

**FUTURE DEVELOPMENT NOTE:**  
 SINGLE FAMILY RESIDENCES AND OTHER IMPROVEMENTS CONSTRUCTED ON THE LOTS CREATED BY THIS SUBDIVISION MUST IMPLEMENT THE FLOW CONTROL, BEST MANAGEMENT PRACTICES (BMPs) STIPULATED IN THE DRAINAGE PLAN DECLARATION OF COVENANT AND GRANT OF EASEMENT RECORDED FOR EACH LOT. COMPLIANCE WITH THIS STIPULATION MUST BE ADDRESSED IN THE SMALL PROJECT DRAINAGE PLAN SUBMITTED FOR DRAINAGE REVIEW WHEN APPLICATION IS MADE FOR A SINGLE FAMILY RESIDENTIAL BUILDING PERMIT FOR THE LOT.

**PROJECT SUMMARY:**

ZONING:	RS 7.2
COMPREHENSIVE PLAN CLASS:	SF-HIGH DENSITY
MAXIMUM IMPERVIOUS SURFACE:	60%
MINIMUM FRONT YARD SETBACK:	20'
MINIMUM SIDE YARD SETBACK:	5'
MINIMUM REAR YARD SETBACK:	5'
GROSS PLAT AREA:	0.33 AC
CRITICAL AREAS:	0.00 AC
RIGHT-OF-WAY AREA:	0.00 AC
PUBLIC UTILITY AREAS:	0.00 AC
NET PLAT AREA:	0.33 AC

LOT 1:  
 PROPOSED IMPERVIOUS SURFACE: 7,322.02 SF (0.17 AC)  
 PERCENT COVERAGE: 41.93%

LOT 2:  
 PROPOSED IMPERVIOUS SURFACE: 7,224.61 SF (0.17 AC)  
 PERCENT COVERAGE: 39.75%

**VICINITY MAP**

- GENERAL NOTES:**
- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FEDERAL WAY REVISED CODE (FWRC), APPLICABLE ORDINANCES, AND THE CITY COUNCIL CONDITIONS OF PROJECT APPROVAL. THESE DOCUMENTS ARE SUPPLEMENTED BY THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT/APWA), THE KING COUNTY ROAD STANDARDS (KCRS), AND THE KING COUNTY SURFACE WATER DESIGN MANUAL (KCSWDM). IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF FEDERAL WAY.
  - THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE FEDERAL WAY ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY ENGINEERING PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF FEDERAL WAY, PRIOR TO CONSTRUCTION.
  - APPROVAL OF THIS ROAD, GRADING, AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (I.E. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICITY, ETC.)
  - BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF FEDERAL WAY, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
  - A SIGNED COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
  - ON-SITE CONSTRUCTION NOISE SHALL BE LIMITED AS PER FWRC (SECTION 19.105.040); NORMALLY THIS IS 7:00 A.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 8:00 P.M. ON SATURDAYS.
  - RIGHT-OF-WAY CONSTRUCTION IS ALLOWED 8:30 A.M. TO 3:00 P.M. MONDAY THROUGH FRIDAY. WRITTEN AUTHORIZATION TO WORK OUTSIDE OF THESE HOURS MUST BE GRANTED BY THE PUBLIC WORKS DIRECTOR. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN THE ROAD RIGHT-OF-WAY.
  - FRANCHISED UTILITIES OF OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL CITY REQUIREMENTS AND THE REQUIREMENTS OF KCRS CHAPTER 8 ARE SUBMITTED TO THE CITY OF FEDERAL WAY AT LEAST THREE DAYS PRIOR TO CONSTRUCTION.
  - VERTICAL DATUM SHALL BE KCAS OR NGVD-29.
  - GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENTS, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL GROUNDWATER SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE WSDOT/APWA STANDARD SPECIFICATIONS.
  - ALL UTILITY TRENCHES IN THE RIGHT-OF-WAY SHALL BE BACKFILLED 5/8" CRUSHED ROCK AND COMPACTED TO 95% DENSITY. WHEN TRENCH WIDTH IS 18 INCHES OR LESS, AND IS WITHIN THE TRAVELED WAY, TRENCH WILL BE BACKFILLED WITH CONTROL DENSITY FILL (SELF-COMPACTED FLOWABLE FILL) AS DEFINED BY WASHINGTON AGREEMENTS AND CONCRETE ASSOCIATION. THE AGGREGATE WILL BE 3/8 INCH MINUS.
  - ALL ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH WSDOT 2-46.3.
  - OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE PUBLIC WORKS DIRECTOR AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS 8.03(B) 3.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL, SHALL APPLY.
  - CONTRACTOR SHALL PROVIDE AND INSTALL ALL REGULATORY AND WARNING SIGNS PER THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - ALL UTILITIES SHALL BE ADJUSTED TO FINAL GRADE AFTER PAVING ASPHALT WEARING COURSE.
  - ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION ONLY. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CFW DRAWING NUMBERS 3-22, 3-23. ROCKERIES MAY NOT EXCEED SIX FEET IN HEIGHT FOR CUT SECTIONS OR FOUR FEET IN HEIGHT FOR FILL SECTIONS UNLESS DESIGNED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

**OWNER:** MR. DICK BUTKO  
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 FEDERAL WAY, WA 98003  
 (206) 850-5677

**SURVEYOR:** NORMAN LARSON, PLS  
 CENTRE POINT CONSULTANTS, INC  
 14209 29TH STREET EAST, #105  
 SUMNER, WA 98380  
 (253) 987-9924

**LEGAL DESCRIPTION:**  
 LOT 2 LESS E 81.01 FT THOF LESS S 143.01 FT OF W 89 FT THOF OF REV KC SHORT PLAT NO 978042 R REC NO 7909110872 SD SHORT PLAT DAF - S 1/2 OF S 1/2 OF SW 1/4 OF NE 1/4 OF STR 32-22-05 LESS W 30 FT THOF FOR CO RD-AKA LOT B OF KC LOT LN ADJ NO 8605035 APPROVED 5/27/86

**BENCHMARK & DATUM:**  
 VERTICAL DATUM  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

**BASIS OF BEARINGS:**  
 TRUE NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°08'57.03" COUNTERCLOCKWISE WAS APPLIED AT A PUNCH IN 3" BRASS DISC AT THE INTERSECTION OF NORPOINT WAY AND NE 53RD AVE STAMPED "TACOMA PUBLIC WORKS". THE MONUMENT IS THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE: 108319.662 / 1257340.020 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999981609 AND THE GRID SCALE FACTOR OF 1.00046679 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

**LEGEND**

DESCRIPTION	NEW	EXISTING
STORM SEWER	D	D
SANITARY SEWER	S	S
WATER	W	W
CONTOURS	50	50
SILT FENCE	F	F
POWER (OHP/UGP)	OHP/UGP	OHP/UGP
ASPHALT PAVING	[Pattern]	[Pattern]
PERVIOUS CONC.	[Pattern]	[Pattern]
CONC. PAVING	[Pattern]	[Pattern]
GRAVEL SURFACE	[Pattern]	[Pattern]
LANDSCAPING	[Pattern]	[Pattern]
CONCRETE CURB	[Pattern]	[Pattern]
SPOT ELEVATIONS	xx.xx	xx.xx
PARKING COUNT	[Symbol]	[Symbol]
FOUND CASE MON	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
GAS METER	[Symbol]	[Symbol]
GUY WIRE ANCHOR	[Symbol]	[Symbol]
JUNCTION BOX	[Symbol]	[Symbol]
PARKING LOT LIGHT	[Symbol]	[Symbol]
POWER POLE W/TRANSFORMER	[Symbol]	[Symbol]
POWER VAULT	[Symbol]	[Symbol]
ROCKERY	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
SIGNAL POLE	[Symbol]	[Symbol]
STORM CATCHBASIN	[Symbol]	[Symbol]
STREET LIGHT	[Symbol]	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]	[Symbol]
TELEPHONE VAULT	[Symbol]	[Symbol]
UNDERGROUND POWER	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
UTILITY MANHOLE	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]

**ABBREVIATIONS:**

BLC	BUILDING CORNER
BBSL	BUILDING SETBACK LINE
C	COMPACT
CB	CATCH BASIN
CL	CLASS
CO	CLEAN OUT
COR	CITY OF REDMOND
D	DRIVEWAY
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DUCTILE IRON
DS	DOWNSPOUT
DTL	DETAIL
DIW	DRIVEWAY
EL	ELEVATION
ESMT	EASEMENT
EXG	EXISTING
FD	FOUNDATION DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FHY	FIRE HYDRANT
FL	FLANGE JOINT
HIC	HANDICAP
IE	INVERT ELEVATION
LF	LINEAR FEET
LIS	LANDSCAPING
MH	MANHOLE
MJ	MECHANICAL JOINT
OH	OVERHEAD
PL	PROPERTY LINE
R	RADIUS
REF	REFERENCE DRAWING
R/W	RIGHT-OF-WAY
S	SANITARY SEWER
SO FT	SQUARE FEET
STD	STANDARD
SW	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TP	TEST PIT
TV	TELEVISION
U.O.	UNLESS NOTED OTHERWISE
YL	YARD LIGHT
S	SOUTH
W	WEST
E	EAST
N	NORTH
NW	NORTHWEST
SW	SOUTHWEST
NE	NORTHEAST
SE	SOUTHEAST
Ø	DIAMETER

**PERMIT NO. 20-100499-00-SU**

DATE: 02/04/2020  
 DRAWN: PS  
 CHECKED: AEP  
 JOB NO.: 2019068  
 SHEET NO.: C1

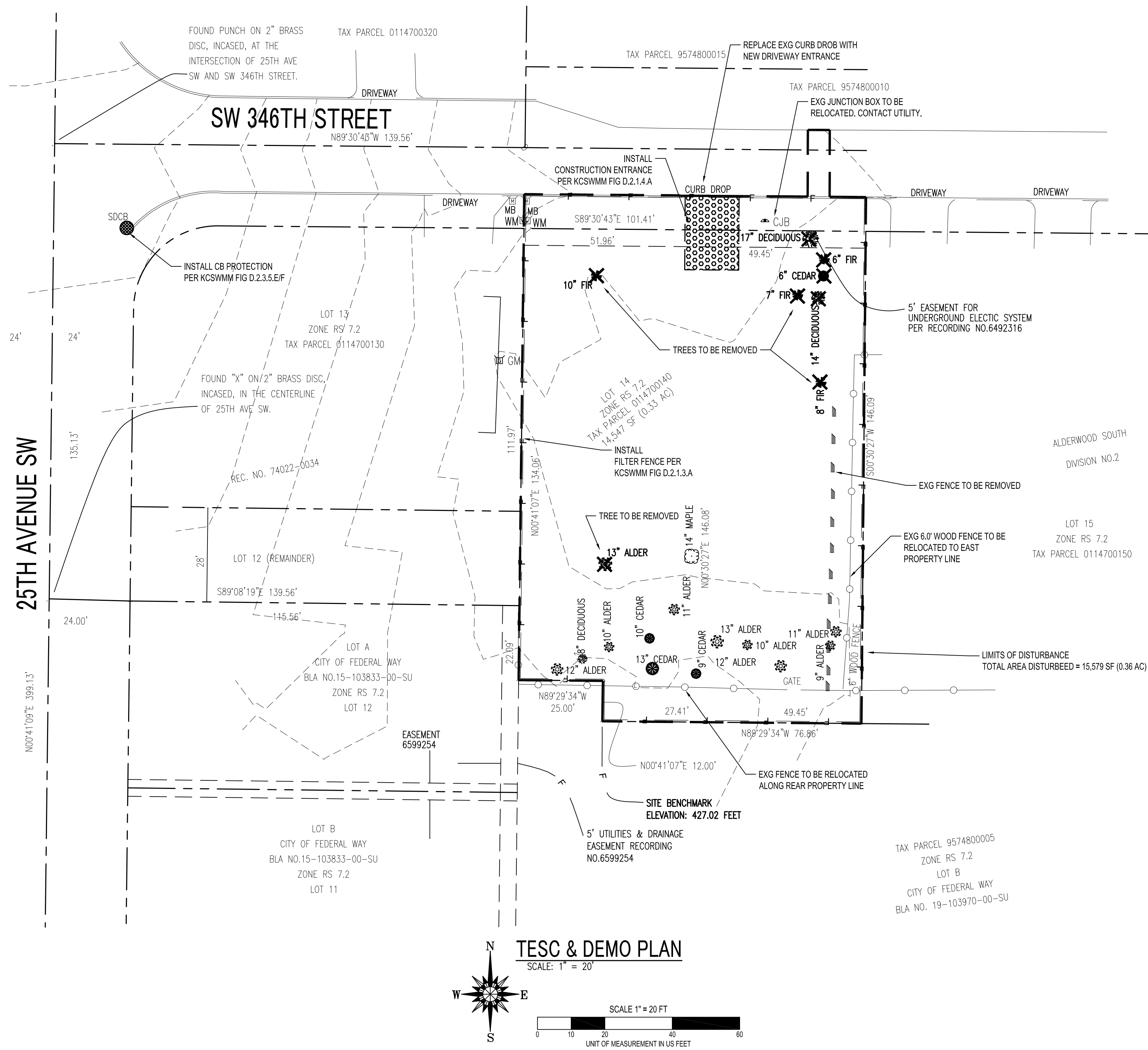
**UTILITY CONFLICT NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT AP CONSULTING ENGINEERS PLLC TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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 APC@APConsultingEngineers.com

**BUTKO LOT 14 SHORT PLAT ENGINEERING DRAWING**

**ADAM E. PAUL**  
 REGISTERED PROFESSIONAL ENGINEER  
 4311

DATE: 02/04/2020  
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**EROSION/SEDIMENTATION CONTROL NOTES:**

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (I.E. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 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 INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM 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 (I.E. ADDITIONAL SLUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED OR A PERIOD OF 15 DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (I.E. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
- ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN 15 DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. 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 AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- WET SEASON REQUIREMENTS AS DESCRIBED IN APPENDIX D, SECTION D.5.2 OF THE KCSWDM ARE IN EFFECT BEGINNING OCTOBER 1 THROUGH APRIL 30.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANKS OR VAULTS SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (I.E. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
- MANAGEMENT PRACTICES PROVIDING SIGNIFICANT TREE PROTECTION SHALL BE PROVIDED PER SECTION 22-1566 (C) (6) (A-G) OF FWRC.

**CONSTRUCTION SEQUENCE:**

- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF FEDERAL WAY, THE APPLICANT AND APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- FLAG CLEARING LIMITS.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL FILTER FABRIC FENCE AS INDICATED ON PLAN.
- INSTALL OFFSITE CATCH BASIN PROTECTION.
- CLEAR AND GRUB AREAS OF THE SITE TO BE ROUGH GRADED OR FILLED.
- ROUGH GRADE SITE AND INSTALL STORM CONVEYANCE SYSTEM AND RETENTION/DETENTION FACILITIES WHERE REQUIRED. PROVIDE INLET PROTECTION WHERE INDICATED.
- INSTALL REMAINING UTILITIES AND BUILDING.
- FINISH GRADE SITE AND CONSTRUCT ASPHALT PARKING AREAS AND ACCESS DRIVES.
- COMPLETE SITE STABILIZATION IN ACCORDANCE WITH CITY STANDARDS.
- CLEAN STORM DRAINAGE SYSTEM, ON AND OFF SITE, OF ALL SEDIMENT AND DEBRIS.
- REMOVE TEMPORARY EROSION CONTROL FACILITIES WHEN SITE IS COMPLETELY STABILIZED.

**RESUBMITTED**

**Jun 09 2020**

**CITY OF FEDERAL WAY  
 COMMUNITY DEVELOPMENT**

**PERMIT NO. 20-100499-00-SU**

APPROVED \_\_\_\_\_  
 DATE \_\_\_\_\_

**AP CONSULTING ENGINEERS PLLC**  
 CIVIL ENGINEERING

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**BUTKO LOT 14 SHORT PLAT**  
 FEDERAL WAY, WA  
 24XX SW 346TH STREET

JOB TITLE

**PRELIM. CLEARING, GRADING, & TREE RETENTION DRAWING**

REVISIONS	DATE
SYN	5/22/2020
DESCRIPTION	
REVISIONS PER CITY COMMENTS	

DATE 02/04/2020  
 DRAWN PS  
 CHECKED AEP  
 JOB NO. 2019068  
 SHEET NO. C2

**ADAM E. PAUL**  
 STATUTORY ENGINEER  
 43211 REGISTERED PROFESSIONAL ENGINEER