUT, PROVIDE 17' TOTAL PAVEMENT WIDTH FROM CENTERLINE OF R.O.W.
3. MATCH EXISTING PAVEMENT STRUCTURE DEPTH OR CONSTRUCT THE PROPOSED PAVEMENT STRUCTURE DEPTH, WHICHEVER IS GREATER. CBR VALUES 15–26.

S. 300TH ST. (TRACT "F" SENSITIVE AREA FRONTAGE)

RESIDENTIAL COLLECTOR, DESIGN SPEED 35 MPH

H C19



1. STA. 11+63.01 BEGIN 80'R CURVE, BEGIN PEDESTRIAN CURB
2. STA. 11+76.89 END 80'R CURVE
3. STA. 11+90.22 BEGIN 95'R CURVE
4. STA. 12+06.66 END 95'R CURVE
5. STA. 12+46.42 BEGIN 95'R CURVE
6. STA. 12+62.89 END 95'R CURVE
7. STA. 12+76.22 BEGIN 80'R CURVE
8. STA. 12+90.10 END 80'R CURVE, END PEDESTRIAN CURB

CURB AND GUTTER NOTE

CURB AND GUTTER PER WSDOT STANDARD PLAN F–10.12–03, CEMENT CONCRETE TRAFFIC CURB AND GUTTER

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14–0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\20–3RDXS12072.dwg 6/15/2015 10:18:19 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

ROAD CROSS SECTIONS

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

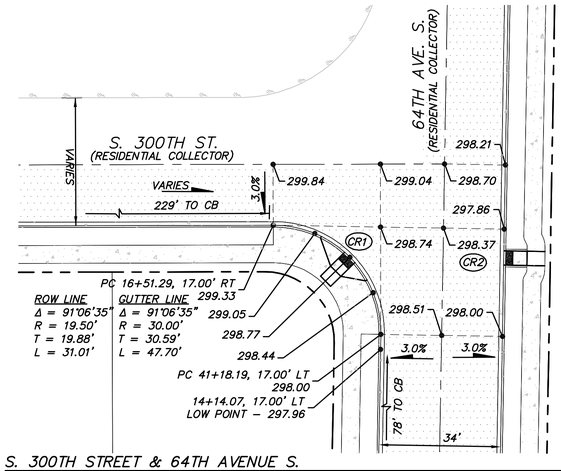
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C20
SHEET: 20 OF 39

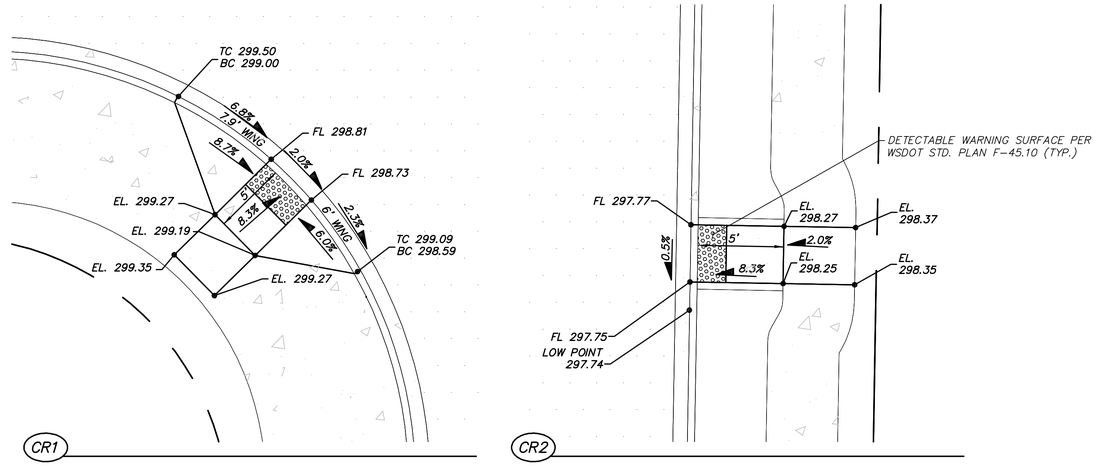
A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



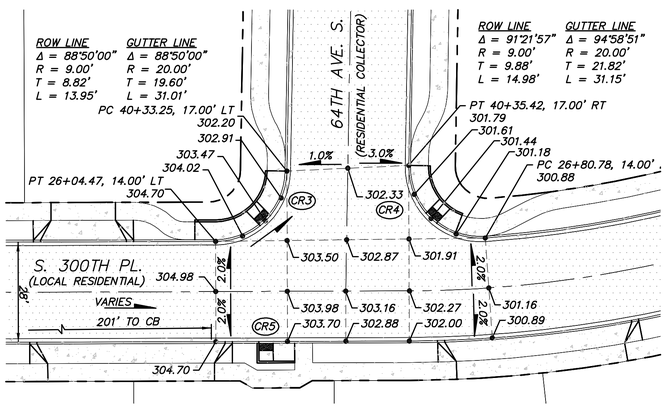
S. 300TH STREET & 64TH AVENUE S.

STA. 45+08.47 S. 300TH STREET = STA. 10+50.00 64TH AVENUE S.



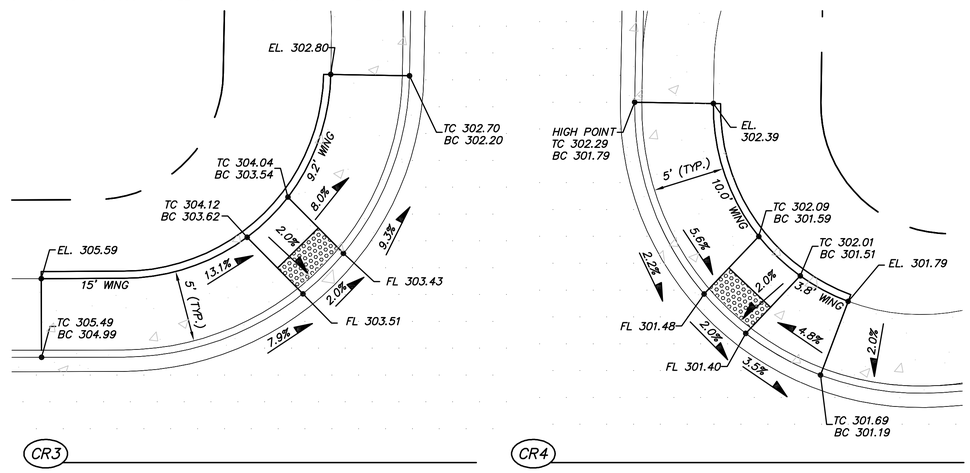
ADA RAMP DETAILS AT S. 300TH STREET & 64TH AVENUE S.

STA. 45+08.47 S. 300TH STREET = STA. 10+50.00 64TH AVENUE S.



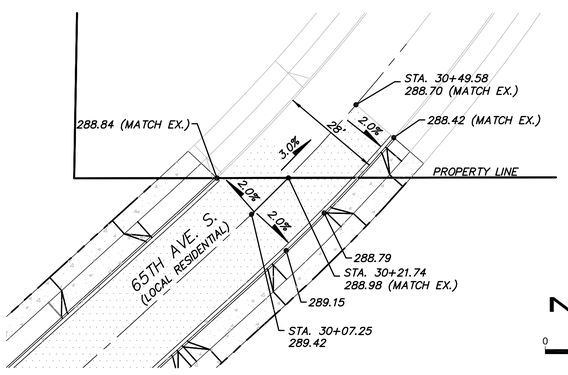
64TH AVENUE S. & S. 300TH PLACE

STA. 40+00.00 64TH AVENUE S. = STA. 26+40.78 S. 300TH PLACE



ADA RAMP DETAILS AT 64TH AVENUE S. & S. 300TH PLACE

STA. 40+00.00 64TH AVENUE S. = STA. 26+40.78 S. 300TH PLACE



NORTH

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT.

65TH AVENUE S. CONNECTION TO WYNCREST DIV. I

CENTERLINE STA. 30+21.74

NORTH

GRAPHIC SCALE

0 2.5 5 10

1 INCH = 5 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____

DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\21,22-3ADA12072.dwg 6/15/2015 10:19:46 AM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

INTERSECTION PLAN

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

ALLEN A. JOUDY
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
6-17-15

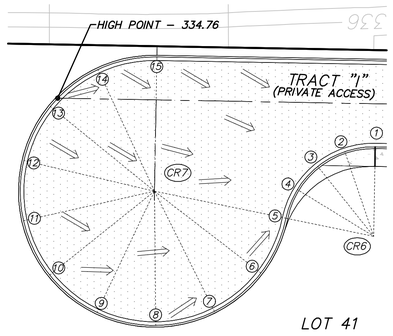
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C21
SHEET: 21 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL

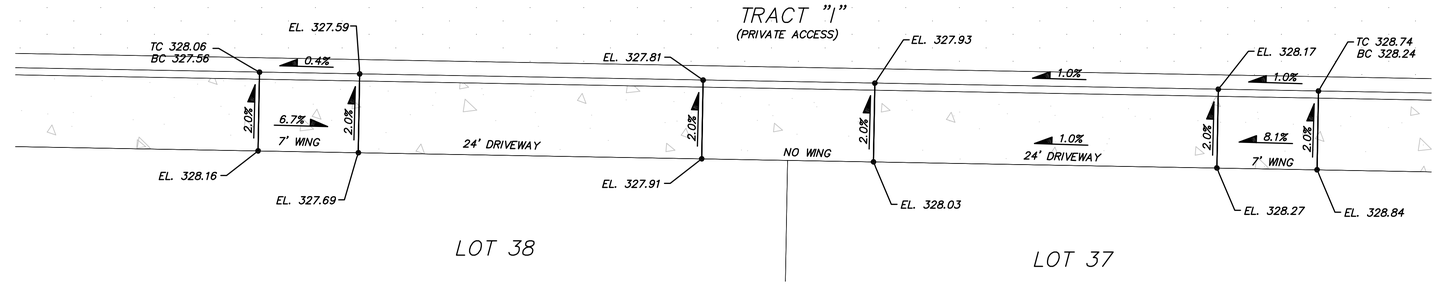


CR–6	R = 25.00' Δ = 79°2'50" L = 34.64'
POINT	FL. ELEV.
1	333.04
2	333.13
3	333.21
4	333.30
5	333.38

CR–7	R = 37.50' Δ = 259°23'49" L = 69.77'
POINT	FL. ELEV.
5	333.38
6	333.55
7	333.72
8	333.89
9	334.05
10	334.22
11	334.39
12	334.56
13	334.73
14	334.90
15	334.72

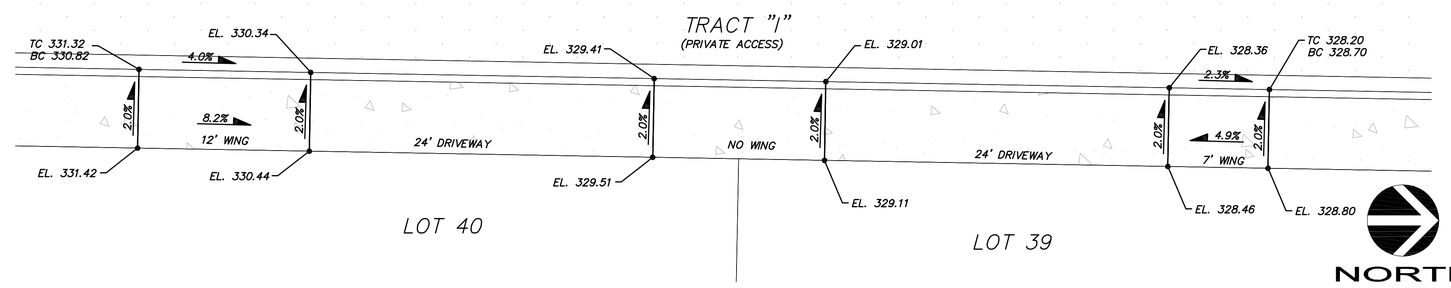
GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

NORTH



DRIVEWAY RAMP DETAILS FOR LOTS 37 AND 38

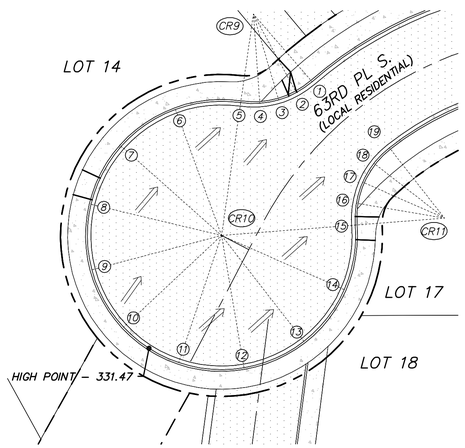
CENTER OF DRIVEWAY (LOT 37) STA. 53+52.13, 17.50' L; CENTER OF DRIVEWAY (LOT 38) STA. 53+16.13, 17.50' L



DRIVEWAY RAMP DETAILS FOR LOTS 39 AND 40

CENTER OF DRIVEWAY (LOT 39) STA. 52+04.79, 17.50' L; CENTER OF DRIVEWAY (LOT 40) STA. 51+68.79, 17.50' L

NORTH
0 2.5 5 10
1 INCH = 5 FT.



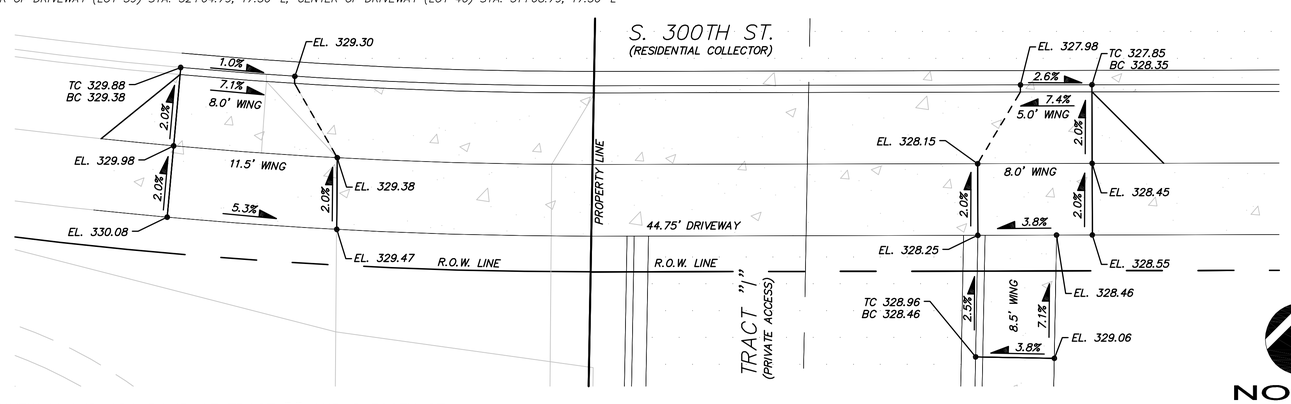
CR–9	R = 25.00' Δ = 49°06'42" L = 21.43'
POINT	FL. ELEV.
1	330.24
2	330.29
3	330.35
4	330.40
5	330.45

CR–10	R = 37.50' Δ = 282°37'40" L = 184.98'
POINT	FL. ELEV.
5	330.45
6	330.64
7	330.82
8	331.01
9	331.19
10	331.38
11	331.37
12	331.15
13	330.93
14	330.71
15	330.48

CR–11	R = 25.00' Δ = 56°20'15" L = 24.58'
POINT	FL. ELEV.
15	330.48
16	330.41
17	330.34
18	330.26
19	330.19

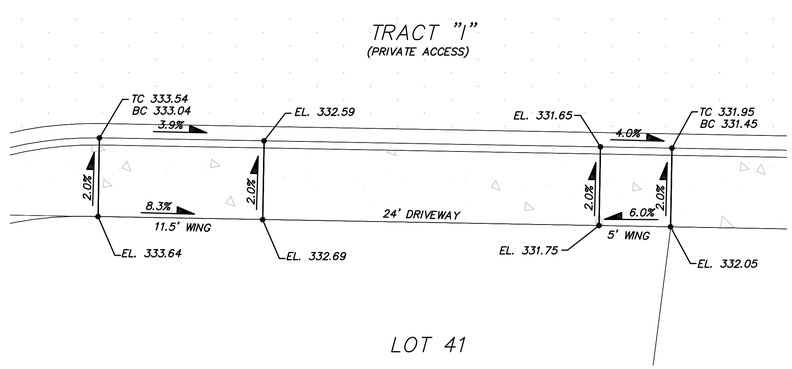
GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

NORTH



DRIVEWAY AND ADA RAMP AT TRACT "I" AND S 300TH ST

NORTH
0 2.5 5 10
1 INCH = 5 FT.



DRIVEWAY RAMP DETAILS FOR LOT 41

CENTER OF DRIVEWAY (LOT 41) STA. 51+11.93, 17.50' L

NORTH
0 2.5 5 10
1 INCH = 5 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14–0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\21,22–3ADA12072.dwg 6/17/2015 4:46:00 PM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

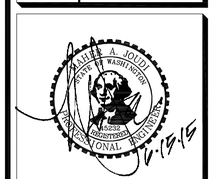
WYNCREST DIVISION II

INTERSECTION PLAN

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471



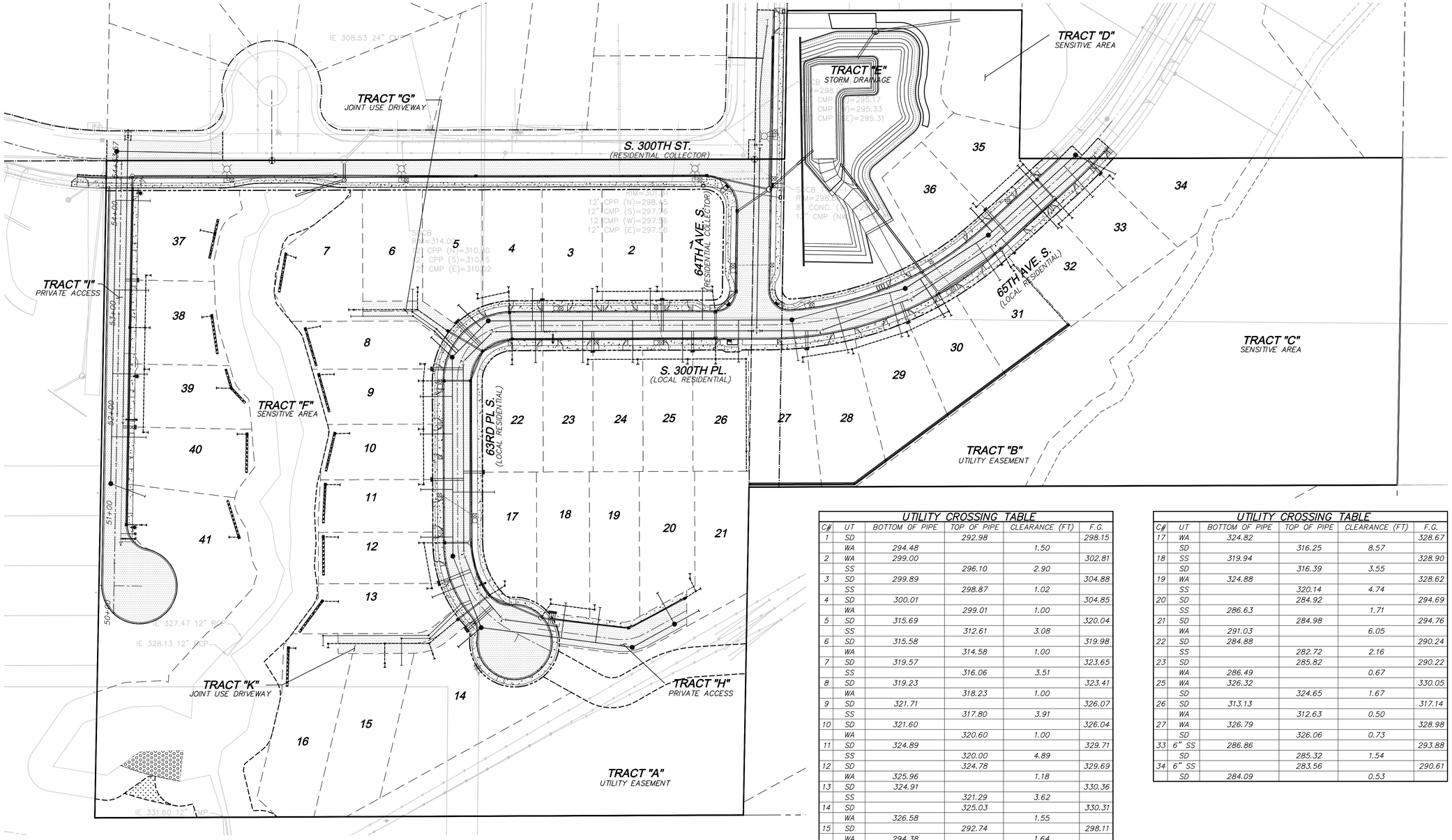
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C22
SHEET: 22 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



UTILITY CROSSING TABLE					
C#	UT	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE (FT)	F.G.
1	SD		292.98		298.15
	WA	294.48		1.50	
2	WA	299.00			302.81
	SS		296.10	2.90	
3	SD	299.89			304.88
	SS		298.87	1.02	
4	SD	300.01			304.85
	WA		299.01	1.00	
5	SD	315.69			320.04
	SS		312.61	3.08	
6	SD	315.58			319.98
	WA		314.58	1.00	
7	SD	319.57			323.65
	SS		316.06	3.51	
8	SD	319.23			323.41
	WA		318.23	1.00	
9	SD	321.71			326.07
	SS		317.80	3.91	
10	SD	321.60			326.04
	WA		320.60	1.00	
11	SD	324.89			329.71
	SS		320.00	4.89	
12	SD		324.78		329.69
	WA	325.96		1.18	
13	SD	324.91			330.36
	SS		321.29	3.62	
14	SD		325.03		330.31
	WA	326.58		1.55	
15	SD		292.74		298.11
	WA	294.38		1.64	
16	SD	309.97			315.62
	SD	311.05		1.08	

NOTE: UTILITY CROSSINGS 24 AND 28–32 HAVE BEEN ELIMINATED.

UTILITY CROSSING TABLE					
C#	UT	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE (FT)	F.G.
17	WA	324.82			328.67
	SD		316.25	8.57	
18	SS	319.94			328.90
	SD		316.39	3.55	
19	WA	324.88			328.62
	SS		320.14	4.74	
20	SD		284.92		294.69
	SS	286.63		1.71	
21	SD		284.98		294.76
	WA	291.03		6.05	
22	SD	284.88			290.24
	SS		282.72	2.16	
23	SD		285.82		290.22
	WA	286.49		0.67	
25	WA	326.32			330.05
	SD		324.65	1.67	
26	SD	313.13			317.14
	WA		312.63	0.50	
27	WA	326.79			328.98
	SD		326.06	0.73	
33	6" SS	286.86			293.88
	SD		285.32	1.54	
34	6" SS		283.56		290.61
	SD	284.09		0.53	

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14–0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\23–3UTL12072.dwg 6/17/2015 4:46:57 PM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

COMPOSITE UTILITY PLAN & CROSSING TABLE

CITY OF AUBURN, WASHINGTON

SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

JAMES A. JOLDY
STATE OF WASHINGTON
NO. 22331
REGISTERED PROFESSIONAL ENGINEER
6-17-15

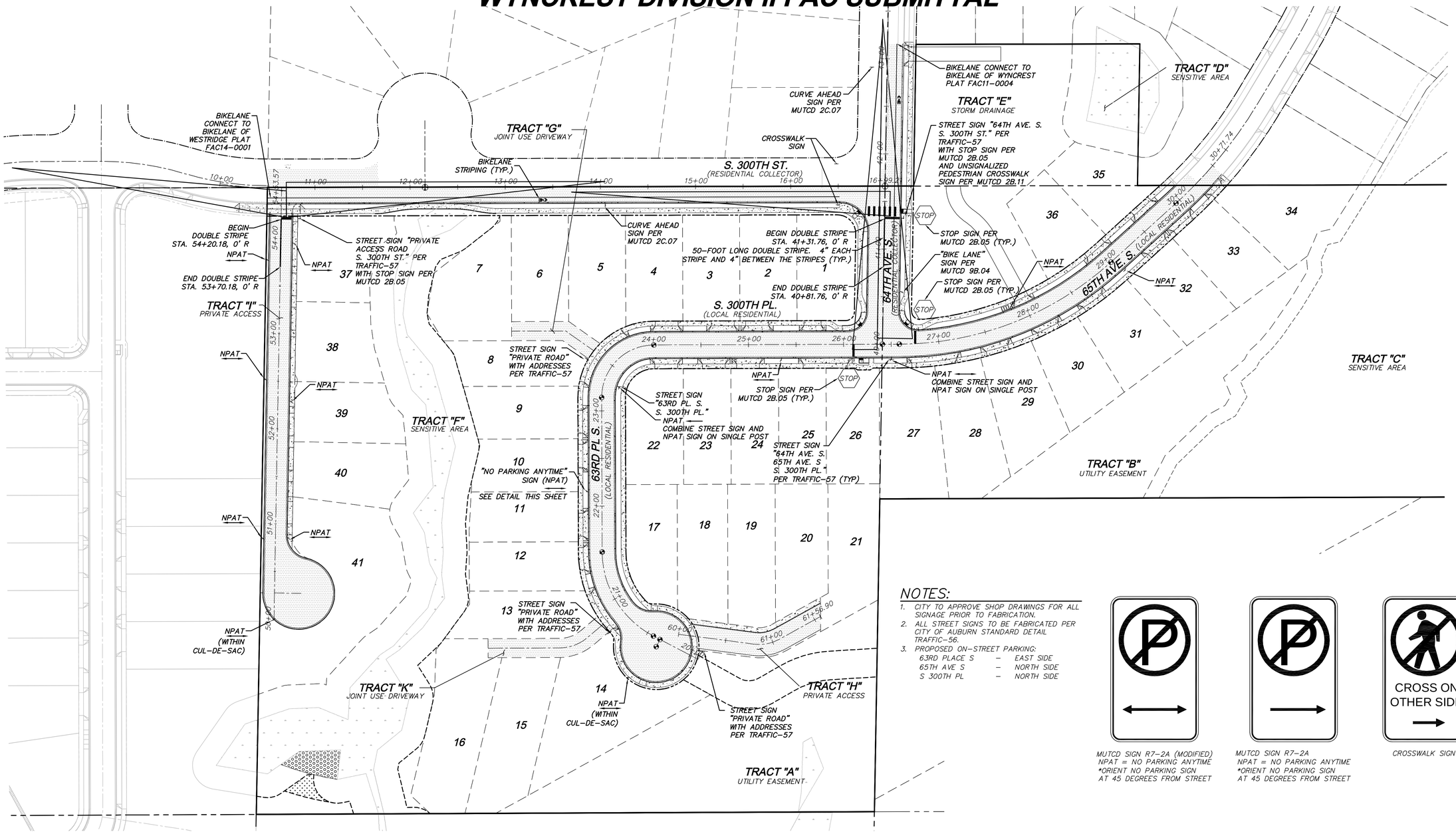
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C23
SHEET: 23 OF 39

A PORTION OF THE SE 1/4 SECTION 02, TOWNSHIP 21 N, RANGE 4 E, W.M.

WYNCREST DIVISION II FAC SUBMITTAL



NOTES:

1. CITY TO APPROVE SHOP DRAWINGS FOR ALL SIGNAGE PRIOR TO FABRICATION.
2. ALL STREET SIGNS TO BE FABRICATED PER CITY OF AUBURN STANDARD DETAIL TRAFFIC-56.
3. PROPOSED ON-STREET PARKING:
   - 63RD PLACE S – EAST SIDE
   - 65TH AVE S – NORTH SIDE
   - S 300TH PL – NORTH SIDE

MUTCD SIGN R7-2A (MODIFIED)
NPAT = NO PARKING ANYTIME
*ORIENT NO PARKING SIGN AT 45 DEGREES FROM STREET

MUTCD SIGN R7-2A
NPAT = NO PARKING ANYTIME
*ORIENT NO PARKING SIGN AT 45 DEGREES FROM STREET

CROSSWALK SIGN

SIGN SCHEDULE

STATION	TYPE	SIGN FACE DIRECTION	ARROW DIRECTION	STREET NAME	BLOCK NO.
20+03.58, 3.00' RT	STREET SIGN	EAST	LEFT	PRIVATE ROAD	
		WEST	RIGHT	PRIVATE ROAD	
20+45.28, 51.25' LT	NPAT	NORTH			
20+77.80, 26.00' LT	STREET SIGN	NORTHWEST	LEFT	PRIVATE ROAD	
		SOUTHEAST	RIGHT	PRIVATE ROAD	
22+15.20, 17.00' LT	NPAT	NORTH			
23+30.30, 17.00' RT	STREET SIGN	EAST	RIGHT	63RD PL. S.	30000
		WEST	LEFT	63RD PL. S.	30000
		NORTH	LEFT	S. 300TH PL.	6300
		SOUTH	RIGHT	S. 300TH PL.	6300
23+30.30, 17.00' RT	NPAT	SOUTHWEST	LEFT		
23+42.85, 26.17' LT	STREET SIGN	NORTHEAST	LEFT	PRIVATE ROAD	
		SOUTHWEST	RIGHT	PRIVATE ROAD	
25+34.61, 17.00' RT	NPAT	WEST			

STATION	TYPE	SIGN FACE DIRECTION	ARROW DIRECTION	STREET NAME	BLOCK NO.
26+50.13, 17.00' RT	STREET SIGN	NORTH	RIGHT	64TH AVE. S.	30000
		WEST	LEFT	S. 300TH PL.	6400
		EAST	RIGHT	S. 300TH PL.	6400
		NORTH	LEFT	65TH AVE. S.	30000
26+50.13, 17.00' RT	NPAT	WEST			
27+85.00, 17.00' LT	NPAT	SOUTHEAST			
29+08.00, 17.00' RT	NPAT	NORTHWEST			
50+00.00, 1.50' LT	NPAT	NORTHWEST			
50+85.00, 14.00' LT	NPAT	NORTHEAST			
52+50.00, 14.00' LT	NPAT	NORTHEAST			
53+75.00, 14.00' LT	NPAT	NORTHEAST			
50+85.00, 13.00' RT	NPAT	SOUTHWEST			
52+25.00, 13.00' RT	NPAT	SOUTHWEST			
53+55.00, 13.00' RT	NPAT	SOUTHWEST			

STATION	TYPE	SIGN FACE DIRECTION	ARROW DIRECTION	STREET NAME	BLOCK NO.
54+21.00, 20.00' RT	STREET SIGN	EAST	RIGHT	PRIVATE ACCESS ROAD	30000
		WEST	LEFT	PRIVATE ACCESS ROAD	30000
		SOUTH	RIGHT	S. 300TH ST.	6200
		NORTH	LEFT	S. 300TH ST.	6200
41+32.69, 20.00' RT	STREET SIGN	EAST	RIGHT	64TH AVE. S.	30000
		WEST	LEFT	64TH AVE. S.	30000
		SOUTH	RIGHT	S. 300TH ST.	6400
		NORTH	LEFT	S. 300TH ST.	6400
41+35.41, 32.00' LT	CROSSWALK	WEST			
16+50.00, 24.00' LT	CROSSWALK	SOUTH	RIGHT		
16+50.00, 20.00' RT	CROSSWALK	NORTH	LEFT		

NORTH

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FT.

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: FAC14-0014

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

APPROVED BY: _____
DATE APPROVED: _____

R:\2012\0\12072\3\Drawings\Plots\Engineering\24-3STR12072.dwg 6/17/2015 4:47:29 PM PDT

COPYRIGHT © 2014, D.R. STRONG CONSULTING ENGINEERS INC.

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WYNCREST DIVISION II

STRIPING AND SIGNAGE PLAN

CITY OF AUBURN, WASHINGTON

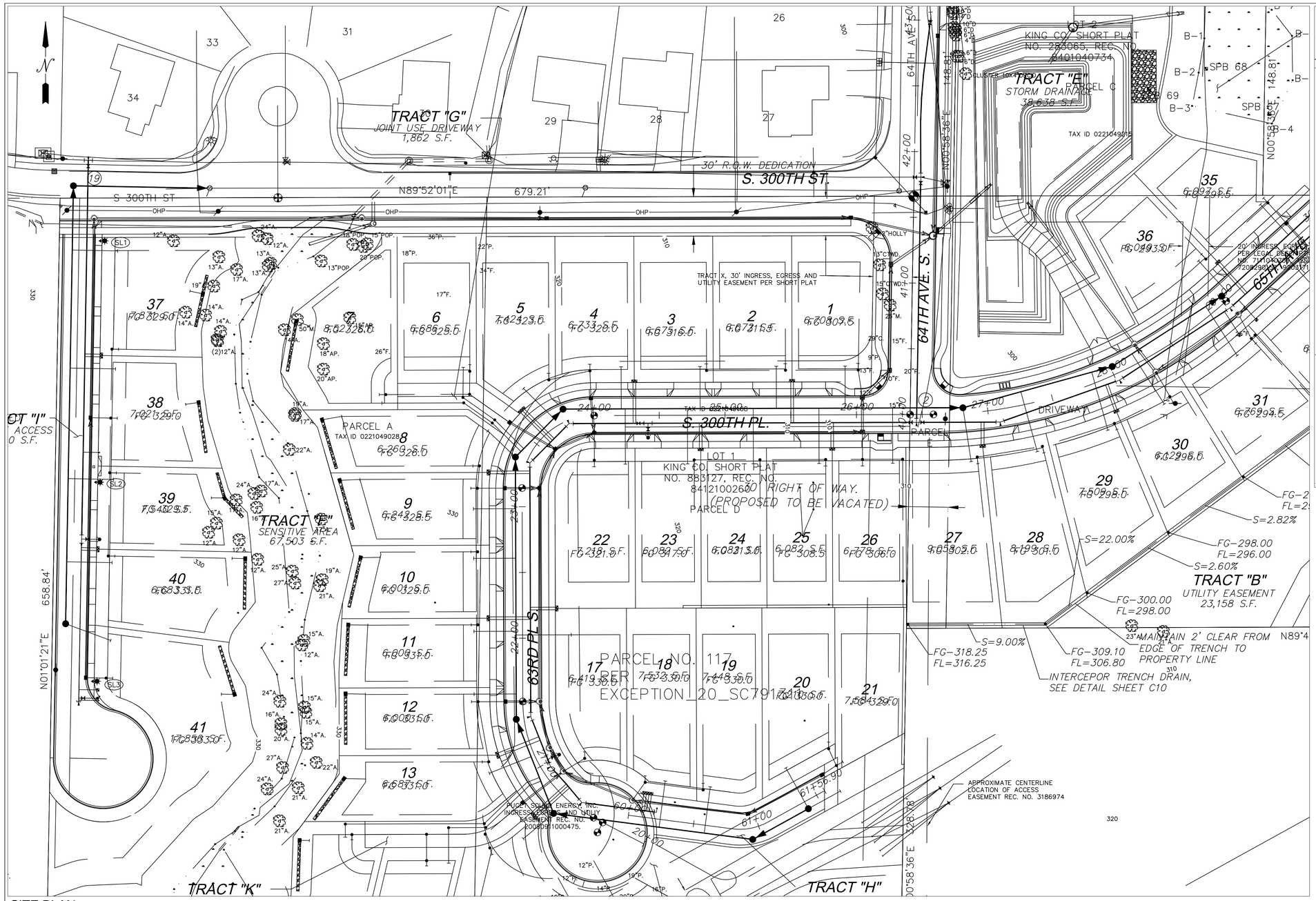
SCHNEIDER HOMES, INC.

6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WASHINGTON 98188
(206) 248-2471

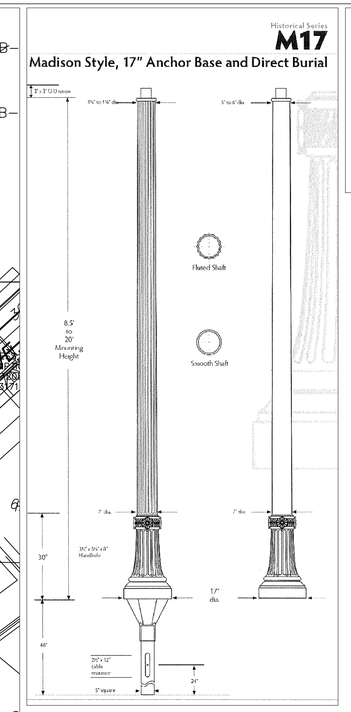
DATE	REVISION	APR
02.27.15	CITY COMMENTS	MAJ
06.15.15	CITY COMMENTS	MAJ

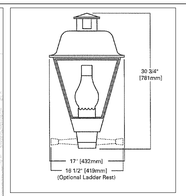
DRAFTED BY: YLP
DESIGNED BY: YLP
PROJECT ENGINEER: MAJ
DATE: 09.11.14
PROJECT NO.: 12072

DRAWING: C24
SHEET: 24 OF 39



SITE PLAN





STREET LIGHT TABLE

SITE #	STATION OFFSET	POLE GRID #	POLE INTOLIGHT TAG #	POLE TYPE	POLE MTG HT.	LUMINAIRE WATTS	LUMINAIRE STYLE	TUBE TUBE LENGTH	TUBE TUBE DIAMETER
SL1		XXXXXX XXXXXX		15' SMOOTH BLK MADISON BASE	16.5'	100W	HPS BLK DAYFORM	TBD	TBD
SL2		XXXXXX XXXXXX		15' SMOOTH BLK MADISON BASE	16.5'	100W	HPS BLK DAYFORM	TBD	TBD
SL3		XXXXXX XXXXXX		15' SMOOTH BLK MADISON BASE	16.5'	100W	HPS BLK DAYFORM	TBD	TBD

Vicinity Map
N/A

N/A / N/A

Owner / Developer Contact Info
N/A
N/A
N/A
ATTN: N/A
N/A office

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

REAL ESTATE/EASEMENT	PERMIT
N/A	N/A

REV#	DATE	BY	DESCRIPTION
3			
2			
1			

COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR
N/A	N/A	N/A	N/A
1/4 SEC	OP MAP		PLAT MAP
N/A	N/A		N/A
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO
N/A	N/A	N/A	N/A

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	Danielle Troupe	425-456-2526	N/A
ENGR - POWER	Natalia Medina	425-301-9193	
ENGR - GAS	N/A	N/A	N/A
DRAWN BY	Natalia Medina	N/A	5/28/15
CHECKED BY			
APPROVED BY			
FOREMAN #1			
FOREMAN #2			
MAPPING			

JOINT FACILITIES ARRANGEMENTS

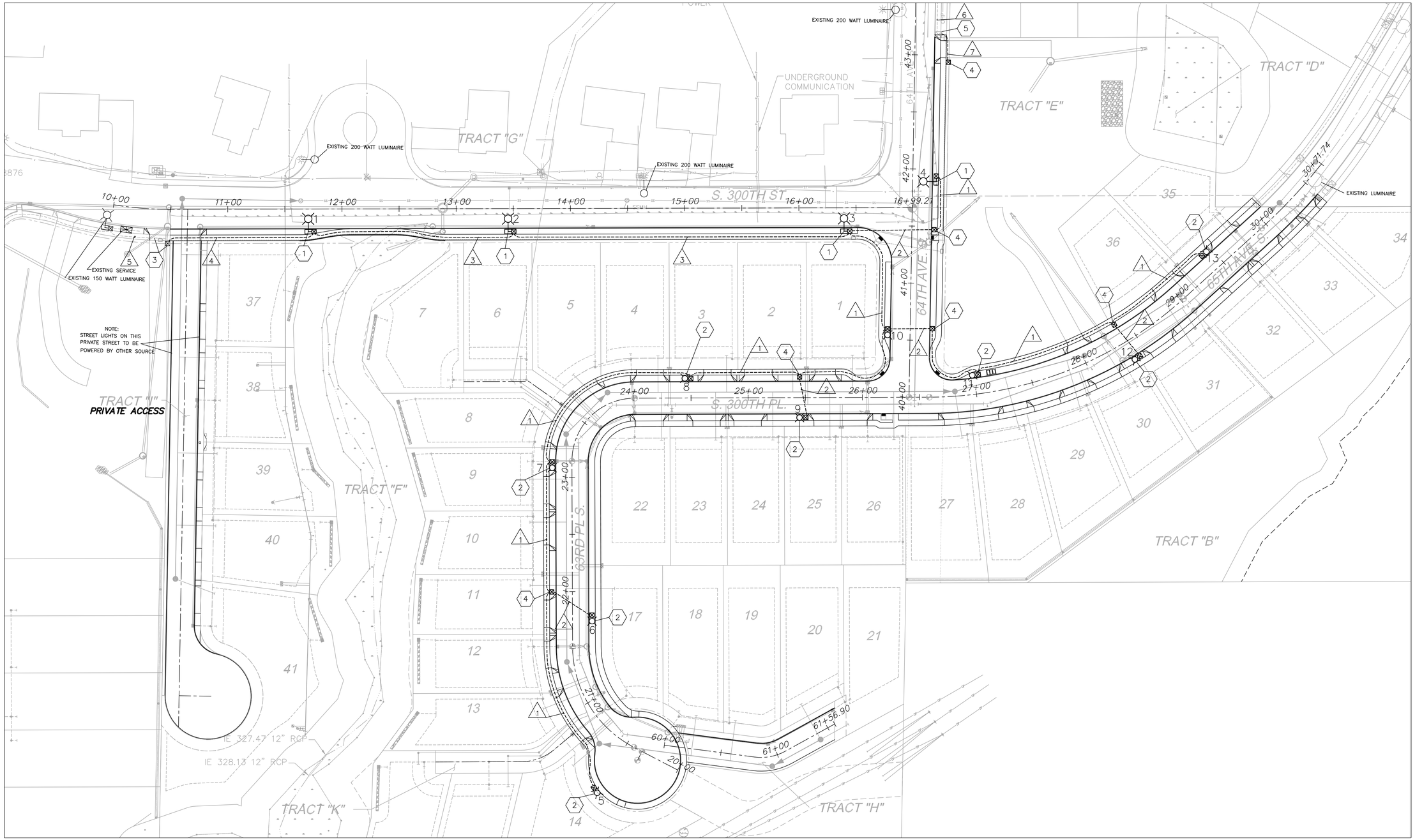
UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY

WYNCREST DIV II
N/A
N/A

DESIGNED BY INTOLIGHT

INCIDENT	MAOP
N/A	N/A
Gas Order	Elect Order
N/A	N/A
SCALE	PAGE
1"=40'	25 of 39



LEGEND

- LUMINAIRE, ARM AND ALUMINUM DAVIT STYLE POLE
- ORNAMENTAL POLE AND LUMINAIRE
- CONCRETE PAD LIGHT BASE AND TYPE I LOCKING JUNCTION BOX PER STANDARD DETAIL TRAFFIC-50
- PVC CONDUIT (SEE WIRING SCHEDULE)
- TYPE I LOCKING JUNCTION BOX PER STANDARD DETAIL TRAFFIC-50
- EXISTING SERVICE CABINET
- WIRING NOTE
- CONSTRUCTION NOTE

SEE SHEET 2 FOR NOTES AND SCHEDULES

NORTH

40 0 40 80
scale feet

TraffEx
NORTHWEST TRAFFIC EXPERTS
11410 NE 124th St., #590, Kirkland, WA 98034
Phone: 425.522.4118 Fax: 425.522.4311

Call before you Dig.
811
UNDERGROUND SERVICE (USA)

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

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

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL; AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BEFORE YOU DIG: 1-800-424-5555.

REV. NO.	DESCRIPTION	BY	CHK	DATE
4	ADD AERATOR PUMP CIRCUIT NOTE 5	VJG	LDH	6/11/15
3	REVISE PER NEW BASE PLAN	VJG	LDH	6/1/15
2	REVISE PER COMMENTS AND NEW BASE PLAN	VJG	LDH	12/22/14
1	MOVE LUMINS. 12 AND 13 TO AVOID CONFLICTS	VJG	LDH	8/29/14

DESIGNED BY VJG
DRAWN BY VJG
CHECKED BY LDH

OWNER: SCHNEIDER HOMES, INC.
PROJECT: WYNCREST DIVISION II
SHEET CONTENT: ILLUMINATION PLAN

DATE 6-11-15
JOB NO. AUBURN
DWG NO. IL1

CONSTRUCTION NOTES

1. INSTALL CONCRETE PAD, FOUNDATION, TYPE 1 JUNCTION BOX, DAVIT–STYLE LUMINAIRE STANDARD AND FIXTURE PER CITY OF AUBURN STANDARD DETAILS TRAFFIC–49 AND 50.
2. INSTALL FOUNDATION, TYPE 1 JUNCTION BOX, ORNAMENTAL STREET LIGHT STANDARD AND FIXTURE PER CITY OF AUBURN STANDARD DETAILS TRAFFIC–50 AND 62.
3. INSTALL NEW CONDUIT AND CONDUCTORS AND ROUTE INTO EXISTING JUNCTION BOX. PULL NEW CONDUCTORS FROM EXISTING JUNCTION BOX THROUGH EXISTING CONDUIT TO EXISTING ELECTRICAL SERVICE. CONNECT NEW CONDUCTORS TO EXISTING SERVICE.
4. INSTALL TYPE I JUNCTION BOX PER CITY OF AUBURN STANDARD DETAIL TRAFFIC 50.
5. PULL NEW CONDUCTORS FOR NEW AERATOR PUMP CIRCUIT THROUGH EXISTING CONDUIT TO EXISTING JUNCTION BOX. CONNECT TO NEW CIRCUIT FOR AERATOR PUMP IN EXISTING ELECTRIC SERVICE LOCATED ON S. 299TH ST., STA. 20+38.2, 18' LT,

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF AUBURN CONSTRUCTION STANDARDS, THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (CURRENT EDITION), AND THE WSDOT STANDARD PLANS.

LUMINAIRE SCHEDULE

LUM. NO.	CIRCUIT NO.	LOCATION	OFFSET (FEET)	LAMP WATTAGE	MAST ARM (FEET)	MOUNTING HGT. (FT.)	POLE TYPE
1	A	S 300TH ST 11+70	21.0' RT	150	6'	30'	DAVIT
2	A	S 300TH ST 13+45	21.0' RT	150	6'	30'	DAVIT
3	A	S 300TH ST 16+39	21.0' RT	150	6'	30'	DAVIT
4	A	64TH AVE S 41+89	21.0' RT	150	6'	30'	DAVIT
5	B	63RD PL S 20+50	51.0' LT	100	NA	12'	ORNAMENTAL
6	B	63RD PL S 21+74	17.0' RT	100	NA	12'	ORNAMENTAL
7	B	63RD PL S 23+14	17.0' LT	100	NA	12'	ORNAMENTAL
8	B	S 300TH PL 24+45	17.0' LT	100	NA	12'	ORNAMENTAL
9	B	S 300TH PL 25+45	17.0' RT	100	NA	12'	ORNAMENTAL
10	B	64TH AVE S 40+54	20.0' LT	100	NA	12'	ORNAMENTAL
11	B	S 300TH PL 26+98	17.0' LT	100	NA	12'	ORNAMENTAL
12	B	65TH AVE S 28+38	17.0' RT	100	NA	12'	ORNAMENTAL
13	B	65TH AVE S 29+45	17.0' LT	100	NA	12'	ORNAMENTAL

WIRING SCHEDULE

RUN NO.	CONDUIT	CONDUCTORS	REMARKS
1	2" SCHEDULE 40 PVC	2–#8,1–#8 BARE	
2	2" SCHEDULE 80 PVC	2–#8,1–#8 BARE	
3	2" SCHEDULE 40 PVC	4–#8,1–#8 BARE	
4	2" SCHEDULE 80 PVC	4–#8,1–#8 BARE	
5	EXIST. 2" SCHEDULE 80 PVC	4–#8,1–#8 BARE	PULL CONDUCTORS THRU EXIST. CONDUIT
6	EXIST. 2" SCHEDULE 40 PVC	AERATOR PUMP CONDUCTORS	PULL CONDUCTORS THRU EXIST. CONDUIT
7	2" SCHEDULE 80 PVC	AERATOR PUMP CONDUCTORS	

TraffEx
NORTHWEST TRAFFIC EXPERTS
11410 NE 124th St., #590, Kirkland, WA 98034
Phone: 425.522.4118 Fax: 425.522.4311

Call before you Dig.
811
UNDERGROUND SERVICE (USA)

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

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

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL; AND HORIZONTAL LOCATION OF ALL EXISTING UNDER–GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 1–800–424–5555.

REV. NO.	DESCRIPTION	BY	CHK	DATE
4	ADD AERATOR PUMP CIRCUIT NOTE 5	VJG	LDH	6/11/15
3	REVISE PER NEW BASE PLAN	VJG	LDH	6/1/15
2	REVISE PER COMMENTS AND NEW BASE PLAN	VJG	LDH	12/22/14
1	MOVE LUMINS. 12 AND 13 TO AVOID CONFLICTS	VJG	LDH	8/29/14

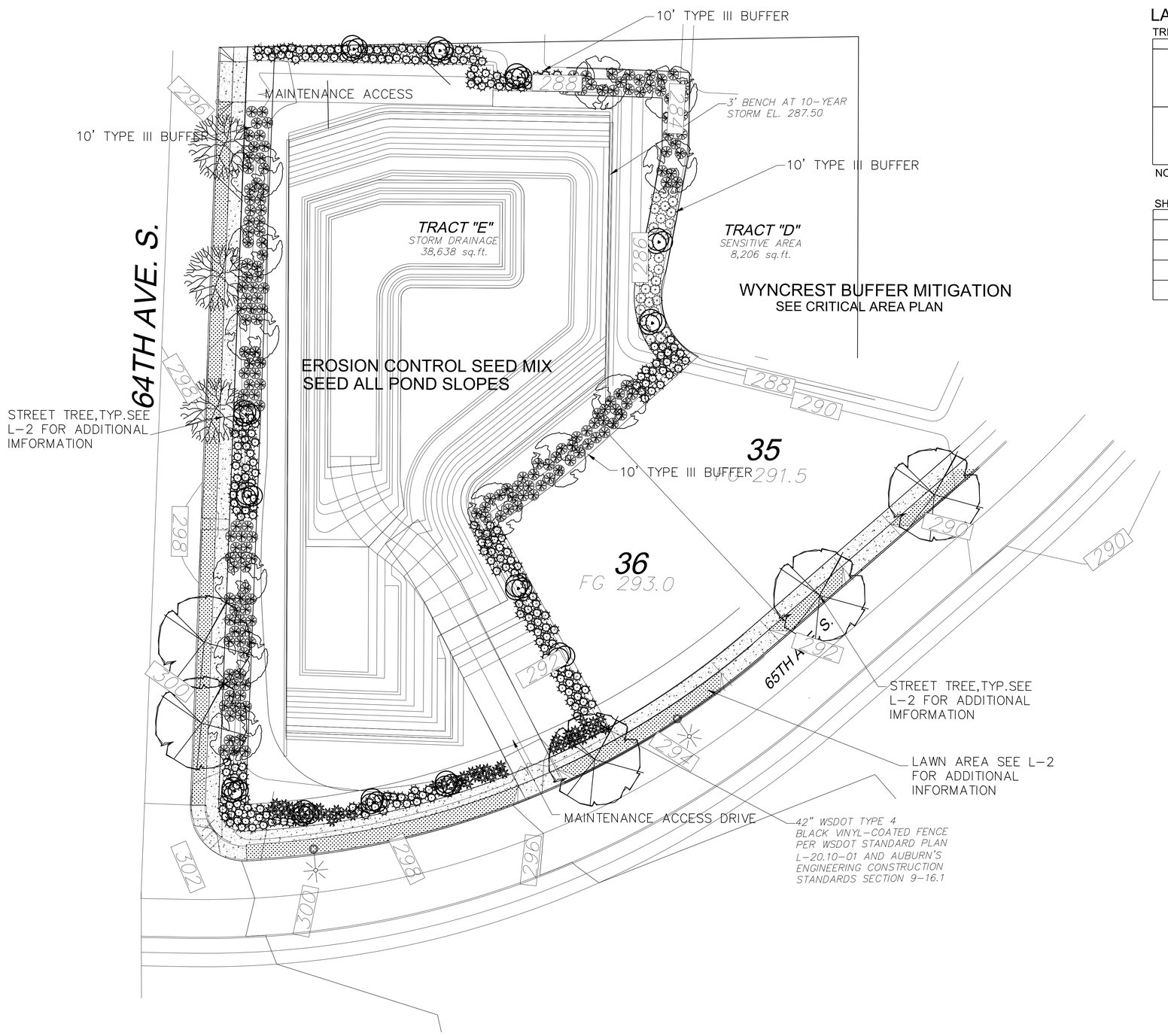
DESIGNED BY VJG
DRAWN BY VJG
CHECKED BY LDH

OWNER: SCHNEIDER HOMES, INC.
PROJECT: WYNCREST DIVISION II
SHEET CONTENT: ILLUMINATION PLAN

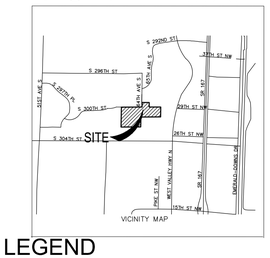
DATE 6–11–15
JOB NO. AUBURN
DWG NO. IL2

PORTION OF THE SE 1/4 SECTION 02 TOWNSHIP 21 N. RANGE 4 E W.M.

WYNCREST II PLAT



VICINITY MAP



LANDSCAPE DETENTION POND PLANT LEGEND

TREES

QTY	SYMBOL	COMMON NAME	BOTANICAL NAME	PLANT SIZE	SPACING	COMMENTS
12		WESTERN RED CEDAR	THUJA PLICATA	6' MIN	30' SPACING	FULL, NURSERY GROWN UN-CUT LEADER
13		VINE MAPLE	ACER CIRCINATUM	6' MIN MULTI -STEM	30' SPACING	3 BRANCH MIN., NURSERY GROWN, UN-CUT LEADER

NOTE: STREET TREE

SHRUBS

QTY	SYMBOL	COMMON NAME	BOTANICAL NAME	PLANT SIZE & SPACING	COMMENTS
31		NOOTKA ROSE	ROSA NUTKANA	24" 4' O.C. SPACING	FULL & BUSHY
176		OCEAN SPRAY	HOLIDISCUS DISCOLOR	24" 4' O.C. SPACING	FULL & BUSHY
62		DOGWOOD, REDOSIER	CORNUS SERICEA	24" 4' O.C. SPACING	FULL & BUSHY
239		OREGON GRAPE	MAHONIA AQUIFOLIUM	24" 4' O.C. SPACING	3 STEM MIN. FULL AND BUSHY

EROSION CONTROL SEED MIX.

WEIGHT	PURITY	GERMINATION	COMMON NAME
40%	98	90	CHEWINGS OR RED FESCUE (FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA)
40%	98	90	ANNUAL OR PERENNIAL RYE (LOLIUM MULTIFLORUM OR LOLIUM PERENNE)
10%	92	85	REDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)
10%	98	90	WHITE DUTCH CLOVER (TRIFOLIUM REPENS)

NOTE: SEED TO BE APPLIED AT RATE OF 120LBS. PER ACRE

1"=20'

N

CALL 48 HOURS BEFORE YOU DIG 811

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY_____ DATE _____

PROJECT REF: _____

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

APPROVED BY: _____
DATE APPROVED: _____

PROJECT REF: _____

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

APPROVED BY:
DATE APPROVED:

REVISIONS

LANDSCAPE PROFESSIONALS
Daniel G.Richter
land-pro@q.com

SHEET DESCRIPTION: LANDSCAPE DETENTION POND

PROJECT: WYNCREST II
PORTION OF THE SE 1/4 SECTION 02
TOWNSHIP 21 N. RANGE 4 E W.M.

DATE: 06/04/15

DRAWN BY: DGR

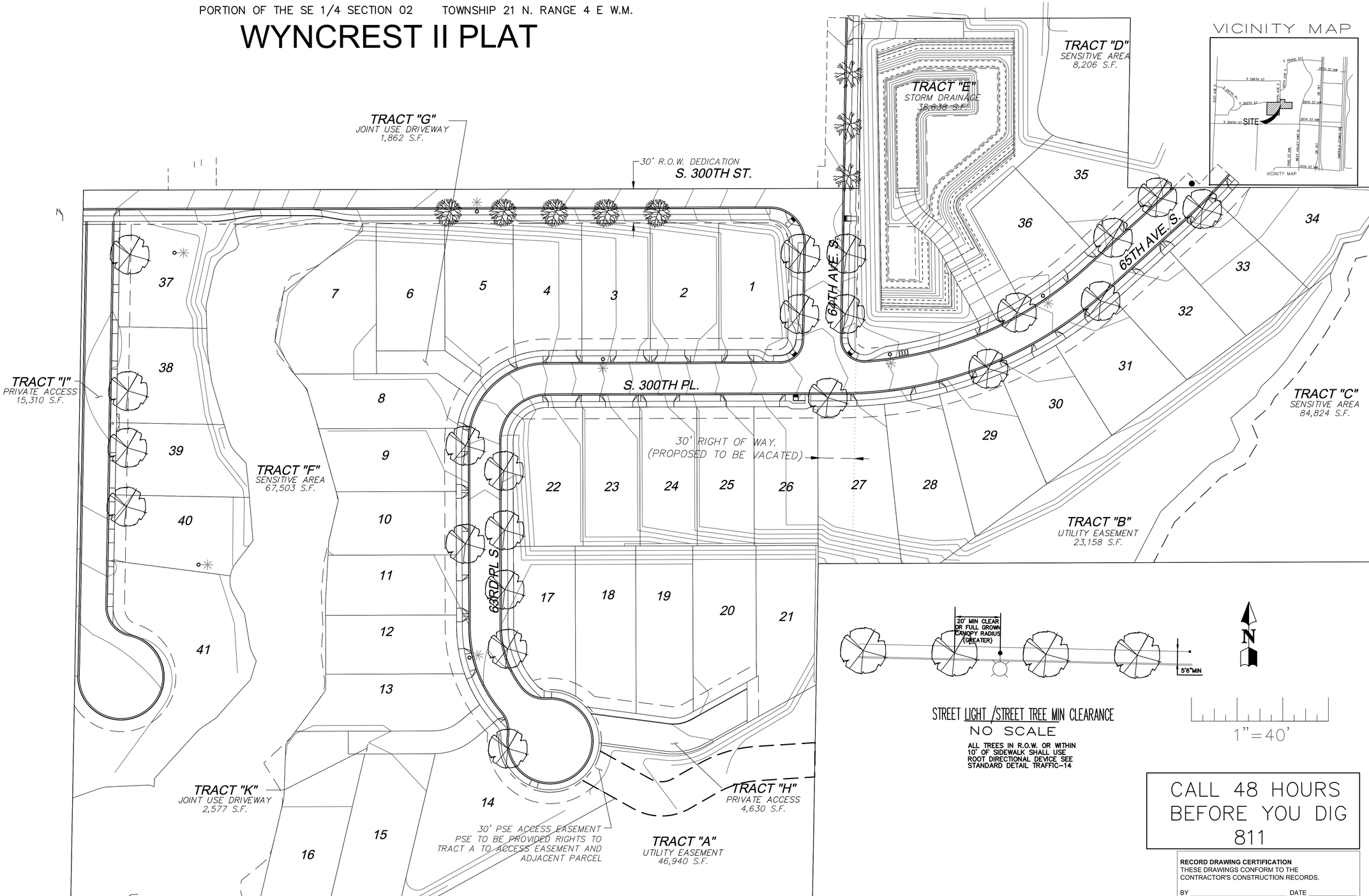
CHECKED BY:

1"=20'

SHEET: L-1 OF 3
P-28 OF 39

PORTION OF THE SE 1/4 SECTION 02 TOWNSHIP 21 N. RANGE 4 E W.M.

WYNCREST II PLAT



STREET LIGHT /STREET TREE MIN CLEARANCE
NO SCALE

ALL TREES IN R.O.W. OR WITHIN 10' OF SIDEWALK SHALL USE ROOT DIRECTIONAL DEVICE SEE STANDARD DETAIL TRAFFIC-14

N

1"=40'

CALL 48 HOURS BEFORE YOU DIG 811

STREET TREEE PLANT LEGEND

QTY.	SYMBOL	SIZE	COMMON/BOTANICAL NAME	SPACING	COMMENTS
3		2" CAL.	PRUNUS X YEDOENSIS FLOWERING CHERRY 'AKEBONO'	CANOPY 25' 45 FEET O.C. 5'-6' MIN PLANTER STRIP	BEST PICK FOR REGION GOOD POWERLINE TREE, ROUND CANOPY MOD.WATER SUN
5		2" CAL.	FRAXINUS OXYCARPA RAYWOOD ASH "RAYWOOD"	CANOPY 30' 45 FEET O.C. 5'-6' MIN PLANTER STRIP	OVAL CANOPY, LOW H^2O SUN, STAKE (1) ONE GROWING SEASON, NURSERY GROWN, BRANCHED @ 6FT.
22		2" CAL.	TILLIA AMERICANA LINDEN 'REDMOND'	CANOPY 15' 53' FEET O.C. 5-6' PLANTER STRIP	PYRAMID CANOPY, MOD H^2O SUN PART SUN, STAKE (1) ONE GROWING SEASON, NURSERY GROWN, BRANCHED @ 6FT.
10,672 SQ.FT.			LAWN	PLANTER STRIPS	COMMERCIAL SOD

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

BY _____ DATE _____

TITLE/POSTITION _____

CONFIRMED BY CITY_____ DATE _____

PROJECT REF: _____

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

APPROVED BY: _____
DATE APPROVED: _____

PROJECT REF: _____

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

APPROVED BY: _____
DATE APPROVED: _____

REVISIONS

Daniel G.Richter
land-pro@q.com

SHEET DESCRIPTION:
LANDSCAPE
STREET TREE PLAN

PROJECT:
WYNCREST II
PORTION OF THE SE 1/4 SECTION 02
TOWNSHIP 21 N. RANGE 4 E W.M.

DATE: 06/04/15

DRAWN BY: DGR

CHECKED BY:

SCALE: 1"=40'

SHEET: L-2 OF 3
P-29 OF 39

PORTION OF THE SE 1/4 SECTION 02 TOWNSHIP 21 N. RANGE 4 E W.M.

WYNCREST II PLAT

LANDSCAPE PLANTING NOTES:

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE – DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO NORTHERN LIGHTS ANALYTICAL & CONSULTING INC. RAVENSDALE WA, TEL. 253-653-5770 OR, EQUIVALENT TESTING LABORATORY, FOR TEST #A05-2. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULITNG FROM CONTAMINATED OFF SITE SOURCES.
B) TOPSOIL TO CONSIST OF WINTER MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC. WINTER MIX TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT. AT MINIMUM, TOPSOIL PRODUCTS BROUGHT ON SITE TO CONTAIN AMENDMENTS AS LISTED IN "C".
C) TOPSOIL TO INCLUDE THE FOLLOWING AMENDMENTS AS NECESSARY:
THE FOLLOWING AMOUNT PER 1,000 SQUARE FEET:
1. 6-CUBIC YARDS ORGANIC COMPOST. COMPOST TO BE FREE OR NON-FARM ANIMAL SOURCES, NOR TO BE FROM SOURCES CONTAINING REDWOOD OF CEDAR PRODUCTS.
2. 30-POUNDS NITROFORM (38-0-0)
3. 5-POUNDS AMMONIUM SULFATE
4. 40-POUNDS CALCIUM CARBONATE LIMESTONE
5. 40-POUNDS DOLOMITE LIMESTONE
6. 5-OUNES BORON (AS BORAX)
ALL AMENDMENTS TO BE THOROUGHLY MIXED PRIOR TO INCORPORATION INTO TOPSOIL.

D) PLANTING BACKFILL FOR ALL TREES, SHRUBS, AND GROUNDCOVERS:
1. 0.6-CUBIC YARDS PER VOLUME TOPSOIL
2. 0.4-CUBIC YARDS ORGANIC COMPOST.
3. 3-POUNDS NITROFORM (38-0-0)
4. 1-POUNDS AMMONIUM SULFATE
5. 2-POUNDS CALCIUM CARBONATE LIMESTONE
6. 2-POUNDS DOLOMITE LIMESTONE
E) TOPSOIL PREPARATION AND INSTALLATION:
1. VERIFY SUBGRADES TO -7 INCHES IN LANDSCAPE AREAS AND -18/24 INCHES IN PARKING LOT ISLANDS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES,
TOPSOIL, AMENDMENTS, AND MULCH.
2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
6. PARKING LOT PLANTER ISLANDS TO BE OVER EXCAVATED BY BACKHOE. REMOVE PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.
F) TOPSOIL PLACEMENT:
1. PROVIDE A TOTAL FINISH COURSE OF 4 INCHES OF TOPSOIL FOR LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
2. IN ALL LANDSCAPE AREAS, PLACE 2 INCHES (6 INCHES IN PARKING LOT ISLANDS) OF TOPSOIL MIX WITH AMENDMENTS OVER THE PREPARED SUB-GRADE AND MIX THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES IN LANDSCAPE AREAS (12 INCHES IN PARKING LOT ISLANDS). PLACE AN ADDITIONAL 2 INCH LIFT OF TOPSOIL IN ALL LANDSCAPE AREAS AND A MINIMUM 12 INCH LIFT IN ALL PARKING LOT ISLANDS, FOR THE FINAL TOPSOIL DEPTH OF 4 INCHES IN LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

BARK MULCH (TOPDRESSING):
ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), I.E., "FINE," HEMLOCK/FIR BARK.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

LAWN:
COMMERCIAL SEED AS NOTED ON PLAN.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

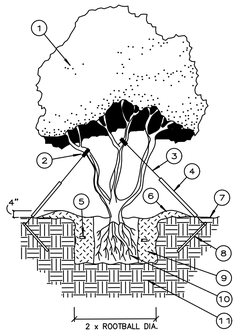
GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 2-INCH DEPTH.

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

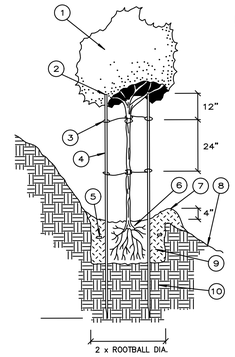
PLANTING MAINTENANCE:
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION AND PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED. PLANTING AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.



TREE GUYING

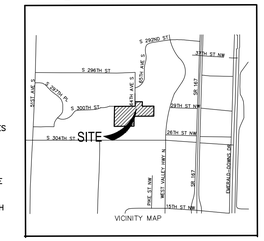
LEGEND
1. TREE PER PLAN
2. 1/2" DIA. BLACK RUBBER HOSE WHERE WIRE CONNECTS TO TREE
3. GALVANIZED WIRE (NO SPLICES)
3 GUY SETS MINIMUM PER TREE
12 GA. WIRE MINIMUM FOR 24"-36" BOX
10 GA. WIRE MINIMUM FOR 42" + BOX
4. 1/2" DIA. x 36" LONG WHITE PVC SLEEVE 1 PER GUY WIRE
5. 7 GRAM PLANT TABLETS
24" BOX = 12, 30" BOX = 15
36" BOX = 18, 42" BOX = 21
48" BOX = 24, 54" BOX = 27
60" BOX = 30, 72" BOX = 33
6. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO HYDROSEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
7. FINISH GRADE
8. ANCHOR STAKES (2x2x30" REDWOOD OR 1" DIA. x 30" GALVANIZED PIPE)
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE
11. UNDISTURBED NATIVE SOIL

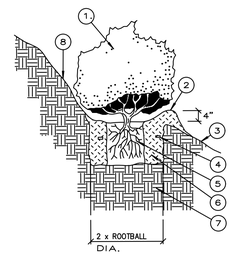


LEGEND
1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS
5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL
11. CUT INTO SLOPE TO CREATE A LEVEL BASIN

TREE PLANTING – SLOPE

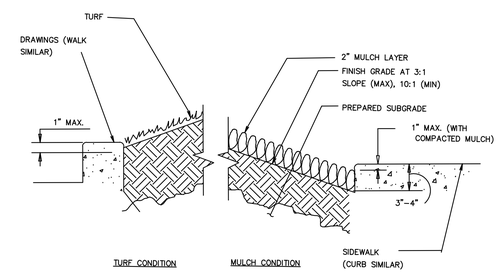
VICINITY MAP



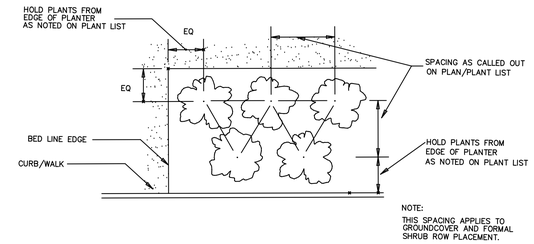


LEGEND
1. TREE (PER PLAN)
2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. 7 GRAM PLANT TABLETS
1 GAL = 3, 5 GAL = 6
15 GAL = 9, 24 GAL = 12
5. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
6. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
7. UNDISTURBED NATIVE SOIL
8. CUT INTO SLOPE TO CREATE LEVEL BASIN

SHRUB PLANTING – SLOPE



PLANTER SECTION DETAIL
NOT TO SCALE



PLANT MATERIAL SPACING DETAIL
NOT TO SCALE

LANDSCAPE NARRATIVE:
THE INTENT OF LANDSCAPE DESIGN WILL TO 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 AN 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.

CALL 48 HOURS BEFORE YOU DIG 811

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

PROJECT REF: _____
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S PLANNING DEPARTMENT REQUIREMENTS.
APPROVED BY: _____
DATE APPROVED: _____

PROJECT REF: _____
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.
APPROVED BY:
DATE APPROVED:

REVISIONS

LANDSCAPE PROFESSIONALS

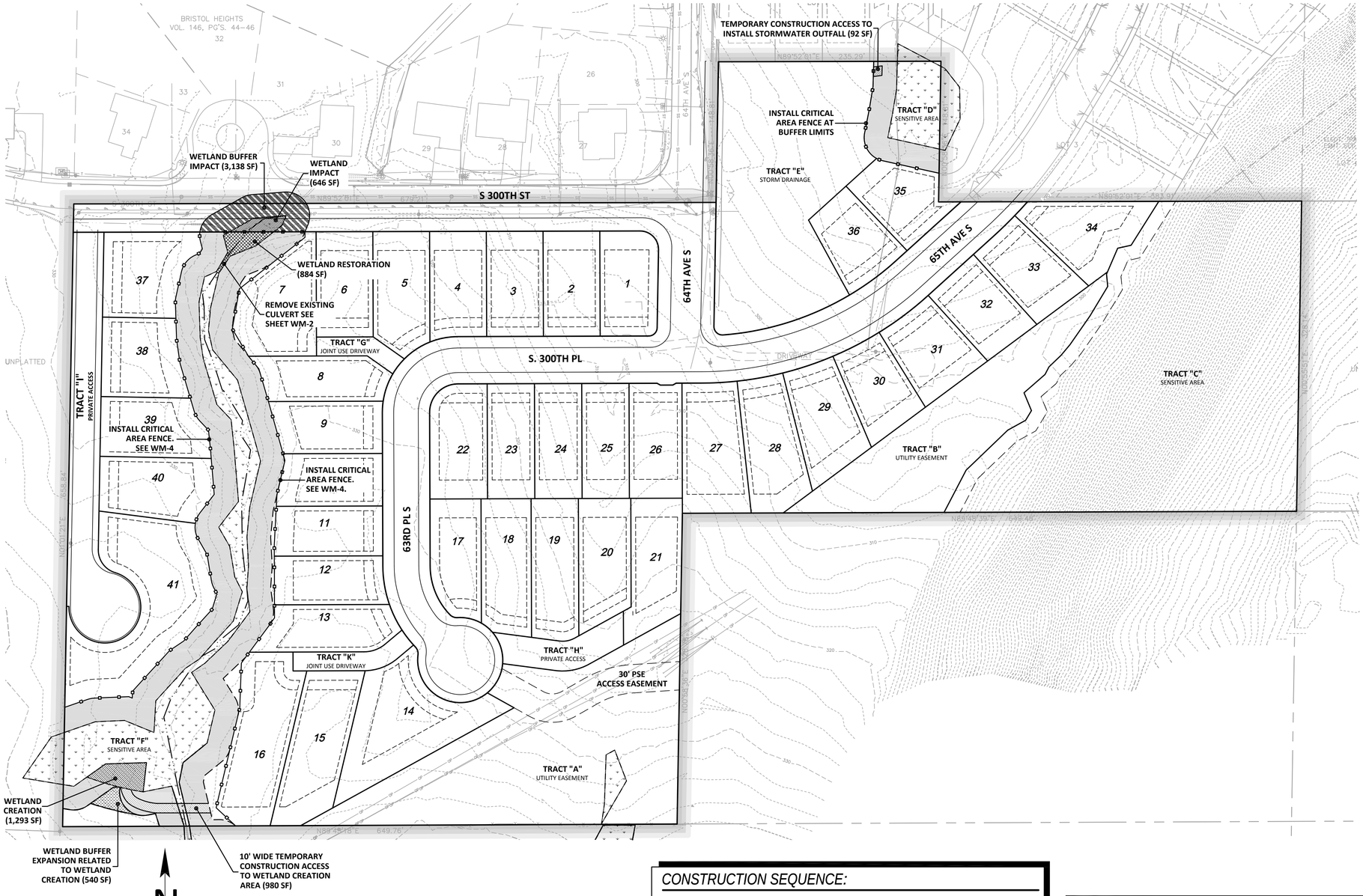
Daniel G.Richter
land-pro@q.com

SHEET DESCRIPTION: LANDSCAPE
DETAIL/COVER SHEET

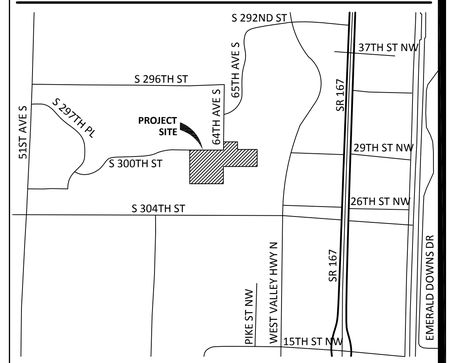
PROJECT: WYNCREST II
PORTION OF THE SE 1/4 SECTION 02
TOWNSHIP 21 N. RANGE 4 E W.M.

DATE: 06/04/15
DRAWN BY: DGR
CHECKED BY:
NO SCALE
SHEET: L-3 OF 3
P-30 OF 39

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M. - KING COUNTY, WASHINGTON



DRAWING LEGEND



REFERENCE: DR STRONG CONSULTING ENGINEERS, INC.

SITE ADDRESS: APPROXIMATE INTERSECTION OF SOUTH 300TH STREET AND 64TH AVE SOUTH - AUBURN, WASHINGTON.

DRAWING LEGEND

- PROJECT SITE LIMITS
- TOPOGRAPHIC CONTOUR (EXISTING)
- TREE (EXISTING)
- LOT LINE (PROPOSED)
- LOT SETBACK
- STREAM CENTERLINE (EXISTING)
- CRITICAL AREA FENCING
- WETLAND BUFFER LIMITS
- WETLAND (EXISTING)
- MINIMUM WIDTH WETLAND BUFFER (25 FEET)
- WETLAND IMPACT (646 SF)
- WETLAND CREATION (1,293 SF) *RATIO - 2:1 (CREATION AREA:IMPACT AREA)*
- WETLAND RESTORATION (884 SF)
- WETLAND BUFFER EXPANSION (540 SF) *TO ACCOMMODATE WETLAND CREATION*
- WETLAND BUFFER RESTORATION (1,072 SF)

CALL 2 WORKING DAYS BEFORE YOU DIG 1-800-424-5555

(UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE)

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THESE DRAWINGS, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

LONG TERM PROTECTION NOTICE:

LONG TERM PROTECTION OF WETLAND AND WETLAND BUFFERS WILL BE PROVIDED BY THE DESIGNATION OF THESE AREAS AS A SEPARATE TRACT ON WHICH DEVELOPMENT IS PROHIBITED, AND PROTECTED BY EXECUTION OF AN EASEMENT DEDICATED TO THE CITY OF AUBURN. THE EASEMENT GRANTS THE CITY OF AUBURN ACCESS TO THE ON-SITE WETLANDS AND BUFFERS FOR PURPOSES OF MONITORING, MAINTAINING, PRESERVING AND ENHANCING THE ON-SITE WETLAND AND ASSOCIATED BUFFER AREAS. THE LOCATION AND LIMITATIONS OF ASSOCIATED WITH THE WETLANDS AND ASSOCIATED BUFFERS SHALL BE SHOWN ON HE FACE OF THE DEED OR PLAT APPLICABLE TO THE PROPERTY AND SHALL BE RECORDED WITH THE KING COUNTY RECORDING DEPARTMENT.

SPECIAL NOTES:

1. BASE TOPOGRAPHIC AND SITE PLAN PROVIDED BY DR STRONG CONSULTING ENGINEERS - 10604 NE 38TH PLACE #101 - KIRKLAND, WASHINGTON 98033. SOURCE DRAWINGS HAVE BEEN MODIFIED FOR VISUAL ENHANCEMENT.

CONSTRUCTION SEQUENCE:

1. FLAG WORK AREA LIMITS.
2. ATTEND PRE-CONSTRUCTION MEETING WITH OWNER AND CITY OF AUBURN.
3. EXCAVATE AND GRADE WETLAND CREATION AREAS (SEE SHEET WM3).
4. AMEND SOILS/INSTALL STREAMBED GRAVEL (SEE SHEET WM3).
5. APPLY HYDROSEED TO GRADED WETLAND CREATION AREA (SEE SHEET WM3)
6. INSTALL NATIVE PLANTS (SEE SHEET WM3, SHEET WM4, AND SHEET WM5).
7. INSTALL MULCH (SEE SHEET WM4).
8. INSTALL CRITICAL AREA FENCE AND CRITICAL AREA SIGNS (SEE DETAIL WM4-5 AND DETAIL MW4-7).
9. CLEAN-UP AND DEMOBILIZE FROM SITE.
10. REQUEST FROM AND ATTEND INSPECTION WITH OWNER.
11. OWNER TO COMPLETE AS-BUILT AND SUBMIT TO CITY OF AUBURN.
12. CONTRACTOR TO PROVIDE 1 YEAR OF MAINTENANCE UNDER DIRECTION OF OWNER.
13. OWNER TO COMPLETE 5 YEARS OF MONITORING.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF AUBURN CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF AUBURN, THE LANDOWNER, AND THE CONTRACTOR.
3. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL CITY OF AUBURN STANDARDS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PER CITY AUBURN STANDARDS AS MAY BE NECESSARY TO ACCOMMODATE SITE AND WEATHER CONDITIONS AND/OR AS OTHERWISE DIRECTED BY OWNER.
6. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. CONTRACTOR SHALL ANTICIPATE AND ACCOMMODATE SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.

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

BY_____ DATE _____

TITLE/POSITION _____

CONFIRMED BY CITY_____ DATE _____

PROJECT REF:_____

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S CRITICAL AREA REQUIREMENTS.

APPROVED BY:_____

DATE APPROVED:_____

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT: **WETLAND MITIGATION PLAN**
Plat of Wyncrest Division II

CLIENT: **SCHNEIDER HOMES**
6510 SOUTHCENTER BOULEVARD, SUITE 1
TUKWILA, WASHINGTON 98188

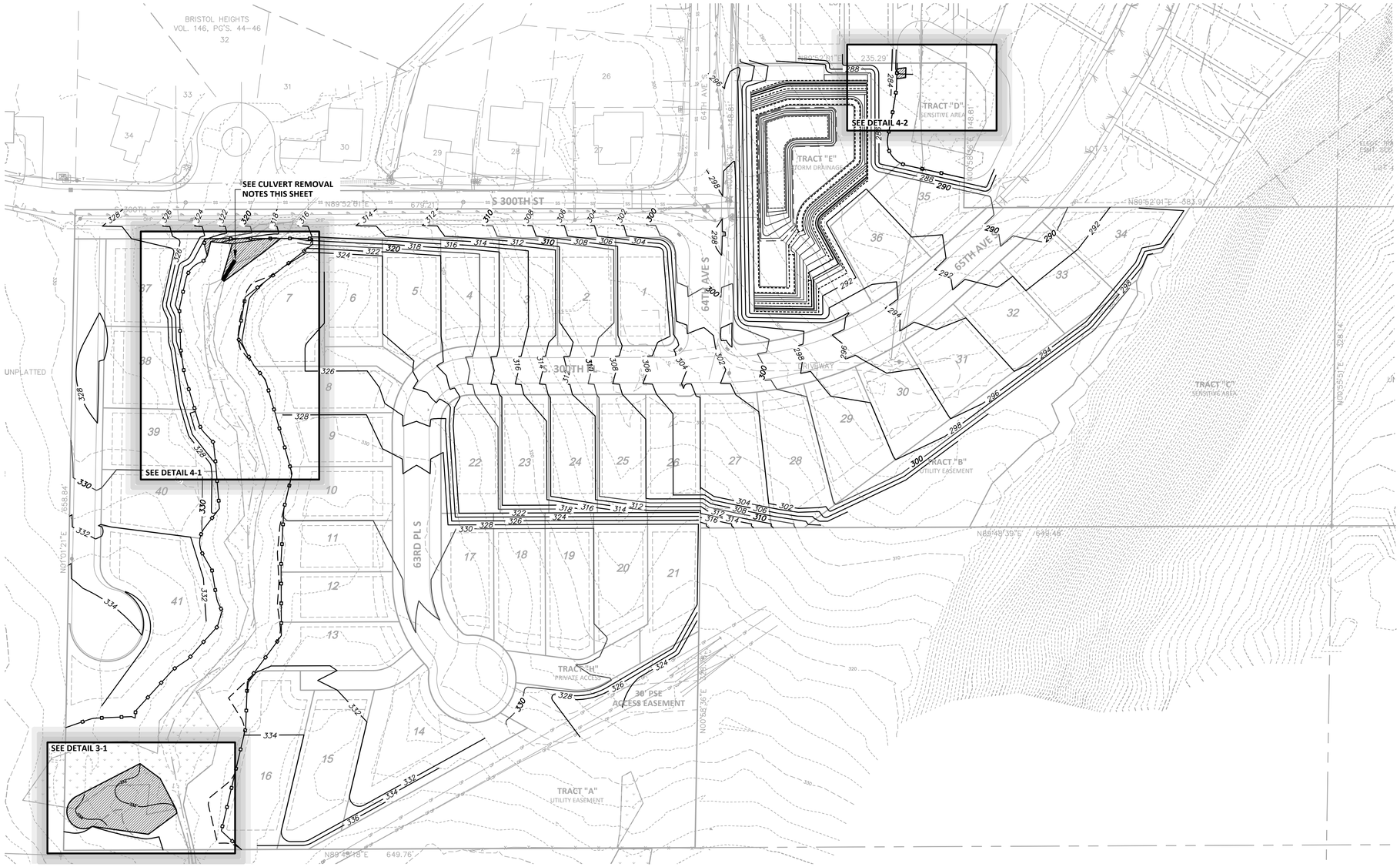
NO.	DATE	NOTES
1.	9/2/2014	REVISED SHEET NUMBERING
2.	2/9/2015	REVISED PER CITY COMMENTS AND NEW UPDATED PLANS.
3.	5/18/2015	REVISED PER CITY COMMENTS AND UPDATED SITE PLAN.

DATE: 08/13/2014
JOB NUMBER: 13-107
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

Site Plan

SHEET: **WM1**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M. - KING COUNTY, WASHINGTON



DRAWING LEGEND

- PROJECT SITE LIMITS
- TOPOGRAPHIC CONTOUR (EXISTING)
- TREE (EXISTING)
- LOT LINE (PROPOSED)
- LOT SETBACK
- STREAM CENTERLINE (EXISTING)
- CRITICAL AREA FENCING
- WETLAND (EXISTING)
- GRADING LIMITS WITHIN BUFFER

N

60 30 0 30 60
SCALE IN FEET
VERTICAL DATUM: NAVD 88

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
(UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE)

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THESE DRAWINGS, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

CULVERT REMOVAL NOTES:

1. REMOVE EXISTING CULVERT AND RESTORE STREAM CHANNEL.
2. IF WATER IS PRESENT WITHIN STREAM CHANNEL DURING CULVERT REMOVAL, PROVIDE A TEMPORARY PIPED BYPASS TO DIVERT WATER AROUND WORK AREA. REMOVE BYPASS AFTER RE-CONSTRUCTING STREAM CHANNEL.
3. PLACE STREAMBED GRAVEL WITHIN RESTORED STREAM CHANNEL TO A MINIMUM DEPTH OF 1 FOOT.
4. STREAMBED GRAVEL SHALL BE NATURALLY OCCURRING NON-ANGULAR WATER ROUNDED AGGREGATES APPROPRIATE FOR USE IN STREAMS.
5. STREAMBED GRAVELS TEMPORARILY STORED ON-SITE SHALL BE PLACED ON TARP OR PLASTIC COVERING THAT PROVIDES SEPARATION FROM SOIL OR OTHER FINES.

DRAWING NOTES:

1. THIS DRAWING DEPICTS THE LOCATION OF GRADING WITHIN WETLAND AND BUFFER AREAS.
2. REFER TO SITE GRADING PLAN FOR GRADING IN BUFFER AREAS.
3. REFER TO SHEET 3 FOR WETLAND CREATION.

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

BY_____ DATE _____

TITLE/POSITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF:_____

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S CRITICAL AREA REQUIREMENTS.

APPROVED BY:_____

DATE APPROVED:_____

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT:
WETLAND MITIGATION PLAN
Plat of Wyncrest Division II

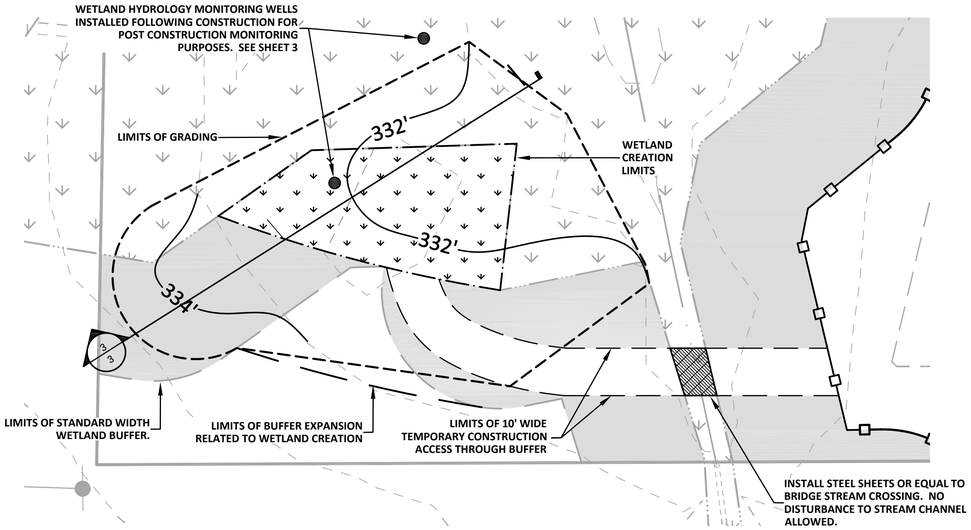
CLIENT:
SCHNEIDER HOMES
6510 SOUTHCENTER BOULEVARD, SUITE 1
TUKWILA, WASHINGTON 98188

NO.	DATE	NOTES
1.	9/2/2014	REVISED SHEET NUMBERING
2.	2/9/2015	REVISED PER CITY COMMENTS AND NEW UPDATED PLANS.
3.	5/18/2015	REVISED PER CITY COMMENTS AND UPDATED SITE PLAN.

DATE: 08/13/2014
JOB NUMBER: 13-107
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

Grading Areas in Buffer

SHEET: **WM2**



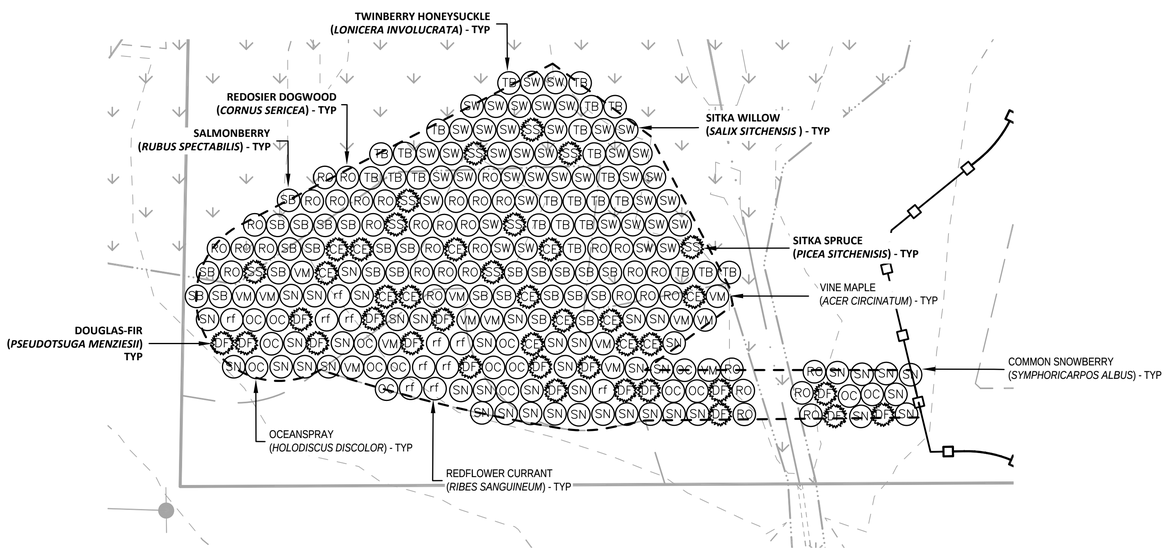
LEGEND

EXISTING WETLAND | WETLAND CREATION | STANDARD WETLAND BUFFER | LIMITS OF GRADING IN WETLAND/BUFFER | LIMITS OF WETLAND BUFFER EXPANSION

N

1/3 WETLAND CREATION GRADING PLAN

SCALE - 1:10



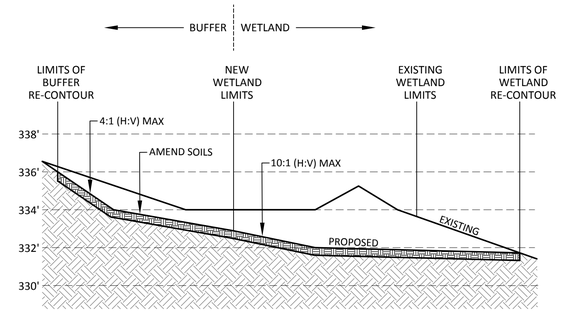
NOTES

1. PLANTED AREA INCLUDES WETLAND AND BUFFER SUBJECT TO GRADING AS WELL AS WETLAND BUFFER EXPANSION AREA.

N

2/3 WETLAND CREATION PLANTING PLAN

SCALE - 1:10



3/2 WETLAND CREATION GRADING PROFILE

SCALE: HORIZONTAL - 1:10; VERTICAL 1:4

WETLAND CREATION NOTES:

1. FURNISH ALL NECESSARY LABOR AND MATERIALS INCLUDING, BUT NOT LIMITED TO EQUIPMENT, ATTACHMENTS, DEVICES, AND ACCESSORIES NECESSARY TO EXCAVATE, REMOVE, AMEND, AND DISPOSE OF SOILS FROM OR WITHIN CREATED WETLAND AREA AND RE-COUNTOURED WETLAND BUFFER.
2. PLAN DESIGNER MUST BE ON-SITE DURING ALL CLEARING AND GRADING WORK.
3. PRIOR TO PLANT INSTALLATION:
   - EXCAVATE AND REMOVE EXISTING SOIL TO A DEPTH NECESSARY TO EXPAND EXISTING WETLAND BY NOT LESS THAN 1,293 SF AS SHOWN ON THESE PLANS.
   - PROVIDE A SMOOTH TRANSITION TO, FROM, AND WITHIN BUFFER AREAS.
   - DISPOSE OF EXCAVATED SOIL IN AN UPLAND AREA LOCATED OUTSIDE OF BUFFER AREAS (IF ON-SITE DISPOSAL IS USED) OR AT A LEGAL OFF-SITE DISPOSAL SITE.
   - AMEND ALL GRADED SOILS PER THE SPECIFICATIONS INCLUDED ON THIS SHEET.
   - RAKE ALL FINAL SURFACES TO PROVIDE A UNIFORM APPEARANCE.
   - APPLY HYDROSEED TO GRADED WETLAND AREAS FOR EROSION CONTROL (SEE THIS SHEET).
   - APPLY BARK MULCH TO GRADED BUFFER AREAS FOR EROSION CONTROL (SEE SHEET 3).
4. SOIL EXCAVATION AND GRADING SHALL NOT OCCUR DURING FREEZING WEATHER OR WHEN SOIL IS FROZEN OR EXCESSIVELY WET.

SOIL AMENDMENT NOTES:

PRIOR TO PLANT INSTALLATION, DECOMPACT AND AMEND SOILS WITHIN GRADED WETLAND AND BUFFER AREAS PER THE FOLLOWING SPECIFICATIONS:

- MECHANICALLY DECOMPACT SOIL TO A MINIMUM DEPTH OF 12 INCHES.
- APPLY 4 INCHES OF ORGANIC COMPOST COMPRISING CEDAR GROVE COMPOSTING "BUILDERS BLEND" (WWW.CEDAR-GROVE.COM; 1-877-SOILS4U) OR EQUAL TO THE GRADED AREA.
- UNIFORMLY TILL IN COMPOST TO ACHIEVE A UNIFORM MIXTURE OF EXISTING SOIL AND COMPOST WITHIN THE UPPER 12 INCHES OF THE DECOMPACTED SOIL.
- RAKE FINAL SURFACE TO PROVIDE A UNIFORM APPEARANCE.

SOIL DECOMPACTION AND AMENDMENT SHALL NOT OCCUR DURING FREEZING WEATHER OR WHEN SOIL IS FROZEN OR EXCESSIVELY WET.

HYDROSEEDING NOTES:

1. APPLY HYDROSEED TO GRADED WETLAND AREAS USING APPROPRIATE CELLULOSE FIBER, FERTILIZER, AND TACKIFIER. SEED MIX SHALL INCLUDE THE FOLLOWING SEED COMPONENTS OR EQUAL:
   - 70% DWARF PERENNIAL RYEGRASS 'BARCLAY';
   - 20% CREEPING RED FESCUE;
   - 10% HARD FESCUE;

   SEED APPLICATION RATE: 80 LBS PER ACRE.
2. CONTRACTOR SHALL FURNISH COPIES OF A STATEMENT SIGNED BY SEED VENDOR CERTIFYING THAT EACH LOT OF SEED HAS BEEN TESTED BY A RECOGNIZED SEED TESTING LABORATORY WITHIN SIX MONTHS BEFORE THE DATE OF DELIVERY ON THE PROJECT.
3. SEED, FIBER, AND FERTILIZER SHALL BE APPLIED IN A UNIFORM MANNER UTILIZING A HYDROSEEDER THAT USES WATER AS THE CARRYING AGENT AND MAINTAINS CONTINUOUS AGITATION THROUGH PADDLE BLADES. THE SEEDER SHALL HAVE AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND, AND MIX INTO A HOMOGENEOUS SLURRY THE SPECIFIED AMOUNT OF SEED, MULCH, FERTILIZER AND WATER. DISTRIBUTION AND DISCHARGE LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC DISCHARGE SPRAY NOZZLES WHICH WILL PROVIDE A UNIFORM DISTRIBUTION OF THE SLURRY. THE FERTILIZER SHALL BE PLACED IN THE HYDROSEEDER TANK NO MORE THAN 30 MINUTES PRIOR TO APPLICATION.

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

BY_____ DATE _____

TITLE/POSITION _____

CONFIRMED BY CITY_____ DATE _____

PROJECT REF:_____

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S CRITICAL AREA REQUIREMENTS.

APPROVED BY:_____

DATE APPROVED: _____

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT: **WETLAND MITIGATION PLAN**
Plat of Wyncrest Division II

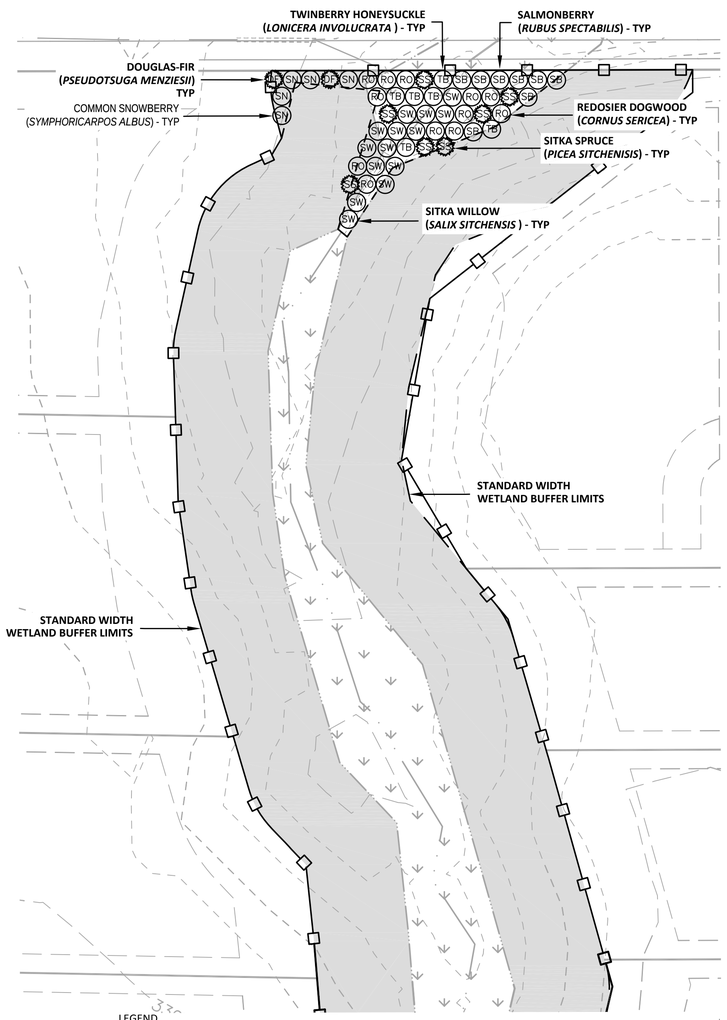
CLIENT: SCHNEIDER HOMES
6510 SOUTHCENTER BOULEVARD, SUITE 1
TUKWILA, WASHINGTON 98188

NO.	DATE	NOTES
1.	9/2/2014	REVISED SHEET NUMBERING
2.	2/9/2015	REVISED PER CITY COMMENTS AND NEW UPDATED PLANS.
3.	5/18/2015	REVISED PER CITY COMMENTS AND UPDATED SITE PLAN.

DATE: 08/13/2014
JOB NUMBER: 13-107
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

WETLAND CREATION DETAILS

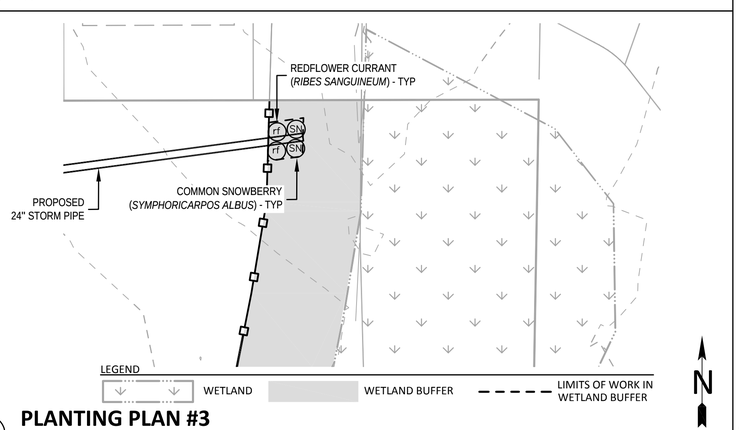
SHEET: **WM3**



REFER TO SHEET WM-1 FOR OVERVIEW OF WETLAND AND BUFFER RESTORATION LIMITS. ALL WETLAND AND BUFFER RESTORATION AREAS ARE TO BE PLANTED.

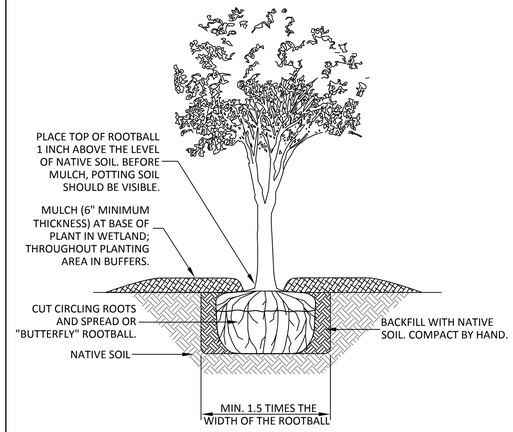
1/4 PLANTING PLAN #1

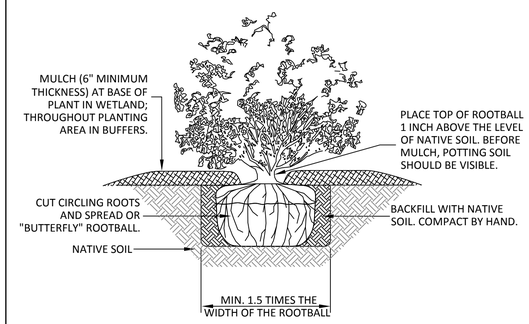
SCALE - 1:20



2/4 PLANTING PLAN #3

SCALE - 1:20





4/4 PLANT INSTALLATION DETAILS

NO SCALE

CRITICAL AREA SIGN NOTES:

1. GLUE SIGN TO 1/2" CDX PLYWOOD. ATTACH TO FENCE OR 8' X 4" X 4" CEDAR OR PRESSURE TREATED POST USING 5/16" DIA. GALVANIZED LAG BOLT. IF POST IS USED, SET POST A MINIMUM OF 3' BELOW GRADE. POST SHALL BE SET IN CONCRETE.
2. IF POST USED, SIGN TO BE LOCATED APPROXIMATELY 5' ABOVE FINISHED GRADE.
3. SIGNS SHALL BE POSTED AT THE OUTER LIMITS OF THE CRITICAL AREA (WETLAND OR STREAM) BUFFER FACING AWAY FROM THE CRITICAL AREA.
4. SIGNS SHALL BE POSTED NO GREATER THAN EVERY 50' ALONG THE ENTIRE CRITICAL AREA (WETLAND OR STREAM) BUFFER LIMITS OR 1 SIGN PER LOT, WHICHEVER IS LESS.

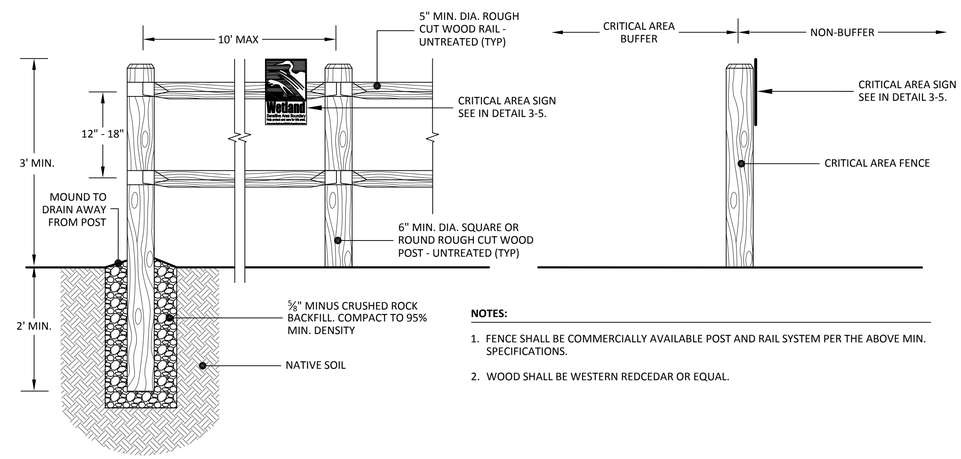
5/4 CRITICAL AREA SIGN INSTALLATION DETAIL

NO SCALE

	COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QUANTITY	SPACING
DF	DOUGLAS-FIR	*PSEUDOTSUGA MENZIESII*	2 GALLON CONTAINERIZED	20	AS SHOWN
CE	WESTERN REDCEDAR	*THUJA PLICATA*	2 GALLON CONTAINERIZED	14	AS SHOWN
SS	SITKA SPRUCE	*PICEA SITCHENISIS*	2 GALLON CONTAINERIZED	16	AS SHOWN
VM	VINE MAPLE	*ACER CIRCINATUM*	2 GALLON CONTAINERIZED	14	AS SHOWN
RO	REDOSIER DOGWOOD	*CORNUS SERICEA*	2 GALLON CONTAINERIZED	50	AS-SHOWN
TB	TWINBERRY HONEYSUCKLE	*LONICER INVOLUCRATA*	2 GALLON CONTAINERIZED	31	AS-SHOWN
OC	OCEANSPRAY	*HOLODISCUS DISCOLOR*	2 GALLON CONTAINERIZED	17	AS-SHOWN
rf	RED-FLOWER CURRANT	*RIBES SANGUINEUM*	2 GALLON CONTAINERIZED	13	AS-SHOWN
SB	SALMONBERRY	*RUBUS SPECTABILIS*	2 GALLON CONTAINERIZED	36	AS- SHOWN
SW	SITKA WILLOW	*SALIX SITCHENSIS*	2 GALLON CONTAINERIZED	55	AS-SHOWN
SN	COMMON SNOWBERRY	*SYMPHORICARPOS ALBUS*	2 GALLON CONTAINERIZED	51	AS SHOWN
				317 - TOTAL	

6/4 PLANT INSTALLATION DETAILS

NO SCALE



NOTES:

1. FENCE SHALL BE COMMERCIALLY AVAILABLE POST AND RAIL SYSTEM PER THE ABOVE MIN. SPECIFICATIONS.
2. WOOD SHALL BE WESTERN REDCEDAR OR EQUAL.

7/4 CRITICAL AREA FENCE INSTALLATION DETAILS

NO SCALE

PLANT INSTALLATION NOTES:

1. PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WITHIN PLANTING AREAS.
2. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER PRIOR TO INSTALLATION.
3. PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
4. FOLLOWING PLANT INSTALLATION, PLACE MULCH AT THE BASE OF EACH INSTALLED PLANT TO A MINIMUM DEPTH OF 6 INCHES.

MULCH SPECIFICATION:

MULCH SHALL BE "DOT WOODCHIP MULCH" (PACIFIC TOPSOILS, INC. 425-337-2700), ARBORIST WOOD CHIPS, OR APPROVED EQUAL DERIVED FROM THE CHIPPING OF TREE BRANCHES, STEMS, LEAVES, AND NEEDLES. MULCH SHALL BE CHIPPED SO THAT A MINIMUM OF 95 PERCENT OF THE MATERIAL MEASURES LESS THAN 2.5 INCHES AND A MAXIMUM OF 20 PERCENT MEASURES LESS THAN 1 INCH. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL, SAWDUST, OR EQUAL IS NOT ACCEPTABLE. LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES ARE ACCEPTABLE MATERIAL SOURCES.

TEMPORARY IRRIGATION NOTES:

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL BE PROVIDED BY AN ABOVE GROUND AUTOMATIC SPRINKLER OR AUTOMATIC DRIP IRRIGATION AND SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

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

BY _____ DATE _____

TITLE/POSITION _____

CONFIRMED BY CITY _____ DATE _____

PROJECT REF: _____

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S CRITICAL AREA REQUIREMENTS.

APPROVED BY: _____

DATE APPROVED: _____

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT:

WETLAND MITIGATION PLAN

Plat of Wyncrest Division II

CLIENT:

SCHNEIDER HOMES
6510 SOUTHCENTER BOULEVARD, SUITE 1
TUKWILA, WASHINGTON 98188

NO.	DATE	NOTES
1.	9/2/2014	REVISED SHEET NUMBERING
2.	2/9/2015	REVISED PER CITY COMMENTS AND NEW UPDATED PLANS.
3.	5/18/2015	REVISED PER CITY COMMENTS AND UPDATED SITE PLAN.

DATE: 08/13/2014
JOB NUMBER: 13-107
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

PLANTING PLANS & DETAILS

SHEET: **WM4**

MONITORING PLAN & MAINTENANCE PLAN

PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

PLAN GOALS, OBJECTIVES, AND SUCCESS STANDARDS ARE OUTLINED IN TABLE 4-1 (BELOW). THE GOALS AND OBJECTIVES OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

MONITORING PLAN

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN.

IN ADDITION, PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN EACH MITIGATION AREA. PERMANENT MONITORING PLOTS OR TRANSECTS SHALL ALSO BE ESTABLISHED TO DOCUMENT VEGETATION CHARACTERISTICS WITHIN EACH MITIGATION AREA. MONITORING PLOTS AND TRANSECTS SHALL BE SCALED APPROPRIATELY TO ACCURATELY SAMPLE THE FOLLOWING: NATIVE WOODY PLANT SPECIES (TREES AND SHRUBS) AND NOXIOUS WEED SPECIES.

BASELINE MONITORING DATA SHALL BE COLLECTED USING THE ESTABLISHED SAMPLE PLOTS OR TRANSECTS AND SUBMITTED WITH THE AS-BUILT FOR THE COMPLETED WORK (SEE "ANNUAL COMPLIANCE MONITORING" FOR FIELD DATA COLLECTION REQUIREMENTS). THE AS-BUILT AND BASELINE MONITORING DATA SHALL BE SUBMITTED TO THE CITY OF AUBURN NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

HYDROLOGY MONITORING

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN WETLAND HYDROLOGY MONITORING WELLS SHALL BE INSTALLED WITHIN EXISTING AND CREATED WETLAND AREAS. WELL CONSTRUCTION SHALL CONFORM TO THE STANDARDS DESCRIBED IN "INSTALLING MONITORING WELLS/PIEZOMETERS IN WETLANDS" - WETLAND REGULATORY ASSISTANCE PROGRAM (WRAP) TECHNICAL DOCUMENT ERDC TN-WRAP-00-02 (JUNE 2000) OR SUBSEQUENT REVISIONS. WETLAND HYDROLOGY SHALL BE MONITORED FOR A PERIOD OF TWO (2) YEARS.

ANNUAL COMPLIANCE MONITORING

FOLLOWING ACCEPTANCE OF THE AS-BUILT BY THE CITY OF AUBURN, ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF FIVE (5) YEARS. ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN THE EARLY GROWING SEASON (MARCH/APRIL) AND THE LATE GROWING SEASON (AUGUST/SEPTEMBER) WITH REPORTING TO THE CITY OF AUBURN NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING.

MONITORING SHALL COMPRISE A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN EACH MITIGATION AREA FOR PURPOSES OF EVALUATING THE CURRENT YEAR'S SUCCESS STANDARDS. AT THE TIME OF EACH MONITORING, THE FOLLOWING INFORMATION SHALL BE COLLECTED WITHIN EACH MITIGATION AREA AND ASSESSED RELATIVE TO THE SUCCESS STANDARDS ESTABLISHED FOR THE PROJECT:

- THE CONDITION OF INSTALLED PLANT STOCK INCLUDING SURVIVORSHIP, HEALTH, AND VIGOR. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED.
- THE SPECIES COMPOSITION OF AND AREAL COVERAGE PROVIDED BY NATIVE WOODY PLANT SPECIES (TREES AND SHRUBS).
- THE SPECIES COMPOSITION OF AND AREAL COVERAGE PROVIDED BY NOXIOUS WEED SPECIES.

A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANT STOCK SHALL BE USED TO EVALUATE PLANT STOCK CONDITIONS. SPECIES COMPOSITION AND AREAL COVERAGE SHALL BE ASSESSED USING THE SAMPLE PLOTS OR TRANSECTS ESTABLISHED DURING THE AS-BUILT.

IN ADDITION TO FIELD DATA COLLECTION, PHOTOGRAPHS OF EACH MITIGATION AREA SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT.

THE RESULTS OF EACH MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO THE CITY OF AUBURN NO LATER THAN NOVEMBER 30 OF THE RESPECTIVE MONITORING YEAR.

CONTINGENCY PLAN

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE SUCCESS STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF AUBURN TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

1. ADDITIONAL PLANT INSTALLATION;
2. EROSION CONTROL;
3. HERBIVORY PROTECTION;
4. MODIFICATION TO THE IRRIGATION REGIME; AND/OR
5. PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

IF SUFFICIENT WETLAND HYDROLOGY IS NOT PRESENT AT THE END OF TWO YEAR MONITORING, THE PERMITTEE SHALL WORK WITH THE CITY OF AUBURN TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). WETLAND HYDROLOGY CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

1. EXTENDING THE MONITORING PERIOD;
2. ADJUSTMENT OF GRADES AND CONTOURS; AND/OR
3. PROVIDING SUPPLEMENTAL HYDROLOGY

ANY CONTINGENCY PLAN SHALL BE SUBMITTED TO THE CITY OF AUBURN BY JANUARY 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF AUBURN, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF AUBURN MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.

MAINTENANCE PLAN

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO ENSURE THE SUCCESS STANDARDS ESTABLISHED FOR THIS PLAN ARE ACHIEVED.

NOXIOUS WEED CONTROL

FOLLOWING PLANT INSTALLATION AND AT REGULAR INTERVALS DURING THE MONITORING PERIOD, NOXIOUS WEED CONTROL SHALL OCCUR ON A SPOT TREATMENT BASIS WITHIN EACH MITIGATION AREA.

TARGET NOXIOUS WEED SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS (INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS) IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST.

NOXIOUS WEED CONTROL WORK SHALL CONSIST OF THE CUTTING AND REMOVAL FROM THE SITE OF ALL NOXIOUS WEED SPECIES STEMS, CANES, RUNNERS, SHOOTS, SEED PODS, FRUITING BODIES, AND LEAVES PER THE FOLLOWING METHODS:

1. HAND PULLING.
2. MANUALLY CUTTING USING MACHETES, LOPPERS, AND/OR CLIPPERS.

SPOT TREATMENT SHALL OCCUR MONTHLY AND/OR AT A GREATER FREQUENCY, IF NECESSARY, TO CONTROL NOXIOUS WEED SPECIES TO A MAXIMUM OF TEN (10) PERCENT OR LESS COVERAGE WITHIN EACH MITIIGATION AREA.

DURING ALL NOXIOUS WEED CONTROL WORK, EXISTING OR PLANTING NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE.

GENERAL MAINTENANCE

EACH MITIGATION AREA SHALL BE MAINTAINED TWICE PER YEAR DURING THE COMPLIANCE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK.

GENERAL MAINTENANCE SHALL INCLUDE:

1. WEEDING THE MITIGATION AREA.
2. RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY.
3. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
4. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
5. THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS AND/OR THE CONTROL OF NOXIOUS WEEDS.

TEMPORARY IRRIGATION

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL BE PROVIDED BY AN ABOVE GROUND AUTOMATIC SPRINKLER OR AUTOMATIC DRIP IRRIGATION AND SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

TABLE 5-1: GOALS, OBJECTIVES, MONITORING SCHEDULE, & PERFORMANCE STANDARDS

GOAL	OBJECTIVE	SCHEDULE	PERFORMANCE STANDARDS
TO SUCCESSFULLY ESTABLISH A DENSE NATIVE PLANT COMMUNITY WITHIN ON-SITE WETLAND AND WETLAND BUFFER.	TO INSTALL AND SUCCESSFULLY ESTABLISH 417 NATIVE PLANTINGS WITHIN COMBINED WETLAND AND WETLAND BUFFER AREA.	YEARS 1, 2, 3, 4, & 5	• 100% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON. • 85% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIFTH GROWING SEASON. • 60% AVERAGE COVERAGE BY NATIVE WOODY PLANT SPECIES AFTER THE FIFTH GROWING SEASON. UP TO 20% OF THE NATIVE WOODY PLANT SPECIES COVERAGE MAY BE COMPRISED OF DESIRABLE NATIVE COLONIZING SPECIES.
TO SUCCESSFULLY ESTABLISH WETLAND HYDROLOGY WITHIN CREATED WETLAND AREA.	TO GRADE ON-SITE AREAS AS NECESSARY TO EXPAND WETLAND HYDROLOGY PRESENCE BY 1,293 SF.	YEARS 1 & 2 (HYDROLOGY ONLY) YEAR 5 (WETLAND DELINEATION)	• SOILS WITHIN CREATED WETLAND AREAS SHALL BE SATURATED TO THE SOIL SURFACE, HAVE SHALLOW GROUNDWATER PRESENT WITHIN 12 INCHES OF THE SOIL SURFACE, AND/OR HAVE SURFACE PONDING PRESENT FOR AT LEAST FOUR (4) CONSECUTIVE WEEKS DURING THE GROWING SEASON WHEN RAINFALL IS LESS THAN OR EQUAL TO THE MEAN FOR THE PERIOD OF AVAILABLE RECORD. • CONDUCT WETLAND DELINEATION AT THE END OF THE FIFTH GROWING SEASON TO CONFIRM ON-SITE WETLAND AREA. PERFORMANCE STANDARD IS SATISFIED IF TOTAL WETLAND CREATION AREA IS EQUAL TO OR GREATER THAN 1,293 SF.
TO LIMIT NOXIOUS WEED SPECIES WITHIN MTIITGATION AREAS.	TO PROVIDE FULL INITIAL CONTROL OF NOXIOUS WEED SPECIES AND THEN TO MINIMIZE THE GENERAL PRESENCE OF NOXIOUS WEED SPECIES.	YEARS 1, 2, 3, 4, & 5	• LESS THAN 10% COVERAGE BY ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS (INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS) IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST.

PART 1: GENERAL

ALL WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES.

CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND SHALL INCLUDE ALL TOOLS, MATERIALS, PERMITS, INSPECTIONS, TESTS, AND OTHER RELATED ITEMS.

WORK SHALL BE COMPLETED BY PERSONS EXPERIENCED IN THE CRITICAL AREA ENHANCEMENT WORK SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL RECOGNIZE THAT ACTUAL SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR.

CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.

TAKE NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS, AND PAVED SURFACES DURING WORK. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. DAMAGE TO UTILITIES INCURRED OR ARISING FROM THIS CONTRACT SHALL BE PAID BY CONTRACTOR.

ALL AREAS OF WORK SHALL BE KEPT CLEAN, NEAT, AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED DAILY FOLLOWING WORK.

OWNER SHALL BE NOTIFIED IN WRITING OF DEVIATIONS TO OR CONFLICTS WITHIN THESE DRAWINGS AND/OR SITE CONDITIONS. EXTRA WORK ARISING FROM FAILURE TO DO SO SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

PRIOR TO START OF ANY WORK, CONTRACTOR SHALL REQUEST AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH OWNER.

PRIOR TO PRE-CONSTRUCTION CONFERENCE, CONTRACTOR SHALL ACCURATELY FLAG PLANTING AREA LIMITS IN A HIGHLY VISIBLE MANNER. FLAGGING SHALL BE MAINTAINED THROUGHOUT WORK UNTIL FINAL INSPECTION BY OWNER.

PART 2: MATERIALS

2.1 PLANT INSTALLATION

2.1.1 GENERAL

PLANT MATERIAL SIZE, QUALITY, AND QUANTITY SHALL MEET THE STANDARDS LISTED ON THESE DRAWINGS.

PLANT MATERIAL SHALL BE OF ACCEPTED SIZE STANDARDS AND PROPORTIONS AS SPECIFIED IN AMERICAN STANDARD NURSERY STOCK (LATEST EDITION). ALL PLANTS SHALL BE OF NORMAL HABIT OF GROWTH AND SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE, INSECT EGGS, ADULTS, AND LARVAE.

SCIENTIFIC NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, LATEST EDITION. NAMES NOT PRESENT IN THIS LISTING SHALL CONFORM TO ACCEPTED SCIENTIFIC NOMENCLATURE IN THE NURSERY TRADE. FOR TREES AND SHRUBS, NO LESS THAN 10 PERCENT OF EACH VARIETY OR SPECIES SHALL BE ACCURATELY LABELED AT THE TIME OF DELIVERY TO THE SITE. WHERE LABELED, PLANT MATERIALS SHALL HAVE DURABLE, LEGIBLE LABELS STATING THE CORRECT SCIENTIFIC PLANT NAME.

OVERSIZE PLANT MATERIALS ARE ACCEPTABLE WITH APPROVAL OF THE OWNER, BUT WITHOUT AN INCREASE IN THE CONTRACT PRICE. PLANT MATERIALS OF A SIZE REDUCED FROM THOSE SPECIFIED WILL NOT BE PERMITTED. ANY PLANT SIZE CHANGE SHALL BE APPROVED BY OWNER PRIOR TO PLANT DELIVERY TO SITE.

PLANT MATERIALS SHALL BE PACKAGED WITH CARE FOR TRANSIT TO THE SITE. BRANCHES SHALL BE TIED BACK, AND BARK SHALL BE PROTECTED TO PREVENT DAMAGE FROM CHAFING BY ROPES AND WIRES. PLANT MATERIALS IN STORAGE SHALL BE PROTECTED FROM WEATHER AND PACKED TO PROVIDE PROTECTION.

PLANT MATERIAL DELIVERY SHALL BE TIMED APPROPRIATELY WITH INSTALLATION TO AVOID EXTENDED STORAGE OF LIVE MATERIALS ON-SITE.

A MINIMUM OF SEVEN (7) DAYS NOTICE SHALL BE PROVIDED TO THE OWNER PRIOR TO PLANT MATERIAL DELIVERY TO THE SITE. THE OWNER SHALL INSPECT ALL PLANT MATERIALS AT THE TIME OF DELIVERY. THE OWNER RESERVES THE RIGHT TO REQUIRE SUBSTITUTION OR REPLACEMENT OF PLANT MATERIALS DETERMINED TO BE DAMAGED OR OTHERWISE UNSUITABLE AT THE TIME OF DELIVERY TO THE SITE. ALL REJECTED PLANT MATERIAL SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

ONCE ACCEPTED ON-SITE, PLANT MATERIALS SHALL BE PROTECTED AT ALL TIMES FROM THEFT, VANDALISM, AND DAMAGE, INCLUDING BUT NOT LIMITED TO THAT CAUSED BY ANIMALS, HUMANS, DROUGHT, WATER, FROST OR FREEZING CONDITIONS, AND WIND.

2.1.2 PLANT MATERIAL SOURCE

ACCEPTABLE PLANT MATERIAL SOURCES INCLUDE:

1. LOCAL NURSERIES. PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS, HAVING BEEN CONSISTENTLY CULTIVATED AND GROWN UNDER SIMILAR CONDITIONS. ACCEPTABLE PLANT SUPPLIERS INCLUDE STORM LAKE GROWERS ([360] 794-4842), CLARKS NATIVE TREES AND SHRUBS ([425] 337-3976), SOUND NATIVE PLANTS ([360] 352-4122), OR APPROVED EQUAL.

2.1.3 PLANT MATERIAL QUALITY

PLANT MATERIAL SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.

PLANT MATERIALS SHALL BE NATIVE TO THE NORTHWEST, PREFERABLY THE PUGET SOUND REGION OF WASHINGTON STATE. PLANT MATERIALS SHALL BE PROPAGATED FROM NATIVE STOCK; NO CULTIVARS OR HORTICULTURAL VARIETIES ARE ALLOWED.

WHERE PROVIDED, CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.

CONSERVATION GRADE PLANT STOCK IS NOT ACCEPTABLE FOR USE.

SALVAGED PLANTS ARE NOT ACCEPTABLE FOR USE.

2.2 MULCH

MULCH SHALL BE A COMMERCIALLY AVAILABLE MULCH, ARBORIST WOOD CHIPS, OR APPROVED EQUAL DERIVED FROM THE CHIPPING OF TREE BRANCHES, STEMS, LEAVES, AND NEEDLES. IT SHALL BE CHIPPED SO THAT A MINIMUM OF 95 PERCENT OF THE MATERIAL MEASURES LESS THAN 2.5 INCHES AND A MAXIMUM OF 20 PERCENT MEASURES LESS THAN 1 INCH. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE. LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES ARE ACCEPTABLE MATERIAL SOURCES.

PART 3: EXECUTION

3.1 PLANT INSTALLATION

3.1.1 GENERAL

INSTALLATION OF PLANT MATERIALS SHALL OCCUR BETWEEN NOVEMBER 15 AND JANUARY 15. IF SCHEDULE OF PLANT PROCUREMENT OR SITE CONDITIONS REQUIRE INSTALLATION DURING ALTERNATIVE DATES, WRITTEN AUTHORIZATION SHALL BE OBTAINED FROM OWNER PRIOR TO PLANT INSTALLATION.

PLANT MATERIAL INSTALLATION SHALL NOT OCCUR DURING FREEZING WEATHER OR WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET. PLANT MATERIALS HAVING FROZEN ROOTBALLS SHALL NOT BE INSTALLED UNTIL CONDITIONS ARE SUCH THAT PLANTS ARE EASILY REMOVED FROM CONTAINERS.

PLANT MATERIAL STORED ON-SITE SHALL BE ORGANIZED IN ROWS AND MAINTAINED AND PROTECTED AT NO ADDITIONAL COST.

PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE (1) DAY AFTER DELIVERY TO THE SITE SHALL BE "HEELED-IN" OR OTHERWISE STORED TEMPORARILY IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES IN A MANNER THAT DOES NOT COMPROMISE THE HEALTH OF THE PLANT MATERIALS. PLANT STORAGE SHALL NOT BE LONGER THAN FOUR (4) WEEKS.

PLANT MATERIALS STORED UNDER TEMPORARY CONDITIONS SHALL BE KEPT MOIST AND PROTECTED FROM ADVERSE WEATHER CONDITIONS.

A MINIMUM OF SEVEN (7) DAYS NOTICE SHALL BE PROVIDED TO THE OWNER PRIOR TO PLANT INSTALLATION. THE OWNER SHALL BE KEPT INFORMED AS TO DAILY WORK PROGRESS THROUGHOUT PLANT INSTALLATION.

PLANT LOCATIONS SHALL BE AS DEPICTED ON SHEET 2, SUBJECT TO RELATED DRAWING NOTES. THE OWNER SHALL REVIEW ALL PLANT LOCATIONS PRIOR TO PLANT MATERIAL INSTALLATION. THE OWNER RESERVES THE RIGHT TO ADJUST PLANT MATERIAL LOCATION(S) WITHIN PLANTING AREAS PRIOR TO PLANT MATERIAL INSTALLATION.

PLANT MATERIALS SHALL NOT BE DRAGGED WITHOUT PROPER ROOT AND/OR BRANCH PROTECTION. CONTAINERIZED PLANT MATERIALS SHALL BE LIFTED BY CONTAINER ONLY. PLANT MATERIALS SHALL NOT BE DROPPED OR ROOT SYSTEMS DAMAGED.

PLANT MATERIALS SHALL BE INSTALLED AS PER APPLICABLE NOTES AND DETAILS DEPICTED ON THIS DRAWING SET.

ALL PLANTS SHALL BE THOROUGHLY WATERED WITHIN 24 HOURS AFTER PLANTING.

ALL PLANTS SHALL BE MARKED WITH HIGH VISIBILITY FLAGGING AFTER PLANT INSTALLATION. FLAGGING SHALL BE ATTACHED TO THE MAIN STEM, LEADER, OR BRANCH OF THE AFFECTED PLANT.

3.1.2 INSTALLATION

EXCAVATE A PLANTING HOLE PER THE APPLICABLE DETAILS SHOWN ON THESE DRAWINGS.

REMOVE PLANT FROM CONTAINER WITH ROOTBALL COMPLETELY INTACT. IF CONTAINER STOCK IS ROOTBOUND, SLASH ROOTS VERTICALLY WITH A SHARP KNIFE ALONG THE OUTSIDE OF ROOTBALL A MINIMUM OF THREE (3) PLACES BEFORE PLANTING. IF PLANT HAS MINOR ROOT DAMAGE, ROOT-PRUNE AS NECESSARY TO REMOVE BROKEN OR DAMAGED ROOTS.

INSERT ROOTBALL INTO PLANTING HOLE WITHOUT BENDING OR DAMAGING THE ROOTS. SPREAD OR "BUTTERFLY" ROOTBALL AND PLACE ROOT COLLAR ABOVE THE FINISHED GRADE.

USE MOIST, PULVERIZED, NATIVE SOIL FOR BACKFILLING, ENSURING THAT GOOD CONTACT WITH ROOTBALL IS MADE. FROZEN, MUDDY, AND/OR EXCESSIVELY ROCKY MIXTURES SHALL NOT BE USED FOR BACKFILLING. IF BACKFILL IS UNSUITABLE, COMMERCIALLY AVAILABLE TOPSOIL WITH A HIGH ORGANIC CONTENT MAY BE USED TO PROPERLY BACKFILL PLANTING HOLE.

MIDWAY THROUGH THE BACKFILL PROCESS, WATER THOROUGHLY TO SETTLE SOIL.

COMPLETE BACKFILL AT FINISHED GRADE AND ENSURE THE PLANT IS AT PROPER ALIGNMENT. WATER AGAIN TO SETTLE SOIL AND ADD ADDITIONAL BACKFILL AS NECESSARY IF ROOTS BECOME EXPOSED.

FLAG EACH INSTALLED PLANT.

3.2 MULCH

PLACE MULCH AROUND THE BASE OF EACH INSTALLED PLANTS INCREASE TO A MINIMUM APPLIED DEPTH TO 6 INCHES. MULCH SHALL NOT TOUCH STEMS OF INSTALLED PLANTS.

PART 4: PROVISIONAL ACCEPTANCE

AFTER COMPLETION OF THE PLANT INSTALLATION WORK COVERED BY THESE DRAWINGS, AN INSPECTION SHALL BE REQUESTED FROM THE OWNER. WHEN WORK COVERED BY THESE DRAWINGS IS COMPLETE AS DETERMINED BY OWNER, PROVISIONAL ACCEPTANCE WILL BE CERTIFIED IN WRITING BY THE OWNER.

PART 5: MAINTENANCE

CONTRACTOR SHALL MAINTAIN PLANTED AREAS UNTIL GUARANTEE PERIOD ACCEPTANCE IS GIVEN. MAINTENANCE SHALL INCLUDE, WEEDING AROUND THE BASE OF INSTALLED PLANTS, PRUNING OF INSTALLED PLANTS, AND REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS. CONTROL IS REQUIRED OF ALL CLASS "A", "B" AND "C" NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED CONTROL LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (*HEDERA HELIX*), ENGLISH HOLLY (*ILEX AQUIFOLIUM*), HIMALAYAN BLACKBERRY (*RUBUS ARMENIACUS*), AND CUTLEAF BLACKBERRY (*R. LACINIATUS*). A MAINTENANCE PLAN SHALL BE PROVIDED BY CONTRACTOR THAT DESCRIBES, IN DETAIL, THE SPECIFIC MAINTENANCE PROGRAM DEVELOPED TO SATISFY THE MAINTENANCE REQUIREMENTS OF THIS PLAN. A MAINTENANCE PLAN SHALL BE APPROVED BY OWNER PRIOR TO ISSUANCE OF PROVISIONAL ACCEPTANCE.

PART 6: GUARANTEE

6.1 GENERAL

PLANTS SHALL BE GUARANTEED FOR ONE YEAR AGAINST DEFECTS OF MATERIALS AND WORKMANSHIP. THE GUARANTEE PERIOD BEGINS AT THE DATE OF THE PROVISIONAL ACCEPTANCE AND SHALL EXTEND FOR ONE YEAR.

THE GUARANTEE REQUIREMENTS SHALL BE APPLICABLE TO ANY GROWING CONDITIONS THROUGH WHICH PLANTS OF LIKE KIND COULD BE EXPECTED TO SURVIVE AND ANY DEFORMITY OR CAUSE OF DEATH, WHICH COULD BE ATTRIBUTED TO, OR AFFECTED BY, THE PHYSIOLOGICAL CONDITIONS OF THE INSTALLED PLANT. THIS GUARANTEE SHALL NOT APPLY TO PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE, DROUGHT, SEVERE FREEZING, OR ABNORMAL RAINS, AS DETERMINED BY THE OWNER. INSTALLED PLANT MATERIALS SHALL BE MAINTAINED DURING THE GUARANTEE PERIOD IN GENERAL ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN PROVIDED BY THE CONTRACTOR.

THE OWNER MAY REQUIRE REPLACEMENT OF DEAD OR DEFECTIVE PLANTS PRIOR TO THE END OF THE GUARANTEE PERIOD AT NO ADDITIONAL COST. WHERE REQUIRED, PLANTS SHALL BE REPLACED WITH THE SPECIES AND SIZE AS INDICATED IN THE PLANT SCHEDULE AND ACCORDING TO THE PLANTING DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE DIRECTED IN WRITING BY THE OWNER. UNLESS OTHERWISE APPROVED, REPLACEMENT PLANTS SHALL BE MADE WITHIN SEVEN (7) DAYS OF NOTIFICATION FROM OWNER.

THE CONTRACTOR HAS THE RIGHT DURING THE ENTIRE WARRANTY PERIOD TO ENTER UPON THE PROPERTY FOR INSPECTION AND CURATIVE TREATMENT OF ANY MATERIAL NEEDING SUCH AND WHICH ARE STILL UNDER WARRANTY. THE OWNER SHALL BE NOTIFIED IN ADVANCE OF ANY CORRECTIVE TREATMENT MEASURES SO AS TO ARRANGE FOR CONVENIENT ACCESS TO THE AREA. CURATIVE WORK SHALL OCCUR AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.

AFTER EACH PLANT REPLACEMENT, IF ANY, A MARKED PLANTING PLAN SHOWING THE LOCATION OF EACH ITEM REPLACED AT THAT TIME SHALL BE PROVIDED TO OWNER. REPLACEMENT PLANTS SHALL BE MARKED WITH COLORED SURVEY FLAGGING AND SHALL BE GUARANTEED FOR ONE FULL YEAR FOLLOWING PLANTING.

6.2 SURVIVORSHIP

ANY INSTALLED TREE OR SHRUB THAT IS GREATER TO OR EQUAL TO 25 PERCENT DEAD OR DISFIGURED WILL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO ADDITIONAL CHARGE. A TREE WILL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK OR WHEN A MINIMUM OF 25 PERCENT OF THE CROWN IS DEAD. PLANTS WILL BE CONSIDERED DISFIGURED WHEN EXCESSIVE DEAD WOOD HAS BEEN REMOVED OR WHEN THE SYMMETRY OR TYPICAL HABIT OF GROWTH HAS BEEN IMPAIRED BY THE REMOVAL OF THE DEAD WOOD.

6.3 GUARANTEE PERIOD ACCEPTANCE

ONE YEAR AFTER PROVISIONAL ACCEPTANCE, A FINAL INSPECTION OF THE WORK COVERED BY THIS CONTRACT SHALL BE REQUESTED BY CONTRACTOR FROM OWNER. INSTALLED PLANTS THAT ARE DETERMINED TO BE DEAD OR OTHERWISE NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT. UPON COMPLETION OF THESE REQUIREMENTS, GUARANTEE PERIOD ACCEPTANCE WILL BE CERTIFIED IN WRITING BY THE OWNER.

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

BY_____ DATE _____

TITLE/POSITION _____

CONFIRMED BY CITY_____ DATE _____

PROJECT REF:_____

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S CRITICAL AREA REQUIREMENTS.

APPROVED BY:_____

DATE APPROVED: _____

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT:

WETLAND MITIGATION PLAN

Plat of Wyncrest Division II

CLIENT:

SCHNEIDER HOMES
6510 SOUTHCENTER BOULEVARD, SUITE 1
TUKWILA, WASHINGTON 98188

NO.	DATE	NOTES
1.	9/2/2014	REVISED SHEET NUMBERING
2.	2/9/2015	REVISED PER CITY COMMENTS AND NEW UPDATED PLANS.
3.	5/18/2015	REVISED PER CITY COMMENTS AND UPDATED SITE PLAN.

DATE: 08/13/2014
JOB NUMBER: 13-107
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

Monitoring Plan & Planting Specifications

SHEET: **WM5**

DESIGN NOTES:

Reference: DR Strong, Grading Plan, July 25, 2014
Keywest Retaining Systems, Inc., Wall Profiles, August 20, 2014
Earth Solutions NW, LLC, Geotechnical Engineering Study, ES-1937.02, February 26, 2013

The following design assumptions were used:
- Internal angle of friction for reinforced soil = 32 degrees (design only - see Material Note "F")
- Unit weight of reinforced soil = 125 pcf
- Maximum wall height = 12 feet
- Batter of wall = 1H : 10V
- Surcharge = Broken Slope/Footing Load

TECHNICAL SPECIFICATIONS FOR MECHANICALLY STABILIZED LOCK & LOAD RETAINING WALLS
GENERAL:

A. The work involves the supply and installation of soil reinforced retaining walls. The Concrete Panels and Counterforts will consist of Lock & Load Stone. Counterfort and Geogrid are the types of soil reinforcement. The work will include, but is not limited to:
- A-1 excavation to the grades shown on the civil drawings
- A-2 supply and installation of geogrid reinforcement
- A-3 supply and installation of drainage fill and piping
- A-4 supply and installation of segmental Lock & Load Stones
- A-5 supply and installation of retained and reinforced soil fill

B. The walls shall be installed on undisturbed Native Soils or Structural Fill, as appropriate.

MATERIALS

A. Concrete Panels and Counterforts are locked together to form a "Stone". The retaining walls have been designed on the basis of Lock & Load Retaining Wall "Stones". Stones are to be purchased from a licensed Lock & Load manufacturer. The Lock & Load trademark on each pallet identifies Lock & Load products.

B. Information on the purchase of Lock & Load products can be obtained through:

Lock & Load Retaining Walls Ltd.
Tel. (877) 901-9990
Website: www.lock-load.com

C. Geogrid - See Geogrid Schedule.

D. Drainage Fill - Drainage Fill placed around and above the perforated drainage pipe shall consist of round or angular "clean" rock between 3/4 inch and 1 inch.

E. Face Gravel - 3/4" clean crushed rock. Substitution with comparable material is acceptable, upon approval of the Geotechnical Engineer.

F. Reinforced and Retained Backfill - Suitable granular material approved by the Geotechnical Engineer. Fines shall not exceed 15 percent, unless approved by the Geotechnical Engineer.

G. Leveling Pad - The Leveling Pad shall consist of angular, crushed aggregate of maximum size of 3/4 inch. The Leveling Pad Fill may be single size or may be well graded containing a maximum of 5% passing the #200 sieve.

EXECUTION

A. Contractor shall excavate to the lines and grades shown on the construction drawings. The Geotechnical Engineer should observe the excavation prior to the placement of the leveling material or fill soils.

B. Over-excavation of deleterious soils or rock shall be replaced with material meeting the specifications described in the section "Material F" above, and compacted to 95% of ASTM D-1557-91 (Modified Proctor) within 2% of the optimum moisture content of the soil.

C. The first course of concrete Lock & Load Stones shall be placed on the Leveling Pad and the alignment and level checked.

D. Stones shall be placed with the top of the panel level and parallel to the wall face. The Counterfort Base installs horizontal and perpendicular to the face of the retaining wall.

E. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.

F. Geogrid reinforcement shall be placed at the levels and to the lengths shown on the drawings beginning at the back of the Lock & Load Panels.

G. The geogrid shall be laid horizontally in the direction perpendicular to the face of the retaining wall. The geogrid shall be pulled taut, free of wrinkles and anchored prior to backfill placement on the geogrid.

H. The geogrid reinforcement shall be continuous throughout their embedment lengths. Spliced connection between shorter pieces of geogrid is not permitted.

I. The drainage pipe discharge points shall be connected to approved discharge.

J. Reinforced and Retained Backfill shall be placed, spread and compacted in such a manner that minimizes the development of slack in the geogrid.

K. Reinforced and Retained Backfill shall be placed and compacted in lifts not to exceed 8 inches where hand compaction equipment is used and not more than 12 inches where heavy compaction equipment is used. FIRST - compact over tail of Counterfort then away from the retaining wall structure. Hand operated compaction equipment (700 lbs. to 1,000 lbs.) Vibratory Plate shall be used to compact face gravel at wall face.

L. Reinforced and Retained Backfill shall be compacted to 95% of the maximum density as determined by ASTM D-1557-91 (Modified Proctor) or equivalent. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be within 2 percentage points of the optimum moisture content.

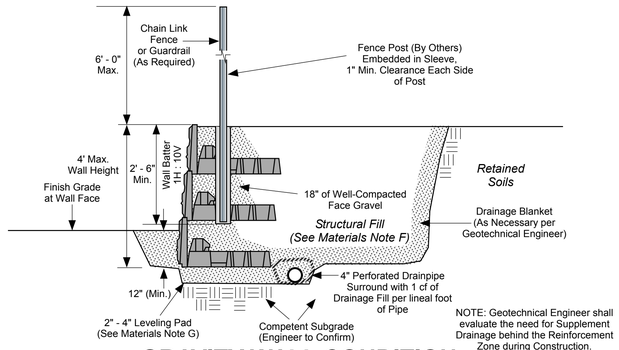
M. Hand-operated equipment (700 lbs. to 1,000 lbs. Vibratory Plate) shall be used within 26 inches of the front face of the concrete facing.

N. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid.

O. Rubber tired equipment may pass over the geogrid reinforcement at slow speeds less than 5 mph. Sudden braking and sharp turning shall be avoided.

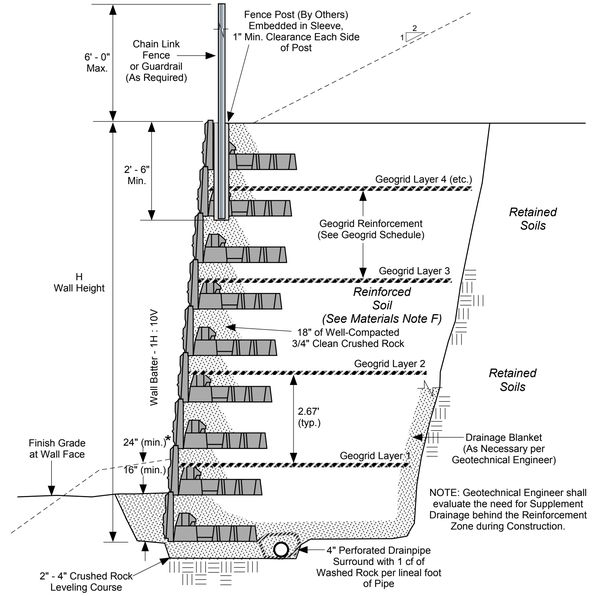
P. At the end of each day of operation, the contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from the wall face. The contractor shall not allow surface runoff from adajcent areas to enter the wall constructjion site.

Note: Footings or utilities shall not conflict with grid zone unless approved by engineer.



GRAVITY WALL CONDITION (4 Foot Max. Height)

NOT - TO - SCALE



*NOTE: Wall Toe cover shall be 24" (min.) for Sloping Condition in Front of Wall

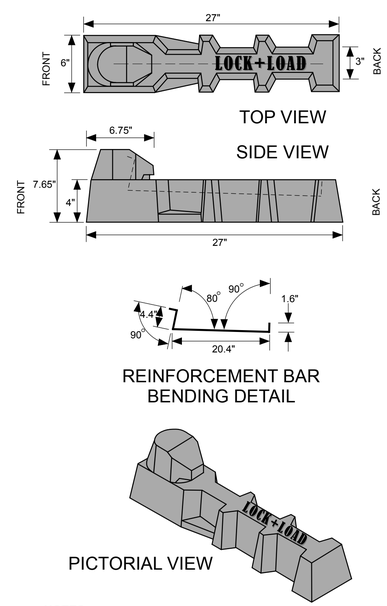
TYPICAL SINGLE WALL SECTION

NOT - TO - SCALE

GEOGRID SCHEDULE

Wall Height (H ft.)	Geogrid Length (L ft.)	Layers 1	2	3	4	5	6	7	8	9
5.33	5.00	A	A	-	-	-	-	-	-	-
6.67	6.00	A	A	-	-	-	-	-	-	-
8.00	7.00	A	A	A	-	-	-	-	-	-
9.33	8.00	A	A	A	-	-	-	-	-	-
10.67	9.00	A	A	A	A	-	-	-	-	-
12.00	10.00	B	A	A	A	-	-	-	-	-

GEOGRID: A = Synteen SF-55
B = Synteen SF-80

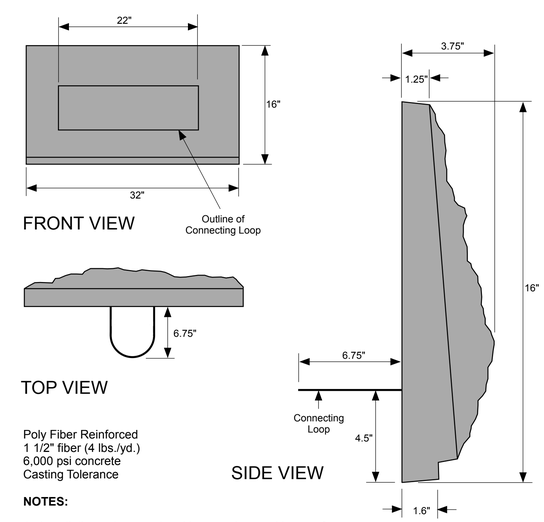


NOTES:

1. Installation to be completed in accordance with manufacturer's specifications.
2. Do not scale from drawings.

LOCK & LOAD COUNTERFORT

NOT - TO - SCALE



NOTES:

1. Installation to be completed in accordance with manufacturers specifications.
2. Do not scale from drawings.

LOCK & LOAD PANEL

NOT - TO - SCALE

RAYMOND A. COGLAS
STATE OF WASHINGTON
36018
REGISTERED
PROFESSIONAL ENGINEER
5/22/15

Lock & Load Wall Design and Notes
WYNCREST DIVISION II
King County, Washington

Earth Solutions NW LLC
Geotechnical Engineering, Construction Monitoring and Environmental Sciences

Date	Revisions
02/25/2015	City Comments
05/27/2015	Sheet Revisions

Proj. No.	1937.06
Date	08/26/2014
Drwn. By	GLS
Checked By	HTW

Sheet No.
W1
36 of 39

DESIGN CRITERIA

FOUNDATION DESIGN:
FOUNDATION DESIGN IS BASED ON THE FOLLOWING VALUES PROVIDED BY EARTH SOLUTIONS N.W.

ALLOWABLE BEARING PRESSURE:
DENSE GLACIAL TILL — 2,000 PSF

LATERAL EARTH PRESSURES ON RETAINING WALLS: DRAINED BACKFILL
ACTIVE CONDITION: 30 PCF EFW (DOWN SLOPED BACKFILL)
50 PCF EFW (UP SLOPED BACKFILL)
PASSIVE CONDITION: 300 PCF (w/FS-1.5) WEST WALL ONLY
SEISMIC ADDITION: E = 8H PSF UNIFORM

COEFF OF FRICTION: 0.40 (w/FS=1.5)

SATURATED SOIL DENSITY: 125 PCF

SURCHARGE: 100 PCF ONLY AT EAST WALL

GENERAL CONSTRUCTION NOTES

CODE:
VAULT DESIGN AND CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE 2012 IBC AS ADOPTED BY THE CITY OF AUBURN, WASHINGTON.

GENERAL DETAILS:
CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

DISCREPANCIES:
THE CONTRACTOR SHALL NOTIFY ENGINEER UPON FINDING ANY DISCREPANCY OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS.

SHORING & EXCAVATION:
THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES, INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES.

BACKFILL SOIL:
WALL BACKFILL SHALL BE WELL GRADED FREE DRAINING SOIL FREE OF ORGANIC MATERIAL. BACKFILL SHALL BE PLACED IN LIFTS OF NO MORE THAN 8 INCHES AND COMPACTED TO WITHIN 90% OF THE SOILS MAXIMUM DRY DENSITY. ALL COMPACTION OCCURING WITHIN 5' OF THE WALL SHALL BE COMPLETED USING HAND OPERATED MACHINERY.

CONCRETE

CONCRETE REQUIREMENTS:

LOCATION	STRENGTH	MAX W/C RATIO
WALLS & FTGS	3500PSI @ 28 DAYS	0.53

AIR CONTENT:
CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 5% +/-1% ENTRAINED AIR.

MIX DESIGN:
SHALL BE BASED ON FIELD EXPERIENCE OR TRIAL MIXTURES IN CONFORMANCE WITH THE SPECIFICATIONS.

MATERIAL REQUIREMENTS:
CEMENT: ASTM C150. ADMIXTURES: ACI 301.
AGGREGATES: ASTM C33. WATER: ASTM C94.

PLACING REQUIREMENTS:

PLACING:
PLACE CONCRETE AS NEARLY AS PRACTICABLE TO ITS FINAL POSITION TO AVOID SEGREGATION. THE FREE UNCONFINED FALL OF THE CONCRETE SHALL NOT EXCEED 5 FEET.

DEBRIS:
REMOVE ALL DEBRIS FROM FORMS PRIOR TO PLACING CONCRETE.

CONSOLIDATION:
CONSOLIDATE CONCRETE BY SUITABLE MEANS. THOROUGHLY WORK CONCRETE AROUND EMBEDDED ITEMS AND INTO CORNERS OF FORMS.

CURING REQUIREMENTS:

CURING:
CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A SUITABLE PERIOD OF TIME AFTER PLACEMENT.

WEATHER CONDITIONS:
ADEQUATE PRECAUTIONS SHALL BE TAKEN DURING HOT AND COLD WEATHER IN ACCORDANCE WITH THE SPECIFICATIONS.

REINFORCING BAR

MATERIAL REQUIREMENT:

REINFORCING BARS:
USE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, EXCEPT AS NOTED ON THE DRAWINGS.

FABRICATION AND PLACING REQUIREMENTS:

BENDING:
BARS SHALL BE BENT COLD. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS NOTED OR SHOWN OTHERWISE OR AUTHORIZED BY THE ENGINEER.

CONCRETE COVER:
MINIMUM CONCRETE COVER FOR REINF. SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH — 3"

CONCRETE CAST AGAINST FORMS AND EXPOSED TO EARTH — INSIDE FACE OF VAULT 2"
OUTSIDE FACE OF VAULT 1-1/2"

WET SETTINGS:
REINFORCEMENT ANCHOR BOLTS, OR ANY EMBEDDED ITEM WITHIN THE CONCRETE, MAY NOT BE SET INTO THE CONCRETE AFTER IT HAS BEEN POURED WITHIN THE FORMS.

LAP SPLICES:
LAP ALL BARS 24" MIN UNLESS SHOWN OTHERWISE ON THESE DWGS.

SPECIAL INSPECTION PLAN

GENERAL:
SPECIAL INSPECTION BY A QUALIFIED INSPECTOR IS REQUIRED IN ACCORDANCE WITH THE 2012 IBC.

QUALIFICATION:
THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL.

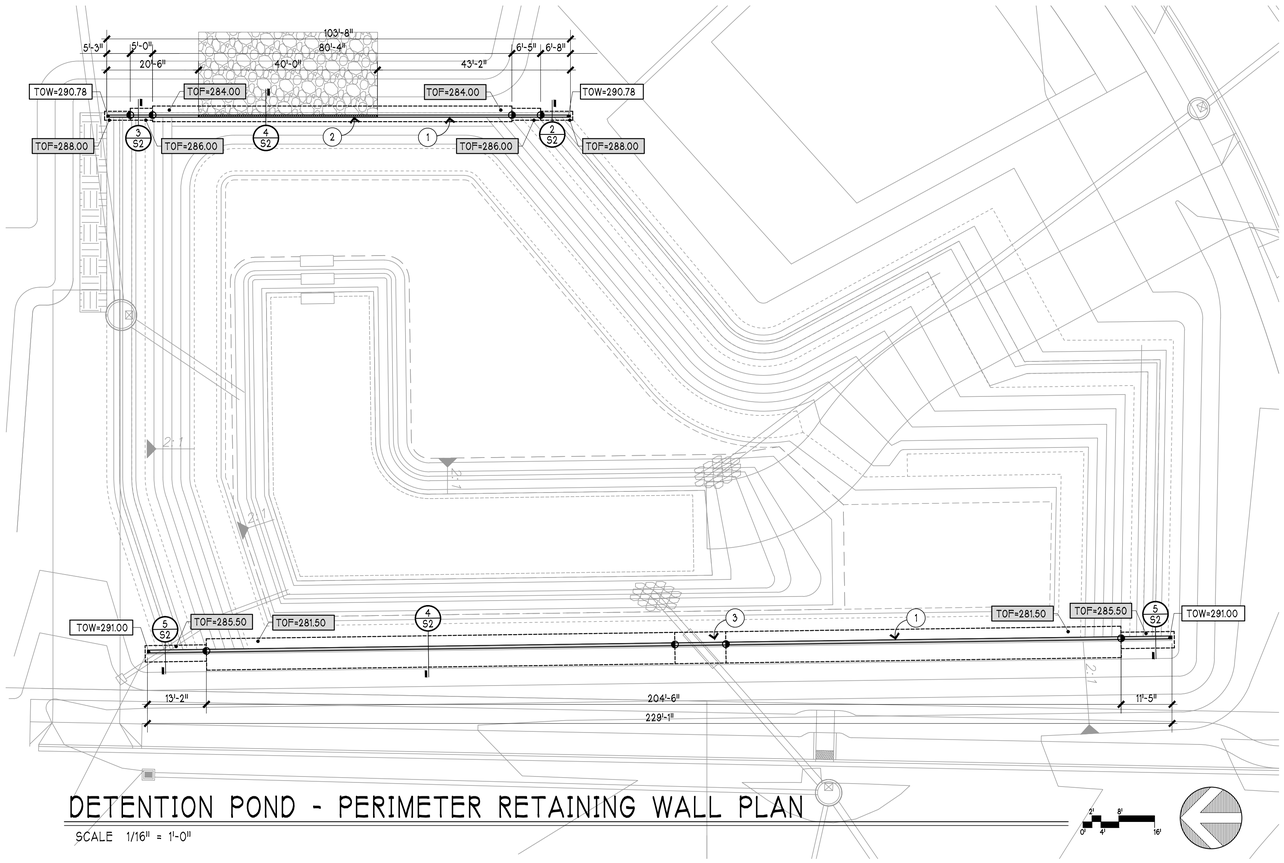
REQUIRED VERIFICATION & INSPECTION:
THE SPECIAL INSPECTOR SHALL PERFORM THE VERIFICATIONS & INSPECTIONS NOTED IN THE SCHEDULE BELOW

INSPECTION & TESTING SCHEDULE

TYPES OF WORK	FREQ.	2012 IBC SECTION
CAST IN PLACE CONC		
REINFORCING STEEL, PLACEMENT.	P	1910.04
PLACEMENT OF CONCRETE	C	1910.6
VERIFYING USE OF REQUIRED DESIGN MIX	P	1904.2
TESTING OF THE CONCRETE FOR SPECIFIED STRENGTH, AIR CONTENT AND SLUMP	C	1910.10
SOILS		
VERIFICATION OF SOIL-BEARING CAPACITY: INSTALLATION OF DRAINAGE SYSTEM: PLACEMENT & COMPACTION OF WALL BACKFILL:	C	1705.6

FREQUENCY LEGEND
C = CONTINUOUS P = PERIODIC
SEE REFERENCES AND STANDARDS LISTED WITHIN THE VERIFICATION & INSPECTION SCHEDULE FOR MEANING OF PERIODIC AND CONTINUOUS INSPECTIONS.

SUBMITTAL OF REPORTS:
ALL SPECIAL INSPECTION REPORTS AND TESTING REPORTS SHALL BE SUBMITTED TO THE OWNER, SITE STRUCTURES AND THE BUILDING OFFICIAL BY THE AGENCY PERFORMING THE INSPECTION OR TESTING.



DETENTION POND - PERIMETER RETAINING WALL PLAN

SCALE 1/16" = 1'-0"

DIMENSIONS & ELEVATIONS

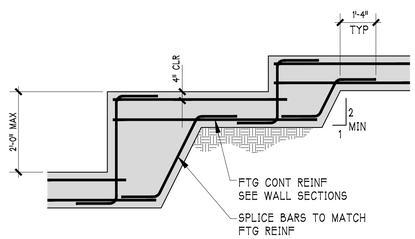
PLAN DIMENSIONS AND ANGLES ON THIS PLAN ARE PROVIDED FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS WITH THE CURRENT PERMITTED SET OF CIVIL DRAWINGS AND THE EXISTING GRADES IN THE FIELD AT THE TIME OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO BOTH THE CIVIL AND STRUCTURAL ENGINEERS IN WRITING PRIOR TO CONSTRUCTION OF THE WALL.

PLAN KEYNOTES

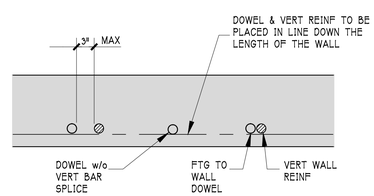
1. CONCRETE POND RETAINING WALL. SEE WALL SECTIONS FOR REINF. PROVIDE CONTRACTION OR CONSTRUCTION JOINTS AT 50FT +/- ON CENTER ALONG THE FULL LENGTH OF THE WALL. SEE 3/S1 FOR TYP JOINT DETAILS.
2. RECESS OR NOTCH IN TOP OF WALL AT OVERFLOW SPILLWAY. TOW ELEVATION WITHIN NOTCH = 290.05.
3. STEP TOP OF FTG DOWN TO CLEAR STEEL PIPE SLEEVE THRU WALL. SEE 1/S2 FOR WALL REINF AT SLEEVE.

LEGEND

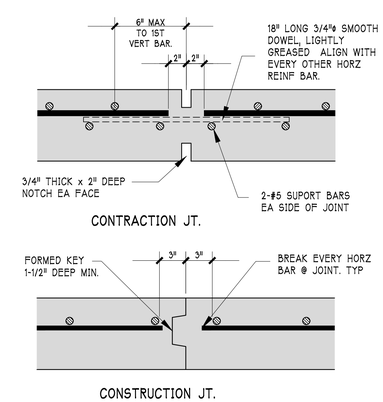
TOF = XXX — TOP OF FOOTING ELEVATION
TOW = XXX — TOP OF WALL ELEVATION
STEP FTG. SEE 1/S1
6-1/2" DEEP NOTCH IN TOP OF WALL AT OVERFLOW SPILLWAY TOW EL=290.05 AT NOTCH



1/S1 TYPICAL STEPPED FTG DETAIL
SCALE 3/8"=1'-0"



2/S1 TYP FTG DOWEL PLACEMENT DETAIL
SCALE 1"=1'-0"



3/S1 TYP WALL JOINT DETAILS
SCALE 1-1/2"=1'-0"

DATE:	DESCRIPTION:
02-26-15	ISSUED FOR CONS. PERMIT APPLICATION
05-26-15	ADD WESTERN RETAINING WALL

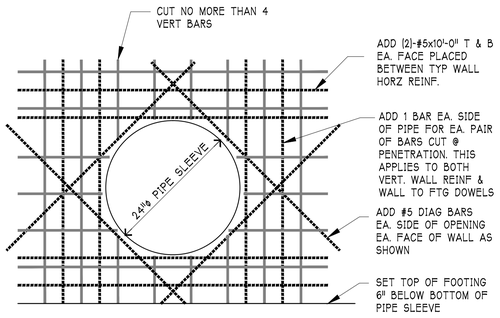
Site Structures
A Division of Kosnik Engineering PC
10511 19th AVE SE, SUITE C
EVERETT, WASHINGTON 98208
PH: (425) 357-9600 EMAIL: DAN@KOSNIK.COM

5-26-15 DANIEL J. KOSNIK STATE OF WASHINGTON 20744 PROFESSIONAL ENGINEER

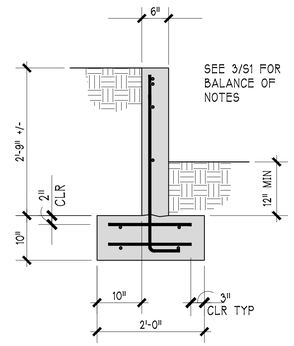
WYNCREST DIVISION II
RETAINING WALLS AT OPEN DETENTION POND
CITY OF AUBURN WASHINGTON

STRUCTURAL NOTES
POND FOUNDATION PLAN
& DETAILS

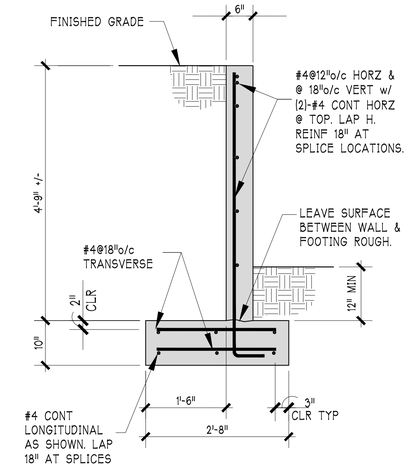
SHEET:
S1 37 of 39
S-15-020



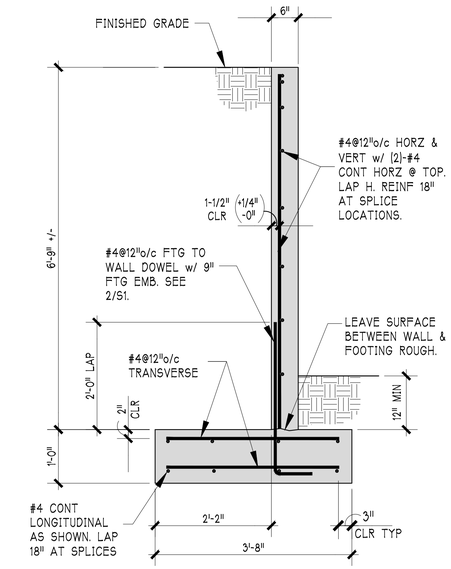
1 / S2 TYP WALL REINF @ PIPE - FTG CONFLICT
SCALE 3/4"=1'-0"



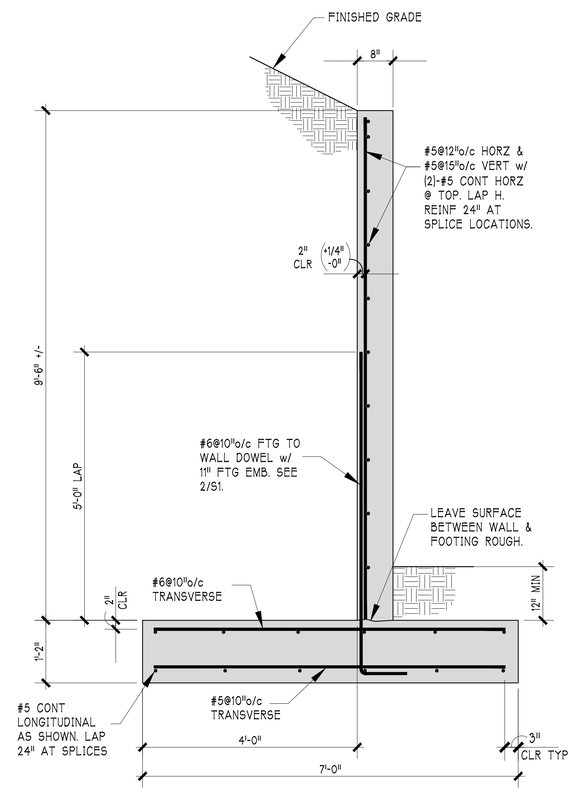
2 / S2 RET. WALL SECTION
SCALE 3/4"=1'-0"



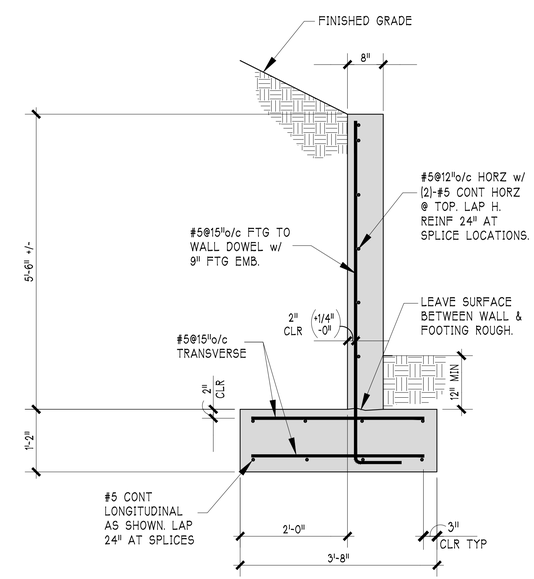
3 / S2 RETAINING WALL SECTION
SCALE 3/4"=1'-0"



4 / S2 RETAINING WALL SECTION
SCALE 3/4"=1'-0"



4 / S2 RETAINING WALL SECTION
SCALE 3/4"=1'-0"



5 / S2 RETAINING WALL SECTION
SCALE 3/4"=1'-0"

DATE:	DESCRIPTION:
02-26-15	ISSUED FOR CONS. PERMIT APPLICATION
05-26-15	ADD WESTERN RETAINING WALL

Site Structures
A Division of Kosnik Engineering PC
10511 19th AVE SE, SUITE C
EVERETT, WASHINGTON 98208
PH: (425) 357-9600 EMAIL: DAN@KOSNIK.COM

5-26-15
DANIEL J. KOSNIK
STATE OF WASHINGTON
20744
PROFESSIONAL ENGINEER

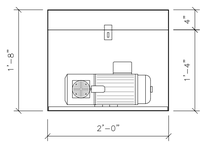
WYNCREST DIVISION II
RETAINING WALLS AT OPEN DETENTION POND
CITY OF AUBURN WASHINGTON

WALL SECTIONS

SHEET:
S2 38 of 39
S-15-020

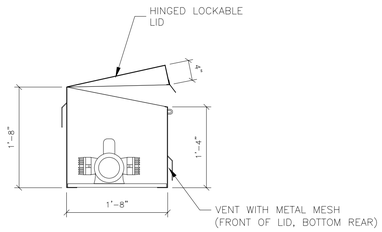
NOTE:

SHELTER TO BE MOUNTED TO PRESSURE TREATED FLOOR FRAMING AND SKIDS or REINFORCED CONCRETE FLOOR (BY OTHERS)



SECTION A–A

SCALE: N.T.S.



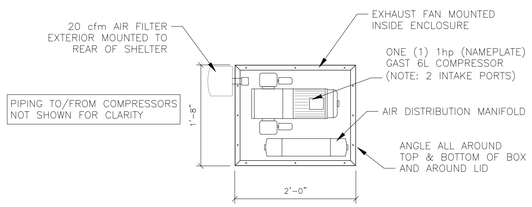
SECTION B–B

SCALE: N.T.S.

BY OTHERS

110v 60Hz POWER REQUIRED. PROVIDE DUPLEX RECEPTACLE.

PIPING TO/FROM COMPRESSORS NOT SHOWN FOR CLARITY

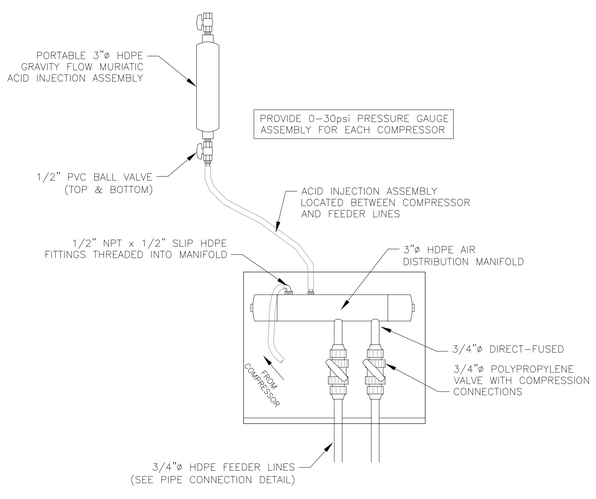


PLAN – SHELTER

SCALE: N.T.S.

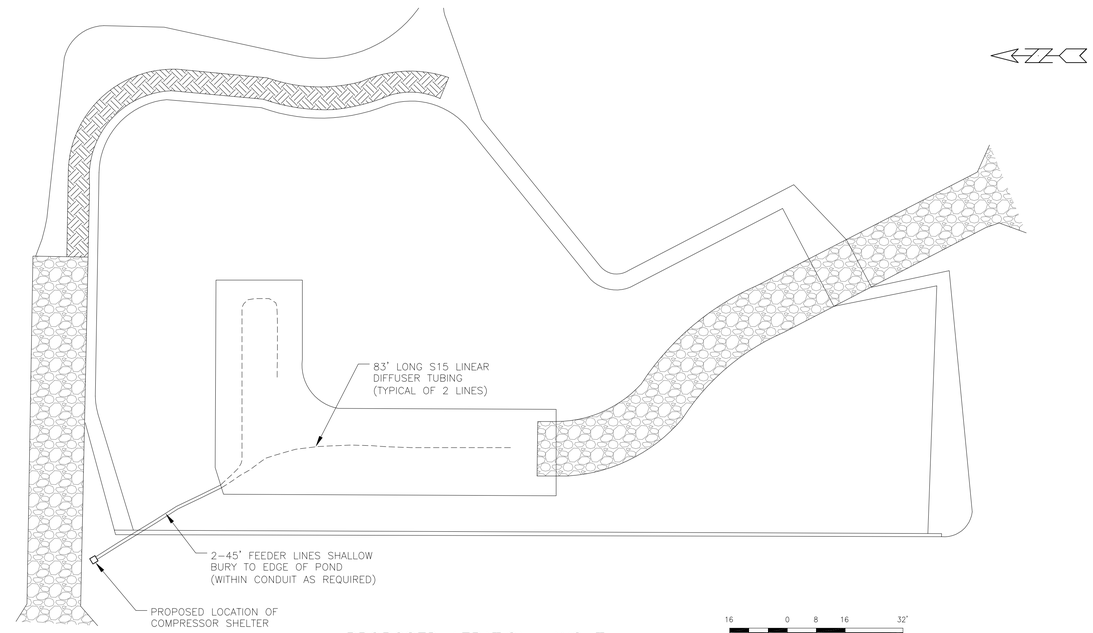
ACID INJECTION ASSEMBLY ONLY USED FOR CLEANING. TYPICALLY STORED INSIDE SHELTER WITH ALL VALVES CLOSED

PROVIDE 0–30psi PRESSURE GAUGE ASSEMBLY FOR EACH COMPRESSOR



AIR DISTRIBUTION MANIFOLD DETAIL

SCALE: N.T.S.



PROPOSED AERATION LAYOUT

SCALE: 1:250

SCALE: IMPERIAL

NELSON ENVIRONMENTAL INC.

5 BURKS WAY
WINNIPEG, MANITOBA
CANADA R2J 3R8

Ph: (204) 949-7500
Fax: (204) 237-0660
www.nelsonenvironmental.com

PROJECT: WYNCREST DIV. II CITY OF AUBURN, WA					
TITLE: RETENTION POND AERATION SYSTEM PROPOSED AERATION EQUIPMENT LAYOUT					
DRAWN BY: JG	APPROVED BY: LE	SCALE: AS NOTED	DRAWING NO. NE01	SHT. 39 of 39	REV. 0
DATE: 2014/09/10	FILE # CD2603.01				

copyright © Nelson Environmental Inc., 2012