

# PORTION OF THE SW 1/4, SECTION 32, T. 21 N., R. 5 E., W.M. LAKELAND HILLS ESTATES

AUBURN, WA

**OWNER/DEVELOPER:**

CONTACT: TODD MCKITTRICK  
DENOVA NORTHWEST, LLC  
17837 1ST AVENUE SOUTH, PMB#2  
NORMANDY PARK, WA 98148  
PHONE: (206) 429-3884  
FAX: (206) 299-9519

**CIVIL ENGINEER:**

CONTACT: GREG DIENER, P.E.  
PACIFIC ENGINEERING DESIGN, LLC  
15445 53RD AVE. S., SUITE 100  
TUKWILA, WA 98188  
PHONE: (206) 431-7970  
FAX: (206) 388-1648

**SURVEYOR:**

CONTACT: MAHER JOUDI, P.E.  
DR STRONG CONSULTING ENGINEERS  
10604 NE 38TH PL, SUITE 232  
KIRKLAND, WA 98033  
PHONE: (425) 827-3063

**CONTACT: RODNEY HANSEN, PLS  
HANSEN SURVEYING**

17420 116TH AVE. S.E.  
RENTON, WA 98058  
PHONE: (425) 235-8440

**SOILS ENGINEER:**

CONTACT: MARC MCGINNIS, P.E.  
GEOTECH CONSULTANTS  
13256 NE 20TH ST., SUITE 16  
BELLEVUE, WA 98005  
PHONE: (425) 747-5618  
FAX: (425) 747-8561

**CONTACT: RAY COGLAS, P.E.  
EARTH SOLUTIONS NW, LLC**

2881 152ND AVE. N.E.  
REDMOND, WA 98052  
PHONE: (425) 284-3300  
FAX: (425) 284-2855

**TRAFFIC ENGINEER:**

CONTACT: TSI TRANSPORTATION SOLUTIONS, INC.  
8250 165TH AVE. NE, SUITE 100  
REDMOND, WA 98052-6628  
PHONE: (425) 883-4134  
FAX: (425) 867-0898

**WETLAND BIOLOGIST:**

CONTACT: ED SEWALL  
SEWALL WETLAND CONSULTING, INC.  
27641 COMINGTON WAY SE #2  
COMINGTON, WA 98042  
PHONE: (253) 859-0515  
FAX: (253) 852-4732

**STREET LIGHTING:**

CONTACT: LARRY HOBBS, P.E.  
TRAFFEX  
10104 111TH AVE. N.E.  
KIRKLAND, WA 98033  
PHONE: (425) 522-4118  
FAX: (425) 522-4311

**LANDSCAPE/IRRIGATION:**

CONTACT: GLENN TAKAGI  
GLENN TAKAGI LANDSCAPE ARCHITECT  
18550 FIRLANDS WAY N.  
SHORELINE, WA 98133  
PHONE: (206) 542-6100  
FAX: (206) 546-1128

**SITE INFORMATION:**

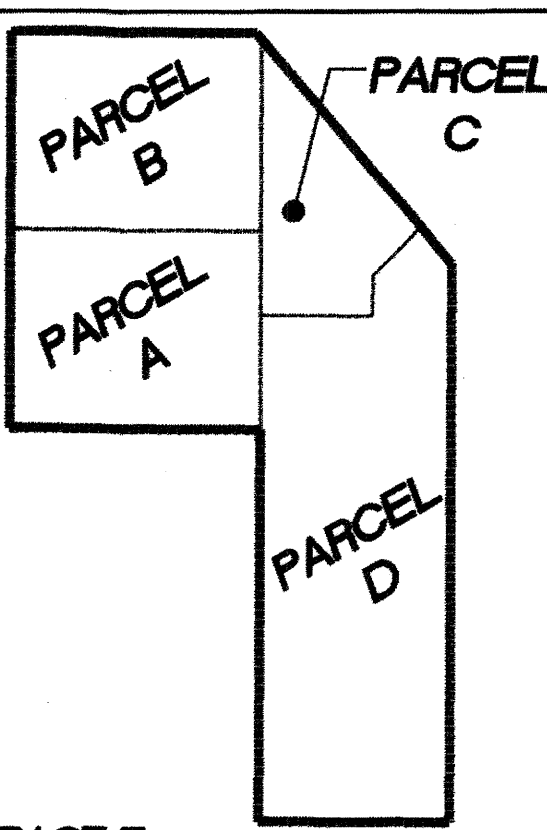
1. SITE ADDRESS: 5011 KERSEY WAY S.E.
2. SITE AREA: 1,000,682 sq. ft. (22.97 acres)
3. EXISTING USE: SINGLE FAMILY RESIDENTIAL
4. PROPOSED USE: 66 LOT SINGLE FAMILY SUBDIVISION
5. EXISTING ZONING: R1 (VESTED)
6. PROPOSED ZONING: R1 (VESTED)
7. ZONING DESIGNATION CHANGED IN 2009. UNDERLYING ZONE DESIGNATION NOW RS, 5 DU/ACRE. R1 DESIGNATION REFLECTS VESTED STANDARD.
8. EXISTING COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
9. PROPOSED COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
10. PROPOSED MIN. LOT WIDTH: 75' (CORNER LOTS 5' WIDER)
11. REQUIRED MIN. LOT WIDTH: 75' (CORNER LOTS 5' WIDER)
12. PROPOSED MIN. LOT AREA: 8000 SQ.FT.
13. REQUIRED MIN. LOT AREA: 8000 SQ.FT.
14. PROJECT DENSITY: 3.1 DU/AC
15. REQUIRED MIN. SETBACKS:  
FRONT: 25'  
INTERIOR: 5' (10' FOR STREET SIDE)  
REAR: 25'
16. MAXIMUM HEIGHT: 30'

**NOTES:**

1. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 811 FOR UTILITY LOCATORS.
2. LAKELAND HILLS ESTATES IS DEPENDANT ON INSTALLATION OF WATER AND SEWER IMPROVEMENTS IN KERSEY WAY BY THE KERSEY III PROJECT. IN THE EVENT THAT THESE WATER AND SEWER IMPROVEMENTS HAVE NOT BEEN INSTALLED BY THE TIME THAT LAKELAND HILLS ESTATES IS READY TO GO TO CONSTRUCTION, THE APPLICANT WILL EITHER:  
A. WAIT FOR SAID IMPROVEMENTS TO BE INSTALLED BY KERSEY III PRIOR TO PLAT CONSTRUCTION FOR LAKELAND HILLS ESTATES, OR  
B. INSTALL SAID IMPROVEMENTS.

(PROJECT NO. 05056)

**LEGAL DESCRIPTION  
KEY MAP**



**SHEET INDEX  
CIVIL PLANS**

- C01 - COVER SHEET
- C02 - GENERAL NOTES AND ROAD SECTIONS
- C03 - ROAD SECTIONS AND DETAILS
- C04 - COMPOSITE UTILITY PLAN
- C05 - COMPOSITE UTILITY PLAN
- C06 - GRADING PLAN
- C07 - GRADING PLAN
- C08 - GRADING PLAN
- C09 - WALL SECTION DETAIL
- C10 - GRADING SECTIONS
- C11 - TRANSITIONAL SLOPE GRADING PLAN
- C12 - TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- C13 - TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- C14 - TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS
- C15 - POND GRADING AND NOTES
- C16 - POND SECTIONS
- C17 - ROAD AND STORM PLAN AND PROFILE (54TH ST. SE)
- C18 - ROAD AND STORM PLAN AND PROFILE (53RD ST. SE)
- C19 - ROAD AND STORM PLAN AND PROFILE (TRACT A)
- C20 - ROAD AND STORM PLAN AND PROFILE (WESLEY AVE SE)
- C21 - ROAD AND STORM PLAN AND PROFILE (CUL-DE-SAC A)
- C22 - ROAD AND STORM PLAN AND PROFILE (WESLEY AVE. 3E STA 7+25-10+25)
- C23 - ROAD AND STORM PLAN AND PROFILE (CUL-DE-SAC B)
- C24 - ROAD AND STORM PLAN AND PROFILE (WESLEY AVE. STA. 4+00-7+25)
- C25 - ROAD AND STORM PLAN AND PROFILE (WESLEY AVE. STA. 1+80-4+00)
- C26 - ROAD AND STORM PLAN AND PROFILE (WESLEY CT. STA. 0+00-1+80)
- C27 - ROAD AND STORM PLAN AND PROFILE (VICTORIA AVE. STA. 0+00-3+50)
- C28 - ROAD AND STORM PLAN AND PROFILE (VICTORIA AVE. STA. 3+50-6+27)
- C29 - ROAD AND STORM PLAN AND PROFILE (50TH ST. SE)
- C30 - ROAD AND STORM PLAN AND PROFILE (49TH ST. SE)
- C31 - ROCKERY AND DETAILS
- C32 - STORM DETAILS
- C33 - WATER AND SEWER PLAN AND PROFILE (54TH ST. SE)
- C34 - WATER AND SEWER PLAN AND PROFILE (53RD ST. SE)
- C35 - WATER AND SEWER PLAN AND PROFILE (TRACT A)
- C36 - WATER AND SEWER PLAN AND PROFILE (WESLEY AVE SE)
- C37 - WATER AND SEWER PLAN AND PROFILE (CUL-DE-SAC A)
- C38 - WATER AND SEWER PLAN AND PROFILE (WESLEY AVE. STA. 7+25-10+25)
- C39 - WATER AND SEWER PLAN AND PROFILE (CUL-DE-SAC B)
- C40 - WATER AND SEWER PLAN AND PROFILE (WESLEY AVE. STA. 4+00-7+25)
- C41 - WATER AND SEWER PLAN AND PROFILE (WESLEY AVE. STA. 1+80-4+00)
- C42 - WATER AND SEWER PLAN AND PROFILE (WESLEY CT. STA. 0+00-1+80)
- C43 - WATER AND SEWER PLAN AND PROFILE (VICTORIA AVE. STA. 0+00-3+50)
- C44 - WATER AND SEWER PLAN AND PROFILE (VICTORIA AVE. STA. 3+50-6+27)
- C45 - WATER AND SEWER PLAN AND PROFILE (50TH ST. SE)
- C46 - WATER AND SEWER PLAN AND PROFILE (TRACT G AND 49TH ST SE)
- C47 - PRESSURE REDUCING STATION DETAILS
- C48 - STREET INTERSECTIONS DESIGN ELEMENTS
- C49 - CUL-DE-SAC DESIGN ELEMENTS
- C50 - CUL-DE-SAC DESIGN ELEMENTS
- C51 - OFFSITE FRONTAGE PLAN
- C52 - OFFSITE FRONTAGE PLAN
- C53 - OFFSITE FRONTAGE CHANNELIZATION PLAN
- C54 - EXISTING CONDITIONS PLAN
- C55 - EXISTING CONDITIONS PLAN

**SIGHT DISTANCE TRIANGLES**

- SD01 - SIGHT DISTANCE TRIANGLES NW & SE
- SD02 - SIGHT DISTANCE TRIANGLES CUL-DE-SAC
- SD03 - SIGHT DISTANCE TRIANGLES OFFSITE

**ILLUMINATION PLANS**

- 1 OF 2 ILLUMINATION PLAN
- 2 OF 2 ILLUMINATION PLAN

**LANDSCAPE PLANS**

- L 1.0 - PLANTING PLAN
- L 1.1 - PLANTING PLAN
- L 1.2 - PLANTING PLAN
- L 1.3 - PLANTING PLAN
- L 1.4 - PLANTING PLAN
- L 1.5 - PLANTING PLAN
- L 1.6 - SIGHT TRIANGLE OVERLAY @ 50TH AND WESLEY
- L 1.6 - PLANTING DETAILS

**STRUCTURAL PLANS**

- W1 - LOCK-LOAD WALL DESIGN
- W2 - ROCKERY DESIGN
- W3 - KEYSTONE WALL DESIGN AND NOTES

**FINAL MITIGATION PLANS**

- W-1 - FINAL MITIGATION PLAN
- W-2 - PLANTING PLAN
- W-3 - MITIGATION NOTES

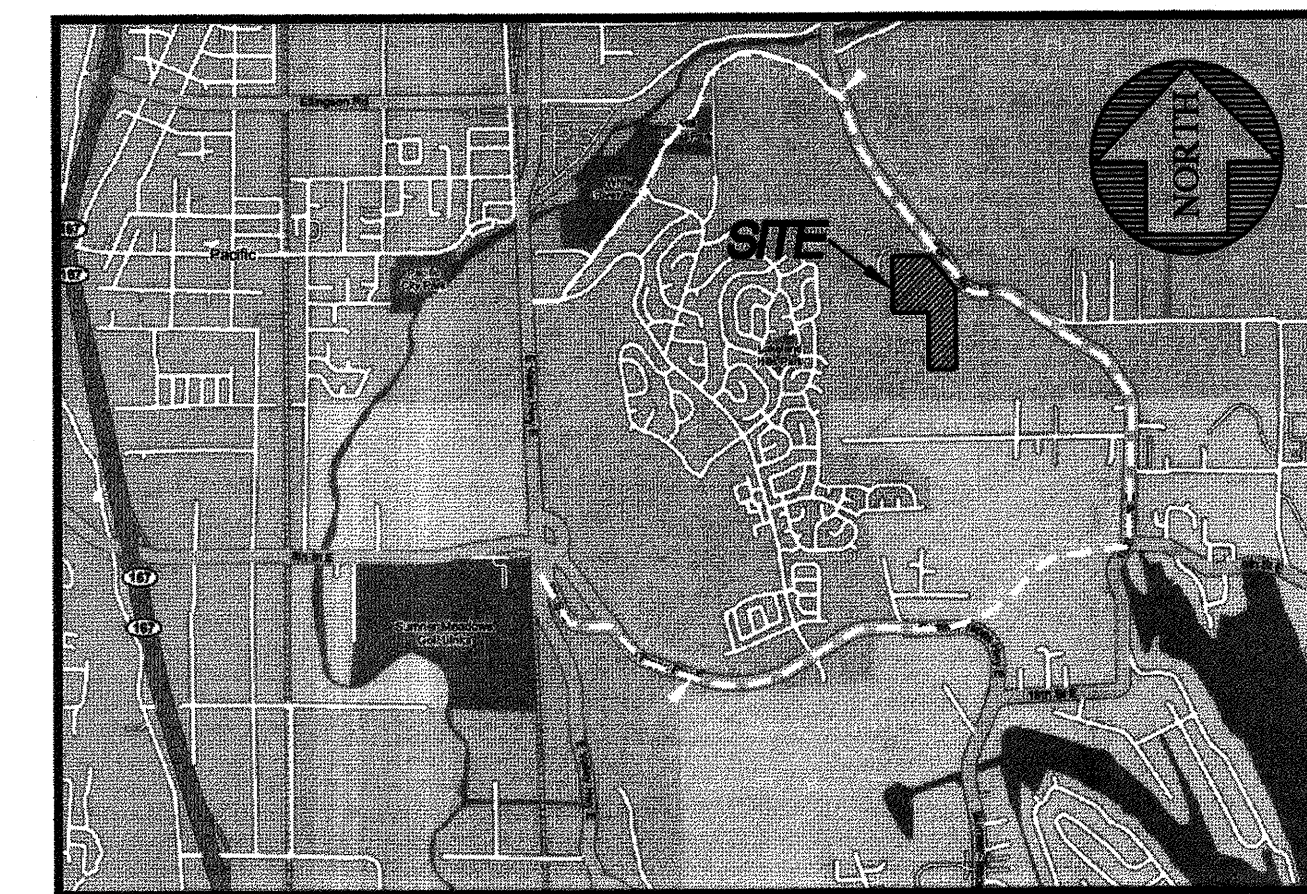
**VERTICAL DATUM**

CITY OF AUBURN  
NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD 88)

**BENCHMARK**

BASE:  
3" BRASS DISC IN MON AND CASE AT THE INTERSECTION OF LAKE TAPPS PARKWAY EAST AND LAKELAND HILLS WAY, STAMPED "PIERCE COUNTY PUBLIC WORKS" ELEVATION = 587.26 FEET  
SITE:  
SET REBAR AND CAP AT THE INTERSECTION OF THE WEST END OF DRIVEWAY FOR HOUSE No. 5011 AND TRAIL RUNNING NORTH SOUTH. NORTH 65°45'11" EAST FROM THE NORTHEAST PROPERTY CORNER.  
ELEVATION = 350.11 FEET  
BENCHMARK: CITY OF AUBURN BENCH MARK #33-W RAILROAD SPIKE IN A POWER POLE AT THE NORTH SIDE OF 53RD ST SE, BEING THE 6TH POLE WEST OF PEARL AVE SE, POLE #3309  
ELEV=414.96 FEET

(PARCEL NO. 3221059009, -059, -043, -020)



VICINITY MAP

**LEGAL DESCRIPTION**

**PARCEL A: (KC TAX LOT #3221059043)**

LOT 1, AUBURN CORRECTION SHORT PLAT NUMBER SP-8-78, RECORDED UNDER RECORDING NUMBER 8003110673, BEING A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NUMBER 7805230335 AND 7806200355, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

**PARCEL B: (KC TAX LOT #3221059020)**

LOT 4, AUBURN CORRECTION SHORT PLAT NUMBER SP-8-78, RECORDED UNDER RECORDING NUMBER 8003110673, BEING A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NUMBER 7805230335 AND 7806200355, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

**PARCEL C: (KC TAX LOT #3221059050)**

THAT PORTION OF LOT 2, CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER RECORDING NUMBER 7905301012 IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21, NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 2 WITH THE SOUTHWESTERLY MARGIN OF KERSEY WAY SOUTHEAST (ORAVETZ ROAD); THENCE NORTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF ORAVETZ ROAD A DISTANCE OF 99.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 39°19'58" WESTERLY ALONG THE SOUTH BOUNDARY OF ORAVETZ ROAD 513.39 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF LOT 2, WITH THE SAID ORAVETZ ROAD;  
THENCE SOUTH 01°21'03" WEST A DISTANCE OF 579 FEET TO A POINT ON THE SAID WEST BOUNDARY LINE OF LOT 2;  
THENCE SOUTH 58°28'57" EAST 235 FEET;  
THENCE NORTH 01°21'03" EAST 86.08 FEET;  
THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.

**PARCEL D: (KC TAX LOT #3221059009)**

LOT 2, CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER RECORDING NUMBER 7905301012 IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21, NORTH, RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 2 WITH THE SOUTHWESTERLY MARGIN OF KERSEY WAY SOUTHEAST (ORAVETZ ROAD); THENCE NORTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF ORAVETZ ROAD A DISTANCE OF 99.70 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 39°19'58" WESTERLY ALONG THE SOUTH BOUNDARY OF ORAVETZ ROAD A DISTANCE OF 513.39 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF LOT 2 WITH THE SAID ORAVETZ ROAD;  
THENCE SOUTH 01°21'03" WEST A DISTANCE OF 579 FEET TO A POINT ON THE SAID WEST BOUNDARY LINE OF LOT 2 ;  
THENCE SOUTH 58°28'57" EAST 235 FEET;  
THENCE NORTH 01°21'03" EAST 86.08 FEET;  
THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_

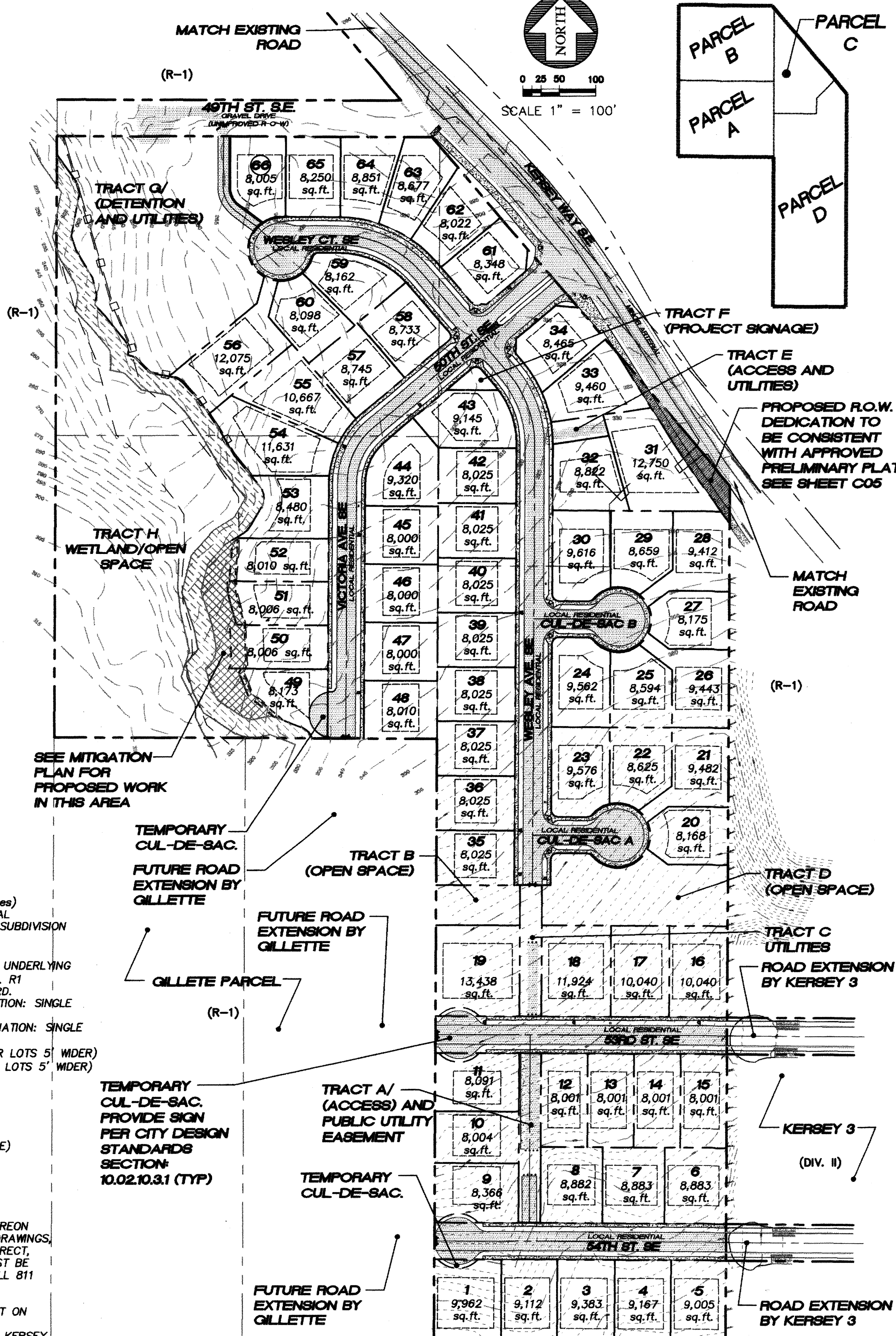
TITLE/POSITION: \_\_\_\_\_

CONFIRMED BY CITY: \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT REF: FAC07-0016  
H5 May 10, 2013  
THESE PLANS ARE "APPROVED" FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS.

APPROVED BY: *Dennis Selby*

DATE APPROVED: 5/5/13



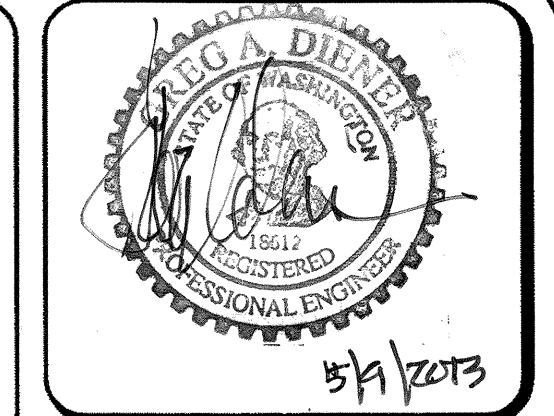
**PROPOSED EVERGREEN WAY  
EARTHWORK VOLUMES**

AREA (SQ. FT)	CUT VOLUME (C.Y.)	FILL VOLUME (C.Y.)	NET (C.Y.)
910,072	99,952	94,359	5,593 CUT

\*RAW VOLUMES HAVE NOT BEEN ADJUSTED TO REFLECT SHRINK OR SWELL FOR COMPACTION AND EXPANSION AND ARE VOLUMETRIC AREAS ONLY

**DRAINAGE AREA TO DETENTION POND  
EXISTING CONDITION DEVELOPED CONDITION**

IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
0	19.83 (AC.)	8.71 (AC.)	11.66 (AC.)
TOTAL	19.83 (AC.)	TOTAL	19.83 (AC.)



15445 53RD AVE. S.  
SEATTLE, WA 98188  
PHONE: (206) 431-7970  
FAX: (206) 388-1648  
WEB SITE: PACENG.COM

Pacific  
Engineering  
Design, LLC  
Civil Engineering and  
Planning Consultants

LAKELAND HILLS ESTATES  
CITY OF AUBURN

FOR:  
DENOVA NORTHWEST, LLC  
C/O MILLER BUILDERS, PMB#2  
NORMANDY PARK, WA 98148  
PHONE: (206) 429-3884  
FAX: (206) 299-9519

PROJECT NO.: 12022  
DRAWN BY: ENM  
ISSUE DATE: 07-17-07  
SHEET REV.: 3-20-2013

COVER SHEET

05056CV01-C01.DWG  
**C01**  
SHEET 01 OF 55