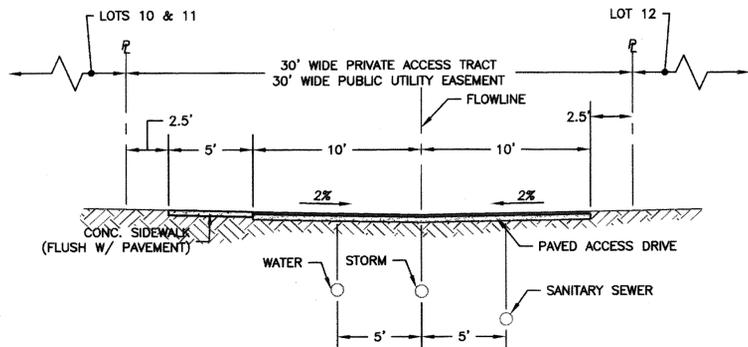
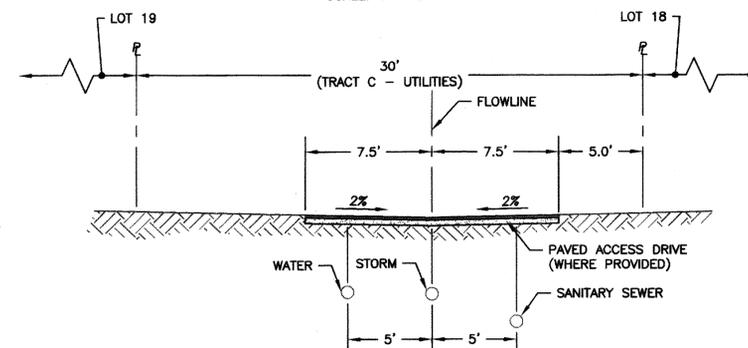


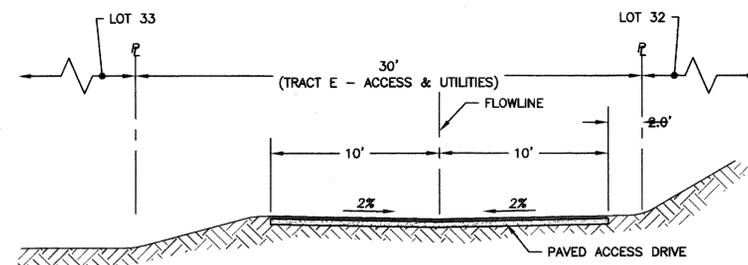
PORTION OF THE SW 1/4, SECTION 32, T. 21 N., R. 5 E., W.M.



TRACT A - PRIVATE (ACCESS) WITH PUBLIC UTILITY EASEMENT
SCALE: 1" = 5"
CBR 11-20

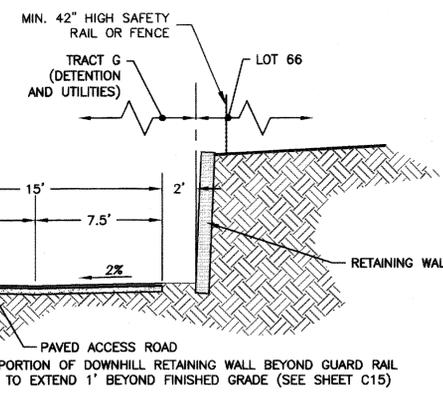


TRACT C - PUBLIC UTILITY EASEMENT
SCALE: 1" = 5"
CBR 11-20

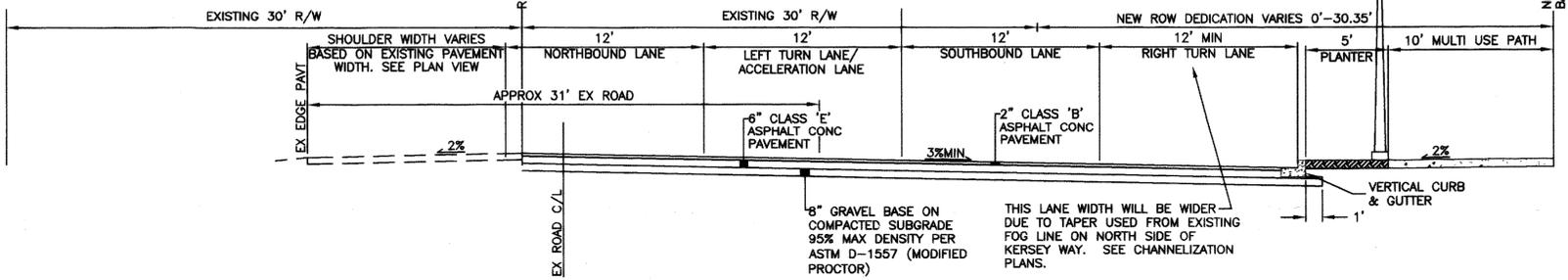


TRACT E - PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT
SCALE: 1" = 5"
CBR 11-20

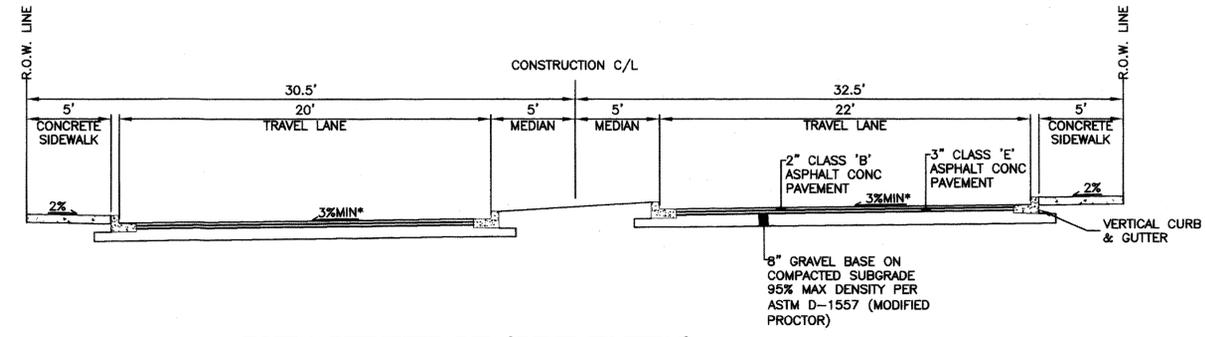
NOTE:
ALL TRACT/ACCESS ROADS USE THE SAME PAVING SPEC:
2" CLASS 'B' PAVING OVER
2" CLASS 'E' PAVING OVER
6" GRAVEL BASE



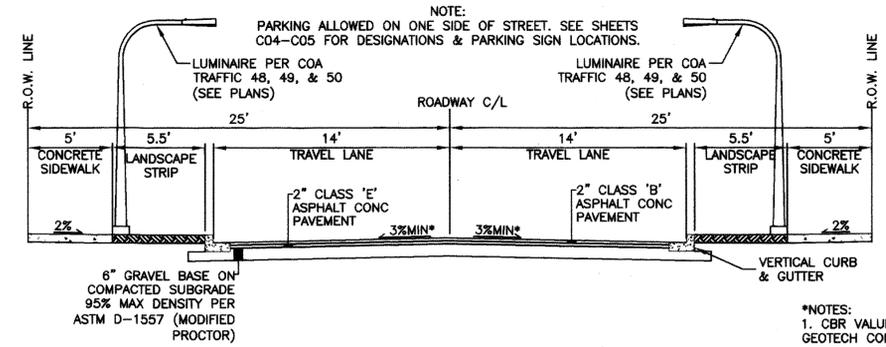
TRACT G - POND ACCESS ROAD
SCALE: 1" = 5"
CBR 11-20



KERSEY WAY SE SITE FRONTAGE SECTION
(MINOR ARTERIAL)
NTS
PER COA TRAFFIC-28
CBR 11-20



50TH STREET SE (SITE ENTRY)
BETWEEN WESLEY AVE. SE & KERSEY WAY SE (RESIDENTIAL COLLECTOR) SPECIAL ENTRY CONDITION PER PRELIMINARY PLAT APPROVAL
NTS
CBR 11-20



INTERNAL PLAT STREETS
(LOCAL RESIDENTIAL)
NTS
PER COA TRAFFIC-32
CBR 11-20

NO PARKING/FIRE LANE LANGUAGE FOR PLATS

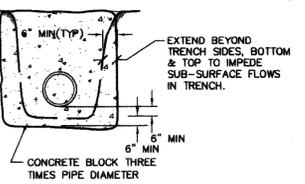
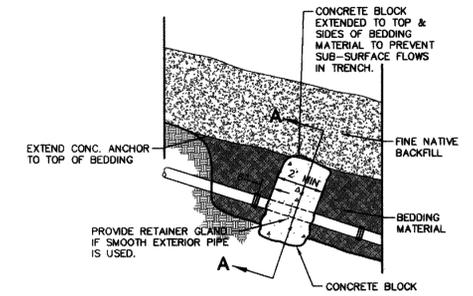
PER TABLE 10.02 STREET DESIGN REQUIREMENTS, CITY OF AUBURN CONSTRUCTION STANDARD, LOCAL RESIDENTIAL STREETS ARE REQUIRED TO BE A MINIMUM OF 28 FEET BETWEEN THE CURBS, AND PARKING IS ALLOWED ON ONE SIDE OF THE STREET ONLY. "NO PARKING THIS SIDE" SIGNS, IN ACCORDANCE WITH CITY OF AUBURN STANDARD DETAILS, SHALL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES ON THE SITE. FAILURE TO PROVIDE THE NO PARKING SIGNS WILL RESULT IN THE STREET BEING DECLARED A FIRE LANE, AND ADDITIONAL SIGNAGE AND PAINTING WILL BE REQUIRED TO MEET AUBURN CITY CODE 10.36.175, FIRE LANES MARKING.

NOTE
ALL INTERNAL STREET NAME SIGNS FOR PLAT SHALL BE INSTALLED PER COA STANDARD DETAILS TRAFFIC-55 & TRAFFIC-57.

TRACT TABLE			
TRACT	DESCRIPTION	AREA	OWNER
A	ACCESS WITH UTILITY EASEMENT	4602 SF	LAKELAND HILLS NEIGHBORHOOD ASSOC.
B	OPEN SPACE	6288 SF	LAKELAND HILLS NEIGHBORHOOD ASSOC.
C	UTILITIES	5400 SF	CITY OF AUBURN
D	OPEN SPACE	22058 SF	LAKELAND HILLS NEIGHBORHOOD ASSOC.
E	ACCESS / UTILITIES	2236 SF	LAKELAND HILLS NEIGHBORHOOD ASSOC.
F	PROJECT SIGNAGE	1243 SF	LAKELAND HILLS NEIGHBORHOOD ASSOC.
G	DETENTION / UTILITIES	65957 SF	CITY OF AUBURN
H	WETLAND / OPEN SPACE	140,043 SF	LAKELAND HILLS NEIGHBORHOOD ASSOC.

NOTE:
PRIOR TO FINAL PLAT APPROVAL, VEGETATION SHALL BE REMOVED ALONG BOTH THE EASTERLY AND WESTERLY EDGES OF KERSEY WAY SE, APPROXIMATELY 500 FEET NORTH AND SOUTH OF THE SITE ENTRANCE, TO PROVIDE AND PRESERVE SITE DISTANCE.

SITE DISTURBING ACTIVITIES SHALL BE MONITORED BY THE APPLICANT TO DETERMINE THE PRESENCE, IF ANY, OF ARCHAEOLOGICAL RESOURCES WITHIN THE PROPOSED SUBDIVISION SITE BOUNDARIES. EVIDENCE OF THE PRESENCE OF ARCHAEOLOGICAL RESOURCES SHALL BE PROMPTLY REPORTED TO THE CITY OF AUBURN.



PIPE ANCHOR DETAIL
NTS

NOTE: PIPE ANCHOR TO BE USED WITH BOTH WATER, SEWER AND STORM PIPES

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 Sells*
DATE APPROVED: 5/13/15



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SEATTLE, WA 98188
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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 NORTH-WEST, LLC
17937 WEST AVENUE SOUTH, PMB#2
NORMANDY PARK, WA 98148
PHONE: (206) 428-3884
FAX: (206) 299-9516

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

ROAD SECTIONS AND DETAILS

05056NT01-C2A.DWG
C03
SHEET 03 OF 55