

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**



**BLUELINE**  
 25 CENTRAL WAY, SUITE 400,  
 KIRKLAND, WA 98033  
 P: 425.218.4051 F: 425.218.4052  
 WWW.THEBLUELINEGROUP.COM

SCALE: 1" = 500'  
 0 250 500 1000

SCALE: AS NOTED  
 PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**  
 PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**  
 DESIGNER:  
**CHRIS WISCOMB**  
 ISSUE DATE:  
**11/15/2021**

### 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
- 10' PROPOSED CONTOURS
- 2' PROPOSED CONTOURS
- FILL RETAINING WALL
- CUT RETAINING WALL
- FILL ROCKERY
- CUT ROCKERY
- DAYLIGHT LINE
- BARRICADE
- BIKE TRAIL
- PEDESTRIAN TRAIL
- MAILBOX
- SIGN
- CURB RAMP
- DRY UTILITY CORRIDOR
- DRY UTILITY CONDUIT
- STREET LIGHT
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP
- SLOPE DAGGER
- BARRICADE
- INTERIM PROTECTION ZONE

**PROPOSED STORM DRAINAGE**

- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- ROCKERY DRAIN
- PIPE FLOW
- 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
- TYPE III CB - STANDARD GRATE
- TYPE III CB - LOCKING LID
- TYPE IV CB - STANDARD GRATE
- TYPE IV CB - LOCKING LID
- TYPE V CB - STANDARD GRATE
- TYPE V CB - LOCKING LID
- TYPE VI CB - STANDARD GRATE
- TYPE VI CB - LOCKING LID
- TYPE VII CB - STANDARD GRATE
- TYPE VII CB - LOCKING LID
- TYPE VIII CB - STANDARD GRATE
- TYPE VIII CB - LOCKING LID
- TYPE IX CB - STANDARD GRATE
- TYPE IX CB - LOCKING LID
- TYPE X CB - STANDARD GRATE
- TYPE X CB - LOCKING LID
- TYPE XI CB - STANDARD GRATE
- TYPE XI CB - LOCKING LID
- TYPE XII CB - STANDARD GRATE
- TYPE XII CB - LOCKING LID
- TYPE XIII CB - STANDARD GRATE
- TYPE XIII CB - LOCKING LID
- TYPE XIV CB - STANDARD GRATE
- TYPE XIV CB - LOCKING LID
- TYPE XV CB - STANDARD GRATE
- TYPE XV CB - LOCKING LID
- TYPE XVI CB - STANDARD GRATE
- TYPE XVI CB - LOCKING LID
- TYPE XVII CB - STANDARD GRATE
- TYPE XVII CB - LOCKING LID
- TYPE XVIII CB - STANDARD GRATE
- TYPE XVIII CB - LOCKING LID
- TYPE XIX CB - STANDARD GRATE
- TYPE XIX CB - LOCKING LID
- TYPE XX CB - STANDARD GRATE
- TYPE XX CB - LOCKING LID
- TYPE XXI CB - STANDARD GRATE
- TYPE XXI CB - LOCKING LID
- TYPE XXII CB - STANDARD GRATE
- TYPE XXII CB - LOCKING LID
- TYPE XXIII CB - STANDARD GRATE
- TYPE XXIII CB - LOCKING LID
- TYPE XXIV CB - STANDARD GRATE
- TYPE XXIV CB - LOCKING LID
- TYPE XXV CB - STANDARD GRATE
- TYPE XXV CB - LOCKING LID
- TYPE XXVI CB - STANDARD GRATE
- TYPE XXVI CB - LOCKING LID
- TYPE XXVII CB - STANDARD GRATE
- TYPE XXVII CB - LOCKING LID
- TYPE XXVIII CB - STANDARD GRATE
- TYPE XXVIII CB - LOCKING LID
- TYPE XXIX CB - STANDARD GRATE
- TYPE XXIX CB - LOCKING LID
- TYPE XXX CB - STANDARD GRATE
- TYPE XXX CB - LOCKING LID

**PROPOSED SANITARY SEWER AND WATER**

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

**PROPOSED POND**

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

**EXISTING FEATURES**

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

### CURRENT PHASE INFO

PHASE AREA: 29.10 AC  
 (PODS B7, AND C)

EXISTING PARCELS:  
 493935  
 \*956732/956733 (COUPLED PARCELS)  
 \*956734/956735 (COUPLED PARCELS)

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

PROPOSED LOTS: 62

### DEV STANDARDS / ZONING INFO

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

### HAUL ROUTE

UNLESS OTHERWISE AUTHORIZED, THE HAUL ROUTE FOR PHASE I IS TO BE THE ALLIANCE ROAD ROUTE.

### LIGHT AND GLARE

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

### COAL MINE HAZARD AREA

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

### TRACT AND LOT INFO

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

### BLA NOTE

A BOUNDARY LINE ADJUSTMENT TO MODIFY EXISTING PARCEL BOUNDARIES TO MATCH CURRENT PHASE BOUNDARIES WILL BE PROCESSED AS NEEDED. REFER TO CONDITION OF APPROVAL #10 ON SHEET COA-01 FOR ADDITIONAL INFORMATION.

ALLOWED UNITS PER DEVELOPMENT POD			
DEVELOPMENT AREA	ALLOWED DENSITY	PROPOSED DENSITY	REMAINING DENSITY
B7	B1-B7 215 ERUs	28	187
C	C 50 ERUs	34	16

- NOTES:
- ALLOWED DENSITY PER APPENDIX A OF DA.
  - REFER TO SHEET COA-1 FOR CONDITION OF APPROVAL #7 RELATED TO FULL DEVELOPMENT OF PODS B7 AND C.

### STREAM, WETLAND, BUFFER NOTES

- REFER TO CONDITION 19 ON SHEET COA-1 FOR REQUIREMENTS RELATED TO ACTIVITIES WITHIN STREAMS, WETLANDS AND THEIR BUFFERS.
- DO NOT DISTURB STREAMS, WETLAND OR BUFFERS UNTIL WRITTEN AUTHORIZATION FROM THE CITY IS PROVIDED.
- SEE SHEET GN-01 FOR LIST OF RELEVANT REPORTS BY SEWALL CONSULTING, INC

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5	EC-02	EXISTING CONDITIONS & DEMO PLAN
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7	TP-02	TESC PLANS
8	TD-01	TESC DETAILS
9	GP-01	GRADING PLANS
10	GP-02	GRADING PLANS
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14	RS-02	ROAD & STORM PLANS
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16	RP-02	ROAD & STORM PROFILES
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18	RP-04	ROAD & STORM PROFILES
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20	XS-01	CROSS SECTIONS
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25	PD-02	POND PLANS
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27	SW-02	SEWER & WATER PLANS
28	SP-01	SEWER & WATER PROFILES
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31	SP-04	SEWER & WATER PROFILES
32	CA-01	BUFFER AVERAGING
33	CA-02	CRITICAL AREA CROSSING
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35	CA-04	CRITICAL AREA BUFFER IMPACTS
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47	DT-06	STANDARD DETAILS

**BUFFER RESTORATION PLAN BY SEWALL WETLAND CONSULTING, INC**  
 48 1 OF 1 BUFFER RESTORATION PLAN

### PROJECT TEAM

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

**SURVEYOR**  
 ENCOMPASS  
 407 SWIFTWATER BLVD  
 CLE ELUM, WA 98022  
 (206) 874-7433  
 CONTACT: MARC KIRKPATRICK

**CIVIL ENGINEER**  
 BLUELINE  
 25 CENTRAL WAY, SUITE 400  
 KIRKLAND, WA 98033  
 (425) 218-4051  
 CONTACT: BRETT PUDISTS, PE

**GEOTECH**  
 TERRA ASSOCIATES  
 12220 113TH AVE NE, SUITE 130  
 KIRKLAND, WA 98034  
 (425) 821-7777  
 CONTACT: TED SCHEPPER

**WETLAND CONSULTANT**  
 SEWALL WETLAND CONSULTING, INC  
 PO BOX 880  
 FALL CITY, WA 98024  
 (253) 853-0515  
 CONTACT: ED SEWALL

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

### CITY HEIGHTS NOTES

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

### EXISTING UTILITY NOTE

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

NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL MINE PARK (CLEAR & GRADE)
3	08/12/21	CHW	ADDED COAL MINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED PDS
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

COVER SHEET

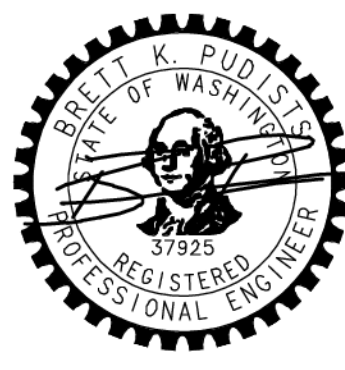
**CITY HEIGHTS**

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

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM

WASHINGTON



11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**CV-01**

SHT 1 OF 48

2/4/22  
 Nov 15, 2021 - 1:53pm - User: abrewer  
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**CONDITIONS OF PRELIMINARY PLAT APPROVAL**

IN RESPONSE TO CITY COMMENT, SELECT CONDITIONS OF APPROVAL HAVE BEEN ADDED TO THESE PLANS.

- 7. THE AREAS DESIGNATED FOR DEVELOPMENT IN THE PHASE I PRELIMINARY PLAT MAP IN EXHIBIT AA TO THIS DOCUMENT SHALL CONSTITUTE THE FULL DEVELOPMENT OF DEVELOPMENT POD B-7 AND DEVELOPMENT AREA C, AND NO FURTHER PLATS OR DEVELOPMENT PLANS SHALL BE SUBMITTED FOR THESE AREAS, EXCEPT AS AUTHORIZED IN THIS DOCUMENT.
- 10. THE PHASE I PLAT CONSISTS OF PORTIONS OF PARCELS 493935, 95632, AND 956734. THE PRELIMINARY APPROVAL OF THE PHASE I PLAT DOES NOT AUTHORIZE ANY DEVELOPMENT ACTIVITIES ON THE PORTIONS OF THESE PARCELS OUTSIDE OF THE PLAT, UNLESS SPECIFICALLY AUTHORIZED IN THIS AGREEMENT.
  - a. PRIOR TO FINAL APPROVAL OF THE PHASE I PLAT THE PROJECT SPONSOR SHALL SUBMIT FOR CITY REVIEW AND APPROVAL A BOUNDARY LINE ADJUSTMENT OR OTHER MEANS OF ESTABLISHING THE PORTIONS OF THESE PARCELS OUTSIDE OF THE PHASE I PLAT AS SEPARATE PARCELS OR TRACTS.
- 12. THE PHASE I PRELIMINARY PLAT MAY BE IMPLEMENTED IN THREE DIVISIONS AND THE APPLICATION FOR FINAL PLAT APPROVAL FOR EACH DIVISION MAY BE SUBMITTED FOR CITY REVIEW AND APPROVAL SEPARATELY, PROVIDED THAT:
  - a. EACH DIVISION MUST DEMONSTRATE COMPLIANCE WITH THE CONDITIONS OF PHASE I PRELIMINARY PLAT APPROVAL.
  - b. ALL REQUIRED INFRASTRUCTURE NECESSARY TO SERVE THAT DIVISION, AS DETERMINED BY THE CITY, SHALL HAVE BEEN DESIGNED AND CONSTRUCTED, AND SHALL HAVE BEEN ACCEPTED BY THE CITY, OR SUFFICIENT FINANCIAL GUARANTEES, AS DETERMINED BY THE CITY SHALL BE IN PLACE.
  - c. ALL INFRASTRUCTURE IMPROVEMENTS HAVE BEEN DESIGNED AND CONSTRUCTED TO STAND ALONE AND OPERATE IN ACCORDANCE WITH APPLICABLE STANDARDS WITHOUT FURTHER IMPROVEMENTS IN SUBSEQUENT PHASES.
  - d. THE CITY MAY DEFER REQUIRED DEDICATIONS UNTIL THE COMPLETION OF ALL DIVISIONS TO IMPLEMENT PHASE I HAVE BEEN COMPLETED GIVEN THE UNCERTAINTY OF THE TIMING OF SUBSEQUENT PHASES OF DEVELOPMENT; PROPOSED DEDICATIONS MAY BE FURTHER DEFERRED UNTIL SUCH TIME THAT THE CITY DETERMINES, IN ITS SOLE DISCRETION, THAT IT CAN REASONABLY ASSUME MAINTENANCE RESPONSIBILITIES WITHOUT THE COMPLETION OF RELATED IMPROVEMENTS OR WITHOUT INTERFERENCE BY SUBSEQUENT CONSTRUCTION ACTIVITIES.
- 13. THE PERMITTED USES AND ALL TERMS AND CONDITIONS APPLICABLE TO PUBLIC AND PRIVATE TRACTS SHALL BE IDENTIFIED ON THE FACE OF THE FINAL PLAT, PROVIDED THAT:
  - a. THE PROJECT SPONSOR SHALL SUBMIT A DRAFT COPY OF ALL DOCUMENTS THAT CREATE OR ASSIGN RESPONSIBILITIES TO A HOMEOWNER'S ASSOCIATION TO THE CITY ATTORNEY FOR REVIEW PRIOR TO FINAL PLAT APPROVAL, OR BY MUTUAL AGREEMENT OF THE PARTIES, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
  - b. THE CITY MAY REQUIRE MEASURES SUCH AS COVENANTS OR OTHER LEGAL INSTRUMENTS TO ENSURE THAT THE HOMEOWNER ASSOCIATION(S) PERFORM THEIR OBLIGATIONS TO MAINTAIN PRIVATE TRACTS IN PERPETUITY.
  - c. THE PROJECT SPONSOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRACTS THAT MAY BE DEDICATED TO THE CITY OR ANOTHER PUBLIC AGENCY UNTIL SUCH TIME THAT THE DEDICATION OCCURS, AND THAT NO UNAUTHORIZED USES OCCUR, NOR ANY USE THAT MAY CAUSE DEGRADATION OF THESE AREAS.
- 22. IT IS THE INTENT OF THE PARTIES TO PREPARE AND PRESENT FOR CITY COUNCIL APPROVAL A MEMORANDUM OF UNDERSTANDING THAT ADDRESSES THE DEVELOPMENT AND MAINTENANCE OF PARKS AND TRAILS WITHIN THE PHASE I PLAT. IN THE ABSENCE OF AN APPROVED MEMORANDUM OF UNDERSTANDING THE FOLLOWING CONDITIONS 23-26 SHALL APPLY.
- 23. PROPERTY WITHIN THE BOUNDARIES OF THE PHASE I PRELIMINARY PLAT TO BE INCLUDED IN THE REQUIRED RED ROCK OPEN SPACE (PARK #3) SHALL BE PLACED IN A PRIVATELY OWNED OPEN SPACE TRACT FOR FUTURE DEDICATION TO THE CITY OR OTHER PUBLIC AGENCY, PROVIDED THAT IN THE INTERIM PERIOD PRIOR TO DEDICATION:
  - a. CRITICAL AREAS AND THEIR BUFFERS AND OTHER AREAS NOT SUITABLE FOR RECREATIONAL USES ARE IDENTIFIED AND PROTECTED THROUGH SIGNAGE AND THROUGH SUCH MEASURES AS THE STRATEGIC PLACEMENT OF FENCING OR PLACEMENT IN SEPARATE TRACTS SUBJECT TO CONSERVATION EASEMENTS.
  - b. THE PROPERTY OWNER SHALL NOT ENCOURAGE OR PERMIT UNAUTHORIZED RECREATIONAL USES TO OCCUR WITHIN CRITICAL AREAS OR THEIR BUFFERS.
  - c. THE PROJECT SPONSOR MAY UPON COMPLETION OF THE PARK IMPROVEMENTS WITHIN PARK #3, ELECT TO OPEN THE PARK TO THE PUBLIC FOR AUTHORIZED RECREATIONAL USES AND MAINTAIN THE PARK AT HIS SOLE EXPENSE, UNTIL THE DEDICATION PROCESS HAS BEEN COMPLETED.
- 24. THE DEDICATION OF THE RED ROCK OPEN SPACE (PARK #3) TO THE CITY OR OTHER PUBLIC AGENCY SHALL OCCUR ONLY UPON THE COMPLETION OF THE FOLLOWING:
  - a. THE PROJECT SPONSOR HAS SUBMITTED PLANS, SUBJECT TO REVIEW AND AT THE CITY'S SOLE AND REASONABLE APPROVAL, OF THE ADDITIONAL LAND TO BE LEFT IN A NATURAL STATE SUFFICIENT TO ACHIEVE THE STANDARD OF NO NET LOSS OF AREA OR FUNCTION OF PARK #3 THE RED ROCK OPEN SPACE.
  - b. ALL THE PROPERTY FOR INCLUSION IN PARK #3, AS DEPICTED ON EXHIBITS 3 AND 7 TO THE DEVELOPMENT AGREEMENT OR AS OTHERWISE APPROVED BY THE CITY, HAVE BEEN PLACED IN OPEN SPACE TRACTS SUITABLE FOR DEDICATION TO THE CITY OR ANOTHER PUBLIC AGENCY.
  - c. A CONCEPTUAL PARK MASTER PLAN TO GUIDE THE DEVELOPMENT AND USE FOR PARK #3 IN ITS ENTIRETY IN ACCORDANCE WITH THE PROVISIONS OF APPENDIX N HAS BEEN COLLABORATIVELY PREPARED AND APPROVED BY THE PROJECT SPONSOR AND THE CITY THIS PLAN SHALL IDENTIFY NATURAL OPEN SPACE AREAS, THE NATURE AND GENERAL LOCATION OF PROPOSED IMPROVEMENTS, AND TRAIL CORRIDORS.
  - d. ALL REQUIRED IMPROVEMENTS TO PARK #3 IN ITS ENTIRETY HAVE BEEN CONSTRUCTED BY THE PROJECT SPONSOR AND ACCEPTED BY THE CITY.
  - e. ALL PLATS NECESSARY FOR BUILD-OUT OF DEVELOPMENT AREAS B, C, AND DI -D4 HAVE RECEIVED FINAL APPROVAL FROM THE CITY.
- 25. PROPERTY WITHIN THE BOUNDARIES OF THE PHASE I PRELIMINARY PLAT TO BE DEVELOPED AS TRAILS AND DEDICATED TO THE CITY SHALL BE PLACED IN A PRIVATELY OWNED OPEN SPACE TRACTS FOR FUTURE DEDICATION TO THE CITY OR OTHER PUBLIC AGENCY, PROVIDED THAT IN THE INTERIM PERIOD PRIOR TO DEDICATION:
  - a. CRITICAL AREAS AND THEIR BUFFERS AND OTHER AREAS NOT SUITABLE FOR RECREATIONAL USES ARE IDENTIFIED AND PROTECTED THROUGH SIGNAGE AND THROUGH SUCH MEASURES AS THE STRATEGIC PLACEMENT OF FENCING.
  - b. THE PROPERTY OWNER SHALL NOT ENCOURAGE OR PERMIT UNAUTHORIZED RECREATIONAL USES TO OCCUR WITHIN CRITICAL AREAS OR THEIR BUFFERS.
  - c. THE PROJECT SPONSOR MAY, UPON COMPETITION OF THE IMPROVEMENTS TO A TRAIL(S), ELECT TO OPEN THE TRAIL(S) TO THE PUBLIC FOR AUTHORIZED RECREATIONAL USES AND MAINTAIN THE TRAIL(S) AT HIS SOLE EXPENSE, UNTIL THE DEDICATION PROCESS HAS BEEN COMPLETED.
- 26. THE DEDICATION OF TRAILS TO THE CITY OR OTHER PUBLIC AGENCY MAY OCCUR ONLY UPON THE COMPLETION OF THE FOLLOWING TASKS:
  - a. ALL THE PROPERTY INTENDED FOR THE DEVELOPMENT OF PUBLIC TRAILS IN THE PHASE I PLAT, HAVE BEEN PLACED IN OPEN SPACE TRACTS OR EASEMENTS SUITABLE FOR DEDICATION TO THE CITY OR ANOTHER PUBLIC AGENCY.
  - b. A TRAIL PLAN TO GUIDE THE DEVELOPMENT AND USE OF THESE TRAILS IN ACCORDANCE WITH THE PROVISIONS OF APPENDIX N HAS BEEN COLLABORATIVELY PREPARED AND APPROVED BY THE PROJECT SPONSOR AND THE CITY.
  - c. ALL REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED BY THE PROJECT SPONSOR AND ACCEPTED BY THE CITY.
  - d. ALL PLATS NECESSARY FOR BUILD-OUT OF DEVELOPMENT AREAS AB, C, AND D L -D4 HAVE RECEIVED FINAL APPROVAL FROM THE CITY.
  - e. PARK #3 THE RED ROCK OPEN SPACE IS READY FOR DEDICATION TO THE CITY.
- 30B. ALL AUTHORIZED CONSTRUCTION ACTIVITIES SHALL INCLUDE DOCUMENTATION FROM A GEOTECHNICAL ENGINEER THAT THE AREA IS SUITABLE FOR THE PROPOSED DEVELOPMENT AND COMPLES WITH THE PROVISIONS OF APPENDIX F TO THE DEVELOPMENT AGREEMENT (COAL MINE HAZARDS) AND THE APPLICABLE PROVISIONS OF THE CITY HEIGHTS EIS.
  - a. THE PROJECT SPONSOR SHALL PROVIDE ADDITIONAL INFORMATION IDENTIFYING THE LOCATION OF ANY KNOWN OR POTENTIAL MINE HAZARDS, MINE SHAFTS, OR ASSOCIATED FEATURES SUCH AS MINE ENTRANCES OR FOUNDATIONS. IN ADDITION, THE PROJECT SPONSOR SHALL PROVIDE DOCUMENTATION FROM A GEO-TECHNICAL ENGINEER IDENTIFYING THE PROPOSED MEASURES NECESSARY TO AVOID, REMEDIATE, OR MITIGATE SUCH HAZARDS OR FEATURES.
  - b. THE LOCATION OF ANY COAL MINE HAZARDS, COAL MINE SHAFTS AND ASSOCIATED FEATURES WITHIN THE BOUNDARIES OF THE PHASE I PRELIMINARY PLAT SHALL BE IDENTIFIED ON THE FACE OF THE FINAL PHASE I PLAT ALONG WITH A REFERENCE TO RELEVANT MITIGATION MEASURES IDENTIFIED IN THE CITY HEIGHTS EIS AND RELATED TECHNICAL STUDIES FOR THE PLAT.
- 45. PRIOR TO THE FINAL APPROVAL OF THE PHASE I PLAT, PROVISIONS SHALL BE MADE FOR AT LEAST ONE RESIDENTIAL DWELLING UNIT FOR SALE OR LEASE AS LOW-INCOME HOUSING AND ONE RESIDENTIAL DWELLING UNIT FOR SALE OR LEASE AS MODERATE-INCOME HOUSING, PROVIDED THAT:
  - a. THE PROJECT SPONSOR MAY SUBMIT FOR CITY REVIEW AND APPROVAL A FINANCIAL GUARANTEE OR OTHER MEASURES THAT ENSURES THAT THE CONDITION OF APPROVAL REQUIRING THAT PROVISION OF AFFORDABLE HOUSING AS SET FORTH IN PARAGRAPH 6.8 OF THE DEVELOPMENT AGREEMENT WILL BE MET PRIOR TO THE EXPIRATION OR TERMINATION OF THE CITY HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT.
- 48A. THE FINAL PLAT MAP SHALL INCLUDE:
  - a. IDENTIFICATION AND DOCUMENTATION OF REQUIRED PARKING IN ACCORDANCE WITH THE PROVISIONS OF APPENDIX B TO THE DEVELOPMENT AGREEMENT.
  - b. ALL EASEMENTS TO BE RETAINED, MODIFIED, OR EXTINGUISHED, AND ALL PROPOSED EASEMENTS.
  - c. THE IDENTIFICATION OF PROPOSED AREAS AND THE ASSOCIATED ACREAGE THAT MAY QUALIFY FOR CONSIDERATION AS SATISFYING THE OPEN SPACE REQUIREMENTS OF APPENDIX H TO THE DEVELOPMENT AGREEMENT, SUBJECT TO CONFIRMATION AND APPROVAL BY THE CITY:
    1. OPEN SPACE.
    2. NATURAL AREAS.
    3. PARKS.
    4. RECREATION AREAS.
    5. VILLAGE GREENS.
    6. COMMONS.
    7. PUBLIC ASSEMBLY AREAS.
- 48B. UPON ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE FIRST ERU WITHIN CITY HEIGHTS, THE PROJECT SPONSOR SHALL PAY TO THE CLE ELUM - ROSLYN SCHOOL DISTRICT:
  - a. A ONE-TIME PAYMENT OF \$75,000 RELATED TO FACILITY AND EQUIPMENT IMPACTS (DEVELOPMENT AGREEMENT APPENDIX O SCHOOLS PARAGRAPH 1).
  - b. A ONE-TIME PAYMENT OF \$150,000 RELATED TO SCHOOL BUS IMPACTS (DEVELOPMENT AGREEMENT APPENDIX O SCHOOLS PARAGRAPH 2).
  - c. UPON THE FIRST ANNIVERSARY OF THE PRECEDING \$75,000 PAYMENT (DEVELOPMENT AGREEMENT APPENDIX O SCHOOLS 1), ANOTHER ONE-TIME PAYMENT OF \$75,000 SHALL BE MADE RELATED TO FACILITY AND EQUIPMENT IMPACTS (DEVELOPMENT AGREEMENT APPENDIX O SCHOOLS PARAGRAPH 3).



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.216.4351 F: 425.216.4002  
WWW.THEBLUELINEGROUP.COM

SCALE:

AS NOTED

PROJECT MANAGER:

BRETT K. PUDISTS, PE

PROJECT ENGINEER:

LYNDEY FEDAK, PE

DESIGNER:

CHRIS WISCOMB

ISSUE DATE:

11/15/2021

NO	DATE	BY	REVISIONS
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2	07/21/21	CHW	ADDED COAL MINE PARK (CLEAR & GRADE)
3	08/17/21	CHW	ADDED COAL MINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED PDS
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

CONDITIONS OF APPROVAL

CITY HEIGHTS

PHASE 1 (PODS B7 & G)

CLEARING, GRADING & INFRASTRUCTURE PLAN  
CITY OF CLE ELUM WASHINGTON



11/15/21

JOB NUMBER:

19-349

SHEET NAME:

GOA-01

SHT 1A OF 48

**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.

CITY STANDARD NOTES:

THE FOLLOWING CITY OF CLE ELUM (COCE) STANDARD NOTES SHALL APPLY UNLESS THEY ARE IN CONFLICT WITH PROVISIONS IN THE APPROVED DA IN WHICH CASE THE DA SHALL GOVERN. A STRIKE THROUGH HAS BEEN ADDED TO COCE NOTES THAT ARE IN CONFLICT WITH THE DA.

COCE - GENERAL REQUIREMENTS FOR STREETS

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

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

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

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

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

COCE - GENERAL REQUIREMENTS FOR STORM DRAINAGE IMPROVEMENTS

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

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

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

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

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

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

ALL STORM WATER FACILITIES SHALL HAVE OIL AND SILT SEPARATION. \*SEE DA FOR 100 YEAR STORM EVENT REQUIREMENT.

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

COCE - GENERAL REQUIREMENTS FOR SANITARY SEWER MAINS

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

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

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

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

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

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

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

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

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

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

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

COCE - GENERAL REQUIREMENTS FOR WATER MAINS

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

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

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

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

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

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

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

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

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

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

ONLY ONE METER SHALL BE SERVED FROM EACH MAIN TAP.

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

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

ALL IRRIGATION SERVICES SHALL BE INSTALLED WITH A STATE APPROVED, DOUBLE CHECK VALVE ASSEMBLY. WATER AND SEWER MAINS SHALL BE SEPARATED IN ACCORDANCE WITH SECTION G1-9.1 OF THE LATEST EDITION OF THE CRITERIA FOR SEWAGE WORKS DESIGN BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

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

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

STORM DRAIN OWNERSHIP

-THE MAIN STORMWATER COLLECTION AND CONVEYANCE SYSTEM ADDRESSING RUNOFF FROM THE PROPOSED LOTS, TRACTS AND ROADWAYS WITHIN CITY HEIGHTS AND RUNOFF FROM UPSTREAM AREAS SHALL BE A PUBLIC SYSTEM (OWNED AND MAINTAINED BY CITY). -THE APPLICANT HAS AGREED TO OWN AND MAINTAIN THE FOLLOWING ITEMS IN PHASE 1 PROVIDED A DECLARATION OF COVENANT FOR INSPECTION AND MAINTENANCE OF STORMWATER FACILITIES IS PROVIDED TO THE CITY AT FINAL PLAT.

- STORM DRAIN CONVEYANCE SYSTEMS LOCATED IN PRIVATE ROADS AND PRIVATE ALLEYS PROVIDED A DOWN-TURNED ELBOW OR OTHER ACCEPTED FLOATABLES SEPARATOR IS PROVIDED AT THE LAST CB IN THE PRIVATE SYSTEM DISCHARGES FLOW TO THE PUBLIC SYSTEM. • DETENTION AND WATER QUALITY FACILITIES DEPICTED ON THESE PHASE 1 PLANS.

SEWALL WETLAND CONSULTING REPORTS

CITY HEIGHTS WETLANDS AND WILDLIFE HABITAT REPORT - OCTOBER 26, 2009 CITY HEIGHTS WETLANDS AND WILDLIFE REPORT ADDENDUM - NOVEMBER 3, 2010 CITY HEIGHTS PHASE 1 SUMMIT VIEW ROAD-REVISED CRITICAL AREA REPORT AND IMPROVEMENT IMPACT ANALYSIS AND BUFFER RESTORATION PLAN - SEPTEMBER 27, 2021 WADDE COMMENTS-CITY HEIGHTS SUMMIT ROAD AREA - OCTOBER 22, 2021

Table with 4 columns: Phase, Tract Name, Area (Ac), Designation/Description. Lists various tracts (A-Z) and their corresponding areas and descriptions.

\*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 with columns: TRACT, DESCRIPTION, AREA. Lists tracts A through Z with descriptions and areas.

LOT AREAS with columns: LOT #, AREA. Lists lots 1 through 62 with their respective areas.

PROPOSED ROW AREAS: THERE ARE 3.67 ACRES OF AREA ASSOCIATED WITH ROADS / ROW PROPOSED FOR DEDICATION.

AREA SUMMARY - PHASE 1: LOT AREA 6.78 AC, TRACT AREA 18.65 AC, ROW AREA 3.67 AC, TOTAL AREA 29.1 AC.

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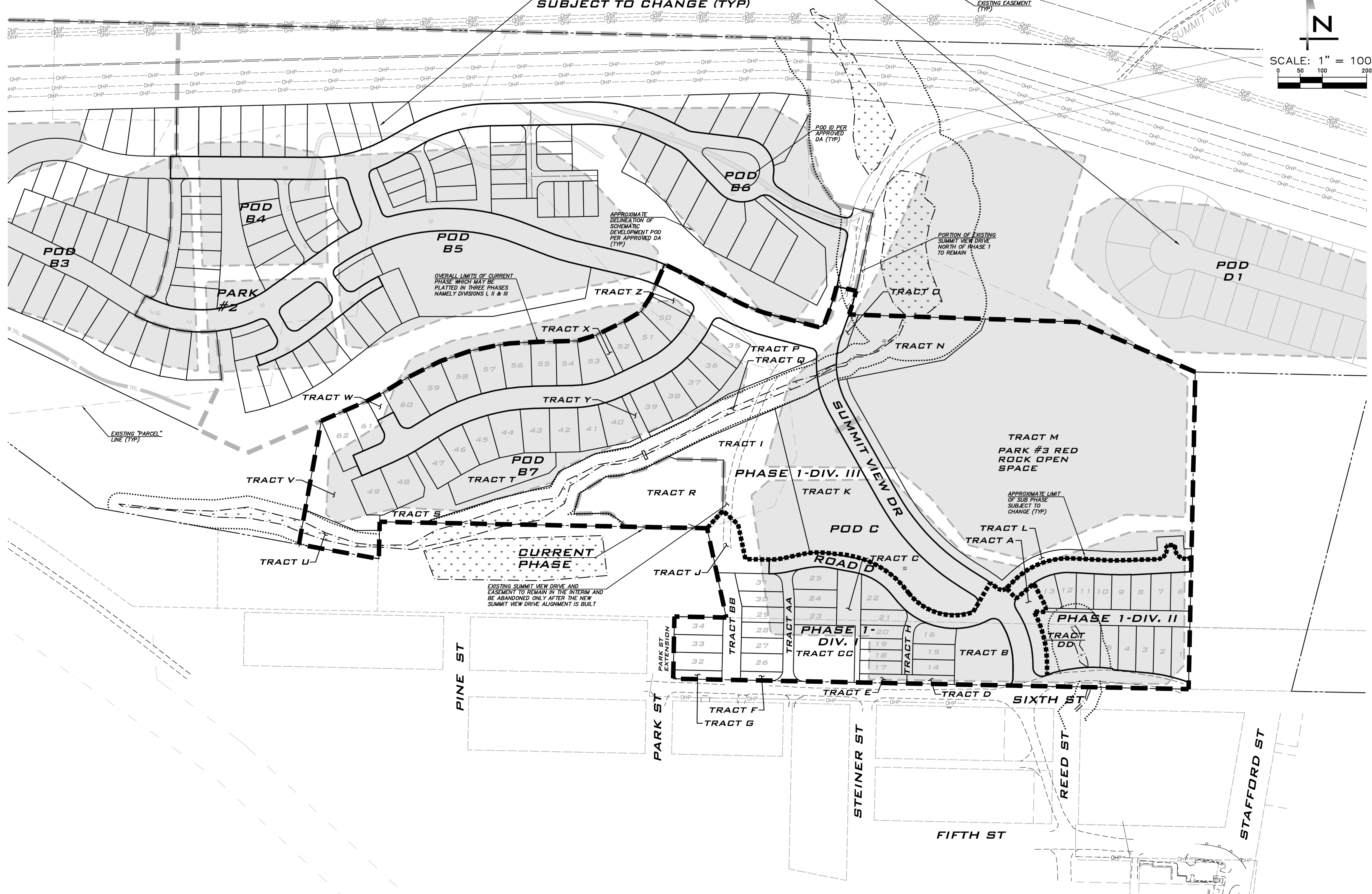
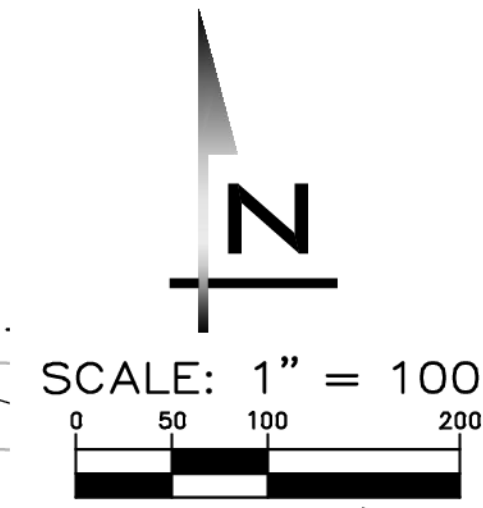
BLUELINE logo and contact information: 25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033. PROJECT MANAGER: BRETT K. PUDIST, PE. PROJECT ENGINEER: LYNDSY FEDEAK, PE. DESIGNER: CHRIS WISCOMB. ISSUE DATE: 11/15/2021.

REVISIONS TABLE with columns: NO, DATE, BY, COMMENT. Lists revisions 1 through 5.

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

Professional Engineer seal for Brett K. Pudist, State of Washington, License No. 51925. Date: 11/15/21. JOB NUMBER: 19-349. SHEET NAME: GN-01. SHT 2 OF 48.

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



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
 KIRKLAND, WA 98033  
 P: 425.216.4251 F: 425.216.4252  
 WWW.THEBLUENELINEGROUP.COM

SCALE:  
 AS NOTED

PROJECT MANAGER:  
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**PHASING MAP**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLE ELUM WASHINGTON**

11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**PH-01**

SHT **3** OF **48**

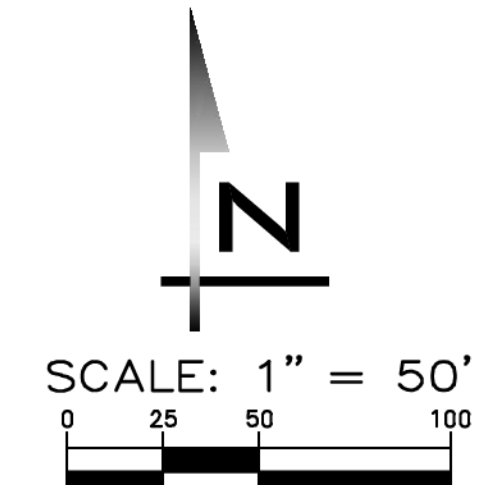
**PHASING NOTES**

- APPROVED DA CONTEMPLATED SITE TO BE DEVELOPED IN PHASES.
- REFER TO CONDITION OF APPROVAL 12 ON SHEET COA-1 FOR ADDITIONAL INFO RELATED TO PHASING.

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**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.214.4051 F: 425.214.4052  
WWW.THEBLUELINEGROUP.COM

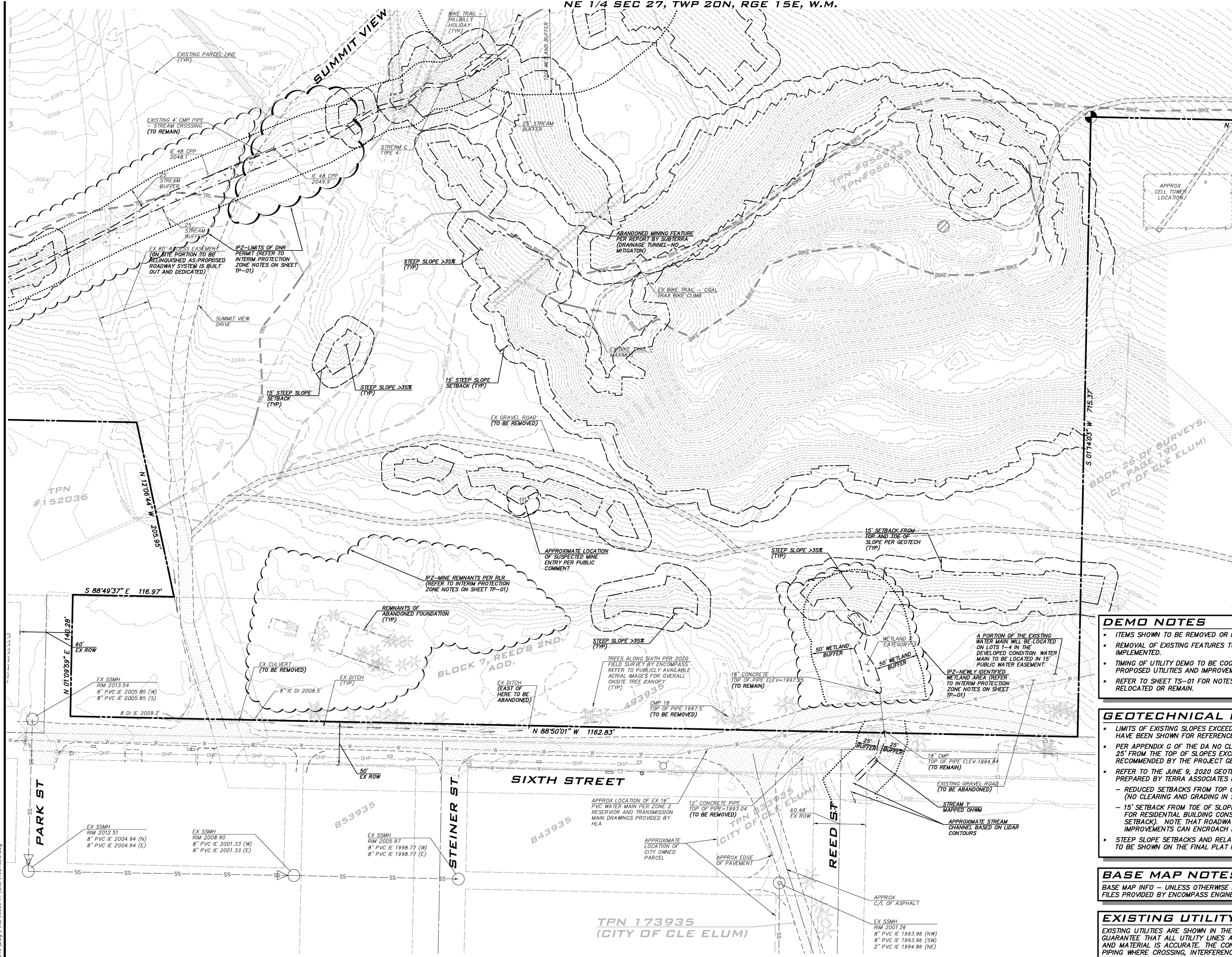
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PROJECT ENGINEER:  
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DESIGNER:  
**CHRIS WSCOMB**

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**DEMO NOTES**

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

**GEOTECHNICAL NOTES**

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

**BASE MAP NOTES**

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

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**EXISTING CONDITIONS & DEMO PLAN**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLE ELUM**  
**WASHINGTON**



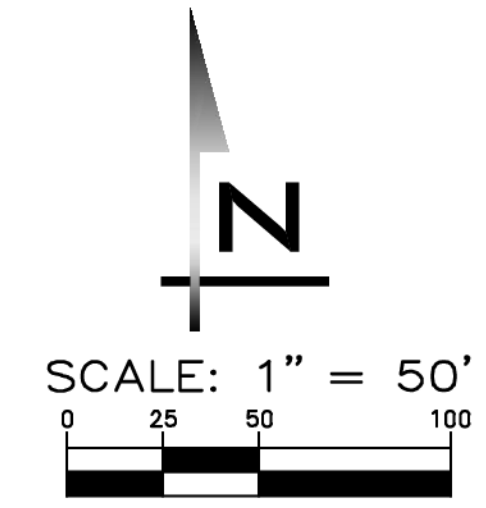
11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**EC-01**

SHT **4** OF **48**

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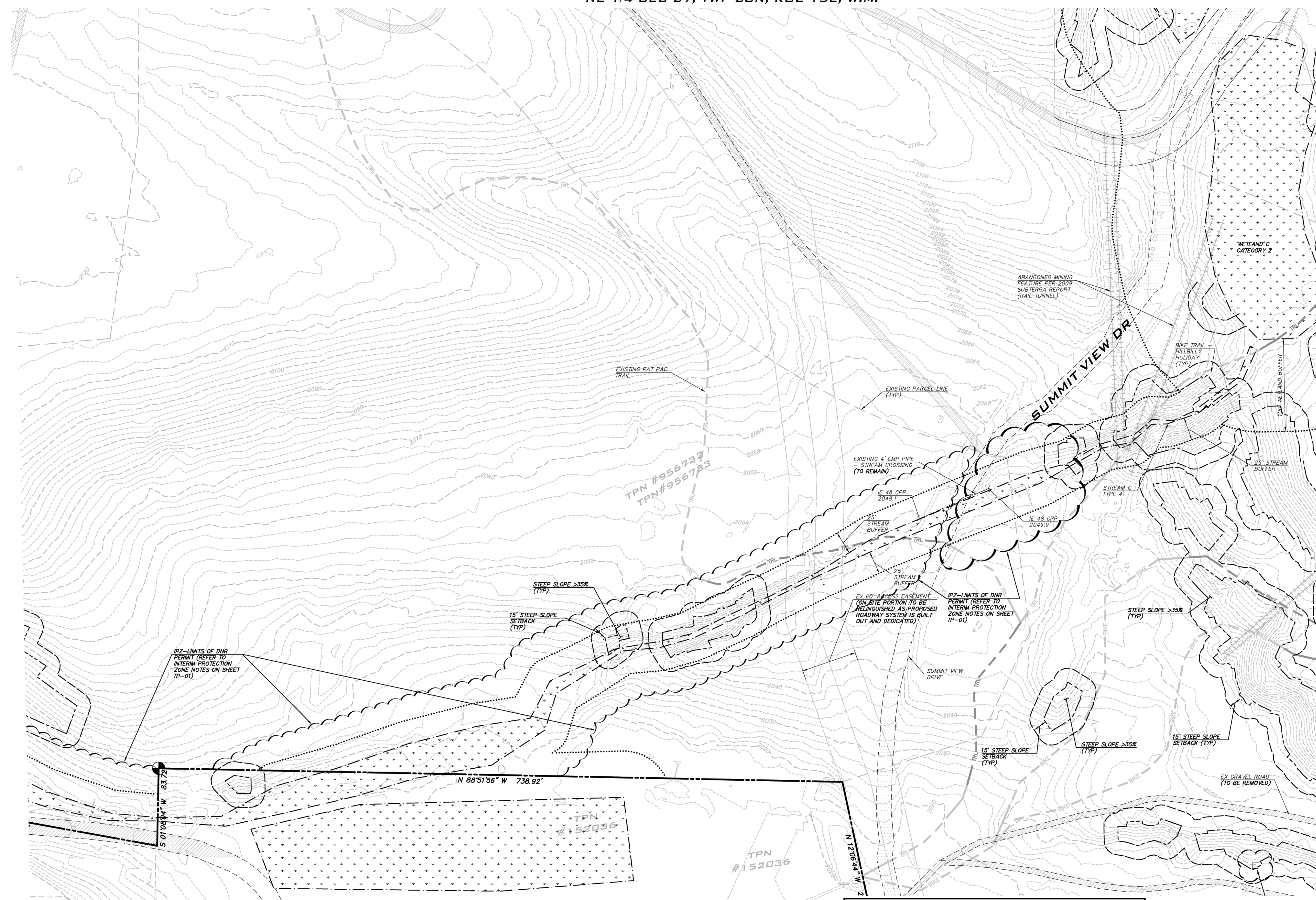
SCALE:  
AS NOTED

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

PROJECT ENGINEER:  
**LYNDSAY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**



NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL MINE PARK (CLEAR & GRADE)
3	08/12/21	CHW	ADDED COAL MINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED IPZs
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**EXISTING CONDITIONS & DEMO PLAN**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLE ELUM WASHINGTON**

11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**EC-02**

SHT **5** OF **48**

**DEMO NOTES**

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

**GEOTECHNICAL NOTES**

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

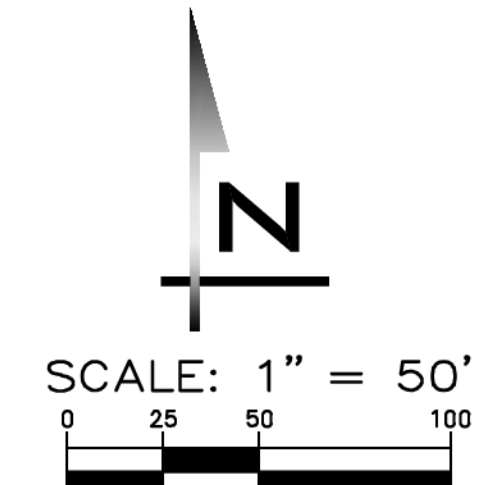
**BASE MAP NOTES**

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

**EXISTING UTILITY NOTE**

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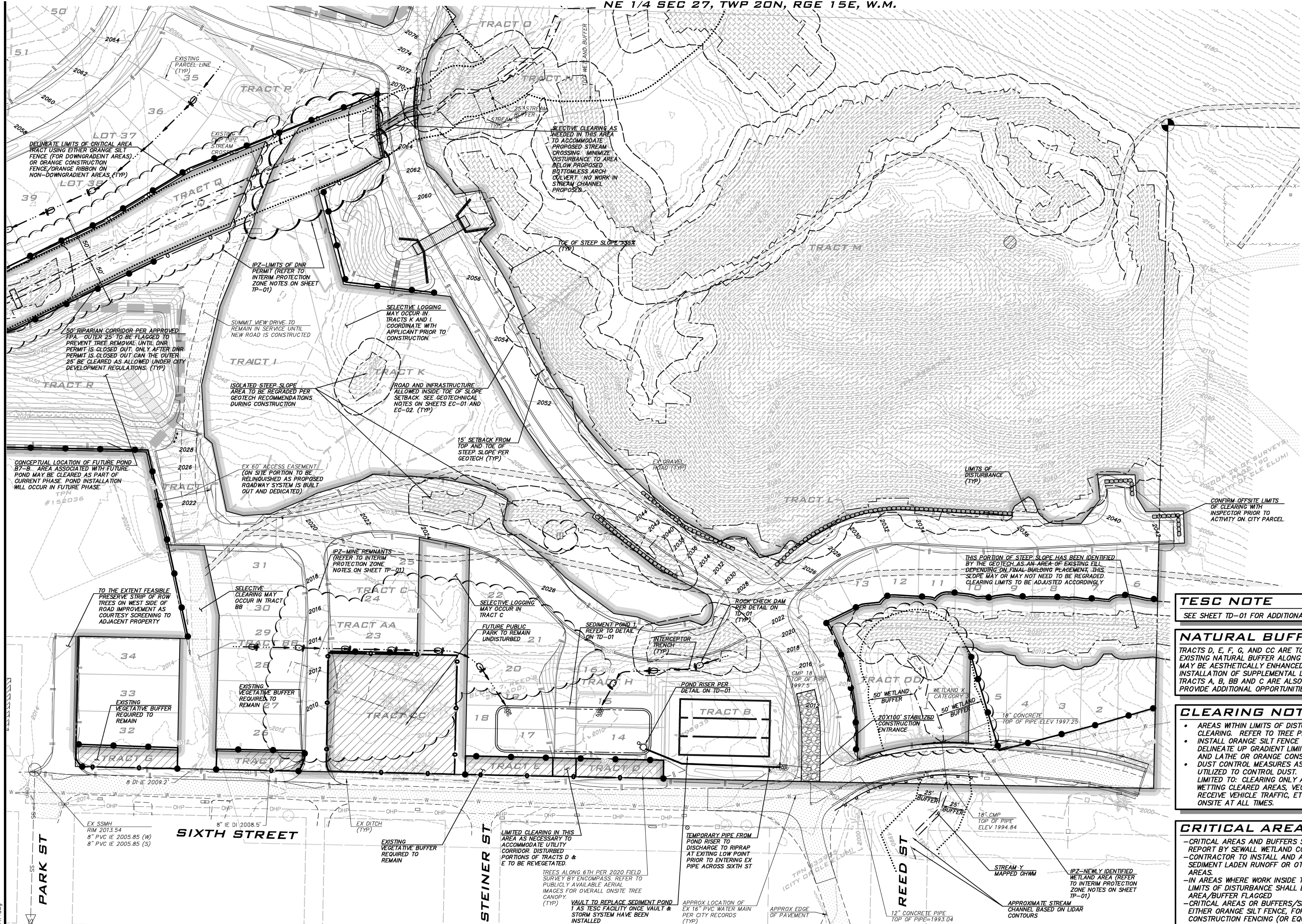
SCALE:  
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**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WSCOMB**

ISSUE DATE:  
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NO	DATE	BY	REVISIONS
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**TESC NOTE**  
SEE SHEET TD-01 FOR ADDITIONAL TESC NOTES AND DETAILS.

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

**CLEARING NOTES**

- AREAS WITHIN LIMITS OF DISTURBANCE ARE SUBJECT TO TREE REMOVAL AND CLEARING. REFER TO TREE PRESERVATION AND CLEARING PLAN FOR INFO.
- INSTALL ORANGE SILT FENCE ON DOWN GRADIENT LIMITS OF DISTURBANCE. DELINEATE UP GRADIENT LIMITS OF DISTURBANCE WITH SURVEY FLAGGING AND LATHE OR ORANGE CONSTRUCTION FENCING.
- DUST CONTROL MEASURES AS DESCRIBED IN BMP C140 (SWMMEW) SHALL BE UTILIZED TO CONTROL DUST. THESE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO: CLEARING ONLY AREAS WHERE CUTTING WILL TAKE PLACE, WETTING CLEARED AREAS, VEGETATING/MULCHING, AREAS THAT WILL NOT RECEIVE VEHICLE TRAFFIC, ETC. CONTRACTOR WILL HAVE A WATER TRUCK ONSITE AT ALL TIMES.

**CRITICAL AREA NOTES**

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING, INC.
- CONTRACTOR TO INSTALL AND ADJUST TESC BMPS AS NECESSARY TO PREVENT SEDIMENT LOADED RUNOFF OR OTHER POLLUTANTS FROM IMPACTING CRITICAL AREAS.
- IN AREAS WHERE WORK INSIDE THE CRITICAL AREA/BUFFER IS APPROVED, LIMITS OF DISTURBANCE SHALL BE MARKED AND THE LIMITS OF CRITICAL AREA/BUFFER FLAGGED.
- CRITICAL AREAS OR BUFFERS/SETBACKS SHALL BE CLEARLY MARKED USING EITHER ORANGE SILT FENCE, FOR DOWN GRADIENT AREAS OR ORANGE HDPE CONSTRUCTION FENCING (OR EQUAL), FOR UP GRADIENT AREAS.

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

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**LEGEND**  
TESC FEATURES

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

**INTERIM PROTECTION ZONES (IPZ)**

- IPZS HAVE BEEN ESTABLISHED TO PROTECT AREAS WHICH REQUIRE FURTHER STUDY OR ANALYSIS. THESE AREAS ARE TO INITIALLY BE PROTECTED FROM DISTURBANCE USING ORANGE CONSTRUCTION FENCING OR SIMILAR METHODS.
- CITY APPROVAL IS REQUIRED PRIOR TO MODIFYING OR ELIMINATING AN IPZ.

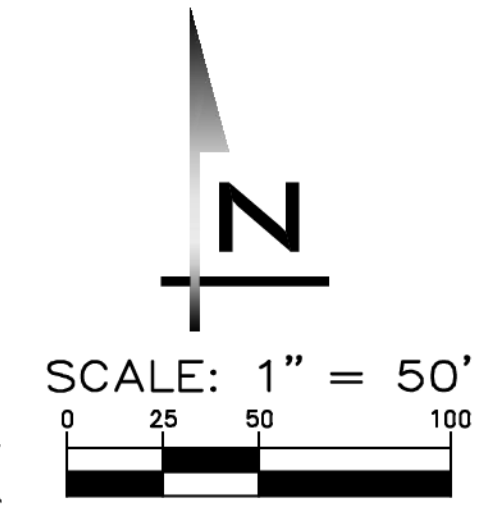
**TESC PLANS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLE ELUM**  
**WASHINGTON**

11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**TP-01**

SHT **6** OF **48**



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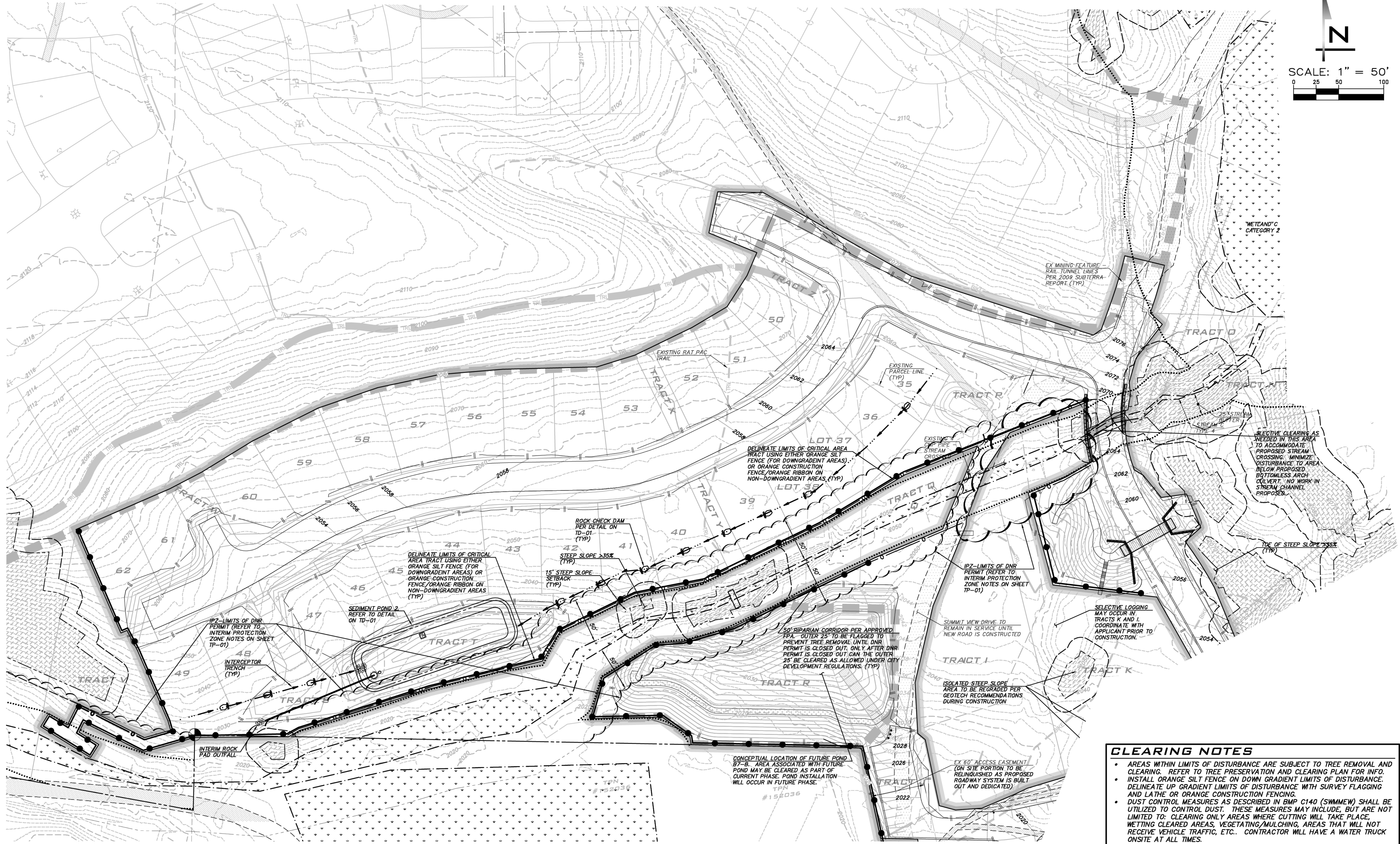
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**TESC PLANS**

**CITY HEIGHTS**

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

**CLEARING, GRADING & INFRASTRUCTURE PLAN**

**CITY OF GLE ELUM WASHINGTON**

**LEGEND**

TESC FEATURES

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	LIMITS OF CLEARING		TEMPORARY STAND PIPE
	INTERIM CATCH BASIN PROTECTION (ORANGE)		TRIANGULAR SILT DIKE
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SEE SHEET TD-01 FOR NOTES AND DETAILS

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11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**TP-02**

SHT **7** OF **48**



**TESC NOTES**

- APPROVAL OF THIS ESC PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPs IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
- CONSTRUCT THE ESC BMPs SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC BMPs SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPs AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE OR ENTER CRITICAL AREAS.
- THE APPLICANT SHALL INSPECT THE ESC BMPs DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONALITY.
- INSPECT AND MAINTAIN THE ESC BMPs ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (24-HOUR STORM EVENT WITH A 10-YEAR OR GREATER RECURRENCE INTERVAL).
- CONTRACTOR TO STOCKPILE 200 LF OF EXTRA EROSION CONTROL FENCING ON-SITE TO BE USED, AS NEEDED, IF ADVERSE WEATHER CONDITIONS WARRANT ADDITIONAL TESC MEASURES.
- AT NO TIME SHALL THE SEDIMENT EXCEED 60 PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6 INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSIDE SYSTEM.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

**CONSTRUCTION SEQUENCE**

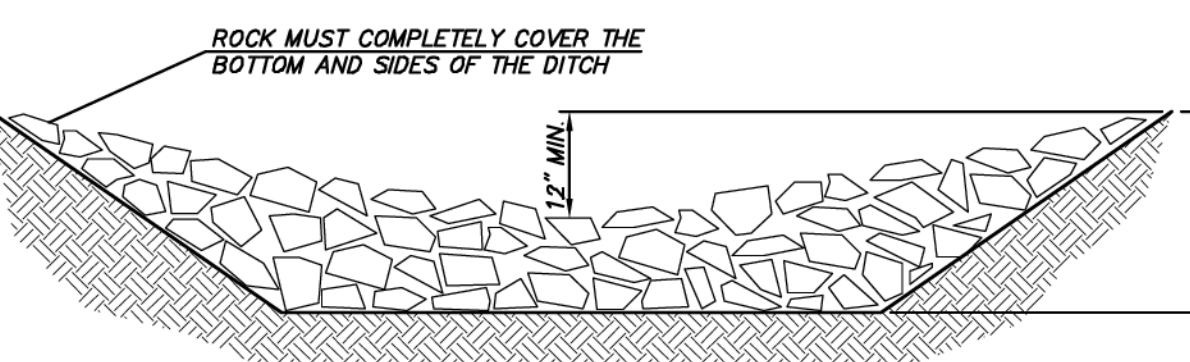
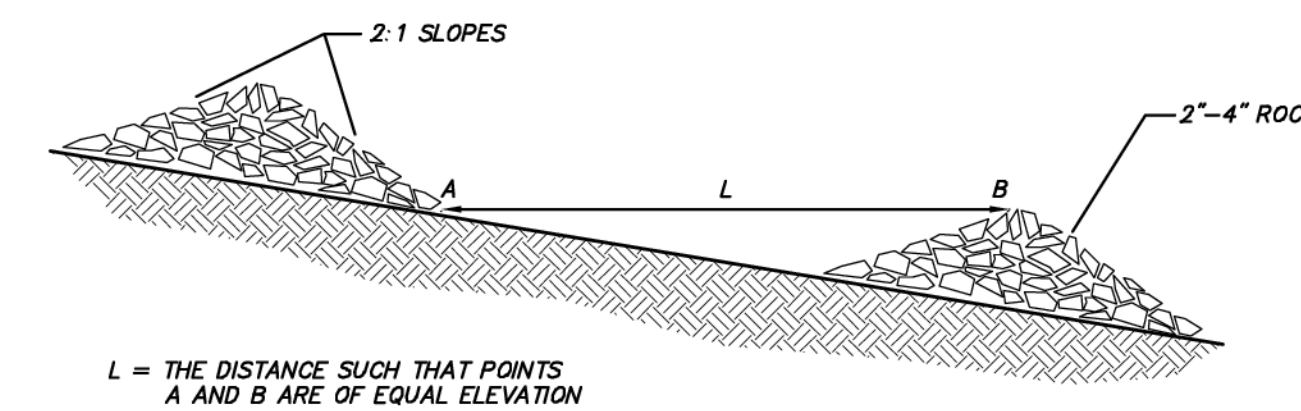
- HOLD THE PRE-CONSTRUCTION MEETING.
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED. INSTALL FLOW CONTROL BMP AREA PROTECTION, IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT TEMPORARY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

**WET SEASON SPECIAL PROVISIONS**

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

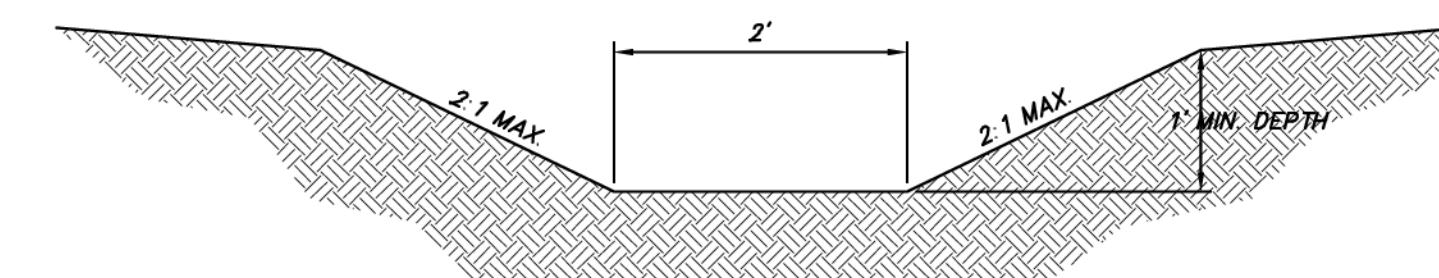
**CSWPP & SPILL PREVENTION NOTES**

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



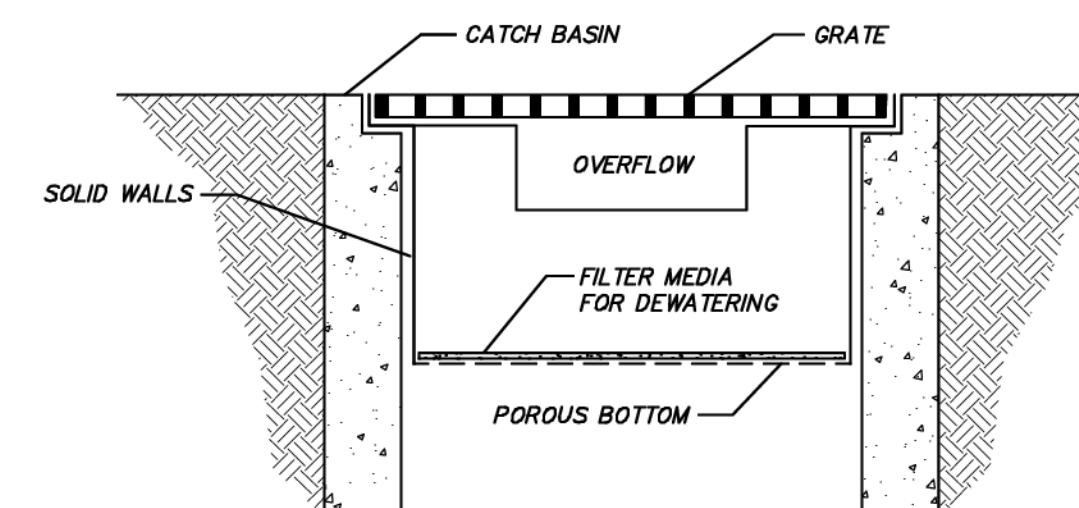
**ROCK CHECK DAM**

(NOT TO SCALE)



**INTERCEPTOR TRENCH**

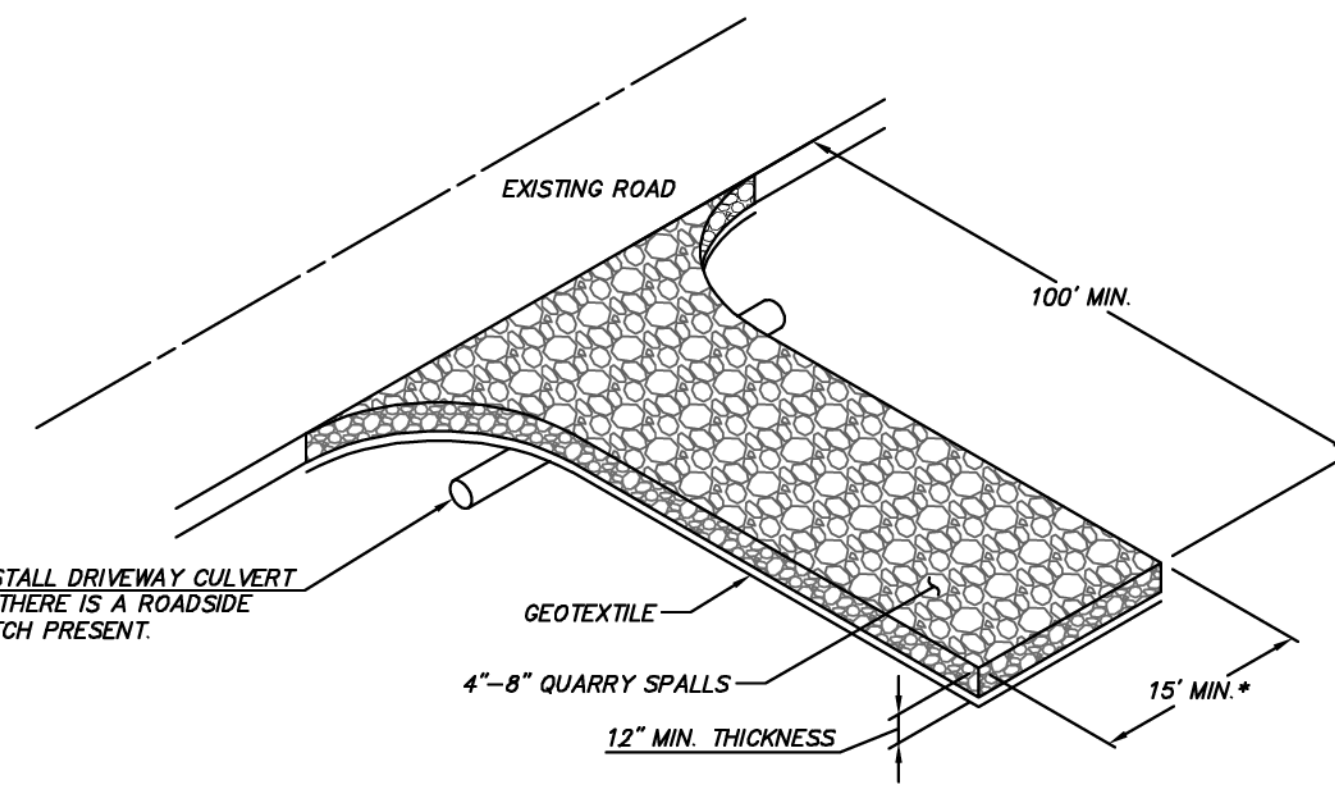
(NOT TO SCALE)



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

**CATCH BASIN INSERT**

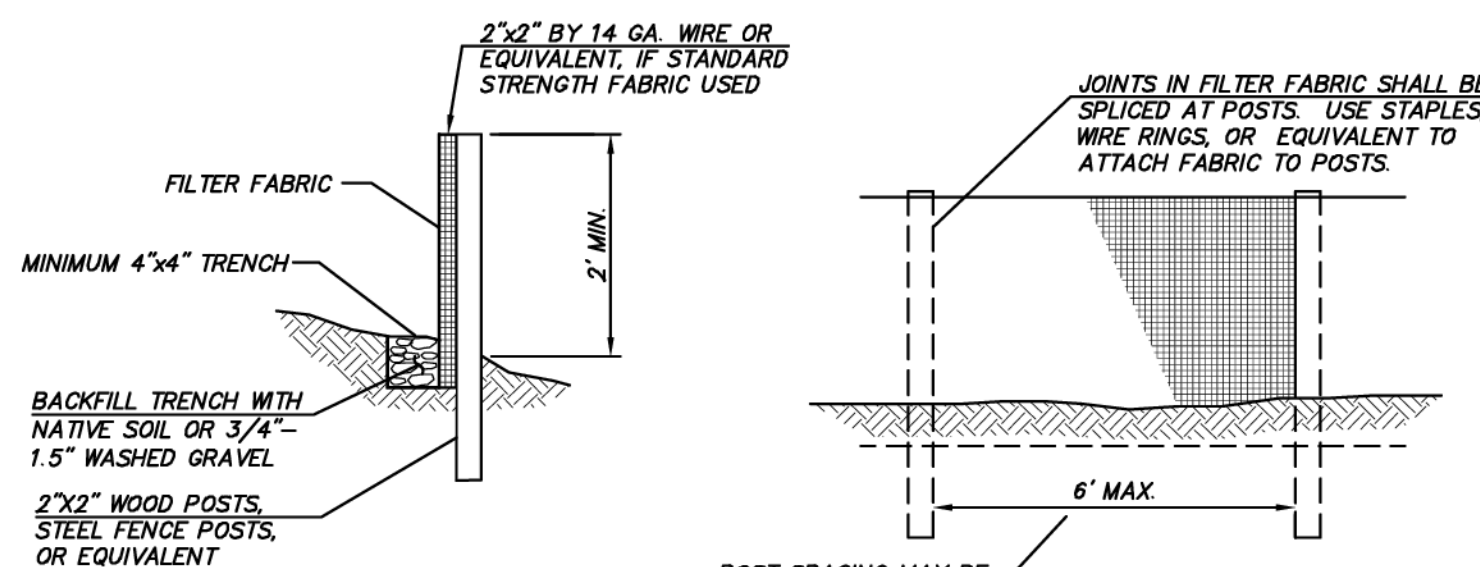
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DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE CITY OF CLE ELUM  
IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

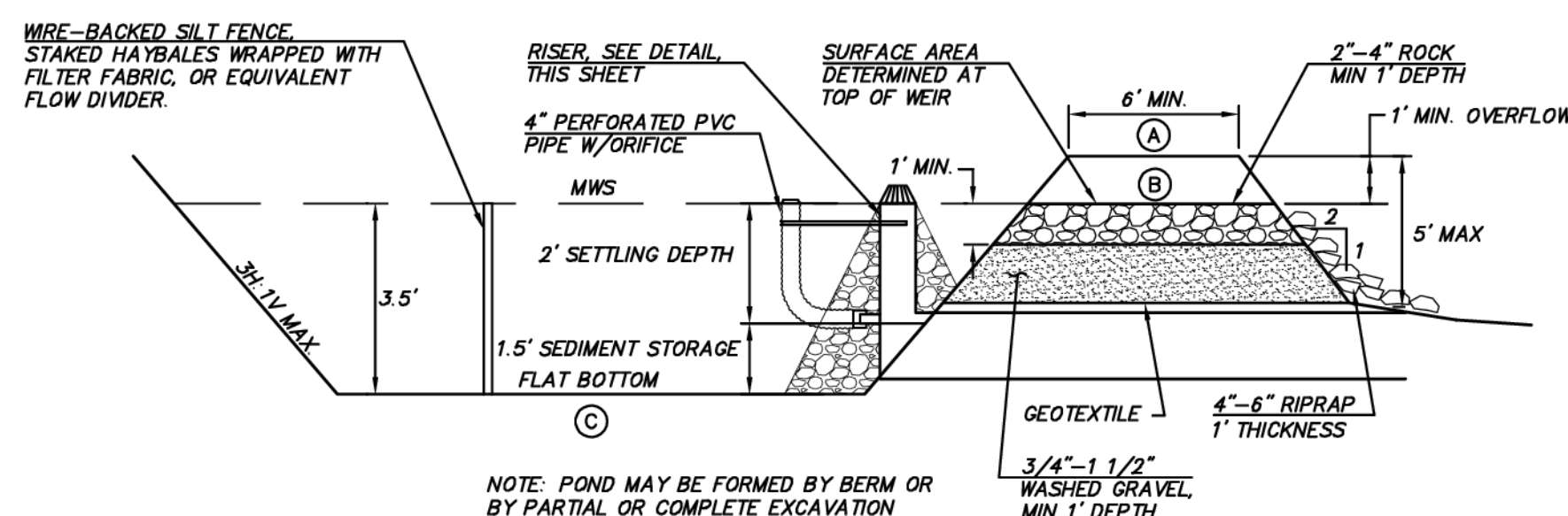
**STABILIZED CONSTRUCTION ENTRANCE**

(NOT TO SCALE)



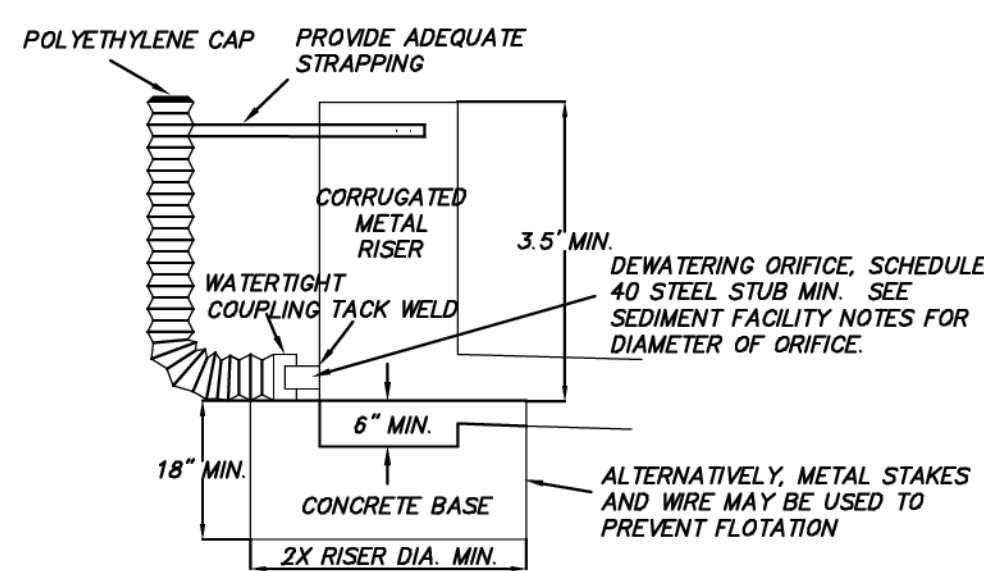
**SILT FENCE**

(NOT TO SCALE)



**TEMPORARY SEDIMENT POND**

(NOT TO SCALE)



**TEMPORARY SEDIMENT POND RISER**

(NOT TO SCALE)

**SEDIMENT POND NOTES**

SEDIMENT POND 1	
MAX TRIBUTARY AREA	7.33 AC
2-YEAR FLOW	3.81 CFS
APPROX DIMENSION AT W.S.	168'x50'
REQUIRED POND SURFACE AREA	7,925 SF
PROVIDED POND SURFACE AREA	8,400 SF
DEWATERING ORIFICE DIA	3-3/4 IN
SEDIMENT POND 2	
MAX TRIBUTARY AREA	8.60 AC
2-YEAR FLOW	4.40 CFS
APPROX DIMENSION AT W.S.	230'x50'
REQUIRED POND SURFACE AREA	9,152 SF
PROVIDED POND SURFACE AREA	11,427 SF
DEWATERING ORIFICE DIA	4-3/8 IN

**SEDIMENT POND ELEVATION TABLE**

POND	(A)	(B)	(C)
1	2012.0	2011.0	2007.5
2	2031.0	2030.0	2026.5

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

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**BLUELINE**  
25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4351 F: 425.218.4002  
WWW.THEBLUELINEGROUP.COM

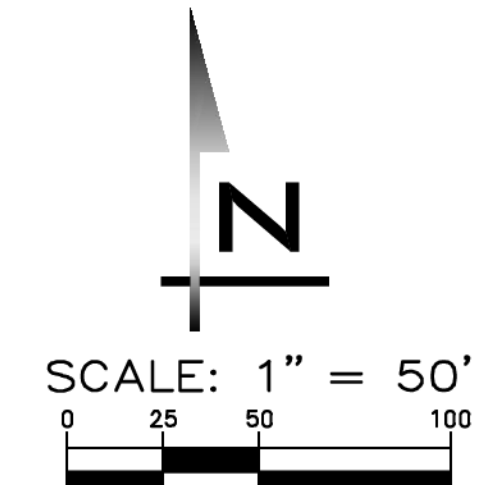
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AS NOTED  
PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**  
PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**  
DESIGNER:  
**CHRIS WSCOMB**  
ISSUE DATE:  
**11/15/2021**

NO	DATE	BY	REVISIONS
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**TESC DETAILS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**WASHINGTON**  
**CITY OF CLE ELUM**



11/15/21  
JOB NUMBER:  
**19-349**  
SHEET NAME:  
**TD-01**  
SHT **8** OF **48**



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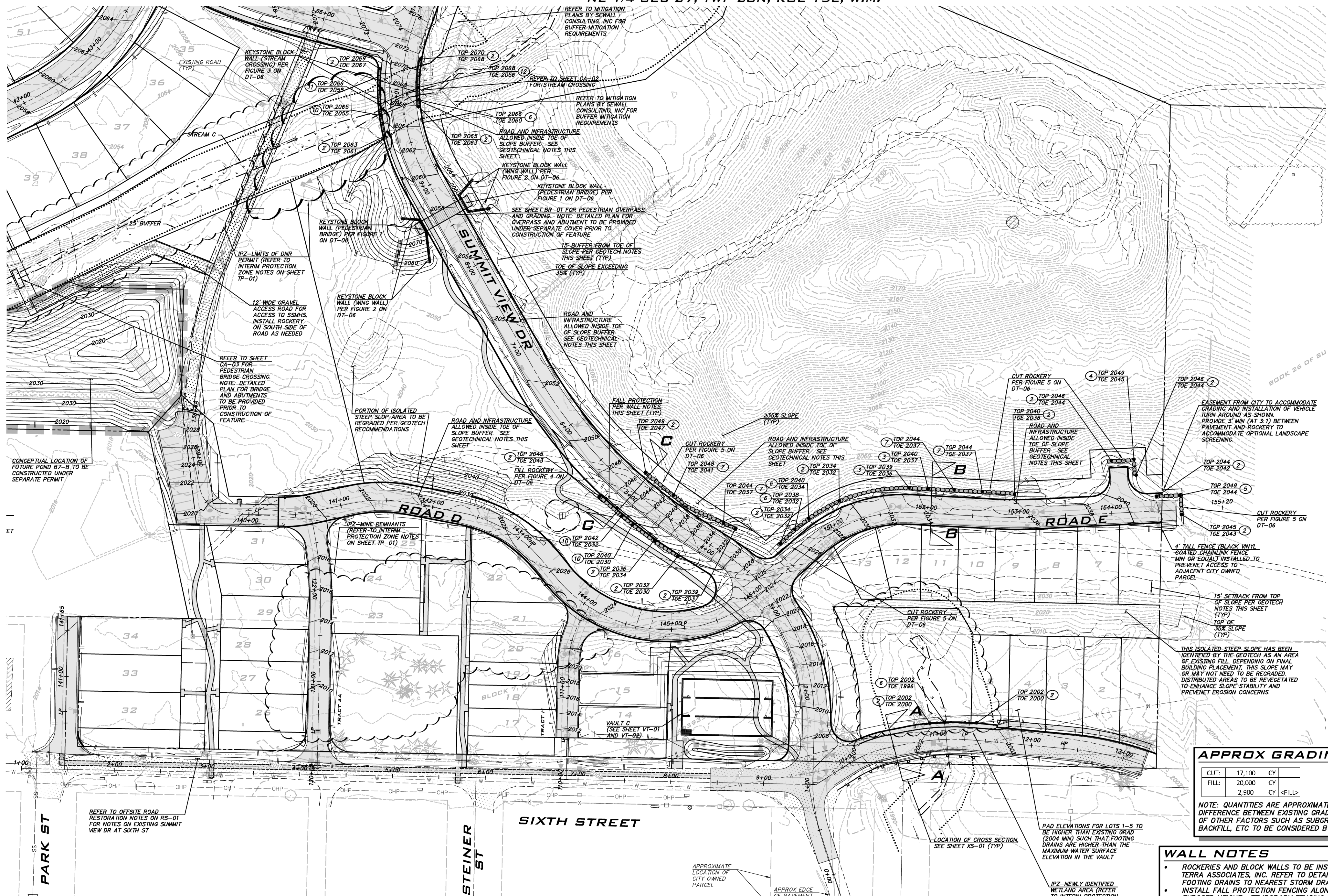
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**APPROX GRADING QUANTITIES**

CUT:	17,100	CY
FILL:	20,000	CY
	2,900	CY <FILL>

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

- WALL NOTES**
- ROCKERIES AND BLOCK WALLS TO BE INSTALLED PER DETAILS PROVIDED BY TERRA ASSOCIATES, INC. REFER TO DETAILS ON SHEET DT-06. EXTEND WALL FOOTING DRAINS TO NEAREST STORM DRAIN COLLECTION SYSTEM.
  - INSTALL FALL PROTECTION FENCING ALONG WALLS GREATER THAN 30" EXPOSED HEIGHT. TEMPORARY FENCING MAY BE USED DURING CONSTRUCTION.
  - TEMPORARY FENCING TO BE 4' TALL CHAINLINK FENCE OR POLYETHYLENE LAMINAR SAFETY FENCE OR EQUIVALENT.
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- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
  - PER APPENDIX G OF THE DA NO CLEARING OR GRADING SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
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  - STEEP SLOPE SETBACKS AND RELATED CLEARING AND GRADING RESTRICTIONS TO BE SHOWN ON THE FINAL PLAT MAP.

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

**GRADING PLANS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLE ELUM WASHINGTON**

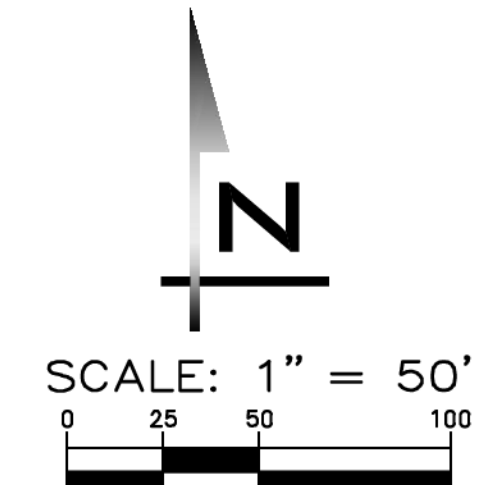
11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**GP-01**

SHT **9** OF **48**

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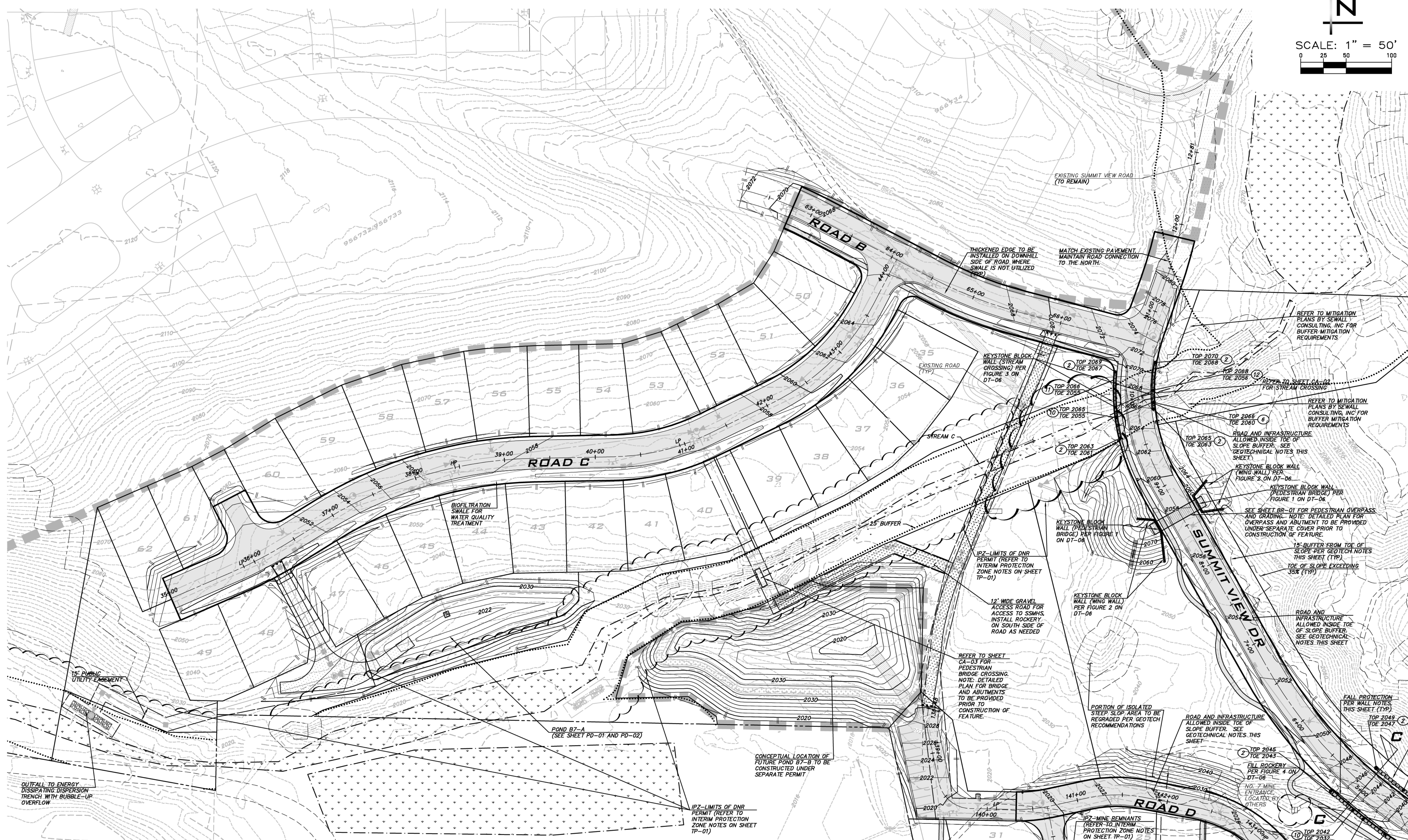
SCALE:  
AS NOTED

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

PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**



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**GRADING PLANS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLENUM WASHINGTON**

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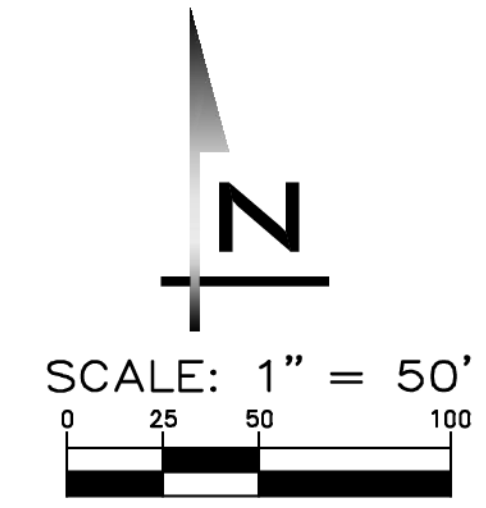
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11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**GP-02**

SHT **10** OF **48**



**BLUELINE**

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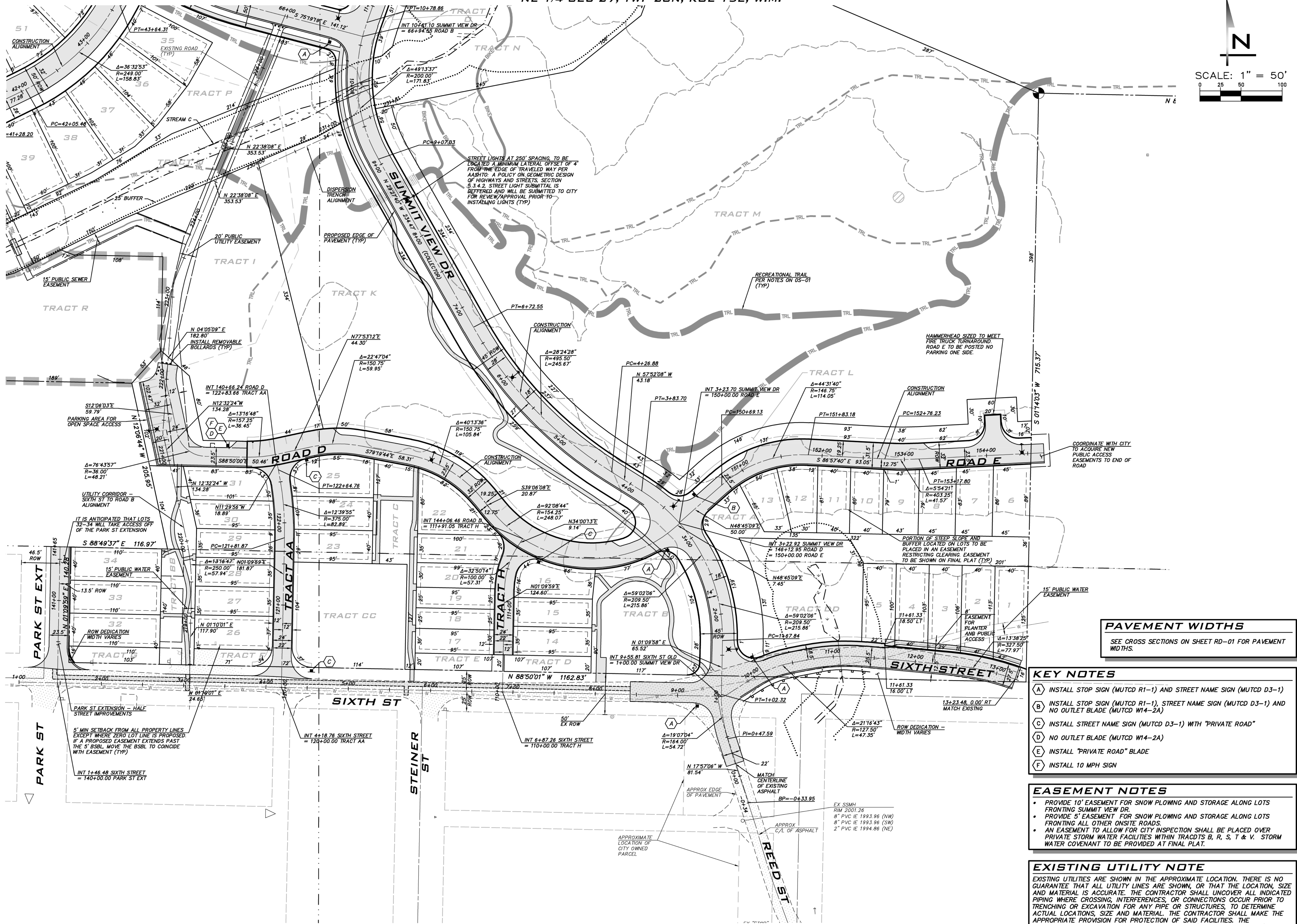
SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K. PUDIST, PE

PROJECT ENGINEER:  
LYNDSY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
11/15/2021



**PAVEMENT WIDTHS**  
SEE CROSS SECTIONS ON SHEET RD-01 FOR PAVEMENT WIDTHS.

- KEY NOTES**
- (A) INSTALL STOP SIGN (MUTCD R1-1) AND STREET NAME SIGN (MUTCD D3-1) FRONTING SUMMIT VIEW DR.
  - (B) INSTALL STOP SIGN (MUTCD R1-1), STREET NAME SIGN (MUTCD D3-1) AND NO OUTLET BLADE (MUTCD W14-2A).
  - (C) INSTALL STREET NAME SIGN (MUTCD D3-1) WITH "PRIVATE ROAD"
  - (D) NO OUTLET BLADE (MUTCD W14-2A)
  - (E) INSTALL "PRIVATE ROAD" BLADE
  - (F) INSTALL 10 MPH SIGN

- EASEMENT NOTES**
- PROVIDE 10' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING SUMMIT VIEW DR.
  - PROVIDE 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ALL OTHER ONSITE ROADS.
  - AN EASEMENT TO ALLOW FOR CITY INSPECTION SHALL BE PLACED OVER PRIVATE STORM WATER FACILITIES WITHIN TRACTS B, R, S, T & V. STORM WATER COVENANT TO BE PROVIDED AT FINAL PLAT.

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**ALIGNMENT & SIGNAGE PLANS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLENUM WASHINGTON**

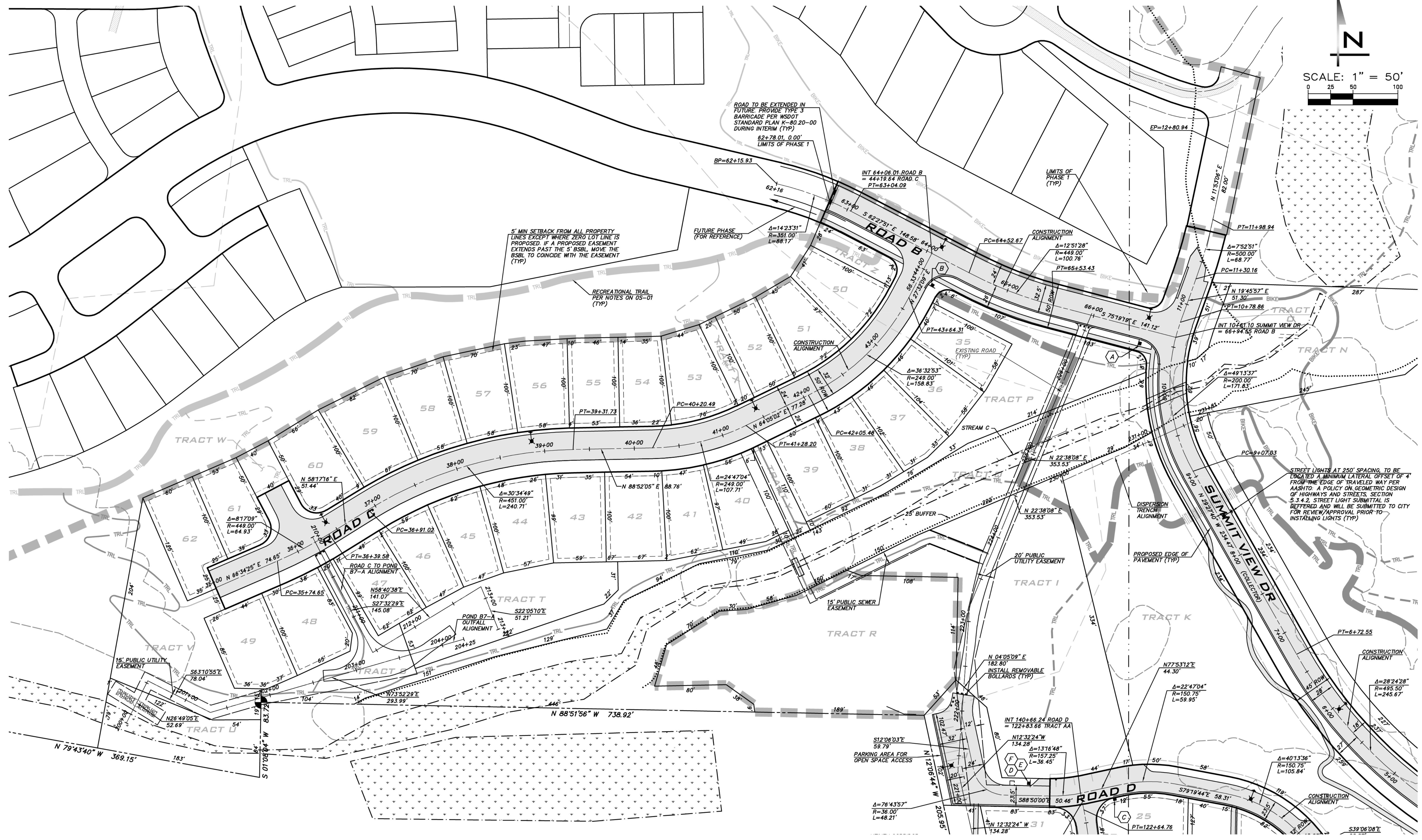
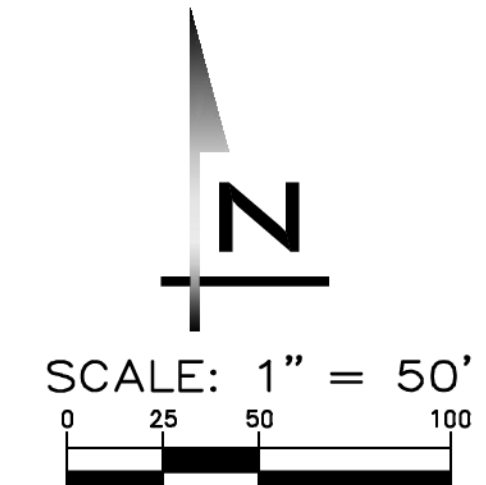
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JOB NUMBER:  
**19-349**

SHEET NAME:  
**AL-01**

SHT **11** OF **48**

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SCALE:  
 AS NOTED  
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 CLEARING, GRADING & INFRASTRUCTURE PLAN  
 CITY OF GLENUM WASHINGTON



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 SHT **12** OF **48**

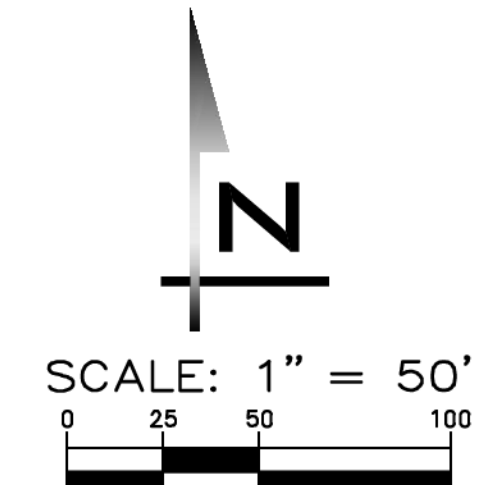
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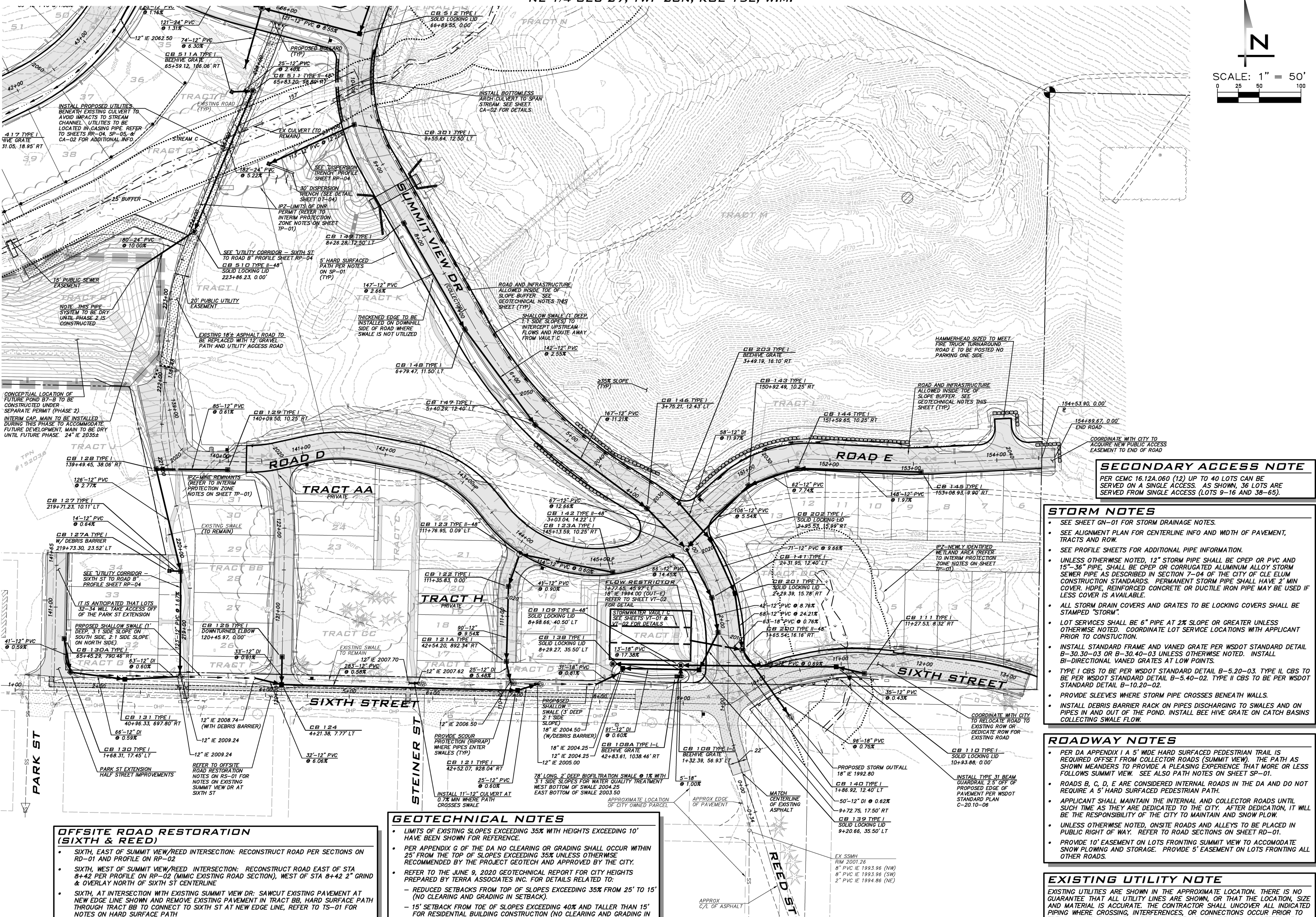
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BLUELINE logo and contact information for 25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033.

SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTIS, PE
PROJECT ENGINEER: LYNDSY FEDAK, PE
DESIGNER: CHRIS WSCOMB
ISSUE DATE: 11/15/2021



SECONDARY ACCESS NOTE
PER CEMC 16.12A.060 (12) UP TO 40 LOTS CAN BE SERVED ON A SINGLE ACCESS. AS SHOWN, 36 LOTS ARE SERVED FROM SINGLE ACCESS (LOTS 9-16 AND 38-65).

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

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

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.

STORM DRAIN OWNERSHIP
SEE NOTES ON SHEET GN-01.

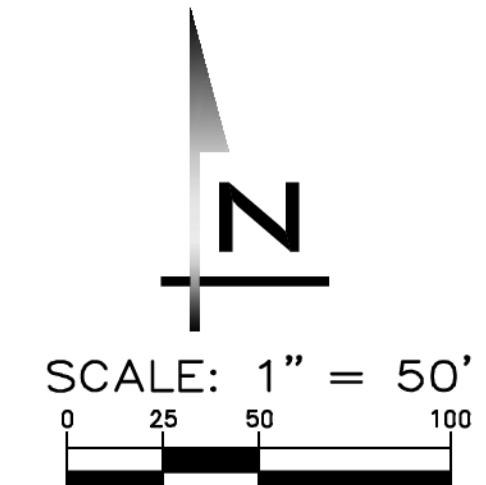
GEOTECHNICAL NOTES
• LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
• PER APPENDIX C OF THE DA NO CLEARING OR GRADING SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE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

OFFSITE ROAD RESTORATION (SIXTH & REED)
• SIXTH, EAST OF SUMMIT VIEW/REED INTERSECTION: RECONSTRUCT ROAD PER SECTIONS ON RD-01 AND PROFILE ON RP-02
• SIXTH, WEST OF SUMMIT VIEW/REED INTERSECTION: RECONSTRUCT ROAD EAST OF STA 8+42.2 PER PROFILE ON RP-02 (MIMIC EXISTING ROAD SECTION), WEST OF STA 8+42.2 GRIND & OVERLAY NORTH OF SIXTH ST CENTERLINE
• SIXTH, AT INTERSECTION WITH EXISTING SUMMIT VIEW DR: SAWCUT EXISTING PAVEMENT AT NEW EDGE LINE SHOWN AND REMOVE EXISTING PAVEMENT IN TRACT BB, HARD SURFACE PATH THROUGH TRACT BB TO CONNECT TO SIXTH ST AT NEW EDGE LINE. REFER TO TS-01 FOR NOTES ON HARD SURFACE PATH
• REED SOUTH OF SIXTH INTERSECTION: SOUTH OF STA 0+77.2" GRIND & OVERLAY PER LIMITS SHOWN IN PLAN VIEW
• TRENCH RESTORATION FOR PROPOSED UTILITIES IN EXISTING ROADWAYS PER CITY OF CLE ELUM STANDARD DETAILS S-1 & W-1.

Table with columns: NO, DATE, BY, REVISIONS. Contains 5 revision entries.

ROAD & STORM PLANS
CITY HEIGHTS
PHASE 1 (PODS B7 & G)
CLEARING, GRADING & INFRASTRUCTURE PLAN
CITY OF CLE ELUM
WASHINGTON

Professional Engineer seal for Brett K. Pudistis, License No. 31925, State of Washington.



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4092  
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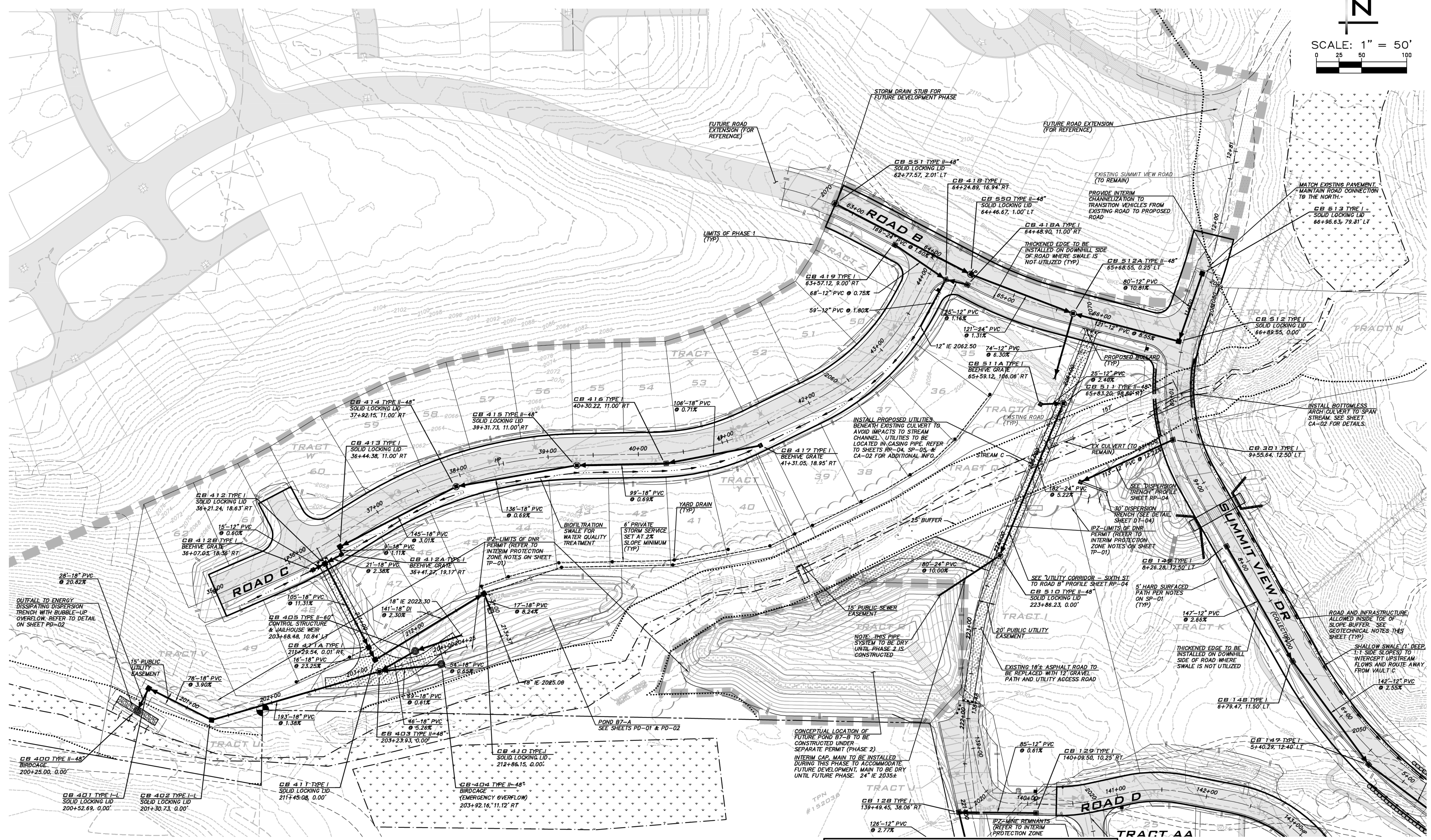
SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K. PUDISTIS, PE

PROJECT ENGINEER:  
LYNDSY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
11/15/2021



NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL LINE PARK (CLEAR & GRADE)
3	08/17/21	CHW	ADDED COAL LINE PARK (REMAINING SHEETS)
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**ROAD & STORM PLANS**

**CITY HEIGHTS**

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

**CLEARING, GRADING & INFRASTRUCTURE PLAN**

**CITY OF GLENUM WASHINGTON**

**STORM DRAIN OWNERSHIP**  
SEE NOTES ON SHEET GN-01.

**NOTE**  
REFER TO SHEET RS-01 FOR NOTES RELATED TO STORM DRAINAGE.

**ROADWAY NOTES**

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- STEEP SLOPE SETBACKS AND RELATED CLEARING AND GRADING RESTRICTIONS TO BE SHOWN ON THE FINAL PLAT MAP.

**SECONDARY ACCESS NOTE**  
PER CEMC 16.12A.060 (12) UP TO 40 LOTS CAN BE SERVED ON A SINGLE ACCESS. AS SHOWN, 36 LOTS ARE SERVED FROM SINGLE ACCESS (LOTS 9-16 AND 38-65).

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11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**RS-02**

SHT **14** OF **48**

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**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4051 F: 425.218.4052  
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SCALE:  
AS NOTED

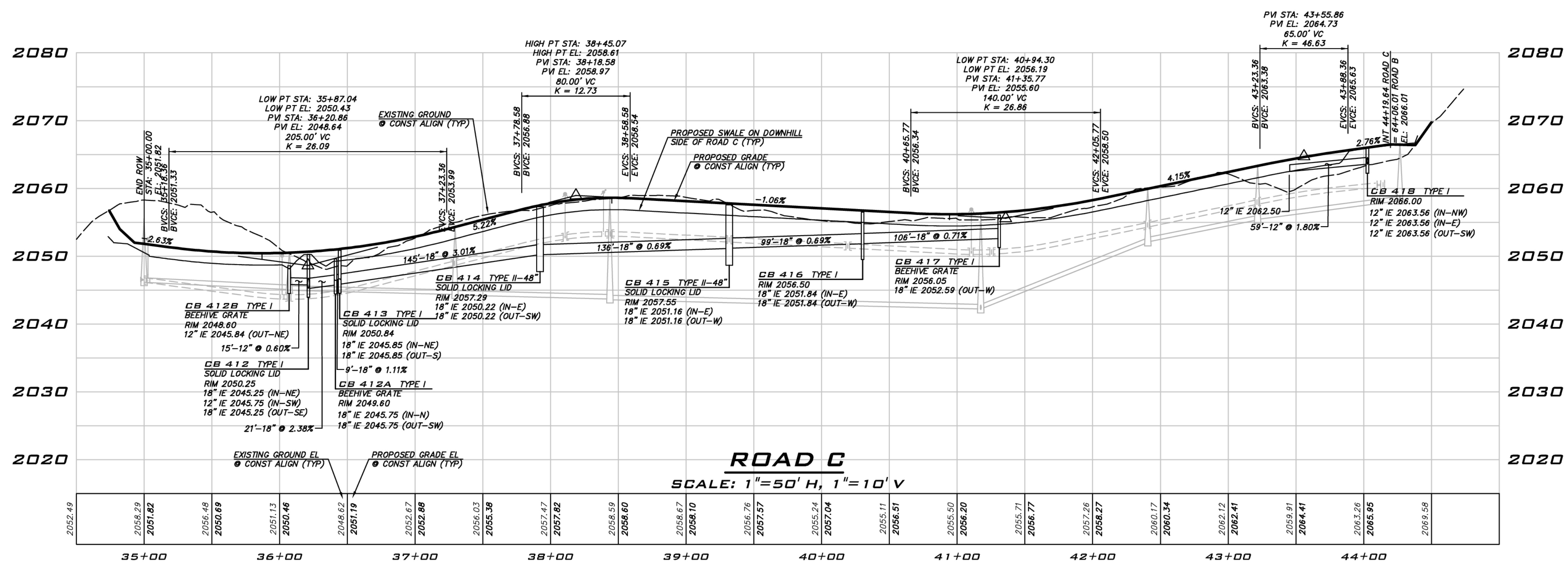
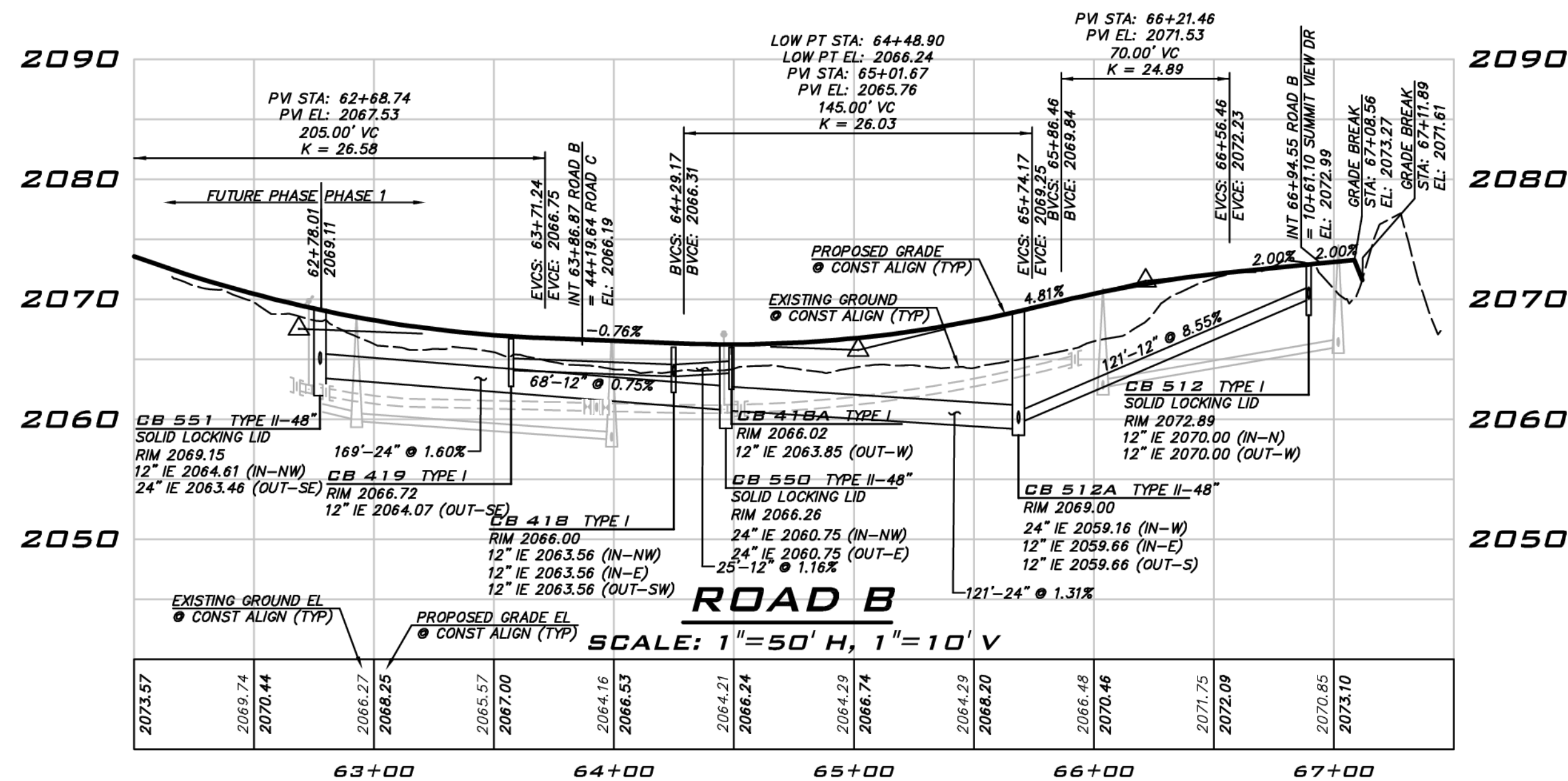
PROJECT MANAGER:  
**BRETT K. PUDISTIS, PE**

PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**

NO	DATE	BY	REVISIONS
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**ROAD & STORM PROFILES**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
CLEARING, GRADING & INFRASTRUCTURE PLAN  
CITY OF GLENUM WASHINGTON

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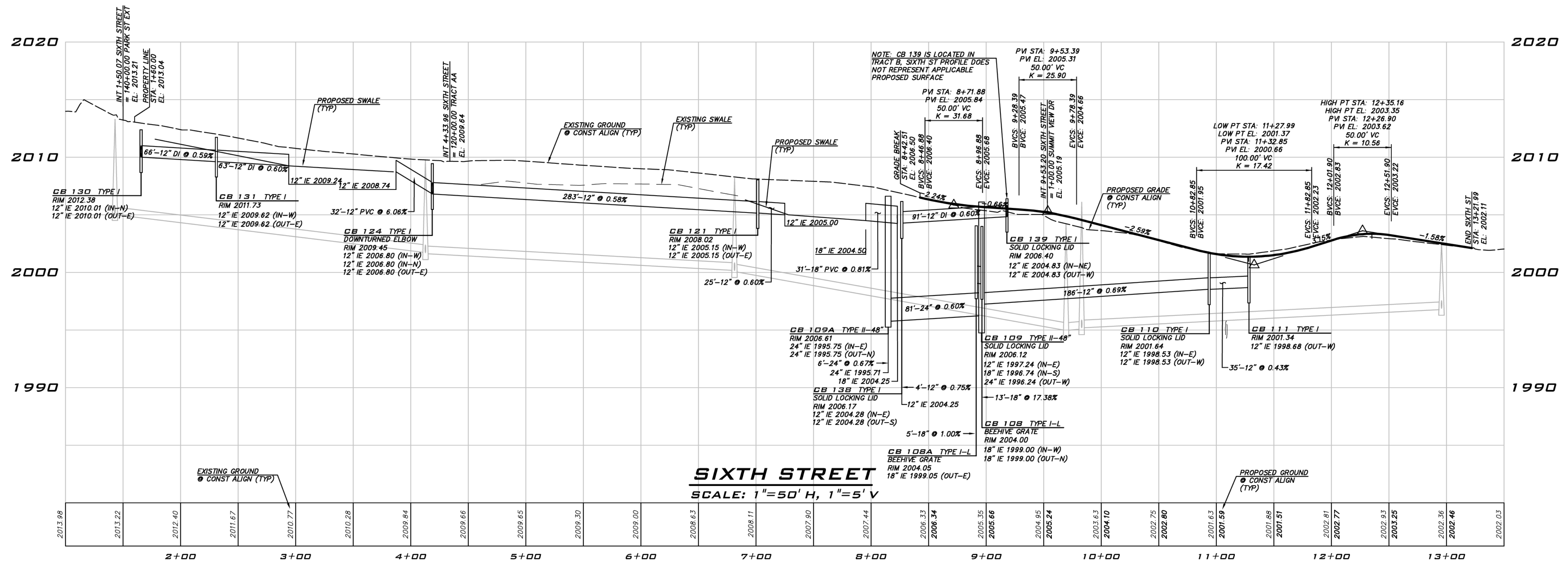
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**RP-01**

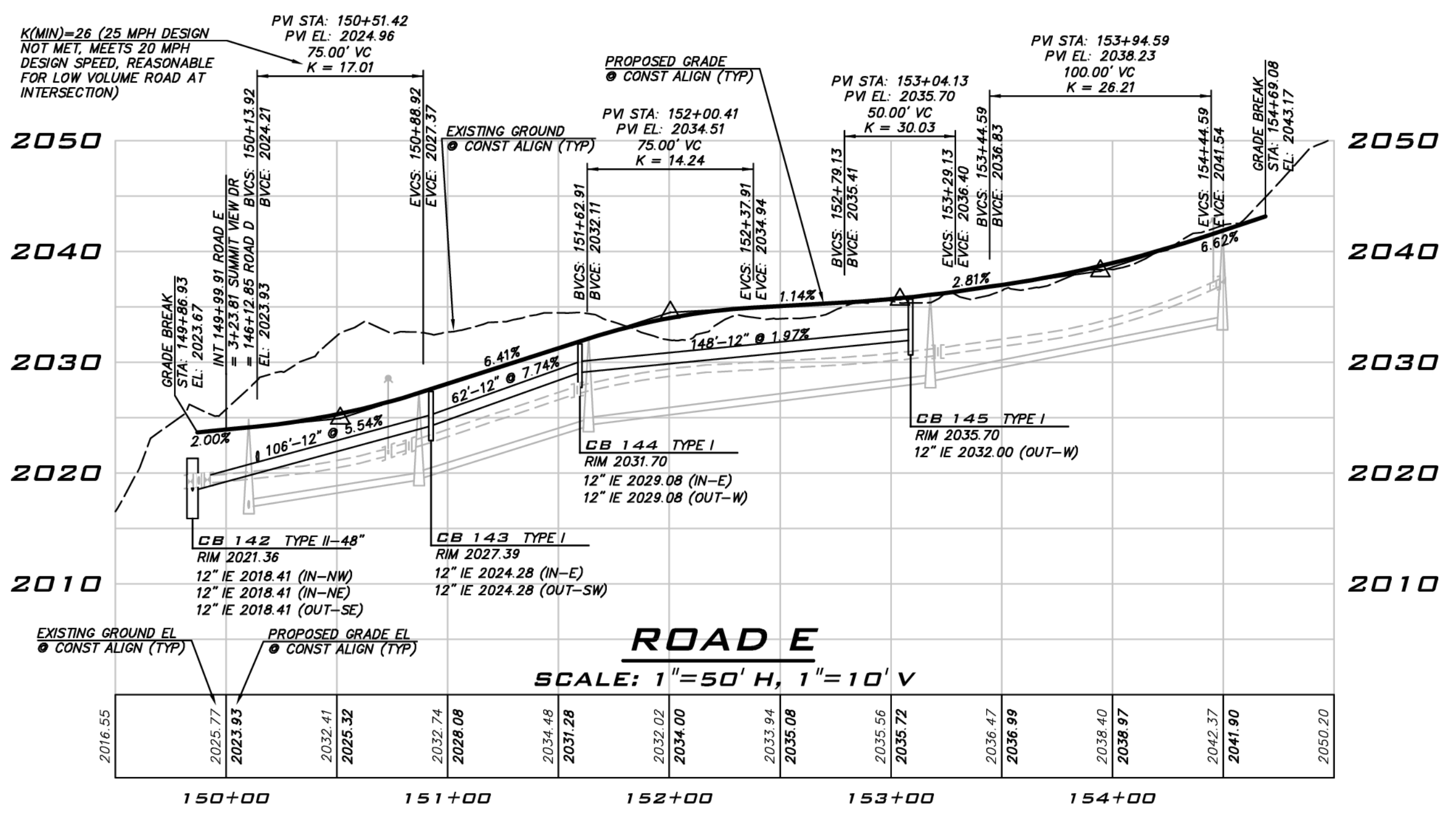
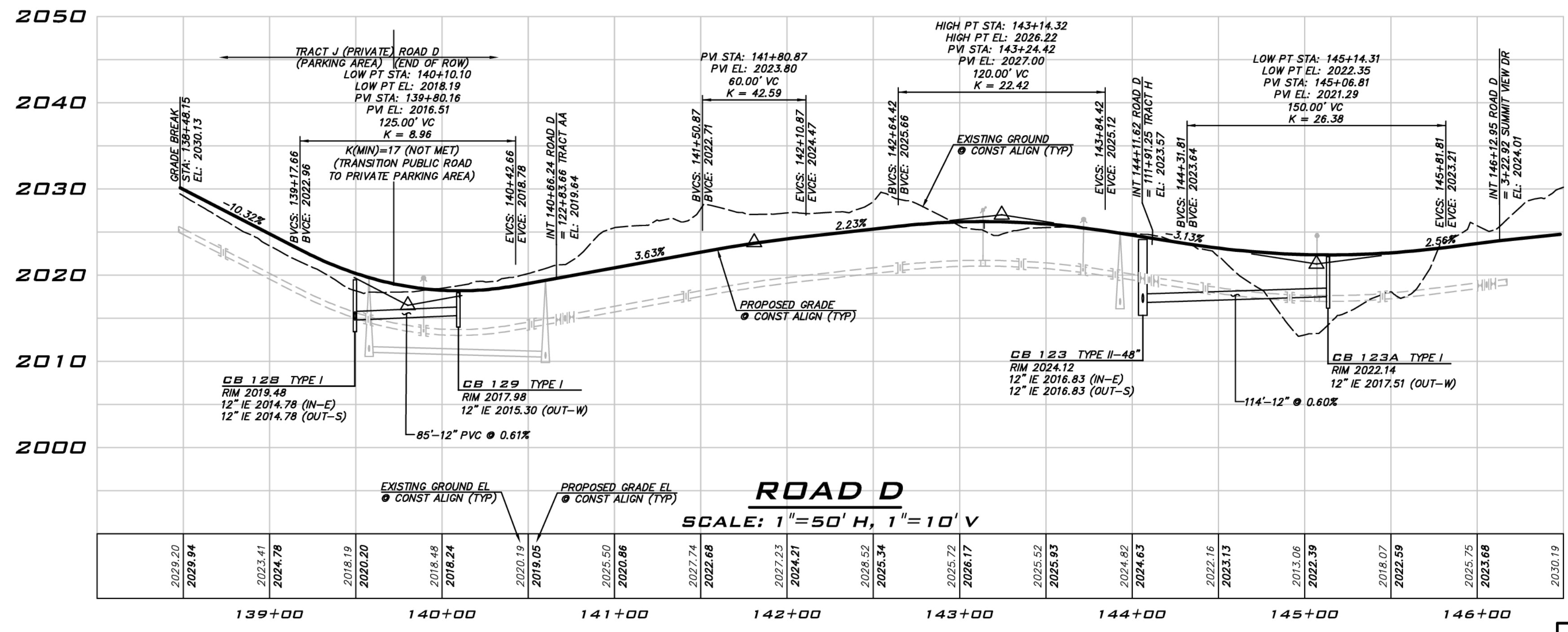
SHT **15** OF **48**



SCALE:  
 AS NOTED  
 PROJECT MANAGER:  
 BRETT K. PUDISTS, PE  
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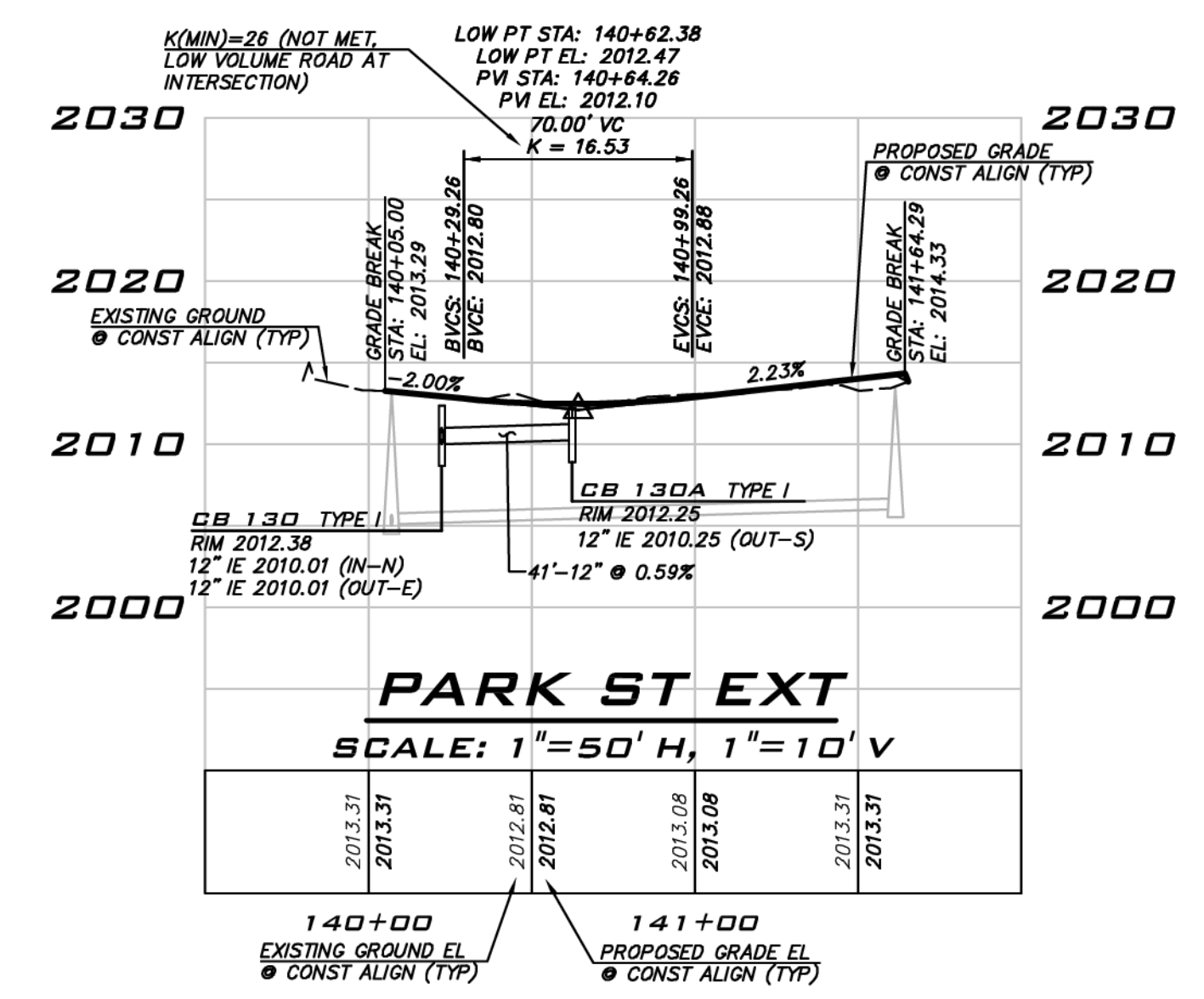
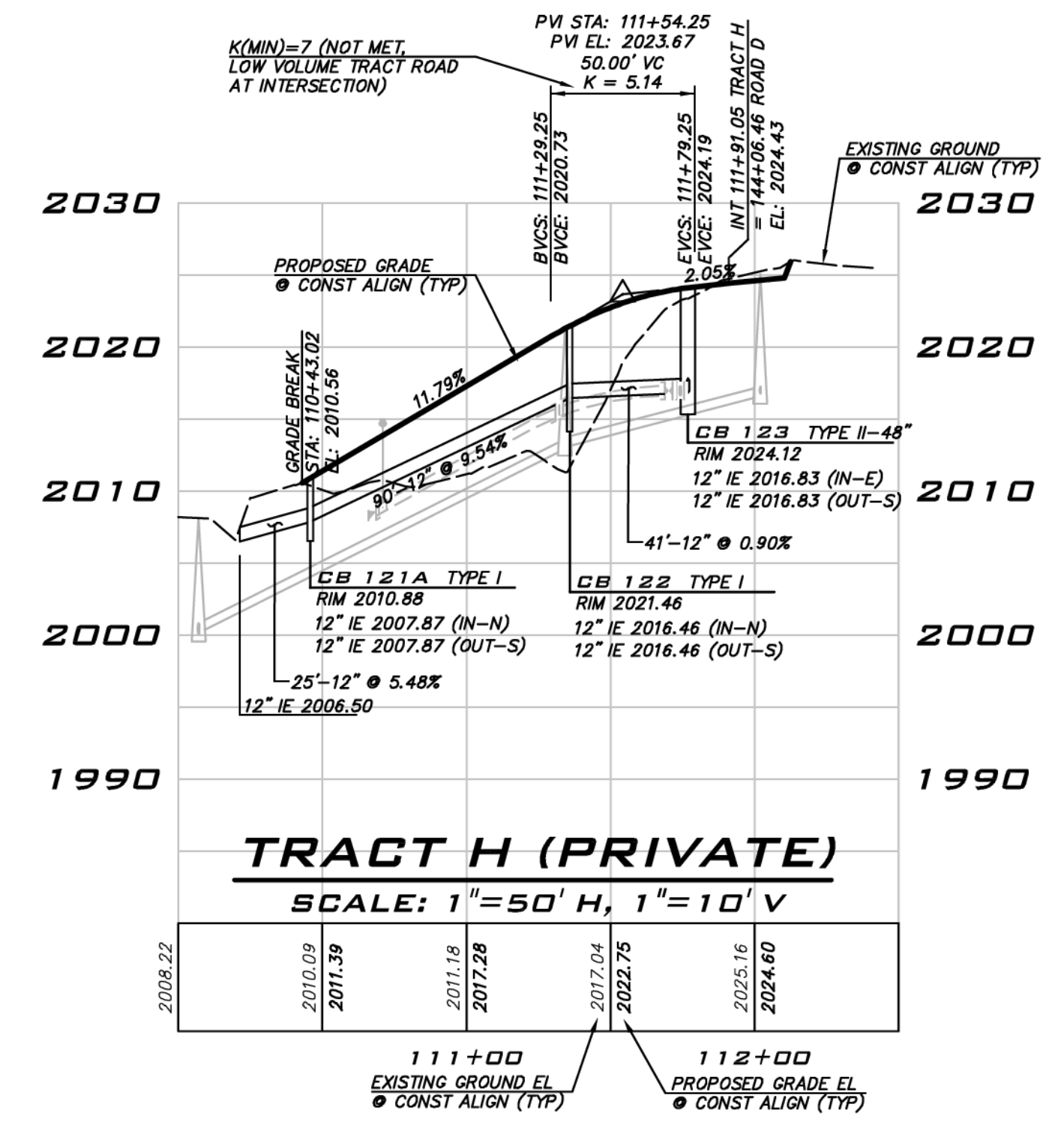
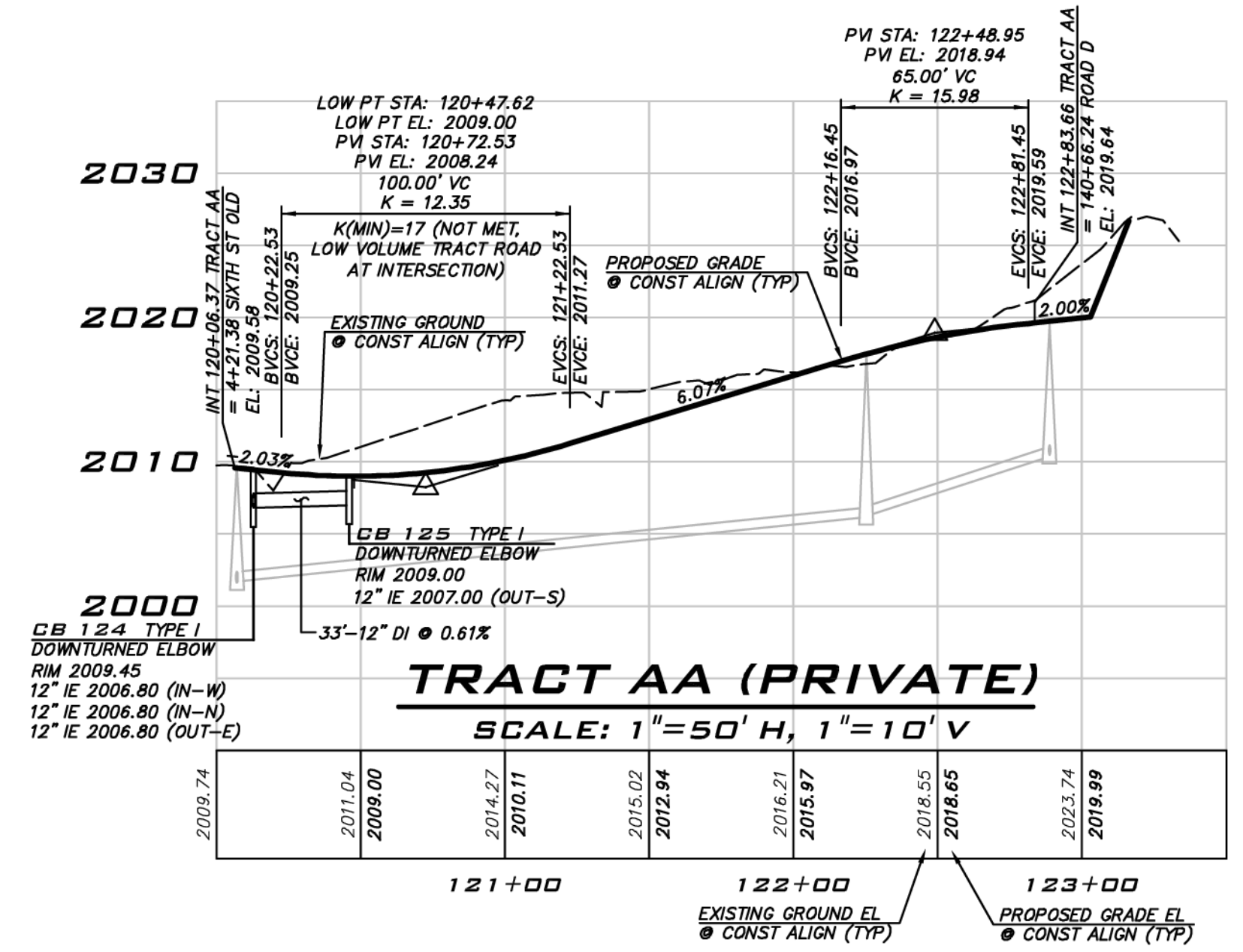
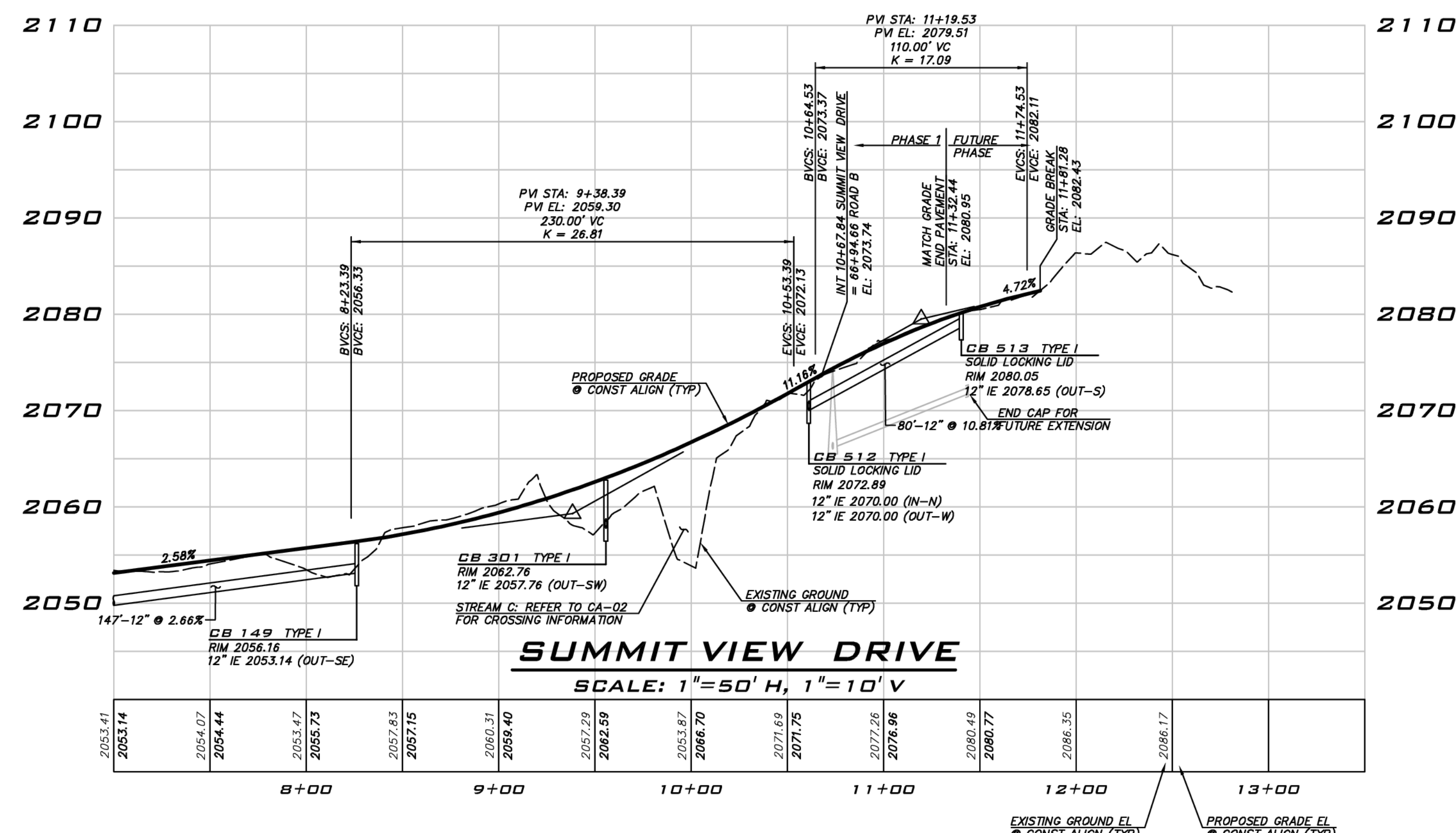
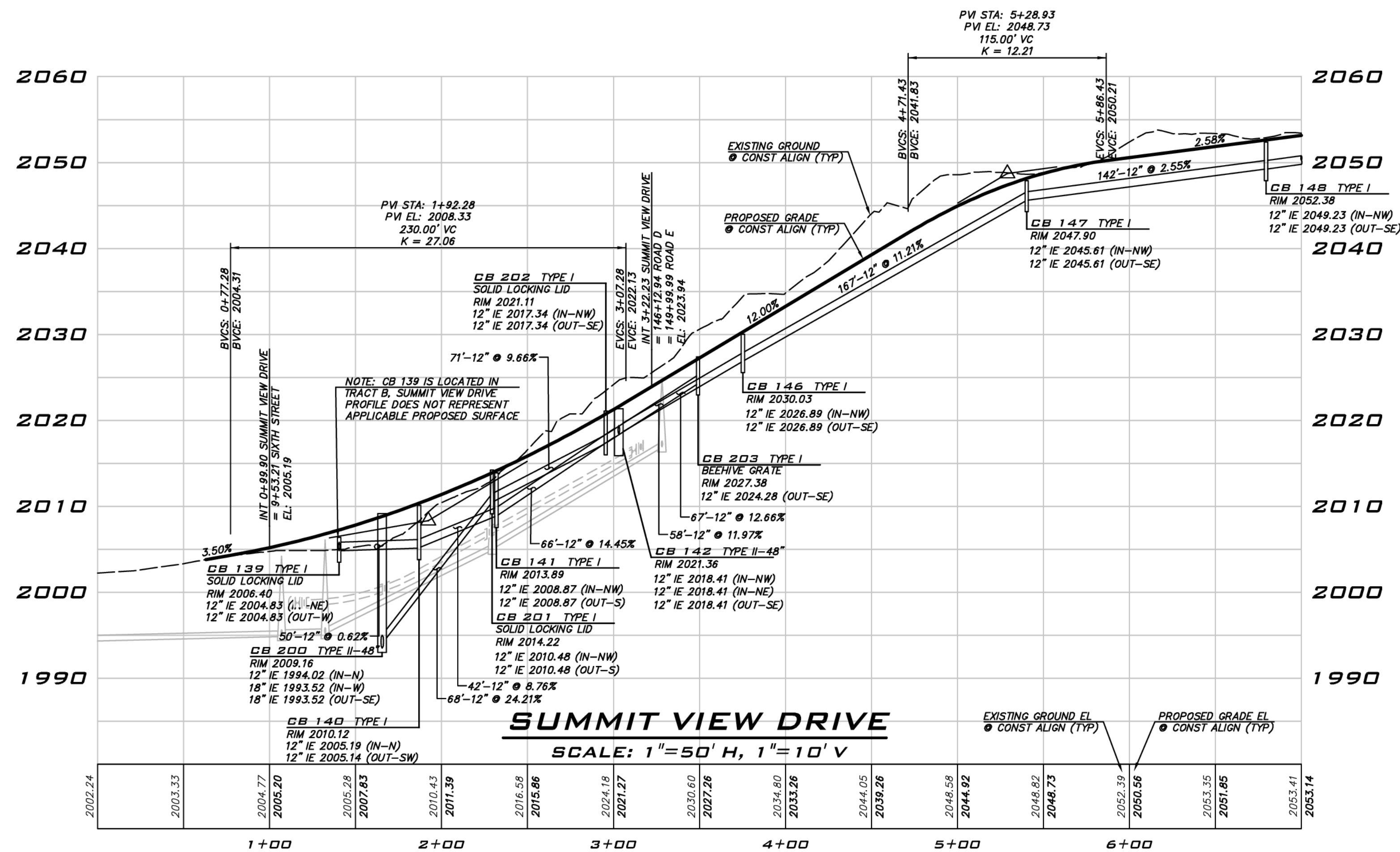
**NOTES**

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**ROAD & STORM PROFILES**  
**CITY HEIGHTS**  
 PHASE 1 (PODS B7 & C)  
 CLEARING, GRADING & INFRASTRUCTURE PLAN  
 CITY OF GLE ELUM  
 WASHINGTON



11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**RP-02**  
 SHT **16** OF **48**



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 25 CENTRAL WAY, SUITE 400,  
 KIRKLAND, WA 98033  
 P: 425.216.4551 F: 425.216.4502  
 WWW.THEBLUELINEGROUP.COM

SCALE:  
 AS NOTED

PROJECT MANAGER:  
 BRETT K. PUDISTS, PE

PROJECT ENGINEER:  
 LYNSEY FEDAK, PE

DESIGNER:  
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ISSUE DATE:  
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NO	DATE	BY	REVISIONS
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**ROAD & STORM PROFILES**  
**CITY HEIGHTS**  
 PHASE 1 (PODS B7 & C)  
 CLEARING, GRADING & INFRASTRUCTURE PLAN  
 CITY OF GLENN  
 WASHINGTON

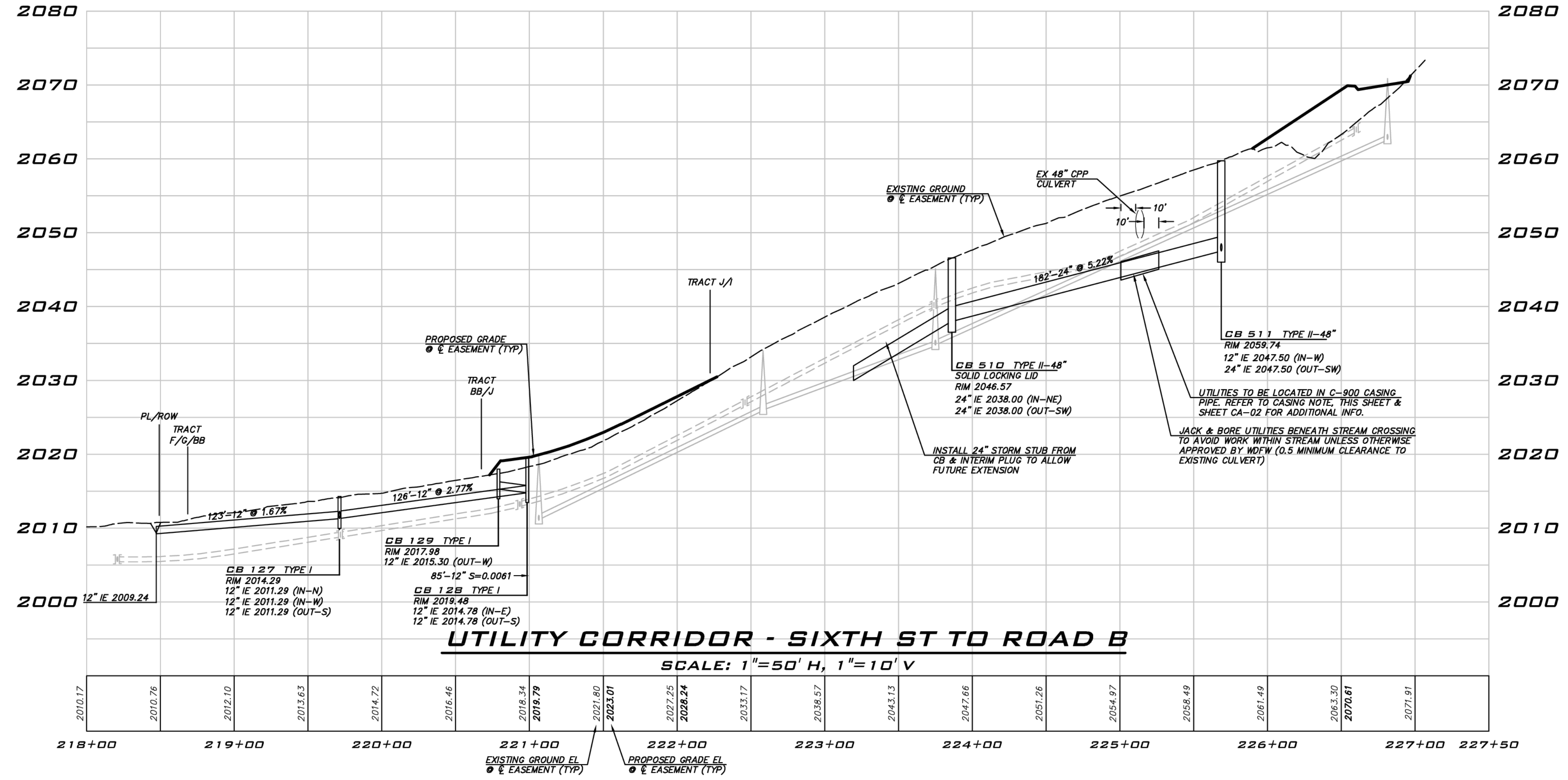
11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**RP-03**

SHT **17** OF **48**

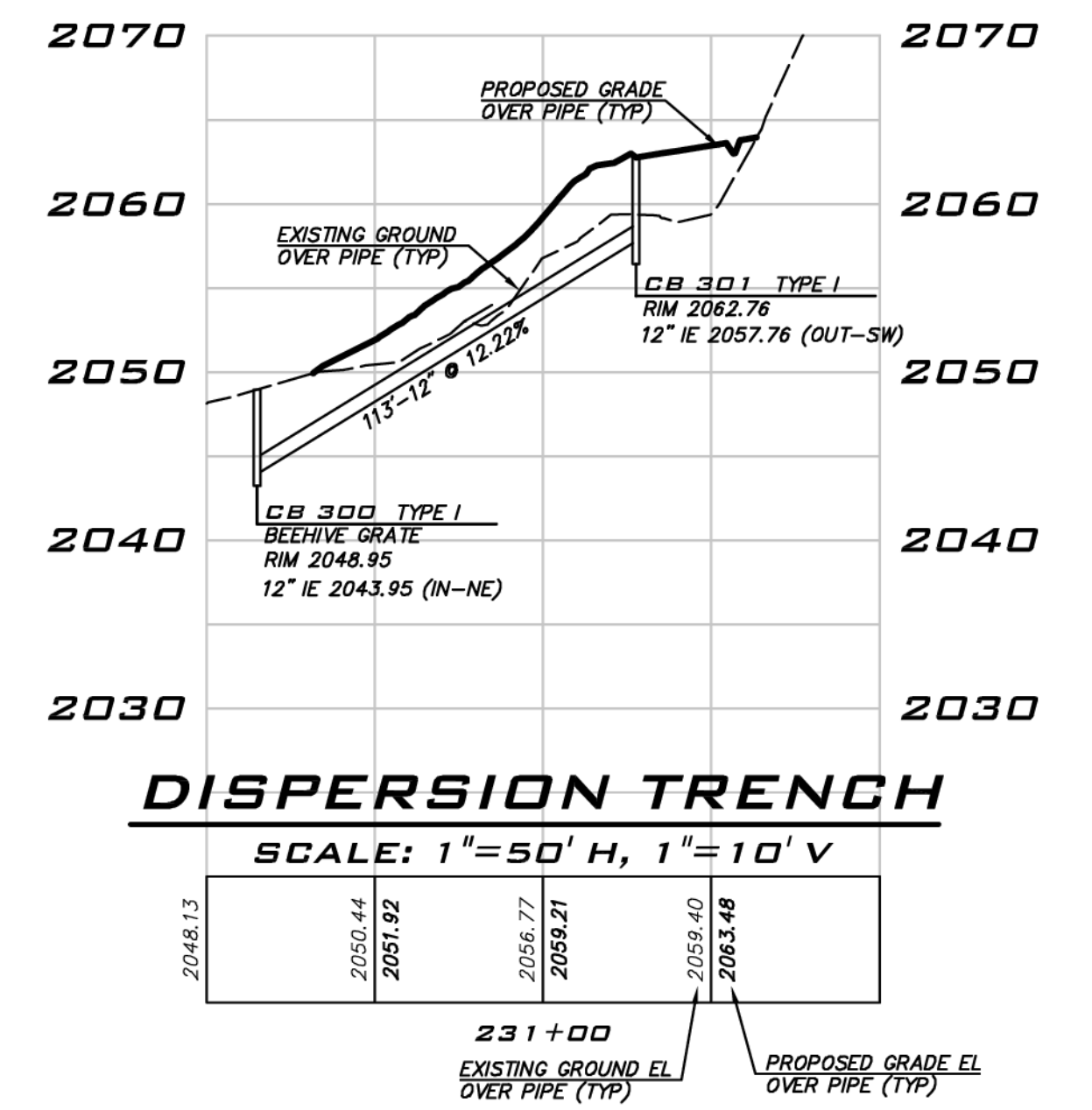
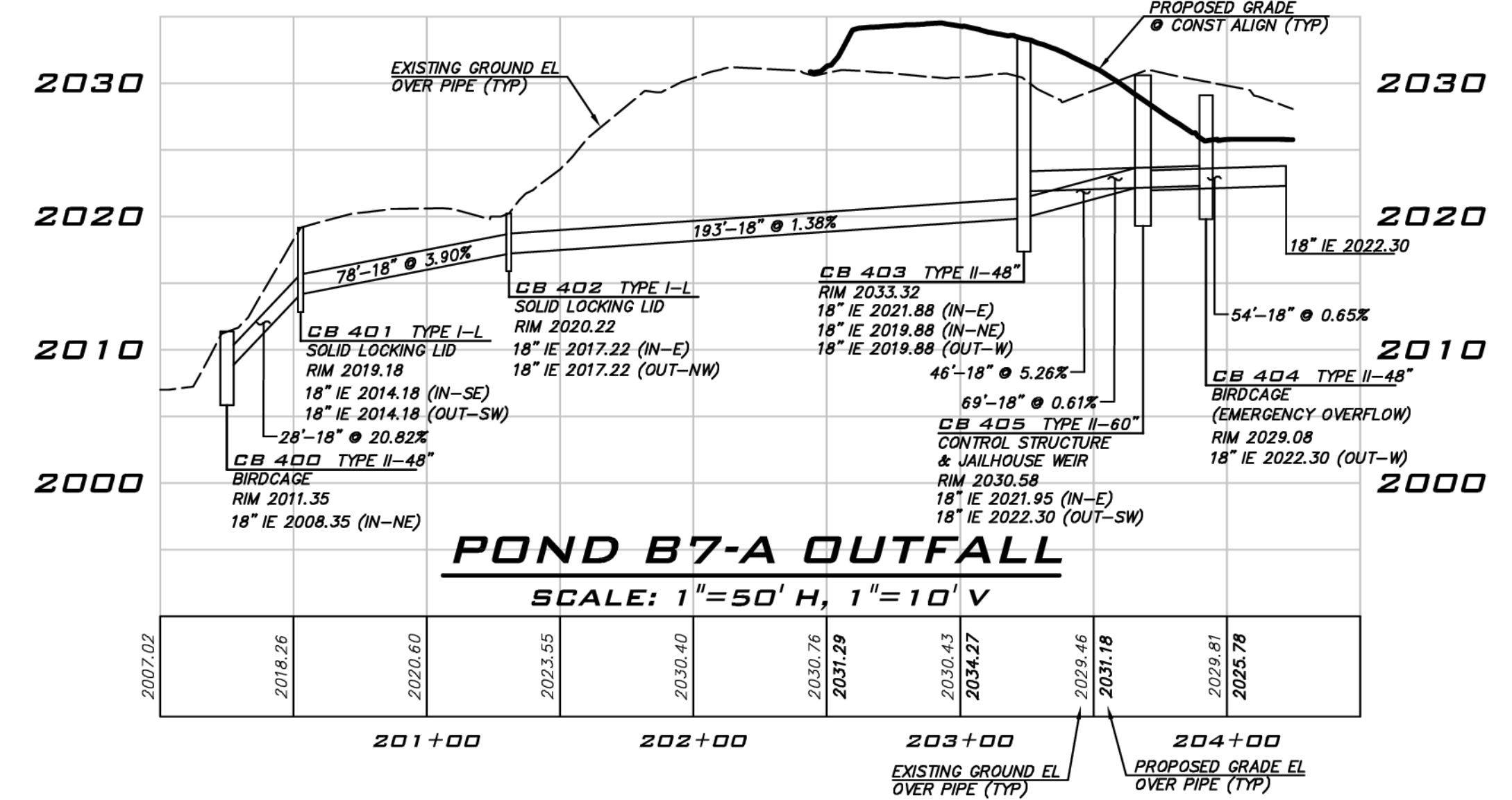
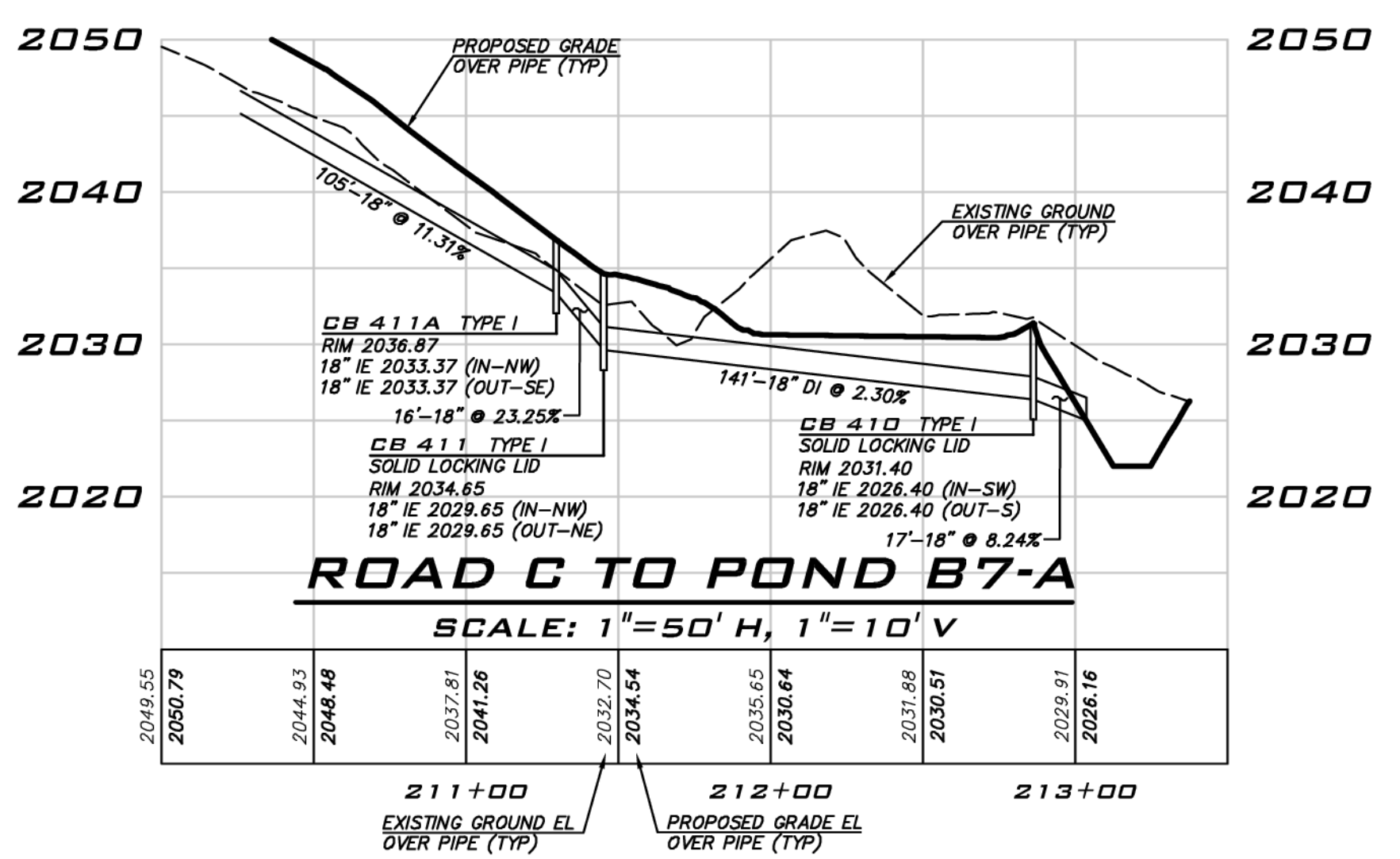
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 11/15/2021



**CASING NOTES**

- C-900 CASING DIAMETER TO BE A MINIMUM OF 4" LARGER THAN THE CARRIER (SEWER/WATER/STORM) PIPE DIAMETER. CONTRACTOR TO CONFIRM FILL MATERIAL FOR SPACE BETWEEN CARRIER PIPE AND CASING.
- CASING TO HAVE CASING SPACERS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE END SEAL BETWEEN CARRIER PIPE (SEWER/WATER/STORM) AND CASING (UNLESS CASING IS GROUTED).
- CONTRACTOR TO PROVIDE CUT SHEETS AND/OR SHOP DRAWINGS ON SPACERS, CASINGS, END SEALS AND GROUT PRIOR TO CONSTRUCTION.

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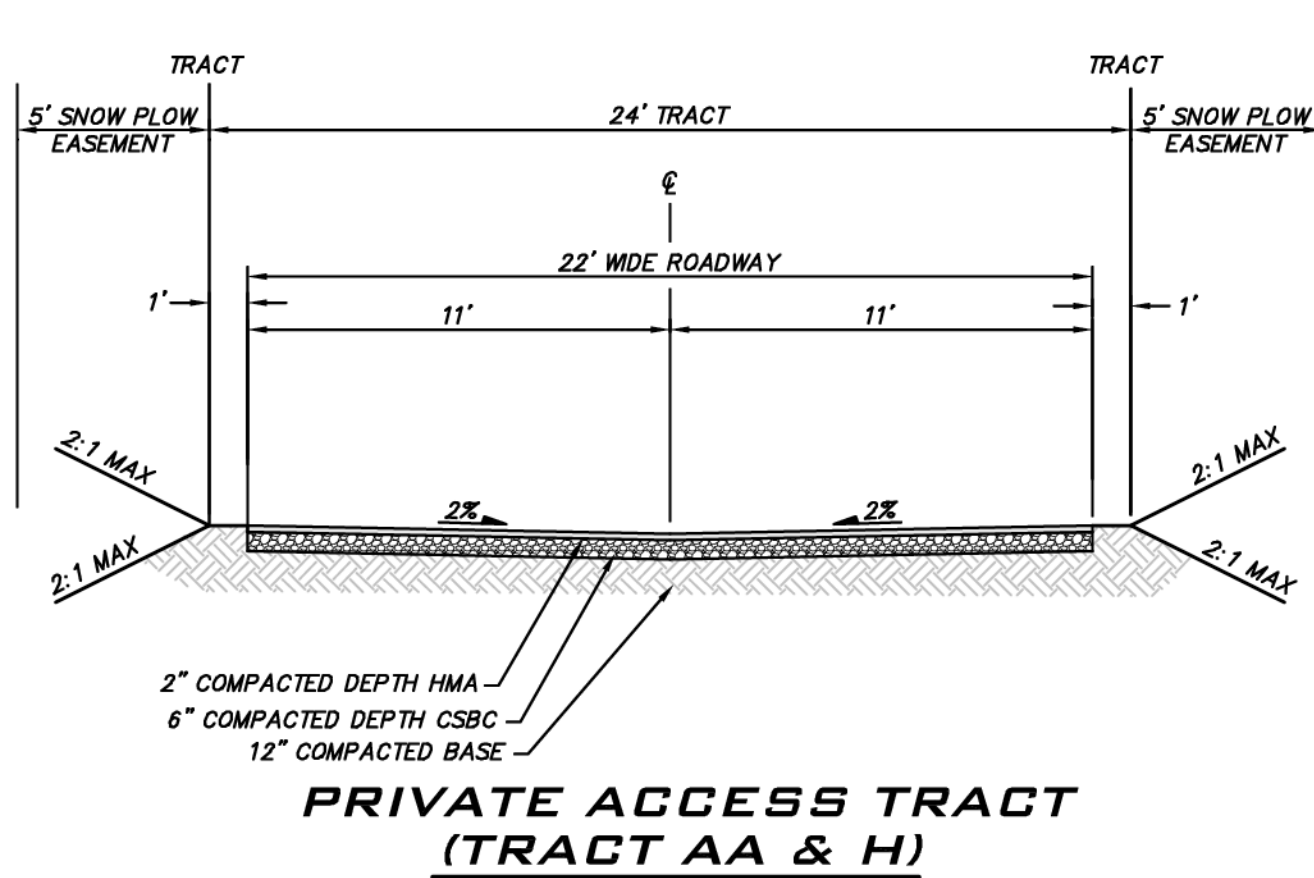
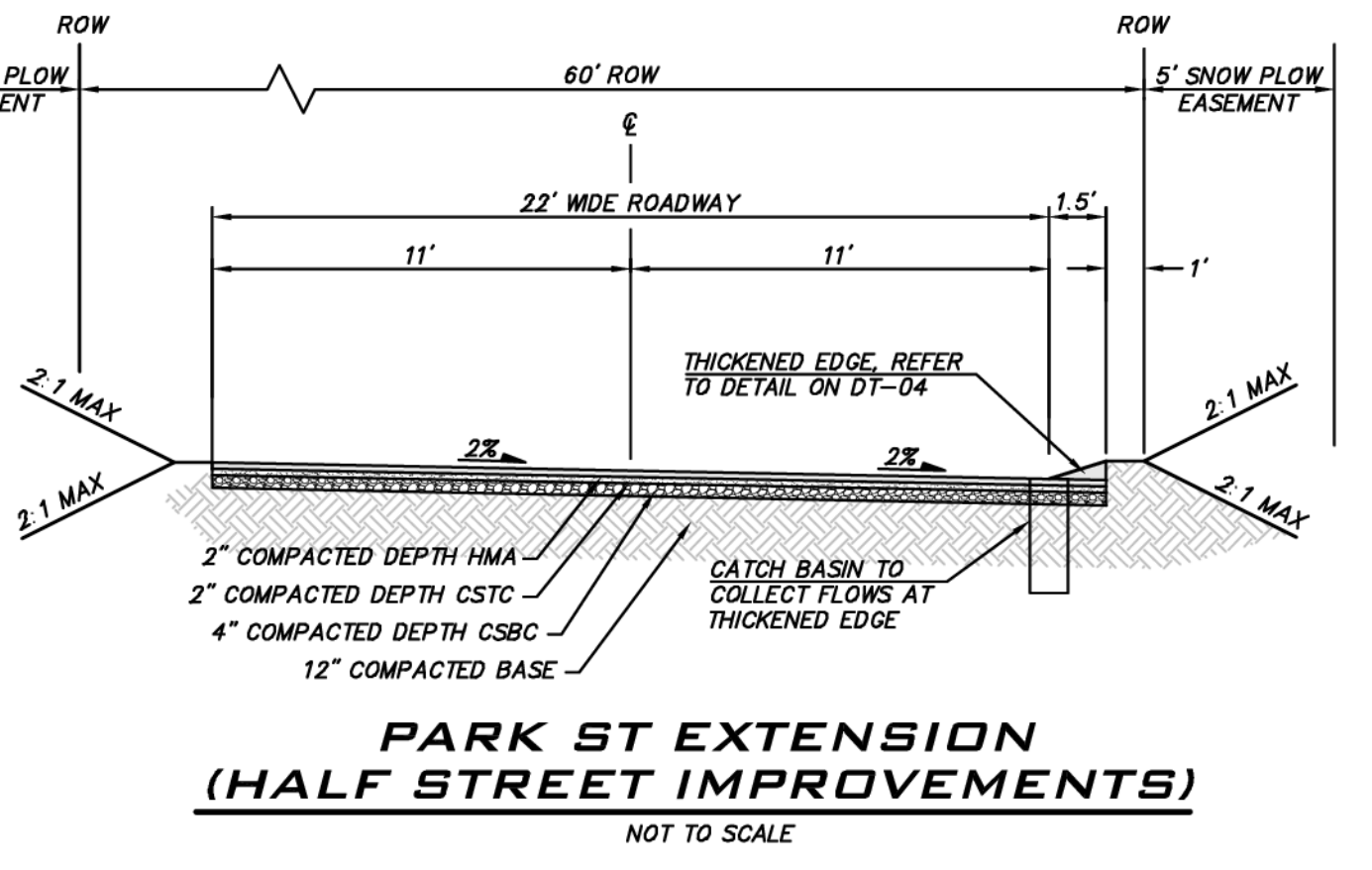
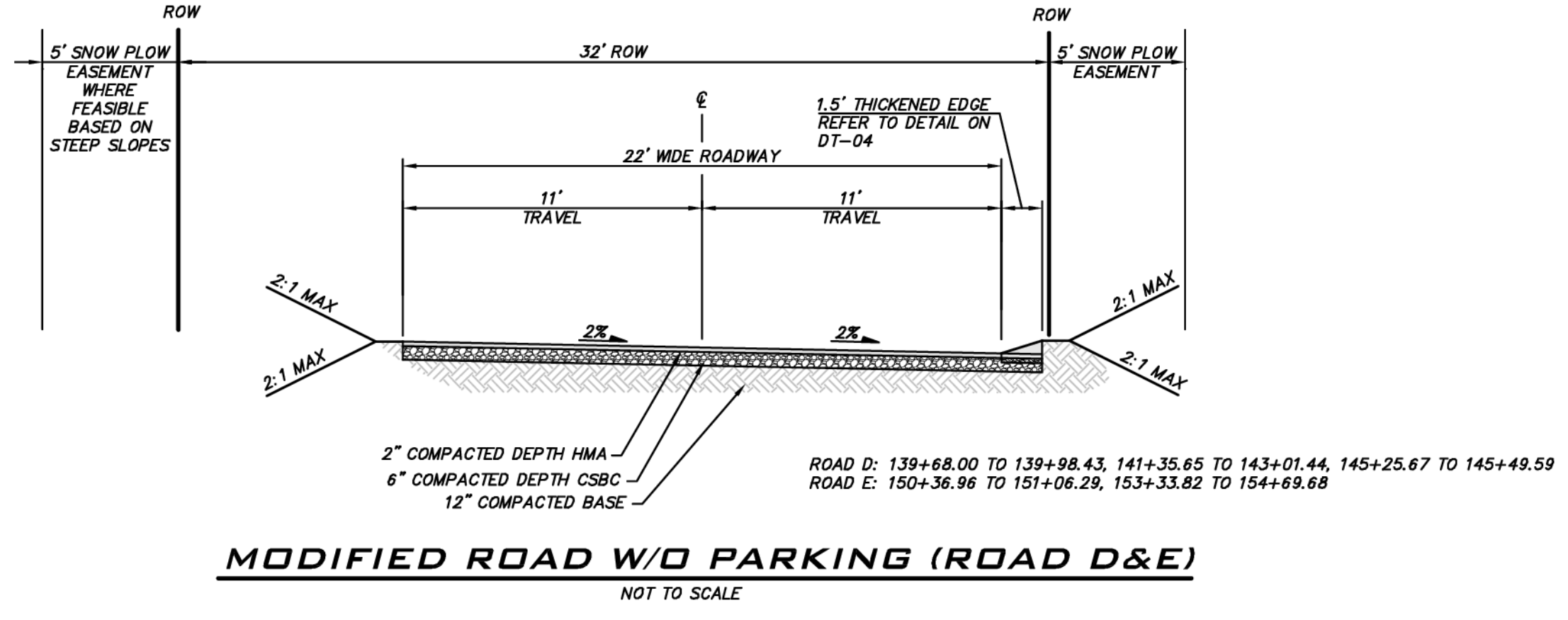
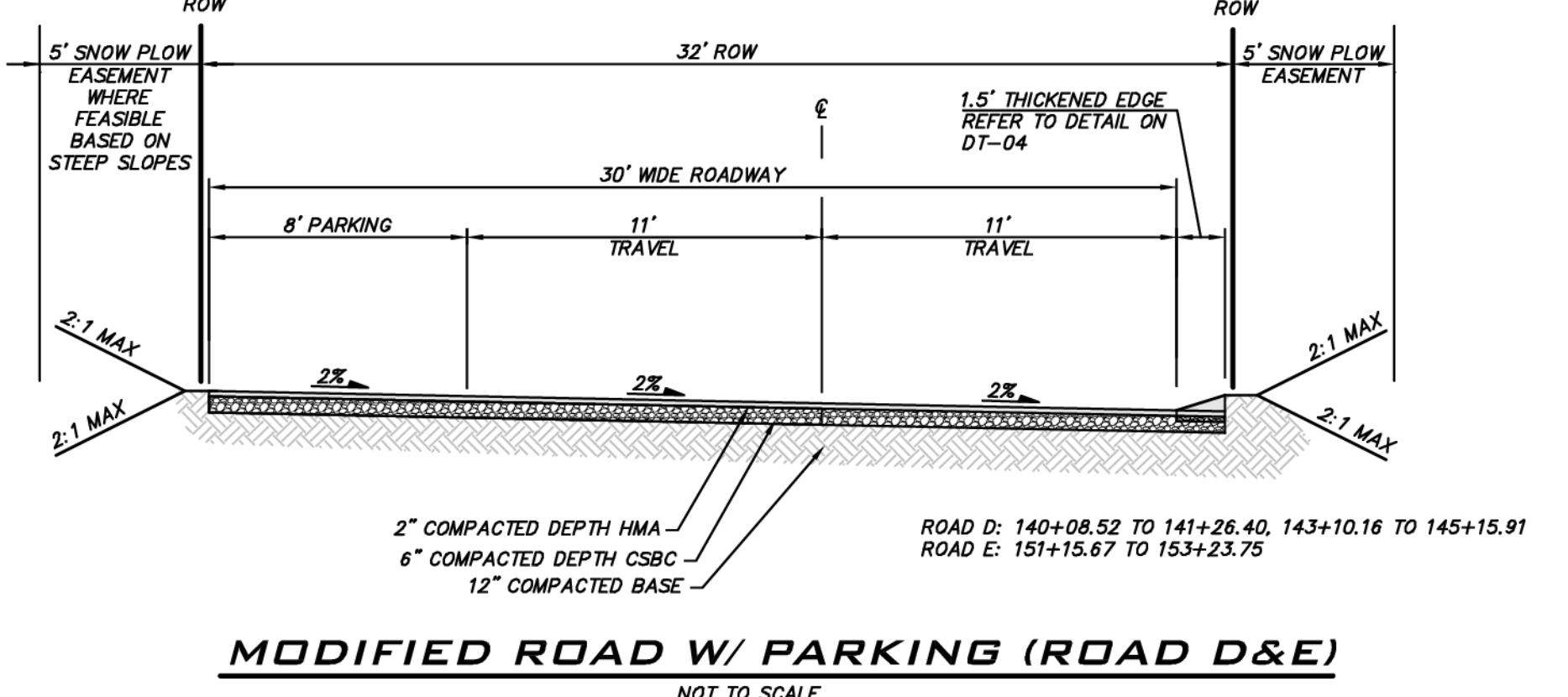
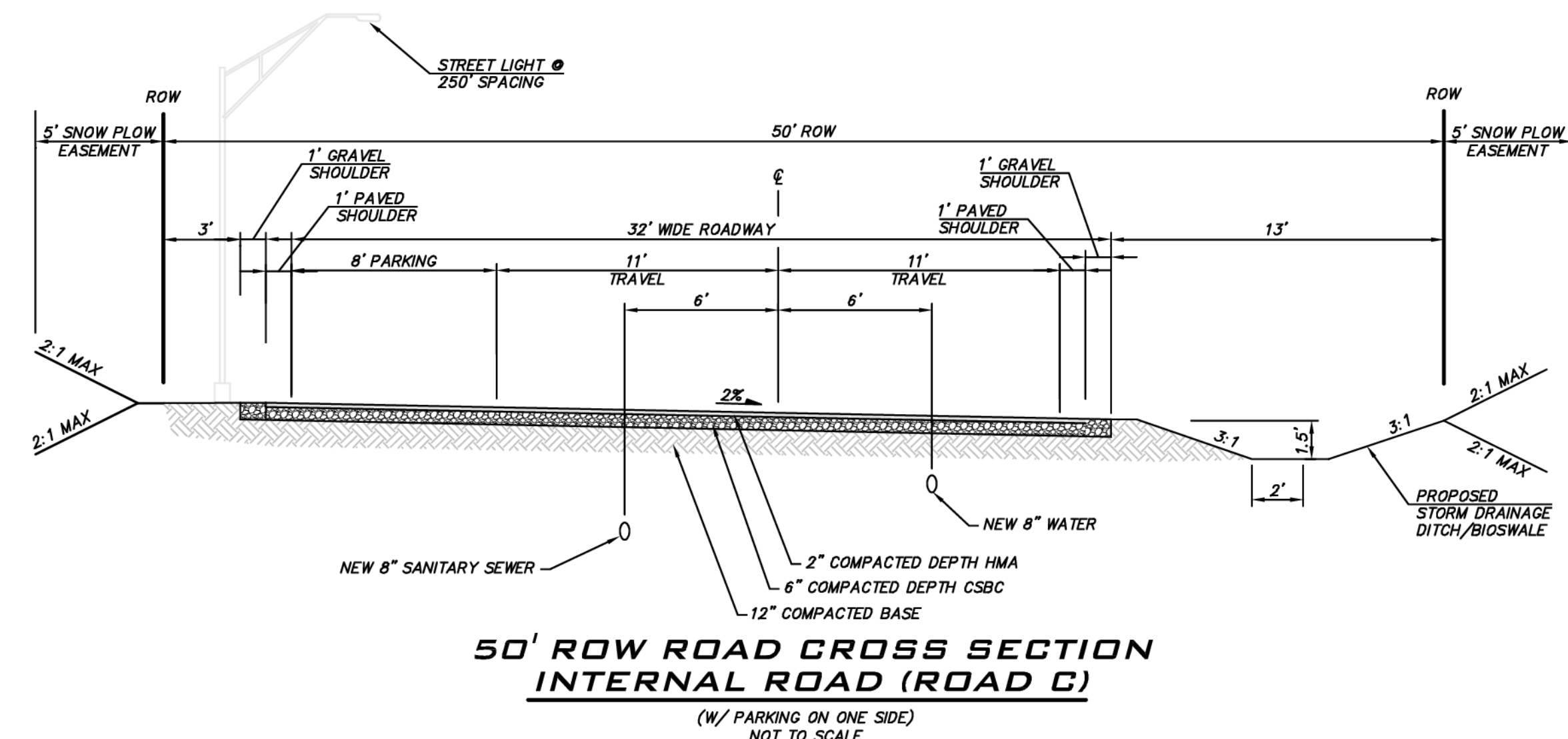
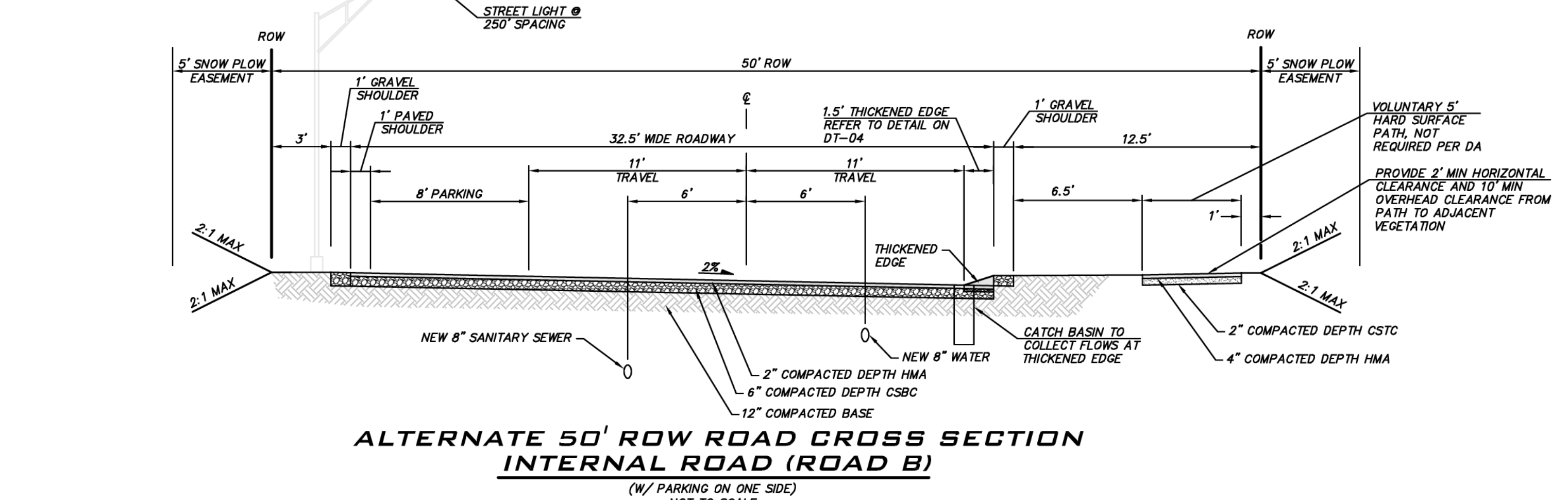
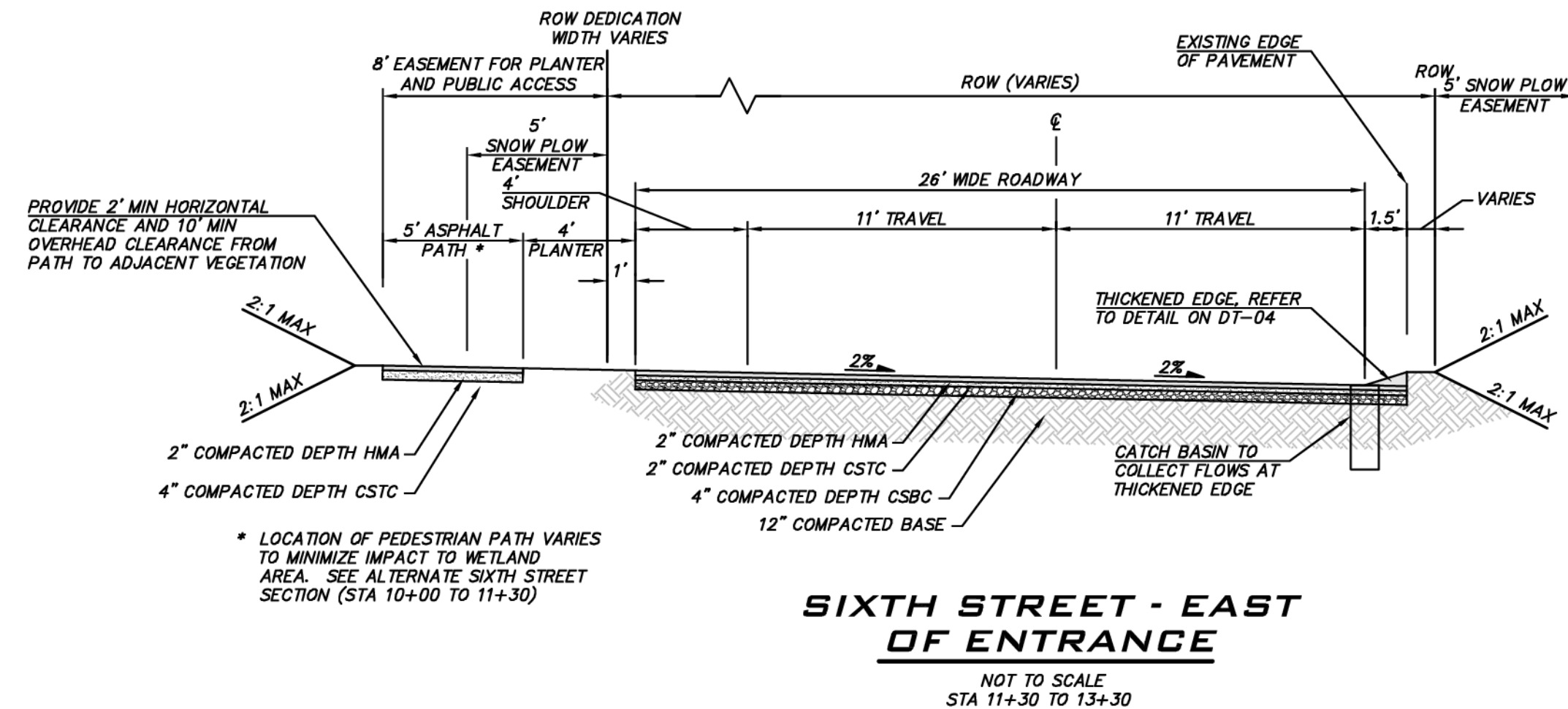
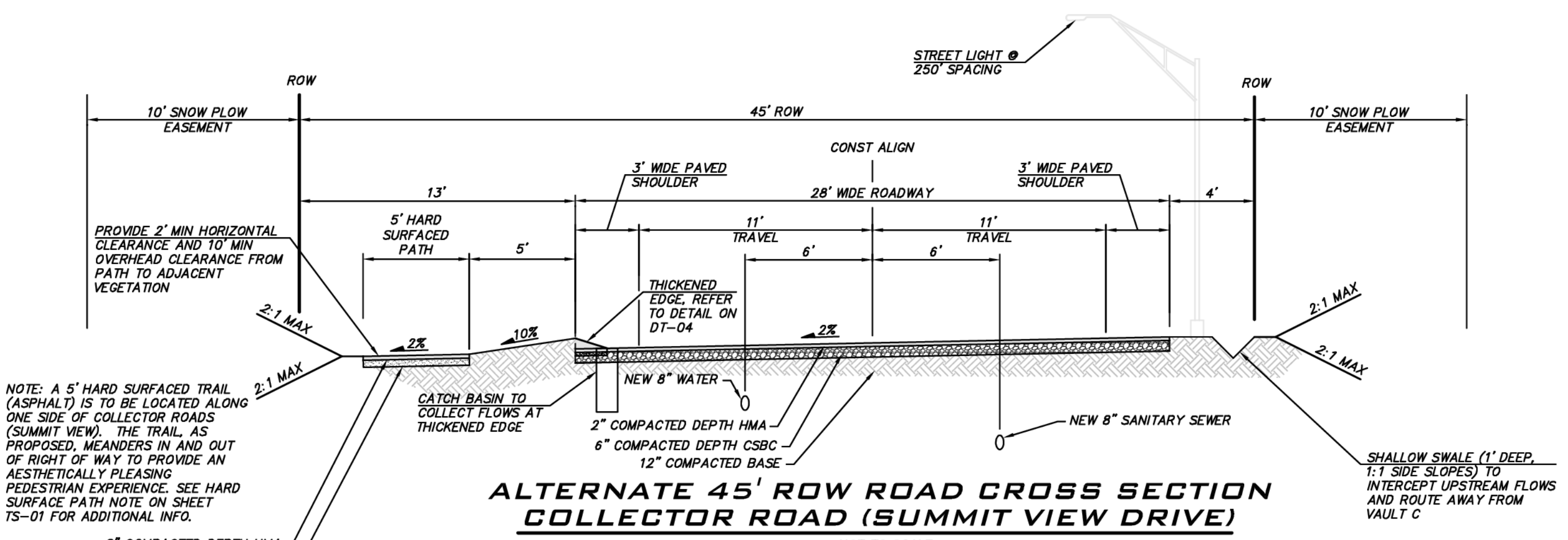
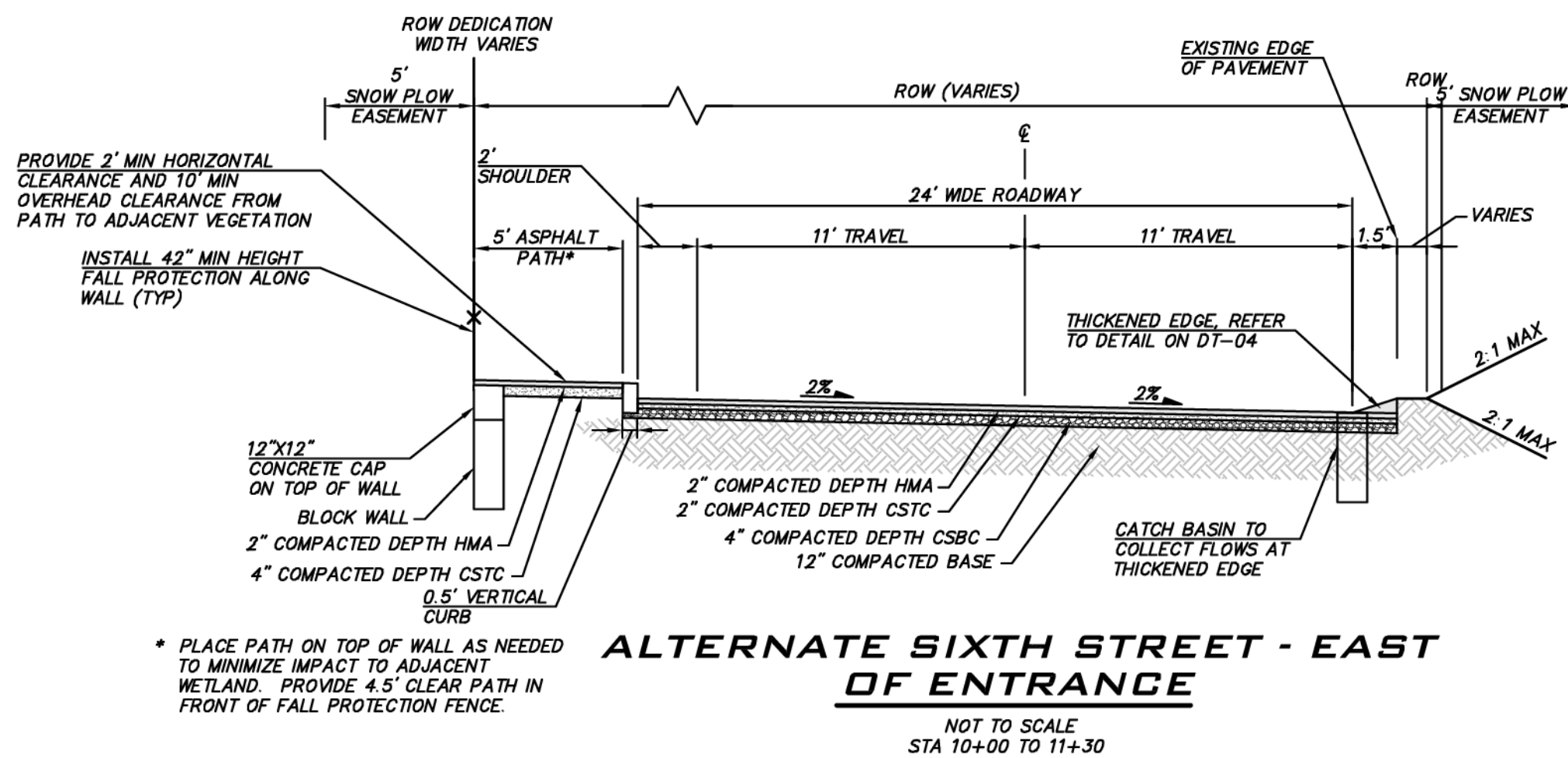
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**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
 CLEARING, GRADING & INFRASTRUCTURE PLAN  
 CITY OF GLENN  
 WASHINGTON



11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**RP-04**  
 SHT **18** OF **48**



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SCALE: AS NOTED  
PROJECT MANAGER: BRETT K. PUDISTS, PE  
PROJECT ENGINEER: LYNSEY FEDAK, PE  
DESIGNER: CHRIS WISCOMB  
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**ROAD SECTIONS & DETAILS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
WASHINGTON  
CITY OF GLE ELUM

11/15/21  
JOB NUMBER: 19-349  
SHEET NAME: RD-01  
SHT 19 OF 48



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.216.4551 F: 425.216.4052  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED

PROJECT MANAGER:

BRETT K. PUDISTS, PE

PROJECT ENGINEER:

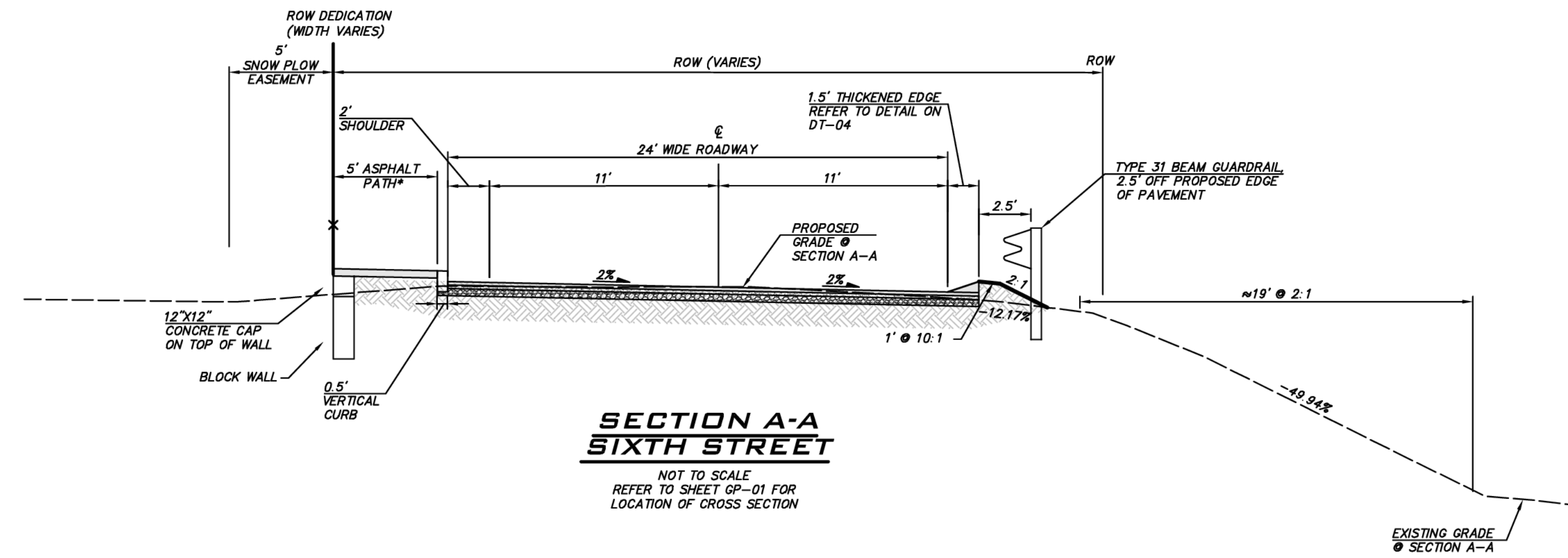
LYNDEY FEDAK, PE

DESIGNER:

CHRIS WISCOMB

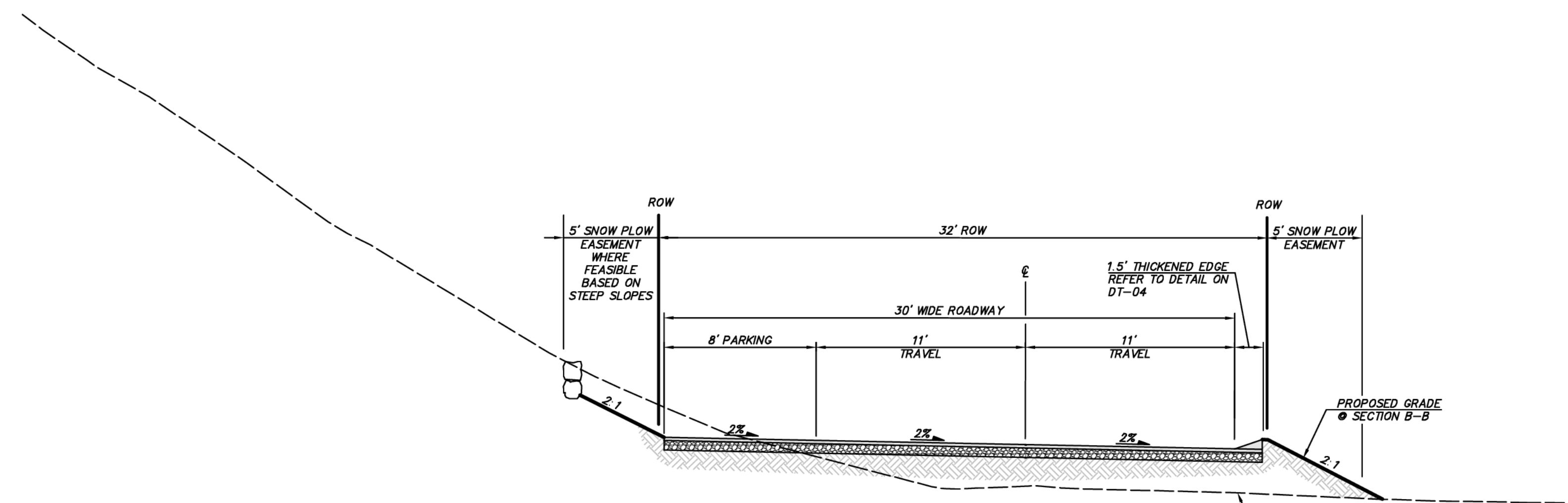
ISSUE DATE:

11/15/2021



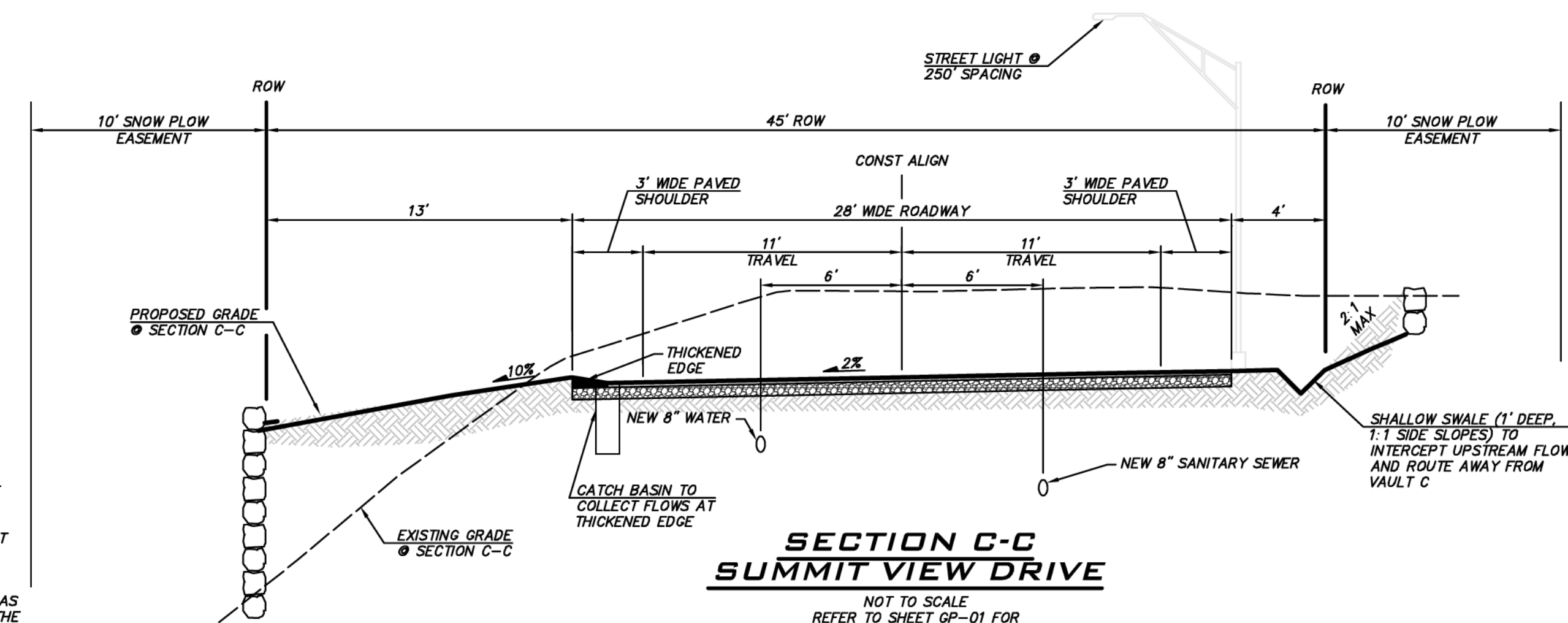
**SECTION A-A  
SIXTH STREET**

NOT TO SCALE  
REFER TO SHEET GP-01 FOR  
LOCATION OF CROSS SECTION



**SECTION B-B  
ROAD E**

NOT TO SCALE  
REFER TO SHEET GP-01 FOR  
LOCATION OF CROSS SECTION



**SECTION C-C  
SUMMIT VIEW DRIVE**

NOT TO SCALE  
REFER TO SHEET GP-01 FOR  
LOCATION OF CROSS SECTION

NOTE: A 5' HARD SURFACED TRAIL IS TO BE LOCATED ALONG ONE SIDE OF COLLECTOR ROADS (SUMMIT VIEW). THE TRAIL, AS PROPOSED, MEANDERS IN AND OUT OF RIGHT OF WAY TO PROVIDE AN AESTHETICALLY PLEASING PEDESTRIAN EXPERIENCE. FINAL LOCATION OF THE PATH TO BE DETERMINED DURING CONSTRUCTION. 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. SEE HARD SURFACE PATH NOTE ON SHEET TS-01 FOR ADDITIONAL INFO.

CROSS SECTIONS

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN  
CITY OF GLE ELUM WASHINGTON



11/15/21

JOB NUMBER:

19-349

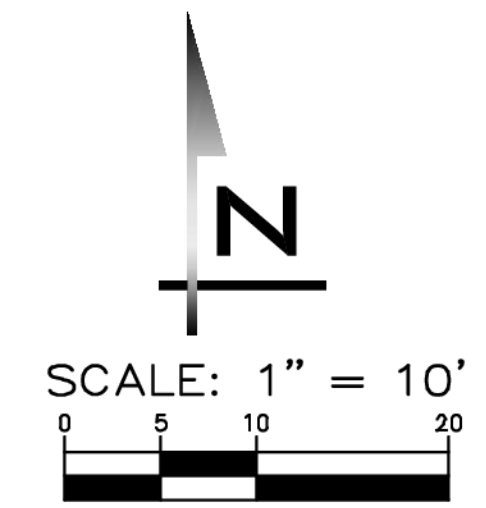
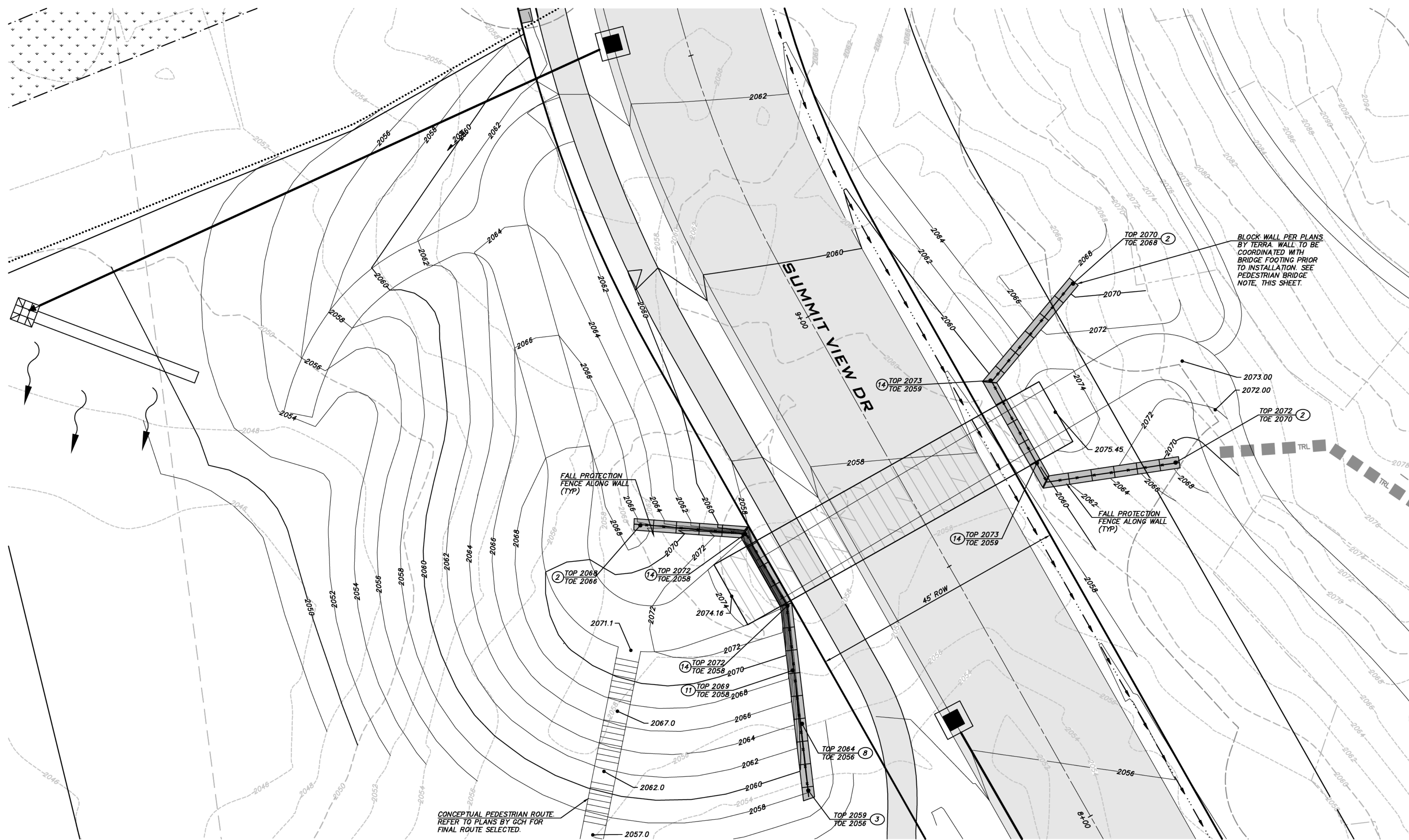
SHEET NAME:

XS-01

SHT 20 OF 48

**EXISTING UTILITY NOTE**

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**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4092  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED

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

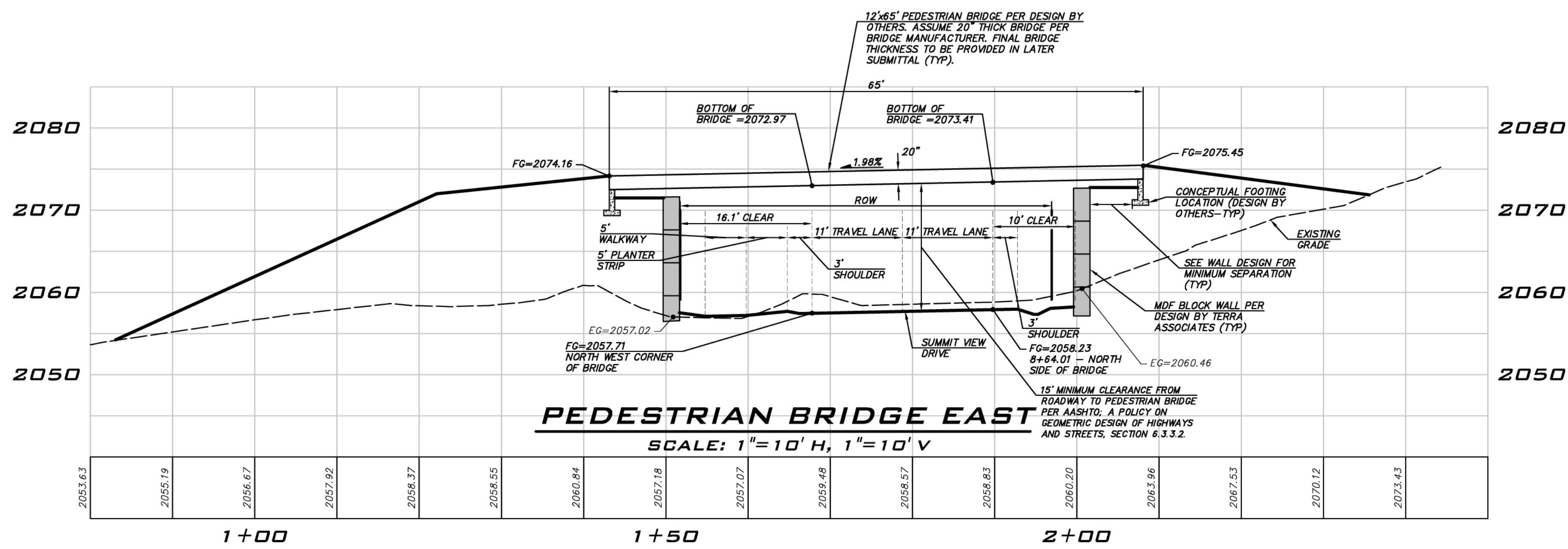
PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**

NO	DATE	BY	REVISIONS
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2	07/21/21	CHW	ADDED COAL LINE PARK (CLEAR & GRADE)
3	08/12/21	CHW	ADDED COAL LINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED P&S
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**PEDESTRIAN BRIDGE EAST PLAN**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLENUM WASHINGTON**



**PEDESTRIAN BRIDGE NOTE**

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

**EXISTING UTILITY NOTE**

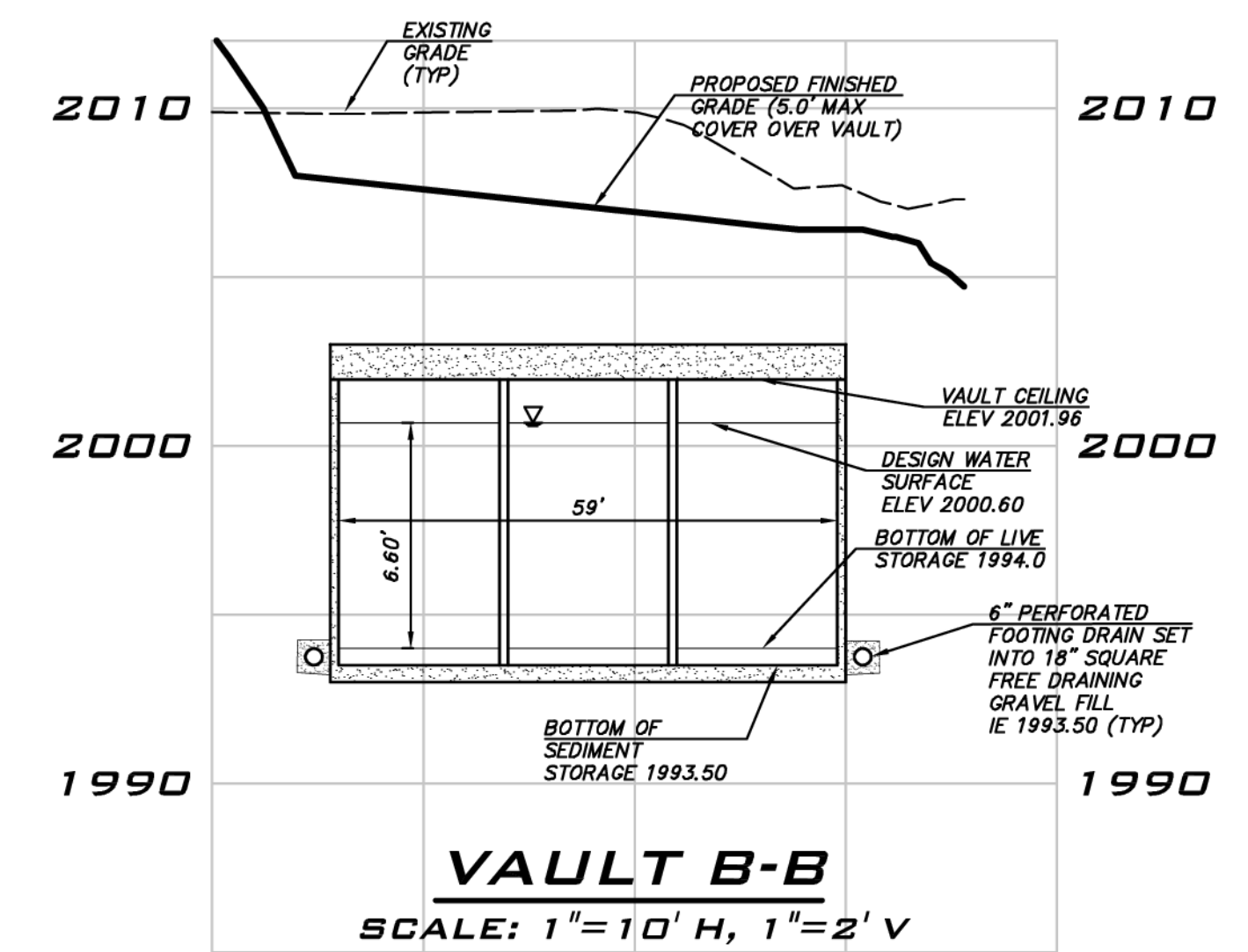
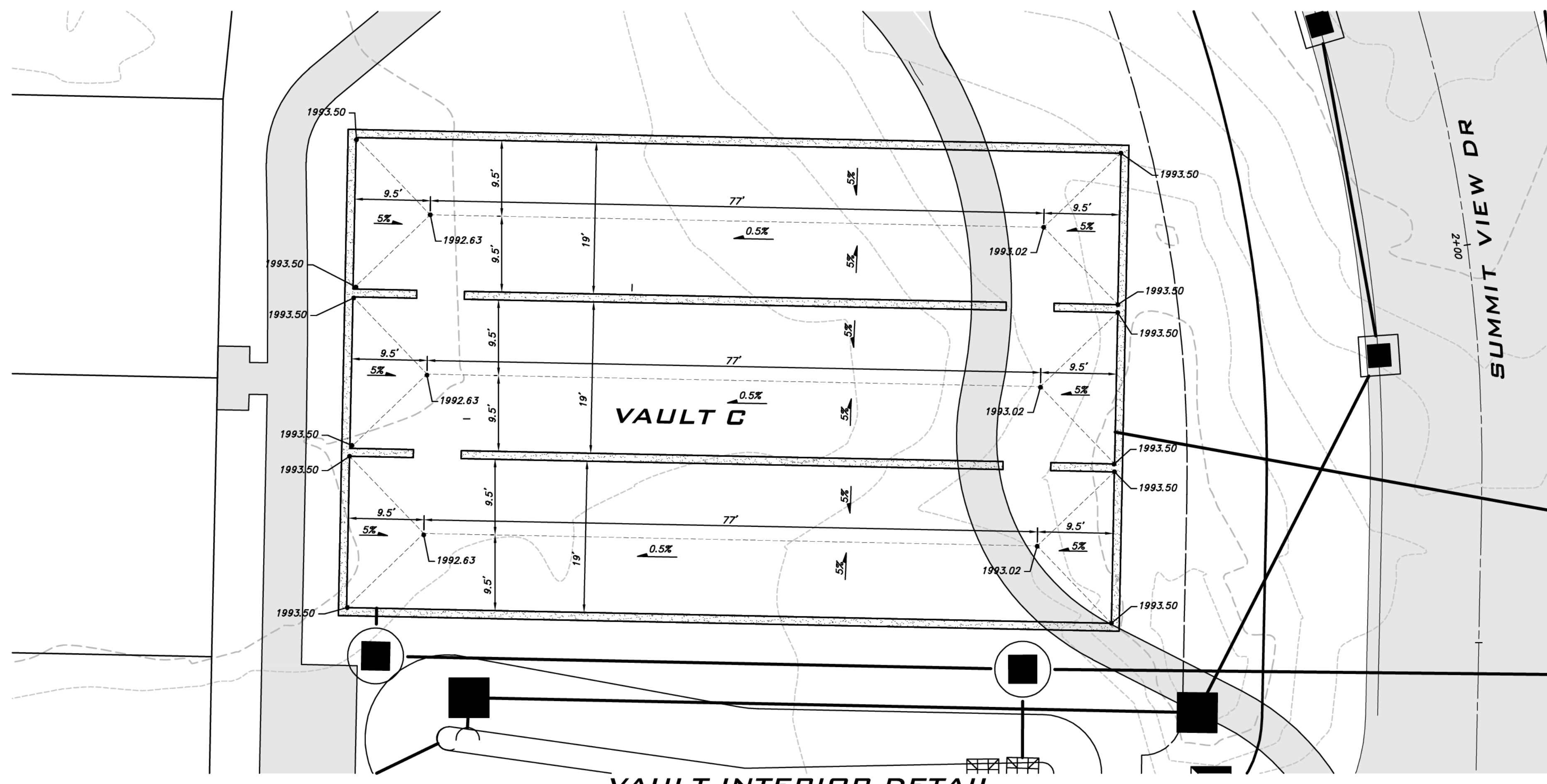
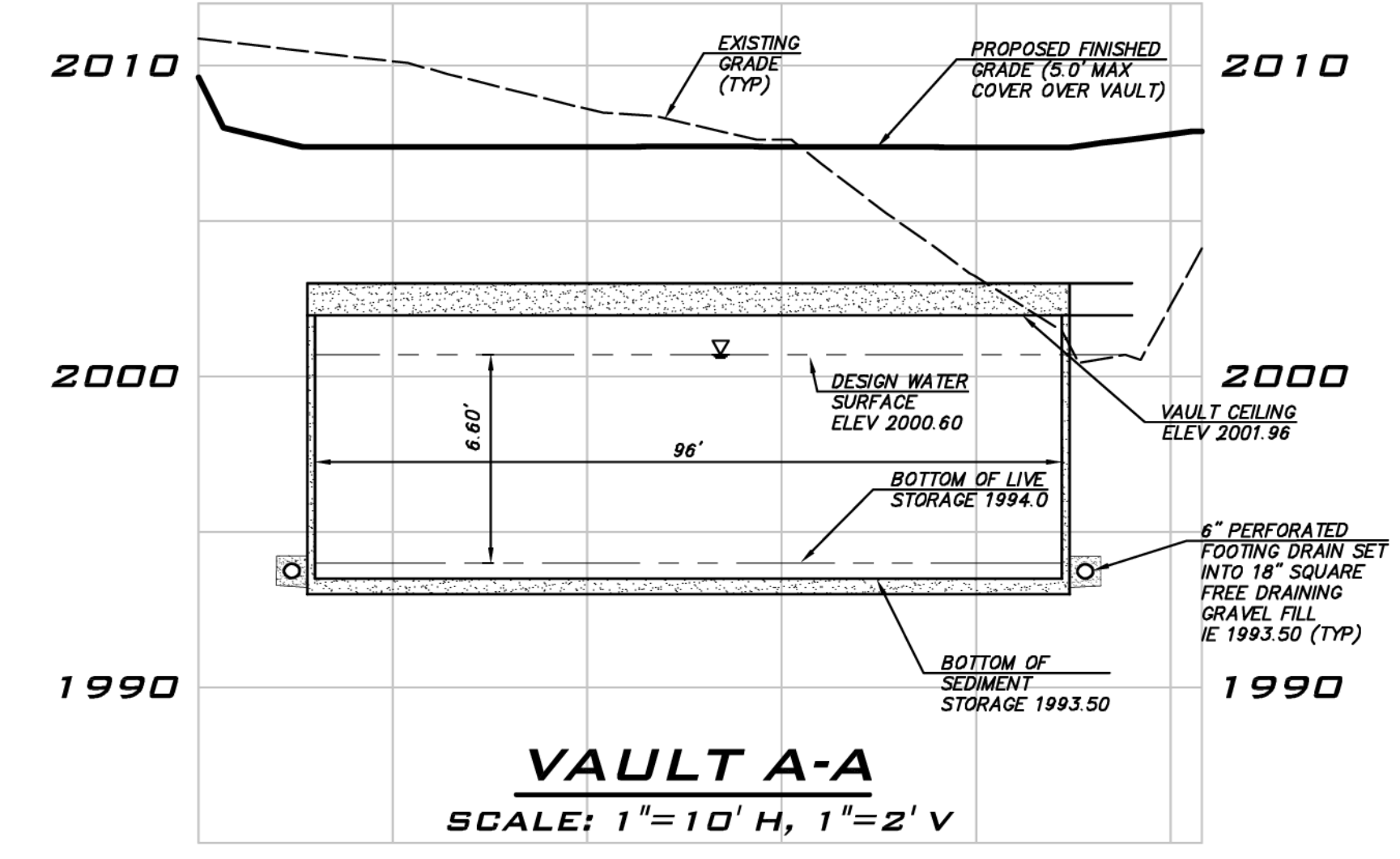
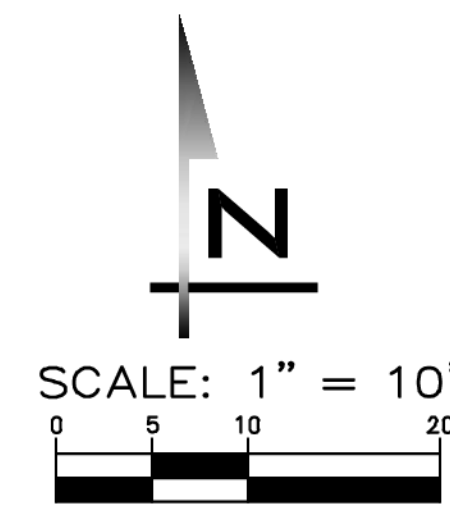
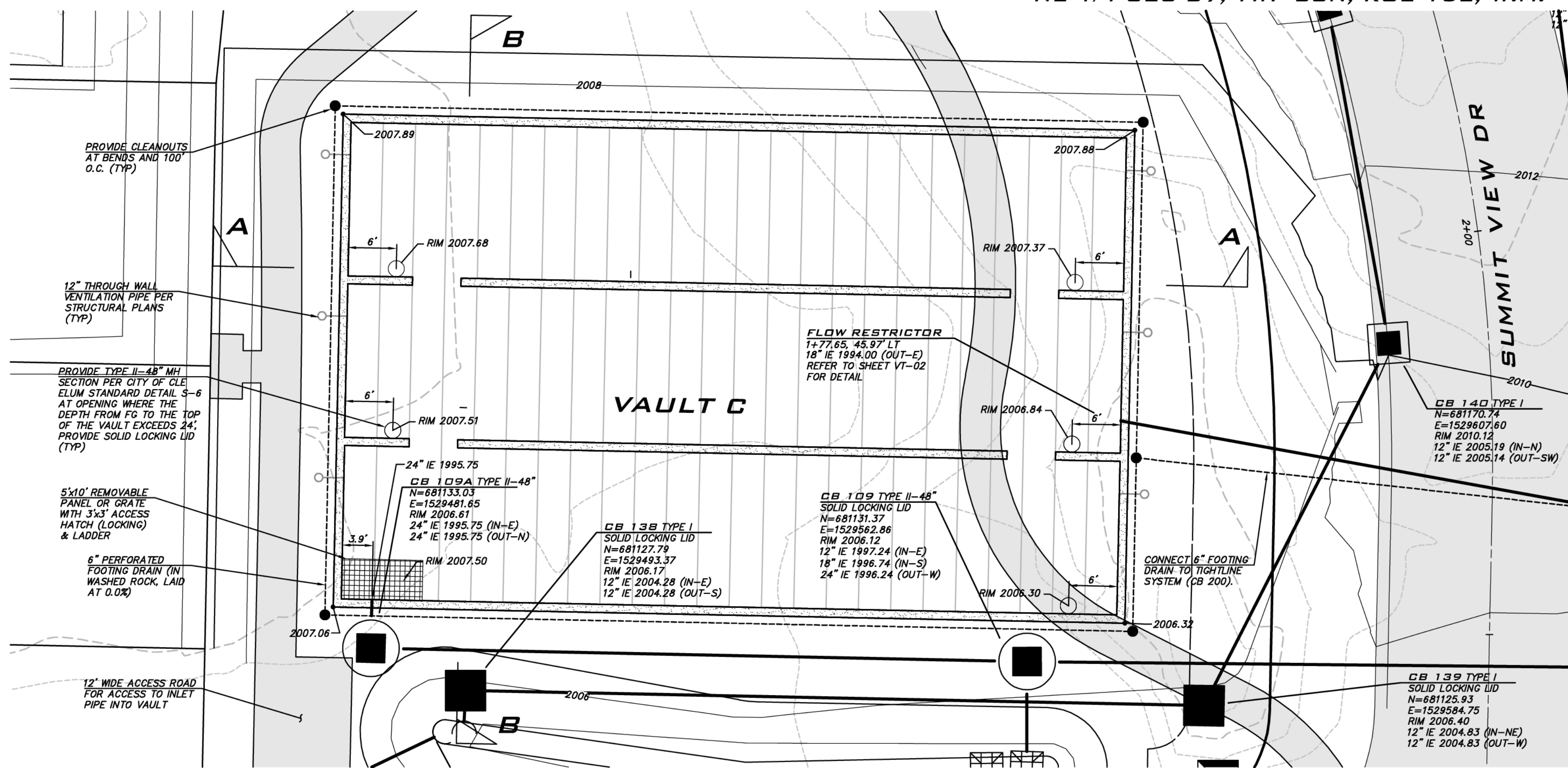
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11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**BR-01**

SHT **21** OF **48**



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

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

**FACILITY DESIGN VOLUMES**  
LIVE STORAGE REQUIRED: 34,967 CF  
LIVE STORAGE PROVIDED: 36,115 CF

**EXISTING UTILITY NOTE**  
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**STORM DRAIN OWNERSHIP**  
SEE NOTES ON SHEET GN-01.

**BLUELINE**  
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4502 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
 PROJECT MANAGER: BRETT K. PUDISTS, PE  
 PROJECT ENGINEER: LYNDSEY FEDAK, PE  
 DESIGNER: CHRIS WISCOMB  
 ISSUE DATE: 11/15/2021

NO	DATE	BY	REVISIONS
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3	08/12/21	CHW	ADDED COAL MINE PARK (REMAINING SHEETS)
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5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

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

11/15/21  
 JOB NUMBER: 19-349  
 SHEET NAME: VT-01  
 SHT 22 OF 48



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.216.4551 F: 425.216.4502  
WWW.THEBLUELINEGROUP.COM

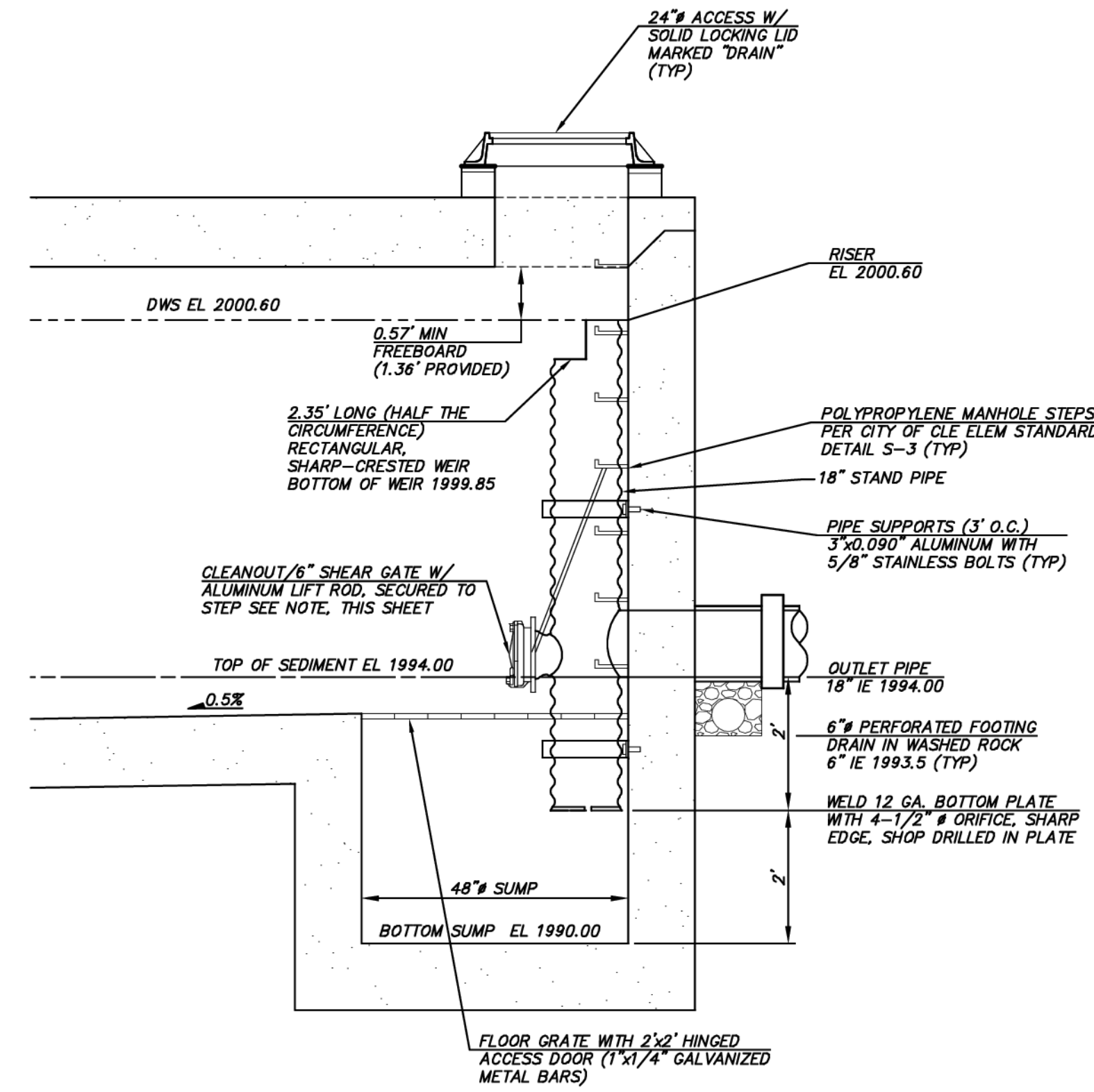
SCALE:  
AS NOTED

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

PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**



**FLOW RESTRICTOR**  
NTS

**FLOW RESTRICTOR NOTES**

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

**VAULT NOTES**

- DIMENSIONS DEPICTING OVERALL SIZE OF VAULT ARE FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR TOTAL LENGTH, WIDTH, HEIGHT AND WALL THICKNESS DESIGN, AS WELL AS LOCATIONS FOR ALL MAINTENANCE ACCESS POINTS AND PROPOSED PENETRATIONS.
- VAULT TO BE DESIGNED TO ACCOMMODATE OVERBURDEN AND H20 VEHICULAR LOADING MINIMUM PER THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON.
- SEE WSDOT STANDARD PLANS B-5.20-03, B-5.40-02 & B-10.20-02 FOR CATCH BASIN DETAILS.
- SEE WSDOT STANDARD PLANS B-30.70-04 FOR LOCKING MANHOLE FRAME AND COVER DETAIL.
- SEE WSDOT STANDARD PLANS B-10.40-01 FOR SHEAR GATE DETAIL.
- JOINTS AND PENETRATIONS IN VAULT AND LID TO BE WATER TIGHT. PROVIDE WATERSTOPS IN CAST-IN PLACE JOINTS.
- ALL WATERSTOPS TO BE INSTALLED PER PLAN AND SPECIFICATION AND TO BE INSPECTED BY CITY.
- PIPES SEALED WITH GROUT.
- VENTILATION PIPES (MIN 12 INCH DIAMETER) PROVIDED AT CORNERS. VENT PIPE SHALL BE SCHEDULE 40 PVC OR BETTER AND SHALL HAVE LOCKING DUCTILE IRON RINGS AND LIDS.
- ACCESS OPENINGS TO HAVE OSHA CONFINED SPACE WARNING.
- VAULT TO BE PRIVATELY MAINTAINED.
- PIPE SIZES AND SLOPES: PER PLANS.
- FINISHED GRADE OVER VAULT TO BE PER PLAN.
- VAULT EXCAVATION TO BE FENCED AND SECURED BY CONTRACTOR. SAFETY FENCING, SHORING, EXCAVATION SAFETY, AND OTHER SAFETY ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL ACCESS TO HAVE SECURE COVERING DURING CONSTRUCTION.
- ALL STORMWATER FACILITIES, CATCH BASINS, AND CONVEYANCE SHALL BE CLEANED FOR CITY INSPECTION PRIOR TO FINAL PLAT AND ALSO FOR CITY INSPECTION PRIOR TO PERFORMANCE AND MAINTENANCE BOND RELEASE.
- THE CONTRACTOR AND HIS SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSION AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH THE CURRENT PERMITTED SET OF STRUCTURAL DRAWINGS, AND SHALL NOTIFY BOTH THE STRUCTURAL & CIVIL ENGINEERS IN WRITING OF ALL DISCREPANCIES BETWEEN THE CIVIL DRAWINGS AND THESE DRAWINGS TO CONSTRUCTION.

**STORM DRAIN OWNERSHIP**

SEE NOTES ON SHEET GN-01.

**EXISTING UTILITY NOTE**

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NO	DATE	BY	REVISIONS
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3	08/17/21	CHW	ADDED COAL WINE PARK (REMAINING SHEETS)
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5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

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



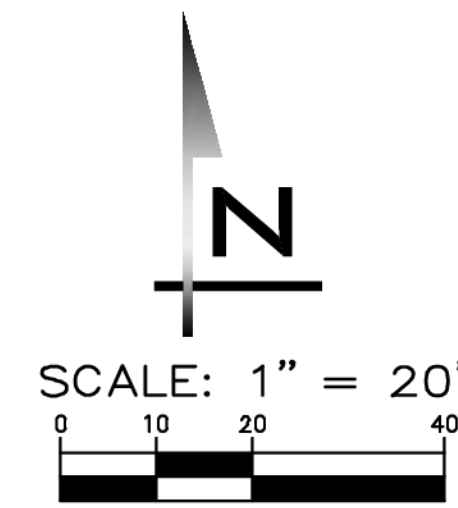
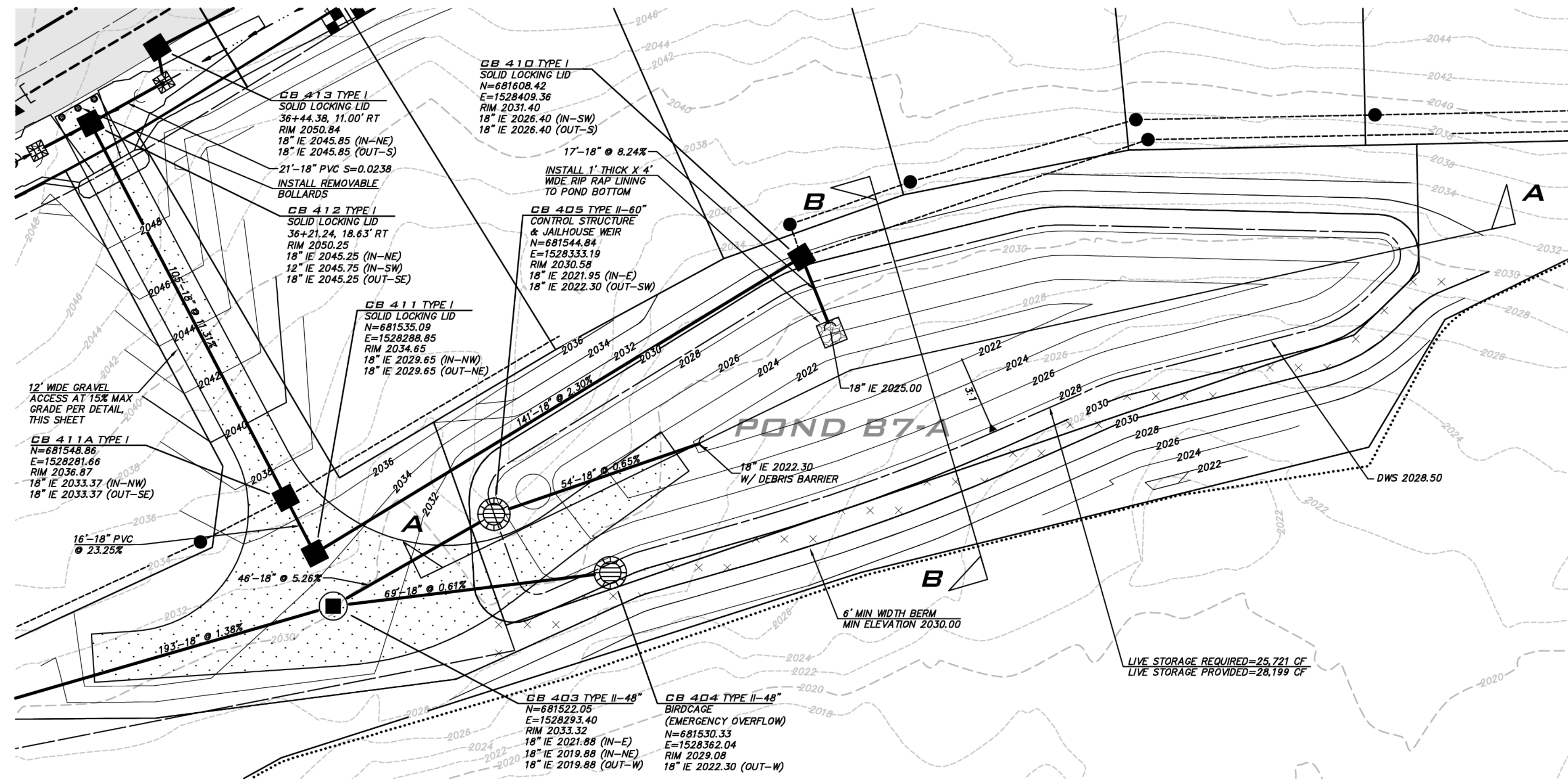
11/15/21

JOB NUMBER:  
**19-349**

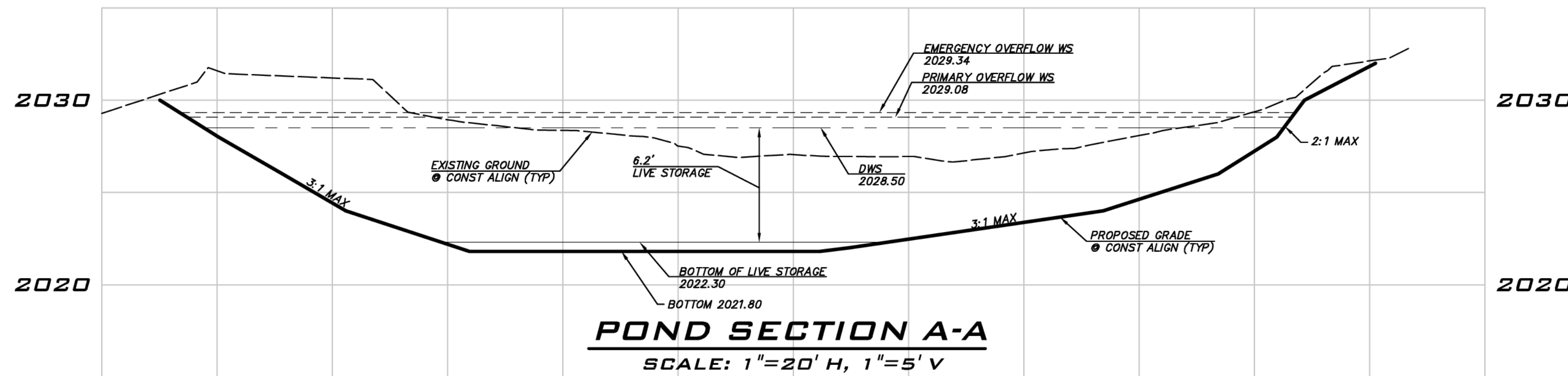
SHEET NAME:  
**VT-02**

SHT **23** OF **48**

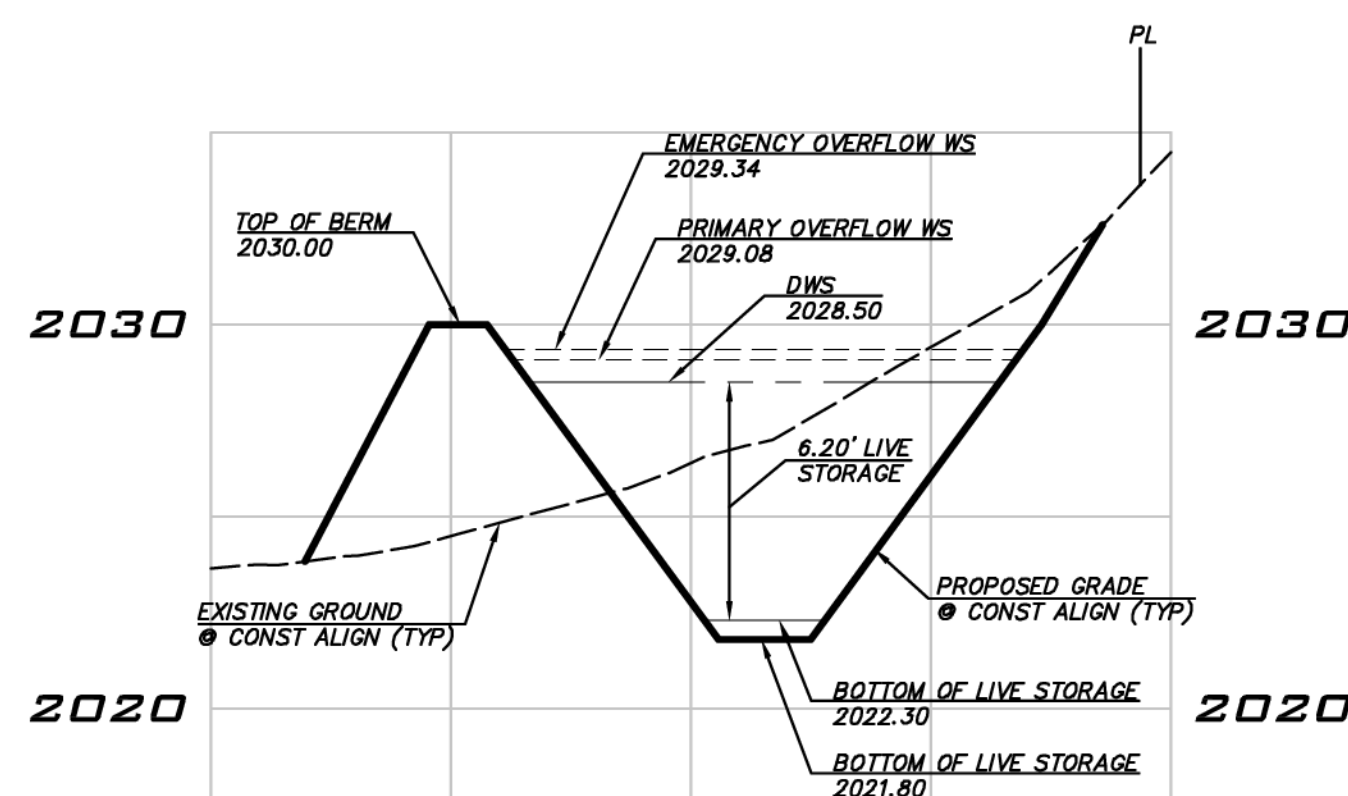




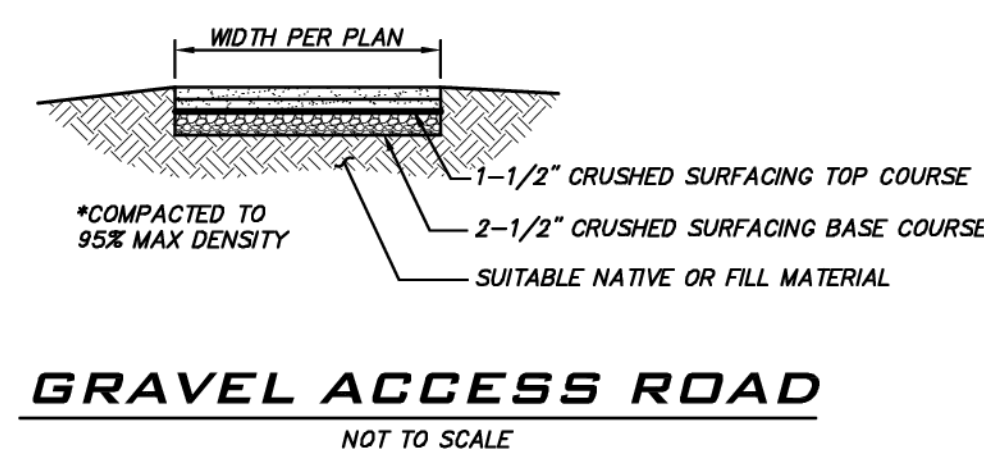
**POND B7-A DETAIL**  
SCALE: 1"=20'



**POND SECTION A-A**  
SCALE: 1"=20' H, 1"=5' V



**POND SECTION B-B**  
SCALE: 1"=20' H, 1"=5' V



**GRAVEL ACCESS ROAD**  
NOT TO SCALE

**POND WATER SURFACE INFO**

**DESIGN WATER SURFACE.** TYPICAL WATER SURFACE WHEN POND IS FUNCTIONING PROPERLY UP TO THE DESIGN EVENT.  
**PRIMARY OVERFLOW WATER SURFACE.** WS ELEVATION CORRESPONDING TO THE HEAD OVER TOP OF RISER PIPE NEEDED TO CONVEY FLOWS IF THE POND IS IN OVERFLOW.  
**EMERGENCY OVERFLOW WS.** ASSUMING THE RISER PIPE BECOMES CLOGGED THIS IS THE WS ELEVATION CORRESPONDING TO THE HEAD OVER THE SECONDARY OVERFLOW STRUCTURE (CB WITH BIRD CAGE). FLOWS ENTERING THE BIRD CAGE WILL BYPASS THE CONTROL STRUCTURE AND CONNECT TO THE DOWNSTREAM CONVEYANCE SYSTEM.  
**TOP OF BERM.** SET TOP OF BERM AT LEAST 0.5' ABOVE THE EMERGENCY OVERFLOW WATER SURFACE.  
**NOTE:** ELEVATIONS OF BERMS, FLOW CONTROL STRUCTURE, JAIL HOUSE WEIR AND EMERGENCY OVERFLOW BRIDGAGE ARE CRITICAL AND POND MAY NOT FUNCTION AS INTENDED IF ELEVATIONS ARE NOT PER PLAN.

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**STORM DRAIN OWNERSHIP**  
SEE NOTES ON SHEET GN-01.

**BLUELINE**  
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.216.4551 F: 425.216.4502 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
 PROJECT MANAGER: BRETT K. PUDISTS, PE  
 PROJECT ENGINEER: LYNDSY FEDAK, PE  
 DESIGNER: CHRIS WISCOMB  
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**POND PLANS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
 CLEARING, GRADING & INFRASTRUCTURE PLAN  
 CITY OF GLE ELUM WASHINGTON

11/15/21  
 JOB NUMBER: 19-349  
 SHEET NAME: PD-01  
 SHT 24 OF 48

24-35 Nov 15, 2021 - 2:04pm - User: abrewer E:\Projects\19349\Drawings\Final\WestPh1\19349BPD.dwg © 2021 BLUELINE



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P: 425.218.4551 F: 425.218.4502  
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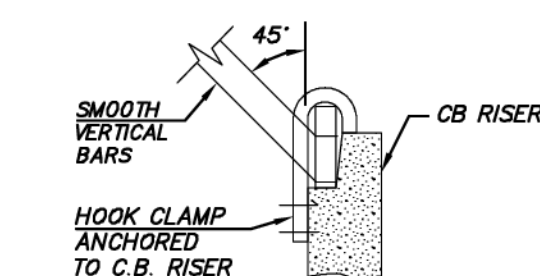
PROJECT MANAGER:  
BRETT K. PUDISTS, PE

PROJECT ENGINEER:  
LYNDESE FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
11/15/2021

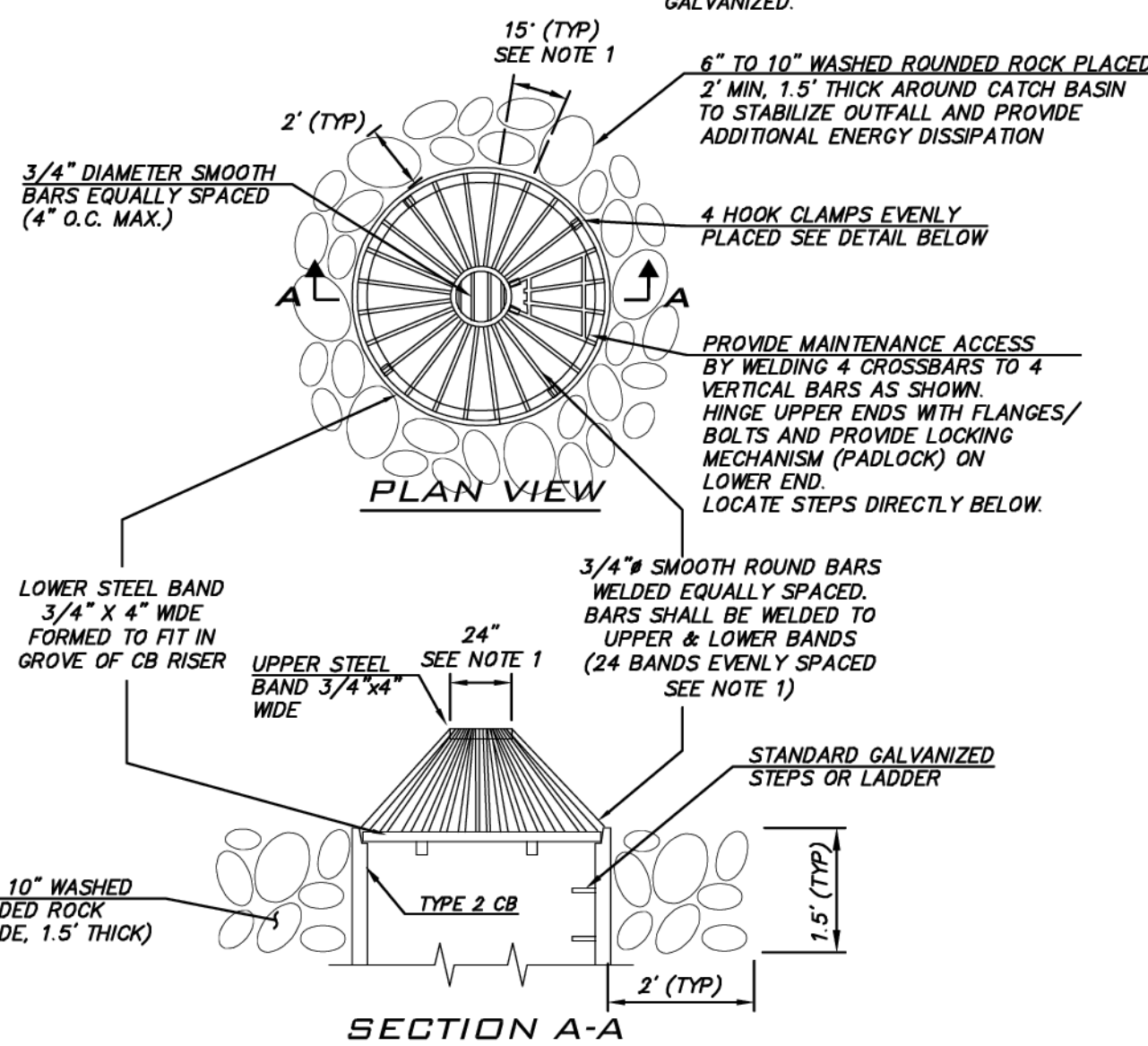
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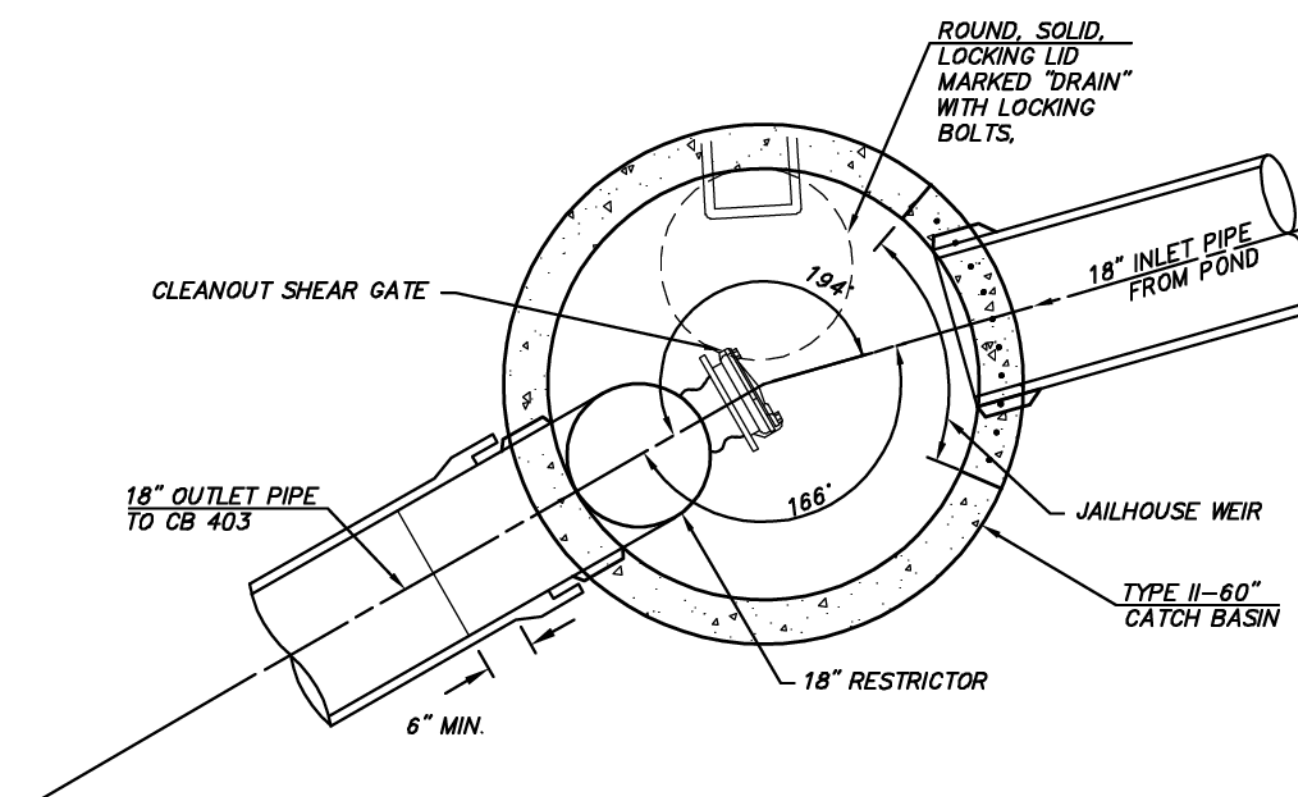
**HOOK CLAMP**  
NOT TO SCALE

**NOTES:**

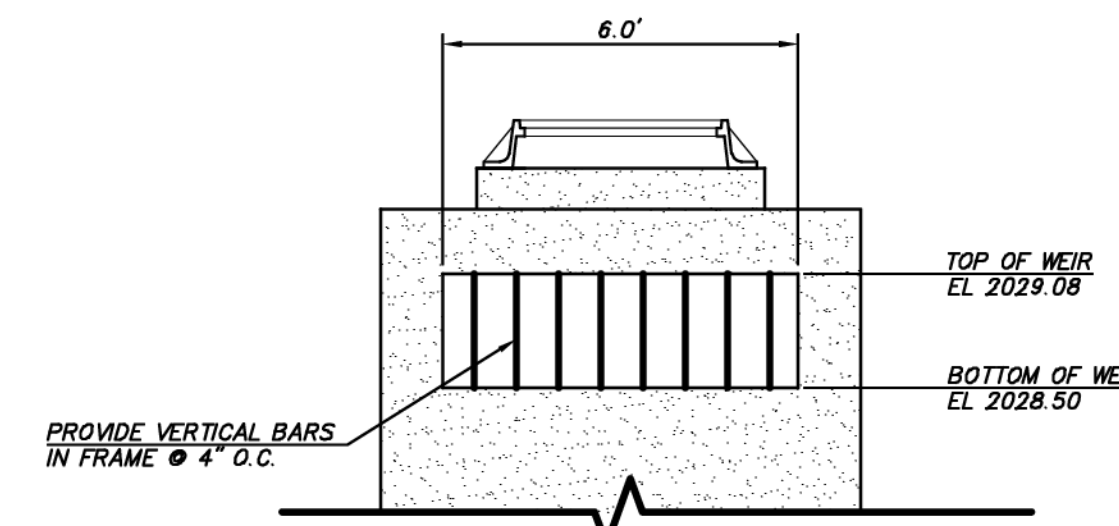
- DIMENSIONS ARE FOR ILLUSTRATION ON 54" DIAMETER CB. FOR DIFFERENT DIAMETER CB'S ADJUST TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS AND 7" O.C. MAXIMUM SPACING OF BARS AROUND LOWER STEEL BAND.
- METAL PARTS MUST BE CORROSION RESISTANT. STEEL BARS MUST BE GALVANIZED.



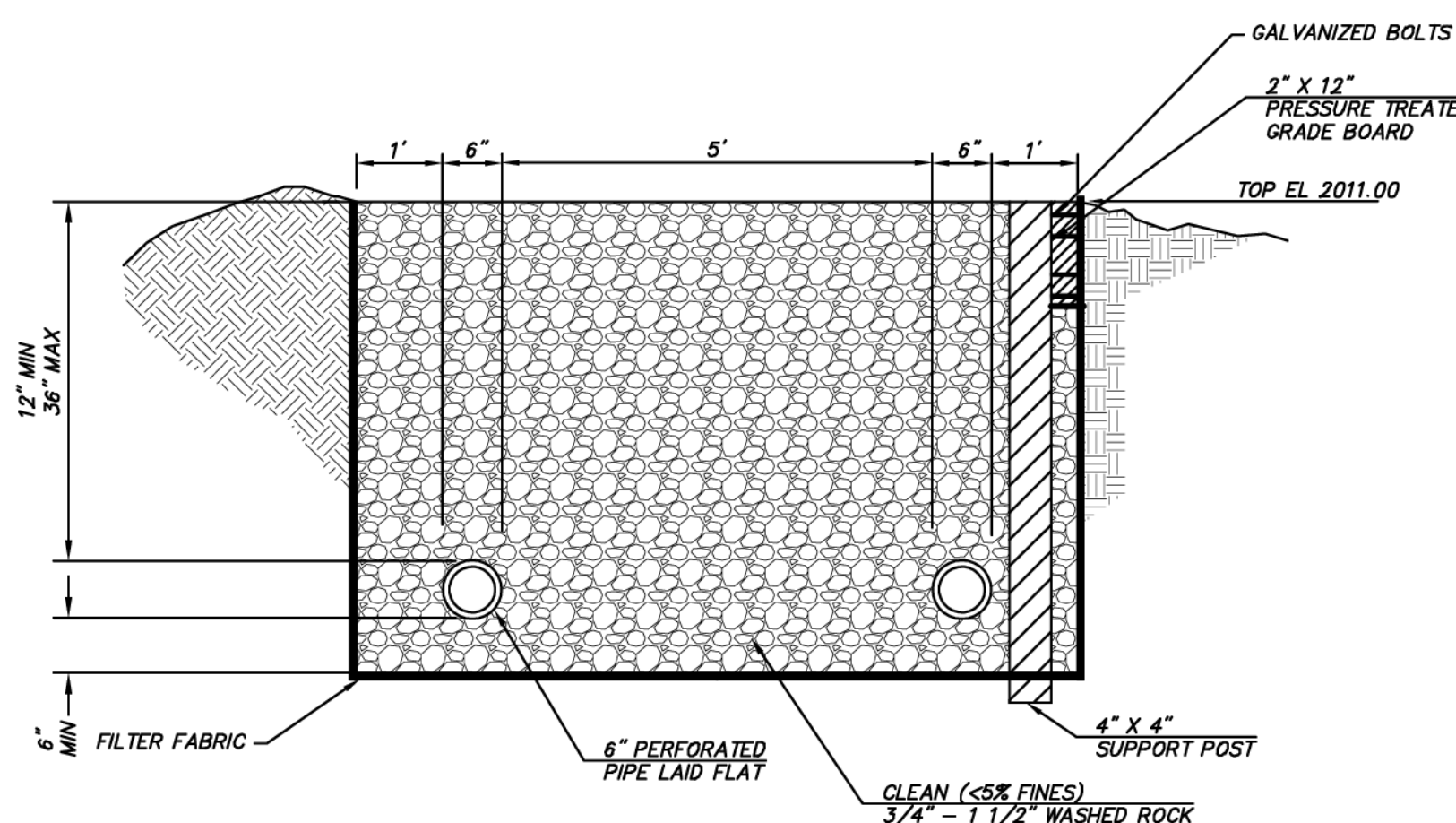
**BIRD CAGE DETAIL**  
NOT TO SCALE



**PLAN VIEW**  
NOT TO SCALE



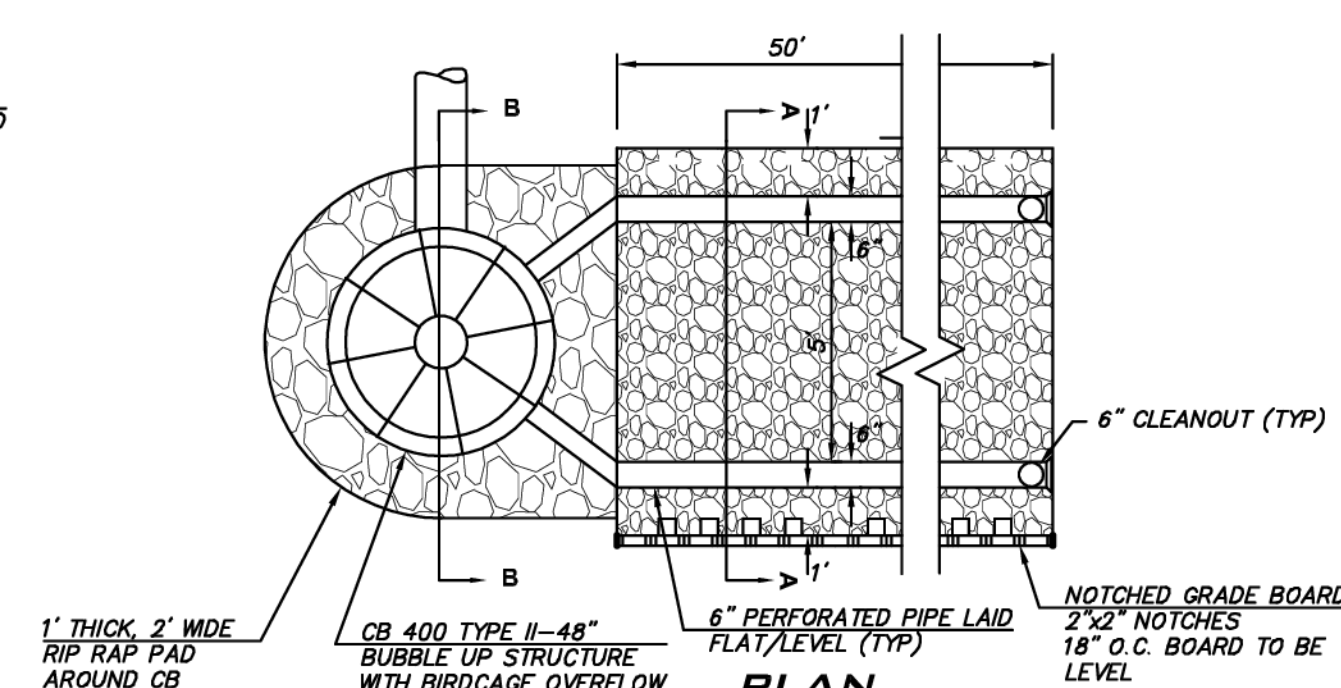
**JAILHOUSE WEIR**  
NOT TO SCALE



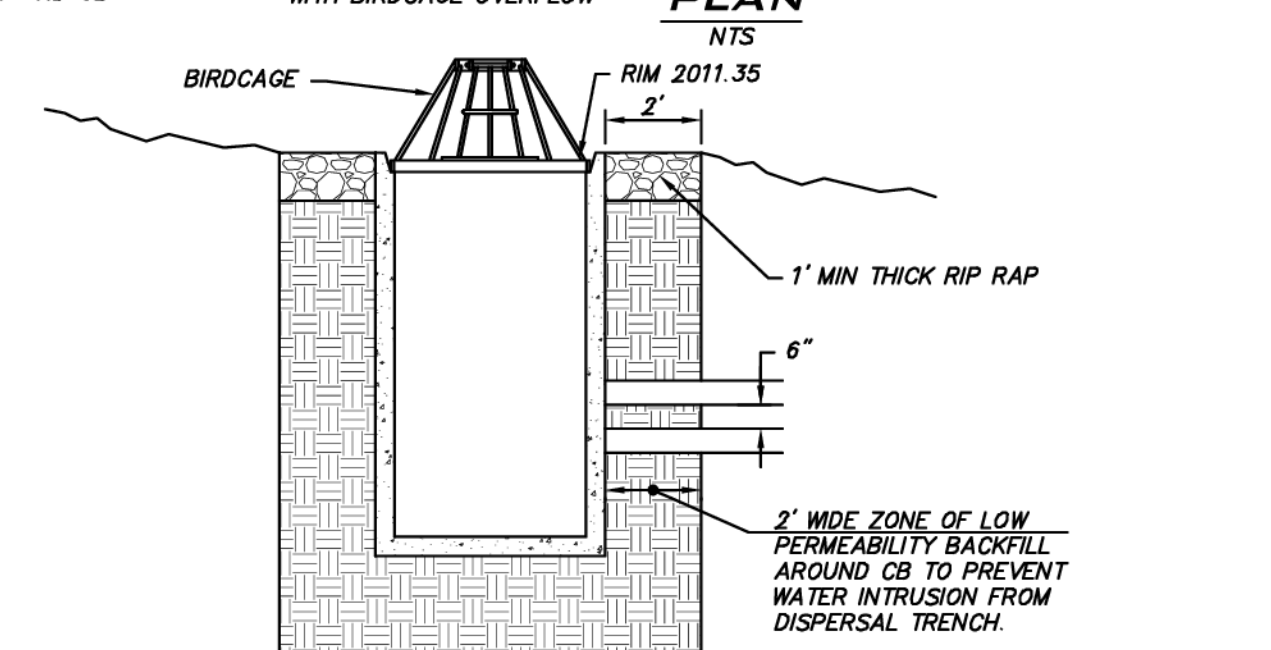
**NOTES**

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

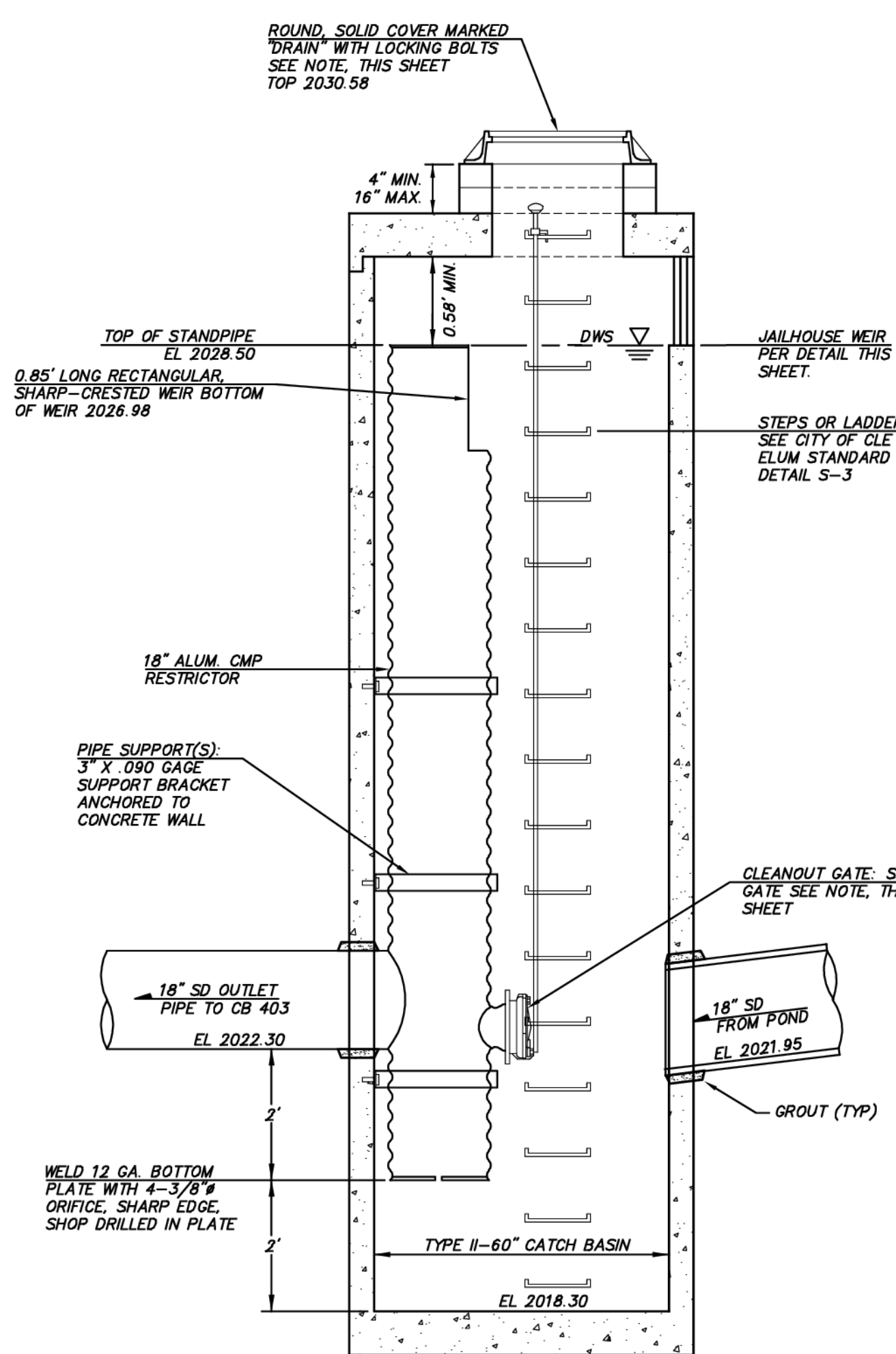
**SECTION A-A**  
NTS



**PLAN**  
NTS



**SECTION B-B**  
NTS



**SECTION VIEW**

**CB 405, TYPE II-60\"/>**

**STORM DRAIN OWNERSHIP**  
SEE NOTES ON SHEET GN-01.

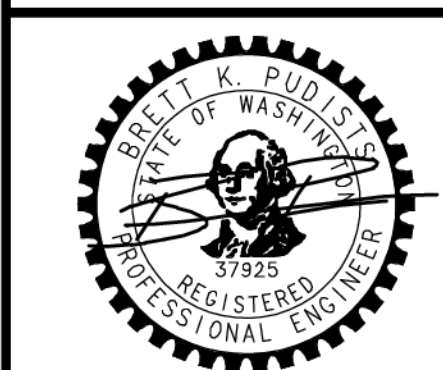
**CONTROL STRUCTURE NOTES**

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

**EXISTING UTILITY NOTE**

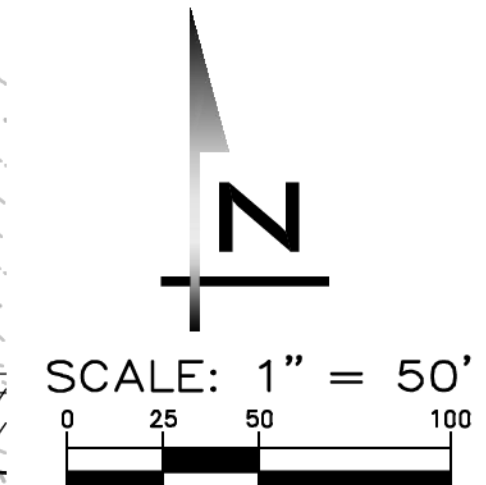
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**POND PLANS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF CLE ELUM**  
**WASHINGTON**



11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**PD-02**  
 SHT **25** OF **48**

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KIRKLAND, WA 98033  
P: 425.218.4051 F: 425.218.4052  
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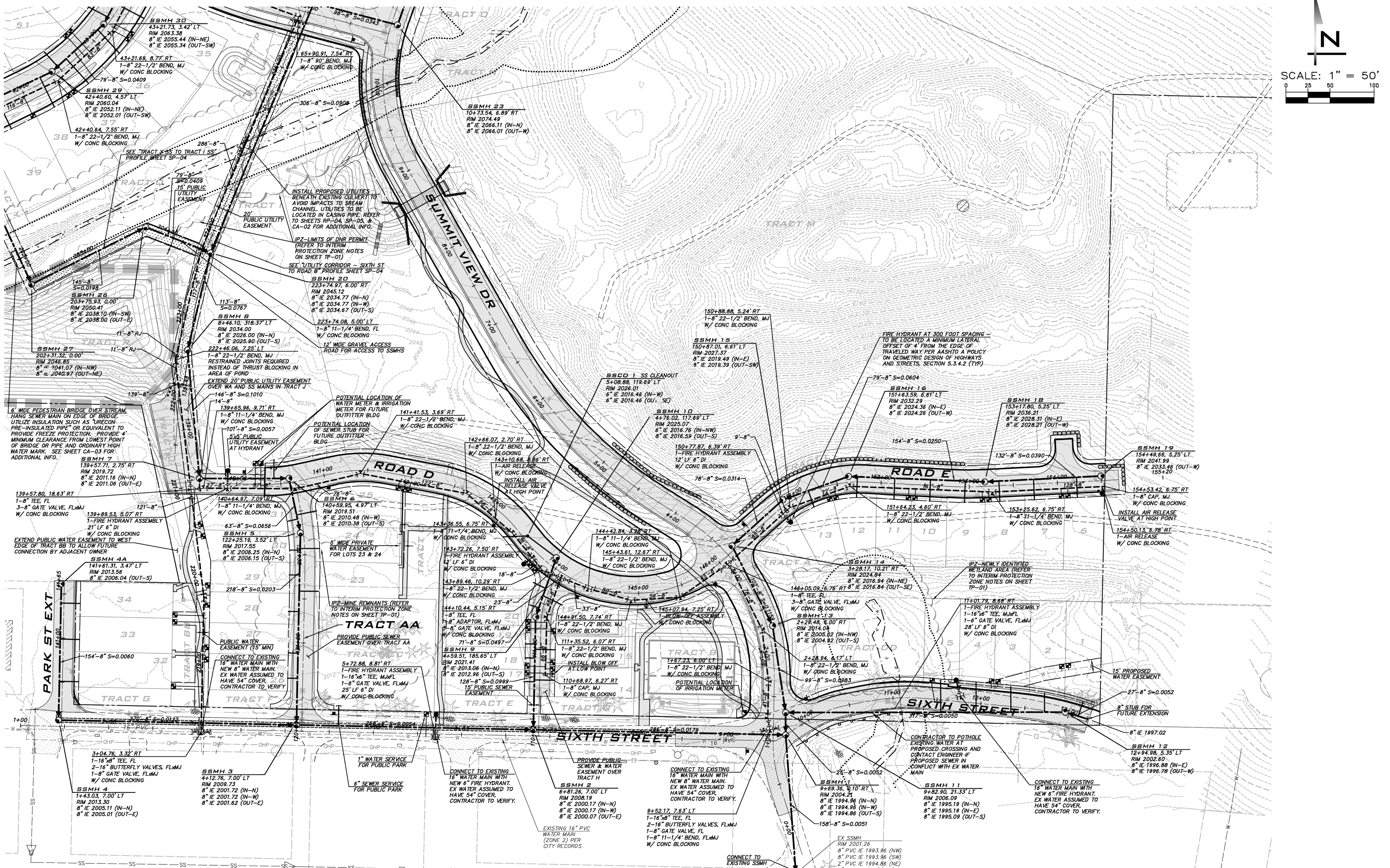
SCALE:  
AS NOTED

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

PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**



NO	DATE	BY	REVISIONS
1	06/29/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL WINE PARK (CLEAN & GRADE)
3	08/12/21	CHW	ADDED COAL WINE PARK (REMAINING SHEETS)
4	09/29/21	CHW	UPDATE PER CITY COMMENTS / REVISED PDS
5	11/15/21	CHW	REVISED PER CITY ENGR. & PLANNING COMMENTS

**SEWER & WATER PLANS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF CLE ELUM WASHINGTON**

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')	TBD (ZONE 4 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.

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

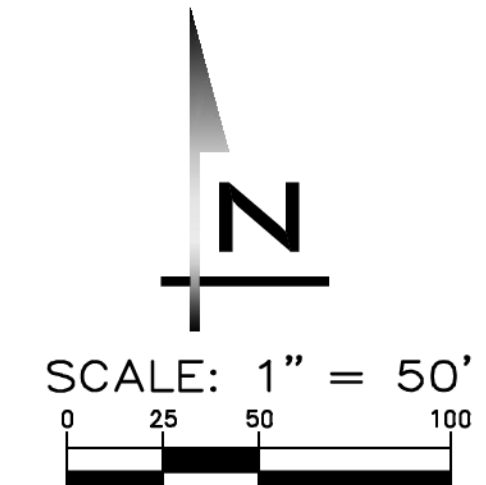
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11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**SW-01**

SHT **26** OF **48**



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.216.4551 F: 425.216.4002  
WWW.THEBLUELINEGROUP.COM

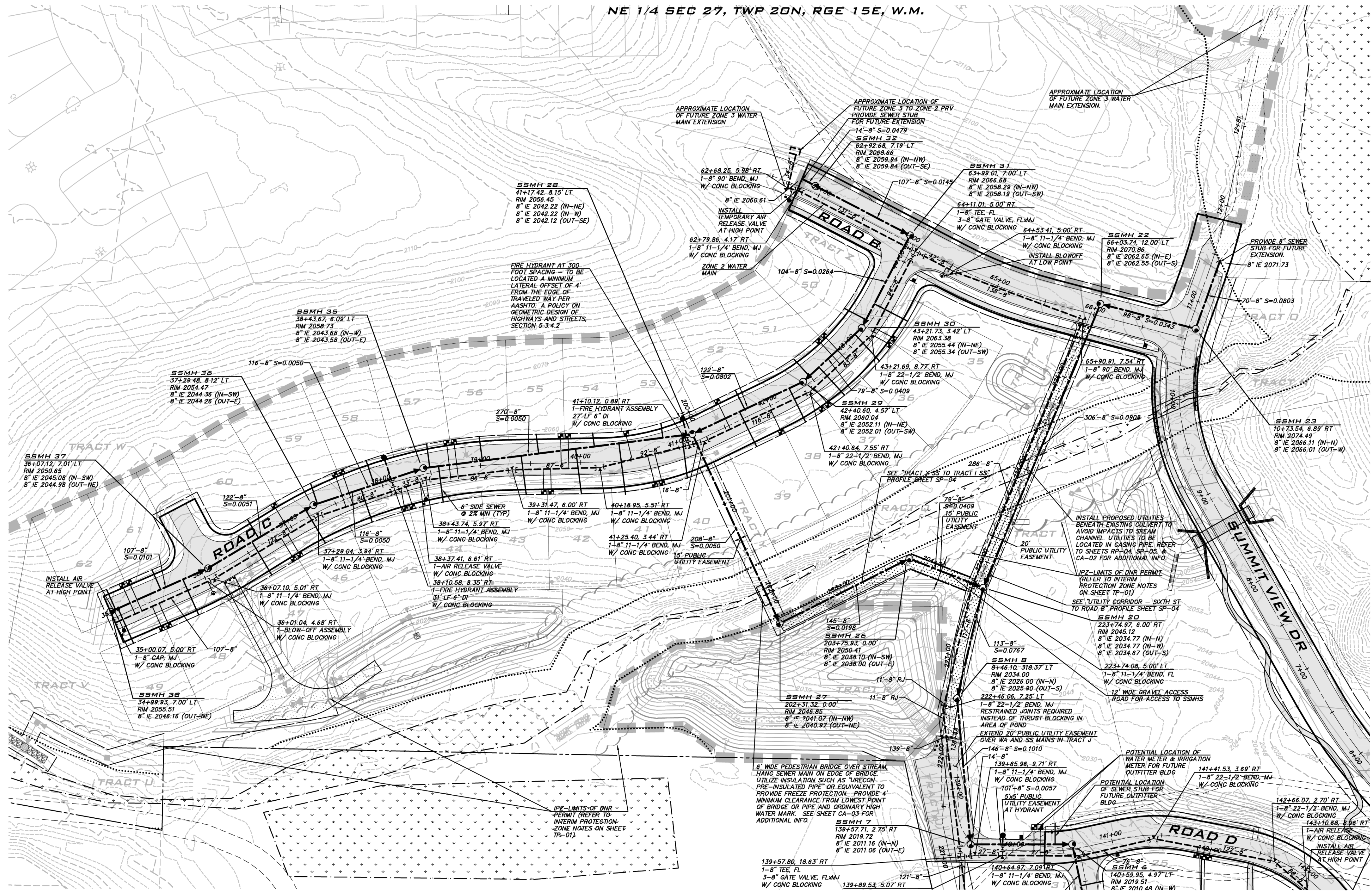
SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K. PUDISTS, PE

PROJECT ENGINEER:  
LYNDSY FEDAK, PE

DESIGNER:  
CHRIS WISCOMB

ISSUE DATE:  
11/15/2021



NO	DATE	BY	REVISIONS
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2	07/21/21	CHW	ADDED COAL WINE PARK (CLEAR & GRADE)
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SEWER & WATER PLANS

**CITY HEIGHTS**

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF CLE ELUM WASHINGTON

**WATER NOTES**

- SEE SHEET GN-01 FOR CITY OF CLE ELUM GENERAL REQUIREMENTS FOR WATER MAINS.
- PHASE 1 SERVED OFF OF ZONE 2
- PROVIDE AT LEAST 10' (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) HORIZONTAL SEPARATION BETWEEN WATER AND SEWER.
- ALL WATER MAIN SHALL BE C-900 PIPE, SDR 18 MINIMUM UNLESS OTHERWISE APPROVED BY CITY.
- FIRE HYDRANTS SHALL BE SPACED NO GREATER THAN EVER 300'. FIRE HYDRANTS PER CITY OF CLE ELUM STANDARD DETAIL W-3.
- WATER LINES SHALL HAVE A MINIMUM DEPTH OF 54" TO CROWN OF PIPE.
- COVER ON EXISTING WATER MAINS ASSUMED TO BE 54" UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CONFLICTS ARISE.
- TYPICAL RESIDENTIAL WATER SERVICE LINES ARE 1" WATER SERVICES SIZES SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION. SERVICES FOR UNITS REQUIRING FIRE SPRINKLERS IF ANY, SHALL BE CONFIRMED BY BUILDER'S SPRINKLER DESIGNER PRIOR TO CONSTRUCTION.

- PER UNIFORM PLUMBING CODE, INDIVIDUAL PRVS TO BE ADDED AT BUILDING PERMIT STAGE TO KEEP HOME PLUMBING AT 80 PSI OR LESS.
- RJ PIPE CALLED OUT IN PLAN VIEW AND ON PROFILES IS REQUIRED BECAUSE PIPE IN AREA OF FILL.
- WATER METER SYMBOLS SHOWN ARE SCHEMATIC. WATER SERVICE PER CITY OF CLE ELUM STANDARD DETAIL W-6.
- AIR RELEASE VALVE REQUIRED AT HIGH POINTS IN WATER MAIN. AIR RELEASE VALVE PER CITY OF CLE ELUM STANDARD DETAIL W-5.
- BLOW OFF OR FIRE HYDRANTS REQUIRED AT LOW POINTS IN WATER MAIN. BLOW OFF PER CITY OF CLE ELUM STANDARD DETAIL W-7.
- PROVIDE ETHAFOAM PADS AT PIPE CROSSINGS WHERE VERTICAL CLEARANCE IS LESS THAN 1'.
- IRRIGATION SERVICES AND METERS TO BE SIZED BY IRRIGATION DESIGNER AND INCLUDED DOH APPROVED BACKFLOW PREVENTER (TYP)

**SEWER NOTES**

- SEE SHEET GN-01 FOR CITY OF CLE ELUM GENERAL REQUIREMENTS FOR SANITARY SEWER MAINS.
- SEWER MAIN TO BE 8" PVC AT 0.5% SLOPE OR GREATER UNLESS OTHERWISE NOTED.
- SEWER SERVICES TO BE 6" PVC AT 2" SLOPE OR GREATER. MAX LENGTH OF SIDE SEWER IS 150' FROM MAIN.
- SEWER CLEAN OUTS IN ROADWAYS TO HAVE TRAFFIC RATED FRAME AND GRATE MARKED "SEWER".
- PROVIDE 10' (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) SEPARATION BETWEEN SEWER MAIN AND POTABLE WATER MAIN.
- SEWER TO BE PLACED BELOW WATER CROSSINGS WITH AT LEAST 1.5' VERTICAL SEPARATION BETWEEN PIPES UNLESS OTHERWISE NOTED.
- PROVIDE 1' PREFERRED VERTICAL SEPARATION BETWEEN SEWER MAIN AND STORM MAIN. SEPARATION MAY BE REDUCED TO BETWEEN 0.50' AND 0.99' WITH USE OF AN ETHAFOAM PAD AT CROSSING. USE FULL STICK OF PIPE CENTERED ON CROSSING WHERE SEPARATION IS LESS THAN 1'.

WATER PRESSURE ZONES	APPROX. WS EL IN RESEVOIR
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11/15/21

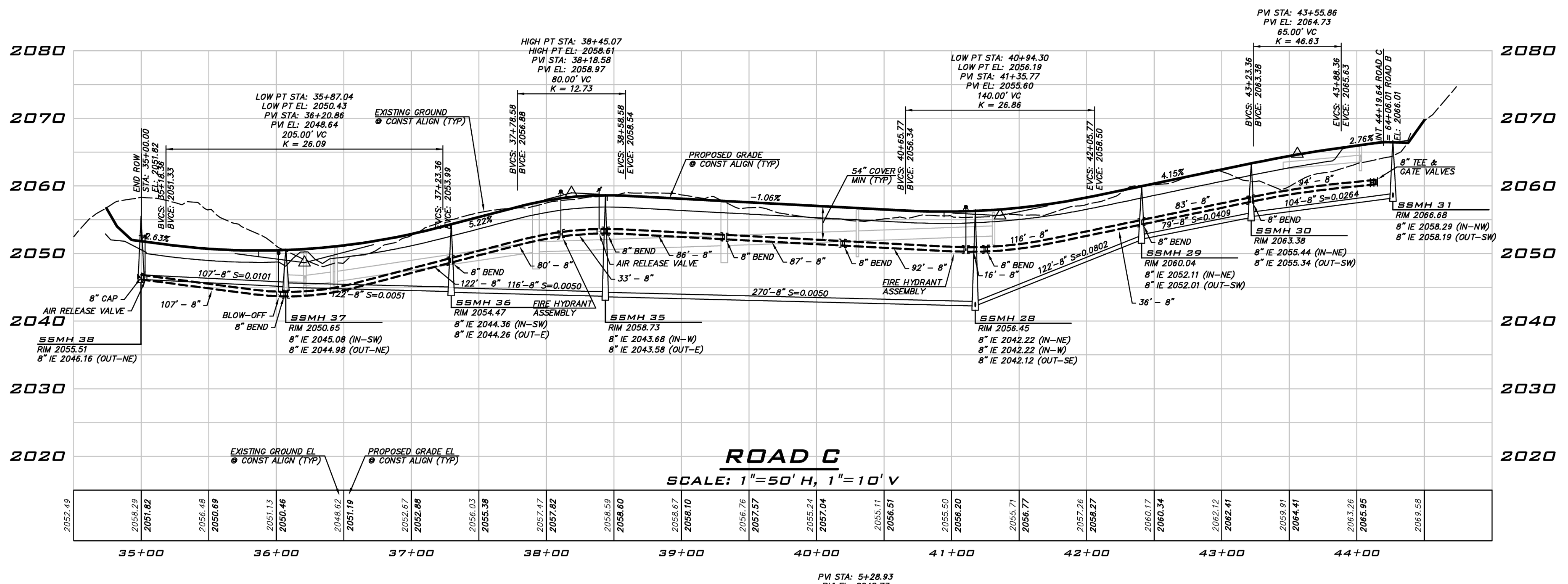
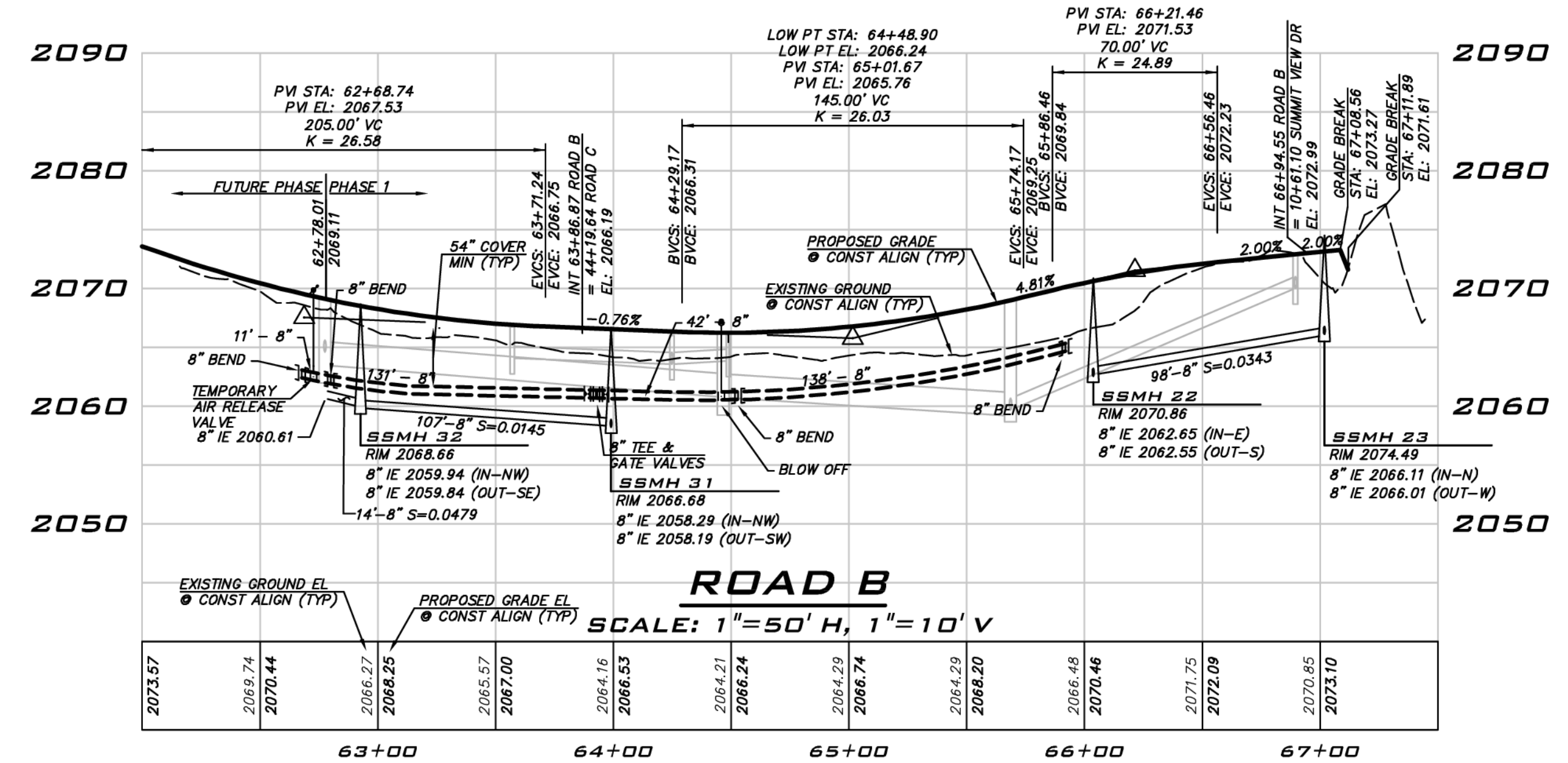
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**19-349**

SHEET NAME:  
**SW-02**

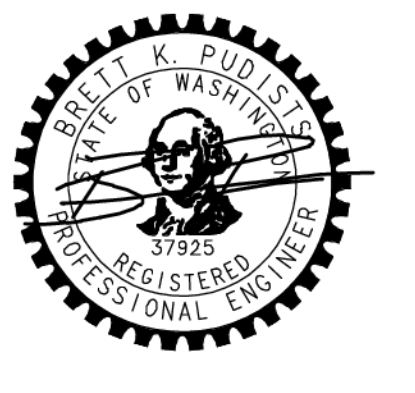
SHT **27** OF **48**

SCALE:  
 AS NOTED  
 PROJECT MANAGER:  
 BRETT K. PUDISTIS, PE  
 PROJECT ENGINEER:  
 LYNSEY FEDAK, PE  
 DESIGNER:  
 CHRIS WISCOMB  
 ISSUE DATE:  
 11/15/2021

NO	DATE	BY	REVISIONS
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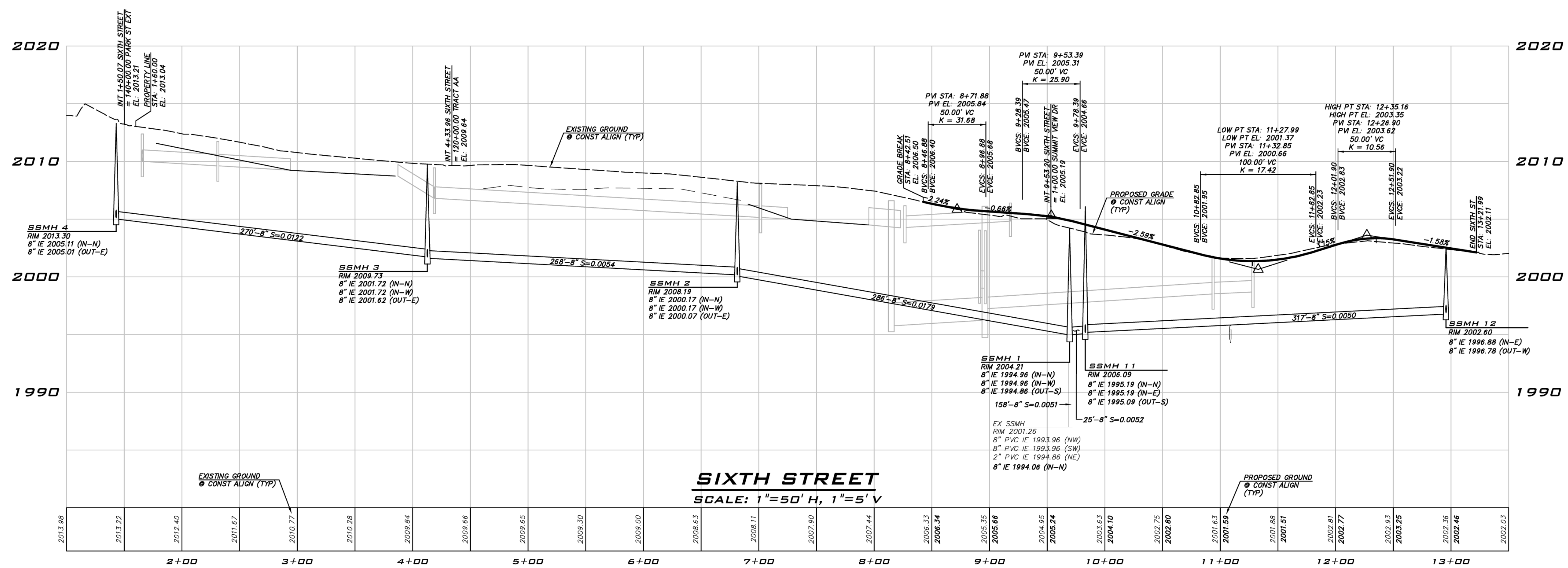
**SEWER & WATER PROFILES**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLENUM WASHINGTON**



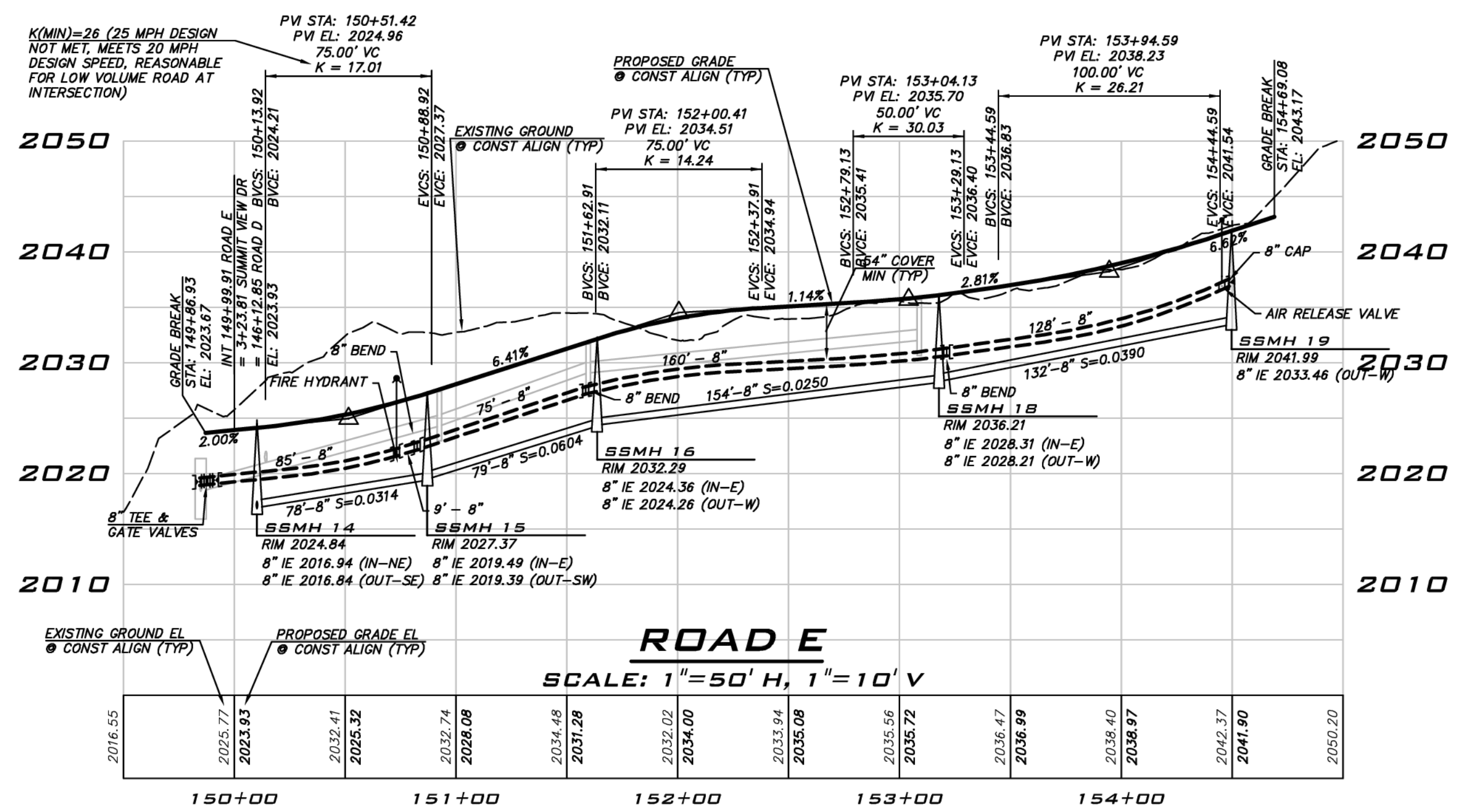
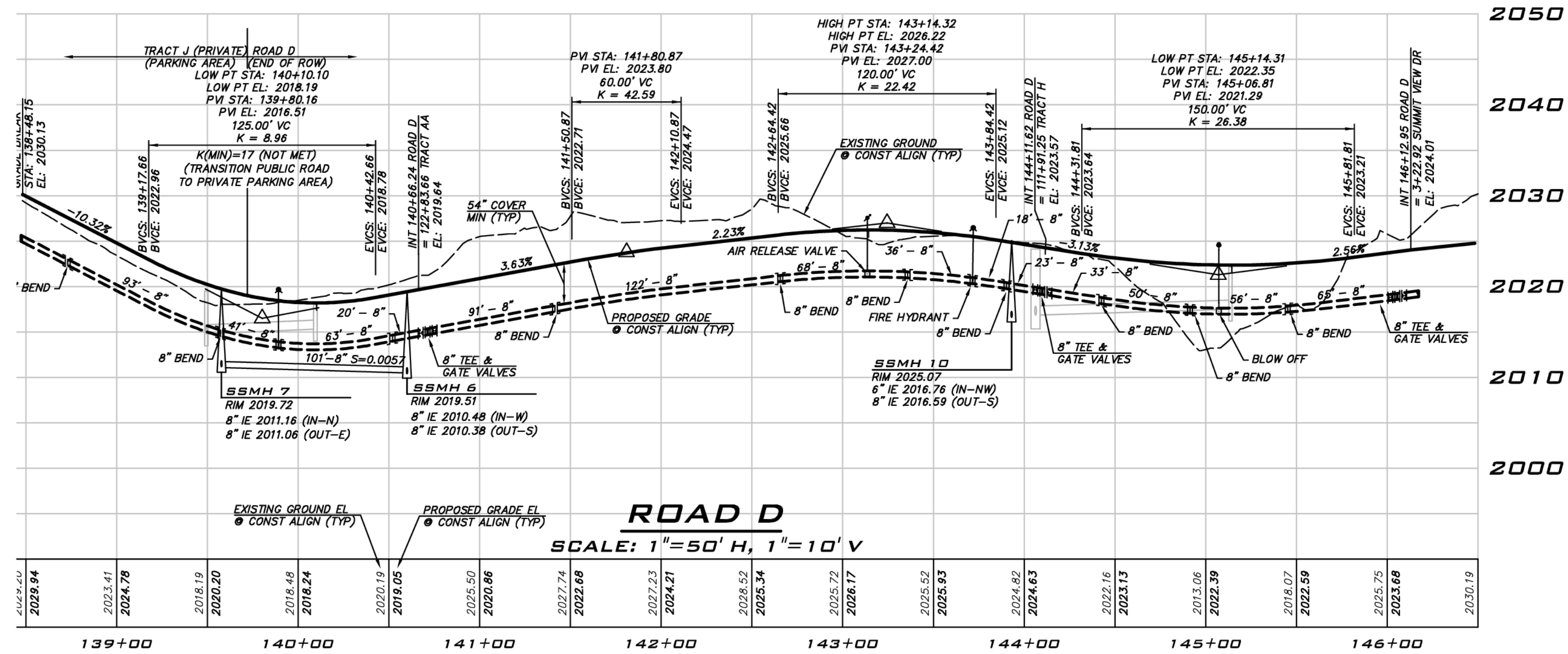
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**19-349**  
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**SP-01**  
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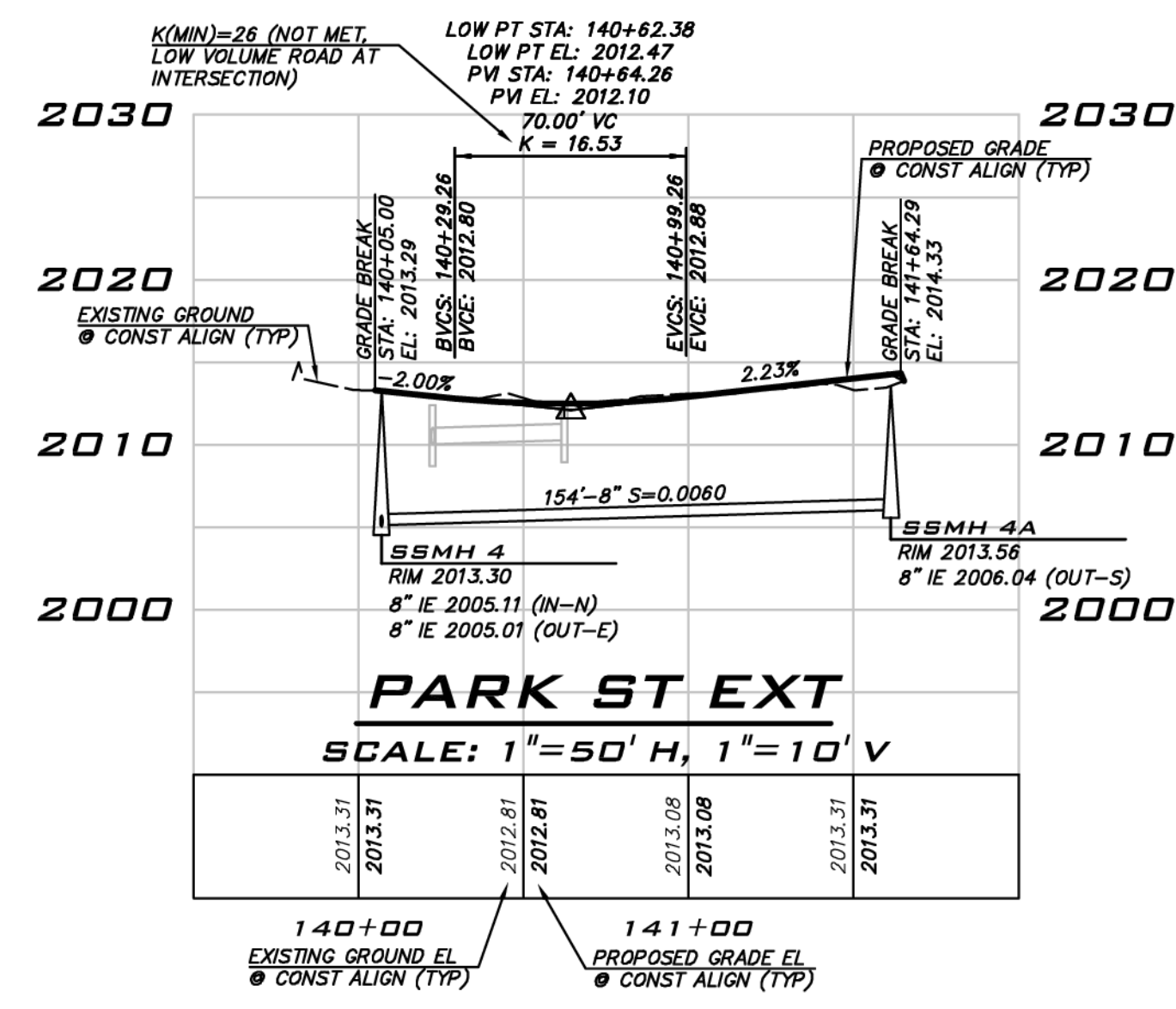
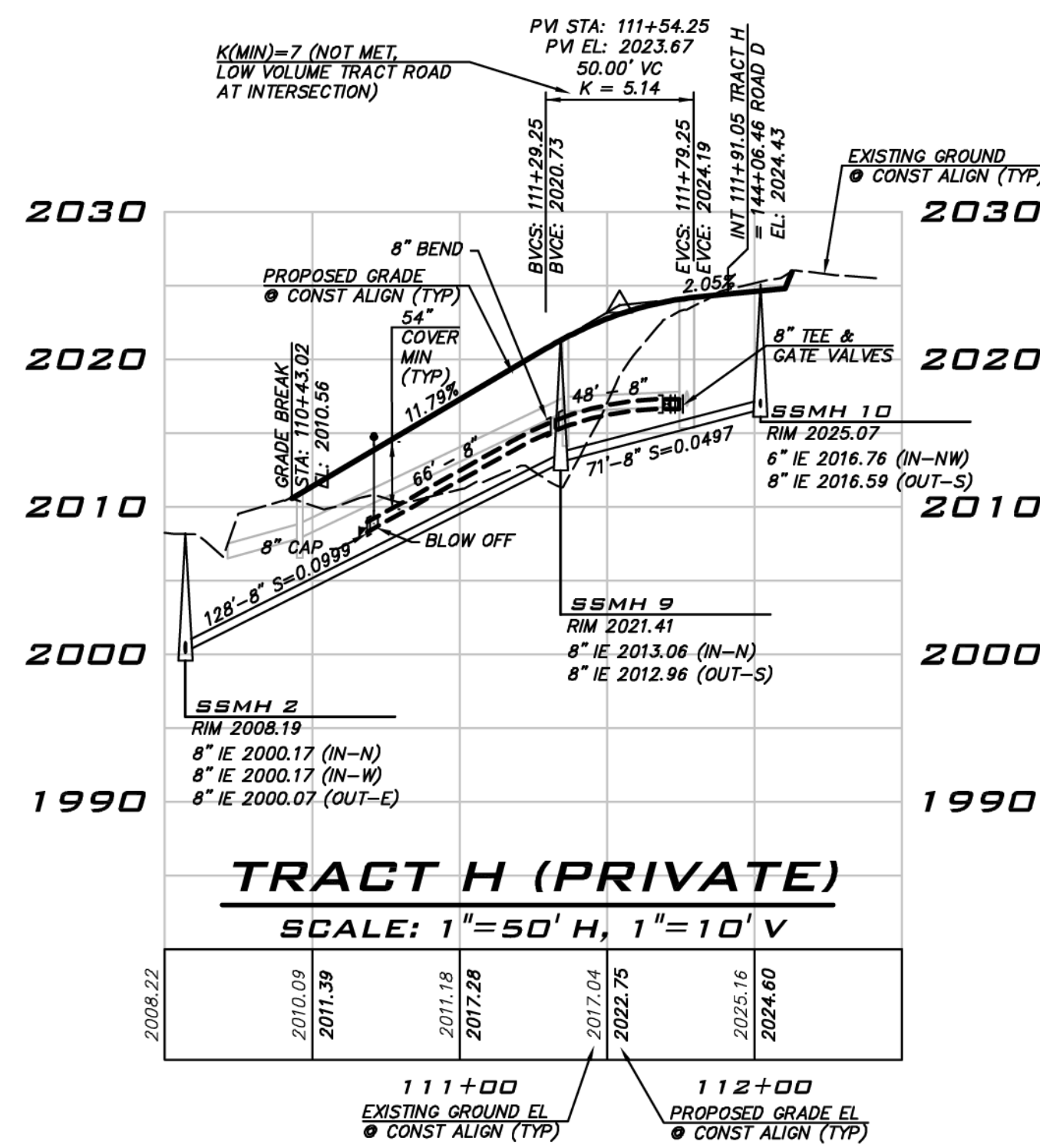
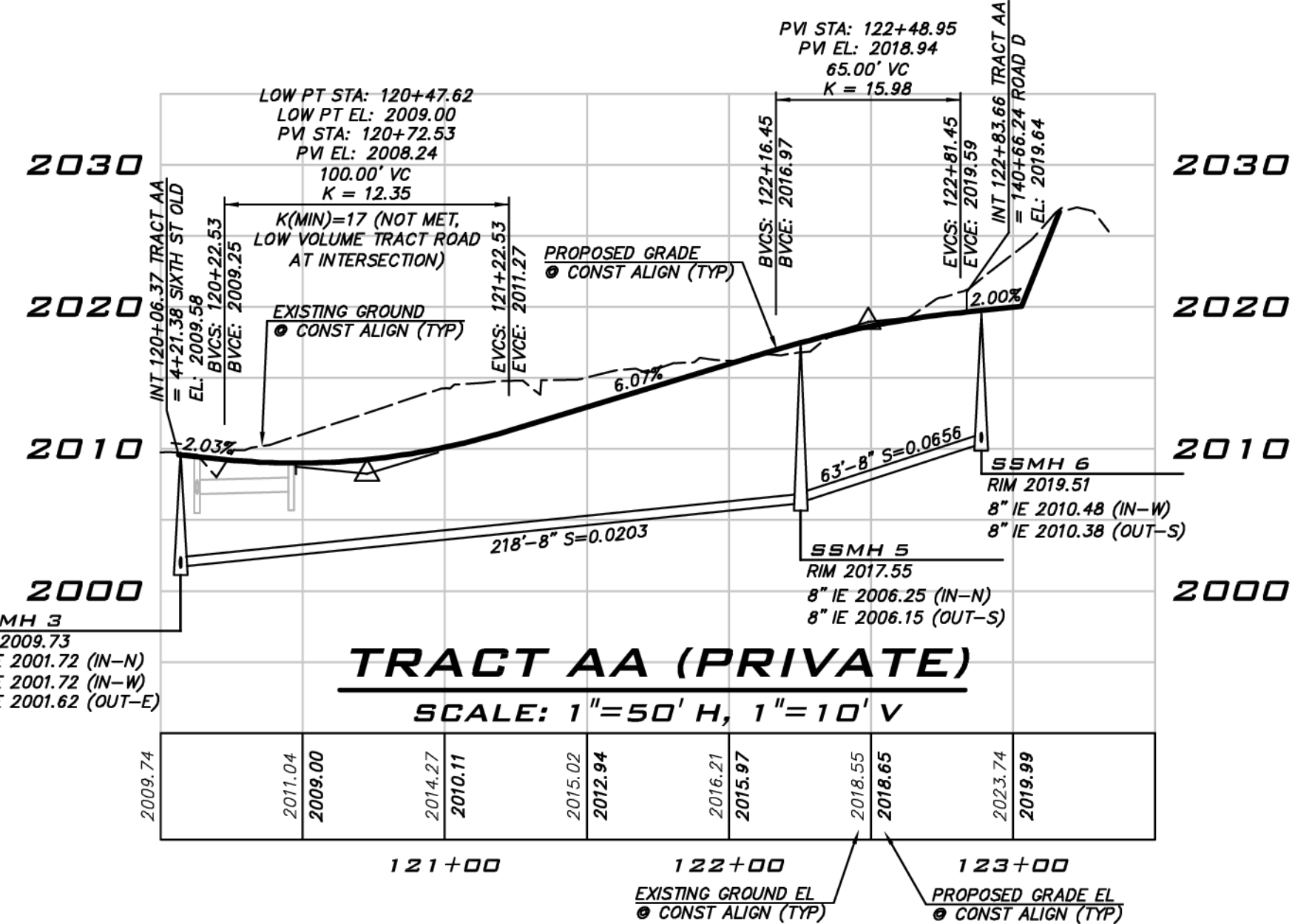
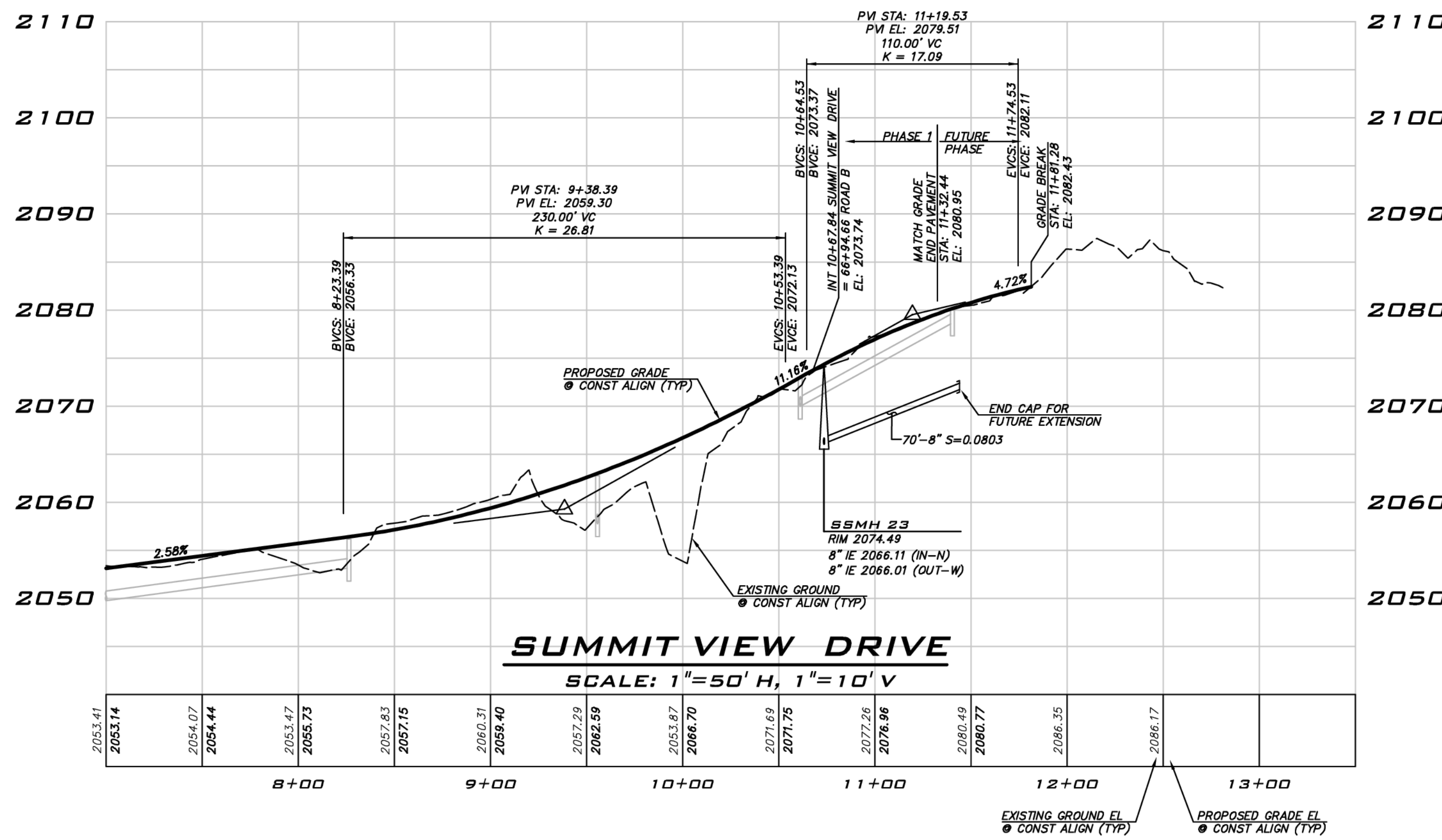
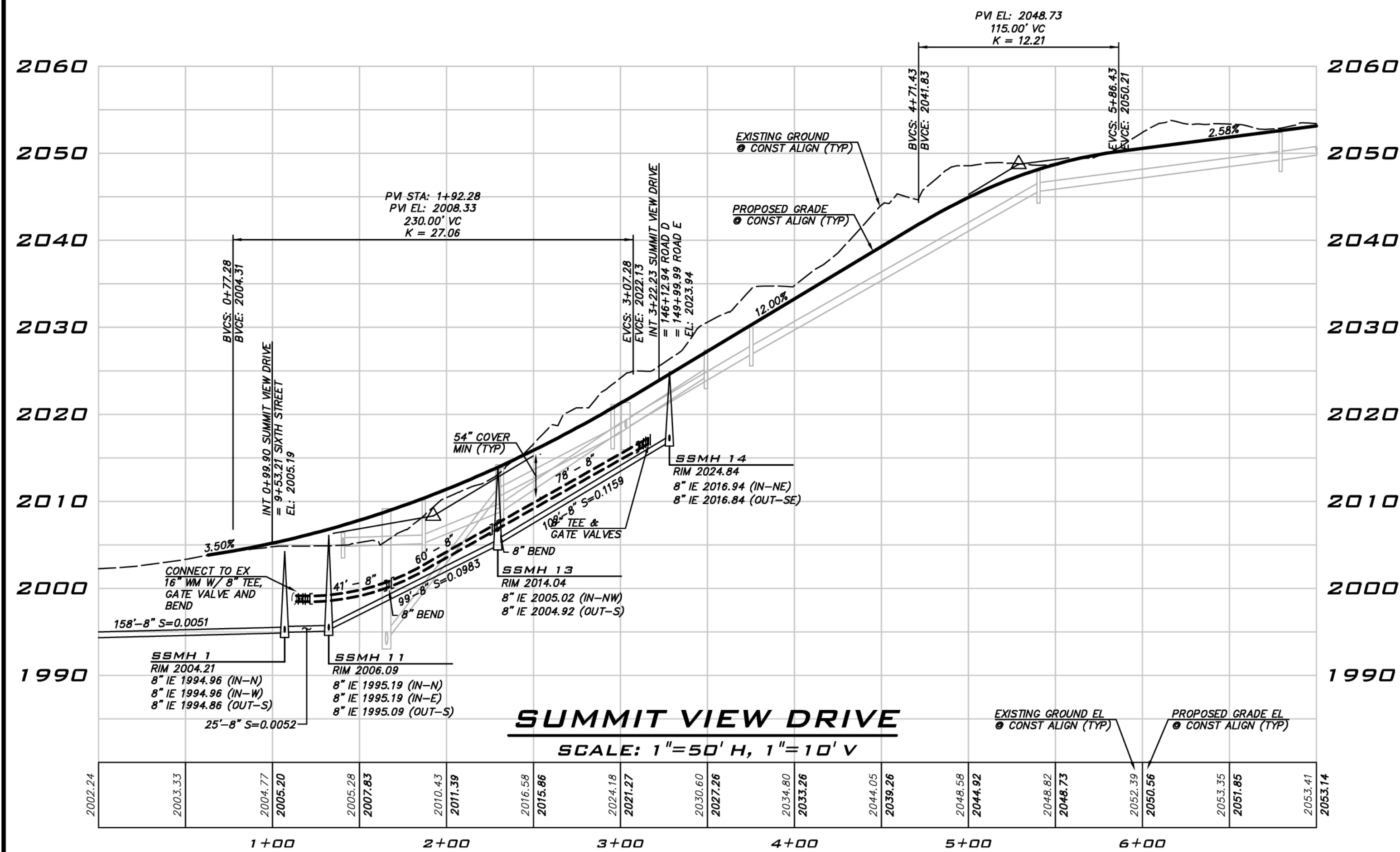


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SEWER & WATER PROFILES  
**CITY HEIGHTS**  
 PHASE 1 (PODS B7 & C)  
 CLEARING, GRADING & INFRASTRUCTURE PLAN  
 CITY OF GLENN  
 WASHINGTON



11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**SP-02**  
 SHT **29** OF **48**



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**BLUELINE**  
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.218.4351 F: 425.218.4002 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
PROJECT MANAGER: BRETT K. PUDISTS, PE  
PROJECT ENGINEER: LYNSEY FEDAK, PE  
DESIGNER: CHRIS WISCOMB  
ISSUE DATE: 11/15/2021

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**SEWER & WATER PROFILES**  
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**PHASE 1 (PODS B7 & C)**  
CLEARING, GRADING & INFRASTRUCTURE PLAN  
CITY OF GLENUM WASHINGTON

11/15/21  
JOB NUMBER: 19-349  
SHEET NAME: SP-03  
SHT 30 OF 48

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KIRKLAND, WA 98033  
P: 425.216.4551 F: 425.216.4002  
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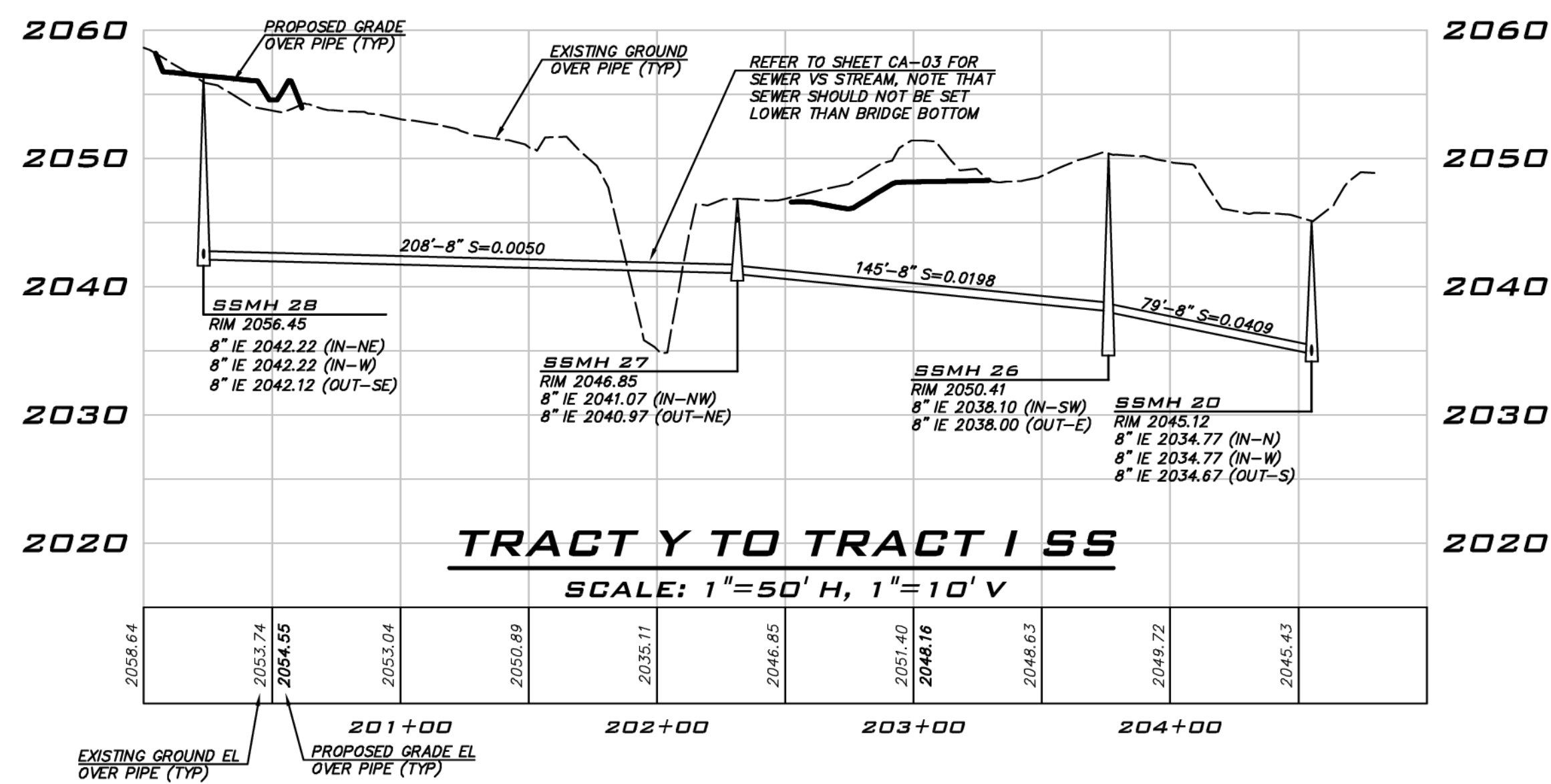
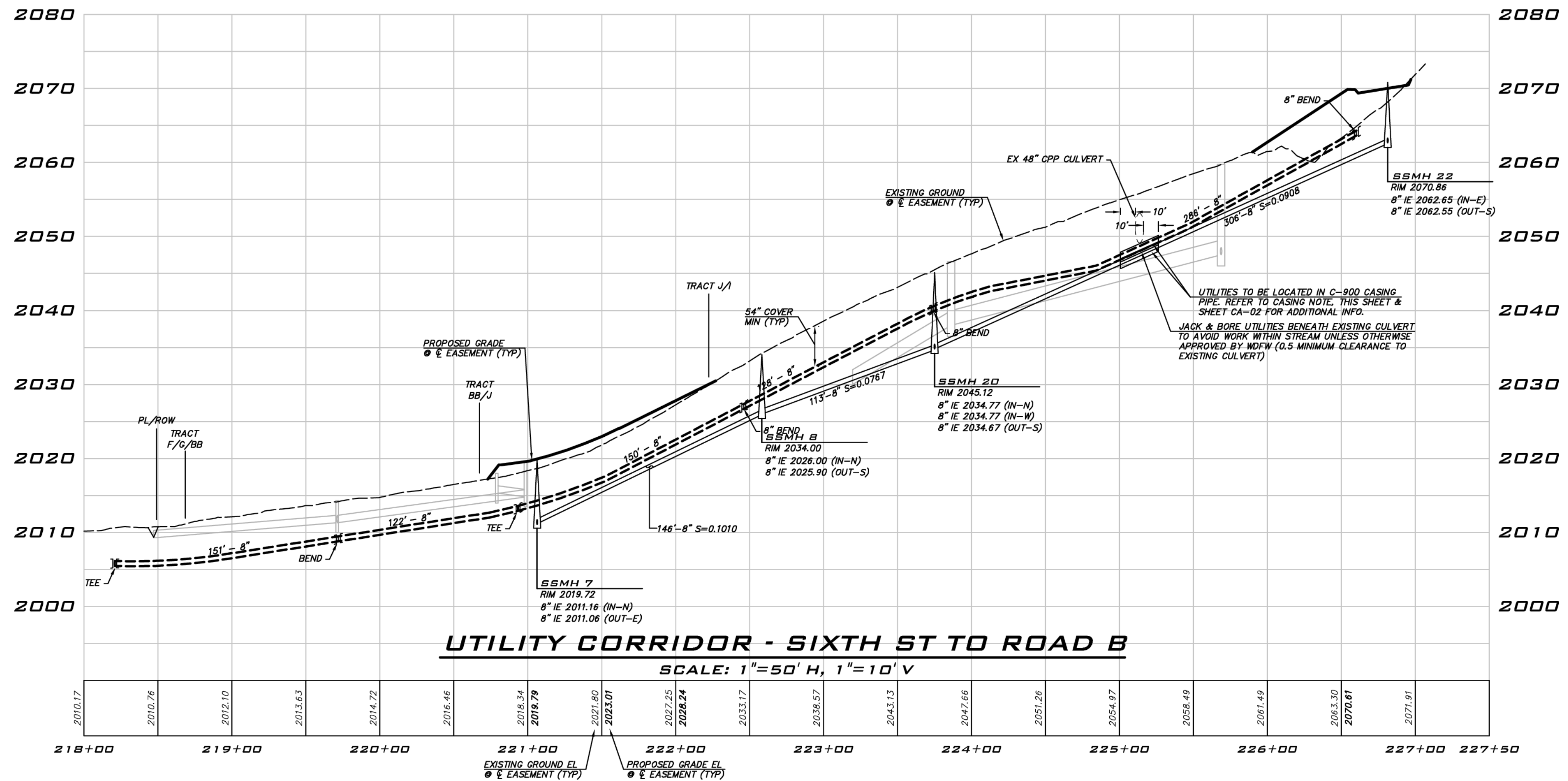
LYNDESE FEDAK, PE

DESIGNER:

CHRIS WISCOMB

ISSUE DATE:

11/15/2021



**CASING NOTES**

- C-900 CASING DIAMETER TO BE A MINIMUM OF 4" LARGER THAN THE CARRIER (SEWER/WATER/STORM) PIPE DIAMETER. CONTRACTOR TO CONFIRM FILL MATERIAL FOR SPACE BETWEEN CARRIER PIPE AND CASING.
- CASING TO HAVE CASING SPACERS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE END SEAL BETWEEN CARRIER PIPE (SEWER/WATER/STORM) AND CASING (UNLESS CASING IS GROUDED).
- CONTRACTOR TO PROVIDE CUT SHEETS AND/OR SHOP DRAWINGS ON SPACERS, CASINGS, END SEALS AND GROUT PRIOR TO CONSTRUCTION.

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SEWER & WATER PROFILES

CITY HEIGHTS

PHASE 1 (PODS B7 & C)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF GLENUM WASHINGTON



11/15/21

JOB NUMBER:  
19-349

SHEET NAME:  
SP-04

SHT 31 OF 48





**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4351 F: 425.218.4032  
WWW.THEBLUELINEGROUP.COM

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PROJECT ENGINEER:

LYNDSY FEDAK, CE

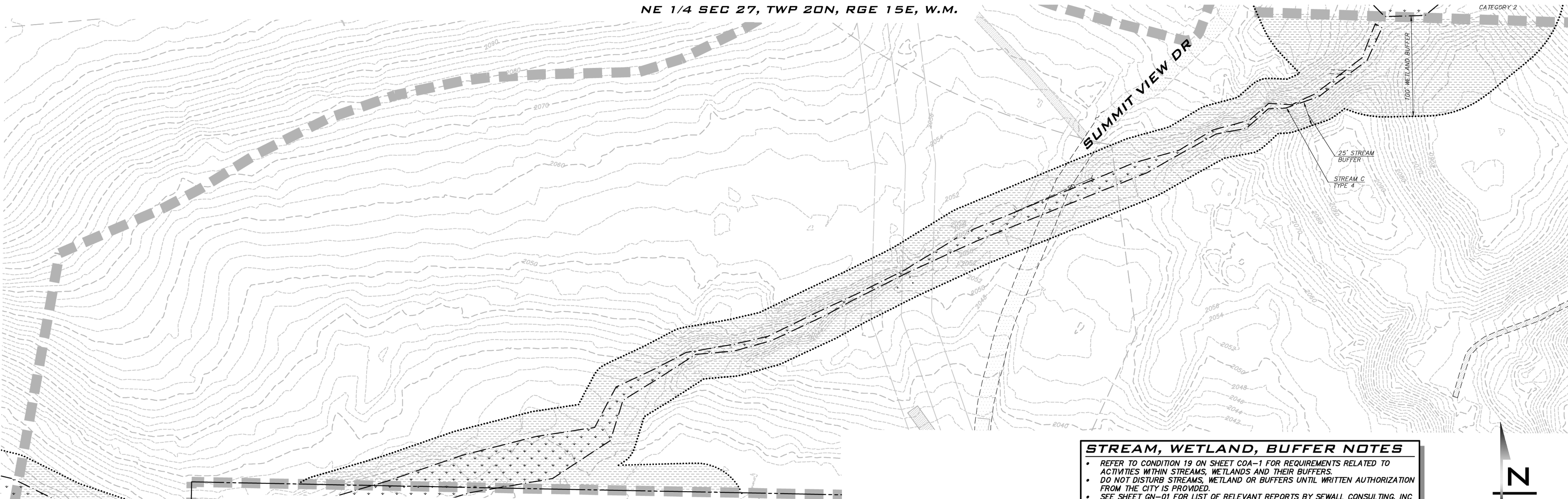
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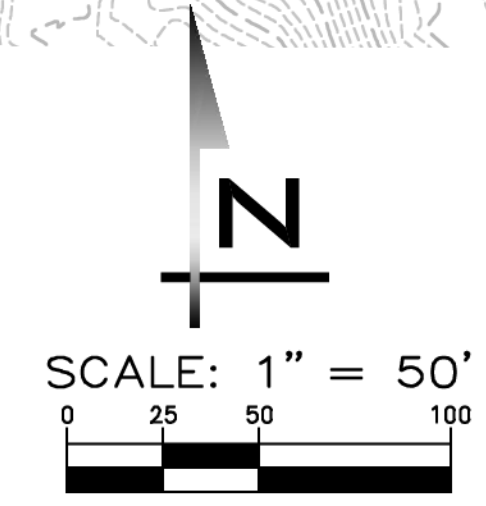
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NO	DATE	BY	REVISIONS
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5	11/9/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS / ADDED WETLAND X TO PLANS

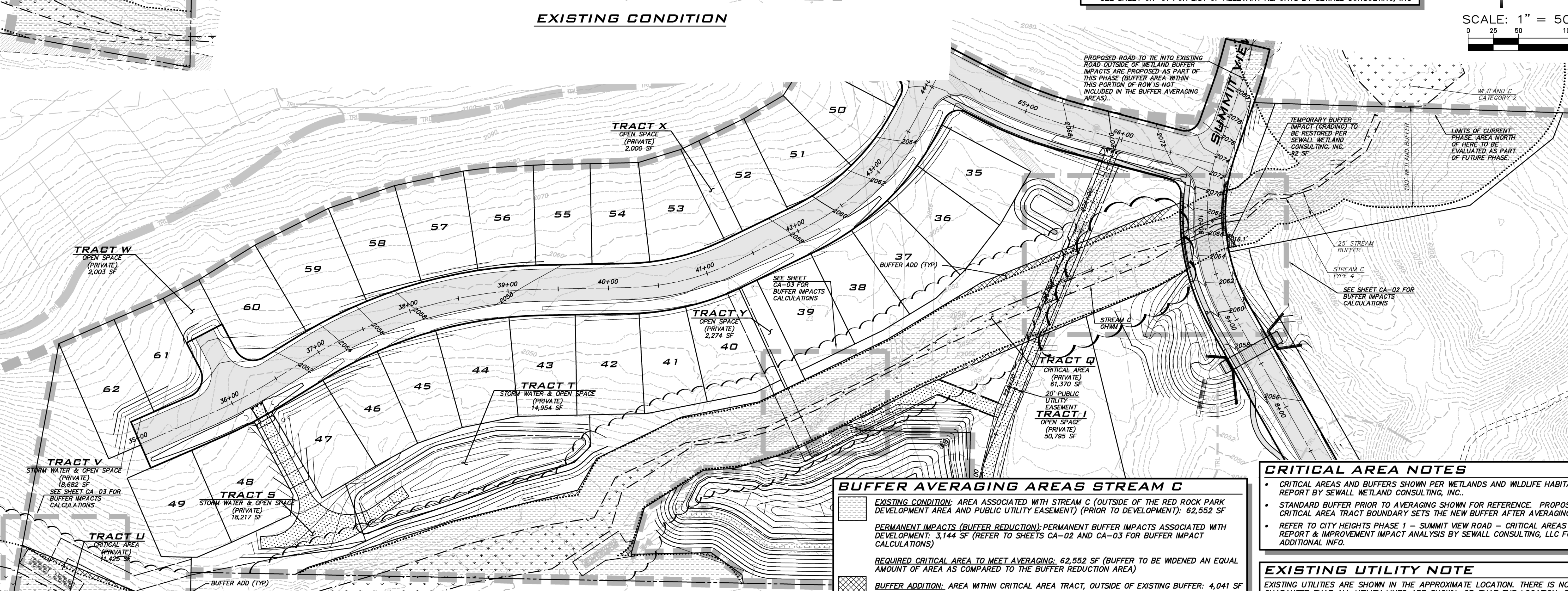


**STREAM, WETLAND, BUFFER NOTES**

- REFER TO CONDITION 19 ON SHEET COA-1 FOR REQUIREMENTS RELATED TO ACTIVITIES WITHIN STREAMS, WETLANDS AND THEIR BUFFERS.
- DO NOT DISTURB STREAMS, WETLANDS OR BUFFERS UNTIL WRITTEN AUTHORIZATION FROM THE CITY IS PROVIDED.
- SEE SHEET GN-01 FOR LIST OF RELEVANT REPORTS BY SEWALL CONSULTING, INC



**EXISTING CONDITION**



**PROPOSED CONDITION**

**BUFFER AVERAGING AREAS STREAM C**

**EXISTING CONDITION:** AREA ASSOCIATED WITH STREAM C (OUTSIDE OF THE RED ROCK PARK DEVELOPMENT AREA AND PUBLIC UTILITY EASEMENT) (PRIOR TO DEVELOPMENT): 62,552 SF

**PERMANENT IMPACTS (BUFFER REDUCTION):** PERMANENT BUFFER IMPACTS ASSOCIATED WITH DEVELOPMENT: 3,144 SF (REFER TO SHEETS CA-02 AND CA-03 FOR BUFFER IMPACT CALCULATIONS)

**REQUIRED CRITICAL AREA TO MEET AVERAGING:** 62,552 SF (BUFFER TO BE WIDENED AN EQUAL AMOUNT OF AREA AS COMPARED TO THE BUFFER REDUCTION AREA)

**BUFFER ADDITION:** AREA WITHIN CRITICAL AREA TRACT, OUTSIDE OF EXISTING BUFFER: 4,041 SF

**PROVIDED CRITICAL AREA:** AREA SET ASIDE IN CRITICAL AREA TRACTS (OUTSIDE OF THE RED ROCK PARK DEVELOPMENT AREA AND PUBLIC UTILITY EASEMENT): 66,593 SF (55,168 SF TRACT Q, 11,425 SF TRACT U)

**TEMPORARY IMPACT SUMMARY:** 1,150 SF OF TEMPORARY IMPACTS ARE ANTICIPATED TO ACCOMMODATE GRADING AND UTILITY INSTALLATION AS SHOWN ON SHEETS CA-01 TO CA-03. THESE AREAS ARE TO BE RESTORED PER REPORT BY SEWALL WETLAND CONSULTING, INC.

**CRITICAL AREA NOTES**

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

**EXISTING UTILITY NOTE**

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**BUFFER AVERAGING**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & G)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLE ELUM**  
**WASHINGTON**

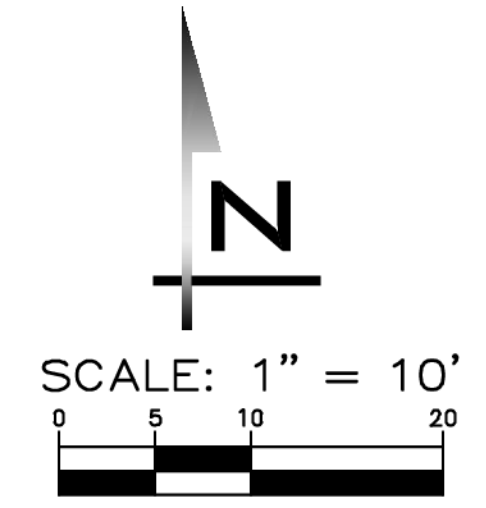
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JOB NUMBER:  
**19-349**

SHEET NAME:  
**CA-01**

SHT **32** OF **48**

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**BLUELINE**

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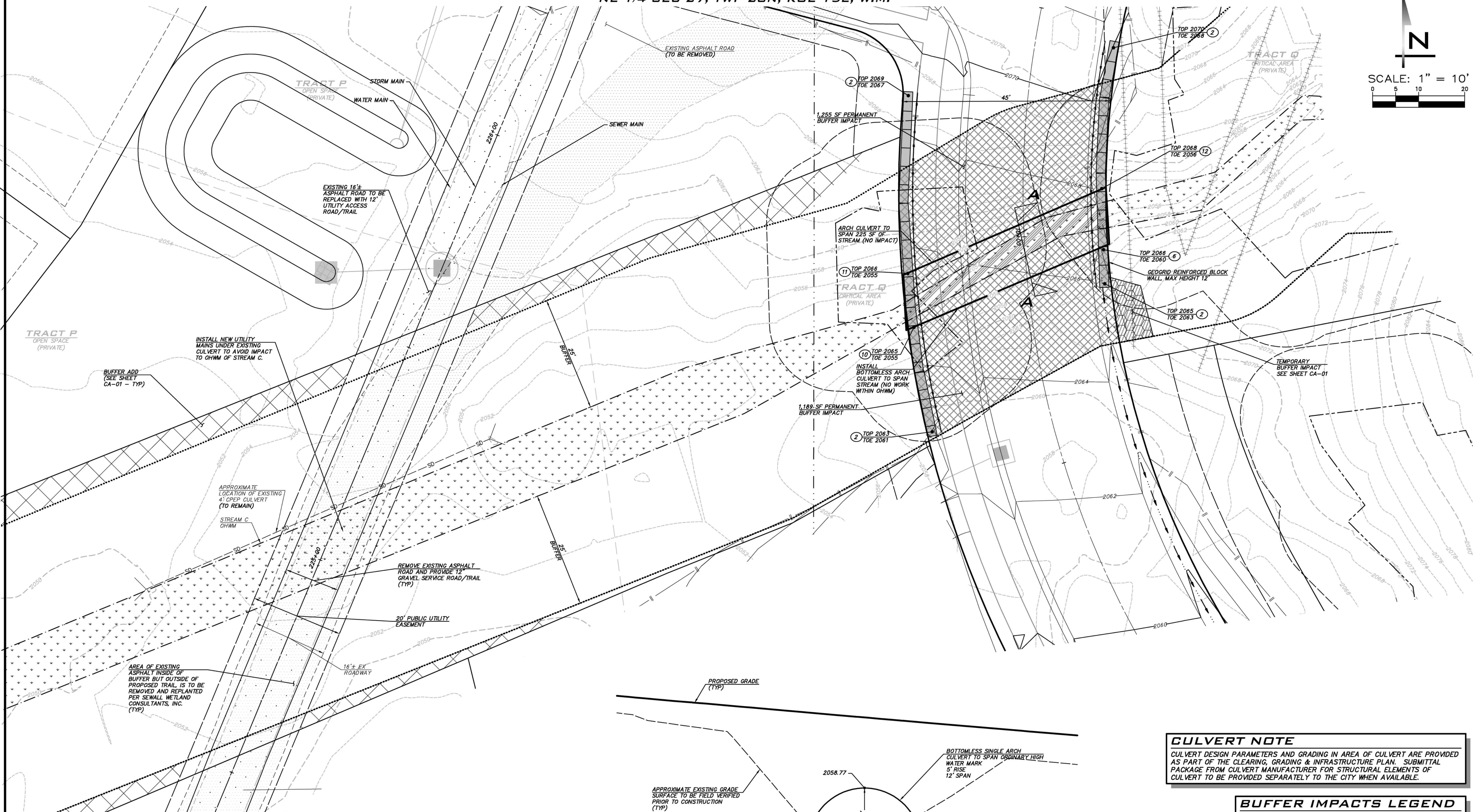
SCALE:  
AS NOTED

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

PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**



NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL MINE PARK (CLEAN & GRADE)
3	08/12/21	CHW	ADDED COAL MINE PARK (REMAINING SHEETS)
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5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**CRITICAL AREA CROSSING**

**CITY HEIGHTS**

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

**CLEARING, GRADING & INFRASTRUCTURE PLAN**

**CITY OF GLE ELUM WASHINGTON**

**BUFFER IMPACT SUMMARY**  
**EXISTING STREAM CROSSING**

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

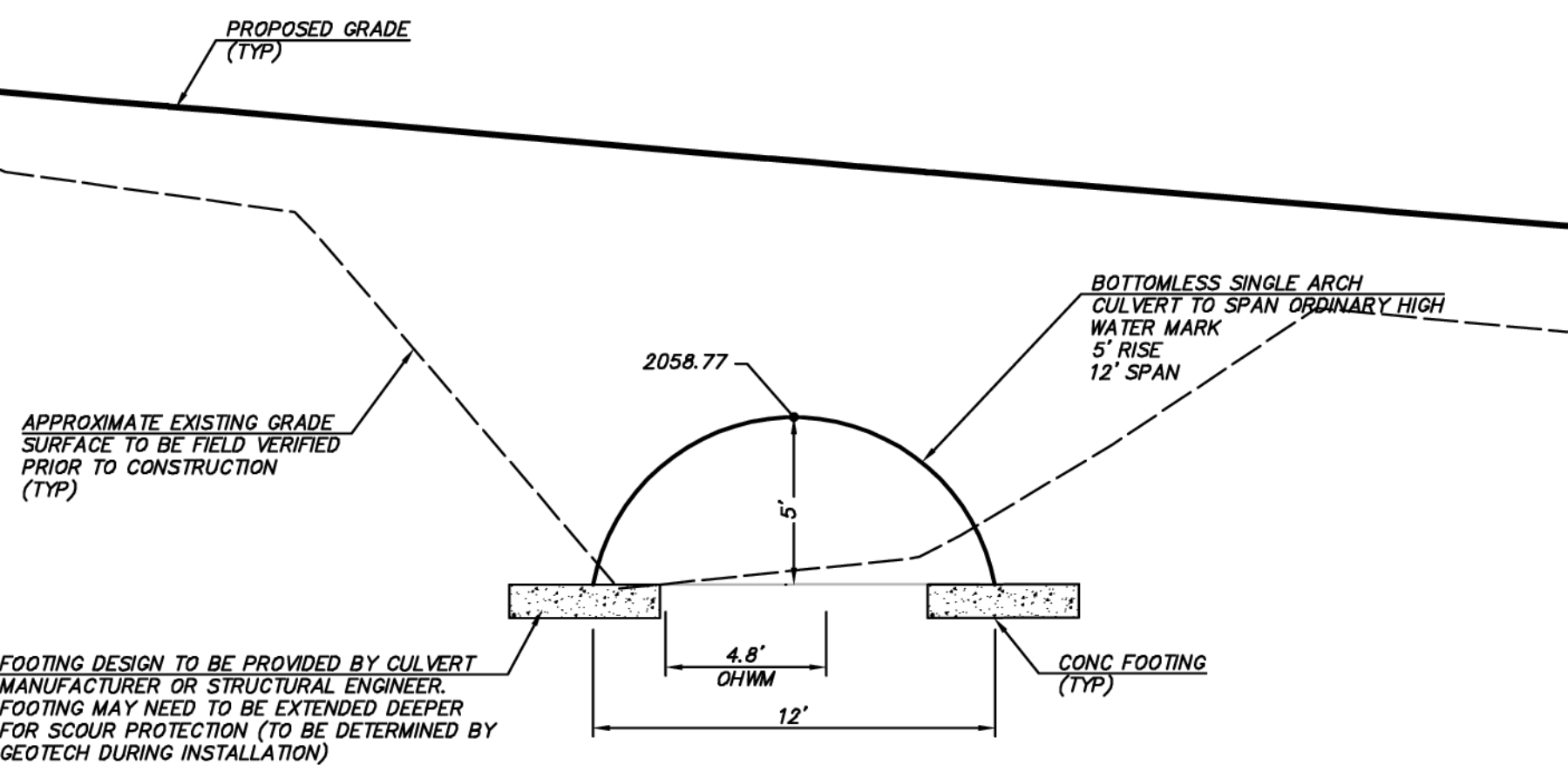
**BUFFER IMPACT SUMMARY**  
**PROPOSED STREAM CROSSING**

PERMANENT BUFFER IMPACTS\*  
(INSTALLATION OF ROAD, UTILITIES, AND WALL NORTH OF STREAM) 1,255 SF  
(INSTALLATION OF ROAD, UTILITIES, AND WALL SOUTH OF STREAM) 1,189 SF  
2,444 SF

PERMANENT IMPACTS ABOVE STREAM\*\*  
(INSTALLATION OF ROAD, UTILITIES, AND WALL) 225 SF

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

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



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

**CULVERT NOTE**

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

**BUFFER IMPACTS LEGEND**

PERMANENT BUFFER IMPACTS

**CRITICAL AREA NOTES**

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

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**STREAM, WETLAND, BUFFER NOTES**

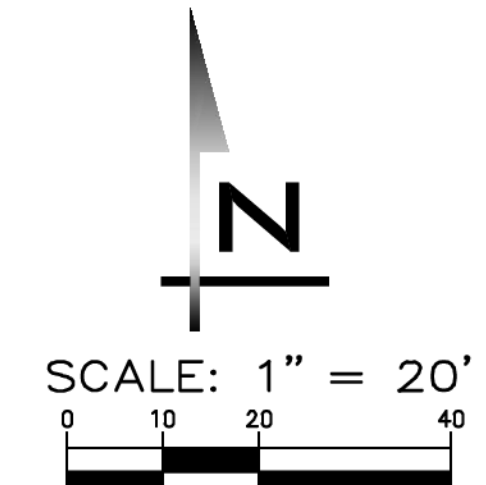
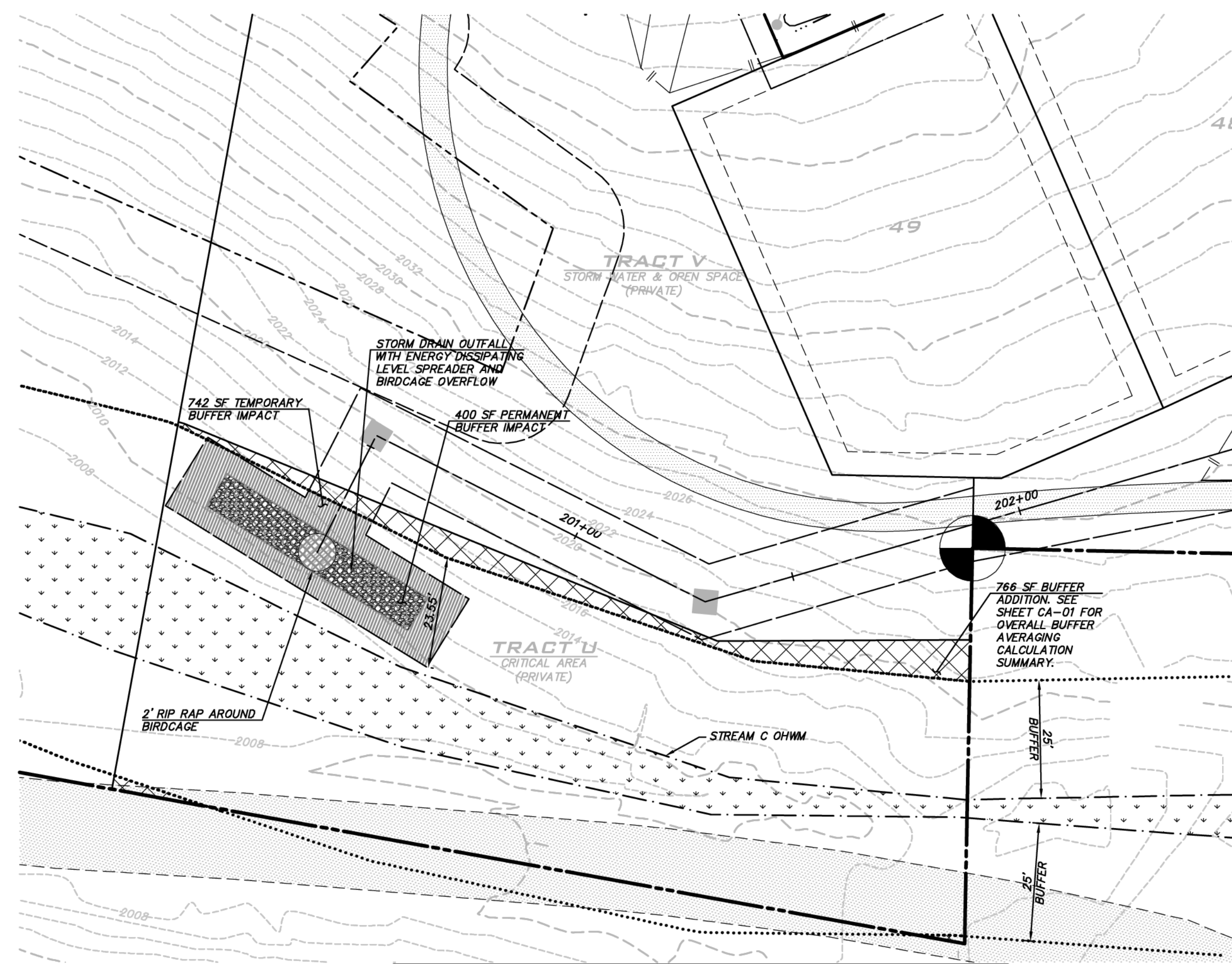
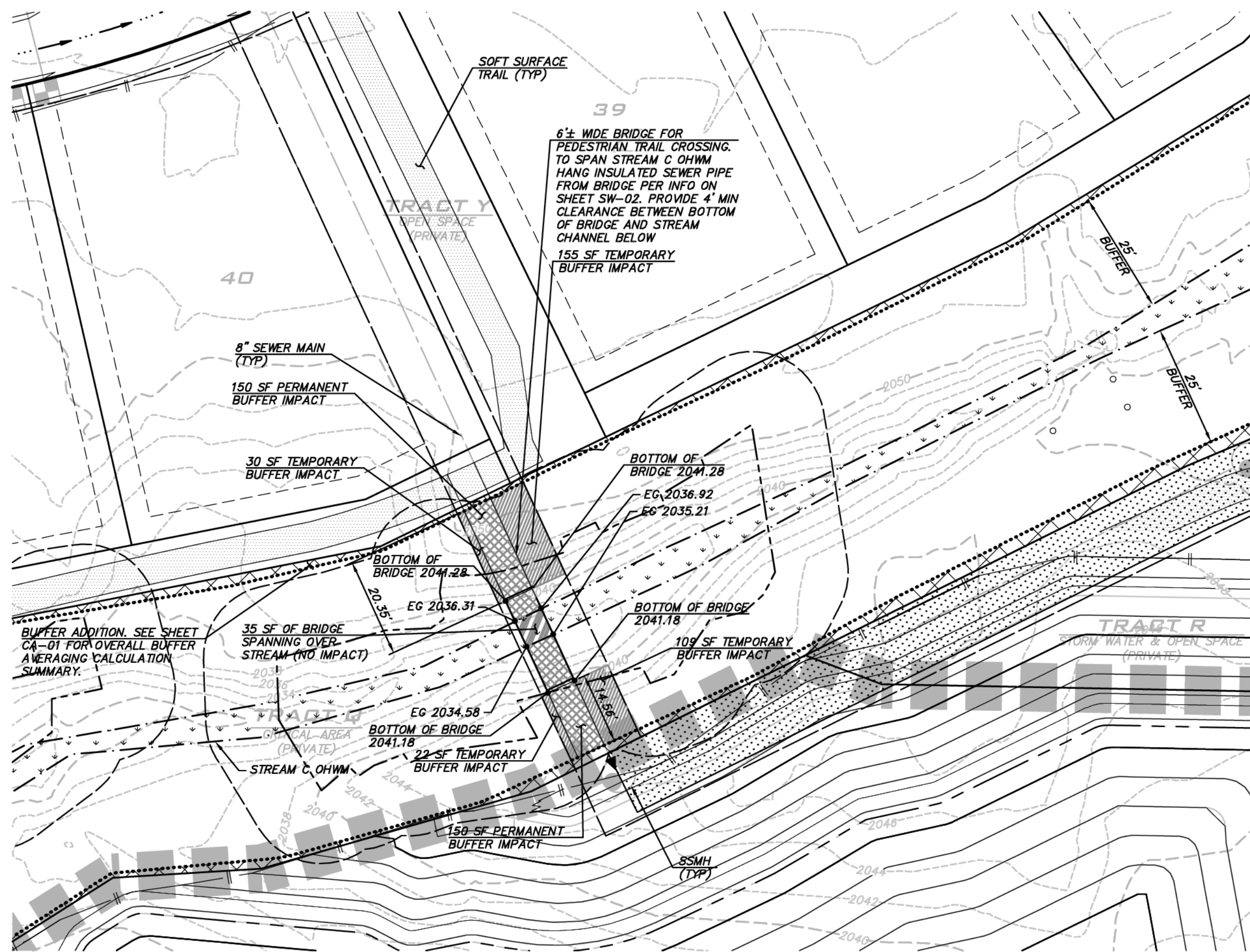
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- DO NOT DISTURB STREAMS, WETLAND OR BUFFERS UNTIL WRITTEN AUTHORIZATION FROM THE CITY IS PROVIDED.
- SEE SHEET GN-01 FOR LIST OF RELEVANT REPORTS BY SEAWALL CONSULTING, INC

**CULVERT SPAN NOTE**

THE CULVERT SPAN WAS DETERMINED BY FINDING THE AVERAGE OHWM UPSTREAM AND DOWNSTREAM OF THE PROPOSED CULVERT. CULVERT SPAN CALCULATION PER GUIDANCE FROM SEAWALL WETLAND CONSULTING, INC.:  
CULVERT SPAN = 1.2 X OHWM WIDTH + 2' = 11.9' (ROUNDED TO 12')



11/15/21  
JOB NUMBER:  
**19-349**  
SHEET NAME:  
**CA-02**  
SHT **33** OF **48**



**BLUELINE**

25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.218.4351 F: 425.218.4302 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED

PROJECT MANAGER: BRETT K. PUDISTS, PE

PROJECT ENGINEER: LYNSEY FEDAK, PE

DESIGNER: CHRIS WISCOMB

ISSUE DATE: 11/15/2021

NO	DATE	BY	REVISIONS
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**BUFFER IMPACT SUMMARY PROPOSED STREAM CROSSING**

PERMANENT BUFFER IMPACTS*	150 SF
(6" TRAIL WEST OF STREAM)	150 SF
(6" TRAIL EAST OF STREAM)	300 SF
TEMPORARY BUFFER IMPACT***	185 SF
(INSTALLATION OF BRIDGE, SEWER, & TRAIL NORTH OF STREAM)	131 SF
(INSTALLATION OF BRIDGE, SEWER, & TRAIL SOUTH OF STREAM)	316 SF
BRIDGE ABOVE STREAM**	35 SF
(NO IMPACT)	

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

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

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

**BUFFER IMPACT SUMMARY OUTFALL**

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

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

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

**PEDESTRIAN BRIDGE NOTE**

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

**BUFFER IMPACTS LEGEND**

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

**CRITICAL AREA NOTES**

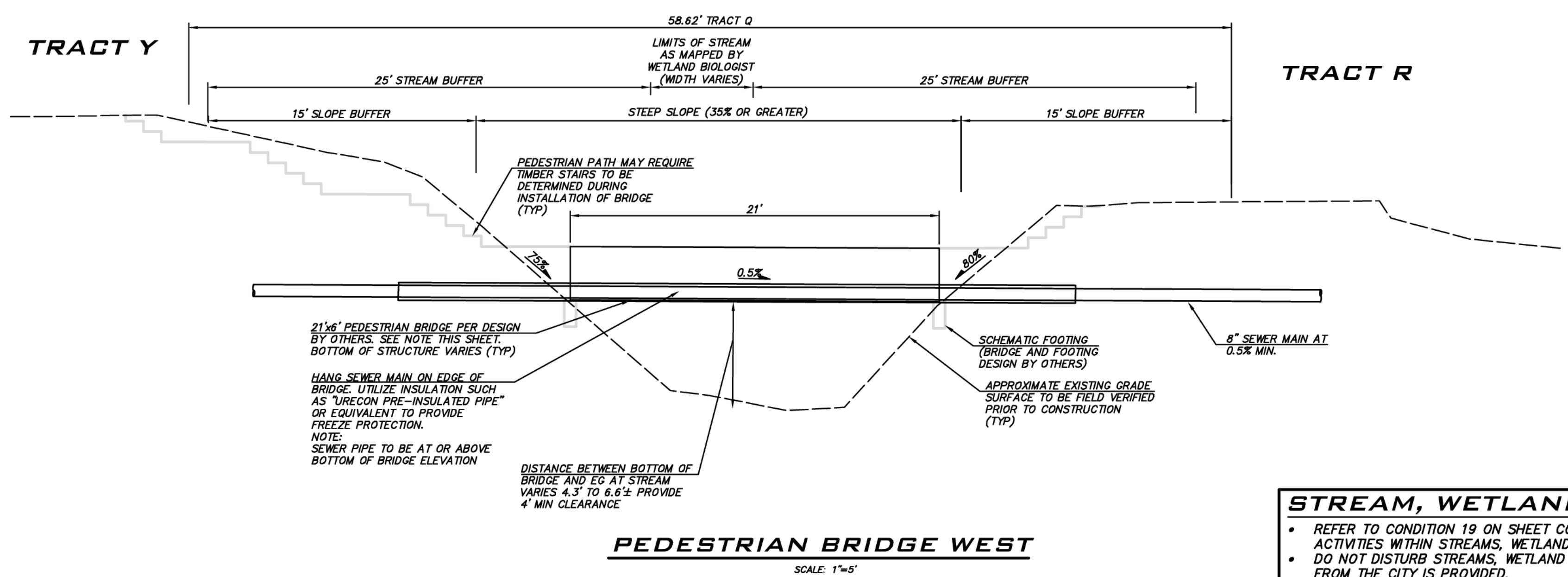
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**STREAM, WETLAND, BUFFER NOTES**

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CRITICAL AREA CROSSING

CITY HEIGHTS

PHASE 1 (PODS B7 & G)

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF GLE ELUM

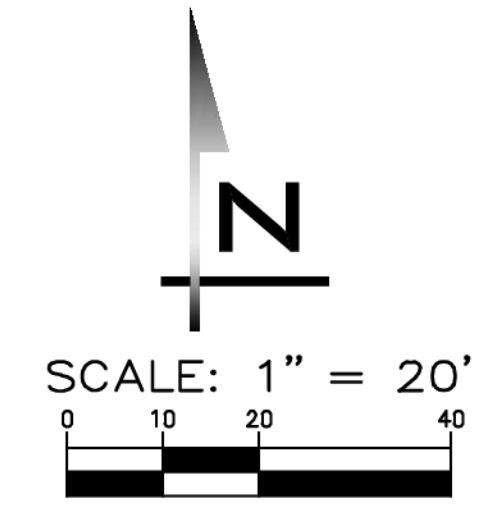
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11/15/21

JOB NUMBER: 19-349

SHEET NAME: CA-03

SHT 34 OF 48



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4092  
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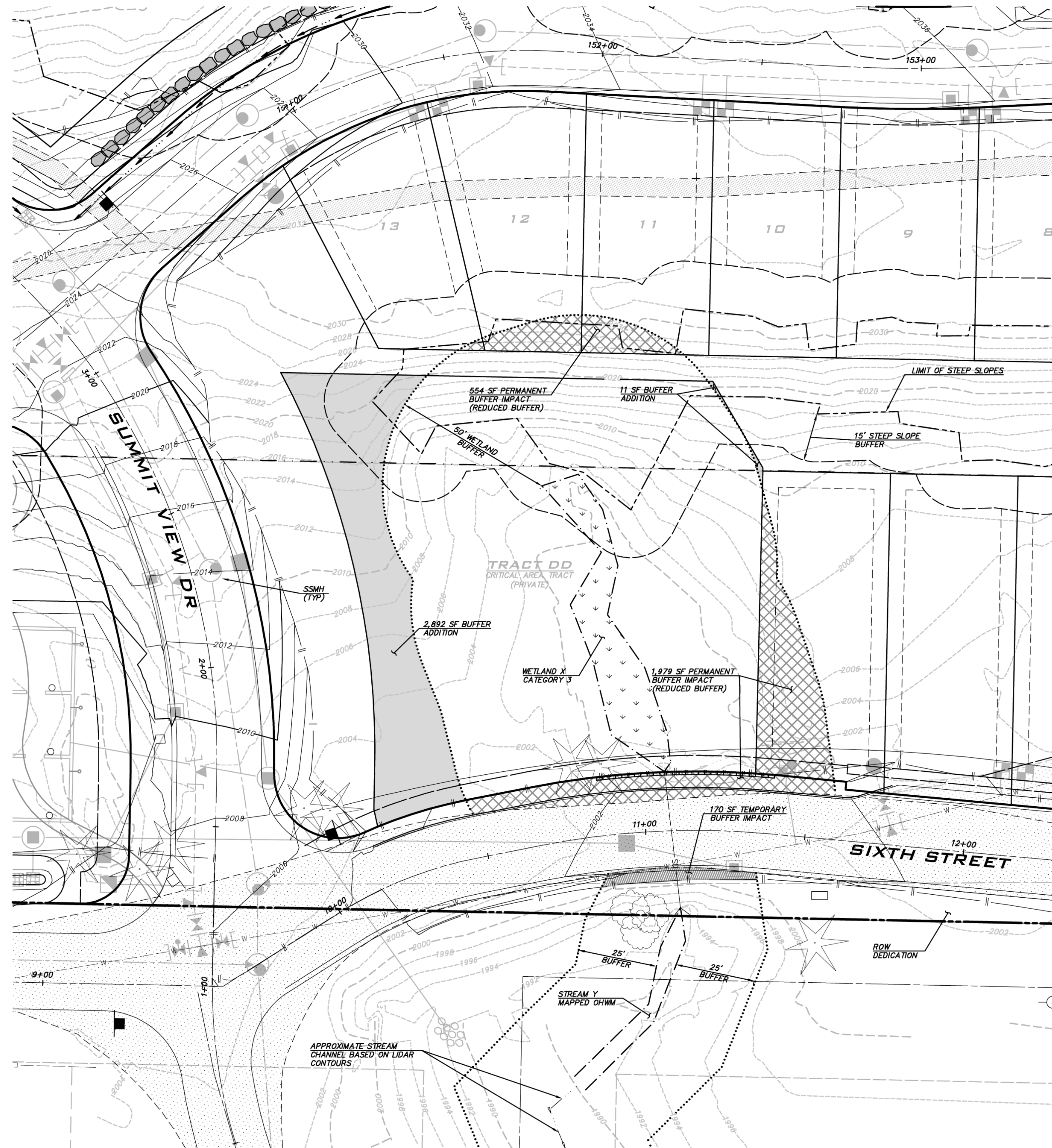
SCALE:  
AS NOTED

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

PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
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**BUFFER IMPACTS LEGEND**

- PERMANENT BUFFER IMPACTS
- BUFFER ADDITION (AREA WITHIN CRITICAL AREA TRACT, OUTSIDE OF EXISTING BUFFER)
- TEMPORARY BUFFER IMPACTS

**BUFFER IMPACT SUMMARY & BUFFERING AVERAGING AREAS PROPOSED ROAD WIDENING & DEVELOPMENT**

PERMANENT BUFFER IMPACTS *	
NORTH OF WETLAND	554 SF
SOUTH & EAST OF WETLAND	1,979 SF
	2,533 SF
BUFFER ADDITION (AREA WITHIN CRITICAL AREA TRACT, OUTSIDE OF EXISTING BUFFER) *	
WEST OF WETLAND	2,892 SF
NORTH OF WETLAND	11 SF
	2,903 SF
TEMPORARY BUFFER IMPACT **	
NORTH OF STREAM	170 SF
	170 SF

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

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

- CRITICAL AREA NOTES**
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**CRITICAL AREA BUFFER IMPACTS**  
**CITY HEIGHTS**  
**PHASE 1 (PODS B7 & C)**  
**CLEARING, GRADING & INFRASTRUCTURE PLAN**  
**CITY OF GLE ELUM**      **WASHINGTON**

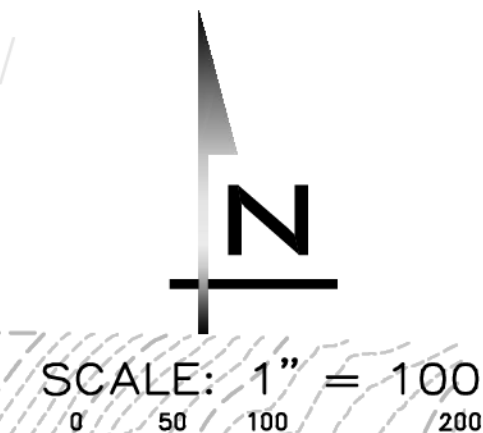
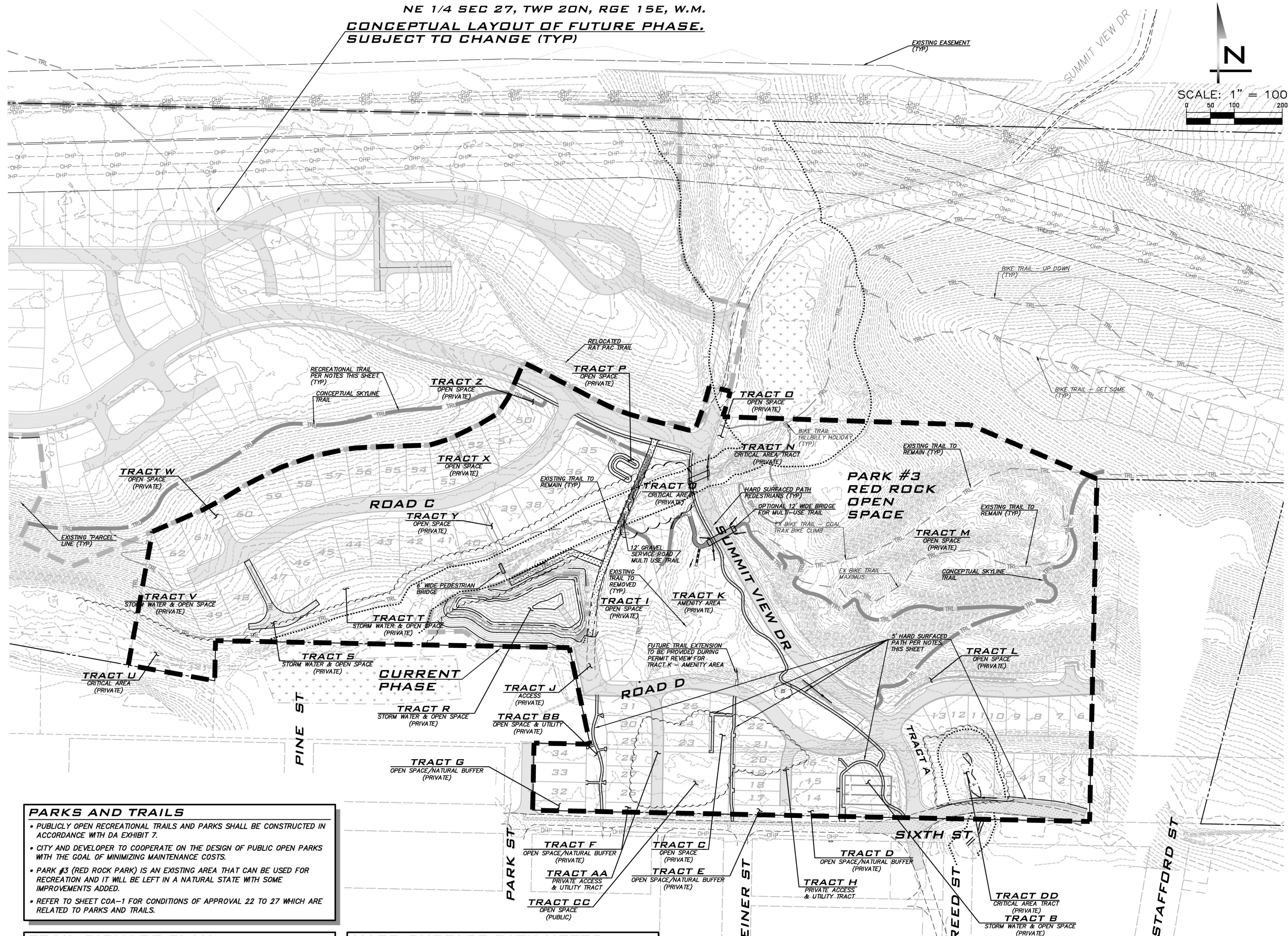
11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**CA-04**

SHT **35** OF **48**

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



**PARKS AND TRAILS**

- PUBLICLY OPEN RECREATIONAL TRAILS AND PARKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DA EXHIBIT 7.
- 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.
- REFER TO SHEET COA-1 FOR CONDITIONS OF APPROVAL 22 TO 27 WHICH ARE RELATED TO PARKS AND TRAILS.

**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.

**HARD SURFACE PATH NOTES**

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

**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.
- REFER TO CONDITIONS OF APPROVAL 25 AND 26 ON SHEET COA-1 FOR ADDITIONAL INFORMATION RELATED TO TRAILS.

**TRACT AND LOT INFO**

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

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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
TRL	PROPOSED HARD SURFACE PATH
TRL	PROPOSED GRAVEL SERVICE ROAD/MULTI USE TRAIL

**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
 KIRKLAND, WA 98033  
 P: 425.216.4251 F: 425.216.4252  
 WWW.THEBLUELINEGROUP.COM

SCALE:  
 AS NOTED

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

PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**

DESIGNER:  
**CHRIS WISCOMB**

ISSUE DATE:  
**11/15/2021**

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**TRAILS PLAN**

**CITY HEIGHTS**

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

**CLEARING, GRADING & INFRASTRUCTURE PLAN**

**WASHINGTON**

**CITY OF GLE ELUM**

11/15/21

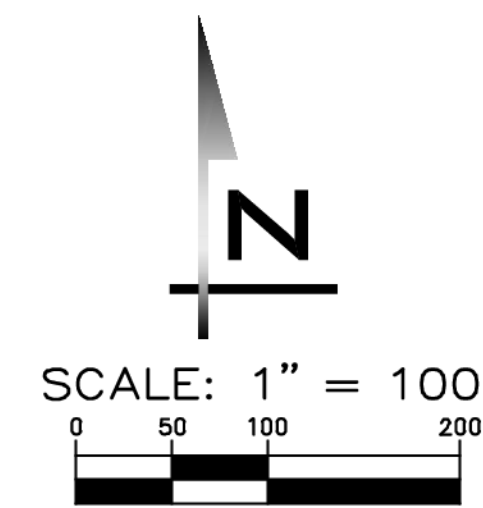
JOB NUMBER:  
**19-349**

SHEET NAME:  
**TS-01**

SHT **36** OF **48**

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



**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
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P: 425.216.4551 F: 425.216.4552  
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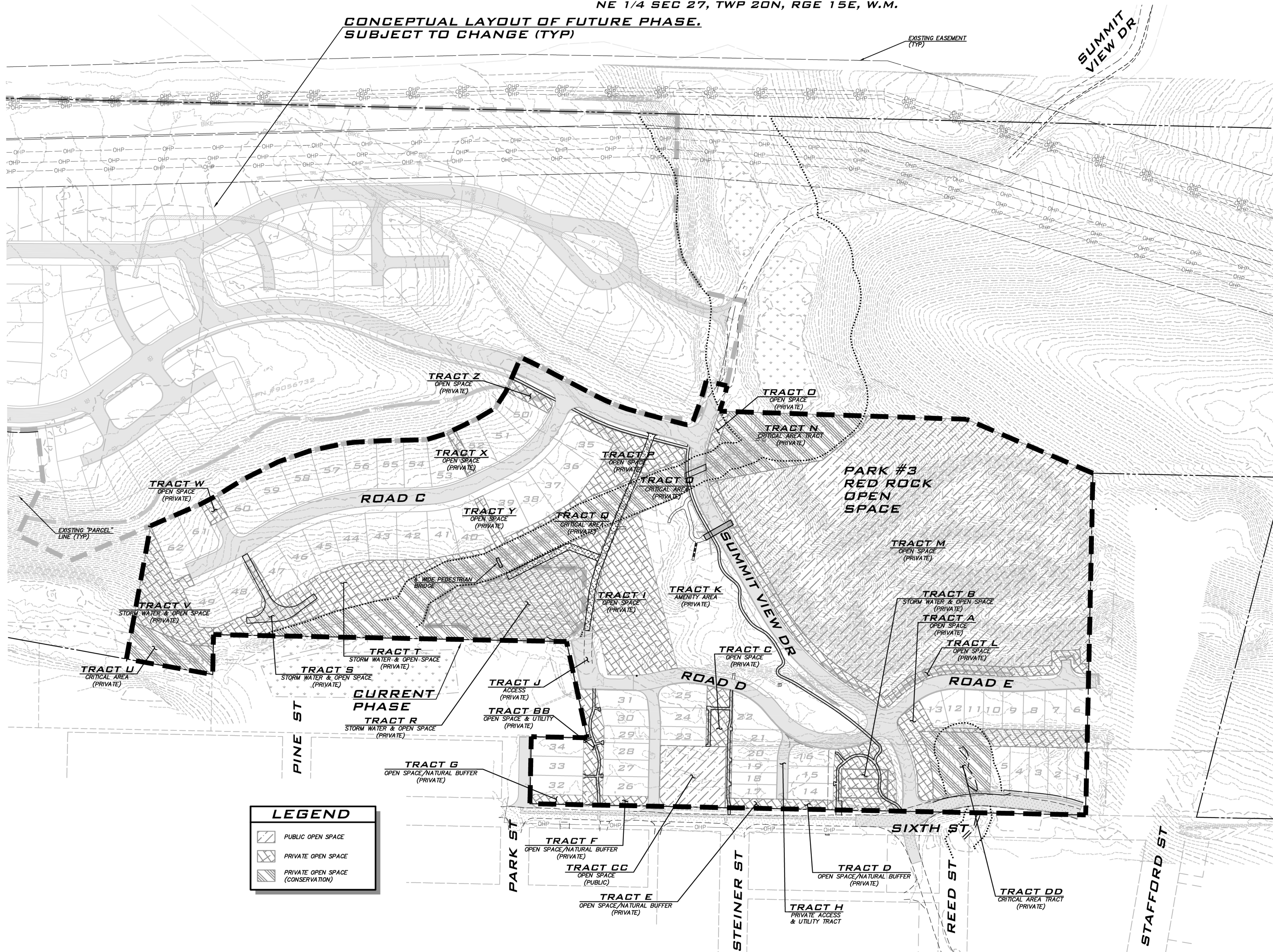
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**LEGEND**

	PUBLIC OPEN SPACE
	PRIVATE OPEN SPACE
	PRIVATE OPEN SPACE (CONSERVATION)

**TRACT AND LOT INFO**

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- REFER TO SHEET GN-01 FOR LOT AREAS.

**OPEN SPACE REQUIREMENT**

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

**EXISTING UTILITY NOTE**

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

NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL LINE PARK (CLEAR & GRADE)
3	08/12/21	CHW	ADDED COAL LINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED IPEX
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**OPEN SPACE PLAN**

**CITY HEIGHTS**

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

CLEARING, GRADING & INFRASTRUCTURE PLAN

CITY OF GLE ELUM WASHINGTON

11/15/21

JOB NUMBER:  
**19-349**

SHEET NAME:  
**OS-01**

SHT **37** OF **48**

24-Nov-2021 2:12pm - User: abrewer  
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**CONCEPTUAL LAYOUT OF FUTURE PHASE,  
SUBJECT TO CHANGE (TYP)**



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KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4052  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED  
PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**  
PROJECT ENGINEER:  
**LYNDSY FEDAK, PE**  
DESIGNER:  
**CHRIS WISCOMB**  
ISSUE DATE:  
**11/15/2021**

SCALE: 1" = 100'



**TREE NOTES**

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

**NATURAL BUFFER NOTE**

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

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

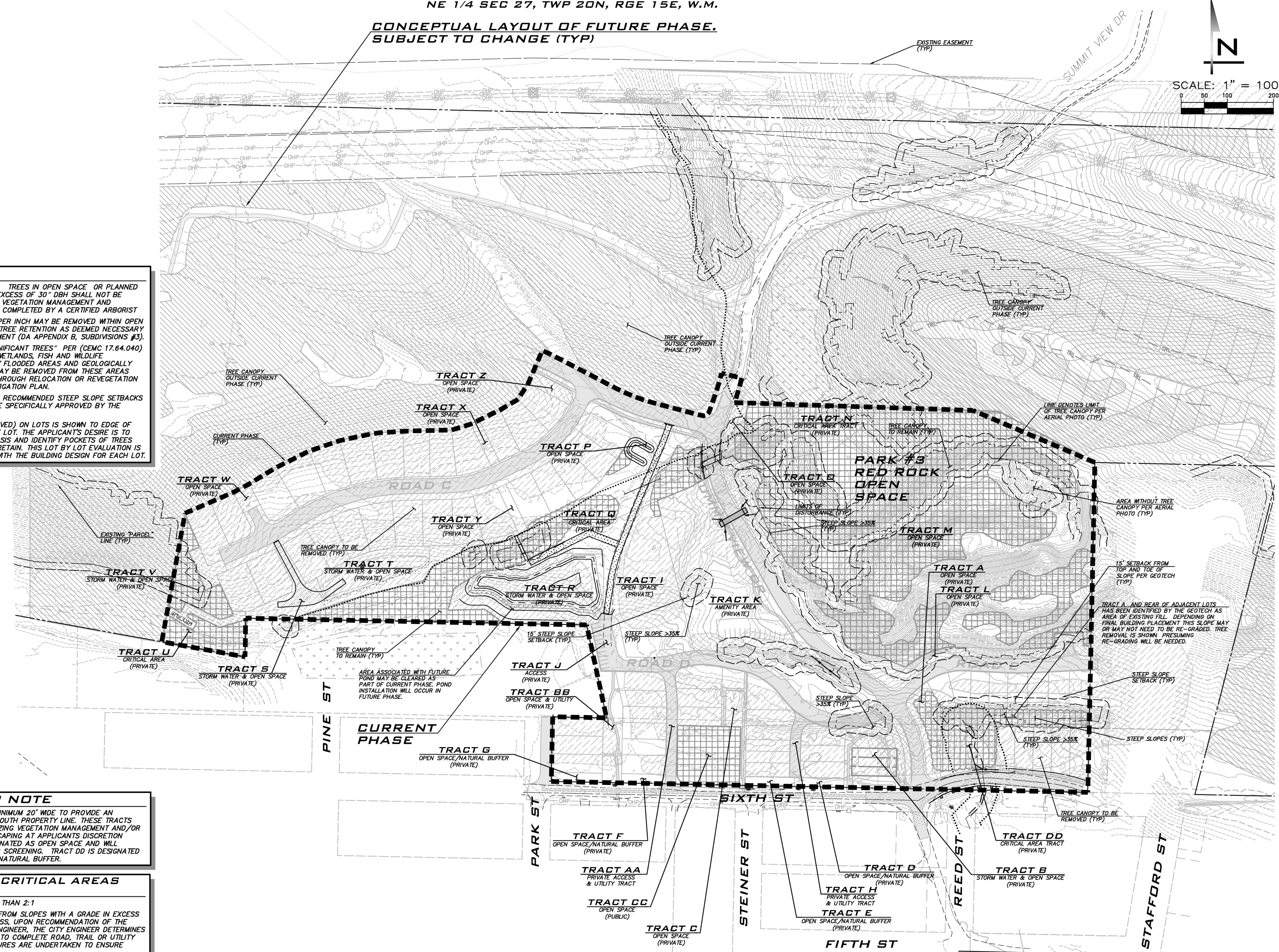
- CUT SLOPES SHALL NOT BE STEEPER THAN 2:1
- NO VEGETATION SHALL BE REMOVED FROM SLOPES WITH A GRADE IN EXCESS OF THIRTY FIVE PERCENT (35%) UNLESS, UPON RECOMMENDATION OF THE RIDGE ENTITIES LICENSED GEOTECH ENGINEER, THE CITY ENGINEER DETERMINES VEGETATION REMOVAL IS NECESSARY TO COMPLETE ROAD, TRAIL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

**LEGEND**

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

**EXISTING UTILITY NOTE**

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



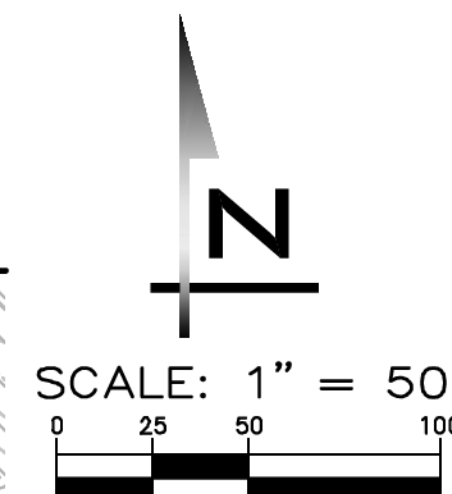
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4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED PDS
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**TREE PRESERVATION AND  
CLEARING PLAN  
CITY HEIGHTS  
PHASE 1 (PODS B7 & G)  
CLEARING, GRADING & INFRASTRUCTURE PLAN  
CITY OF GLELUM  
WASHINGTON**



11/15/21  
JOB NUMBER:  
**19-349**  
SHEET NAME:  
**TR-01**  
SHT **38** OF **48**

MATCHLINE, SEE SHEET LS-02



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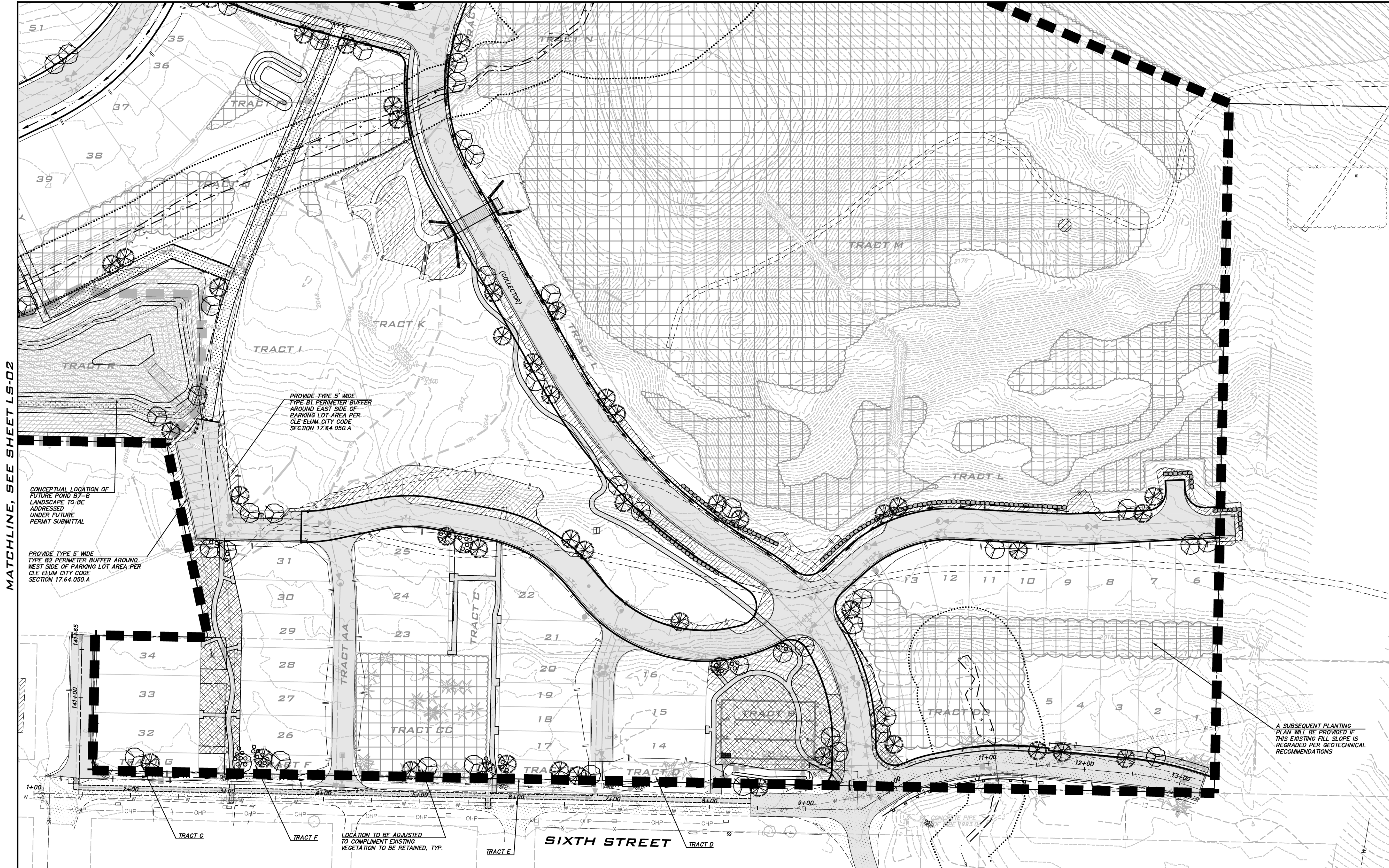
SCALE:  
AS NOTED

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

LANDSCAPE ARCHITECT:  
**ALAN MCWAIN**

DESIGNER:  
**RAYLEE MCKINLEY**

ISSUE DATE:  
**04/30/2021**



MATCHLINE, SEE SHEET LS-02

NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL LINE PARK (CLEAR & GRADE)
3	08/17/21	CHW	ADDED COAL LINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	REVISED PER CITY COMMENT / REVISED I/Ps
5	11/16/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**LANDSCAPE PLAN**  
**CITY HEIGHTS**  
**PHASE 2**  
 (PRELIMINARY SITE PLAN & ENGINEERING)  
 WASHINGTON  
 CITY OF CLE ELUM

**NATURAL BUFFER NOTE**

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

**EXISTING VEGETATION**

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

FUTURE PHASE (RETAIN TREES UNTIL FUTURE EVALUATION)

**LEGEND**

- EVERGREEN TREES
- DECIDUOUS TREES
- ENHANCED NATIVE ACCENT PLANTING
- ENHANCED NATIVE GROUNDCOVER
- SLOPE STABILIZATION PLANTING
- GRASS SEED MIX
- TO BE DESIGNED AS PART OF FUTURE PHASE

\* 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.

**EXISTING UTILITY NOTE**

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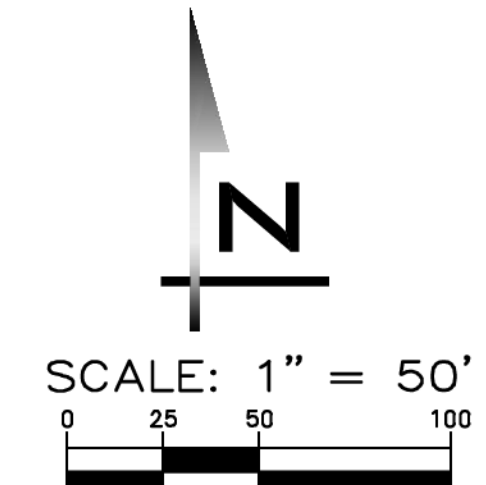
STATE OF WASHINGTON  
 ALAN R. MCWAIN  
 LICENSED LANDSCAPE ARCHITECT  
 No. 936 EXP. 04/08/2024

11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**LS-01**

SHT **39** OF **48**

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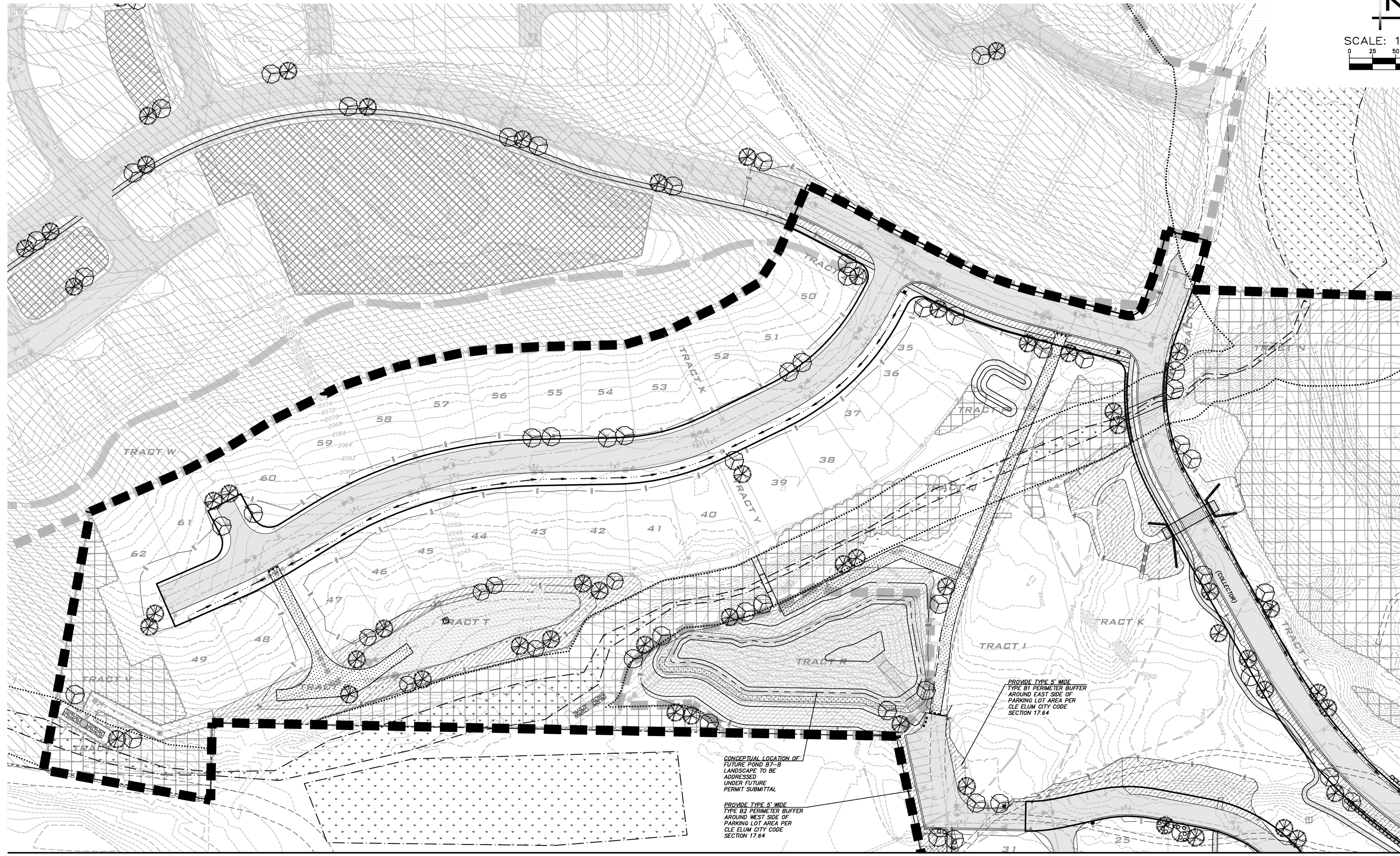
SCALE:  
AS NOTED

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

LANDSCAPE ARCHITECT:  
**ALAN MCWAIN**

DESIGNER:  
**RAYLEE MCKINLEY**

ISSUE DATE:  
**04/30/2021**



MATCHLINE, SEE SHEET LS-01

NO	DATE	BY	REVISIONS
1	06/29/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL MINE PARK (CLEAR & GRADE)
3	09/17/21	CHW	ADDED COAL MINE PARK (REMAINING SHEETS)
4	09/29/21	CHW	REVISED PER CITY COMMENT / REVISED IP#s
5	11/19/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**LANDSCAPE PLAN**  
**CITY HEIGHTS**  
**PHASE 2**  
**(PRELIMINARY SITE PLAN & ENGINEERING)**  
**WASHINGTON**  
**CITY OF CLE ELUM**

STATE OF WASHINGTON  
 ALAN R. MCWAIN  
 LICENSED LANDSCAPE ARCHITECT  
 No. 4238 EXP. 04/06/2022  
 11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**LS-02**  
 SHT **40** OF **48**

MATCHLINE, SEE SHEET LS-01

**NATURAL BUFFER NOTE**

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FUTURE PHASE (RETAIN TREES UNTIL FUTURE EVALUATION)

**LEGEND**

	EVERGREEN TREES		SLOPE STABILIZATION PLANTING
	DECIDUOUS TREES		GRASS SEED MIX
	ENHANCED NATIVE ACCENT PLANTING		TO BE DESIGNED AS PART OF FUTURE PHASE
	ENHANCED NATIVE GROUNDCOVER		

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

**LANDSCAPE NOTES**

- REFER TO DA APPENDIX B SECTION 9 FOR LANDSCAPING REQUIREMENTS.
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**CONCEPT PLANT SCHEDULE PHASE ONE**

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

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

**SLOPE STABILIZATION PLANTING**  
 ARCTOSTAPHYLOS UVA-URSI / KINNIKINNIK  
 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

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

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

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

SCALE:  
**AS NOTED**  
 PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**  
 LANDSCAPE ARCHITECT:  
**ALAN MCWAIN**  
 DESIGNER:  
**RAYLEE MCKINLEY**  
 ISSUE DATE:  
**04/30/2021**

NO	DATE	BY	REVISIONS
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5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

**CONCEPTUAL PLANT SCHEDULE**  
**CITY HEIGHTS**  
**PHASE 2**  
**(PRELIMINARY SITE PLAN & ENGINEERING)**  
**CITY OF GLE ELUM WASHINGTON**

**LANDSCAPE PLANTING NOTE**

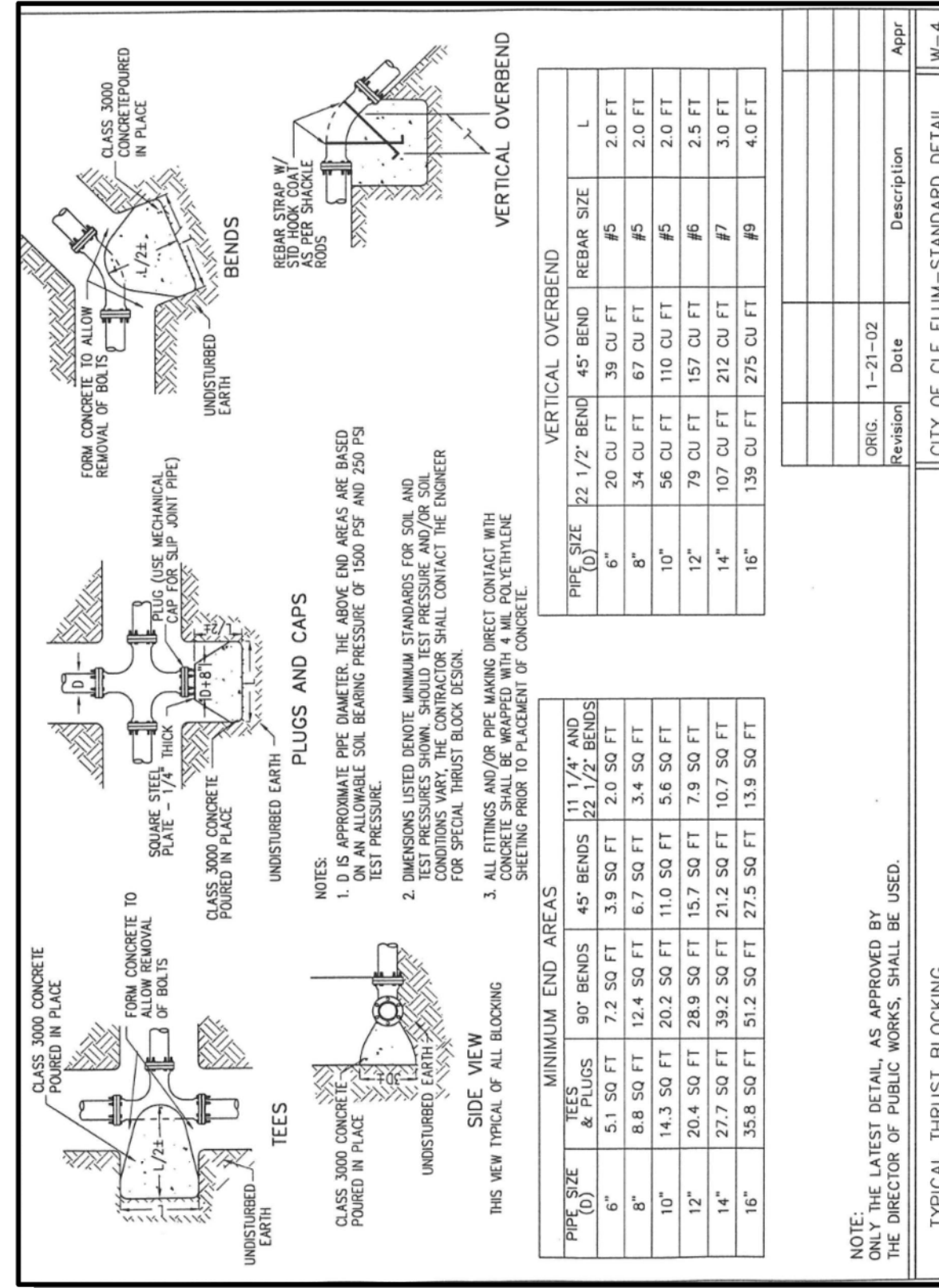
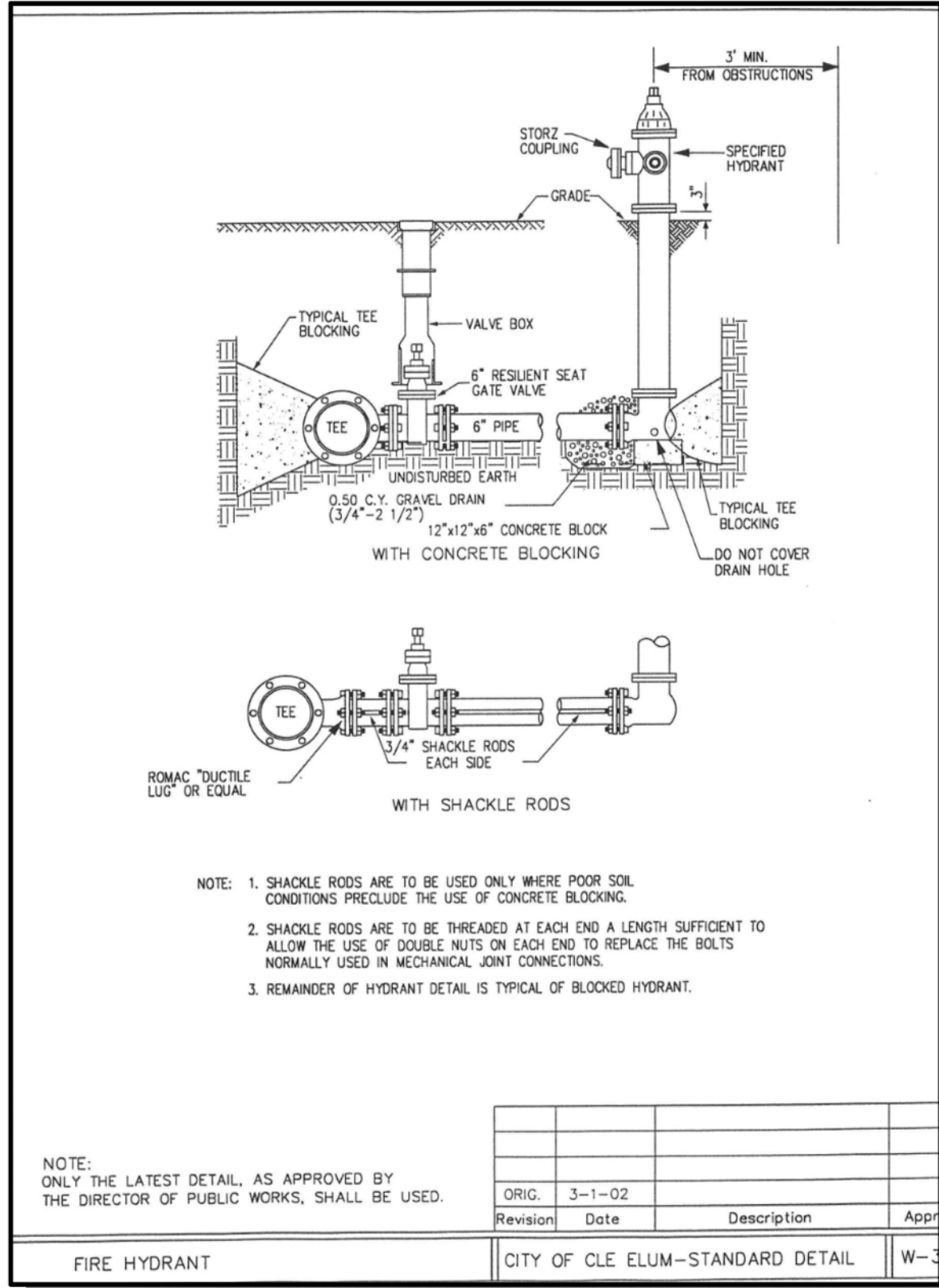
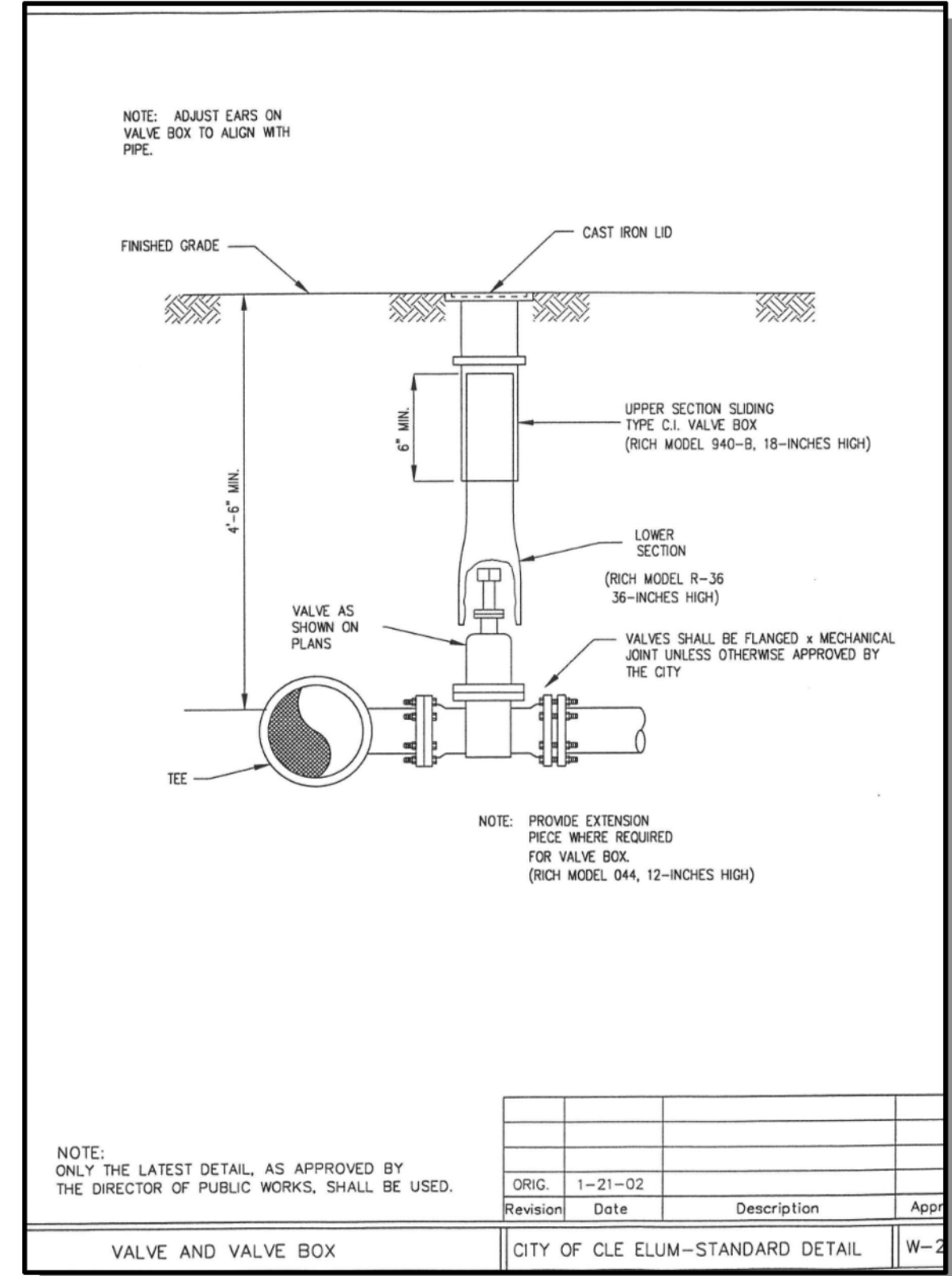
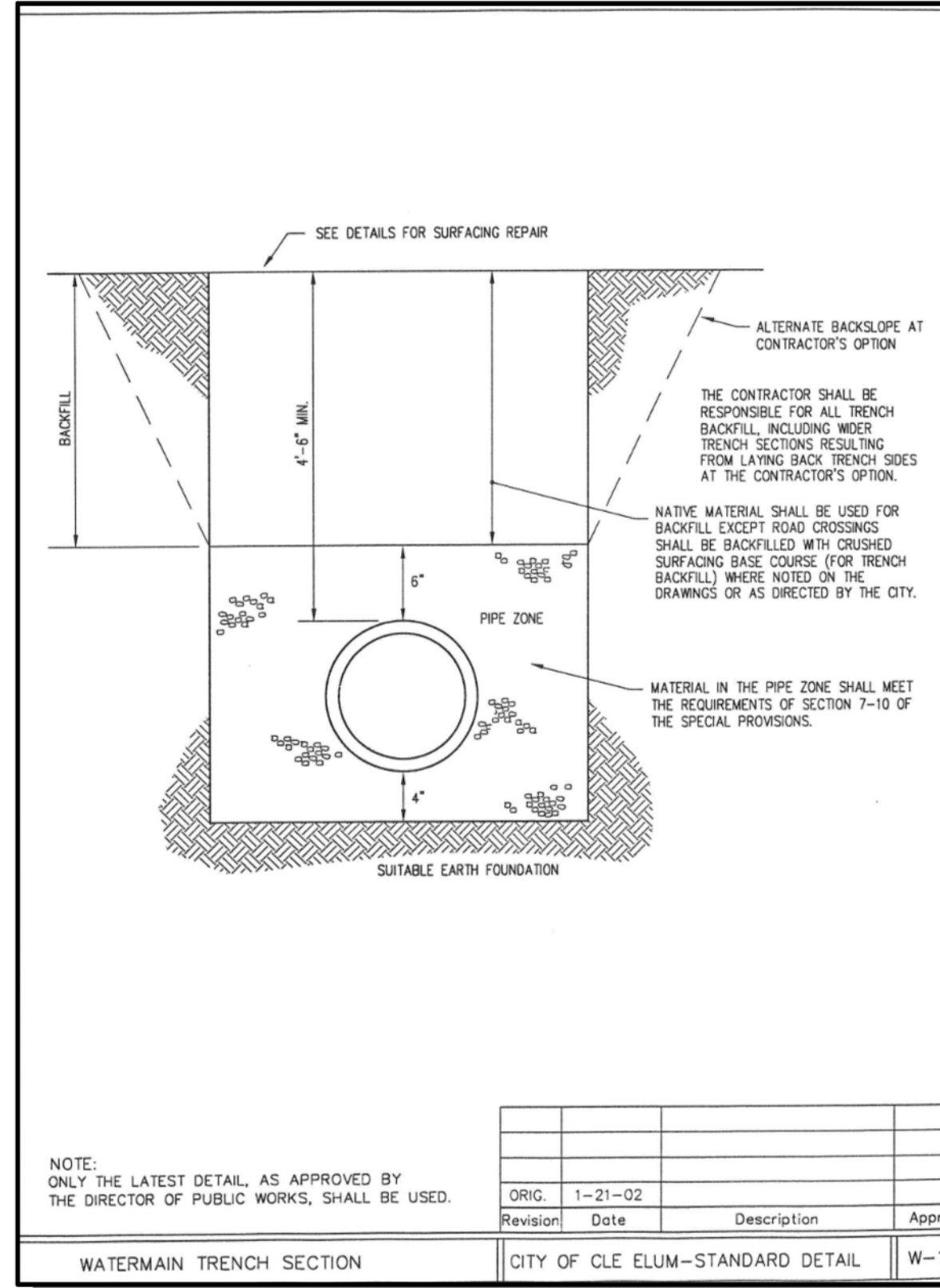
- ALTERNATE SPECIES APPROPRIATE TO THE REGION MAY BE SUBSTITUTED PER THE APPLICANT'S DISCRETION. PLANT SELECTION SHALL CONSIDER ADAPTABILITY TO CLIMATE, GEOLOGIC AND TOPOGRAPHICAL CHARACTERISTICS OF THE SITE.
- ALTERNATE SPECIES TO BE LOCATED IN PUBLIC TRACTS OR ROW TO BE PROVIDED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION. APPROVAL OF SPECIES SHALL BE LIMITED TO SUITABILITY OF SPECIES FOR USE IN PUBLIC AREAS AND NOT AN ATTEMPT TO GOVERN AESTHETICS.

**EXISTING UTILITY NOTE**

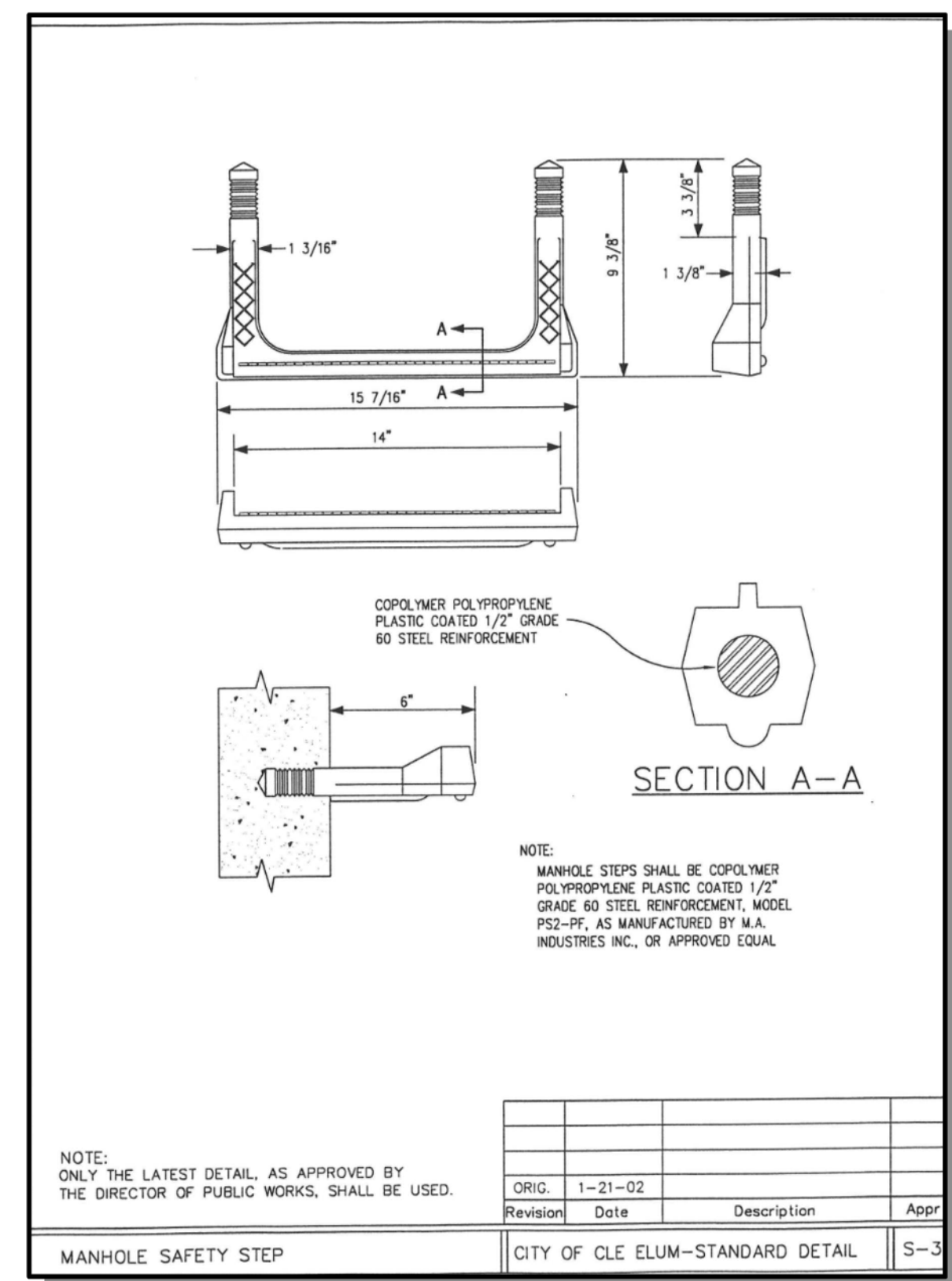
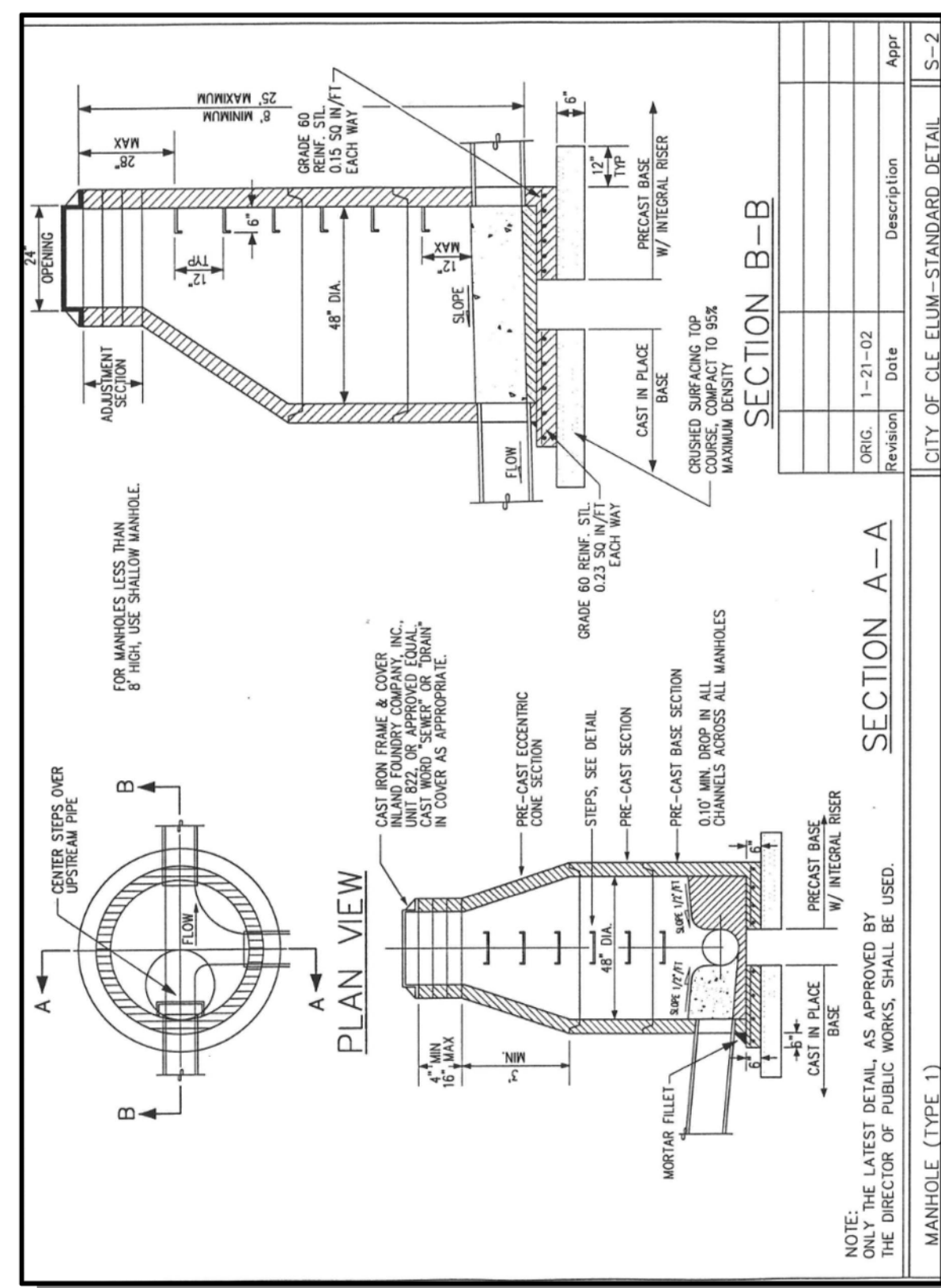
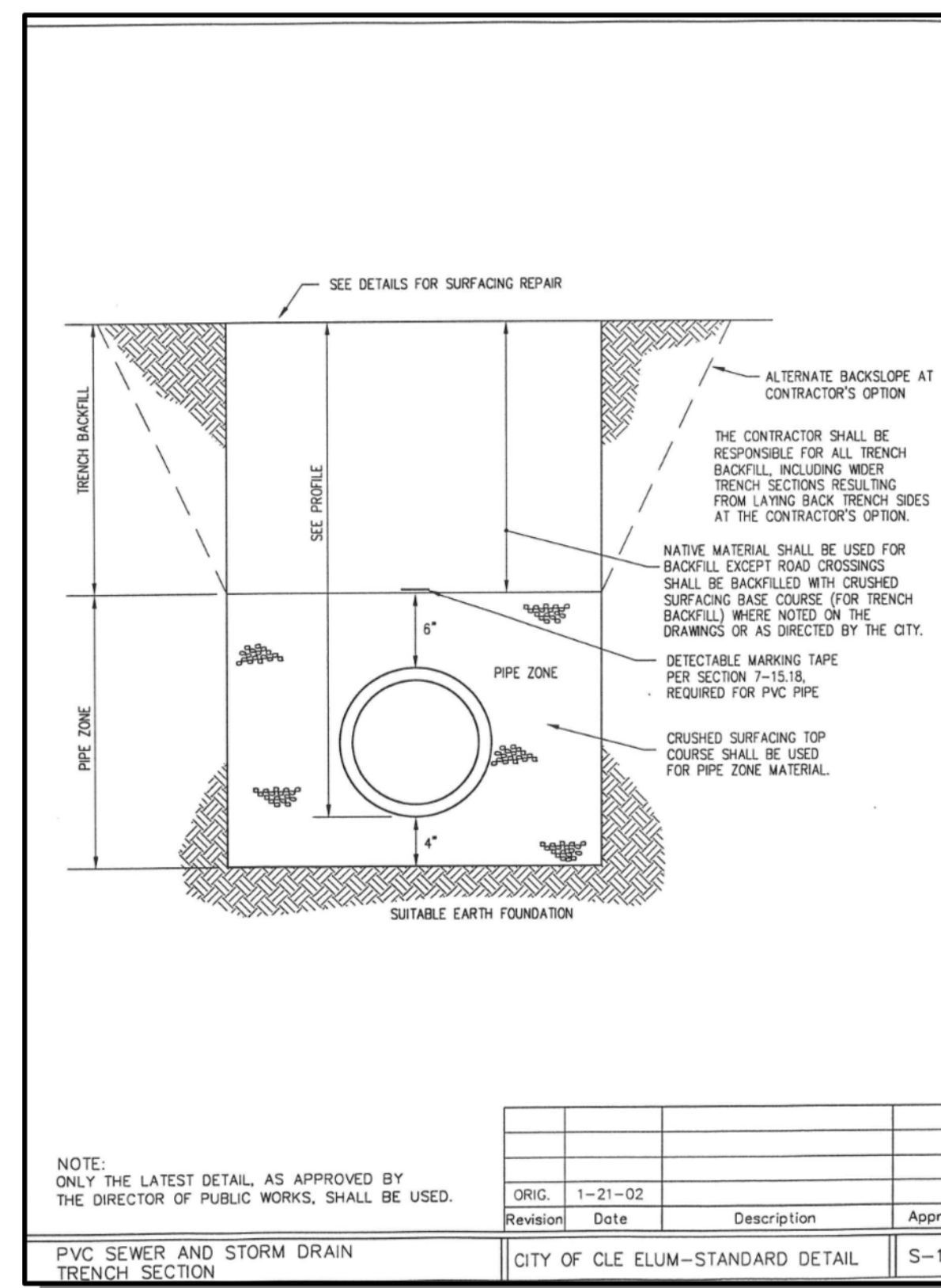
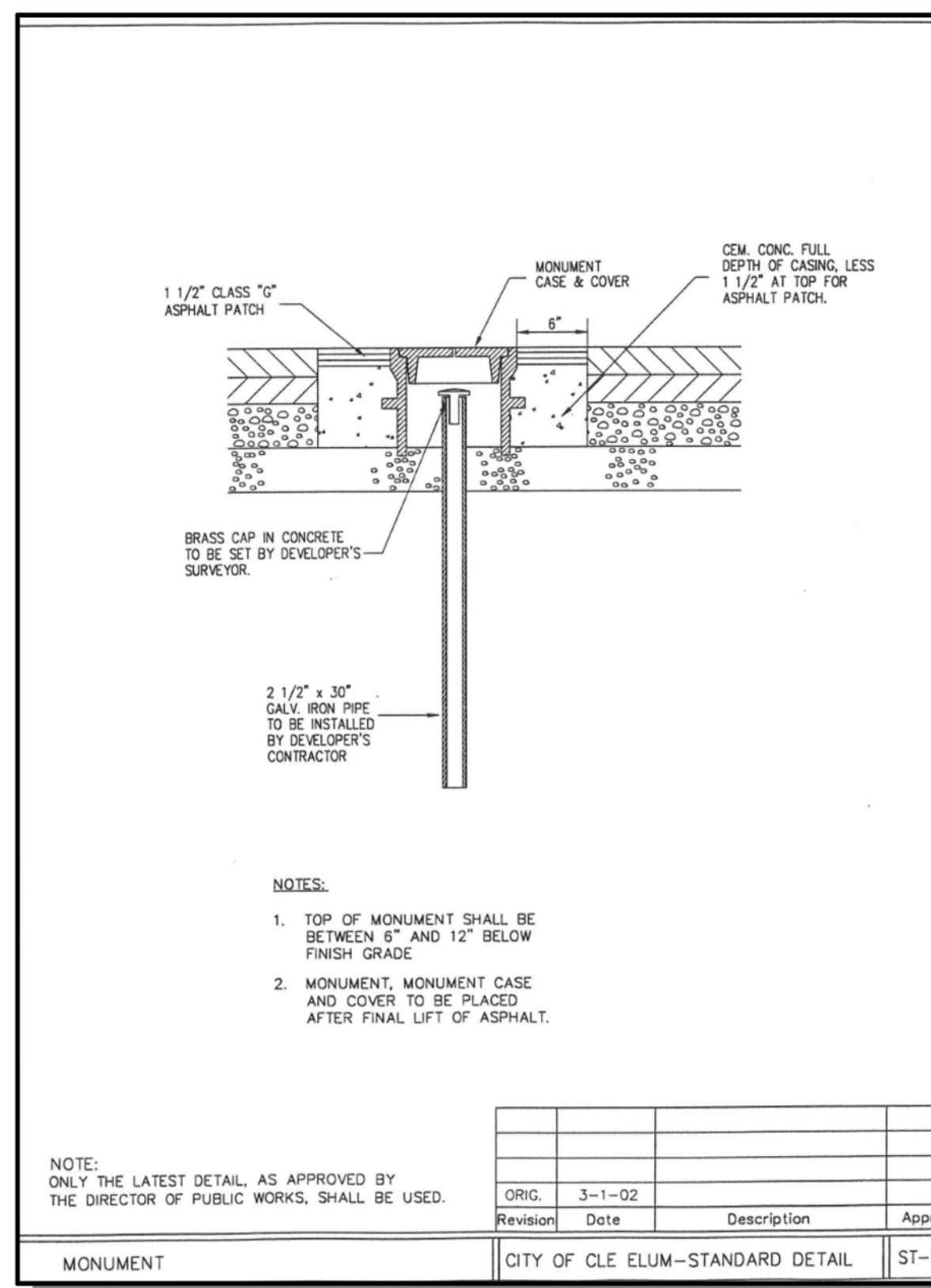
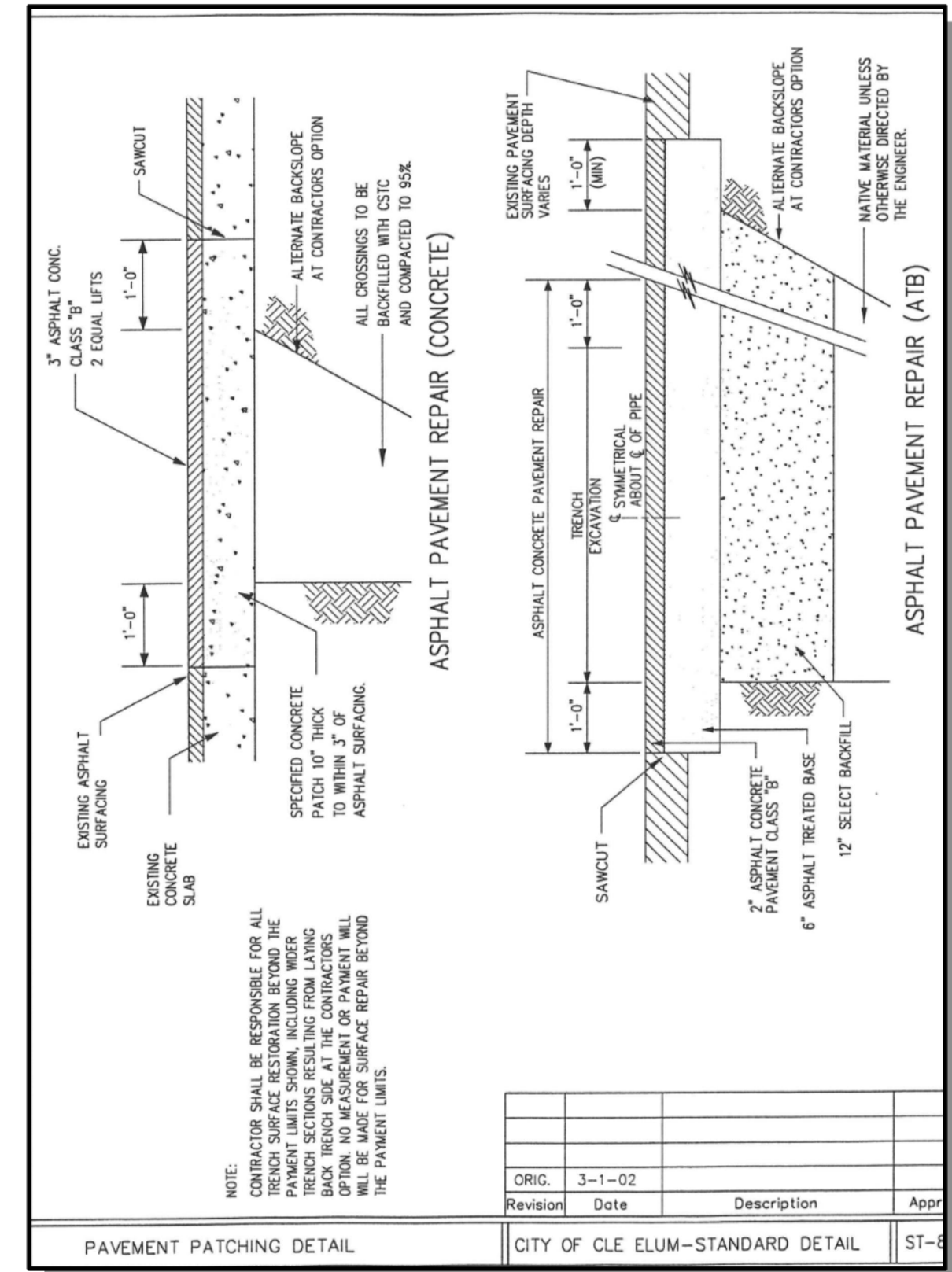
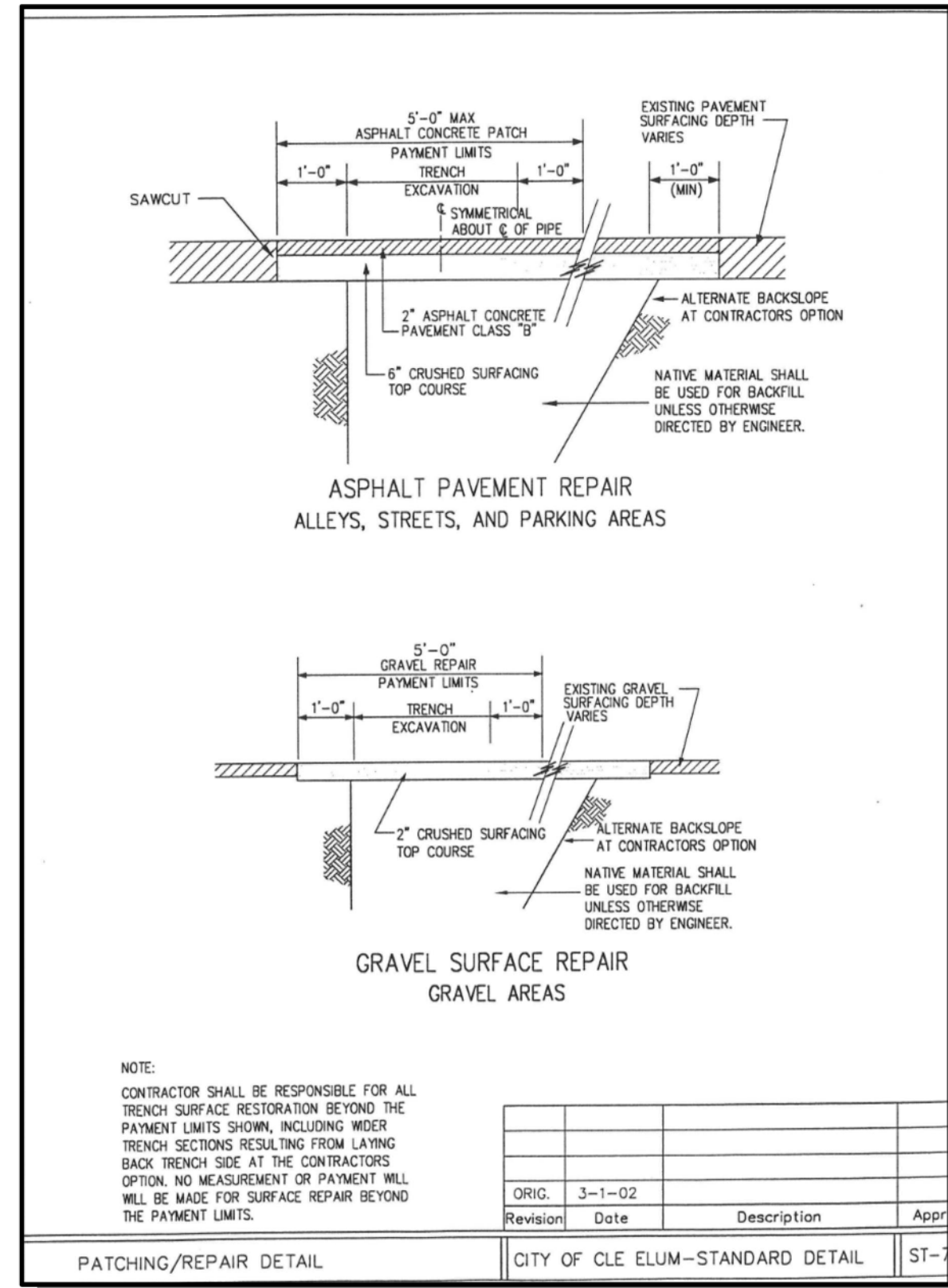
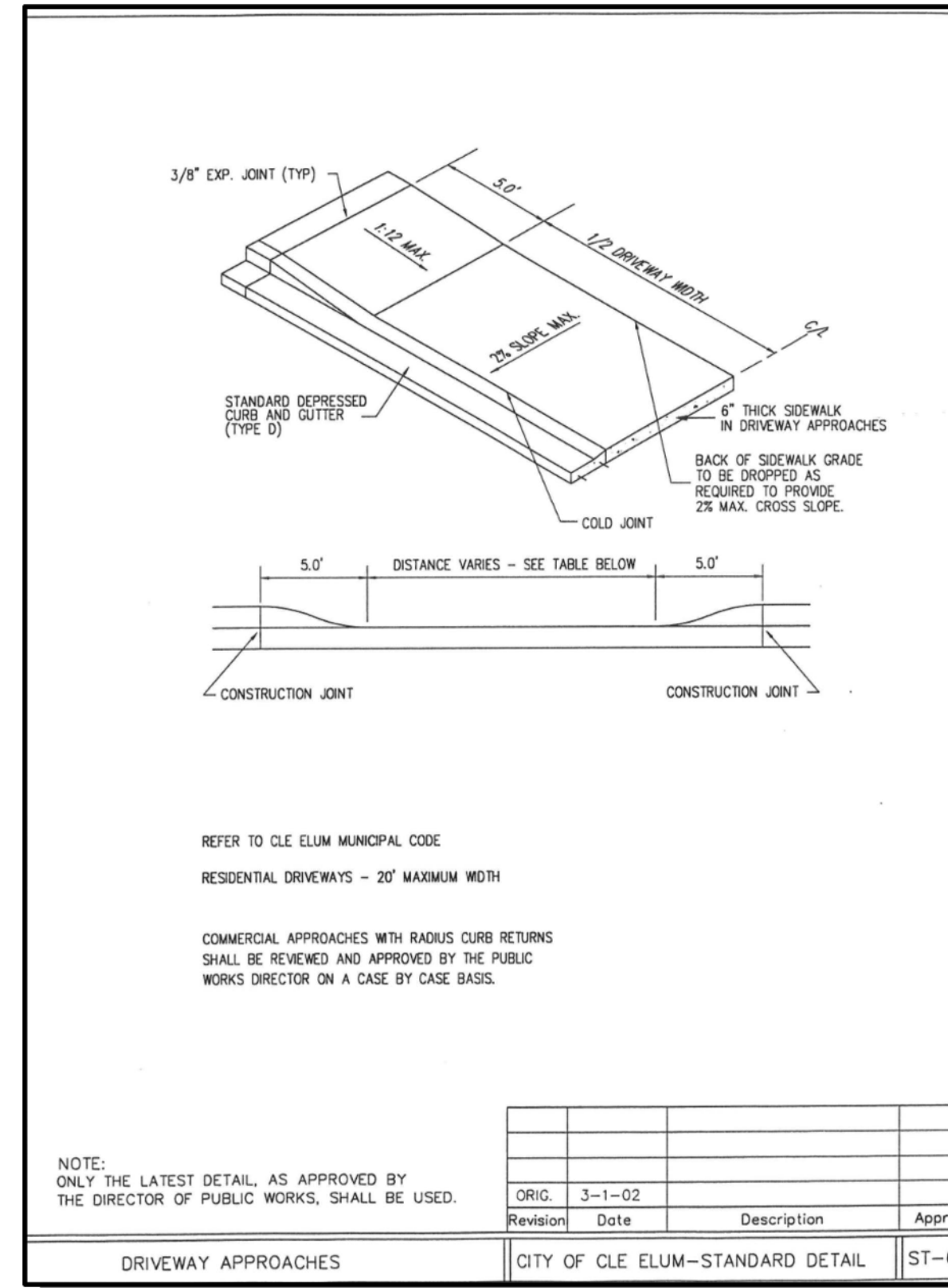
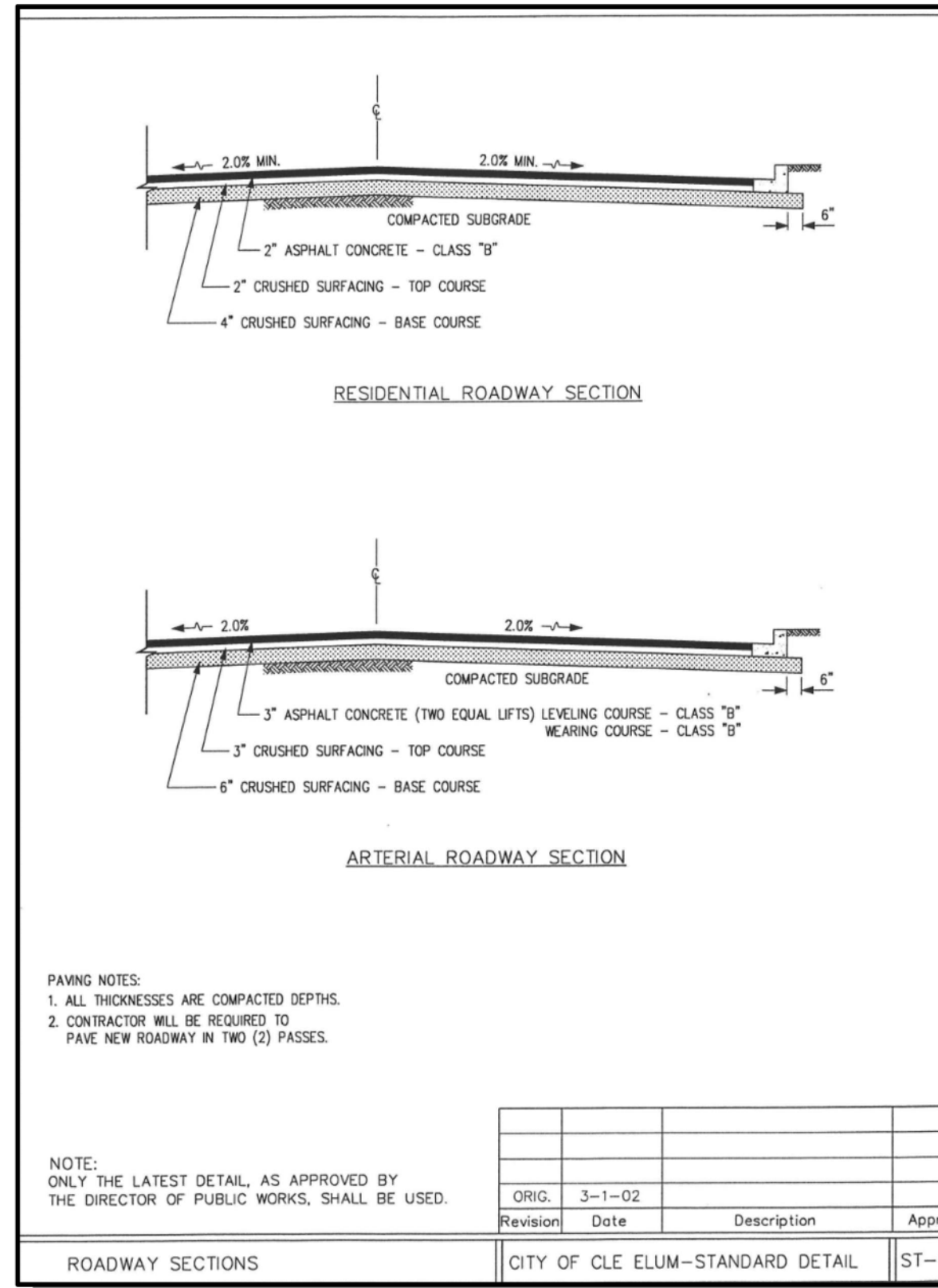
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11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**LS-03**  
 SHEET **41** OF **48**



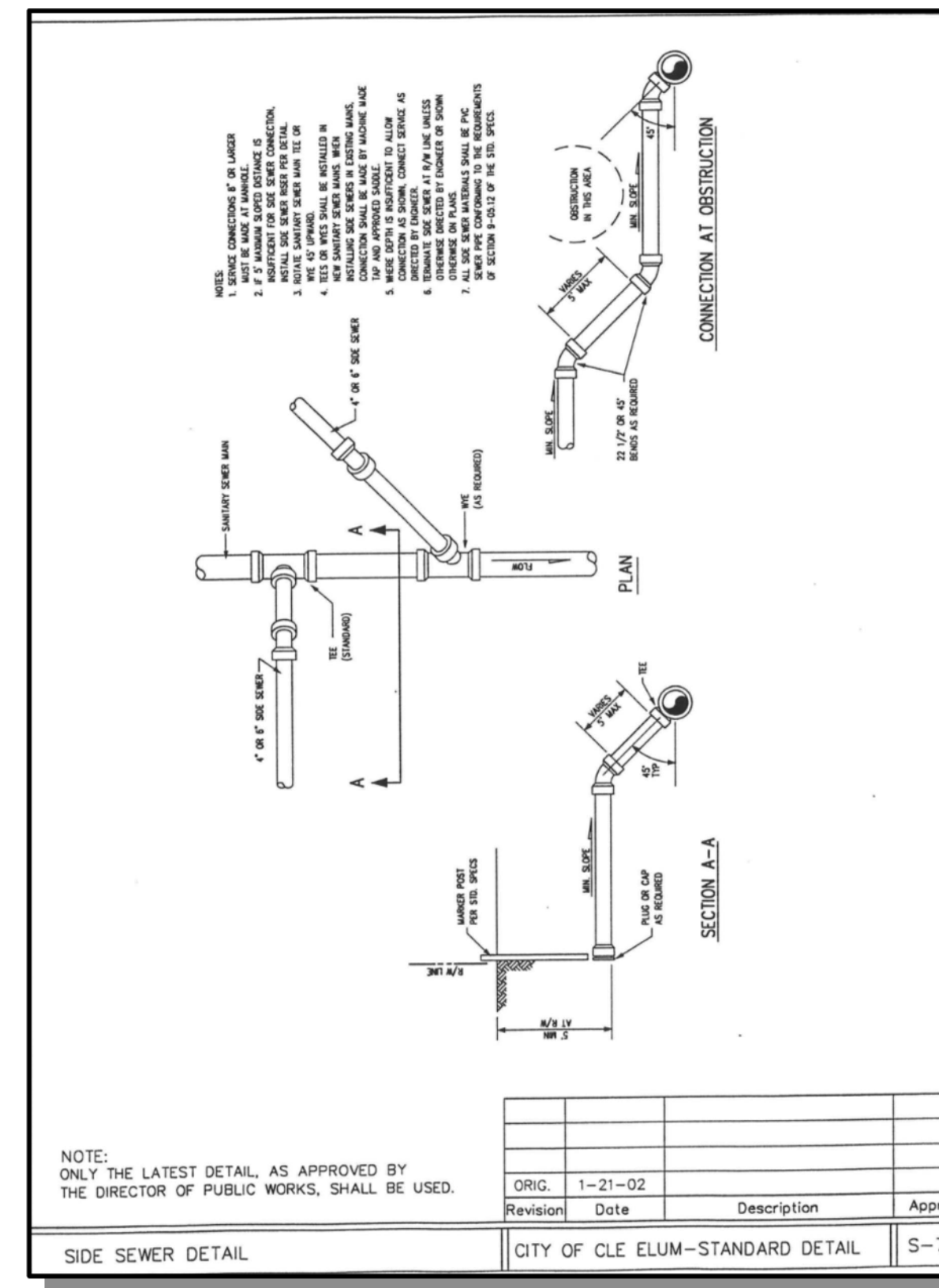
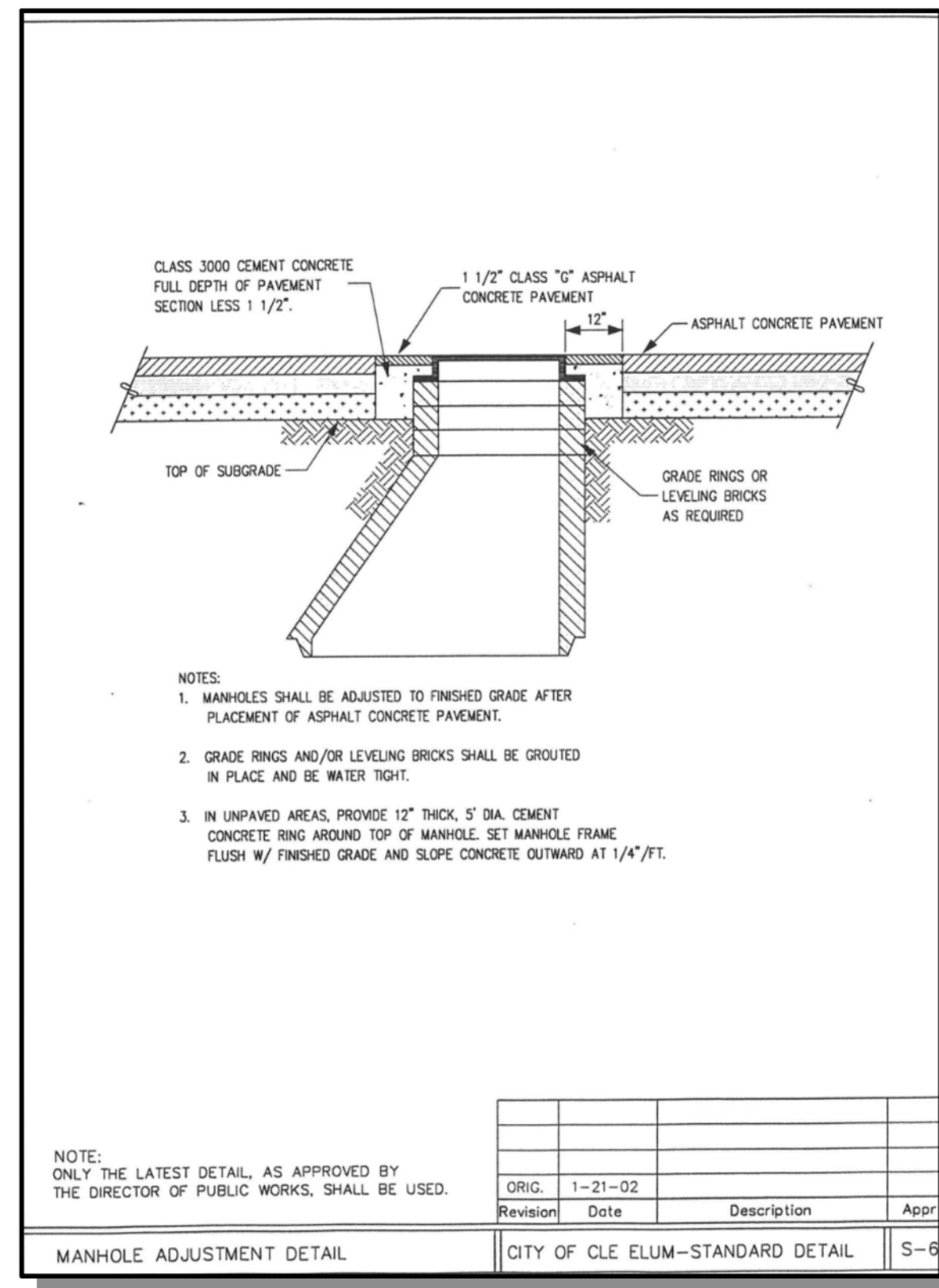
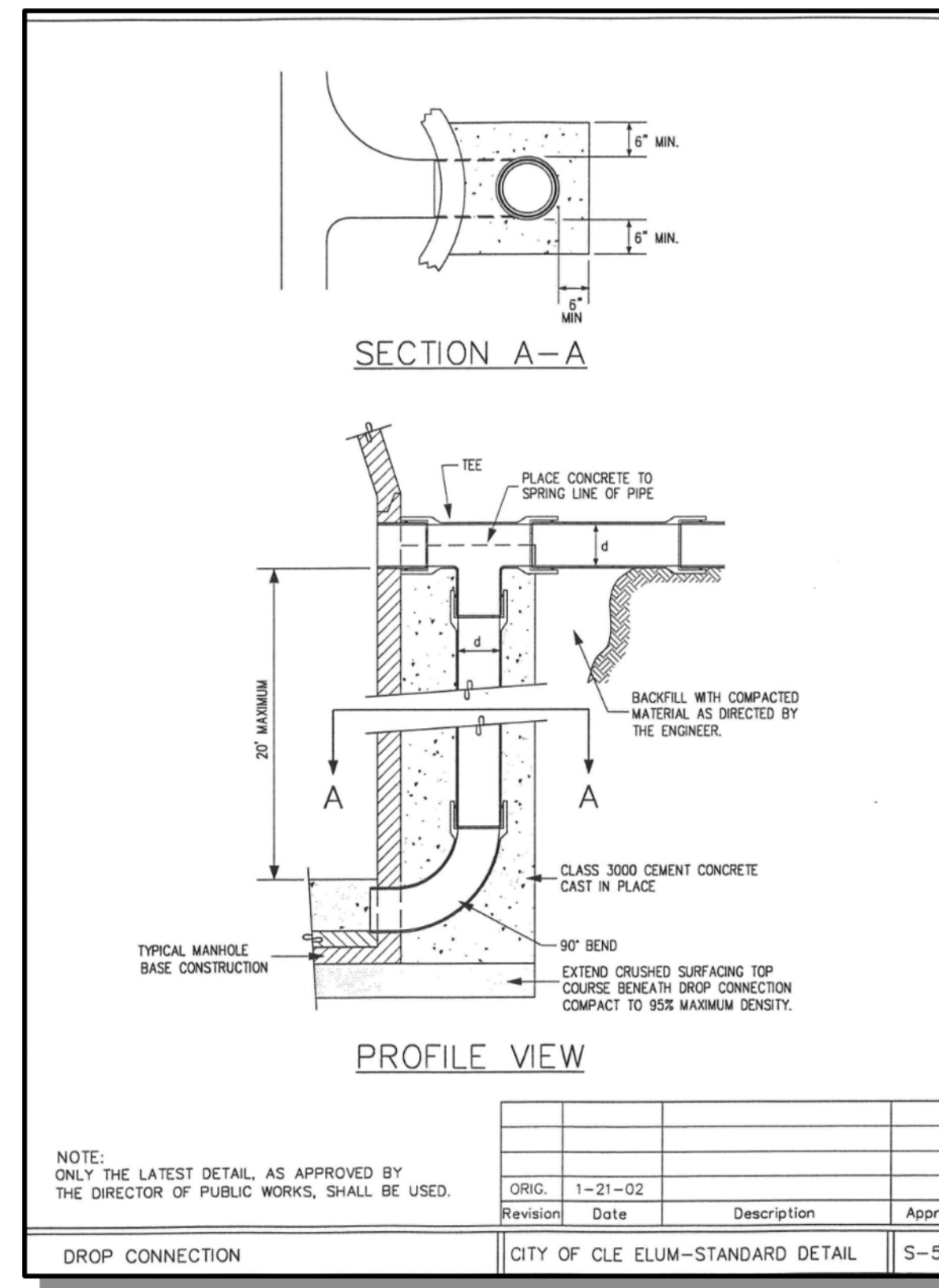
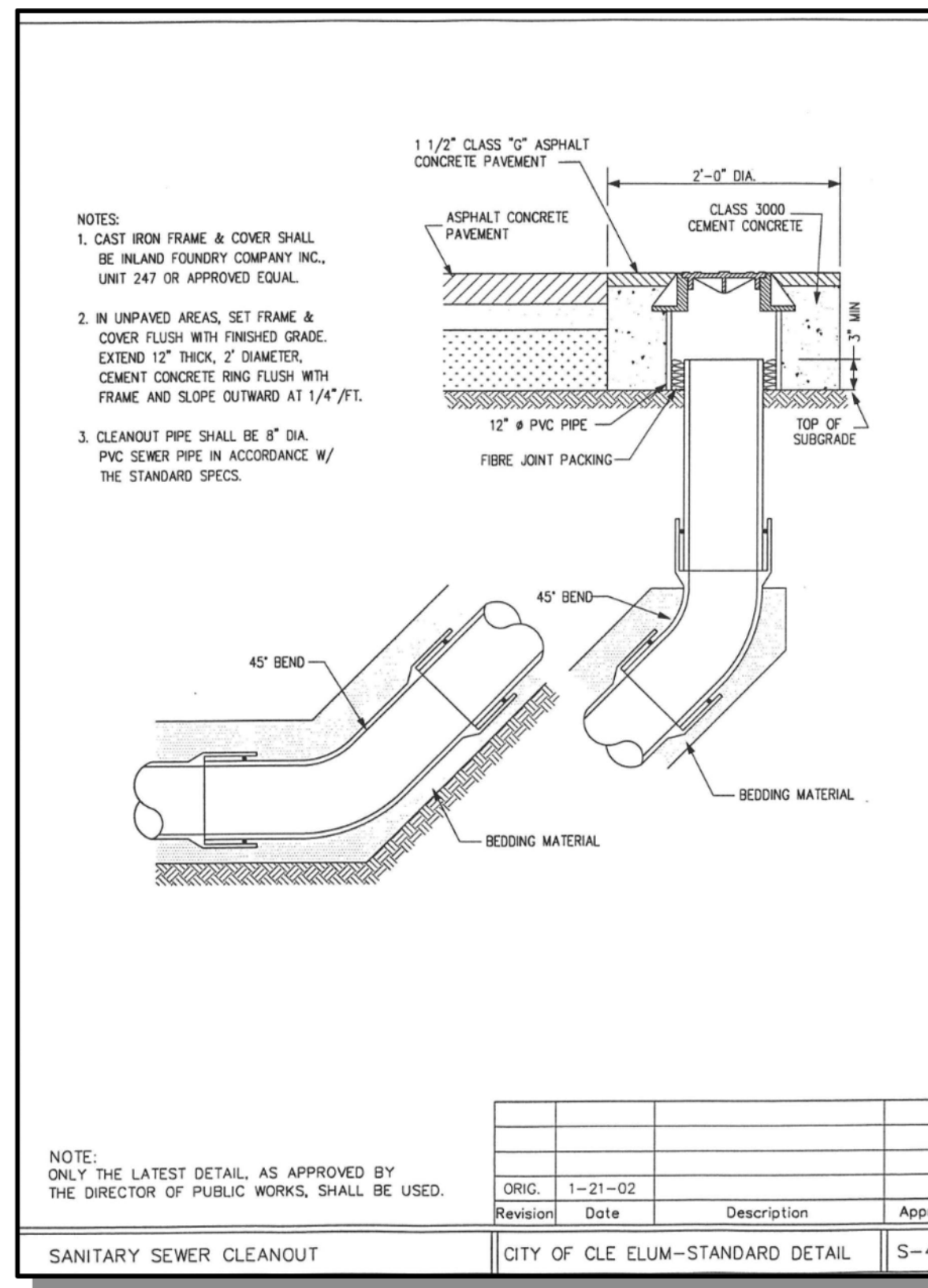
SCALE:  
 AS NOTED  
 PROJECT MANAGER:  
**BRETT K. PUDISTS, PE**  
 PROJECT ENGINEER:  
**LYNDEY FEDAK, PE**  
 DESIGNER:  
**CHRIS WISCOMB**  
 ISSUE DATE:  
**11/15/2021**



**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.

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

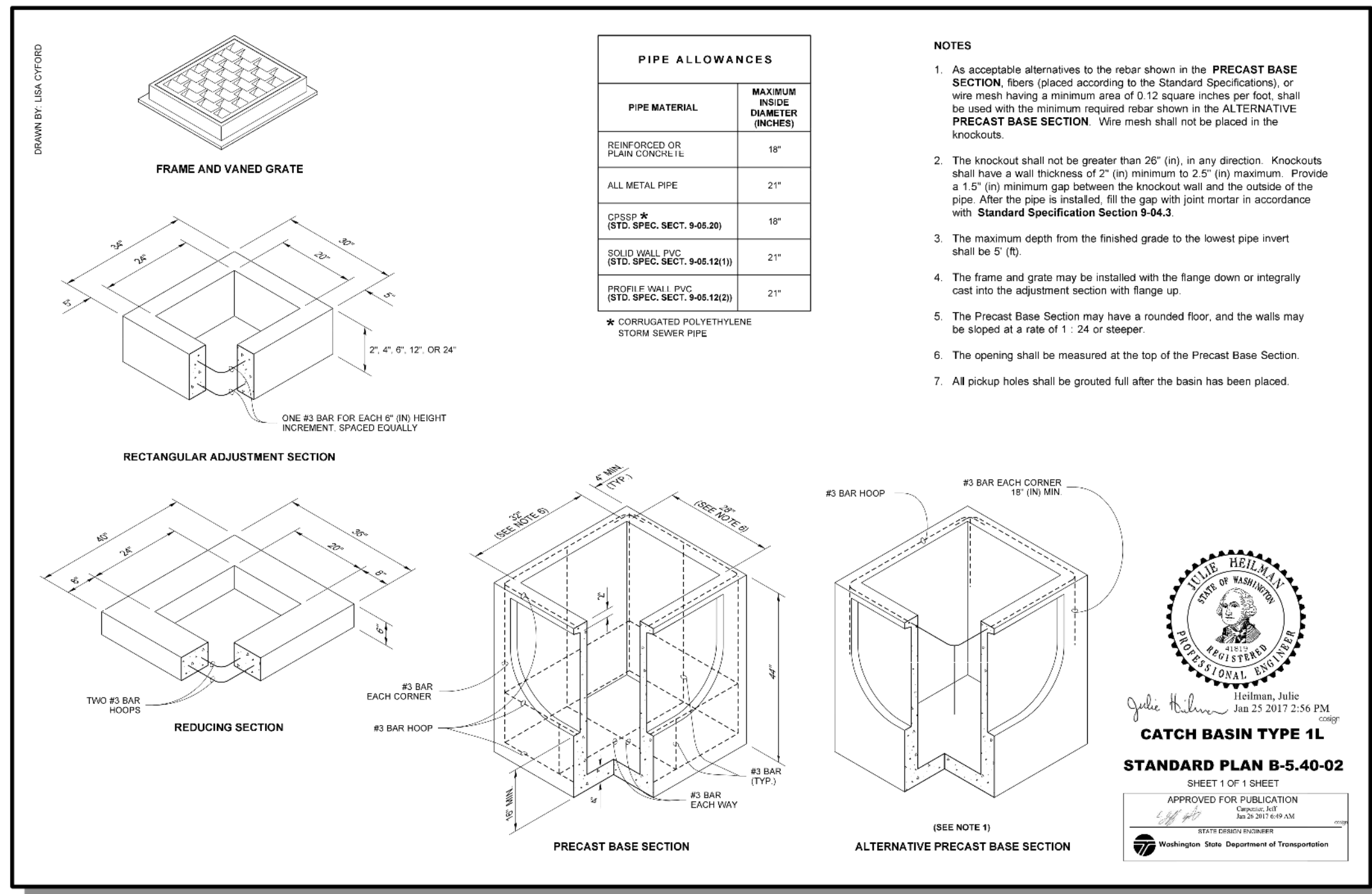
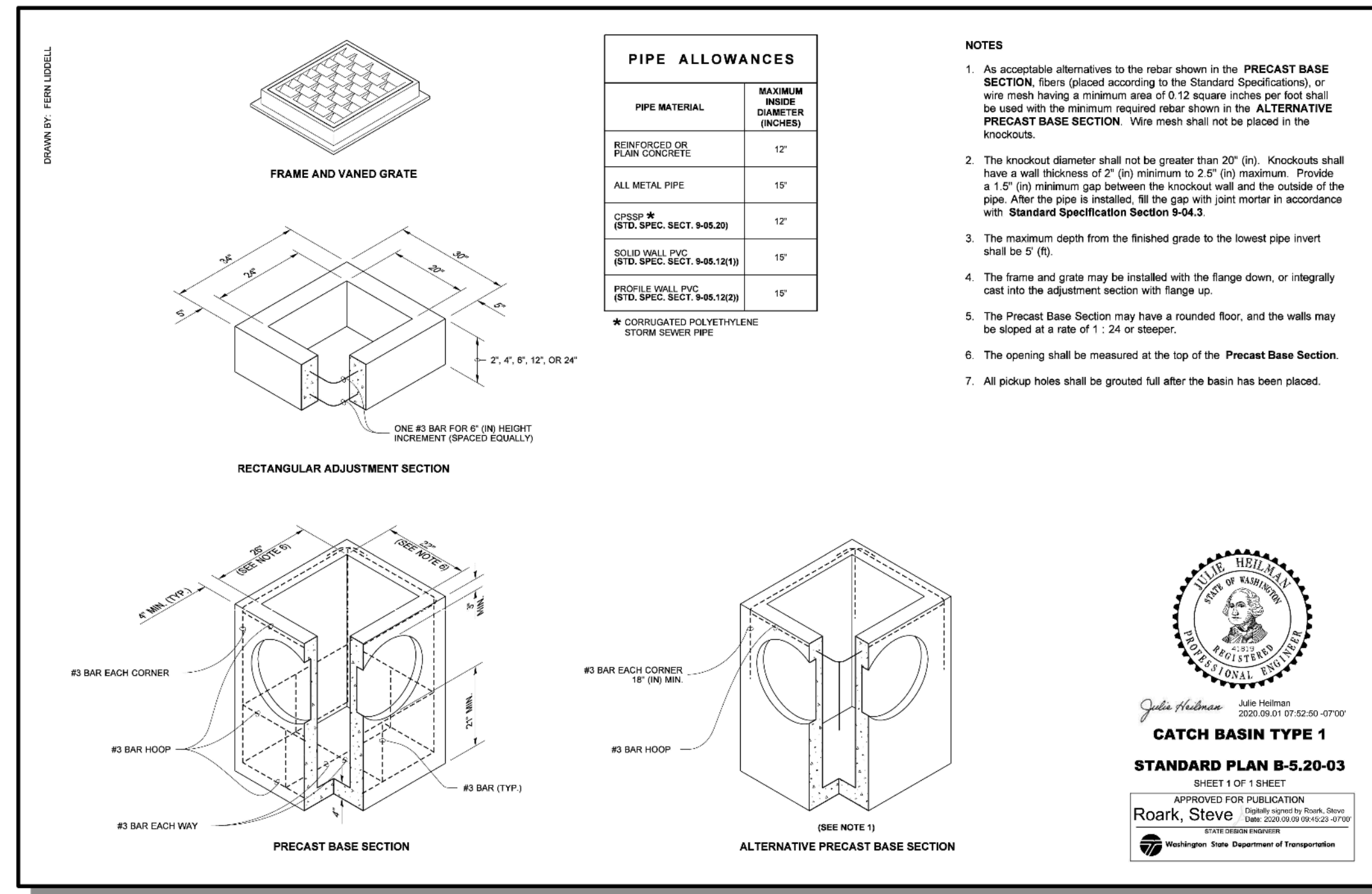
11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**DT-02**  
 SHT **43** OF **48**



**BLUELINE**  
 25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
 P: 425.216.4551 F: 425.216.4052 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
 PROJECT MANAGER: BRETT K. PUDISTS, PE  
 PROJECT ENGINEER: LYNSEY FEDAK, PE  
 DESIGNER: CHRIS WISCOMB  
 ISSUE DATE: 11/15/2021

NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL LINE PARK (CLEAN & GRADE)
3	08/17/21	CHW	ADDED COAL LINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED PDS
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS



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

11/15/21  
 JOB NUMBER: 19-349  
 SHEET NAME: DT-03  
 SHT 44 OF 48

BRETT K. PUDISTS  
 PE  
 REGISTERED PROFESSIONAL ENGINEER  
 51925

NOTES

- No steps are required when height is 4' or less.
- The bottom of the precast catch basin may be sloped to facilitate cleaning.
- The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
- Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint material in accordance with Standard Specification Section 9-04.5.

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

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

1. Corrugated Polyethylene Storm Sewer Pipes (See Standard Specification Section 9-05.20)

2. (See Standard Specification Section 9-06.12(1))

3. (See Standard Specification Section 9-05.12(2))

4. Polypropylene Pipe (See Standard Specification Section 9-05.24)

**CATCH BASIN TYPE 2**  
STANDARD PLAN B-10.20-02

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Washington State Department of Transportation

NOTES

- The pipe supports and the flow restrictor shall be constructed of the same material and be anchored at a maximum spacing of 36" (in). Attach the pipe supports to the manhole with 5/8" (in) stainless steel expansion bolts or embed the supports into the manhole wall 2" (in).
- The vertical riser stem of the flow restrictor shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 8" (in).
- The flow restrictor shall be fabricated from one of the following materials:  
0.005" (in) Corrugated Aluminum Alloy Drain Pipe  
0.004" (in) Corrugated Galvanized Steel Drain Pipe with Treatment 1  
0.004" (in) Corrugated Aluminum Alloy Drain Pipe  
0.005" (in) Aluminum alloy flat sheet, in accordance with ASTM B 209, 5052 H32 or EPS High Density Polyethylene Storm Sewer Pipe
- The frame and ladder or steps are to be offset so that the shear gate is visible from the top; the climb-down space is clear of the riser and gate; the frame is clear of the curb.
- The multi-rib elbows may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the elbows and their placement shall be specified in the Contract.
- Restrictor plate with orifice as specified in the Contract. The opening is to be cut round and smooth.
- The shear gate shall be made of aluminum alloy in accordance with ASTM B 26 and ASTM B 275, designation 3033A or cast iron in accordance with ASTM A 48, Class 30B. The shear gate shall be made of a similar metal to the gate (to prevent galvanic corrosion), it may be of solid rod or hollow tubing, with adjustment hook as required. A neoprene rubber gasket is required between the riser mounting flange and the gate flange. Install the gate so that the level line mark is level when the gate is closed. The mating surfaces of the lid and the body shall be machined for proper fit. All shear gate bolts shall be stainless steel.
- The shear gate maximum opening shall be controlled by limited hinge movement, a stop bar, or some other device.
- Alternative shear gate designs are acceptable if material specifications are met.

**CATCH BASIN TYPE 2 WITH FLOW RESTRICTOR**  
STANDARD PLAN B-10.40-01

APPROVED FOR PUBLICATION  
Washington State Department of Transportation

PAVEMENT WIDTH 18"

ASPHALT THICKENED EDGE

NOT TO SCALE

SCALE: AS NOTED

PROJECT MANAGER: BRETT K. PUDISTIS, PE

PROJECT ENGINEER: LYNDSY FEDAK, PE

DESIGNER: CHRIS WISCOMB

ISSUE DATE: 11/15/2021

NOTES

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

**RECTANGULAR SOLID METAL COVER**  
STANDARD PLAN B-30.20-04

APPROVED FOR PUBLICATION  
Washington State Department of Transportation

NOTES

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

**RECTANGULAR VANED GRATE**  
STANDARD PLAN B-30.30-03

APPROVED FOR PUBLICATION  
Washington State Department of Transportation

DEBRIS BARRIER

NOTES

- CMP END SECTIONS SHOWN.
- ALL PARTS SHALL BE ALUMINUM OR STAINLESS STEEL.

REVISIONS

NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL LINE PARK (CLEAN & GRADE)
3	08/17/21	CHW	ADDED COAL LINE PARK (REMAINING SHEETS)
4	09/28/21	CHW	UPDATE PER CITY COMMENTS / REVISED P&S
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

NOTES

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

**RECTANGULAR BI-DIRECTIONAL VANED GRATE**  
STANDARD PLAN B-30.40-03

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Washington State Department of Transportation

NOTES

- The gasket and groove may be in the seat (frame) or in the underside of the cover. The gasket may be "I" shaped in section. The groove may be cast or machined.
- Roll-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 3 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of both-down holes varies by manufacturer.
- For both-down manhole ring and covers that are not designated "Watertight," the neoprene gasket, groove, and washer are not required.
- Washer shall be neoprene (Detail "B").
- In lieu of blind pick notch for manhole covers, a single 1" (in) pick hole is acceptable. Hole location and number of holes may vary by manufacturer.
- Alternative reinforcing designs are acceptable in lieu of the rib design.
- For clarity, the vertical scale of the Cover Section has been exaggerated. It is 15 times the horizontal scale (14:1.5).

**CIRCULAR RING (RING) AND COVER**  
STANDARD PLAN B-30.70-04

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Washington State Department of Transportation

DISPERSION TRENCH W/ LEVEL SPREADER

NOT TO SCALE

NOTES

- THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
- TRENCHES MAY BE PLACED NO CLOSER THAN 50' TO ONE ANOTHER (100' ALONG FLOW LINE).
- TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE AND PROVIDE POSITIVE FLOW TO FLOW PATH.
- SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
- MAX OVERFLOW ELEV. = 1' BELOW FOOTING DRAINS.

STANDARD DETAILS

CITY HEIGHTS

PHASE 1 (PODS B7 & G)

CLEARING, GRADING & INFRASTRUCTURE PLAN

WASHINGTON

EXISTING UTILITY NOTE

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25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4502 WWW.THEBLUELINEGROUP.COM

11/15/21

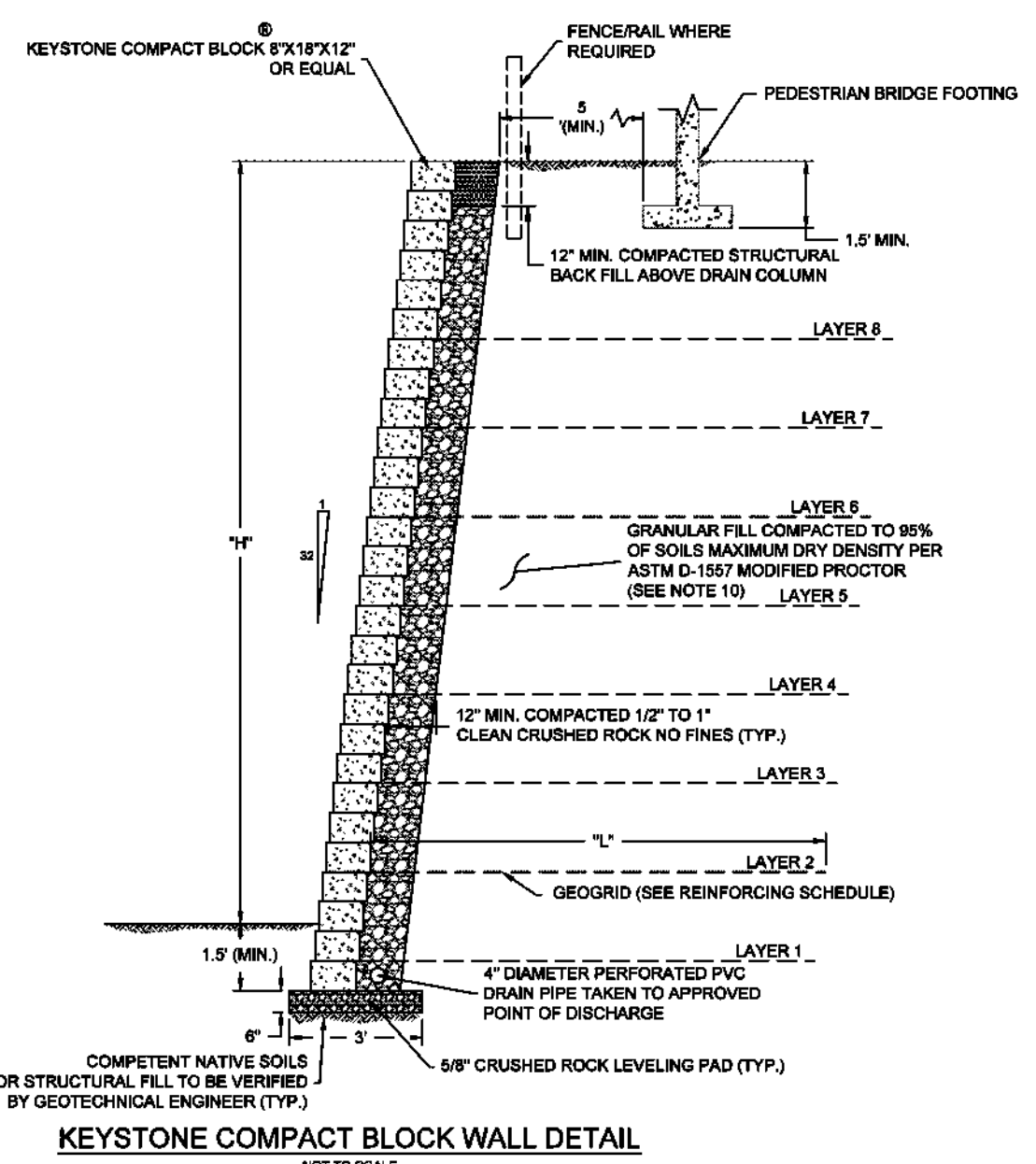
JOB NUMBER: 19-349

SHEET NAME: DT-04

SHT 45 OF 48



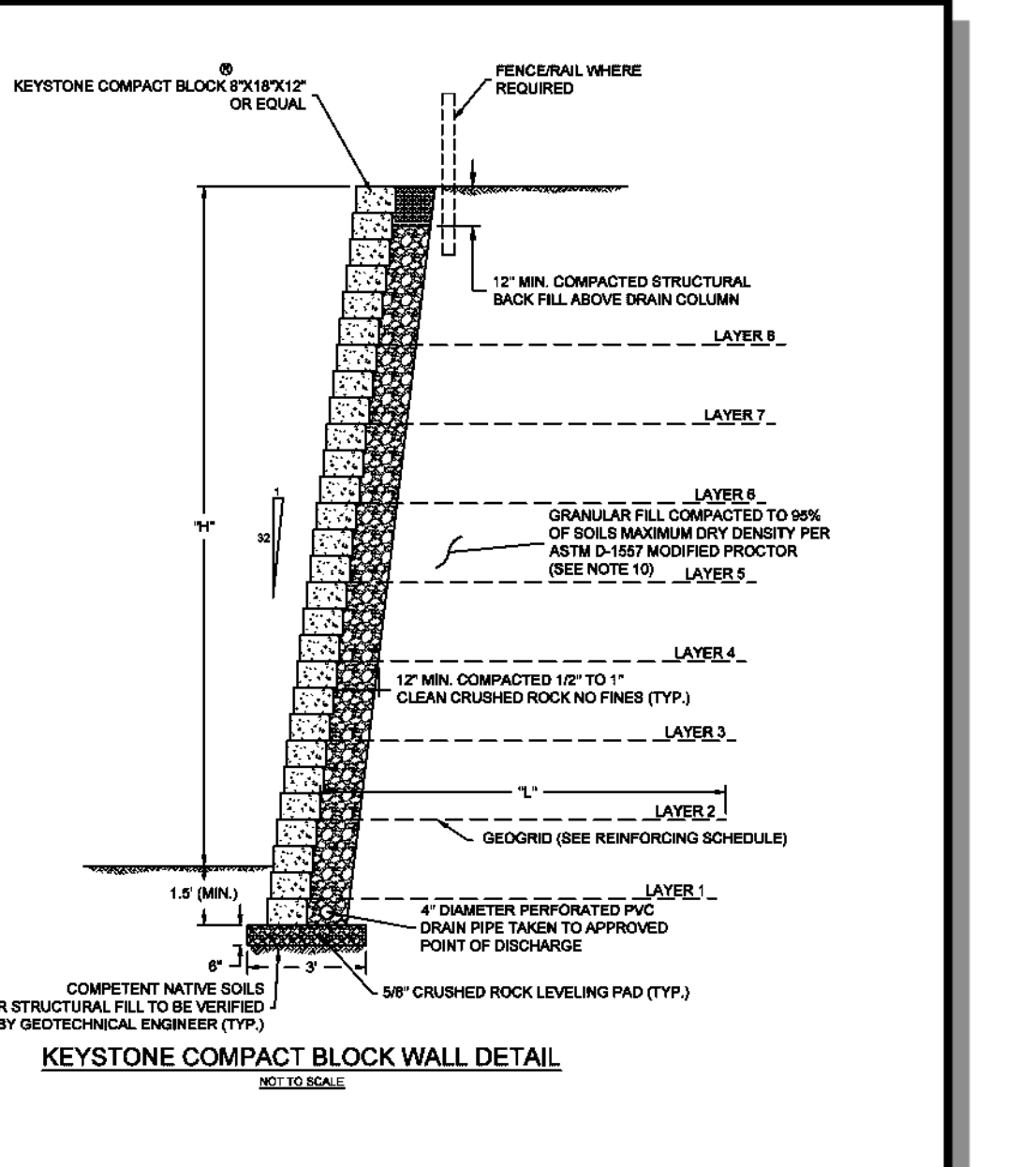
EXPOSED WALL HEIGHT 'H'	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH 'L'	HEIGHT (FT)
3 FT	1	MIRAFI SXT	2.5 FT	0.87
	2	MIRAFI SXT	4.0 FT	0.87
4 TO 5 FT	1	MIRAFI SXT	4.0 FT	0.87
	2	MIRAFI SXT	6.0 FT	0.87
6 TO 7 FT	1	MIRAFI SXT	6.0 FT	0.87
	2	MIRAFI SXT	7.5 FT	0.87
8 TO 9 FT	1	MIRAFI SXT	7.5 FT	0.87
	2	MIRAFI SXT	9.0 FT	0.87
10 TO 11 FT	1	MIRAFI SXT	9.0 FT	0.87
	2	MIRAFI SXT	10.5 FT	0.87
12 TO 13 FT	1	MIRAFI SXT	10.5 FT	0.87
	2	MIRAFI SXT	12.0 FT	0.87
14 TO 15 FT	1	MIRAFI SXT	12.0 FT	0.87
	2	MIRAFI SXT	13.5 FT	0.87
16 TO 17 FT	1	MIRAFI SXT	13.5 FT	0.87
	2	MIRAFI SXT	15.0 FT	0.87



- GENERAL NOTES**
- REFER TO CIVIL GRADING PLANS FOR WALL ALIGNMENTS AND ELEVATIONS.
  - REFER TO REINFORCING SCHEDULE FOR GEGRID LENGTHS AND ELEVATIONS.
  - GEGRID ELEVATION MEASURED FROM TOP OF CRUSHED ROCK LEVELING PAD.
  - GEGRID LENGTH 'L' MEASURED FROM BACK OF FACE UNIT.
  - GEGRID SHALL BE INSTALLED BEHIND WALL WITH MACHINE DIRECTION (STRONGEST AXIS) PERPENDICULAR TO WALL.
  - GEGRID SHALL BE INSTALLED ON HORIZONTAL SURFACE OF COMPACTED STRUCTURAL FILL.
  - PROTECT GEGRID FROM CONSTRUCTION DAMAGE PER MANUFACTURERS SPECIFICATIONS. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL DIRECTLY ON GEGRID. ANY GEGRID THAT IS DAMAGED SHALL BE REPLACED WITH NEW GEGRID AT CONTRACTORS EXPENSE.
  - KEYSTONE BLOCK 8 WALL ASSEMBLY TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.
  - STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN 12-IN LOOSE LIFTS TO 95% OF THE SOILS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE WITHIN 2% OF THE SOILS OPTIMUM AS DETERMINED BY THIS SAME STANDARD. STRUCTURAL FILL IN REINFORCED ZONE SHALL BE GRANULAR MATERIAL WITH MAXIMUM AGGREGATE SIZE OF 3/8 INCHES AND A MAXIMUM SOILS FINES (LESS THAN #200 SIEVE) CONTENT OF 10 PERCENT.
  - HEAVY CONSTRUCTION EQUIPMENT SUCH AS VIBRATORY DRUM ROLLERS, LOADED DUMP TRUCKS, FRONT-END LOADERS, ETC., SHALL NOT OPERATE WITHIN FIVE FEET OF BACK OF WALLS. STRUCTURAL FILL PLACED IN THIS ZONE SHALL HAVE MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES AND SHALL BE COMPACTED USING HAND OPERATED COMPACTION EQUIPMENT.

**Terra Associates, Inc.**  
 Consultants in Geotechnical Engineering  
 Geology and Environmental Earth Sciences  
 Proj. No. T-6504-1 Date: SEPT 2021 Figure 1

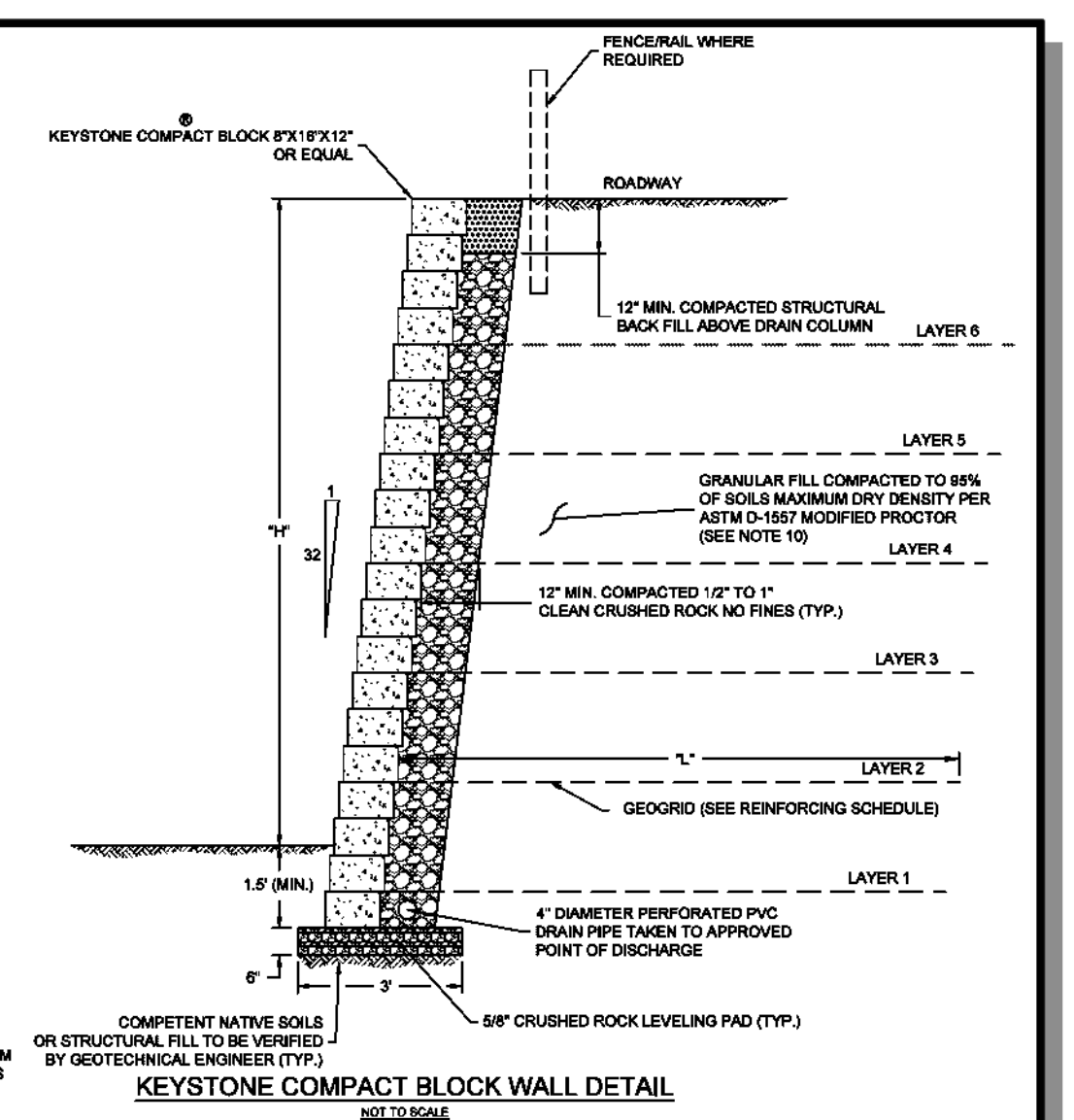
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	2	MIRAFI SXT	6.0 FT	0.87
6 TO 7 FT	1	MIRAFI SXT	6.0 FT	0.87
	2	MIRAFI SXT	7.5 FT	0.87
8 TO 9 FT	1	MIRAFI SXT	7.5 FT	0.87
	2	MIRAFI SXT	9.0 FT	0.87
10 TO 11 FT	1	MIRAFI SXT	9.0 FT	0.87
	2	MIRAFI SXT	10.5 FT	0.87
12 TO 13 FT	1	MIRAFI SXT	10.5 FT	0.87
	2	MIRAFI SXT	12.0 FT	0.87
14 TO 15 FT	1	MIRAFI SXT	12.0 FT	0.87
	2	MIRAFI SXT	13.5 FT	0.87
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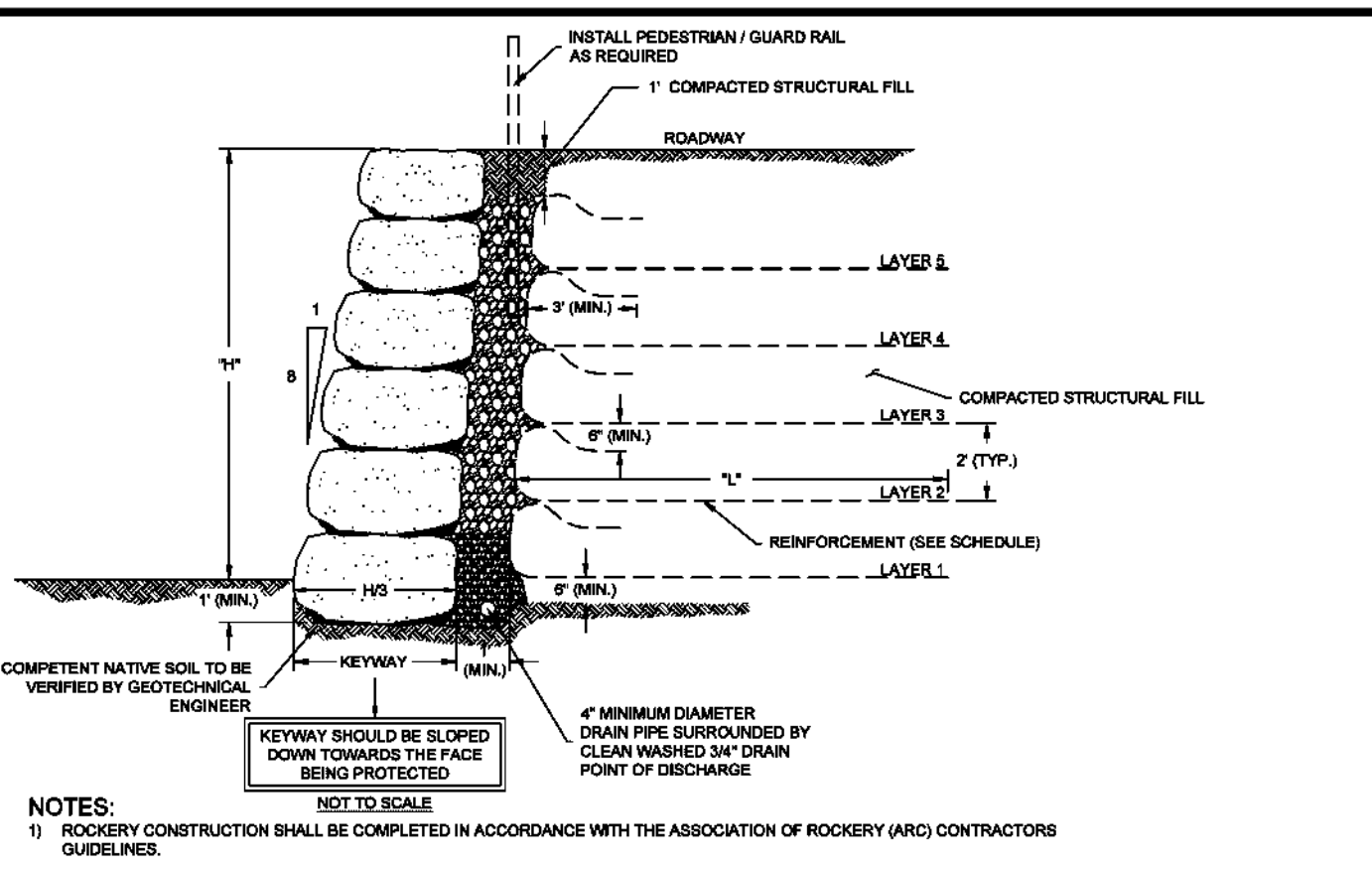
**Terra Associates, Inc.**  
 Consultants in Geotechnical Engineering  
 Geology and Environmental Earth Sciences  
 Proj. No. T-6504-1 Date: SEPT 2021 Figure 2

EXPOSED WALL HEIGHT 'H'	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH 'L'	HEIGHT (FT)
3 TO 4 FT	1	MIRAFI SXT	3.0 FT	0.87
	2	MIRAFI SXT	4.5 FT	0.87
5 TO 6 FT	1	MIRAFI SXT	4.5 FT	0.87
	2	MIRAFI SXT	6.0 FT	0.87
7 TO 8 FT	1	MIRAFI SXT	6.0 FT	0.87
	2	MIRAFI SXT	7.5 FT	0.87
9 TO 10 FT	1	MIRAFI SXT	7.5 FT	0.87
	2	MIRAFI SXT	9.0 FT	0.87
11 TO 12 FT	1	MIRAFI SXT	9.0 FT	0.87
	2	MIRAFI SXT	10.5 FT	0.87



- GENERAL NOTES**
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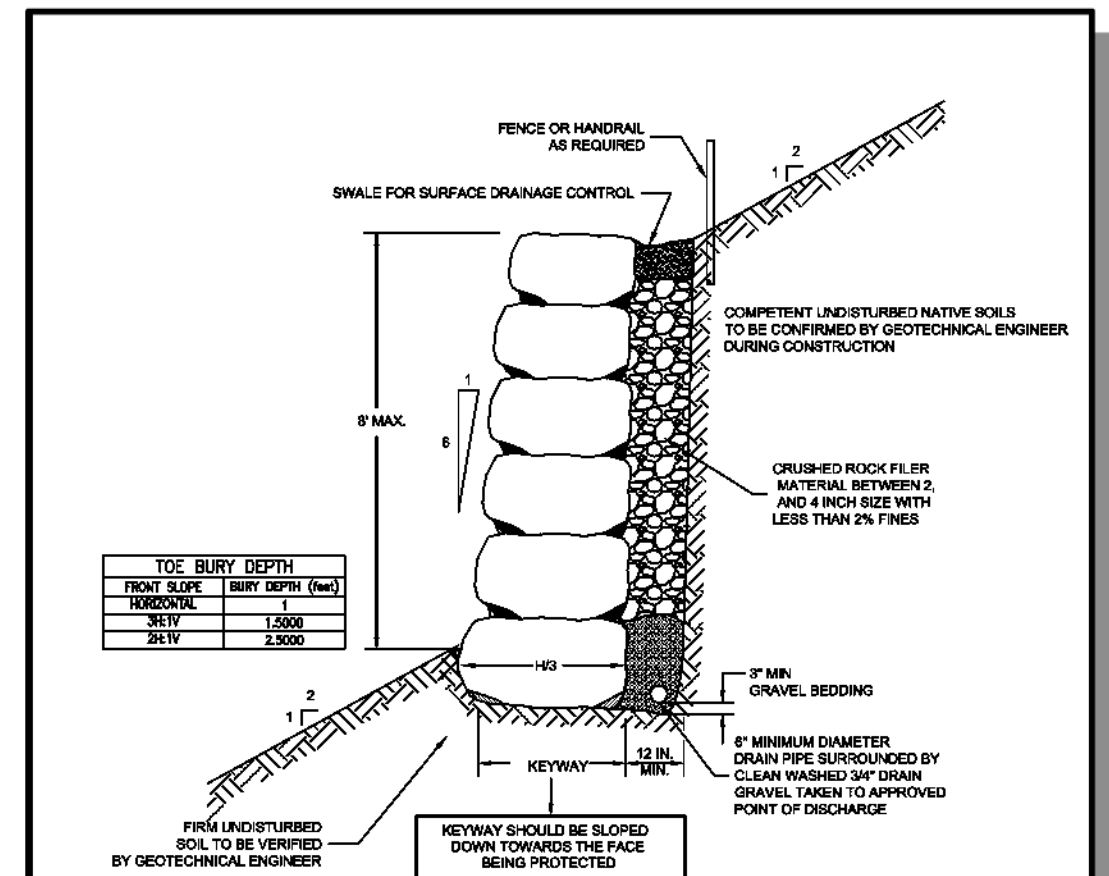
**Terra Associates, Inc.**  
 Consultants in Geotechnical Engineering  
 Geology and Environmental Earth Sciences  
 Proj. No. T-6504-1 Date: SEPT 2021 Figure 3



EXPOSED HEIGHT IN FEET	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH 'L'	HEIGHT (FT)
4 FT	1	MIRAFI HP STD	4.0 FT	0.8
	2	MIRAFI HP STD	5.0 FT	0.8
6 FT	1	MIRAFI HP STD	5.0 FT	0.8
	2	MIRAFI HP STD	6.0 FT	0.8
8 FT	1	MIRAFI HP STD	6.0 FT	0.8
	2	MIRAFI HP STD	7.0 FT	0.8
10 FT	1	MIRAFI HP STD	7.0 FT	0.8
	2	MIRAFI HP STD	8.0 FT	0.8

- NOTES:**
- ROCKERY CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE ASSOCIATION OF ROCKERY (AR) CONTRACTORS GUIDELINES.
  - ROCK USED MUST MEET THE REQUIREMENTS FOR ROCK QUALITY SPECIFIED IN SECTIONS 9-13.7(1) OF THE WSDOT STANDARD SPECIFICATIONS (2004).
  - ALL CAP ROCKS MUST BE SECURE AND NOT ABLE TO BE DISLODGED BY HAND.
  - REFER TO CIVIL GRADING DRAWINGS FOR WALL ALIGNMENT AND ELEVATIONS.
  - GEOTEXTILE LENGTH MEASURED FROM BACK OF DRAINAGE COLUMN.
  - GEOTEXTILE SHALL BE INSTALLED ON HORIZONTAL SURFACE OF COMPACTED STRUCTURAL FILL AT ELEVATIONS SHOWN ON SCHEDULE.
  - GEOTEXTILE SHALL BE PULLED TIGHT BEHIND WALL. STAKE END OF GEOTEXTILE AS REQUIRED TO MAINTAIN TENSION BEFORE COVERING WITH STRUCTURAL FILL.
  - PROTECT GEOTEXTILE FROM CONSTRUCTION DAMAGE PER MANUFACTURERS SPECIFICATIONS. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL DIRECTLY ON GEOTEXTILE. ANY GEOTEXTILE THAT IS DAMAGED SHALL BE REPLACED WITH NEW GEOTEXTILE AT CONTRACTORS EXPENSE.
  - GEOTEXTILE SHALL BE AS SHOWN ON SCHEDULE. ALL GEOTEXTILE SHALL BE CLEARLY IDENTIFIED AND LABELED IN THE FIELD. ANY UNMARKED ROLLS, OR PORTIONS THEREOF THAT CANNOT BE IDENTIFIED SHALL NOT BE USED IN WALL CONSTRUCTION.
  - GEOTEXTILE MUST BE CONTINUOUS ALONG THE BACK OF THE WALL, INCLUDING CURVES AND CORNERS.
  - ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT PREPARED BY TERRA ASSOCIATES, INC. PROJECT NO. T-6504-1 DATED JUNE 8, 2020. STRUCTURAL FILL IN REINFORCED ZONE SHALL BE GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCHES AND A MAXIMUM OF 10 PERCENT PASSING THE NO. 200 SIEVE (FINES) CONTENT BASED ON THE 3/4\"/>

**Terra Associates, Inc.**  
 Consultants in Geotechnical Engineering  
 Geology and Environmental Earth Sciences  
 Proj. No. T-6504-1 Date: SEPT 2021 Figure 4



- ROCKERY NOTES:**
- REFER TO CIVIL GRADING DRAWINGS FOR WALL ALIGNMENTS AND ELEVATIONS.
  - ROCKERY CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE ASSOCIATION OF ROCKERY CONTRACTORS GUIDELINES.
  - ROCK USED MUST MEET THE REQUIREMENTS FOR ROCK QUALITY SPECIFIED IN SECTION 9-13.7(1) OF THE WSDOT STANDARD SPECIFICATIONS.
  - ALL CAP ROCKS MUST BE SECURE AND NOT ABLE TO BE DISLODGED BY HAND.

**Terra Associates, Inc.**  
 Consultants in Geotechnical Engineering  
 Geology and Environmental Earth Sciences  
 Proj. No. T-6504-1 Date: OCT 2021 Figure 5

**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: 425.216.4551 F: 425.216.4502  
 WWW.THEBLUELINEGROUP.COM

SCALE:  
 AS NOTED

PROJECT MANAGER:  
 BRETT K. PUDISTS, PE

PROJECT ENGINEER:  
 LYNDSAY FEDAK, PE

DESIGNER:  
 CHRIS WSCOMB

ISSUE DATE:  
 11/15/2021

NO	DATE	BY	REVISIONS
1	06/28/21	CHW	REVISED PER CITY COMMENT
2	07/21/21	CHW	ADDED COAL LINE PARK (CLEAN & GRADE)
3	08/17/21	CHW	ADDED COAL LINE PARK (REMAINING SHEETS)
4	09/29/21	CHW	UPDATE PER CITY COMMENTS / REVISED PER CITY ENGR & PLANNING COMMENTS
5	11/15/21	CHW	REVISED PER CITY ENGR & PLANNING COMMENTS

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

11/15/21  
 JOB NUMBER:  
**19-349**  
 SHEET NAME:  
**DT-06**  
 SHT **47** OF **48**

24-Nov-2021 2:17pm - User: abrener  
 E:\Projects\19349\Draw\Final\WashPh1\Civil\19349DT.dwg



**DRAWING LEGEND:**

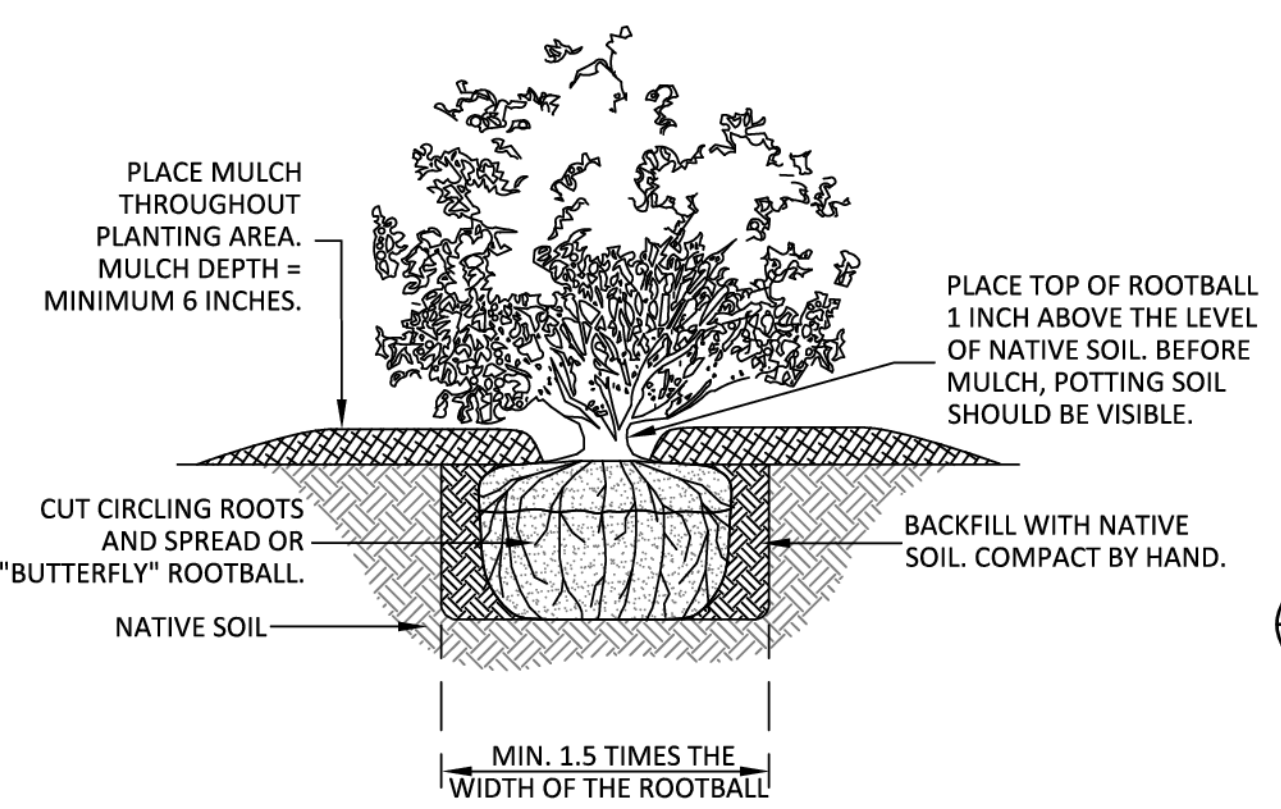
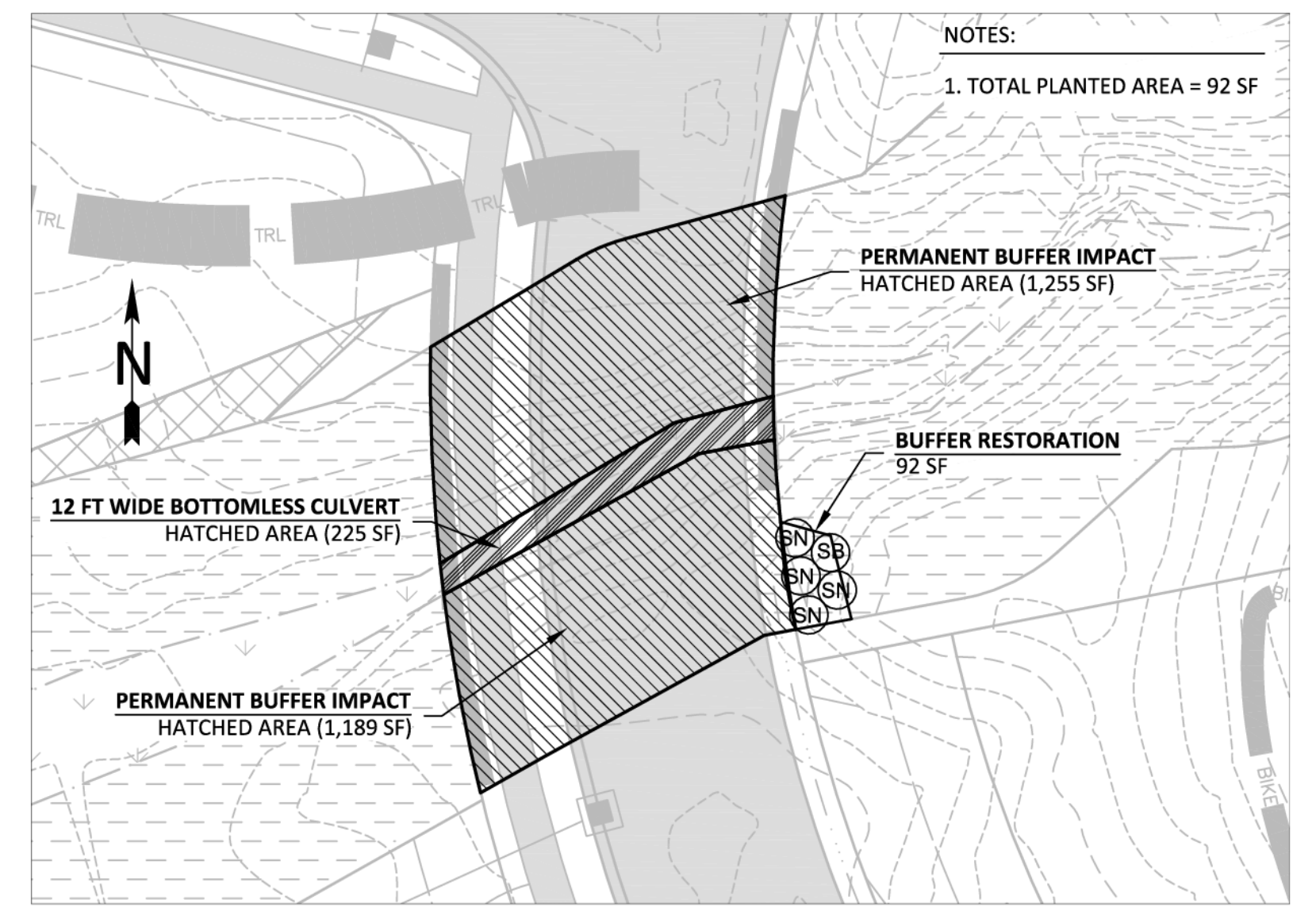
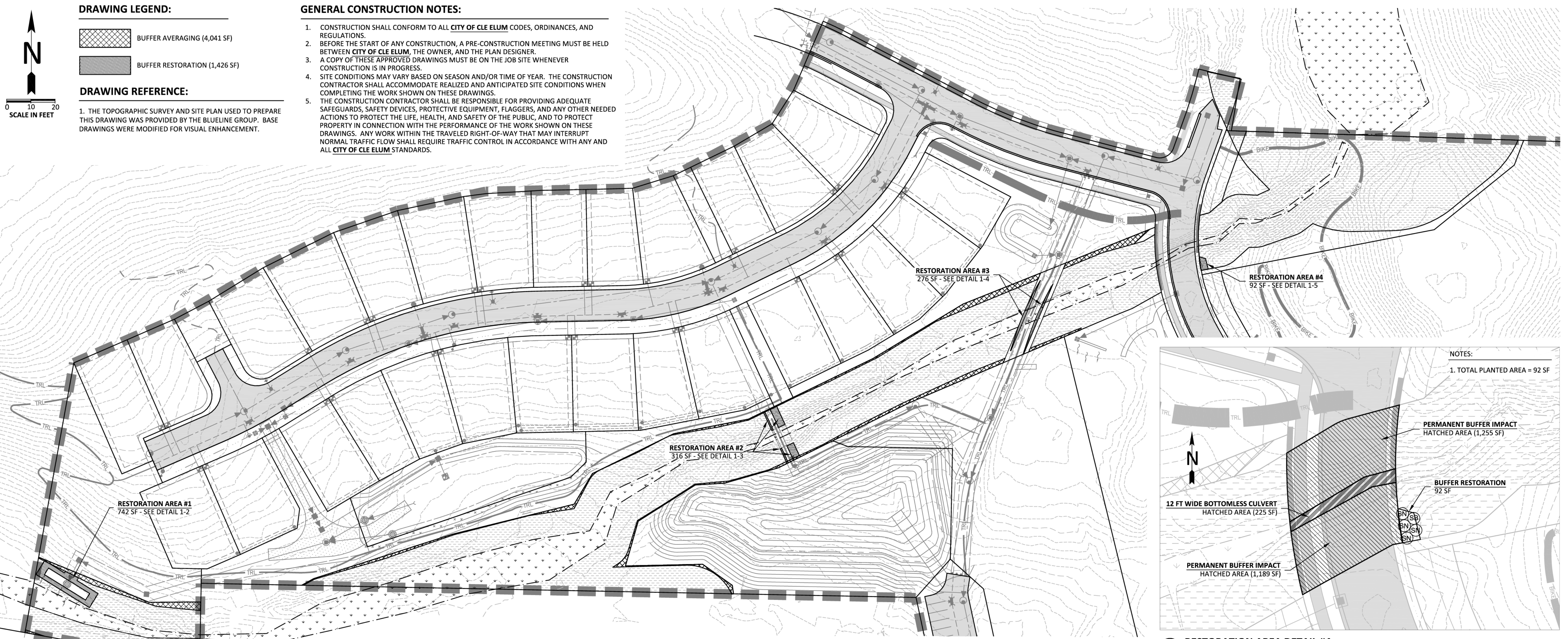
BUFFER AVERAGING (4,041 SF)

BUFFER RESTORATION (1,426 SF)

**DRAWING REFERENCE:**

1. THE TOPOGRAPHIC SURVEY AND SITE PLAN USED TO PREPARE THIS DRAWING WAS PROVIDED BY THE BLUELINE GROUP. BASE DRAWINGS WERE MODIFIED FOR VISUAL ENHANCEMENT.

- GENERAL CONSTRUCTION NOTES:**
- CONSTRUCTION SHALL CONFORM TO ALL CITY OF CLE ELUM CODES, ORDINANCES, AND REGULATIONS.
  - BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN CITY OF CLE ELUM, THE OWNER, AND THE PLAN DESIGNER.
  - A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
  - SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. THE CONSTRUCTION CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL CITY OF CLE ELUM STANDARDS.



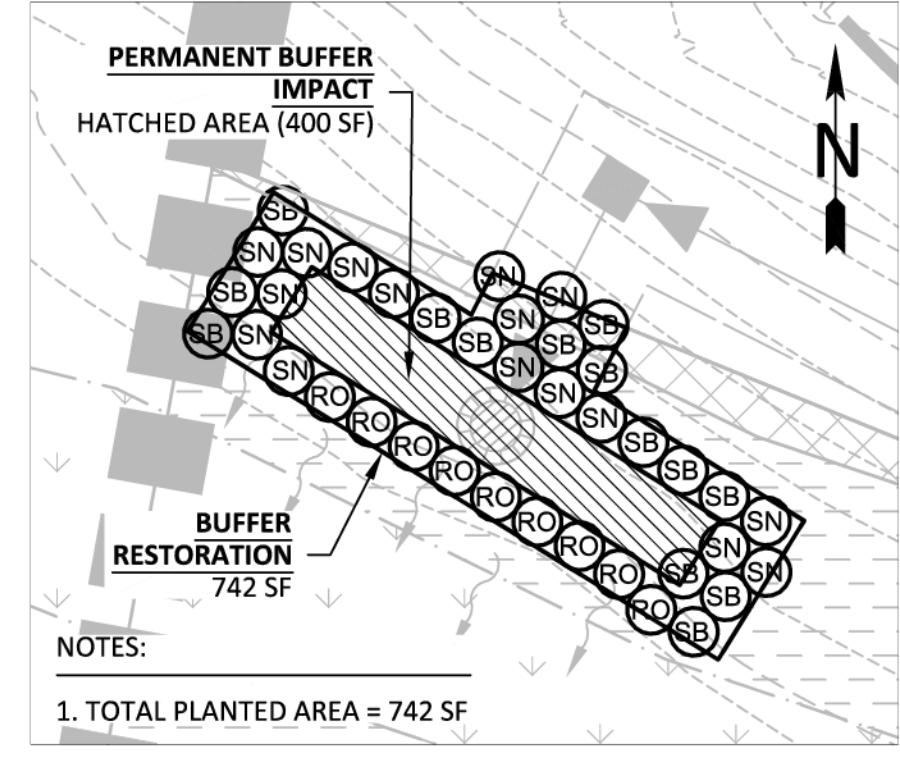
**1**  
1  
NO SCALE

**PLANT INSTALLATION NOTES:**

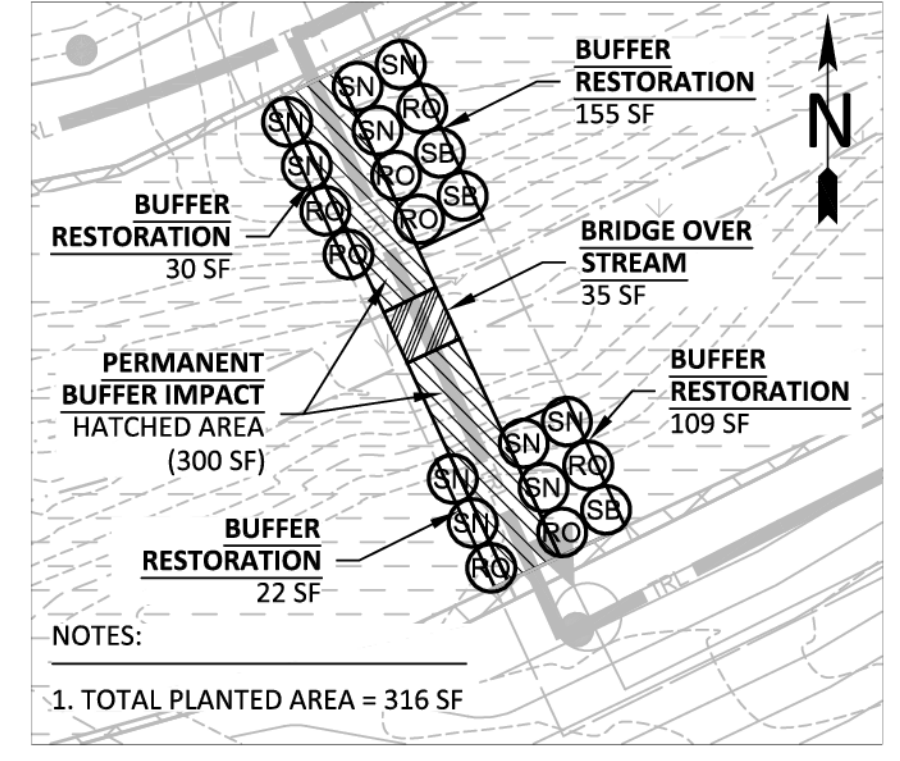
- PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
- PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
- FOLLOWING PLANT INSTALLATION, PLACE MULCH THROUGHOUT PLANTING AREA.

**PLANT MATERIAL SPECIFICATIONS:**

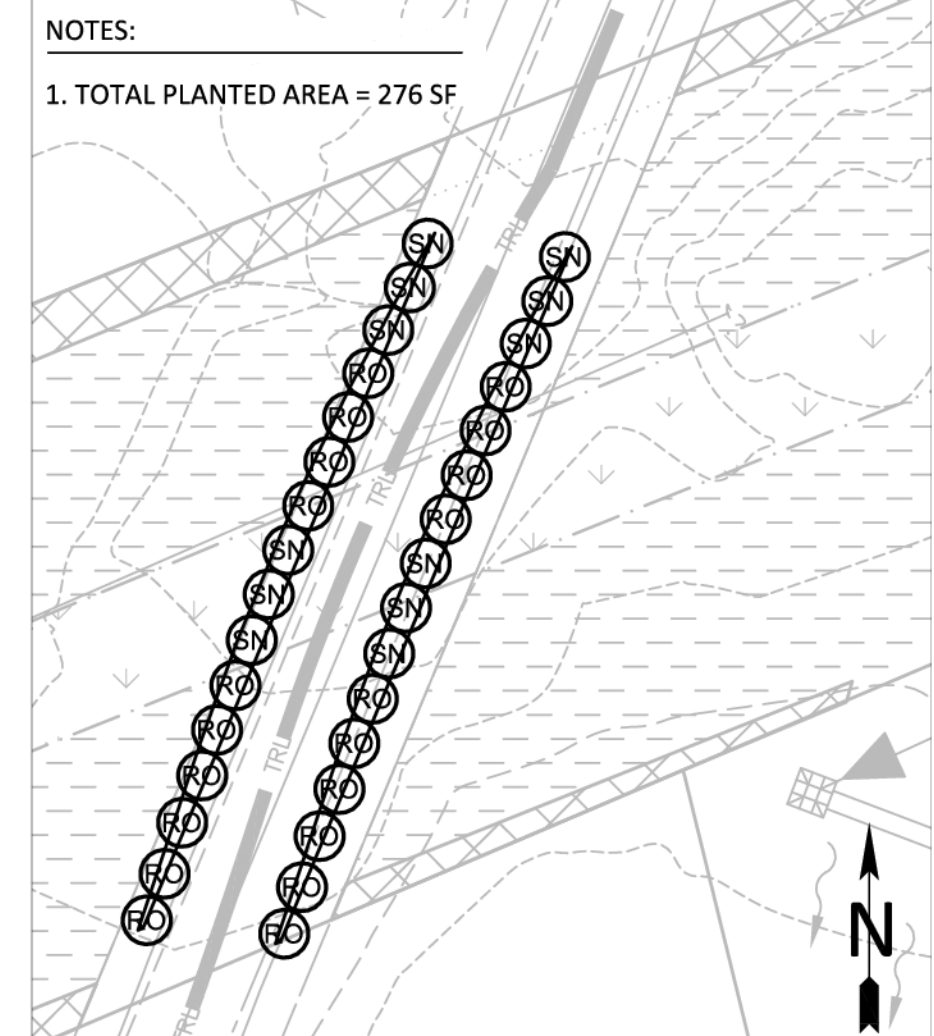
- PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS.
- PLANTS SHALL BE NATIVE TO THE PACIFIC NORTHWEST, PREFERABLY THE EASTERN CASCADE SLOPE REGION OF WASHINGTON STATE. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS ARE ACCEPTABLE.
- PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.
- CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.



**2**  
1  
SCALE = 1:20



**3**  
1  
SCALE = 1:20



**4**  
1  
SCALE = 1:20

**PLANT SCHEDULE:**

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	SPACING	QTY
WESTERN SERVICEBERRY	AMELANCHIER ALNIFOLIA	2 GALLON	5' O.C.	18
CLUSTER ROSE	ROSA PISOCARPA	2 GALLON	5' O.C.	37
COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	2 GALLON	5' O.C.	39
<b>TOTAL:</b>				<b>94</b>

**TEMPORARY IRRIGATION:**

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

**MULCH SPECIFICATION:**

MULCH SHALL BE COMMERCIALY AVAILABLE "MEDIUM MULCH", ARBORIST CHIPS, OR APPROVED EQUAL. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE. SUBJECT TO REVIEW BY THE PLAN DESIGNER, LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES MAY BE ALTERNATIVE ACCEPTABLE MATERIAL SOURCES.

**MONITORING PLAN:**

THE 3 YEAR MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET. THE LOT OWNER IS RESPONSIBLE FOR SUCCESSFUL COMPLETION OF THE WORK DESCRIBED ON THIS PLAN. IF THE PROPERTY IS SOLD OR PROPERTY OWNERSHIP IS OTHERWISE TRANSFERRED, RESPONSIBILITY FOR ANY REMAINING WORK SHALL BE TRANSFERRED TO THE NEW OWNER AND RECORDED WITH CITY OF CLE ELUM.

**PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS**

MITIGATION PLAN GOALS, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE GOALS OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

**OBJECTIVE #1 - INSTALL NATIVE PLANTINGS WITHIN THE BUFFER RESTORATION AREAS SHOWN ON THIS DRAWING**

**PERFORMANCE STANDARD #1**

YEAR 1 - 100% SURVIVAL BY INSTALLED PLANTS. THIS STANDARD CAN BE ACHIEVED THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT.

YEAR 2 THROUGH YEAR 3 - 80% SURVIVAL BY INSTALLED PLANTS.

**AS-BUILT**

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN. IN ADDITION TO THE AS-BUILT, BASELINE MONITORING DATA SHALL BE COLLECTED AND PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN THE PLANTING AREAS SHOWN ON THIS DRAWING. BASELINE MONITORING DATA COLLECTED AND REPORTED AS PART OF THE AS-BUILT SHALL BE CONSISTENT WITH THAT DESCRIBED FOR "ANNUAL MONITORING" (SEE BELOW). THE AS-BUILT AND BASELINE MONITORING DATA SHALL BE SUBMITTED TO CITY OF CLE ELUM NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

**ANNUAL MONITORING (3 YEARS)**

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF THREE (3) YEARS. UNLESS OTHERWISE ALLOWED BY CITY OF CLE ELUM, ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO CITY OF CLE ELUM NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING. THE PURPOSE OF THE SITE INVESTIGATION IS TO EVALUATE CONDITIONS WITHIN THE PLANTING AREAS PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE PERFORMANCE STANDARDS ESTABLISHED FOR THE PROJECT:

- THE PERCENT SURVIVAL.** A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS SHALL BE USED TO EVALUATE PERCENT SURVIVAL. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE EXTENT FEASIBLE.

IN ADDITION TO THE ABOVE INFORMATION, PHOTOGRAPHS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT. THE RESULTS OF EACH MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO CITY OF CLE ELUM NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING.

**MAINTENANCE PLAN:**

INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK. GENERAL MAINTENANCE SHALL INCLUDE: 1) RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY; 2) THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM; 3) THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED; 4) THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS. GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS.

**CONTINGENCY PLAN:**

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH CITY OF CLE ELUM TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS: 1) ADDITIONAL PLANT INSTALLATION; 2) EROSION CONTROL; 3) HERBIVORY PROTECTION; 4) MODIFICATION TO THE IRRIGATION REGIME; AND/OR 5) PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION. SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO CITY OF CLE ELUM WITHIN 30 DAYS OF WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY CITY OF CLE ELUM, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, CITY OF CLE ELUM MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.

**Sewall Wetland Consulting, Inc.**  
 PO Box 860 - Fall City, Washington 98024 Phone: 253-859-0515

**BUFFER RESTORATION PLAN**

**CITY HEIGHTS**  
 PHASE 1A (PODS 87 & C)  
 CLE ELUM, WASHINGTON

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

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPROPRIATE SURFACE LOCATIONS OF UTILITY STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO. DATE NOTES

1. 09/27/2021 REVISED PER NEW SITE PLAN

DATE: 10/26/2020  
 JOB NUMBER: A9-121

**PLANTING PLAN, NOTES & DETAILS**