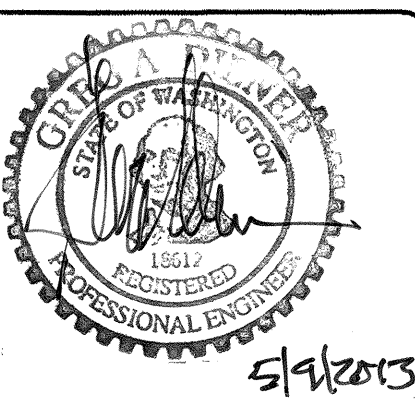
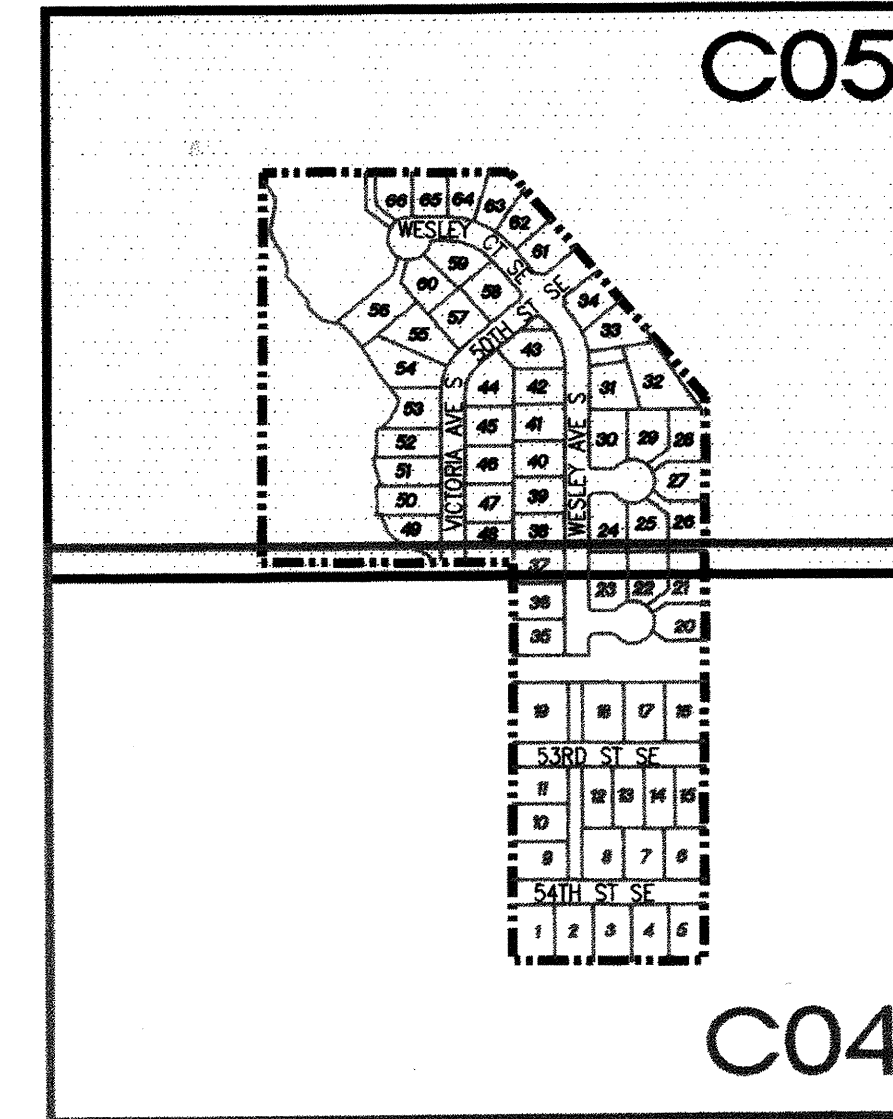


PORTION OF THE SW 1/4, SECTION 32, T. 21 N., R. 5 E., W.M.

KEYMAP



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

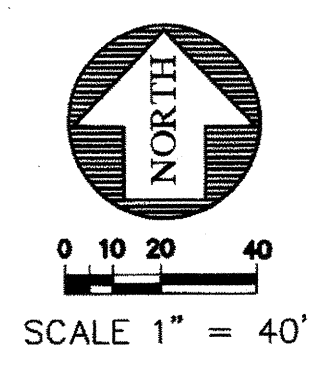
FOR:
DENOVA NORTHWEST, LLC
C/O DENOVA NORTHWEST BUILDERS
17837 1ST AVENUE SOUTH, PMB 2
NORMANDY PARK, WA 98148
PHONE: (206) 429-3884
FAX: (206) 299-9519

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

COMPOSITE UTILITY
PLAN

05056CU02-C04.DWG
C05
SHEET 05 OF 55

- NOTE:
1. SIDEWALK AND DRIVEWAY APPROACH TO LOT 49 IS TERMINATED AT ADJACENT LOT BOUNDARY UNTIL STREET HAS BEEN EXTENDED INTO FUTURE DEVELOPMENT AND TEMPORARY CUL-DE-SAC HAS BEEN REMOVED.
 2. LOT 49 MAY NOT BE DEVELOPED UNTIL TEMPORARY CUL-DE-SAC HAS BEEN REMOVED AND FRONTAGE IMPROVEMENTS FOR SIDEWALK AND DRIVEWAY APPROACHES HAVE BEEN COMPLETED.
 3. CUL-DE-SACS A & B ARE UN-NAMABLE STREETS BY CITY STDS. ALL LOTS WILL BE ADDRESSED OFF WESLEY AVE SE. STREET LABELS SHOWN FOR REFERENCE PURPOSES ONLY



NO PARKING SIDE

WESLEY AVE SE	EAST
53RD ST SE	NORTH
54TH ST SE	NORTH
WESLEY CT SE	SOUTH
50TH ST SE	NORTH & SOUTH
VICTORIA AVE SE	EAST
CUL-DE-SAC A	NORTH & SOUTH
CUL-DE-SAC B	NORTH & SOUTH

LEGEND

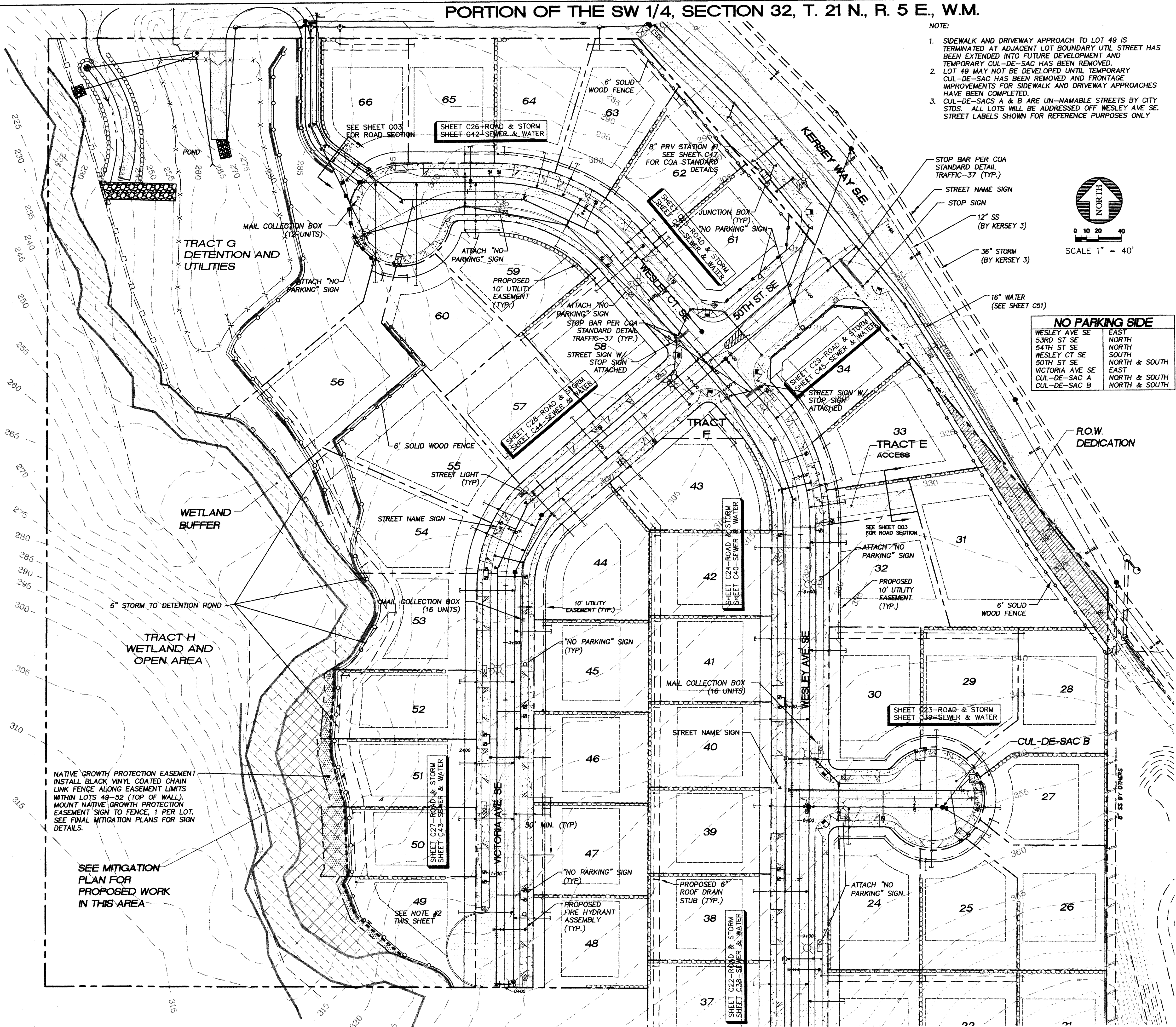
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT ASSEMBLY
- CAP, WATER MAIN
- W/TEMPORARY 2" BLOWOFF ASSEMBLY
- ⊕ WATER METER
- ⊘ ELBOW
- CB TYPE I
- CB TYPE I W/SOLID LOCKING LID
- CB TYPE II
- CB TYPE II W/SOLID LOCKING LID
- MAILBOX
- PROPOSED EASEMENT
- PROPOSED 6" ROOF DRAIN CONNECTION
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- BUILDING ENVELOPE
- SIDE SEWERS
- PROPOSED ROW, LOT LINE AND TRACT LINE
- PROPOSED ROCKERY
- RETAINING WALL
- KEYSTONE WALL
- EXISTING CONTOURS
- BUILDING ENVELOPES
- ⊕ STREET LIGHT
- ⊕ JUNCTION BOX
- ⊕ NO PARKING SIGN
- ⊕ STREET NAME SIGN
- BOLLARD

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

BY: _____ DATE: _____
TITLE/POSITION: _____
CONFIRMED BY CITY: _____ DATE: _____

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

APPROVED BY: *Dennis Sill*
DATE APPROVED: 5/15/13



NATIVE GROWTH PROTECTION EASEMENT
INSTALL BLACK VINYL COATED CHAIN
LINK FENCE ALONG EASEMENT LIMITS
WITHIN LOTS 49-52 (TOP OF WALL).
MOUNT NATIVE GROWTH PROTECTION
EASEMENT SIGN TO FENCE, 1 PER LOT.
SEE FINAL MITIGATION PLANS FOR SIGN
DETAILS.

SEE MITIGATION
PLAN FOR
PROPOSED WORK
IN THIS AREA

TRACT H
WETLAND AND
OPEN AREA

WETLAND
BUFFER

TRACT G
DETENTION AND
UTILITIES

TRACT F

TRACT E
ACCESS

R.O.W.
DEDICATION

CUL-DE-SAC B