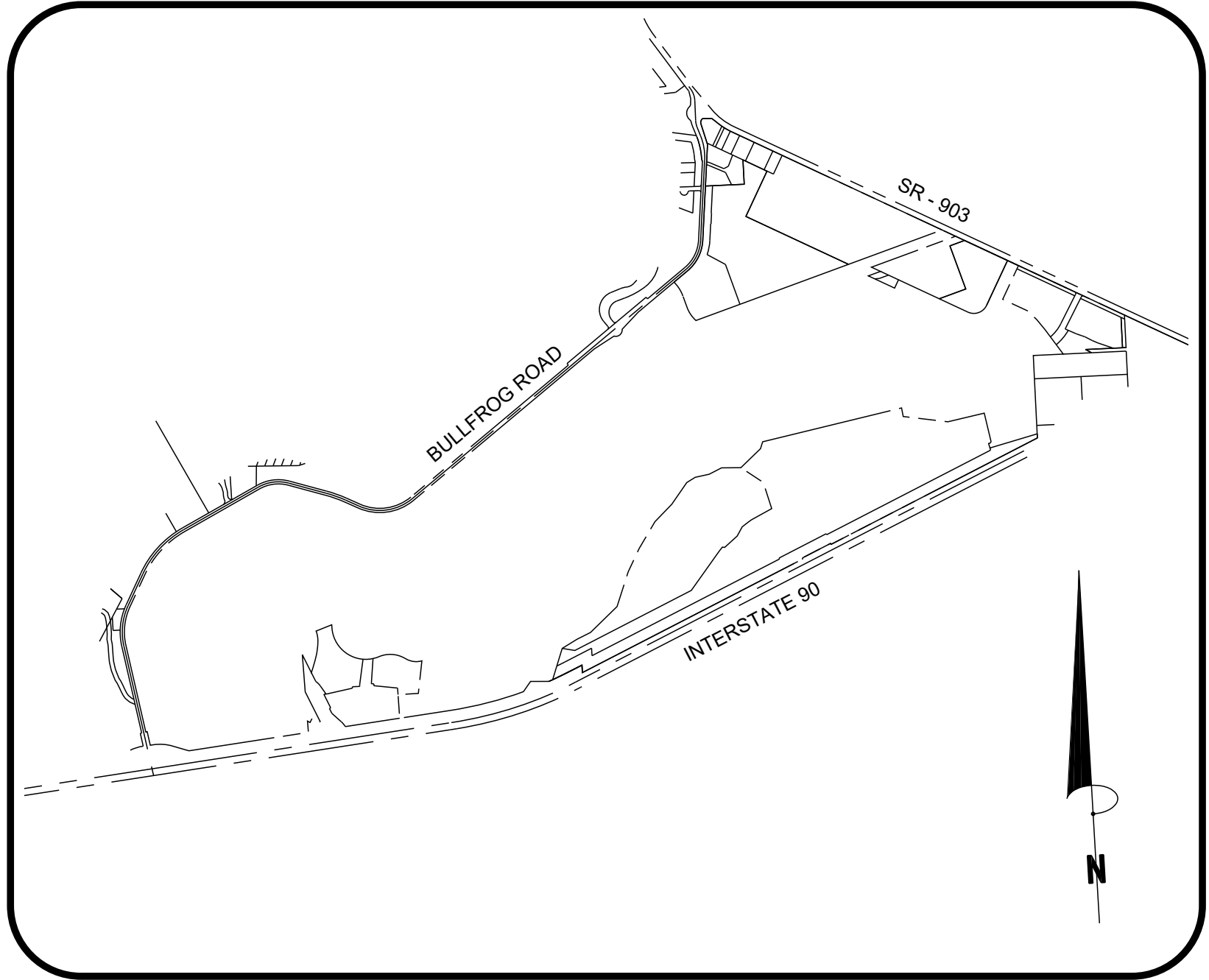


MASTER PLAN UPDATE  
FOR  
47° NORTH RV RESORT & RESIDENCES  
A PORTION OF SECTIONS 21,27,28,29,30,31,32 &33, T. 20 N., R.15 E., W.M.  
KITITAS COUNTY, WASHINGTON



SITE MAP  
SCALE: 1" = 2000'



VICINITY MAP  
NOT TO SCALE

PROJECT LOCATION:  
CLE ELUM, WASHINGTON  
KITITAS COUNTY  
LATITUDE = 47° 11' 33.07" N  
LONGITUDE = -120° 59' 25.16" W

PROJECT DESCRIPTION  
A PORTION OF SECTIONS 21,28,29,32&33, T. 20 N., R. 15 E., W.M.  
KITITAS COUNTY, CITY OF CLE ELUM, WASHINGTON

VERTICAL DATUM

HORIZONTAL DATUM  
WASHINGTON STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, NAD 83/01. PROJECT IS REFERENCED  
VIA GPS TO NGS CONTROL POINTS "EASTON" (PID  
SX0662) AND "U358" (PIDSX0459).

THE DISTANCES SHOWN ARE GROUND DISTANCES.  
TO CONVERT TO GRID DISTANCES, MULTIPLY BY A  
COMBINED AVERAGE SCALE FACTOR OF 0.99870387.

OWNER/DEVELOPER  
SUN COMMUNITIES, INC.  
27777 FRANKLIN RD., SUITE 200  
SOUTHFIELD, MI 48034  
CONTACT: BILL RAFFOUL  
PHONE: 248.208.2606  
EMAIL: BRAFFOUL@SUNCOMMUNITIES.COM

DEVELOPER  
ATWELL, LLC  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MI 48076  
CONTACT: SPENCER CRABB  
PHONE: 586.943.0003  
EMAIL: SCRABB@ATWELL-GROUP.COM

CIVIL ENGINEERING FIRM  
ATWELL, LLC.  
9755 SW BARNES ROAD, SUITE 150  
PORTLAND, OR 97225  
CONTACT: BRADY BERRY, PE  
PHONE: 971.334.8962  
EMAIL: BBERRY@ATWELL-GROUP.COM

LANDSCAPE ARCHITECTURE FIRM  
RVI PLANNING + LANDSCAPE ARCHITECTURE  
120 SOUTH ASH AVENUE, SUITE 201  
TEMPE, AZ 85281  
CONTACT: BRITTANY GEIST, PLA  
PHONE: 337.852.3985  
EMAIL: BGEIST@RVIPLANNING.COM

SURVEYOR  
EMS CONSULTING ENGINEERS, LLC  
33400 8TH AVE S. SUITE 205  
FEDERAL WAY, WA 98003  
CONTACT: CYNTHIA FLOOD, PLS  
PHONE: 253.838.6113

SHEET INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C001	CONTEXT PLAN
C002	EXISTING CONDITIONS
C003	PRELIMINARY PROPERTY MAP
C100	SITE PLAN
C101	PHASING PLAN
C102	CIRCULATION PLAN
C300	WATER PLAN
C301	SANITARY SEWER PLAN
C302	STORM DRAINAGE PLAN
C600	TYPICAL SECTIONS & LOT LAYOUTS

THE LOCATIONS OF EXISTING  
UNDERGROUND UTILITIES ARE SHOWN  
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BEFORE COMMENCING WORK AND  
AGREES TO BE FULLY RESPONSIBLE  
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NOR THE ENGINEER SHALL BE  
EXPECTED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF THE  
WORK OF PERSONS ENGAGED IN THE  
WORK OF ANY NEARBY STRUCTURES,  
OR OF ANY OTHER PERSONS.

ATWELL  
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PORTLAND, OR 97225  
PHONE: 971.334.8962

COVER SHEET

MASTERPLAN UPDATE  
47° NORTH  
CLE ELUM WASHINGTON

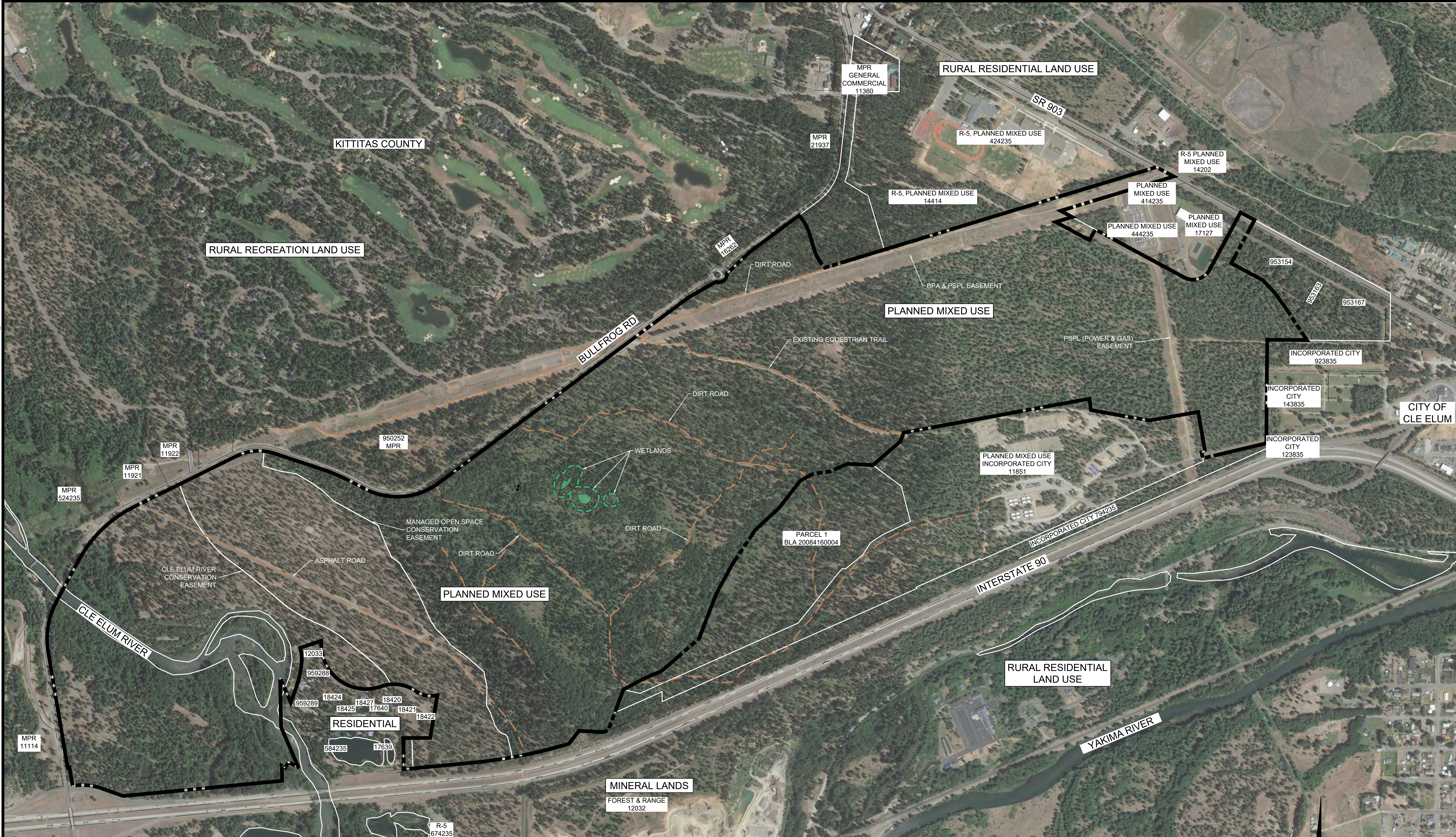
811  
Know what's below.  
Call before you dig.

REVISIONS:

PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	LUA
DATE	05/12/2021

SHEET NO.  
C000





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CONTEXT PLAN

MASTERPLAN UPDATE  
**47° NORTH**  
CLE ELUM WASHINGTON

Know what's below.  
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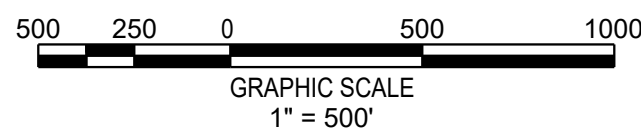
REVISIONS:	

PM.	HGK/BLB
DR.	JZ
JOB NO.	
FILE NO. 18001517-CT.dwg	
DATE 05/12/2021	
SHEET NO. <b>C001</b>	



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Tel: 512.480.0032  
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- 📍 Cle Elum, Washington
- 📅 March 9, 2021
- # 18002934
- 🏠 Sun Communities







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PORTLAND, OR 97225  
P.O. BOX 334, 98961

**EXISTING CONDITIONS**

MASTERPLAN UPDATE  
**47° NORTH**  
CLE ELUM WASHINGTON

**811**  
Know what's below.  
Call before you dig.

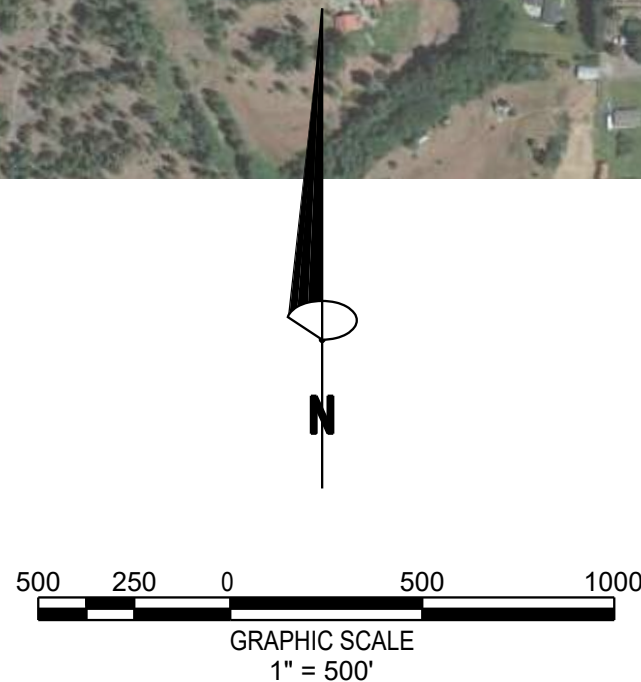
REVISIONS:


PM.	HGK/BLB
DR.	JZ
	JOB NO. 18001517
	FILE NO. 18001517-EC.dwg
	DATE 05/12/2021
SHEET NO. <b>C002</b>	

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📍 Cle Elum, Washington  
📅 March 9, 2021  
# 18002934  
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**47°N**  
RV RESORT & RESIDENCES  
**SUN**  
SUN COMMUNITIES, INC.





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LEGAL DESCRIPTION:

LOTS 1, 3, AND 4, TRACTS A, D AND E, AND TRACTS RW-1, RW-2 AND RW-3 OF THE CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001, AS RECORDED AUGUST 8, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 212 AND 213, UNDER AUDITOR'S FILE NO. 200708080012, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

TOGETHER WITH PARCELS 1 AND 3 OF BOUNDARY LINE ADJUSTMENT SURVEY, RECORDED APRIL 16, 2008, IN BOOK 35 OF SURVEYS, PAGES 8 AND 9, UNDER AUDITOR'S FILE NO. 200804160004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 21, 28, 32 AND 33 OF TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 1B, 2B, 3B AND 4B AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S NO. 581721 AND FILED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 1E AND 1F, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581720 AND FILED IN BOOK 21 OF SURVEYS, PAGES 10 AND 11, AND AS AMENDED BY THAT CERTAIN AMENDED SURVEY RECORDED OCTOBER 11, 1996 UNDER AUDITOR'S FILE NO. 199610110005 AND FILED IN BOOK 22 OF SURVEYS, PAGES 96 AND 97, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 3 AND 4, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JUNE 13, 1995 UNDER AUDITOR'S FILE NO. 582256 AND FILED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 1C AND 2A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED FEBRUARY 26, 2002 UNDER AUDITOR'S FILE NO. 200202260030 AND FILED IN BOOK 27 OF SURVEYS, PAGE 91, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THAT PORTION LYING WITHIN THE BOUNDARY OF THE COUNTY ROAD KNOWN AS BULLFROG ROAD AS ESTABLISHED BY AGREEMENT, DEDICATION DEED AND SLOPE AND DRAINAGE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 20060118001;

ALSO EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID TRACT D OF CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001, AS RECORDED UNDER AUDITOR'S FILE NO. 200708080012;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT D, N 89°22'14" W, 891.81 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 33°27'08" W, 435.00 FEET;

THENCE N 36°14'46" W, 184.43 FEET;

THENCE N 43°24'14" W, 179.82 FEET;

THENCE N 61°47'54" W, 191.82 FEET;

THENCE N 61°38'06" W, 191.84 FEET; TO A LINE 170.50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 1 OF SAID CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001; THENCE ALONG SAID PARALLEL LINE AND THE EASTERLY EXTENSION THEREOF, N 28°20'40" E, 525.84 FEET TO THE SOUTHWESTERLY MARGIN OF SR 903 AND THE TERMINUS OF SAID LINE;

ALSO EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF PARCEL 4 OF SAID BOUNDARY LINE ADJUSTMENT SURVEY, RECORDED APRIL 16, 2008, IN BOOK 35 OF SURVEYS, PAGES 8 AND 9, UNDER AUDITOR'S FILE NO. 200804160004 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WESTSERLY CORNER OF SAID PARCEL 4;

THENCE ALONG THE NORTERHLY LINE OF SAID TRACT 4, N 20°20'52" E, 260.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 61°37'03" E, 245.81 FEET;

THENCE N 66°33'46" E, 214.54 FEET;

THENCE N 49°04'31" E, 524.26 FEET;

THENCE N 21°05'41" E, 515.27 FEET;

THENCE N 28°29'31" E, 363.15 FEET;

THENCE N 33°48'16" E, 443.01 FEET;

THENCE N 47°21'12" E, 341.87 FEET;

THENCE N 37°59'12" E, 374.24 FEET;

THENCE N 61°33'34" E, 140.03 FEET;

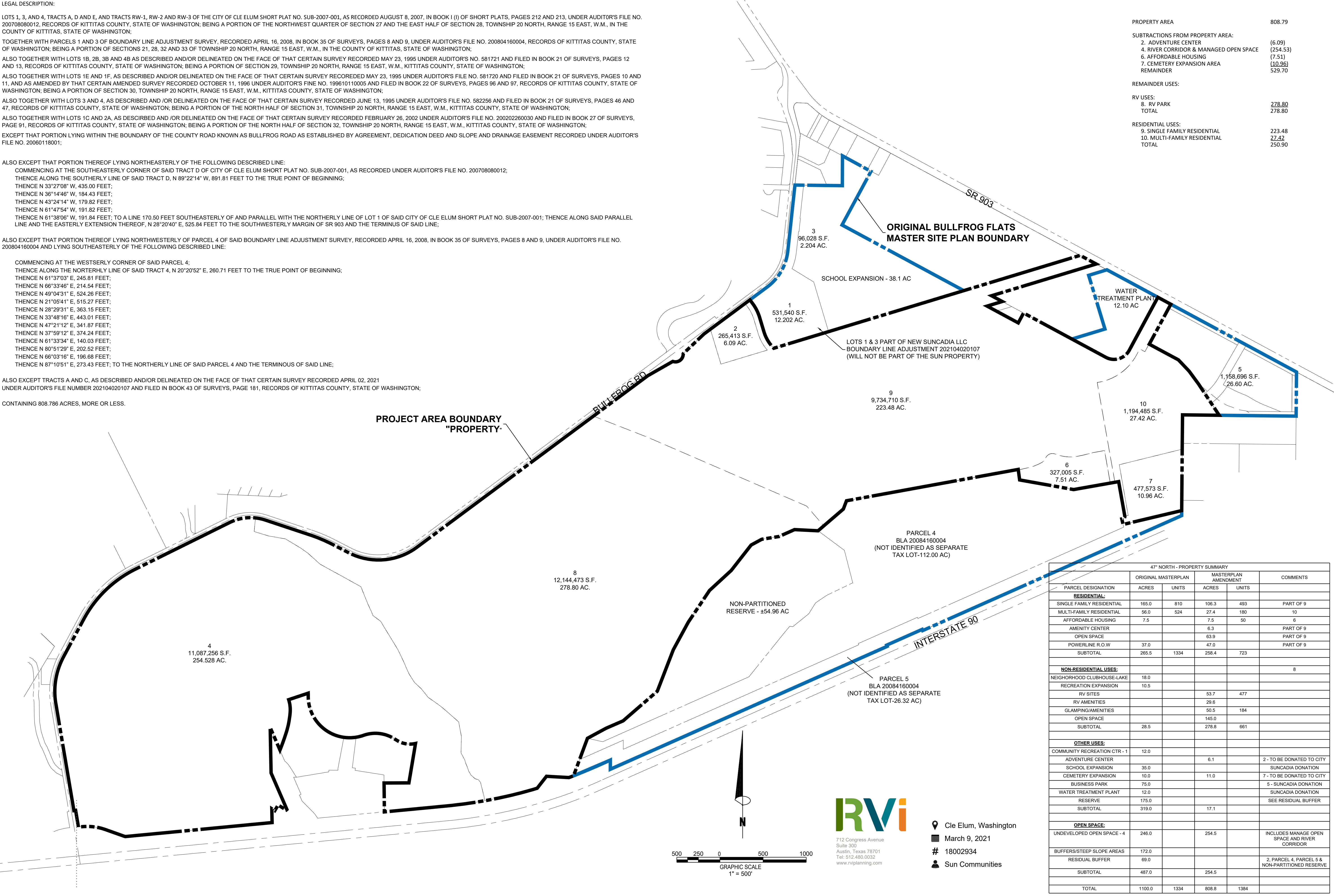
THENCE N 80°51'29" E, 202.52 FEET;

THENCE N 66°03'16" E, 196.68 FEET;

THENCE N 87°10'51" E, 273.43 FEET; TO THE NORTHERLY LINE OF SAID PARCEL 4 AND THE TERMINOUS OF SAID LINE;

ALSO EXCEPT TRACTS A AND C, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED APRIL 02, 2021 UNDER AUDITOR'S FILE NUMBER 202104020107 AND FILED IN BOOK 43 OF SURVEYS, PAGE 181, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

CONTAINING 808.786 ACRES, MORE OR LESS.



PROPERTY AREA	808.79
SUBTRACTIONS FROM PROPERTY AREA:	
2. ADVENTURE CENTER	(6.09)
4. RIVER CORRIDOR & MANAGED OPEN SPACE	(254.53)
6. AFFORDABLE HOUSING	(7.51)
7. CEMETERY EXPANSION AREA	(10.96)
REMAINDER	529.70
REMAINDER USES:	
RV USES:	
8. RV PARK	278.80
TOTAL	278.80
RESIDENTIAL USES:	
9. SINGLE FAMILY RESIDENTIAL	223.48
10. MULTI-FAMILY RESIDENTIAL	27.42
TOTAL	250.90

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PRELIMINARY PROPERTY MAP

MASTERPLAN UPDATE  
47° NORTH  
CLE ELUM WASHINGTON



Know what's below.  
Call before you dig.

REVISIONS:

PM. HGK/BLB  
DR. JZ

FILE NO.  
18001517-BS.dwg  
DATE  
06/04/2021

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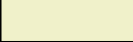
47" NORTH - PROPERTY SUMMARY					
PARCEL DESIGNATION	ORIGINAL MASTERPLAN		MASTERPLAN AMENDMENT		COMMENTS
	ACRES	UNITS	ACRES	UNITS	
<b>RESIDENTIAL:</b>					
SINGLE FAMILY RESIDENTIAL	165.0	810	106.3	493	PART OF 9
MULTI-FAMILY RESIDENTIAL	56.0	524	27.4	180	10
AFFORDABLE HOUSING	7.5		7.5	50	6
AMENITY CENTER			6.3		PART OF 9
OPEN SPACE			63.9		PART OF 9
POWERLINE R.O.W	37.0		47.0		PART OF 9
SUBTOTAL	265.5	1334	258.4	723	
<b>NON-RESIDENTIAL USES:</b>					
NEIGHBORHOOD CLUBHOUSE-LAKE	18.0				8
RECREATION EXPANSION	10.5				
RV SITES			53.7	477	
RV AMENITIES			29.6		
GLAMPING/AMENITIES			50.5	184	
OPEN SPACE			145.0		
SUBTOTAL	28.5		278.8	661	
<b>OTHER USES:</b>					
COMMUNITY RECREATION CTR - 1	12.0				
ADVENTURE CENTER			6.1		2 - TO BE DONATED TO CITY
SCHOOL EXPANSION	35.0				SUNCADIA DONATION
CEMETERY EXPANSION	10.0		11.0		7 - TO BE DONATED TO CITY
BUSINESS PARK	75.0				5 - SUNCADIA DONATION
WATER TREATMENT PLANT	12.0				SUNCADIA DONATION
RESERVE	175.0				SEE RESIDUAL BUFFER
SUBTOTAL	319.0		17.1		
<b>OPEN SPACE:</b>					
UNDEVELOPED OPEN SPACE - 4	246.0		254.5		INCLUDES MANAGE OPEN SPACE AND RIVER CORRIDOR
BUFFERS/STEEP SLOPE AREAS	172.0				
RESIDUAL BUFFER	69.0				2, PARCEL 4, PARCEL 5 & NON-PARTITIONED RESERVE
SUBTOTAL	487.0		254.5		
TOTAL	1100.0	1334	808.8	1384	

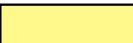









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kl:180015172.dwg plan site site preliminary parks plan.dwg

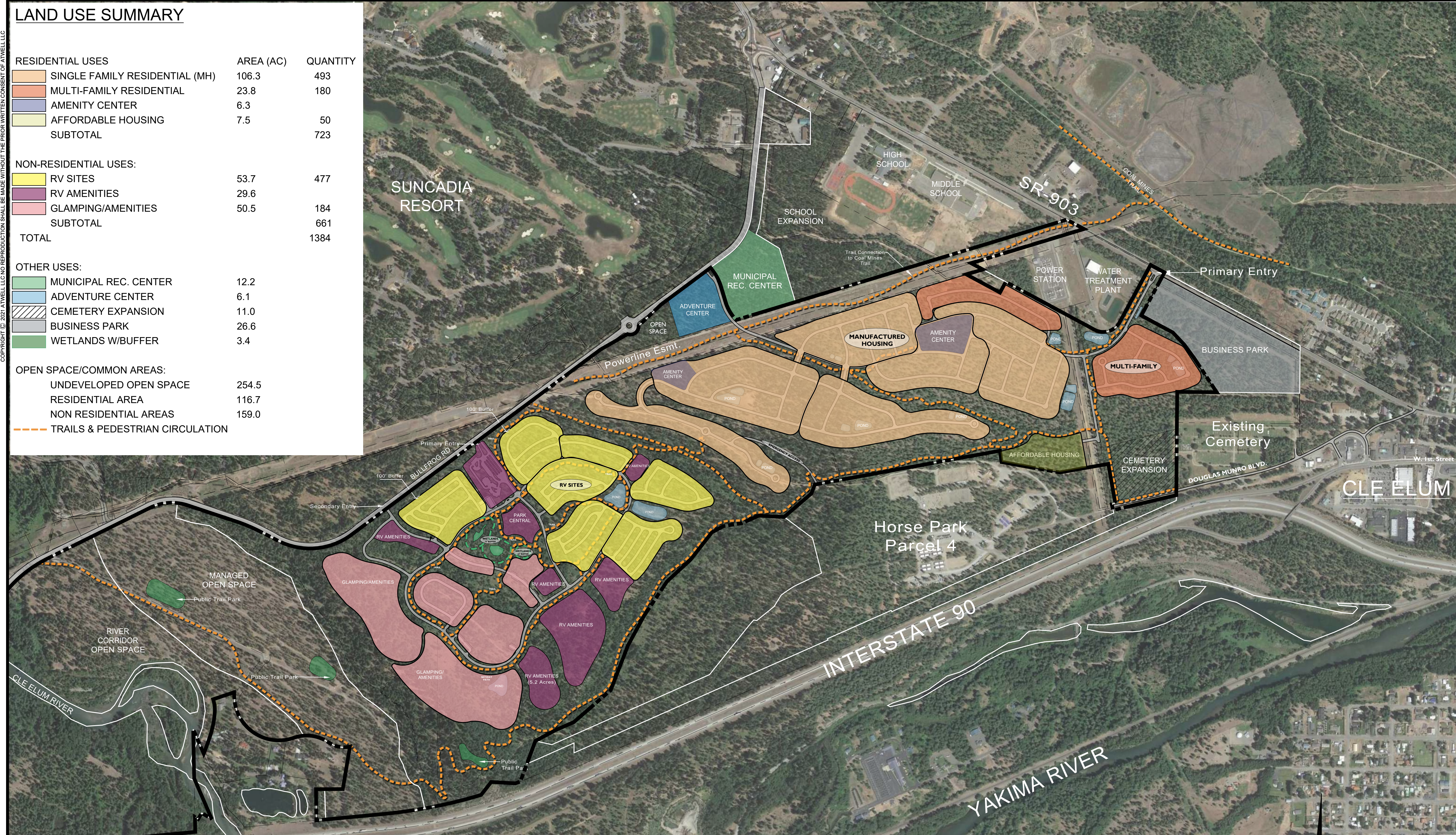
## LAND USE SUMMARY

RESIDENTIAL USES	AREA (AC)	QUANTITY
 SINGLE FAMILY RESIDENTIAL (MH)	106.3	493
 MULTI-FAMILY RESIDENTIAL	23.8	180
 AMENITY CENTER	6.3	
 AFFORDABLE HOUSING	7.5	50
SUBTOTAL		723

NON-RESIDENTIAL USES:		
 RV SITES	53.7	477
 RV AMENITIES	29.6	
 GLAMPING/AMENITIES	50.5	184
SUBTOTAL		661
TOTAL		1384

OTHER USES:		
 MUNICIPAL REC. CENTER	12.2	
 ADVENTURE CENTER	6.1	
 CEMETERY EXPANSION	11.0	
 BUSINESS PARK	26.6	
 WETLANDS W/BUFFER	3.4	

OPEN SPACE/COMMON AREAS:		
UNDEVELOPED OPEN SPACE	254.5	
RESIDENTIAL AREA	116.7	
NON RESIDENTIAL AREAS	159.0	
 TRAILS & PEDESTRIAN CIRCULATION		



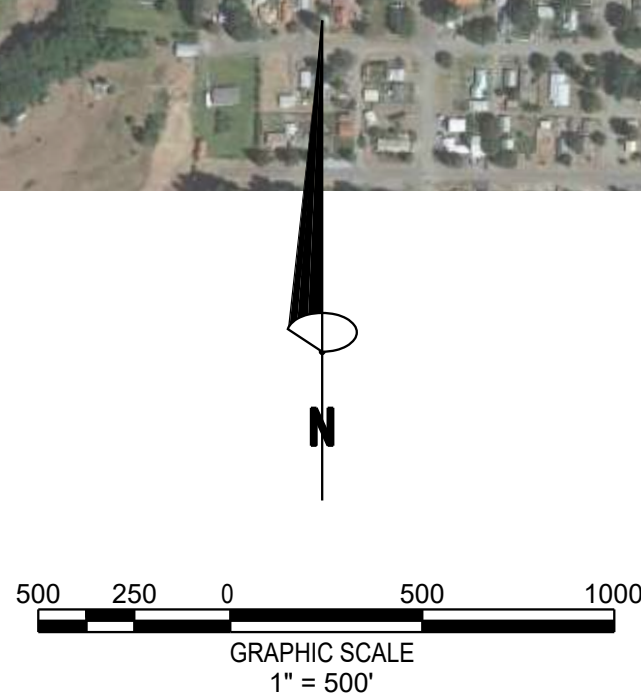
### NOTES:

- SEE C600 FOR TYPICAL ROAD SECTIONS
- SEE C600 FOR TYPICAL LOT LAYOUTS



712 Congress Avenue  
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📍 Cle Elum, Washington  
📅 March 9, 2021  
# 18002934  
👤 Sun Communities



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SITE PLAN  
MASTERPLAN UPDATE  
47° NORTH  
CLE ELUM WASHINGTON



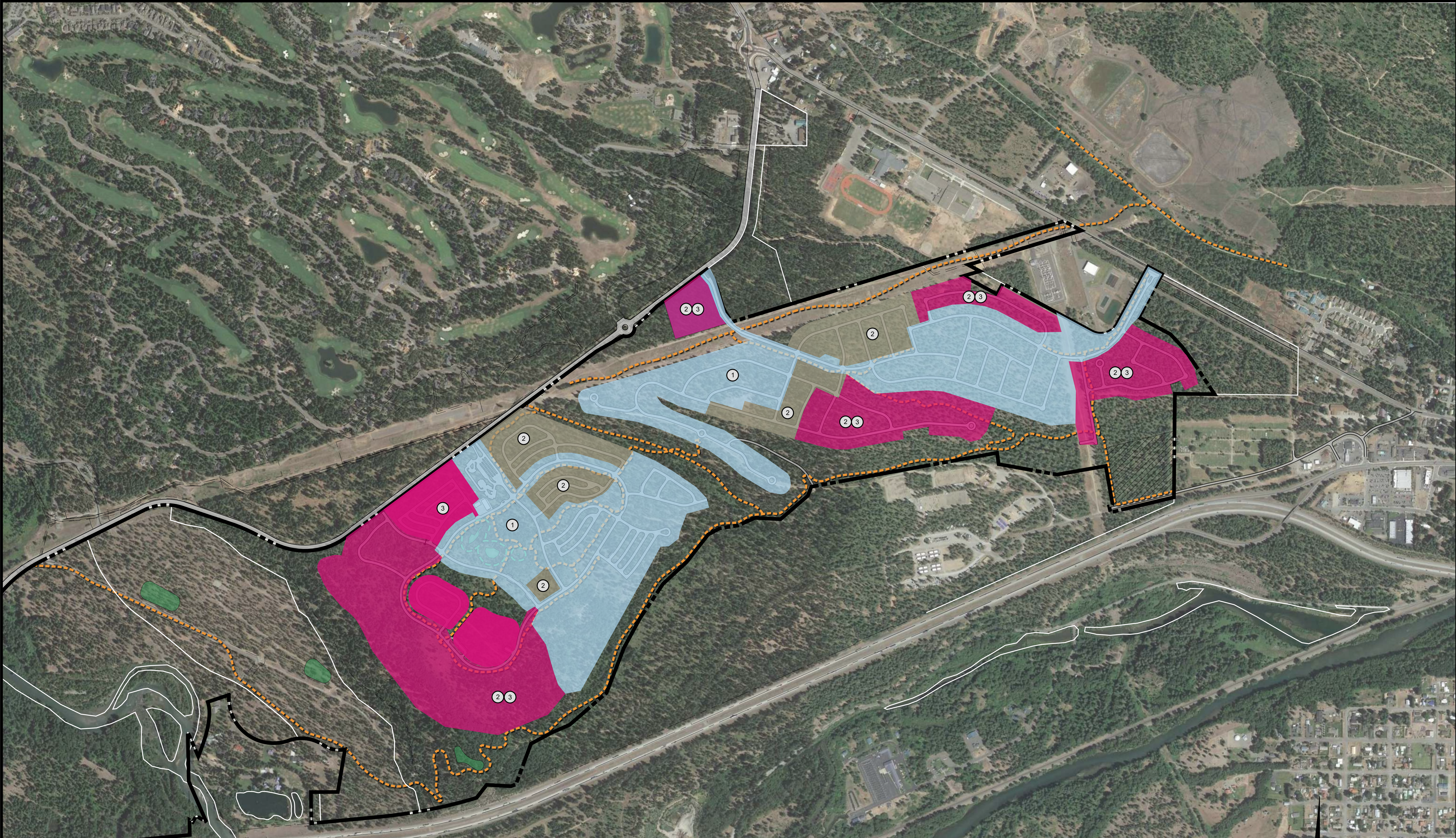
REVISIONS:

PM.	HGK/BLB
DR.	JZ
JOB NO.	
FILE NO.	PARKS PLAN.dwg
DATE	05/12/2021
SHEET NO.	C100



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PHASING PLAN

MASTERPLAN UPDATE  
47° NORTH  
CLE ELUM WASHINGTON



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REVISIONS:	

PM.	HGK/BLB
DR.	JZ
JOB NO.	
FILE NO.	##
DATE	06/04/2021
SHEET NO.	
C101	



RVi

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Tel: 512.480.0032  
[www.rvplanning.com](http://www.rvplanning.com)

-  Cle Elum, Washington
-  March 9, 2021
-  # 18002934
-  Sun Communities



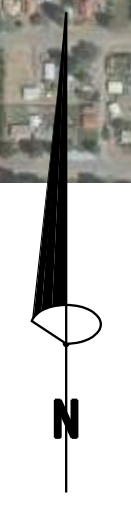
47°N

RV RESORT & RESIDENCES




SUN

SUN COMMUNITIES, INC.



N



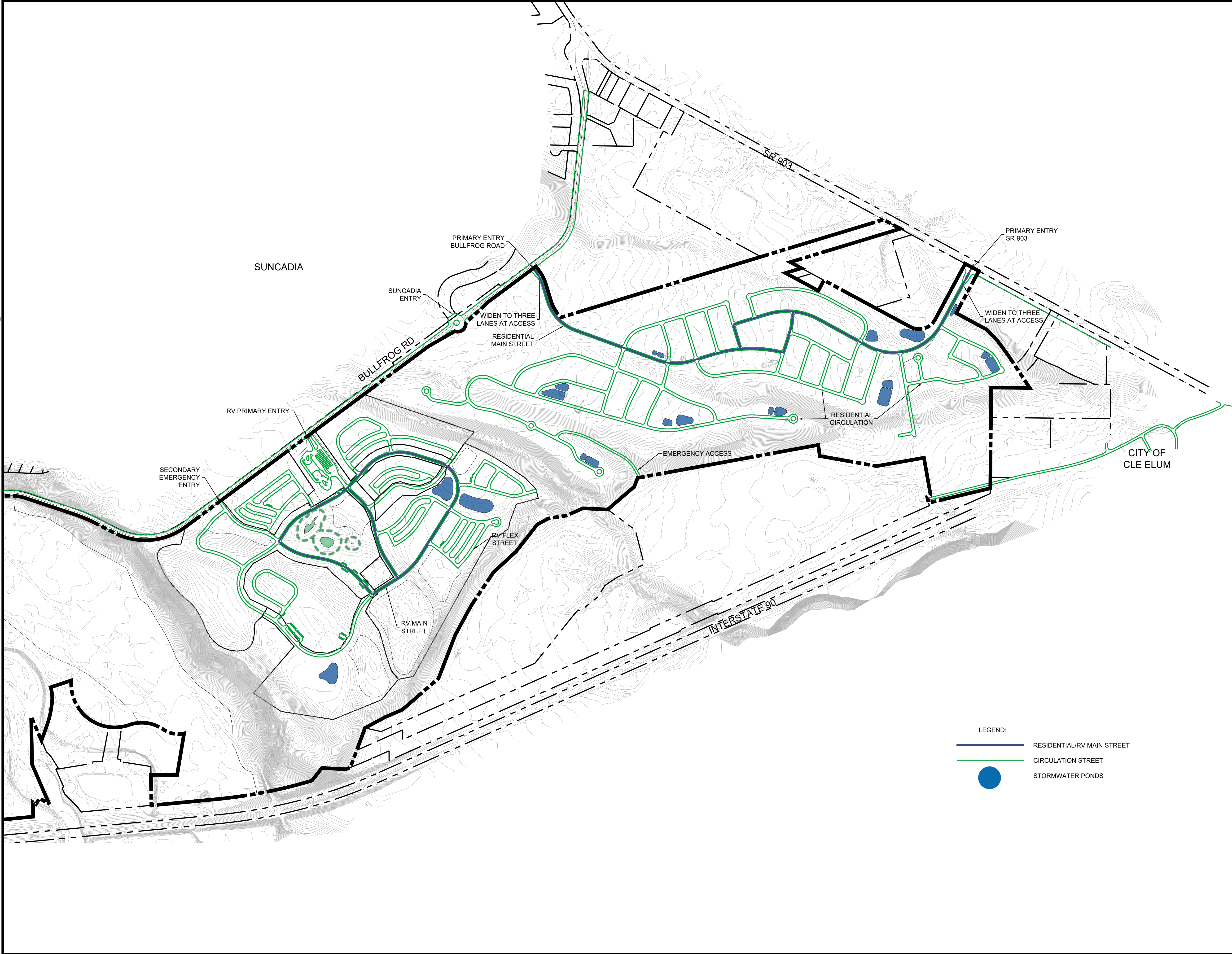
500 250 0 500 1000

GRAPHIC SCALE  
1" = 500'



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**CIRCULATION PLAN**

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**47° NORTH**  
CLE ELUM WASHINGTON

**811**  
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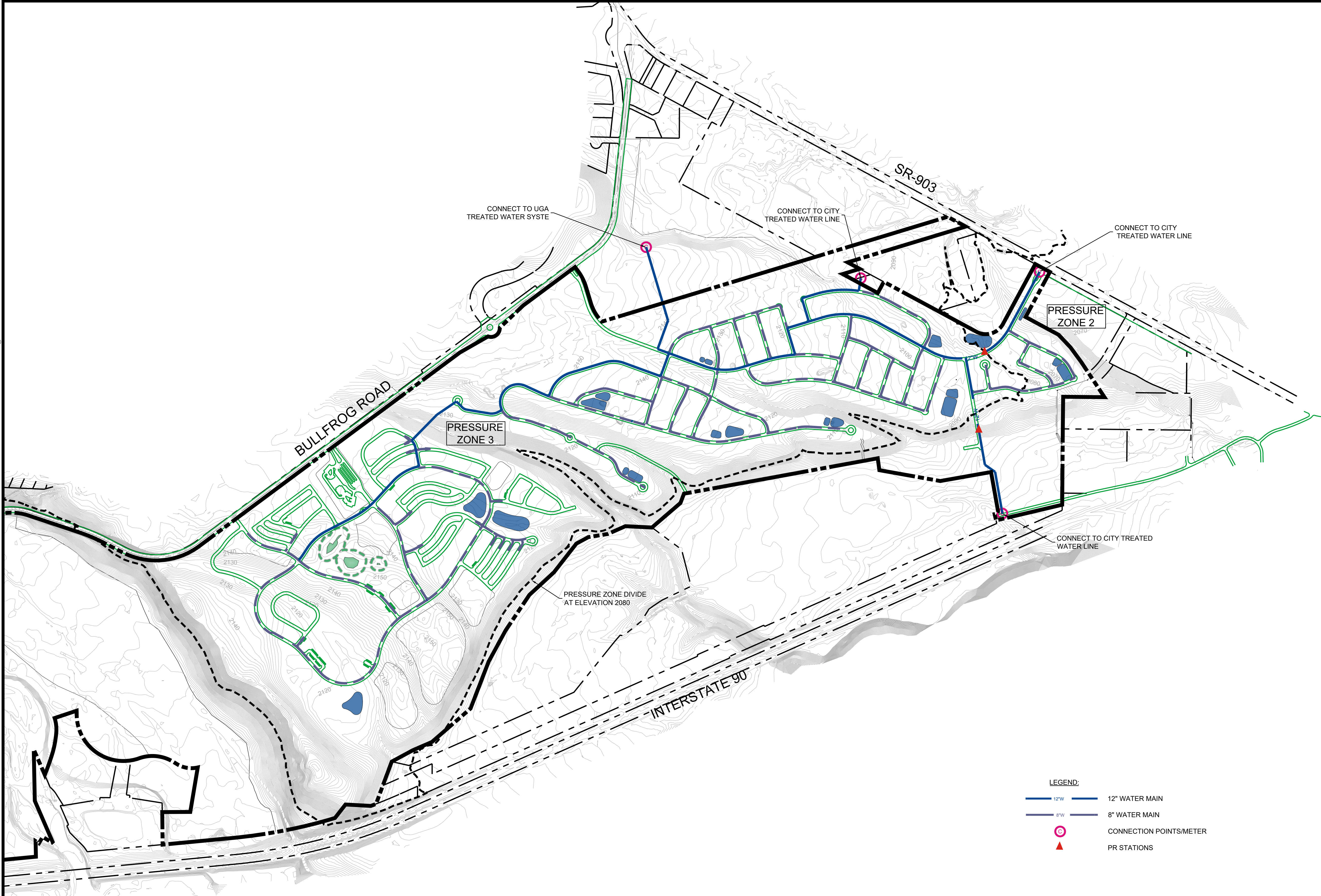
REVISIONS:	

PM.	HGK/BLB
DR.	JZ
JOB NO. 18001517	
FILE NO. 18001517-RD.dwg	
DATE 05/12/2021	
SHEET NO. <b>C102</b>	

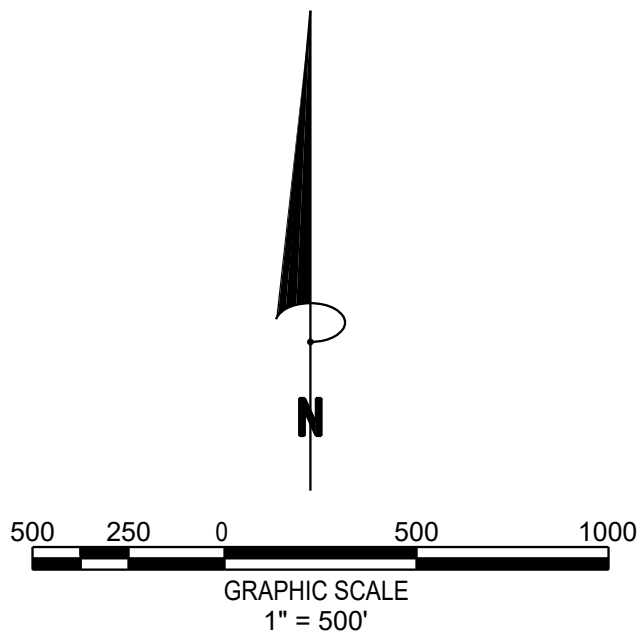


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- LEGEND:
- 12" W 12" WATER MAIN
  - 8" W 8" WATER MAIN
  - CONNECTION POINTS/METER
  - PR STATIONS



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**WATER PLAN**

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DR.	JZ
JOB NO. 18001517	
FILE NO. 18001517-UG.dwg	
DATE 05/12/2021	
SHEET NO. <b>C300</b>	

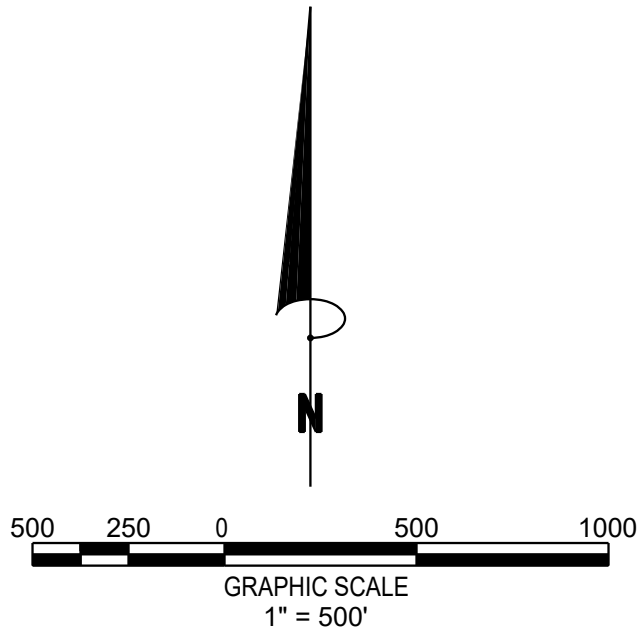


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- LEGEND:
- 8" SANITARY SEWER
  - FM FORCE MAINS
  - CONNECTION POINTS TO CITY SYSTEM
  - PUMP STATIONS



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**SANITARY SEWER PLAN**

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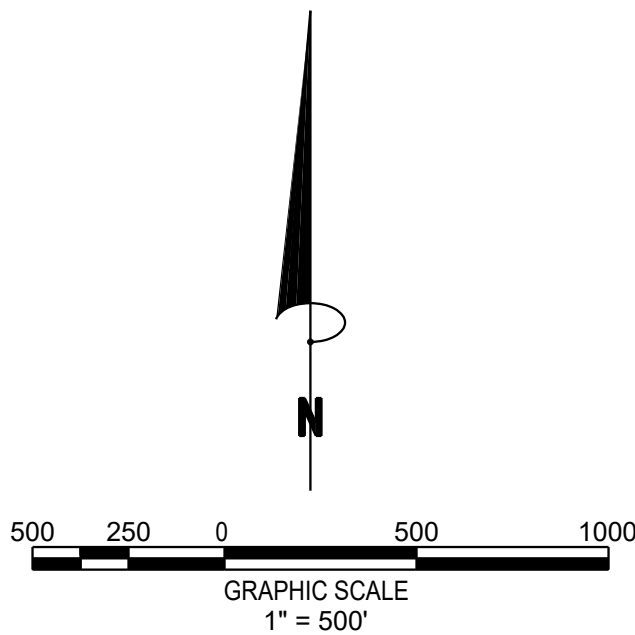
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JOB NO.	18001517
FILE NO.	18001517-UG.dwg
DATE	05/12/2021
SHEET NO.	C301



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**STORM DRAINAGE PLAN**

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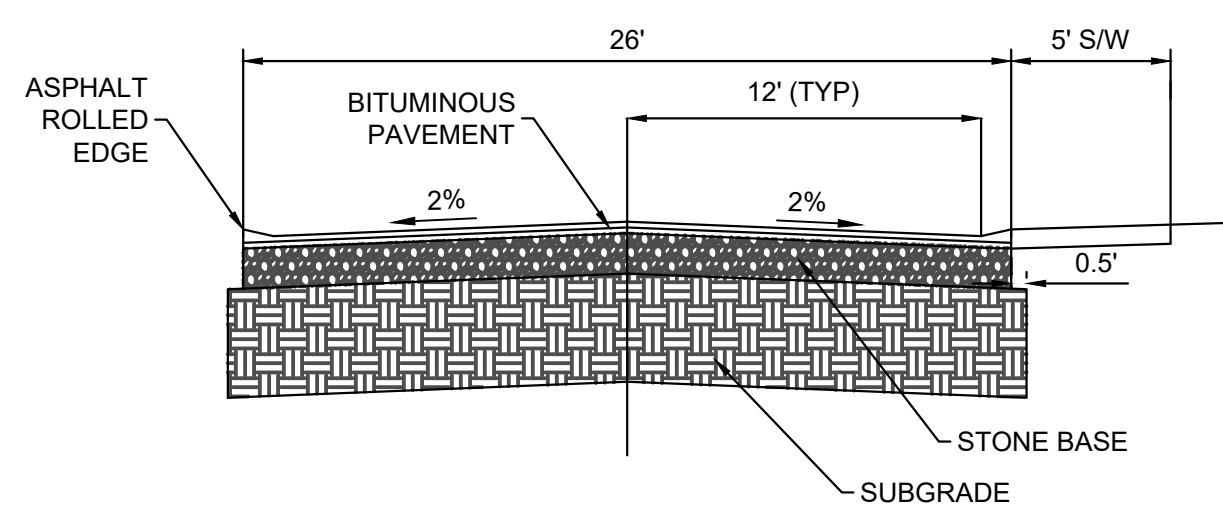
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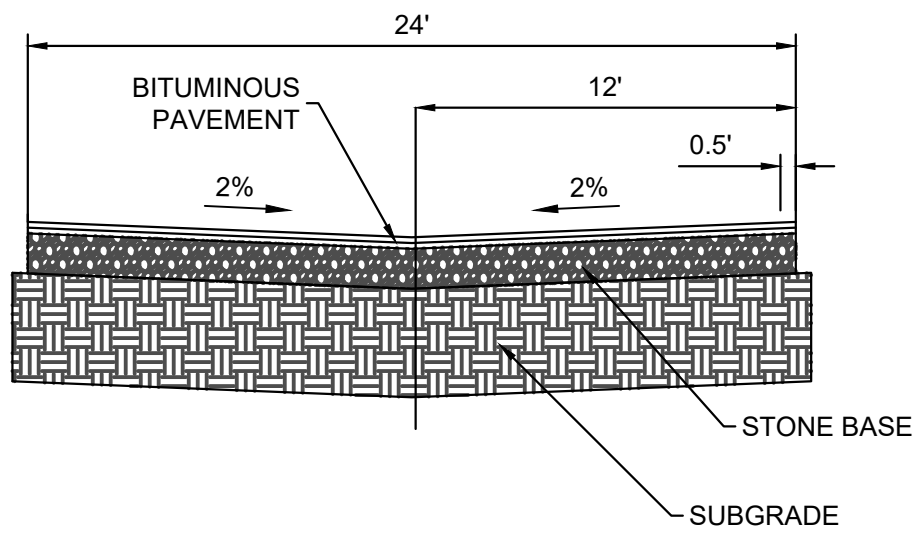
NO.	DATE	DESCRIPTION

PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-UG.dwg
DATE	05/12/2021
SHEET NO.	C302

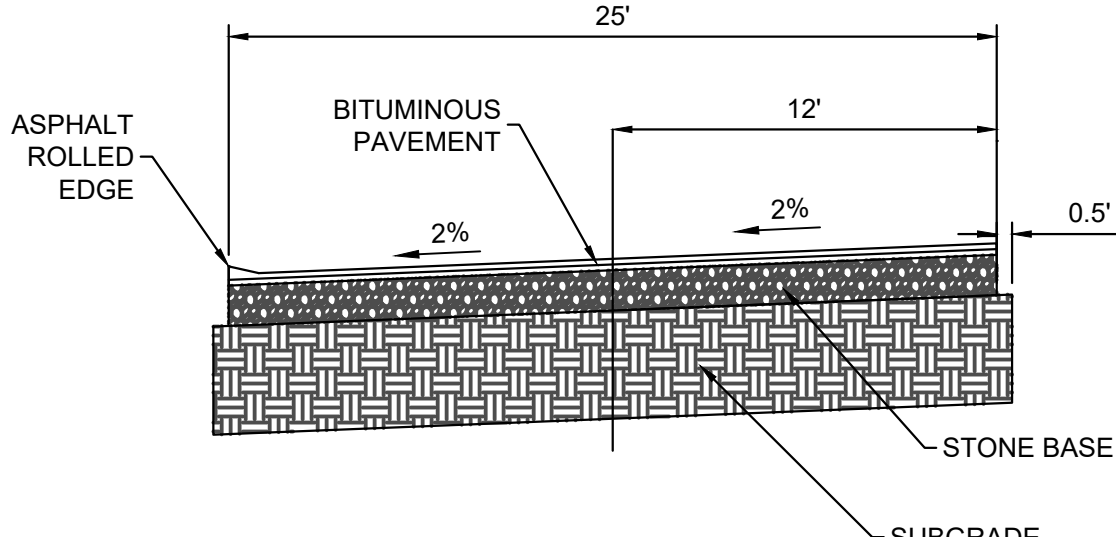




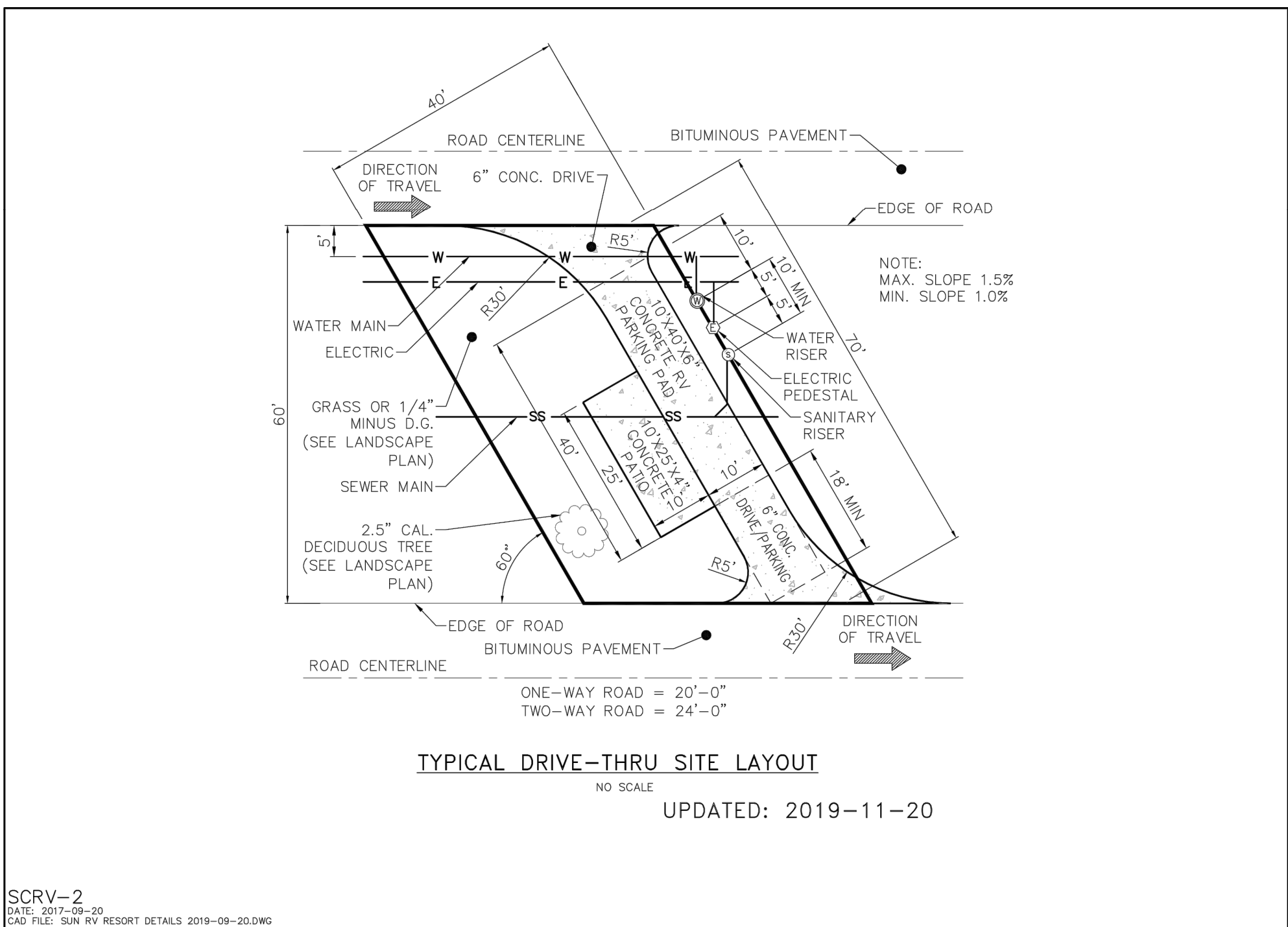
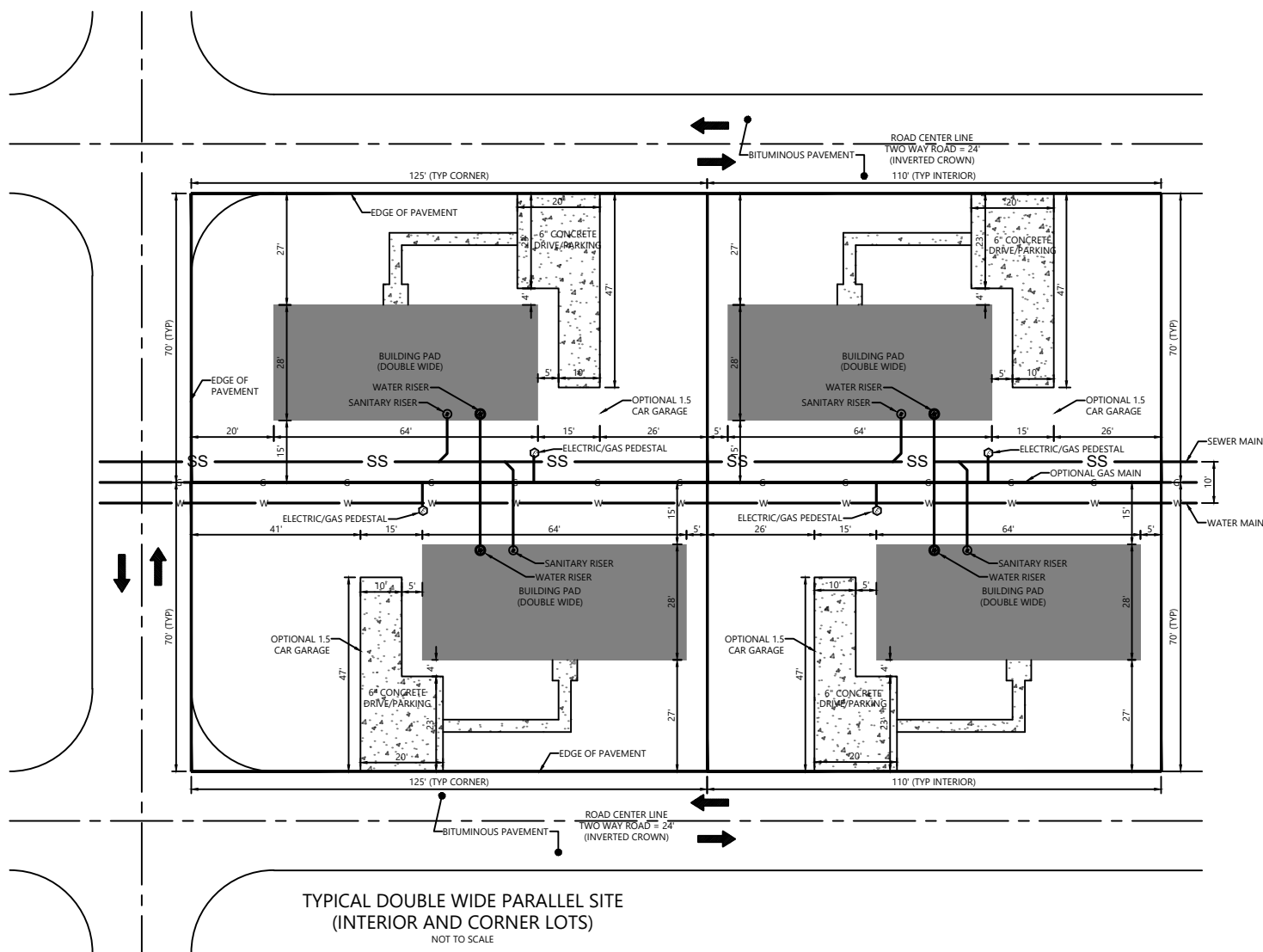
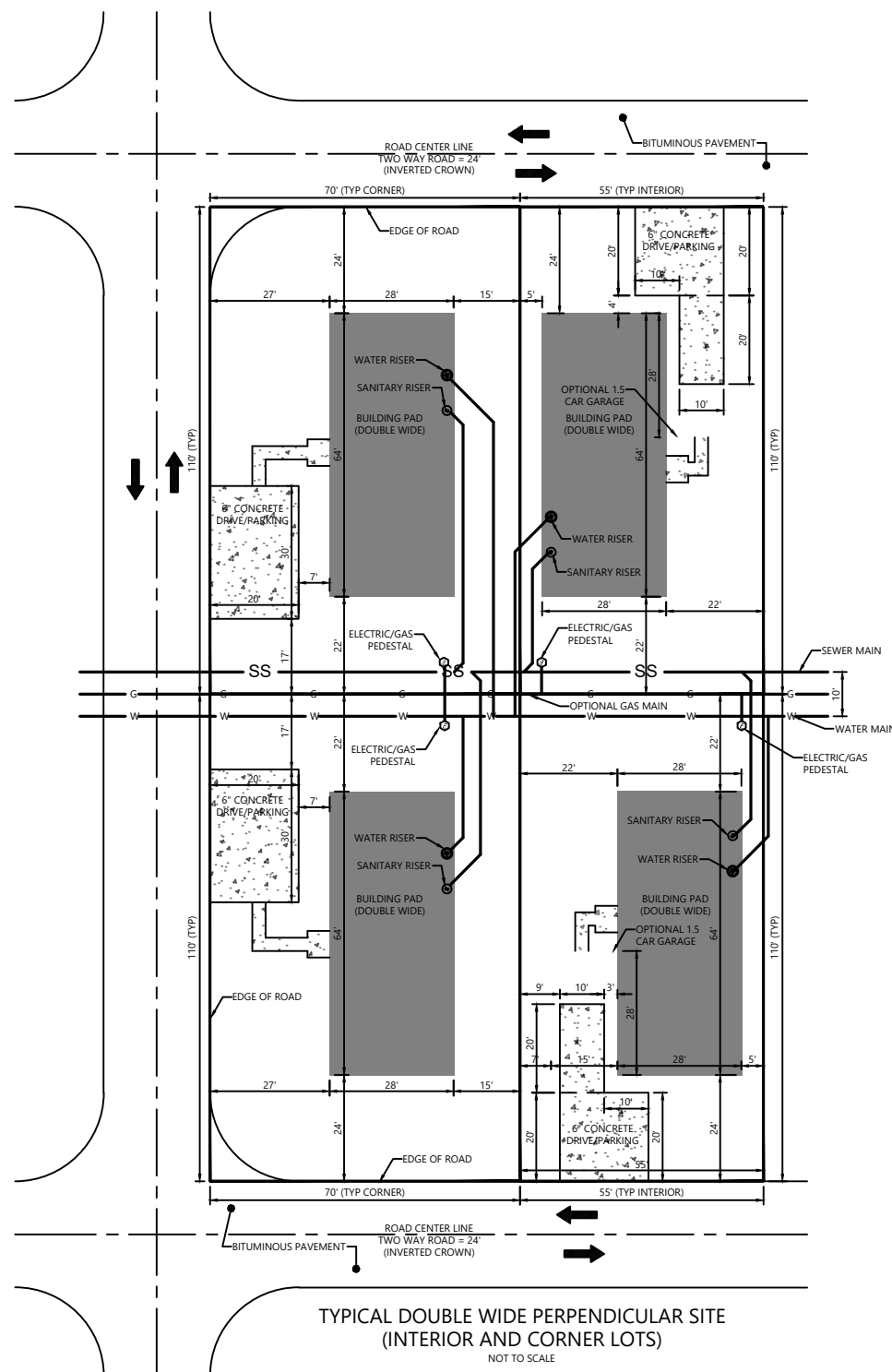
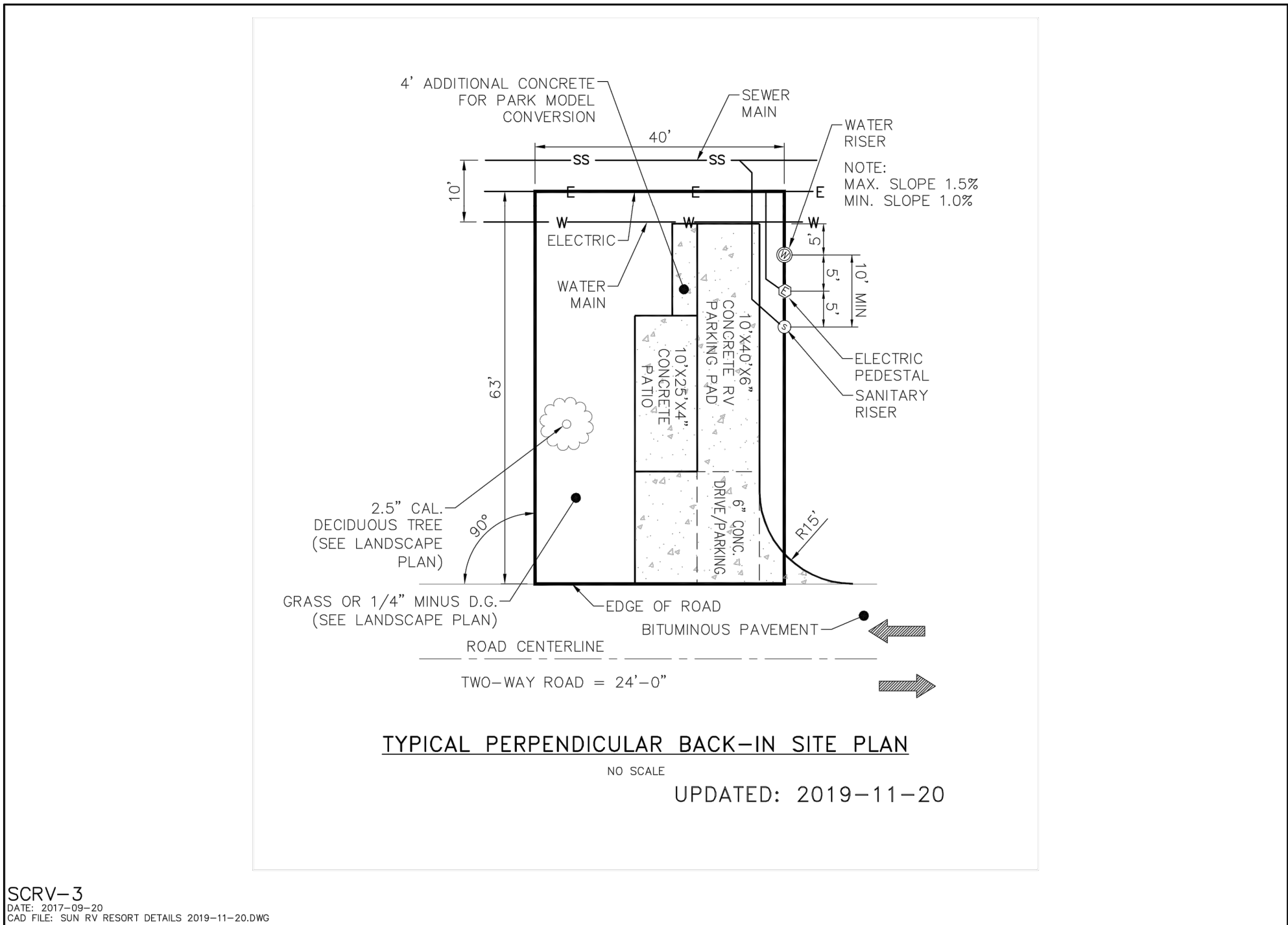
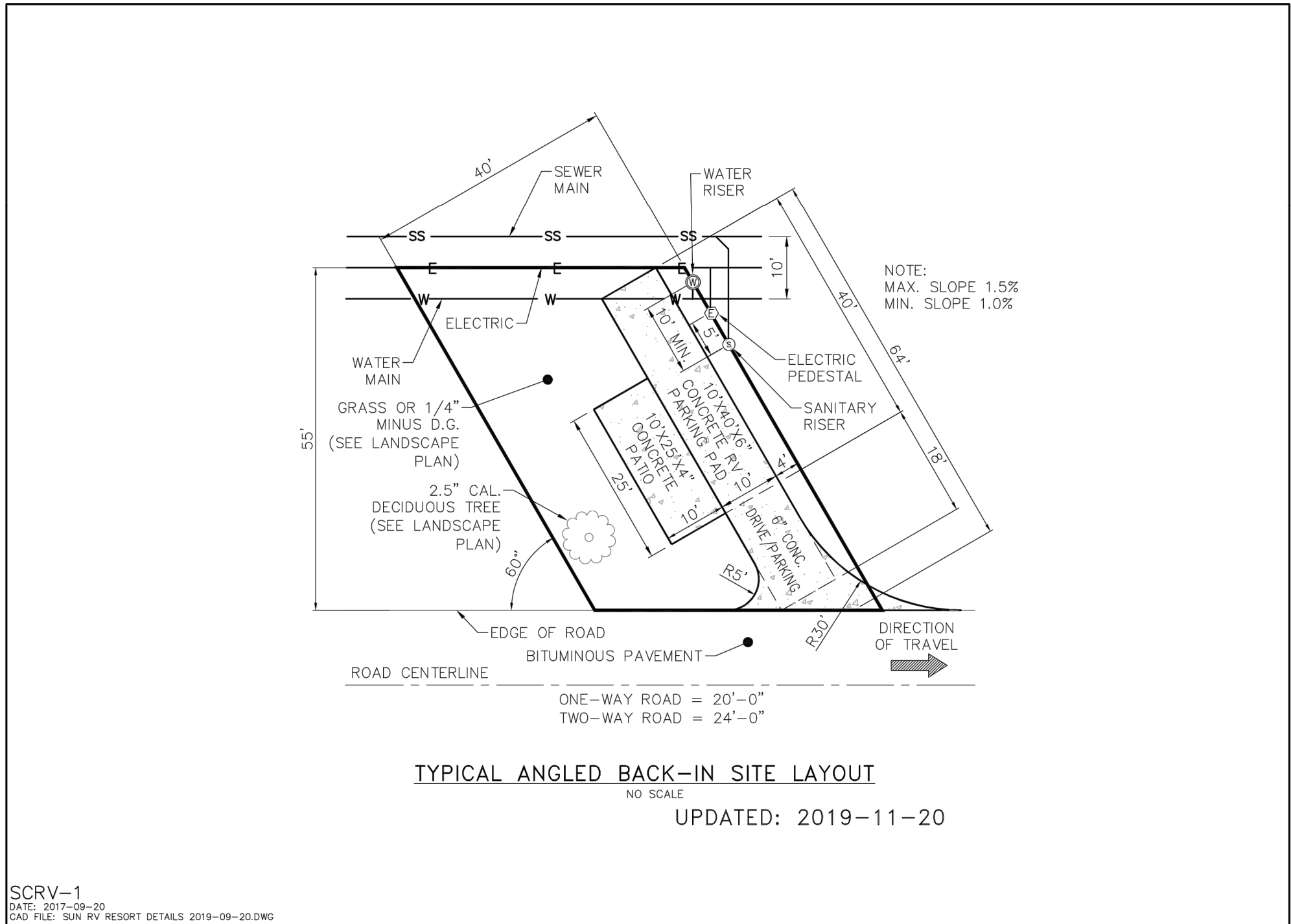
TYPICAL CROWN ROAD CROSS SECTION FOR  
RESIDENTIAL MAIN ROAD  
NOT TO SCALE



TYPICAL INVERTED CROWN ROAD CROSS SECTION  
FOR PRIVATE ROADS (RV & RESIDENTIAL)  
NOT TO SCALE



TYPICAL SHED ROAD CROSS SECTION FOR  
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TYPICAL SECTIONS & LOT LAYOUTS  
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FILE NO. 18001517-DT	
DATE 05/12/2021	
SHEET NO. C600	