

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

GENERAL NOTES

- THIS DEVELOPMENT PROJECT SHALL CONFORM TO THE CITY OF AUBURN'S REQUIREMENTS AND BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES FROM THE APPROVED PLAN WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER AND THE CITY.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE "WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" (2008 EDITION), 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.
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ALL CONSTRUCTION. CONTACT THE PUBLIC WORKS DEPARTMENT AT 253-931-3010 TO SCHEDULE A MEETING.
- LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT OVERHEAD UTILITY LINES MAY NOT BE SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD UTILITY LINES. IDENTIFICATION, LOCATION MARKING AND RESPONSIBILITY FOR UNDERGROUND FACILITIES OR UTILITIES IS GOVERNED BY THE PROVISIONS OF CHAPTER 19.122 REVISED CODE OF WASHINGTON (RCW). PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL ONE-CALL (811) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE AND TELEVISION).
- PRIOR TO THE START OF CONSTRUCTION A PROPOSED ROUTE AND SCHEDULE FOR HAULING MATERIAL TO THE SITE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. IF THE CITY BELIEVES THAT THE PROPOSED HAUL ROUTE WILL ADVERSELY IMPACT THE STREET NETWORK, HAULING MAY BE LIMITED TO APPROPRIATE OFF-PEAK HOURS OR ALTERNATE ROUTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY ON AND AROUND THIS 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.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON LICENSED LAND SURVEYOR OR A WASHINGTON LICENSED PROFESSIONAL CIVIL ENGINEER.
- CERTIFIED DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE. REFER TO THE CITY'S "RECORD CONSTRUCTION DOCUMENT" HANDOUT.

ADDITIONAL CONSTRUCTION NOTES

- IT WILL BE THE APPLICANT'S OR HIS AGENT'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES TO COORDINATE CONSTRUCTION.
- ALL UTILITY RELOCATION WORK SHALL BE AT THE EXPENSE OF THE APPLICANT AND MUST BE IN ACCORDANCE WITH THE CITY OF AUBURN STANDARDS.

ANY REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF AUBURN PRIOR TO ANY IMPLEMENTATION IN THE FIELD.

- UPON COMPLETION OF THE PROJECT'S PRIVATE STORM DRAINAGE SYSTEM, A "LETTER OF COMPLETION," SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON, MUST BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT AND PRIOR TO RELEASE OF ANY FINANCIAL GUARANTEE POSTED BY THE APPLICANT.
- BEFORE WORKING IN THE CITY RIGHT-OF-WAY, THE APPLICANT SHALL:
  - OBTAIN A GENERAL PERMIT FROM THE CITY.
  - SUBMIT A FINANCIAL GUARANTEE TO THE CITY TO ASSURE SATISFACTORY COMPLETION OF THE WORK.
  - PROVIDE PROOF OF LIABILITY INSURANCE IN AN AMOUNT REQUIRED BY THE CITY OF AUBURN.

- THE CONTRACTOR SHALL NOTIFY THE APPLICANT'S ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THESE PLANS.

CUT SLOPES SHALL GENERALLY BE CONSTRUCTED NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). THE CITY MAY APPROVE STEEPER SLOPES AFTER A GEOTECHNICAL ANALYSIS IS PERFORMED JUSTIFYING A STEEPER SLOPE.

UPON CITY APPROVAL, A STEEPER SLOPE MAY ALSO BE USED IN THE FOLLOWING CASES:

- A SLOPE OF ONE-AND-HALFHORIZONTAL TO ONE VERTICAL (1.5:1) MAY BE USED IF NO STRUCTURE IS TO BE SUPPORTED, THE SLOPE IS LESS THAN EIGHT FEET (8') IN HEIGHT, AND THE SLOPE CAN BE ADEQUATELY PROTECTED AGAINST EROSION.
- A SLOPE OF ONE HORIZONTAL TO ONE VERTICAL (1:1) MAY BE USED FOR CUTS INTO STABLE BEDROCK.

CUT SLOPES SHALL BE STABILIZED BY TERRACING, CAT TRACKING, JUTE MAT, GRASS SOD, HYDROSEEDING, OR BY OTHER PLANTING OR SURFACING MATERIALS ACCEPTABLE TO THE CITY.

FILL STANDARDS

- FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). THE CITY MAY APPROVE STEEPER SLOPES AFTER A GEOTECHNICAL ANALYSIS IS PERFORMED JUSTIFYING A STEEPER SLOPE. TEMPORARY FILLS FOR PRELOADING OF BUILDING PADS MAY USE A SLOPE ONE AND ONE HALF HORIZONTAL TO ONE VERTICAL (1.5:1)
- FILL SLOPES SHALL BE STABILIZED BY TERRACING, CAT TRACKING, JUTE MAT, GRASS SOD, HYDROSEEDING, OR BY OTHER PLANTING OR SURFACING MATERIALS ACCEPTABLE TO THE CITY.

PREPARATION FOR FILL

PRIOR TO ANY FILL BEING PLACED, ALL VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED UNLESS DICTATED OTHERWISE BY THE GEOTECHNICAL ENGINEER. WHERE FILL IS BEING PLACED ON EXISTING SLOPES OF GREATER THAN FIVE HORIZONTAL TO ONE VERTICAL (5:1), A GEOTECHNICAL ANALYSIS SHALL BE PERFORMED.

COMPACTION

FILL MATERIAL SHALL BE PLACED IN LIFTS OF NO MORE THAN TWELVE INCHES (12") AND COMPACTED TO NINETY PERCENT (90%) OR GREATER OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

SETBACK FROM PROPERTY LINES

THE TOE OR CATCH POINT OF FILL SLOPES SHALL BE SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT.

FILL DEPTH	SET BACK DISTANCE
UNDER 5 FEET	2 FEET
5 - 40 FEET	HEIGHT/2
OVER 40 FEET	20 FEET

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

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

- THE CONTRACTOR WILL BE REQUIRED TO WATER THE SITE, AS NECESSARY, TO REDUCE DUST EMISSIONS AS A RESULT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL ALSO SWEEP ALL AFFECTED PUBLIC ROADS, AS NECESSARY, TO REMOVE MATERIAL DEPOSITED AS A RESULT OF PROJECT CONSTRUCTION ACTIVITY.

- 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 APRIL 1 TO SEPTEMBER 3RD, AREAS AT FINAL GRADE AND THOSE THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN THIRTY DAYS SHALL BE STABILIZED WITHIN TEN DAYS.

FROM OCTOBER 1 TO MARCH 31, EARTHWORK ACTIVITIES SHALL BE CONDUCTED IN STAGES IN ORDER TO MINIMIZE SOIL EXPOSURE. EXPOSED OILS WITH AN AREA GREATER THAN 5,000 SQUARE FEET THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 24 HOURS AND EXPOSED AREAS OF LESS THAN 5,000 SQUARE FEET THAT WILL REMAIN UNWORKED FOR MORE THAN SEVEN DAYS SHALL BE STABILIZED IMMEDIATELY.

CBR TESTING NOTE

CONTRACTOR SHALL PERFORM CBR TESTS FOLLOWING ROUGH GRADING TO VERIFY CBR VALUES SHOWN. NUMBER OF TEST & LOCATION OF SAMPLES TO BE TESTED SHALL BE DONE UNDER THE DIRECTION OF THE SOILS ENGINEER PER C.O.A. DS 10.07.1.2. VERIFIED CBR VALUES SHALL BE SUBMITTED TO THE CITY OF AUBURN PRIOR TO ANY PAVING OR SUBBASE WORK. FINAL PAVEMENT DESIGN TO BE BASED ON THESE TEST RESULTS PER C.O.A. DS 10.07.2

EXISTING WELLS/SEPTIC SYSTEMS

ANY WELLS OR SEPTIC SYSTEMS DISCOVERED ON SITE SHALL BE REMOVED AND/OR ABANDONED PER KING COUNTY/CITY OF AUBURN/DEPARTMENT OF ECOLOGY STANDARDS.

GUARDS AND GUARDRAILS

GUARDS AND GUARDRAILS TO BE INSTALLED AT TOP OF ALL ROCKERIES AND WALLS WHOSE HEIGHT EXCEEDS 30". GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT GRADE.

STANDARD STORMWATER NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF AUBURN STANDARDS AND THE 2008 STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA) AND AS AMENDED BY THE MUNICIPALITY.
- CALL THE UNDERGROUND LOCATE LINE (811) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE MUNICIPALITY. ANY SIGNIFICANT DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE MUNICIPALITY.
- A COPY OF THE APPROVED STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL & SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THE PLANS.
- FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURE.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.

CONSTRUCTION SEQUENCE

NOTE: ALL BUILDING PERMITS FOR WALLS MUST BE APPLIED FOR AND ISSUED PRIOR TO REQUESTING A PRECONSTRUCTION MEETING.

- ARRANGE AND ATTEND A PRECONSTRUCTION MEETING WITH CITY OF AUBURN AND FRANCHISED UTILITIES (TELEPHONE, POWER, GAS, CABLE TV, ETC.), CONTRACTOR AND OWNERS REPRESENTATIVES.
- FLAG THE LIMITS OF CLEARING AND BOUNDARY LINES.
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES. MAINTAIN THROUGHOUT CONSTRUCTION AS DIRECTED BY THE CITY INSPECTOR.
- INSTALL SILT FENCING AND CONSTRUCTION FENCING DOWNSTREAM OF PROPOSED POND AREA.
- ROUGH GRADE PERMANENT DETENTION / WATER QUALITY POND TO BE USED AS TESC POND. INSTALL PERMANENT OUTFALL TO STREAM.
- INSTALL REMAINDER OF TESC MEASURES PER THE APPROVED TESC PLANS.
- PROVIDE INTERIM CATCH BASIN PROTECTION FOR ALL EXISTING CATCHBASINS ADJACENT TO WORK AREAS.
- ROUGH GRADE SITE PER THE APPROVED PLANS. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF AUBURN STANDARDS AND MANUFACTURERS RECOMMENDATIONS. GEOTECH TO RE-EVALUATE SITE AND PERFORM CBR TESTS FOLLOWING ROUGH GRADING.
- INSTALL SANITARY SEWER MAINLINE SYSTEM. INSTALL SIDE SEWERS TO LOTS AND INSTALL CLEANOUTS TO MARK STUB LOCATIONS.
- INSTALL REMAINDER OF STORM DRAINAGE SYSTEM. PROVIDE INTERIM SEDIMENTATION PROTECTION FOR ALL NEW CATCHBASINS. MONITOR AND CLEAN THROUGHOUT CONSTRUCTION PHASE.
- INSTALL WETLAND MITIGATION PLANTS PER MITIGATION PLANS AND LANDSCAPE PLANS.
- INSTALL WATER SYSTEM, METERS, PRV AND NEW SERVICES TO LOTS.
- INSTALL REMAINDER OF NEW UTILITIES (STREET LIGHTING, POWER, GAS, CABLE, ETC.).
- FINAL GRADE ROADWAY. INSTALL CURB AND GUTTERS WITH DRIVEWAY CUTS.
- INSTALL IMPROVEMENTS ALONG KERSEY WAY PER THE APPROVED FINAL PLANS (OR INTERIM PLANS IF REQUIRED).
- PAVE ROADWAY.
- INSTALL NEW SIDEWALKS.
- HYDROSEED WORKED PORTIONS OF SITE. PLANT STREET TREES. MAINTAIN TESC MEASURES.
- CLEAN STORM DRAINAGE SYSTEM INCLUDING POND. REMOVE REMAINING TESC MEASURES AFTER THOROUGHLY CLEANING ALL PAVED SURFACES AND THE INSPECTOR HAS APPROVED THE STORM DRAINAGE SYSTEM.

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

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

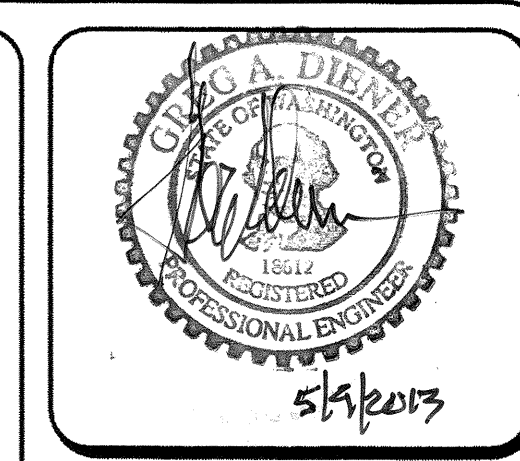
TITLE/POSITION: \_\_\_\_\_

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

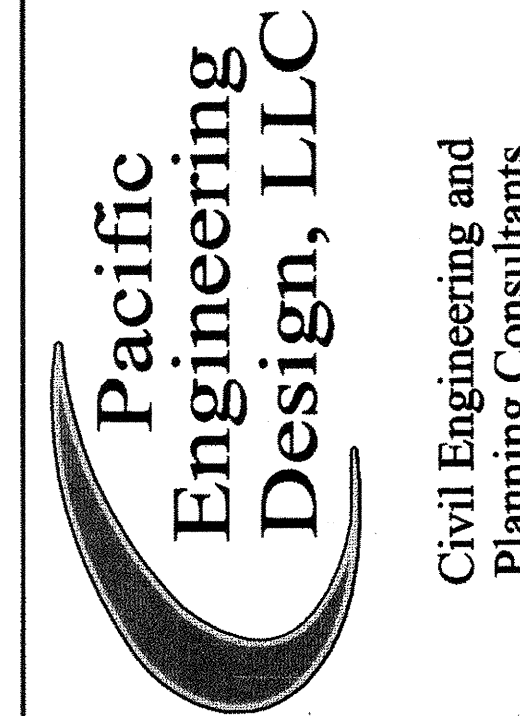
PROJECT REF: FAC07-0016  
HS May 10, 2013  
THESE PLANS ARE "APPROVED" FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING DIVISION REQUIREMENTS.

APPROVED BY: *Dennis Selbe*

DATE APPROVED: *5/15/13*



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



CITY OF AUBURN

LAKELAND HILLS ESTATES

FOR:  
DENOVA NORTHWEST, LLC  
C/O MILLER BUILDERS  
10000 100TH AVE NW  
NORMAN, WA 98148  
PHONE: (206) 429-3884  
FAX: (206) 296-9519

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

GENERAL NOTES AND ROAD SECTIONS

05056N101-002.DWG

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SHEET 02 OF 55