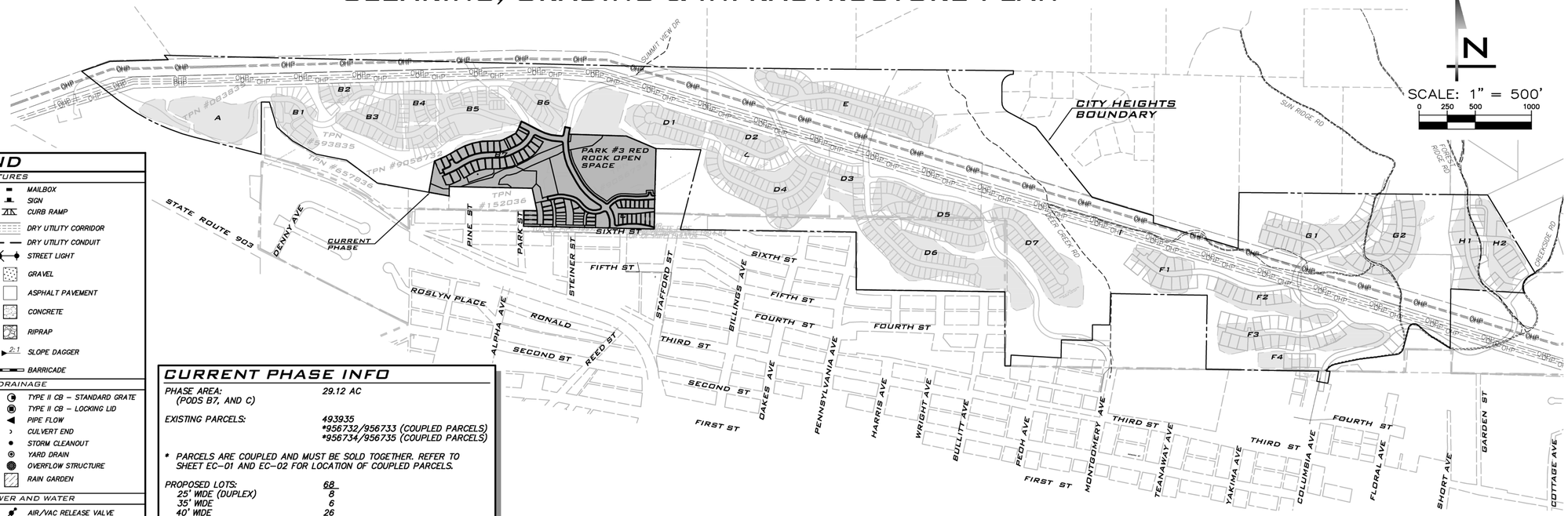
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CLEARING, GRADING & INFRASTRUCTURE PLAN



LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CURB FLOWLINE
- SIDEWALK
- CENTER LINE
- SAWCUT
- EASEMENT
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- BUILDING ROOFLINE
- BUILDING SETBACK (BSBL)
- FENCE
- GUARDRAIL
- 190 10' PROPOSED CONTOURS
- 192 2' PROPOSED CONTOURS
- FILL RETAINING WALL
- CUT RETAINING WALL
- FILL ROCKERY
- CUT ROCKERY
- DAYLIGHT LINE
- MAILBOX
- SIGN
- CURB RAMP
- DRY UTILITY CORRIDOR
- DRY UTILITY CONDUIT
- STREET LIGHT
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP
- 2:1 SLOPE DAGGER
- BARRICADE

PROPOSED STORM DRAINAGE

- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- ROCKERY DRAIN
- SWALE OR DITCH
- STREET FLOW
- SURFACE FLOW
- RIPRAP PAD
- TYPE I CB – STANDARD GRATE
- TYPE I CB – LOCKING LID
- TYPE II CB – STANDARD GRATE
- TYPE II CB – LOCKING LID
- PIPE FLOW
- CULVERT END
- STORM CLEANOUT
- YARD DRAIN
- OVERFLOW STRUCTURE
- RAIN GARDEN

PROPOSED SANITARY SEWER AND WATER

- SEWER MAIN
- SEWER FORCE MAIN
- SEWER SERVICE
- WATER MAIN
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT
- WATER METER
- IRRIGATION METER
- FIRE HYDRANT
- FIRE DEPT CONNECTION (FDC)
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE W/ CONC BLOCKING
- BEND W/ CONC BLOCKING
- RESTRAINED JOINT
- REDUCER
- SLEEVE
- COUPLING
- DETECTOR CHECK VALVE
- POST INDICATOR VALVE (PIV)

PROPOSED POND

- POND OUTLINE
- 190 10' POND CONTOURS
- 192 2' POND CONTOURS
- DESIGN WATER SURFACE
- LIVE/ DEAD INTERFACE
- DAYLIGHT LINE
- RIPRAP PAD
- 2:1 SLOPE DAGGER
- GRAVEL ACCESS ROAD
- BERM

EXISTING FEATURES

- ADJACENT PLAT/PARCEL LINE
- ADJACENT RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SURFACE FEATURES
- BUILDING FOOTPRINT
- TOP OF 40% SLOPE
- STEEP SLOPE BUFFER
- EDGE OF WETLAND
- WETLAND BUFFER
- 190 10' CONTOURS
- 192 2' CONTOURS
- SD STORM DRAIN PIPE
- SS SEWER MAIN
- SSS SANITARY SEWER SERVICE
- FM SEWER FORCE MAIN
- W WATER MAIN
- OHP AERIAL POWER LINE
- P BURIED POWER LINE
- G GAS MAIN
- C BURIED CABLE
- TV BURIED TV
- OTV AERIAL TV
- T BURIED TELEPHONE LINE
- OHT AERIAL TELEPHONE LINE
- P/T BURIED POWER/TELEPHONE
- OHP/T AERIAL POWER/TELEPHONE
- OHU AERIAL UTILITIES
- FO BURIED FIBER OPTIC CABLE
- X WIRE FENCE
- O CHAINLINK FENCE
- BOARD FENCE
- DITCH OR SWALE
- RAILROAD
- GUARD RAIL
- RETAINING WALL
- ROCKERY
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SD PIPE FLOW
- YARD DRAIN
- STORM CLEANOUT
- STORM DRAIN STUB
- STORM CULVERT END
- SEWER MANHOLE
- SEWER CLEANOUT
- SS PIPE FLOW
- SEWER STUB
- SEPTIC LID
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- WATER MANHOLE
- AIR/VAC RELEASE VALVE
- BLOW OFF
- IRRIGATION METER
- IRRIGATION VALVE
- WATER WELL
- HOSE BIB
- POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POLE LIGHT
- P POWER VAULT
- TRANSFORMER
- POWER METER
- JUNCTION BOX
- GAS METER
- GAS VALVE
- F FIBER OPTICS MANHOLE
- TV RISER
- T TELECOMM VAULT
- TELECOMM RISER
- TELECOMM JUNCTION BOX
- TRAFFIC SIGNAL
- MAIL BOX
- SIGN
- BOLLARD
- SOIL LOG TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE TO BE SAVED
- DECIDUOUS TREE TO BE SAVED
- ASPHALT
- CONCRETE
- GRAVEL
- WETLAND
- ≥40% SLOPE

CURRENT PHASE INFO

PHASE AREA: (PODS B7, AND C)	29.12 AC
EXISTING PARCELS:	493935 *956732/956733 (COUPLED PARCELS) *956734/956735 (COUPLED PARCELS)

* PARCELS ARE COUPLED AND MUST BE SOLD TOGETHER. REFER TO SHEET EC-01 AND EC-02 FOR LOCATION OF COUPLED PARCELS.

PROPOSED LOTS:	68
25' WIDE (DUPLEX)	8
35' WIDE	8
40' WIDE	26
50' WIDE	11
60' WIDE	13
70' WIDE	4

DEV STANDARDS / ZONING INFO

ZONING: PMU
MAX BLDG HEIGHT: LOWER OF THREE STORIES OR 35'
MAX IMPERVIOUS PER LOT: N/A
MAX IMPERVIOUS PER DEVELOPMENT POD: 85%
SETBACKS: 5' MIN FROM ALL PROPERTY LINES EXCEPT WHERE ZERO LOT LINE IS PROPOSED

HAUL ROUTE

- PRIOR TO CONSTRUCTION AN APPROVED HAUL ROUTE SHALL BE IDENTIFIED. THE HAUL ROUTE SHALL BE MAINTAINED AND UTILIZED IN ACCORDANCE WITH APPENDIX I OF THE APPROVED DA.
- IF STAFFORD IS USED AS HAUL ROUTE THE CORNER OF FIFTH AND STAFFORD SHALL BE WIDENED TO 28' OF ASPHALT AND/OR OTHER INTERIM PROVISIONS MADE TO ALLOW SAFE PASSAGE OF CONSTRUCTION VEHICLES.
- UPON THE 100TH C OF O FOR UNITS USING SUMMIT VIEW / STAFFORD THE ROADWAY IDENTIFIED AS ACCESS #1 SHALL BE REPAVED IN ACCORDANCE WITH APPENDIX I OF THE DA.

LIGHT AND GLARE

LIGHTING TO BE DESIGNED TO MINIMIZE THE AMOUNT OF GLARE, LIGHT TRESPASS AND SKY GLOW GENERATED BY LIGHTING FROM RESIDENTIAL NEIGHBORHOODS, COMMERCIAL AREAS, VEHICULAR AND PEDESTRIAN CORRIDORS THROUGH A COMBINATION OF MEASURES OUTLINED IN DEIS 3.12-2 AND 3.12-3.

COAL MINE HAZARD AREA

- THE CURRENT PHASE IS LOCATED IN CMHA 5 WITH COAL MINE WORKINGS LOCATED BETWEEN 550 FEET AND 650 FEET BELOW THE SITE.
- CHMA 5 MITIGATION IS LIMITED TO SURFACE INSPECTIONS TO CONFIRM THE ABSCENCE OF COAL MINE SPOILS AND ABANDONED MINE STRUCTURES.
- AREA ABOVE ABANDONED MINE RAIL TUNNELS DEPICTED ON SHEET EC-02 TO BE ASSESSED BY GEOTECH DURING CONSTRUCTION TO CONFIRM AREA DOES NOT POSE A HAZARD.

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.

BLA NOTE

A BOUNDARY LINE ADJUSTMENT TO MODIFY EXISTING PARCEL BOUNDARIES TO MATCH CURRENT PHASE BOUNDARIES WILL BE PROCESSED AS NEEDED.

ALLOWED UNITS PER DEVELOPMENT POD

DEVELOPMENT AREA	ALLOWED DENSITY	PROPOSED DENSITY	REMAINING DENSITY
B7	B1-B7 215 ERUs	28	187
C	C 50 ERUs	40	10

NOTE: ALLOWED DENSITY PER APPENDIX A OF DA.

SHEET INDEX

1	CV-01	COVER SHEET
2	GN-01	GENERAL NOTES & LOT/TRACT TABLES
3	PH-01	PHASING MAP
4	EC-01	EXISTING CONDITIONS & DEMO PLAN
5	EC-02	EXISTING CONDITIONS & DEMO PLAN
6	TP-01	TESC PLANS
7	TP-02	TESC PLANS
8	TD-01	TESC DETAILS
9	GP-01	GRADING PLANS
10	GP-02	GRADING PLANS
11	AL-01	ALIGNMENT PLANS
12	AL-02	ALIGNMENT PLANS
13	RS-01	ROAD & STORM PLANS
14	RS-02	ROAD & STORM PLANS
15	RP-01	ROAD & STORM PROFILES
16	RP-02	ROAD & STORM PROFILES
17	RP-03	ROAD & STORM PROFILES
18	RP-04	ROAD & STORM PROFILES
19	RD-01	ROAD SECTIONS & DETAILS
20	BR-01	PEDESTRIAN BRIDGE EAST PLAN
21	VT-01	VAULT PLANS
22	VT-02	VAULT PLANS
23	PD-01	POND PLANS
24	PD-02	POND PLANS
25	SW-01	SEWER & WATER PLANS
26	SW-02	SEWER & WATER PLANS
27	SP-01	SEWER & WATER PROFILES
28	SP-02	SEWER & WATER PROFILES
29	SP-03	SEWER & WATER PROFILES
30	SP-04	SEWER & WATER PROFILES
31	CA-01	BUFFER AVERAGING
32	CA-02	CRITICAL AREA CROSSING
33	CA-03	CRITICAL AREA CROSSING
34	TS-01	TRAILS PLAN
35	OS-01	OPEN SPACE PLAN
36	TR-01	TREE PRESERVATION & CLEARING PLAN
37	LS-01	LANDSCAPE PLAN
38	LS-02	LANDSCAPE PLAN
39	LS-03	CONCEPTUAL PLANTING LIST
40	DT-01	STANDARD DETAILS
41	DT-02	STANDARD DETAILS
42	DT-03	STANDARD DETAILS
43	DT-04	STANDARD DETAILS

BUFFER RESTORATION PLAN BY SEWALL WETLAND CONSULTING, INC

1	1	BUFFER RESTORATION PLAN

PROJECT TEAM

OWNER/APPLICANT
CITY HEIGHTS HOLDINGS, LLC
116 1/2 S. WASHINGTON STREET
SEATTLE, WA 98104
(206) 388-3121
CONTACT: SEAN NORTHROP

SURVEYOR
ENCOMPASS
407 SWFTWATER BLVD
CLE ELUM, WA 98922
(509) 674-7433
CONTACT: MARC KIRKPATRICK

CIVIL ENGINEER
BLUELINE
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051
CONTACT: BRETT PUDISTS, PE

GEOTECH
TERRA ASSOCIATES
12220 113TH AVE NE, SUITE 130
(425) 821-7777
CONTACT: TED SCHEPPER

WETLAND CONSULTANT
SEWALL WETLAND CONSULTING, INC
PO BOX 880
FALL CITY, WA 98024
(253) 859-0515
CONTACT: ED SEWALL

TRANSPORTATION ENGINEER
HEFFRON TRANSPORTATION INC.
6544 NE 61ST STREET
SEATTLE, WA 98115
(206) 523-3939
CONTACT: MARNI HEFFRON

CITY HEIGHTS NOTES

- CITY HEIGHTS IS AN APPROVED PLANNED MIXED USE DEVELOPMENT (PMU) SUBJECT TO APPROVED DEVELOPMENT AGREEMENT VESTING THE PROJECT TO SPECIFIED STANDARDS.
- REFER TO CITY ORDINANCE 1353 (PLANNED ACTION ORDINANCE) AND THE NOVEMBER 2011 CITY HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT FOR DETAILS.
- REFER TO MASTER SITE PLAN IN D.A. FOR DEVELOPMENT PODS.
- THE CITY HEIGHTS PROJECT IS APPROVED TO BE BUILT OUT IN PHASES OVER TIME.
- BASE MAP INFO – UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.

EXISTING UTILITY NOTE

EXISTING 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.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

COVER SHEET
CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS – STATE OF WASHINGTON – 37925 – REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: CV-01
SHT 1 OF 43

24x36
Mar 15, 2021 - 5:17pm - User: dpatildon
E:\Projects\19349\Dwg\Final\Westph1\Civil\19349CV.dwg

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GENERAL REQUIREMENTS FOR STREETS

ALL NEW STREET CONSTRUCTION MUST CONFORM TO THESE DESIGN STANDARDS OF THE CITY OF CLE ELUM AND THE CLE ELUM MUNICIPAL CODE.

THE MAXIMUM LENGTH OF A CUT-DE-SAC STREET SHALL BE 600 FEET MEASURED ALONG THE STREET CENTERLINE FROM THE NEAREST STREET INTERSECTION TO THE CENTER OF THE CUT-DE-SAC.

CEMENT CONCRETE BARRIER CURB SHALL BE INSTALLED ALONG ALL NEW STREETS. ROLLED CURB MAY BE PERMITTED ALONG CERTAIN RESIDENTIAL STREETS AS DETERMINED BY THE CITY PUBLIC WORKS DIRECTOR. IF ROLLED CURB IS ALLOWED, BARRIER CURB MUST BE INSTALLED AROUND ALL NEW RADII. NEW SIDEWALKS BEHIND ROLLED CURB SHALL BE A MINIMUM OF 6 INCHES THICK.

SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL NEW STREETS. IF THE DEVELOPER BELIEVES THERE ARE SPECIAL CIRCUMSTANCES WHEREBY THE CONSTRUCTION OF SIDEWALK ON ONE SIDE SHOULD BE DEFERRED, HE MAY MAKE WRITTEN REQUEST TO THE CITY PUBLIC WORKS DIRECTOR.

NEW STREET LIGHTING SHALL BE DESIGNED TO PROVIDE REQUIRED LEVELS OF LIGHTING BASED UPON STREET CLASSIFICATION AND LOCATION AS DETERMINED BY THE CITY OF CLE ELUM. AT A MINIMUM, A STREET LIGHT SHALL BE INSTALLED AT EACH STREET INTERSECTION, AT MID BLOCK, NO MORE THAN THREE HUNDRED (300) FEET APART, AND AT ENDS OF CUT-DE-SACS. STREET LIGHTS SHALL MEET THE DESIGN AND PLACEMENT REQUIREMENTS OF THESE STANDARDS AND THE CITY PUBLIC WORKS DIRECTOR. ALL ELECTRICAL PANELS WILL BE DESIGNED TO CITY OF CLE ELUM STANDARDS.

GENERAL REQUIREMENTS FOR STORM DRAINAGE IMPROVEMENTS

ALL CITY OF CLE ELUM STORM SEWER IMPROVEMENTS SHALL CONFORM TO THE FOLLOWING DESIGN STANDARDS OF THE CITY:

STORM RUNOFF OCCURRING ON ALL NEW LOTS AND DEVELOPMENTS (PRIVATE PROPERTY) SHALL BE RETAINED AND DISPOSED OF ON-SITE. NO STORM RUNOFF WILL BE ALLOWED TO ENTER PUBLIC PROPERTY OR PUBLIC STORM DRAINAGE SYSTEM.

STORM RUNOFF FOR NEW PUBLIC STREETS SHALL BE DESIGNED AND CONSTRUCTED AS REQUIRED TO THE POINT WHERE THE ADJOINING PROPERTY OWNER'S RESPONSIBILITY FOR FURTHER EXTENSION BEGINS. THIS TYPICALLY REQUIRES AN EXTENSION ACROSS THE ENTIRE FRONTAGE OF THE PROPERTY TO THE PROPERTY LINE OF THE ADJOINING OWNER.

ALL STORM SEWER DESIGNS FOR NEW PUBLIC STREETS SHALL BE BASED UPON AN ENGINEERING ANALYSIS WHICH TAKES INTO ACCOUNT TOTAL DRAINAGE AREAS, RUNOFF RATES, PIPE AND INLET CAPACITIES, AND ANY OTHER FACTORS PERTINENT TO THE DESIGN

ALL NEW STORM DRAINAGE FACILITIES, PUBLIC OR PRIVATE, SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. COMPLETE STORM WATER RUNOFF AND DRAINAGE FACILITIES SIZING CALCULATIONS SHALL BE SUBMITTED TO THE CITY OF CLE ELUM FOR REVIEW AND COMMENT.

STORM SEWER FACILITIES AND PIPELINES SHALL BE DESIGNED TO MEET A MINIMUM 10-YEAR STORM CRITERIA. SMALL PRIVATE DEVELOPMENTS MAY BE DESIGNED TO ACCOMMODATE 1-INCH OF PRECIPITATION OVER THE ON-SITE IMPERVIOUS SURFACES. SMALL DEVELOPMENTS ARE DEFINED TO BE 20,000 SF OR LESS OF IMPERVIOUS SURFACE AREA. IMPERVIOUS SURFACES MUST BE CLEARLY NOTED AND SHOWN ON THE PROJECT SITE PLAN.

ALL STORM WATER FACILITIES SHALL HAVE OIL AND SILT SEPARATION.

INLET SPACING SHALL BE DESIGNED IN ACCORDANCE WITH THE WSDOT HYDRAULICS MANUAL, CHAPTER 5. GENERALLY, INLET SPACING SHALL NOT EXCEED 300 FEET. THERE SHALL BE INSTALLED A MANHOLE OR TYPE II CATCH BASIN AT THE INTERSECTION OF TWO COLLECTOR STORM SEWERS. A COLLECTOR STORM SEWER IS A SEWER SERVICING MORE THAN ONE CATCH BASIN.

GENERAL REQUIREMENTS FOR SANITARY SEWER MAINS

ALL EXTENSIONS TO THE SEWER SYSTEM SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF CLE ELUM AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AS FOLLOWS:

ALL NEW LOTS AND DEVELOPMENTS SHALL BE SERVED BY A PUBLIC SANITARY SEWER LINE ADJACENT TO THE LOT OR DEVELOPMENT SITE.

SEWER LINES SHALL BE EXTENDED BY THE OWNER OR DEVELOPER TO THE POINT WHERE THE ADJOINING PROPERTY OWNER'S RESPONSIBILITY FOR FURTHER EXTENSION BEGINS. THIS TYPICALLY REQUIRES AN EXTENSION ACROSS THE ENTIRE FRONTAGE OF THE PROPERTY TO THE PROPERTY LINE OF THE ADJOINING OWNER. IN SOME CASES, IT WILL REQUIRE DEDICATION OF AN EASEMENT AND A LINE EXTENSION ACROSS THE PROPERTY OR EXTENSION ACROSS TWO OR MORE SIDE OF THE DEVELOPING PROPERTY. EXTENSIONS WILL BE CONSISTENT WITH AND IMPLEMENT THE CITY'S ADOPTED SEWER COMPREHENSIVE PLAN.

SEWER LINES SHALL BE LOCATED IN STREETS TO SERVE ABUTTING PROPERTIES. WHEN NECESSARY, SEWER LINES MAY BE LOCATED WITHIN PUBLIC EASEMENTS. LINES LOCATED IN STREETS WILL BE OFFSET FROM THE STREET CENTERLINE AND NOT LOCATED WITHIN A VEHICLE WHEEL PATH. SEWER LINES LOCATED IN EASEMENTS SHALL GENERALLY BE LOCATED IN THE CENTER OF THE EASEMENT, BUT MAY, WITH THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, BE OFFSET TO ACCOMMODATE THE INSTALLATION OF OTHER UTILITIES OR TO SATISFY SPECIAL CIRCUMSTANCES.

THE MINIMUM SIZE FOR PUBLIC SEWER MAINS IS EIGHT (8) INCHES IN DIAMETER. THE DEVELOPER'S SEWER SYSTEM MUST PROVIDE CAPACITY FOR THE PROPOSED DEVELOPMENT, BUT MUST ALSO PROVIDE CAPACITY FOR FUTURE EXTENSIONS.

SEWER LINES SHALL BE TERMINATED WITH A MANHOLE. IN SPECIAL CIRCUMSTANCES, A FLUSH-END (CLEAN-OUT) MAY BE INSTALLED ON THE END OF A SEWER MAIN EXTENSION, PROVIDED THE END IS NO FURTHER THAN 150 FEET FROM THE LAST MANHOLE AND THE SEWER MAIN LINE AND GRADE WILL PERMIT FURTHER EXTENSION.

MANHOLES SHALL BE INSTALLED AT INTERVALS OF NO GREATER THAN 400 FEET AND AT ALL VERTICAL AND HORIZONTAL ANGLE POINTS IN THE SEWER MAIN.

EACH BUILDING CONTAINING SANITARY SEWER FACILITIES SHALL BE SERVED BY A SEPARATE PRIVATE SIDE SEWER LINE. BRANCHED SIDE SEWERS SERVING MULTIPLE BUILDINGS AND PROPERTIES SHALL NOT BE PERMITTED. SIDE SEWERS SERVING MULTI-UNIT BUILDINGS ARE PERMITTED.

SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC) AND SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF CLE ELUM BUILDING INSPECTOR. WATER AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH, EXCEPT AS PROVIDED IN SECTION 1008 OF THE UPC AND WITH WRITTEN APPROVAL OF THE CITY OF CLE ELUM BUILDING INSPECTOR.

SEWER LINES SHALL BE DESIGNED FOR GRAVITY FLOW OPERATION. LIFT STATIONS AND FORCE MAINS SHALL BE LIMITED TO THOSE LOCATIONS AND CIRCUMSTANCES WHERE THEY ARE CONSISTENT WITH THE COMPREHENSIVE SEWER PLAN AND ARE THE ONLY VIABLE SOLUTION TO SERVE THE PROPOSED DEVELOPMENT AND OTHER PROPERTIES IN THE VICINITY. LIFT STATIONS AND FORCE MAINS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

THE DESIGN OF SEWER MAINS AND APPURTENANCES IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF CLE ELUM DIRECTOR OF PUBLIC WORKS. THE DIRECTOR OF PUBLIC WORKS MAY, AT HIS DISCRETION, ADJUST THESE STANDARDS AS NECESSARY TO FACILITATE INSTALLATION OF SEWER LINES AND APPURTENANCES FOR THE HEALTH, SAFETY, AND PROTECTION OF THE GENERAL PUBLIC.

GENERAL REQUIREMENTS FOR WATER MAINS

ALL EXTENSIONS TO THE CITY OF CLE ELUM'S DOMESTIC WATER SYSTEM SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF CLE ELUM AND THE STATE DEPARTMENT OF HEALTH AS FOLLOWS:

ALL NEW LOTS AND DEVELOPMENTS SHALL BE SERVED BY A PUBLIC WATER SUPPLY LINE MAINTAINED BY THE CITY OF CLE ELUM AND LOCATED ADJACENT TO THE LOT OR DEVELOPMENT SITE. THE WATER SUPPLY LINE SHALL BE CAPABLE OF PROVIDING SUFFICIENT FLOW AND PRESSURE TO SATISFY THE FIRE FLOW AND DOMESTIC SERVICE REQUIREMENTS OF THE PROPOSED LOTS AND DEVELOPMENT REQUIREMENTS.

WATER LINES SHALL BE EXTENDED BY THE OWNER OR DEVELOPER TO THE POINT WHERE THE ADJOINING PROPERTY OWNER'S RESPONSIBILITY FOR FURTHER EXTENSION BEGINS. THIS TYPICALLY REQUIRES AN EXTENSION ACROSS THE ENTIRE FRONTAGE OF THE PROPERTY TO THE PROPERTY LINE OF THE ADJOINING OWNER. IN SOME CASES, IT WILL REQUIRE DEDICATION OF AN EASEMENT AND A LINE EXTENSION ACROSS THE PROPERTY OR EXTENSION ACROSS TWO OR MORE SIDES OF THE DEVELOPING PROPERTY. EXTENSIONS WILL BE CONSISTENT WITH AND IMPLEMENT THE CITY'S ADOPTED WATER COMPREHENSIVE PLAN.

ALL NEW PUBLIC DOMESTIC WATER MAINS SHALL BE A MINIMUM DIAMETER OF 8-INCH. FIRE HYDRANT RUNS LESS THAN 50 FEET FROM THE WATER MAIN TO THE FIRE HYDRANT SHALL BE A MINIMUM OF 6-INCH.

LARGER PUBLIC WATER MAINS MAY BE REQUIRED DEPENDING UPON FIRE FLOW REQUIREMENTS AS DETERMINED BY THE CITY FIRE CHIEF AND CITY BUILDING CODE DEPARTMENT.

WATER MAIN OVERSIZING, ABOVE THAT REQUIRED FOR THE PARTICULAR DEVELOPMENT BEING SUBMITTED, MAY BE REQUIRED BY THE CITY OF CLE ELUM TO BE INSTALLED FOR FUTURE EXTENSION. THE COST OF THE MATERIALS ONLY FOR THE OVERSIZING SHALL BE REIMBURSED TO THE DEVELOPER BY THE CITY. THE DEVELOPER SHALL SUBMIT ACTUAL MATERIAL INVOICES SHOWING THE ACTUAL COST OF THE MATERIALS FURNISHED AND THE COST OF THE SAME MATERIALS OF THE SIZE REQUIRED FOR THE DEVELOPMENT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESSURE REDUCING VALVE STATIONS IN AREAS OF EXCESSIVE PRESSURE.

EIGHT-INCH DEAD-END WATER MAIN OVER 1,500 FEET IN LENGTH WILL ONLY BE ALLOWED WHERE FUTURE LOOPING VIA PUBLIC RIGHT OF WAY CAN BE ASSURED. DEAD-END MAINS EXCEEDING 1,500 FEET IN LENGTH WILL BE AT LEAST 10-INCH DIAMETER PIPE WHERE LOOPING IS NOT PRACTICAL OR IS UNLIKELY TO OCCUR IN THE FUTURE.

MAXIMUM VALVE SPACING IN PUBLIC WATER MAINS WILL BE 1,200 LINEAR FEET. VALVES WILL BE FURNISHED AND INSTALLED ON ALL LEGS OF NEW WATER MAIN INTERSECTIONS.

ALL NEW WATER METERS SHALL BE A MINIMUM OF 3/4-INCH AND SHALL BE FURNISHED AND INSTALLED BY THE CITY OF CLE ELUM. IF MORE THAN 10 METERS ARE REQUIRED, THEY SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER TO CITY OF CLE ELUM STANDARDS.

ONLY ONE METER SHALL BE SERVED FROM EACH MAIN TAP.

MINIMUM TWO-INCH AIR AND VACUUM RELEASE VALVES SHALL BE FURNISHED AND INSTALLED AT HIGH POINTS IN THE SYSTEM.

FIRE HYDRANTS SHALL BE SPACED NO GREATER THAN EVERY 300 FEET. ADDITIONAL HYDRANTS MAY BE REQUIRED TO PROTECT STRUCTURES AS DETERMINED BY THE CITY FIRE CHIEF. ADDITIONAL FIRE HYDRANTS REQUIRED ON A SITE MAY REQUIRE A LOOPED, ON-SITE FIRE HYDRANT MAIN. EASEMENTS WILL BE PROVIDED FOR ALL ON-SITE, PUBLIC, LOOPED WATER MAINS.

ALL IRRIGATION SERVICES SHALL BE INSTALLED WITH A STATE APPROVED, DOUBLE CHECK VALVE ASSEMBLY. WATER AND SEWER MAINS SHALL BE SEPARATED IN ACCORDANCE WITH SECTION C1-9.1 OF THE LATEST EDITION OF THE CRITERIA FOR SEWAGE WORKS DESIGN BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

THE DESIGN OF WATER MAINS AND APPURTENANCES IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF CLE ELUM DIRECTOR OF PUBLIC WORKS. THE DIRECTOR OF PUBLIC WORKS MAY, AT HIS DISCRETION, ADJUST THESE STANDARDS AS NECESSARY TO FACILITATE INSTALLATION OF WATER LINES AND APPURTENANCES FOR THE HEALTH, SAFETY, AND PROTECTION OF THE GENERAL PUBLIC.

ALL DOUBLE DETECTOR CHECK VALVE ASSEMBLIES SHALL CONFORM TO CITY OF CLE ELUM STANDARDS. INITIAL AND ANNUAL TESTING WILL BE REQUIRED.

OPEN SPACE, NATURAL AREAS & PUBLIC SPACES (*125 Ac Cumulative)

Phase	Tract Name	Area (Ac)	Designation/Description
1	A	0.52	OPEN SPACE
1	B	0.376	OPEN SPACE
1	BB	0.23	GREENBELT
1	C	0.34	OPEN SPACE
1	D	0.04	OPEN SPACE/NATURAL BUFFER
1	E	0.12	OPEN SPACE/NATURAL BUFFER
1	F	0.05	OPEN SPACE/NATURAL BUFFER
1	G	0.07	OPEN SPACE/NATURAL BUFFER
1	I	1.18	OPEN SPACE
1	K	1.79	AMENITY AREA
1	L	0.50	OPEN SPACE
1	M	7.41	OPEN SPACE
1	N	0.68	CRITICAL AREA TRACT
1	O	0.03	OPEN SPACE
1	P	0.44	OPEN SPACE
1	Q	1.45	CRITICAL AREA
1	S	0.42	OPEN SPACE
1	U	0.26	CRITICAL AREA
1	V	0.43	OPEN SPACE
1	W	0.05	OPEN SPACE
1	X	0.05	OPEN SPACE
1	Y	0.052	OPEN SPACE
1	Z	0.06	OPEN SPACE
Phase Total		16.55	

*Per DA Appendix B and H, 125 Acres (35% of total site acreage) to be set aside as open space, natural areas, parks, recreation areas, village greens, commons or public assembly areas or otherwise undeveloped space.

TRACT TABLE

TRACT	DESCRIPTION	AREA
A	OPEN SPACE (PRIVATE)	22,661 SF (0.52 AC)
AA	PRIVATE ACCESS AND UTILITY TRACT	6,363 SF (0.15 AC)
B	OPEN SPACE (PRIVATE)	16,384 SF (0.38 AC)
BB	GREENBELT (PRIVATE)	9,915 SF (0.23 AC)
C	OPEN SPACE (PRIVATE)	14,660 SF (0.34 AC)
E	OPEN SPACE/NATURAL BUFFER (PRIVATE)	5,056 SF (0.12 AC)
F	OPEN SPACE/NATURAL BUFFER (PRIVATE)	2,214 SF (0.05 AC)
G	OPEN SPACE/NATURAL BUFFER (PRIVATE)	2,940 SF (0.07 AC)
H	PRIVATE ACCESS AND UTILITY TRACT	3,123 SF (0.07 AC)
I	OPEN SPACE (PRIVATE)	51,349 SF (1.18 AC)
J	ACCESS (PUBLIC)	11,874 SF (0.27 AC)
K	AMENITY AREA (PRIVATE)	78,057 SF (1.79 AC)
L	OPEN SPACE (PRIVATE)	21,906 SF (0.50 AC)
M	OPEN SPACE (PUBLIC)	322,954 SF (7.41 AC)
N	CRITICAL AREA TRACT (PRIVATE)	29,515 SF (0.68 AC)
O	OPEN SPACE (PRIVATE)	1,379 SF (0.03 AC)
P	OPEN SPACE (PRIVATE)	19,171 SF (0.44 AC)
Q	CRITICAL AREA (PRIVATE)	63,191 SF (1.45 AC)
R	STORM WATER (PUBLIC)	39,888 SF (0.92 AC)
S	OPEN SPACE (PRIVATE)	18,217 SF (0.42 AC)
T	OPEN SPACE (PRIVATE)	14,954 SF (0.34 AC)
U	CRITICAL AREA (PRIVATE)	11,425 SF (0.26 AC)
V	OPEN SPACE (PRIVATE)	18,682 SF (0.43 AC)
W	OPEN SPACE (PRIVATE)	2,003 SF (0.05 AC)
X	OPEN SPACE (PRIVATE)	2,000 SF (0.05 AC)
Y	OPEN SPACE (PRIVATE)	2,274 SF (0.05 AC)
Z	OPEN SPACE (PRIVATE)	2,814 SF (0.06 AC)

LOT AREAS

LOT #	AREA
1	5,538 SF
2	4,708 SF
3	4,214 SF
4	3,835 SF
5	3,616 SF
6	3,627 SF
7	3,755 SF
8	3,997 SF
9	4,773 SF
10	3,137 SF
11	3,024 SF
12	2,944 SF
13	2,972 SF
14	3,024 SF
15	3,116 SF
16	2,797 SF
17	2,975 SF
18	2,972 SF
19	2,888 SF
20	2,700 SF
21	2,250 SF
22	2,263 SF
23	2,356 SF
24	4,565 SF
25	3,972 SF
26	2,700 SF
27	2,250 SF
28	2,283 SF
29	2,493 SF
30	4,004 SF
31	3,690 SF
32	3,922 SF
33	4,050 SF
34	3,589 SF
35	3,473 SF
36	3,588 SF
37	4,478 SF
38	4,879 SF
39	4,878 SF
40	4,833 SF
41	5,459 SF
42	5,552 SF
43	5,719 SF
44	5,487 SF
45	6,000 SF
46	6,633 SF
47	5,396 SF
48	6,554 SF
49	6,226 SF
50	6,577 SF
51	5,481 SF
52	5,474 SF
53	6,100 SF
54	7,102 SF
55	6,757 SF
56	5,664 SF
57	6,100 SF
59	6,154 SF
60	5,302 SF
61	5,638 SF
62	6,365 SF
63	6,330 SF
64	6,330 SF
65	7,371 SF
66	6,736 SF
67	5,602 SF
68	6,872 SF

TOTAL LOT AREA: 7.14 AC

EXISTING UTILITY NOTE

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

GENERAL NOTES & LOT/TRACT TABLES
CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: GN-01
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CONCEPTUAL LAYOUT OF FUTURE PHASE. SUBJECT TO CHANGE (TYP)

N

SCALE: 1" = 100'
0 50 100 200

EXISTING EASEMENT (TYP)

SUMMIT VIEW DR

APPROXIMATE DELINEATION OF SCHEMATIC DEVELOPMENT POD PER APPROVED DA (TYP)

POD ID PER APPROVED DA (TYP)

POD B6

POD B4

POD B3

POD B5

PARK #2

OVERALL LIMITS OF CURRENT PHASE WHICH MAY BE PLATTED IN THREE PHASES NAMELY DIVISIONS I, II & III

PORTION OF EXISTING SUMMIT VIEW DRIVE NORTH OF PHASE 1 TO REMAIN

POD D1

TRACT Z

TRACT O

ROAD B

TRACT X

TRACT P

TRACT Q

TRACT N

TRACT W

TRACT Y

ROAD C

EXISTING "PARCEL" LINE (TYP)

TRACT I

TRACT M
PARK #3 RED ROCK OPEN SPACE

PHASE 1-DIV. III

SUMMIT VIEW DR

TRACT V

POD B7

TRACT T

TRACT R

TRACT K

POD C

TRACT S

CURRENT PHASE

APPROXIMATE LIMIT OF SUB PHASE SUBJECT TO CHANGE (TYP)

TRACT L

ROAD E

TRACT J

ROAD D

TRACT BB

PHASE 1-DIV. I

PHASE 1-DIV. II

EXISTING SUMMIT VIEW DRIVE AND EASEMENT TO REMAIN IN THE INTERIM AND BE ABANDONED ONLY AFTER THE NEW SUMMIT VIEW DRIVE ALIGNMENT IS BUILT

PARK ST EXTENSION

TRACT C

TRACT A

TRACT B

PINE ST

SIXTH ST

TRACT F

TRACT G

TRACT AA

TRACT E

TRACT D

TRACT H

PARK ST

STEINER ST

REED ST

STAFFORD ST

FIFTH ST

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.

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PHASING MAP

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/15/21

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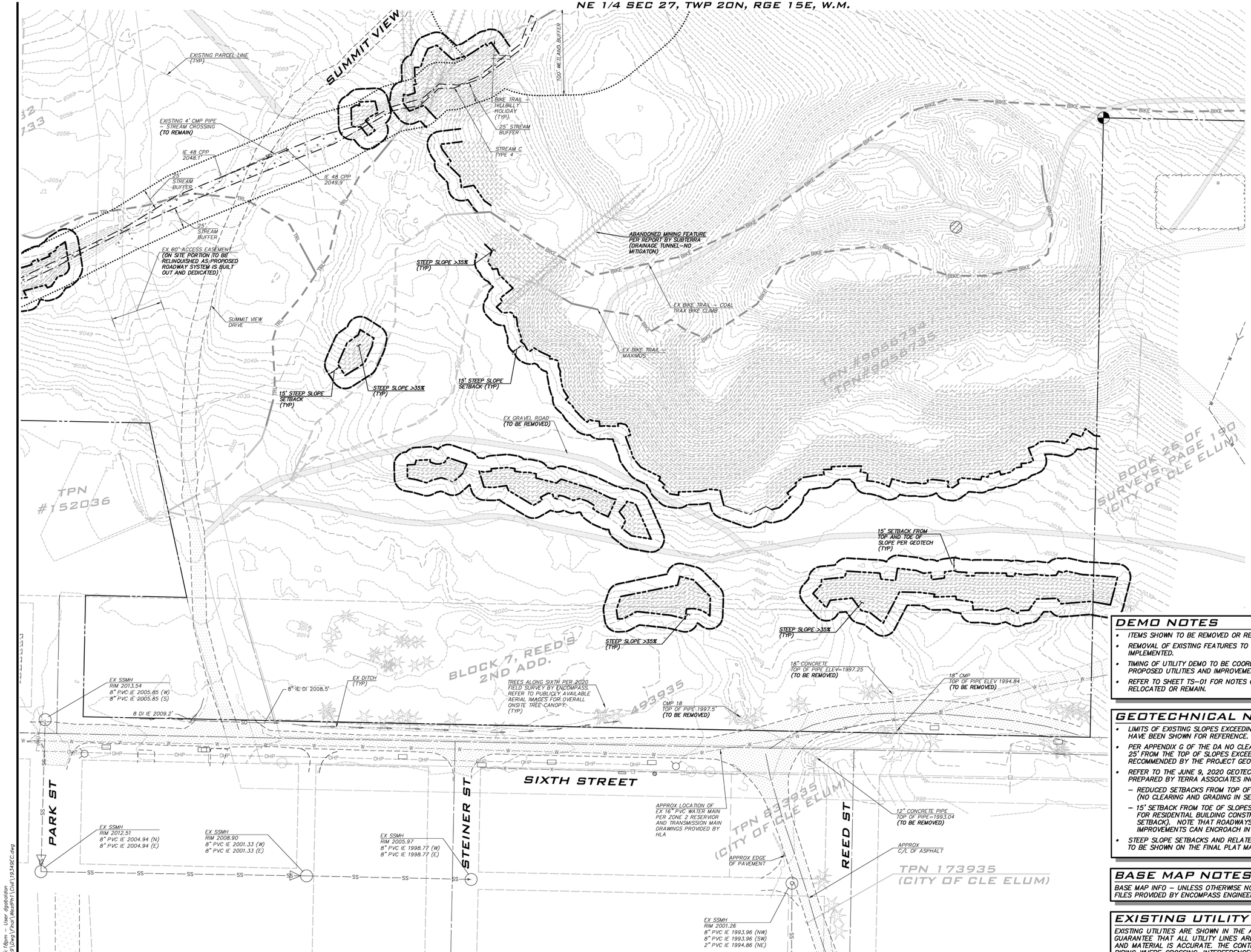

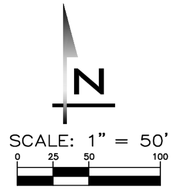

DEMO NOTES

- ITEMS SHOWN TO BE REMOVED OR RELOCATED ARE SHOWN FOR REFERENCE.
- REMOVAL OF EXISTING FEATURES TO OCCUR AFTER TESC BMPS ARE IMPLEMENTED.
- TIMING OF UTILITY DEMO TO BE COORDINATED WITH CONSTRUCTION OF PROPOSED UTILITIES AND IMPROVEMENTS.
- REFER TO SHEET TS-01 FOR NOTES ON EXISTING TRAILS TO BE REMOVED, RELOCATED OR REMAIN.

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRAIDNG SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
- REFER TO THE JUNE 9, 2020 GEOTECHNICAL REPORT FOR CITY HEIGHTS PREPARED BY TERRA ASSOCIATES INC. FOR DETAILS RELATED TO:
  - REDUCED SETBACKS FROM TOP OF SLOPES EXCEEDING 35% FROM 25' TO 15' (NO CLEARING AND GRADING IN SETBACK).
  - 15' SETBACK FROM TOE OF SLOPES EXCEEDING 40% AND TALLER THAN 15' FOR RESIDENTIAL BUILDING CONSTRUCTION (NO CLEARING AND GRADING IN SETBACK). NOTE THAT ROADWAYS AND OTHER INFRASTRUCTURE IMPROVEMENTS CAN ENCROACH INTO THE TOES OF SLOPES EXCEEDING 35%
- STEEP SLOPE SETBACKS AND RELATED CLEARING AND GRADING RESTRICTIONS TO BE SHOWN ON THE FINAL PLAT MAP.

BASE MAP NOTES

BASE MAP INFO – UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.

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DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

EXISTING CONDITIONS & DEMO PLAN

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

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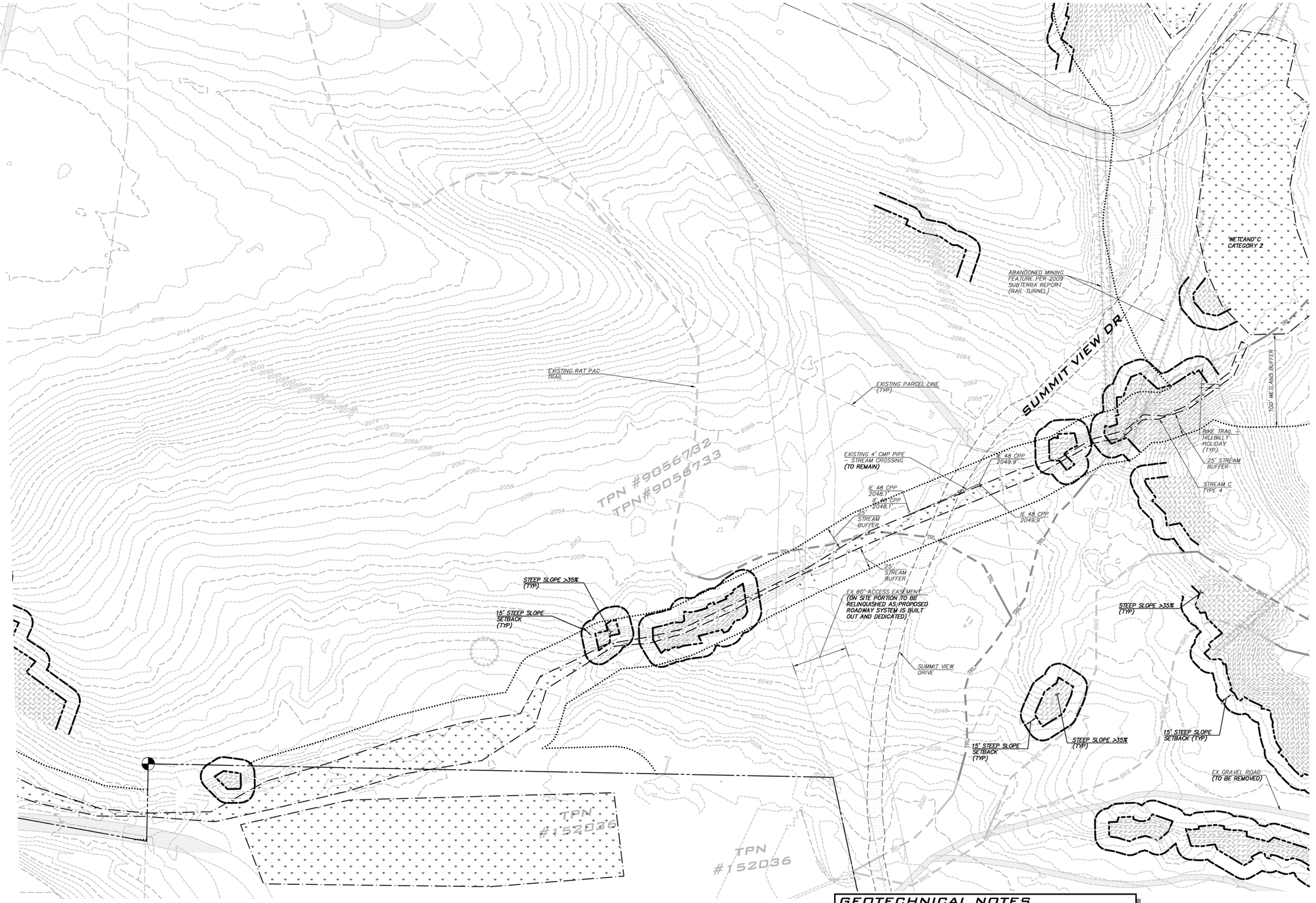

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DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

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EXISTING CONDITIONS & DEMO PLAN

CITY HEIGHTS

PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRATSTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37825 REGISTERED PROFESSIONAL ENGINEER
3/15/21

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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

SCALE: 1" = 50'
0 25 50 100

TRACT O
TRACT N
TRACT Q
TRACT M
TRACT I
TRACT K
TRACT R
TRACT A
TRACT B
TRACT BB
TRACT AA
TRACT C
TRACT H

EXISTING PARCEL LINE (TYP)
INSTALL ORANGE SILT FENCE ALONG DOWN GRADIENT AREAS (TYP)
EXISTING 4" CMP PIPE STREAM CROSSING
100' WETLAND BUFFER
25' STREAM BUFFER
STREAM C TYPE 4
SLECTIVE CLEARING AS NEEDED IN THIS AREA TO ACCOMMODATE PROPOSED STREAM CROSSING. MINIMIZE DISTURBANCE TO AREA BELOW PROPOSED BOTTOMLESS ARCH CULVERT. NO WORK IN STREAM CHANNEL PROPOSED.
TOE OF STEEP SLOPE >35% (TYP)
SUMMIT VIEW DRIVE TO REMAIN IN SERVICE UNTIL NEW ROAD IS CONSTRUCTED
ISOLATED STEEP SLOPE AREA TO BE REGRADED PER GEOTECH RECOMMENDATIONS DURING CONSTRUCTION
ROAD AND INFRASTRUCTURE ALLOWED INSIDE TOE OF SLOPE SETBACK. SEE GEOTECHNICAL NOTES ON SHEETS EC-01 AND EC-02. (TYP)
PERTUAL LOCATION OF FUTURE POND AREA ASSOCIATED WITH FUTURE MAY BE CLEARED AS PART OF ENT PHASE. POND INSTALLATION CCUR IN FUTURE PHASE.
15' SETBACK FROM TOP AND TOE OF STEEP SLOPE PER GEOTECH (TYP)
EX CHAPEL ROAD (TYP)
EX 60' ACCESS EASEMENT (ON SITE PORTION TO BE RELINQUISHED AS PROPOSED ROADWAY SYSTEM IS BUILT OUT AND DEDICATED)
TPN #152036
LIMITS OF DISTURBANCE (TYP)
THIS PORTION OF STEEP SLOPE HAS BEEN IDENTIFIED BY THE GEOTECH AS AN AREA OF EXISTING FILL. DEPENDING ON FINAL BUILDING PLACEMENT, THIS SLOPE MAY OR MAY NOT NEED TO BE REGRADED. CLEARING LIMITS TO BE ADJUSTED ACCORDINGLY
ROCK CHECK DAM PER DETAIL ON TD-01 (TYP)
INTERCEPTOR TRENCH (TYP)
SEDIMENT POND 1, REFER TO DETAIL ON TD-01
POND RISER PER DETAIL ON TD-01
CMP 18 TOP OF PIPE 1997.5
SEDIMENT TRAP 1, REFER TO DETAIL ON TD-01
20'X100' STABILIZED CONSTRUCTION ENTRANCE
18" CONCRETE TOP OF PIPE ELEV 1997.25
8 DI IE 2009.2'
8" DI IE 2008.5'
EX SSMH RIM 2013.54 8" PVC IE 2005.85 (W) 8" PVC IE 2005.85 (S)
EX DITCH (TYP)
TREES ALONG 6TH PER 2020 FIELD SURVEY BY ENCOMPASS. REFER TO PUBLICLY AVAILABLE AERIAL IMAGES FOR OVERALL ONSITE TREE CANOPY. (TYP)
APPROX LOCATION OF EX 16" PVC WATER MAIN PER CITY RECORDS (TYP)
12" CONCRETE PIPE TOP OF PIPE=1993.04
18" CMP TOP OF PIPE ELEV 1994.84
APPROX EDGE OF PAVEMENT
PARK ST
STEINER ST
SIXTH STREET
REED ST

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE
- CLEARED AREA
- LIMITS OF CLEARING
- INTERIM CATCH BASIN PROTECTION (GRAVEL)
- INTERIM CATCH BASIN PROTECTION (INSERT)
- RIPRAP PAD
- ROCK CHECK DAM
- STRAW BALE
- OVERFLOW STRUCTURE
- TEMPORARY CB, TYPE I
- TEMPORARY CB, TYPE II
- PIPE FLOW
- TEMPORARY STAND PIPE
- TRIANGULAR SILT DIKE

TESC NOTE

SEE SHEET TD-01 FOR ADDITIONAL TESC NOTES AND DETAILS.

NATURAL BUFFER NOTE

TRACTS D, E, F, AND G ARE TO BE MINIMUM 20' WIDE TO PROVIDE AN EXISTING NATURAL BUFFER ALONG THE SOUTH PROPERTY LINE. THESE TRACTS MAY BE AESTHETICALLY ENHANCED UTILIZING VEGETATION MANAGEMENT AND/OR INSTALLATION OF SUPPLEMENTAL LANDSCAPING AT APPLICANTS DISCRETION TRACTS A, B, BB AND C ARE ALSO DESIGNATED AS OPEN SPACE AND WILL PROVIDE ADDITIONAL OPPORTUNITIES FOR SCREENING.

CLEARING NOTES

- AREAS WITHIN LIMITS OF DISTURBANCE ARE SUBJECT TO TREE REMOVAL AND CLEARING. REFER TO TREE PRESERVATION AND CLEARING PLAN FOR INFO.
- INSTALL ORANGE SILT FENCE ON DOWN GRADIENT LIMITS OF DISTURBANCE. DELINEATE UP GRADIENT LIMITS OF DISTURBANCE WITH SURVEY FLAGGING AND LATHE OR ORANGE CONSTRUCTION FENCING.

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING, INC.
- CONTRACTOR TO INSTALL AND ADJUST TESC BMPS AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF OR OTHER POLLUTANTS FROM IMPACTING CRITICAL AREAS.
- IN AREAS WHERE WORK INSIDE THE CRITICAL AREA/BUFFER IS APPROVED, LIMITS OF DISTURBANCE SHALL BE MARKED AND THE LIMITS OF CRITICAL AREA/BUFFER FLAGGED

GEOTECHNICAL NOTES

REFER TO SHEETS EC-01 AND EC-02 FOR GEOTECHNICAL NOTES.

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TESC PLANS
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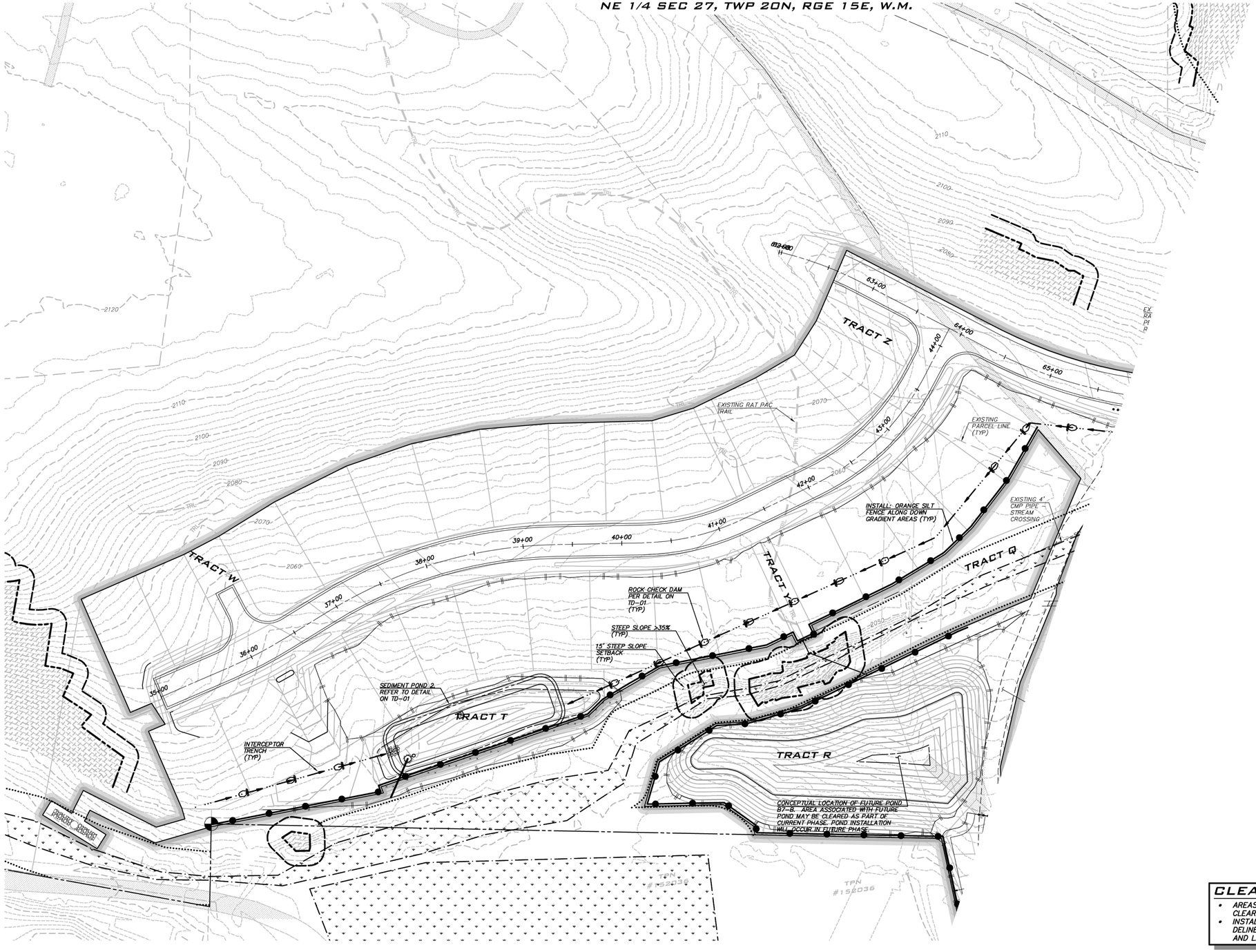

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE
- CLEARED AREA
- LIMITS OF CLEARING
- INTERIM CATCH BASIN PROTECTION (GRAVEL)
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- STRAW BALE
- OVERFLOW STRUCTURE
- TEMPORARY CB, TYPE I
- TEMPORARY CB, TYPE II
- PIPE FLOW
- TEMPORARY STAND PIPE
- TRIANGULAR SILT DIKE

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING, INC.
- CONTRACTOR TO INSTALL AND ADJUST TESC BMPS AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF OR OTHER POLLUTANTS FROM IMPACTING CRITICAL AREAS.
- IN AREAS WHERE WORK INSIDE THE CRITICAL AREA/BUFFER IS APPROVED, LIMITS OF DISTURBANCE SHALL BE MARKED AND THE LIMITS OF CRITICAL AREA/BUFFER FLAGGED

CLEARING NOTES

- AREAS WITHIN LIMITS OF DISTURBANCE ARE SUBJECT TO TREE REMOVAL AND CLEARING. REFER TO TREE PRESERVATION AND CLEARING PLAN FOR INFO.
- INSTALL ORANGE SILT FENCE ON DOWN GRADIENT LIMITS OF DISTURBANCE. DELINEATE UP GRADIENT LIMIITS OF DISTURBANCE WITH SURVEY FLAGGING AND LATHE OR ORANGE CONSTRUCTION FENCING.

TESC NOTES

SEE SHEET TD-01 FOR NOTES AND DETAILS

GEOTECHNICAL NOTES

REFER TO SHEETS EC-01 AND EC-02 FOR GEOTECHNICAL NOTES.

EXISTING UTILITY NOTE

EXISTING 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.

SCALE: 1" = 50'
0 25 50 100

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY

REVISIONS

TESC PLANS

CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: TP-02
SHT 7 OF 43

24x36
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TESC NOTES

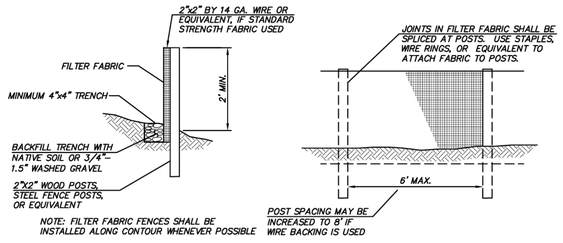
- APPROVAL OF THIS ESC PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN 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 FOR THE DURATION OF CONSTRUCTION.
- CONSTRUCT THE ESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONALITY.
- INSPECT AND MAINTAIN THE ESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (24-HOUR STORM EVENT WITH A 10-YEAR OR GREATER RECURRENCE INTERVAL).
- AT NO TIME SHALL THE SEDIMENT EXCEED 60 PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6 INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. 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.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCE

1. HOLD THE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED. INSTALL FLOW CONTROL BMP AREA PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT TEMPORARY SEDIMENT PONDS AND TRAPS.
7. GRADE AND STABILIZE CONSTRUCTION ROADS.
8. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
9. MAINTAIN EROSION CONTROL AND SWPPS MEASURES IN ACCORDANCE WITH DOE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
10. RELOCATE EROSION CONTROL AND SWPPS MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL AND POLLUTANT PROTECTION IS ALWAYS IN ACCORDANCE WITH THE DOE CONSTRUCTION STORMWATER POLLUTION PREVENTION STANDARDS.
11. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
12. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
13. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

WET SEASON SPECIAL PROVISIONS

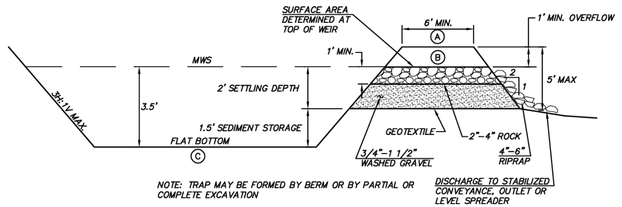
- THE ALLOWED TIME THAT A DISTURBED AREA MAY REMAIN UNWORKED WITHOUT COVER MEASURES IS REDUCED TO TWO CONSECUTIVE WORKING DAYS, RATHER THAN SEVEN.
- STOCKPILES AND STEEP CUT AND FILL SLOPES ARE TO BE PROTECTED IF UNWORKED FOR MORE THAN 12 HOURS.
- COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE.
- ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.
- MULCH IS REQUIRED TO PROTECT ALL SEEDED AREAS.
- FIFTY LINEAR FEET OF SILT FENCE (AND THE NECESSARY STAKES) PER ACRE OF DISTURBANCE MUST BE STOCKPILED ON SITE.
- CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE-GRAINED SOIL.
- SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- PHASING AND MORE CONSERVATIVE BMPS MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS.
- ANY RUNOFF GENERATED BY DEWATERING MAY BE REQUIRED TO DISCHARGE TO THE SANITARY SEWER (WITH APPROPRIATE DISCHARGE AUTHORIZATION), PORTABLE SAND FILTER SYSTEMS, OR HOLDING TANKS. AS AND REMOVE BMPS IF APPROPRIATE.



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

SILT FENCE

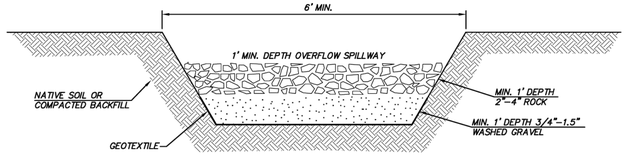
(NOT TO SCALE)



NOTE: TRAP MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION

TEMPORARY SEDIMENT TRAP

(NOT TO SCALE)

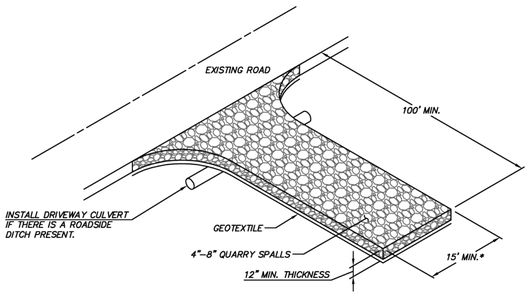


SEDIMENT TRAP OUTLET

(NOT TO SCALE)

CSWPP & SPILL PREVENTION NOTES

1. LIQUID POLLUTANTS SUCH AS PETROLEUM PRODUCTS, FUEL, SOLVENTS, DETERGENTS, PAINTS, PESTICIDES, CONCRETE ADMIXTURES, FORM OILS, ETC. SHALL NOT BE STORED ON SITE.
2. CONSTRUCTION MATERIALS AND WASTES SHALL BE STORED AT THE DESIRED STOCKPILE AREA.
3. REFUELING SHALL BE PROVIDED BY A FUELING TRUCK. NO FUEL SHALL BE STORED ON SITE.
4. VEHICLE MAINTENANCE AND REPAIRS SHALL BE DONE OFFSITE TO THE EXTENT FEASIBLE. IF TEMPORARY WORK IS CONDUCTED ONSITE IT SHALL BE DONE IN ACCORDANCE WITH THE CONTRACTOR'S SITE SPECIFIC SPILL PREVENTION PLAN WHICH, AT A MINIMUM, SHALL OUTLINE MEASURES TO (A) PREVENT CONTAMINATION OF THE ENVIRONMENT (WATER, AIR, SOIL, ETC) (B) ENSURE ONSITE WORKERS ARE TRAINED IN THE PROPER HANDLING, STORAGE, DISPOSAL, AND EMERGENCY CLEAN UP OF VEHICLE AND EQUIPMENT FLUIDS.
5. CONCRETE WASTE SHALL BE HANDLED AS LISTED:
   - A. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO ORIGINATING BATCH PLANT FOR RECYCLING.
   - B. CONCRETE TRUCK CHUTES, PUMPS, INTERNALS, HAND TOOLS, ETC SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT OR IN DESIGNATED WASH OUT AREAS.
   - C. WHEN NO FORMED AREAS ARE AVAILABLE, CONCRETE WASTE SHALL BE DISCHARGED TO A PAVED OR LINED SUMP (WASH OUT AREA). LOCATION OF SUMP TO BE DETERMINED BY EROSION CONTROL SUPERVISOR. WASTE WATER WITHIN THE SUMP SHALL EITHER BE NEUTRALIZED PRIOR TO DISCHARGE TO THE SEDIMENTATION FACILITY OR DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
   - D. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
6. SLURRY, CUTTINGS, AND PROCESS WATER FROM SAWCUTTING AND SURFACING SHALL BE DISCHARGED TO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT OR TO PAVED OR LINED SUMP.
7. PH NETRALIZATION SHALL BE USED WHEN PH LEVELS IN STORMWATER RISE ABOVE 8.5. STORMWATER WITH PH LEVELS ECEEDING WATER QUALITY STDANDADRDS MAY BE TREATED BY DOE BMP'S SUCH AS INFILTRATION, DISPERSION IN VEGETATION OR COMPOST, PUMPING TO A SANITARY SEWER, DISPOSAL AT A PERMITTED CONCRETE BATCH PLANT WITH PH NEUTRALIZATION CAPABILITIES, OR CARBON DIOXIDE SPARGING.
8. APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
9. THE CONTRACTOR SHALL DESIGNATE A PERSON AS THE RESPONSIBLE REPRESENTATIVE IN CHARGE OF EROSION CONTROL AND MAINTENANCE OF ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION FACILITIES.

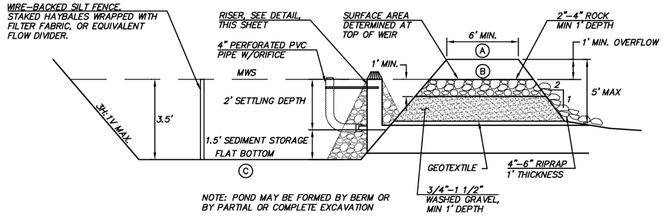


DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

STABILIZED CONSTRUCTION ENTRANCE

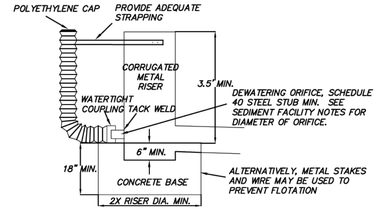
(NOT TO SCALE)



NOTE: POND MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION

TEMPORARY SEDIMENT POND

(NOT TO SCALE)

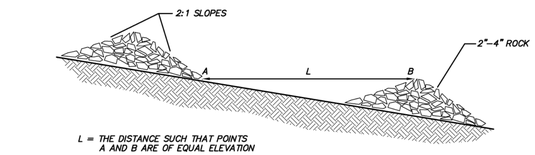


TEMPORARY SEDIMENT POND RISER

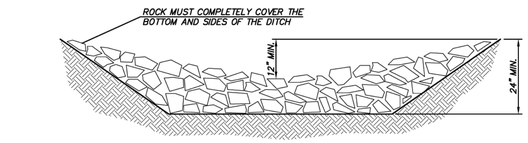
(NOT TO SCALE)

SEDIMENT POND/ TRAP NOTES

SEDIMENT POND 1	
MAX TRIBUTARY AREA	7.33 AC
2-YEAR FLOW	3.81 CFS
APPROX DIMENSION AT W.S.	105'x80'
REQUIRED POND SURFACE AREA	7,925 SF
PROVIDED POND SURFACE AREA	8,400 SF
DEWATERING ORIFICE DIA	3-3/4 IN
SEDIMENT POND 2	
MAX TRIBUTARY AREA	8.60 AC
2-YEAR FLOW	4.40 CFS
APPROX DIMENSION AT W.S.	230'x50'
REQUIRED POND SURFACE AREA	9,152 SF
PROVIDED POND SURFACE AREA	11,427 SF
DEWATERING ORIFICE DIA	4-3/8 IN
SEDIMENT TRAP 1	
MAX TRIBUTARY AREA	1.97 AC
2-YEAR FLOW	1.02 CFS
APPROX DIMENSION AT W.S.	50'x44'
REQUIRED POND SURFACE AREA	2,122 SF
PROVIDED POND SURFACE AREA	2,200 SF

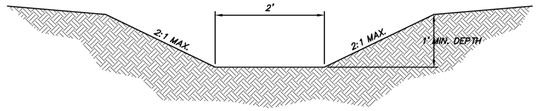


L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



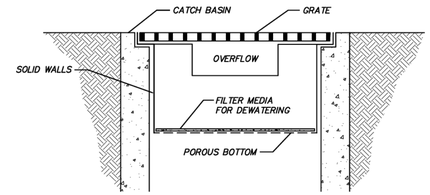
ROCK CHECK DAM

(NOT TO SCALE)



INTERCEPTOR TRENCH

(NOT TO SCALE)



NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

CATCH BASIN INSERT

(NOT TO SCALE)

SEDIMENT POND ELEVATION TABLE			
POND	A	B	C
1	2010.0	2009.0	2005.5
2	2031.0	2030.0	2026.5
TRAP	A	B	C
1	2002.5	2001.5	1998.0

NOTE: RISER AND DEWATERING DEVICE PER DOE SWMMEW FIGURE 7.32.

EXISTING UTILITY NOTE

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DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

TESC DETAILS

CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: TD-01
SHT 8 OF 43

24x36
Mar 15, 2021 - 5:21pm - User: dgbaldon
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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

SCALE: 1" = 50'
0 25 50 100

SUMMIT VIEW DR

ROAD D

ROAD E

SIXTH STREET

PARK ST

STEINER ST

REED ST

TRACT AA

TRACT BB

TRACT CC

TRACT DD

TRACT EE

TRACT FF

TRACT GG

TRACT H

TRACT J

TRACT K

TRACT M

TRACT N

TRACT R

TRACT T

TRACT A

EXISTING ROAD (TYP)

STREAM C

25' BUFFER

REFER TO SHEET CA-03 FOR PEDESTRIAN BRIDGE CROSSING. NOTE: DETAILED PLAN FOR BRIDGE AND ABUTMENTS TO BE PROVIDED PRIOR TO CONSTRUCTION OF FEATURE.

CONCEPTUAL LOCATION OF FUTURE POND B7-B TO BE CONSTRUCTED UNDER SEPARATE PERMIT

PORTION OF ISOLATED STEEP SLOPE AREA TO BE RE-GRADED PER GEOTECH RECOMMENDATIONS

REFER TO MITIGATION PLANS BY SEWALL CONSULTING, INC FOR BUFFER MITIGATION REQUIREMENTS

GEOGRID REINFORCED BLOCK WALL AT STREAM CROSSING (BOTH SIDES)

REFER TO SHEET CA-02 FOR STREAM CROSSING

ROAD AND INFRASTRUCTURE ALLOWED INSIDE TOE OF SLOPE BUFFER. SEE GEOTECHNICAL NOTES THIS SHEET

SEE SHEET BR-01 FOR PEDESTRIAN OVERPASS AND GRADING. NOTE: DETAILED PLAN FOR OVERPASS AND ABUTMENT TO BE PROVIDED UNDER SEPARATE COVER PRIOR TO CONSTRUCTION OF FEATURE.

15' BUFFER FROM TOE OF SLOPE PER GEOTECH NOTES THIS SHEET (TYP)

TOE OF SLOPE EXCEEDING 35% (TYP)

≥35% SLOPE (TYP)

APPROX. CELL TOWER LOCATION

VAULT C (SEE SHEET VT-01 AND VT-02)

16" PVC W

EASEMENT FROM CITY TO ACCOMMODATE GRADING AND INSTALLATION OF VEHICLE TURN AROUND AS SHOWN. PROVIDE 3' MIN (AT 3:1) BETWEEN PAVEMENT AND ROCKERY TO ACCOMMODATE OPTIONAL LANDSCAPE SCREENING.

4' TALL FENCE (BLACK VINYL COATED CHAINLINK FENCE MIN OR EQUAL) INSTALLED TO PREVENET ACCESS TO ADJACENT CITY OWNED PARCEL

15' SETBACK FROM TOP OF SLOPE PER GEOTECH NOTES THIS SHEET (TYP)

TOP OF 35% SLOPE (TYP)

THIS ISOLATED STEEP SLOPE HAS BEEN IDENTIFIED BY THE GEOTECH AS AN AREA OF EXISTING FILL. DEPENDING ON FINAL BUILDING PLACEMENT, THIS SLOPE MAY OR MAY NOT NEED TO BE REGRADED. DISTRIBUTED AREAS TO BE REVEGETATED TO ENHANCE SLOPE STABILITY AND PREVENET EROSION CONCERNS.

PAD ELEVATIONS FOR LOTS 1-8 TO BE HIGHER THAN EXISTING GRAD (2004 MIN) SUCH THAT FOOTING DRAINS ARE HIGHER THAN THE MAXIMUM WATER SURFACE ELEVATION IN THE VAULT

APPROXIMATE LOCATION OF CITY OWNED PARCEL

APPROX EDGE OF PAVEMENT

APPROX C/L OF ASPHALT

EX SSMH
RIM 2001.26
8" PVC IE 1993.96 (NW)
8" PVC IE 1993.96 (SW)
2" PVC IE 1994.86 (NE)

GRADING NOTES

- MAX SLOPE OF PERMANENT GRADES TO BE 2:1.
- LOT AREAS OUTSIDE OF STEEP SLOPE BUFFERS TO BE SUBJECT TO GRADING. FINAL LOT GRADING TO BE PROVIDED PRIOR TO CONSTRUCTION.
- PERMANENT DISTURBED SLOPES TO BE RE-VEGETATED TO PREVENT EROSION RELATED CONCERNS USING REGION SPECIFIC HYDRO SEED MIX OR ALTERNATE COMBINATION OF GROUND COVER AND PLANTINGS AS SPECIFIED BY THE PROJECT LANDSCAPE ARCHITECT.
- INTERIM SLOPES AND DISTURBED AREAS TO BE HYDROSEEDED UNTIL PERMANENT COVER IS INSTALLED.

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRADING SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
- REFER TO THE JUNE 9, 2020 GEOTECHNICAL REPORT FOR CITY HEIGHTS PREPARED BY TERRA ASSOCIATES INC. FOR DETAILS RELATED TO:
  - REDUCED SETBACKS FROM TOP OF SLOPES EXCEEDING 35% FROM 25' TO 15' (NO CLEARING AND GRADING IN SETBACK).
  - 15' SETBACK FROM TOE OF SLOPES EXCEEDING 40% AND TALLER THAN 15' FOR RESIDENTIAL BUILDING CONSTRUCTION (NO CLEARING AND GRADING IN SETBACK). NOTE THAT ROADWAYS AND OTHER INFRASTRUCTURE IMPROVEMENTS CAN ENCROACH INTO THE TOES OF SLOPES EXCEEDING 35%
- STEEP SLOPE SETBACKS AND RELATED CLEARING AND GRADING RESTRICTIONS TO BE SHOWN ON THE FINAL PLAT MAP.

APPROX GRADING QUANTITIES

CUT:	9,500	CY	
FILL:	10,500	CY	
	1,000	CY	<FILL>

NOTE: QUANTITIES ARE APPROXIMATE AND WERE CALCULATED AS THE DIFFERENCE BETWEEN EXISTING GRADE AND PROPOSED GRADE. IMPACTS OF OTHER FACTORS SUCH AS SUBGRADE, PAVING MATERIALS, PIPE BACKFILL, ETC TO BE CONSIDERED BY CONTRACTOR.

WALL NOTES

- ROCKERIES AND BLOCK WALLS TO BE INSTALLED PER DETAILS PROVIDED BY TERRA ASSOCIATES, INC, TO BE PROVIDED PRIOR TO CONSTRUCTION. EXTEND WALL FOOTING DRAINS TO NEAREST STORM DRAIN COLLECTION SYSTEM.
- INSTALL FALL PROTECTION FENCING ALONG WALLS GREATER THAN 36" EXPOSED HEIGHT. TEMPORARY FENCING MAY BE USED DURNG CONSTRUCTION.
- TEMPORARY FENCING TO BE 4' TALL CHAINLINK FENCE OR POLYETHYLENE LAMINAR SAFETY FENCE OR EQUIVALENT.
- PERMANENT FENCING TO BE 4' MINIMUM HEIGHT BLACK VINYL COATED CHAINLINK FENCE PER WSDOT STD PLAN L-20.10-02 (TYPE 4) OR APPROVED EQUAL.

EXISTING UTILITY NOTE

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PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

GRADING PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: GP-01

SHT 9 OF 43

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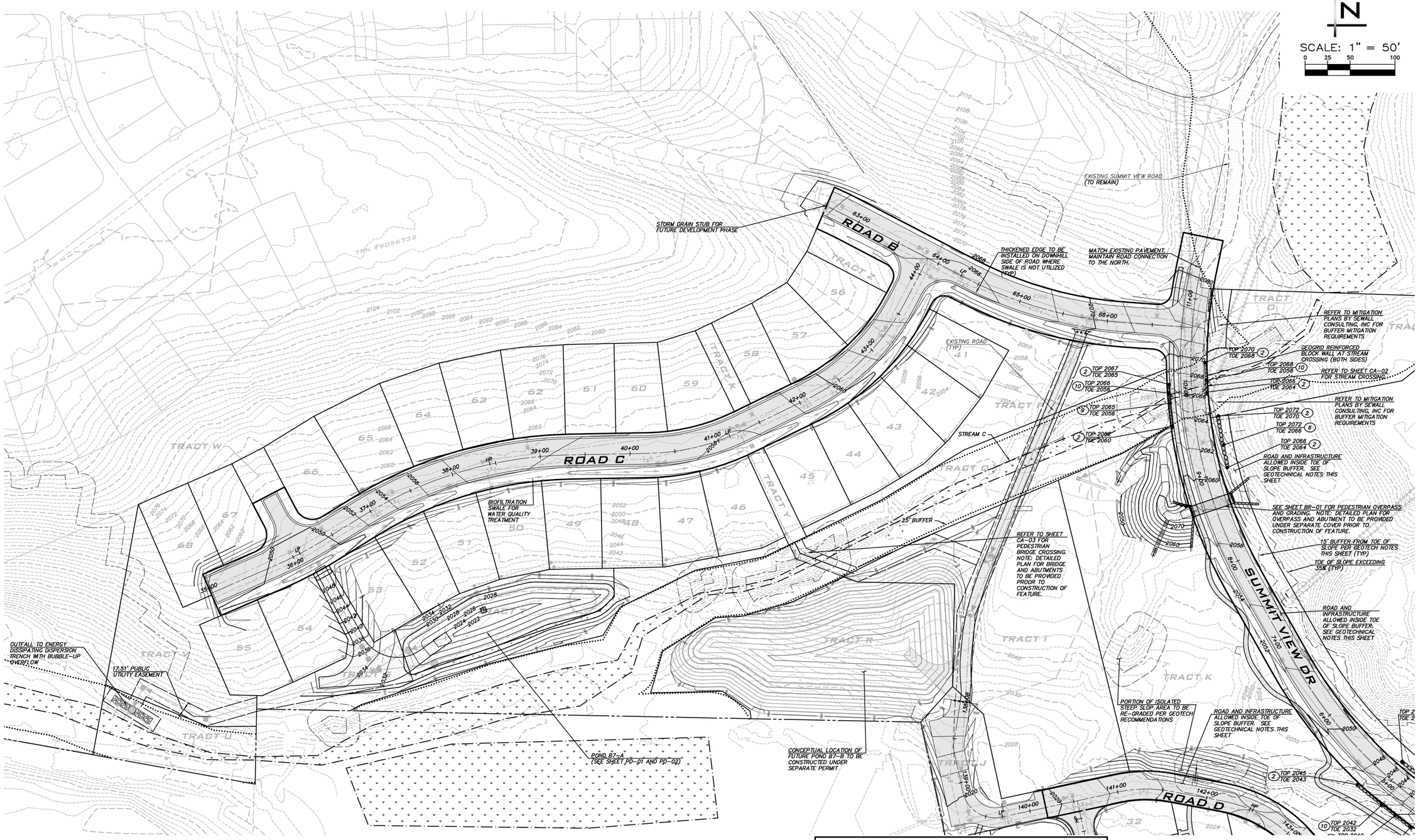

GRADING NOTES

- MAX SLOPE OF PERMANENT GRADES TO BE 2:1.
- LOT AREAS OUTSIDE OF STEEP SLOPE BUFFERS TO BE SUBJECT TO GRADING. FINAL LOT GRADING TO BE PROVIDED PRIOR TO CONSTRUCTION.
- PERMANENT DISTURBED SLOPES TO BE RE-VEGETATED TO PREVENT EROSION RELATED CONCERNS USING REGION SPECIFIC HYDRO SEED MIX OR ALTERNATE COMBINATION OF GROUND COVER AND PLANTINGS AS SPECIFIED BY THE PROJECT LANDSCAPE ARCHITECT.
- INTERIM SLOPES AND DISTURBED AREAS TO BE HYDROSEEDED UNTIL PERMANENT COVER IS INSTALLED.

WALL NOTES

- ROCKERIES AND BLOCK WALLS TO BE INSTALLED PER DETAILS PROVIDED BY TERRA ASSOCIATES, INC, TO BE PROVIDED PRIOR TO CONSTRCUTION. EXTEND WALL FOOTING DRAINS TO NEAREST STORM DRAIN COLLECTION SYSTEM.
- INSTALL FALL PROTECTION FENCING ALONG WALLS GREATER THAN 36" EXPOSED HEIGHT. TEMPORARY FENCING MAY BE USED DURNG CONSTRUCTION.
- TEMPORARY FENCING TO BE 4' TALL CHAINLINK FENCE OR POLYETHYLENE LAMINAR SAFETY FENCE OR EQUIVALENT.
- PERMANENT FENCING TO BE 4' MINIMUM HEIGHT BLACK VINYL COATED CHAINLINK FENCE PER WSDOT STD PLAN L-20.10-02 (TYPE 4) OR APPROVED EQUAL.

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRADING SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
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GRADING PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRATSTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: GP-02

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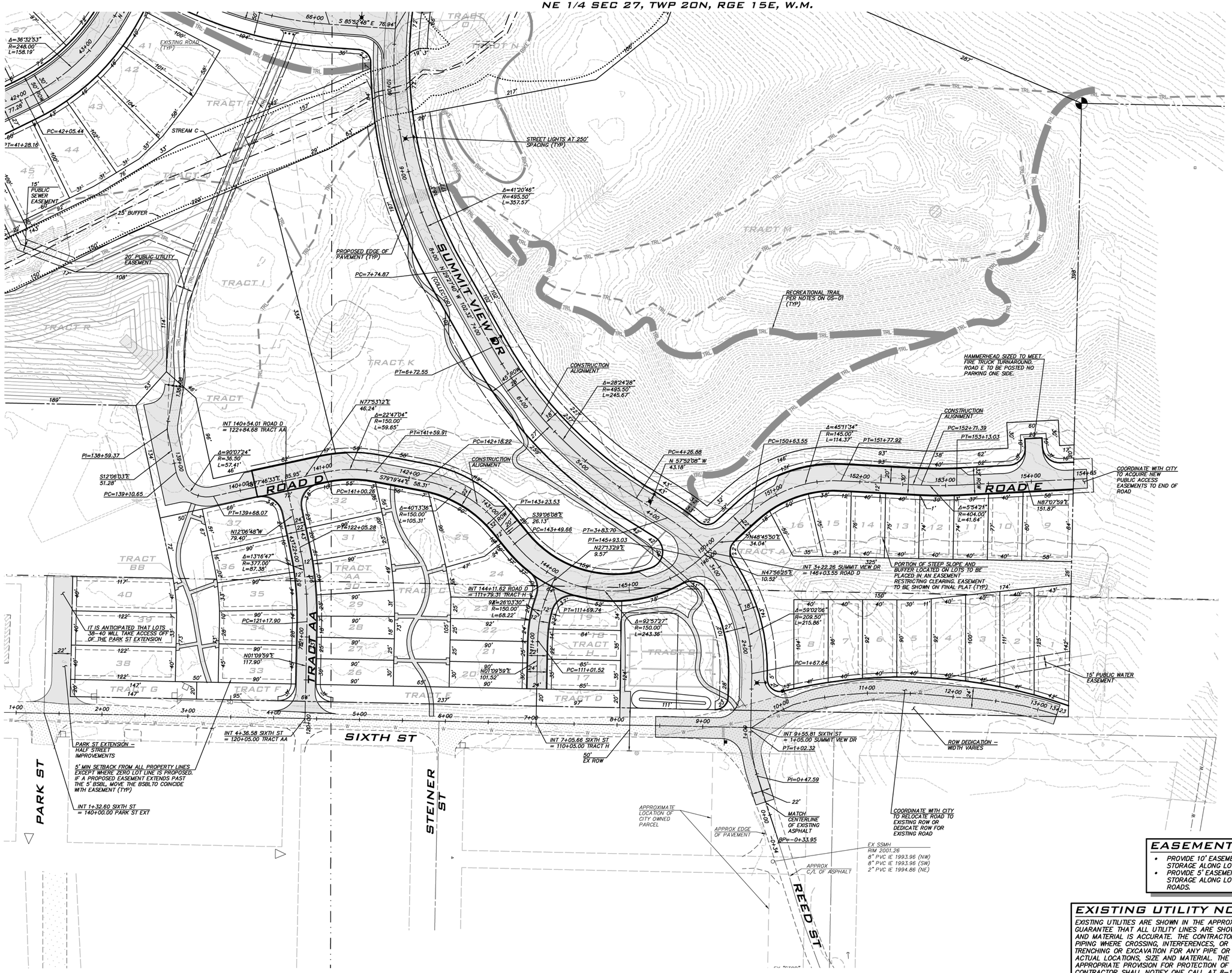

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SCALE: 1" = 50'

0 25 50 100

EASEMENT NOTES

- PROVIDE 10' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING SUMMIT VIEW DR.
- PROVIDE 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ALL OTHER ONSITE ROADS.

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ALIGNMENT PLANS

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BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

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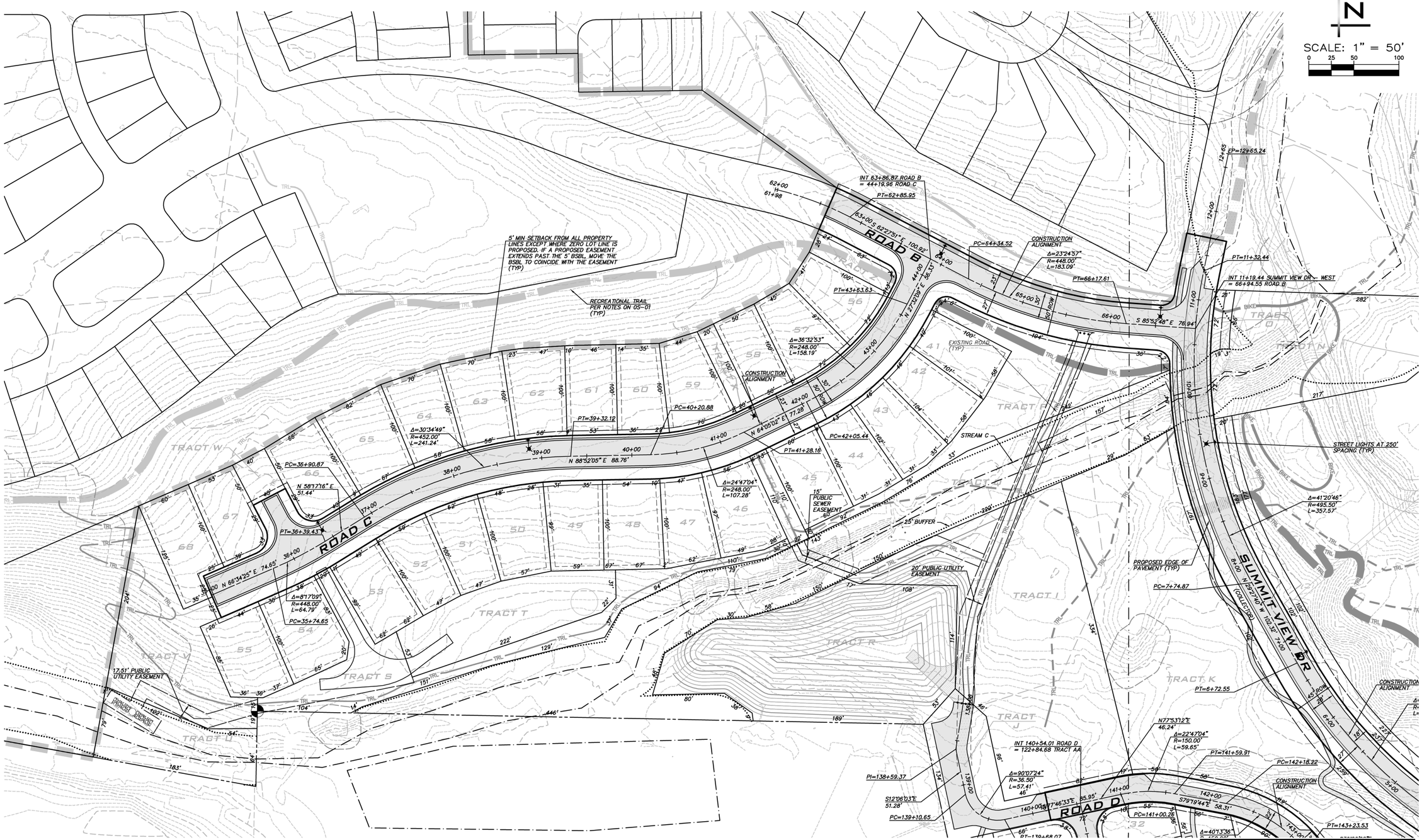

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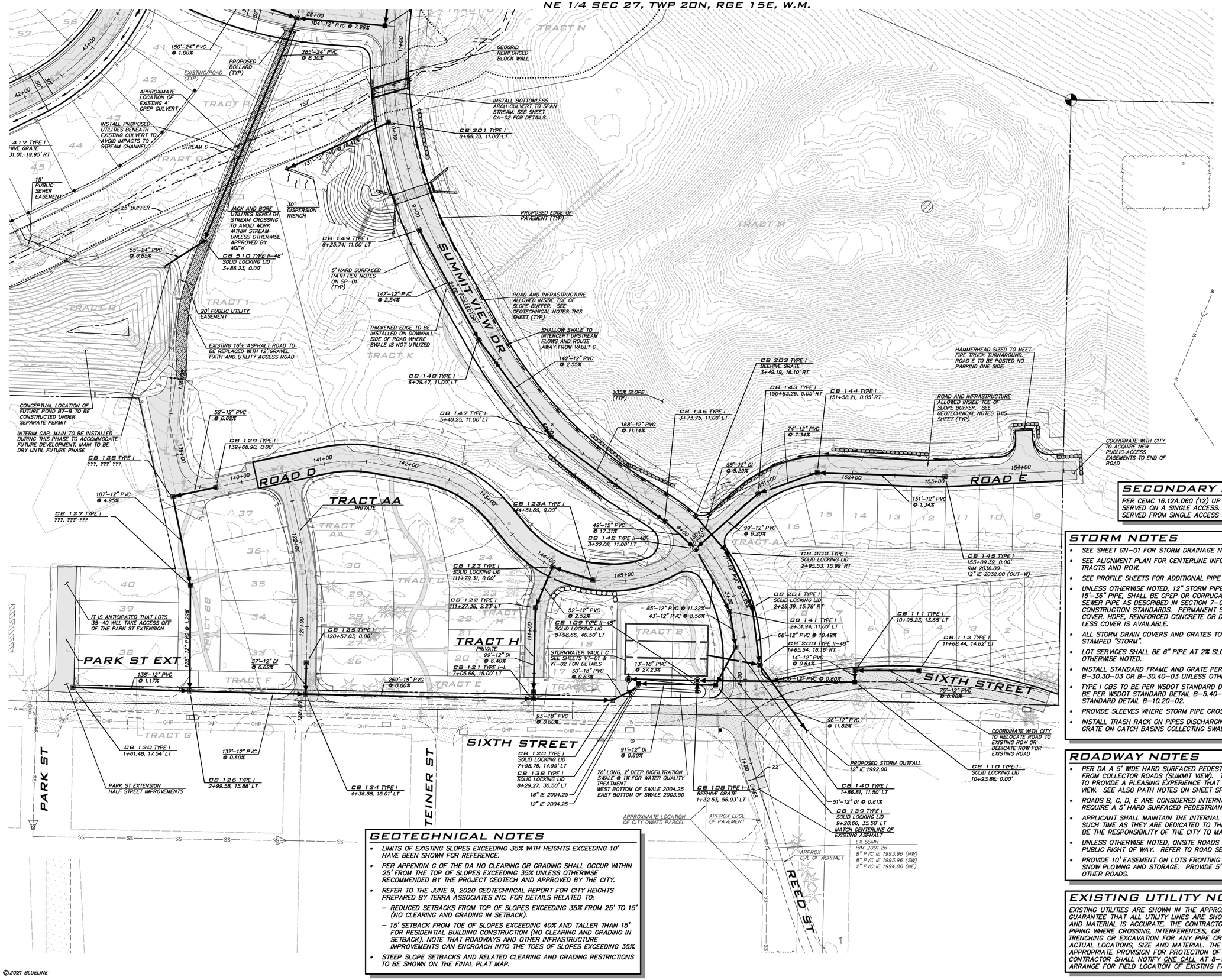

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SECONDARY ACCESS NOTE

PER CEMC 16.12A.060 (12) UP TO 40 LOTS CAN BE SERVED ON A SINGLE ACCESS. AS SHOWN, 36 LOTS ARE SERVED FROM SINGLE ACCESS (LOTS 9–16 AND 41–68).

STORM NOTES

- SEE SHEET GN–01 FOR STORM DRAINAGE NOTES.
- SEE ALIGNMENT PLAN FOR CENTERLINE INFO AND WIDTH OF PAVEMENT, TRACTS AND ROW.
- SEE PROFILE SHEETS FOR ADDITIONAL PIPE INFORMATION.
- UNLESS OTHERWISE NOTED, 12" STORM PIPE SHALL BE CPEP OR PVC AND 15"–36" PIPE, SHALL BE CPEP OR CORRUGATED ALUMINUM ALLOY STORM SEWER PIPE AS DESCRIBED IN SECTION 7–04 OF THE CITY OF CLE ELUM CONSTRUCTION STANDARDS. PERMANENT STORM PIPE SHALL HAVE 2' MIN COVER. HDPE, REINFORCED CONCRETE OR DUCTILE IRON PIPE MAY BE USED IF LESS COVER IS AVAILABLE.
- ALL STORM DRAIN COVERS AND GRATES TO BE LOCKING COVERS SHALL BE STAMPED "STORM".
- LOT SERVICES SHALL BE 6" PIPE AT 2% SLOPE OR GREATER UNLESS OTHERWISE NOTED.
- INSTALL STANDARD FRAME AND GRATE PER WSDOT STANDARD DETAIL B–30.30–03 OR B–30.40–03 UNLESS OTHERWISE NOTED.
- TYPE I CBS TO BE PER WSDOT STANDARD DETAIL B–5.20–03. TYPE IL CBS TO BE PER WSDOT STANDARD DETAIL B–5.40–02. TYPE II CBS TO BE PER WSDOT STANDARD DETAIL B–10.20–02.
- PROVIDE SLEEVES WHERE STORM PIPE CROSSES BENEATH WALLS.
- INSTALL TRASH RACK ON PIPES DISCHARGING TO SWALES. INSTALL BEE HIVE GRATE ON CATCH BASINS COLLECTING SWALE FLOW.

ROADWAY NOTES

- PER DA A 5' WIDE HARD SURFACED PEDESTRIAN TRAIL IS REQUIRED OFFSET FROM COLLECTOR ROADS (SUMMIT VIEW). THE PATH AS SHOWN MEANDERS TO PROVIDE A PLEASING EXPERIENCE THAT MORE OR LESS FOLLOWS SUMMIT VIEW. SEE ALSO PATH NOTES ON SHEET SP–01.
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ROAD & STORM PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLANS

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
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3/15/21

JOB NUMBER: 19-349
SHEET NAME: RS-01
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SCALE: 1" = 50'
0 25 50 100

STORM DRAIN STUB FOR FUTURE DEVELOPMENT PHASE

CB 551 TYPE I
SOLID LOCKING LID
62+59.35, 1.01' LT

CB 418 TYPE I
64+06.74, 17.94' RT

CB 550 TYPE I
64+28.52, 0.00'

CB 511 TYPE II–48"
SOLID LOCKING LID
65+79.16, 0.00'

CB 513 TYPE I
SOLID LOCKING LID
66+87.20, 58.87' LT

CB 512 TYPE I
SOLID LOCKING LID
66+83.47, 0.00'

EXISTING SUMMIT VIEW ROAD (TO REMAIN)

PROVIDE INTERIM CHANNELIZATION AT FINAL DESIGN TO TRANSITION VEHICLES FORM EXISTING ROAD TO PROPOSED ROAD

MATCH EXISTING PAVEMENT, MAINTAIN ROAD CONNECTION TO THE NORTH.

THICKENED EDGE TO BE INSTALLED ON DOWNHILL SIDE OF ROAD WHERE SWALE IS NOT UTILIZED (TYP)

ROAD B

63+00

65+00

66+00

104'–12" PVC @ 7.98%

59'–12" PVC @ 10.90%

59'–12" PVC @ 10.90%

CB 419 TYPE I
63+38.97, 10.00' RT

68'–12" PVC @ 0.60%

38'–12" PVC @ 0.62%

44+00

43+00

42+00

41+00

40+00

39+00

38+00

37+00

36+00

35+00

TRACT Z

TRACT X

TRACT W

TRACT Y

TRACT O

TRACT N

TRACT P

TRACT Q

TRACT R

TRACT I

TRACT K

TRACT U

TRACT V

TRACT AA

150'–24" PVC @ 1.00%

285'–24" PVC @ 8.30%

PROPOSED BOLLARD (TYP)

EXISTING ROAD (TYP)

GEOGRID REINFORCED BLOCK WALL

APPROXIMATE LOCATION OF EXISTING 4' CPEP CULVERT.

INSTALL BOTTOMLESS ARCH CULVERT TO SPAN STREAM. SEE SHEET CA–02 FOR DETAILS.

INSTALL PROPOSED UTILITIES BENEATH EXISTING CULVERT TO AVOID IMPACTS TO STREAM CHANNEL.

STREAM C

CB 301 TYPE I
9+55.79, 11.00' LT

131'–12" PVC @ 18.44%

CB 414 TYPE II–48"
SOLID LOCKING LID
37+92.23, 12.00' RT

CB 415 TYPE II–48"
SOLID LOCKING LID
39+32.12, 12.00' RT

CB 416 TYPE I
40+30.57, 12.00' RT

106'–18" PVC @ 0.60%

CB 413 TYPE I
SOLID LOCKING LID
36+44.24, 12.00' RT

CB 412 TYPE I
BEEHIVE GRATE
36+21.14, 19.63' RT

CB 417 TYPE I
BEEHIVE GRATE
41+31.01, 19.95' RT

99'–18" PVC @ 0.61%

136'–18" PVC @ 0.60%

145'–18" PVC @ 2.76%

25'–18" PVC @ 3.04%

105'–18" PVC @ 11.51%

YARD DRAIN (TYP)

6' PRIVATE STORM SERVICE 97' AT 2% SLOPE MINIMUM (TYP)

15' PUBLIC SEWER EASEMENT

25' BUFFER

BIOFILTRATION SWALE FOR WATER QUALITY TREATMENT

JACK AND BORE UTILITIES BENEATH STREAM CROSSING TO AVOID WORK WITHIN STREAM UNLESS OTHERWISE APPROVED BY WDFW

30' DISPERSION TRENCH

CB 149 TYPE I
8+25.74, 11.00' LT

CB 510 TYPE II–48"
SOLID LOCKING LID
3+86.23, 0.00'

55'–24" PVC @ 0.85%

5' HARD SURFACED PATH PER NOTES ON SP–01 (TYP)

PROPOSED EDGE OF PAVEMENT (TYP)

SUMMIT VIEW DR
B-AM (COLLECTOR)

147'–12" PVC @ 2.54%

ROAD AND INFRASTRUCTURE ALLOWED INSIDE TOE OF SLOPE BUFFER. SEE GEOTECHNICAL NOTES THIS SHEET (TYP)

SHALLOW SWALE TO INTERCEPT UPSTREAM FLOWS AND ROUTE AWAY FROM VAULT C.

142'–12" PVC @ 2.55%

CB 148 TYPE I
6+79.47, 11.00' LT

CB 147 TYPE I
5+40.25, 11.00' LT

18" IE 2022.30

141'–18" DI @ 2.30%

2028

CB 405 TYPE II–60"
CONTROL STRUCTURE & VAILHOUSE WEIR
36+54.46, 154.02' RT

CB 411 TYA TYPE I
36+18.52, 124.13' RT

28'–18" PVC @ 20.82%

OUTFALL TO ENERGY DISSIPATING DISPERSION TRENCH WITH BUBBLE–UP OVERFLOW. REFER TO DETAIL ON SHEET PD–02

15' PUBLIC UTILITY EASEMENT

78'–18" PVC @ 3.90%

193'–18" PVC @ 1.38%

12'–18" PVC @ 8.24%

24'–18" PVC @ 0.65%

18" IE 2025.08

69'–18" PVC @ 0.61%

48'–18" PVC @ 5.28%

CB 403 TYPE II–48"
36+16.47, 153.27' RT

POND B7–A
SEE SHEETS PD–01 & PD–02

CB 400 TYPE II–48"
BIRDCAGE
N=681478.89
E=1528025.67

CB 401 TYPE I–L
SOLID LOCKING LID
N=681503.61
E=1528038.16

CB 402 TYPE I–L
SOLID LOCKING LID
N=681468.40
E=1528107.81

CB 411 TYPE I
SOLID LOCKING LID
36+18.21, 139.66' RT

CB 410 TYPE II
SOLID LOCKING LID
37+79.25, 133.90' RT

CB 404 TYPE II–48"
BIRDCAGE
(EMERGENCY OVERFLOW)
36+21.37, 181.53' RT

CONCEPTUAL LOCATION OF FUTURE POND B7–B TO BE CONSTRUCTED UNDER SEPARATE PERMIT

INTERIM CAP, MAIN TO BE INSTALLED DURING THIS PHASE TO ACCOMMODATE FUTURE DEVELOPMENT, MAIN TO BE DRY UNTIL FUTURE PHASE

20' PUBLIC UTILITY EASEMENT

EXISTING 16'± ASPHALT ROAD TO BE REPLACED WITH 12' GRAVEL PATH AND UTILITY ACCESS ROAD

THICKENED EDGE TO BE INSTALLED ON DOWNHILL SIDE OF ROAD WHERE SWALE IS NOT UTILIZED

52'–12" PVC @ 0.62%

CB 129 TYPE I
139+68.90, 0.00'

CB 128 TYPE I
???, ??? ???

107'–12" PVC @ 4.95%

ROAD C

ROAD D

NOTE

REFER TO SHEET RS–01 FOR NOTES RELATED TO STORM DRAINAGE.

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PER CEMC 16.12A.060 (12) UP TO 40 LOTS CAN BE SERVED ON A SINGLE ACCESS. AS SHOWN, 36 LOTS ARE SERVED FROM SINGLE ACCESS (LOTS 9–16 AND 41–68).

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BLUELINE
25 CENTRAL WAY, SUITE 400,
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SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

ROAD & STORM PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRATSTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: RS-02

SHT 14 OF 43

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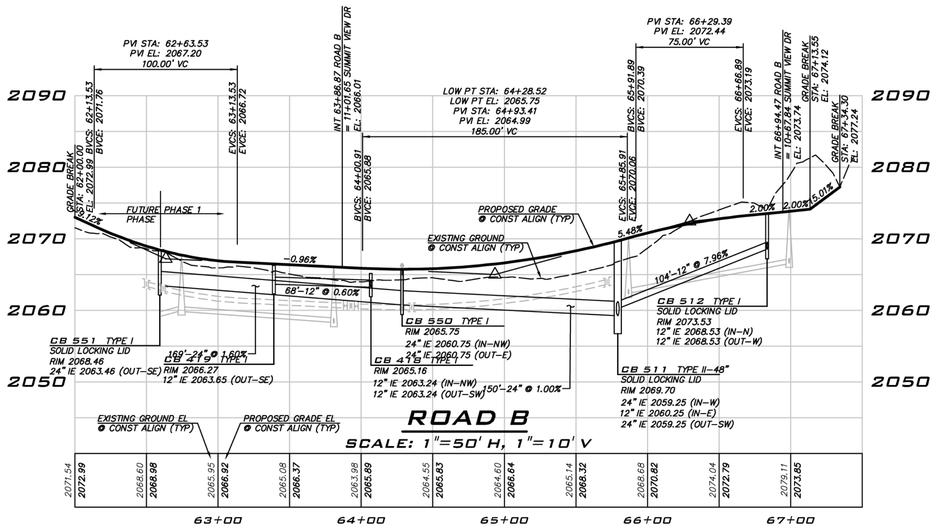

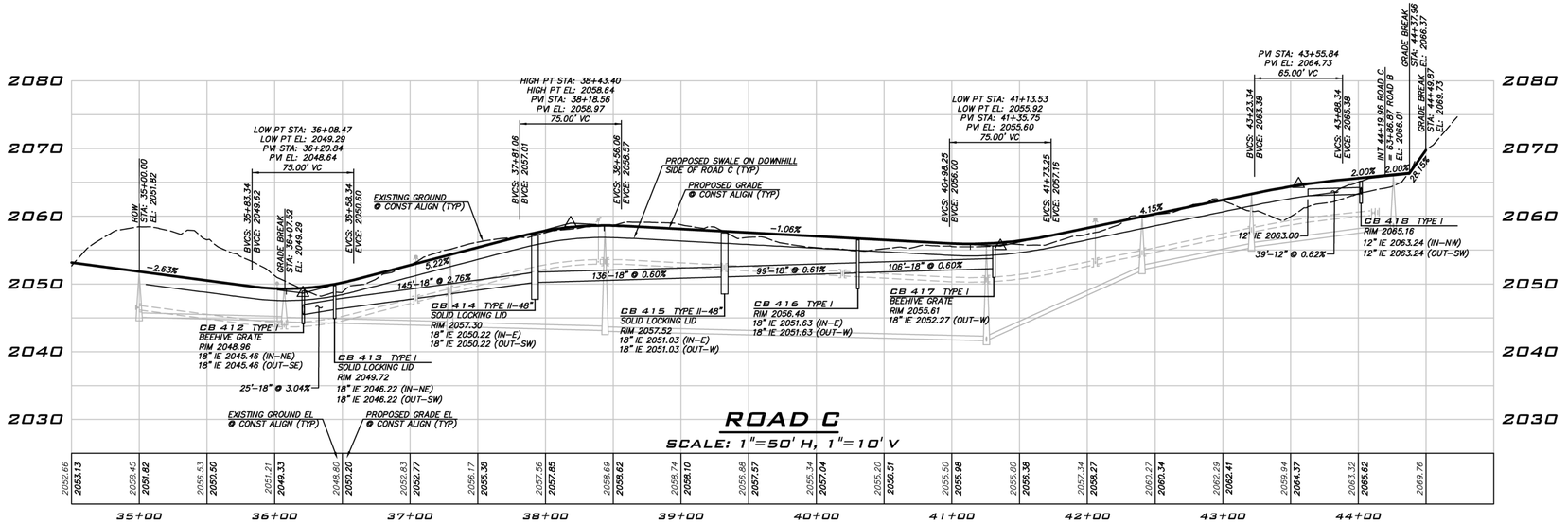

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

ROAD & STORM PROFILES
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CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER
3/15/21

JOB NUMBER: 19-349
SHEET NAME: RP-01
SHT 15 OF 43

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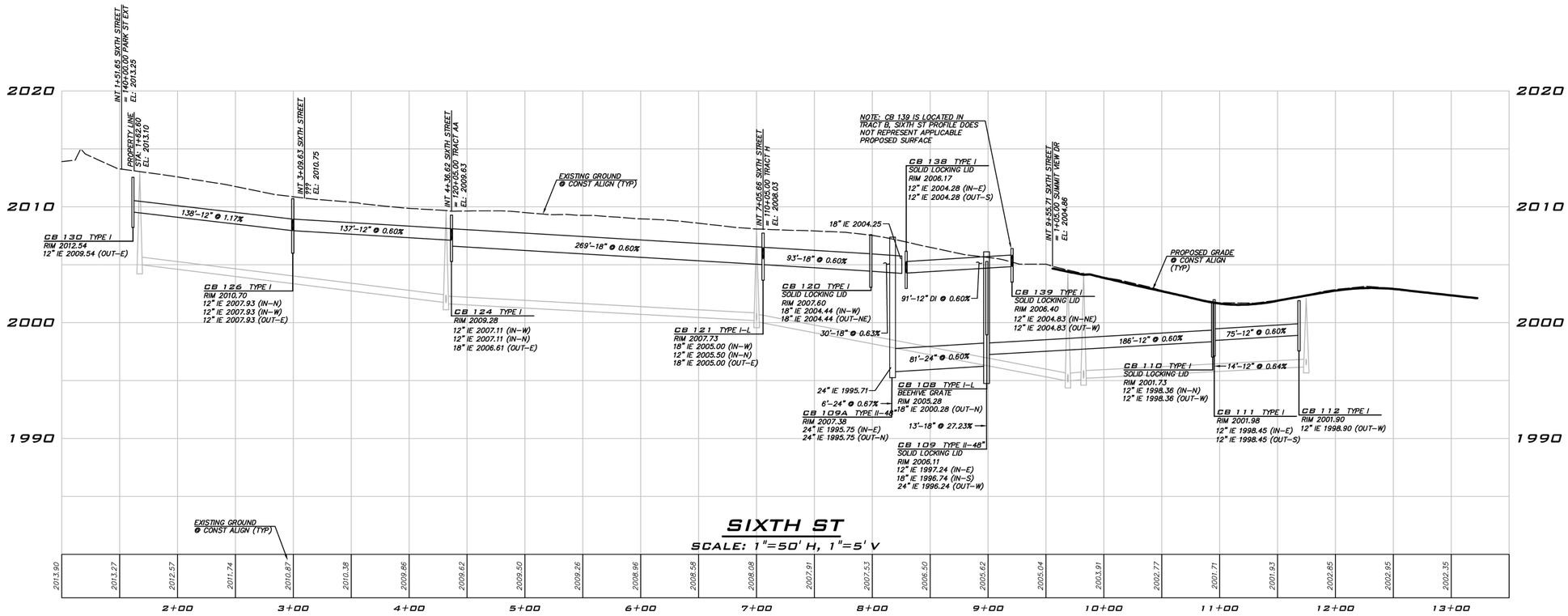
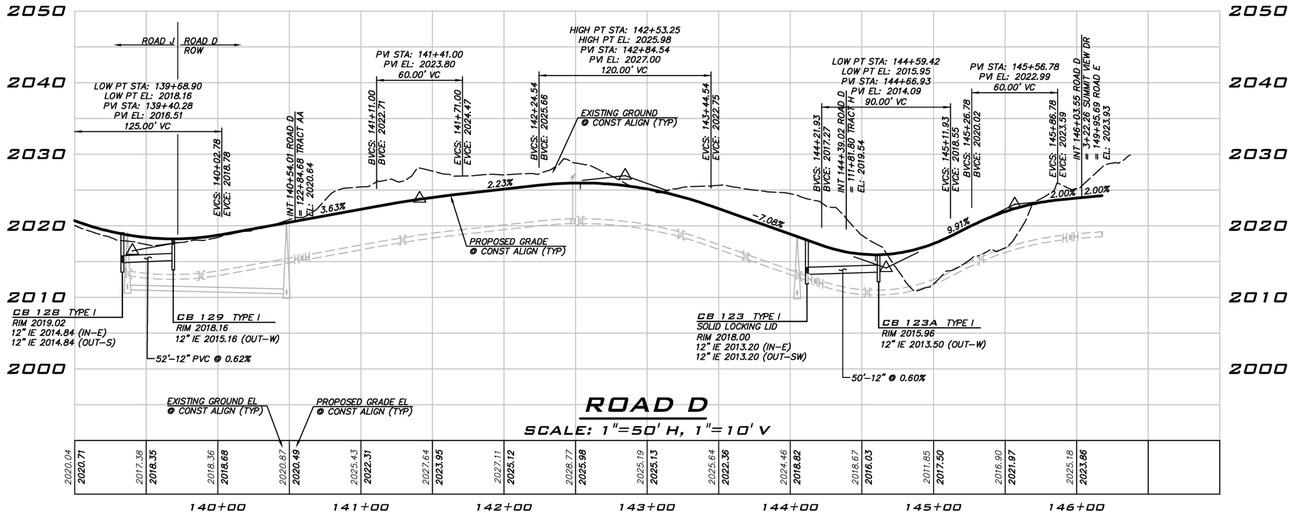


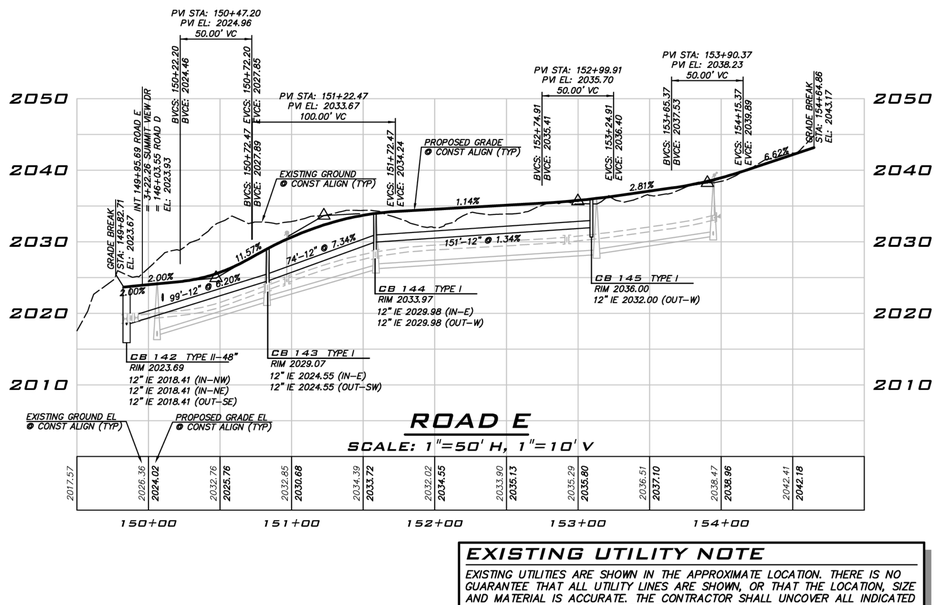
SIXTH ST

SCALE: 1"=50' H, 1"=5' V



ROAD D

SCALE: 1"=50' H, 1"=10' V



ROAD E

SCALE: 1"=50' H, 1"=10' V

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PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

ROAD & STORM PROFILES

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
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3/15/21

JOB NUMBER: 19-349
SHEET NAME: RP-02
SHT 16 OF 43

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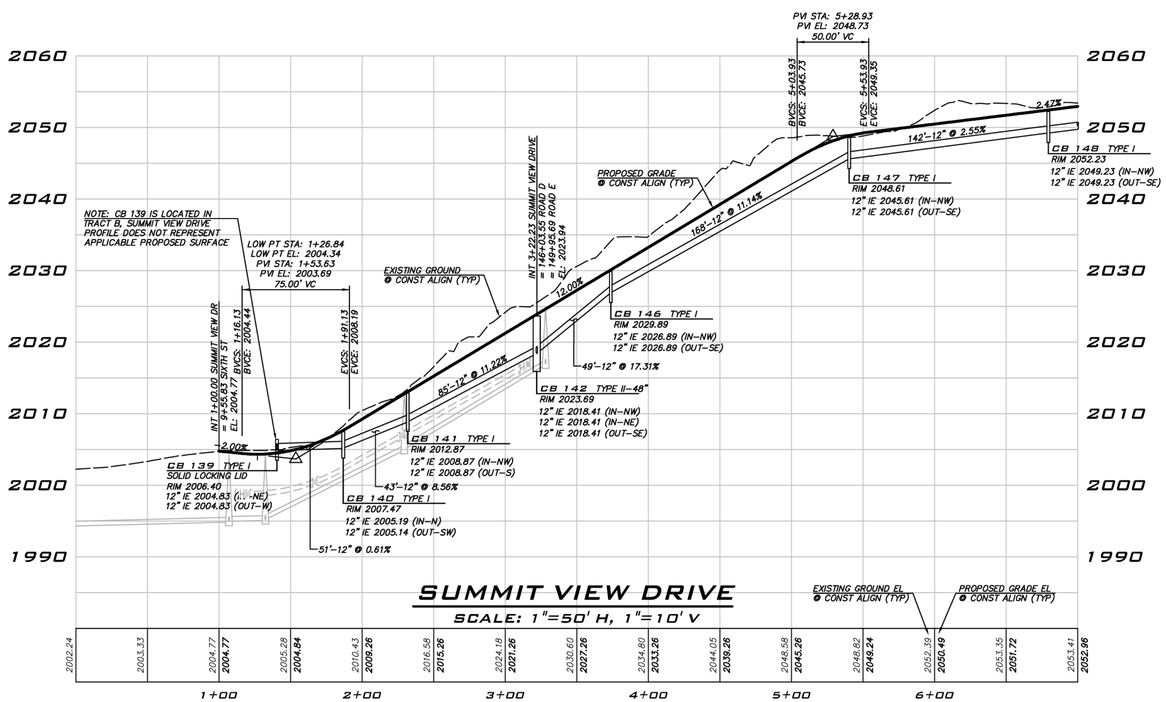

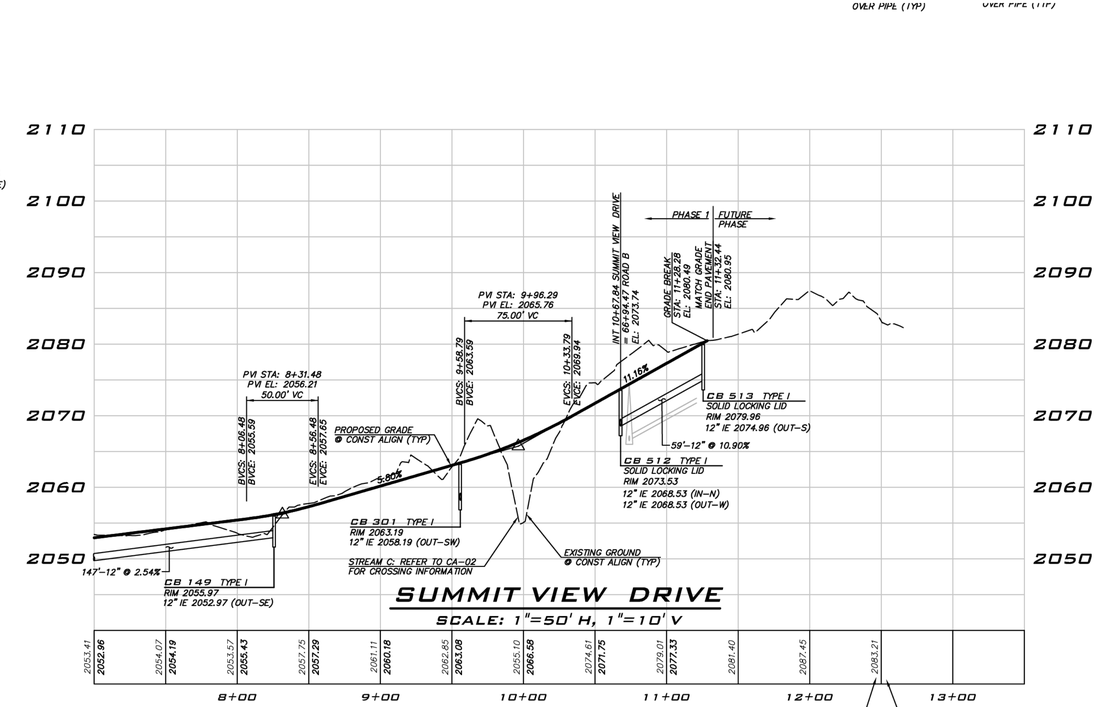

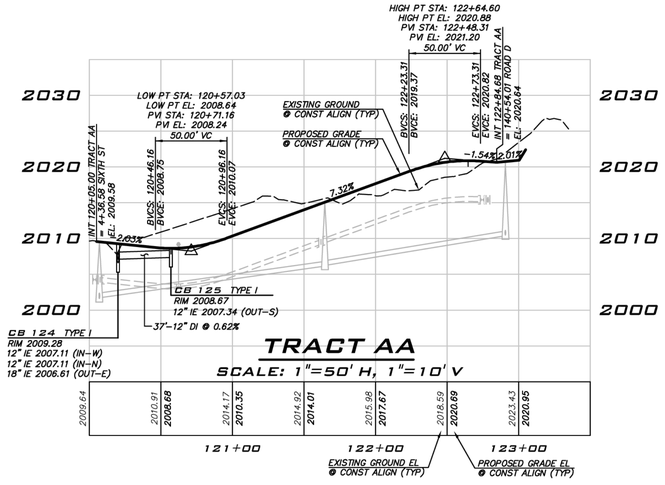

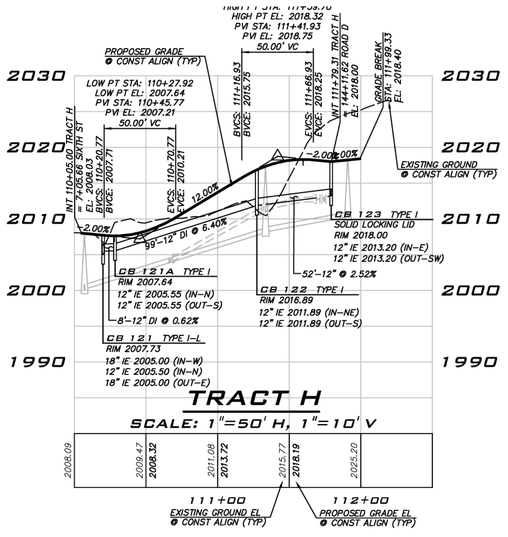

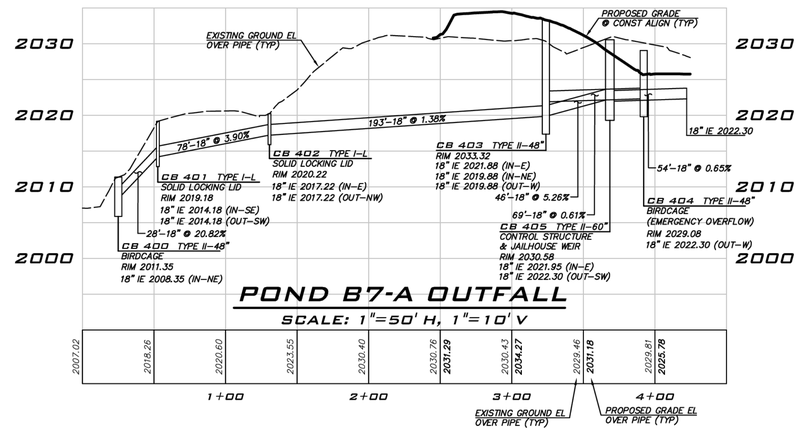

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

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ROAD & STORM PROFILES
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CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
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SHEET NAME: RP-03
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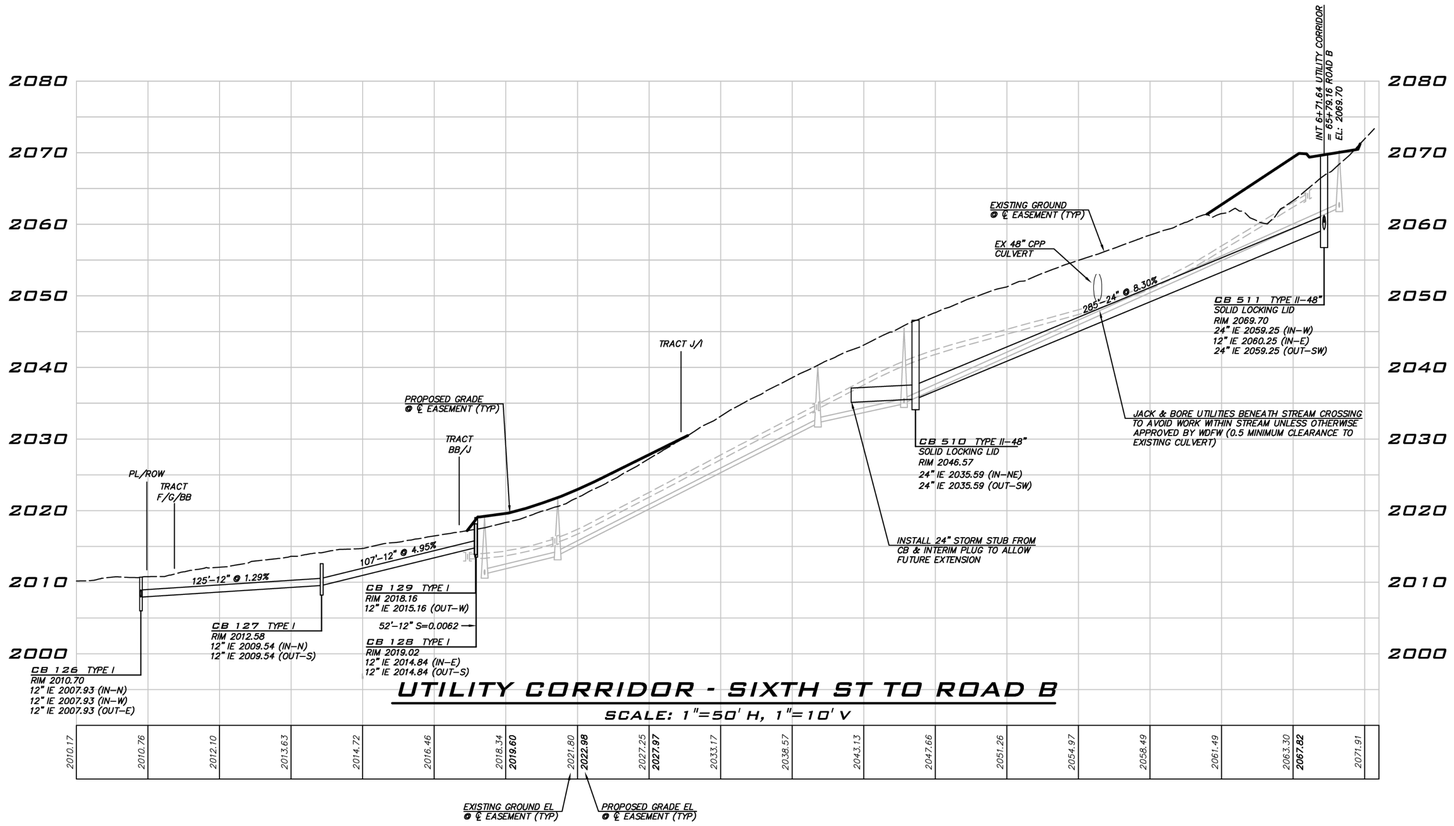
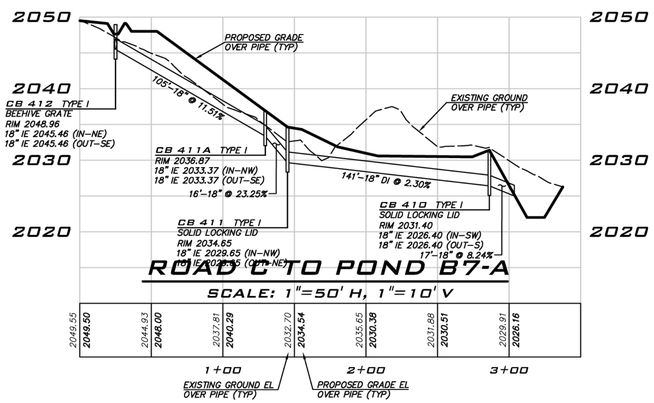


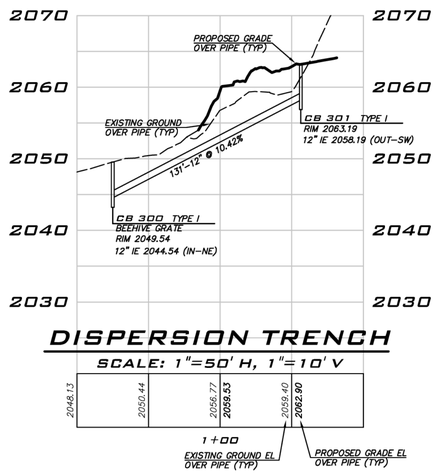
UTILITY CORRIDOR - SIXTH ST TO ROAD B

SCALE: 1"=50' H, 1"=10' V



ROAD C TO POND B7-A

SCALE: 1"=50' H, 1"=10' V



DISPERSION TRENCH

SCALE: 1"=50' H, 1"=10' V

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

ROAD & STORM PROFILES

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRATSTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: RP-04

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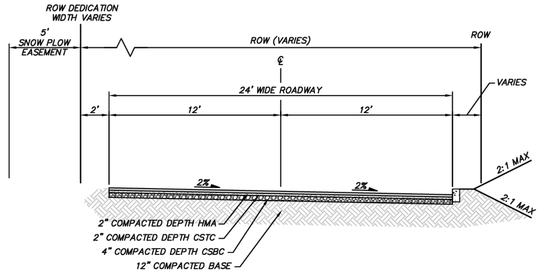
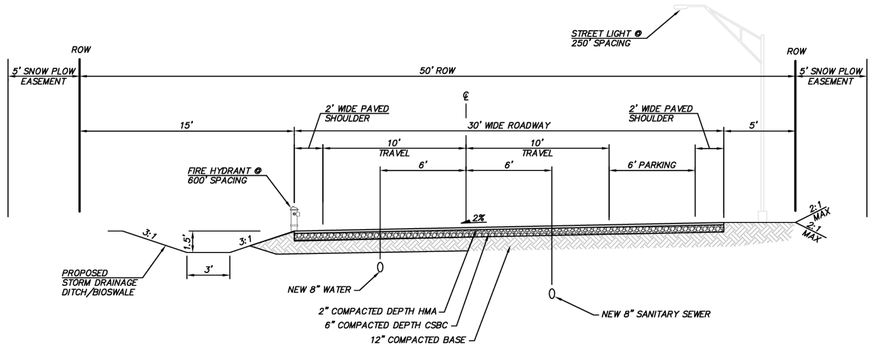


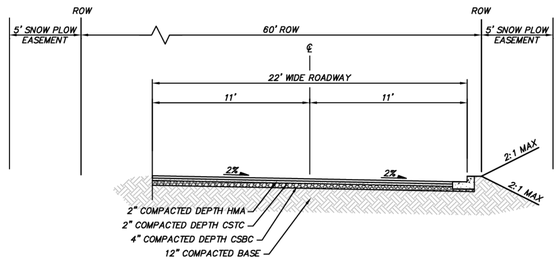
SIXTH STREET - EAST OF ENTRANCE

NOT TO SCALE



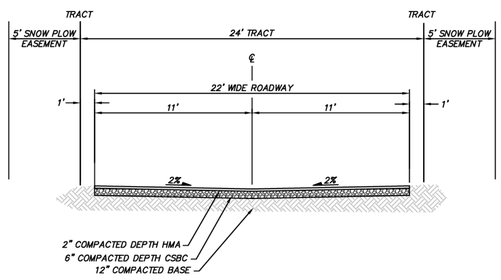
50' ROW ROAD CROSS SECTION INTERNAL ROAD (ROAD C)

(W/ PARKING ON ONE SIDE)
NOT TO SCALE



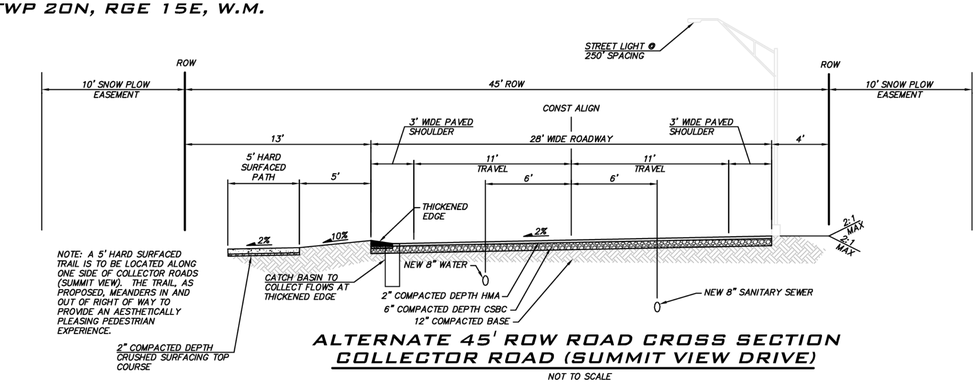
PARK ST EXTENSION (HALF STREET IMPROVEMENTS)

NOT TO SCALE



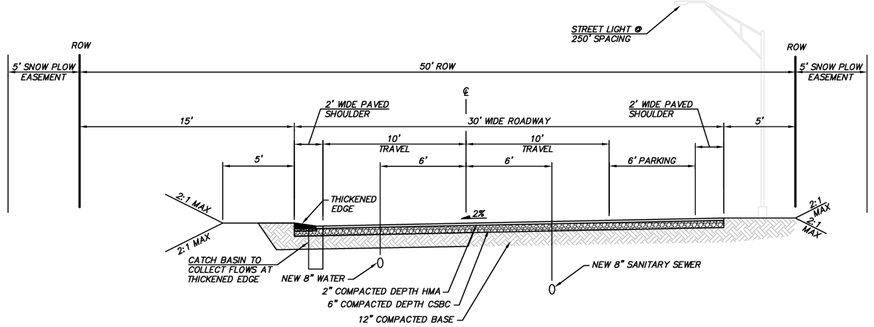
PRIVATE ACCESS TRACT (TRACT AA & H)

NOT TO SCALE



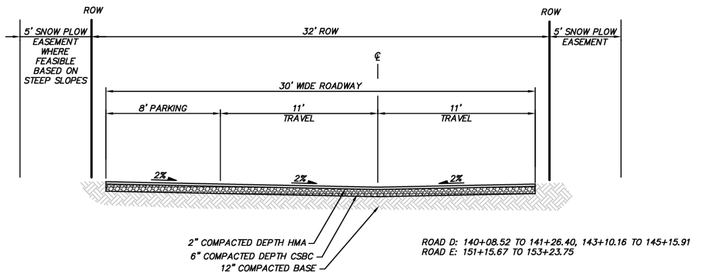
ALTERNATE 45' ROW ROAD CROSS SECTION COLLECTOR ROAD (SUMMIT VIEW DRIVE)

NOT TO SCALE



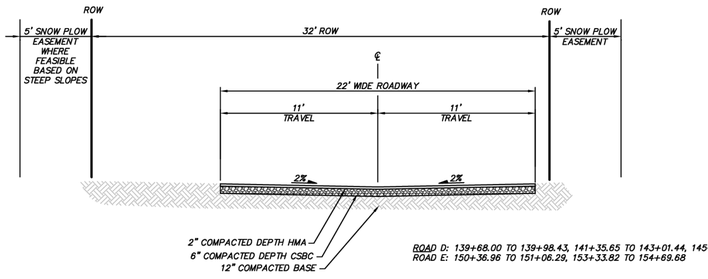
ALTERNATE 50' ROW ROAD CROSS SECTION INTERNAL ROAD (ROAD B)

(W/ PARKING ON ONE SIDE)
NOT TO SCALE



MODIFIED ROAD W/ PARKING (ROAD D&E)

NOT TO SCALE



MODIFIED ROAD W/O PARKING (ROAD D&E)

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY

REVISIONS

ROAD SECTIONS & DETAILS

CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

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SHEET NAME: RD-01
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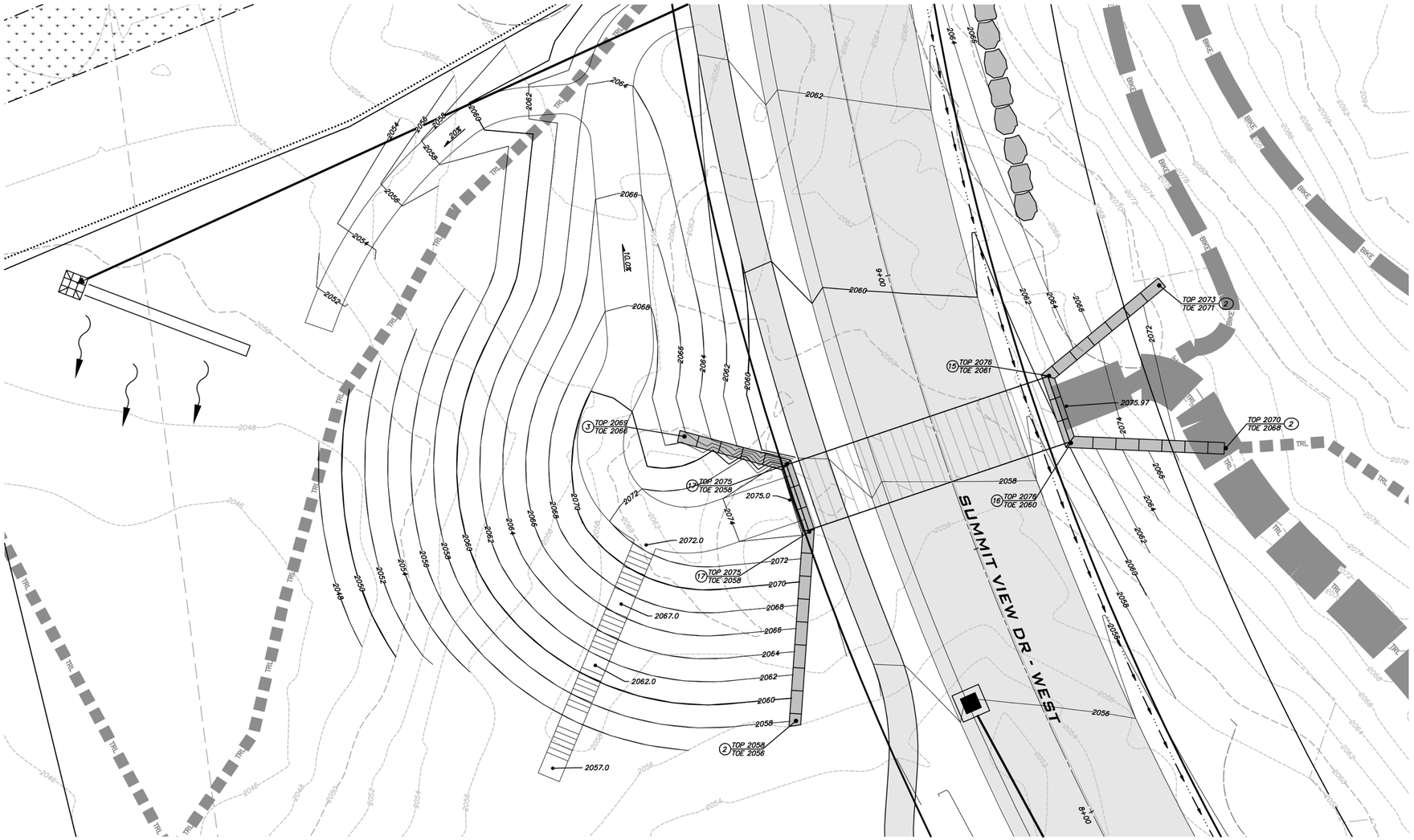
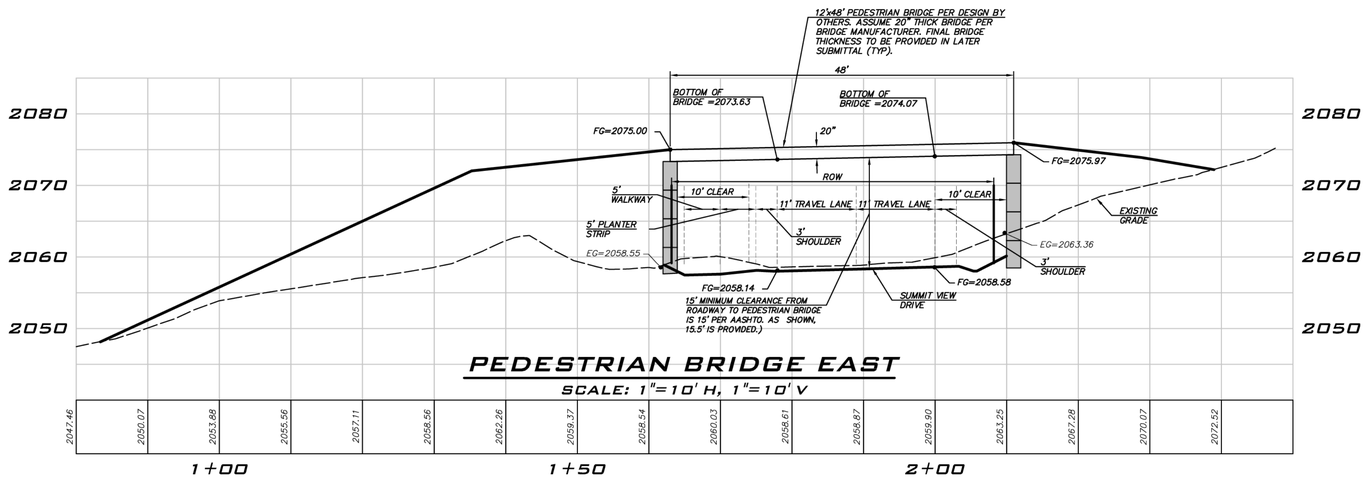
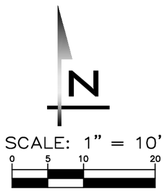




PEDESTRIAN BRIDGE EAST

SCALE: 1"=10' H, 1"=10' V



PEDESTRIAN BRIDGE NOTE

BRIDGE DESIGN PARAMETERS AND GRADING IN AREA OF BRIDGE ARE PROVIDED AS PART OF THE CLEARING, GRADING & INFRASTRUCTURE PLAN. SUBMITTAL PACKAGE FROM BRIDGE MANUFACTURER FOR STRUCTURAL ELEMENTS OF BRIDGE TO BE PROVIDED SEPARATELY TO THE CITY WHEN AVAILABLE.

EXISTING UTILITY NOTE

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

PEDESTRIAN BRIDGE EAST PLAN

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

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CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

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SHEET NAME: BR-01

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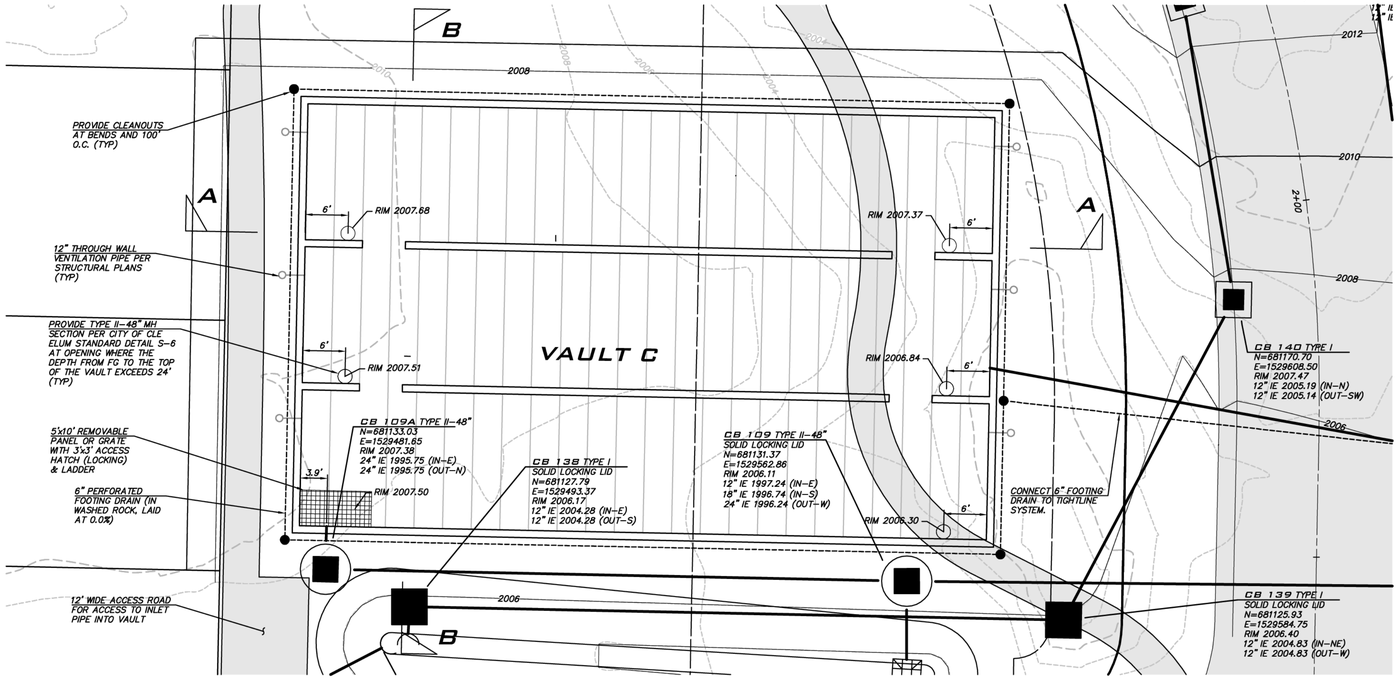


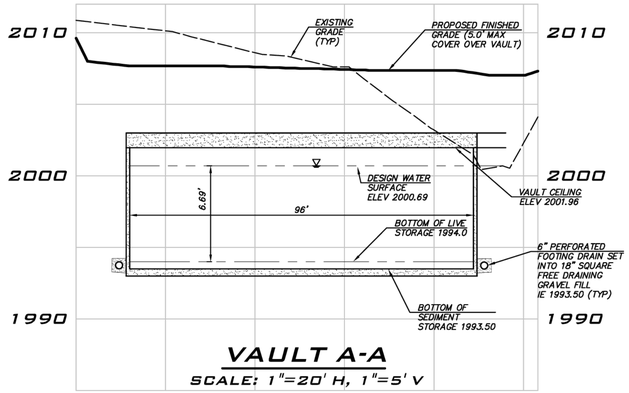
VAULT EXTERIOR DETAIL

SCALE: 1"=10'

N

SCALE: 1" = 10'

0 5 10 20



VAULT A-A

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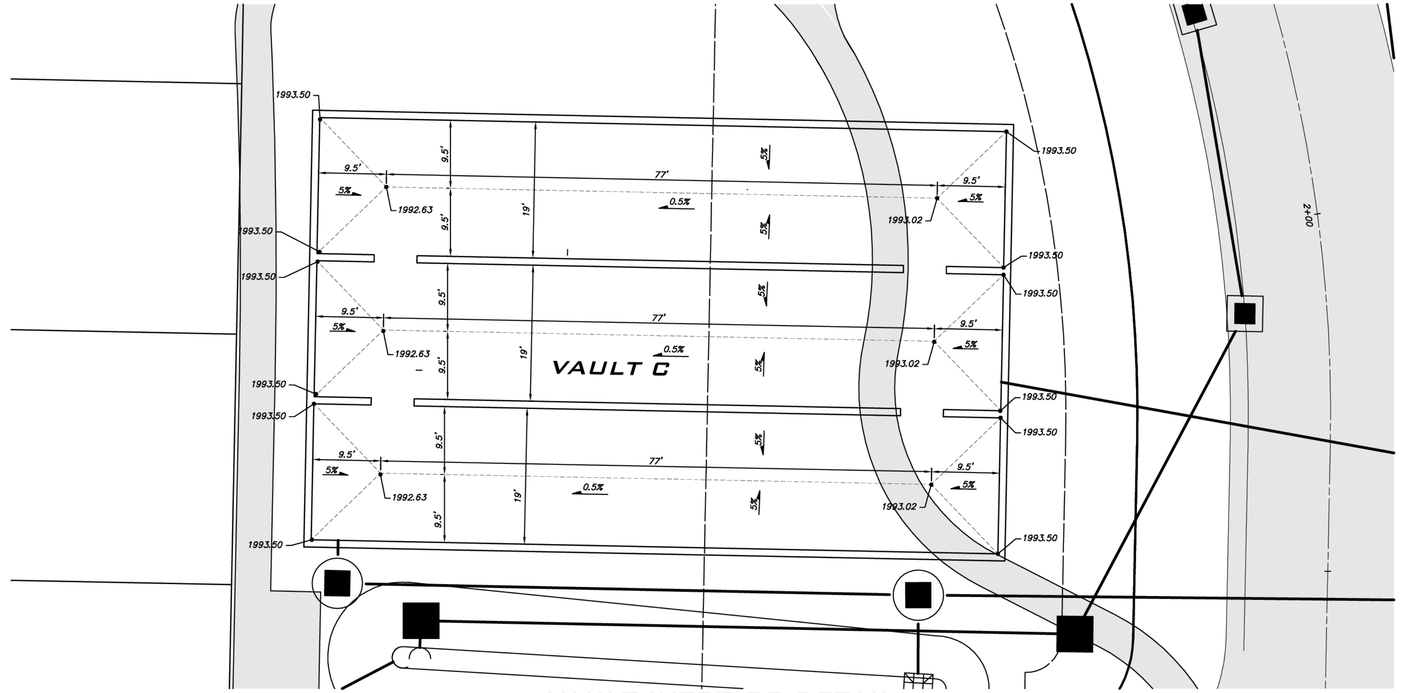
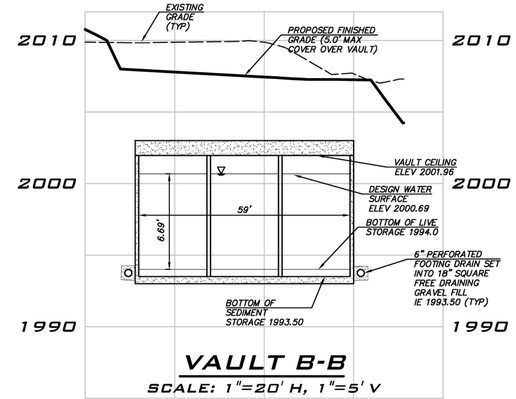


VAULT INTERIOR DETAIL

SCALE: 1"=10'



VAULT B-B

SCALE: 1"=20' H, 1"=5' V

NOTE

REFER TO SHEET VT-02 FOR CONTROL STRUCTURE NOTES, VAULT NOTES, AND STANDARD DETAILS.

FINISHED GRADE OVER VAULT

INTERIM FG OVER VAULT VARIES FROM 2006 (3' COVER MIN) TO 2008 (5' COVER MAX).

FACILITY DESIGN VOLUMES

LIVE STORAGE REQUIRED:	35,457 CF
LIVE STORAGE PROVIDED:	36,608 CF

EXISTING UTILITY NOTE

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BLUELINE

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY
REVISIONS		

VAULT PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRATSTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: VT-01

SHT 21 OF 43

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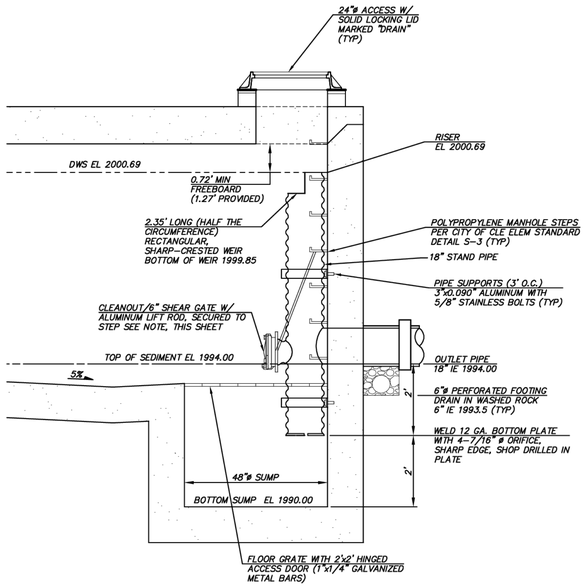

FLOW RESTRICTOR

NTS

FLOW RESTRICTOR NOTES

1. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX SPACING BY 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL
2. THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197, AND M274. GALVANIZED STEEL SHALL HAVE TREATMENT I.
3. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO THE BELL OF CONCRETE PIPE
4. FRAME AND LADDER LOCATED SUCH THAT CLEANOUT GATE IS VISIBLE FROM TOP, CLIMB DOWN SPACE IS CLEAR OF RISER AND FRAME IS CLEAR OF CURB
5. ALL METAL PARTS CORROSION RESISTANT. NO-GALVANIZED PARTS. STAINLESS STEEL PARTS AND ALUMINUM ARE ACCEPTABLE.

VAULT NOTES

1. DIMENSIONS DEPICTING OVERALL SIZE OF VAULT ARE FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR TOTAL LENGTH, WIDTH, HEIGHT AND WALL THICKNESS DESIGN, AS WELL AS LOCATIONS FOR ALL MAINTENANCE ACCESS POINTS AND PROPOSED PENETRATIONS
2. VAULT TO BE DESIGNED TO ACCOMMODATE OVERBURDEN AND H20 VEHICULAR LOADING MINIMUM PER THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON
3. SEE WSDOT STANDARD PLANS B-5.20-03, B-5.40-02 & B-10.20-02 FOR CATCH BASIN DETAILS
4. SEE WSDOT STANDARD PLANS B-30.70-04 FOR LOCKING MANHOLE FRAME AND COVER DETAIL
5. SEE WSDOT STANDARD PLANS B-10.40-01 FOR SHEAR GATE DETAIL
6. JOINTS AND PENETRATIONS IN VAULT AND LID TO BE WATER TIGHT. PROVIDE WATERSTOPS IN CAST IN PLACE JOINTS
7. ALL WATERSTOPS TO BE INSTALLED PER PLAN AND SPECIFICATION AND TO BE INSPECTED BY CITY
8. PIPES SEALED WITH GROUT
9. VENTILATION PIPES (MIN 12 INCH DIAMETER) PROVIDED AT CORNERS. VENT PIPE SHALL BE SCHEDULE 40 PVC OR BETTER AND SHALL HAVE LOCKING DUCTILE IRON RINGS AND LIDS.
10. ACCESS OPENINGS TO HAVE OSHA CONFINED SPACE WARNING
11. VAULT TO BE PUBLICLY OWNED AND MAINTAINED
12. PIPE SIZES AND SLOPES: PER PLANS.
13. FINISHED GRADE OVER VAULT TO BE PER PLAN
14. VAULT EXCAVATION TO BE FENCED AND SECURED BY CONTRACTOR. SAFETY FENCING, SHORING, EXCAVATION SAFETY, AND OTHER SAFETY ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL ACCESS TO HAVE SECURE COVERING DURING CONSTRUCTION.
15. ALL STORMWATER FACILITIES, CATCH BASINS, AND CONVEYANCE SHALL BE CLEANED FOR CITY INSPECTION PRIOR TO FINAL PLAT AND ALSO FOR CITY INSPECTION PRIOR TO PERFORMANCE AND MAINTENANCE BOND RELEASE
16. THE CONTRACTOR AND HIS SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSION AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH THE CURRENT PERMITTED SET OF STRUCTURAL DRAWINGS, AND SHALL NOTIFY BOTH THE STRUCTURAL & CIVIL ENGINEERS IN WRITING OF ALL DISCREPANCIES BETWEEN THE CIVIL DRAWINGS AND THESE DRAWINGS TO CONSTRUCTION.
17. CONCRETE FINISH TO BE SMOOTH WITH NO FINS, VOIDS, ROCK POCKETS, OR OTHER IRREGULARITIES.
18. CONE SNAP TIES ARE REQUIRED FOR FORMWORK AND EPOXY GROUT SEALED AT ALL INTERIOR AND EXTERIOR WALL SURFACES. NO FLAT TIES ALLOWED.

EXISTING UTILITY NOTE

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DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

VAULT PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: VT-02
SHT 22 OF 43

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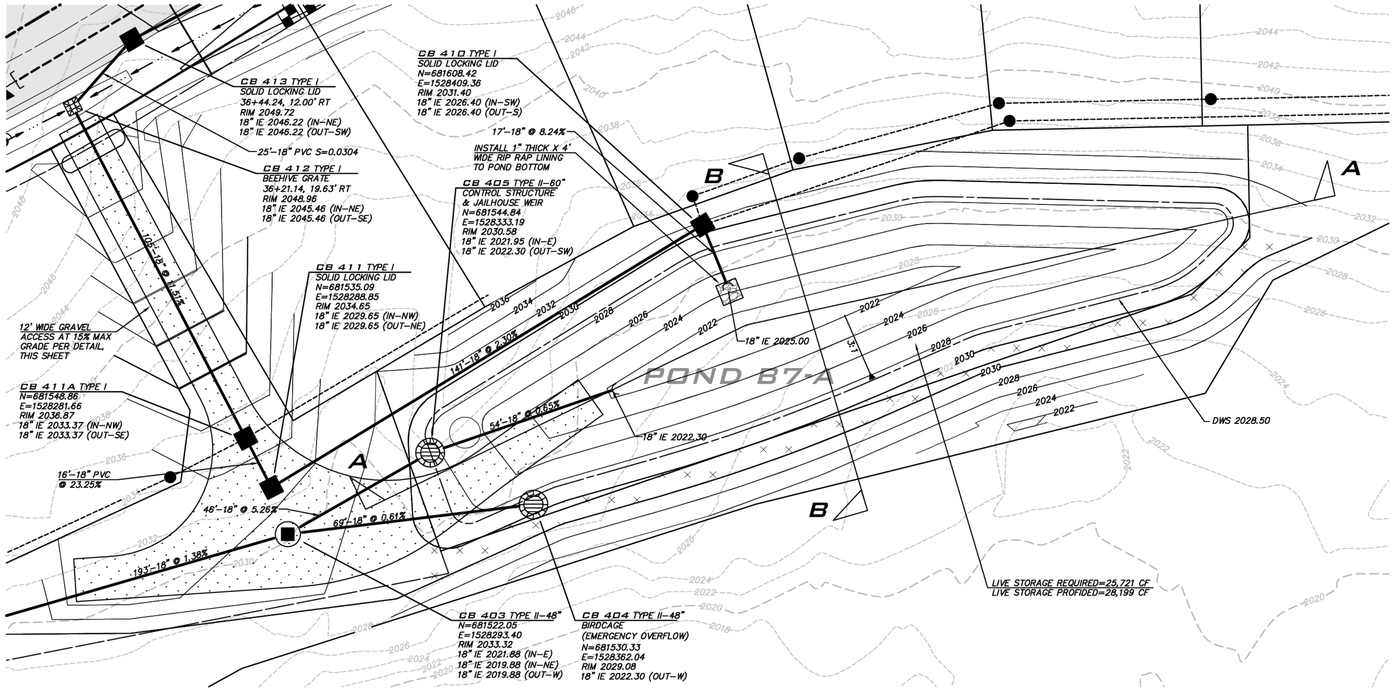
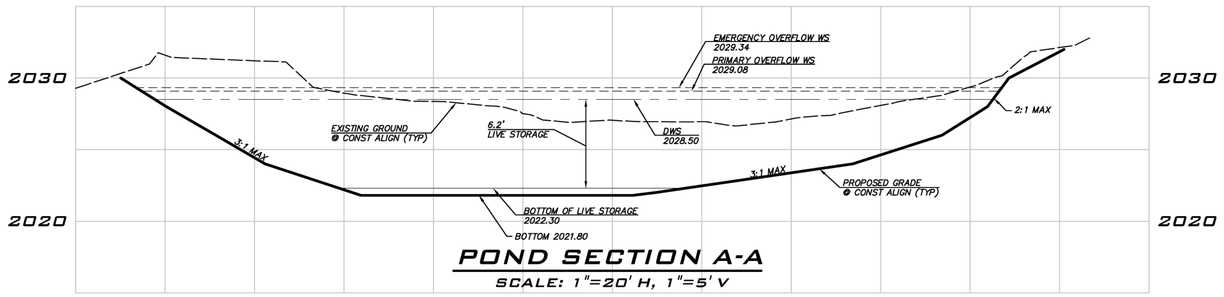
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



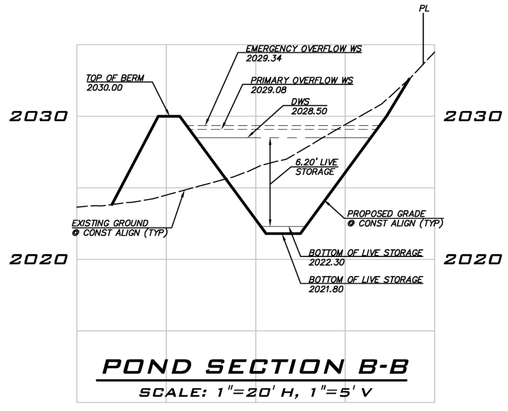
POND B7-A DETAIL

SCALE: 1"=20'



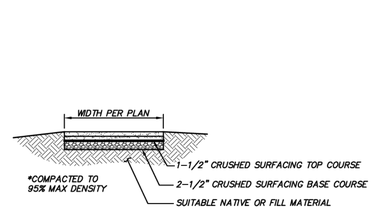
POND SECTION A-A

SCALE: 1"=20' H, 1"=5' V



POND SECTION B-B

SCALE: 1"=20' H, 1"=5' V



GRAVEL ACCESS ROAD

NOT TO SCALE

N

SCALE: 1" = 20'

0 10 20 40

POND WATER SURFACE INFO

25 YEAR DESIGN WATER SURFACE: TYPCIAL WATER SURFACE WHEN POND IS FUNCTIONNG PROPERLY UP TO THE DESIGN 25 YEAR EVENT.

PRIMARY OVERFLOW WATER SURFACE: WS ELEVATION CORRESPONDING TO THE HEAD OVER TOP OF RISER PIPE NEEDED TO CONVEY FLOWS IF THE POND IS IN OVERFLOW.

EMERGENCY OVERFLOW WS: ASSUMING THE RISER PIPE BECOMES CLOGGED THIS IS THE WS ELEVATION CORRESPONDING TO THE HEAD OVER THE SECONDARY OVERFLOW STRUCTURE (CB WITH BIRDCAGE). FLOWS ENTERING THE BIRDCAGE WILL BYPASS THE CONTROL STURCTURE AND CONNECT TO THE DOWNSTREAM CONVEYANE SYSTEM.

TOP OF BERM: SET TOP OF BERM AT LEAST 0.5' ABOVE THE EMERGECNY OVERFLOW WATER SURFACE.

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PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRATSTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: PD-01
SHT 23 OF 43

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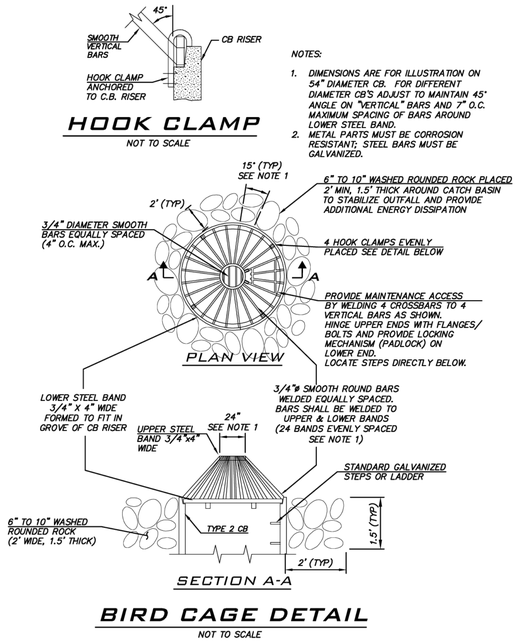


NOTES:

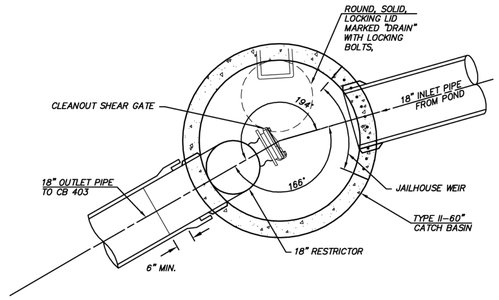
1. DIMENSIONS ARE FOR ILLUSTRATION ON 54" DIAMETER CB. FOR DIFFERENT DIAMETER CB'S ADJUST TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS AND 7" O.C. MAXIMUM SPACING OF BARS AROUND LOWER STEEL BAND.
2. METAL PARTS MUST BE CORROSION RESISTANT; STEEL BARS MUST BE GALVANIZED.

HOOK CLAMP

NOT TO SCALE

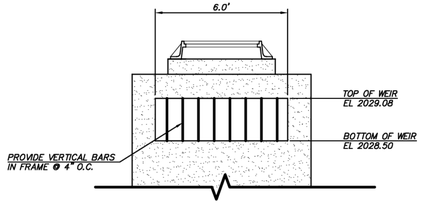
BIRD CAGE DETAIL

NOT TO SCALE



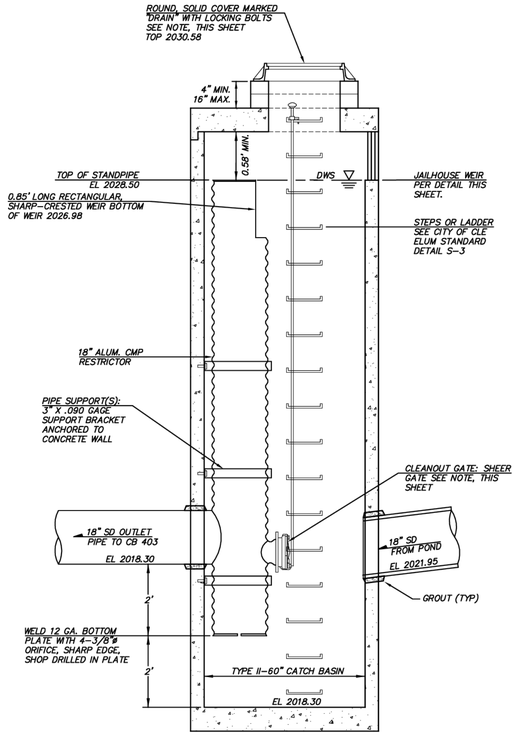
PLAN VIEW

NOT TO SCALE



JAILHOUSE WEIR

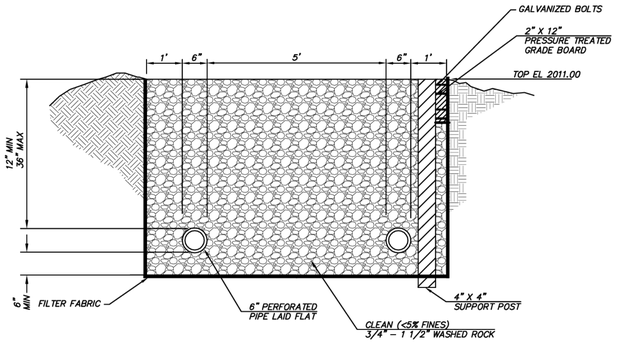
NOT TO SCALE



SECTION VIEW

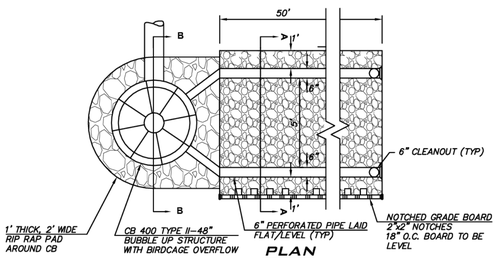
CB 405, TYPE II-60" FLOW CONTROL STRUCTURE

NOT TO SCALE



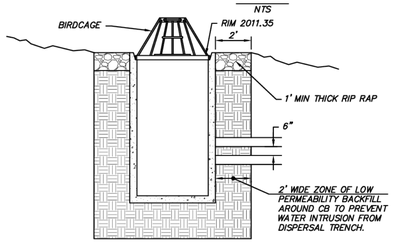
SECTION A-A

NTS



PLAN

NTS

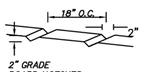


SECTION B-B

NTS

NOTES

1. THIS TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER (100 FEET ALONG FLOWLINE).
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.



CB 400 BUBBLE-UP WITH DISPERSION TRENCH (POND B7-A OUTFALL)

NOT TO SCALE

CONTROL STRUCTURE NOTES

1. PIPE SIZES AND SLOPES: PER PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 60" MIN. DIA.
4. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM .060" ALUMINUM OR .064 ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
6. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO BELL FOR CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIA. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIA. EXCEPT AS OTHERWISE SHOWN ON PLAN.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT;
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE; OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. ALL METAL PARTS CORROSION RESISTANT. NO GALVANIZED PARTS. STAINLESS STEEL PARTS AND ALUMINUM ARE ACCEPTABLE.

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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

SCALE: 1" = 50'
0 25 50 100

FIRE HYDRANT AT 300 FOOT SPACING (TYP)

SSMH 30
43+21.22, 2.42' LT
RIM 2063.34
8" IE 2055.44 (IN-NE)
8" IE 2055.34 (OUT-SW)

43+21.18, 9.77' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

79'-8" S=0.0409

SSMH 29
42+40.41, 3.57' LT
RIM 2060.01
8" IE 2052.11 (IN-NE)
8" IE 2052.01 (OUT-SW)

42+40.46, 8.55' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

+25.36, 4.44' RT
-8" 11-1/4" BEND, MJ
/ CONC BLOCKING

42+05.87, 5.52' RT
1-FIRE HYDRANT ASSEMBLY
31' LF 6" DI
W/ CONC BLOCKING

15' PUBLIC UTILITY EASEMENT

20' PUBLIC UTILITY EASEMENT

63'-8" S=0.0025

69'-8" S=0.0296

102'-8" S=0.0296

SSMH 21
3+78.16, 5.00' RT
RIM 2045.52
8" IE 2035.03 (IN-NE)
8" IE 2035.03 (IN-W)
8" IE 2034.93 (OUT-SW)

60'-8" S=0.0442

SSMH 26
41+84.97, 199.66' RT
RIM 2049.02
8" IE 2040.29 (IN-W)
8" IE 2040.19 (OUT-NE)

SSMH 20
3+17.92, 5.00' RT
RIM 2040.18
8" IE 2032.28 (IN-NE)
8" IE 2032.18 (OUT-S)

139+72.41, 232.07' LT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

180'-8" S=0.0126

SSMH 25
42+39.04, 207.70' RT
RIM 2050.24
8" IE 2037.17 (IN-SW)
8" IE 2037.07 (OUT-E)

138+92.12, 10.49' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

SSMH 8
7+43.95, 385.10' LT
RIM 2021.62
8" IE 2013.72 (IN-N)
8" IE 2013.62 (OUT-S)
49'-8" S=0.0502

SSMH 6
140+48.02, 5.94' LT
RIM 2020.54
8" IE 2010.48 (IN-W)
8" IE 2010.38 (OUT-S)

6' WIDE PEDESTRIAN BRIDGE OVER STREAM. HANG SEWER MAIN ON EDGE OF BRIDGE. UTILIZE INSULATION SUCH AS "URECON PRE-INSULATED PIPE" OR EQUIVALENT TO PROVIDE FREEZE PROTECTION. PROVIDE 3.5' MINIMUM CLEARANCE FROM LOWEST POINT OF BRIDGE OR PIPE AND ORDINARY HIGH WATER MARK. SEE SHEET CA-03 FOR ADDITIONAL INFO.

SSMH 7
139+36.87, 9.96' RT
RIM 2019.06
8" IE 2011.16 (IN-N)
8" IE 2011.06 (OUT-E)

139+37.54, 26.91' RT
1-8" 90° BEND, MJ
W/ CONC BLOCKING

115'-8" S=0.0050

139+73.90, 6.00' RT
1-FIRE HYDRANT ASSEMBLY
21' LF 6" DI
W/ CONC BLOCKING

140+58.90, 6.28' RT
1-8" TEE, FL
3-8" GATE VALVE, FLxMJ
W/ CONC BLOCKING

SSMH 5
5+95.32, 337.82' LT
RIM 2015.15
8" IE 2006.25 (IN-N)
8" IE 2006.15 (OUT-S)

121+81.72, 5.32' RT
1-11-1/4" BEND, MJ
W/ CONC BLOCKING

157'-8" S=0.0282

120+61.83, 4.53' RT
1-BLOW-OFF ASSEMBLY
W/ CONC BLOCKING

6" SIDE SEWER WITH CLEANOUTS FOR TWO LOTS MAX (TYP)

5+72.88, 8.81' RT
1-FIRE HYDRANT ASSEMBLY
1-16"x6" TEE, MJxFL
1-6" GATE VALVE, FLxMJ
25' LF 6" DI
W/ CONC BLOCKING

SSMH 4
1+67.33, 2.00' LT
RIM 2013.01
8" IE 2005.01 (OUT-E)

265'-8" S=0.0124

SSMH 3
4+31.84, 2.00' LT
RIM 2009.62
8" IE 2001.72 (IN-N)
8" IE 2001.72 (IN-W)
8" IE 2001.62 (OUT-E)

CONNECT TO EXISTING 16" WATER MAIN WITH NEW 8" WATER MAIN. EX WATER ASSUMED TO HAVE 54" COVER. CONTRACTOR TO VERIFY.

4+42.58, 7.60' RT
1-16"x8" TEE, MJxFL
1-8" GATE VALVE, FLxMJ
W/ CONC BLOCKING

269'-8" S=0.0054

CONNECT TO EXISTING 16" WATER MAIN WITH NEW 6" FIRE HYDRANT. EX WATER ASSUMED TO HAVE 54" COVER. CONTRACTOR TO VERIFY.

EXISTING 16" PVC WATER MAIN (ZONE 2) PER CITY RECORDS

SSMH 2
7+00.00, 2.00' LT
RIM 2008.07
8" IE 2000.17 (IN-N)
8" IE 2000.17 (IN-W)
8" IE 2000.07 (OUT-E)

270'-8" S=0.0189

CONNECT TO EXISTING 16" WATER MAIN WITH NEW 8" WATER MAIN. EX WATER ASSUMED TO HAVE 54" COVER. CONTRACTOR TO VERIFY.

9+52.17, 7.63' LT
1-16"x8" TEE, MJxFL
1-8" GATE VALVE, FL
1-8" 11-1/4" BEND, FLxMJ
W/ CONC BLOCKING

CONNECT TO EXISTING SSMH

EX SSMH
RIM 2001.26
8" PVC IE 1993.96 (NW)
8" PVC IE 1993.96 (SW)
2" PVC IE 1994.86 (NE)

EX SSMH
RIM 2001.26
8" IE 1994.06 (IN-N)

158'-8" S=0.0051

25'-8" S=0.0052

SSMH 1
9+66.83, 5.51' RT
RIM 2004.21
8" IE 1994.96 (IN-N)
8" IE 1994.96 (IN-W)
8" IE 1994.86 (OUT-S)

SSMH 11
9+82.41, 15.90' LT
RIM 2004.35
8" IE 1995.19 (IN-N)
8" IE 1995.19 (IN-E)
8" IE 1995.09 (OUT-S)

CONNECT TO EXISTING 16" WATER MAIN WITH NEW 6" FIRE HYDRANT. EX WATER ASSUMED TO HAVE 54" COVER. CONTRACTOR TO VERIFY.

SSMH 12
11+74.62, 11.15' RT
RIM 2002.11
6" IE 1996.34 (IN-E)
8" IE 1996.17 (OUT-W)

99'-8" S=0.0983

11+01.79, 8.68' RT
1-FIRE HYDRANT ASSEMBLY
1-16"x6" TEE, MJxFL
1-8" GATE VALVE, FLxMJ
28' LF 6" DI
W/ CONC BLOCKING

6" SIDE SEWER @ 2% MIN. (TYP)

15' PROPOSED WATER EASEMENT

SSMH 13
9+29.48, 6.00' RT
RIM 2012.92
8" IE 2005.02 (IN-NW)
8" IE 2004.92 (OUT-S)

SSMH 14
3+28.17, 10.21' RT
RIM 2024.84
8" IE 2016.94 (IN-NE)
8" IE 2016.84 (OUT-SE)

145+95.59, 5.98' RT
1-8" TEE, FL
1-8" ADAPTOR, FLxMJ
2-8" GATE VALVE, FLxMJ
W/ CONC BLOCKING

150+94.49, 7.19' RT
1-FIRE HYDRANT ASSEMBLY
23' LF 6" DI
W/ CONC BLOCKING

151+58.42, 4.73' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

152+92.21, 6.55' RT
1-8" 11-1/4" BEND, MJ
W/ CONC BLOCKING

153+96.88, 6.00' RT
1-8" CAP, MJ
W/ CONC BLOCKING

SSMH 16
151+58.83, 7.32' LT
RIM 2034.13
8" IE 2028.24 (IN-E)
8" IE 2026.14 (OUT-W)

SSMH 18
153+13.03, 6.00' LT
RIM 2036.21
8" IE 2028.31 (IN-E)
8" IE 2028.21 (OUT-W)

SSMH 19
153+94.47, 6.00' LT
RIM 2038.79
6" IE 2030.86 (IN-SE)
8" IE 2030.7[illegible] (OUT-W)

154'-8" S=0.0128

81'-8" S=0.0306

SSCO 1 SS CLEANOUT
5+08.98, 119.69' LT
RIM 2023.32
6" IE 2016.47 (IN-W)
6" IE 2016.47 (OUT-SE)

79'-8" S=0.0558

FIRE HYDRANT AT 300 FOOT SPACING (TYP)

SSMH 15
150+82.63, 7.32' LT
RIM 2029.14
8" IE 2021.73 (IN-E)
8" IE 2021.63 (OUT-SW)

SSMH 10
4+57.56, 117.76' LT
RIM 2018.72
6" IE 2010.47 (IN-NW)
8" IE 2010.30 (OUT-SW)

150+83.04, 4.73' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

78'-8" S=0.0601

141+29.19, 2.94' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

INSTALL AIRVAC AT HIGH POINT

142+53.40, 1.95' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

143+23.53, 6.00' RT
1-8" 11-1/4" BEND, MJ
W/ CONC BLOCKING

126'-8" S=0.0328

143+68.89, 7.29' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

144+05.90, 5.78' RT
1-8" 11-1/4" BEND, MJ
W/ CONC BLOCKING

144+17.47, 5.18' RT
1-8" TEE, FL
1-8" ADAPTOR, FLxMJ
2-8" GATE VALVE, FLxMJ
W/ CONC BLOCKING

59'-8" S=0.0358

144+16.95, 45.00' RT
1-8" 90° BEND, MJ
W/ CONC BLOCKING

128'-8" S=0.0619

144+32.38, 104.82' RT
1-8" CAP, MJ
W/ CONC BLOCKING

144+53.96, 9.42' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

12'-8"

40'-8"

INSTALL BLOWOFF AT LOW POINT

SSMH 9
4+50.16, 176.43' LT
RIM 2017.54
8" IE 2008.19 (IN-NE)
8" IE 2008.09 (OUT-S)

145+33.34, 10.24' RT
1-8" 22-1/2' BEND, MJ
W/ CONC BLOCKING

112'-8" S=0.0369

65+71.76, 10.08' RT
1-8" 90° BEND, MJ
W/ CONC BLOCKING

304'-8" S=0.0896

345'-8"

JACK AND BORE UTILITIES BENEATH STREAM CROSSING TO AVOID WORK WITHIN STREAM UNLESS OTHERWISE APPROVED BY WDFW. REFER TO SHEETS CA-02 FOR ADDITIONAL INFO.

SSMH 23
10+72.90, 4.33' RT
RIM 2074.51
8" IE 2066.61 (IN-W)
8" IE 2066.51 (OUT-W)

SUMMIT VIEW DR.

ROAD D

ROAD E

SIXTH ST

TRACT A
TRACT B
TRACT D
TRACT F
TRACT G
TRACT H
TRACT L
TRACT M
TRACT AA
TRACT BB

PRV

16" PVC

WATER PRESSURE ZONES	APPROX. WS EL IN RESEVOIR
ZONE 1 (1,865' – 1,965')	2,065
ZONE 2 (1,965' – 2,080')	2,176
ZONE 3 (2,080' – 2,200')	2,302
ZONE 4 (> 2,200')	TBD

INFORMATION FROM FIGURE 3.3 OF THE CITY OF CLE ELUM/TOWN OF SOUTH CLE ELUM WATER SYSTEM UPDATE PREPARED BY HLA.

APPROXIMATE ELEVATION RANGE IS A GENERAL ESTIMATE FOR PLANNING PURPOSES INTENDED TO SHOW ELEVATION RANGES THAT PROVIDE BETWEEN 40 AND 100 PSI. ACTUAL PRESSURES AND ELEVATION RANGES MAY VARY BASED ON SITE SPECIFIC REVIEW.

NOTES

REFER TO SHEET SW-02 FOR SEWER AND WATER NOTES.

EXISTING UTILITY NOTE

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

SEWER & WATER PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: SW-01
SHT 25 OF 43

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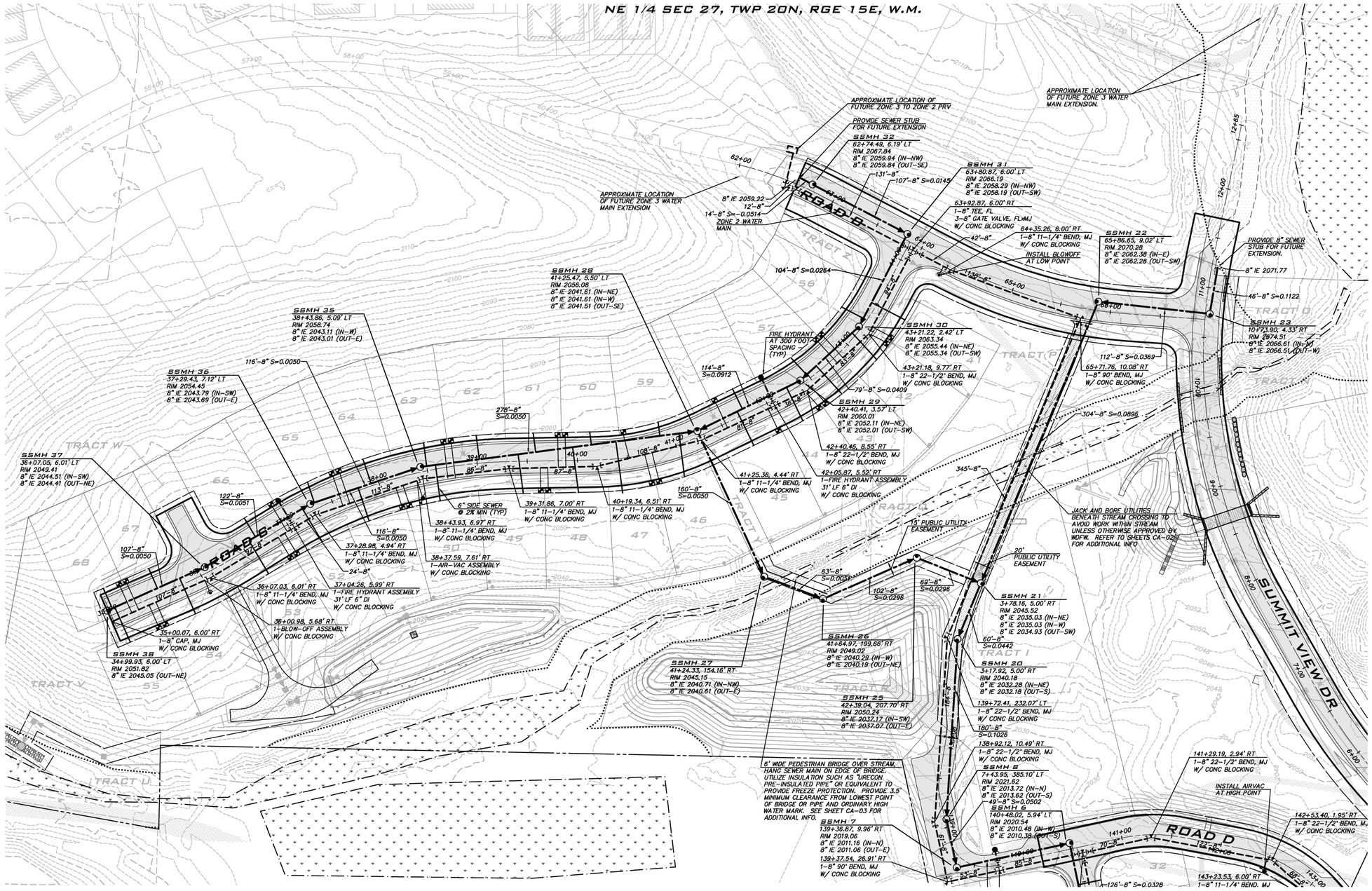

SCALE: 1" = 50'
0 25 50 100

WATER NOTES

SEE SHEET GN-01 FOR CITY OF CLE ELUM GENERAL REQUIREMENTS FORE WATER MAINS.

PHASE 1 SERVED OFF OF ZONE 2

PROVIDE AT LEAST 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER.

ALL WATER MAIN SHALL BE C-900 PIPE, SDR 18 MINIMUM UNLESS OTHERWISE APPROVED BY CITY.

FIRE HYDRANTS SHALL BE SPACED NO GREATER THAN EVER 300'. FIRE HYDRANTS PER CITY OF CLE ELUM STANDARD DETAIL W-3.

WATER LINES SHALL HAVE A MINIMUM DEPTH OF 54" TO CROWN OF PIPE.

COVER ON EXISTING WATER MAINS ASSUMED TO BE 54" UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CONFLICTS ARISE.

TYPICAL RESIDENTIAL WATER SERVICE LINES ARE 1" WATER SERVICES SIZES SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION. SERVICES FOR UNITS REQUIRING FIRE SPRINKLERS IF ANY, SHALL BE CONFIRMED BY BUILDER'S SPRINKLER DESIGNER PRIOR TO CONSTRUCTION.

PER UNIFORM PLUMBING CODE, INDIVIDUAL PRVS TO BE ADDED AT BUILDING PERMIT STAGE TO KEEP HOME PLUMBING AT 80 PSI OR LESS.

RJ PIPE CALLED OUT IN PLAN VIEW AND ON PROFILES IS REQUIRED BECAUSE PIPE IN AREA OF FILL.

WATER METER SYMBOLS SHOWN ARE SCHEMATIC. WATER SERVICE PER CITY OF CLE ELUM STANDARD DETAIL W-6.

AIR VAC ASSEMBLY REQUIRED AT HIGH POINTS IN WATER MAIN. AIR VAC PER CITY OF CLE ELUM STANDARD DETAIL W-5.

BLOW OFF OR FIRE HYDRANTS REQUIRED AT LOW POINTS IN WATER MAIN. BLOW OFF PER CITY OF CLE ELUM STANDARD DETAIL W-7.

PROVIDE ETHAFOAM PADS AT PIPE CROSSINGS WHERE VERTICAL CLEARANCE IS LESS THAN 1'.

SEWER NOTES

SEE SHEET GN-01 FOR CITY OF CLE ELUM GENERAL REQUIREMENTS FOR SANITARY SEWER MAINS.

SEWER MAIN TO BE 8" PVC AT 0.5% SLOPE OR GREATER UNLESS OTHERWISE NOTED.

SEWER SERVICES TO BE 6" PVC AT 2" SLOPE OR GREATER. MAX LENGTH OF SIDE SEWER IS 150' FROM MAIN WITH UP TO TWO LOTS ON ONE SERVICE LINE.

SEWER CLEAN OUTS IN ROADWAYS TO HAVE TRAFFIC RATED FRAME AND GRATE MARKED "SEWER".

PROVIDE 10' SEPARATION BETWEEN SEWER MAIN AND POTABLE WATER MAIN.

SEWER TO BE PLACED BELOW WATER CROSSINGS WITH AT LEAST 1.5' VERTICAL SEPARATION BETWEEN PIPES UNLESS OTHERWISE NOTED.

PROVIDE 1' PREFERRED VERTICAL SEPARATION BETWEEN SEWER MAIN AND STORM MAIN. SEPARATION MAY BE REDUCED TO BETWEEN 0.50' AND 0.99' WITH USE OF AN ETHAFOAM PAD AT CROSSING. USE FULL STICK OF PIPE CENTERED ON CROSSING WHERE SEPARATION IS LESS THAN 1'.

WATER PRESSURE ZONES

		APPROX. WS EL IN RESEVOIR
ZONE 1	(1,865' – 1,965')	2,065
ZONE 2	(1,965' – 2,080')	2,176
ZONE 3	(2,080' – 2,200')	2,302
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INFORMATION FROM FIGURE 3.3 OF THE CITY OF CLE ELUM/TOWN OF SOUTH CLE ELUM WATER SYSTEM UPDATE PREPARED BY HLA.

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY

REVISIONS

SEWER & WATER PLANS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: SW-02

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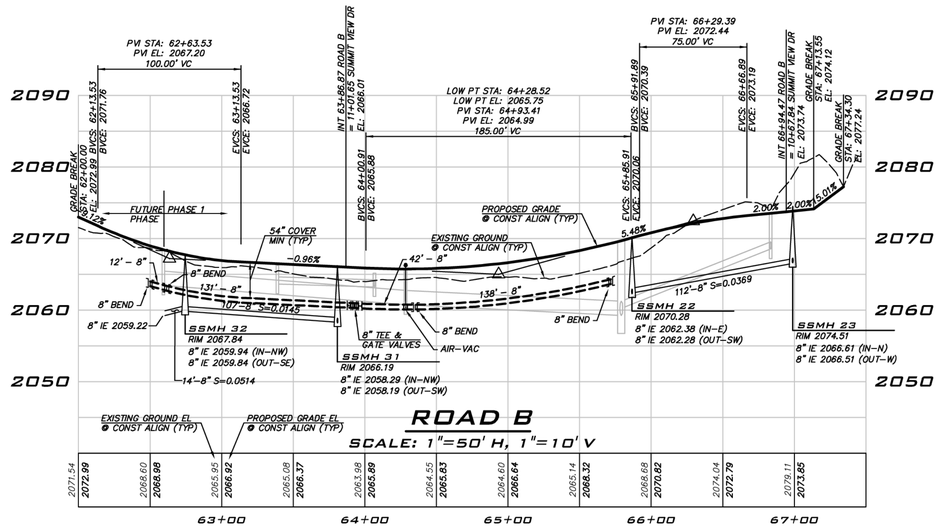
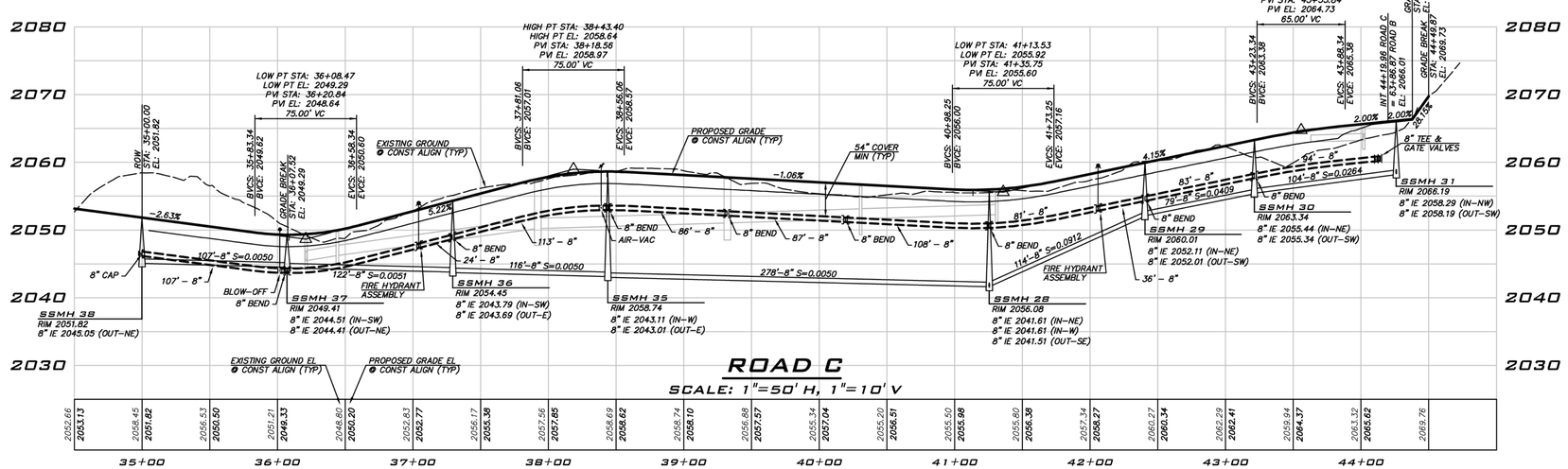


ROAD B

SCALE: 1"=50' H, 1"=10' V



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SEWER & WATER PROFILES

CITY HEIGHTS

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CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: SP-01
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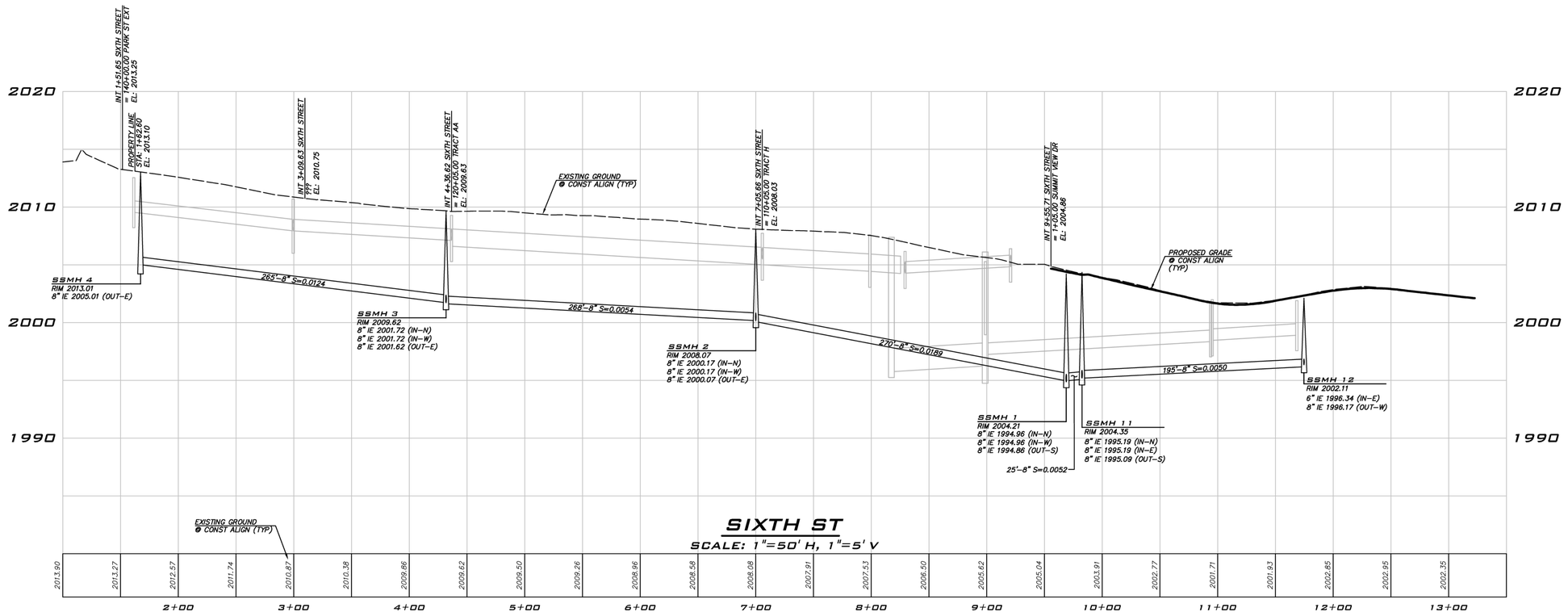
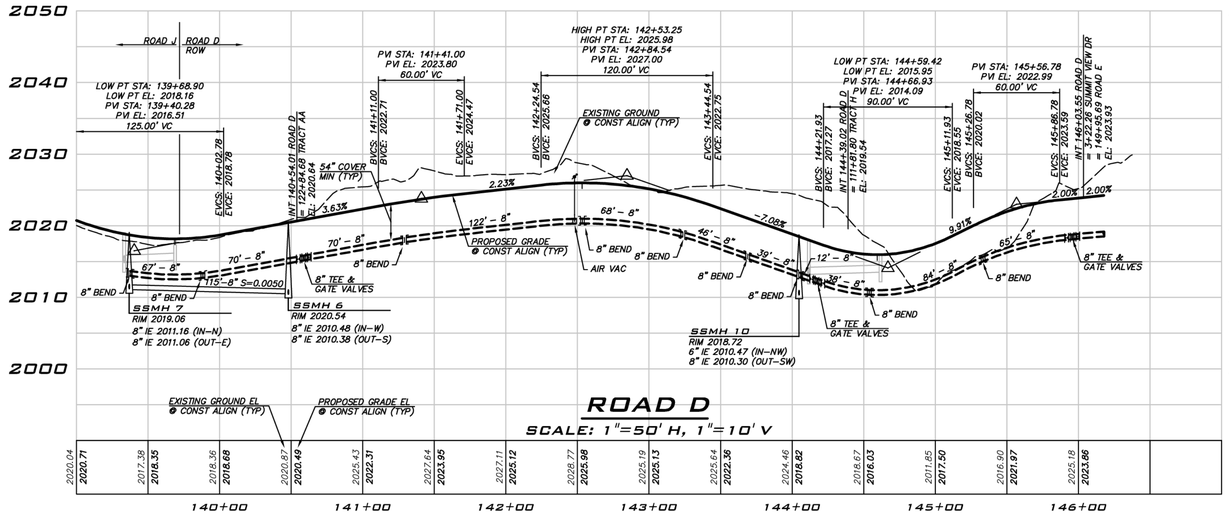


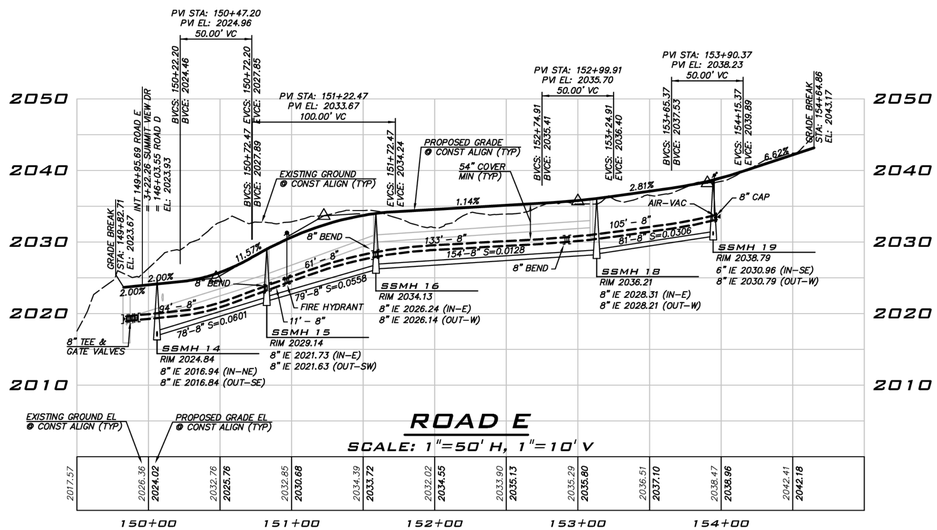
SIXTH ST

SCALE: 1"=50' H, 1"=5' V



ROAD D

SCALE: 1"=50' H, 1"=10' V



ROAD E

SCALE: 1"=50' H, 1"=10' V

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

SEWER & WATER PROFILES

CITY HEIGHTS

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CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: SP-02

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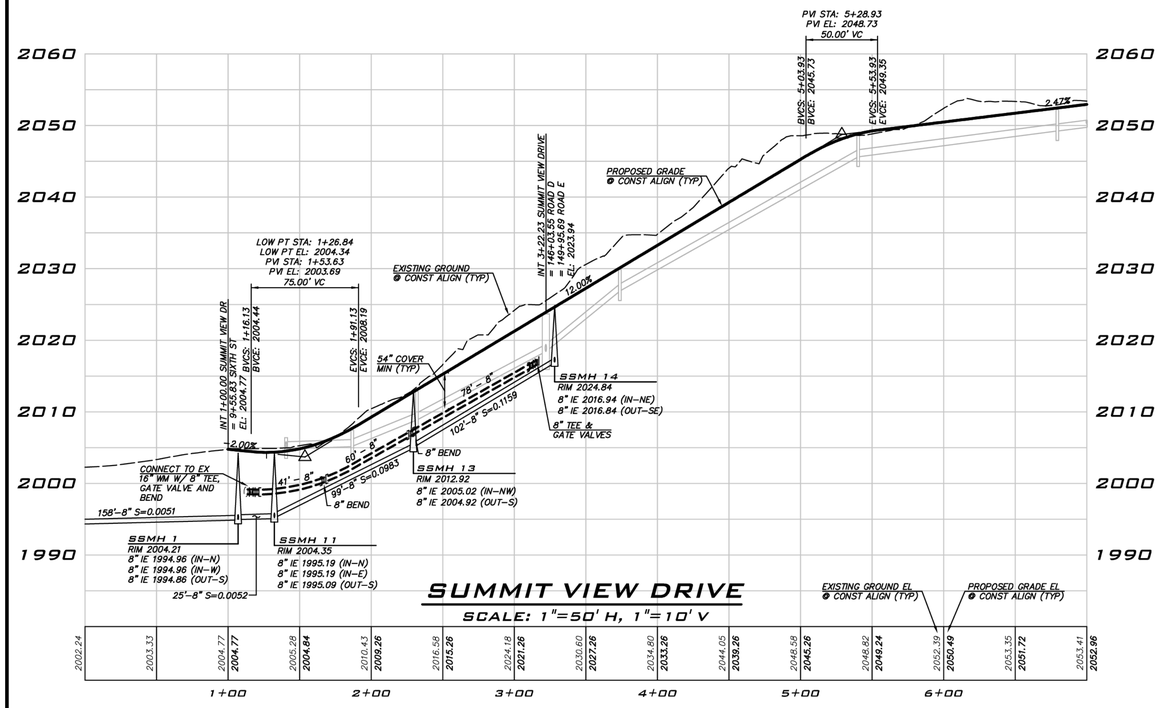

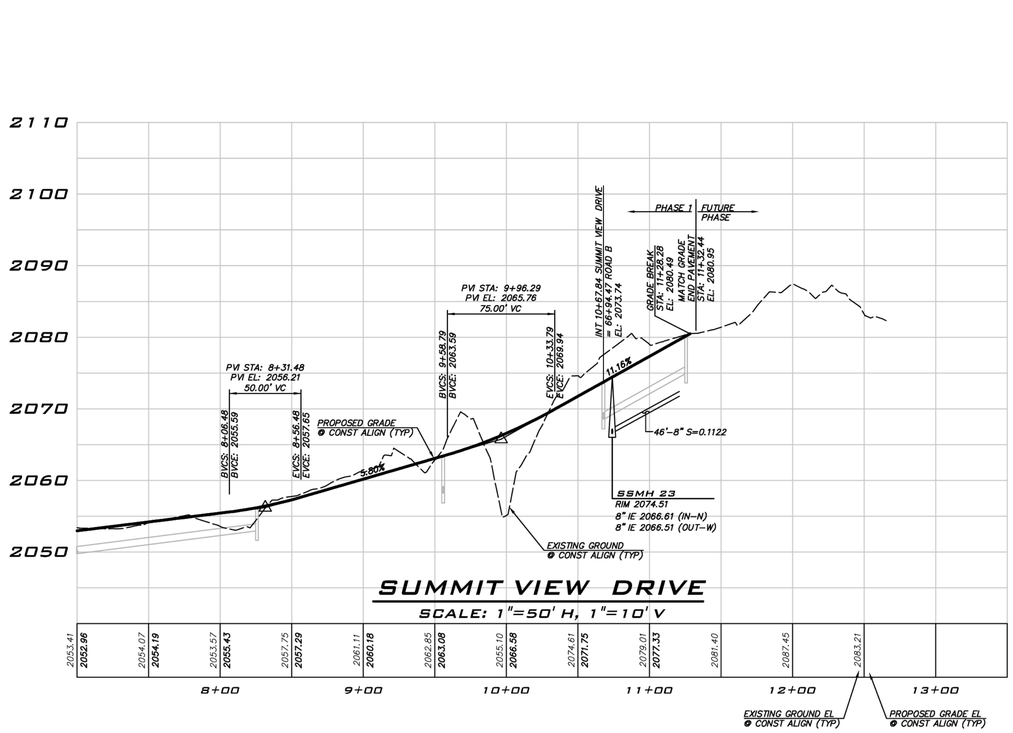

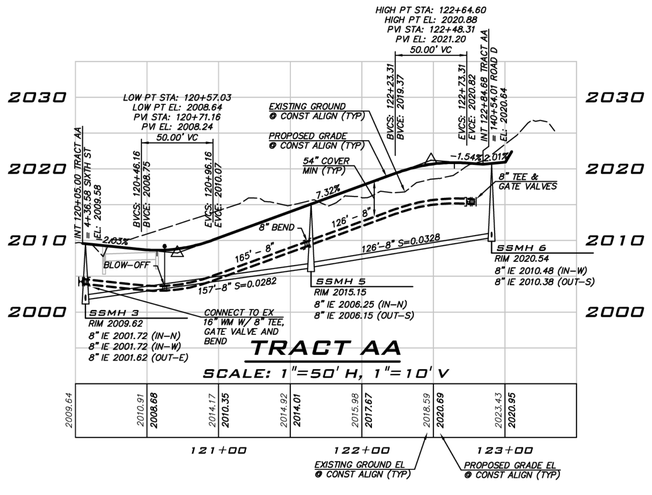

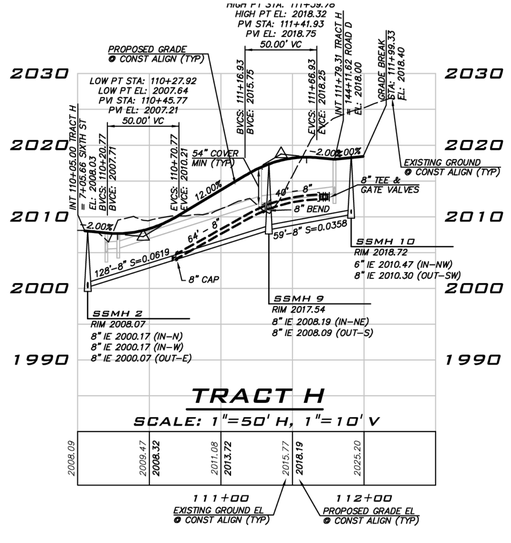

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CITY OF CLE ELUM WASHINGTON

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37925
REGISTERED
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3/15/21

JOB NUMBER: 19-349
SHEET NAME: SP-03
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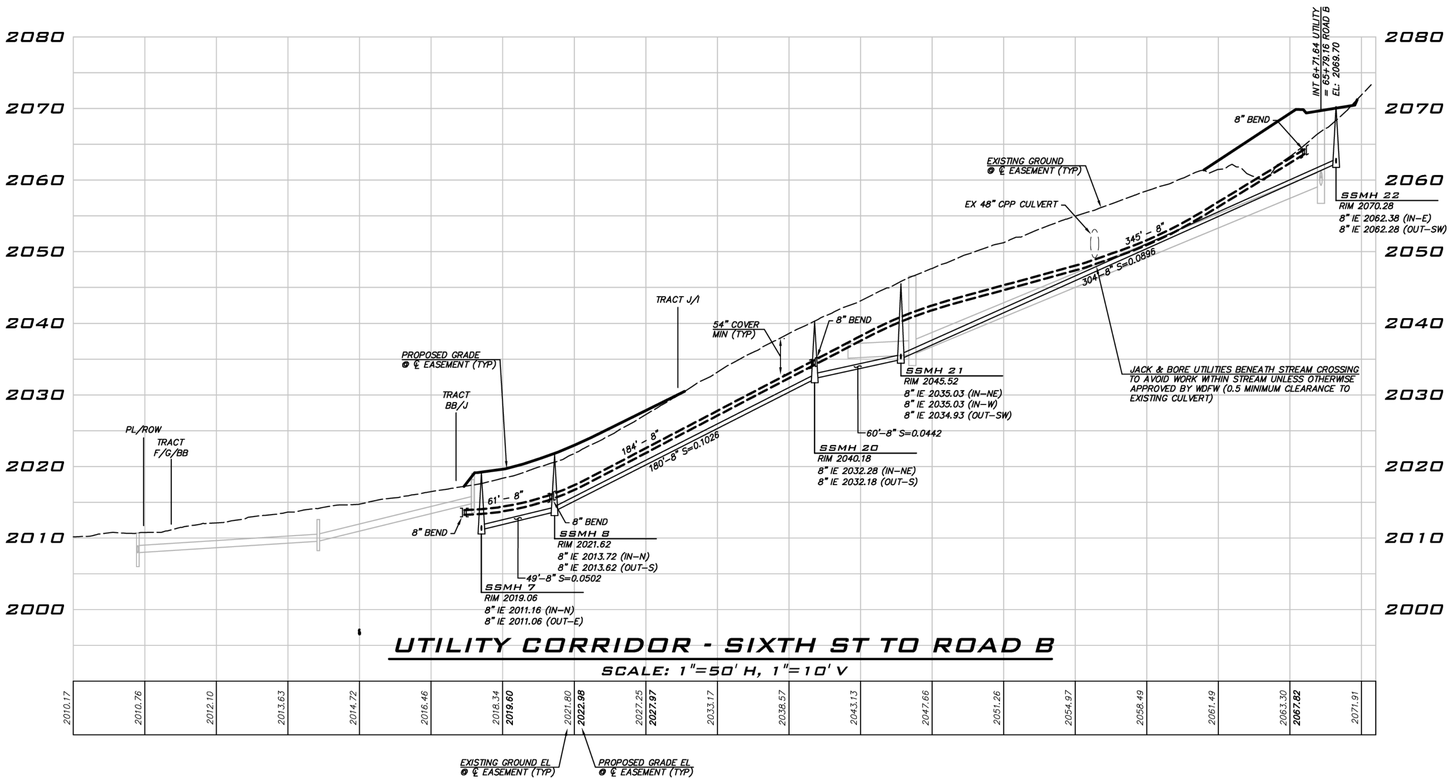
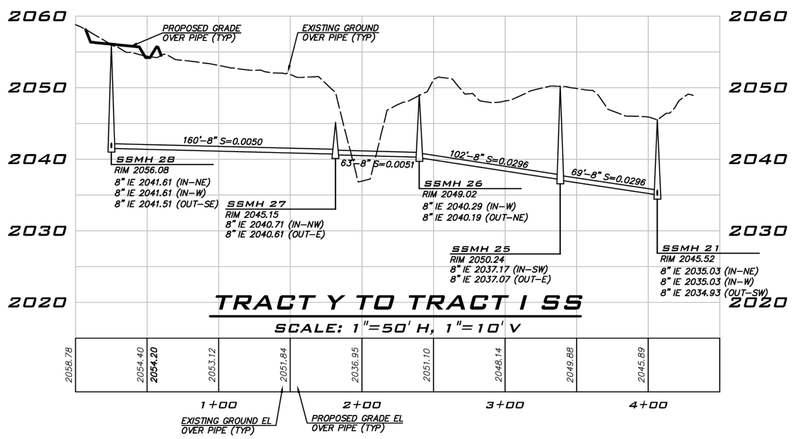


UTILITY CORRIDOR - SIXTH ST TO ROAD B

SCALE: 1"=50' H, 1"=10' V



TRACT Y TO TRACT I SS

SCALE: 1"=50' H, 1"=10' V

EXISTING UTILITY NOTE

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

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REVISIONS

SEWER & WATER PROFILES

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: SP-04

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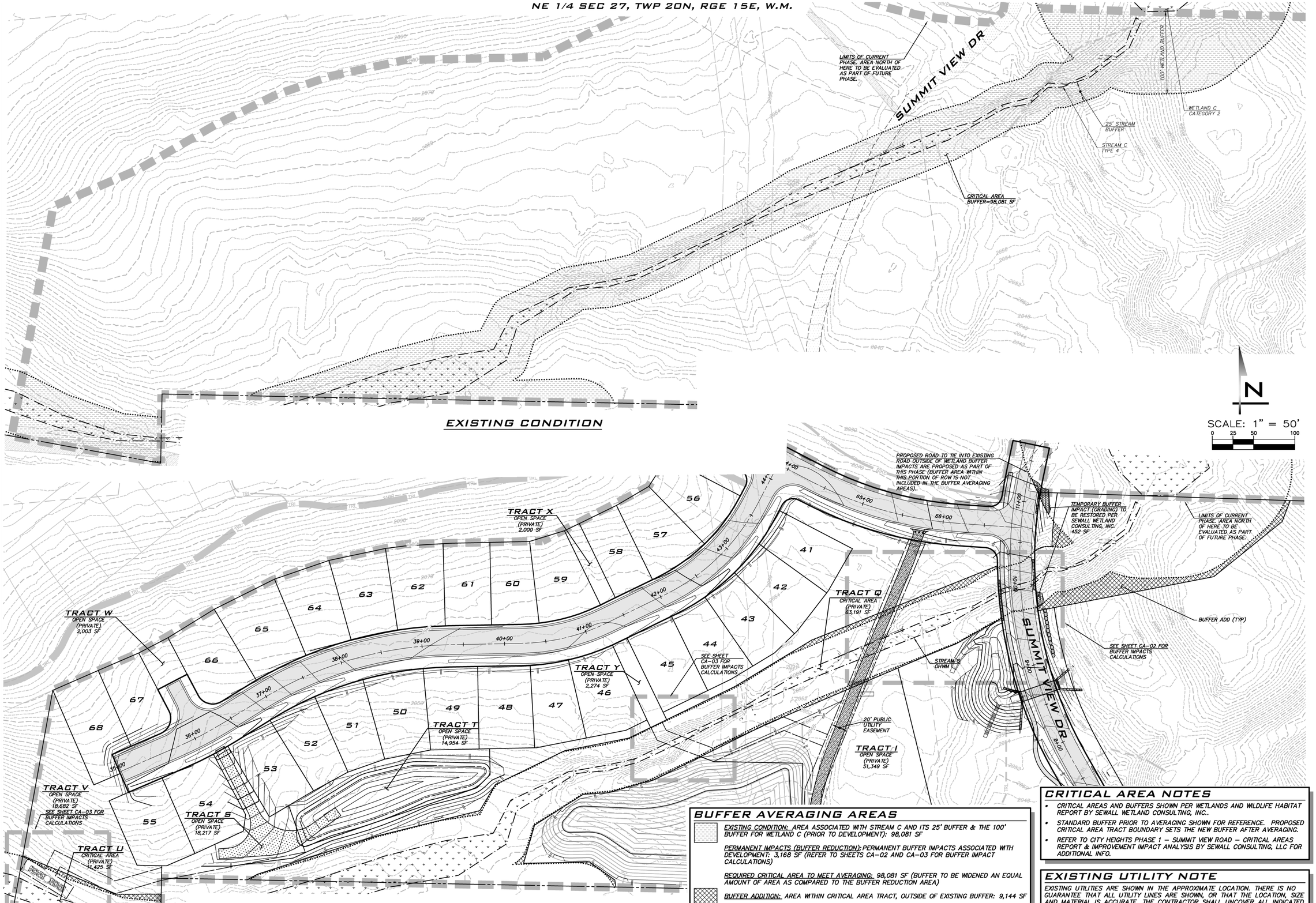

EXISTING CONDITION

PROPOSED CONDITION

N

SCALE: 1" = 50'
0 25 50 100

BUFFER AVERAGING AREAS

EXISTING CONDITION: AREA ASSOCIATED WITH STREAM C AND ITS 25' BUFFER & THE 100' BUFFER FOR WETLAND C (PRIOR TO DEVELOPMENT): 98,081 SF

PERMANENT IMPACTS (BUFFER REDUCTION): PERMANENT BUFFER IMPACTS ASSOCIATED WITH DEVELOPMENT: 3,168 SF (REFER TO SHEETS CA-02 AND CA-03 FOR BUFFER IMPACT CALCULATIONS)

REQUIRED CRITICAL AREA TO MEET AVERAGING: 98,081 SF (BUFFER TO BE WIDENED AN EQUAL AMOUNT OF AREA AS COMPARED TO THE BUFFER REDUCTION AREA)

BUFFER ADDITION: AREA WITHIN CRITICAL AREA TRACT, OUTSIDE OF EXISTING BUFFER: 9,144 SF

PROVIDED CRITICAL AREA: AREA SET ASIDE IN CRITICAL AREA TRACTS: 104,126 SF (29,468 SF TRACT N, 63,233 SF TRACT Q, 11,425 SF TRACT U)

TEMPORARY IMPACT SUMMARY: 1,855 SF OF TEMPORARY IMPACTS ARE ANTICIPATED TO ACCOMMODATE GRADING AND UTILITY INSTALLATION AS SHOWN ON SHEETS CA-01 TO CA-03. THESE AREAS ARE TO BE RESTORED PER REPORT BY SEWALL WETLAND CONSULTING, INC.

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING, INC..
- STANDARD BUFFER PRIOR TO AVERAGING SHOWN FOR REFERENCE. PROPOSED CRITICAL AREA TRACT BOUNDARY SETS THE NEW BUFFER AFTER AVERAGING.
- REFER TO CITY HEIGHTS PHASE 1 – SUMMIT VIEW ROAD – CRITICAL AREAS REPORT & IMPROVEMENT IMPACT ANALYSIS BY SEWALL CONSULTING, LLC FOR ADDITIONAL INFO.

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BUFFER AVERAGING
CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRATSTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
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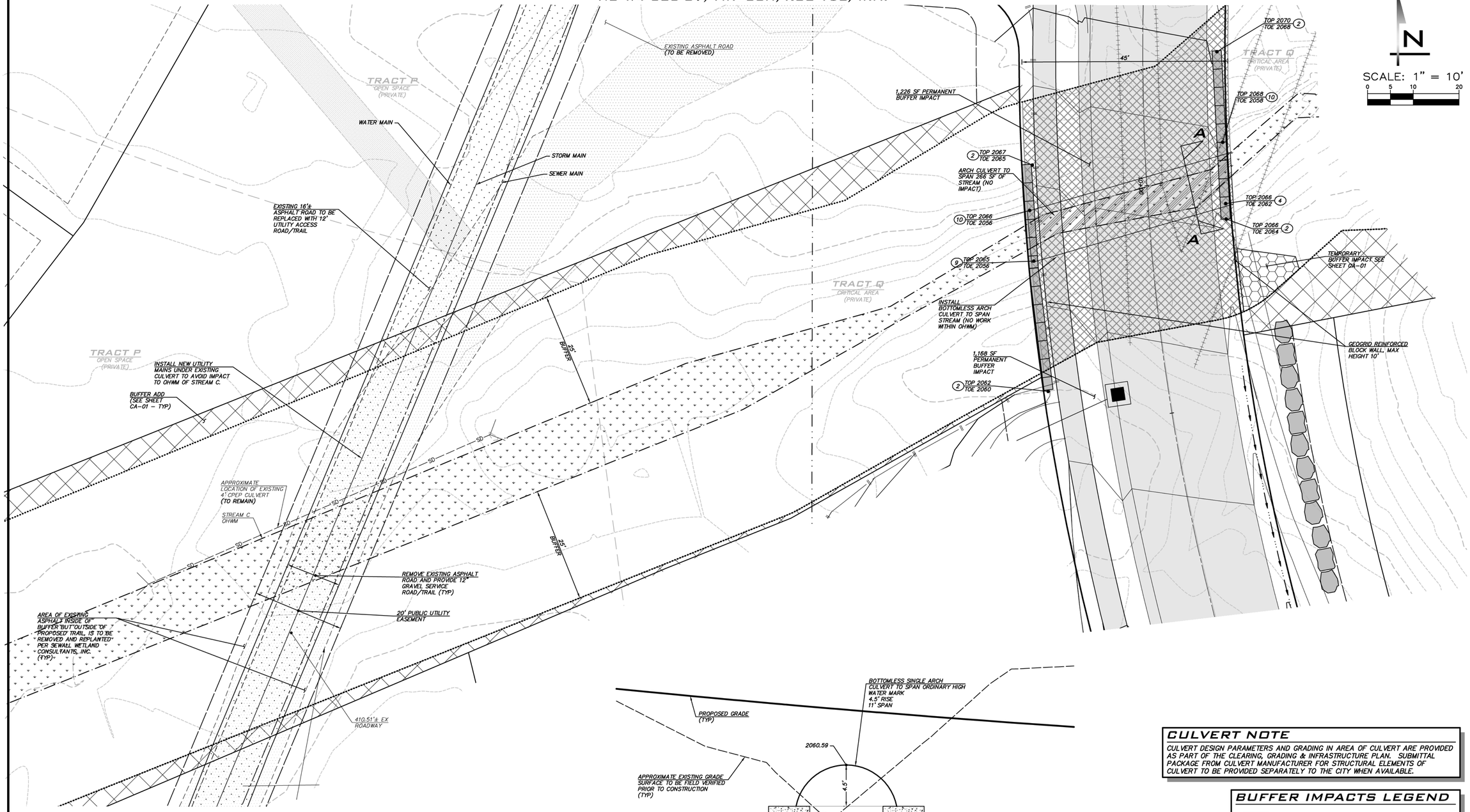

SECTION A-A

SCALE: 1"=5'

BUFFER IMPACT SUMMARY EXISTING STREAM CROSSING

- DISTURBANCE ASSOCIATED WITH INSTALLATION OF PROPOSED UTILITIES IS CONTAINED WITHIN THE EXISTING ROAD PRISM AND OES NOT CAUSE BUFFER IMPACTS.
- 450 SF OF EXISTING ASPHALT TO BE REMOVED AND THE UNDERLYING BUFFER AREA RESTORED PER REPORT BY SEAWALL WETLAND CONSULTING.

BUFFER IMPACT SUMMARY PROPOSED STREAM CROSSING

PERMANENT BUFFER IMPACTS *	
(INSTALLATION OF ROAD, UTILITIES, AND WALL NORTH OF STREAM)	1,226 SF
(INSTALLATION OF ROAD, UTILITIES, AND WALL SOUTH OF STREAM)	1,168 SF
	2,394 SF
PERMANENT IMPACTS ABOVE STREAM**	
(INSTALLATION OF ROAD, UTILITIES, AND WALL)	266 SF

* BUFFER AVERAGING USED TO MITIGATE PERMANENT IMPACTS. REFER TO REPORT BY SEWALL CONSULTING, LLC FOR DETAILS.

** MITIGATION NOT NEEDED FOR IMPACTS ABOVE STREAM FOR A WDFW APPROVED CROSSING OR CULVERT PER SEWALL WETLAND CONSULTANTS, INC.

CULVERT SPAN NOTE

THE CULVERT SPAN WAS DETERMINED BY FINDING THE WIDEST OHWM WIDTH AT THE STREAM CROSSING. CULVERT SPAN CALCULATION PER GUIDANCE FROM SEWALL WETLAND CONSULTING, INC.:
CULVERT SPAN = 1.2 X OHWM WIDTH + 2' = 10.63' (ROUNDED TO 11')
NOTE: AVERAGE OHWM UPSTREAM AND DOWNSTREAM OF THE PROPOSED CULVERT WAS NARROWER THAN OHWM AT THE CULVERT.

CULVERT NOTE

CULVERT DESIGN PARAMETERS AND GRADING IN AREA OF CULVERT ARE PROVIDED AS PART OF THE CLEARING, GRADING & INFRASTRUCTURE PLAN. SUBMITTAL PACKAGE FROM CULVERT MANUFACTURER FOR STRUCTURAL ELEMENTS OF CULVERT TO BE PROVIDED SEPARATELY TO THE CITY WHEN AVAILABLE.

BUFFER IMPACTS LEGEND

PERMANENT BUFFER IMPACTS

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING, INC..
- STANDARD BUFFER PRIOR TO AVERAGING SHOWN FOR REFERENCE. PROPOSED CRITICAL AREA TRACT BOUNDARY SETS THE NEW BUFFER AFTER AVERAGING.
- REFER TO CITY HEIGHTS PHASE 1 – SUMMIT VIEW ROAD – CRITICAL AREAS REPORT & IMPROVEMENT IMPACT ANALYSIS BY SEWALL CONSULTING, LLC FOR ADDITIONAL INFO.

EXISTING UTILITY NOTE

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0 5 10 20

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CRITICAL AREA CROSSING

CITY HEIGHTS
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BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

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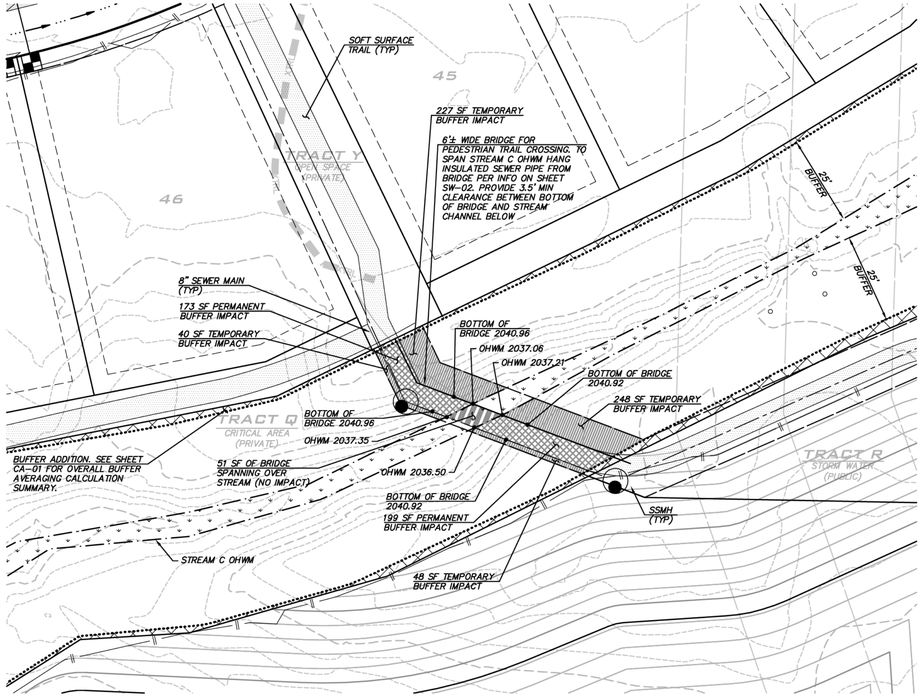
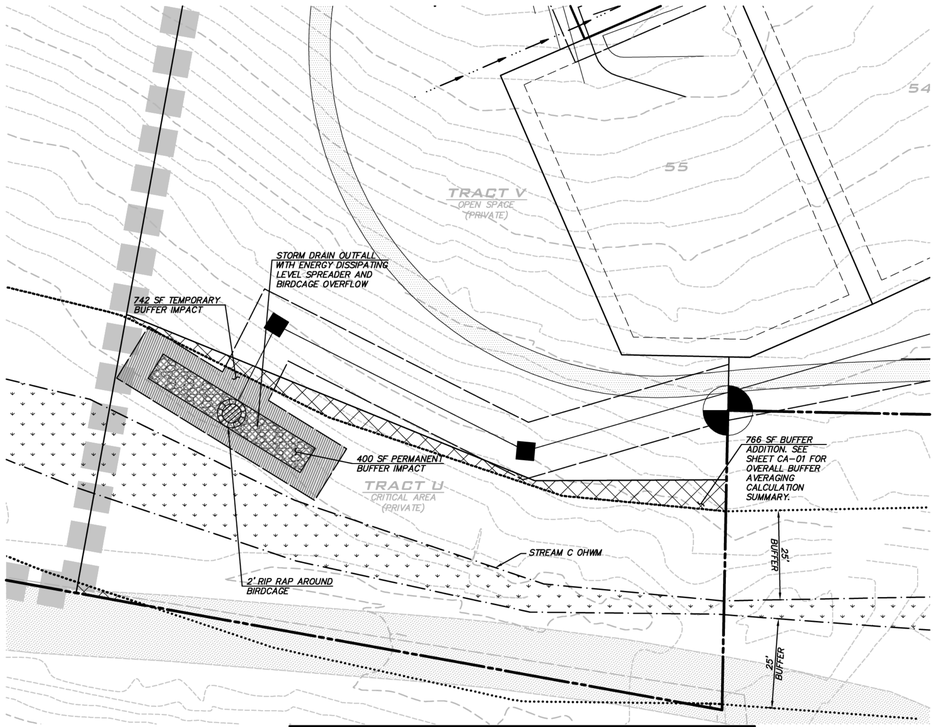




BUFFER IMPACT SUMMARY
PROPOSED STREAM CROSSING

PERMANENT BUFFER IMPACTS*	
(6' TRAIL WEST OF STREAM)	173 SF
(6' TRAIL EAST OF STREAM)	199 SF
	372 SF
TEMPORARY BUFFER IMPACT ***	
(INSTALLATION OF BRIDGE, SEWER, & TRAIL WEST OF STREAM)	267 SF
(INSTALLATION OF BRIDGE, SEWER, & TRAIL EAST OF STREAM)	296 SF
	563 SF
BRIDGE ABOVE STREAM **	
(NO IMPACT)	51 SF

* BUFFER AVERAGING USED TO MITIGATE PERMANENT IMPACTS. REFER TO REPORT BY SEWALL CONSULTING, LLC FOR DETAILS.

** MITIGATION NOT NEEDED FOR IMPACTS ABOVE STREAM FOR A WDFW APPROVED CROSSING OR CULVERT PER SEWALL WETLAND CONSULTANTS, INC.

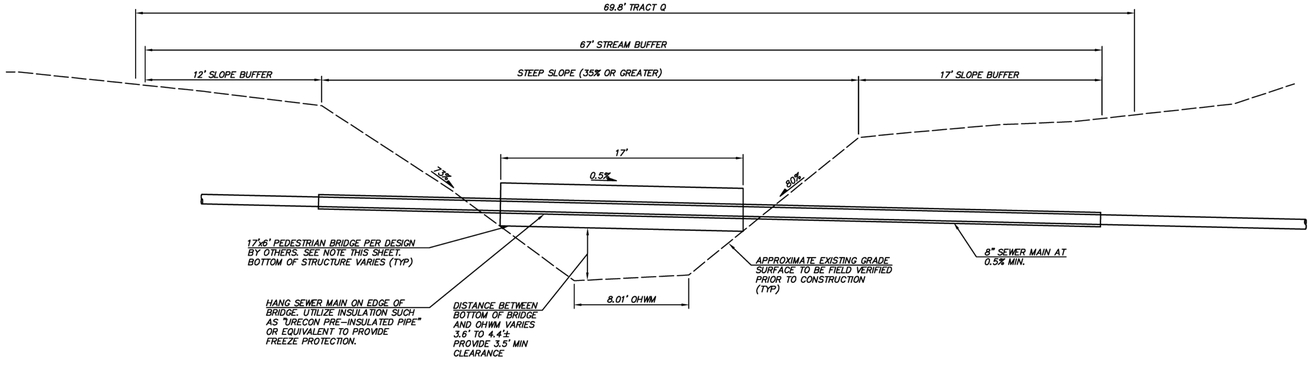
*** RESTORATION OF TEMPORARY BUFFER IMPACTS REPORT BY SEWALL WETLAND CONSULTANTS, INC.

BUFFER IMPACT SUMMARY
OUTFALL

PERMANENT BUFFER IMPACTS*	
(RIP RAP & DISPERSION TRENCH)	400 SF
TEMPORARY BUFFER IMPACT**	
(UTILITY INSTALLATION)	742 SF

* BUFFER AVERAGING USED TO MITIGATE PERMANENT INAPOCTS. REFER TO REPORT BY SEWALL CONSULTING, LLC FOR DETAILS.

** RESTORATION OF TEMPORARY BUFFER IMPACTS PER SEWALL WETLAND CONSULTANTS, INC.



PEDESTRIAN BRIDGE WEST

SCALE: 1"=5'

PEDESTRIAN BRIDGE NOTE

BRIDGE DESIGN PARAMETERS AND GRADING IN AREA OF BRIDGE ARE PROVIDED AS PART OF THE CLEARING, GRADING & INFRASTRUCTURE PLAN. SUBMITTAL PACKAGE FROM BRIDGE MANUFACTURER FOR STRUCTURAL ELEMENTS OF BRIDGE TO BE PROVIDED SEPARATELY TO THE CITY WHEN AVAILABLE.

BUFFER IMPACTS LEGEND

- PERMANENT BUFFER IMPACTS
- PERMANENT IMPACTS (ABOVE STREAM)
- TEMPORARY BUFFER IMPACTS
- TEMPORARY IMPACTS (ABOVE STREAM)

CRITICAL AREA NOTES

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N

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0 10 20 40

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DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY

REVISIONS

CRITICAL AREA CROSSING
CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM
WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/15/21

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SHEET NAME: CA-03
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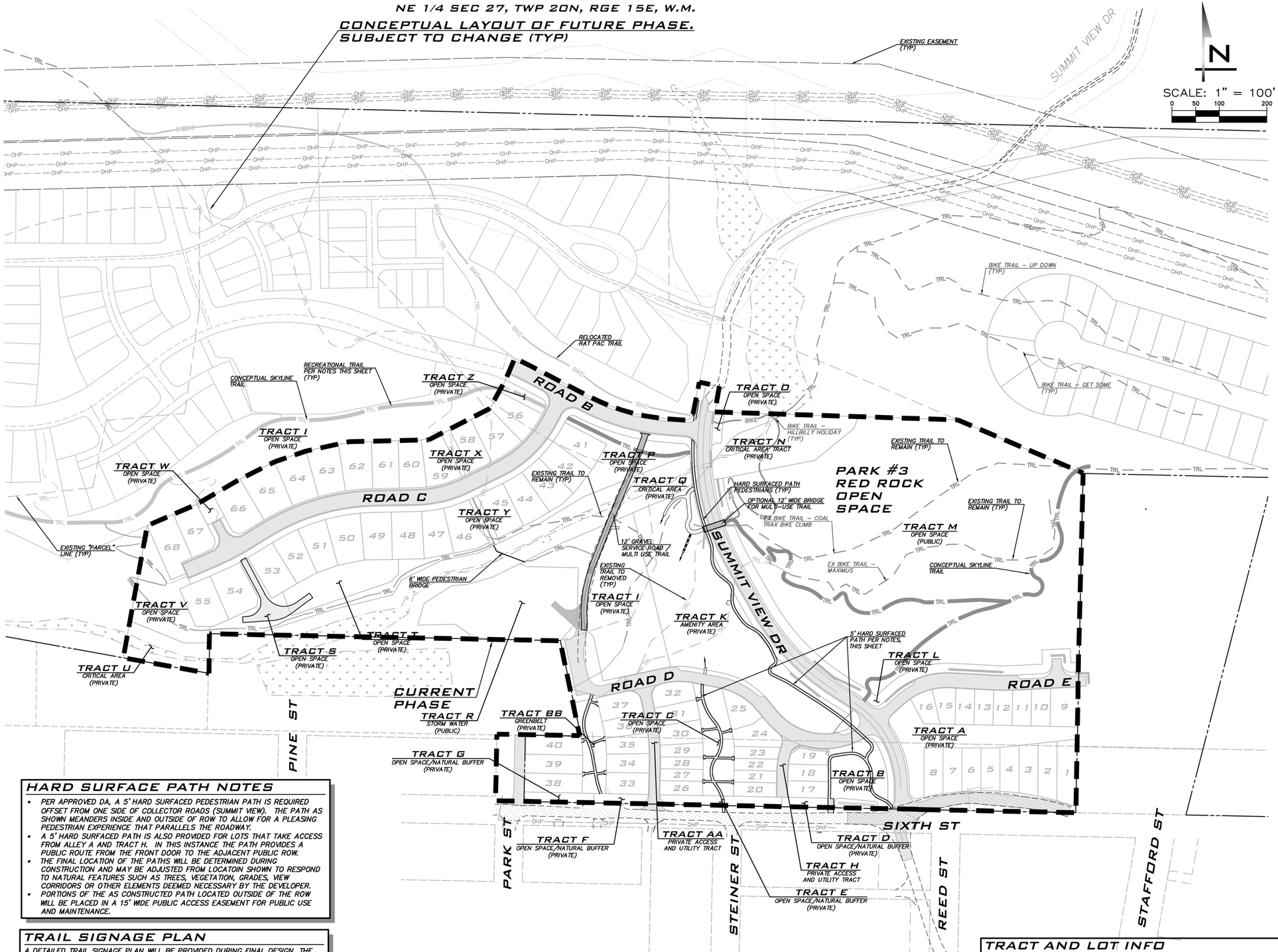
CONCEPTUAL LAYOUT OF FUTURE PHASE.
SUBJECT TO CHANGE (TYP)



HARD SURFACE PATH NOTES

- PER APPROVED DA, A 5' HARD SURFACED PEDESTRIAN PATH IS REQUIRED OFFSET FROM ONE SIDE OF COLLECTOR ROADS (SUMMIT VIEW). THE PATH AS SHOWN MEANDERS INSIDE AND OUTSIDE OF ROW TO ALLOW FOR A PLEASING PEDESTRIAN EXPERIENCE THAT PARALLELS THE ROADWAY.
- A 5' HARD SURFACED PATH IS ALSO PROVIDED FOR LOTS THAT TAKE ACCESS FROM ALLEY A AND TRACT H. IN THIS INSTANCE THE PATH PROVIDES A PUBLIC ROUTE FROM THE FRONT DOOR TO THE ADJACENT PUBLIC ROW.
- THE FINAL LOCATION OF THE PATHS WILL BE DETERMINED DURING CONSTRUCTION AND MAY BE ADJUSTED FROM LOCATOIN SHOWN TO RESPOND TO NATURAL FEATURES SUCH AS TREES, VEGETATION, GRADES, VIEW CORRIDORS OR OTHER ELEMENTS DEEMED NECESSARY BY THE DEVELOPER.
- PORTIONS OF THE AS CONSTRUCTED PATH LOCATED OUTSIDE OF THE ROW WILL BE PLACED IN A 15' WIDE PUBLIC ACCESS EASEMENT FOR PUBLIC USE AND MAINTENANCE.

TRAIL LEGEND

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

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.

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.

TRACT AND LOT INFO

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

EXISTING UTILITY NOTE

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

TRAILS PLAN

CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349
SHEET NAME: TS-01
SHT 34 OF 43

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CONCEPTUAL LAYOUT OF FUTURE PHASE.
SUBJECT TO CHANGE (TYP)

EXISTING EASEMENT (TYP)

SUMMIT VIEW DR

TRACT Z
OPEN SPACE (PRIVATE)

ROAD B

TRACT O
OPEN SPACE (PRIVATE)

TRACT N
CRITICAL AREA TRACT (PRIVATE)

PARK #3
RED ROCK
OPEN
SPACE

TRACT P
OPEN SPACE (PRIVATE)

TRACT Q
CRITICAL AREA (PRIVATE)

TRACT X
OPEN SPACE (PRIVATE)

TRACT W
OPEN SPACE (PRIVATE)

ROAD C

TRACT Y
OPEN SPACE (PRIVATE)

TRACT Q
CRITICAL AREA (PRIVATE)

TRACT M
OPEN SPACE (PUBLIC)

EXISTING "PARCEL" LINE (TYP)

8' WIDE PEDESTRIAN BRIDGE

TRACT I
OPEN SPACE (PRIVATE)

TRACT V
OPEN SPACE (PRIVATE)

TRACT K
AMENITY AREA (PRIVATE)

TRACT T
OPEN SPACE (PRIVATE)

TRACT J
ACCESS (PUBLIC)

TRACT L
OPEN SPACE (PRIVATE)

TRACT S
OPEN SPACE (PRIVATE)

TRACT U
CRITICAL AREA (PRIVATE)

TRACT R
STORM WATER (PUBLIC)

CURRENT PHASE

ROAD D

ROAD E

PINE ST

TRACT BB
GREENBELT (PRIVATE)

TRACT C
OPEN SPACE (PRIVATE)

TRACT A
OPEN SPACE (PRIVATE)

TRACT G
OPEN SPACE/NATURAL BUFFER (PRIVATE)

TRACT B
OPEN SPACE (PRIVATE)

SIXTH ST

PARK ST

TRACT F
OPEN SPACE/NATURAL BUFFER (PRIVATE)

TRACT AA
PRIVATE ACCESS AND UTILITY TRACT

TRACT D
OPEN SPACE/NATURAL BUFFER (PRIVATE)

TRACT H
PRIVATE ACCESS AND UTILITY TRACT

TRACT E
OPEN SPACE/NATURAL BUFFER (PRIVATE)

STEINER ST

REED ST

STAFFORD ST

LEGEND

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

TRACT AND LOT INFO

- REFER TO SHEET GN-01 FOR TABLE IDENTIFYING TRACT AREAS, USES AND PUBLIC VS PRIVATE DESIGNATION.
- REFER TO SHEET GN-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 GN-01 FOR SUMMARY OF AREAS IN OPEN SPACE, CRITCAL AREAS AND AMENITY AREAS PROVIDED FOR THE CURRENT PHASE.

EXISTING UTILITY NOTE

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REVISIONS		

OPEN SPACE PLAN

CITY HEIGHTS
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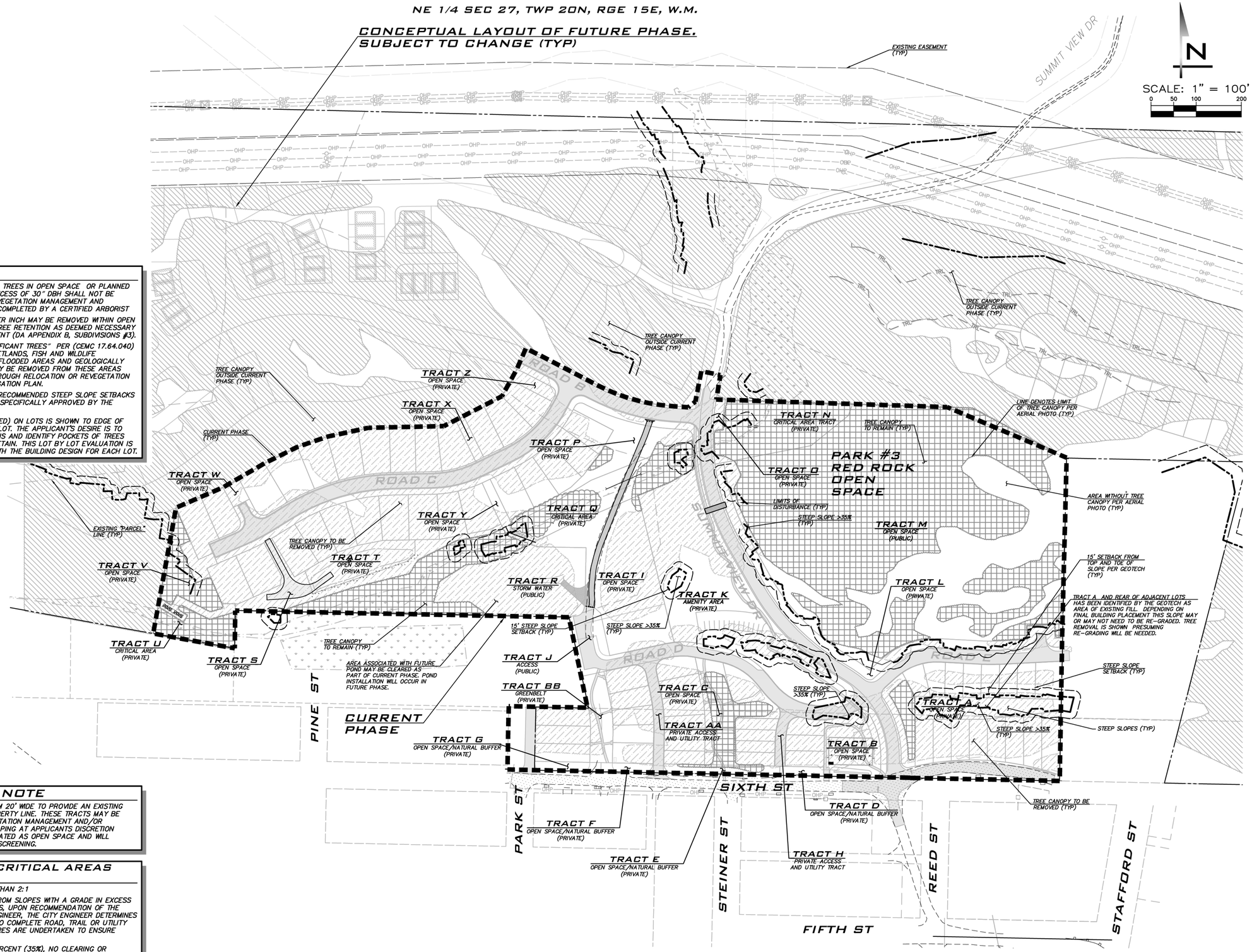
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CONCEPTUAL LAYOUT OF FUTURE PHASE. SUBJECT TO CHANGE (TYP)



TREE NOTES

- (DA APPENDIX B, SUBDIVISIONS #3): TREES IN OPEN SPACE OR PLANNED PUBLIC AREA WITH A DIAMETER IN EXCESS OF 30" DBH SHALL NOT BE REMOVED PRIOR TO CREATION OF A VEGETATION MANAGEMENT AND REVEGETATION AND PLANTING PLAN COMPLETED BY A CERTIFIED ARBORIST
- SELECT TREES LESS THAN 30" CALIPER INCH MAY BE REMOVED WITHIN OPEN SPACE AREAS SHOWN AS AREA OF TREE RETENTION AS DEEMED NECESSARY BY DEVELOPER PER THE DA AGREEMENT (DA APPENDIX B, SUBDIVISIONS #3).
- (DA APPENDIX B–ZONING #9) "SIGNIFICANT TREES" PER (CEMC 17.64.040) PERTAINS ONLY TO TREES WITHIN WETLANDS, FISH AND WILDLIFE CONSERVATION AREAS, FREQUENTLY FLOODED AREAS AND GEOLOGICALLY HAZARDOUS AREAS. SUCH TREES MAY BE REMOVED FROM THESE AREAS WHERE REMOVALS ARE MITIGATED THROUGH RELOCATION OR REVEGETATION PURSUANT TO A CRITICAL AREA MITIGATION PLAN.
- CLEARING ON LOTS WITHIN GEOTECH RECOMMENDED STEEP SLOPE SETBACKS IS NOT ALLOWED UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE GEOTECH ON A LOT BY LOT BASIS.
- TREE CLEARING (TREES TO BE REMOVED) ON LOTS IS SHOWN TO EDGE OF STEEP SLOPE SETBACK OR REAR OF LOT. THE APPLICANT'S DESIRE IS TO REVIEW TREES ON A LOT BY LOT BASIS AND IDENTIFY POCKETS OF TREES AND VEGETATION TO VOLUNTARILY RETAIN. THIS LOT BY LOT EVALUATION IS ANTICIPATED TO BE COORDINATED WITH THE BUILDING DESIGN FOR EACH LOT.

NATURAL BUFFER NOTE

TRACTS D, E, F, AND G ARE TO BE MINIMUM 20' WIDE TO PROVIDE AN EXISTING NATURAL BUFFER ALONG THE SOUTH PROPERTY LINE. THESE TRACTS MAY BE AESTHETICALLY ENHANCED UTILIZING VEGETATION MANAGEMENT AND/OR INSTALLATION OF SUPPLEMENTAL LANDSCAPING AT APPLICANTS DISCRETION TRACTS A, B, BB AND C ARE ALSO DESIGNATED AS OPEN SPACE AND WILL PROVIDE ADDITIONAL OPPORTUNITIES FOR SCREENING.

EARTH, SOILS, AND CRITICAL AREAS (DA APPENDIX G)

- CUT SLOPES SHALL NOT BE STEEPER THAN 2:1
- NO VEGETATION SHALL BE REMOVED FROM SLOPES WITH A GRADE IN EXCESS OF THIRTY FIVE PERCENT (35%) UNLESS, UPON RECOMMENDATION OF THE RIDGE ENTITIES LICENSED GEOTECH ENGINEER, THE CITY ENGINEER DETERMINES VEGETATION REMOVAL IS NECESSARY TO COMPLETE ROAD, TRAIL OR UTILITY CORRIDORS AND APPROPRIATE MEASURES ARE UNDERTAKEN TO ENSURE SLOPE STABILITY.
- ON SLOPES EXCEEDING THIRTY FIVE PERCENT (35%), NO CLEARING OR GRADING SHALL OCCUR WITHIN 25 FEET FROM THE TOP OF ANY SLOPE, UNLESS, UPON RECOMMENDATION OF A GEOTECHNICAL REPORT FROM THE RIDGE ENTITIES LICENSED GEOTECHNICAL ENGINEER DEMONSTRATING THAT SUCH WORK WILL NOT ADVERSELY AFFECT SLOPE STABILITY, THE CITY ENGINEER DETERMINES THAT SUCH WORK WILL NOT ADVERSELY AFFECT SLOPE STABILITY. (REFER TO GEOTECHNICAL NOTES ON SHEET EC–01 FOR RECOMMENDED BUFFER REDUCTIONS).

LEGEND

- AREA OF TREE REMOVAL (TREES TO BE REMOVED AT APPLICANT'S DISCRETION IN ACCORDANCE WITH DA)
- AREA OF TREE RETENTION (TREES TO BE RETAINED WITH SELECT REMOVAL AND VEGETATION MANAGEMENT AS ALLOWED PER DA. SEE TREE NOTES THIS SHEET.)
- FUTURE PHASE (RETAIN TREES UNTIL FUTURE EVALUATION)

EXISTING UTILITY NOTE

EXISTING 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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KIRKLAND, WA 98033
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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY

REVISIONS

TREE PRESERVATION AND CLEARING PLAN

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLANS

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: 19-349

SHEET NAME: TR-01

SHT 36 OF 43

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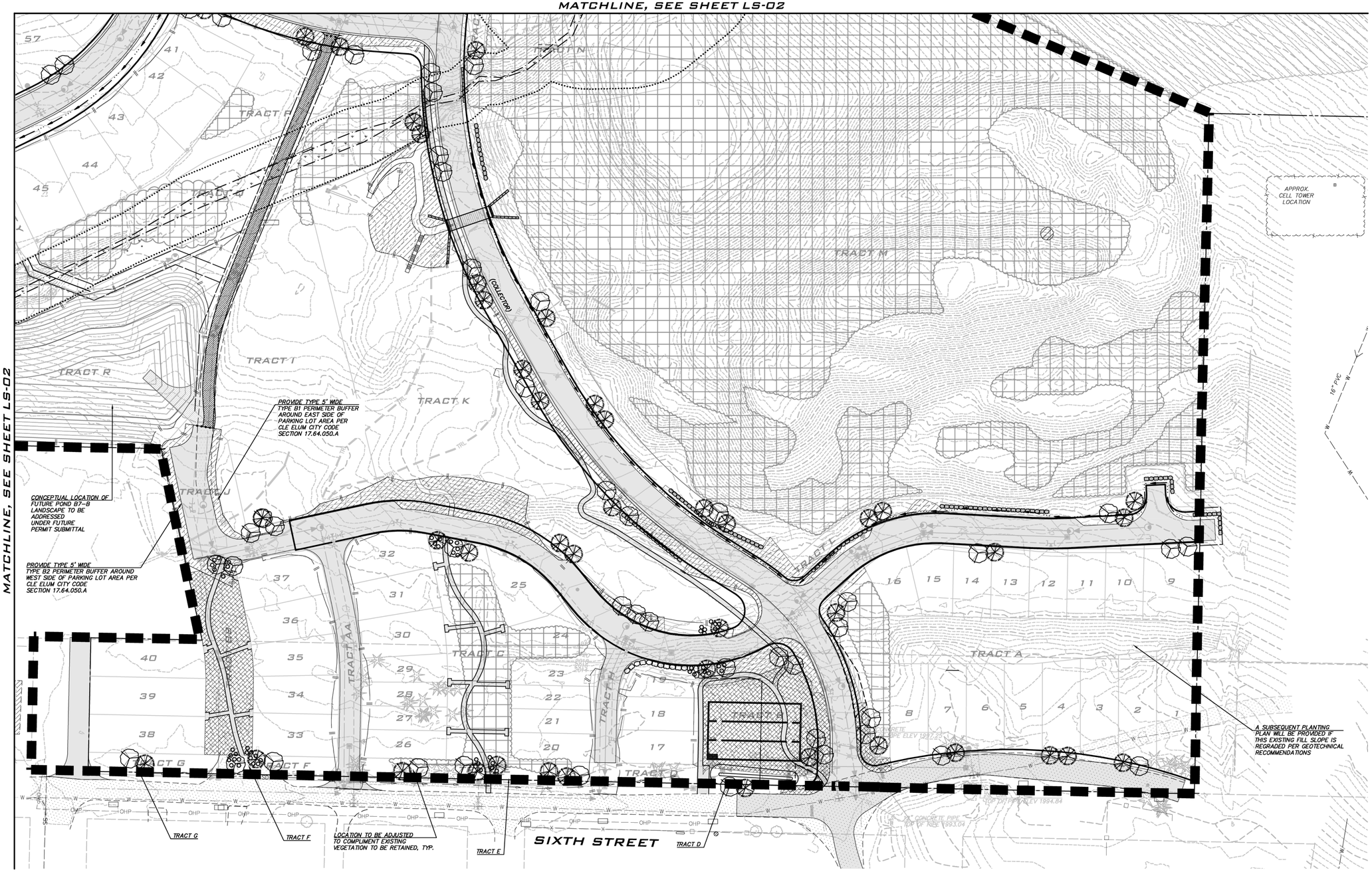
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

MATCHLINE, SEE SHEET LS-02



SCALE: 1" = 50'
0 25 50 100

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EXISTING VEGETATION

- AREA OF TREE RETENTION (TREES TO BE RETAINED WITH SELECT REMOVAL AND VEGETATION MANAGEMENT AS ALLOWED PER DA. SEE TREE NOTES ON SHEET TR-01.)
- FUTURE PHASE (RETAIN TREES UNTIL FUTURE EVALUATION)

LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- ENHANCED NATIVE SHRUB PLANTINGS
- SLOPE STABILIZATION PLANTING
- NATIVE GRASS AND PERENNIAL
- DROUGHT TOLERANT GRASS
- ENHANCED LANDSCAPE ACCENT
- ENHANCED NATIVE GROUNDCOVER

* SEE LS-03 FOR CONCEPTUAL PLANT SCHEDULE*

LANDSCAPE NOTES

- REFER TO DA APPENDIX B SECTION 9 FOR LANDSCAPING REQUIREMENTS.
- CCR'S SHALL BE ESTABLISHED THAT PROVIDE FOR REVEGETATION OF DISTURBED AREAS, PREVENTION OF NOXIOUS WEEDS, PROHIBIT HUNTING AND DISCHARGE OF FIREARMS AND REQUIRE WILDLIVE PROOF GARBAGE CANS. REFER TO DA APPENDIX H #3 FOR REQUIREMENTS.
- STREET TREE LOCATIONS ARE CONCEPTUAL AND MAY BE IMPACTED BY UTILITIES AND/OR ACCESS.
- SEE SHEETS TS-01 AND OS-01 FOR ADDITIONAL TRAILS AND OPEN SPACE INFORMATION.

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DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

LANDSCAPE PLAN

CITY HEIGHTS

PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLEMAN
No. 1407 EXP. 04/24/21
LICENSED LANDSCAPE ARCHITECT

3/15/21

JOB NUMBER: 19-349
SHEET NAME: LS-01
SHT 37 OF 42

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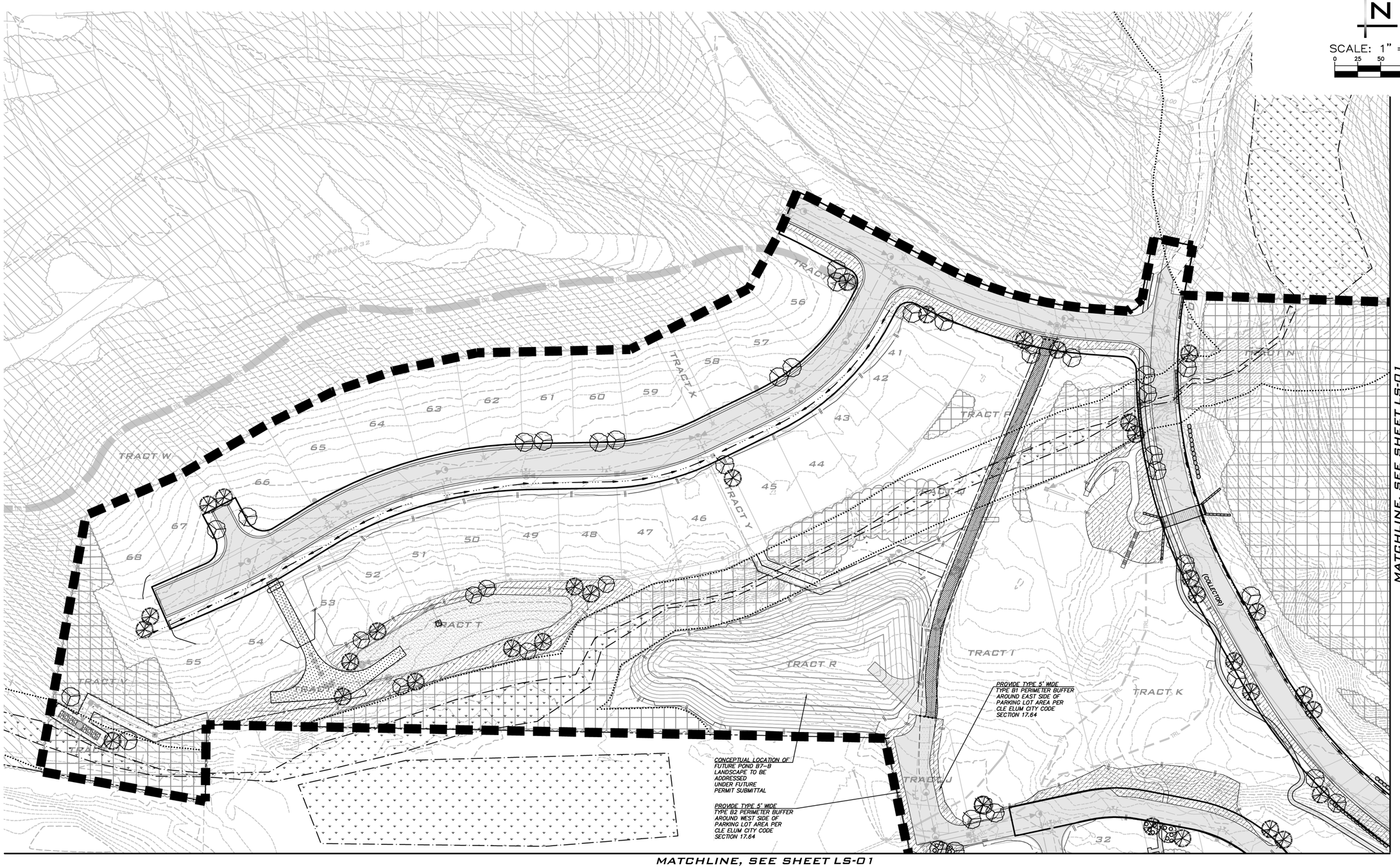

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

LANDSCAPE PLAN
CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRATSTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
NO. 1407 EXP. 03/2021
LICENSED LANDSCAPE ARCHITECT
Thomas P. Colleran
3/15/21

JOB NUMBER: 19-349
SHEET NAME: LS-02
SHT 38 OF 42

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EVERGREEN TREES
ABIES LASIOCARPA / SUBALPINE FIR
LARIX OCCIDENTALIS / WESTERN LARCH
PICEA ABIES / NORWAY SPRUCE
PINUS CONTORTA VAR. LATIFOLIA / LODGEPOLE PINE
PINUS PONDEROSA / PONDEROSA PINE



DECIDUOUS TREES
ACER CIRCINATUM / VINE MAPLE
ACER GLABRUM / ROCKY MOUNTAIN MAPLE
AMELANCHIER ALNIFOLIA / SERVICEBERRY
CORNUS NUTTALLII / WESTERN FLOWERING DOGWOOD
POPULUS TREMULOIDES / QUAKING ASPEN
SORBUS AUCUPARIA / EUROPEAN MOUNTAIN ASH

ENHANCED NATIVE SHRUBS
CARYOPTERIS CLANDONENSIS / BLUEBEARD
CORNUS SERICEA / RED TWIG DOGWOOD
CORYLUS CORNUTA / WESTERN HAZELNUT
HAMAMELIS VERNALIS / OZARK WITCHHAZEL
HOLODISCUS DISCOLOR / OCEAN-SPRAY
MAHONIA AQUIFOLIUM / OREGON GRAPE
PHILADELPHUS LEWISII / WLD MOCKORANGE
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK
POTENTILLA FRUTICOSA / BUSH CINQUEFOIL
RIBES SANGUINEUM / RED FLOWERING CURRANT
ROSA NUTKANA / NOOTKA ROSE
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY



SLOPE STABILIZATION PLANTING
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
CAREX GEYERI / ELK SEDGE
CORNUS SERICEA / RED TWIG DOGWOOD
CORYLUS CORNUTA / WESTERN HAZELNUT
FESTUCA IDAHOENSIS / IDAHO FESCUE
FESTUCA RUBRA / RED FESCUE
HOLODISCUS DISCOLOR / OCEAN-SPRAY
MAHONIA AQUIFOLIUM / OREGON GRAPE
MAHONIA REPENS / CREEPING MAHONIA
PENSTEMON FRUTICOSUS / SHRUBBY PENSTEMON
PHILADELPHUS LEWISII / WLD MOCKORANGE
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK
RIBES SANGUINEUM / RED FLOWERING CURRANT
ROSA NUTKANA / NOOTKA ROSE
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY



GRASS SEED MIX
FESTUCA IDAHOENSIS / IDAHO FESCUE
FESTUCA LONGIFOLIA / HARD FESCUE
FESTUCA OVINA / SHEEP FESCUE
FESTUCA RUBRA / RED FESCUE
POA SECUNDA / CANBY BLUEGRASS



ENHANCED LANDSCAPE ACCENT PLANTING
ARMERIA MARITIMA / SEA THRIFT
CARYOPTERIS X CLANDONENSIS / BLUEBEARD
CORNUS STOLONIFERA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
LUPINUS X 'BLACKSMITH' TM / WESTCOUNTRY BLACKSMITH LUPINE
MAHONIA REPENS / CREEPING MAHONIA
PHYSOCARPUS CAPITATUS 'SISKIYOU BEAUTY' / SISKIYOU BEAUTY PACIFI
POTENTILLA FRUTICOSA / BUSH CINQUEFOIL
ROSA NUTKANA / NOOTKA ROSE



ENHANCED NATIVE GROUNDCOVER
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
ARMERIA MARITIMA / SEA THRIFT
ASARUM CANADENSE / CANADIAN WILD GINGER
CERASTIUM TOMENTOSUM / SNOW IN SUMMER
CORNUS CANADENSIS / BUNCHBERRY DOGWOOD
LUPINUS LATIFOLIUS / BROADLEAF LUPINE
LUPINUS LAXIFLORUS / SILVERY LUPINE
MAHONIA REPENS / CREEPING MAHONIA
TRILLIUM OVATUM / COAST TRILLIUM

LANDSCAPE PLANTING NOTE

ALTERNATE SPECIES APPROPRIATE TO THE REGION MAY BE SUBSTITUTED PER THE APPLICANT'S DISCRETION. PLANT SELECTION SHALL CONSIDER ADAPTABILITY TO CLIMATE, GEOLOGIC AND TOPOGRAPHICAL CHARACTERISTICS OF THE SITE.

EXISTING UTILITY NOTE

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PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

CONCEPTUAL PLANT SCHEDULE

CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON · THOMAS P. COLLERAN · 19827 · REGISTERED LANDSCAPE ARCHITECT · EXP. 03/2021

3/15/21

JOB NUMBER: 19-349
SHEET NAME: LS-03
SHT 39 OF 42

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Mar 15, 2021 - 5:43pm - User dgoldon
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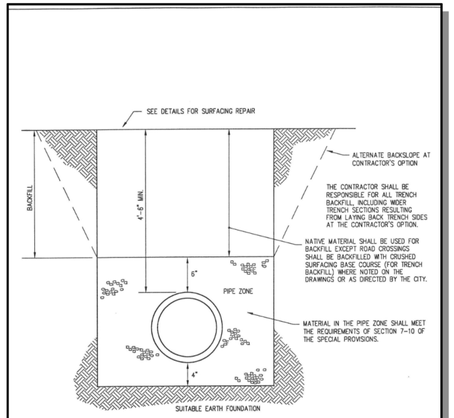
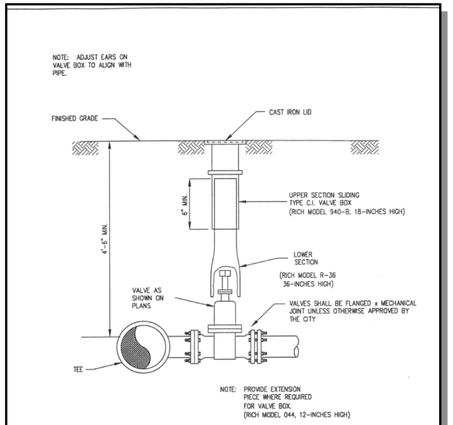


NOTE:
ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	1-21-02		

WATERMAIN TRENCH SECTION | CITY OF CLE ELUM-STANDARD DETAIL | W-1



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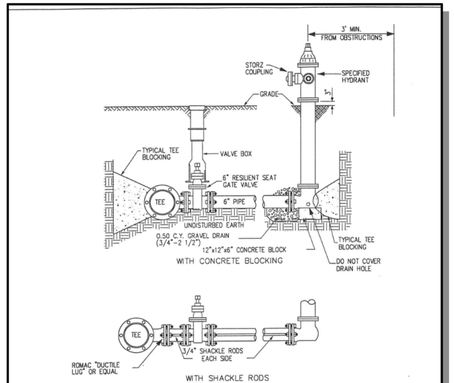
Revision	Date	Description	Appr
ORIG.	1-21-02		

VALVE AND VALVE BOX | CITY OF CLE ELUM-STANDARD DETAIL | W-2



NOTE: 1. SHACKLE RODS ARE TO BE USED ONLY WHERE POOR SOIL CONDITIONS PRECLUDE THE USE OF CONCRETE BLOCKING.
2. SHACKLE RODS ARE TO BE THREADED AT EACH END A LENGTH SUFFICIENT TO ALLOW THE USE OF DOUBLE NUTS ON EACH END TO REPLACE THE BOLTS NORMALLY USED IN MECHANICAL JOINT CONNECTIONS.
3. REMAINDER OF HYDRANT DETAIL IS TYPICAL OF BLOCKED HYDRANT.

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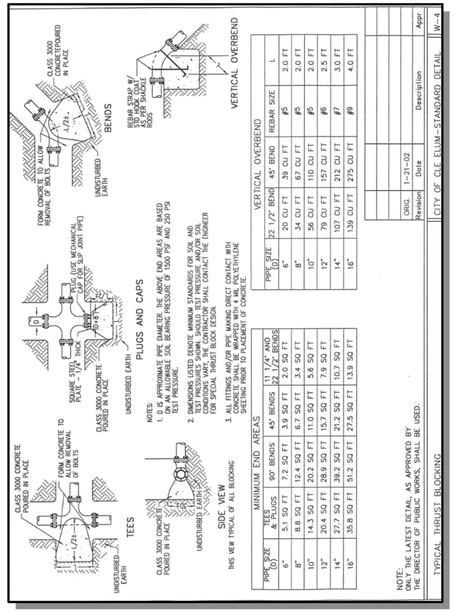
Revision	Date	Description	Appr
ORIG.	3-1-02		

FIRE HYDRANT | CITY OF CLE ELUM-STANDARD DETAIL | W-3



MINIMUM END AREAS

PIPE SIZE (D)	TEES & PLUGS	90° BENDS	45° BENDS	22 1/2° AND 11 1/4° BENDS
6"	5.1 SQ FT	7.2 SQ FT	3.9 SQ FT	2.0 SQ FT
8"	8.8 SQ FT	12.4 SQ FT	6.7 SQ FT	3.4 SQ FT
10"	14.3 SQ FT	20.2 SQ FT	11.0 SQ FT	5.6 SQ FT
12"	20.4 SQ FT	28.9 SQ FT	15.7 SQ FT	7.9 SQ FT
14"	27.7 SQ FT	39.2 SQ FT	21.2 SQ FT	10.7 SQ FT
16"	35.8 SQ FT	51.2 SQ FT	27.5 SQ FT	13.9 SQ FT

VERTICAL OVERBEND

PIPE SIZE	22 1/2° BEND	45° BEND	REBAR SIZE	L
6"	20 CU FT	39 CU FT	#5	2.0 FT
8"	34 CU FT	67 CU FT	#5	2.0 FT
10"	56 CU FT	110 CU FT	#5	2.0 FT
12"	79 CU FT	157 CU FT	#6	2.5 FT
14"	107 CU FT	212 CU FT	#7	3.0 FT
16"	139 CU FT	275 CU FT	#9	4.0 FT

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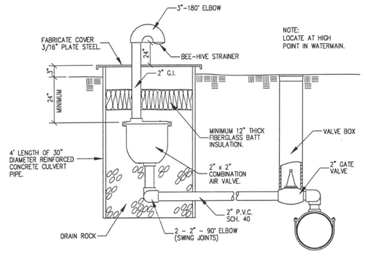
Revision	Date	Description	Appr
ORIG.	1-21-02		

TYPICAL THRUST BLOCKING | CITY OF CLE ELUM-STANDARD DETAIL | W-4



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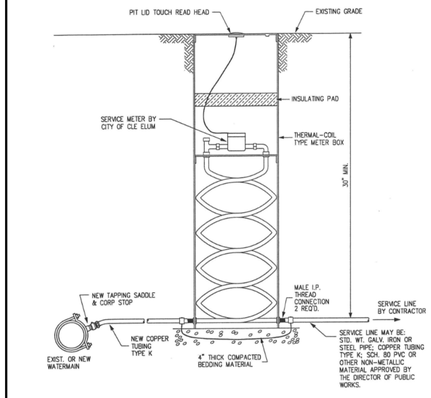
Revision	Date	Description	Appr
ORIG.	1-21-02		

AIR RELEASE VALVE DETAIL | CITY OF CLE ELUM-STANDARD DETAIL | W-5



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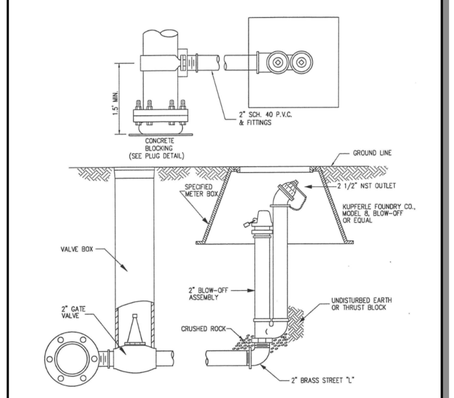
ORIG.	1-21-02		

WATER SEVICE DETAIL | CITY OF CLE ELUM-STANDARD DETAIL | W-6



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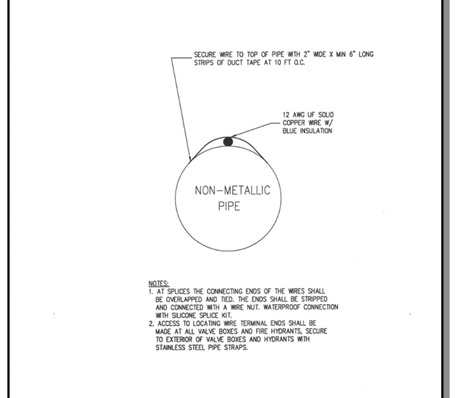
ORIG.	1-21-02		

BLOW-OFF-DETAIL | CITY OF CLE ELUM-STANDARD DETAIL | W-7



NOTE:
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Revision	Date	Description	Appr
ORIG.	1-21-02		

LOCATING WIRE | CITY OF CLE ELUM-STANDARD DETAIL | W-8

EXISTING UTILITY NOTE

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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

NO	DATE	BY	REVISIONS

STANDARD DETAILS
CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER
3/15/21

JOB NUMBER: 19-349
SHEET NAME: DT-01
SHT 40 OF 43

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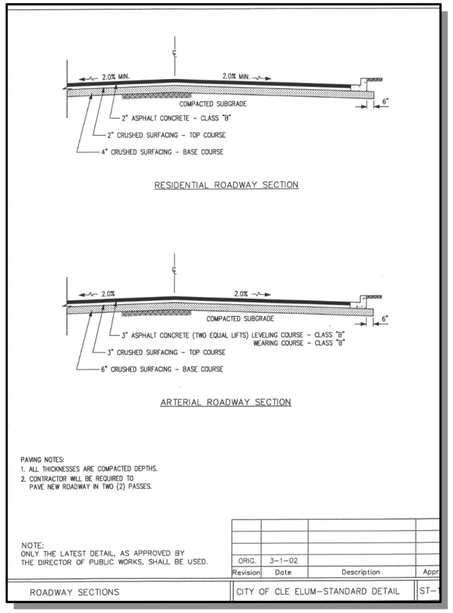

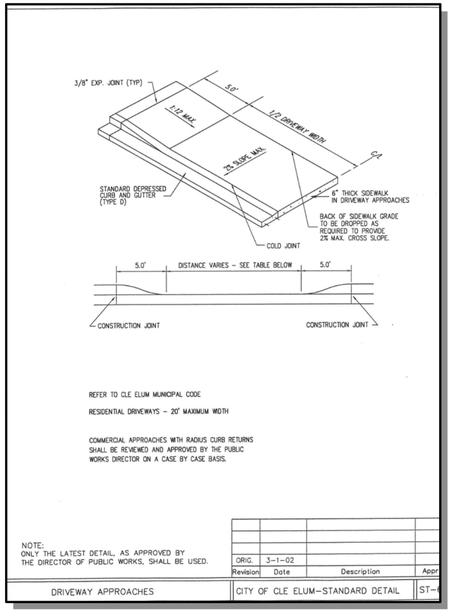

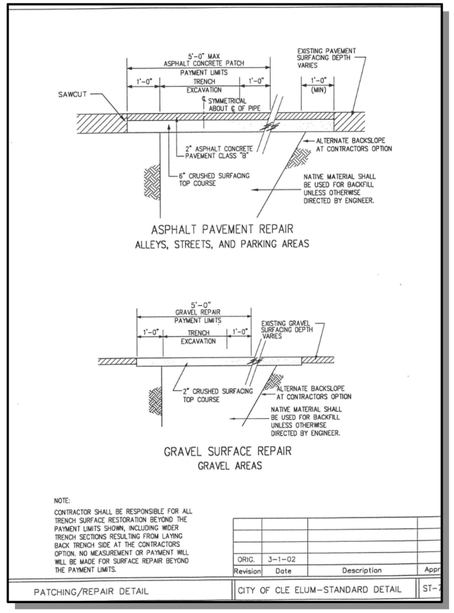

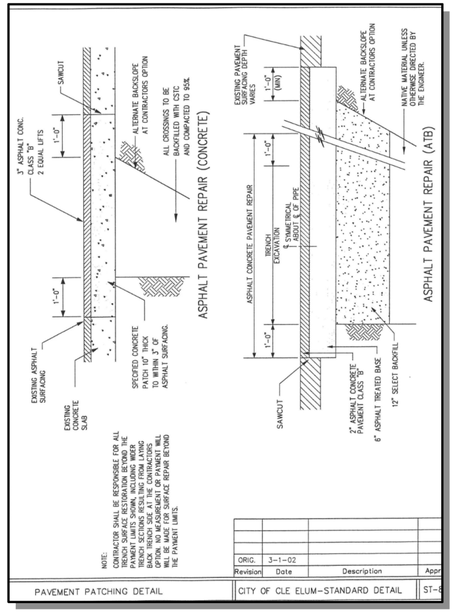

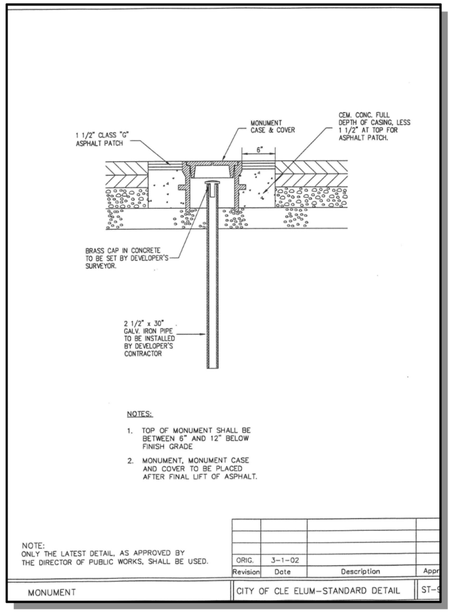

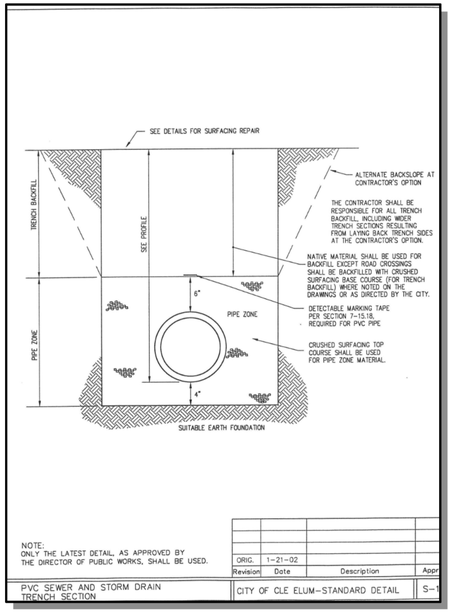

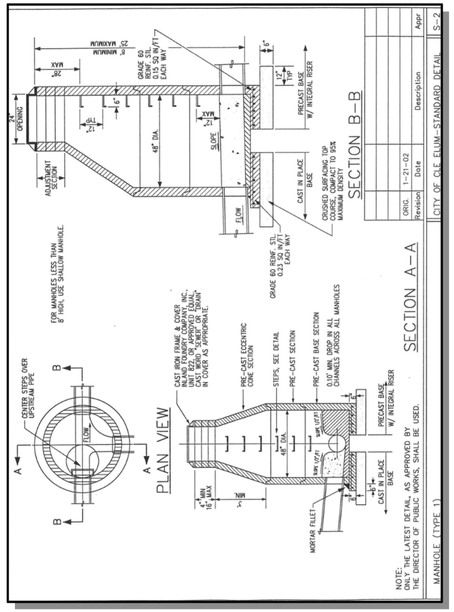

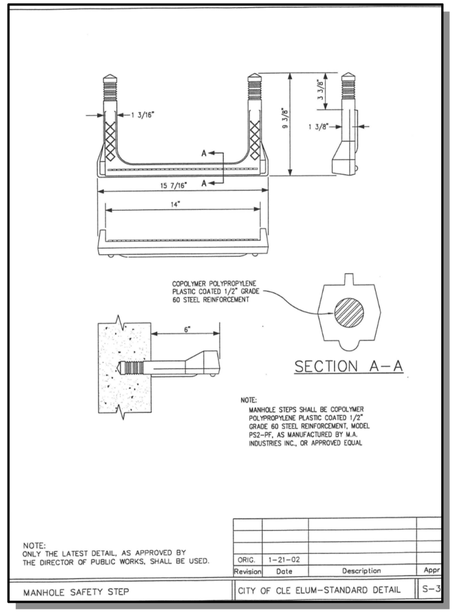

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/15/2021

REVISIONS

NO	DATE	BY

STANDARD DETAILS

CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER
3/15/21

JOB NUMBER: 19-349
SHEET NAME: DT-02
SHT 41 OF 43

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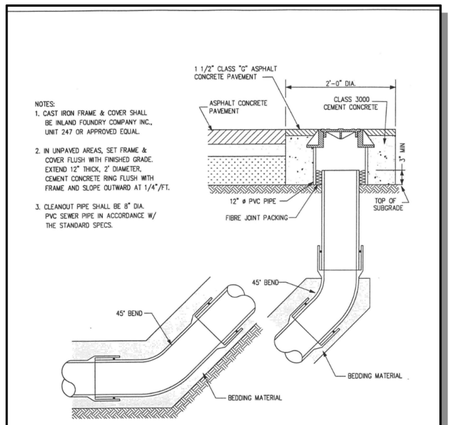
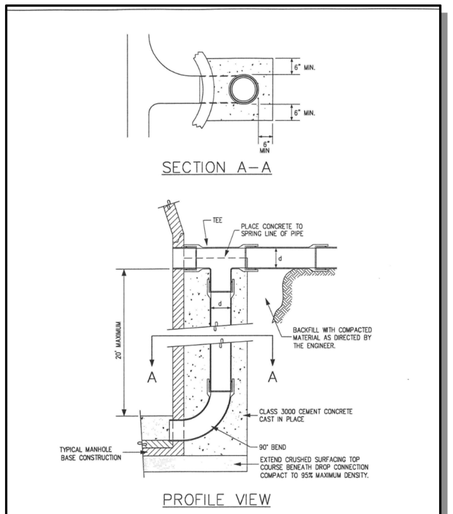


NOTES:
1. CAST IRON FRAME & COVER SHALL BE INLAND FOUNDRY COMPANY INC., UNIT 247 OR APPROVED EQUAL.
2. IN UNPAVED AREAS, SET FRAME & COVER FLUSH WITH FINISHED GRADE. EXTEND 12" THICK, 2' DIAMETER, CEMENT CONCRETE RING FLUSH WITH FRAME AND SLOPE OUTWARD AT 1/4"/FT.
3. CLEANOUT PIPE SHALL BE 8" DIA. PVC SEWER PIPE IN ACCORDANCE W/ THE STANDARD SPECS.

NOTE:
ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	1-21-02		

SANITARY SEWER CLEANOUT | CITY OF CLE ELUM-STANDARD DETAIL | S-4



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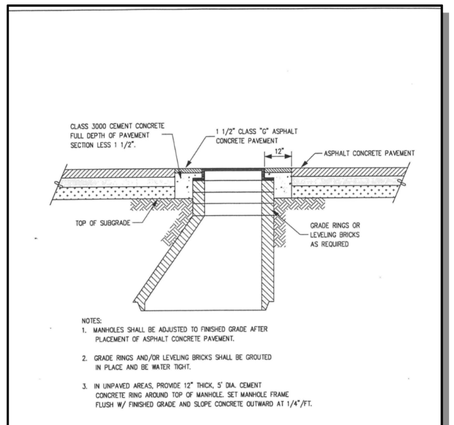
Revision	Date	Description	Appr
ORIG.	1-21-02		

DROP CONNECTION | CITY OF CLE ELUM-STANDARD DETAIL | S-5



NOTES:
1. MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE AFTER PLACEMENT OF ASPHALT CONCRETE PAVEMENT.
2. GRADE RINGS AND/OR LEVELING BRICKS SHALL BE GROUTED IN PLACE AND BE WATER TIGHT.
3. IN UNPAVED AREAS, PROVIDE 12" THICK, 5' DIA. CEMENT CONCRETE RING AROUND TOP OF MANHOLE. SET MANHOLE FRAME FLUSH W/ FINISHED GRADE AND SLOPE CONCRETE OUTWARD AT 1/4"/FT.

NOTE:
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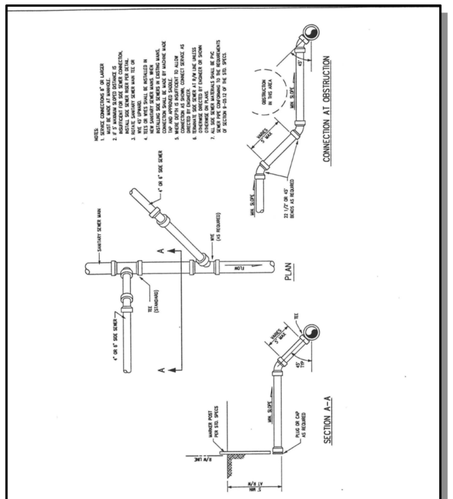
Revision	Date	Description	Appr
ORIG.	1-21-02		

MANHOLE ADJUSTMENT DETAIL | CITY OF CLE ELUM-STANDARD DETAIL | S-6



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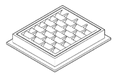
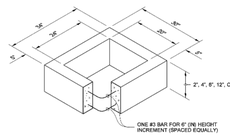
Revision	Date	Description	Appr
ORIG.	1-21-02		

SIDE SEWER DETAIL | CITY OF CLE ELUM-STANDARD DETAIL | S-7

DRAWN BY: FERN LEDELL



FRAME AND VANED GRATE

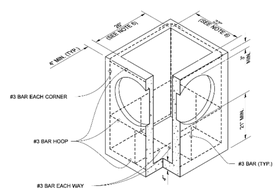


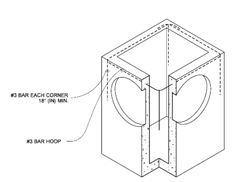
RECTANGULAR ADJUSTMENT SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ★ (STD. SPEC. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	15"

★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES
1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.





Julie Heilman
2020.09.01 07:52:50 -07'00'

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

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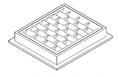
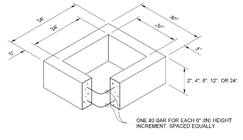
Roark, Steve
Digitally signed by Roark, Steve
Date: 2020.09.09 09:10:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: LISA CYFORD



FRAME AND VANED GRATE

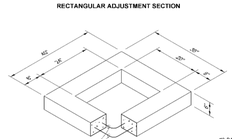


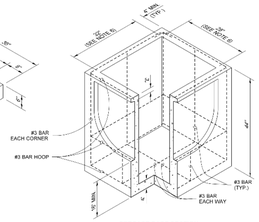
RECTANGULAR ADJUSTMENT SECTION

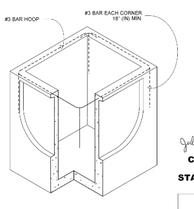
PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	18"
ALL METAL PIPE	21"
CPSSP ★ (STD. SPEC. 9-05.20)	18"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	21"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	21"

★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES
1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot, shall be used with the minimum required rebar shown in the ALTERNATIVE **PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout shall not be greater than 26" (in), in any direction. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the Precast Base Section.
7. All pickup holes shall be grouted full after the basin has been placed.







Heilman, Julie
Jun 25 2017 2:56 PM

CATCH BASIN TYPE 1L

STANDARD PLAN B-5.40-02

SHEET 1 OF 1 SHEET

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Jun 26 2017 8:49 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

EXISTING UTILITY NOTE

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SCALE: **AS NOTED**
PROJECT MANAGER: **BRETT K. PUDISTS, PE**
PROJECT ENGINEER: **LYNDSEY FEDAK, PE**
DESIGNER: **CHRIS WISCOMB**
ISSUE DATE: **3/15/2021**

NO	DATE	BY	REVISIONS

STANDARD DETAILS

CITY HEIGHTS
PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

3/15/21

JOB NUMBER: **19-349**
SHEET NAME: **DT-03**
SHT **42** OF **43**

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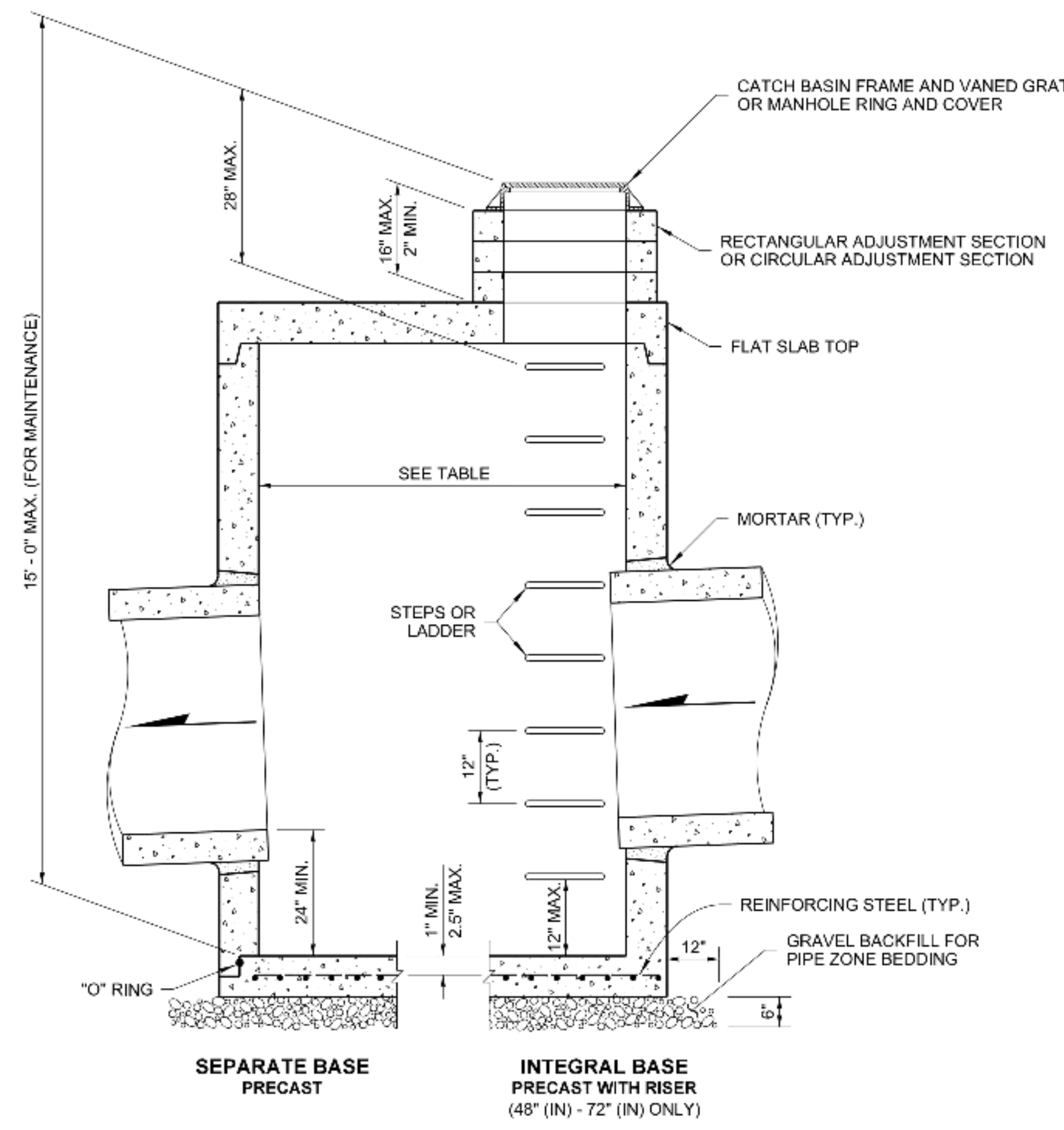

NOTES

1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3.**

CATCH BASIN DIMENSIONS

CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP ① PP ④	SOLID WALL PVC ②	PROFILE WALL PVC ③
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe (See **Standard Specification Section 9-05.20**)
② (See **Standard Specification Section 9-05.12(1)**)
③ (See **Standard Specification Section 9-05.12(2)**)
④ Polypropylene Pipe (See **Standard Specification Section 9-05.24**)

Heilman, Julie
Feb 20 2018 12:49 PM

CATCH BASIN TYPE 2

STANDARD PLAN B-10.20-02

SHEET 1 OF 1 SHEET

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Carpenter, Jeff
Mar 2 2018 10:01 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

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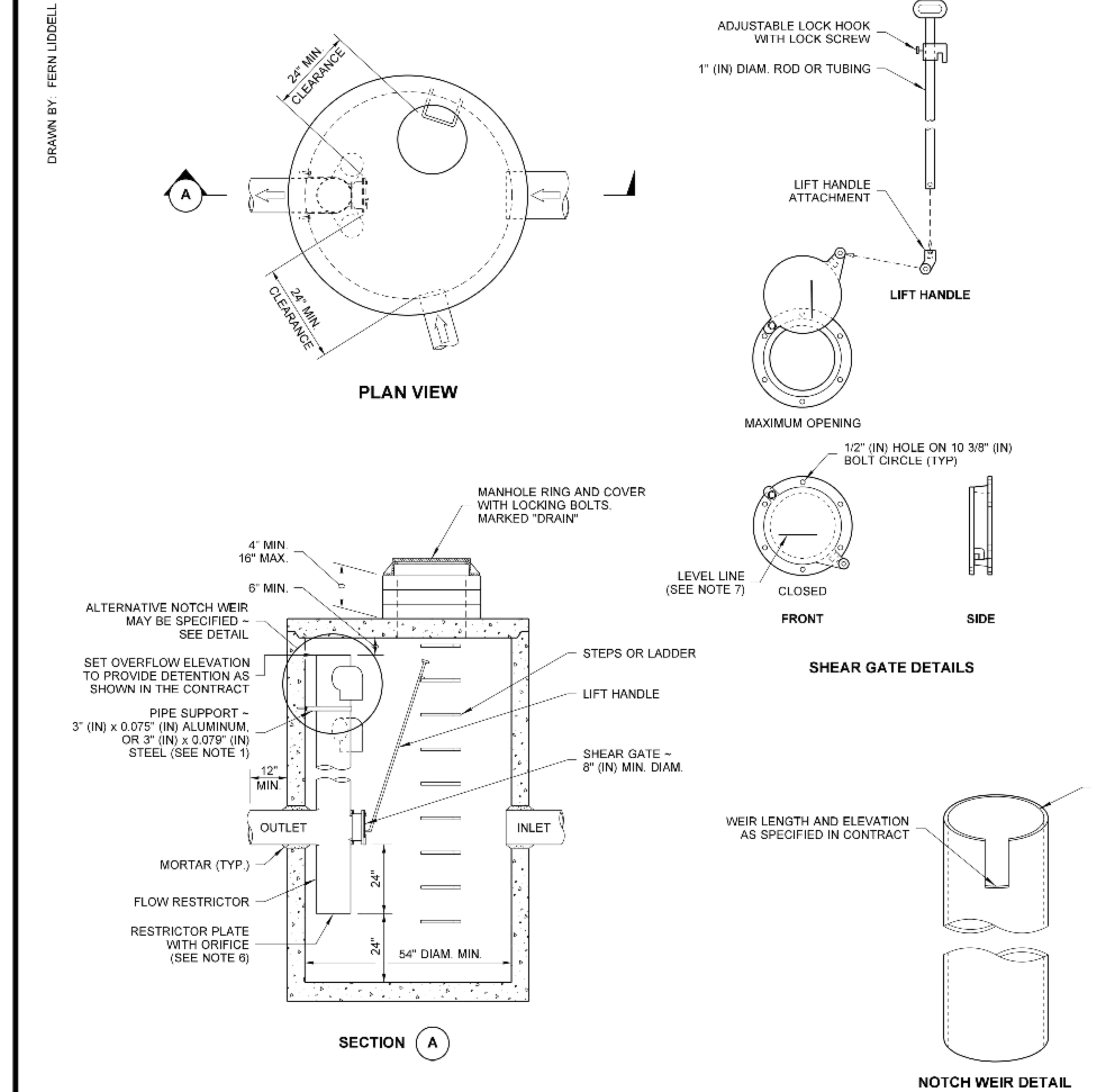

NOTES

1. The pipe supports and the flow restrictor shall be constructed of the same material and be anchored at a maximum spacing of 36" (in). Attach the pipe supports to the manhole with 5/8" (in) stainless steel expansion bolts or embed the supports into the manhole wall 2" (in).
2. The vertical riser stem of the flow restrictor shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 8" (in).
3. The flow restrictor shall be fabricated from one of the following materials:
   0.060" (in) Corrugated Aluminum Alloy Drain Pipe
   0.064" (in) Corrugated Galvanized Steel Drain Pipe with Treatment 1
   0.064" (in) Corrugated Aluminized Steel Drain Pipe
   0.060" (in) Aluminum alloy flat sheet, in accordance with **ASTM B 209, 5052 H32 or EPS**
   High Density Polyethylene Storm Sewer Pipe
4. The frame and ladder or steps are to be offset so that: the shear gate is visible from the top; the climb-down space is clear of the riser and gate; the frame is clear of the curb.
5. The multi-orifice elbows may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the elbows and their placement shall be specified in the Contract.
6. Restrictor plate with orifice as specified in the Contract. The opening is to be cut round and smooth.
7. The shear gate shall be made of aluminum alloy in accordance with **ASTM B 26 and ASTM B 275**, designation **ZG32A**; or cast iron in accordance with **ASTM A 48, Class 30B**.
   The lift handle shall be made of a similar metal to the gate (to prevent galvanic corrosion), it may be of solid rod or hollow tubing, with adjustable hook as required.
   A neoprene rubber gasket is required between the riser mounting flange and the gate flange.
   Install the gate so that the level-line mark is level when the gate is closed.
   The mating surfaces of the lid and the body shall be machined for proper fit.
   All shear gate bolts shall be stainless steel.
8. The shear gate maximum opening shall be controlled by limited hinge movement, a stop tab, or some other device.
9. Alternative shear gate designs are acceptable if material specifications are met.

Heilman, Julie
Jan 25 2017 2:57 PM

CATCH BASIN TYPE 2 WITH FLOW RESTRICTOR

STANDARD PLAN B-10.40-01

SHEET 1 OF 1 SHEET

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Jan 26 2017 6:49 AM
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Washington State Department of Transportation

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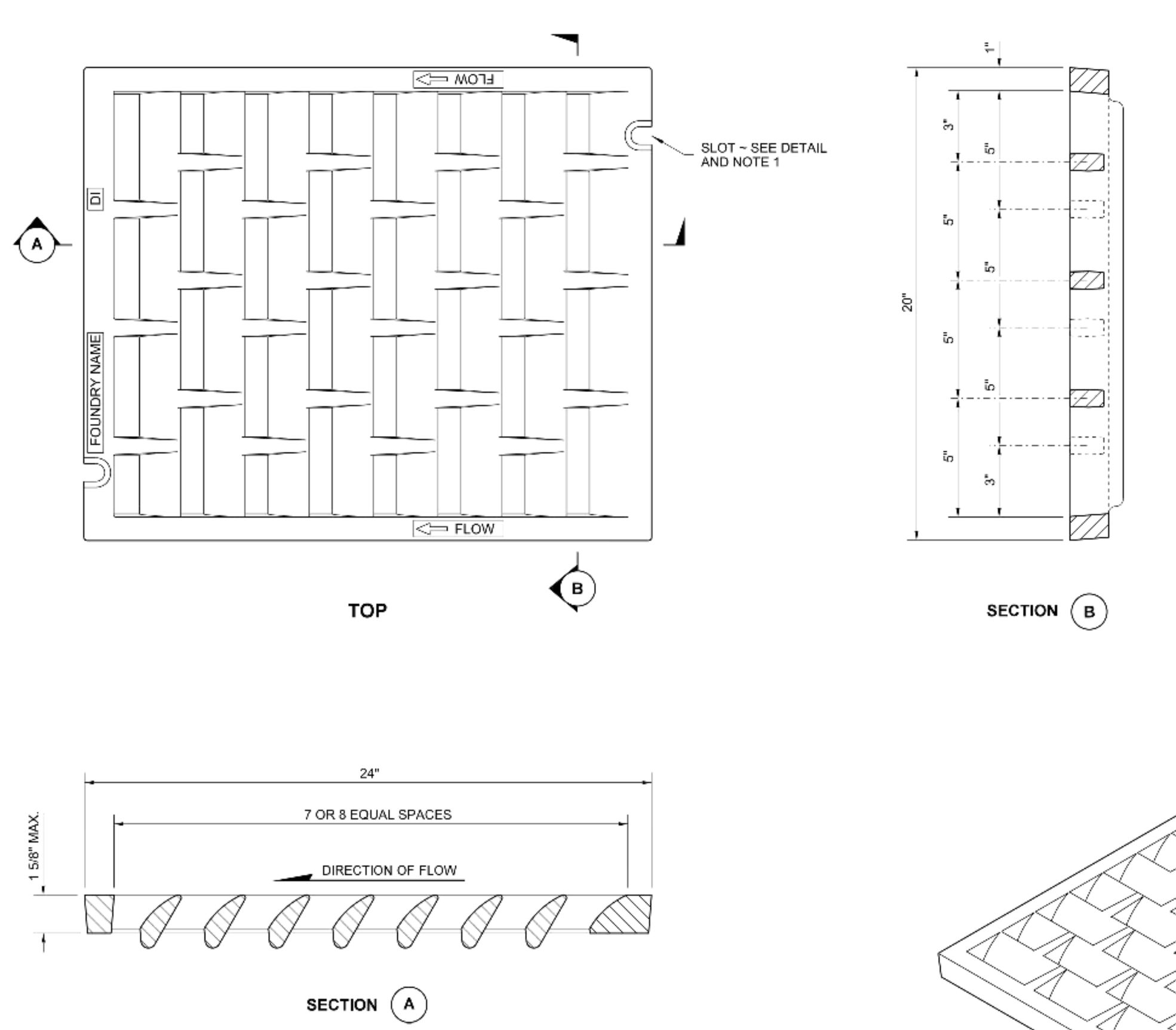
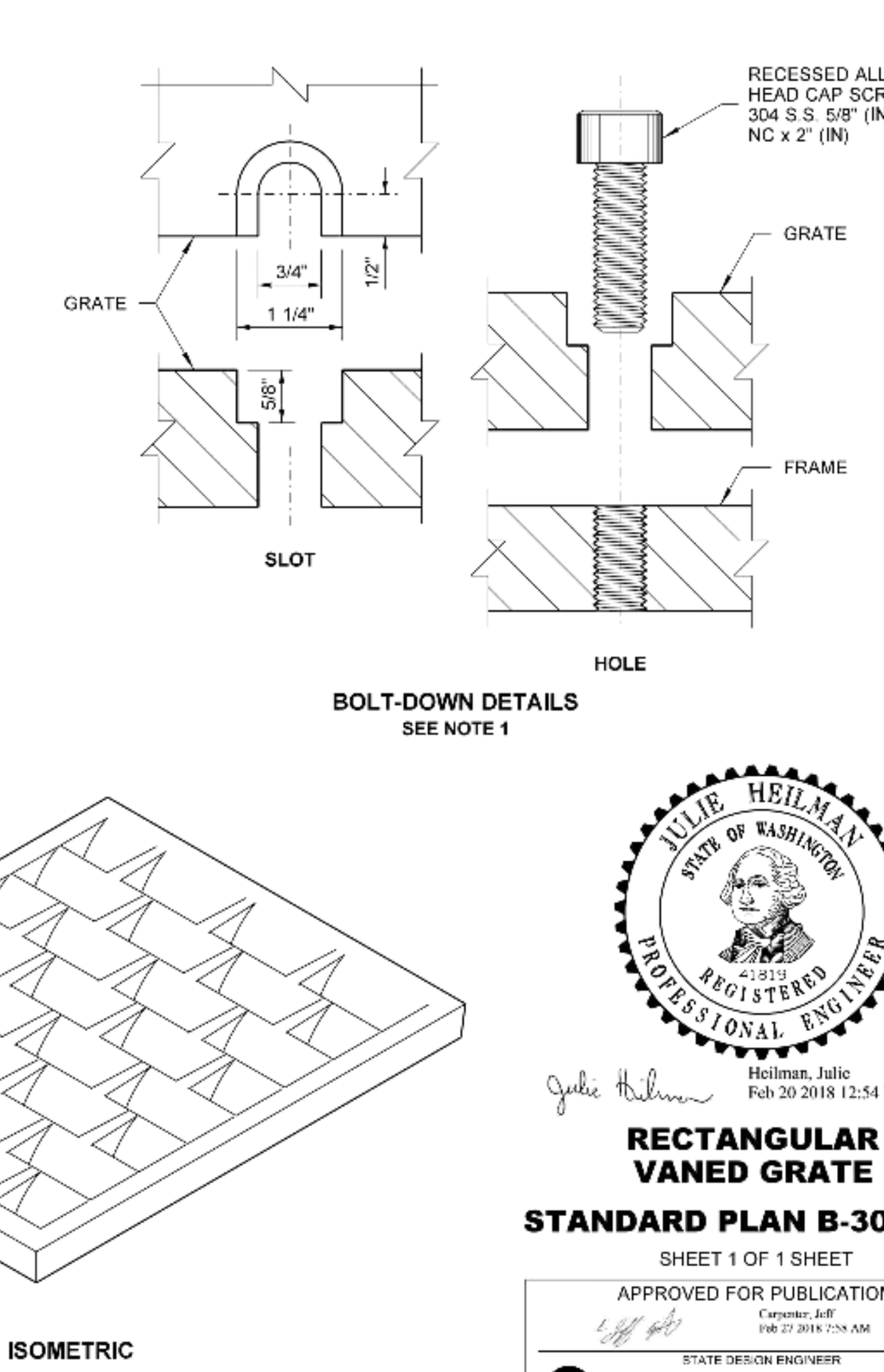


NOTES

1. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC × 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
2. Refer to **Standard Specification Section 9-05.15** and **9-05.15(2)** for additional requirements.
3. For frame details, see **Standard Plan B-30.10**.



Heilman, Julie
Feb 20 2018 12:54 PM

RECTANGULAR VANED GRATE

STANDARD PLAN B-30.30-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Feb 27 2018 7:56 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

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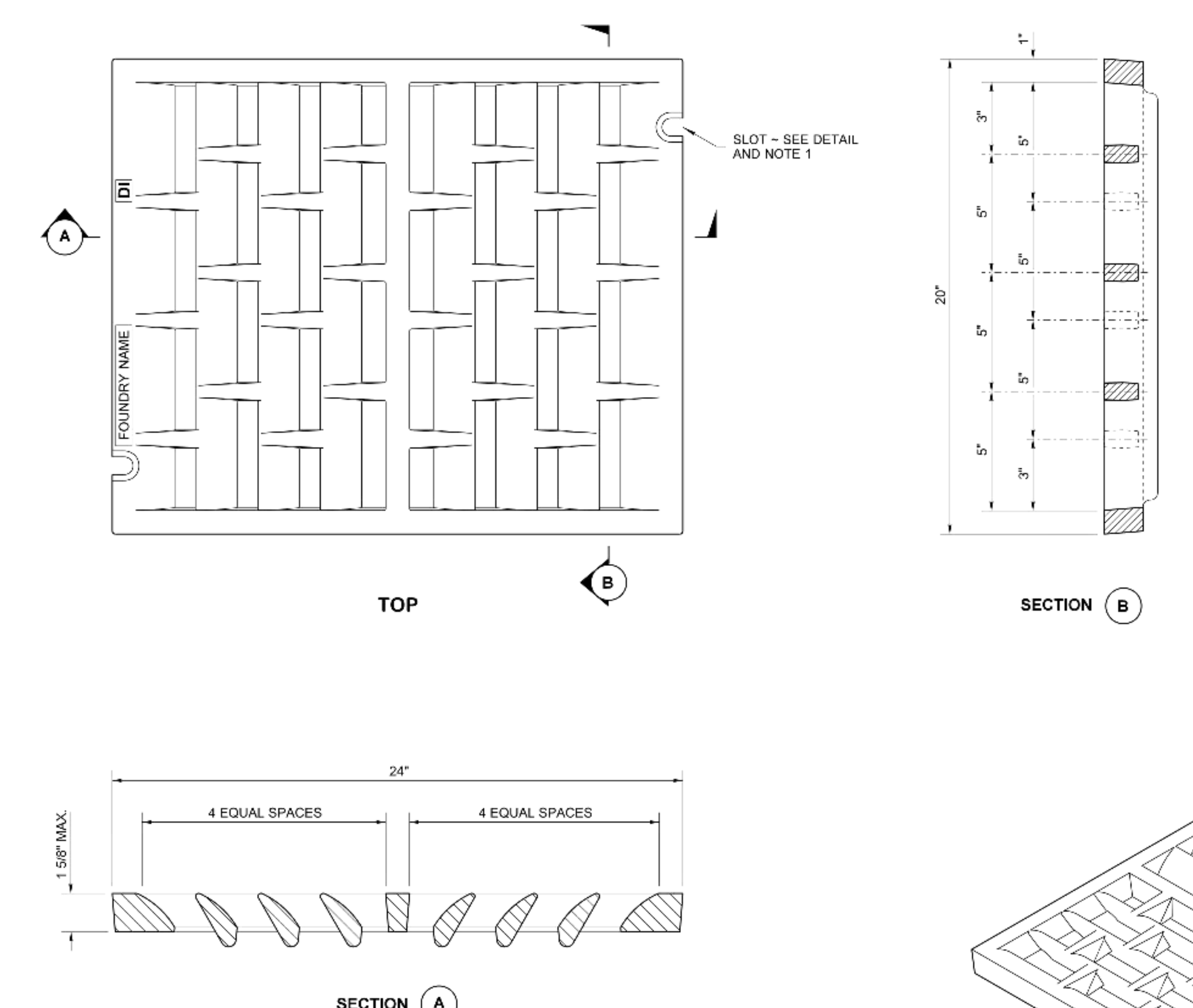
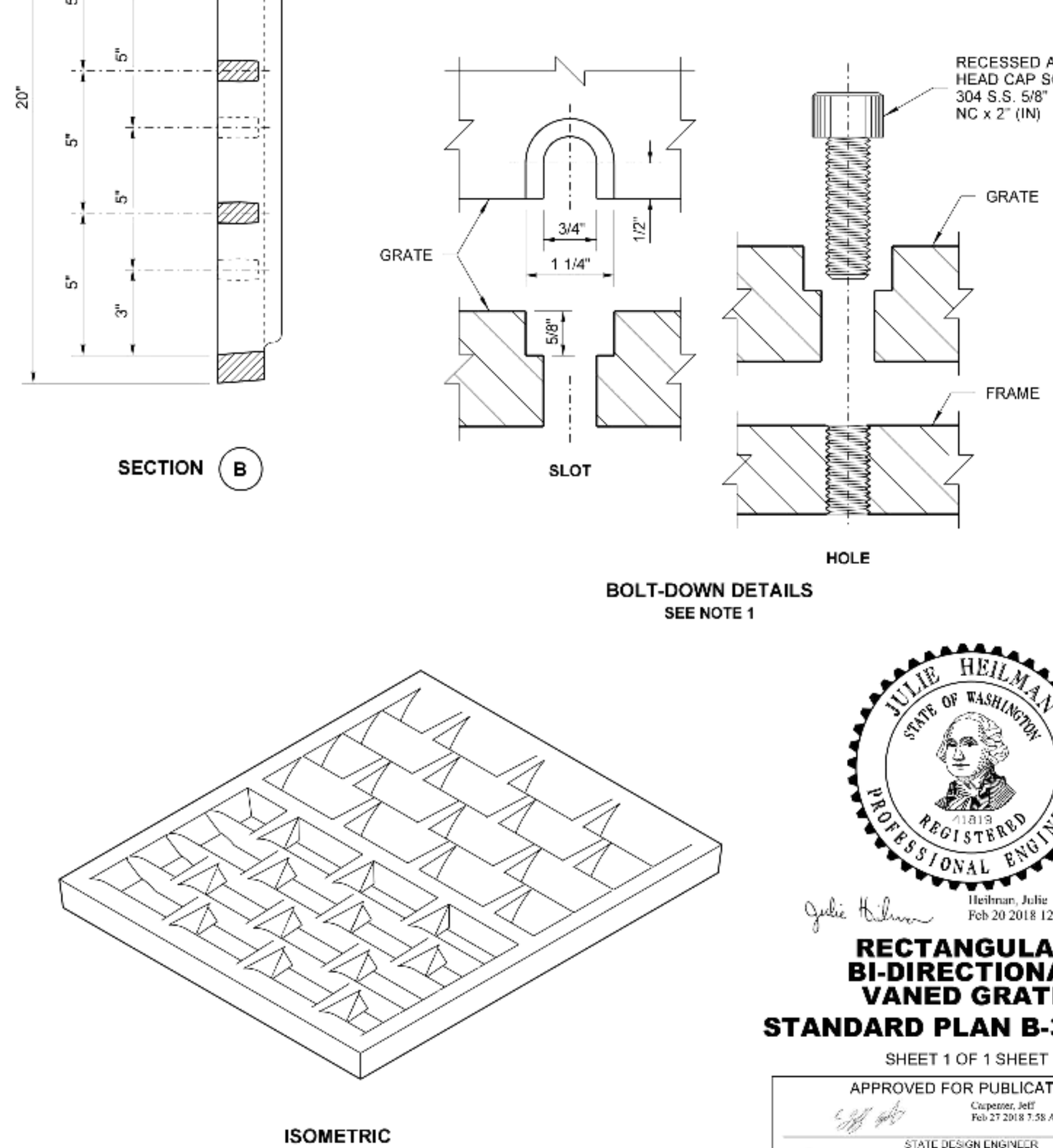


NOTES

1. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC × 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
2. Refer to **Standard Specification Section 9-05.15**, and **9-05.15(2)** for additional requirements.
3. For frame details, see **Standard Plan B-30.10.**



Heilman, Julie
Feb 20 2018 12:54 PM

RECTANGULAR BI-DIRECTIONAL VANED GRATE

STANDARD PLAN B-30.40-03

SHEET 1 OF 1 SHEET

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Carpenter, Jeff
Feb 27 2018 7:58 AM
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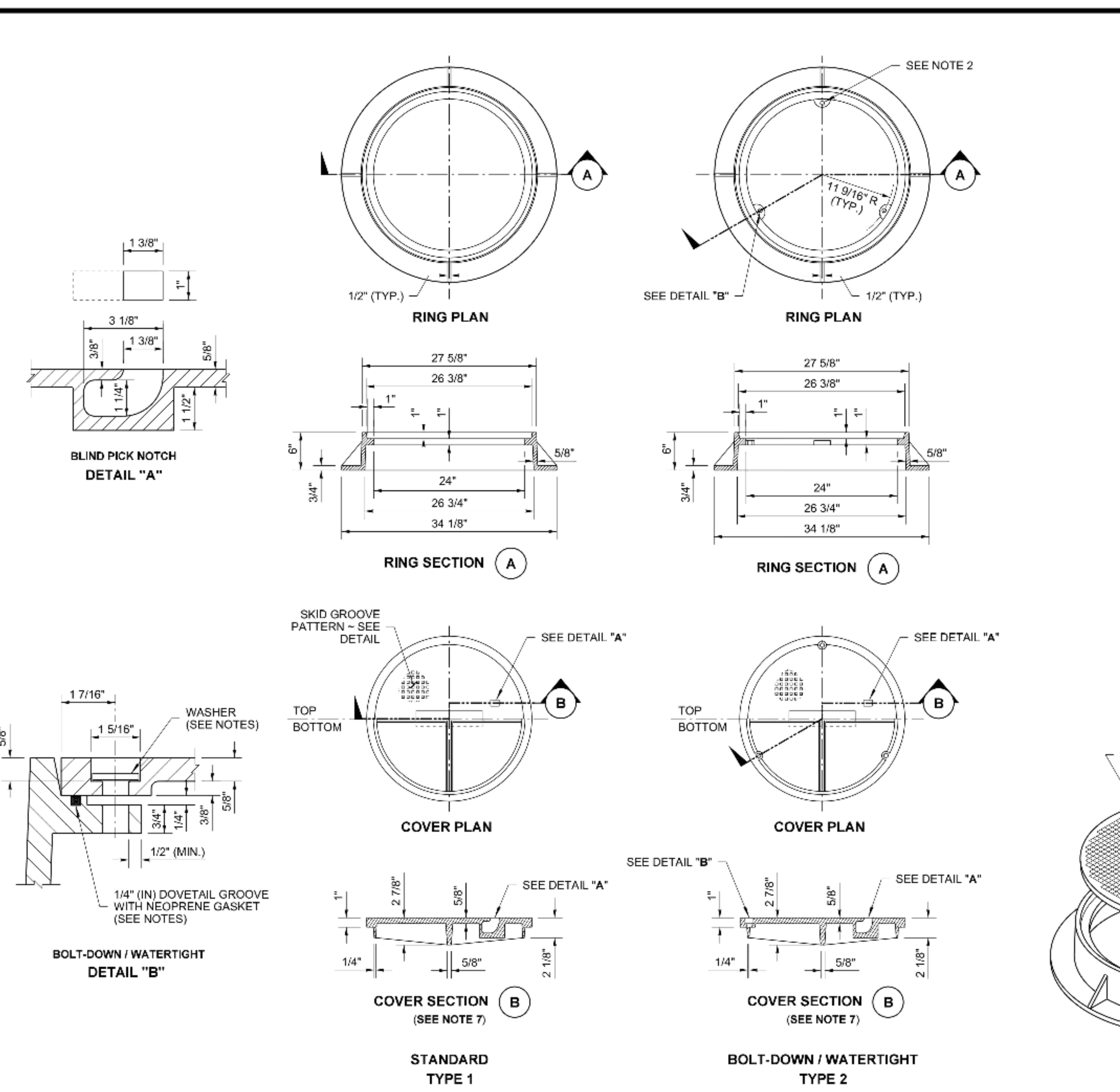
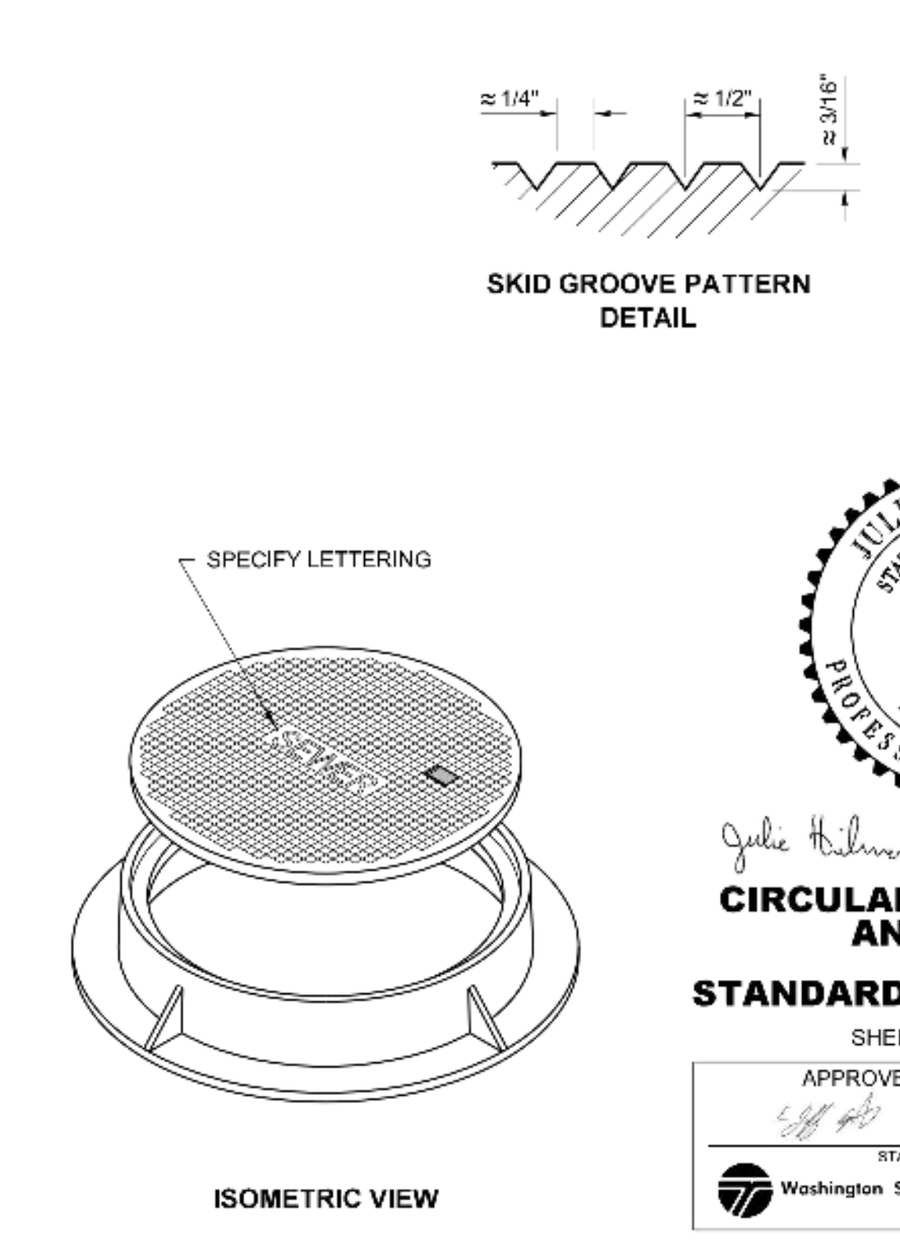


NOTES

1. The gasket and groove may be in the seat (frame) or in the underside of the cover. The gasket may be "T" shaped in section. The groove may be cast or machined.
2. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 3 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S) 5/8" - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt down holes varies by manufacturer.
3. For bolt-down manhole ring and covers that are not designated "Watertight," the neoprene gasket, groove, and washer are not required.
4. Washer shall be neoprene (Detail "B").
5. In lieu of blind pick notch for manhole covers, a single 1" (in) pick hole is acceptable. Hole location and number of holes may vary by manufacturer.
6. Alternative reinforcing designs are acceptable in lieu of the rib design.
7. For clarity, the vertical scale of the Cover Section has been exaggerated, it is 1.5 times the horizontal scale (1H:1.5V).



Heilman, Julie
Feb 20 2018 12:55 PM

CIRCULAR FRAME (RING) AND COVER

STANDARD PLAN B-30.70-04

SHEET 1 OF 1 SHEET

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Carpenter, Jeff
Feb 27 2018 7:59 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

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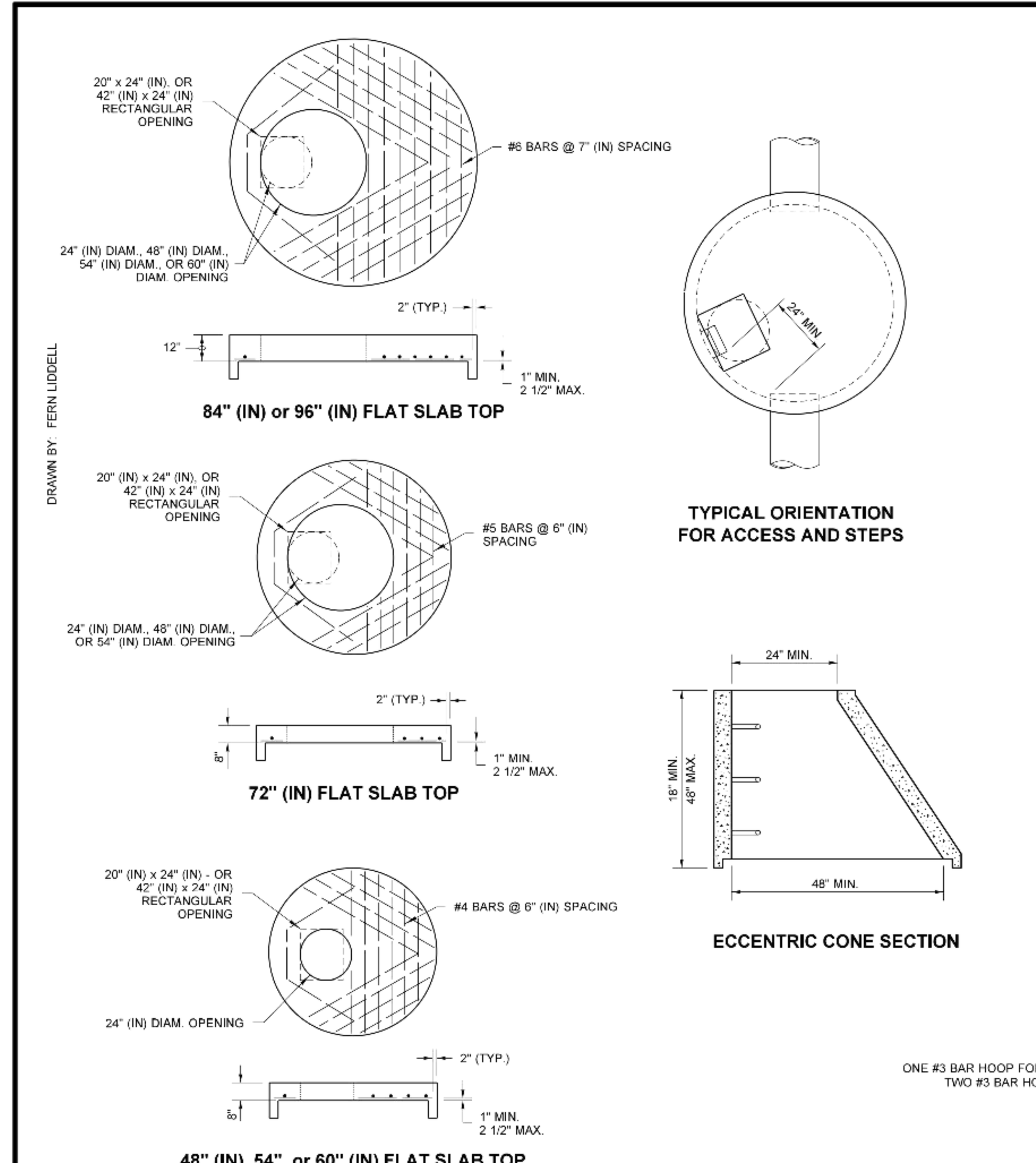
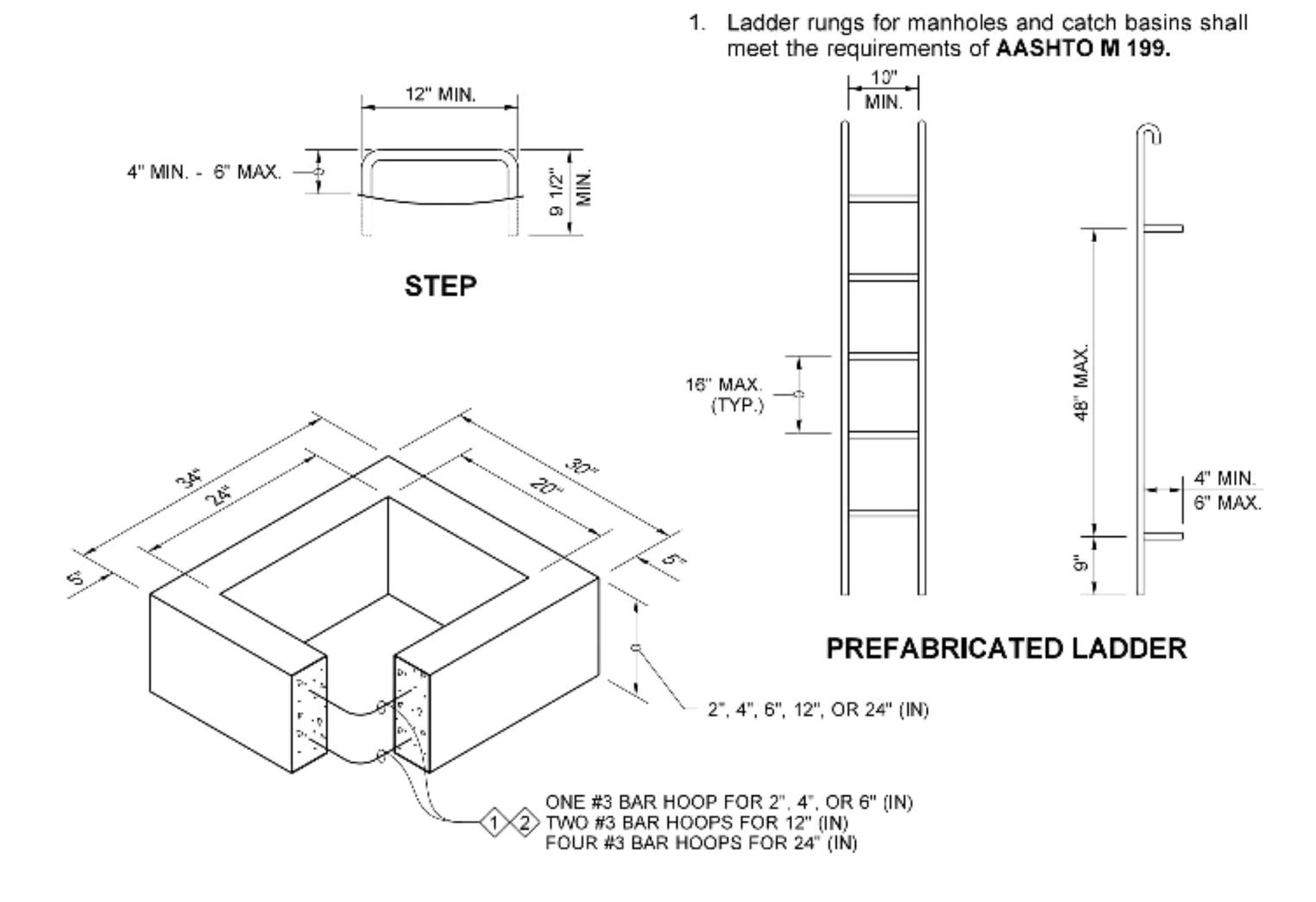


NOTE

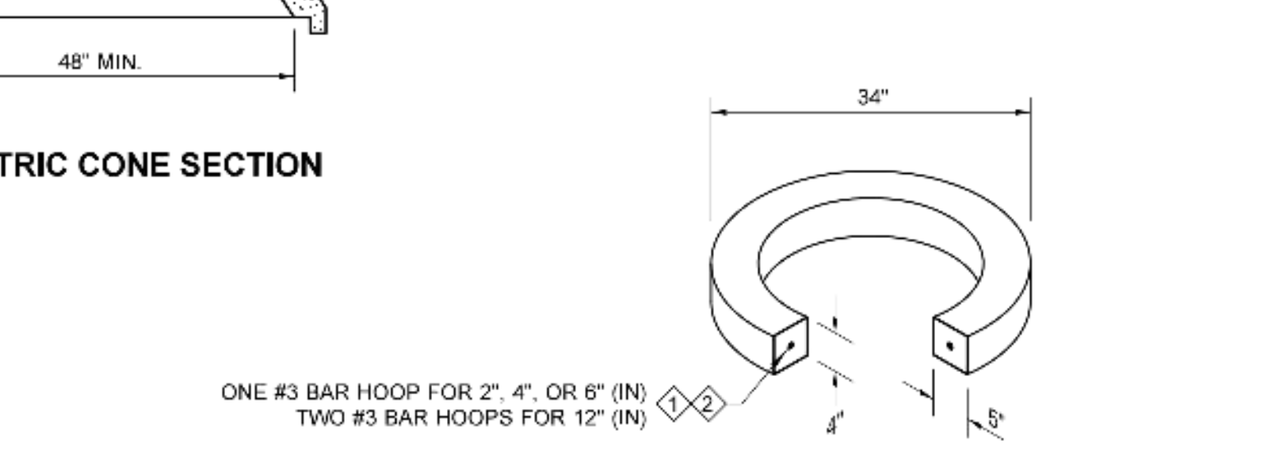
1. Ladder rungs for manholes and catch basins shall meet the requirements of **AASHTO M 199.**



RECTANGULAR ADJUSTMENT SECTION

① As an acceptable alternative to rebar, wire mesh having a minimum area of 0.12 square inches per foot may be used for adjustment sections.

② As an acceptable alternative to conventional steel reinforcment, manufacturers shall use Synthetic Structural Fibers meeting the requirements of **Standard Specification Section 9-05.50(10)**.



CIRCULAR ADJUSTMENT SECTION

For rectangular and circular adjustment sections, approved alternate material compositions are acceptable in lieu of precast concrete designs

Heilman, Julie
Jan 25 2017 3:01 PM

MISCELLANEOUS DETAILS FOR DRAINAGE STRUCTURES

STANDARD PLAN B-30.90-02

SHEET 1 OF 1 SHEET

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Carpenter, Jeff
Jan 26 2017 6:52 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

EXISTING UTILITY NOTE

EXISTING 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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SCALE: **AS NOTED**
PROJECT MANAGER: **BRETT K. PUDISTS, PE**
PROJECT ENGINEER: **LYNDSEY FEDAK, PE**
DESIGNER: **CHRIS WISCOMB**
ISSUE DATE: **3/15/2021**

NO	DATE	BY	REVISIONS

STANDARD DETAILS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)
CLEARING, GRADING & INFRATSTRUCTURE PLAN
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER
3/15/21

JOB NUMBER: 19-349
SHEET NAME: DT-04

24x36
Mar 15, 2021 – 5:44pm – User dgabaldon
E:\Projects\19349\Dwg\Final\WestPh1\Civil\19349DT.dwg

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