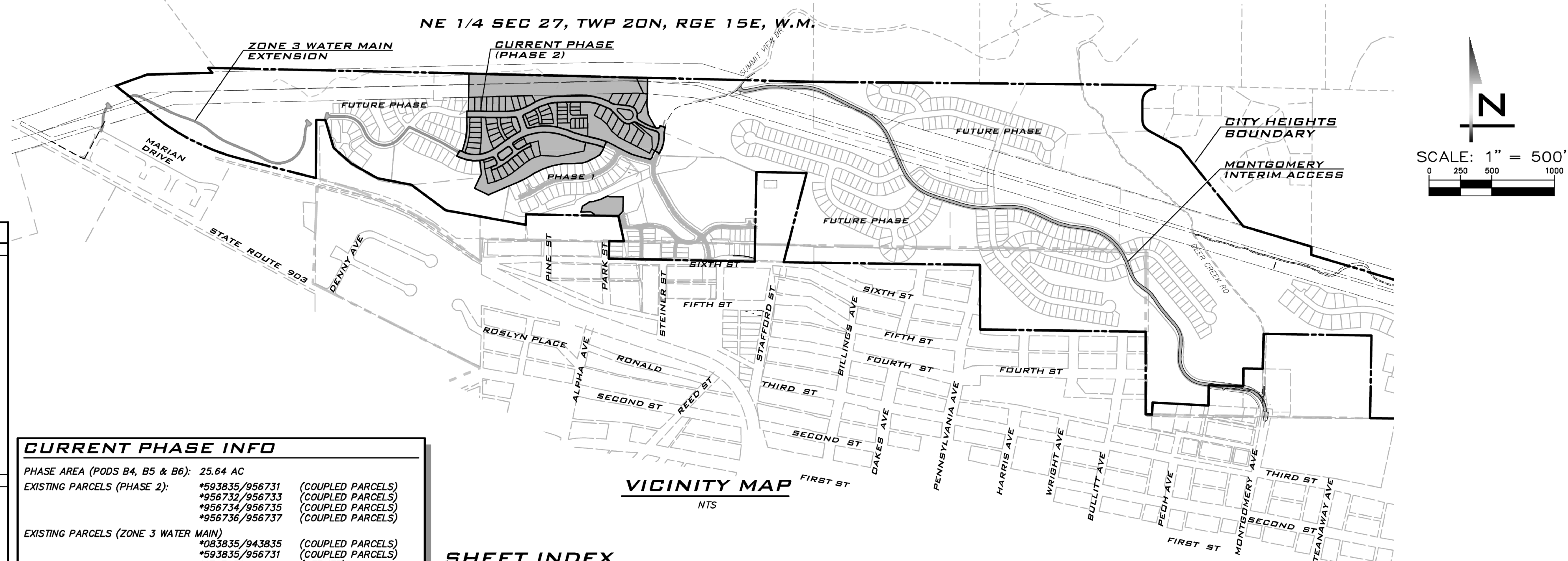
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



VICINITY MAP
NTS

LEGEND

PROPOSED FEATURES

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

PROPOSED STORM DRAINAGE

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

PROPOSED SANITARY SEWER AND WATER

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

PROPOSED POND

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

EXISTING FEATURES

- ADJACENT PLAT/PARCEL LINE
- ADJACENT RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SURFACE FEATURES
- BUILDING FOOTPRINT
- TOP OF 40% SLOPE
- STEEP SLOPE BUFFER
- EDGE OF WETLAND
- WETLAND BUFFER
- 190 — 10' CONTOURS
- 192 — 2' CONTOURS
- SD — STORM DRAIN PIPE
- SS — SEWER MAIN
- SSS — SANITARY SEWER SERVICE
- FM — SEWER FORCE MAIN
- W — WATER MAIN
- OHP — AERIAL POWER LINE
- P — BURIED POWER LINE
- G — GAS MAIN
- C — BURIED CABLE
- TV — BURIED TV
- OTV — AERIAL TV
- T — BURIED TELEPHONE LINE
- OHT — AERIAL TELEPHONE LINE
- P/T — BURIED POWER/TELEPHONE
- 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
- IRRIGATION VALVE
- WATER WELL
- HOSE BIB
- POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POLE LIGHT
- POWER VAULT
- TRANSFORMER
- POWER METER
- JUNCTION BOX
- GAS METER
- GAS VALVE
- FIBER OPTICS MANHOLE
- TV RISER
- TELECOMM VAULT
- TELECOMM RISER
- TELECOMM JUNCTION BOX
- TRAFFIC SIGNAL
- MAIL BOX
- SIGN
- BOLLARD
- SOIL LOG TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE TO BE SAVED
- DECIDUOUS TREE TO BE SAVED
- ASPHALT
- CONCRETE
- GRAVEL
- WETLAND
- ≥40% SLOPE

CURRENT PHASE INFO

PHASE AREA (PODS B4, B5 & B6): 25.64 AC

EXISTING PARCELS (PHASE 2):
- *593835/956731 (COUPLED PARCELS)
- *956732/956733 (COUPLED PARCELS)
- *956734/956735 (COUPLED PARCELS)
- *956736/956737 (COUPLED PARCELS)

EXISTING PARCELS (ZONE 3 WATER MAIN)
- *083835/943835 (COUPLED PARCELS)
- *593835/956731 (COUPLED PARCELS)
- **707936 (OFFSITE)
- **14202 (OFFSITE)
- **961116 (OFFSITE)

EXISTING PARCELS (MONTGOMERY INTERIM ACCESS)
- *956736/956737 (COUPLED PARCELS)
- 952818, 952819, 952820, 19165
- ***283134 (OFFSITE)
- ***659136 (OFFSITE)
- ***308336 (OFFSITE)

* PER ASSESSOR, PARCELS ARE COUPLED AND MUST BE SOLD TOGETHER.

**ZONE 3 WATER MAIN ACCESS ACROSS OFFSITE PARCELS.

***MONTGOMERY INTERIM ACCESS ACROSS OFFSITE PARCELS OUTSIDE OF CITY LIMITS VIA 60' ACCESS EASEMENT (AFN 505098)

PROPOSED LOTS	69
ZERO LOT LINE ATTACHED	23
SINGLE-FAMILY ATTACHED	46

DEV STANDARDS / ZONING

ZONING: PMU

MAX BUILDING HEIGHT: LOWER OF THREE STORIES OR 35'

MAX IMPERVIOUS PER LOT: N/A

MAX IMPERVIOUS PER DEVELOPMENT POD: 85%

SETBACKS: 5' MIN FROM ALL PROPERTY LINES EXCEPT WHERE ZERO LOT LINE IS PROPOSED.

COAL MINE HAZARD AREAS

PHASE 2

- PHASE 2 IS IN CMHA 5 WITH COAL MINE WORKINGS LOCATED GREATER THAN 300 FEET BGS.
- MITIGATION IS RELATED TO FOUNDATION DESIGN (TO BE ADDRESSED AT BLDG PERMIT), CLEAN UP OF ABANDONED MINE STRUCTURES PER SUB-TERRA REPORT (IF FOUND) AND SITE INSPECTION TO CONFIRM THE ABSENCE OF COAL MINE SPOILS.

ZONE 3 WATER MAIN

- THE WESTERN PORTION OF THE WM EXTENSION IS IN CMHA 5 COAL MINE WORKINGS GREATER THAN 300 FEET BGS HOWEVER IS IMMEDIATELY ADJACENT TO COAL MINE WASTE / COAL MINE WASHING OPERATIONS WHICH IS CMHA 6 (DEVELOPMENT POD A). THE COAL MINE WASTE MAY CONTAIN LOW LEVELS OF CONTAMINANTS (CPAH) THAT MAY EXCEED HUMAN HEALTH SCREENING STANDARDS INDICATING A POTENTIAL RISK FOR DIRECT HUMAN CONTACT. SEE SHEET WA-01 & WA-02 FOR LIMITS OF COAL MINE WASTE/COAL MINE WASHING AREA.
- THE ALIGNMENT OF THE WM EXTENSION WAS PLACED OUTSIDE THE COAL MINE WASTE PILES AS SUCH IT IS ANTICIPATED EXPOSURE TO SOILS CONTAINING EXCESS LEVELS OF CONTAMINANTS IS MINIMAL. DURING CONSTRUCTION THE PROJECT GEOTECH SHALL INSPECT THE PROPOSED WORK AREA TO DETERMINE WHETHER OR NOT COAL WASTE DEPOSITS ARE PRESENT. IF PRESENT, THE GEOTECH SHALL PROVIDE RECOMMENDATIONS RELATED TO HANDLING, DISPOSAL, COMPACTION OR CAPPING OF COAL WASTE SOILS (AS NECESSARY) .
- THE REMAINDER OF THE WATER MAIN EXTENSION IS IN CMHA 5 . MITIGATION IS RELATED TO FOUNDATION DESIGN (TO BE ADDRESSED AT BLDG PERMIT), CLEAN UP OF ABANDONED MINE STRUCTURES PER SUB-TERRA REPORT (IF FOUND) AND SITE INSPECTION TO CONFIRM THE ABSENCE OF COAL MINE SPOILS.

MONTGOMERY INTERIM ACCESS

- THE INTERIM ACCESS ROAD CROSSES THROUGH AREAS DEPICTED AS CMHA 3, 4 AND 5.
- MITIGATION IN CMHA'S 3,4,5 IS RELATED TO FOUNDATION DESIGN (TO BE ADDRESSED AT BLDG PERMIT), CLEAN UP OF ABANDONED MINE STRUCTURES PER SUB-TERRA REPORT (IF FOUND) AND SITE INSPECTION TO CONFIRM THE ABSENCE OF COAL MINE SPOILS. EXPLORATORY DRILLING OF POTENTIAL BUILDING SITES MAY BE REQUIRED IN CMHA 3 HOWEVER THIS EFFORT WOULD OCCUR AS PART OF SUBSEQUENT FINAL ENGINEERING DESIGN FOR THE SELECTED LOT LAYOUT TO BE PROPOSED IN THIS AREA.

NOTES:

- MITIGATION MEASURES PER DEIS SECTION 3.1.
- DELINEATION OF CMHA AREAS PER 2009 SUB TERRA, INC. AML REPORT. NOTICE DEVELOPMENT AREAS LISTED IN THESE HISTORICAL DOCUMENTS TIES TO DESI ALTERNATE 1 WHICH USES DEVELOPMENT AREA NAMING THAT DOES NOT EXACTLY MATCH DEVELOPMENT PODS SHOWN ON THE MASTER STE PLAN INCORPORATED INTO THE DA.

SHEET INDEX

CONCEPTUAL ZONE 3 WATER MAIN EXTENSION

CONCEPTUAL MONTGOMERY INTERIM ACCESS

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 RE-PAVED 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.

FUTURE PHASES

LAYOUT FOR FUTURE PHASES SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE.

PROJECT TEAM

OWNER/APPLICANT
CITY HEIGHTS HOLDINGS, LLC
405 NW GILMAN BLVD SUITE 102
ISSAQUAH, WA 98027
CONTACT: BARBARA RODGERS
PHONE: (425) 923-9610

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
(425) 821-7777
CONTACT: TED SCHEPPER

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

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

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.

DENSITY SUMMARY

DA APPENDIX A			PROPOSED DENSITY			
DEV AREA	DEV PODS	MAX DENSITY	DEV POD	PROPOSED UNITS	NOTES	REMAINING DENSITY
B	B1-B7	215				
			B1-B3 **B4,B5,B6** B7	TBD **69** 28	FUTURE **PHASE 2** PHASE 1	118
C	C1	50	C	34	Phase 1	16

NOTE: PER DA SECTION 5.2 CHANGES TO UNITS, DENSITIES AND MIXES SET FORTH IN APPENDIX A MAY OCCUR.

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

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

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

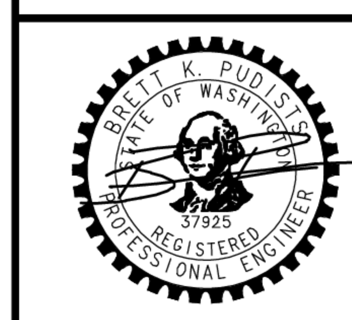
REVISIONS

NO	DATE	BY	
1	03/11/22	CW	REVISED PER CITY COMMENTS

COVER SHEET

CITY HEIGHTS

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



3/11/22

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

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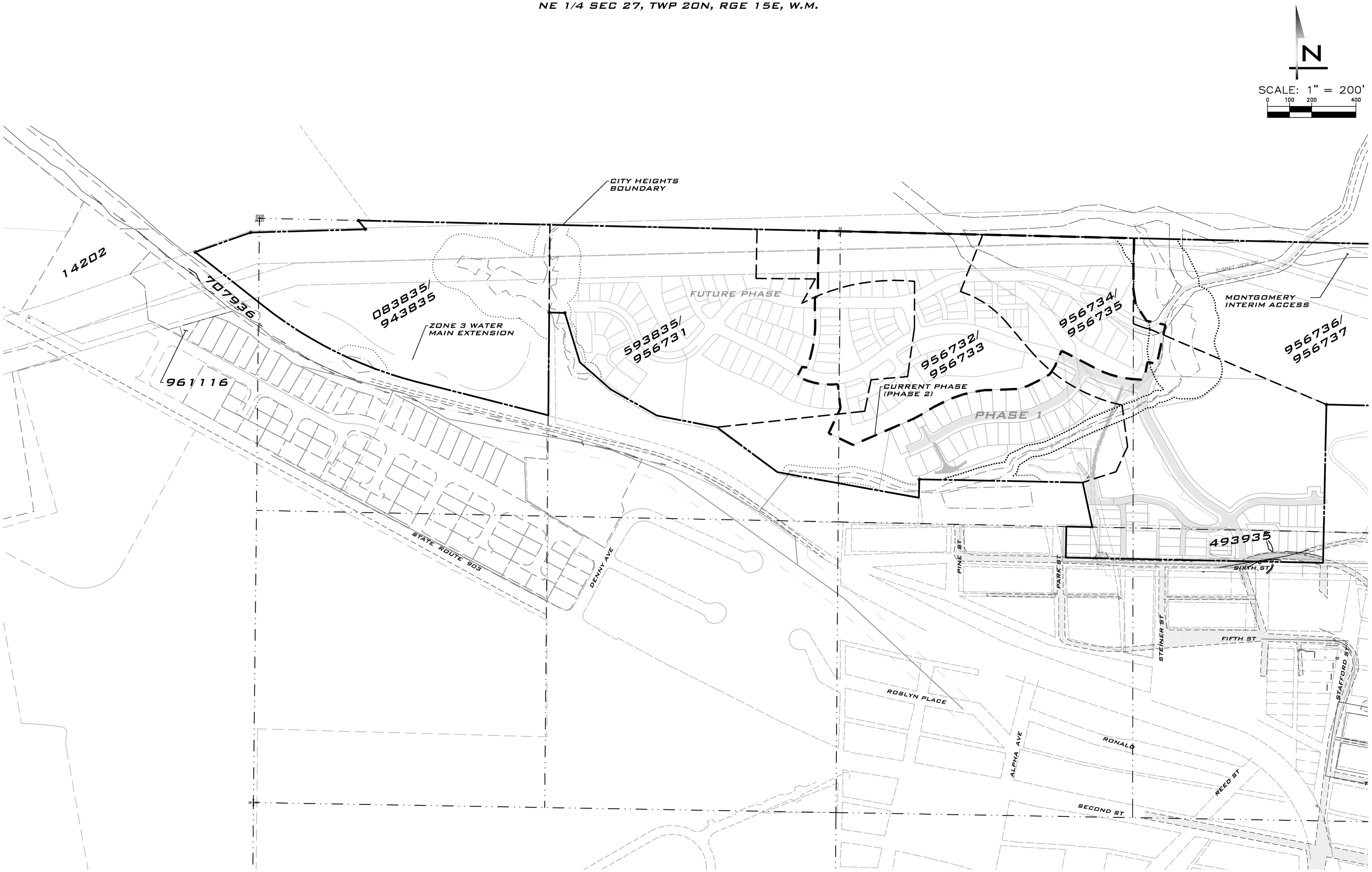

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SCALE:
AS NOTED

PROJECT MANAGER:
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PROJECT ENGINEER:
LYNDSEY FEDAK, PE

DESIGNER:
CHRIS WISCOMB

ISSUE DATE:
3/11/2022

REVISIONS

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EXISTING PARCEL MAP

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)
CLEARING, GRADING & INFRASTRUCTURE PLANS
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

1/11/22

JOB NUMBER:
19-349

SHEET NAME:
EP-01

SHT 2 OF 40

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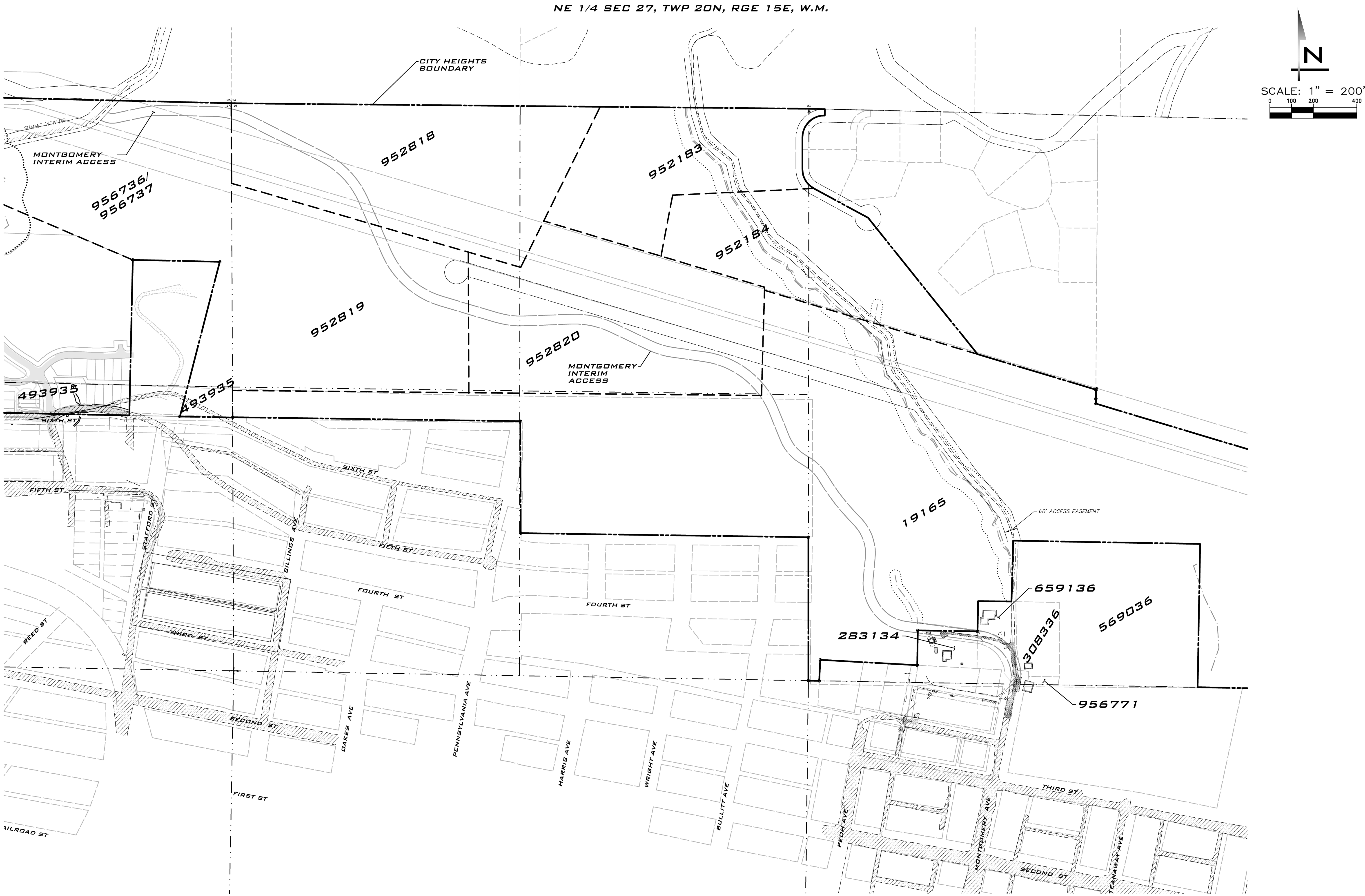

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EXISTING PARCEL MAP

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)
CLEARING, GRADING & INFRASTRUCTURE PLANS
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER
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SHEET NAME: EP-02
SHT 3 OF 40

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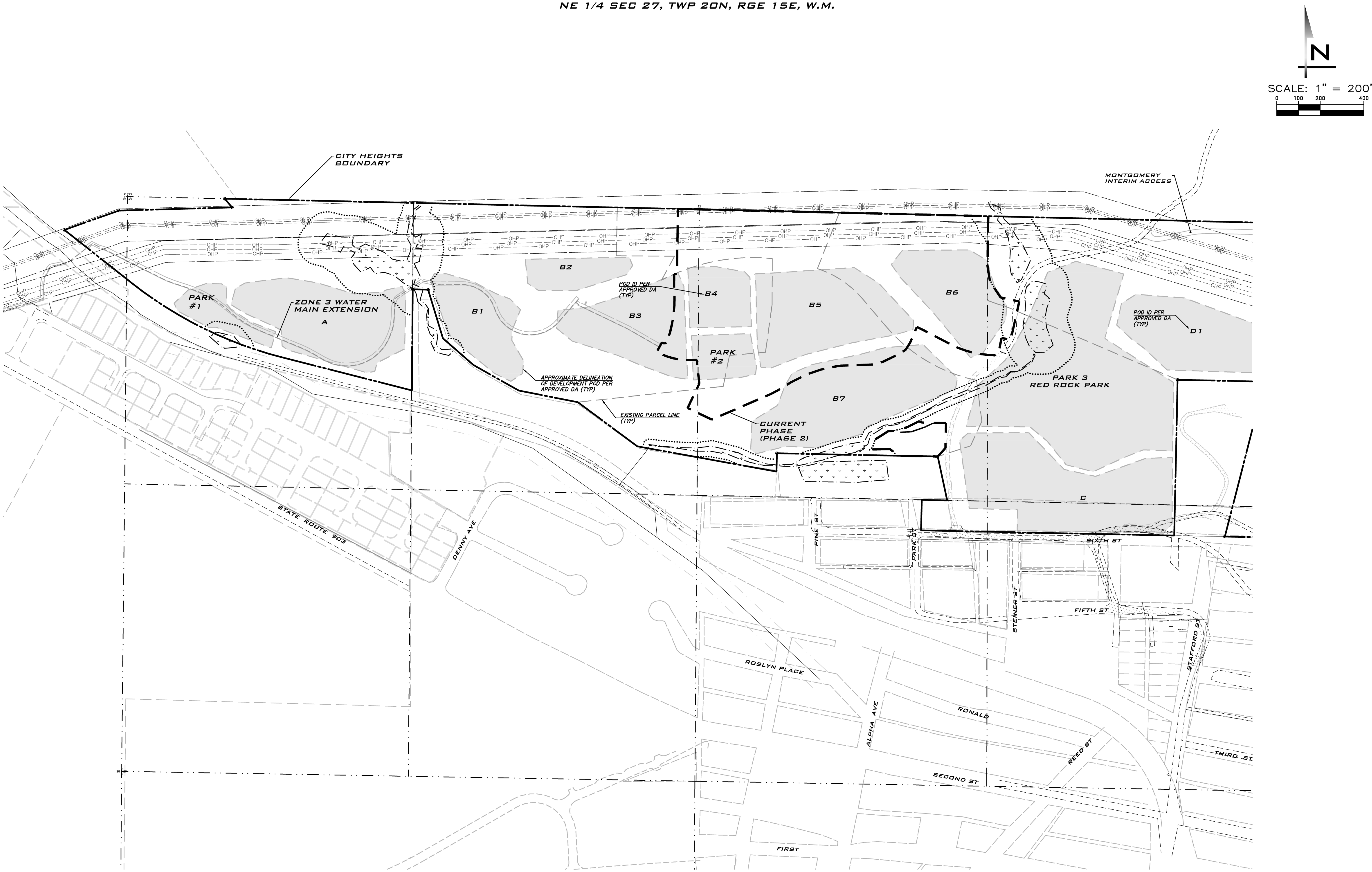

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ISSUE DATE: 3/11/2022

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DEVELOPMENT PODS

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

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

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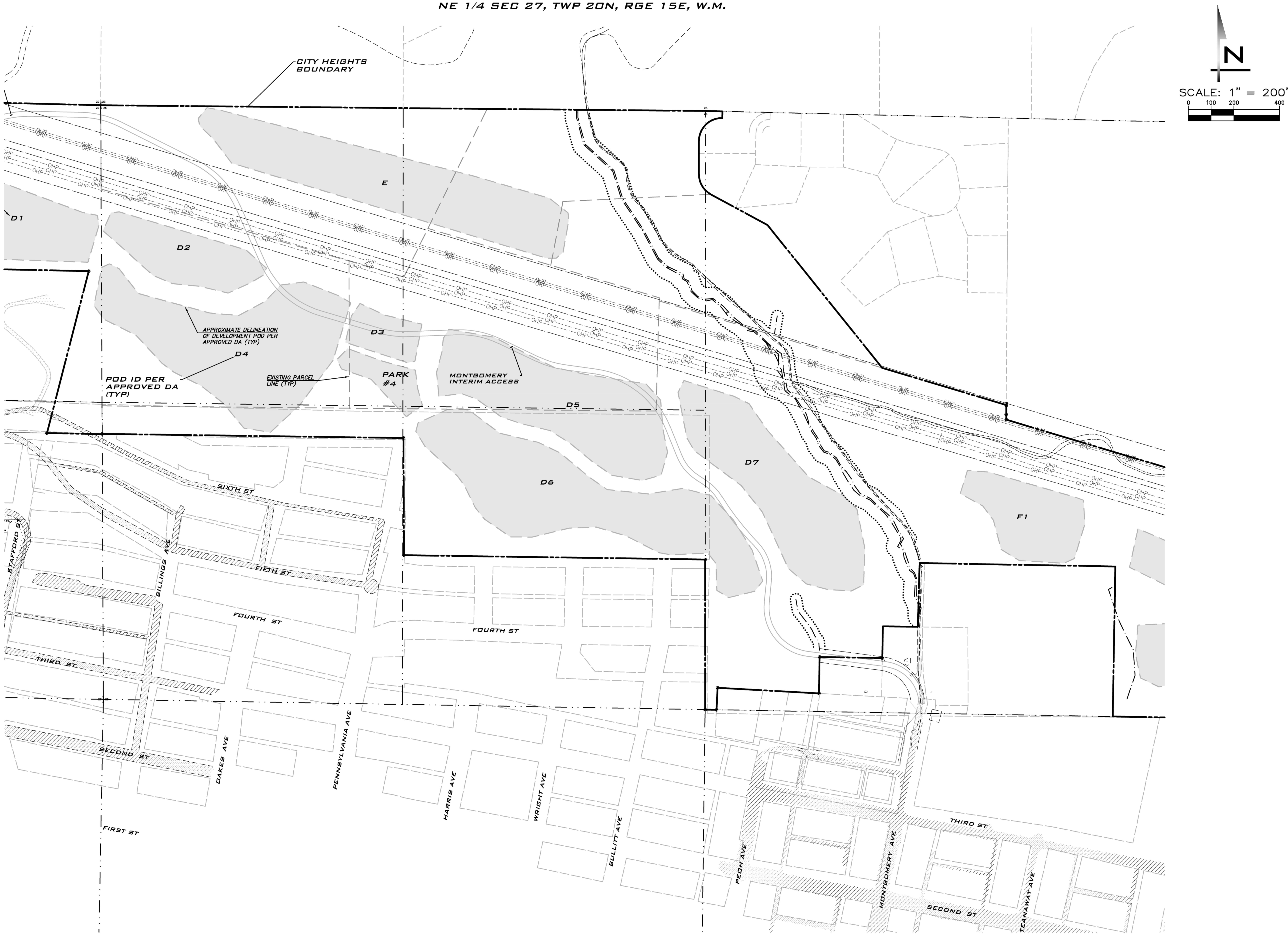

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DEVELOPMENT PODS

CITY HEIGHTS

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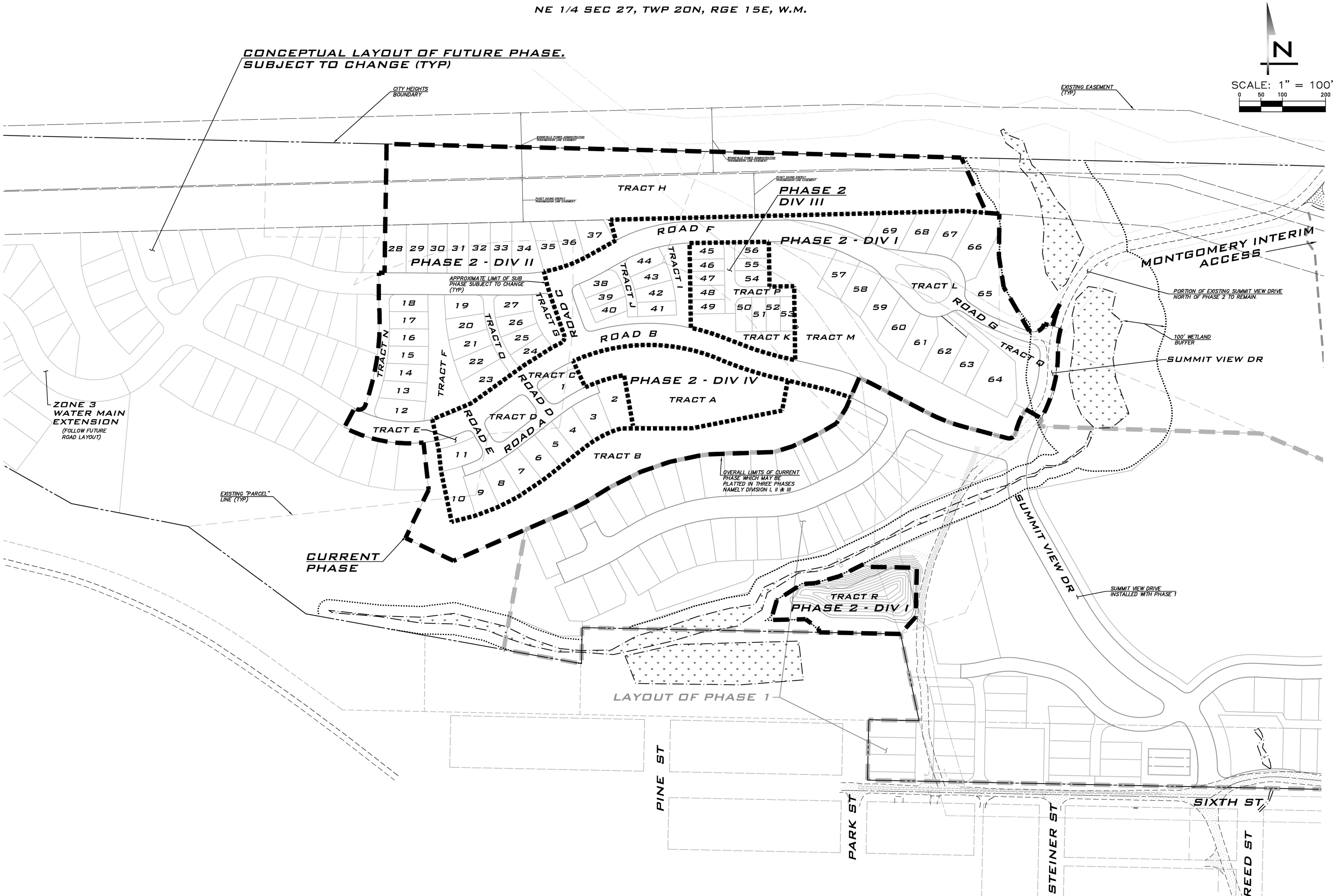

PHASING NOTES

- 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 & IV) 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 3/11/2022.

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
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ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	
1	03/11/22	CW	REVISED PER CITY COMMENTS

PHASING MAP

CITY HEIGHTS

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

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER
3/11/22

JOB NUMBER: 19-349
SHEET NAME: PH-01
SHT 6 OF 43

24x36
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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

N

SCALE: 1" = 50'

0 25 50 100

HATCH LEGEND

- GRAVEL
- ≥35% SLOPE

DEMO NOTES

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

GEOTECHNICAL NOTES

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

BASE MAP NOTES

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

EXISTING UTILITY NOTE

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

BLUELINE

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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED

PROJECT MANAGER: BRETT K PUDISTS, PE

PROJECT ENGINEER: LYNDSEY FEDAK, PE

DESIGNER: CHRIS WISCOMB

ISSUE DATE: 3/11/2022

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EXISTING CONDITIONS

CITY HEIGHTS

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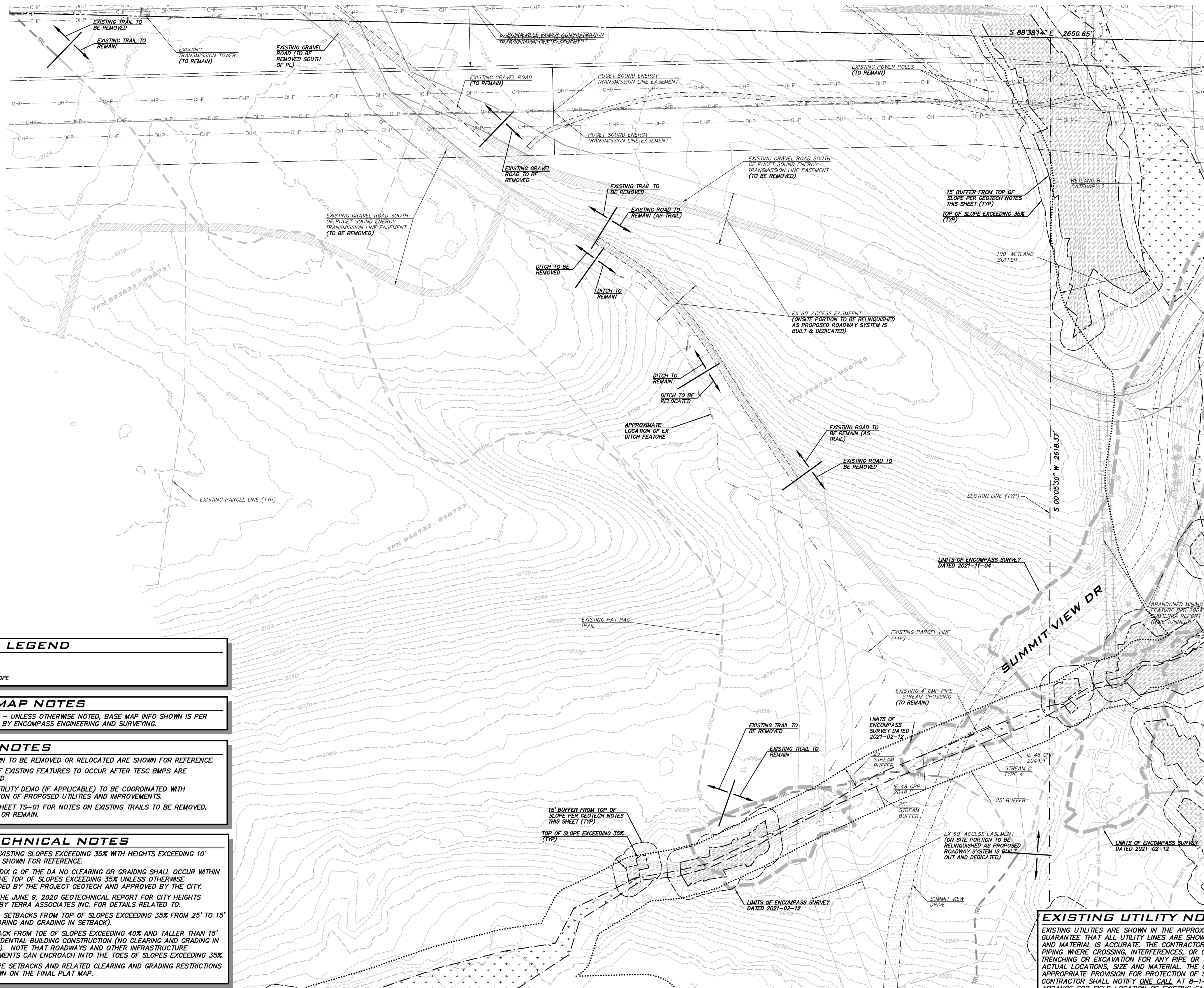
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



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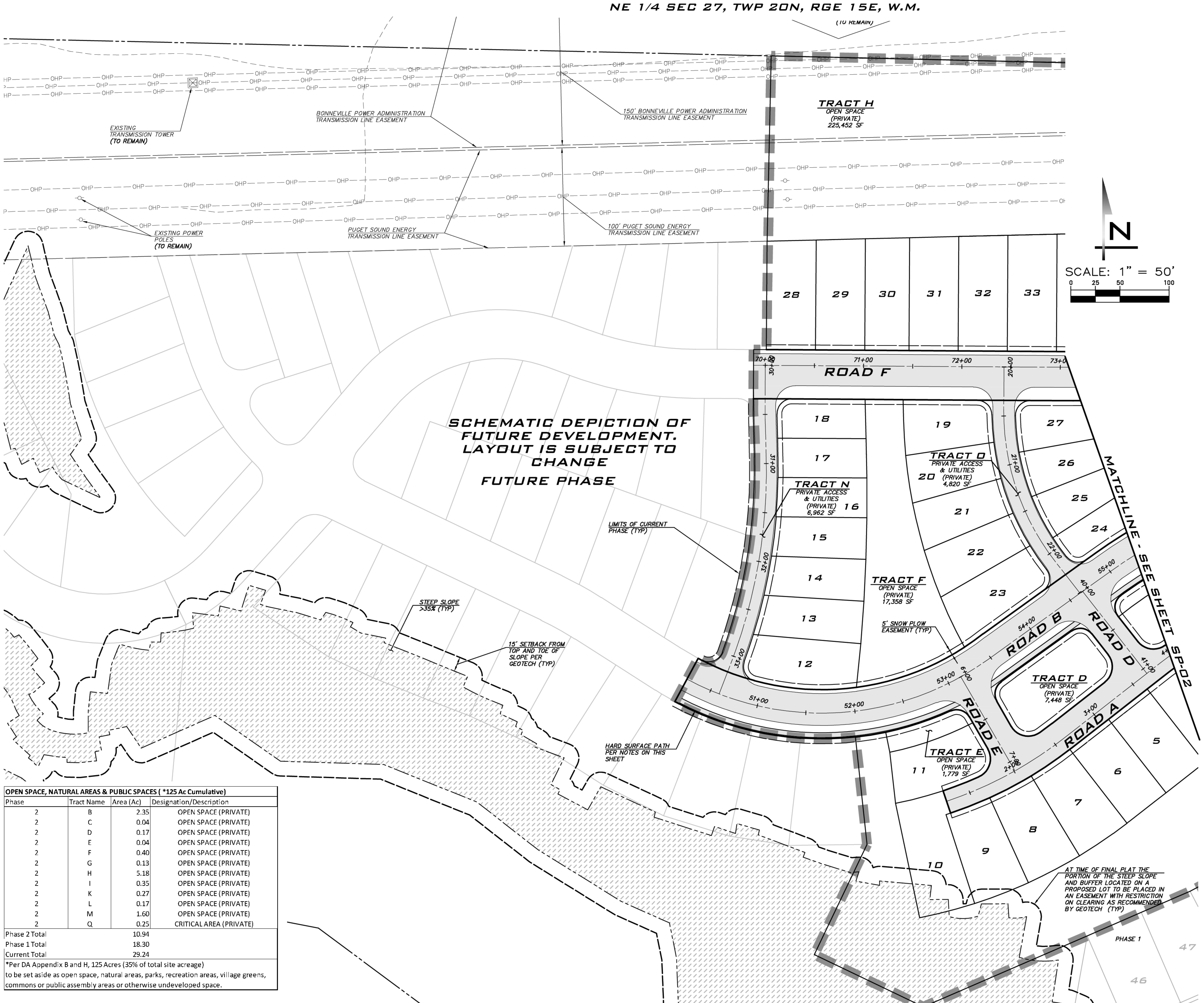

OPEN SPACE, NATURAL AREAS & PUBLIC SPACES (*125 Ac Cumulative)			
Phase	Tract Name	Area (Ac)	Designation/Description
2	B	2.35	OPEN SPACE (PRIVATE)
2	C	0.04	OPEN SPACE (PRIVATE)
2	D	0.17	OPEN SPACE (PRIVATE)
2	E	0.04	OPEN SPACE (PRIVATE)
2	F	0.40	OPEN SPACE (PRIVATE)
2	G	0.13	OPEN SPACE (PRIVATE)
2	H	5.18	OPEN SPACE (PRIVATE)
2	I	0.35	OPEN SPACE (PRIVATE)
2	K	0.27	OPEN SPACE (PRIVATE)
2	L	0.17	OPEN SPACE (PRIVATE)
2	M	1.60	OPEN SPACE (PRIVATE)
2	Q	0.25	CRITICAL AREA (PRIVATE)
Phase 2 Total		10.94	
Phase 1 Total		18.30	
Current Total		29.24	
*Per DA Appendix B and H, 125 Acres (35% of total site acreage) to be set aside as open space, natural areas, parks, recreation areas, village greens, commons or public assembly areas or otherwise undeveloped space.			

TRACT TABLE

TRACT	DESCRIPTION	AREA
A	FUTURE DEVELOPMENT (PRIVATE)	62,230 SF (1.43 AC)
B	OPEN SPACE (PRIVATE)	102,415 SF (2.35 AC)
C	OPEN SPACE (PRIVATE)	1,542 SF (0.04 AC)
D	OPEN SPACE (PRIVATE)	7,448 SF (0.17 AC)
E	OPEN SPACE (PRIVATE)	1,779 SF (0.04 AC)
F	OPEN SPACE (PRIVATE)	17,358 SF (0.40 AC)
G	OPEN SPACE (PRIVATE)	5,614 SF (0.13 AC)
H	OPEN SPACE (PRIVATE)	225,452 SF (5.18 AC)
I	OPEN SPACE (PRIVATE)	15,088 SF (0.35 AC)
J	PRIVATE ACCESS & UTILITIES (PRIVATE)	3,282 SF (0.08 AC)
K	OPEN SPACE (PRIVATE)	11,615 SF (0.27 AC)
L	OPEN SPACE (PRIVATE)	7,383 SF (0.17 AC)
M	OPEN SPACE (PRIVATE)	69,667 SF (1.60 AC)
N	PRIVATE ACCESS & UTILITIES (PRIVATE)	6,962 SF (0.16 AC)
O	PRIVATE ACCESS & UTILITIES (PRIVATE)	4,820 SF (0.11 AC)
P	PRIVATE ACCESS & UTILITIES (PRIVATE)	7,516 SF (0.17 AC)
Q	OPEN SPACE (PRIVATE)	11,074 SF (0.25 AC)
R	PRIVATE ACCESS & UTILITIES (PRIVATE)	39,888 SF (0.92 AC)

LOT AREAS

LOT #	AREA
1	4,884 SF
2	7,193 SF
3	5,585 SF
4	5,110 SF
5	4,750 SF
6	4,763 SF
7	5,055 SF
8	5,055 SF
9	5,050 SF
10	6,264 SF
11	5,130 SF
12	5,563 SF
13	4,427 SF
14	4,098 SF
15	3,874 SF
16	3,664 SF
17	3,603 SF
18	3,550 SF
19	4,454 SF
20	3,963 SF
21	4,145 SF
22	4,433 SF
23	5,482 SF
24	3,274 SF
25	3,434 SF
26	3,434 SF
27	3,985 SF
28	5,560 SF
29	5,637 SF
30	5,140 SF
31	5,784 SF
32	5,862 SF
33	5,939 SF
34	7,074 SF
35	5,753 SF
36	4,987 SF
37	5,110 SF
38	3,563 SF
39	2,521 SF
40	2,765 SF
41	2,967 SF
42	3,583 SF
43	3,384 SF
44	3,657 SF
45	2,990 SF
46	2,240 SF
47	2,640 SF
48	2,640 SF
49	2,640 SF
50	2,954 SF
51	2,640 SF
52	2,640 SF
53	2,640 SF
54	2,954 SF
55	2,240 SF
56	2,992 SF
57	6,038 SF
58	6,453 SF
59	6,810 SF
60	7,037 SF
61	7,209 SF
62	8,944 SF
63	7,510 SF
64	14,950 SF
66	10,196 SF
67	6,974 SF
68	6,296 SF
69	6,621 SF

TOTAL LOT AREA: 7.88 AC

HARD SURFACE PATH NOTES

- A 5' HARD SURFACED PATH (ASPHALT) IS PROVIDED ALONG THE SOUTH SIDE OF ROAD B. THE PATH AS SHOWN IS OFFSET 1' FROM THE EDGE OF ROW, BUT MAY MEANDER INSIDE AND OUTSIDE OF THE ROW TO ALLOW FOR A PLEASING PEDESTRIAN EXPERIENCE THAT PARALLELS THE ROADWAY.
- THE FINAL LOCATION OF THE PATHS WILL BE DETERMINED DURING CONSTRUCTION AND MAY BE ADJUSTED FROM LOCATOIN SHOWN TO RESPOND TO NATURAL FEATURES SUCH AS TREES, VEGETATION, GRADES, VIEW CORRIDORS OR OTHER ELEMENTS DEEMED NECESSARY BY THE DEVELOPER.
- PORTIONS OF THE AS CONSTRUCTED PATH LOCATED OUTSIDE OF THE ROW WILL BE PLACED IN A 15' WIDE PUBLIC ACCESS EASEMENT FOR PUBLIC USE AND MAINTENANCE.

EASEMENT NOTES

- PROVIDE 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ONSITE ROADS.
- PROVIDE 10' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING SUMMIT VIEW DR.
- AN EASEMENT TO ALLOW FOR CITY INSPECTION SHALL BE PLACED OVER PRIVATE STORMWATER FACILITIES WITHIN TRACTS R & P. STORMWATER COVENANT TO BE PROVIDED AT FINAL PLAT.

GEOTECHNICAL NOTES

REFER TO SHEET EC-01 FOR GEOTECH NOTES.

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

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PRELIMINARY SITE PLAN

CITY HEIGHTS

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(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER
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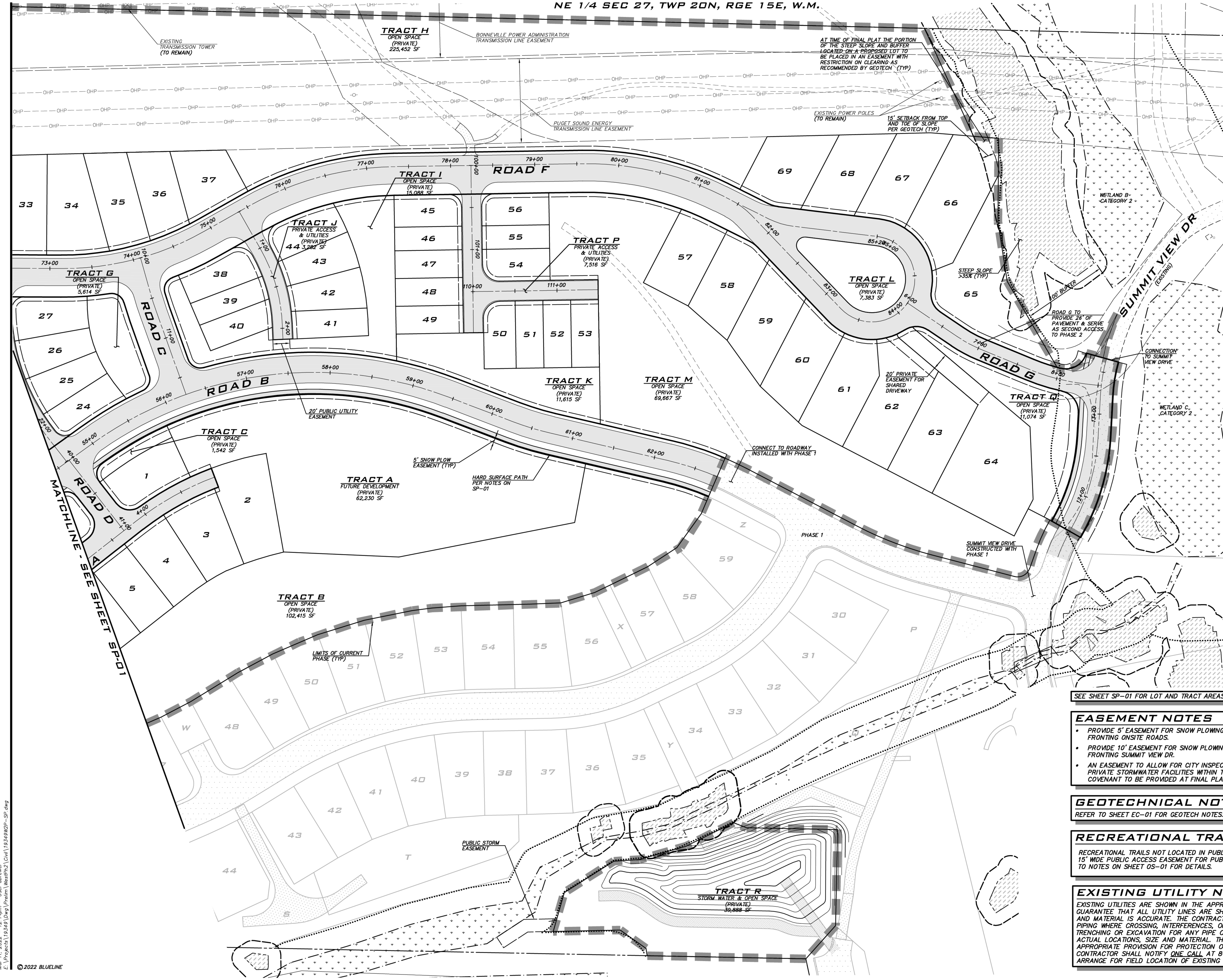

SEE SHEET SP-01 FOR LOT AND TRACT AREAS.

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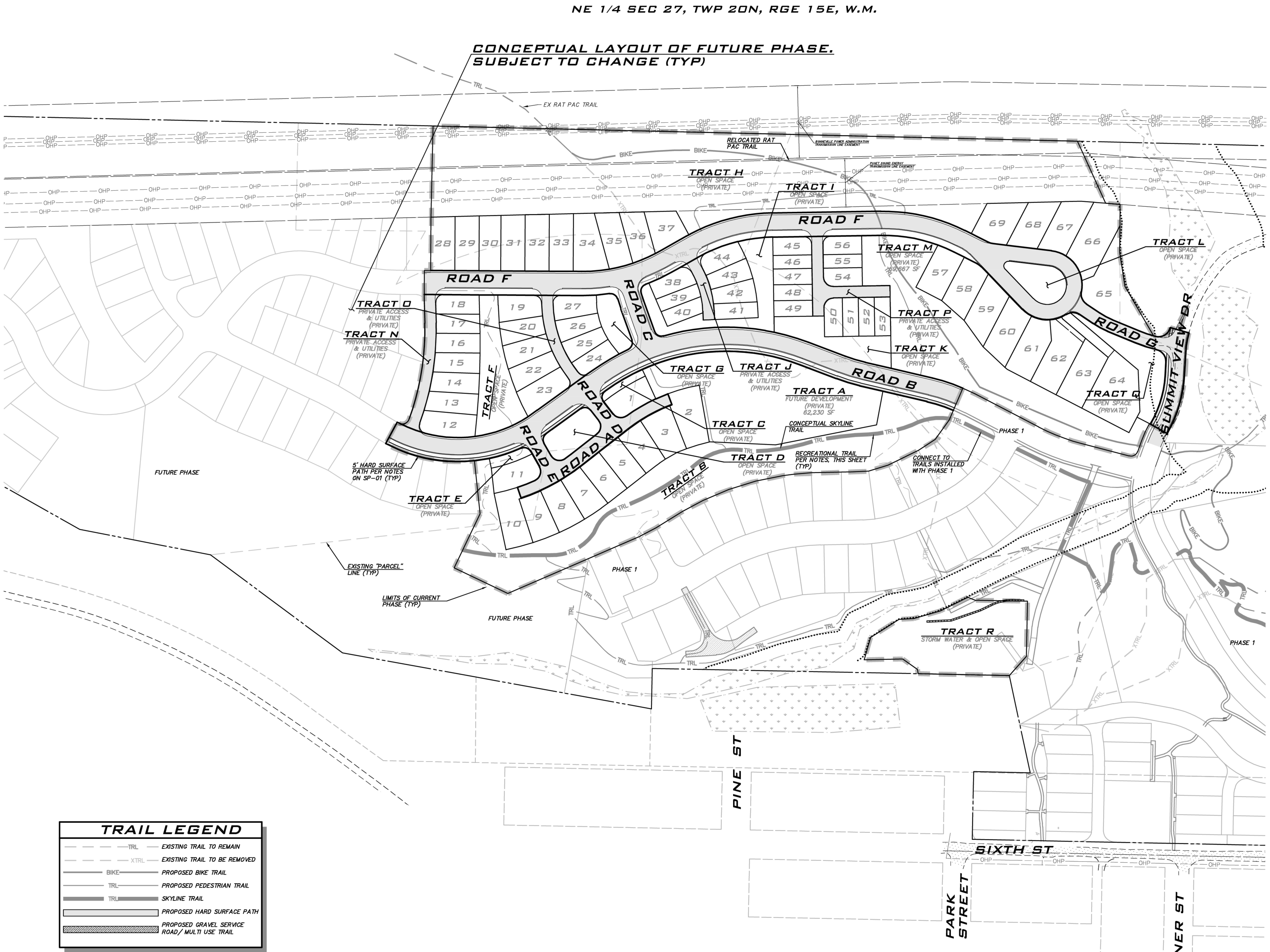

TRAIL LEGEND

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.

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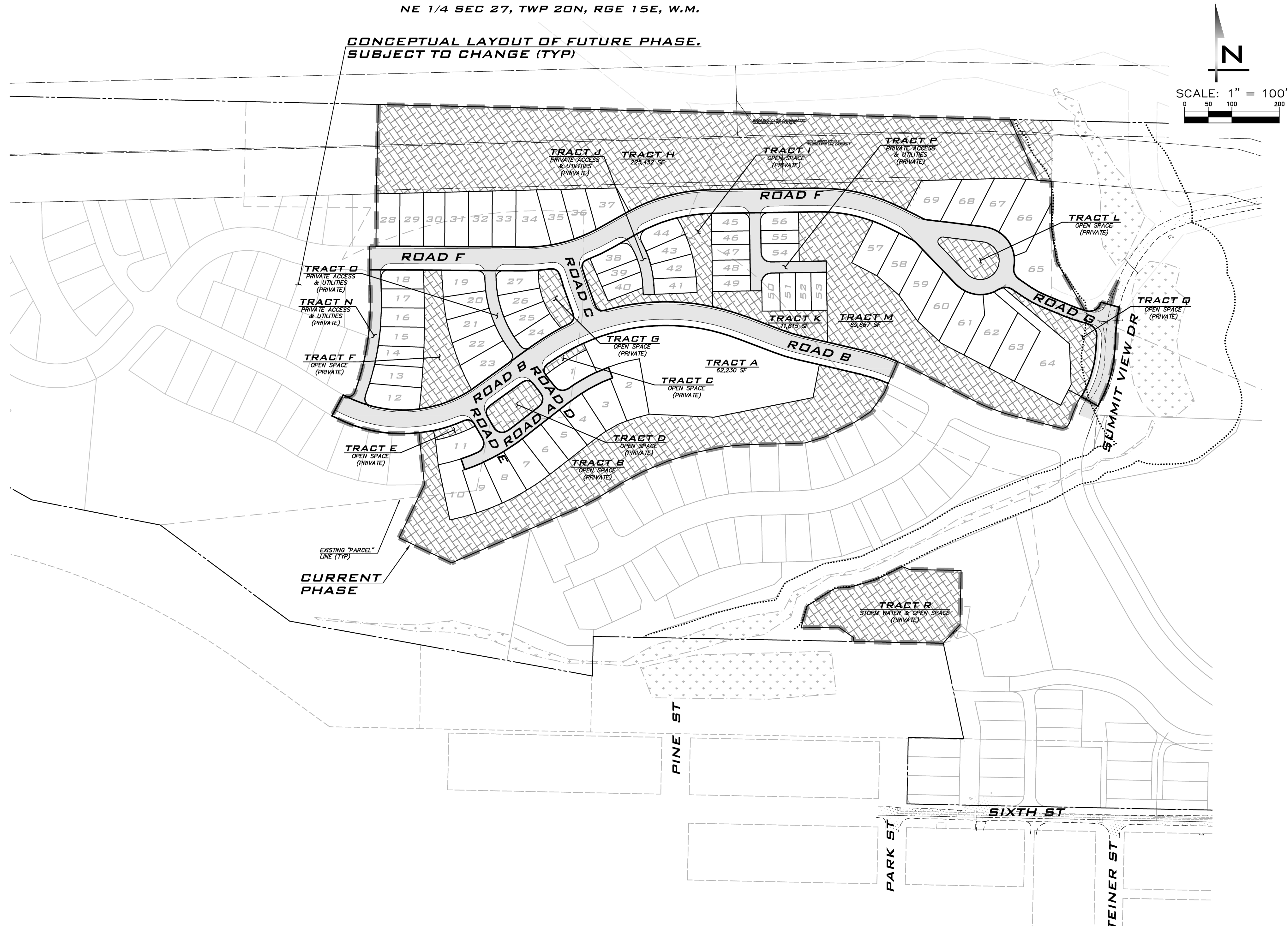

TRACT AND LOT INFO

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- REFER TO SHEET SP-01 FOR LOT AREAS.

LEGEND

(hatch)	PRIVATE OPEN SPACE

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, CRITCAL AREAS AND AMENITY AREAS PROVIDED FOR THE CURRENT PHASE.

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OPEN SPACE PLAN

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Mar 11, 2022 - 12:14pm - User abrewer
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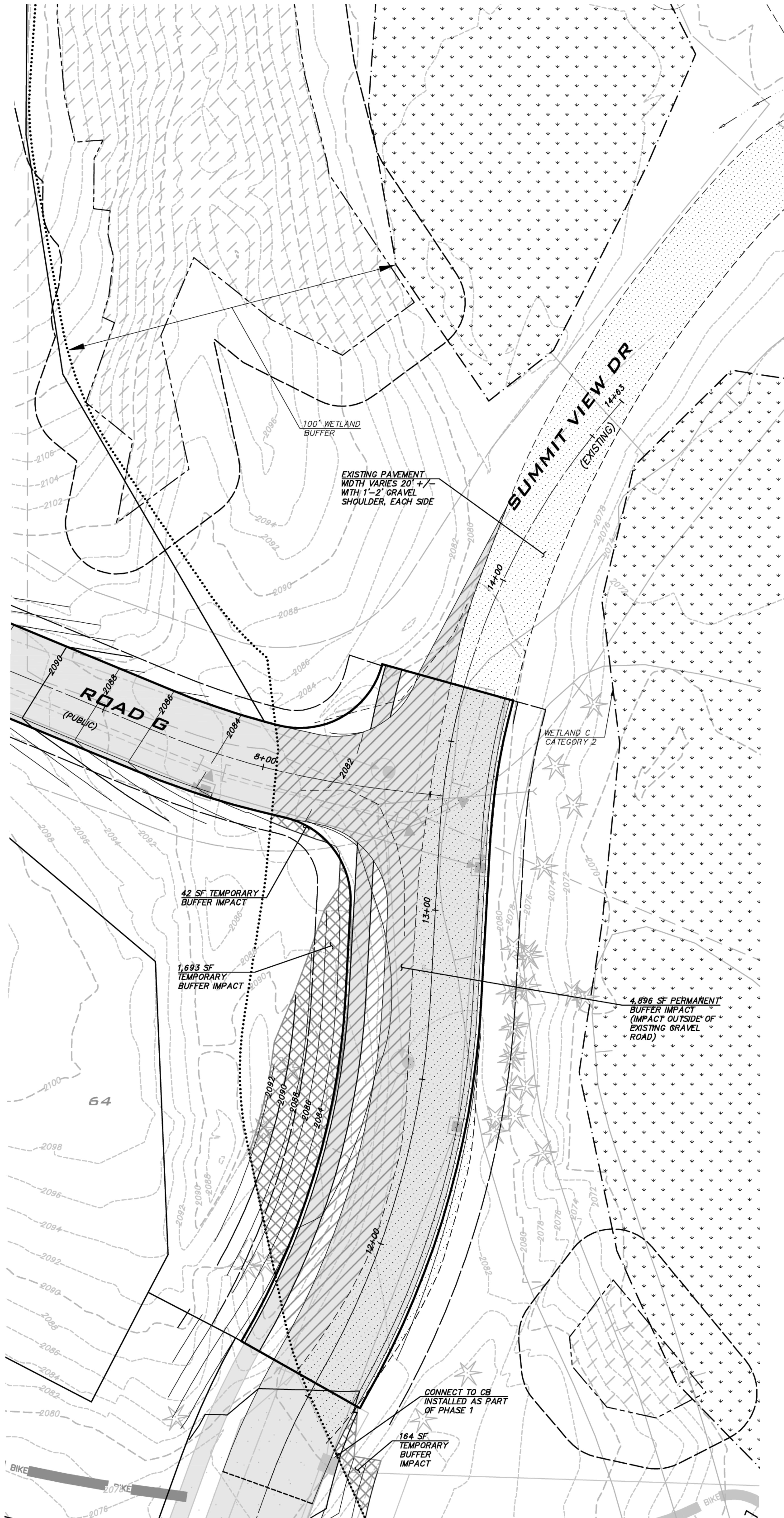

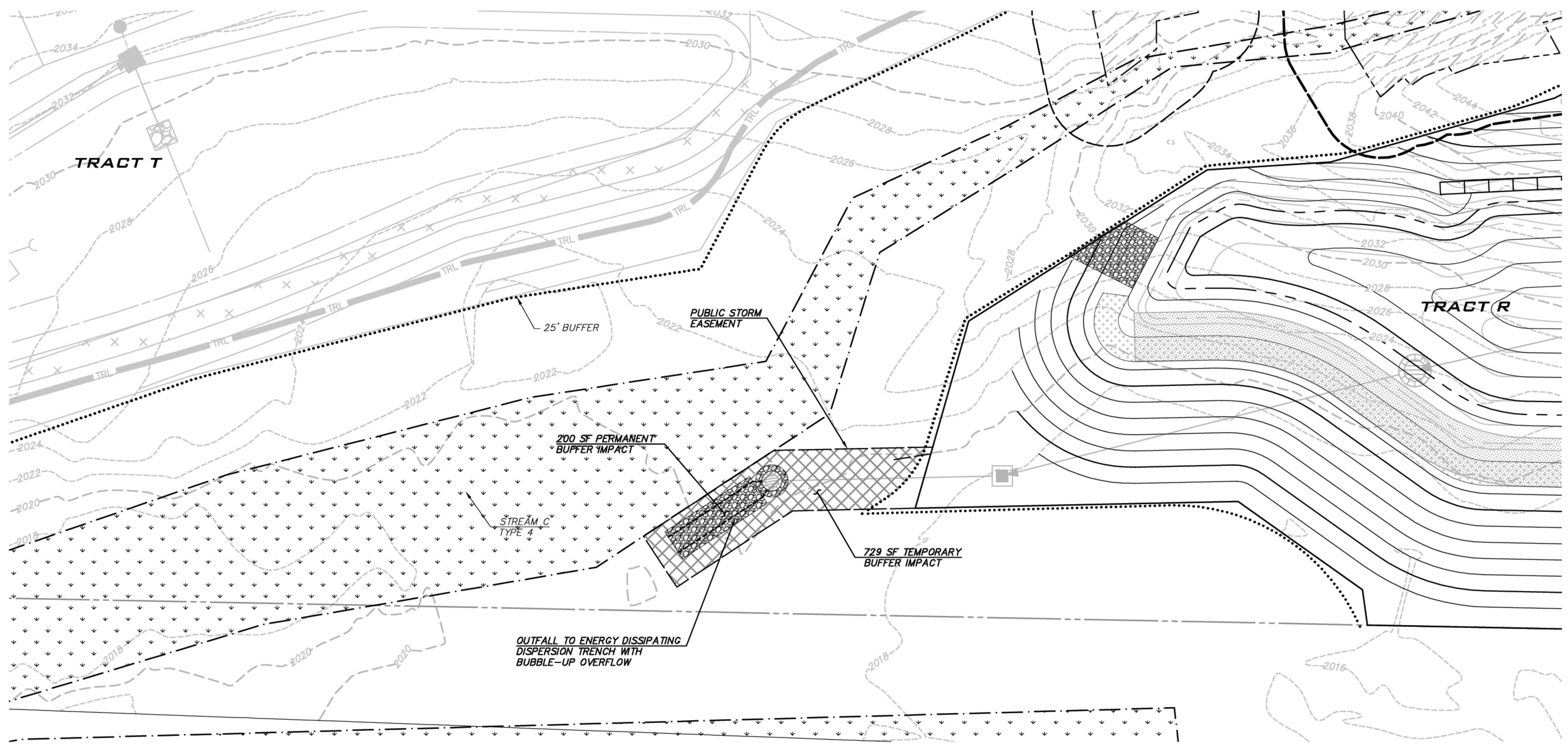

HATCH LEGEND

- TEMPORARY BUFFER IMPACTS
- PERMANENT BUFFER IMPACTS
- BUFFER ADDITION

BUFFER IMPACT SUMMARY - WETLAND C

TEMPORARY BUFFER IMPACTS*	1,899 SF
PERMANENT BUFFER IMPACTS**	4,896 SF
BUFFER ADDITION	4,920 SF

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

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

BUFFER IMPACT SUMMARY - STREAM C

TEMPORARY BUFFER IMPACTS*	729 SF
PERMANENT BUFFER IMPACTS**	200 SF

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

**BUFFER AVERAGING USED TO MITIGATE PERMANENT IMPACTS. 4,041 SF BUFFER ADDED AS PART OF PHASE 1. 3,144 BUFFER REQUIRED AS PART OF PHASE 1. 897 SF AVAILABLE TO OFFSET 200 SF PERMANENT BUFFER IMPACT ASSOCIATED WITH PHASE 2 POND OUTFALL. REFER TO REPORT BY SEWALL CONSULTING, LLC FOR DETAILS.

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING INC.
- REFER TO CITY HEIGHTS PHASE 2 PLAT AND INTERIM MONTGOMERY ACCESS IMPACTS ANALYSIS BY SEWALL CONSULTING, INC DATED 3/8/22 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.

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

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	
1	03/11/22	CW	REVISED PER CITY COMMENTS

CRITICAL AREA BUFFER IMPACTS

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

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER
3/11/22

JOB NUMBER: 19-349
SHEET NAME: CA-01
SHT 13 OF 43

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Mar 11, 2022 - 12:15pm - User abrewer
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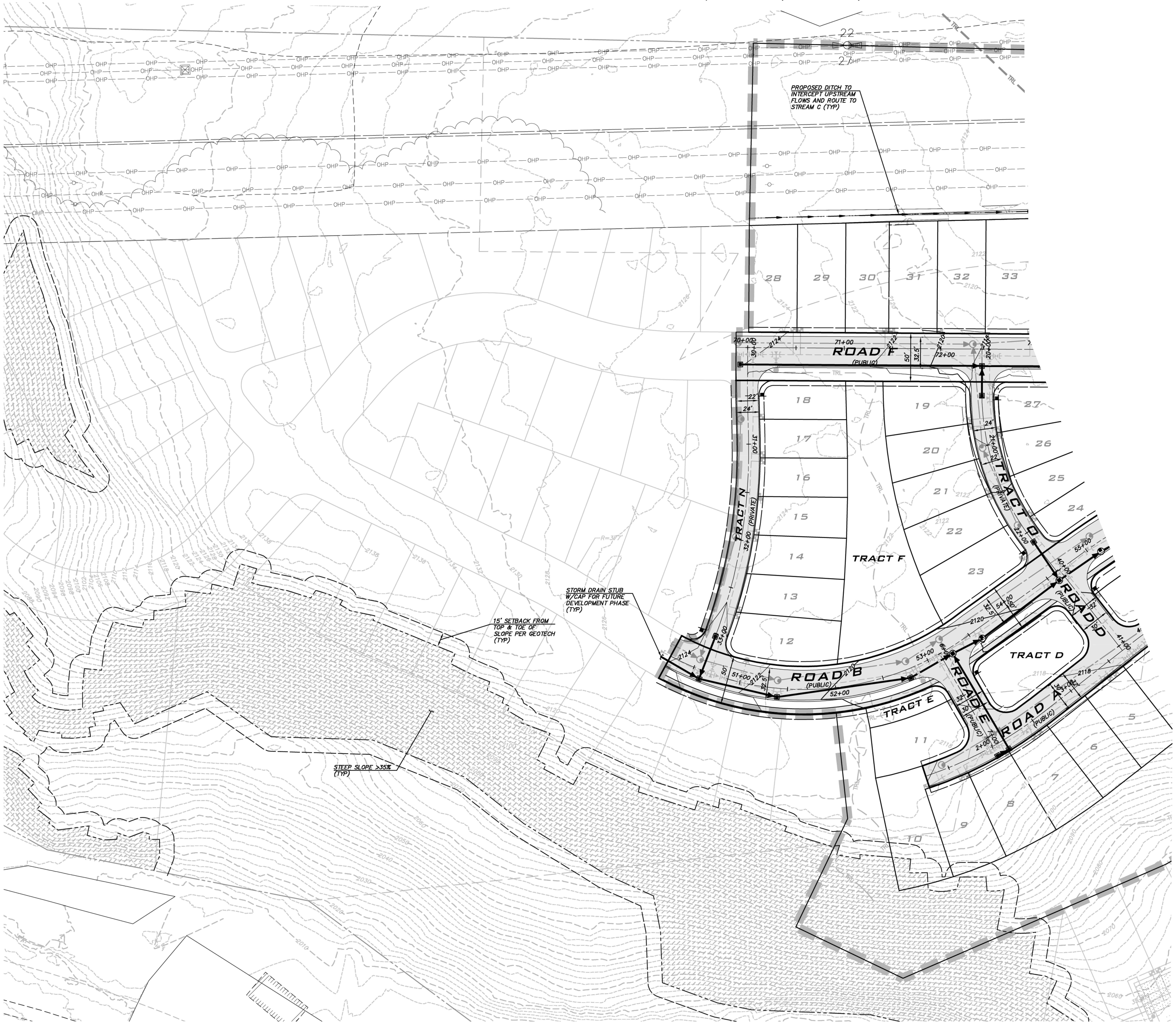
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



N

SCALE: 1" = 50'

0 25 50 100

GEOTECHNICAL NOTES

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

ROADWAY NOTES

- PER DA A 5' WIDE HARD SURFACED PEDESTRIAN TRAIL IS REQUIRED OFFSET FROM COLLECTOR ROADS (ROAD B). THE PATH AS SHOWN IS OFFSET 1' FROM THE EDGE OF ROW, BUT MAY MEANDER INSIDE AND OUTSIDE OF THE ROW TO ALLOWR FOR A PLEASING PEDESTRIAN EXPERIENCE THAT PARALLELS THE ROADWAY. SEE ALSO PATH NOTES ON SHEET SP-01.
- ROADS A, C, F, G, H & K 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 TO BE PLACED IN PUBLIC RIGHT OF WAY. REFER TO ROAD SECTIONS ON SHEET RD-01 FOR WIDTHS.
- PROVIDE 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ONSITE ROADS.

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SCALE:
AS NOTED

PROJECT MANAGER:
BRETT K PUDISTS, PE

PROJECT ENGINEER:
LYNDSEY FEDAK, PE

DESIGNER:
CHRIS WISCOMB

ISSUE DATE:
3/11/2022

REVISIONS

NO	DATE	BY	
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ROAD & STORM PLANS

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED
PROFESSIONAL ENGINEER

3/11/22

JOB NUMBER:
19-349

SHEET NAME:
RS-01

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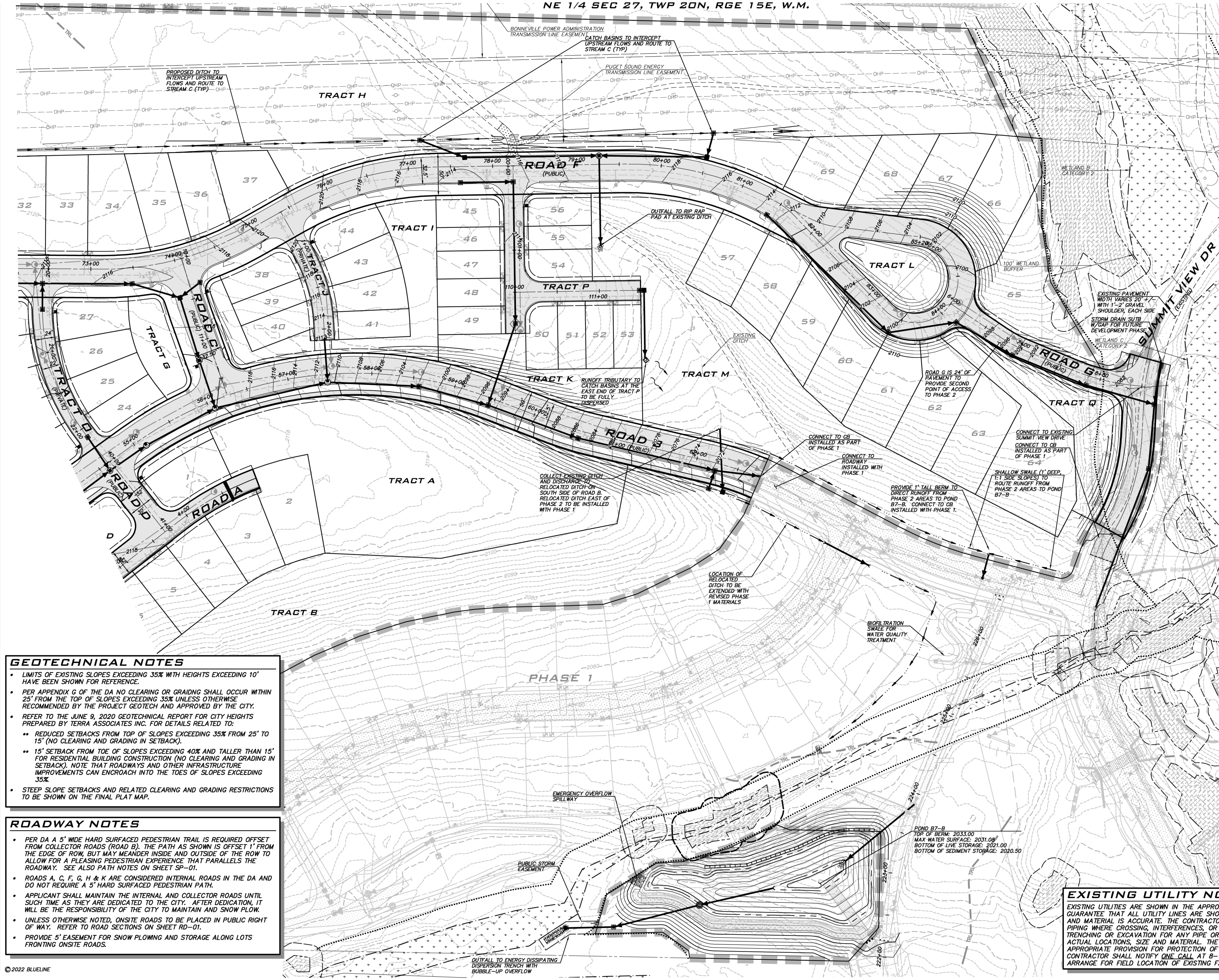

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24x36
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BLUELINE
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KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

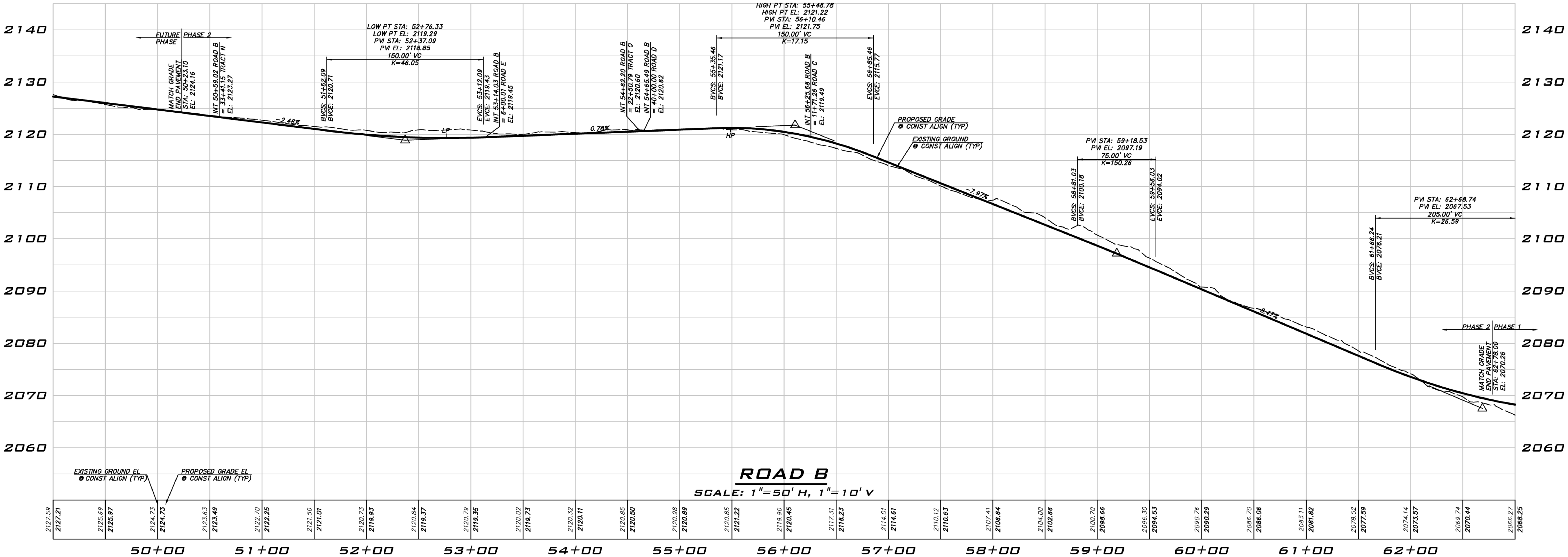
ROAD & STORM PLANS

CITY HEIGHTS

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

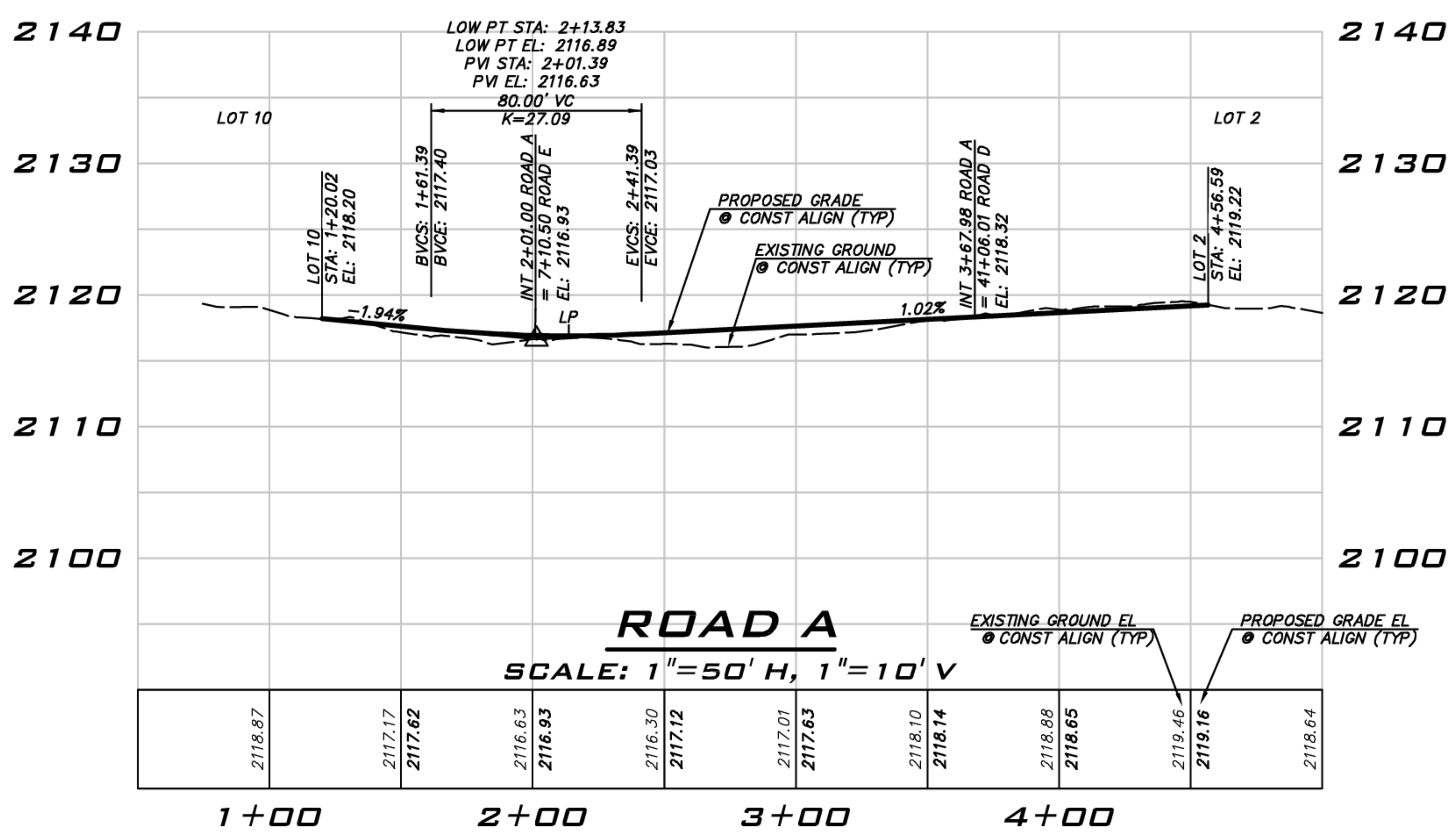
3/11/22

JOB NUMBER: 19-349
SHEET NAME: RS-02



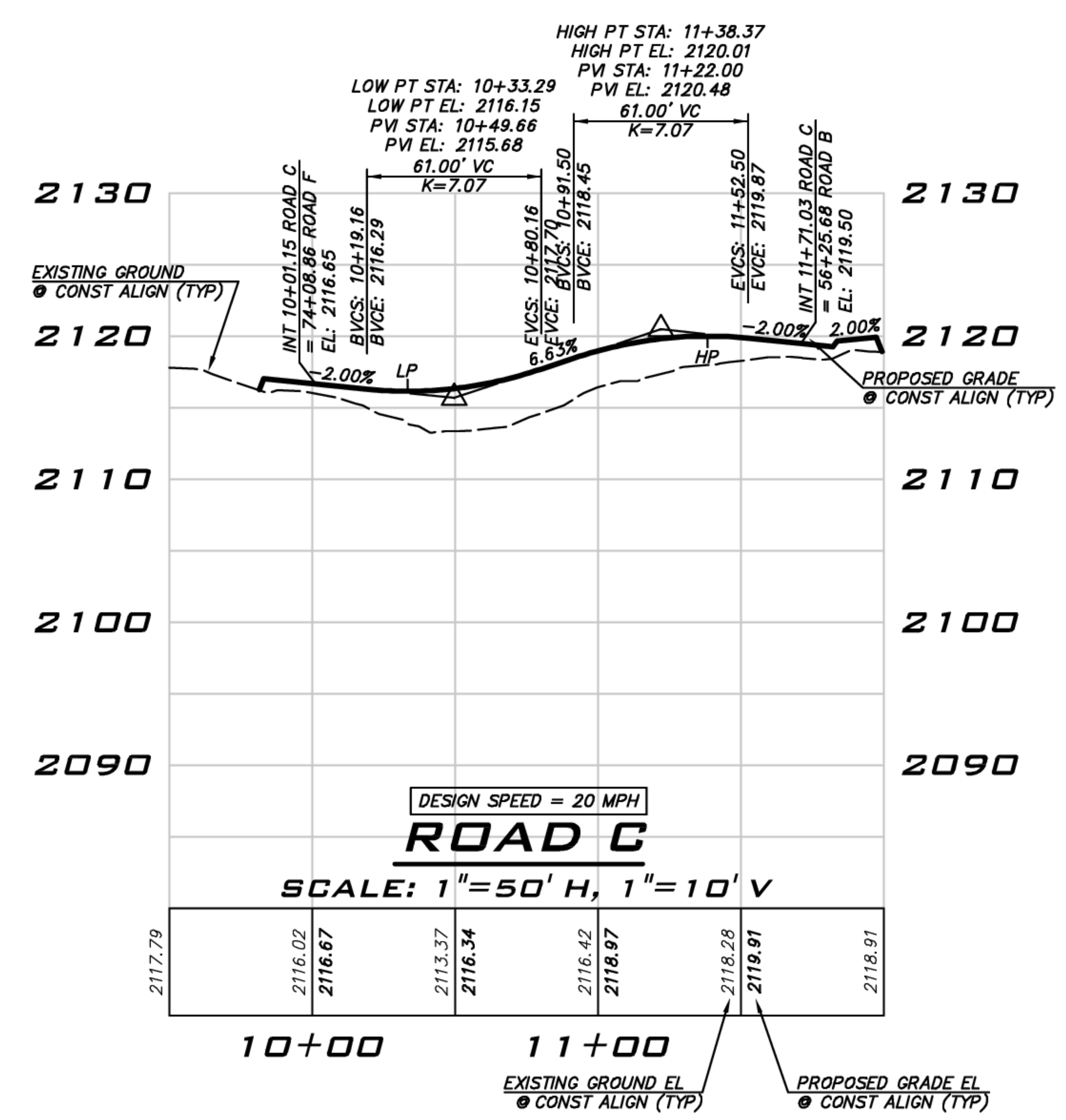
ROAD B

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



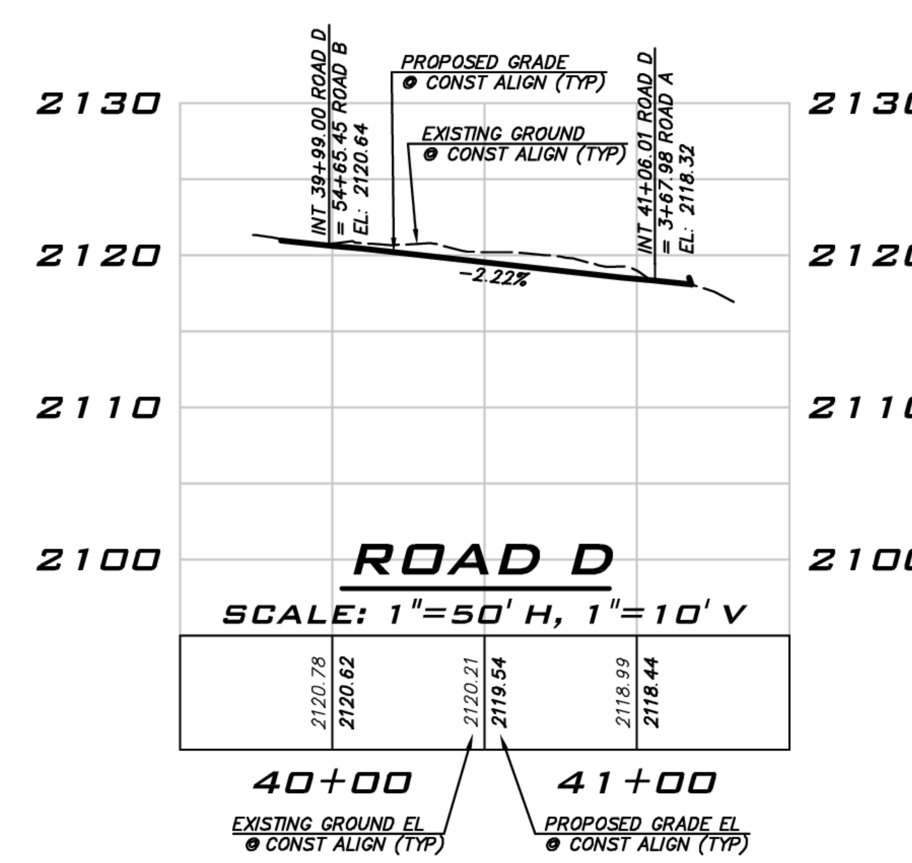
ROAD A

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



ROAD C

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



ROAD D

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

NOTES

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

ROAD & STORM PROFILES

CITY HEIGHTS

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

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER
3/11/22

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

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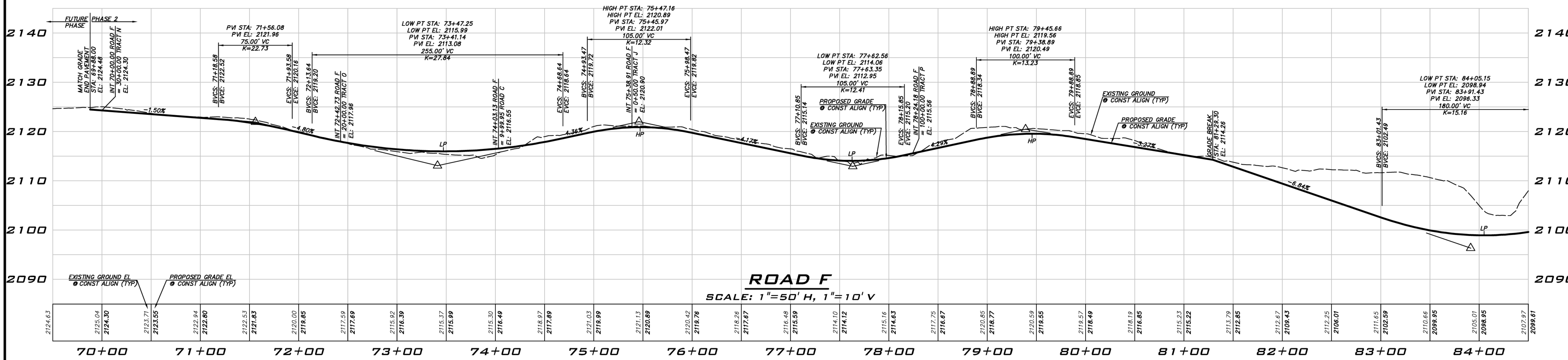
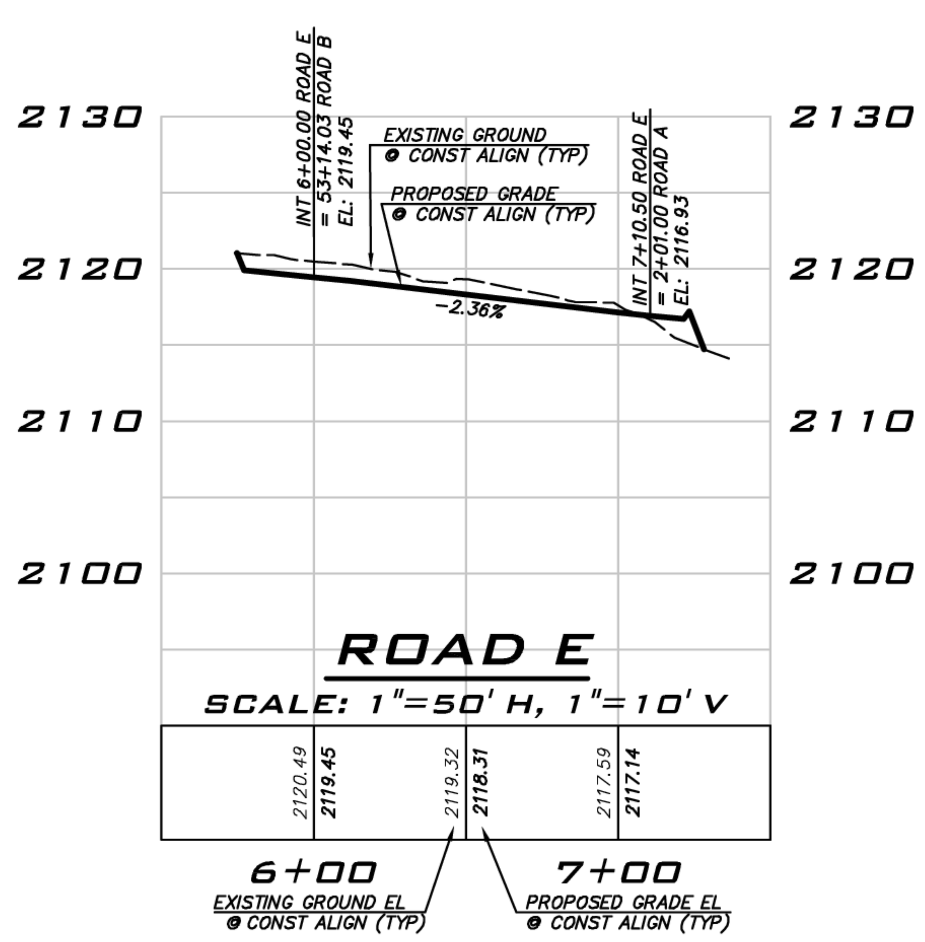
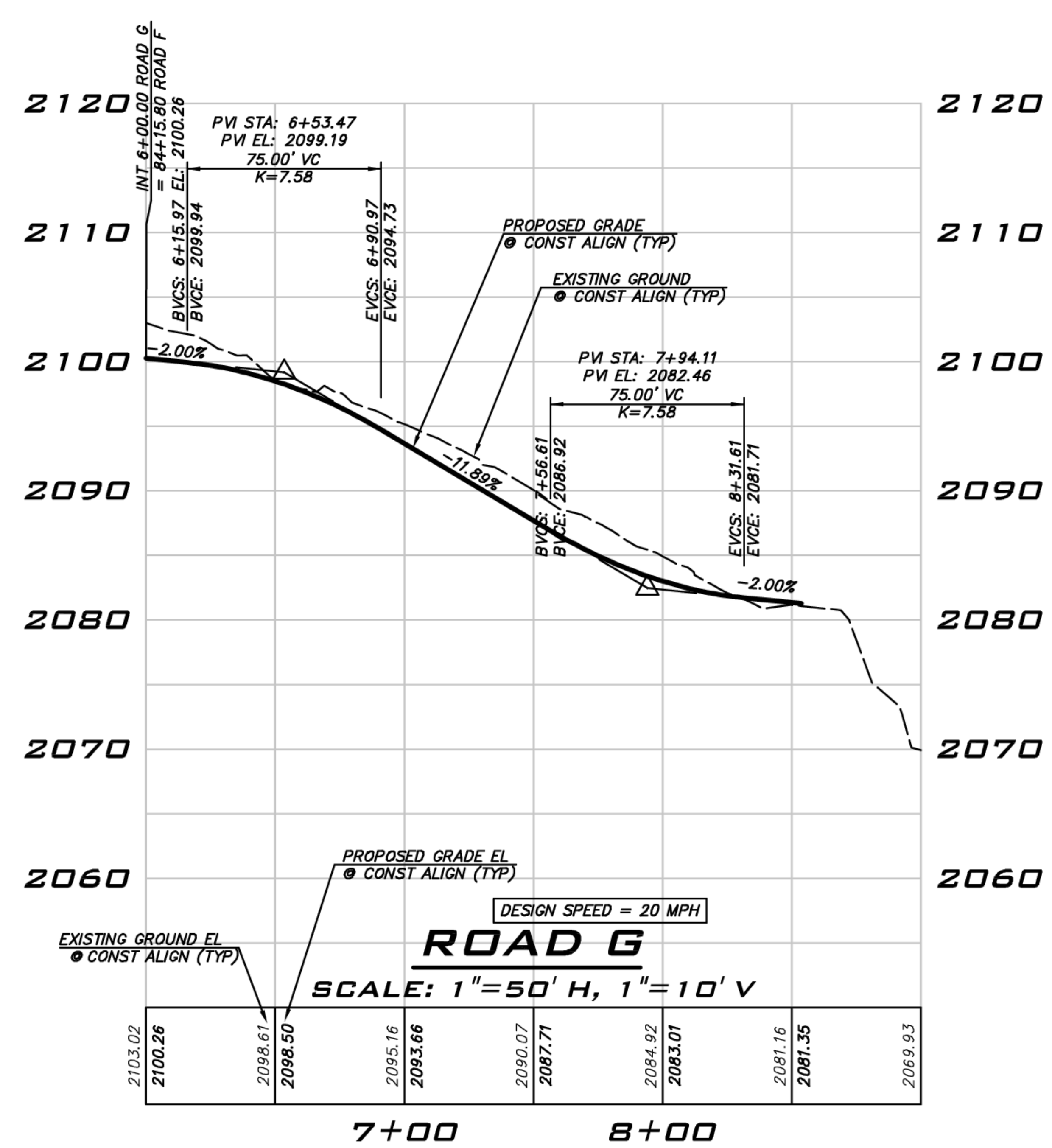


ROAD F
SCALE: 1"=50' H, 1"=10' V



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



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

NOTES

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P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

ROAD & STORM PROFILES

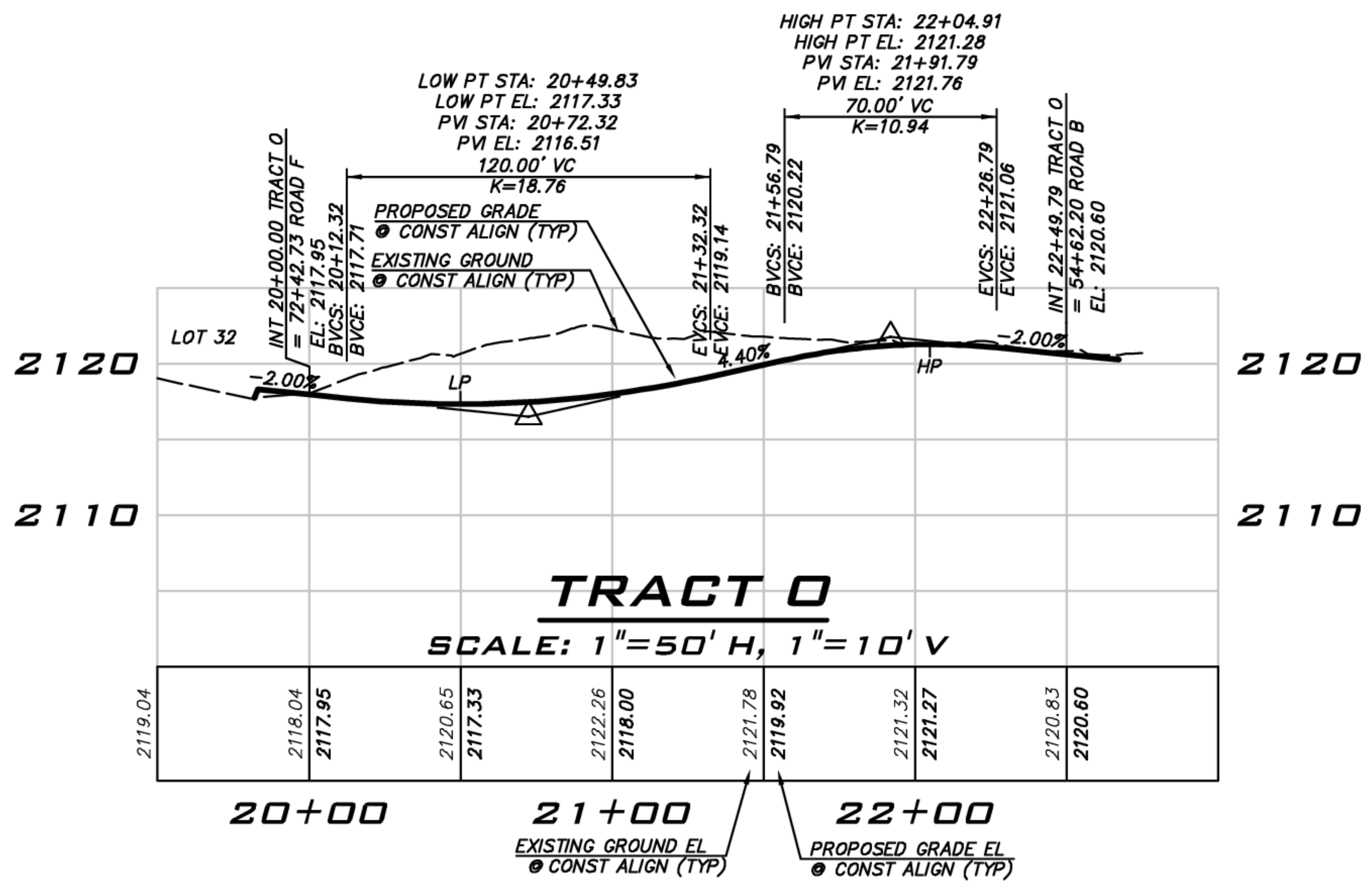
CITY HEIGHTS

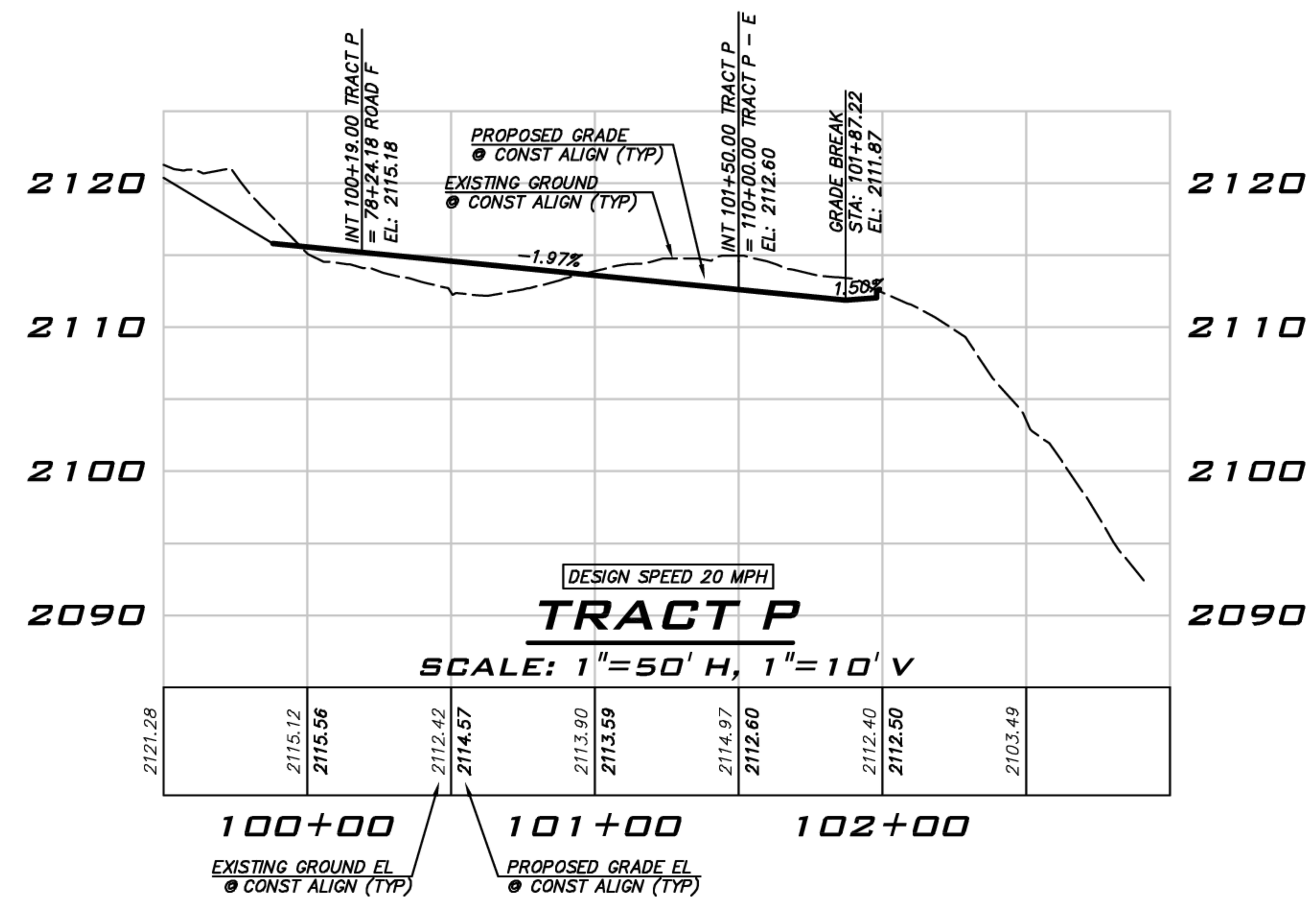
PHASE 2 (PODS B4, B5 & B6)
(PRELIMINARY SITE PLAN & ENGINEERING)
CITY OF CLE ELUM WASHINGTON

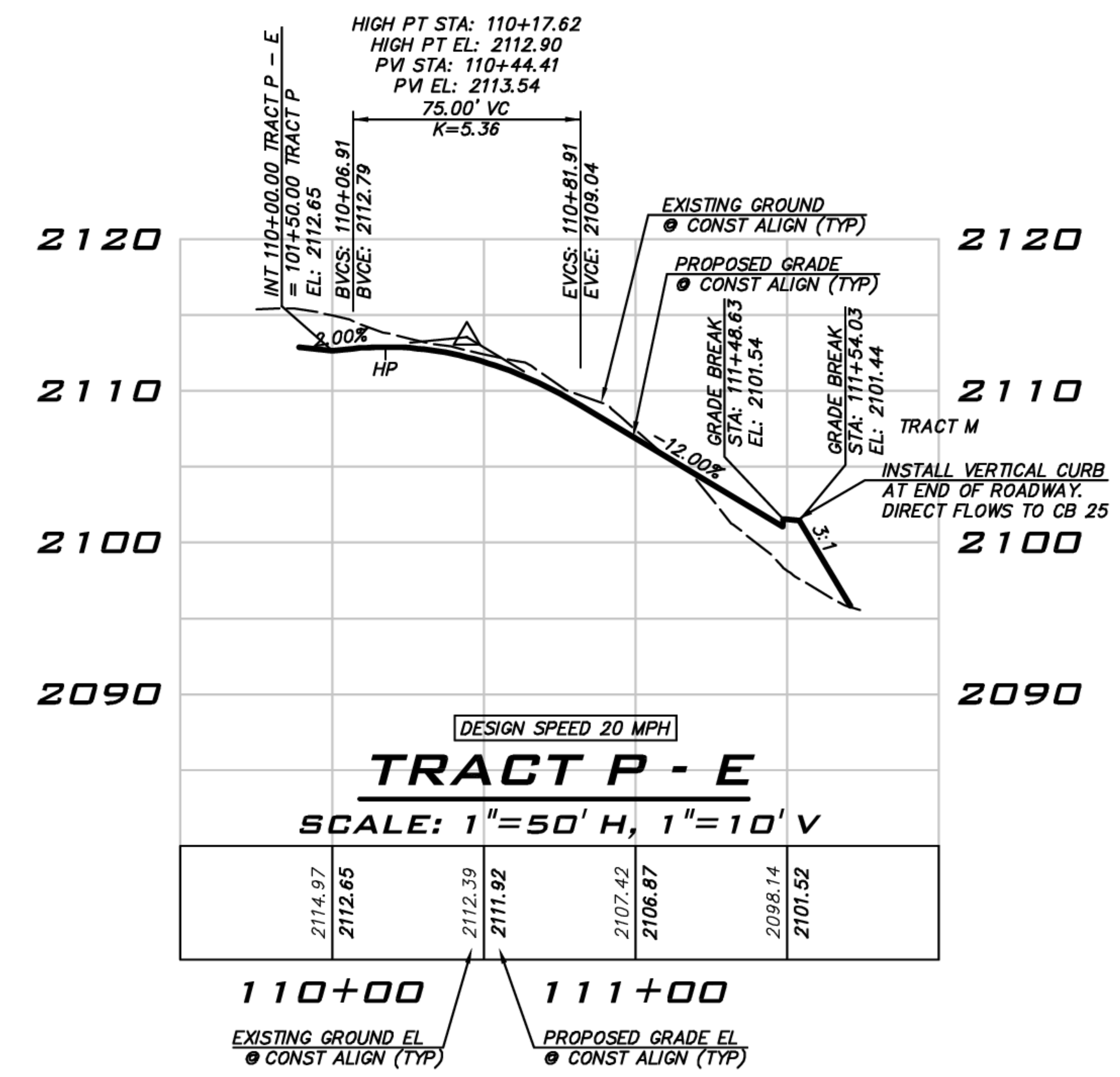
BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER
3/11/22

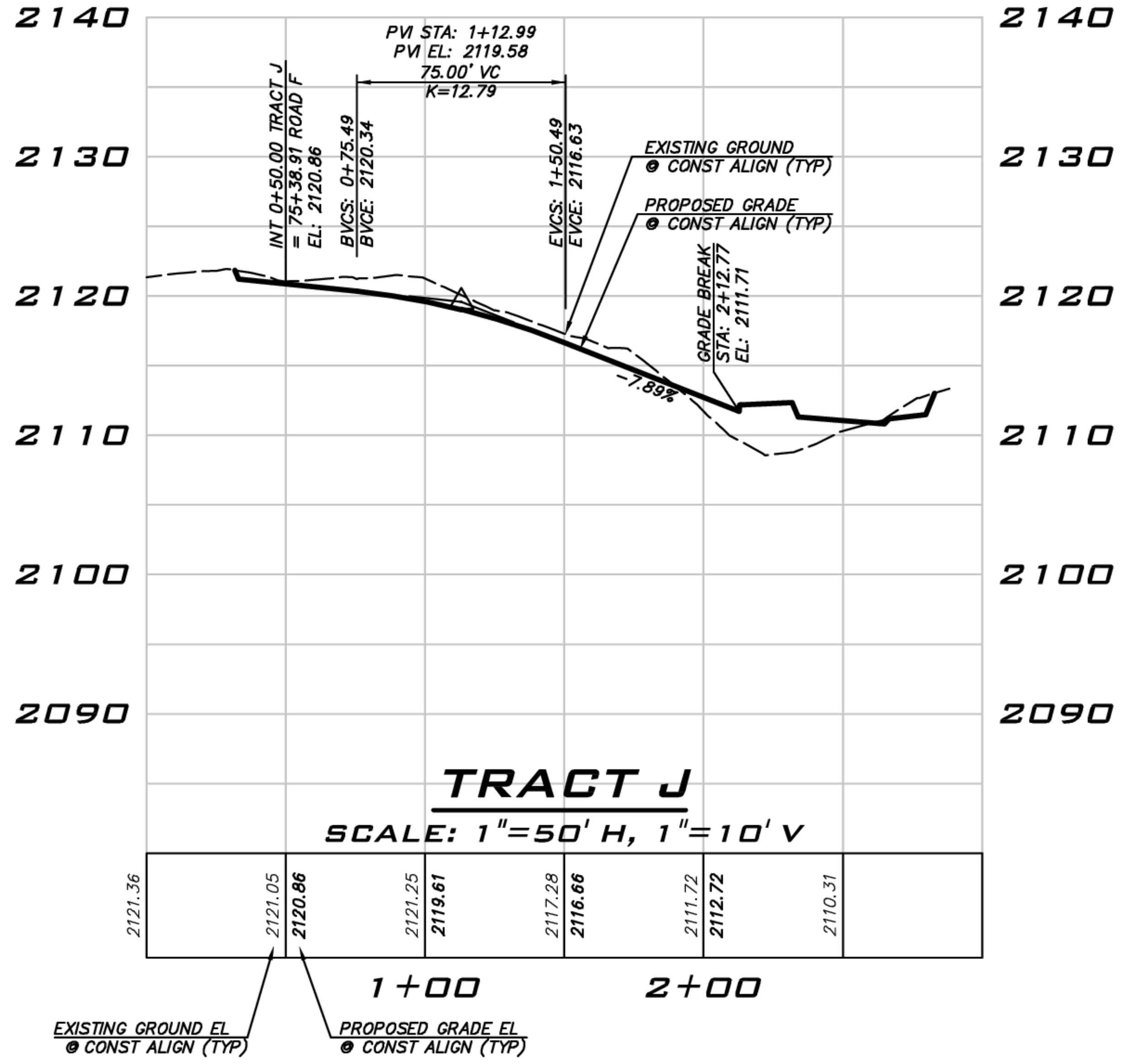
JOB NUMBER: 19-349
SHEET NAME: RP-02

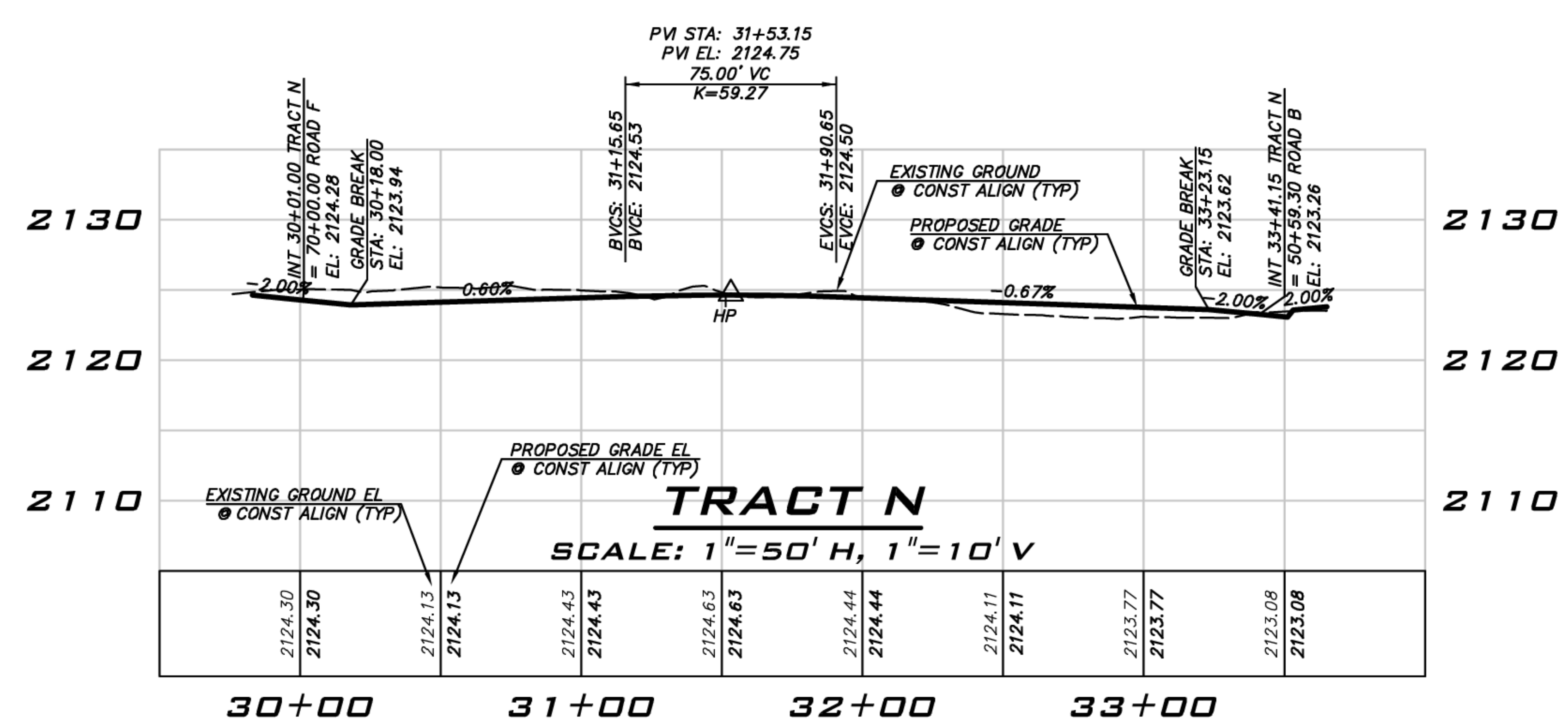
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

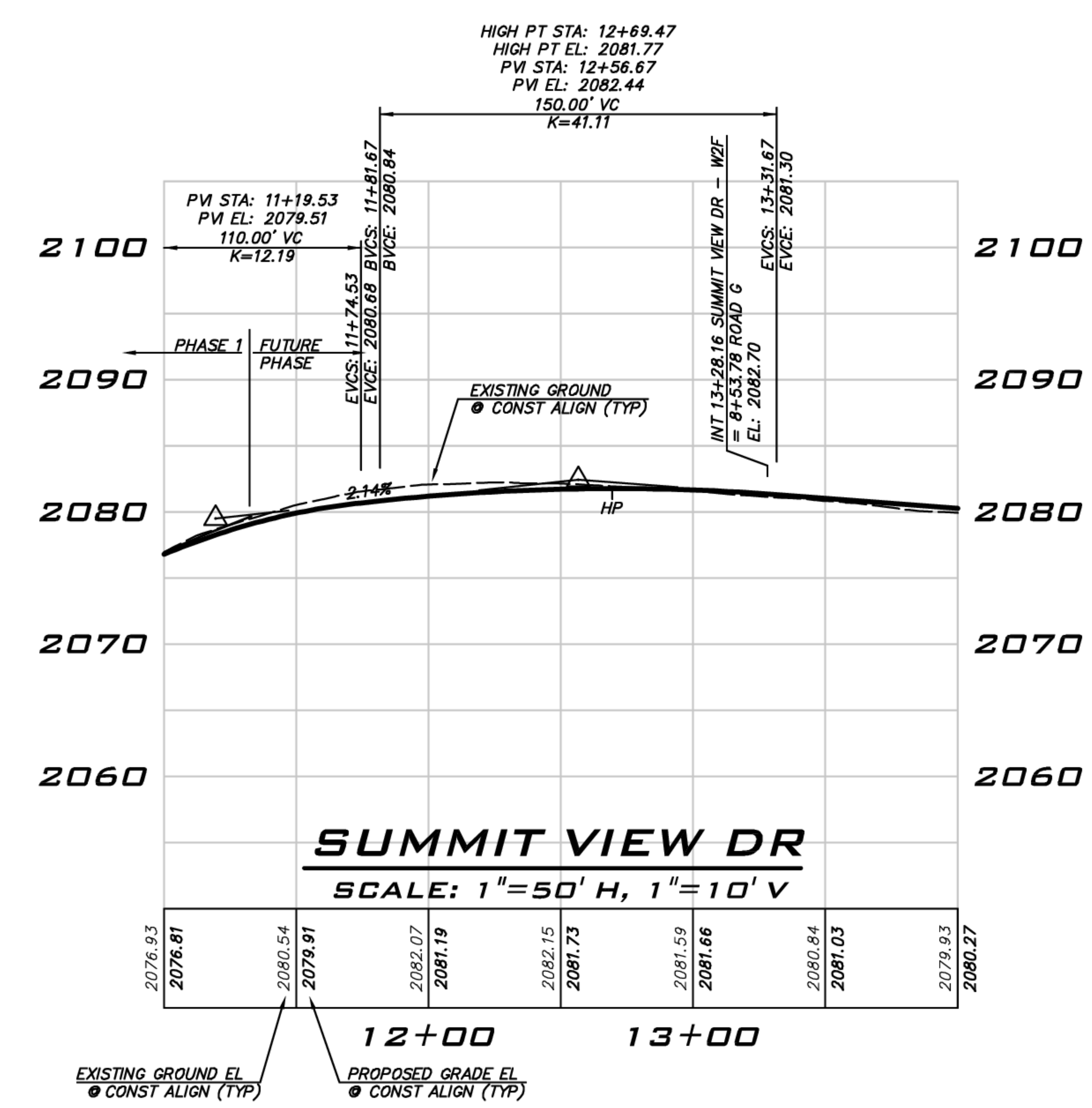












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ROAD & STORM PROFILES

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REGISTERED PROFESSIONAL ENGINEER
3/11/22

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

24x36
Mar 11, 2022 - 12:18pm - User dbrewer
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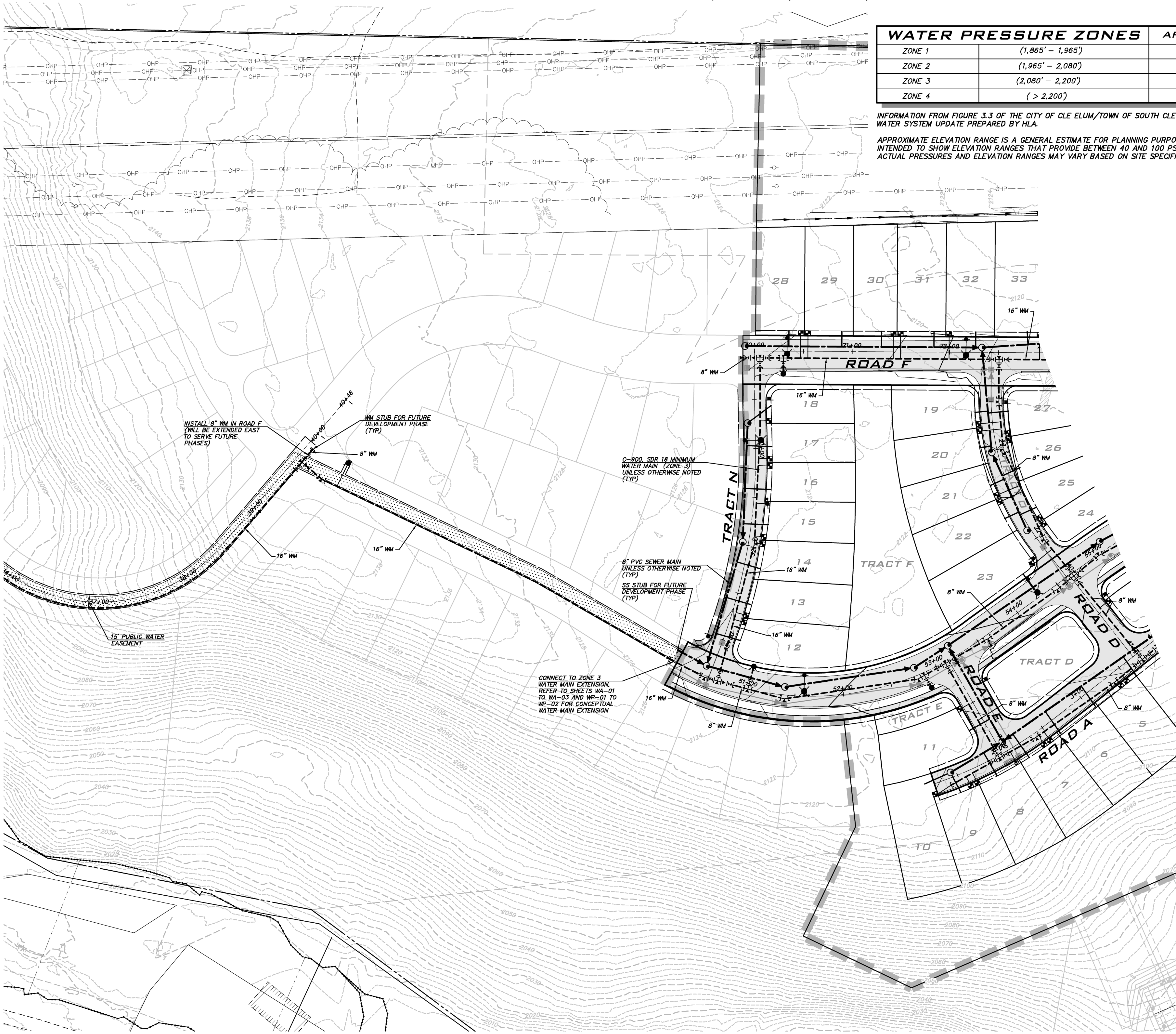
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



WATER PRESSURE ZONES		APPROX. WS EL IN RESEVOIR
ZONE 1	(1,865' – 1,965')	2,065
ZONE 2	(1,965' – 2,080')	2,180
ZONE 3	(2,080' – 2,200')	2,305.5
ZONE 4	(> 2,200')	(DOES NOT CURRENTLY EXIST)

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

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

N

SCALE: 1" = 50'

0 25 50 100

WATER NOTES

- PHASE 2 SERVED OFF ZONE 3 WATER SYSTEM. REFER TO SHEETS WA-01 TO WA-02 AND WP-01 TO WP-02 FOR CONCEPTUAL WATER MAIN EXTENSION.
- PROVIDE FIRE HYDRANTS AT 300' MAX SPACING.

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SEWER & WATER PLANS

CITY HEIGHTS

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3/11/22

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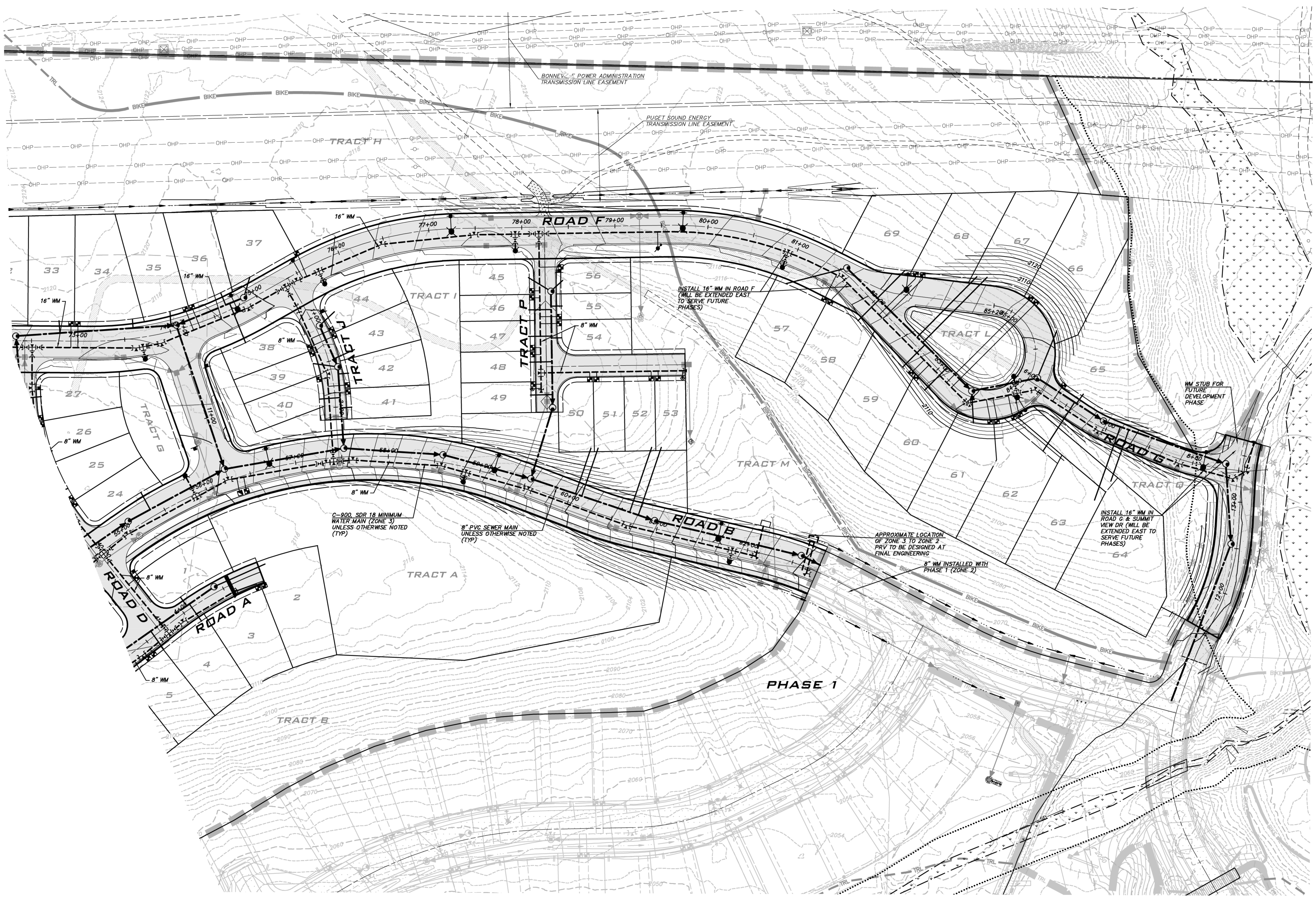

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SCALE: 1" = 50'

0 25 50 100

WATER PRESSURE ZONES

WATER PRESSURE ZONES		APPROX. WS EL IN RESEVOIR
ZONE 1	(1,865' – 1,965')	2,065
ZONE 2	(1,965' – 2,080')	2,180
ZONE 3	(2,080' – 2,200')	2,305.5
ZONE 4	(> 2,200')	(DOES NOT CURRENTLY EXIST)

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

APPDROXIMATE 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 2 SERVED OFF ZONE 3 WATER SYSTEM. REFER TO SHEETS WA–01 TO WA–03 AND WP–01 TO WP–02 FOR CONCEPTUAL WATER MAIN EXTENSION.
- PROVIDE FIRE HYDRANTS AT 300' MAX SPACING.

EXISTING UTILITY NOTE

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	
1	03/11/22	CW	REVISED PER CITY COMMENTS

SEWER & WATER PLANS

CITY HEIGHTS

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

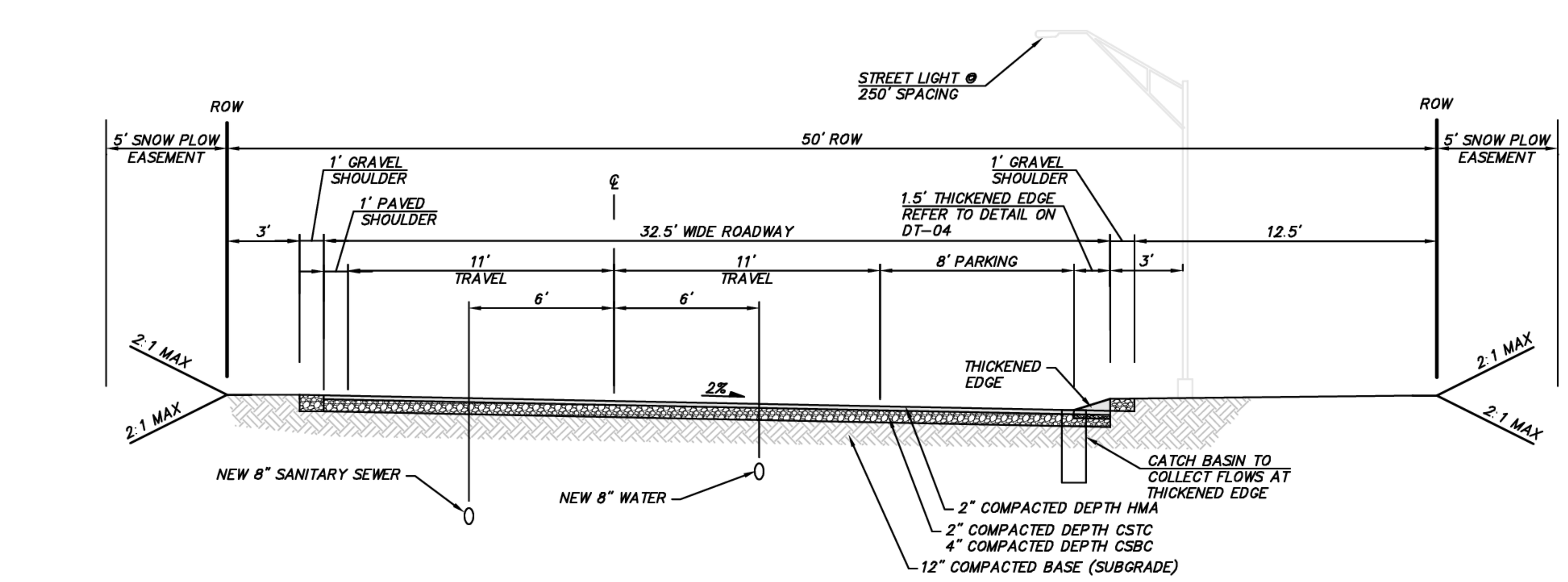
BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/11/22

JOB NUMBER: 19-349
SHEET NAME: SW-02

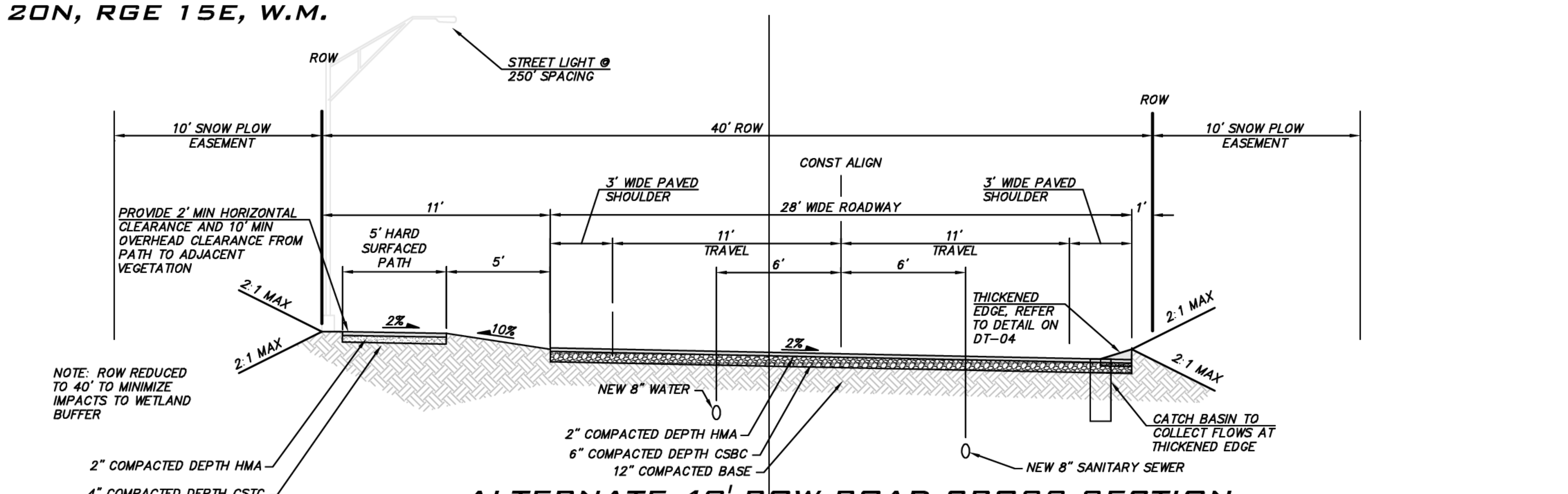
24x36
Mar 11, 2022 – 12:20pm – User: abrewer
E:\Projects\19349\Dwg\Prelim\WestPh2\Civil\19349WZP-SW.dwg

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



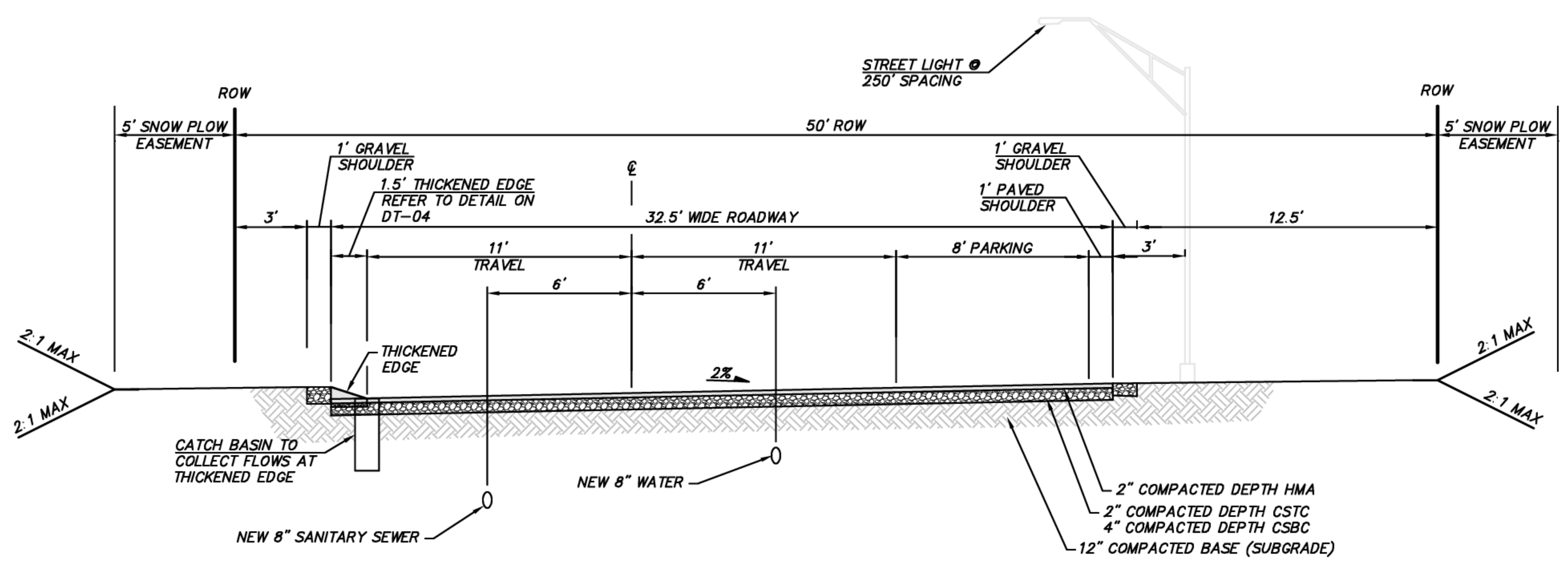
MODIFIED INTERNAL ROAD - 50' ROW (ROAD F)

(W/ PARKING ON ONE SIDE)



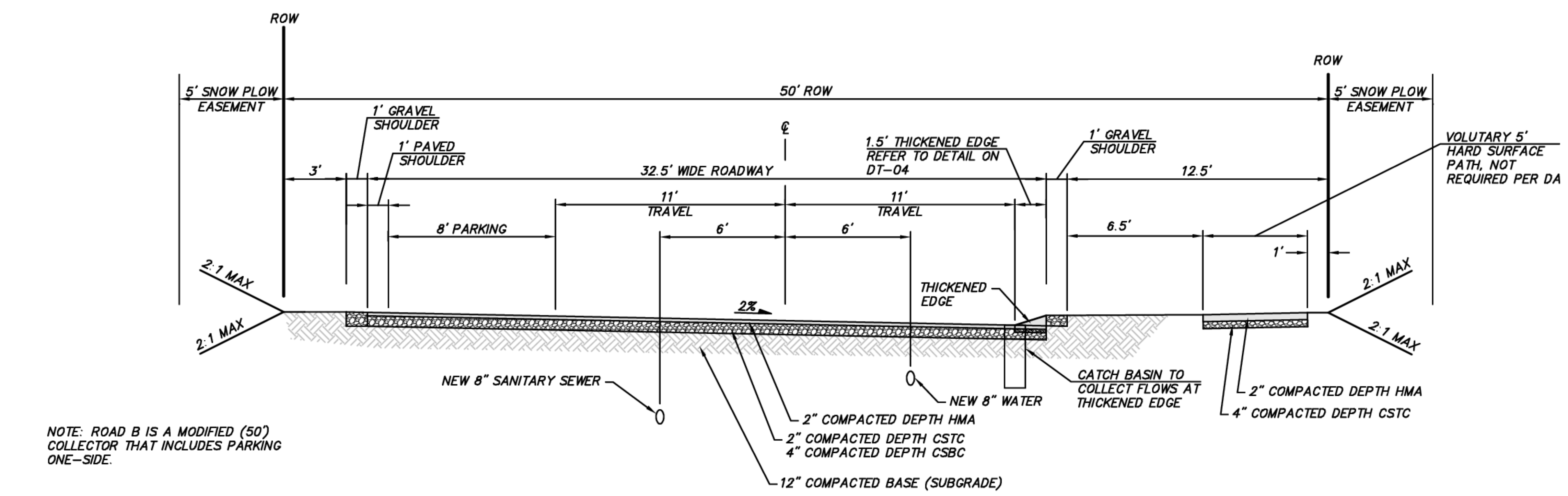
ALTERNATE 40' ROW ROAD CROSS SECTION COLLECTOR ROAD (SUMMIT VIEW DRIVE)

NOT TO SCALE



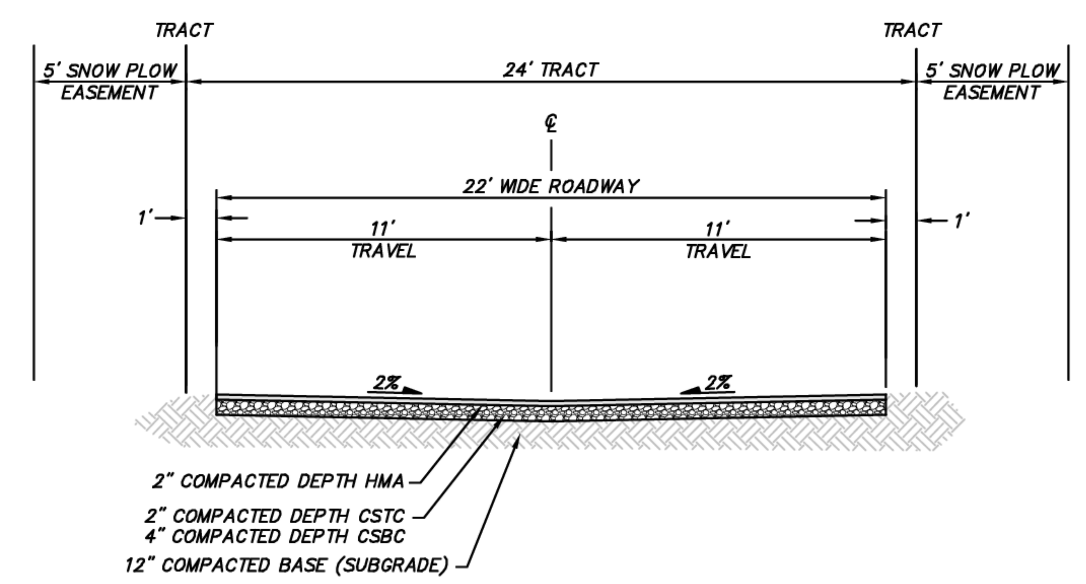
MODIFIED INTERNAL ROAD - 50' ROW (ROAD C)

(W/ PARKING ON ONE SIDE)
NOT TO SCALE



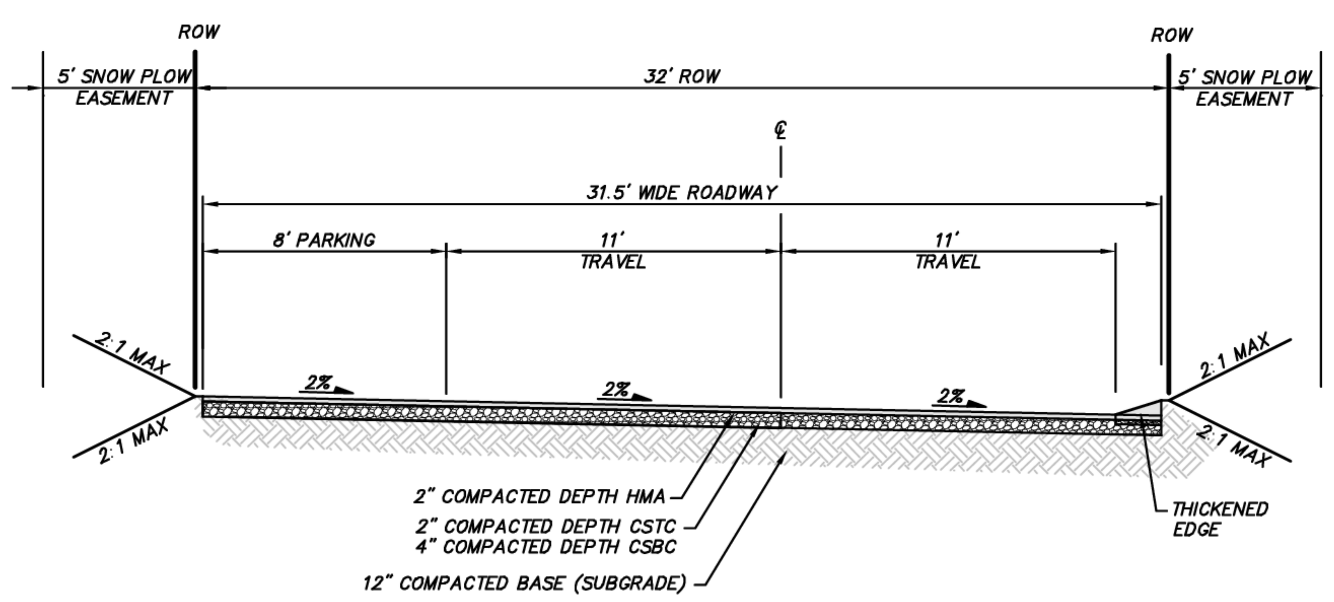
MODIFIED COLLECTOR - 50' ROW WITH PARKING (ROAD B)

(W/ PARKING ON ONE SIDE)
NOT TO SCALE



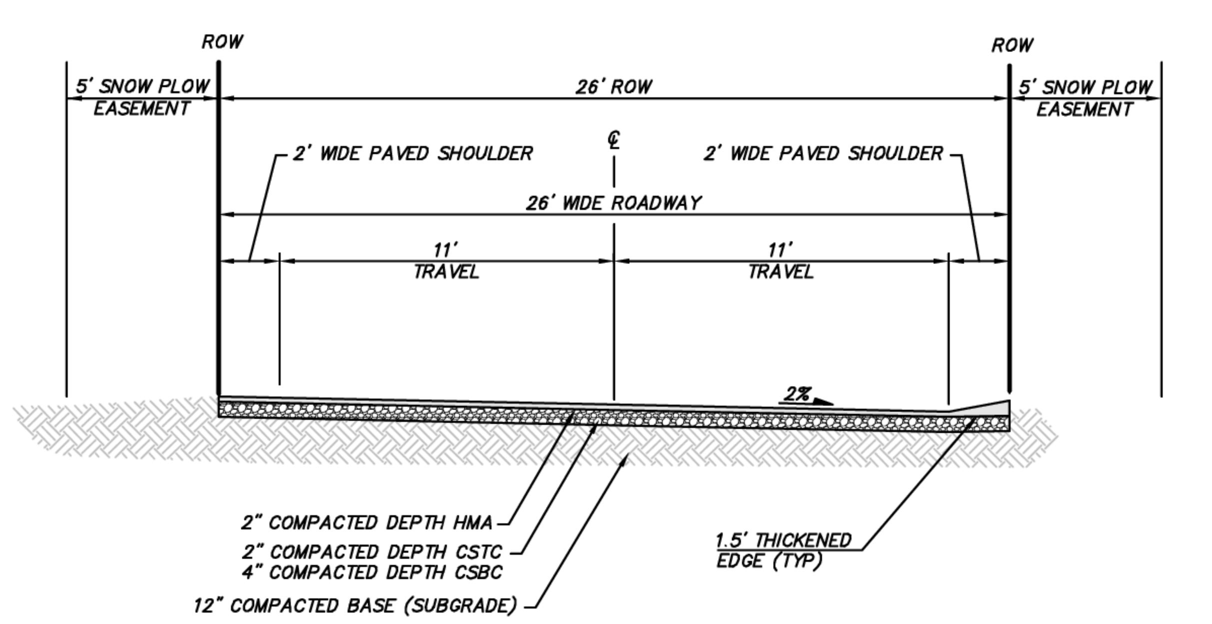
PRIVATE ACCESS TRACT (TRACT J, N AND P)

NOT TO SCALE



MODIFIED INTERNAL ROAD W/ PARKING (ROAD A, D & E)

NOT TO SCALE



MODIFIED ROAD - NO PARKING (ROAD G)

NOT TO SCALE

EXISTING UTILITY NOTE

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24x36
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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

ROAD SECTIONS & DETAILS

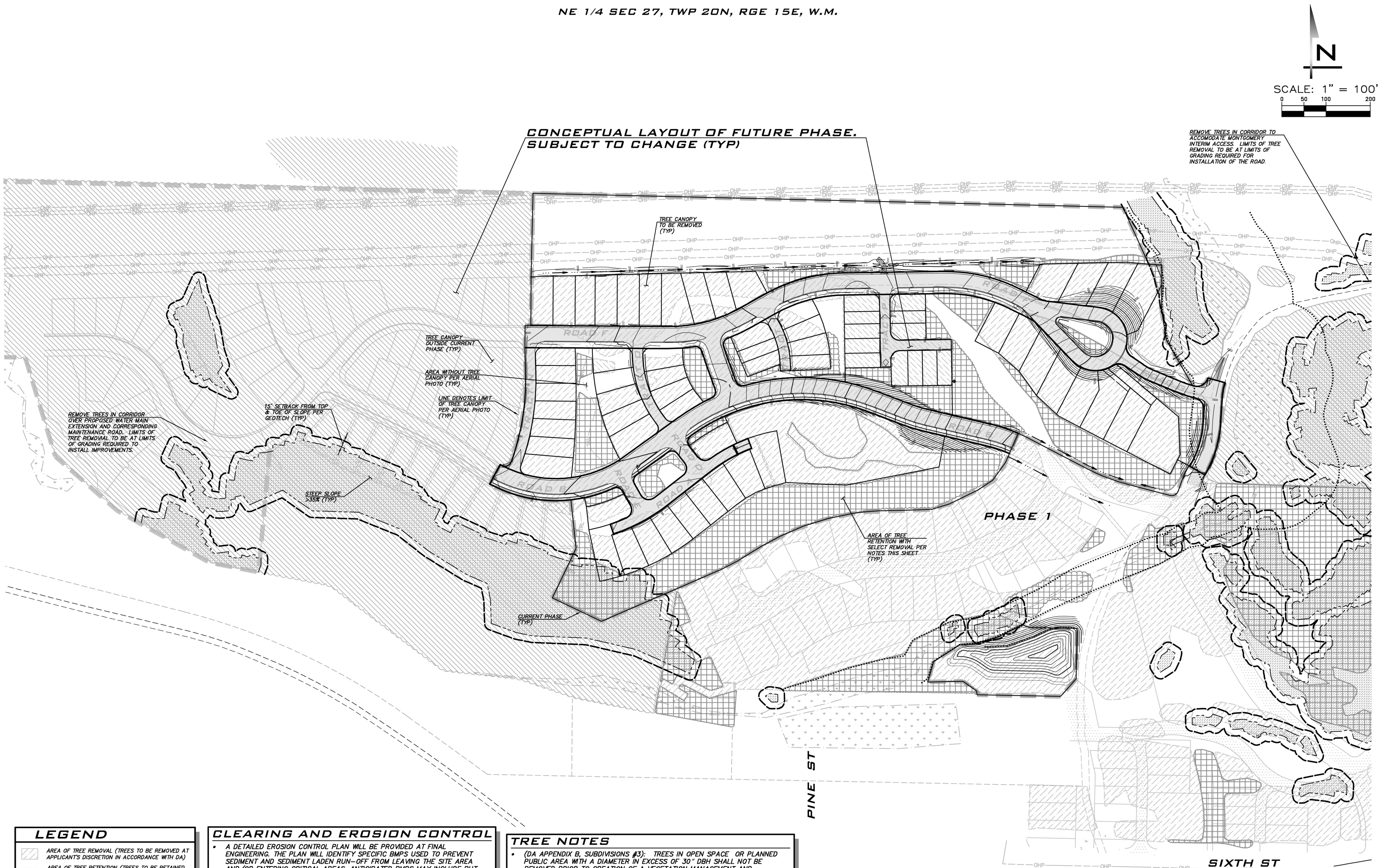
CITY HEIGHTS
PHASE 2 (PODS B4, B5 & B6)
(PRELIMINARY SITE PLAN & ENGINEERING)
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER
3/11/22

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

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

SCALE: 1" = 100'
0 50 100 200



LEGEND

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

CLEARING AND EROSION CONTROL

- 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.

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 & 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).

EXISTING UTILITY NOTE

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

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

NO	DATE	BY	REVISIONS

TREE PRESERVATION AND CLEARING PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

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

24x36
Mar 11, 2022 - 12:20pm - User abrewer
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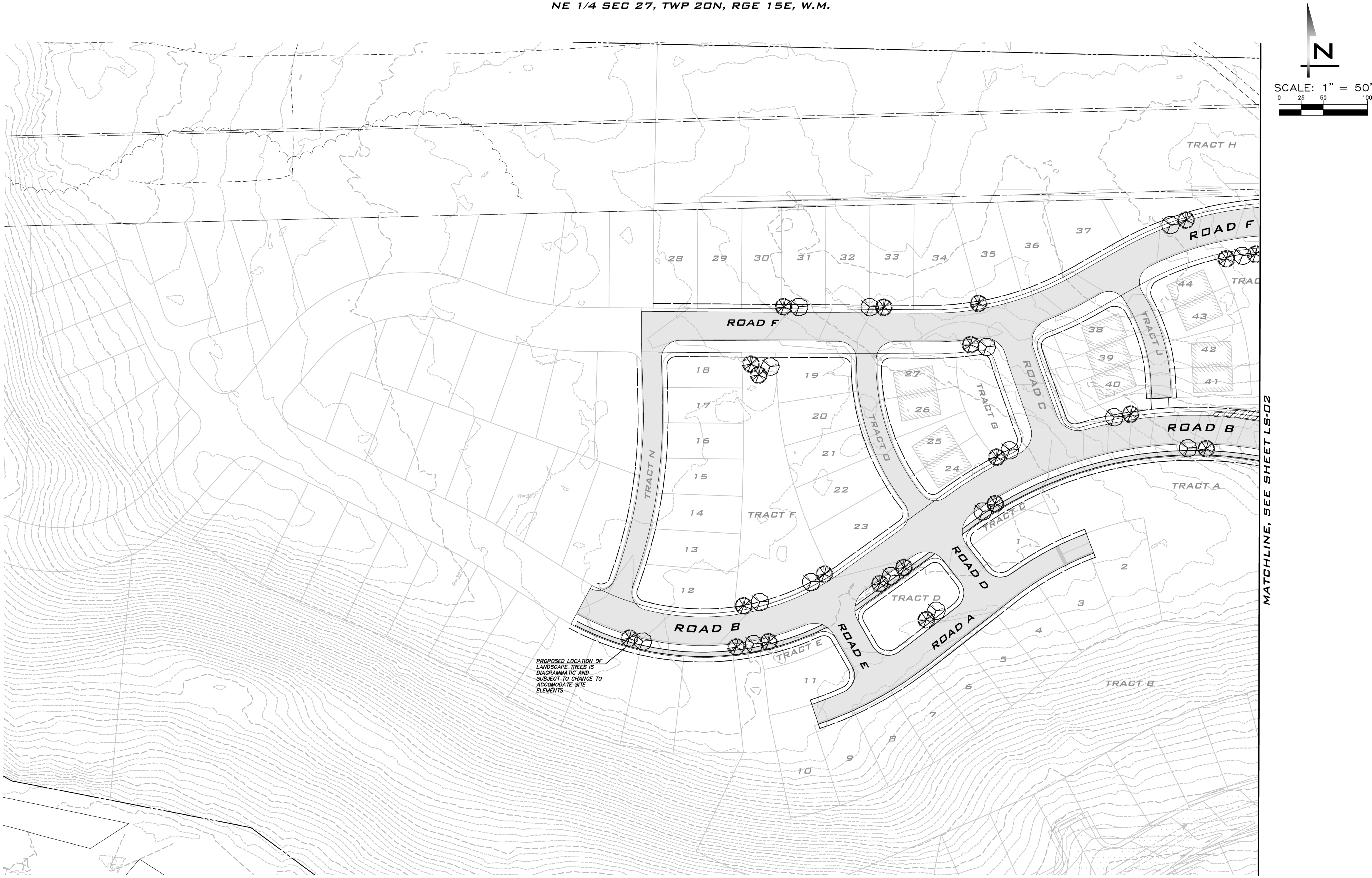
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- 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)

* SEE LS-03 FOR CONCEPTUAL PLANT SCHEDULE*

LANDSCAPE NOTES

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

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

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SCALE: AS NOTED

PROJECT MANAGER: BRETT K PUDISTS, PE

PROJECT ENGINEER: LYNDSEY FEDAK, PE

DESIGNER: CHRIS WISCOMB

ISSUE DATE: 3/11/2022

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LANDSCAPE PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON
ALAN R. MCWAIN JR.
NO. 1036 EXP. 04/06/2023
LICENSED LANDSCAPE ARCHITECT

3/11/22

JOB NUMBER: 19-349

SHEET NAME: LS-01

24x36
Mar 11, 2022 – 12:52pm – User abrewer
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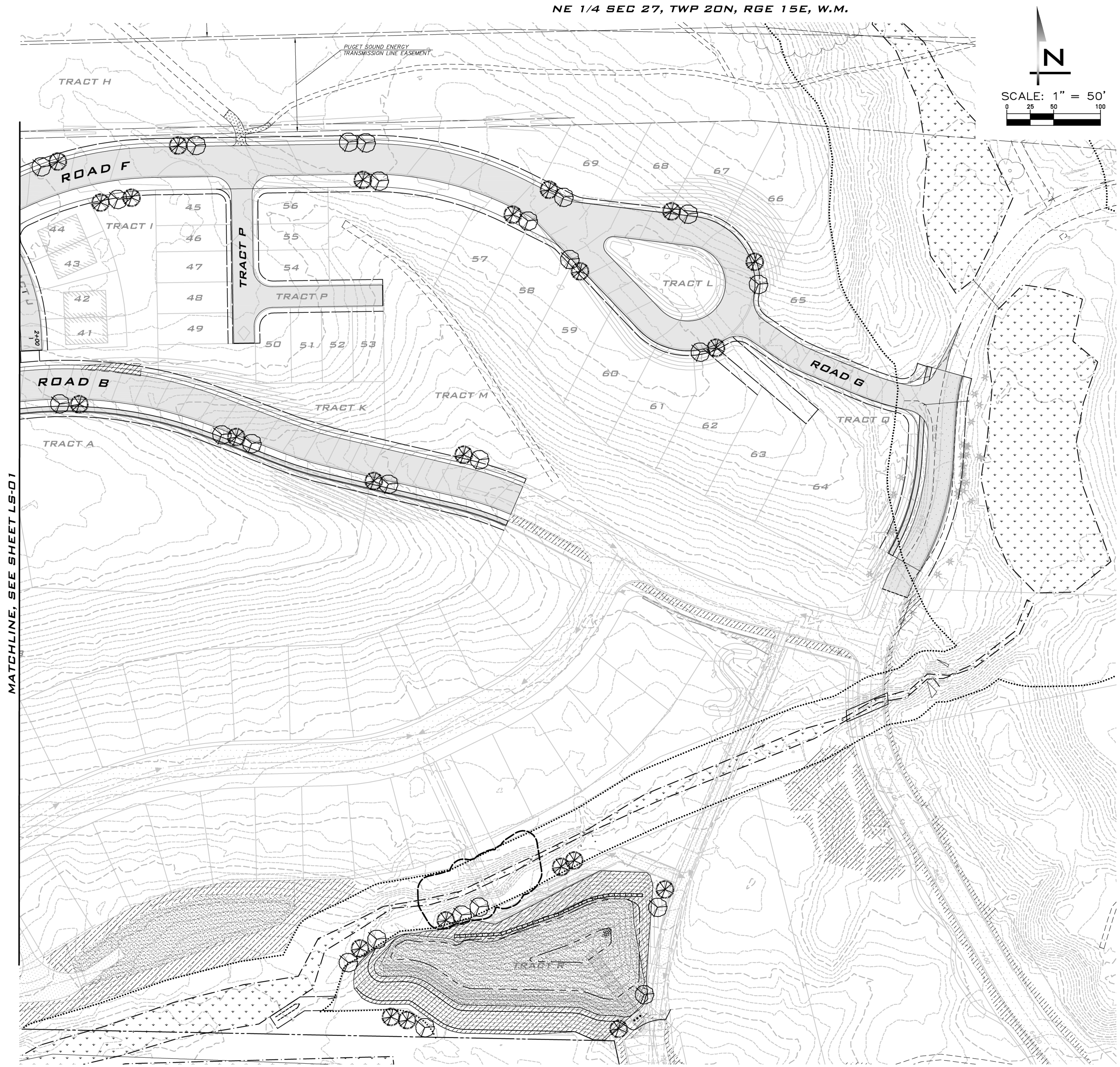

LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- SLOPE STABILIZATION PLANTING
- GRASS SEED MIX
- 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)

* SEE LS-03 FOR CONCEPTUAL PLANT SCHEDULE*

LANDSCAPE NOTES

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PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

NO	DATE	BY	REVISIONS

LANDSCAPE PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON
ALAN R. MCWAIN JR
NO. 1036 EXP. 04/06/2023
LICENSED LANDSCAPE ARCHITECT

3/11/22

JOB NUMBER: 19-349
SHEET NAME: LS-02

24x36
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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	104
DECIDUOUS TREES Acer circinatum / Vine Maple Acer glabrum / Rocky Mountain Maple Amelanchier alnifolia / Serviceberry Cornus nuttallii / Western Flowering Dogwood Populus tremuloides / Quaking Aspen Sorbus aucuparia / European Mountain Ash	96
SLOPE STABILIZATION PLANTING Arctostaphylos uva-ursi / Kinnikinnick Carex geyeri / Elk Sedge Cornus sericea / Red Twig Dogwood Corylus cornuta / Western Hazelnut Festuca idahoensis / Idaho Fescue Festuca rubra / Red Fescue Holodiscus discolor / Ocean-spray Mahonia aquifolium / Oregon Grape Mahonia repens / Creeping Mahonia Penstemon fruticosus / Shrubby Penstemon Philadelphus lewisii / Wild Mockorange Physocarpus capitatus / Pacific Ninebark Ribes sanguineum / Red Flowering Currant Rosa nutkana / Nootka Rose Symphoricarpos albus / Common White Snowberry	104,047 sf
GRASS SEED MIX Festuca idahoensis / Idaho Fescue Festuca longifolia / Hard Fescue Festuca ovina / Sheep Fescue Festuca rubra / Red Fescue Poa secunda / Canby Bluegrass	33,287 sf

LANDSCAPE PLANTING NOTE

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

EXISTING UTILITY NOTE

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

NO	DATE	BY	REVISIONS

CONCEPTUAL PLANT SCHEDULE

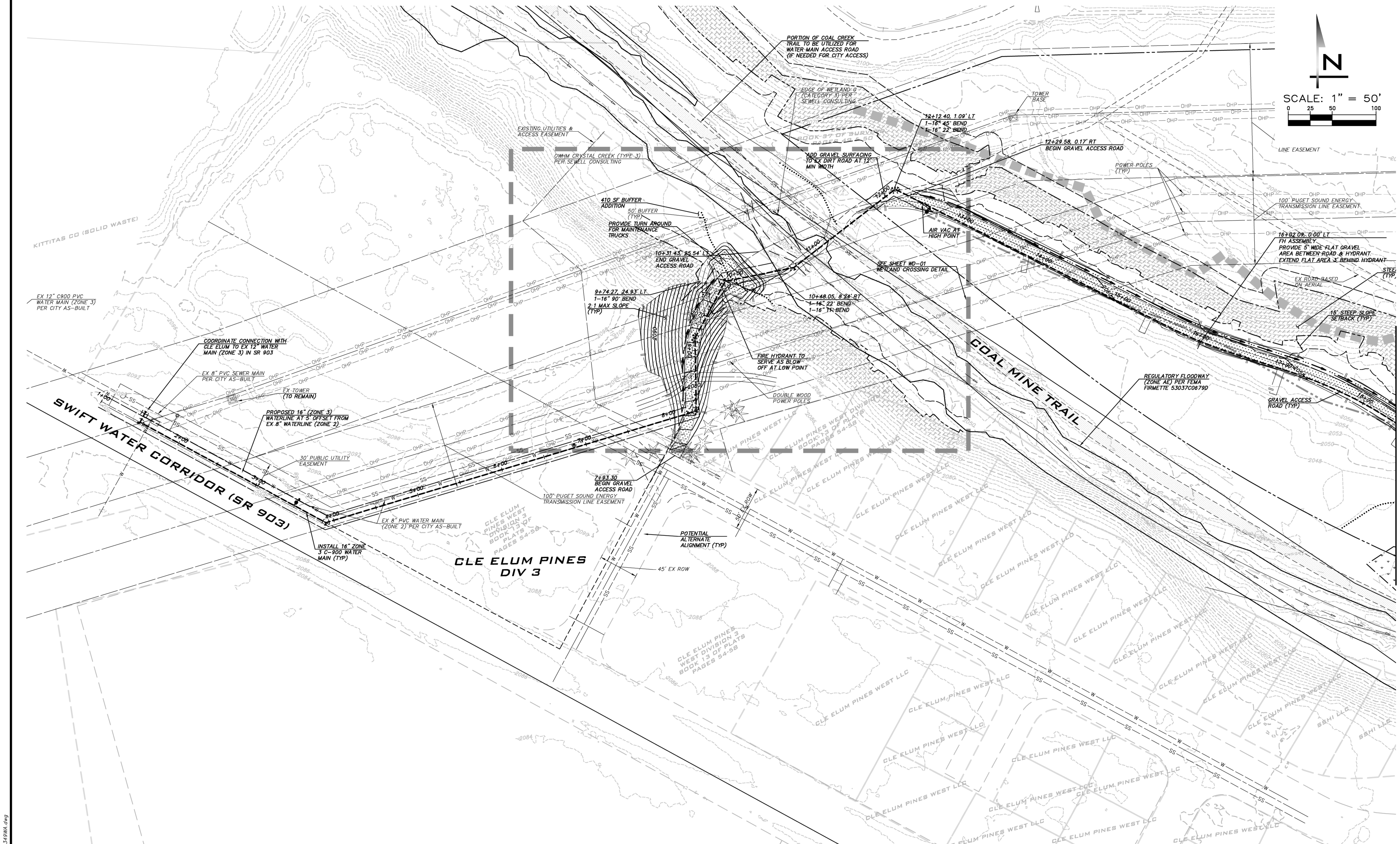
CITY HEIGHTS
PHASE 2 (PODS B4, B5 & B6)
(PRELIMINARY SITE PLAN & ENGINEERING)
CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON
ALAN R. MCWAIN JR.
NO. 1036 EXP. 04/06/2023
LICENSED LANDSCAPE ARCHITECT

3/11/22

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

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



HATCH LEGEND

- STEEP SLOPE AREA >35%
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD

CLEARING & TESC NOTES

- CLEARING LIMITED TO CORRIDOR NEEDED FOR INSTALLATION OF GRADING AND IMPROVEMENTS.
- A DETAILED TESC PLAN TO BE PROVIDED AT FINAL ENGINEERING. PLAN SHALL PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE OR ENTERING CRITICAL AREAS.
- PRIOR TO CONSTRUCTION, LIMITS OF CRITICAL AREAS AND THEIR BUFFERS NEAR THE WORK AREA SHALL BE CLEARLY MARKED.

BASE MAP NOTES

- UNLESS OTHERWISE NOTED BASE MAP IS PER 3/31/2020 FIELD SURVEY BY ENCOMPASS ENGINEERING SURVEY
- UNLESS OTHERWISE NOTED ITEMS MARKED "CONCEPTUAL LOCATION" ARE BASED ON PHOTOS AND ARE ILLUSTRATIVE IN NATURE.

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REVISIONS

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

ZONE 3 WATER MAIN EXTENSION PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/11/22

JOB NUMBER: 19-349

SHEET NAME: WA-01

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Mar 11, 2022 - 12:23pm - User abrewer
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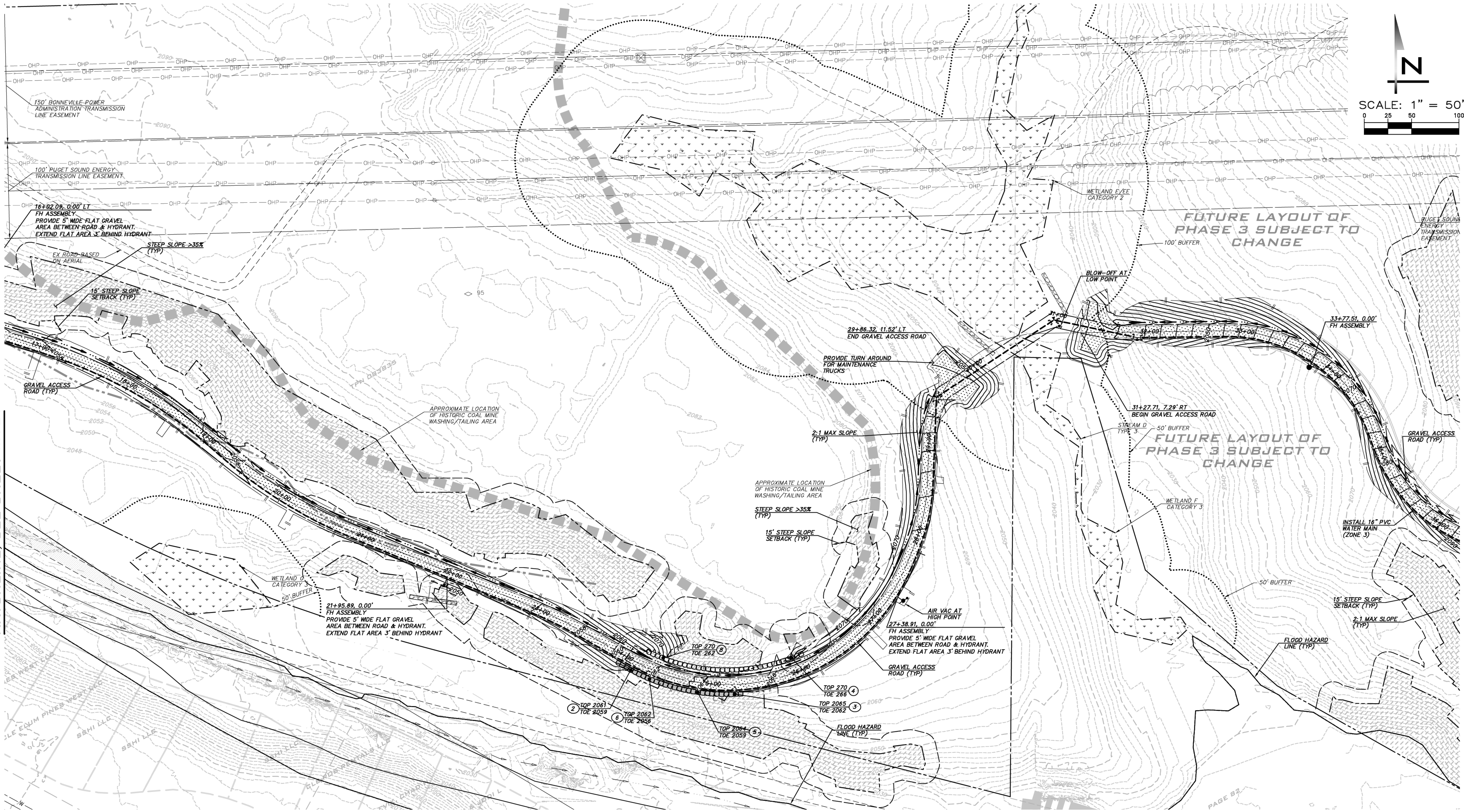
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



BLUELINE

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

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	
1	03/11/22	CW	REVISED PER CITY COMMENTS

ZONE 3 WATER MAIN EXTENSION PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

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

3/11/22

JOB NUMBER: 19-349

SHEET NAME: WA-02

CLEARING & TESC NOTES

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HATCH LEGEND

- STEEP SLOPE AREA >35%
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD

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24x36
Mar 11, 2022 – 12:24pm – User abrewer
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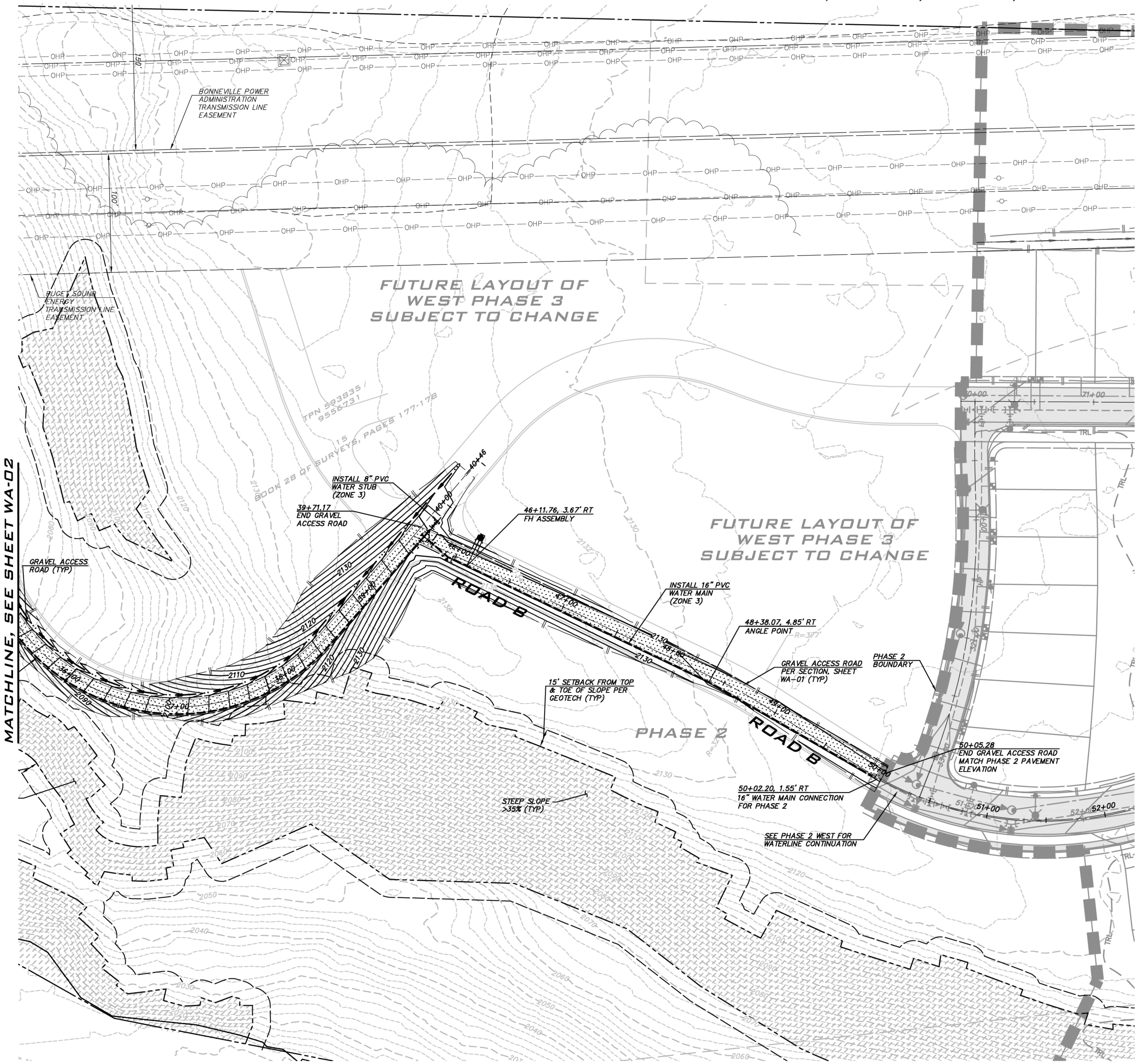
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



N

SCALE: 1" = 50'

0 25 50 100

HATCH LEGEND

- STEEP SLOPE AREA >35%
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- PROPOSED GRAVEL ROAD

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BLUELINE

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P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED

PROJECT MANAGER: BRETT K PUDISTS, PE

PROJECT ENGINEER: LYNDSEY FEDAK, PE

DESIGNER: CHRIS WISCOMB

ISSUE DATE: 3/11/2022

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

ZONE 3 WATER MAIN EXTENSION PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

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

3/11/22

JOB NUMBER: 19-349

SHEET NAME: WA-03

SHT 28 OF 43

24x36
Mar 11, 2022 - 12:24pm - User abrewer
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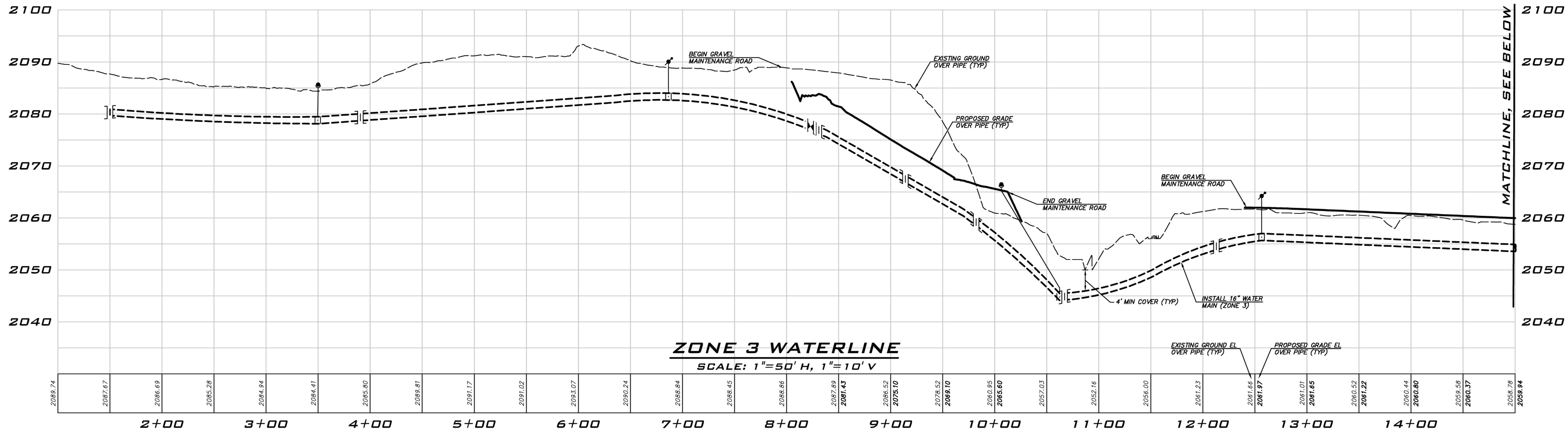
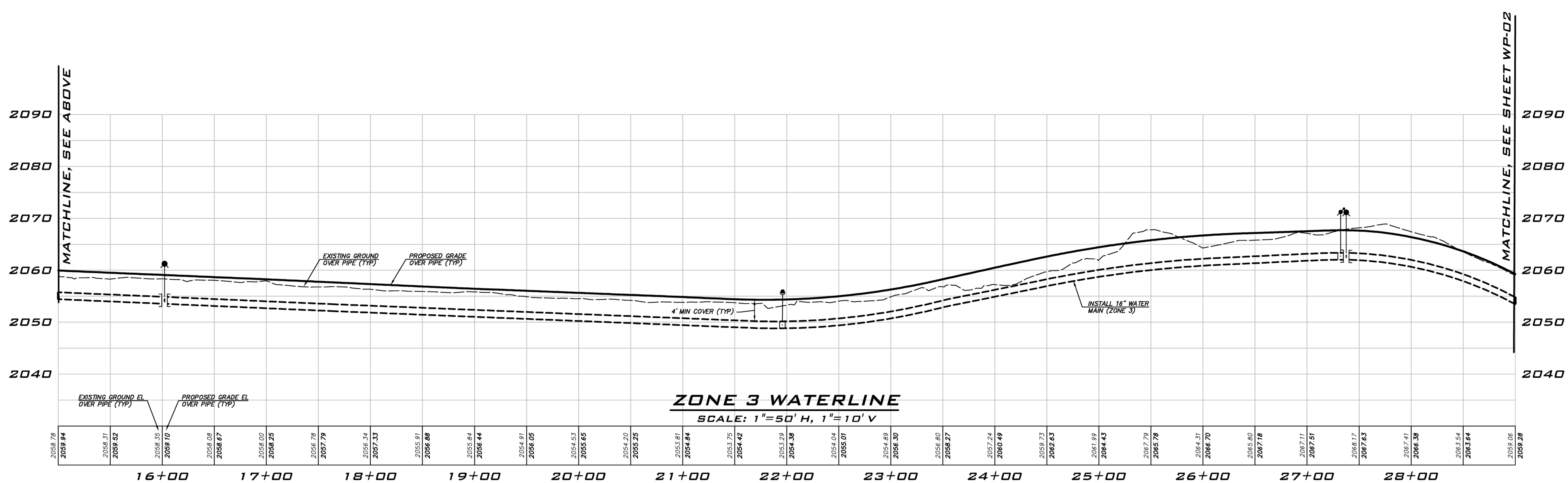


ZONE 3 WATERLINE

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



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ISSUE DATE: 3/11/2022

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1	03/11/22	CW	REVISED PER CITY COMMENTS

ZONE 3 WATER MAIN EXTENSION PROFILE

CITY HEIGHTS

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

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER
3/11/22

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

24x36
Mar 11, 2022 – 12:24pm – User abrewer
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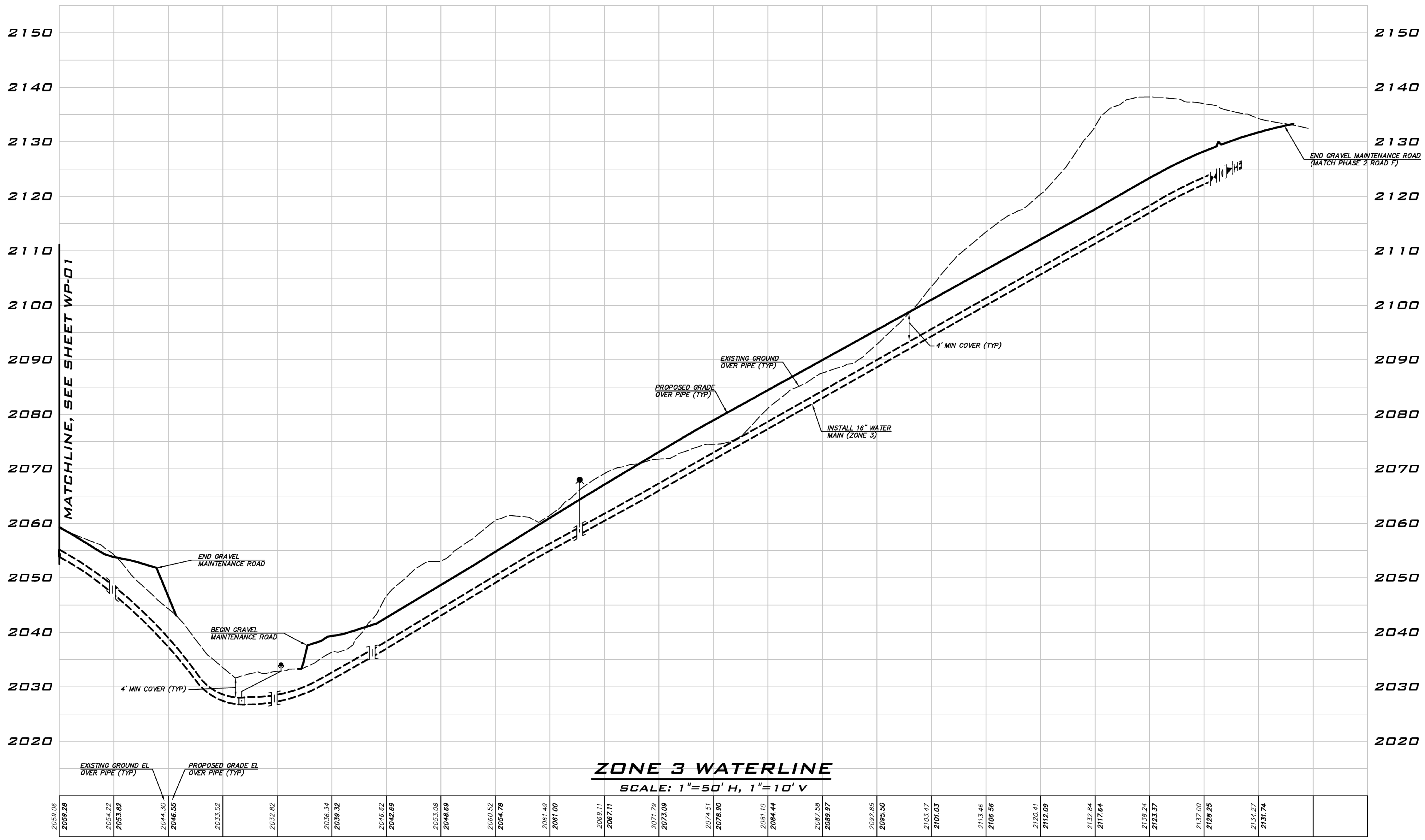
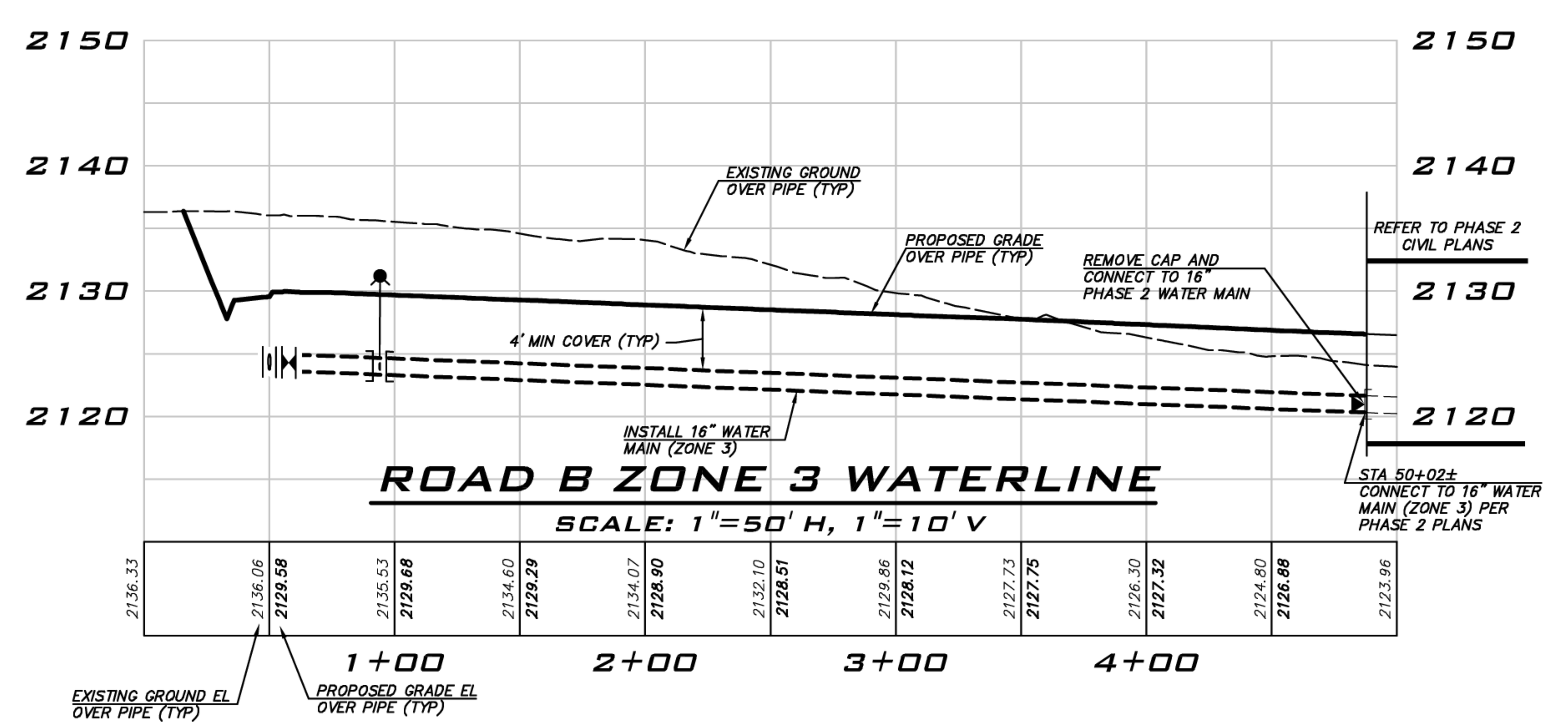
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



ZONE 3 WATERLINE

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



ROAD B ZONE 3 WATERLINE

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

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ISSUE DATE: 3/11/2022

REVISIONS

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ZONE 3 WATER MAIN EXTENSION PROFILE

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

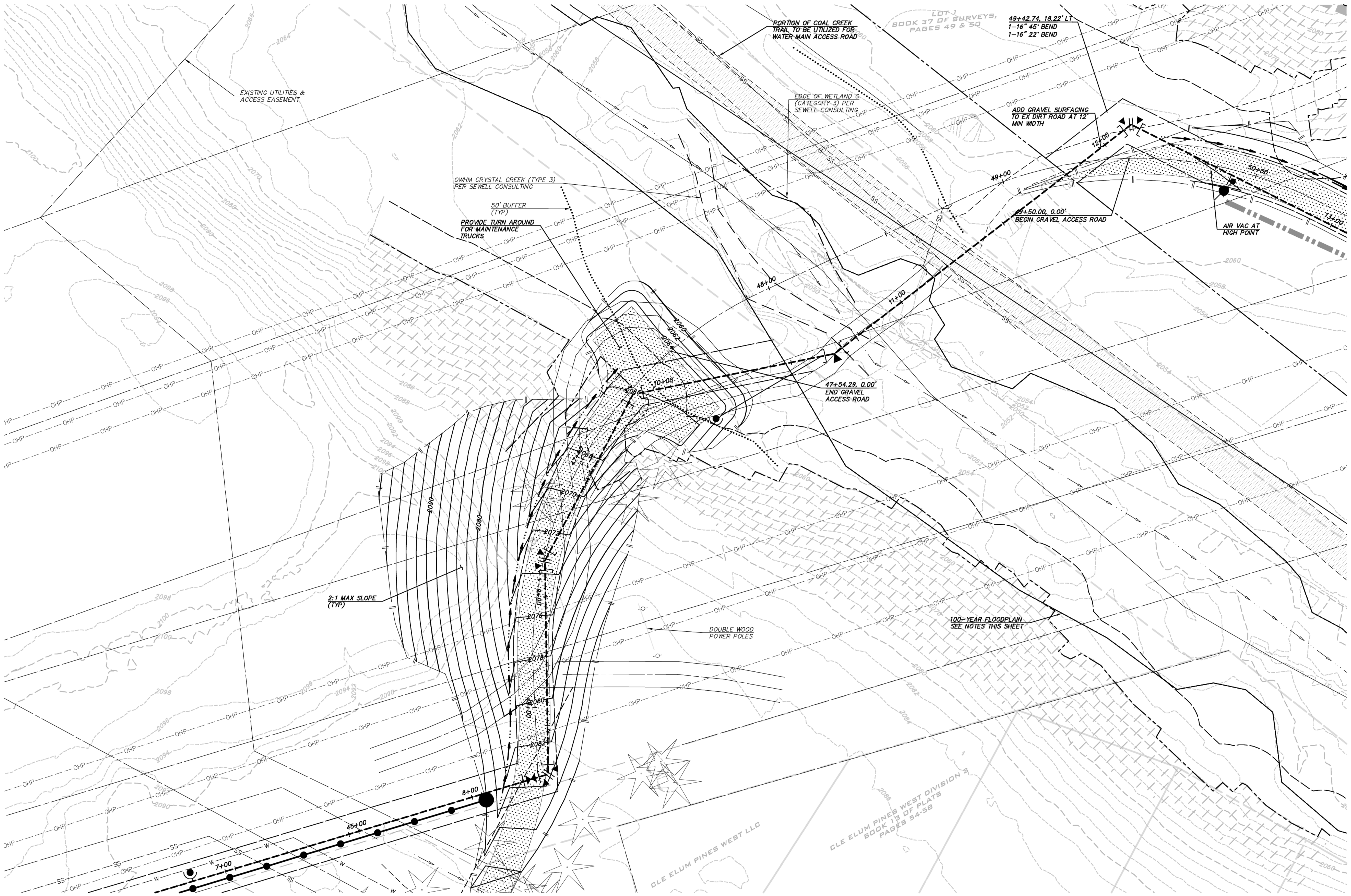
BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER

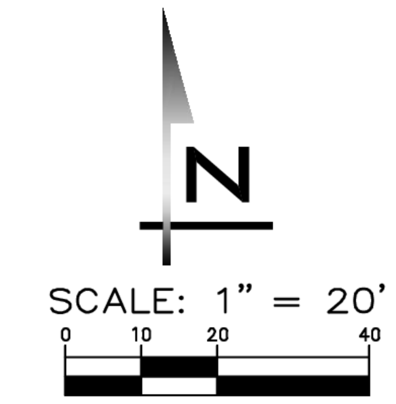
3/11/22

JOB NUMBER: 19-349

SHEET NAME: WP-02

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





HATCH LEGEND

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CRYSTAL CREEK FLOODPLAIN NOTES

WATER MAIN CROSSING IS LOCATED ON FEMA MAP PANEL 53037C-0679D (EFFECTIVE DATE 9/24/2021) ZONE A-E AND LOCATION IS REFERENCED IN FLOOD INSURANCE STUDY (FIS) 53037C-V001A AND 53037C-V002A (EFFECTIVE DATE 9/24/2021).

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

WETLAND CROSSING DETAIL

CITY HEIGHTS

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

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER
3/11/22

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

24x36
Mar 11, 2022 – 12:25pm – User abrewer
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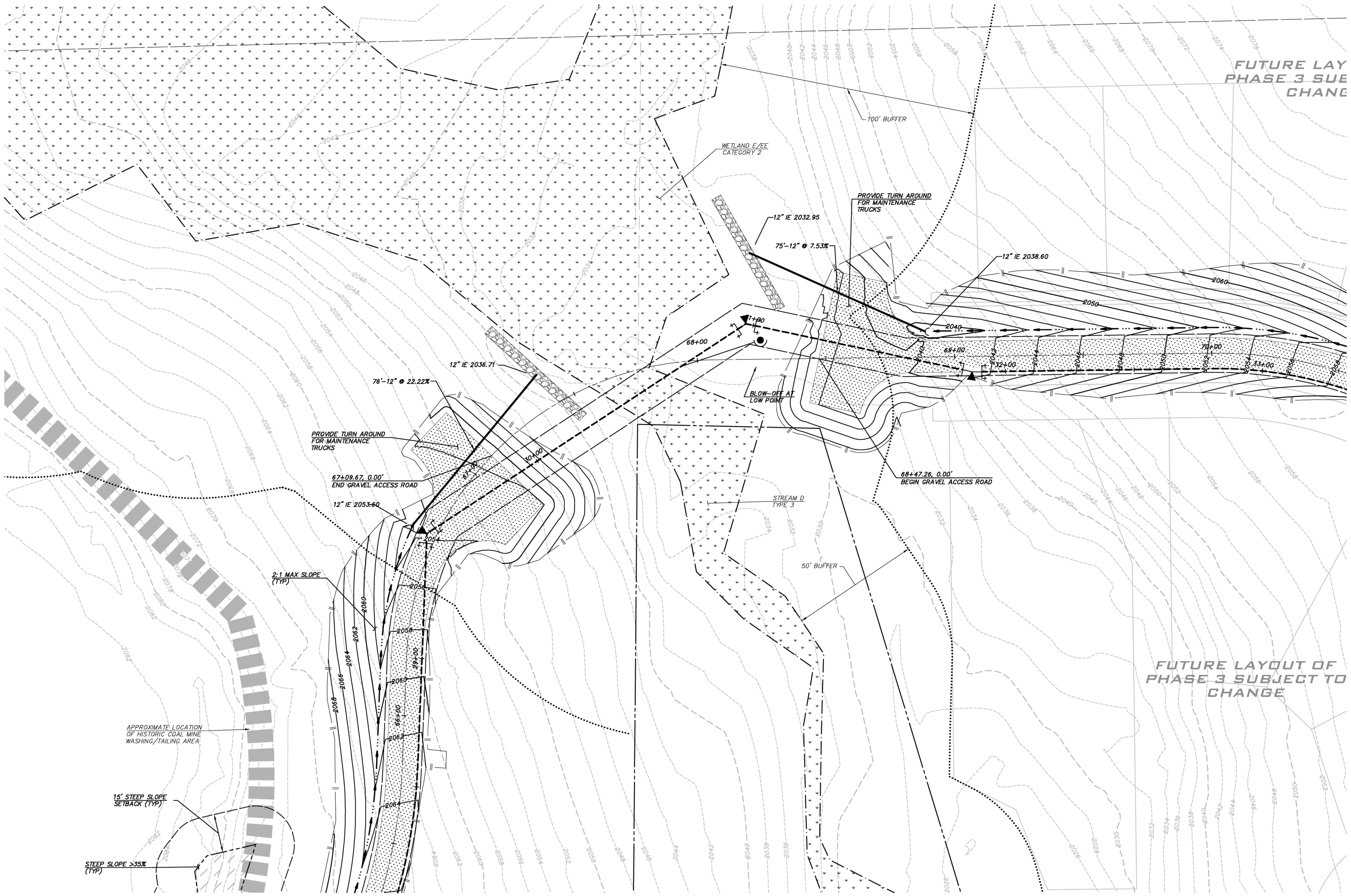
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



N

SCALE: 1" = 20'

0 10 20 40

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PROJECT MANAGER: BRETT K PUDISTS, PE

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DESIGNER: CHRIS WISCOMB

ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	
1	03/11/22	CW	REVISED PER CITY COMMENTS

WETLAND CROSSING DETAIL

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

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

3/11/22

JOB NUMBER: 19-349

SHEET NAME: WD-02

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Mar 11, 2022 – 12:25pm – User abrewer
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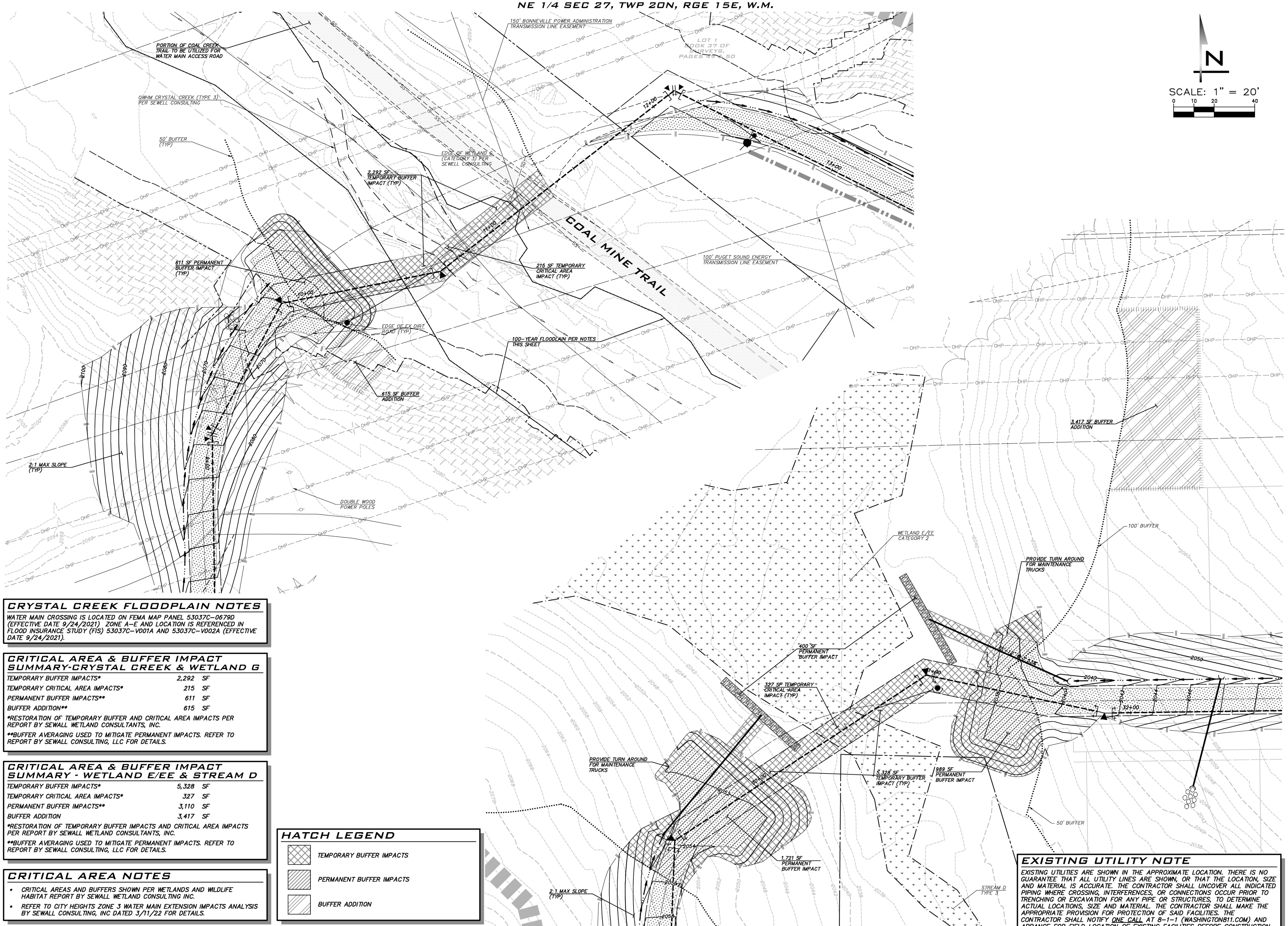

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CRITICAL AREA & BUFFER IMPACT SUMMARY-CRYSTAL CREEK & WETLAND G

TEMPORARY BUFFER IMPACTS*	2,292	SF
TEMPORARY CRITICAL AREA IMPACTS*	215	SF
PERMANENT BUFFER IMPACTS**	611	SF
BUFFER ADDITION**	615	SF

*RESTORATION OF TEMPORARY BUFFER AND CRITICAL AREA IMPACTS PER REPORT BY SEWALL WETLAND CONSULTANTS, INC.

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

CRITICAL AREA & BUFFER IMPACT SUMMARY - WETLAND E/EE & STREAM D

TEMPORARY BUFFER IMPACTS*	5,328	SF
TEMPORARY CRITICAL AREA IMPACTS*	327	SF
PERMANENT BUFFER IMPACTS**	3,110	SF
BUFFER ADDITION	3,417	SF

*RESTORATION OF TEMPORARY BUFFER IMPACTS AND CRITICAL AREA IMPACTS PER REPORT BY SEWALL WETLAND CONSULTANTS, INC.

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CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING INC.
- REFER TO CITY HEIGHTS ZONE 3 WATER MAIN EXTENSION IMPACTS ANALYSIS BY SEWALL CONSULTING, INC DATED 3/11/22 FOR DETAILS.

HATCH LEGEND

- TEMPORARY BUFFER IMPACTS
- PERMANENT BUFFER IMPACTS
- BUFFER ADDITION

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DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

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CRITICAL AREA BUFFER IMPACTS

CITY HEIGHTS

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(PRELIMINARY SITE PLAN & ENGINEERING)
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BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER
3/11/22

JOB NUMBER: 19-349
SHEET NAME: CA-02

24x36
Mar 11, 2022 - 12:26pm - User: cbrewer
E:\Projects\19349\Dwg\Final West Ph2\Zone 3 Water\19349CA.dwg

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

N

SCALE: 1" = 50'

0 25 50 100

GEOTECHNICAL NOTES

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

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HATCH LEGEND

GRAVEL ROAD

STEEP SLOPE >35%

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SCALE:
AS NOTED

PROJECT MANAGER:
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PROJECT ENGINEER:
LYNDSEY FEDAK, PE

DESIGNER:
CHRIS WISCOMB

ISSUE DATE:
3/11/2022

REVISIONS

NO	DATE	BY	REVISIONS
1	03/11/22	CW	REVISED PER CITY COMMENTS

MONTGOMERY ROAD & STORM PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

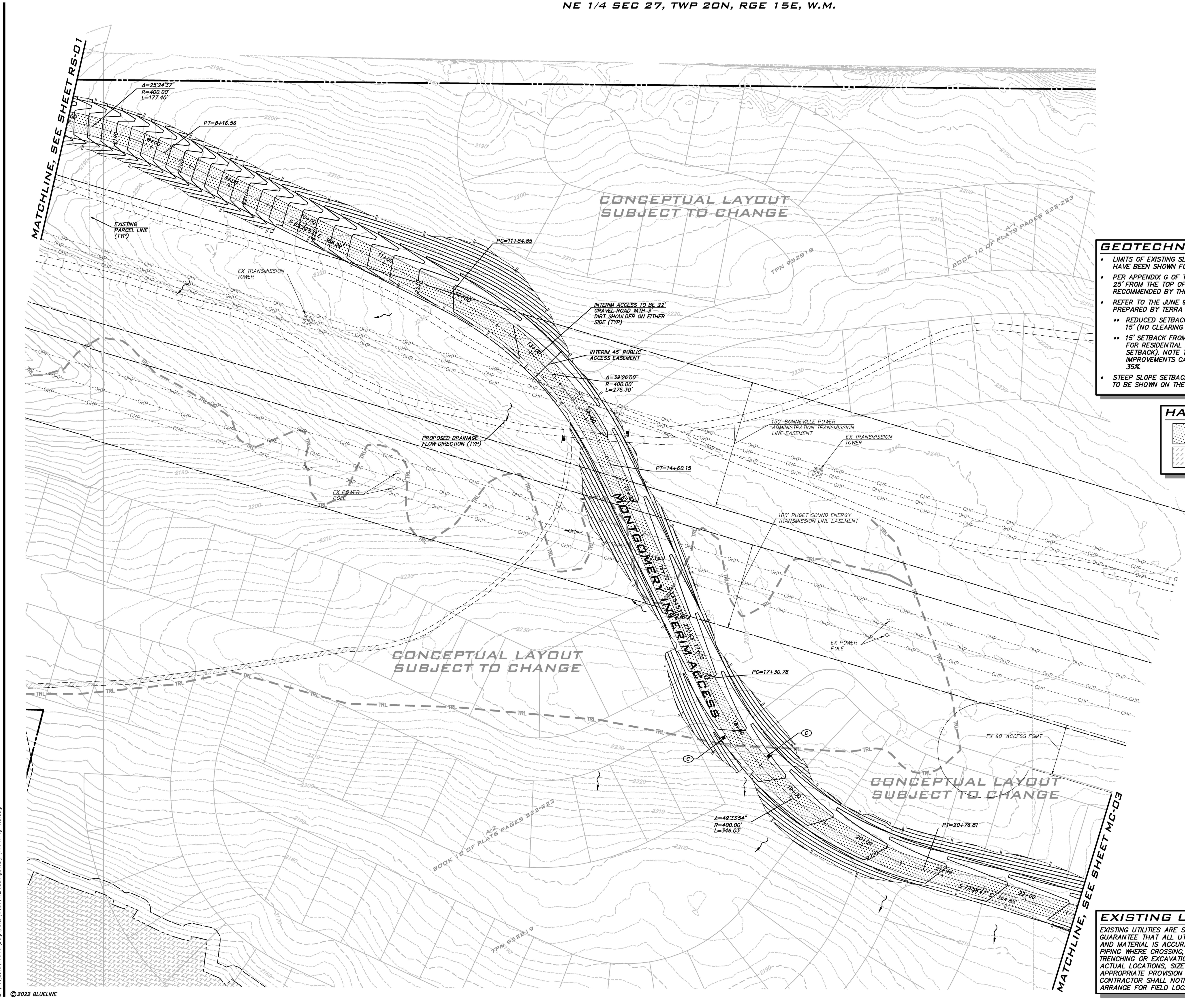
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/11/22

JOB NUMBER:
19-349

SHEET NAME:
MC-01



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HATCH LEGEND

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STEEP SLOPE >35%

EXISTING UTILITY NOTE

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

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	
1	03/11/22	CW	REVISED PER CITY COMMENTS

MONTGOMERY ROAD & STORM PLAN

CITY HEIGHTS

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

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER
3/11/22

JOB NUMBER: 19-349
SHEET NAME: MC-02

24x36
Mar 11, 2022 – 1:11pm – User: dbrewer
E:\Projects\19349\Dwg\Prel West Ph2\Montgomery\19349mg-RS.dwg

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

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRAIDNG SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
- REFER TO THE JUNE 9, 2020 GEOTECHNICAL REPORT FOR CITY HEIGHTS PREPARED BY TERRA ASSOCIATES INC. FOR DETAILS RELATED TO:
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- STEEP SLOPE SETBACKS AND RELATED CLEARING AND GRADING RESTRICTIONS TO BE SHOWN ON THE FINAL PLAT MAP.

HATCH LEGEND

GRAVEL ROAD

STEEP SLOPE >35%

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

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MONTGOMERY ROAD & STORM PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

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

3/11/22

JOB NUMBER: 19-349

SHEET NAME: MC-03

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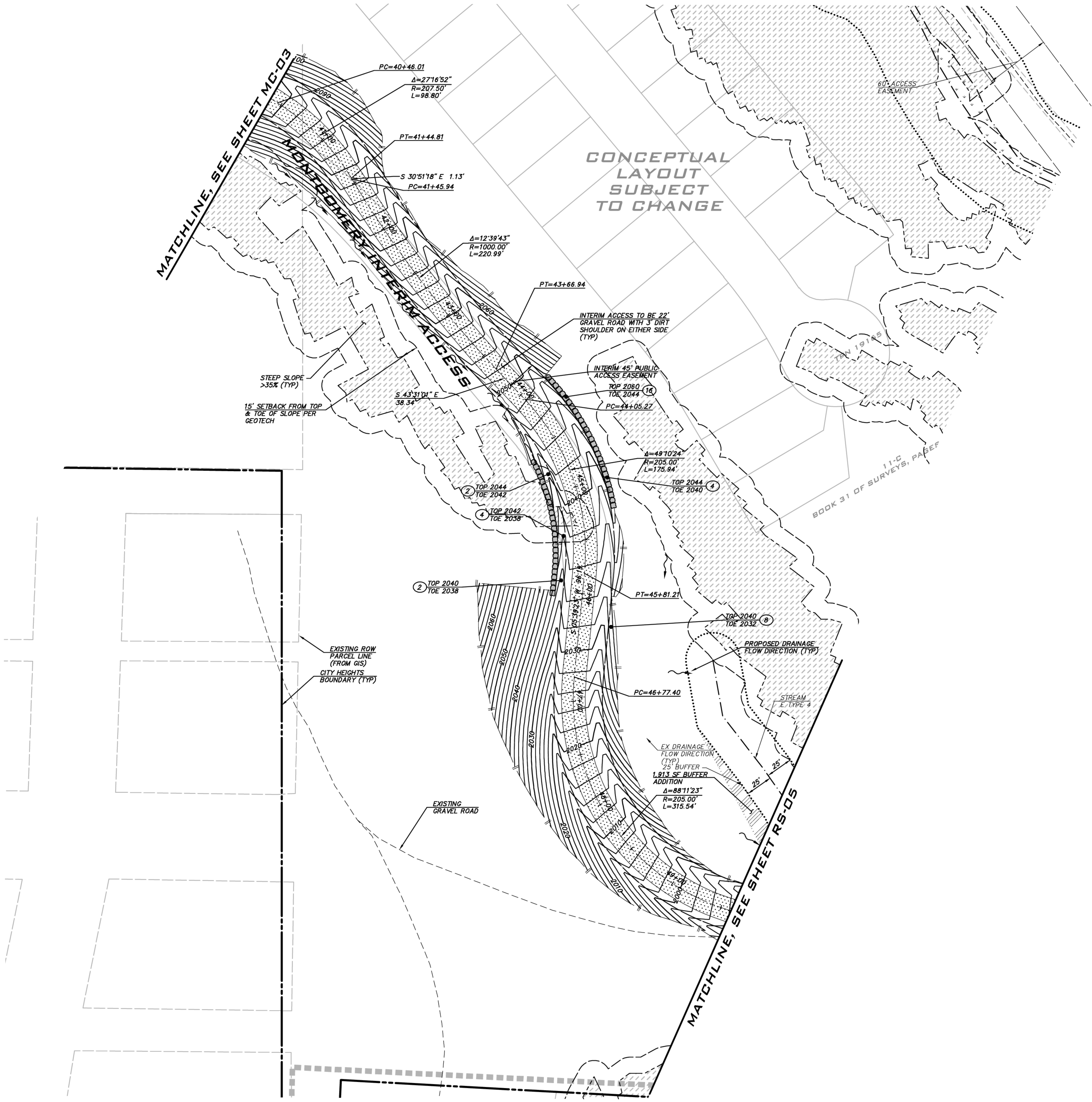

N

SCALE: 1" = 50'
0 25 50 100

HATCH LEGEND

- GRAVEL ROAD
- STEEP SLOPE >35%

GEOTECHNICAL NOTES

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

NO	DATE	BY	REVISIONS
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MONTGOMERY ROAD & STORM PLAN

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

(PRELIMINARY SITE PLAN & ENGINEERING)

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

3/11/22

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

24x36
Mar 11, 2022 – 12:28pm – User abrewer
E:\Projects\19349\Dwg\Final West Ph2\Montgomery\19349mg-RS.dwg

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

N

SCALE: 1" = 50'

0 25 50 100

HATCH LEGEND

GRAVEL ROAD

STEEP SLOPE >35%

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: CHRIS WISCOMB
ISSUE DATE: 3/11/2022

REVISIONS

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MONTGOMERY ROAD & STORM PLAN

CITY HEIGHTS

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

BRETT K. PUDISTS
STATE OF WASHINGTON
37925
REGISTERED
PROFESSIONAL ENGINEER
3/11/22

JOB NUMBER: 19-349
SHEET NAME: MC-05

24x36
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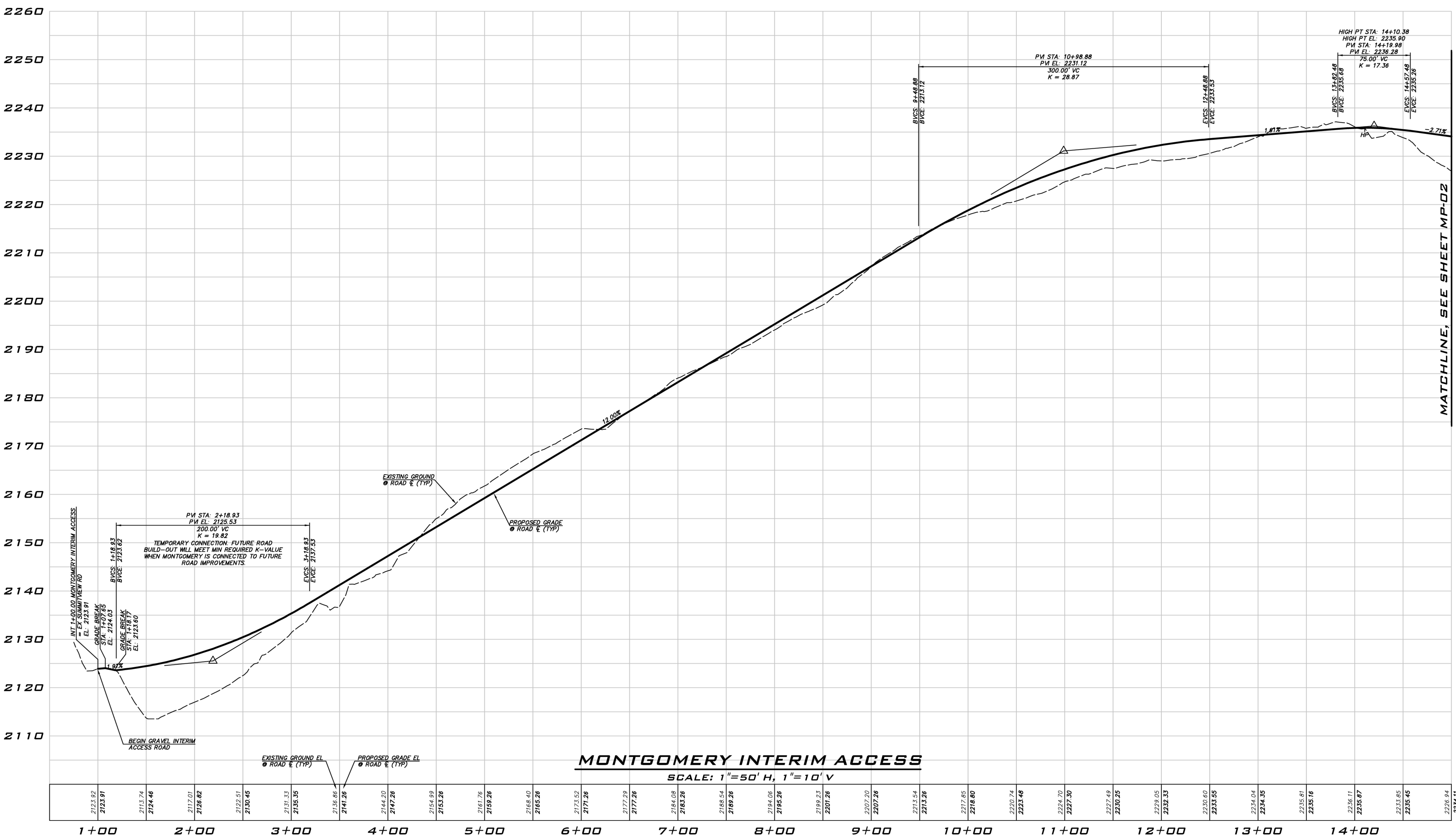
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



MONTGOMERY INTERIM ACCESS

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

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PROJECT MANAGER: BRETT K PUDISTS, PE
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MONTGOMERY ROAD & STORM PROFILES

CITY HEIGHTS

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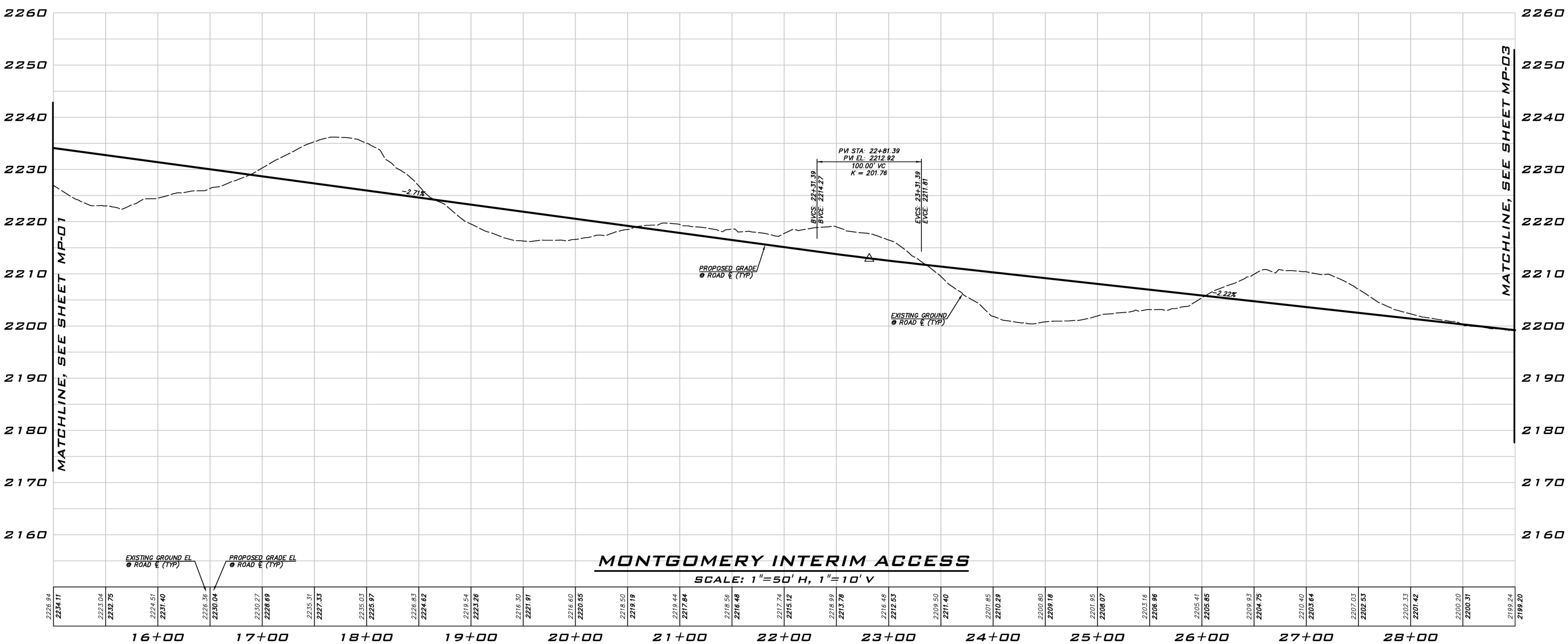
(PRELIMINARY SITE PLAN & ENGINEERING)
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER
3/11/22

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

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



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SCALE:
AS NOTED

PROJECT MANAGER:
BRETT K PUDISTS, PE

PROJECT ENGINEER:
LYNDSEY FEDAK, PE

DESIGNER:
CHRIS WISCOMB

ISSUE DATE:
3/11/2022

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MONTGOMERY ROAD & STORM PROFILES

CITY HEIGHTS

PHASE 2 (PODS B4, B5 & B6)

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CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS
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REGISTERED PROFESSIONAL ENGINEER

3/11/22

JOB NUMBER:
19-349

SHEET NAME:
MP-02

SHT 40 OF 43

24x36
Mar 11, 2022 – 12:28pm – User abrewer
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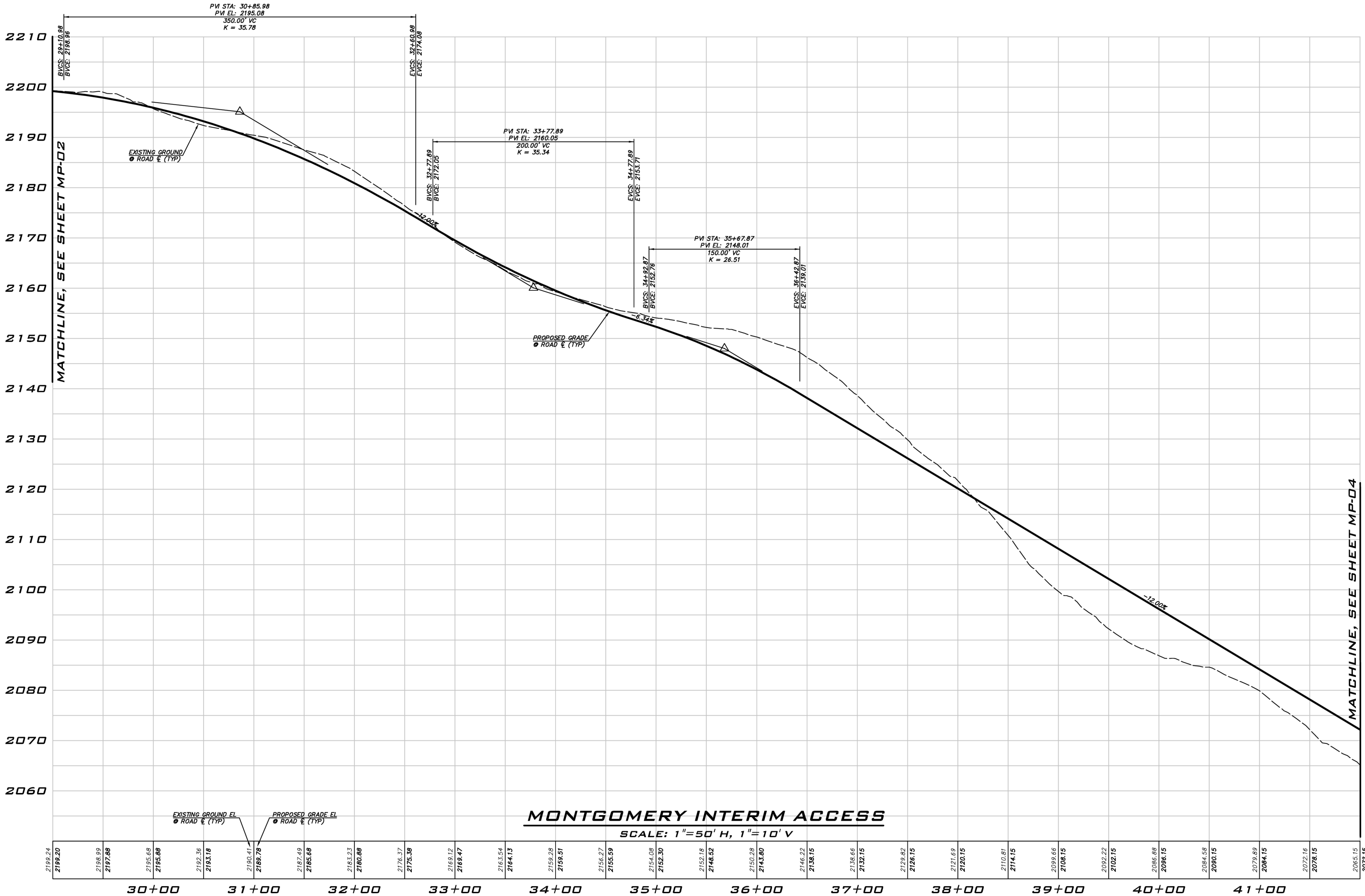

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MONTGOMERY ROAD & STORM PROFILES

CITY HEIGHTS
PHASE 2 (PODS B4, B5 & B6)
(PRELIMINARY SITE PLAN & ENGINEERING)
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BRETT K. PUDISTS
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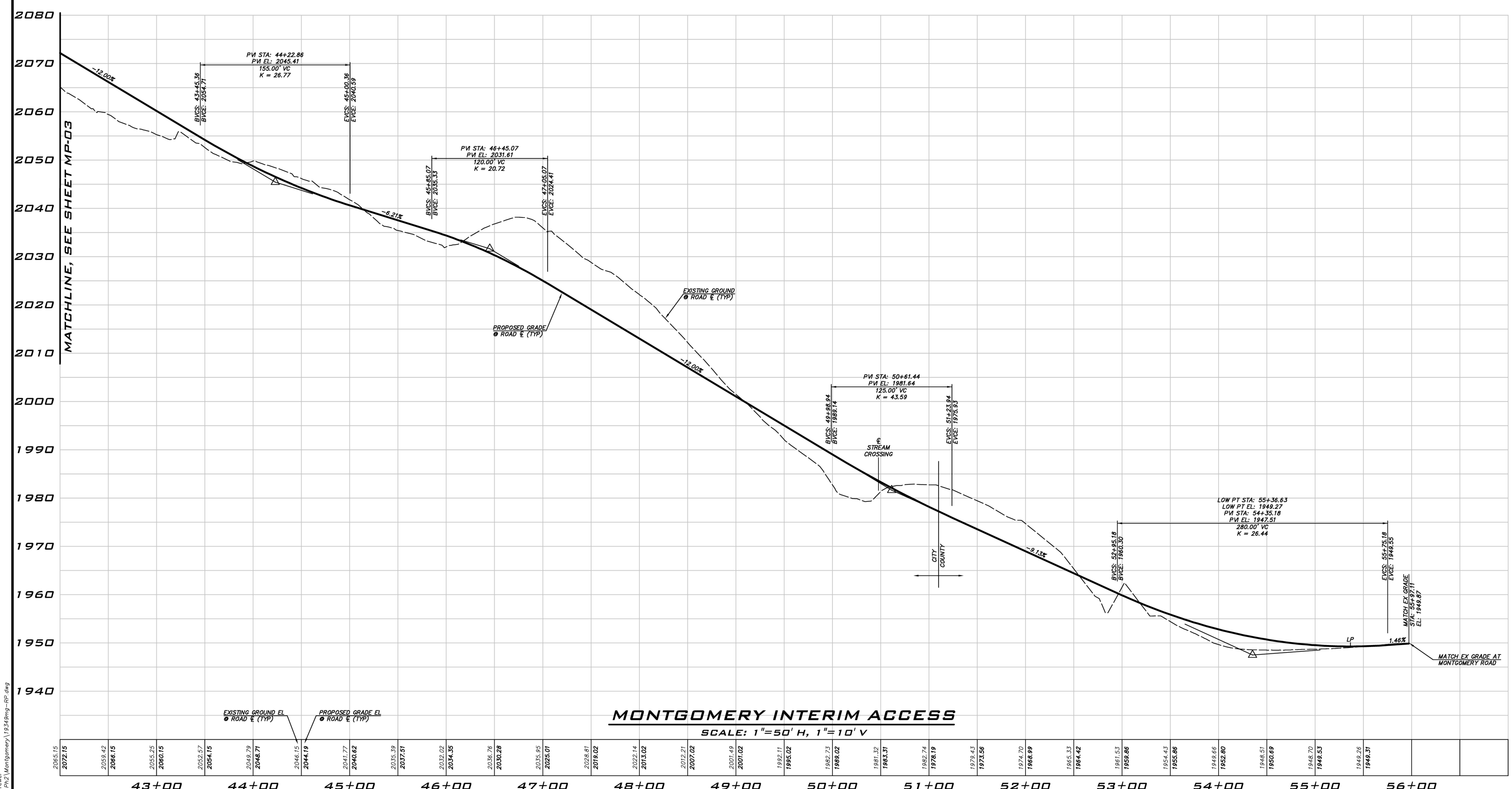
3/11/22

JOB NUMBER: 19-349
SHEET NAME: MP-03
SHT 41 OF 43

24x36
Mar 11, 2022 - 12:28pm - User abrewer
E:\Projects\19349\Dwg\Final West Ph2\Montgomery\19349mg-RP.dwg

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



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MONTGOMERY ROAD & STORM PROFILES

CITY HEIGHTS

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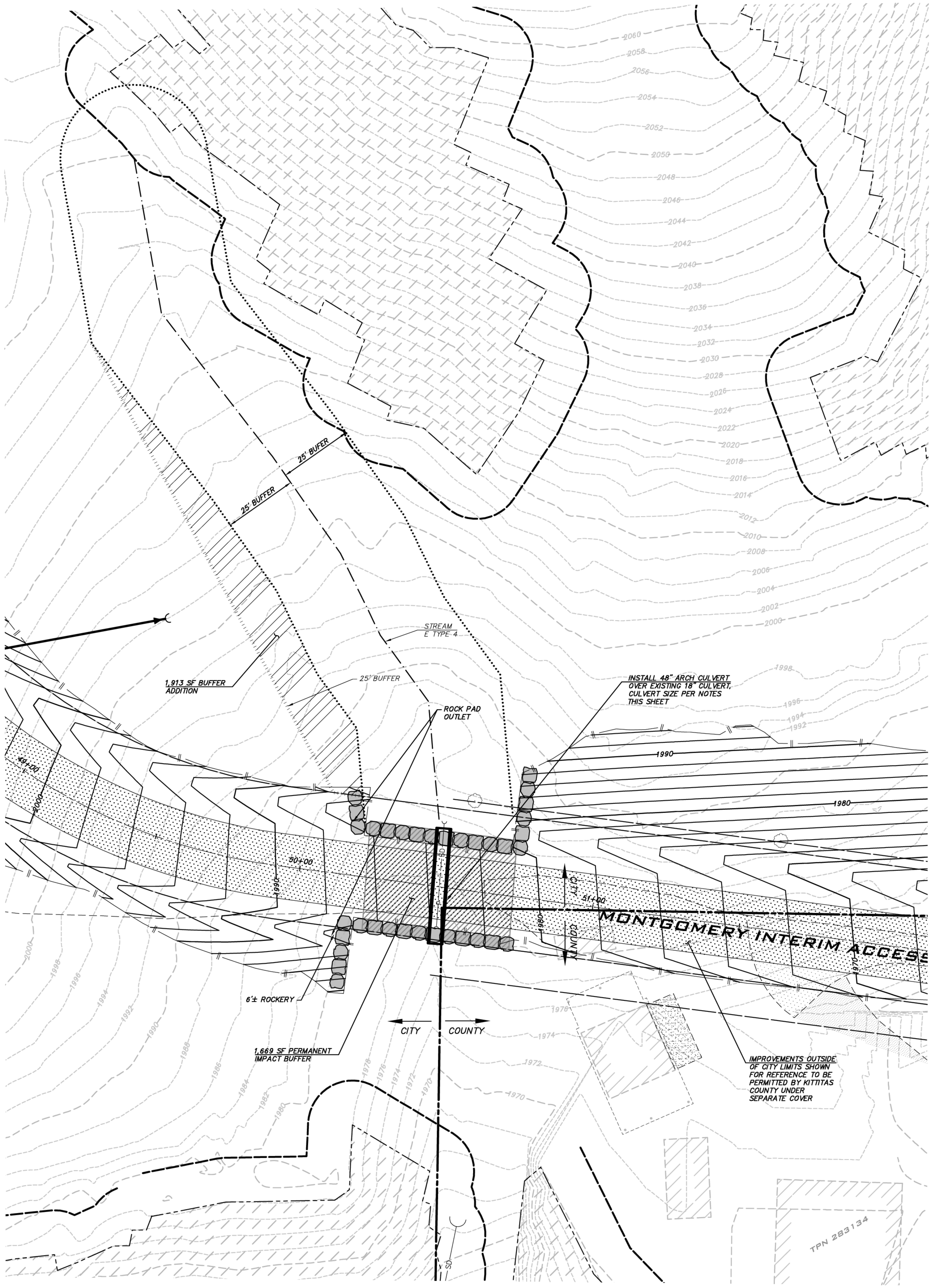
3/11/22

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

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



N

SCALE: 1" = 20'

0 10 20 40

HATCH LEGEND

- PERMANENT BUFFER IMPACTS
- BUFFER ADDITION

BUFFER IMPACT SUMMARY - STREAM E

PERMANENT BUFFER IMPACTS*	1,669	SF
BUFFER ADDITION*	1,913	SF

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

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

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING INC.
- REFER TO CITY HEIGHTS PHASE 2 PLAT AND INTERIM MONTGOMERY ACCESS IMPACTS ANALYSIS BY SEWALL CONSULTING, INC DATED 3/8/22 FOR DETAILS.

CULVERT SIZE NOTE

THE CULVERT SIZE WAS DETERMINED BY ASSUMING THE DOWNSTREAM PIPE SIZE (18") TO BE THE OHWM & APPLYING CULVERT SIZE GUIDANCE FROM SEWALL WETLAND CONSULTING, INC.
CULVERT SIZE = 1.2 x OHWM WIDTH + 2' =
1.2 x 1.5' + 2' = 3.5' (ROUNDED TO 4')

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SCALE: AS NOTED

PROJECT MANAGER: BRETT K PUDISTS, PE

PROJECT ENGINEER: LYNDSEY FEDAK, PE

DESIGNER: CHRIS WISCOMB

ISSUE DATE: 3/11/2022

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CRITICAL AREA BUFFER IMPACTS

CITY HEIGHTS

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