



## MEMORANDUM

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DATE: **July 30, 2021**  
TO: **Gregg Dohrn**  
FROM: **Blueline**  
RE: **City Heights Phase 2 Phaing Narrative**

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### General Notes:

1. Per DA section 7, the Ridge Entities may proceed with development of the Property according to whatever phasing or parcel development plan the Ridge Entities deem appropriate, provided that: (a) any phase of development includes a complete Development Pod, (b) prior to final plat approval of any plat of or within a Development Pod, a Collector Road sufficient to access the Development Pod from outside of the Project has been completed or adequate financial assurances given therefore; and (c) prior to final plat approval of a Development Pod or Development Area, the off-site utility infrastructure improvements necessary to serve the Development Pod or Development Area at issue have been completed or adequate financial assurances given therefore in accordance with applicable CEMC provisions for sureties and financial assurances. Mitigation and satisfaction of Conditions of Approval may be phased or apportioned in a manner consistent with the proposed development phasing, provided that such phasing is reasonably practicable and will not result in a threat to public health and safety.
2. Phase 2 completes the development of Pods B4, B5 and B6 as identified on the approved Master Site Plan.
3. It is anticipated complete development of Pods B1, B2 and B3 as identified on the approved Master Site plan will occur during a future phase.
4. Refer to sheets PH-01 and SP-01 to SP-02 of the Preliminary Site Plan and Engineering plan set for Phase 2 for details (attached for reference).
5. Haul Route Agreement: As consistent with Appendix I, a Haul Route Agreement shall be approved by the City prior to construction. As part of the agreement the existing pavement conditions will be documented and the applicant will maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route.
6. Montgomery Ave will be extended to Phase 2 to provide secondary emergency-use only access. Per Condition 39 of the Decision and Conditions of Approval and Settlement of Applicant's Appeal of Phase 1 Preliminary Plat, in any case the Montgomery connection may be constructed in phases provided that the final road complies with the standards in the City Heights Development Agreement including provisions of the International Fire Code as modified by the City and until the later of



October 31, 2022 or the 70th certificate of occupancy issued for City Heights the road surface may be gravel surfacing capable of supporting fire apparatus vehicles.

7. Stafford Avenue (if not used as a Haul Route): Permanent widening of the corner of Stafford Avenue and Fifth Street shall occur prior to the 100th C of O for units taking primary access from Stafford Avenue as consistent with Appendix I of the DA.
8. Zone 3 Water Main will be extended from SR 903 to the Phase 2 boundary to provide water service. Refer to sheets WA-01 to WA-02 and WP-01 to WP-02. An appropriate width public water easement will be placed over the portions of the watermain not located in proposed right of way associated with Phase 2.
9. Per Condition 29 of the Decision and Conditions of Approval and Settlement of Applicant's Appeal of Phase 1 Preliminary Plat, the addition of the Memorial Park (accessed from Sixth Street, related to the coal mining history of the Cle Elum area) in lieu of Park 2 is deemed approved and no further approval shall be required, including but not limited to, a minor or major modification for this or other plat applications. Note that the Memorial Park will be completed as part of Phase 1.
10. Refer to the Trails Plan (Sheet TS-01) and Open Space Plan (Sheet OS-01) included with the Preliminary Site Plan and Engineering plan set prepared by BlueLine for discussion related to the recreational trail system. The trail system will be installed and dedicated per plat (phase) as consistent with Appendix N of the DA unless alternate arrangements for deferred dedication are agreed upon between the applicant and the city.

**PHASE 2 DIV. I (Portion of Pods B5, B6 and Park #2, Lots 1-11, 38-44, 57-69, Portion of Roads B & F, Roads A, C, G, H, K, Tracts A, C, D, E, I, J, L, M)**

Overview of Development: Build out of 31 single family lots. Lots 38 to 40 and 41 to 44 are earmarked for potential duplex/triplex units (for example, one duplex would be placed on the common lot line between 41/42 and 43/44 and one triplex would be placed on the common lot lines between 38/39/40). Currently, no affordable units are proposed as part of this phase however this is subject to change by the applicant provided affordable housing provisions in DA section 6.8 are being met for the overall project.

**Road, Utility and Open Space Improvements**

1. Grading
  - a. Clear and grade Phase 2 Div. I and other project areas applicant deems necessary. Grading material may be moved between phases at applicant's discretion provided a clearing and grading permit allowing such activities has been obtained.
2. Roadways
  - a. Portion of Roads B & F



- i. Construct full width street improvements on Roads B and F including installation of utilities up to the limits of Phase 2 Div. I. Road B shall connect to the proposed Summit View Drive (installed with Phase 1).
  - b. Roads A, C, G, H & K
    - i. Construct full width street improvements on Roads A, C, G, H & K including installation of utilities.
    - ii. Interim connection to be provided at Road K and existing Summit View Drive. Final connection to be provided with future phase as Summit View is improved.
  - c. Private Access and Utilities Tract – Tract J
    - i. Construct full width street improvements on Tract J including installation of utilities.
  - d. Offsite Roadways
    - i. Montgomery Ave: extend Montgomery Ave to Phase 2 Div. I to provide secondary emergency-use only access.
    - ii. Approved Haul Route
      - 1. Maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route.
- 3. Pedestrian Facilities:
  - a. Proposed:
    - i. A hard surfaced pedestrian path is proposed within Road B right-of-way. This is a new path and as such, connectivity issues with existing facilities are not anticipated.
    - ii. Several recreational trails are proposed throughout Phase 2 Div. I. Refer to sheet TS-01 of the Preliminary Site Plan and Engineering plan set for location of these trails.
    - iii. Trail systems shall be dedicated to the City in fee upon completion of trail systems by plat and when dedication has been deemed mutually agreeable for both the City and developer.
  - b. Existing:
    - i. Existing trails within the limits of Phase 2 Div. I will be abandoned as noted on sheets TS-01 of the Preliminary Site Plan and Engineering plan set.
    - ii. Connectivity with existing trails will be provided between the completion of Phase 2 and the start of future phases.
- 4. Sewer and Water
  - a. Install sewer from the system installed in Phase 1 up to the Phase 2 Div. I/ Phase 2 Div. II boundaries in Roads B & F. Sewer will be continued from this point during Phase 2 Div. II.
  - b. Extend Zone 3 water main from the existing system in SR 903 through Phase 2 Div. II along Road B to serve Phase 2 Div. I. Refer to sheets WA-01, WA-02 &



WP-01 to WP-03 of the Preliminary Site Plan and Engineering plan set for the Zone 3 water main extension from SR 903 to Phase 2.

5. Stormwater Management
  - a. Construct the permanent detention and water quality facilities located within Phase 2 Div. I, including a detention pond in Phase 1 Tract R and biofiltration swale in Phase 1 Tract P.
  - b. Install the portion of the storm drain conveyance system located within Phase 2 Div. I.
  - c. Install dispersion trench located within Phase 2 Div. I, including pond outfall in Phase 1 Tract Q.
6. Open Space Tracts (Private) – Tracts C, D, E, I, L, M
  - a. Install permanent landscaping, trails and amenities (if any) within tracts.
7. Amenity Area (Private) – Tract A
  - a. Install permanent landscaping and amenities (if any) within tract.
8. Mitigation
  - a. Steep Slopes – Approved slope setbacks and related clearing and grading restrictions will be placed on the final plat map.
  - b. Streams and Wetlands
    - i. Permanent Impacts
      1. Buffers – permanent impacts to buffers to accommodate grading and utility installation are anticipated. Buffer averaging per Sewall Wetland Consulting, Inc. will be utilized to mitigate permanent impacts.
    - ii. Temporary Impacts
      1. Buffers – temporary impacts to buffers to accommodate grading and utility installation are anticipated. Buffer restoration per Sewall Wetland Consulting, Inc. will be utilized to mitigate temporary impacts.

## **PHASE 2 DIV. II (Portion of Pods B5 and Park #2, Lots 12-37, Portion of Roads B & F, Tracts B, F, G, H, N, O)**

Overview of Development: Build out of 34 single family lots. Lots 35 to 38 are earmarked for potential duplex units (for example, one duplex would be placed on the common lot line between 35/36 and 37/38). Currently, no affordable units are proposed as part of this phase however this is subject to change by the applicant provided affordable housing provisions in DA section 6.8 are being met for the overall project.

## **Road, Utility and Open Space Improvements**



## 1. Grading

- a. Clear and grade Phase 2 Div. II and other project areas applicant deems necessary. Grading material may be moved between phases at applicant's discretion provided a clearing and grading permit allowing such activities has been obtained.

## 2. Roadways

- a. Portion of Roads B & F
  - i. Construct full width street improvements on Roads B & F including installation of utilities up to the Phase 2/future phase boundary. Roads B & F improvements will be continued from this point during future phases.
- b. Private Access and Utilities Tracts – Tracts N & O
  - i. Construct full width street improvements on Tracts N & O including installation of utilities.
- c. Offsite Roadways
  - i. Stafford Avenue (if not used as a Haul Route): Permanent widening of the corner of Stafford Avenue and Fifth Street shall occur prior to the 100th C of O for units taking primary access from Stafford Avenue as consistent with Appendix I of the DA.
  - ii. Approved Haul Route
    1. Maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route.

## 3. Pedestrian Facilities:

- a. Proposed:
  - i. A hard surfaced pedestrian path is proposed within Road B right-of-way. This is a new path and as such, connectivity issues with existing facilities are not anticipated.
  - ii. Several recreational trails are proposed throughout Phase 2 Div. II. Refer to sheet TS-01 of the Preliminary Site Plan and Engineering plan set for location of these trails.
  - iii. Trail systems shall be dedicated to the City in fee upon completion of trail systems by plat and when dedication has been deemed mutually agreeable for both the City and developer.
- b. Existing:
  - i. Existing trails within the limits of Phase 2 Div. II will be abandoned as noted on sheets TS-01 of the Preliminary Site Plan and Engineering plan set.
  - ii. Connectivity with existing trails will be provided between the completion of Phase 2 and the start of future phases.

## 4. Sewer and Water



- a. Install sewer from the stubs installed in Phase 2 Div. II for lots that take access off Roads B & F and Tracts N & O. Install sewer to the Phase 2/future phase boundaries along Roads B & F. Sewer will be continued from this point during future phases.
  - b. Extend Zone 3 water main from the stubs installed in Phase 2 Div. II for lots that take access off Road F and Tracts N & O (Zone 3 water main in Road B installed as part of Phase 2 Div I. Install water to the Phase 2/future phase boundaries along Road F. Water will be continued from this point during future phases.
- 5. Stormwater Management
  - a. Install the portion of the storm drain conveyance system located within Phase 2 Div. II.
- 6. Open Space Tracts (Private) – Tracts B, F, G & H
  - a. Install permanent landscaping and amenities (if any) within tracts.
- 7. Mitigation
  - a. Steep Slopes – Approved slope setbacks and related clearing and grading restrictions will be placed on the final plat map.

#### **PHASE 2 DIV. III (Portion of Pod B5, Lots 45-56, Tract P)**

Overview of Development: Build out of 12 single family lots. Lots 45 to 56 are earmarked for potential duplex/triplex units (for example, one duplex would be placed on the common lot line between 48/49, 50/51, 52/53 and one triplex would be placed on the common lot lines between 45/46/47 and 54/55/56). Currently, no affordable units are proposed as part of this phase however this is subject to change by the applicant provided affordable housing provisions in DA section 6.8 are being met for the overall project.

#### **Road, Utility and Open Space Improvements**

- 8. Grading
  - a. Clear and grade Phase 2 Div. III and other project areas applicant deems necessary. Grading material may be moved between phases at applicant's discretion provided a clearing and grading permit allowing such activities has been obtained.
- 9. Roadways
  - a. Private Access and Utilities Tracts – Tracts N & O
    - i. Construct full width street improvements on Tracts N & O including installation of utilities.
  - b. Offsite Roadways



- i. Stafford Avenue (if not used as a Haul Route): Permanent widening of the corner of Stafford Avenue and Fifth Street shall occur prior to the 100th C of O for units taking primary access from Stafford Avenue as consistent with Appendix I of the DA.
- ii. Approved Haul Route
  1. Maintain the Haul Route in a useable condition that is no worse than the pre-construction condition of the identified haul route.

**10. Sewer and Water**

- a. Install sewer from the stubs installed in Phase 2 Div. I for lots that take access off Tract P.
- b. Extend Zone 3 water main from the stubs installed in Phase 2 Div. I for lots that take access off Tract P.

**11. Stormwater Management**

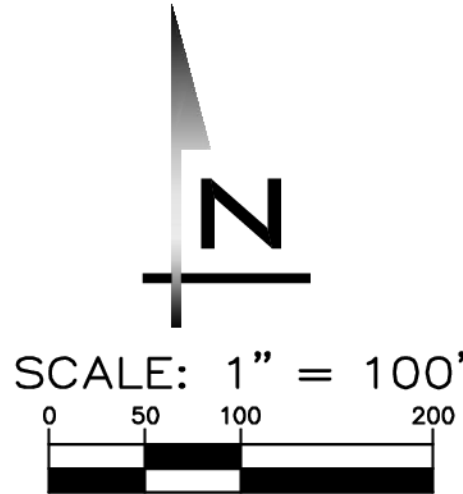
- a. Install the portion of the storm drain conveyance system located within Phase 2 Div. III.


**Attachments:**

- Sheet PH-01 – Phasing Map
- Sheets SP-01 through SP-02 – Preliminary Site Plan
- Sheet TS-01 – Trails Plan
- Sheet OS-01 – Open Space Plan



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:  
7/29/2021

REVISIONS	
NO	DATE
1	7/30/21

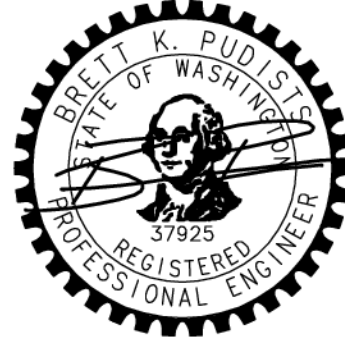
PHASING MAP

**CITY HEIGHTS**

**PHASE 2 (PODS B4, B5 & B6)**

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF GLE ELUM WASHINGTON



7/30/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**PH-01**

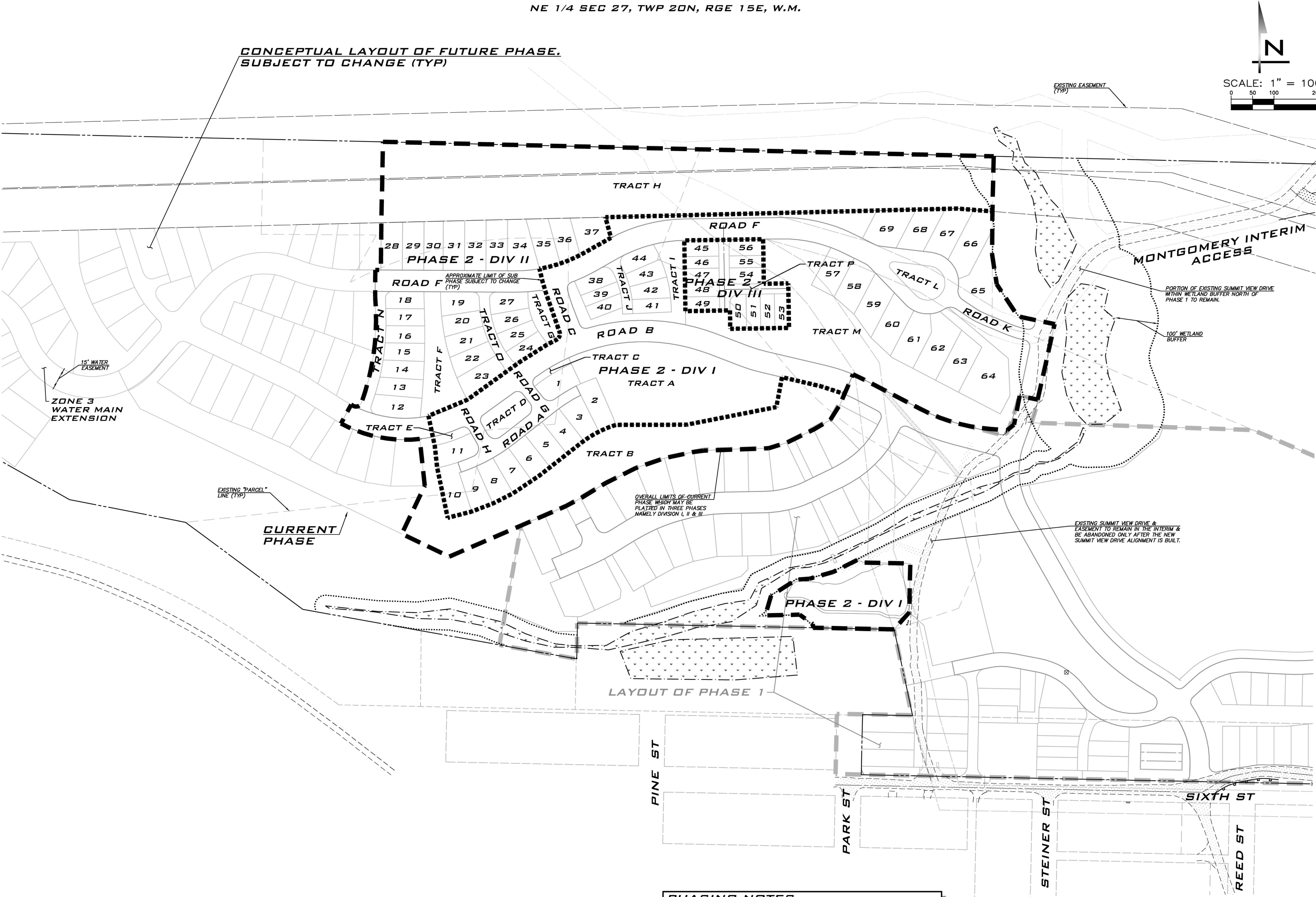
SHT **6** OF **36**

PHASING NOTES

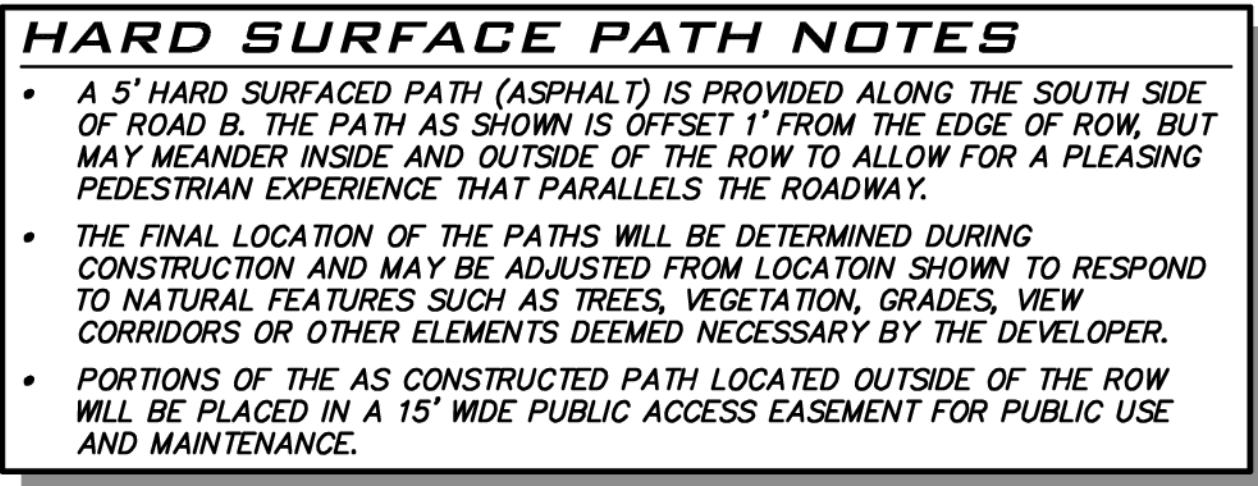
- APPROVED DA CONTEMPLATED SITE TO BE DEVELOPED IN PHASES.
- LIMITS OF CURRENT PHASE SHOWN COVERS DEVELOPMENT PODS B4, B5 & B6.
- CURRENT PHASE MAY BE PLATTED IN SUBPHASES (DIV I, II & III) AT DEVELOPERS DISCRETION PROVIDED EACH SUBPHASE PROVIDES ADEQUATE INFRASTRUCTURE. ROADWAY PHASING SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES. IF SUB PHASES ARE PROPOSED THEY WILL BE DETERMINED PRIOR TO FINAL PLAT.
- REFER ALSO TO PHASING NARRATIVE MEMO PREPARED BY BLUELINE DATED 7/30/2021.

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.







**\*NOTES:**

- **TRACT R WAS DELINEATED DURING PHASE 1, BUT IMPROVEMENTS TO THE TRACT ARE TAKING PLACE DURING PHASE 2.**

**TOTAL LOT AREA: 9.81 AC**

[illegible]

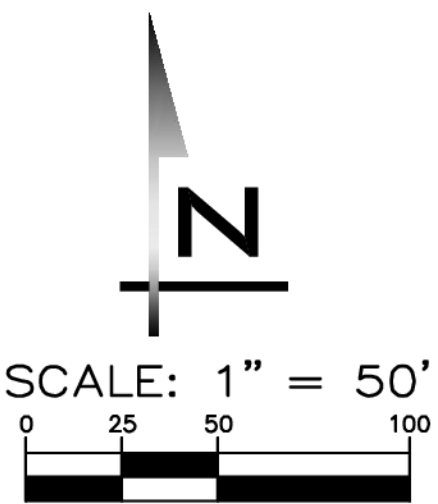
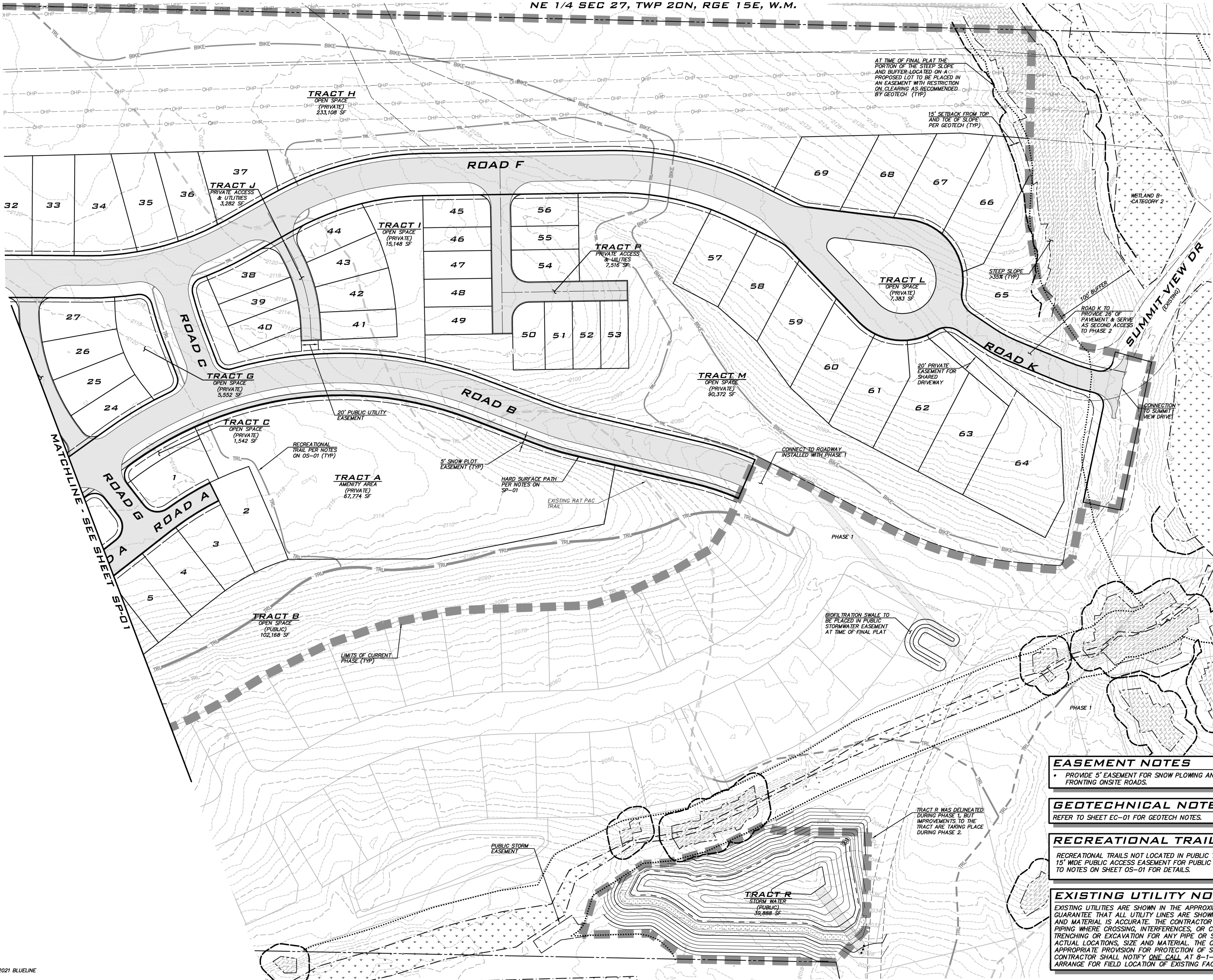
REFER TO SHEET EC-01 FOR GEOTECH NOTES.

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.

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- **PROVIDE 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ONSITE ROADS.**







**BLUELINE**

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SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K. PUDIST, PE

PROJECT ENGINEER:  
LYNDEY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
7/29/2021

REVISIONS		REVISED PER CITY COMMENT
NO	DATE	BY
1	7/30/21	CHW

PRELIMINARY SITE PLAN

**CITY HEIGHTS**

**PHASE 2 (PODS B4, B5 & B6)**

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF GLENN WASHINGTON



7/30/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**SP-02**

SHT **10** OF **36**

**EASEMENT NOTES**

- PROVIDE 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ONSITE ROADS.

**GEOTECHNICAL NOTES**

REFER TO SHEET EC-01 FOR GEOTECH NOTES.

**RECREATIONAL TRAILS NOTE**

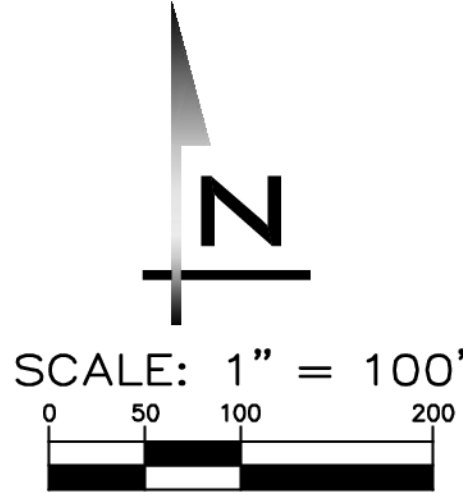
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CONCEPTUAL LAYOUT OF FUTURE PHASE.  
SUBJECT TO CHANGE (TYP)





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PROJECT MANAGER:  
BRETT K. PUDIST, PE  
PROJECT ENGINEER:  
LYNDEY FEDAK, PE  
DESIGNER:  
CHRIS WISCOMB  
ISSUE DATE:  
7/29/2021

REVISIONS		REVISED PER CITY COMMENT
NO	DATE	BY
1	7/30/21	CHW

TRAILS PLAN  
CITY HEIGHTS  
PHASE 2 (PODS B4, B5 & B6)  
(PRELIMINARY SITE PLAN & ENGINEERING)  
CITY OF GLE ELUM WASHINGTON



7/30/21  
JOB NUMBER:  
19-349  
SHEET NAME:  
TS-01  
SHT 11 OF 36

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.

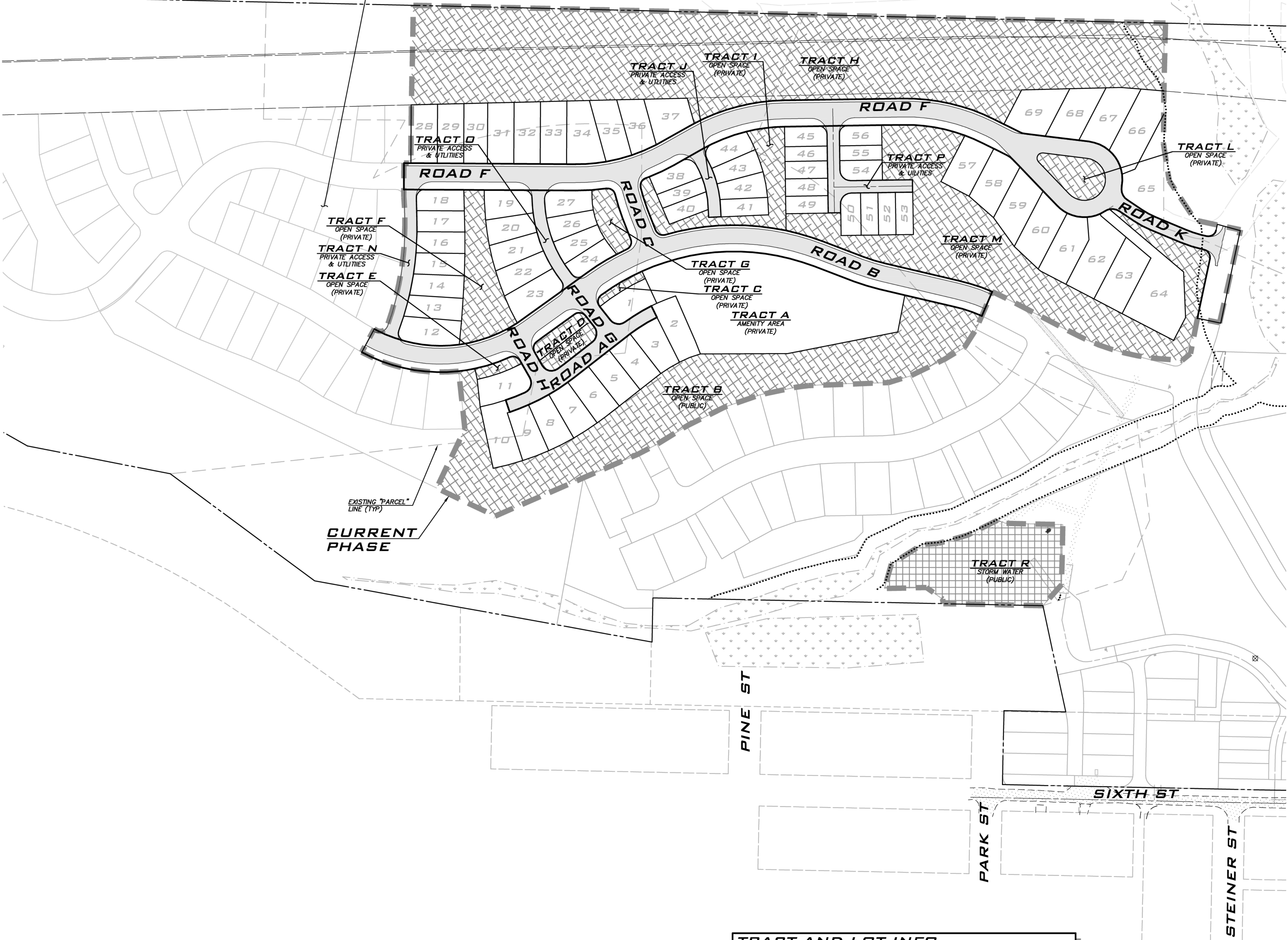
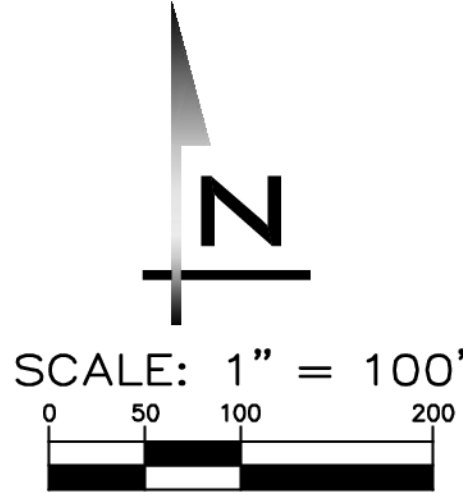
**TRACT AND LOT INFO**  
- REFER TO SHEET SP-01 FOR TABLE IDENTIFYING TRACT AREAS, USES AND PUBLIC VS PRIVATE DESIGNATION.  
- REFER TO SHEET SP-01 FOR LOT AREAS.

**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**  
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.



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



CURRENT  
PHASE

**LEGEND**

	PRIVATE OPEN SPACE
	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.

**EXISTING UTILITY NOTE**

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AS NOTED

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PROJECT ENGINEER:  
LYNDEY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
7/29/2021

NO	DATE	BY	REVISIONS
1	7/30/21	CHW	REVISED PER CITY COMMENT

OPEN SPACE PLAN

**CITY HEIGHTS**

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF GLE ELUM WASHINGTON

7/30/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**OS-01**

SHT **12** OF **36**