



MEMORANDUM

DATE: August 21, 2020
TO: Gregg Dohrn
FROM: Blueline
RE: City Heights Phase 1A Phaing Narrative

General Notes:

1. Per DA section 7, the Ridge Entities may proceed with development of the Property according to whatever phasing or parcel development plan the Ridge Entities deem appropriate, provided that: (a) any phase of development includes a complete Development Pod, (b) prior to final plat approval of any plat of or within a Development Pod, a Collector Road sufficient to access the Development Pod from outside of the Project has been completed or adequate financial assurances given therefore; and (c) prior to final plat approval of a Development Pod or Development Area, the off-site utility infrastructure improvements necessary to serve the Development Pod or Development Area at issue have been completed or adequate financial assurances given therefore in accordance with applicable CEMC provisions for sureties and financial assurances. Mitigation and satisfaction of Conditions of Approval may be phased or apportioned in a manner consistent with the proposed development phasing, provided that such phasing is reasonably practicable and will not result in a threat to public health and safety.
2. Phase 1A completes the development of Pods B7 and C as identified on the approved Master Site Plan.
3. It is anticipated that Phases 1B and 1C (future phases) will complete the development of Pods B2, B3, B4, B5 and B6 as identified on the approved Master Site Plan. Note: 1A, 1B and 1C have been selected as general phase names to coincide with anticipated marketing efforts.
4. Refer to sheets PH-01 and SP-01 to SP-03 of the Preliminary Site Plan and Engineering plan set for Phase 1A for details (attached for reference).
5. Haul Route Agreement: As consistent with Appendix I, a Haul Route Agreement shall be approved by the City prior to construction. As part of the agreement the existing pavement conditions will be documented and the applicant will maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route. The DA has provisions to repave the approved Haul Route upon the 100th C of O however that will not occur as part of Phase 1A which proposes only 68 residential units.
6. Refer to the Trails and Open Space Plan (Sheet OS-01) included with the Preliminary Site Plan and Engineering plan set prepared by Blueline for discussion related to the recreational trail system. The trail system will be installed and dedicated per plat



(phase) as consistent with Appendix N of the DA unless alternate arrangements for deferred dedication are agreed upon between the applicant and the city.

PHASE 1A DIV. I (Portion of Pod C, Lots 17-40, Summit View Drive, Roads A & D, Alleys A, B & C, Tracts B, C, D, E, F, G, H, AA, BB)

Overview of Development: Build out of 24 single family lots. Lots 20 to 23 and 26 to 29 are earmarked for potential duplex units (for example, one duplex would be placed on the common lot line between 20/21, 22/23, 26/27 and 28/29). Currently, no affordable units are proposed as part of this phase however this is subject to change by the applicant provided affordable housing provisions in DA section 6.8 are being met for the overall project.

Road, Utility and Open Space Improvements

1. Grading
 - a. Clear and grade Phase 1A DIV. I and other project areas applicant deems necessary. Grading material may be moved between phases at applicant's discretion provided a clearing and grading permit allowing such activities has been obtained.
2. Roadways
 - a. New Summit View Drive Alignment
 - i. Construct full width street improvements on Summit View Drive including installation of utilities up to the Phase 1A Div. I/ Phase 1A Div. III boundary. Summit View Drive improvements will be continued from this point during Phase 1A DIV. III.
 - ii. Existing Summit View Drive to remain in use north of the Road A terminus on an interim basis until the new Summit View Drive improvement is completed during a subsequent phase.
 - b. Roads A, D
 - i. Construct full width street improvements on Roads A and D including installation of utilities. Road A shall connect to the existing Summit View Drive on an interim basis.
 - c. Alleys/Private Access and Utilities Tracts – Alley A (Tract AA), Alley B, Alley C (Tract BB)
 - i. Construct full width street improvements on Alleys A (Tract AA), B and C (Tract BB) including installation of utilities.
 - d. Offsite Roadways
 - i. Stafford Avenue: If Used as a Haul Route:
 1. Interim Flaggers: Initially, limited construction activities associated with an upcoming Early Clear and Grade permit are anticipated to take place prior to the permanent widening of the corner of Stafford Avenue and Fifth Street. These initial



activities will be limited to mobilization, logging (logs cut and stacked onsite), clearing of onsite roadway corridors, installation and maintenance of TESC BMPs, and infrastructure work in Sixth Street needed to extend utilities into the property including necessary repair to disturbed portions of Sixth Street. During this period of initial construction activity, offsite trucking is anticipated to be limited and flaggers and signage will be used at the corner of Stafford Avenue and Fifth Street, in lieu of the permanent widening, when construction related trucking traffic is present.

2. Permanent Widening: Prior to allowing additional trucking not associated with the Early Clear and Grade activities described above, the corner of Stafford Avenue and Fifth Street shall be improved to 28' in width as required by Appendix I of the DA. This effort is anticipated to occur during Q1/Q2 of 2021 weather permitting. Trucking may occur once the permanent widening is deemed substantially complete or otherwise safe for use by the public.
 - ii. Stafford Avenue: If Not used as a Haul Route:
 1. Permanent widening of the corner of Stafford Avenue and Fifth Street shall occur prior to the 100th C of O for units taking primary access from Stafford Avenue as consistent with Appendix I of the DA.
 - iii. Sixth Street:
 1. Restore portion of Sixth Street roadway disturbed during Phase 1A Div. I construction.
 - iv. Approved Haul Route
 1. Maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route.
3. Pedestrian Facilities:
 - a. Proposed:
 - i. Hard surfaced pedestrian path in Tract B & C. This is a new path and as such, connectivity issues with existing facilities are not anticipated.
 - ii. Trail systems shall be dedicated to the City in fee upon completion of trail systems by plat.
4. Sewer and Water
 - a. Install sewer from the existing system in Sixth Street up to the Phase 1A Div. I/ Phase 1A Div. III boundaries at the end of Road A and along Summit View Drive. Sewer will be continued from this point during Phase 1A DIV. III.
 - b. Extend Zone 2 watermain from the existing system in Sixth Street to the Phase 1A Div. I/ Phase 1A Div. III boundary at the end of Road A. Water will be continued from this point during Phase 1A DIV. III.



5. Stormwater Management
 - a. Construct the permanent detention and water quality facilities located within Phase 1A DIV. I, including an underground storm vault on Tract B.
 - b. Install the portion of the storm drain conveyance system located within Phase 1A DIV. I.
 - c. Upon completion of construction of each phase of the stormwater infrastructure serving City Heights, the stormwater infrastructure associated with that phase shall be conveyed to the City.
6. Open Space Tracts (Private) – Tracts B, C, D, E, F, G, H
 - a. Install permanent landscaping, trails and amenities (if any) within tracts.
7. Mitigation
 - a. Steep Slopes – Approved slope setbacks and related clearing and grading restrictions will be placed on the final plat map.

PHASE 1A DIV. II (Portion of Pod C, Lots 1-16, Road E, Tract A)

Overview of Development: Build out of 16 single family lots. Currently, no affordable units are proposed as part of this phase however this is subject to change by the applicant provided affordable housing provisions in DA section 6.8 are being met for the overall project.

Road, Utility and Open Space Improvements

1. Grading
 - a. Clear and grade Phase 1A DIV. II and other project areas applicant deems necessary. Grading material may be moved between phases at applicant's discretion provided a clearing and grading permit allowing such activities has been obtained.
2. Roadways
 - a. Road E
 - i. Construct full width street improvements on Road E including installation of utilities.
 - b. Offsite Roadways
 - i. Approved Haul Route
 1. Maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route.
3. Pedestrian Facilities: trail improvements/disruptions are not anticipated for this phase. Detours associated with maintaining trail connectivity during Phase 1A Div. I should be continued during Phase 1a Div. II.
4. Sewer and Water



- a. Install sewer from the existing system in Sixth Street for lots that take access off Sixth Street.
 - b. Install sewer from the stub installed in Phase 1A Div. I for lots that take access off Road E.
 - c. Extend Zone 2 watermain from the stub installed in Phase 1A Div. for lots that take access off Road E.
5. Stormwater Management
 - a. Install the portion of the storm drain conveyance system located within Phase 1A DIV. II.
 6. Open Space Tracts (Private) – Tract A
 - a. Install permanent landscaping and amenities (if any) within tracts.
 7. Mitigation
 - a. Steep Slopes – Approved slope setbacks and related clearing and grading restrictions will be placed on the final plat map.

PHASE 1A DIV. III (Pod B7 & Portion of Pod C, Lots 41-68, Roads B & C, Tracts I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)

Overview of Development: Build out of 28 single family units and an amenity area. Currently, no affordable units are proposed as part of this phase however this is subject to change by the applicant provided affordable housing provisions in DA section 6.8 are being met for the overall project.

Road, Utility and Open Space Improvements

1. Grading
 - a. Clear and grade Phase 1A DIV. III and other project areas applicant deems necessary. Grading material may be moved between phases at applicant's discretion provided a clearing and grading permit allowing such activities has been obtained. Area associated with future pond (Pond B7-B, installed with Phase 1B) may be cleared as part of current phase. Pond installation will occur in future phase.
2. Roadways
 - a. New Summit View Drive Alignment
 - i. Construct full width street improvements on Summit View Drive including installation of utilities from the Phase 1A Div. I/ Phase 1A Div. III boundary to the Phase 1A/Phase 1B boundary. Improvements will taper down to existing Summit View Drive alignment north of Phase 1A Div. III.



- ii. Portions of existing Summit View Drive in Phase 1A to be abandoned.
 - b. Roads B, C
 - i. Construct full width street improvements on Roads C including installation of utilities.
 - ii. Construct full width street improvements on Roads B including installation of utilities up to the Phase 1A/Phase 1B boundary. Road B improvements will be continued from this point during Phase 1B.
 - c. Offsite Roadways
 - i. Approved Haul Route
 - 1. Maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route.
- 3. Pedestrian Facilities:
 - a. Proposed:
 - i. Hard surfaced pedestrian path in Tract K. This is a new path and as such, connectivity issues are not anticipated.
 - ii. Installation of optional pedestrian bridge over Summit View Drive, including trail connections on either side.
 - iii. The existing Summit View Drive alignment between the north end of Road A and the south end of Road B will be converted to a gravel trail and utility access road.
 - iv. Several recreational trails are proposed throughout Phase 1A Div. III. Refer to sheets SP-01 to SP-03 of the Preliminary Site Plan and Engineering plan set for location of these trails. Trail systems shall be dedicated to the City in fee upon completion of trail systems by plat and when dedication has been deemed mutually agreeable for both the City and developer.
 - b. Existing:
 - i. Existing trails within the limits of Phase 1A Div. III will be abandoned as noted on sheets SP-01 to SP-03 of the Preliminary Site Plan and Engineering plan set.
 - ii. Connectivity with existing trails will be provided between the completion of Phase 1A and the start of future phases.
- 4. Sewer and Water
 - a. Install sewer from the stub installed in installed in Summit View Drive during Phase 1A Div. I from the Phase 1A Div. I/ Phase 1A Div. III boundary to the Phase 1A/Phase 1B boundary along Summit View Drive. Sewer will be continued from this point during Phase 1B.
 - b. Install sewer from the stub installed in installed in Road A during Phase 1A Div. I from the Phase 1A Div. I/ Phase 1A Div. III boundary to the Phase 1A/Phase 1B boundary along Road B. Sewer will be continued from this point during Phase 1B. This sewer main will be routed along the existing Summit View Drive



alignment up to Road B and through Tract Y to serve lots that take access off Road C.

- c. Extend Zone 2 watermain from the stub installed in Road A during Phase 1A Div. I from the Phase 1A Div. I/ Phase 1A Div. III boundary to the Phase 1A/Phase 1B boundary along Road B. Water will be continued from this point during Phase 1B. This water main will be routed along the existing Summit View Drive alignment up to Road B. A Zone 3 to Zone 2 PRV will be installed during Phase 1B to provide a looped connection for Phase 1A water.

5. Stormwater Management

- a. Construct the permanent detention and water quality facilities located within Phase 1A DIV. III, including a detention pond on Tract T.
- b. Install the portion of the storm drain conveyance system located within Phase 1A DIV. III.
- c. Install dispersion trenches located within Phase 1A DIV. III, including trench in Tract K & pond outfall in Tract U.
- d. Upon completion of construction of each phase of the stormwater infrastructure serving City Heights, the stormwater infrastructure associated with that phase shall be conveyed to the City.
- e. Stormwater Tracts (Public) – **Tracts R & T**
 - i. Tract R is associated with the future pond (Pond B7-B, installed with Phase 1B). Pond installation will occur in future phase.
 - ii. Tract T is associated with the pond that will be constructed as part of Phase 1A DIV. III (Pond B7-A).

6. Critical Area Tracts (Private) – **Tracts N, Q, U**

- a. Provide required buffer mitigation.
- b. Provide restoration for temporary impacts to buffer areas (if any).
- c. Tract U contains drainage elements (Pond B7-A outfall). Mitigation for installation of and impacts associated with drainage elements will provided.

7. Open Space Tracts (Private) – **Tracts I, L, M, O, P, S, V, W, X, Y, Z**

- a. Install permanent landscaping and amenities (if any) within tracts.
- b. Dedicate Tract M (Redrock Park) to the city as consistent with Appendix N of the DA.

8. Amenity Area (Private) – **Tract K**

- a. Install permanent landscaping and amenities (if any) within tract.

9. Mitigation

- a. Steep Slopes – Approved slope setbacks and related clearing and grading restrictions will be placed on the final plat map.
- b. Streams and Wetlands
 - i. Permanent Impacts



1. Buffers – permanent impacts to buffers to accommodate roads and pedestrian facilities are anticipated. Buffer averaging per Sewall Wetland Consulting, Inc. will be utilized to mitigate permanent impacts.
2. Critical Areas – An arch culvert and pedestrian bridge will be designed to span Stream C. As such, impacts to critical areas are not anticipated.

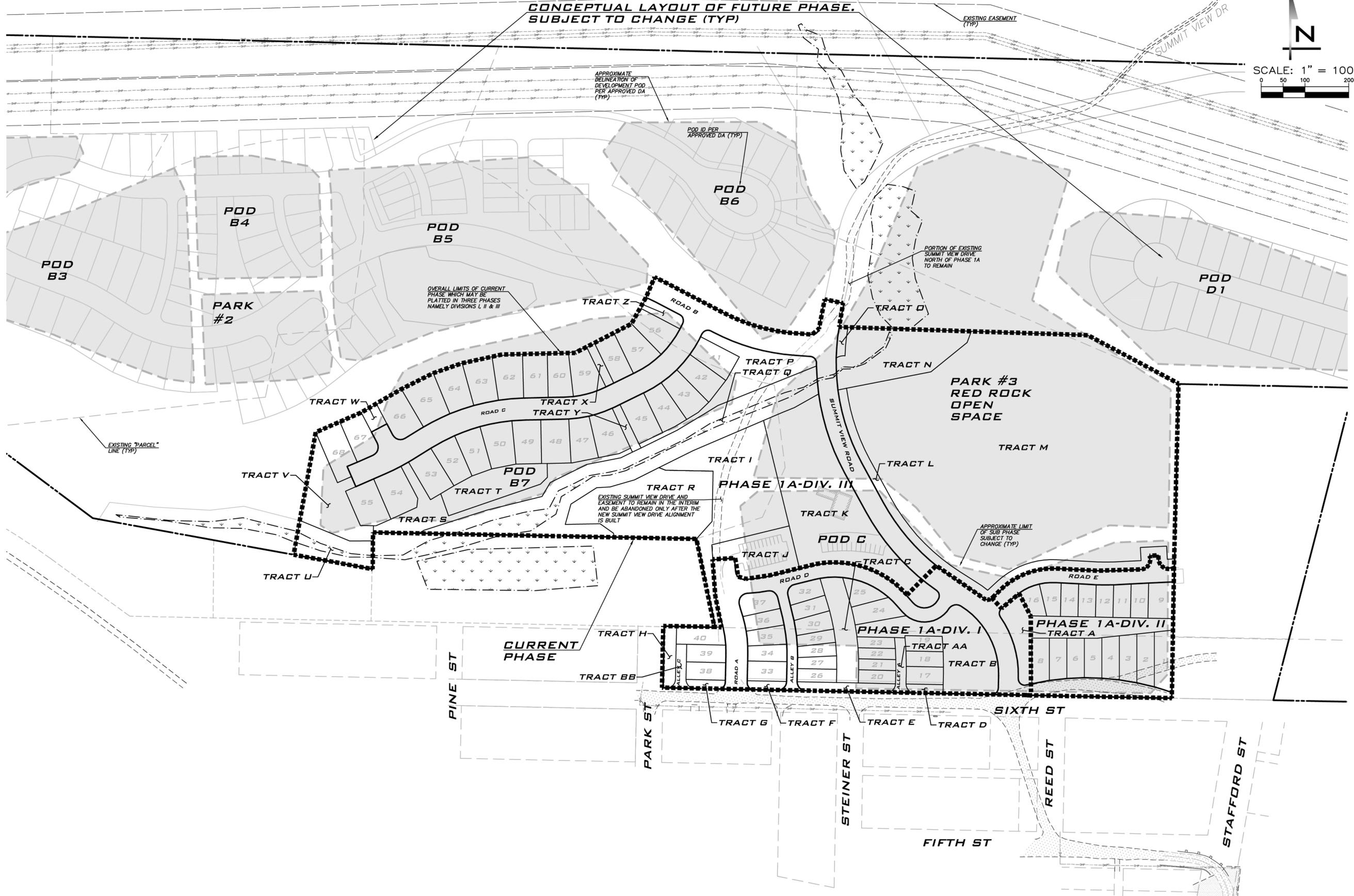
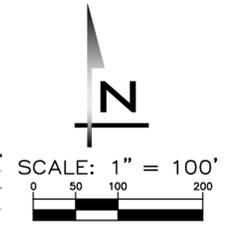
ii. Temporary Impacts

1. Buffers – temporary impacts to buffers to accommodate grading, utility installation are anticipated. Buffer restoration per Sewall Wetland Consulting, Inc. will be utilized to mitigate permanent impacts.
2. Critical Areas – An arch culvert and pedestrian bridge will be designed to span Stream C. As such, impacts to critical areas are not anticipated.

Attachments:

- Sheet PH-01 – Phasing Map
- Sheets SP-01 through SP-03 – Preliminary Site Plan
- Sheet OS-01 – Trails and Open Space Plan

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.
**CONCEPTUAL LAYOUT OF FUTURE PHASE.
 SUBJECT TO CHANGE (TYP)**



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SCALE:
 AS NOTED

PROJECT MANAGER:
 BRETT K. PUDISTS, PE

PROJECT ENGINEER:
 LYNSEY FEDAK, PE

DESIGNER:
 CHRIS WISCOMB

ISSUE DATE:
 8/21/2020

NO	DATE	BY	REVISIONS

PHASING MAP
CITY HEIGHTS
 PHASE 1A (PODS B7 & C)
 PRELIMINARY SITE PLAN & ENGINEERING
 CITY OF GLE ELUM WASHINGTON

8/21/20
 JOB NUMBER:
19-349
 SHEET NAME:
PH-01
 SHT **2** OF **22**

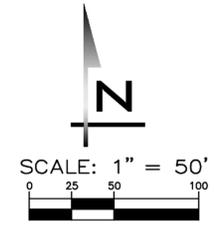
PHASING NOTES

- APPROVED DA CONTEMPLATED SITE TO BE DEVELOPED IN PHASES.
- LIMITS OF CURRENT PHASE SHOWN COVERS DEVELOPMENT PODS B7 AND C.
- CURRENT PHASE MAY BE PLATTED IN THREE SUBPHASES (DIVISIONS I, II & III) AT DEVELOPERS DISCRETION PROVIDED EACH SUBPHASE PROVIDES ADEQUATE INFRASTRUCTURE. ROADWAY PHASING SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES.
- REFER ALSO TO PHASING NARRATIVE MEMO PREPARED BY BLUELINE DATED 8/21/2020.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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BLUELINE

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SCALE:
AS NOTED

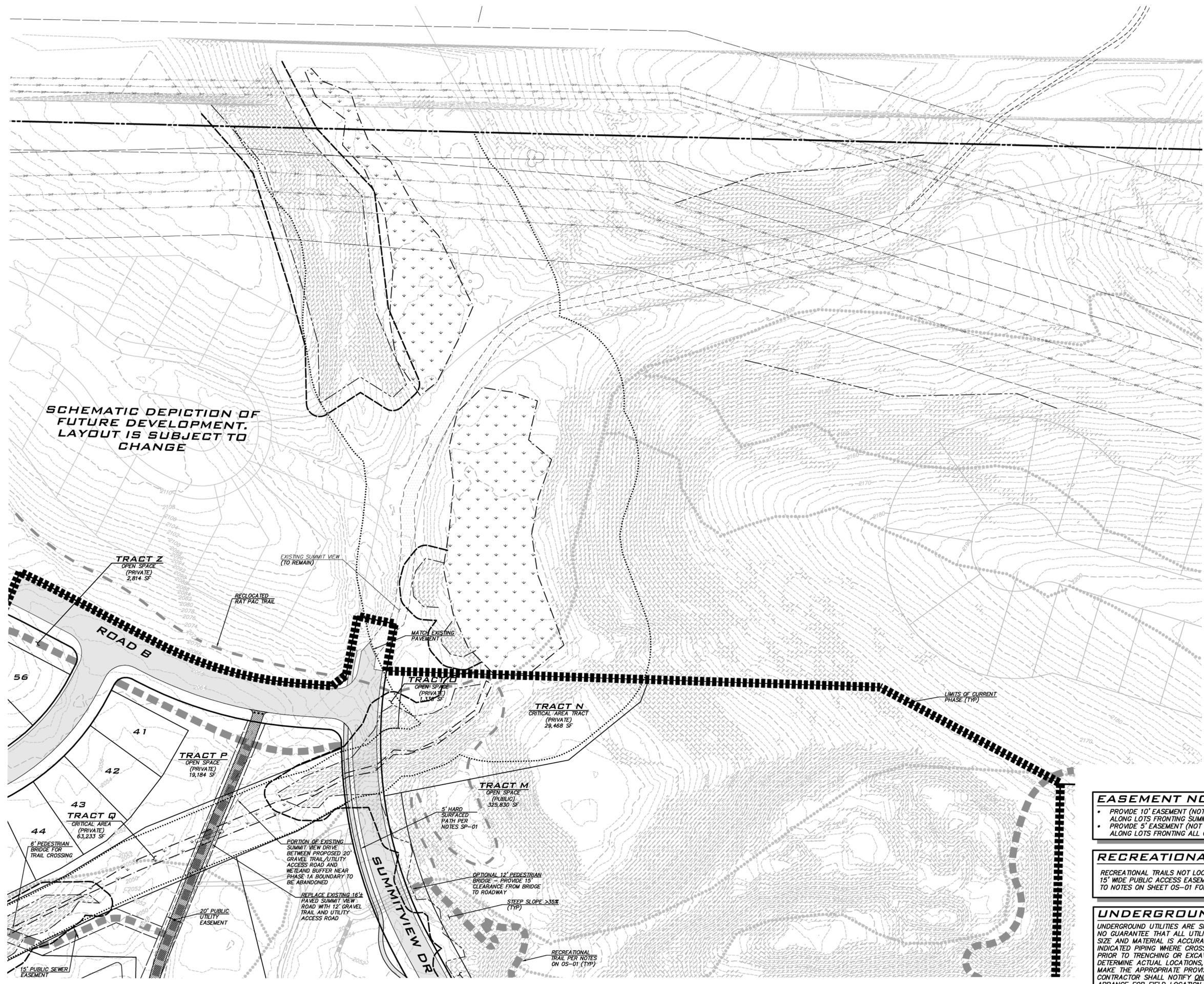
PROJECT MANAGER:
BRETT K. PUDISTS, PE

PROJECT ENGINEER:
LYNDEY FEDAK, PE

DESIGNER:
CHRIS WISCOMB

ISSUE DATE:
8/21/2020

NO	DATE	BY	REVISIONS



SCHEMATIC DEPICTION OF FUTURE DEVELOPMENT. LAYOUT IS SUBJECT TO CHANGE

EASEMENT NOTES

- PROVIDE 10' EASEMENT (NOT SHOWN) FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING SUMMIT VIEW DR.
- PROVIDE 5' EASEMENT (NOT SHOWN) FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ALL OTHER ONSITE ROADS.

RECREATIONAL TRAILS NOTE

RECREATIONAL TRAILS NOT LOCATED IN PUBLIC TRACTS ARE TO BE PLACED IN 15' WIDE PUBLIC ACCESS EASEMENT FOR PUBLIC USE AND MAINTENANCE. REFER TO NOTES ON SHEET 05-01 FOR DETAILS.

UNDERGROUND UTILITY NOTE

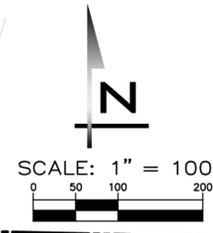
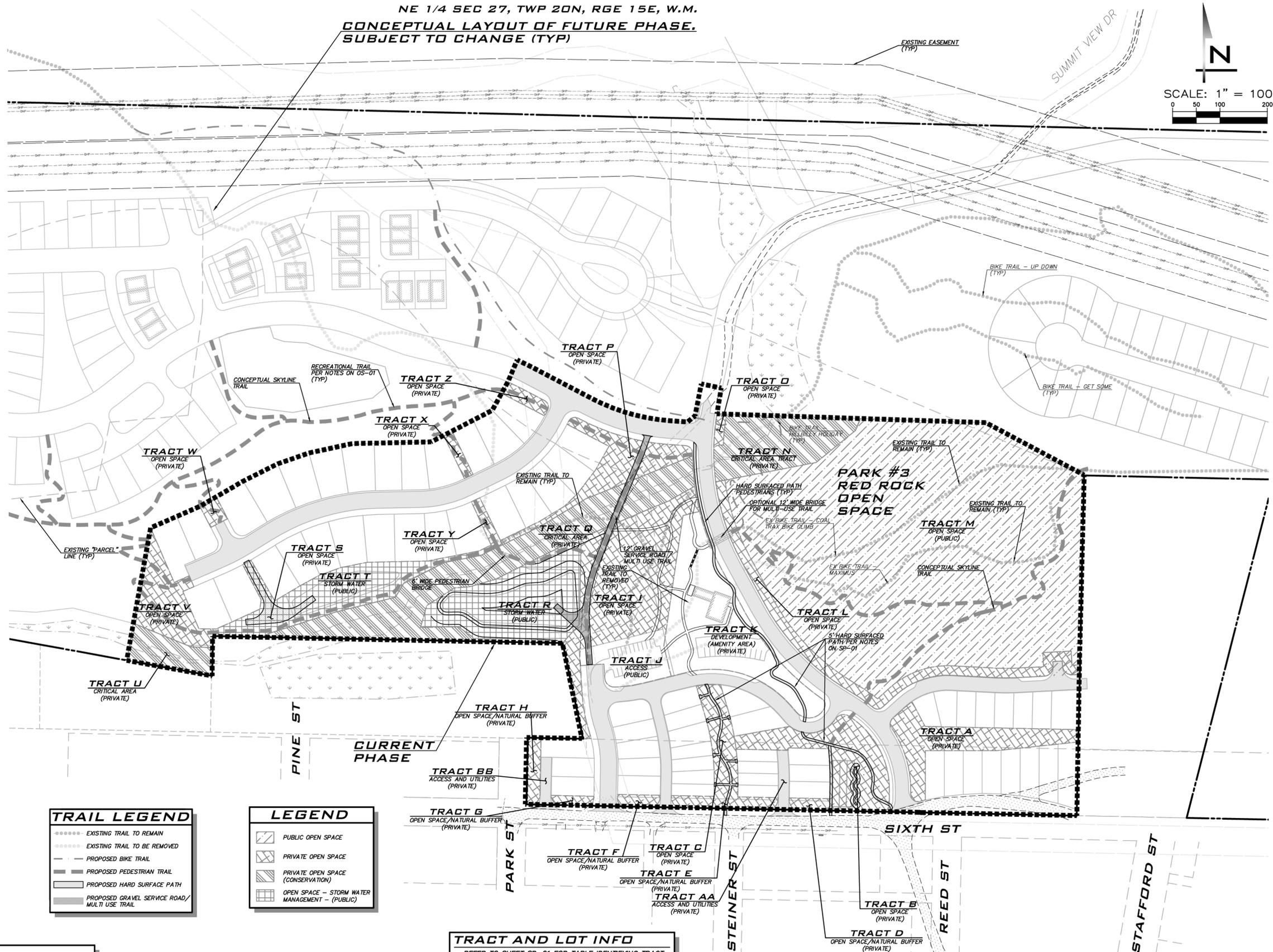
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PRELIMINARY SITE PLAN
CITY HEIGHTS
PHASE IA (PODS B7 & C)
 (PRELIMINARY SITE PLAN & ENGINEERING)
 CITY OF GLE ELUM WASHINGTON

8/21/20
JOB NUMBER:
19-349
SHEET NAME:
SP-03
SHT **7** OF **22**

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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.
**CONCEPTUAL LAYOUT OF FUTURE PHASE,
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 AS NOTED

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PROJECT ENGINEER:
LYNDEY FEDAK, PE

DESIGNER:
CHRIS WISCOMB

ISSUE DATE:
8/21/2020

NO	DATE	BY	REVISIONS

TRAILS AND OPEN SPACE PLAN
CITY HEIGHTS
PHASE IA (PODS B7 & C)
 (PRELIMINARY SITE PLAN & ENGINEERING)
 CITY OF GLE ELUM WASHINGTON

TRAIL LEGEND

- EXISTING TRAIL TO REMAIN
- EXISTING TRAIL TO BE REMOVED
- PROPOSED BIKE TRAIL
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED HARD SURFACE PATH
- PROPOSED GRAVEL SERVICE ROAD/MULTI USE TRAIL

LEGEND

- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE (CONSERVATION)
- OPEN SPACE - STORM WATER MANAGEMENT - (PUBLIC)

TRAIL SIGNAGE PLAN

A DETAILED TRAIL SIGNAGE PLAN WILL BE PROVIDED DURING FINAL DESIGN. THE PLAN WILL INCLUDE:

- DETOUR OR TEMPORARY CLOSURE SIGNAGE AS NEEDED TO DIRECT TRAIL USERS AWAY FROM CONSTRUCTION ACTIVITIES.
- SIGNAGE WARNING USERS OF INTERIM DEAD END TRAILS.
- SIGNAGE WITH WAY FINDING INFO.
- SIGNAGE INDICATING ALLOWABLE USES (IE PEDESTRIANS ONLY OR WHEELS ONLY).
- SIGNAGE INDICATING WHEN USERS ARE LEAVING PUBLIC PROPERTY AND ENTERING PRIVATE PROPERTY.
- SCHEMATIC REGIONAL "YOU ARE HERE" STYLE TRAIL MAP AT SELECT POINTS OF ENTRY TO THE TRAIL SYSTEM.
- OTHER SIGNAGE THAT MAY BE NEEDED TO SUPPORT SAFE, CLEAN AND PREDICTABLE USE OF THE RECREATIONAL TRAIL SYSTEM BEING PROVIDED AS PART OF THIS PROJECT.

PARKS AND TRAILS (DA APPENDIX N)

- PUBLICLY OPEN RECREATIONAL TRAILS AND PARKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DA EXHIBIT 7.
- TRAIL SYSTEMS SHALL BE DEDICATED TO THE CITY IN FEE UPON COMPLETION OF TRAIL SYSTEMS BY PLAT.
- PARKS TO BE DEDICATED TO THE CITY AS OUTLINED IN APPENDIX N.
- DEDICATED PARKS AND TRAILS TO BE MAINTAINED AND OPERATED BY THE CITY.
- CITY AND DEVELOPER TO COOPERATE ON THE DESIGN OF PUBLIC OPEN PARKS WITH THE GOAL OF MINIMIZING MAINTENANCE COSTS.
- PARK #3 (RED ROCK PARK) IS AN EXISTING AREA THAT CAN BE USED FOR RECREATION AND IT WILL BE LEFT IN A NATURAL STATE WITH SOME IMPROVEMENTS ADDED.

TRACT AND LOT INFO

- REFER TO SHEET SP-01 FOR TABLE IDENTIFYING TRACT AREAS, USES AND PUBLIC VS PRIVATE DESIGNATION.
- REFER TO SHEET SP-01 FOR LOT AREAS.

OPEN SPACE REQUIREMENT

- (DA APPENDIX B, ZONING #3 AND APPENDIX H #1): AT LEAST 35% OF THE PROPERTY (APPROXIMATELY 125 ACRES INCLUSIVE OF AREAS IN THE POWER LINE EASEMENTS) SHALL BE DEDICATED TO OPEN SPACE, NATURAL AREAS, PARKS, RECREATION AREAS, VILLAGE GREENS, COMMONS, OR PUBLIC ASSEMBLY AREAS.
- SEE SHEET SP-01 FOR SUMMARY OF AREAS IN OPEN SPACE, CRITICAL AREAS AND AMENITY AREAS PROVIDED FOR THE CURRENT PHASE.

RECREATIONAL TRAIL NOTES

- TRAIL LOCATION SHOWN IS SCHEMATIC. FINAL TRAIL LOCATION TO BE DETERMINED DURING CONSTRUCTION AND MAY BE ADJUSTED FROM LOCATION SHOWN TO RESPOND TO NATURAL FEATURES SUCH AS TREES, VEGETATION, GRADES AND VIEW CORRIDORS OR OTHER ELEMENTS DEEMED NECESSARY BY DEVELOPER.
- UNLESS OTHERWISE NOTED THE TRAIL SYSTEM IS TO BE OPEN TO THE PUBLIC.
- PORTIONS OF THE AS-CONSTRUCTED TRAIL SYSTEM LOCATED IN PRIVATELY OWNED TRACTS SHALL BE PLACED 15' WIDE PUBLIC ACCESS EASEMENT AND DEDICATED TO THE CITY PER THE APPROVED DA.
- PER DA APPENDIX G. TRAILS ARE ALLOWED ON SLOPES EXCEEDING 35% PROVIDED APPROPRIATE MEASURES ARE TAKEN TO ENSURE SLOPE STABILITY. GEOTECH RECOMMENDATIONS FOR TRAILS ON SLOPES WILL BE PROVIDED AT FINAL ENGINEERING.

UNDERGROUND UTILITY NOTE

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 SHEET NAME:
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 SHT **8** OF **22**

8/24/20 - 1:13pm - User: abrevier
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