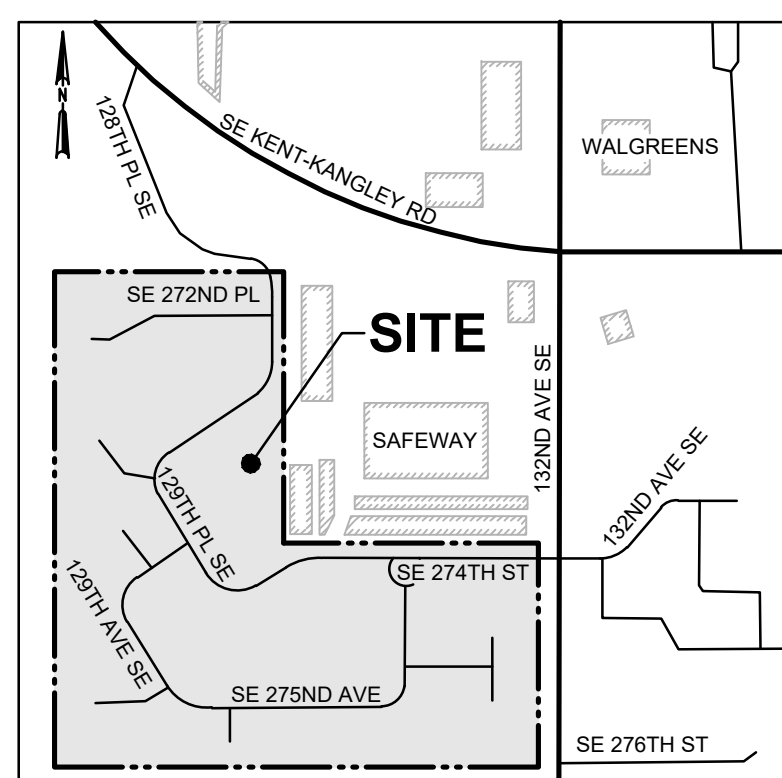
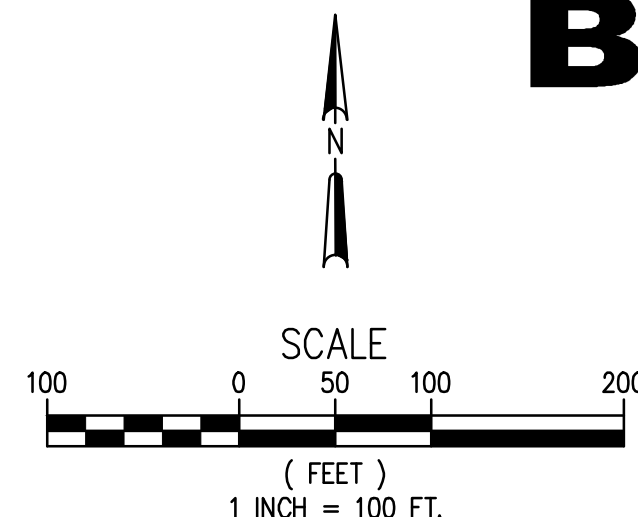


# KING COUNTY HOUSING AUTHORITY

## BIRCH CREEK FENCING PLAN



VICINITY MAP  
NOT TO SCALE

### LEGEND

#### PROPOSED

- PEDESTRIAN ACCESS GATE PER DETAIL C, SHEET 2
- SECURITY PLANTINGS (BARBERRY) PER DETAIL B, SHEET 2
- 6' TALL METAL PICKET FENCE PER DETAIL A, SHEET 2
- 6' TALL METAL SOLID PANELS PER DETAIL D, SHEET 2
- EXISTING FENCE TO BE REMOVED

#### EXISTING

- (M) MEASURED
- (C) CALCULATED
- (PLAT) PLAT OF SUN MEADOWS
- (R1) SURVEY RECORDED IN VOLUME 152/P 277

- FOUND REBAR
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- STORM DRAIN CATCH BASIN (CB)
- ELECTRIC METER
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT
- TELEPHONE RISER
- INVERT
- WOOD POLE
- WOOD POLE W/LIGHT
- TREE, CONIFEROUS
- TREE, DECIDUOUS
- ROCK WALL
- PRIVACY FENCE, WOOD 7" WIDE
- FENCE, CHAIN-LINK
- BUILDING LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- SECTION SUBDIVISION LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SEWER
- STORM DRAIN
- GAS
- WATER

SOLID METAL PANEL FENCING NOT PART OF PROJECT SCOPE

### PROJECT QUANTITIES\*

ITEMS	
METAL PICKET FENCING	2,257 LF
METAL SOLID PANELS	4,084 LF
SECURITY PLANTINGS (BARBERRY)	749
3' WIDE GATE	6
4' WIDE GATE	1
7.3' WIDE GATE	1

\*ALL QUANTITIES SHOWN ARE ASSUMED AND FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND QUANTITIES

### SHEET INDEX

1	COVER SHEET
2	FENCE DETAILS
3 - 8	FENCING PLAN

### PROJECT INFORMATION

OWNER: KING COUNTY HOUSING AUTHORITY  
 700 ANDOVER PARK WEST, SUITE C  
 SEATTLE, WA 98188  
 CONTACT: CARL FRANKEL  
 PHONE: (206) 574-1249

ENGINEER: DAVID EVANS AND ASSOCIATES, INC.  
 20300 WOODINVILLE SNOHOMISH RD NE, SUITE A  
 WOODINVILLE, WA 98072  
 CONTACT: TYSON WENTZ  
 PHONE: (425) 415-2000

SURVEYOR: CTS ENGINEERS  
 1412 112TH AVENUE NE, SUITE 102  
 BELLEVUE, WA 98004  
 PHONE: (425) 455-7622

NAME: KING COUNTY HOUSING AUTHORITY - BIRCH CREEK APARTMENTS

SITE ADDRESS: 27360 129TH PLACE SE  
 KENT, WA 98030

TAX PARCEL NO.: 3322059001

ZONING: THE PROPERTY IS ZONED "MR-G": GARDEN DENSITY MULTIFAMILY

ZONING AGENCY: CITY OF KENT, WASHINGTON  
 220 FOURTH AVE S, KENT, WA 98032  
 TEL: (253) 856-5500

SETBACKS: CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

FLOOD ZONE: THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP NO.: 53033C1260F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

VERTICAL DATUM: NAVD 88 - CITY OF SEATTLE  
 HELD CITY OF KENT VERTICAL CONTROL POINT 967

CONTROL POINT 967 (ELEV = 365.72 FEET) IS A 1/4" STEEL PIN IN CONCRETE 0.80 FEET BELOW THE RIM OF A MONUMENT CASE AT THE INTERSECTION OF SE 278TH STREET AND 132ND AVENUE SE.

HORIZONTAL DATUM: NAD 83/91, WASHINGTON STATE PLANE GRID COORDINATES, NORTH ZONE  
 USED CITY OF KENT CONTROL POINTS 7286 AND 7319

GRID COORDINATE VALUES:  
 #7286  
 N 133427.7430 US SURVEY FEET  
 E 1310248.9610 US SURVEY FEET

#7319  
 N 130783.8540 US SURVEY FEET  
 E 1310198.3980 US SURVEY FEET

HELD GRID INSERTION POINTS. BEARING AND DISTANCES SHOWN HEREON ARE GROUND.

BASIS OF BEARING: HELD S01°05'44"W BETWEEN CITY OF KENT CONTROL POINTS 7286 AND 7319 FOR THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

BOUNDARY REFERENCES: (PLAT) - PLAT OF SUN MEADOWS RECORDED UNDER RECORDING NUMBER 198101130385, VOL. 117 / PP. 23-24, RECORDS OF KING COUNTY, WASHINGTON.

(R1) - SURVEY RECORDED UNDER RECORDING NUMBER 20020611900012, VOL. 152 / PG. 277, RECORDS OF KING COUNTY, WASHINGTON.

SURVEY RECORDED UNDER RECORDING NUMBER 7803039003, VOL. 12 / PG. 53, RECORDS OF KING COUNTY, WASHINGTON.

COUNTRY ESTATES CONDOMINIUM, FILED IN VOL. 68 OF CONDOMINIUMS, PAGES 36-39, UNDER RECORDING NUMBER 8402290798, RECORDS OF KING COUNTY, WASHINGTON.

SAFEWAY SHORT PLAT, RECORDED IN VOL. 152, PAGES 15-15C, OF SURVEYS, UNDER RECORDING NUMBER 20020506900001.

AREA: SITE AS SHOWN CONTAINS 1,167,443 SQ. FT / 26.8± ACRES.

PARKING SPACE COUNT: THERE ARE 526 PARKING SPACES

SUBSTRUCTURES: BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY PUBLIC/AND OR PRIVATE AGENCIES AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

UTILITY PROVIDERS:  
 SANITARY SEWER, STORM DRAINAGE, WATER:  
 CITY OF KENT, WASHINGTON  
 220 Fourth Ave S, Kent, WA 98032  
 TEL: (253) 856-5500

POWER & GAS:  
 PUGET SOUND ENERGY  
 10885 NE 4TH STREET  
 BELLEVUE, WA 98009  
 TEL.: 425-452-1234

**CAUTION**  
 LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.

BIRCH CREEK APARTMENTS - 27360 129TH PL SE, KENT WA 98030  
FENCING PLANS

COVER SHEET

KENT

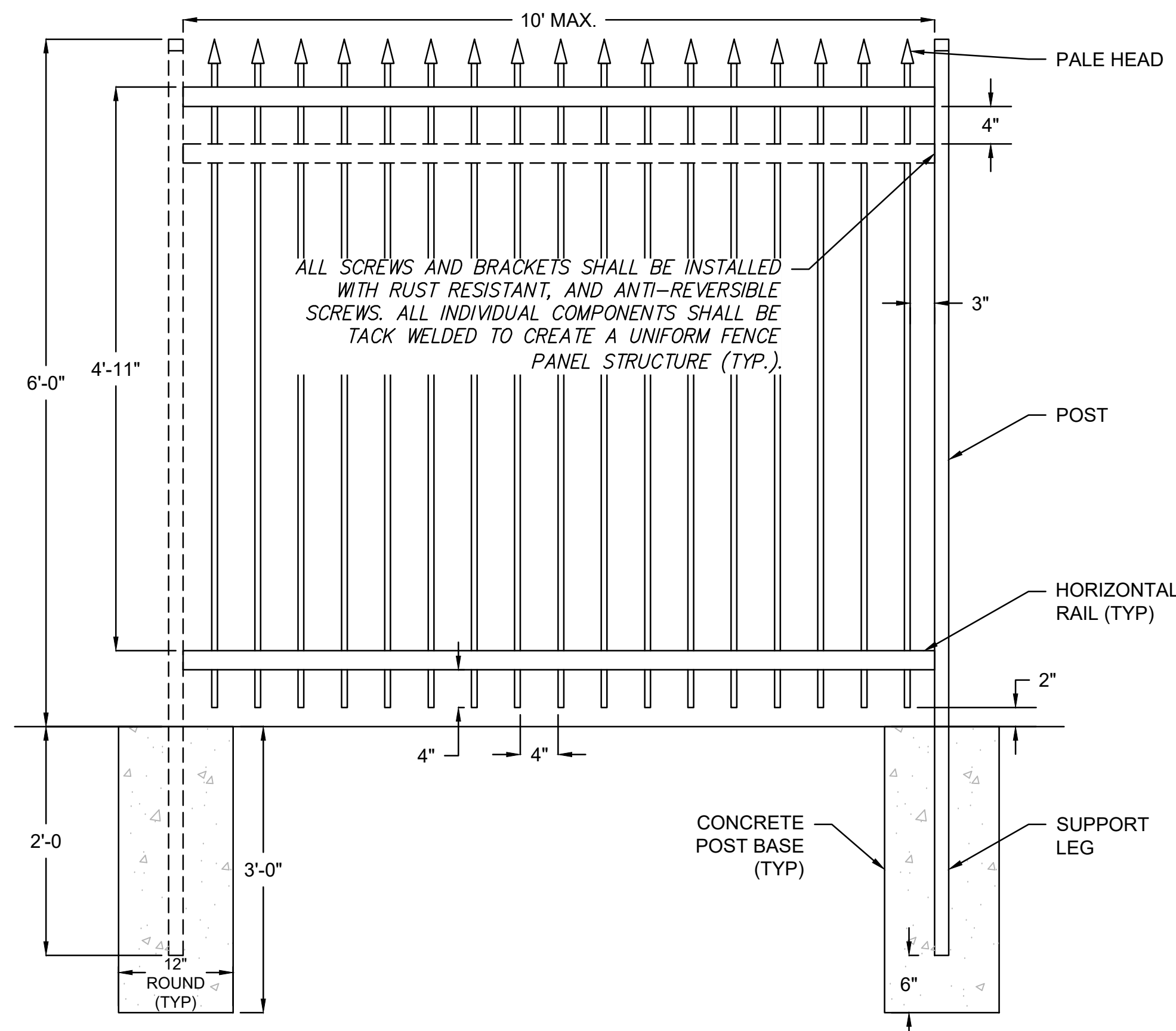
DATE: 6/14/22  
 BY: TWJ  
 CHECKED BY: TWJ  
 DESIGNED BY: TWJ  
 DRAWN BY: SJR

CHECKED BY: TWJ  
DESIGNED BY: TWJ  
DRAWN BY: SJR

FIRST SUBMITTAL DATE: 4-8-22

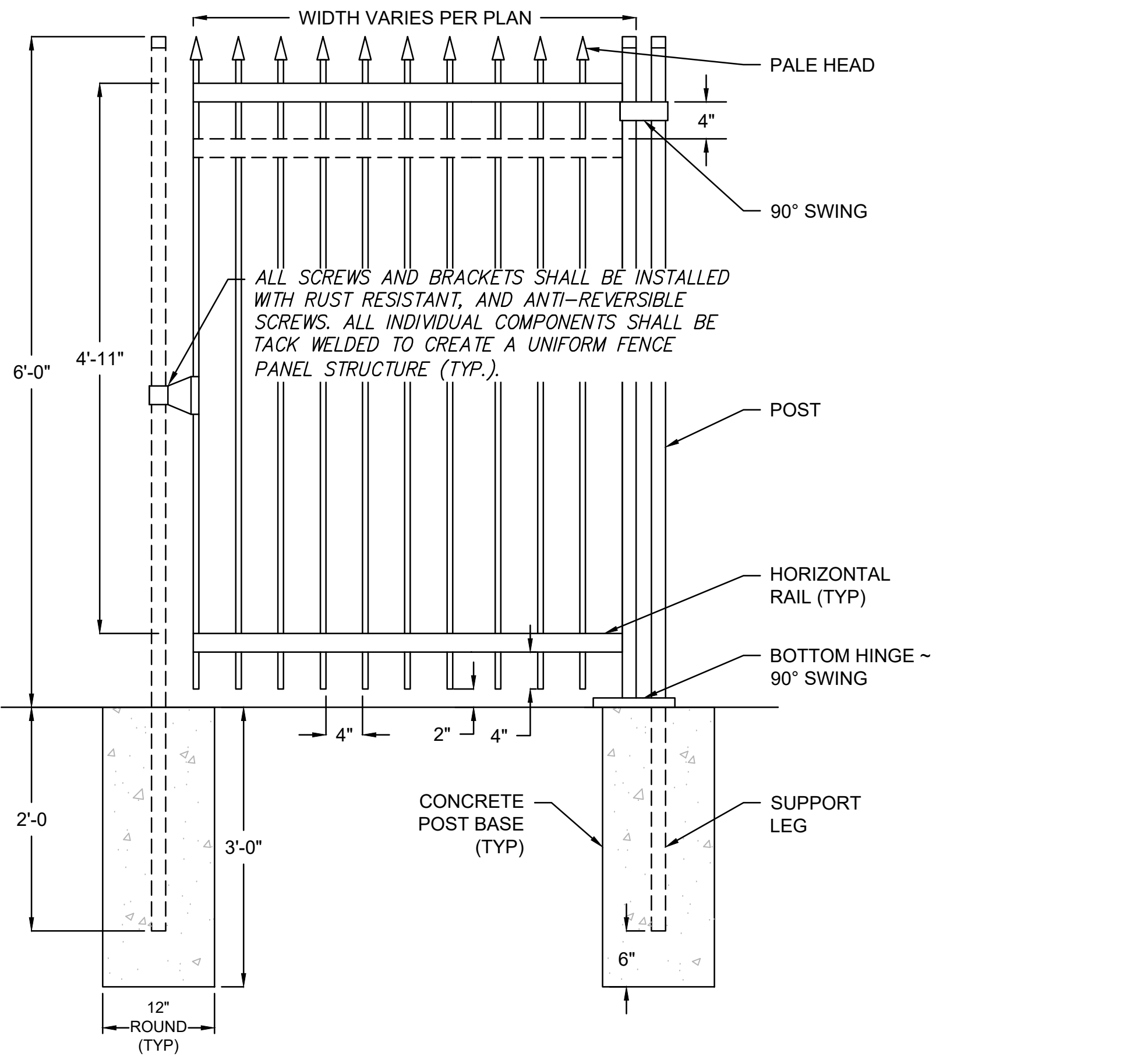
PROJECT NO. **KCHA00006054**

SHEET NO.



DETAIL A - 6' TALL THREE RAIL METAL FENCE

NOT TO SCALE



DETAIL C - PEDESTRIAN ACCESS GATE

NOT TO SCALE

NOTES FOR DETAILS A AND C

- ALL CONCRETE POST BASES SHALL BE 10" (IN) DIAMETER AND CONSIST OF PORTLAND CEMENT CONCRETE CLASS 4000 (MIN.).
- DETAILS ARE ILLUSTRATIVE AND SHALL NOT LIMIT HARDWARE DESIGN.
- CONTRACTOR SHALL COORDINATE WITH SUPPLIER TO PROVIDE APPROPRIATE FENCING DETAILS FOR REVIEW.
- ALL SCREWS AND BRACKETS SHALL BE INSTALLED WITH RUST RESISTANT, AND ANTI-REVERSIBLE SCREWS. ALL INDIVIDUAL COMPONENTS SHALL BE TACK WELDED TO CREATE A UNIFORM FENCE PANEL STRUCTURE (TYP.).

COMPOST ORGANIC MATERIAL

SHALL CONSIST OF 100% RECYCLED YARD WASTE MATERIALS OR OTHER ORGANIC WASTE MATERIALS THAT HAVE BEEN SORTED, GROUND UP, AERATED AND AGED AND SHALL BE FULLY COMPOSTED, STABLE AND MATURE (NON-AEROBIC). THE COMPOSTING PROCESS SHALL BE FOR AT LEAST SIX MONTHS TIME AND THE ORGANIC AMENDMENT SHALL HAVE A UNIFORM DARK, SOIL-LIKE APPEARANCE. IN ADDITION, THE COMPOST SHALL HAVE THE FOLLOWING PHYSICAL CHARACTERISTICS:

- CARBON TO NITROGEN RATION OF BETWEEN 20:1 AND 40:1. IF C/N RATIO IS GREATER THAN 40:1, A LAB RECOMMENDED RATE OF NITROFORM (38-0-0), BE FOLLOWED AT THE TIME OF SOIL PREPARATION.
- SHALL BE CERTIFIED BY THE PROCESS TO FURTHER REDUCE PATHOGENS (PFRP) GUIDELINE FOR HOT COMPOSTING AS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
- SHALL BE FULLY MATURE AND STABLE BEFORE USAGE.
- SHALL BE SCREENED USING A SIEVE NO FINER THAN 1/4-INCH AND NO GREATER THAN 1/2-INCH.

-BASED ON DRY WEIGHT OF TOTAL ORGANIC AMENDMENT SAMPLE MUST COMPLY WITH THE FOLLOWING PERCENT BY WEIGHT PASSING:

SIEVE SIZE	% PASSING
1/2"	100
1/4"	95-100
4.76 MM	90-95
2.38 MM	75-90
1.00 MM	45-70
500 MICRON	0-30

-SHALL HAVE HEAVY METAL CONCENTRATIONS BELOW THE WSDA LIMITS

FERTILIZER

- TREES, SHRUBS AND GROUND COVER IN PLANT PITS (1 GALLON AND GREATER): PLANTING FERTILIZER TABLETS/PACKETS (TURFGRO-GROPACS OR EQUAL 20-10-5 + MINORS), MEETING THE FOLLOWING:

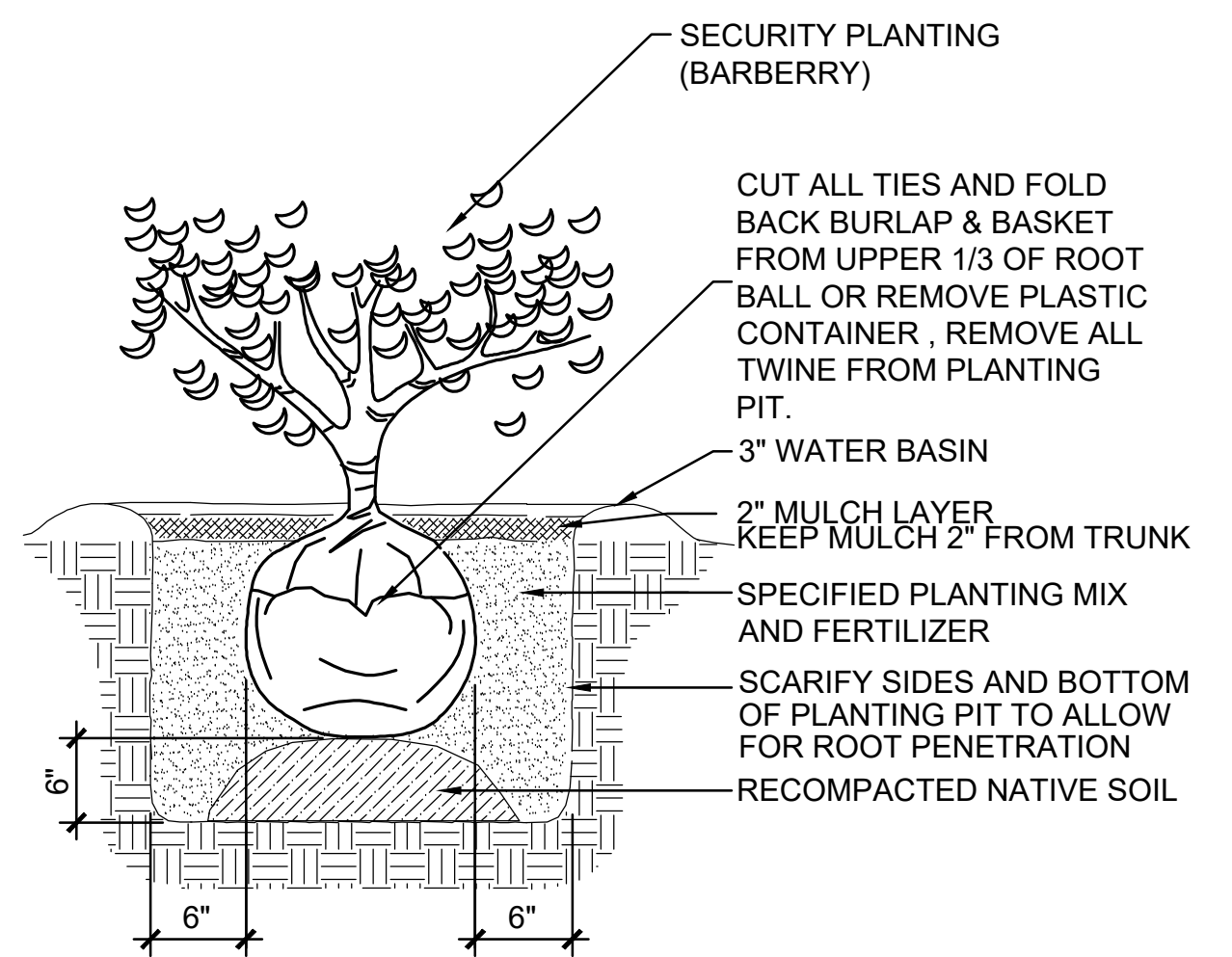
TOTAL NITROGEN (N)	20.0%
18% UREA NITROGEN	
2.0% AMMONIACAL NITROGEN	
AVAILABLE PHOSPHATE (P <sub>2</sub> O <sub>5</sub> )	10.0%
SOLUBLE POTASH (K <sub>2</sub> O)	5.0%
CALCIUM (CA)	3.0%
MAGNESIUM (MG)	2.0%
SULFUR (S)	3.0%
BORON (B)	0.04%
COPPER (CU)	0.20%
IRON (FE)	1.0%
MANGANESE (MN)	0.10%
ZINC	0.10%

-TOPDRESSING IN SHRUB BEDS WITH GROUND COVER ONLY:

-FORMULA 16-16-16

MULCH

- MULCH FOR NEW ORNAMENTAL PLANTING BEDS SHALL BE FERTILE MULCH OR APPROVED EQUAL.



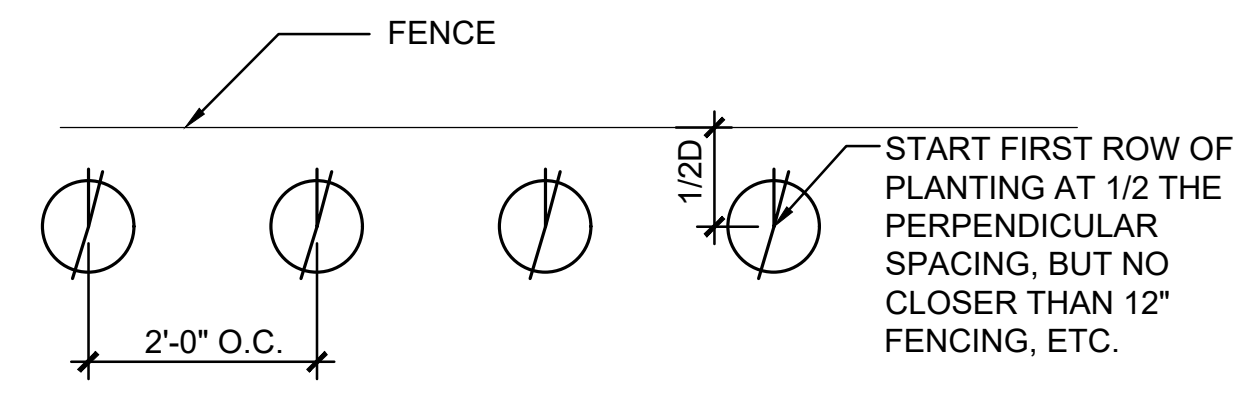
NOTE  
 ALL SHRUB SPACING SHALL BE 2' EQUIDISTANT (EQ.) UNLESS OTHERWISE SPECIFIED. DISTANCE (D) ON CENTER AS SPECIFIED.

SOILS AND MULCHES

- IMPORT SOIL MIX FOR STANDARD PLANTED SHRUB
- TOPSOIL MIX, A CUSTOM MIX CONSISTING OF 40% WASHED SAND, 30% 3 WAY TOPSOIL AND 30% PACIFIC GARDEN MULCH PRODUCED BY PACIFIC TOPSOILS, OR APPROVED EQUAL. SUBMIT 1 SAMPLE AND RECENT SOILS TEST SHOWING SOIL COMPOSITION, FERTILITY ANALYSIS AND PROPOSED AMENDMENTS FOR PLANT FERTILITY FOR APPROVAL TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

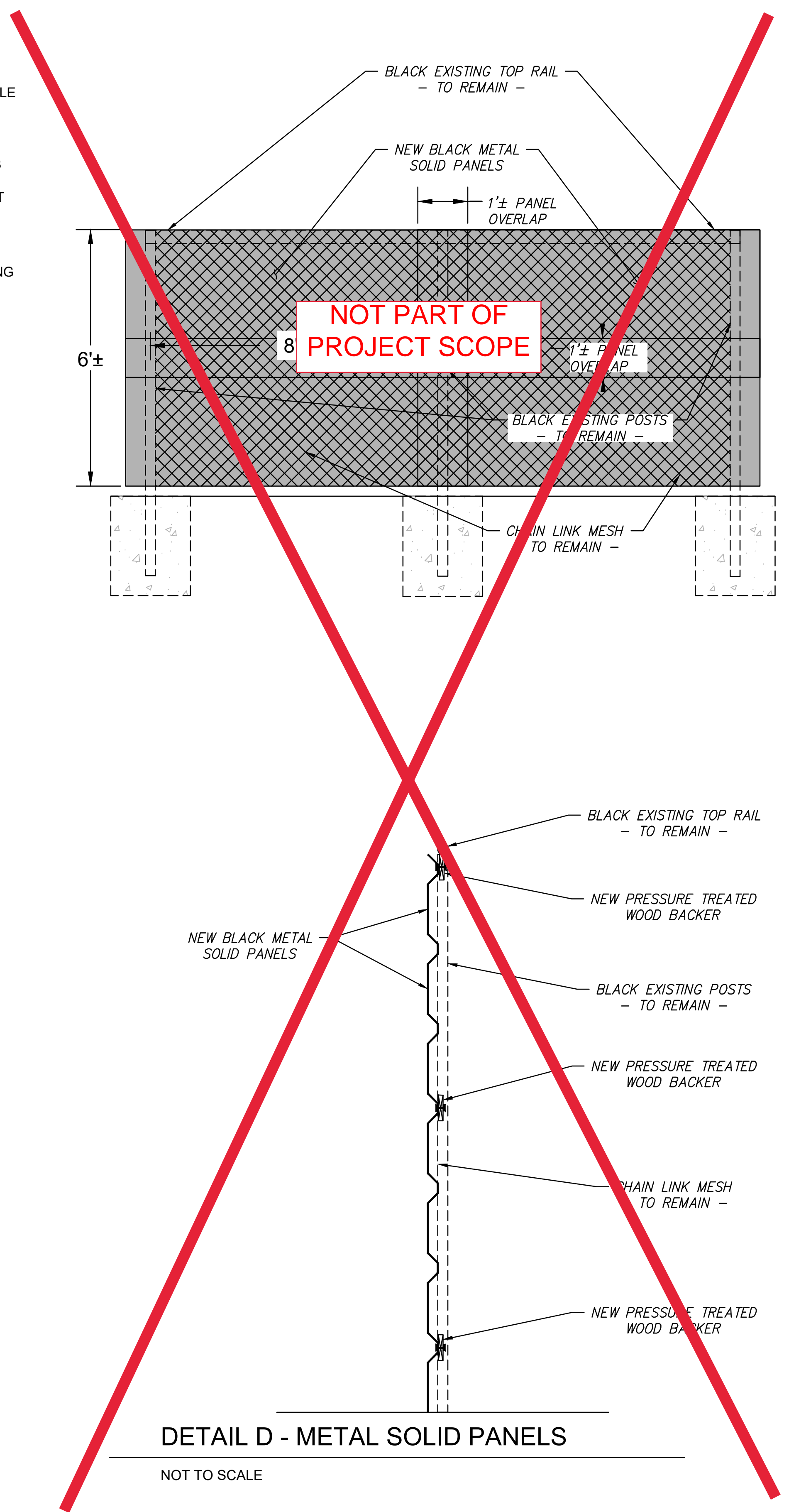
-ON-SITE STOCKPILED SOIL

- IF AVAILABLE, ON-SITE SCREENED STOCKPILE SOILS MAY BE USED FOR PLANTING BED PREPARATION, LAWN AREAS OR PLANT PIT BACKFILL. USE OF ON SITE SOIL TO BE COORDINATED WITH OWNER'S REPRESENTATIVE AND SHALL BE TESTED AND AMENDED WITH COMPOST AND OTHER PRODUCTS AS NECESSARY TO BE SIMILAR, SUBSTANTIALLY MEETING THE SPECIFICATIONS OF THE IMPORT TOPSOILS LIST.



DETAIL B - PROPOSED PLANTING

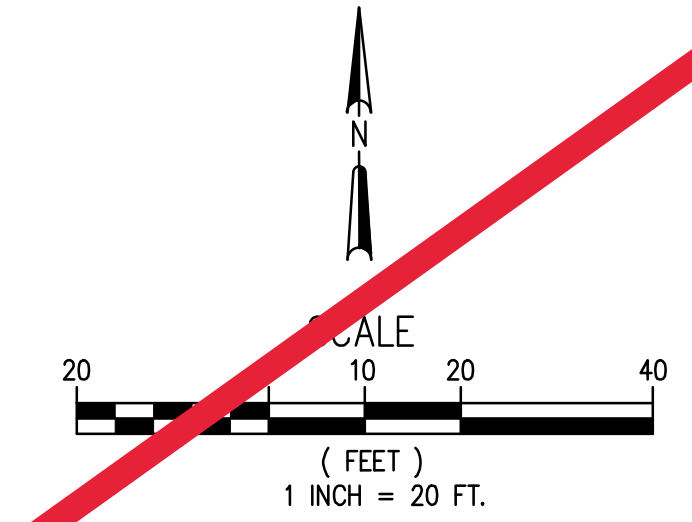
NOT TO SCALE



DETAIL D - METAL SOLID PANELS

NOT TO SCALE

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BIRCH CREEK APARTMENTS - 27360 129TH PL SE, KENT WA 98030

FENCING PLANS

FENCING PLAN

KENT

WA

REVIEWED BY: REVIEW BY  
DATE: REVISION  
NO. 1 6/14/22 METAL FENCING TYPES AND ADD AREAS

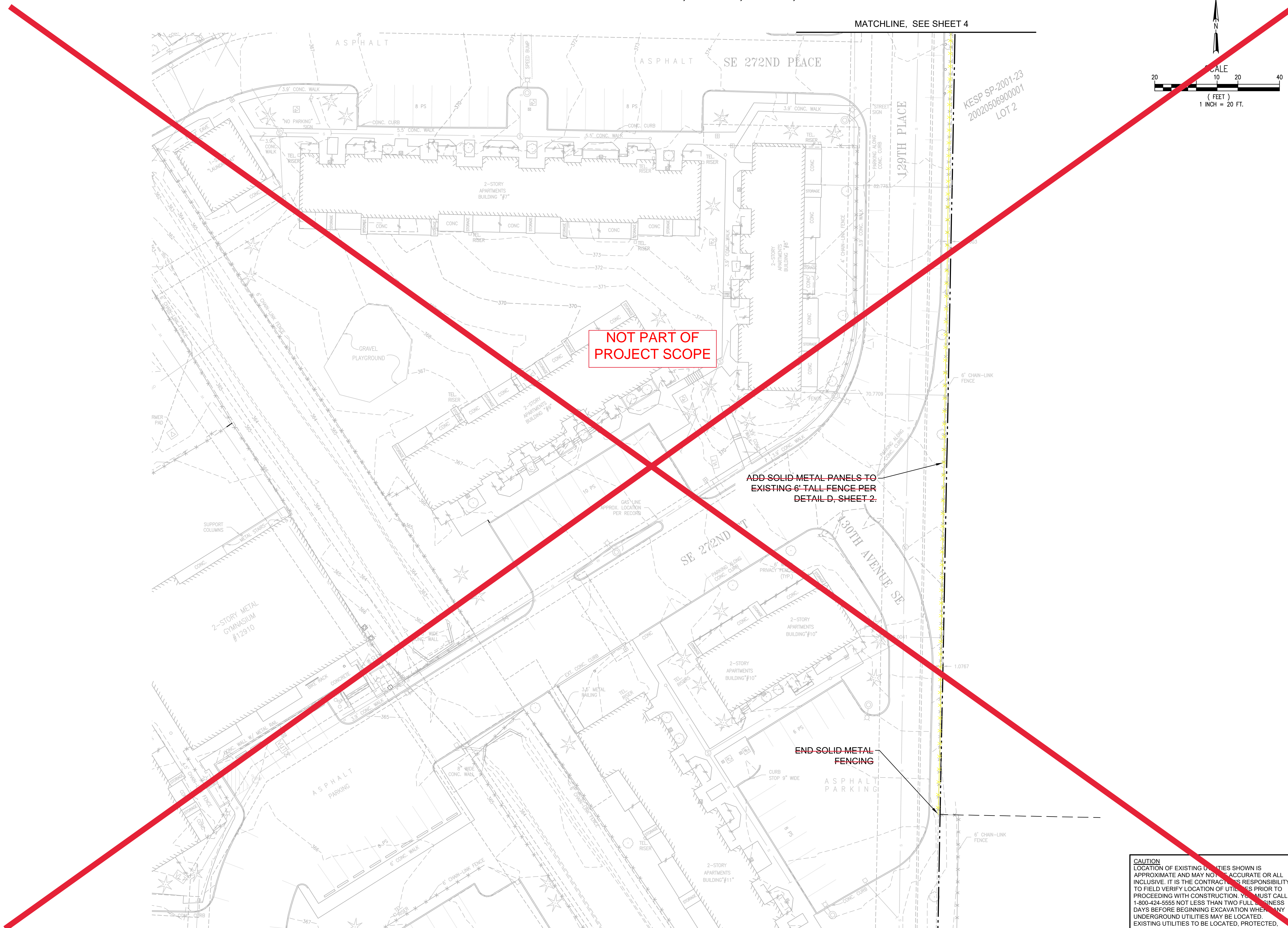
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DESIGNED BY: TWV  
DRAWN BY: SJR

FIRST SUBMITTAL DATE: 4-8-22

PROJECT NO.  
**KCHA00006054**

SHEET NO.

**CAUTION**  
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**NOT PART OF PROJECT SCOPE**

**ADD SOLID METAL PANELS TO EXISTING 6'-TALL FENCE PER DETAIL D, SHEET 2.**

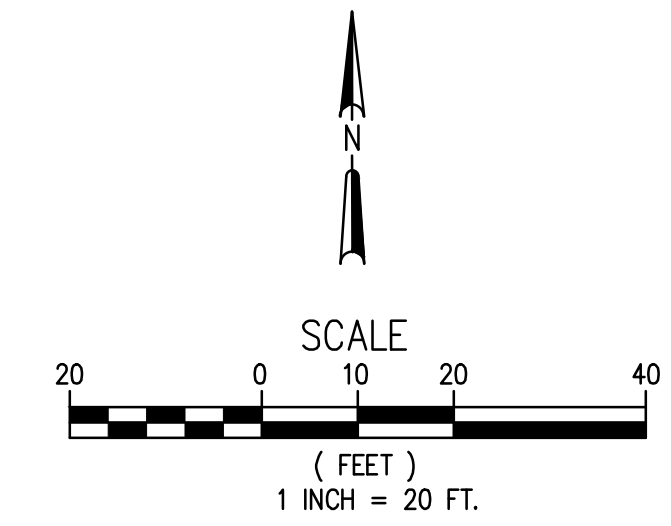
**END SOLID METAL FENCING**

KESP SP-2001-23  
20020506900001  
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By: Tyson Wentz  
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A PORTION OF THE NE 1/4 OF NE 1/4 SEC 33, TWP. 22N., RGE 05E., W.M.



PROPOSED SECURITY PLANTINGS (BARBERRY) ADJACENT TO FENCE PER DETAIL B, SHEET 2.

PROPOSED SECURITY PLANTINGS (BARBERRY) ADJACENT TO FENCE PER DETAIL B, SHEET 2.

PROPOSED FENCE ALONG PROPERTY LINE.

REMOVE EXISTING FENCE AND REPLACE WITH A 6' TALL METAL PICKET FENCE PER DETAIL A, SHEET 2.

REPLACE EXISTING 3' PEDESTRIAN ACCESS GATE PER DETAIL C, SHEET 2.

REPLACE EXISTING 3' PEDESTRIAN ACCESS GATE PER DETAIL C, SHEET 2.

REMOVE EXISTING FENCE AND REPLACE WITH A 6' TALL METAL PICKET FENCE PER DETAIL A, SHEET 2.

REPLACE EXISTING 3' PEDESTRIAN ACCESS GATE PER DETAIL C, SHEET 2.

REPLACE EXISTING 7.3' PEDESTRIAN ACCESS GATE PER DETAIL C, SHEET 2 GATE MAY NEED TO BE SUPPORTED AT BOTH ENDS MAKING IT A DOUBLE SWING.

PROPOSED FENCE ALONG PROPERTY LINE.

MATCHLINE: SEE SHEET 4

COUNTRY ESTATES CONDOMINIUM

128TH AVENUE SE

MATCHLINE: SEE SHEET 6

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BIRCH CREEK APARTMENTS - 27360 129TH PL SE, KENT WA 98030

FENCING PLANS

FENCING PLAN

REVIEWED BY: REVIEW BY  
 DATE: REVISION  
 NO. 1  
 DATE: 6/14/22  
 BY: JCK  
 TVM/VW

CHECKED BY: TWJ  
 DESIGNED BY: TWJ  
 DRAWN BY: SJR

FIRST SUBMITTAL DATE: 4-8-22

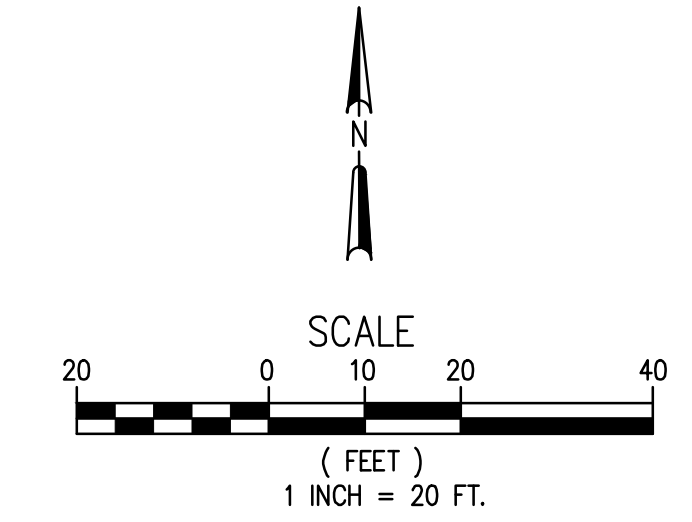
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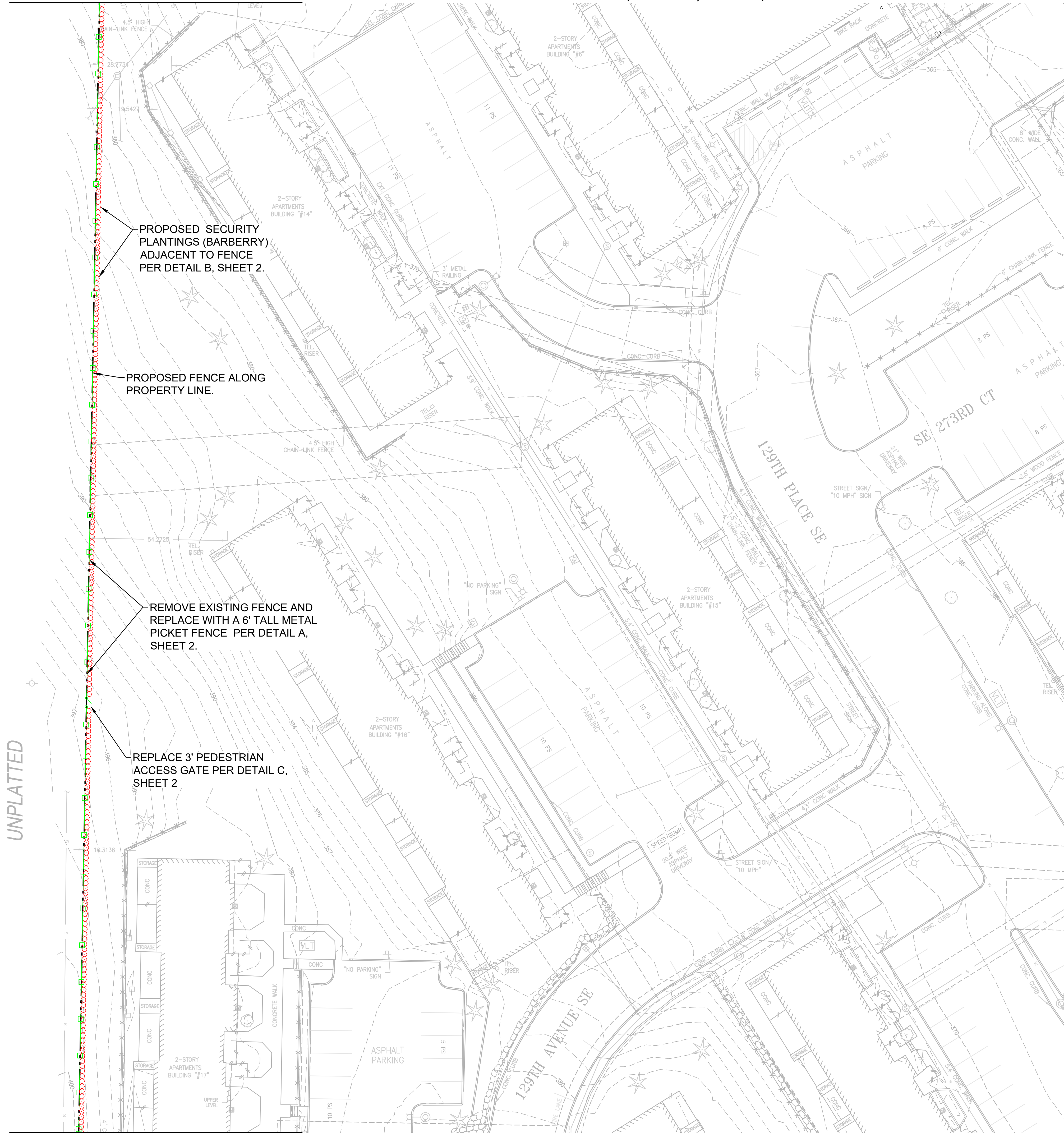
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MATCHLINE, SEE SHEET 5

A PORTION OF THE NE 1/4 OF NE 1/4 SEC 33, TWP. 22N., RGE 05E., W.M.



**DAVID EVANS AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Road NE  
Woodinville, WA 98072  
Phone: 425.415.2000



UNPLATTED

MATCHLINE, SEE SHEET 7

BIRCH CREEK APARTMENTS - 27360 129TH PL SE, KENT WA 98030  
FENCING PLANS

FENCING PLAN

KENT

WA

REVIEWED BY: REVIEW BY	DATE: DATE
NO. 1	1
DATE: 6/14/22	DATE: 6/14/22
REVISION	BY: CK
1	TVM/VW
METAL FENCING TYPES AND ADD AREAS	

CHECKED BY: TWJ  
DESIGNED BY: TWJ  
DRAWN BY: SJR  
FIRST SUBMITTAL DATE: 4-8-22  
PROJECT NO.  
**KCHA00006054**  
SHEET NO.

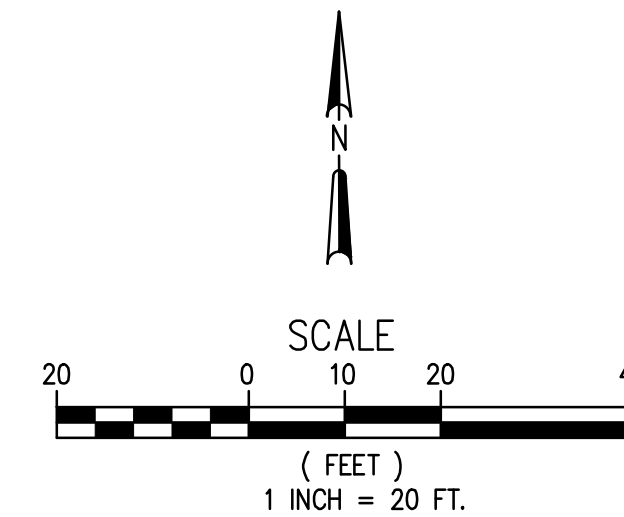
6 OF 8

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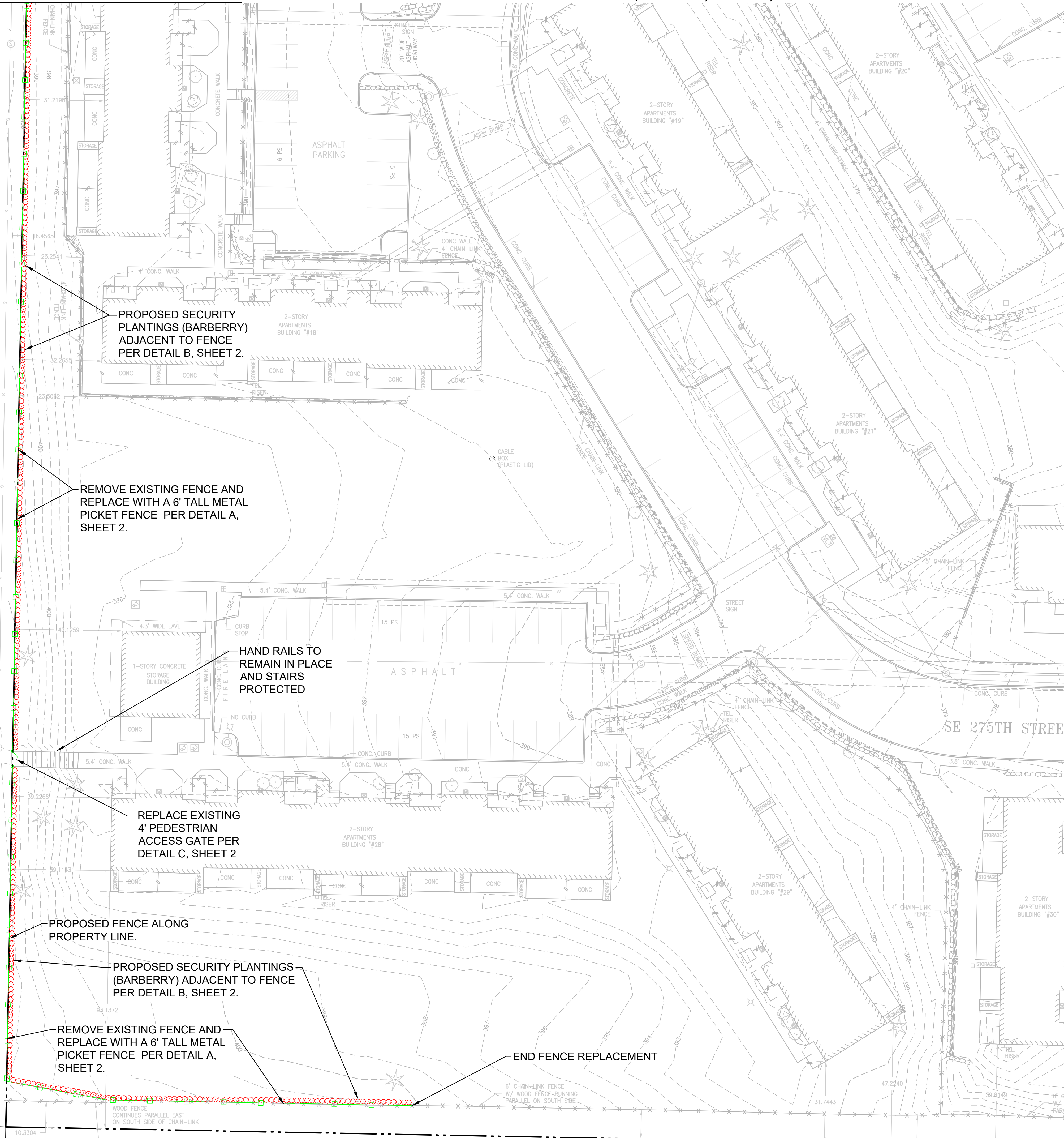
MATCHLINE, SEE SHEET 6

A PORTION OF THE NE 1/4 OF NE 1/4 SEC 33, TWP. 22N., RGE 05E., W.M.



**DAVID EVANS AND ASSOCIATES INC.**  
20300 Woodville Snohomish Road NE  
Woodinville, WA 98072  
Phone: 425.415.2000

COUNTRY ESTATES  
CONDOMINIUM



PROPOSED SECURITY PLANTINGS (BARBERRY) ADJACENT TO FENCE PER DETAIL B, SHEET 2.

REMOVE EXISTING FENCE AND REPLACE WITH A 6' TALL METAL PICKET FENCE PER DETAIL A, SHEET 2.

HAND RAILS TO REMAIN IN PLACE AND STAIRS PROTECTED

REPLACE EXISTING 4' PEDESTRIAN ACCESS GATE PER DETAIL C, SHEET 2

PROPOSED FENCE ALONG PROPERTY LINE.

PROPOSED SECURITY PLANTINGS (BARBERRY) ADJACENT TO FENCE PER DETAIL B, SHEET 2.

REMOVE EXISTING FENCE AND REPLACE WITH A 6' TALL METAL PICKET FENCE PER DETAIL A, SHEET 2.

END FENCE REPLACEMENT

SEE SHEET 8 FOR CONTINUATION

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BIRCH CREEK APARTMENTS - 27360 129TH PL SE, KENT WA 98030

FENCING PLANS

FENCING PLAN

KENT

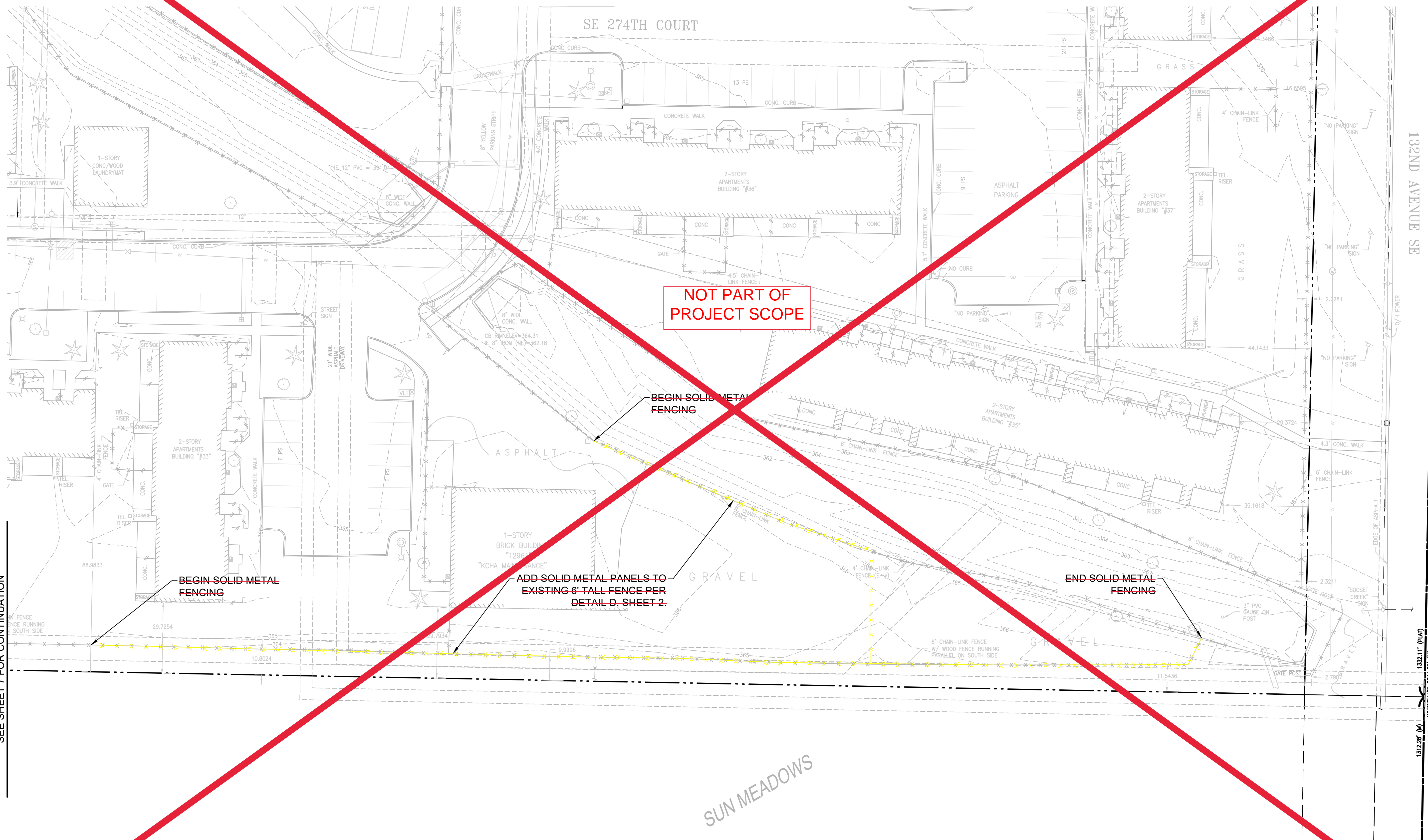
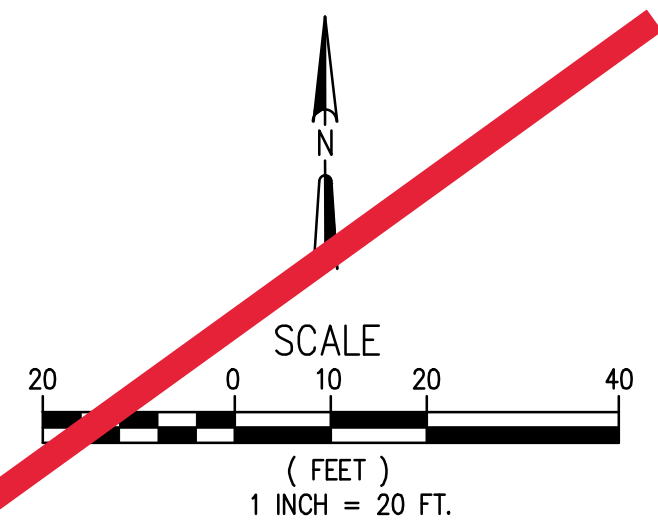
NO.	DATE	REVISION	BY
1	6/14/22	METAL FENCING TYPES AND ADD AREAS	TVM/VW

CHECKED BY: TWJ  
DESIGNED BY: TWJ  
DRAWN BY: SJR

FIRST SUBMITTAL DATE: 4-8-22

PROJECT NO.  
**KCHA00006054**

SHEET NO.



BIRCH CREEK APARTMENTS - 27360 129TH PL SE, KENT WA 98030  
**FENCING PLANS**

**FENCING PLAN**

KENT

WA

SEE SHEET 7 FOR CONTINUATION

REVIEWED BY:	REVISION	DATE	DATE	BY:
	1	6/14/22	6/14/22	TVM/VW

CHECKED BY: TVW  
 DESIGNED BY: TVW  
 DRAWN BY: SJR

FIRST SUBMITTAL DATE: 4-8-22

PROJECT NO.  
**KCHA00006054**

SHEET NO.

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