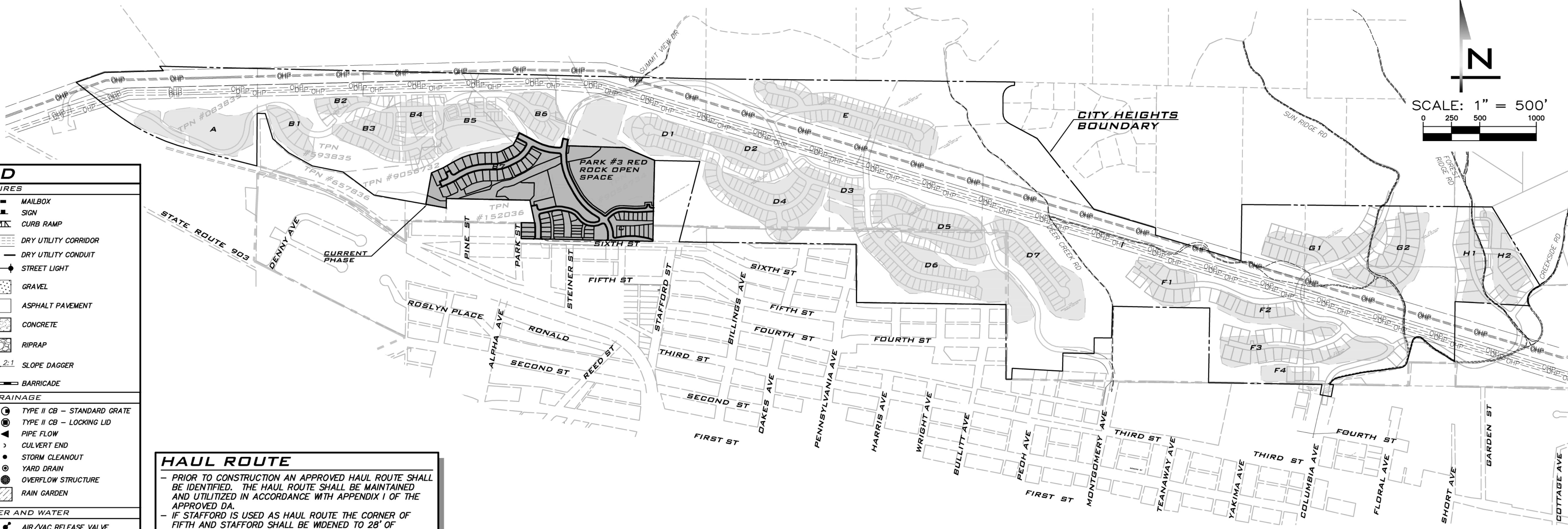


SCALE: 1" = 500'  
0 250 500 1000



### LEGEND

**PROPOSED FEATURES**

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CURB FLOWLINE
- SIDEWALK
- CENTER LINE
- SAWCUT
- EASEMENT
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- BUILDING ROOFLINE
- BUILDING SETBACK (BSSL)
- FENCE
- GUARDRAIL
- 10' PROPOSED CONTOURS
- 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
- PIPE FLOW
- CULVERT END
- STORM CLEANOUT
- YARD DRAIN
- RIPRAP PAD
- TYPE I CB - STANDARD GRATE
- TYPE II CB - LOCKING LID
- 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
- 10' POND CONTOURS
- 2' POND CONTOURS
- DESIGN WATER SURFACE
- LIVE/DEAD INTERFACE
- DAYLIGHT LINE
- RIPRAP PAD
- 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
- 10' CONTOURS
- 2' CONTOURS
- SD - STORM DRAIN PIPE
- SS - SEWER MAIN
- SSS - SANITARY SEWER SERVICE
- FM - SEWER FORCE MAIN
- W - WATER MAIN
- OHF - AERIAL POWER LINE
- P - BURIED POWER LINE
- G - GAS MAIN
- C - BURIED CABLE
- TV - BURIED TV
- O-TV - AERIAL TV
- T - BURIED TELEPHONE LINE
- OH-T - AERIAL TELEPHONE LINE
- P/T - BURIED POWER/TELEPHONE
- OHPT - 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
- - WATER WELL
- - HOSE BIB
- - POWER POLE
- - GUY ANCHOR
- - STREET LIGHT
- - POLE LIGHT
- - POWER VAULT
- - TRANSFORMER
- - POWER METER
- - JUNCTION BOX
- - GAS VALVE
- - FIBER OPTICS MANHOLE
- - TV RISER
- - TELECOMM VAULT
- - TELECOMM RISER
- - TELECOMM JUNCTION BOX
- - TRAFFIC SIGNAL
- - MAIL BOX
- - SIGN
- - BOLLARD
- - SOIL LOG TEST PIT
- - CONFEROUS TREE
- - DECIDUOUS TREE
- - CONFEROUS TREE TO BE SAVED
- - DECIDUOUS TREE TO BE SAVED
- - ASPHALT
- - CONCRETE
- - GRAVEL
- - WETLAND
- - ≥40% SLOPE

### 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.

- CMHA 5 MITIGATION IS LIMITED TO SURFACE INSPECTIONS TO CONFIRM THE ABSENCE OF COAL MINE SPOILS AND ABANDONED MINE STRUCTURES.

### 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.

### CURRENT PHASE INFO

PHASE AREA: 29.12 AC (PODS B7, AND C)

\*AREA IN OPEN SPACE, CRITICAL AREAS, AMENITY AREA = 16.09 AC (55.25%)

\*SEE SHEET SP-01

EXISTING PARCELS:	493935
	956732
	956734
PROPOSED LOTS:	68
25' WIDE (DUPEX)	8
35' WIDE	6
40' WIDE	26
50' WIDE	11
60' WIDE	13
70' WIDE	4

### 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
- CV-01 COVER SHEET
  - PH-01 PHASING MAP
  - EC-01 EXISTING CONDITIONS
  - EC-02 EXISTING CONDITIONS
  - SP-01 PRELIMINARY SITE PLAN
  - SP-02 PRELIMINARY SITE PLAN
  - SP-03 PRELIMINARY SITE PLAN
  - TS-01 TRAILS PLAN
  - OS-01 OPEN SPACE PLAN
  - RS-01 ROAD & STORM PLANS
  - RS-02 ROAD & STORM PLAN
  - RP-01 ROAD & STORM PROFILES
  - RP-02 ROAD & STORM PROFILES
  - SW-01 SEWER & WATER PLAN
  - SW-02 SEWER & WATER PLAN
  - RD-01 ROAD SECTIONS & DETAILS
  - CA-01 BUFFER AVERAGING
  - CA-02 CRITICAL AREA CROSSING
  - CA-03 CRITICAL AREA CROSSING
  - TR-01 TREE PRESERVATION AND CLEARING PLAN
  - LS-01 LANDSCAPE PLAN
  - LS-02 LANDSCAPE PLAN
  - LS-03 CONCEPTUAL PLANTING LIST

- ### CONCEPTUAL DESIGN: STAFFORD ALTERNATIVES
- EC-01 EXISTING CONDITIONS
  - RA-01 ROAD & ALIGNMENT PLAN
  - RA-02 ROAD & ALIGNMENT PLAN

### PROJECT TEAM

**OWNER/APPLICANT**  
CITY HEIGHTS HOLDINGS, LLC  
116 1/2 S. WASHINGTON STREET  
SEATTLE, WA 98104  
(206) 588-3121  
CONTACT: SEAN NORTHRUP

**SURVEYOR**  
ENCOMPASS  
407 SWIFTWATER 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  
KIRKLAND, WA 98033  
(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

### 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.

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

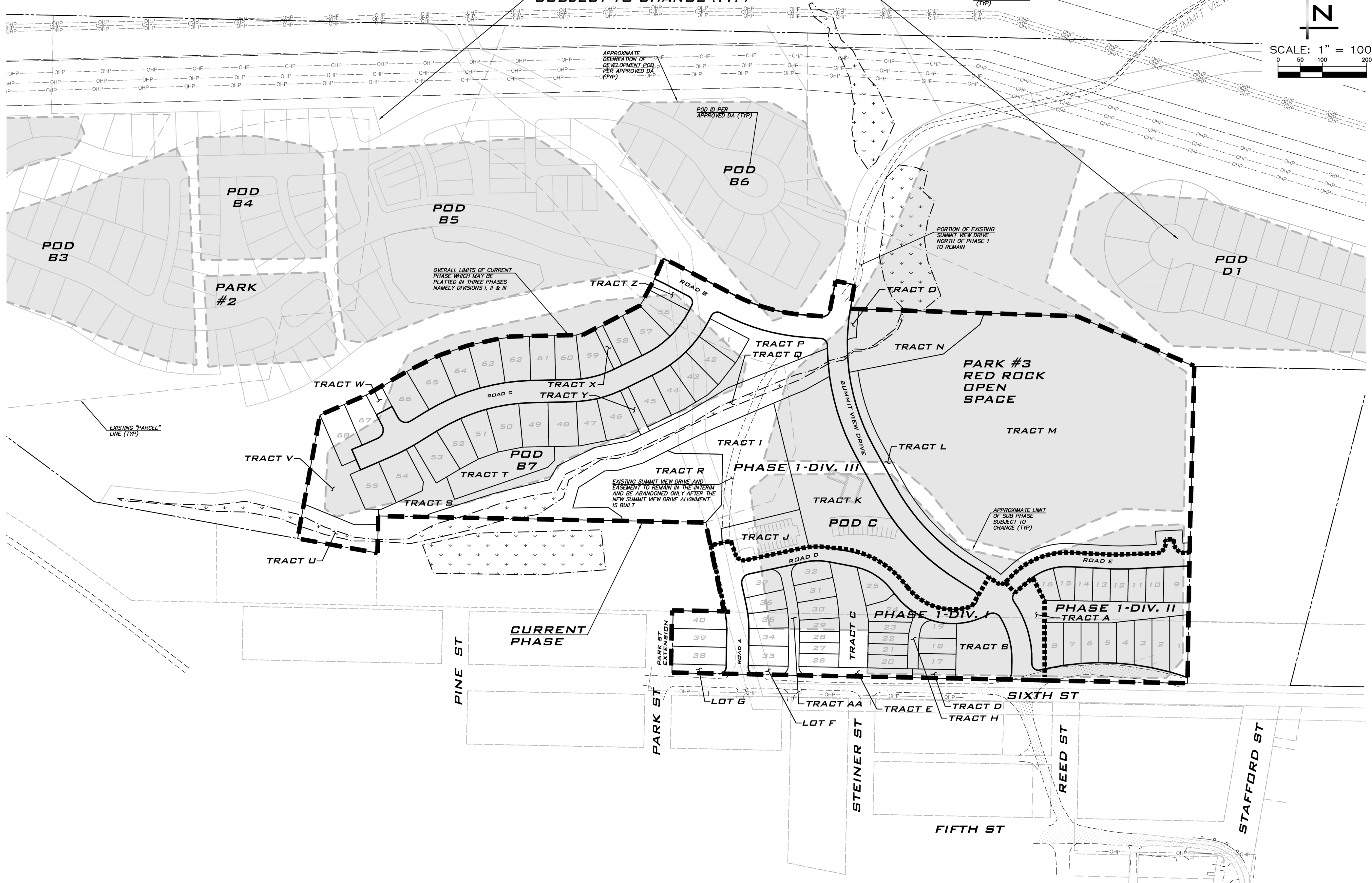
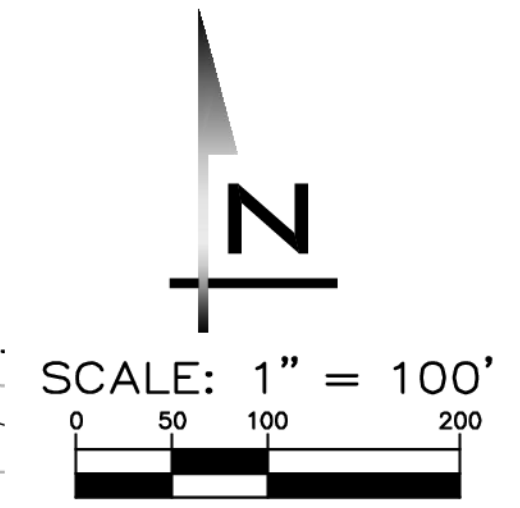
COVER SHEET  
**CITY HEIGHTS**  
 PHASE 1 (PODS B7 & G)  
 PRELIMINARY SITE PLAN & ENGINEERING  
 CITY OF CLE ELUM WASHINGTON



1/5/21  
JOB NUMBER:  
**19-349**  
SHEET NAME:  
**CV-01**  
SHT **1** OF **23**



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



**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**

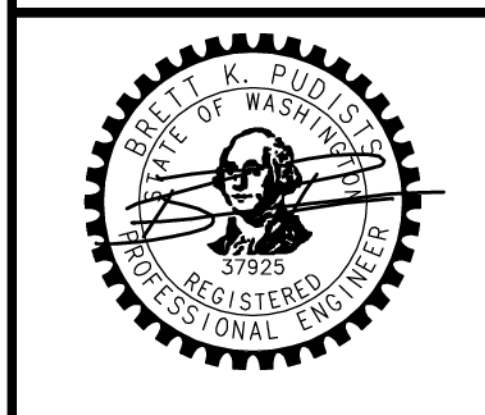
PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

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



1/5/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**PH-01**  
 SHT **2** OF **23**

**PHASING NOTES**

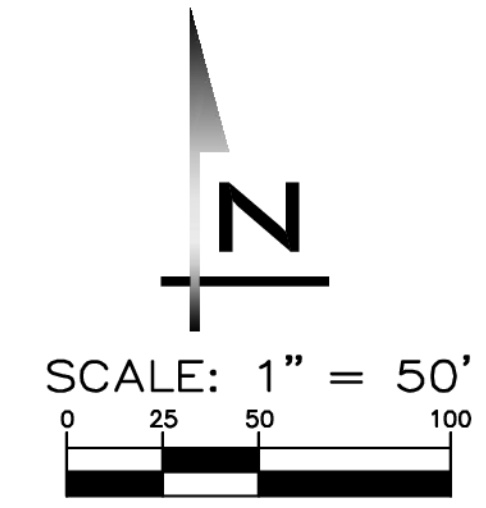
- APPROVED DA CONTEMPLATED SITE TO BE DEVELOPED IN PHASES.
- LIMITS OF CURRENT PHASE SHOWN COVERS DEVELOPMENT PODS B7 AND C.
- CURRENT PHASE MAY BE PLATTED IN THREE SUBPHASES (DIVISIONS I, II & III) AT DEVELOPERS DISCRETION PROVIDED EACH SUBPHASE PROVIDES ADEQUATE INFRASTRUCTURE. ROADWAY PHASING SHALL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

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 Jan 05, 2021 - 2:53pm - User: cwiscomb  
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**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.216.4551 F: 425.216.4092  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**



APPROX.  
CELL TOWER  
LOCATION

BOOK 26 OF  
SURVEYS, PAGE 190  
(CITY OF GLE ELUM)

BLOCK 7, REED'S  
2ND ADD.

TREES ALONG SIXTH PER 2020  
FIELD SURVEY BY ENCOMPASS  
REFER TO PUBLICLY AVAILABLE  
AERIAL IMAGES FOR OVERALL  
ONSITE TREE CANOPY.

**GEOTECHNICAL NOTES**

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX C 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 ENCRGACH 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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NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**EXISTING CONDITIONS**

**CITY HEIGHTS**

**PHASE 1 (PODS B7 & C)**

**PRELIMINARY SITE PLAN & ENGINEERING**

WASHINGTON

CITY OF GLE ELUM



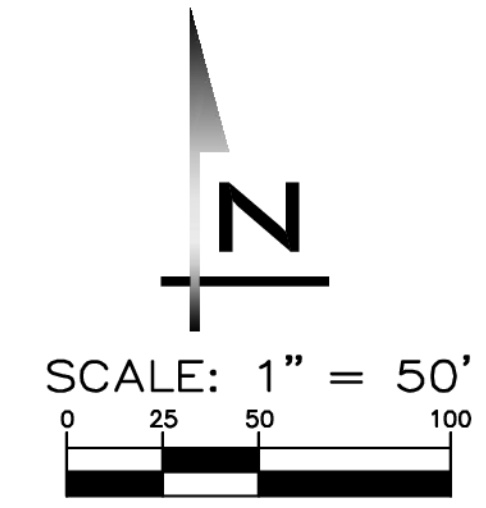
1/5/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**EC-01**

SHT **3** OF **23**





**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
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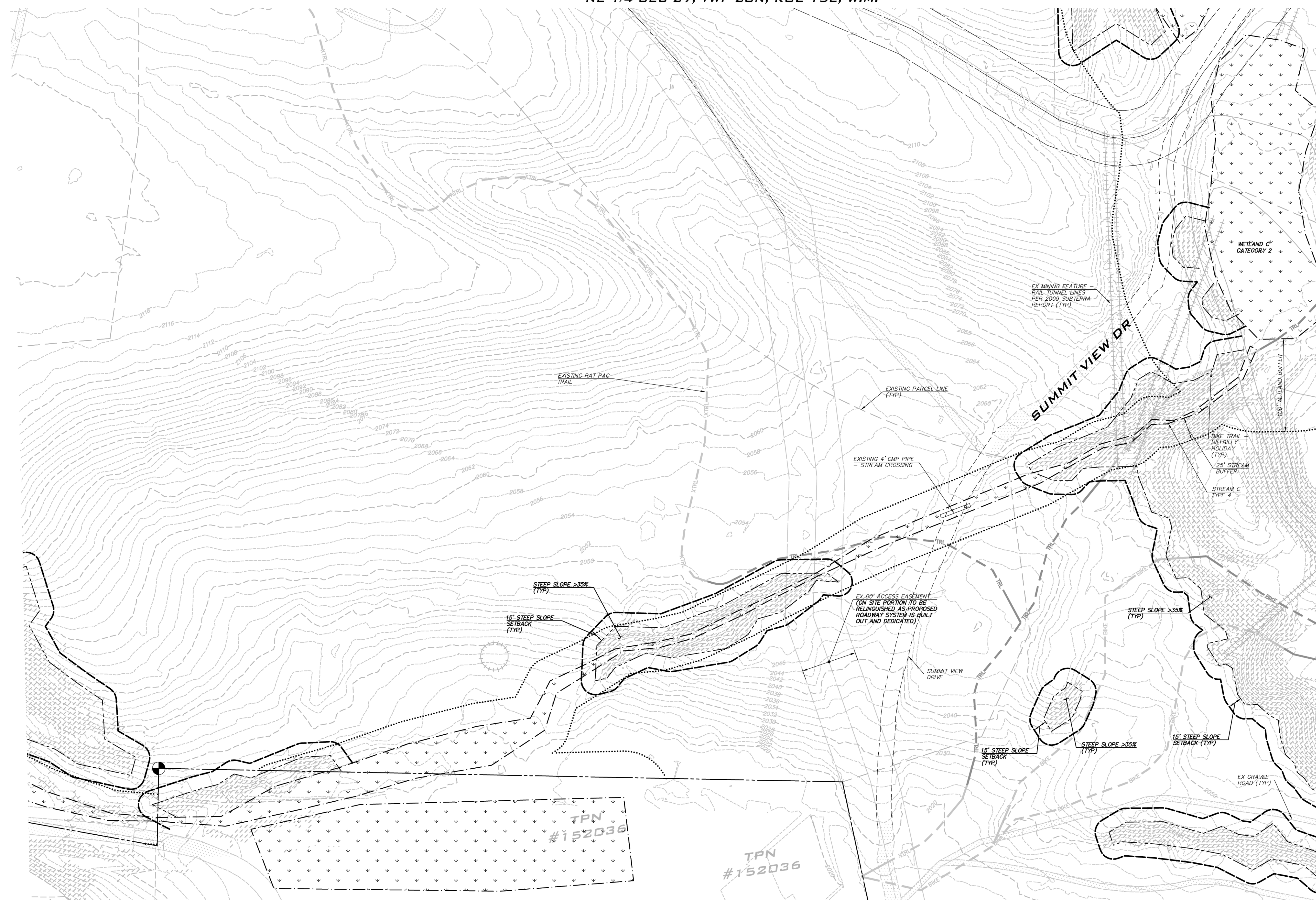
SCALE:  
AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**



NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**EXISTING CONDITIONS**

**CITY HEIGHTS**

**PHASE 1 (PODS B7 & C)**

**(PRELIMINARY SITE PLAN & ENGINEERING)**

**CITY OF GLE ELUM WASHINGTON**

1/5/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**EC-02**

SHT **4** OF **23**

**BASE MAP NOTES**

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

**GEOTECHNICAL NOTES**

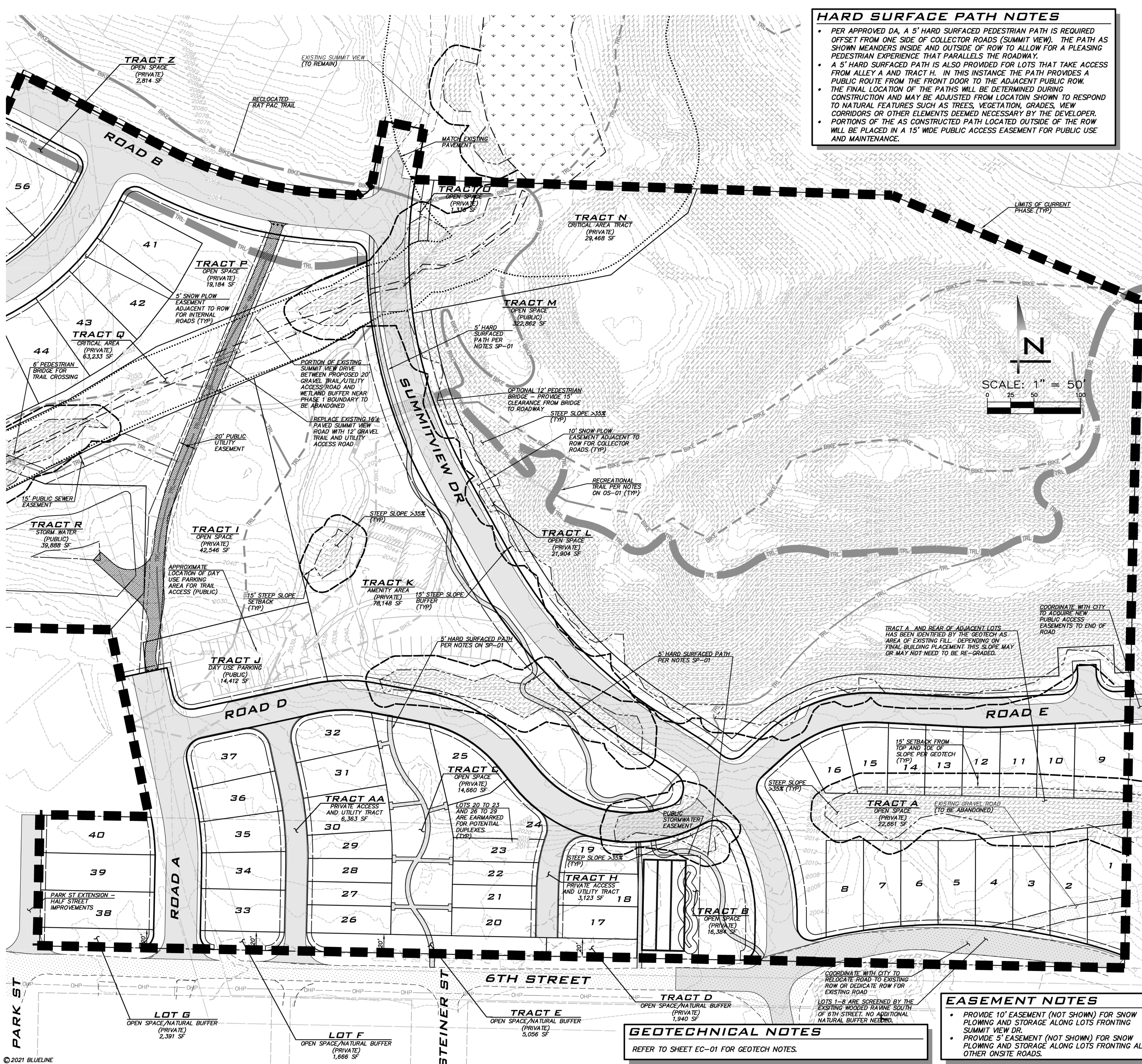
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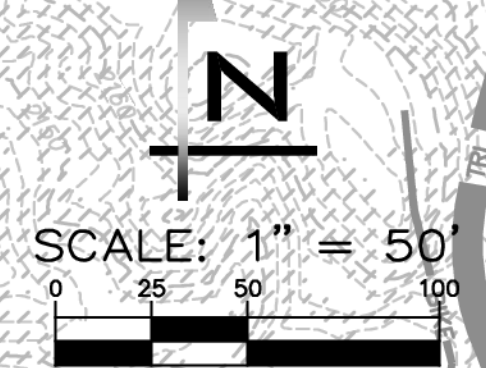
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**HARD SURFACE PATH NOTES**

- 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 LOCATION 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.



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)
* C	OPEN SPACE (PRIVATE)	14,660 SF (0.34 AC)
* D	OPEN SPACE/NATURAL BUFFER (PRIVATE)	1,940 SF (0.04 AC)
* E	OPEN SPACE/NATURAL BUFFER (PRIVATE)	5,056 SF (0.12 AC)
* F	OPEN SPACE/NATURAL BUFFER (PRIVATE)	1,666 SF (0.04 AC)
* G	OPEN SPACE/NATURAL BUFFER (PRIVATE)	2,391 SF (0.05 AC)
H	PRIVATE ACCESS AND UTILITY TRACT	3,123 SF (0.07 AC)
* I	OPEN SPACE (PRIVATE)	42,546 SF (0.98 AC)
J	DAY USE PARKING (PUBLIC)	14,412 SF (0.33 AC)
***K	AMENITY AREA (PRIVATE)	78,148 SF (1.79 AC)
* L	OPEN SPACE (PRIVATE)	21,904 SF (0.50 AC)
* M	OPEN SPACE (PRIVATE)	322,862 SF (7.41 AC)
***N	CRITICAL AREA TRACT	29,468 SF (0.68 AC)
* O	OPEN SPACE (PRIVATE)	1,338 SF (0.03 AC)
* P	OPEN SPACE (PRIVATE)	19,184 SF (0.44 AC)
* Q	CRITICAL AREA TRACT	63,233 SF (1.45 AC)
R	STORM WATER (PUBLIC)	39,888 SF (0.92 AC)
* S	OPEN SPACE (PRIVATE)	18,213 SF (0.42 AC)
T	STORM WATER (PUBLIC)	14,953 SF (0.34 AC)
**U	CRITICAL AREA TRACT	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)	2,285 SF (0.05 AC)
* Z	OPEN SPACE (PRIVATE)	2,814 SF (0.06 AC)
* OPEN SPACE TRACT AREA:		11.91 AC
** CRITICAL AREA TRACT AREA:		2.39 AC
*** FUTURE AMENITY TRACT AREA:		1.79 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	4,393 SF	
38	4,879 SF	
39	4,879 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	6,623 SF	
47	5,396 SF	
48	6,557 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	
58	5,000 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	5,802 SF	
68	6,872 SF	
TOTAL LOT AREA: 7.14 AC		

16.09 AC (55.25% OF CURRENT PHASE) TO BE PLACED IN OPEN SPACE, CRITICAL AREA TRACTS AND FUTURE AMENITY TRACT.

**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, AND C ARE ALSO DESIGNATED AS OPEN SPACE AND WILL PROVIDE ADDITIONAL OPPORTUNITIES FOR SCREENING.

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

**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.

**EASEMENT NOTES**

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

**GEOTECHNICAL NOTES**  
REFER TO SHEET EC-01 FOR GEOTECH NOTES.

**BLUELINE**

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SCALE: AS NOTED

PROJECT MANAGER: BRETT K. PUDISTS, PE

PROJECT ENGINEER: LYNDSY FEDAK, PE

DESIGNER: CHRIS WISCOMB

ISSUE DATE: 1/5/2021

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**PRELIMINARY SITE PLAN**

**CITY HEIGHTS**

**PHASE 1 (PODS B7 & G)**

**PRELIMINARY SITE PLAN & ENGINEERING**

CITY OF GLE ELUM WASHINGTON

1/5/21

JOB NUMBER: 19-349

SHEET NAME: SP-01

SHT 5 OF 23

2/4/21  
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**SCHEMATIC DEPICTION OF FUTURE DEVELOPMENT. LAYOUT IS SUBJECT TO CHANGE**

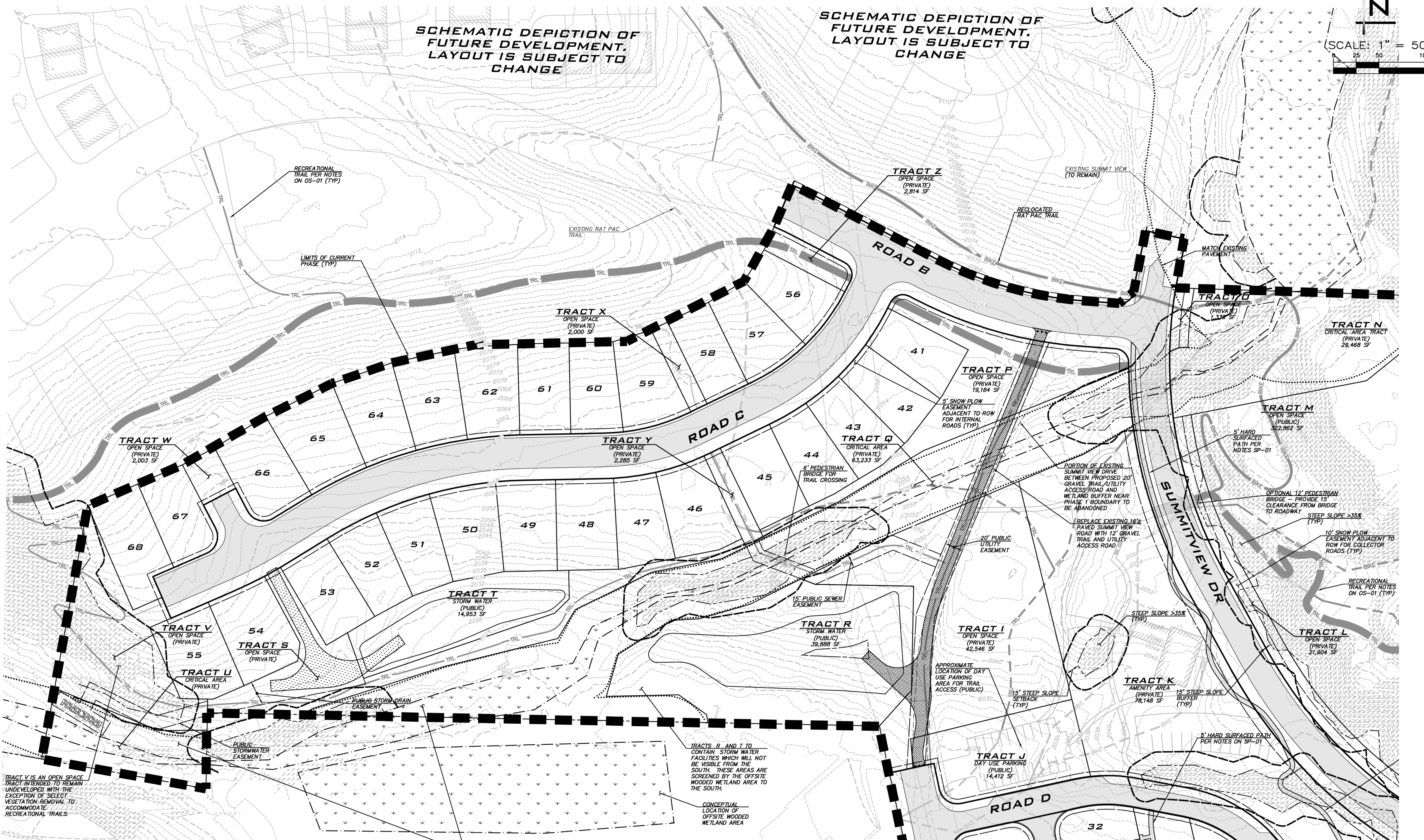
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SCALE: 1" = 50'



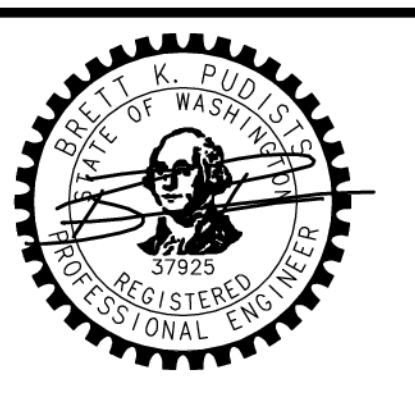
**BLUELINE**  
 25 CENTRAL WAY, SUITE 400,  
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SCALE:  
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 PROJECT MANAGER:  
 BRETT K. PUDISTS, PE  
 PROJECT ENGINEER:  
 LYNSEY FEDAK, PE  
 DESIGNER:  
 CHRIS WISCOMB  
 ISSUE DATE:  
 1/5/2021



NO	DATE	BY	REVISIONS
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**PRELIMINARY SITE PLAN**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
 (PRELIMINARY SITE PLAN & ENGINEERING)  
 CITY OF GLE ELUM WASHINGTON



1/5/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**SP-02**  
 SHT **6** OF **23**

TRACT V IS AN OPEN SPACE TRACT INTENDED TO REMAIN UNDEVELOPED WITH THE EXCEPTION OF SELECT VEGETATION REMOVAL TO ACCOMMODATE RECREATIONAL TRAILS.

TRACTS R AND T TO CONTAIN STORM WATER FACILITIES WHICH WILL NOT BE VISIBLE FROM THE SOUTH. THESE AREAS ARE SCREENED BY THE OFFSITE WOODED WETLAND AREA TO THE SOUTH.

TRACTS Q AND U ARE CRITICAL AREA TRACTS AND AS SUCH UNAUTHORIZED VEGETATION REMOVAL IS RESTRICTED. THESE AREAS PROVIDE NATURAL BUFFER.

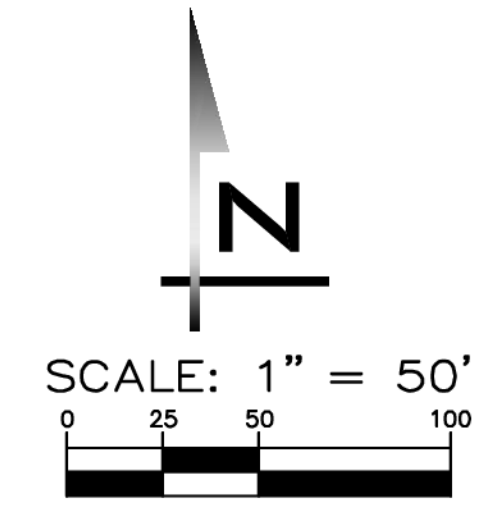
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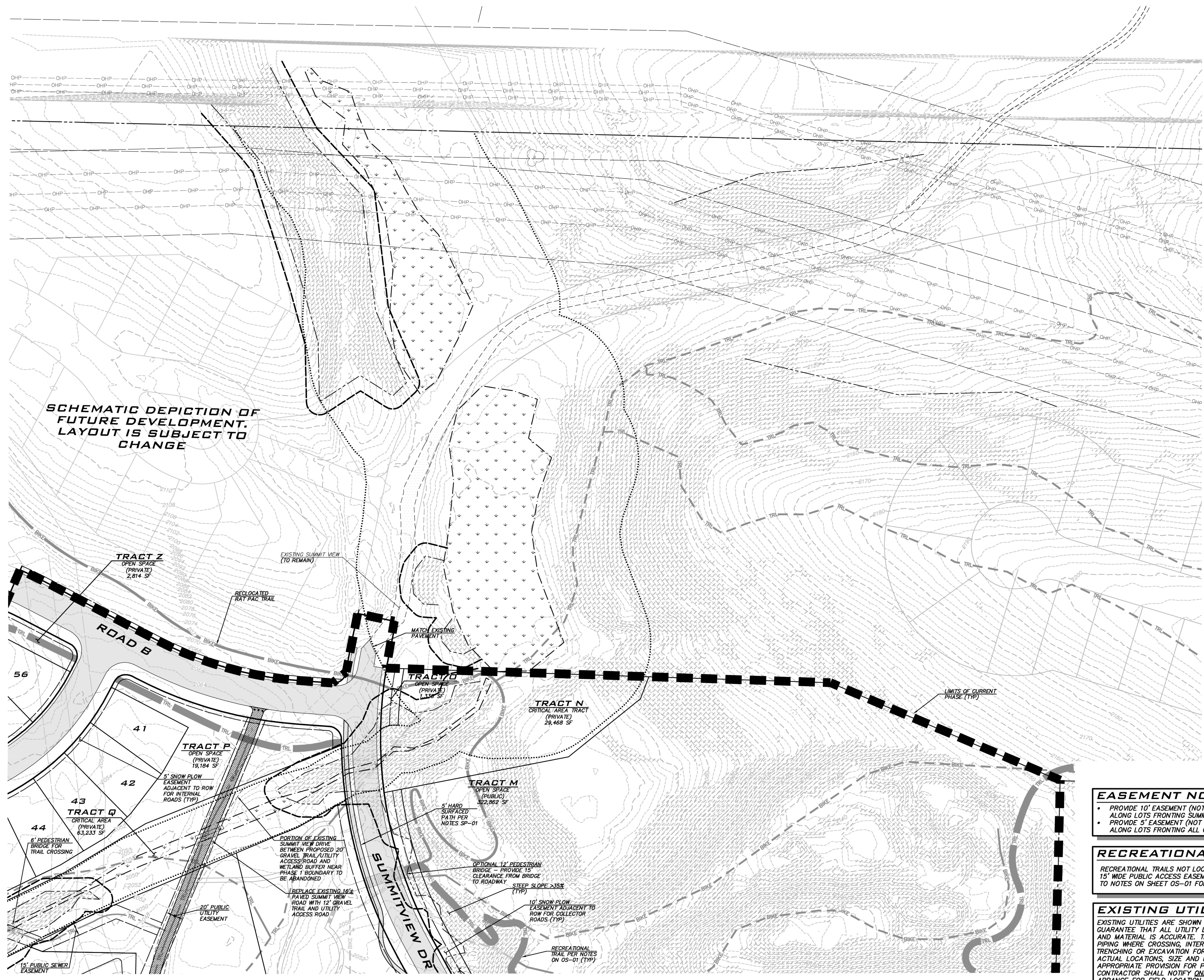
SCALE:  
AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**



**SCHEMATIC DEPICTION OF FUTURE DEVELOPMENT. LAYOUT IS SUBJECT TO CHANGE**

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**PRELIMINARY SITE PLAN**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**(PRELIMINARY SITE PLAN & ENGINEERING)**  
**CITY OF GLE ELUM WASHINGTON**

**EASEMENT NOTES**

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1/5/21

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**19-349**

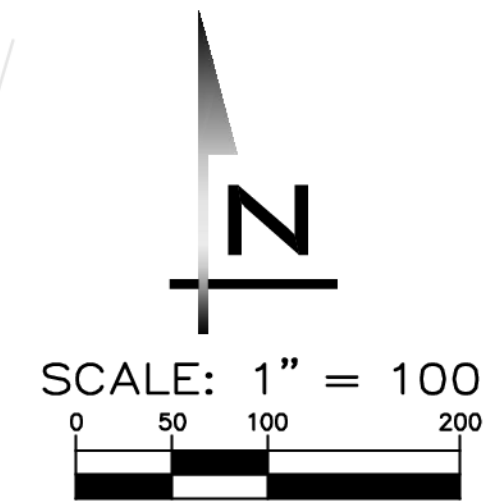
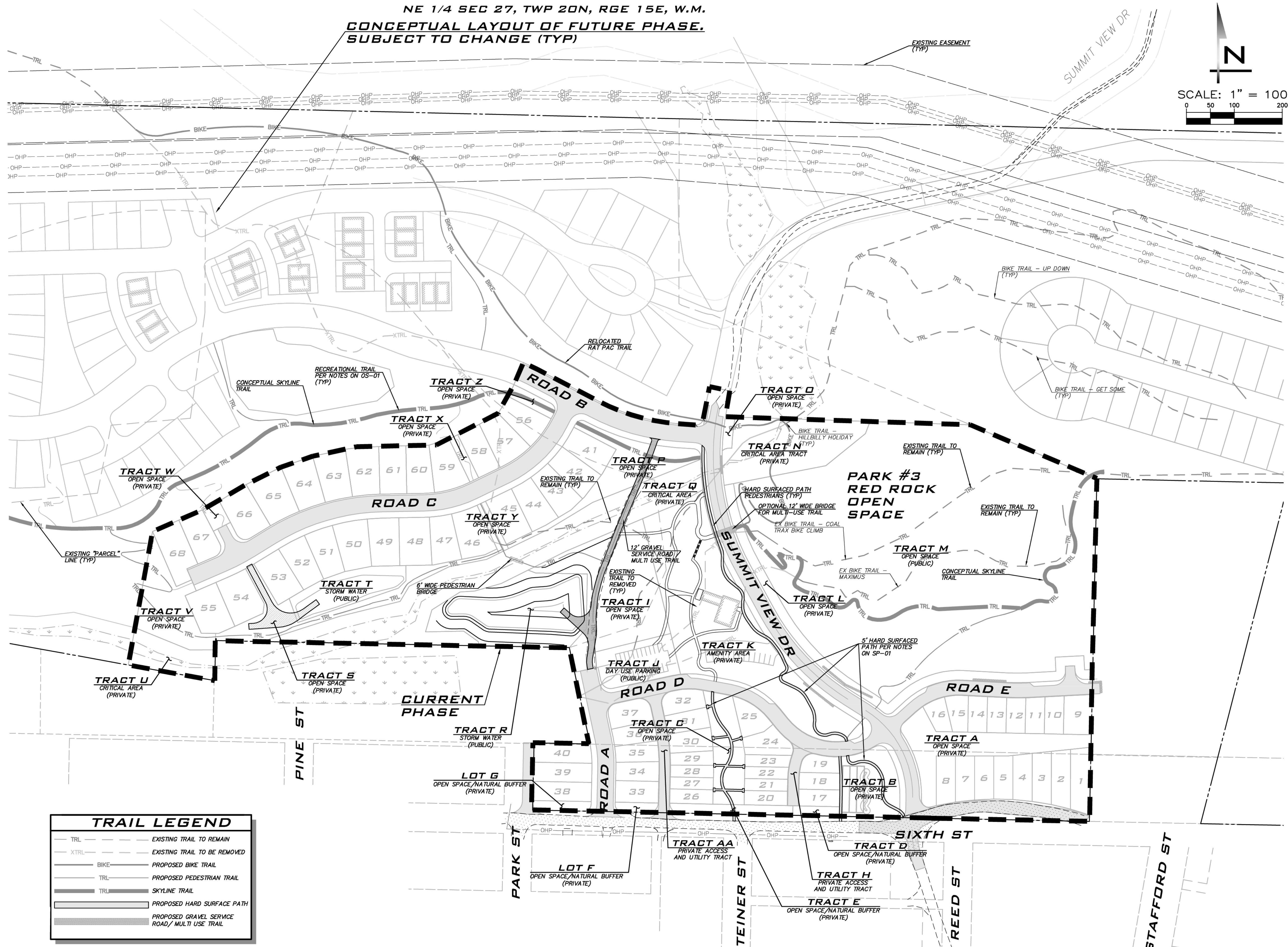
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SHT **7** OF **23**

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



**BLUELINE**

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PROJECT ENGINEER:  
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DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**TRAILS PLAN**

**CITY HEIGHTS**

**PHASE 1 (PODS B7 & C)**

**PRELIMINARY SITE PLAN & ENGINEERING**

**CITY OF GLE ELUM WASHINGTON**

**TRAIL LEGEND**

---TRL---	EXISTING TRAIL TO REMAIN
---XTRL---	EXISTING TRAIL TO BE REMOVED
---BIKE---	PROPOSED BIKE TRAIL
---TRL---	PROPOSED PEDESTRIAN TRAIL
---TRL---	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.

**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.

**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.

**EXISTING UTILITY NOTE**

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1/5/21

JOB NUMBER:  
**19-349**

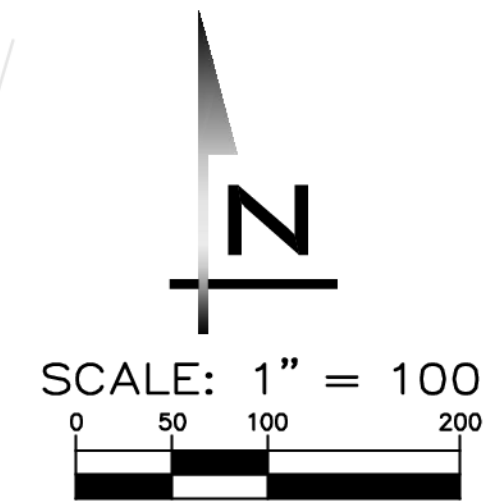
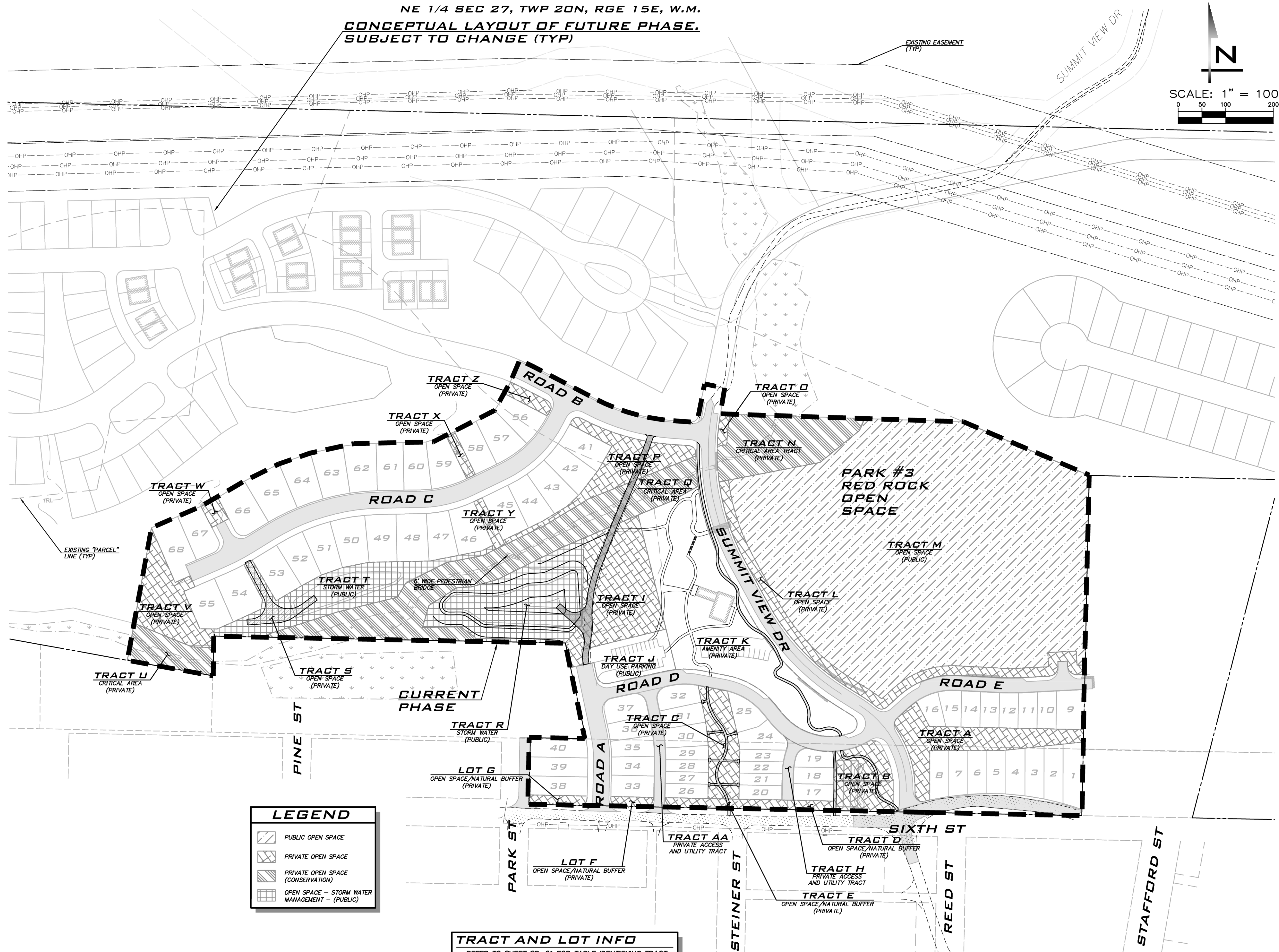
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SHT **8** OF **23**

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



**BLUELINE**  
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 WWW.THEBLUELINEGROUP.COM

SCALE:  
 AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**OPEN SPACE PLAN**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
 (PRELIMINARY SITE PLAN & ENGINEERING)  
 CITY OF GLE ELUM WASHINGTON

**LEGEND**

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

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

**OPEN SPACE REQUIREMENT**

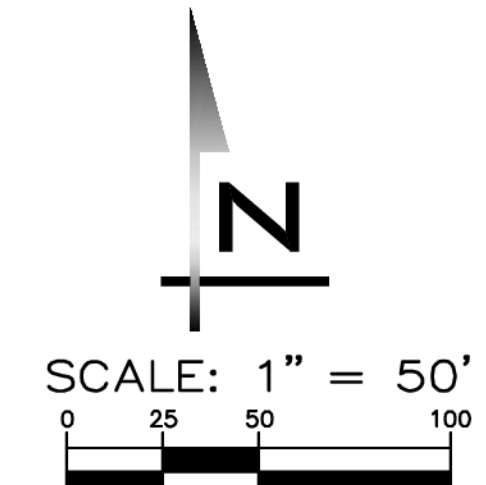
- (DA APPENDIX B, ZONING #3 AND APPENDIX H #1): AT LEAST 35% OF THE PROPERTY (APPROXIMATELY 125 ACRES INCLUSIVE OF AREAS IN THE POWER LINE EASEMENTS) SHALL BE DEDICATED TO OPEN SPACE, NATURAL AREAS, PARKS, RECREATION AREAS, VILLAGE GREENS, COMMONS, OR PUBLIC ASSEMBLY AREAS.
- SEE SHEET SP-01 FOR SUMMARY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

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2/4/21  
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 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**OS-01**  
 SHT **9** OF **23**





**BLUELINE**

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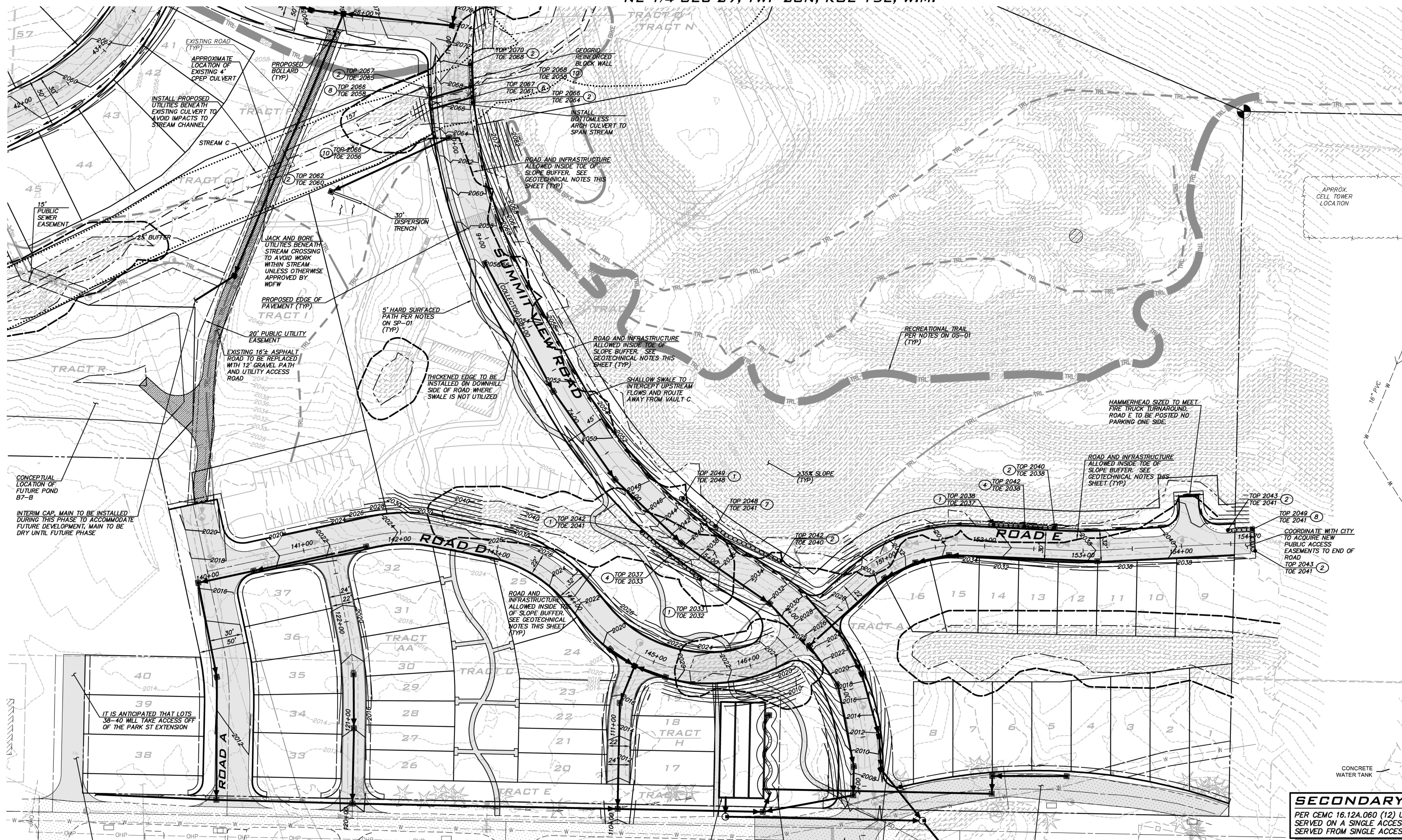
SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K. PUDISTS, PE

PROJECT ENGINEER:  
LYNDEY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
1/5/2021



**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).

- ROADWAY NOTES**
- PER DA A 5' WIDE HARD SURFACED PEDESTRIAN TRAIL IS REQUIRED OFFSET FROM COLLECTOR ROADS (SUMMIT VIEW). THE PATH AS SHOWN MEANDERS HOWEVER, BUT PROVIDES A PLEASANT EXPERIENCE THAT MORE OR LESS FOLLOWS SUMMIT VIEW. SEE ALSO PATH NOTES ON SHEET SP-01.
  - ROADS A, B, C, D, E ARE CONSIDERED INTERNAL ROADS IN THE DA AND DO NOT REQUIRE A 5' HARD SURFACED PEDESTRIAN PATH.
  - APPLICANT SHALL MAINTAIN THE INTERNAL AND COLLECTOR ROADS UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY. AFTER DEDICATION, IT WILL BE THE RESPONSIBILITY OF THE CITY TO MAINTAIN AND SNOW PLOW.
  - UNLESS OTHERWISE NOTED, ON-SIDE ROADS AND ALLEYS TO BE PLACED IN PUBLIC RIGHT OF WAY. REFER TO ROAD SECTIONS ON SHEET RD-01.
  - PROVIDE 10' EASEMENT ON LOTS FRONTING SUMMIT VIEW TO ACCOMMODATE SNOW PLOWING AND STORAGE. PROVIDE 5' EASEMENT ON LOTS FRONTING ALL OTHER ROADS.

- 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.

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**ROAD & STORM PLANS**

**CITY HEIGHTS**

**PHASE 1 (PODS B7 & G)**

**PRELIMINARY SITE PLAN & ENGINEERING**

**CITY OF GLE ELUM WASHINGTON**

1/5/21

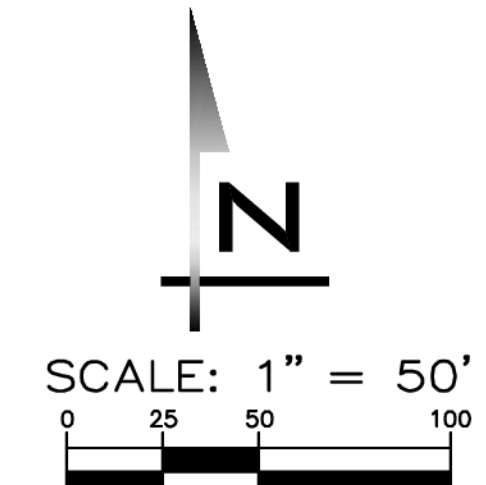
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SHEET NAME:  
**RS-01**

SHT **10** OF **23**

2/4/21  
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**BLUELINE**

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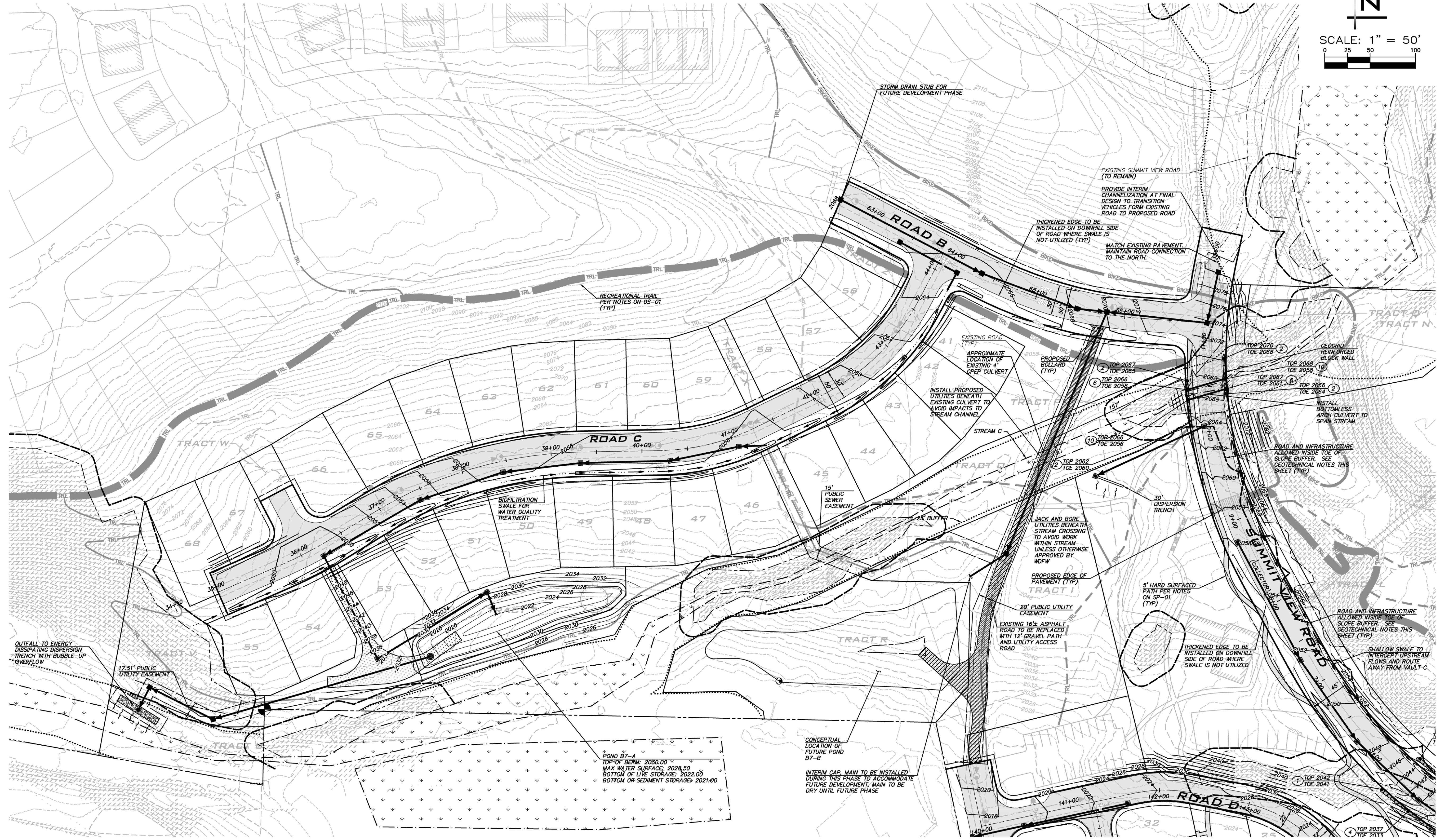
SCALE:  
AS NOTED

PROJECT MANAGER:  
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PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**



NO	DATE	BY	REVISIONS
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**ROAD & STORM PLAN**

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- PER DA A 5' WIDE HARD SURFACED PEDESTRIAN TRAIL IS REQUIRED OFFSET FROM COLLECTOR ROADS (SUMMIT VIEW). THE PATH AS SHOWN MEANDERS HOWEVER, BUT PROVIDES A PLEASING EXPERIENCE THAT MORE OR LESS FOLLOWS SUMMIT VIEW. SEE ALSO PATH NOTES ON SHEET SP-01.
- ROADS A, B, C, D, E ARE CONSIDERED INTERNAL ROADS IN THE DA AND DO NOT REQUIRE A 5' HARD SURFACED PEDESTRIAN PATH.
- APPLICANT SHALL MAINTAIN THE INTERNAL AND COLLECTOR ROADS UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE CITY. AFTER DEDICATION, IT WILL BE THE RESPONSIBILITY OF THE CITY TO MAINTAIN AND SNOW PLOW.
- UNLESS OTHERWISE NOTED, ONSITE ROADS AND ALLEYS TO BE PLACED IN PUBLIC RIGHT OF WAY. REFER TO ROAD SECTIONS ON SHEET RD-01.
- PROVIDE 10' EASEMENT ON LOTS FRONTING SUMMIT VIEW TO ACCOMMODATE SNOW PLOWING AND STORAGE. PROVIDE 5' EASEMENT ON LOTS FRONTING ALL OTHER ROADS.

**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 GRAIDING 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.

**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).

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1/5/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**RS-02**

SHT **11** OF **23**





**BLUELINE**

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SCALE:  
AS NOTED

PROJECT MANAGER:

BRETT K. PUDISTS, PE

PROJECT ENGINEER:

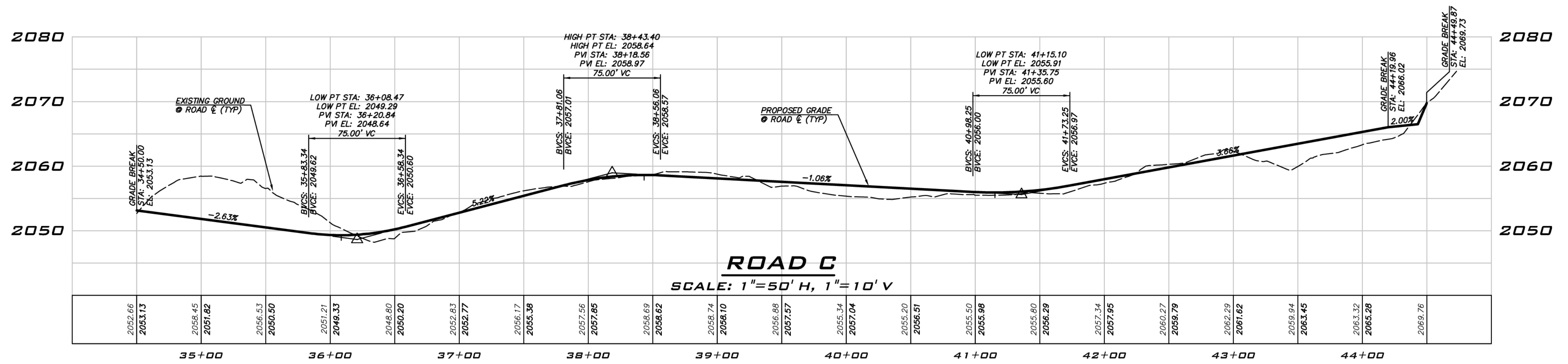
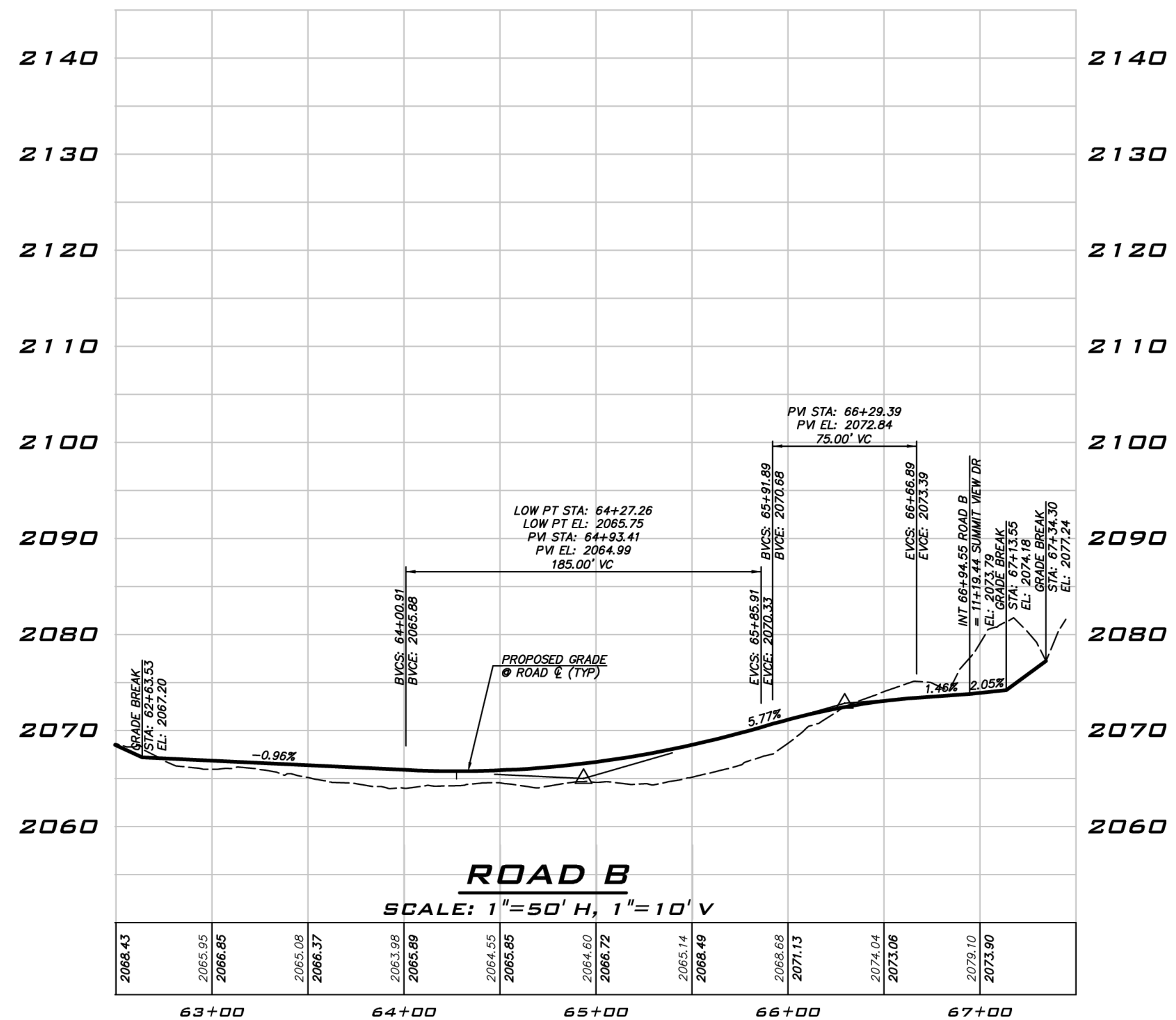
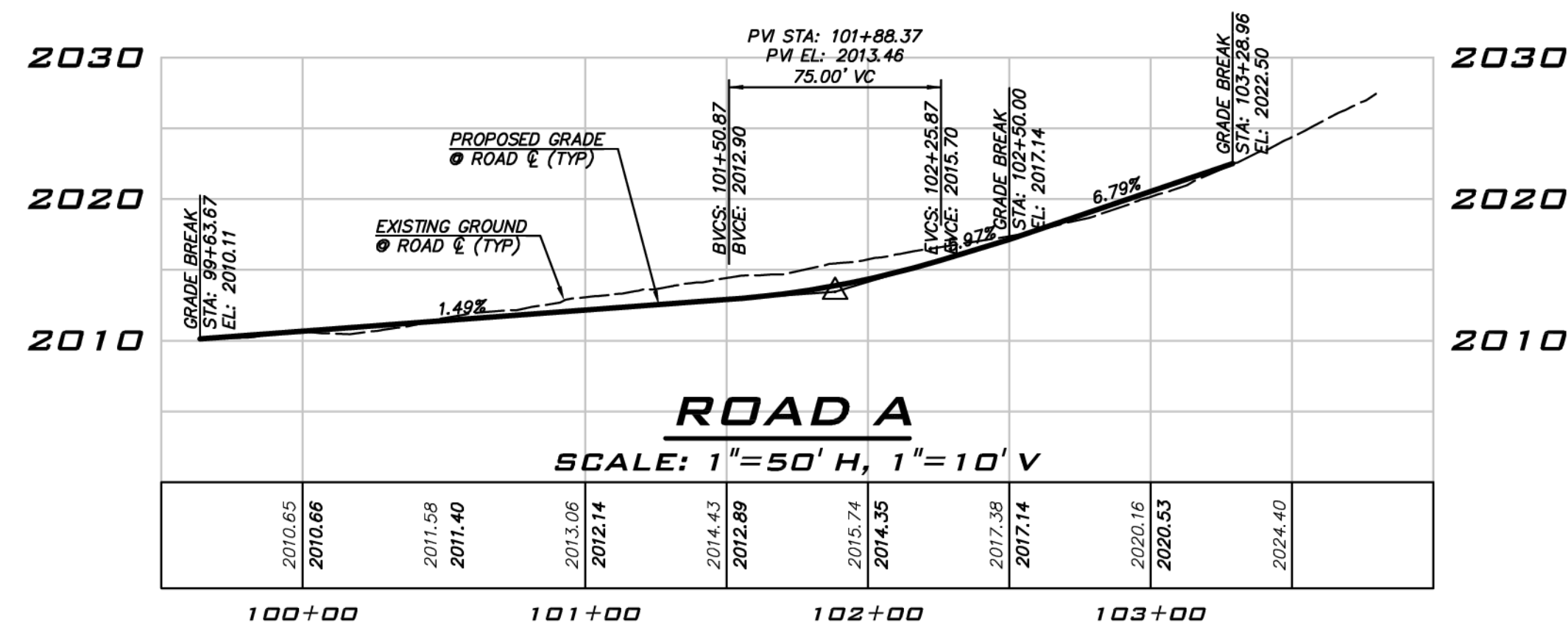
LYNDEY FEDAK, PE

DESIGNER:

CHRIS WISCOMB

ISSUE DATE:

1/5/2021



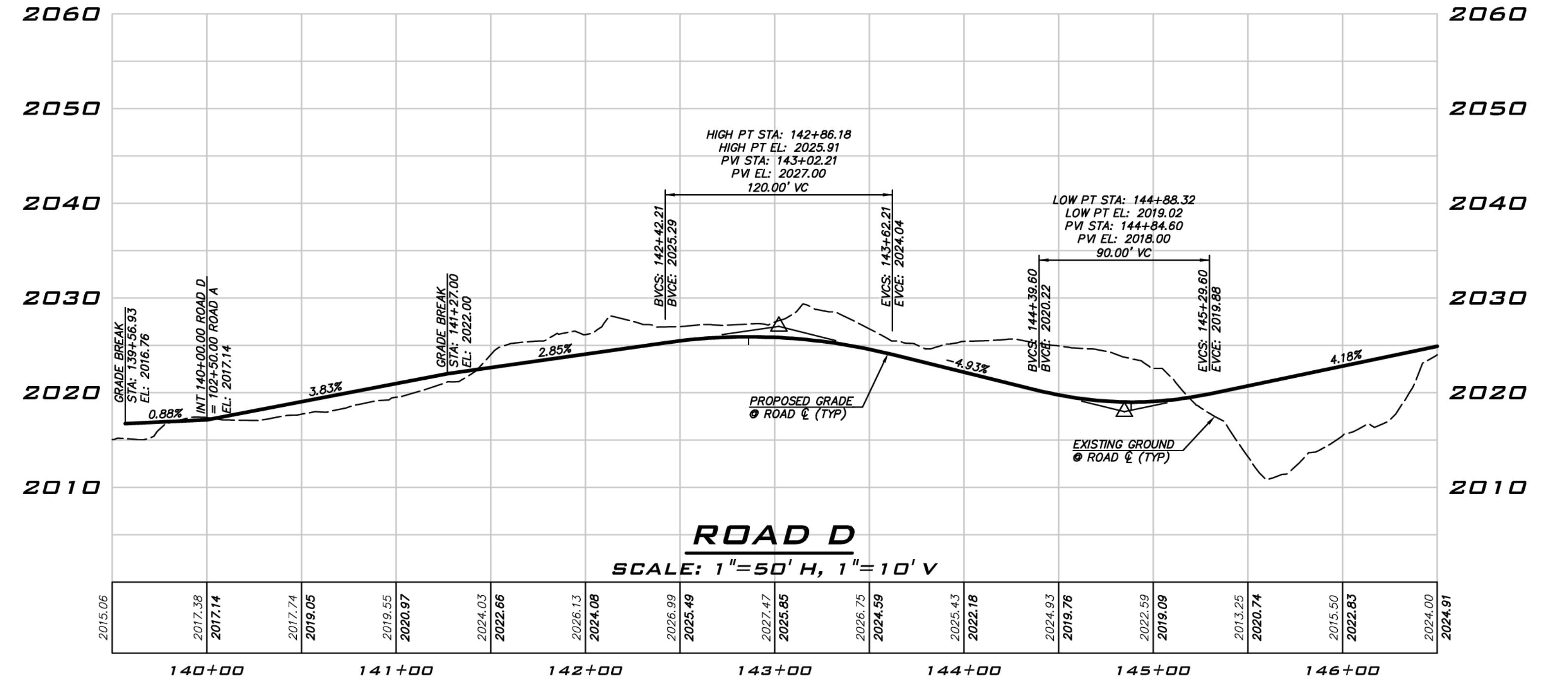
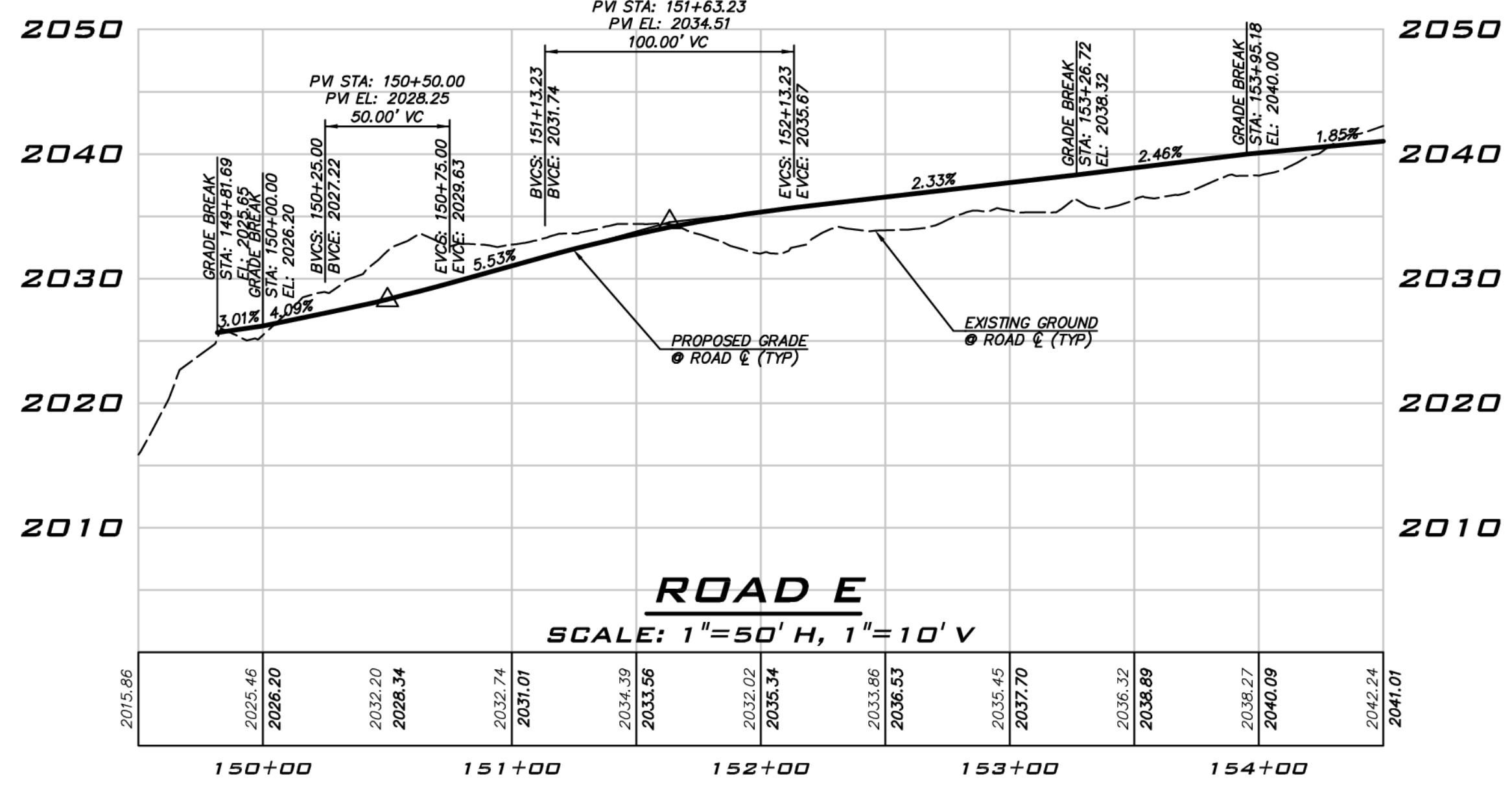
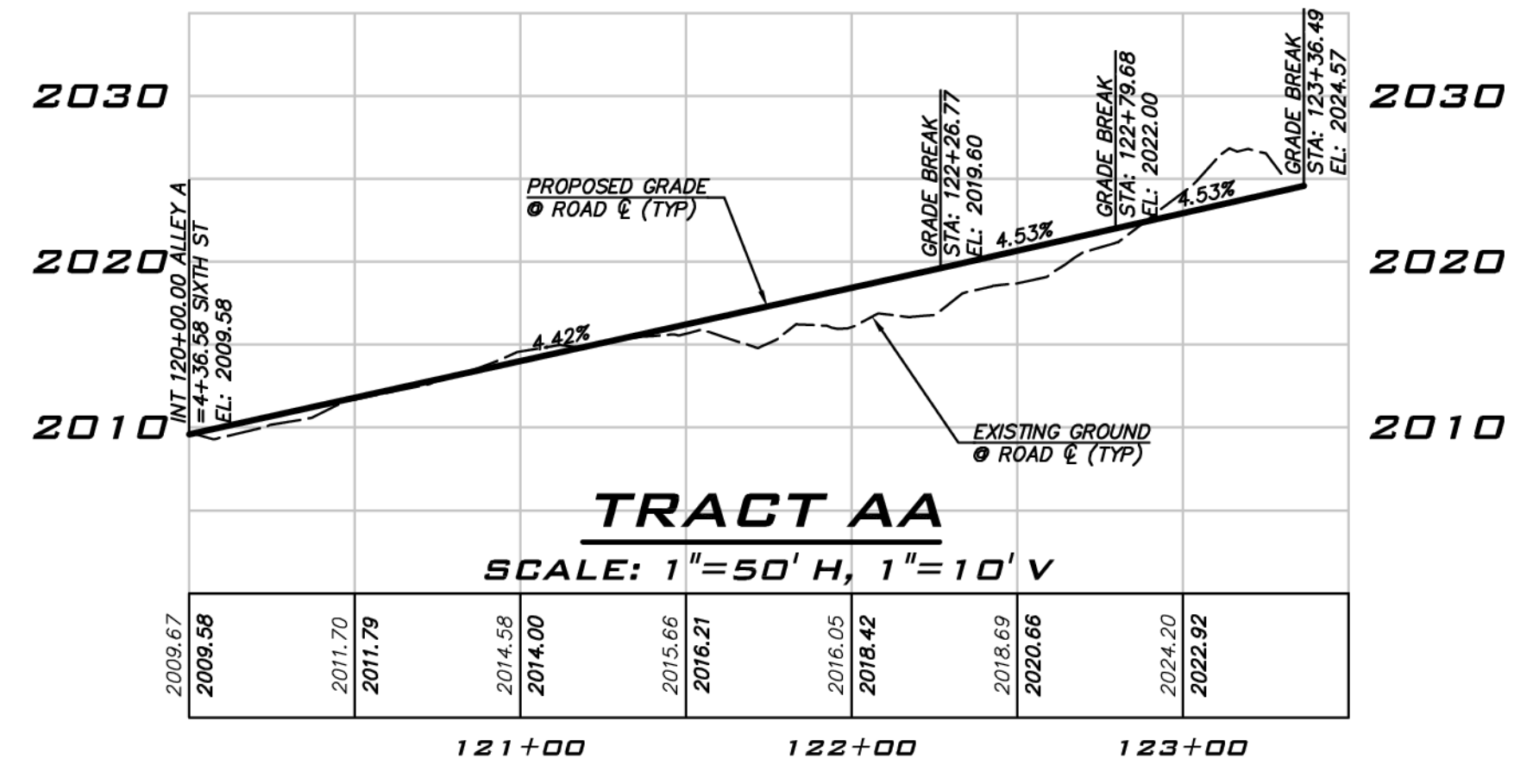
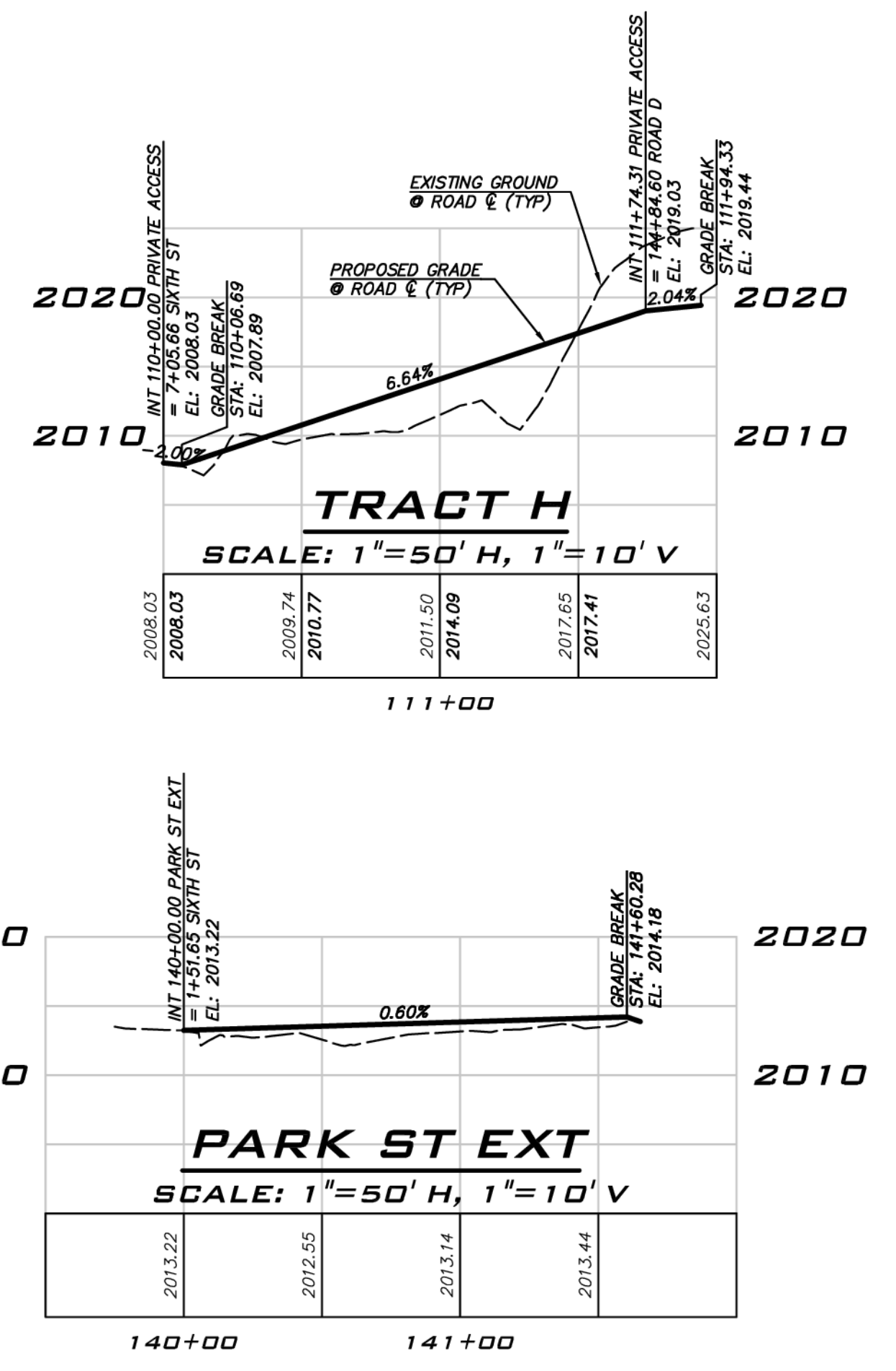
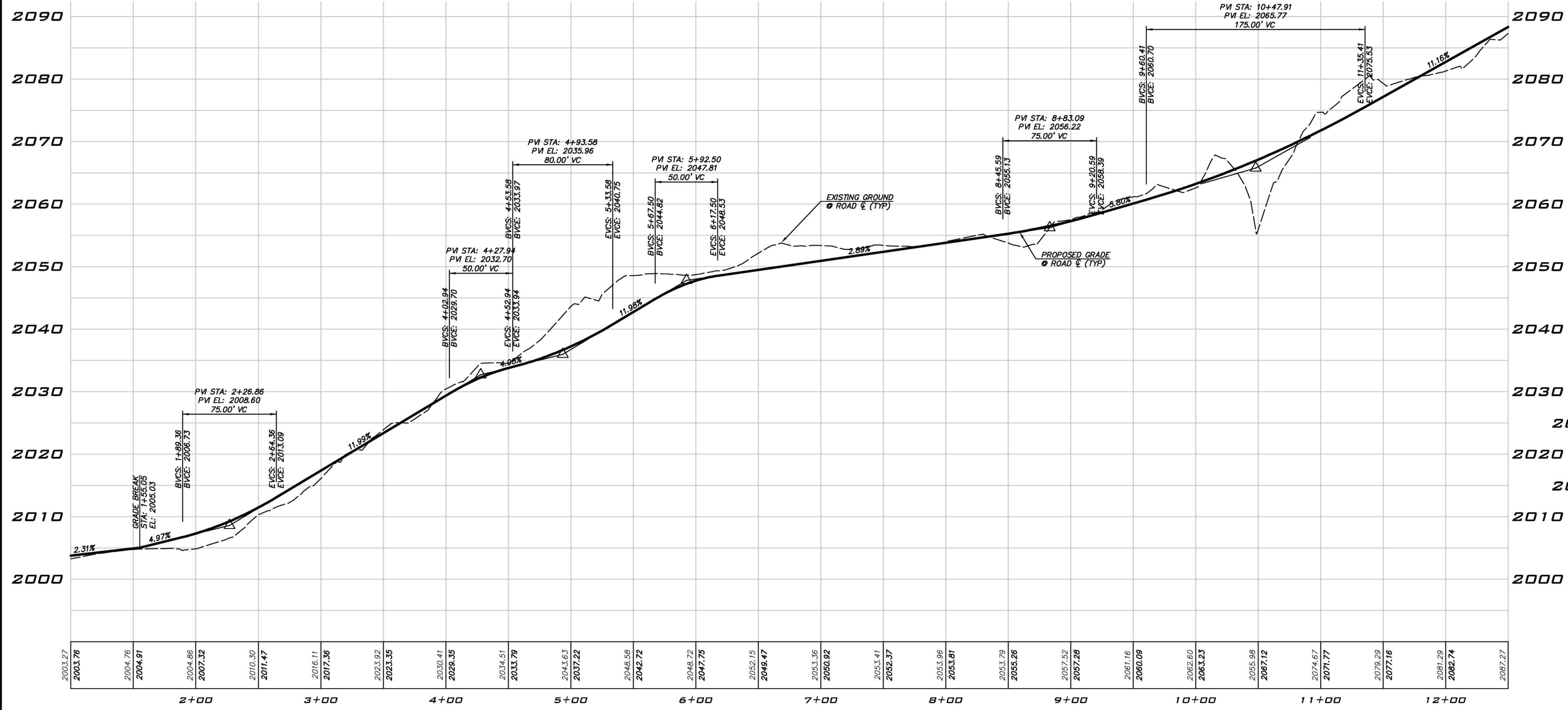
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**ROAD & STORM PROFILES**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
**(PRELIMINARY SITE PLAN & ENGINEERING)**  
**CITY OF GLE ELUM**      **WASHINGTON**



1/5/21  
JOB NUMBER:  
**19-349**  
SHEET NAME:  
**RP-01**  
SHT **12** OF **23**





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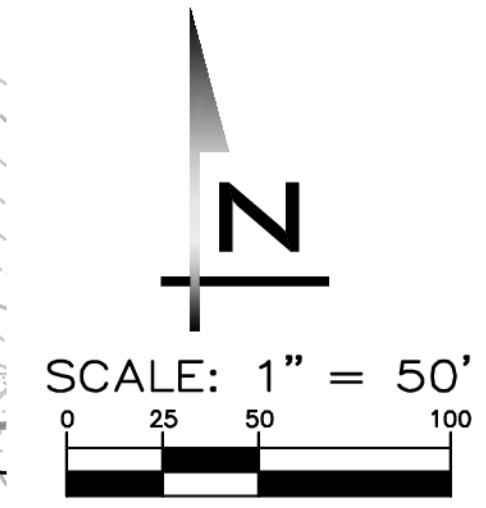
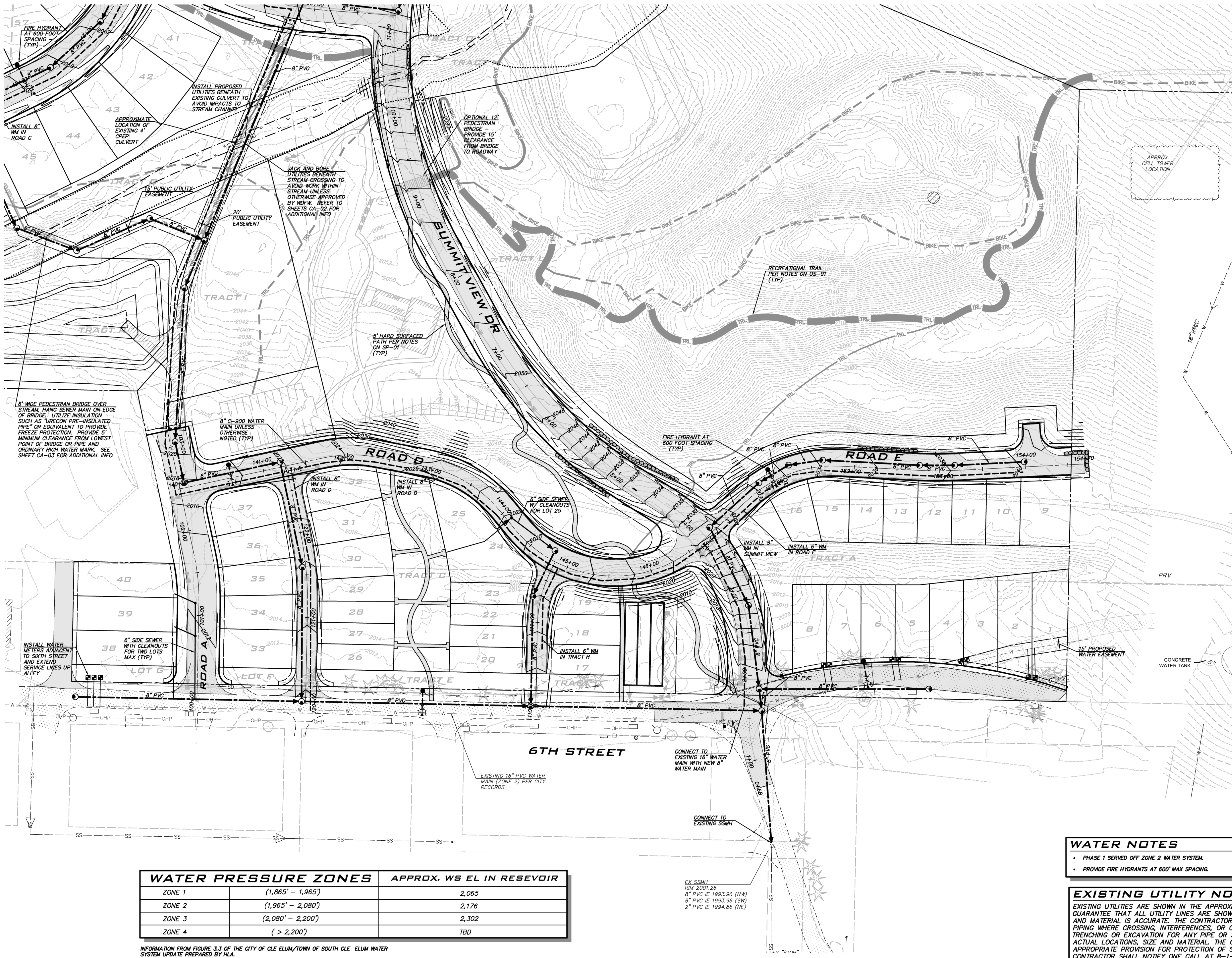
SCALE:  
 AS NOTED  
 PROJECT MANAGER:  
 BRETT K. PUDISTS, PE  
 PROJECT ENGINEER:  
 LYNSEY FEDAK, PE  
 DESIGNER:  
 CHRIS WISCOMB  
 ISSUE DATE:  
 1/5/2021

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**ROAD & STORM PROFILES**  
**CITY HEIGHTS**  
 PHASE 1 (PODS B7 & G)  
 (PRELIMINARY SITE PLAN & ENGINEERING)  
 CITY OF GLE ELUM WASHINGTON

1/5/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**RP-02**  
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**BLUELINE**

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PROJECT ENGINEER:  
LYNDEY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
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SEWER & WATER PLAN

**CITY HEIGHTS**

PHASE 1 (PODS B7 & G)

PRELIMINARY SITE PLAN & ENGINEERING

CITY OF GLE ELUM WASHINGTON

1/5/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**SW-01**

SHT **14** OF **23**

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 GLE ELUM/TOWN OF SOUTH GLE 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.

**WATER NOTES**

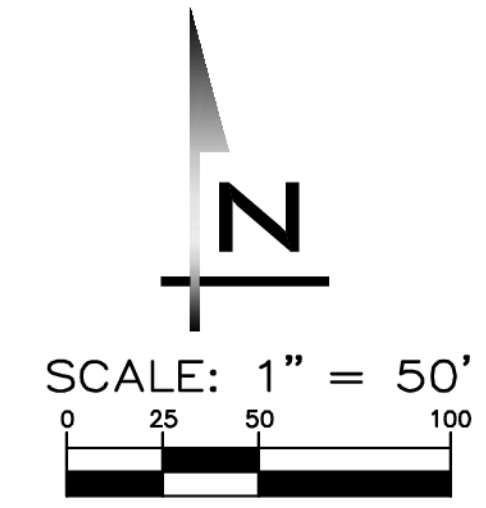
- PHASE 1 SERVED OFF ZONE 2 WATER SYSTEM.
- PROVIDE FIRE HYDRANTS AT 600' MAX SPACING.

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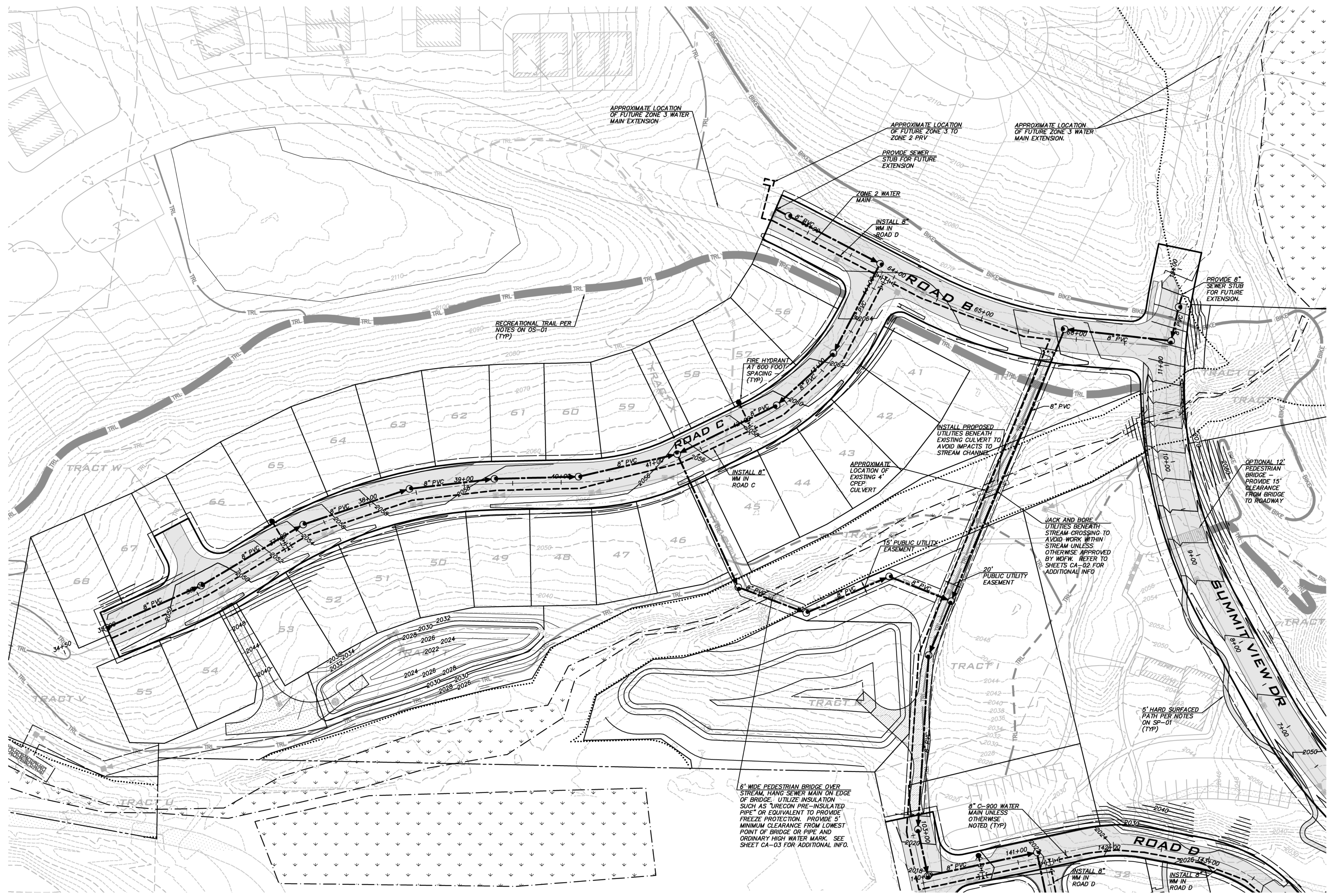
SCALE:  
AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**



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**SEWER & WATER PLAN**

**CITY HEIGHTS**

**PHASE 1 (PODS B7 & C)**

**PRELIMINARY SITE PLAN & ENGINEERING**

**CITY OF CLE ELUM WASHINGTON**

ZONE	APPROX. WS EL IN RESEVOIR	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

**WATER NOTES**

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**BRETT K. PUDISTS**  
REGISTERED PROFESSIONAL ENGINEER  
1933

1/5/21

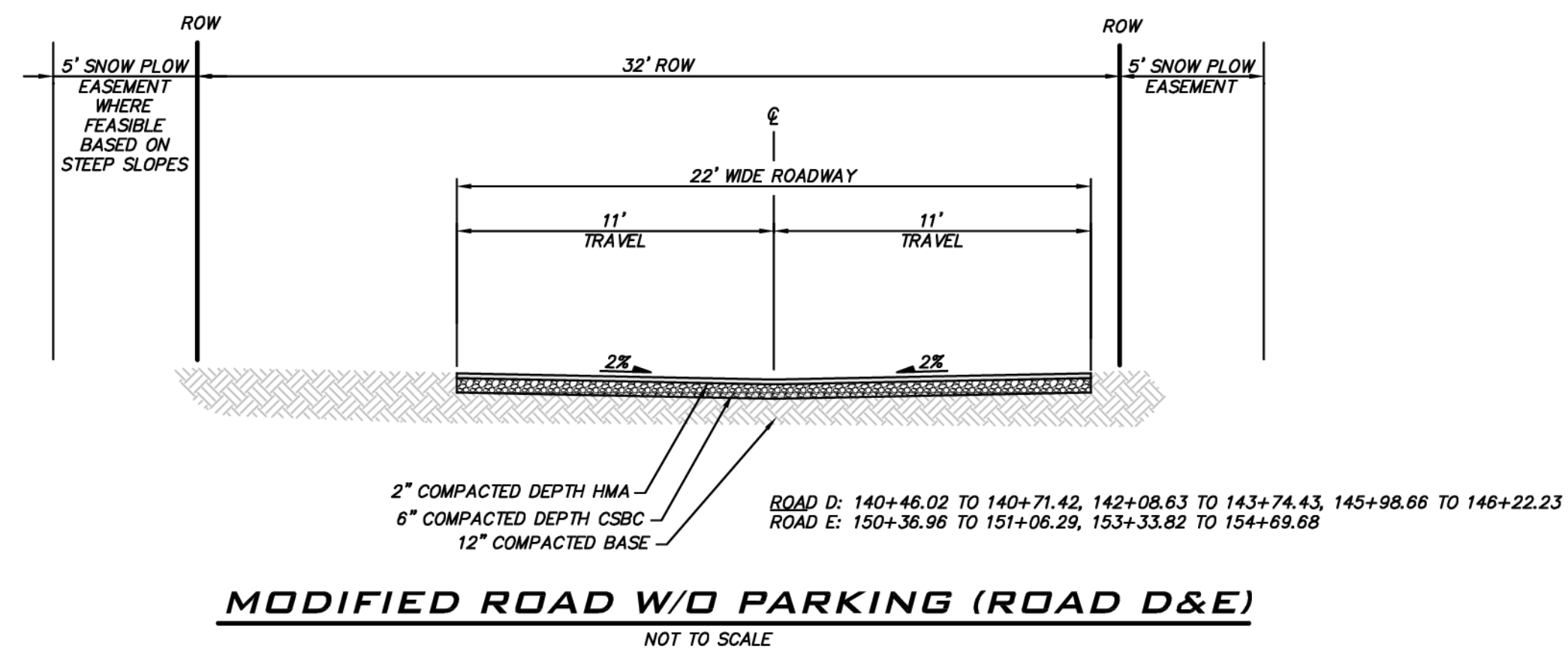
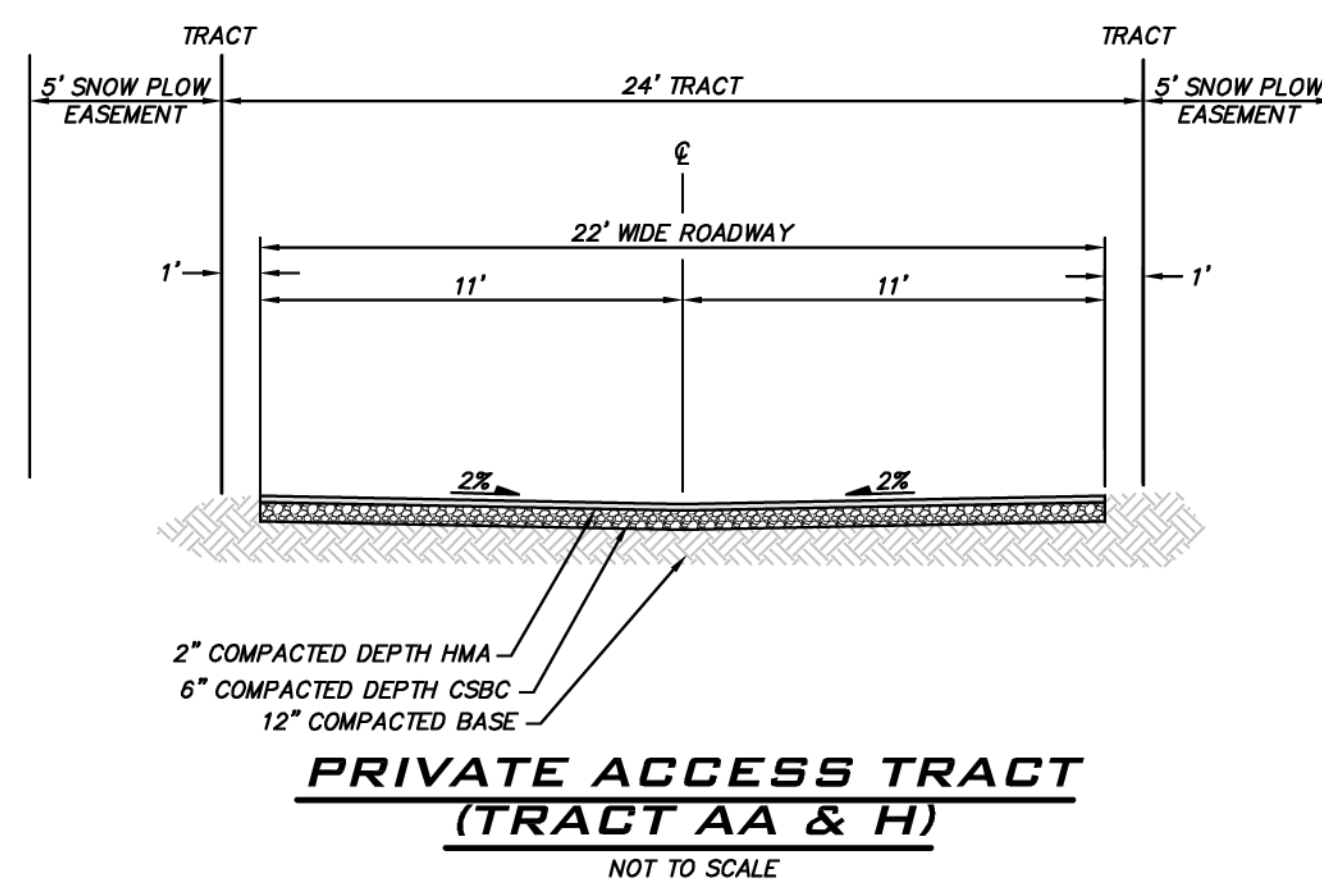
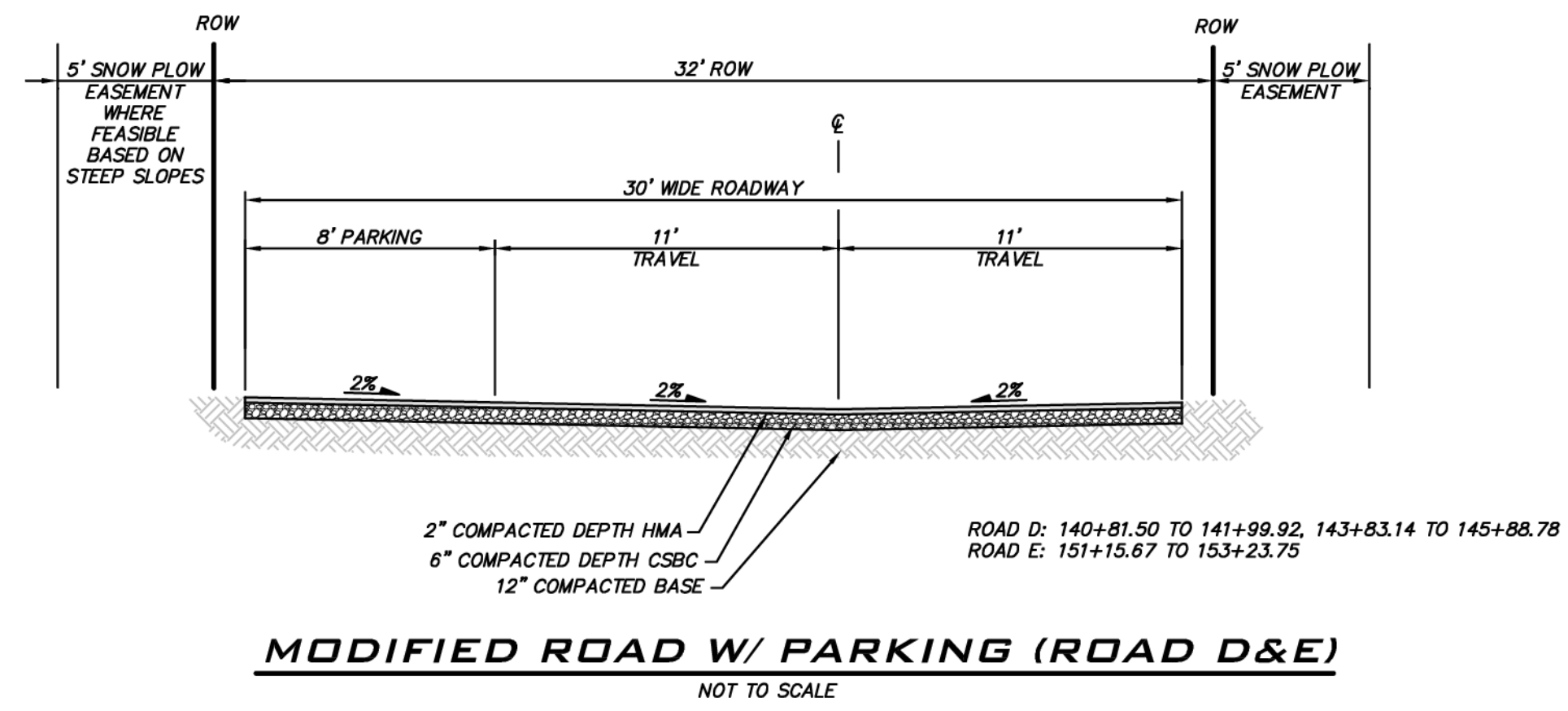
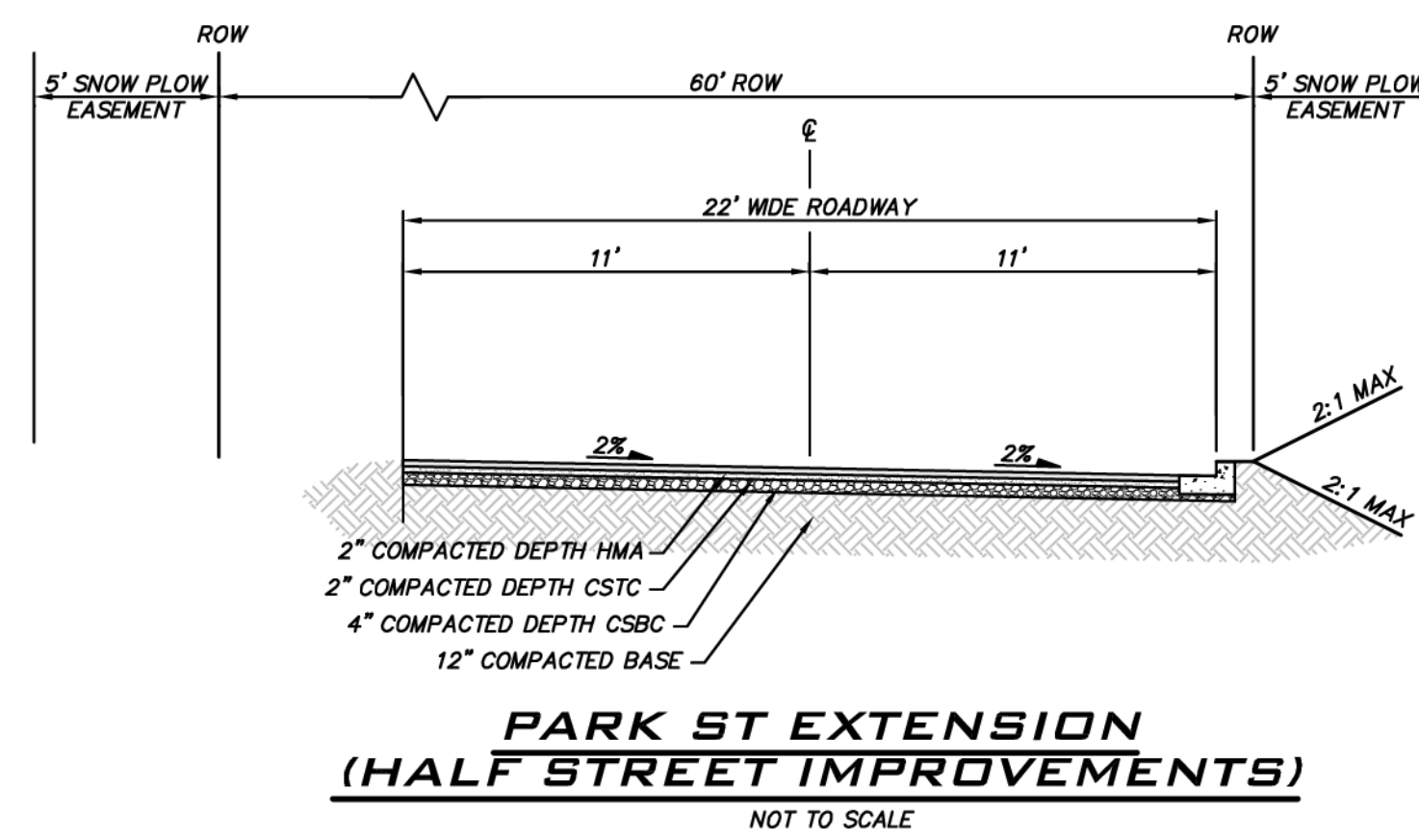
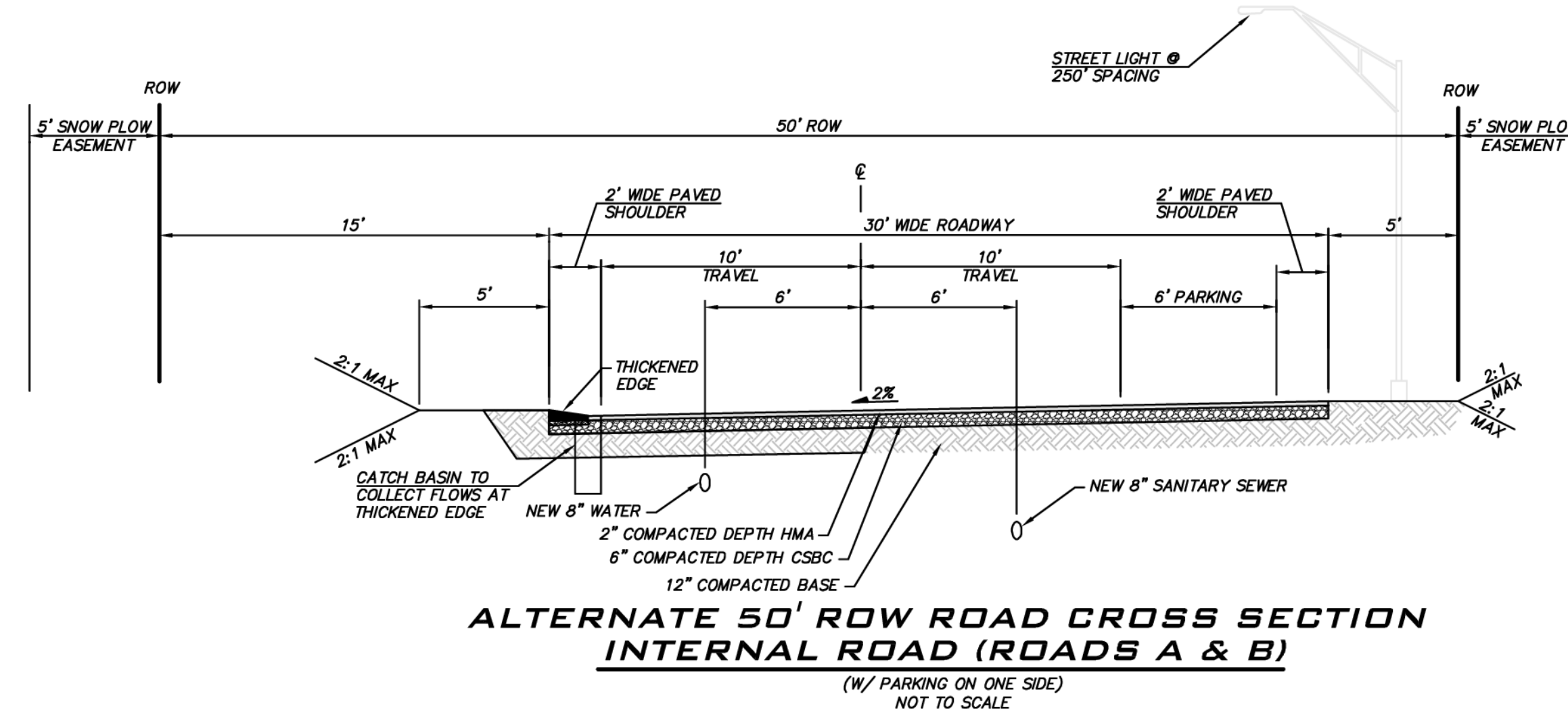
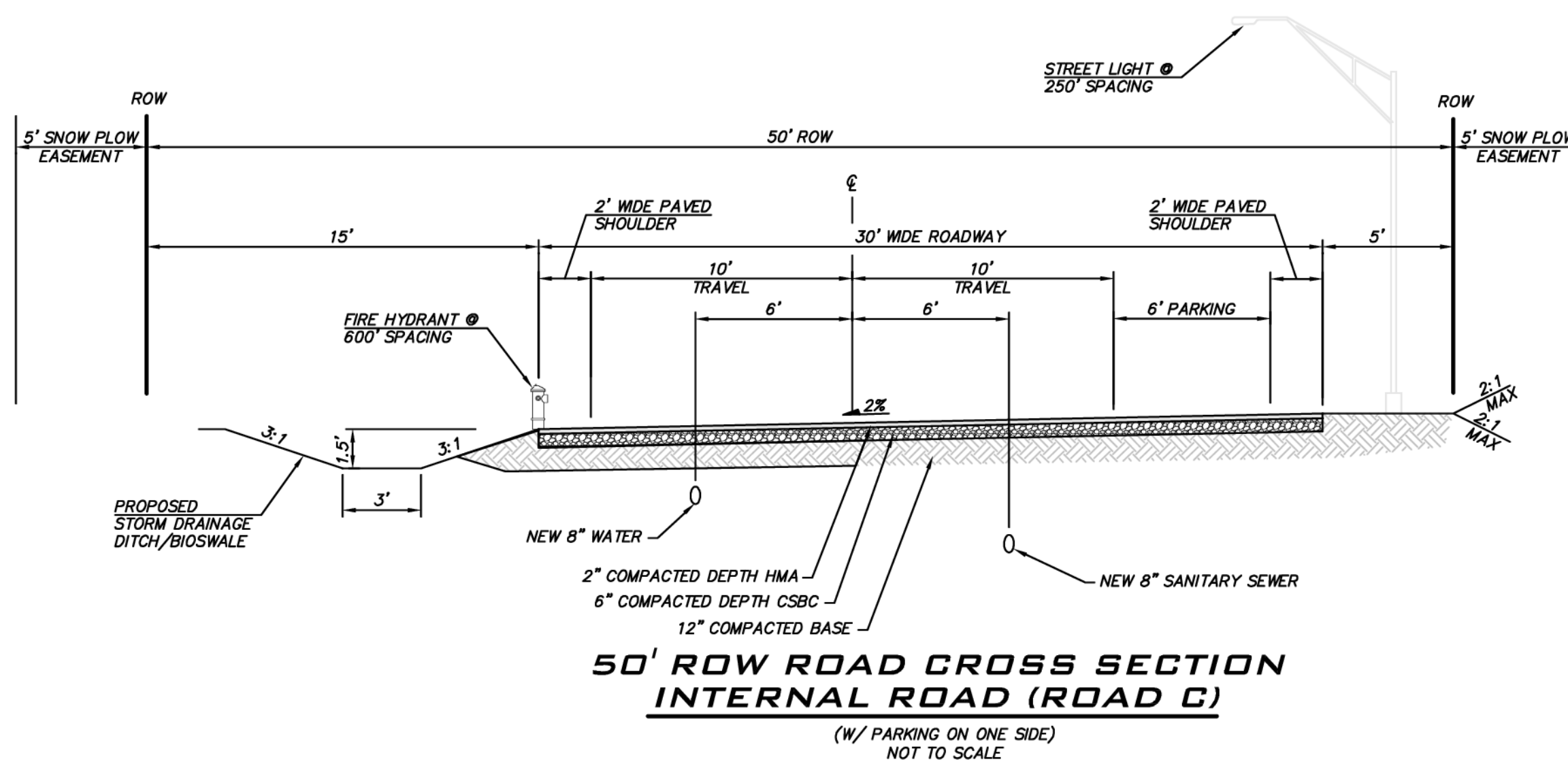
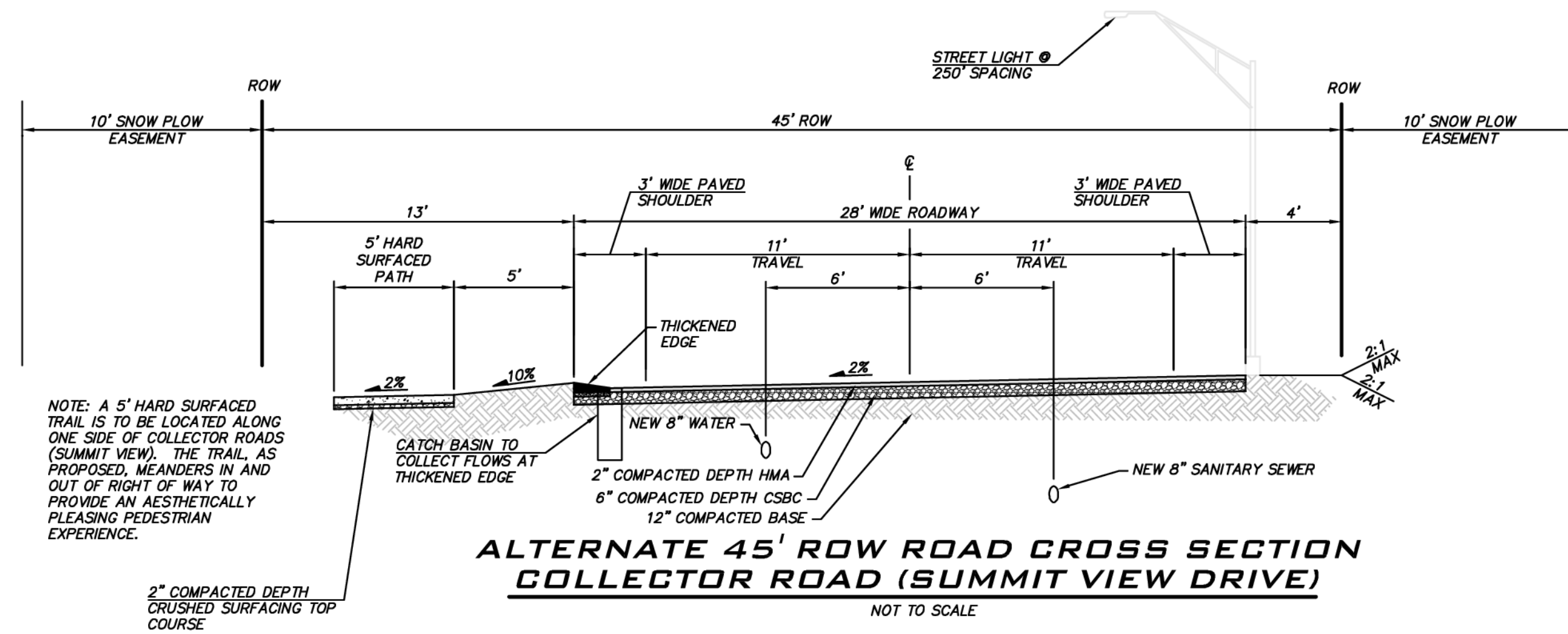
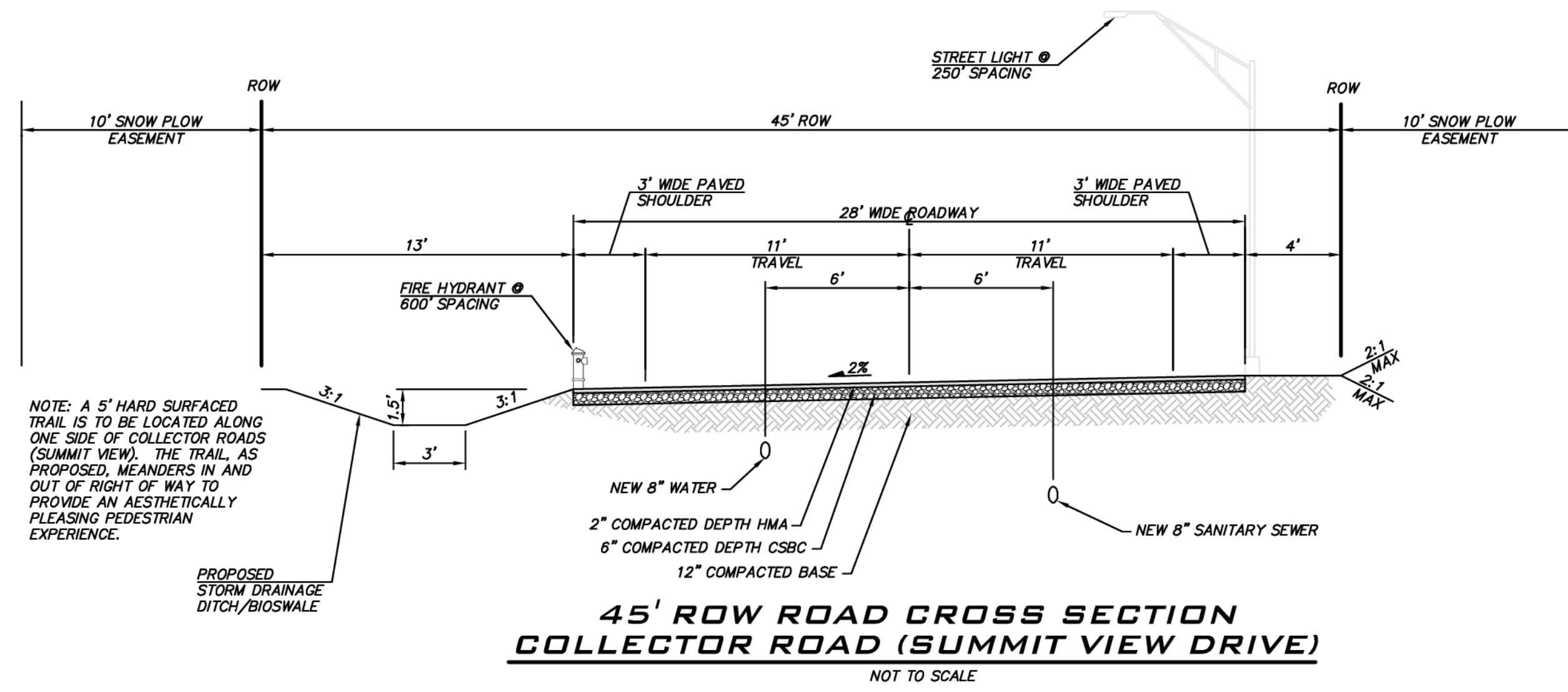
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**19-349**

SHEET NAME:  
**SW-02**

SHT **15** OF **23**

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PROJECT MANAGER: BRETT K. PUDISTS, PE  
PROJECT ENGINEER: LYNSEY FEDAK, PE  
DESIGNER: CHRIS WISCOMB  
ISSUE DATE: 1/5/2021

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**ROAD SECTIONS & DETAILS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**(PRELIMINARY SITE PLAN & ENGINEERING)**  
WASHINGTON  
CITY OF GLE ELUM

1/5/21  
JOB NUMBER: 19-349  
SHEET NAME: RD-01  
SHT 16 OF 23





**BLUELINE**

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PROJECT MANAGER:

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PROJECT ENGINEER:

LYNDEY FEDAK, PE

DESIGNER:

CHRIS WISCOMB

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BUFFER AVERAGING

**CITY HEIGHTS**  
PHASE 1 (PODS B7 & G)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF GLE ELUM WASHINGTON



1/5/21

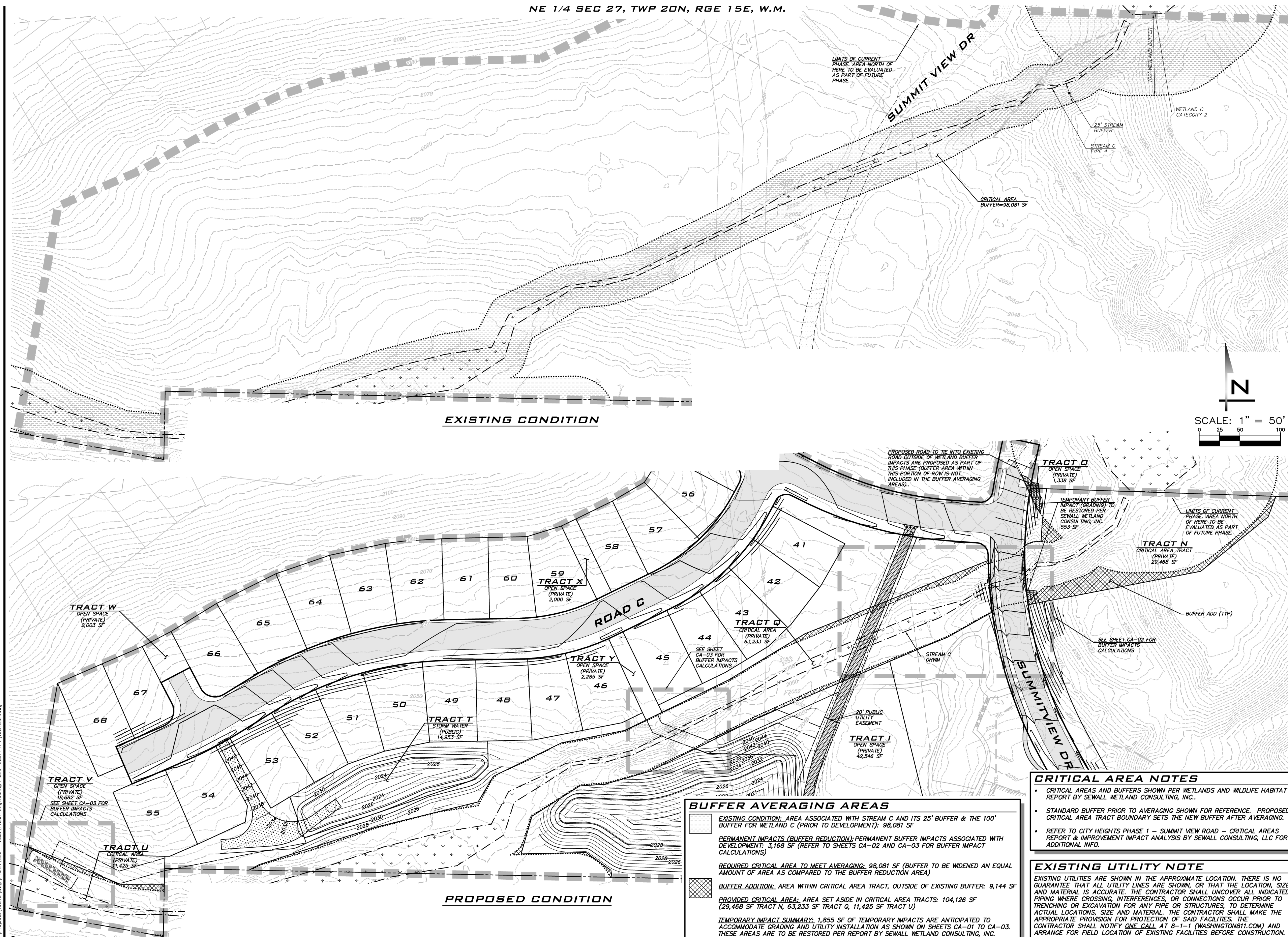
JOB NUMBER:

**19-349**

SHEET NAME:

**CA-01**

SHT 17 OF 23



**EXISTING CONDITION**

**PROPOSED CONDITION**

LIMITS OF CURRENT PHASE. AREA NORTH OF HERE TO BE EVALUATED AS PART OF FUTURE PHASE.

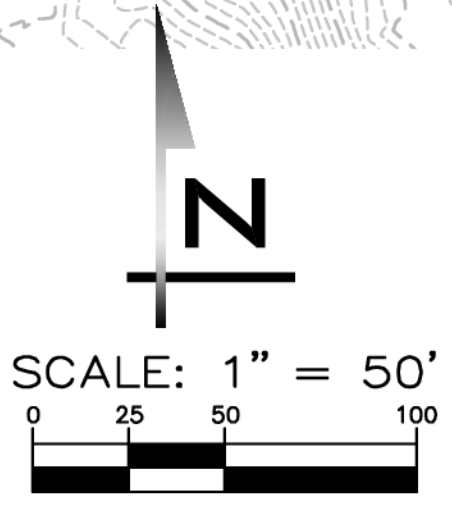
SUMMIT VIEW DR

25' STREAM BUFFER

STREAM C TYPE 4

WETLAND C CATEGORY 2

CRITICAL AREA BUFFER=98,081 SF



PROPOSED ROAD TO TIE INTO EXISTING ROAD OUTSIDE OF WETLAND BUFFER. IMPACTS ARE PROPOSED AS PART OF THIS PHASE (BUFFER AREA WITHIN THIS PORTION OF ROW IS NOT INCLUDED IN THE BUFFER AVERAGING AREAS).

TRACT D OPEN SPACE (PRIVATE) 1,338 SF

TEMPORARY BUFFER IMPACT (GRADING) TO BE RESTORED PER SEWALL WETLAND CONSULTING, INC. 553 SF

LIMITS OF CURRENT PHASE. AREA NORTH OF HERE TO BE EVALUATED AS PART OF FUTURE PHASE.

TRACT N CRITICAL AREA TRACT (PRIVATE) 29,468 SF

SEE SHEET CA-02 FOR BUFFER IMPACTS CALCULATIONS

SUMMIT VIEW DR

20' PUBLIC UTILITY EASEMENT

TRACT J OPEN SPACE (PRIVATE) 42,546 SF

STREAM C OHMM

**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**

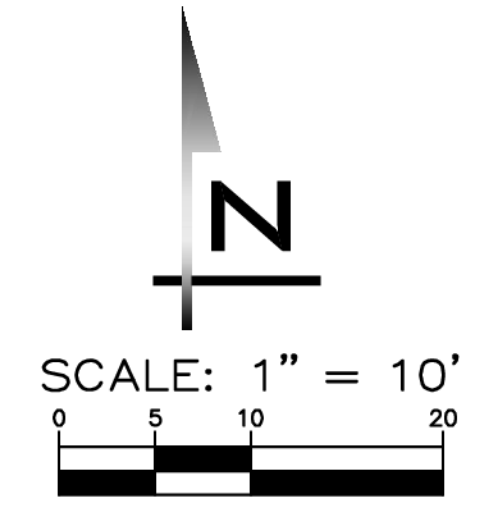
- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING, INC.
- STANDARD BUFFER PRIOR TO AVERAGING SHOWN FOR REFERENCE. PROPOSED CRITICAL AREA TRACT BOUNDARY SETS THE NEW BUFFER AFTER AVERAGING.
- REFER TO CITY HEIGHTS PHASE 1 - SUMMIT VIEW ROAD - CRITICAL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

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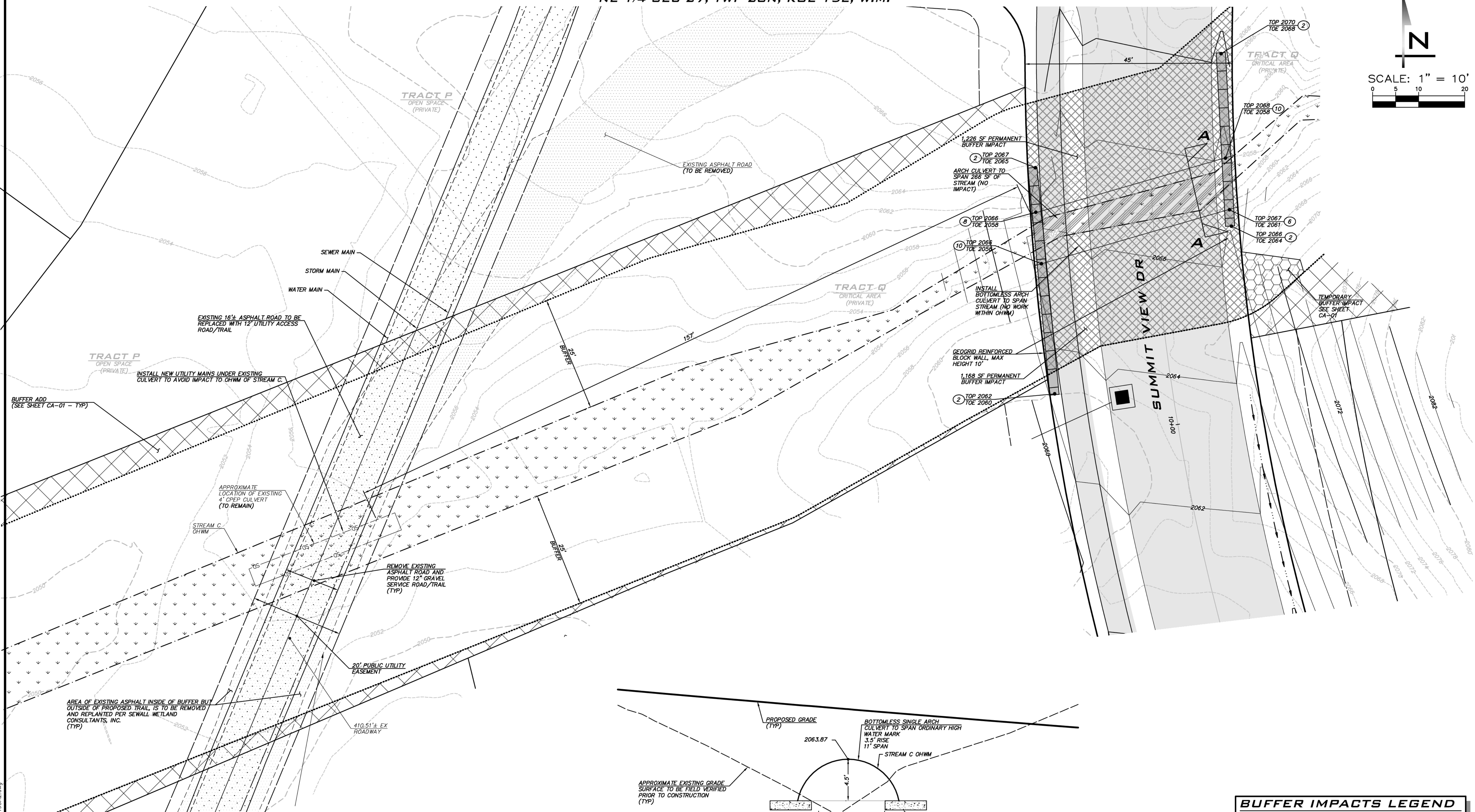
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 AS NOTED  
 PROJECT MANAGER:  
 BRETT K. PUDISTS, PE  
 PROJECT ENGINEER:  
 LYNSEY FEDAK, PE  
 DESIGNER:  
 CHRIS WISCOMB  
 ISSUE DATE:  
 1/5/2021



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**CRITICAL AREA CROSSING**  
**CITY HEIGHTS**  
 PHASE 1 (PODS B7 & G)  
 (PRELIMINARY SITE PLAN & ENGINEERING)  
 CITY OF GLE ELUM WASHINGTON

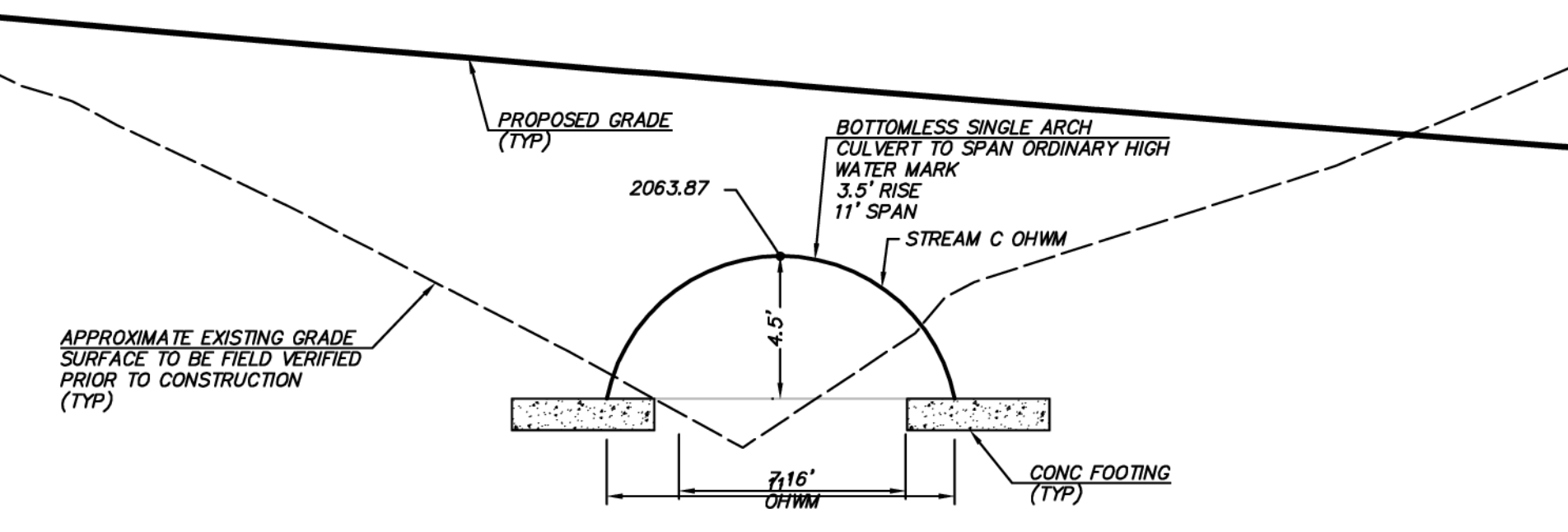
**BUFFER IMPACT SUMMARY-EXISTING STREAM CROSSING**

- DISTURBANCE ASSOCIATED WITH INSTALLATION OF PROPOSED UTILITIES IS CONTAINED WITHIN THE EXISTING ROAD PRISM AND DOES 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
(INSTALLATION OF ROAD, UTILITIES, AND WALL)	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 SEAWALL CONSULTING, LLC FOR DETAILS.  
 \*\* MITIGATION NOT NEEDED FOR IMPACTS ABOVE STREAM FOR A WDFW APPROVED CROSSING OR CULVERT PER SEAWALL WETLAND CONSULTANTS, INC.



**SECTION A-A**  
 SCALE: 1"=5'

**BUFFER IMPACTS LEGEND**

PERMANENT BUFFER IMPACTS

**CRITICAL AREA NOTES**

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEAWALL 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 SEAWALL CONSULTING, LLC FOR ADDITIONAL INFO.

**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.

**CULVERT SPAN NOTE**

THE CULVERT SPAN WAS DETERMINED BY FINDING THE WIDEST OHWM WIDTH AT THE STREAM CROSSING. CULVERT SPAN CALCULATION PER GUIDANCE FROM SEAWALL 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.

24-39-2021 - 3:05pm - User: cwiscomb  
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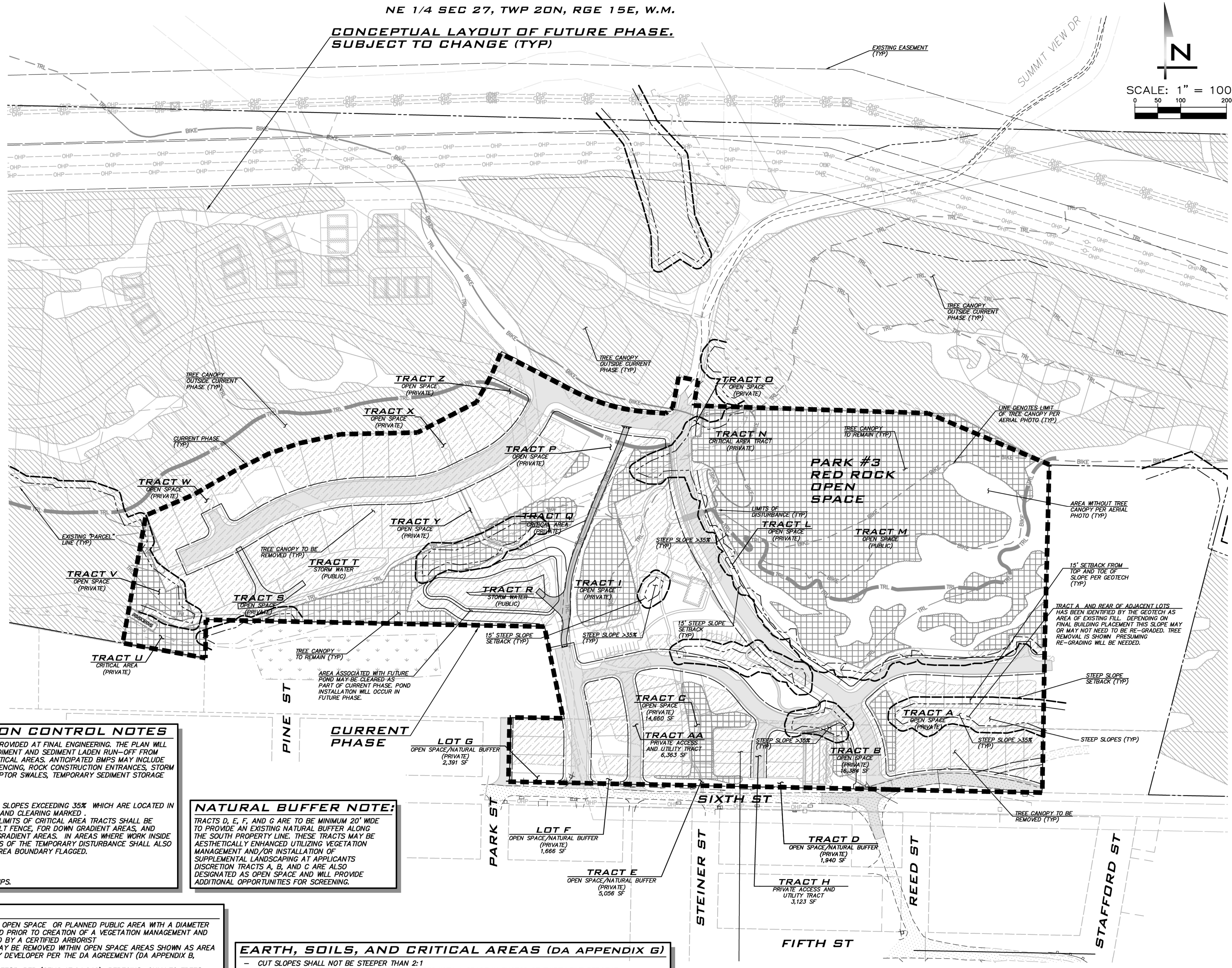
1/5/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**CA-02**  
 SHT **18** OF **23**







**CONCEPTUAL LAYOUT OF FUTURE PHASE,  
SUBJECT TO CHANGE (TYP)**



**BLUELINE**

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AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**

NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**TREE PRESERVATION AND  
CLEARING PLAN**

**CITY HEIGHTS**

**PHASE 1 (PODS B7 & G)**

**PRELIMINARY SITE PLAN & ENGINEERING**

WASHINGTON  
CITY OF GLE ELUM

**CLEARING AND EROSION CONTROL NOTES**

- A DETAILED EROSION CONTROL PLAN WILL BE PROVIDED AT FINAL ENGINEERING. THE PLAN WILL IDENTIFY SPECIFIC BMPs USED TO PREVENT SEDIMENT AND SEDIMENT LADEN RUN-OFF FROM LEAVING THE SITE AREA AND/OR ENTERING CRITICAL AREAS. ANTICIPATED BMPs MAY INCLUDE BUT ARE NOT LIMITED TO: EROSION CONTROL FENCING, ROCK CONSTRUCTION ENTRANCES, STORM DRAIN INLET PROTECTION, TEMPORARY INTERCEPTOR SWALES, TEMPORARY SEDIMENT STORAGE TRAPS/PONDS, COVER MEASURES, ETC.
- PRIOR TO CONSTRUCTION:  
-- OTHER GEOTECH APPROVED BUFFERS FROM SLOPES EXCEEDING 35% WHICH ARE LOCATED IN DEVELOPMENT AREAS ARE TO BE FLAGGED AND CLEARING MARKED.  
-- TO DEFINE A "NO DISTURBANCE" AREA THE LIMITS OF CRITICAL AREA TRACTS SHALL BE CLEARLY MARKED USING EITHER ORANGE SILT FENCE, FOR DOWN GRADIENT AREAS, AND ORANGE CONSTRUCTION FENCING, FOR UP GRADIENT AREAS. IN AREAS WHERE WORK INSIDE THE CRITICAL AREA IS APPROVED THE LIMITS OF THE TEMPORARY DISTURBANCE SHALL ALSO BE MARKED AND THE LIMITS OF CRITICAL AREA BOUNDARY FLAGGED.  
-- MARK REMAINDER OF CLEARING LIMITS.
- DURING CONSTRUCTION:  
-- INSTALL AND MAINTAIN APPROVED TESC BMPs.

**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, AND C ARE ALSO DESIGNATED AS OPEN SPACE AND WILL PROVIDE ADDITIONAL OPPORTUNITIES FOR SCREENING.

**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.

**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**

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

**EXISTING UTILITY NOTE**

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STATE OF WASHINGTON  
THOMAS P. COLLEMAN  
CITY ENGINEER  
1/5/21

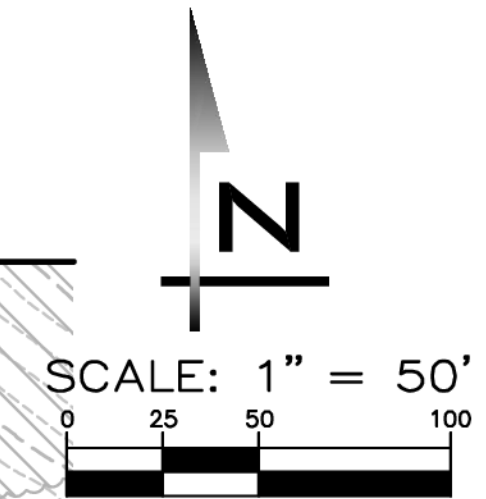
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**19-349**

SHEET NAME:  
**TR-01**

SHT **20** OF **23**



MATCHLINE, SEE SHEET LS-02



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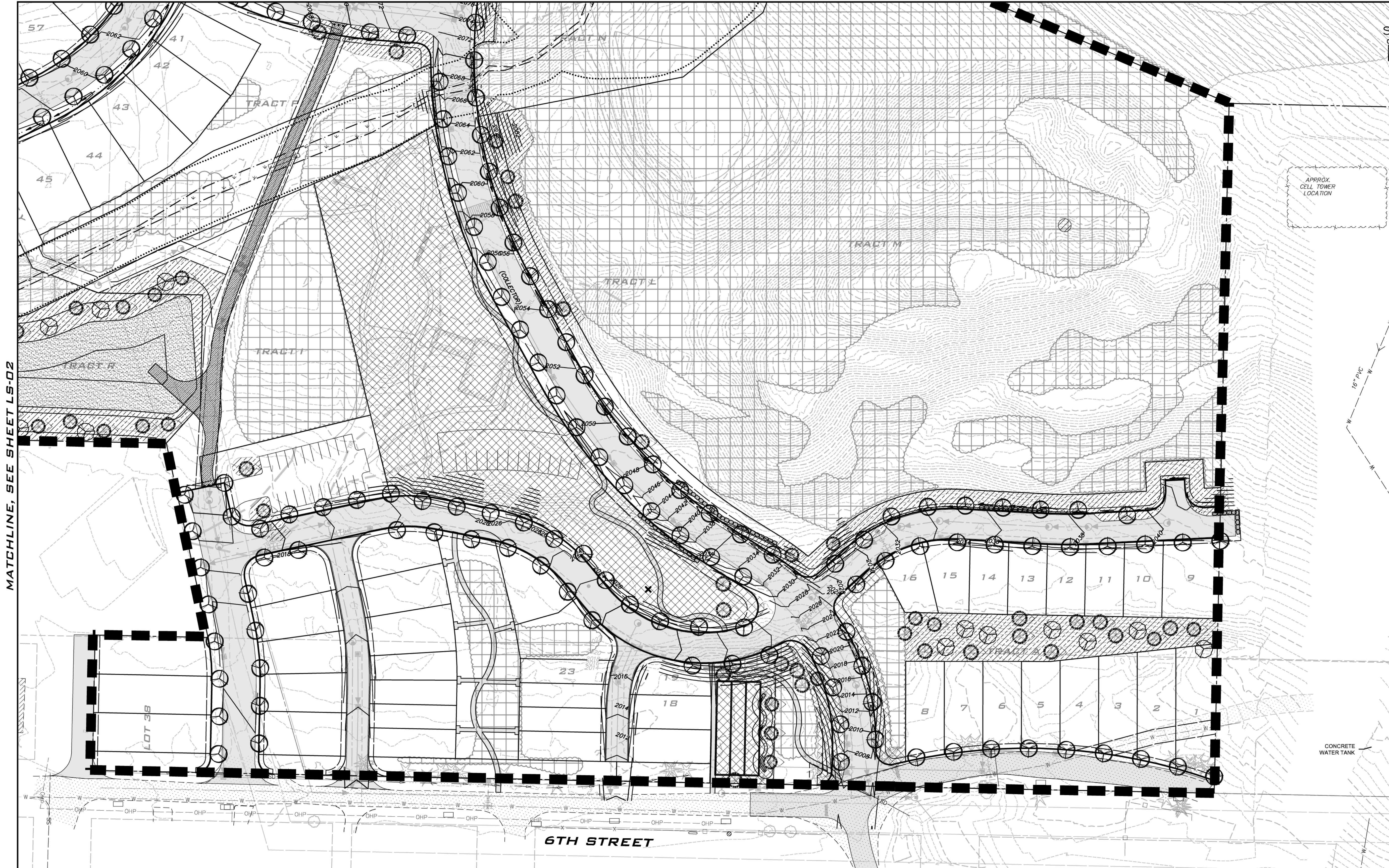
SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K. PUDISTS, PE

PROJECT ENGINEER:  
LYNDEY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
1/5/2021



MATCHLINE, SEE SHEET LS-02

**NATURAL BUFFER NOTE:**  
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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**

- LANDSCAPE TO BE DESIGNED AS FUTURE SUBMITTAL
- ENHANCED NATIVE LANDSCAPE/SLOPE STABILIZATION
- GRASS SEED MIX
- EVERGREEN TREES
- DECIDUOUS TREES
- STREET TREE

\* SEE LS-03 FOR CONCEPTUAL PLANT SCHEDULE\*

**LANDSCAPE NOTES**

- REFER TO DA APPENDIX B SECTION 9 FOR LANDSCAPING REQUIREMENTS.
- CON'S SHALL BE ESTABLISHED THAT PROVIDE FOR REVEGETATION OF DISTURBED AREAS, PREVENTION OF NOXIOUS WEEDS, PROHIBIT HUNTING AND DISCHARGE OF FIREARMS AND REQUIRE WILDLIFE 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 SHEET OS-01 FOR ADDITIONAL TRAILS AND OPEN SPACE INFORMATION.

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NO	DATE	BY	REVISIONS
1	1/5/21	CHW	REVISED LAYOUT OFF 6TH

**LANDSCAPE PLAN**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
 (PRELIMINARY SITE PLAN & ENGINEERING)  
 CITY OF GLE ELUM WASHINGTON

STATE OF WASHINGTON  
THOMAS P. COLLEMAN  
1862-1907 EXP. 03/31/2024  
CRESET LANDSCAPE ARCHITECT

1/5/21

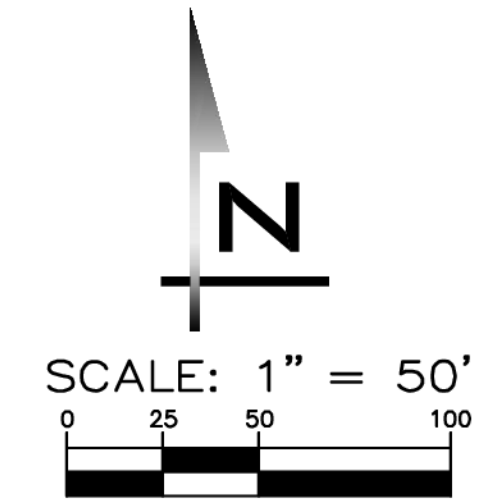
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**19-349**

SHEET NAME:  
**LS-01**

SHT **21** OF **23**

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AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**



MATCHLINE, SEE SHEET LS-01

MATCHLINE, SEE SHEET LS-01

NO	DATE	BY	REVISIONS
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LANDSCAPE PLAN

**CITY HEIGHTS**

PHASE 1 (PODS B7 & C)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF GLE ELUM WASHINGTON

STATE OF WASHINGTON  
THOMAS P. COLLEMAN  
182, 407 EXP. 3/31/2021  
CRESET LANDSCAPE ARCHITECT

1/5/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**LS-02**

SHT **22** OF **23**

**NATURAL BUFFER NOTE:**

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- DECIDUOUS TREES
- STREET TREE

\* SEE LS-03 FOR CONCEPTUAL PLANT SCHEDULE

**LANDSCAPE NOTES**

- REFER TO DA APPENDIX B SECTION 9 FOR LANDSCAPING REQUIREMENTS.
- CCP'S SHALL BE ESTABLISHED THAT PROVIDE FOR REVEGETATION OF DISTURBED AREAS, PREVENTION OF NOXIUS WEEDS, PROHIBIT HUNTING AND DISCHARGE OF FIREARMS AND REQUIRE WILDLIFE 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 SHEET 05-01 FOR ADDITIONAL TRAILS AND OPEN SPACE INFORMATION.

**EXISTING UTILITY NOTE**

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PROJECT MANAGER:

BRETT K. PUDISTS, PE

PROJECT ENGINEER:

LYNDSY FEDAK, PE

DESIGNER:

CHRIS WISCOMB

ISSUE DATE:

1/5/2021

**CONCEPT PLANT SCHEDULE**



**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 NUTTALLI / WESTERN FLOWERING DOGWOOD
- POPULUS TREMULOIDES / QUAKING ASPEN
- SORBUS AUCUPARIA / EUROPEAN MOUNTAIN ASH



**STREET TREE**

- ACER RUBRUM / RED MAPLE
- ACER SACCHARUM / SUGAR MAPLE
- GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST
- TILIA CORDATA / LITTLELEAF LINDEN
- TILIA TOMENTOSA / SILVER LINDEN
- ZELKOVA SERRATA / SAWLEAF ZELKOVA



**SLOPE STABILIZATION PLANTING**

- ARCTOSTAPHYLOS UVA-URSI / KINKINICK
- 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 / WILD MOCKORANGE
- PHYSCARPUS CAPITATUS / PACIFIC NINEBARK
- RIBES SANGUINEUM / RED FLOWERING CURRANT
- ROSA NUTKANA / NOOTKA ROSE
- SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY



**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 / WILD MOCKORANGE
- PHYSCARPUS CAPITATUS / PACIFIC NINEBARK
- POTENTILLA FRUTICOSA / BUSH CINQUEFOIL
- RIBES SANGUINEUM / RED FLOWERING CURRANT
- ROSA NUTKANA / NOOTKA ROSE
- SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY

**ENHANCED NATIVE GROUNDCOVER**

- ARCTOSTAPHYLOS UVA-URSI / KINKINICK
- 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

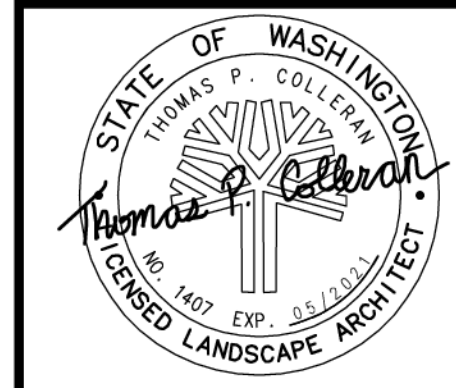


**GRASS SEED MIX**

- FESTUCA IDAHOENSIS / IDAHO FESCUE
- FESTUCA LONGIFOLIA / HARD FESCUE
- FESTUCA OVINA / SHEEP FESCUE
- FESTUCA RUBRA / RED FESCUE
- POA SECUNDA / CANBY BLUEGRASS

REVISIONS	
NO	DATE
1	1/5/21
	REVISED LAYOUT OFF 6TH
BY	CHW

**CONCEPTUAL PLANT SCHEDULE**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
**(PRELIMINARY SITE PLAN & ENGINEERING)**  
**CITY OF GLE ELUM WASHINGTON**



1/5/21

JOB NUMBER:

19-349

SHEET NAME:

LS-03

SHT 23 OF 23

**EXISTING UTILITY NOTE**

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SCALE:  
AS NOTED

PROJECT MANAGER:

BRETT K. PUDISTS, PE

PROJECT ENGINEER:

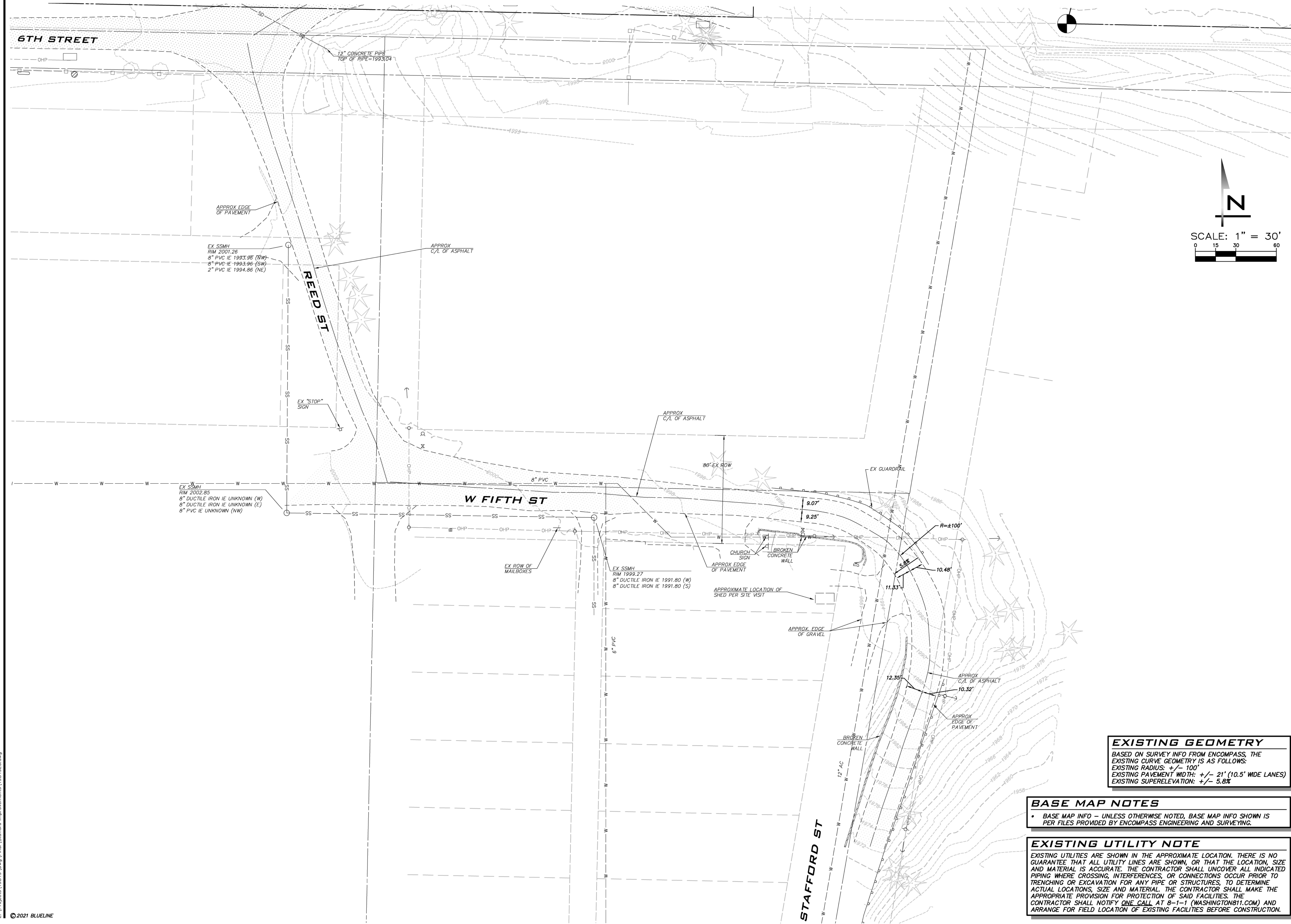
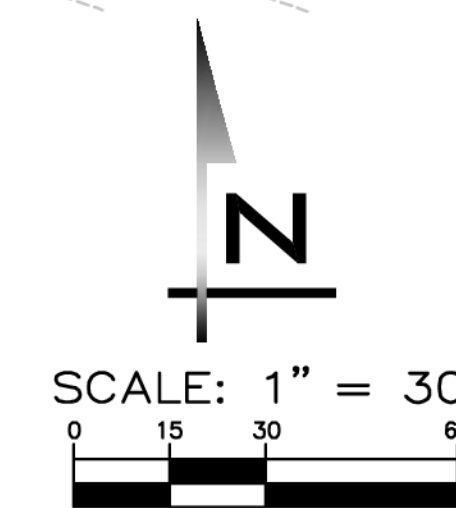
LYNDEY FEDAK, PE

DESIGNER:

CHRIS WISCOMB

ISSUE DATE:

1/5/2021



NO	DATE	BY	REVISIONS

**EXISTING CONDITIONS**  
**CITY HEIGHTS**  
**CONCEPTUAL DESIGN:**  
STAFFORD ALTERNATIVES  
CITY OF GLE ELUM WASHINGTON

**EXISTING GEOMETRY**  
BASED ON SURVEY INFO FROM ENCOMPASS, THE EXISTING CURVE GEOMETRY IS AS FOLLOWS:  
EXISTING RADIUS: +/- 100'  
EXISTING PAVEMENT WIDTH: +/- 21' (10.5' WIDE LANES)  
EXISTING SUPERELEVATION: +/- 5.8%

**BASE MAP NOTES**  
• BASE MAP INFO - UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.

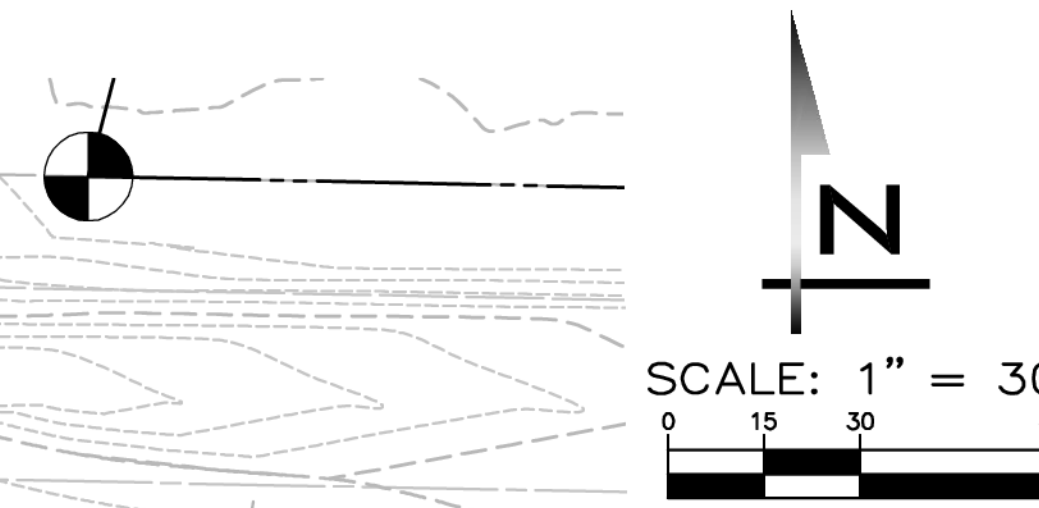
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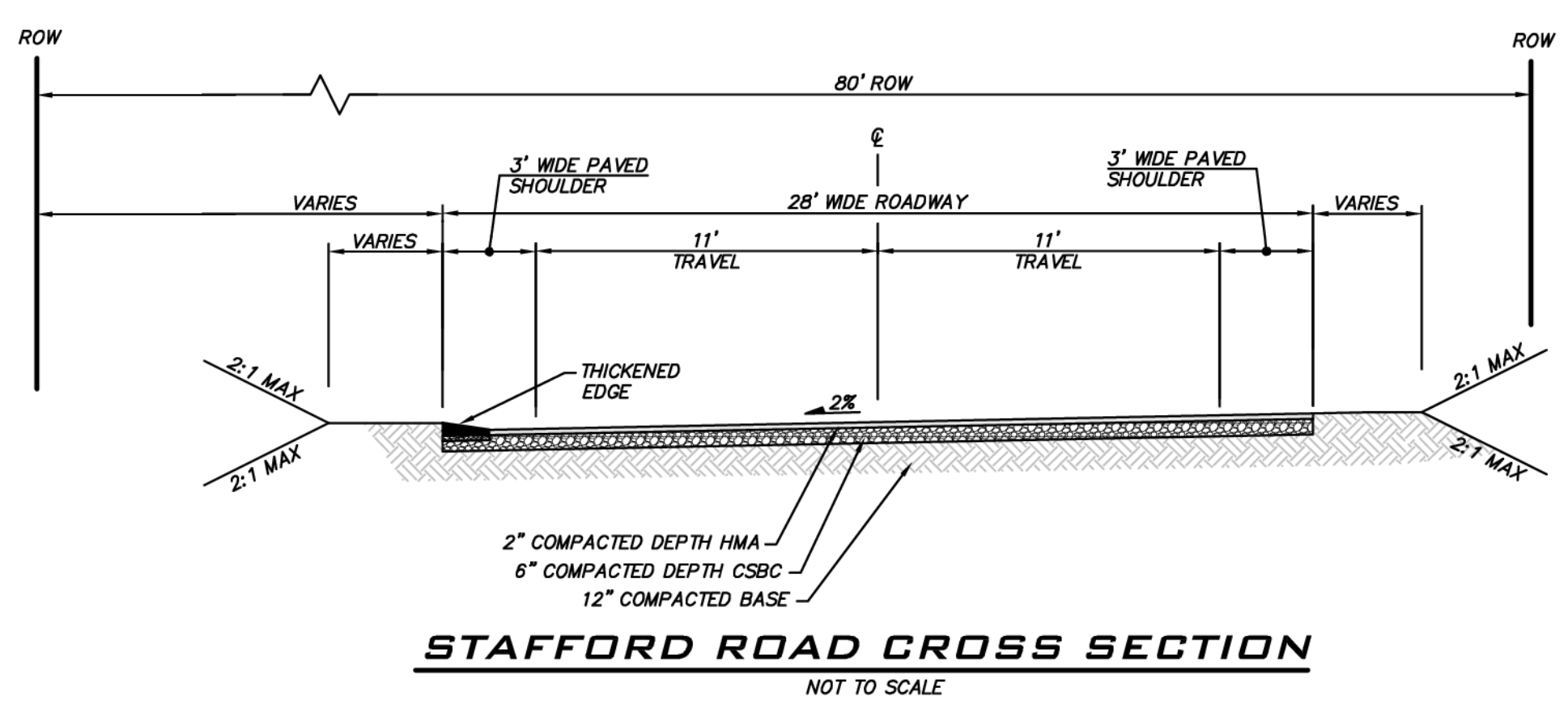
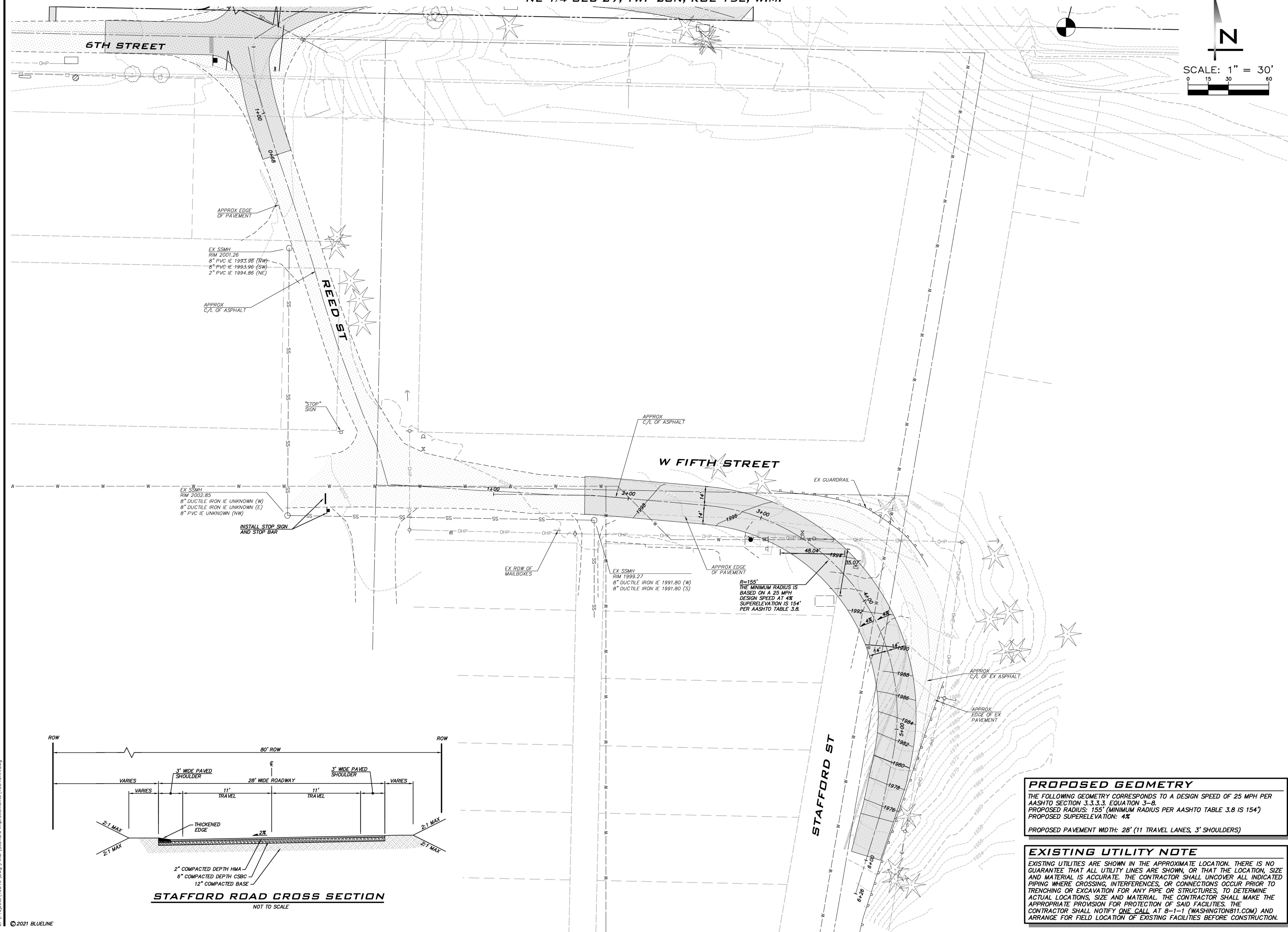
SCALE:  
AS NOTED

PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**

PROJECT ENGINEER:  
**LYNDESE FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**1/5/2021**



**PROPOSED GEOMETRY**

THE FOLLOWING GEOMETRY CORRESPONDS TO A DESIGN SPEED OF 25 MPH PER AASHTO SECTION 3.3.3.3, EQUATION 3-8.  
PROPOSED RADIUS: 155' (MINIMUM RADIUS PER AASHTO TABLE 3.8 IS 154')  
PROPOSED SUPERELEVATION: 4%

PROPOSED PAVEMENT WIDTH: 28' (11 TRAVEL LANES, 3' SHOULDERS)

**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.

NO	DATE	BY	REVISIONS

**ROAD & ALIGNMENT PLAN**

**CITY HEIGHTS**

**CONCEPTUAL DESIGN:**

**STAFFORD ALTERNATIVE 1**

**CITY OF GLE ELUM WASHINGTON**

**DRAFT COPY**

JOB NUMBER:  
**19-349**

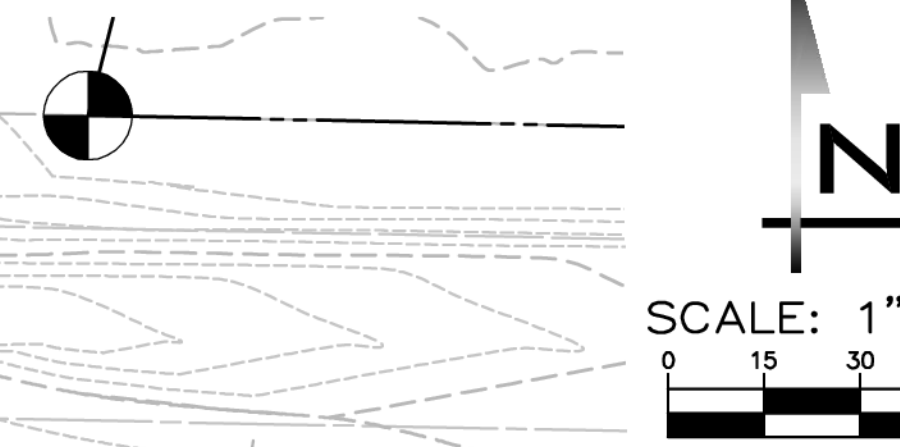
SHEET NAME:  
**RA-01**

SHT **2** OF **3**

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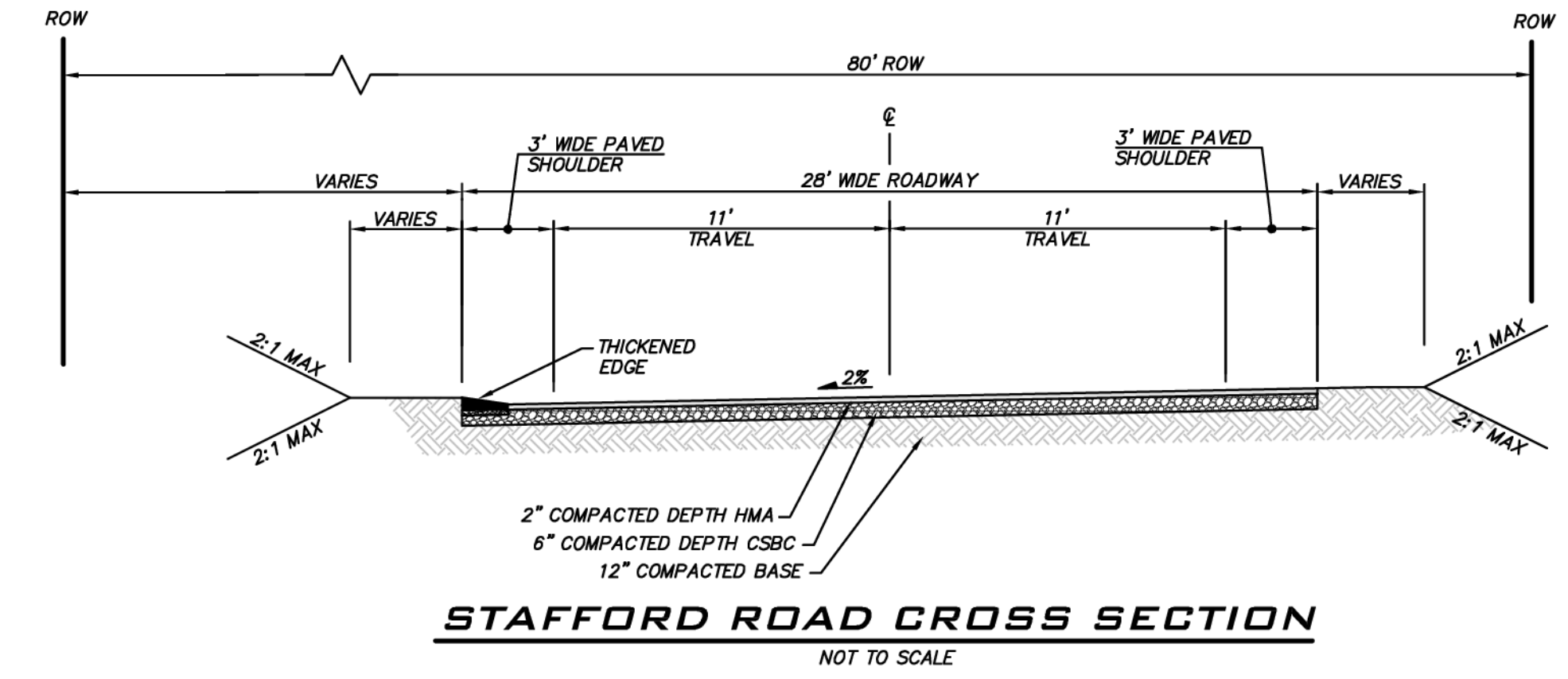
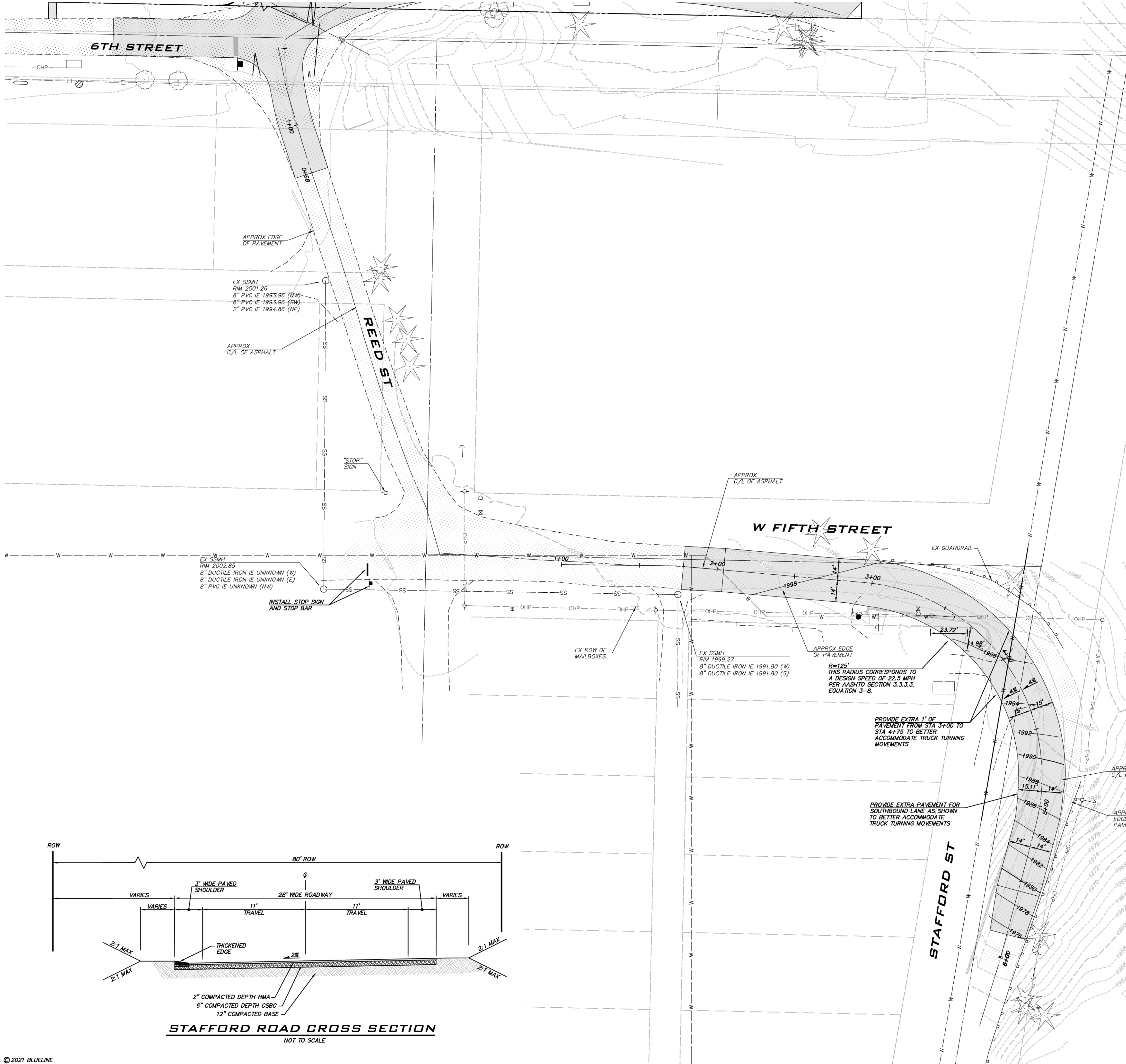
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SCALE:  
 AS NOTED  
 PROJECT MANAGER:  
 BRETT K. PUDISTS, PE  
 PROJECT ENGINEER:  
 LYNSEY FEDAK, PE  
 DESIGNER:  
 CHRIS WISCOMB  
 ISSUE DATE:  
 1/5/2021



**PROPOSED GEOMETRY**  
 THE FOLLOWING GEOMETRY CORRESPONDS TO A DESIGN SPEED OF 22.5 MPH PER AASHTO SECTION 3.3.3.3, EQUATION 3-8.  
 PROPOSED RADIUS: 125'  
 PROPOSED SUPERELEVATION: 4%

PROVIDE EXTRA 1' OF PAVEMENT FROM STA 3+00 TO STA 4+75 TO BETTER ACCOMMODATE TRUCK TURNING MOVEMENTS

PROVIDE EXTRA PAVEMENT FOR SOUTHBOUND LANE AS SHOWN TO BETTER ACCOMMODATE TRUCK TURNING MOVEMENTS

**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.

NO	DATE	BY	REVISIONS

**ROAD & ALIGNMENT PLAN**  
**CITY HEIGHTS**  
 CONCEPTUAL DESIGN:  
 STAFFORD ALTERNATIVE 2  
 WASHINGTON  
 CITY OF GLE ELUM

**DRAFT COPY**

JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**RA-02**

SHT **3** OF **3**

24-39  
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