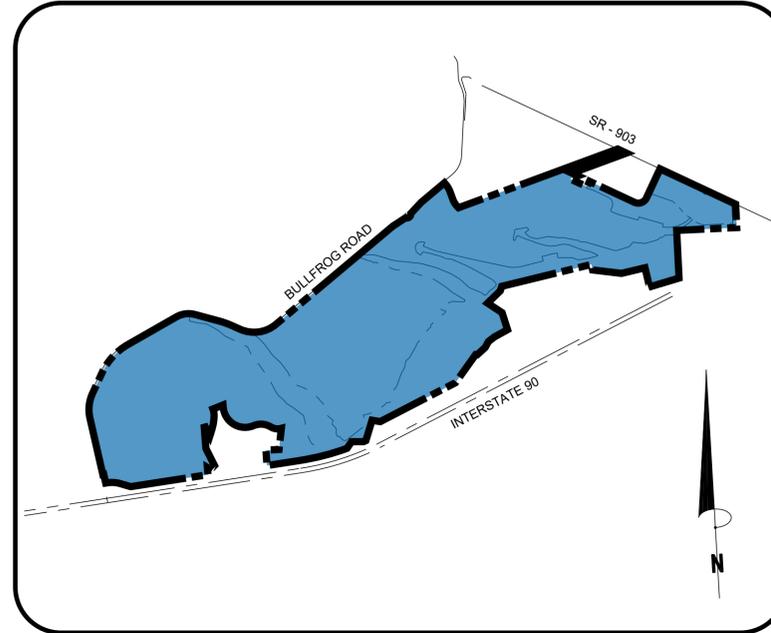
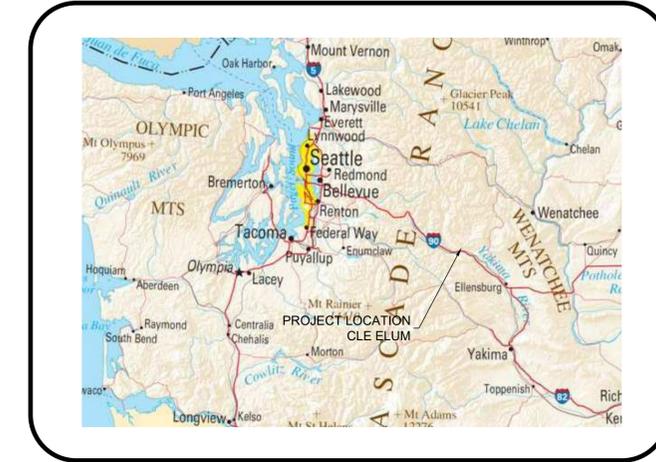


# MASTER PLAN UPDATE FOR 47° NORTH

A PORTION OF SECTIONS 21,27,28,29,30,31,32 &33, T. 20 N., R.15 E., W.M.  
KITITAS COUNTY, WASHINGTON



SITE MAP  
SCALE: 1" = 2000'



VICINITY MAP  
NOT TO SCALE

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

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

**VERTICAL DATUM**

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

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

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

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

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

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

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

**SHEET INDEX**

Sheet Number	Sheet Title
C000	COVER SHEET
C001	CONTEXT PLAN
C002	EXISTING CONDITIONS
C003	LAND USE SUMMARY COMPARISON
C004	SITE PLAN
C005	PRELIMINARY PROPERTY MAP
C006	SINGLE FAMILY PRELIMINARY PLAT
C007	CIRCULATION PLAN
C300	WATER PLAN
C301	SANITARY SEWER PLAN
C302	STORM DRAINAGE PLAN
C600	TYPICAL SECTIONS & LOT LAYOUTS
C003B	SINGLE FAMILY PRELIMINARY PLAT

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGENCIES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



COVER SHEET  
MASTER PLAN UPDATE  
47° NORTH  
CLE ELUM WASHINGTON



REVISIONS:


PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	LUA
DATE	03/16/2023

SHEET NO.  
C000

COPYRIGHT © 2021 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

kt:18001517\workplan\site\site-plan\primary\18001517-ct.dwg



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**ATWELL**  
 866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
 9755 SW BARBER ROAD, SUITE 100  
 PORTLAND, OREGON 97225  
 971.334.8980

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

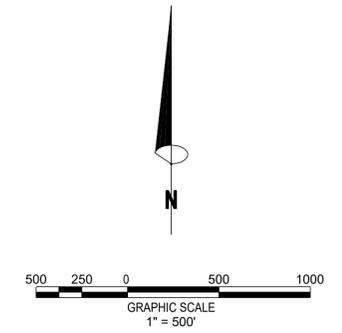
**811**  
 Know what's below.  
 Call before you dig.

REVISIONS:


PM.	HGK/BLB
DR.	JZ
	JOB NO.
	FILE NO.
	18001517-CT.dwg
	DATE
	03/16/2023
	SHEET NO.
	C001

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

**47°N**  
 RV RESORT & RESIDENCES  
**SUN**  
 SUN COMMUNITIES, INC.



COPYRIGHT © 2021 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ADDRESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



EXISTING CONDITIONS  
MASTERPLAN UPDATE  
47° NORTH  
CLE ELUM WASHINGTON

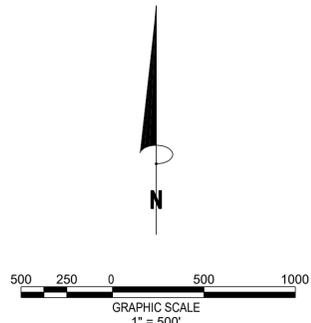


REVISIONS:


PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-EC.dwg
DATE	03/16/2023

SHEET NO.  
C002

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



k:\18001517\dwg\plan\_sheets\site-preliminary\18001517-ec.dwg

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



LAND USE SUMMARY COMPARISON

MASTERPLAN UPDATE  
47° NORTH  
CLE ELUM WASHINGTON



Know what's below.  
Call before you dig.

REVISIONS:

PM. HGK/BLB  
DR. JZ  
JOB NO. 18001517  
FILE NO. 18001517-BS2.dwg  
DATE 06/04/2021

SHEET NO.  
C003



PROJECT AREA BOUNDARY  
"PROPERTY"

SEIS 6  
35,911,083 S.F.  
824.41 AC.

REVISED MASTER SITE PLAN  
38,738,288 S.F.  
889.31 AC.

MUNICIPAL REC  
CTR & BUFFER  
628,101 S.F.  
14.42 AC

COMMERCIAL CTR  
1,107,071 S.F.  
25.41 AC

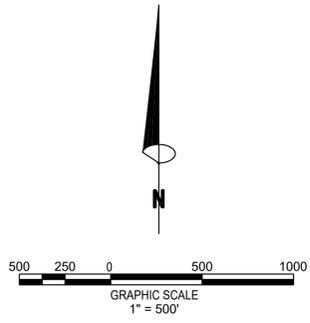
ROAD DEDICATION  
46,579 S.F.  
1.07 AC.

OPEN SPACE  
2,395,417 S.F.  
54.99 AC.

SR 903

BULL FROG RD

INTERSTATE 90



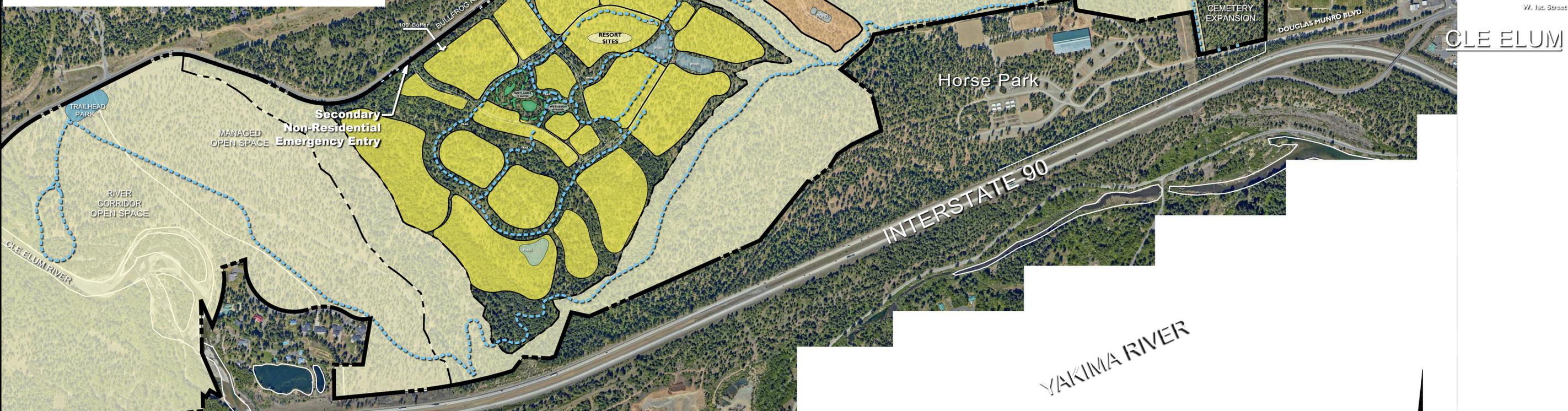
COMPARISON TABLE		
DESCRIPTION	SEIS ALT 6	REVISED MASTER SITE PLAN
TOTAL AREA	824.41	889.31
MUNICIPAL REC CTR & BUFFER	-14.40	
ROAD DEDICATION	-1.07	
COMMERCIAL CENTER	25.41	
OPEN SPACE	54.99	
	889.34	

COPYRIGHT © 2021 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC  
k:\18001517\rev\plan\seis\site\primary\18001517-bs2.dwg

# LAND USE SUMMARY

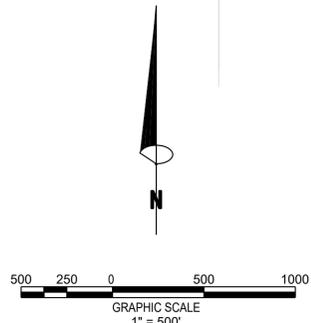
RESIDENTIAL USES	AREA (AC)	QUANTITY
SINGLE FAMILY RESIDENTIAL (MH)	125.9	527
MULTI-FAMILY RESIDENTIAL & AFFORDABLE HOUSING	19.0	180 (50)
<b>SUBTOTAL</b>	<b>144.9</b>	<b>707(757)</b>
<b>NON-RESIDENTIAL USES:</b>		
RESORT SITES & AMENITY/ADVENTURE CENTERS	130.8	627
RES. AMENITY CENTER	6.0	
TRAIL HEAD PARK	6.1	
COMMERCIAL CENTER	25.4	
<b>SUB TOTAL</b>	<b>168.3</b>	<b>1334(1384)</b>
<b>OTHER USES:</b>		
CEMETERY EXPANSION	13.4	
CONNECTOR ROAD	9.5	
<b>SUBTOTAL</b>	<b>22.9</b>	
<b>OPEN SPACE/Common Areas:</b>		
UNDEVELOPED OPEN SPACE	513.7	
WETLANDS/BUFFERS	3.4	
POWERLINE RIGHT OF WAY	36.1	
<b>SUBTOTAL</b>	<b>553.2</b>	
<b>TOTAL</b>	<b>889.3</b>	

TRAILS & PEDESTRIAN CIRCULATION



**NOTES:**  
 1. SEE C600 FOR TYPICAL ROAD SECTIONS  
 2. SEE C600 FOR TYPICAL LOT LAYOUTS

PHASE	SINGLE FAMILY	MULTIFAMILY	AFFORDABLE	RESORT UNITS	COMMERCIAL
1	250	96	24	327	70,000 SF
2	150	84	26	300	30,000 SF
3	127	---	---	---	20,000 SF
4	---	---	---	---	30,000 SF
<b>TOTAL</b>	<b>527</b>	<b>180</b>	<b>50</b>	<b>627</b>	<b>150,000 SF</b>



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



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



**REVISIONS:**


PM.	HGK/BLB
DR.	JZ
	JOB NO.
	FILE NO.
	PARKS PLAN.dwg
	DATE
	03/16/2023
	SHEET NO.
	C004

COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

LEGAL DESCRIPTION:

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

TOGETHER WITH PARCELS 3 AND 5 OF BOUNDARY LINE ADJUSTMENT SURVEY, RECORDED APRIL 16, 2008, IN BOOK 35 OF SURVEYS, PAGES 8 AND 9, UNDER AUDITOR'S FILE NO. 200804160004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 21, 28, 32 AND 33 OF TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

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

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

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

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

ALSO TOGETHER WITH TRACTS B AND C, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED APRIL 02, 2021 UNDER AUDITOR'S FILE NUMBER 202104020107 AND FILED IN BOOK 43 OF SURVEYS, PAGE 181, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON;

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

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF CLE ELUM BY DEED RECORDED UNDER AUDITOR'S NO. \_\_\_\_\_

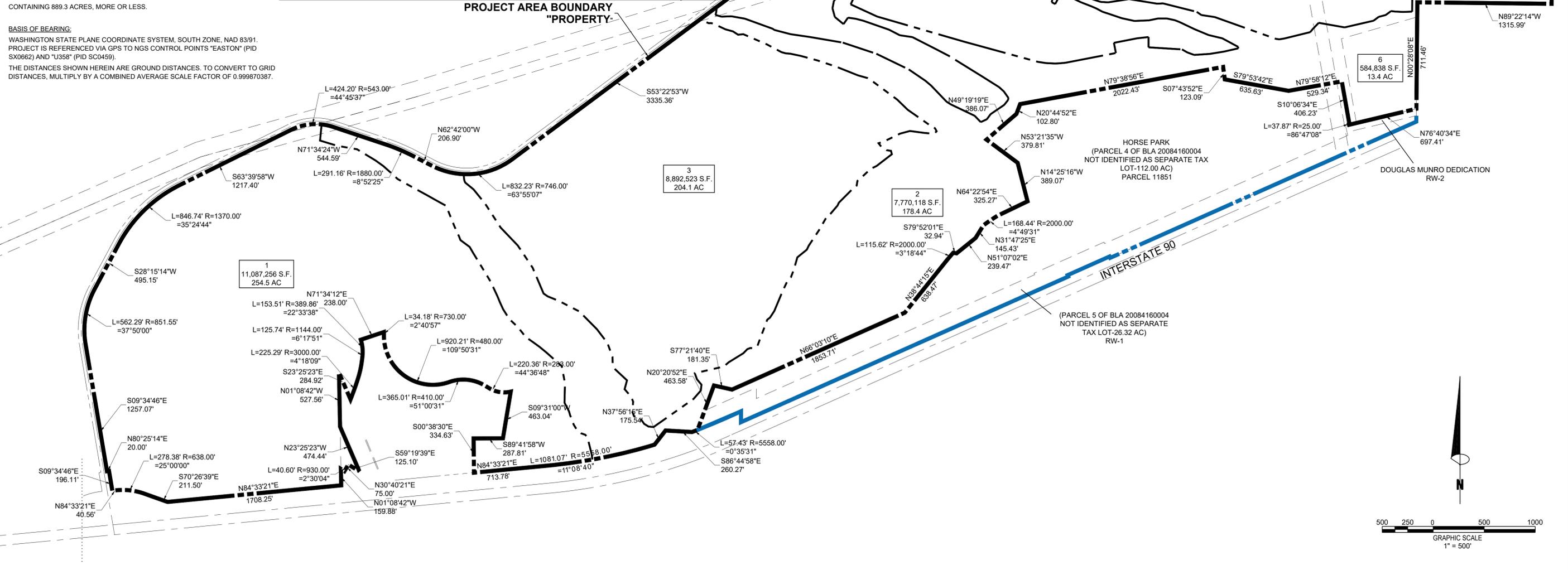
CONTAINING 889.3 ACRES, MORE OR LESS.

BASIS OF BEARING:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SC0459).

THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

47' NORTH - PROPERTY SUMMARY							
PARCEL DESIGNATION	SEIS ALT 5		SEIS ALT 6		MASTERPLAN AMENDMENT		MP AMENDMENT COMMENTS
	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	
<b>RESIDENTIAL:</b>							
SINGLE FAMILY RESIDENTIAL	165.0	810	124.7	527	125.9	527	PART OF PARCEL 4
MULTI-FAMILY RESIDENTIAL/AFFORDABLE HOUSING	56.0	524	18.6	180	19.0	180	PARCEL 8
AFFORDABLE HOUSING	7.5		6.8		(50)		PART OF PARCEL 8
<b>SUBTOTAL</b>	<b>228.5</b>	<b>1334</b>	<b>150.1</b>	<b>707</b>	<b>144.9</b>	<b>707 (757)</b>	<b>INCLUDES ±26 ACRES OF GENERAL OPEN SPACE</b>
<b>NON-RESIDENTIAL USES:</b>							
RESORT SITES & AMENITIES			150.5	627	130.8	627	PART OF PARCEL 3
RESIDENTIAL AMENITIES	18.0		6.0		6.0		PART OF PARCEL 4
TRAIL HEAD PARK	10.5		6.0		6.1		PARCEL 7
COMMERCIAL CENTER	75.0				25.4		PARCEL 5
<b>SUBTOTAL</b>	<b>103.5</b>		<b>162.5</b>	<b>627</b>	<b>168.3</b>	<b>627</b>	<b>INCLUDES ±70 ACRES OF GENERAL OPEN SPACE</b>
<b>OTHER USES:</b>							
COMMUNITY RECREATION CTR	12.0		12.2				SEE ADJUSTMENTS
CEMETERY EXPANSION	10.0		13.4		13.4		PARCEL 6 TO BE SOLD TO CITY
CONNECTOR ROAD			9.5		9.50		NO PUBLIC ROADS IN PROPERTY
SCHOOL EXPANSION SITE	35.0						
WATER TREATMENT EXPANSION	12.0						
RESERVE: HORSE PARK, OPEN SPACE, BUFFER	175.0						
<b>SUBTOTAL</b>	<b>244.0</b>		<b>35.1</b>		<b>22.9</b>		
<b>OPEN SPACE:</b>							
UNDEVELOPED OPEN SPACE	487.0		436.1		513.6		INCLUDES MANAGED OPEN SPACE, RIVER CORRIDOR AND PARCELS 1 & 2
WETLANDS/BUFFERS			3.4		3.4		PART OF PARCEL 3
POWERLINE RIGHT OF WAY	37.0		37.2		36.1		PART OF PARCELS 4 & 8
<b>SUBTOTAL</b>	<b>524.0</b>		<b>476.7</b>		<b>553.1</b>		
<b>TOTAL</b>	<b>1100.0</b>	<b>1334</b>	<b>824.4</b>	<b>1334</b>	<b>889.3</b>	<b>1334 (1384)</b>	<b>50 AFFORDABLE UNITS ADDED</b>
<b>ADJUSTMENTS:</b>							
PARCEL 14414 SCHOOL DIST. DEDICATION (2003)			38.1		38.1		
PARCEL 17127 WATER PLANT DED. TO CITY (2005)			12.2		12.2		
PARCEL 11851 HORSE PARK DED. TO CITY (2009)			112.0		112.0		
PARCEL 11850 REC. CTR. DED. TO CITY (2021)			12.2		12.2		
COMMERCIAL CENTER			25.4		26.3		HIGHWAY TO BE DEDICATED
RW-1			26.3		1.4		TO BE DEDICATION TO CITY
RW-2			1.4		0.6		HIGHWAY TO BE DEDICATED
RW-3					2.2		
TRACT C BOUNDARY LINE ADJ. 202104020107			2.2		2.2		
BUFFER/OPEN SPACE			45.8		205.0		
<b>SUBTOTAL</b>	<b>0.0</b>		<b>275.6</b>		<b>205.0</b>		
<b>TOTAL</b>	<b>1100.0</b>	<b>1334</b>	<b>1100.0</b>	<b>1094.3</b>	<b>1094.3</b>		<b>PRECISE AREA, NOT ROUNDED</b>



TRACT C BOUNDARY LINE ADJ.  
202104020107

ORIGINAL BULLFROG FLATS  
MASTER SITE PLAN BOUNDARY

SCHOOL EXPANSION  
PARCEL 14414

WATER  
TREATMENT PLANT  
PARCEL 17127

HIGHWAY DEDICATION  
RW-3

HORSE PARK  
(PARCEL 4 OF BLA 20084160004  
NOT IDENTIFIED AS SEPARATE TAX  
LOT-112.00 AC)  
PARCEL 11851

DOUGLAS MUNRO DEDICATION  
RW-2

(PARCEL 5 OF BLA 20084160004  
NOT IDENTIFIED AS SEPARATE  
TAX LOT-26.32 AC)  
RW-1

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



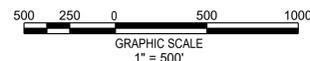
PRELIMINARY PROPERTY MAP

MASTERPLAN UPDATE  
47' NORTH  
CLE ELUM WASHINGTON



REVISIONS:


PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-BS.dwg
DATE	03/16/2023
SHEET NO.	C005



COPYRIGHT © 2021 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



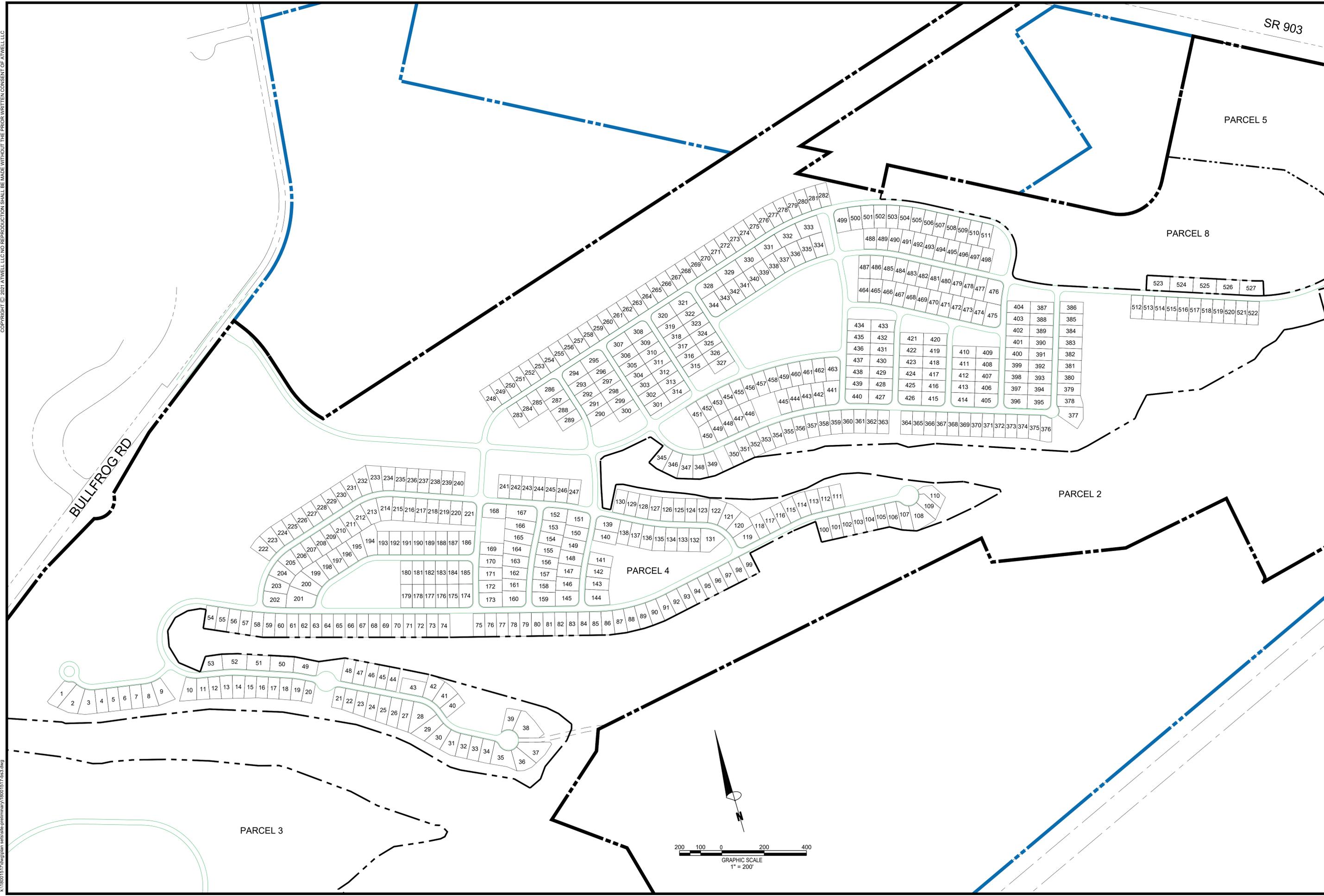
**SINGLE FAMILY PRELIMINARY PLAT**  
 MASTERPLAN UPDATE  
**47° NORTH**  
 CLE ELUM WASHINGTON



REVISIONS:


PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-BS3.dwg
DATE	01/25/2023

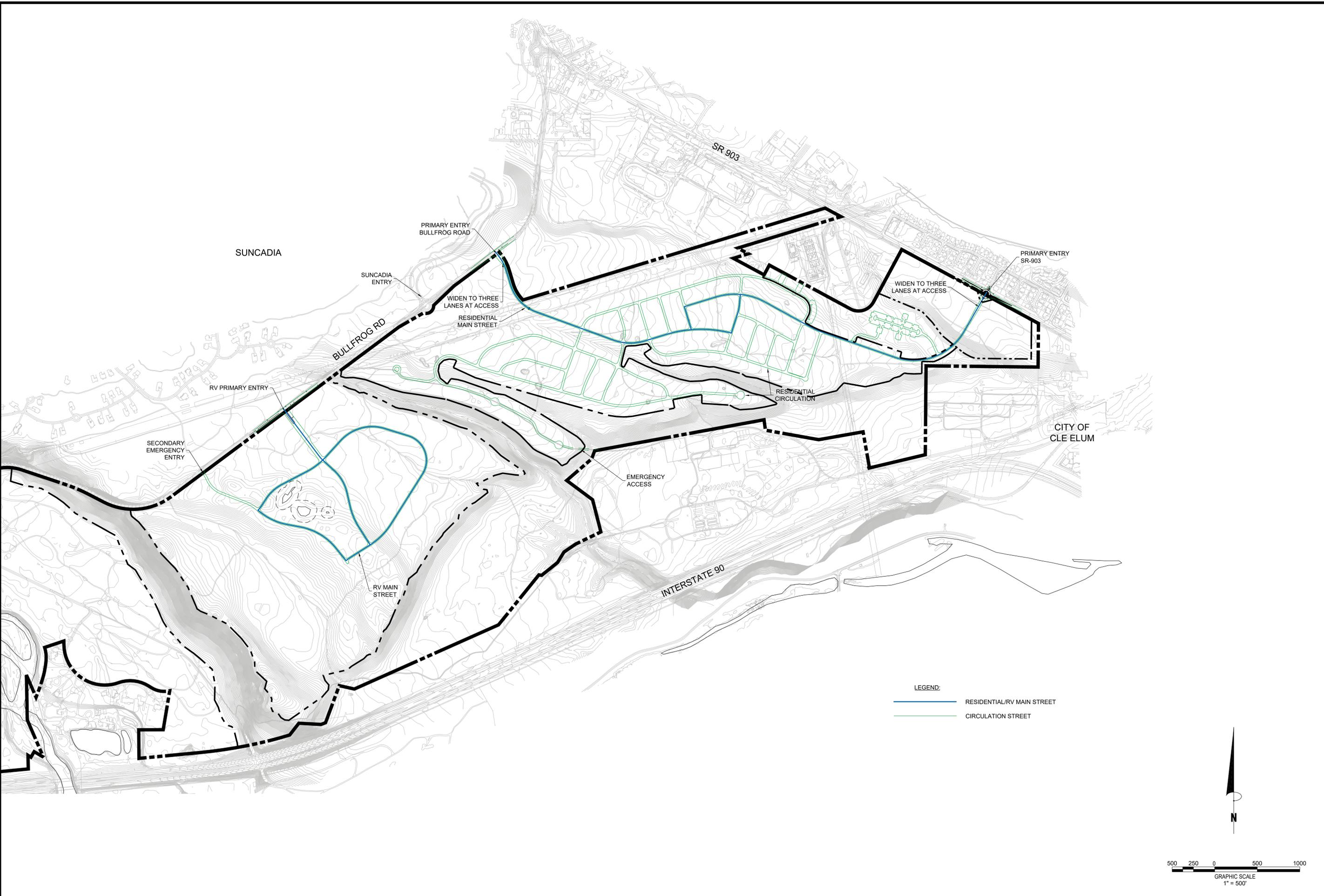
SHEET NO.  
**C006**



COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC  
 k:\18001517\dwg\plan\site\site-preliminary\18001517-bs3.dwg

COPYRIGHT © 2023 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

k:\18001517\rdwg\plan\_sheets\site-preliminary\circulation\_plan.dwg



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



**CIRCULATION PLAN**

MASTERPLAN UPDATE  
**47° NORTH**

CLE ELUM WASHINGTON

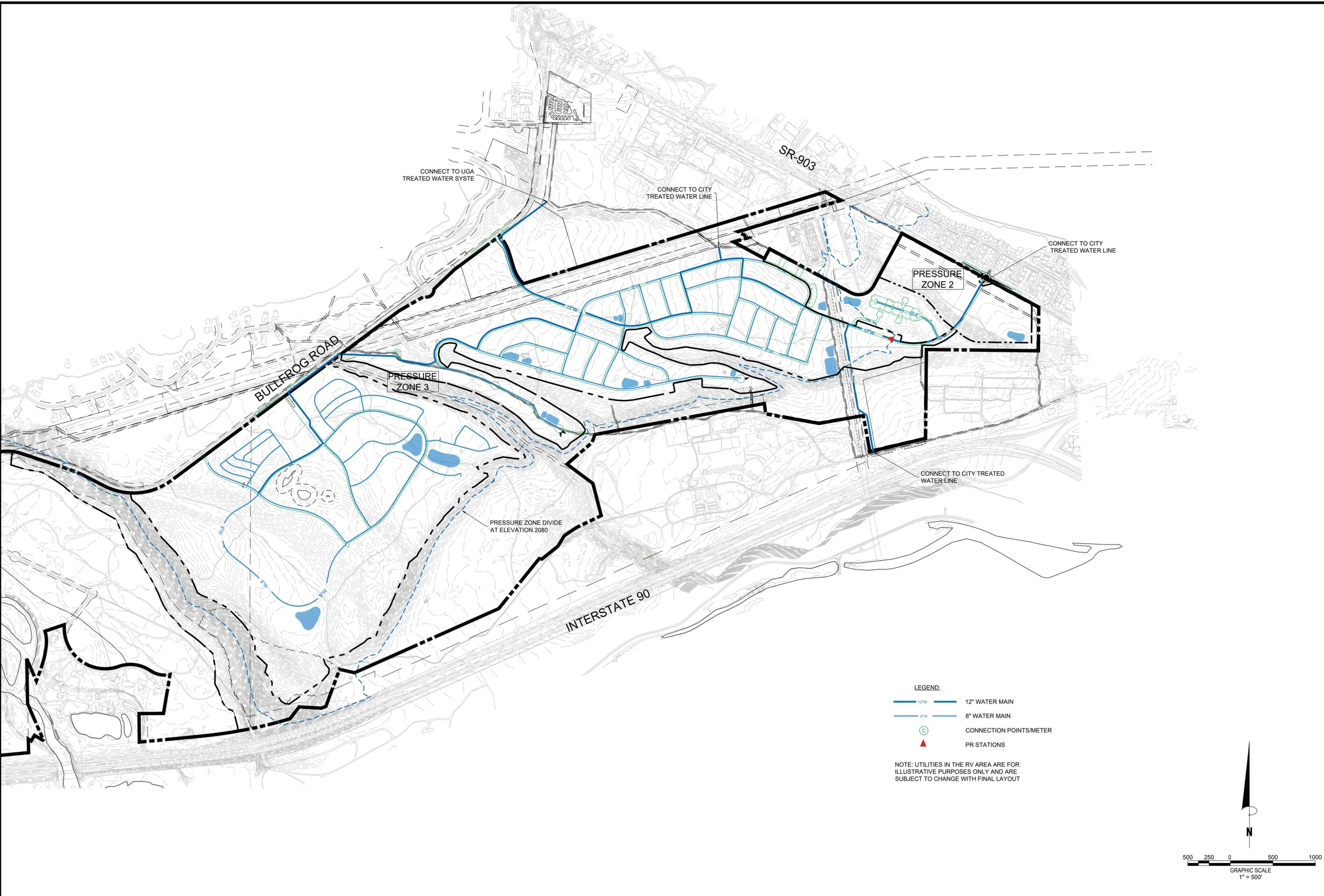


**REVISIONS:**


PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-RD.dwg
DATE	03/16/2023

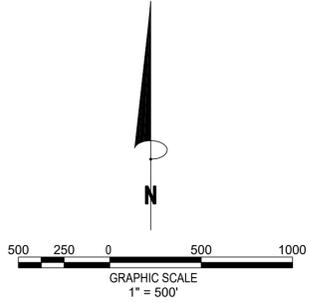
SHEET NO.  
**C007**

COPYRIGHT © 2023 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.



- LEGEND:**
- 12" WATER MAIN
  - 8" WATER MAIN
  - ⊙ CONNECTION POINTS/METER
  - ▲ PR STATIONS

NOTE: UTILITIES IN THE RV AREA ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL LAYOUT



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 9755 S.W. BANKS ROAD, SUITE 100  
 PORTLAND, OREGON 97134-8980

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

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

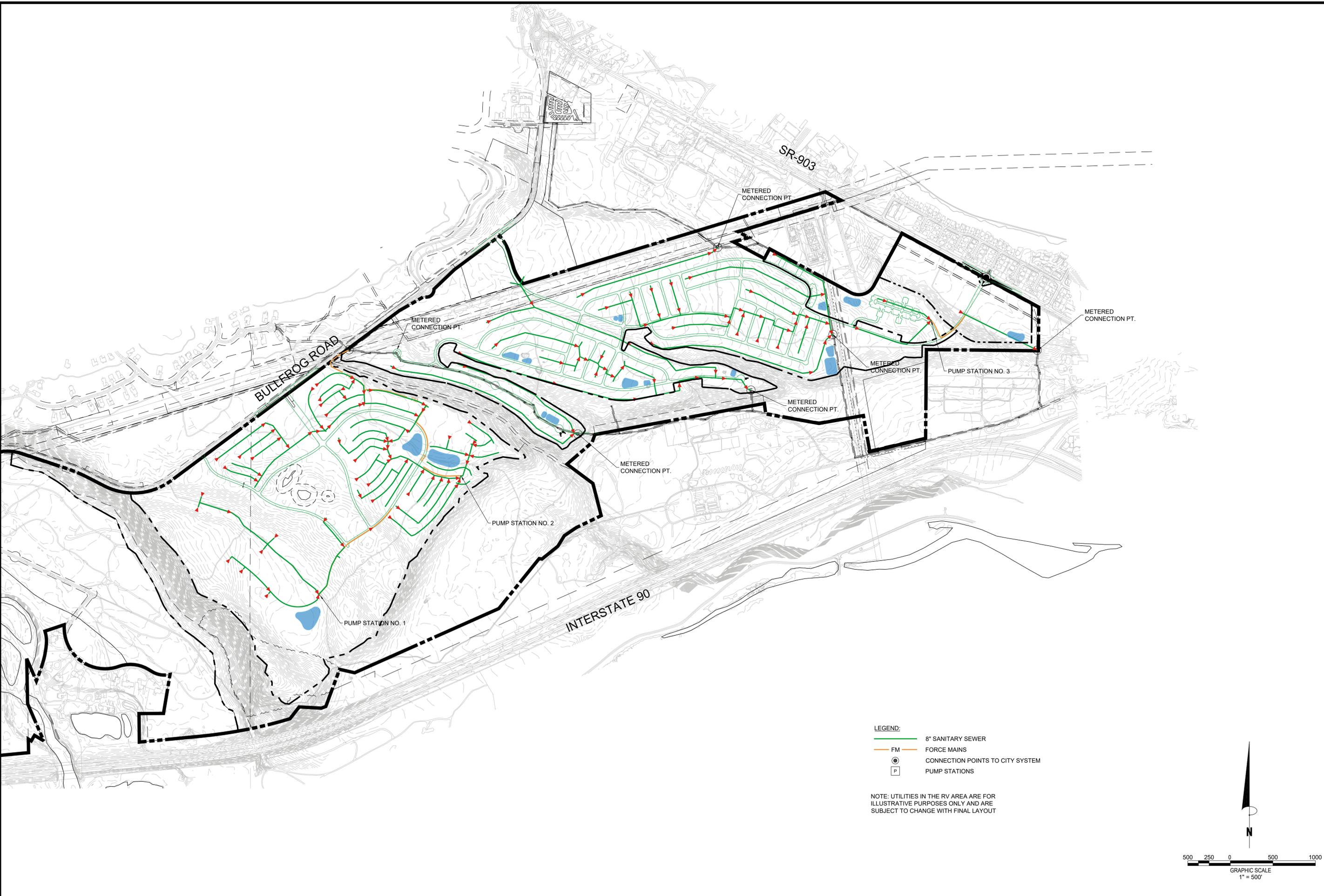
**REVISIONS:**


PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-UG.dwg
DATE	03/16/2023

SHEET NO.  
**C300**

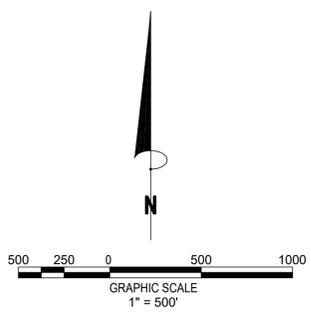
COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

kt:18001517-ug.dwg;plan\_ses;site-preliminary18001517-ug.dwg



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

NOTE: UTILITIES IN THE RV AREA ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL LAYOUT



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



**SANITARY SEWER PLAN**

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



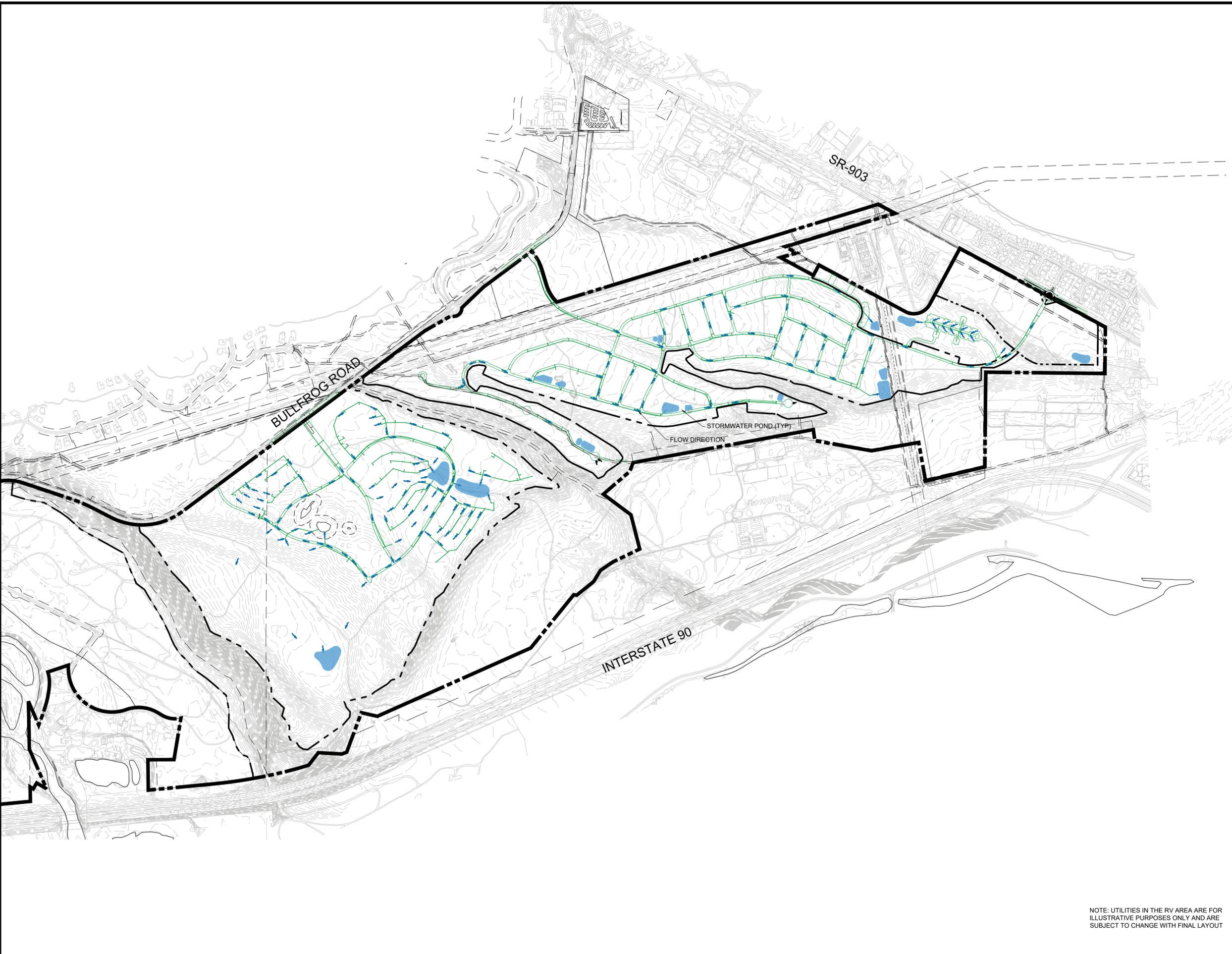
**REVISIONS:**


PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-UG.dwg
DATE	03/16/2023

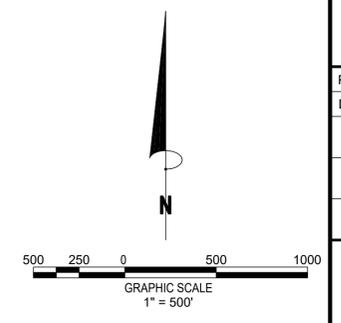
SHEET NO.  
**C301**

COPYRIGHT © 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

kt:18001517-ug.dwg; site:site-preliminary\18001517-ug.dwg



NOTE: UTILITIES IN THE RV AREA ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL LAYOUT



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



**STORM DRAINAGE PLAN**

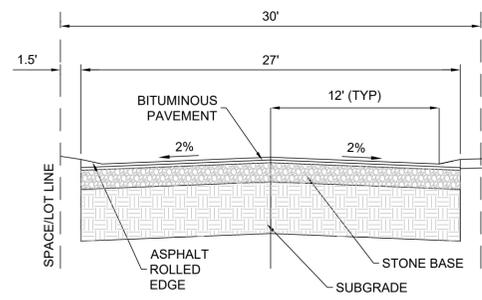
MASTERPLAN UPDATE  
**47° NORTH**  
 CLE ELUM WASHINGTON



REVISIONS:

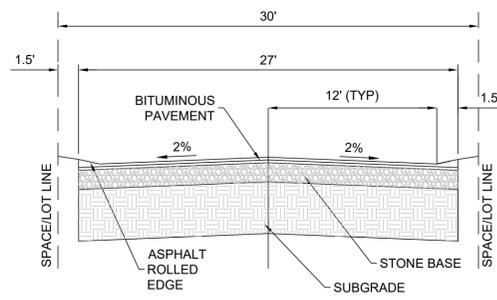

PM.	HGK/BLB
DR.	JZ
JOB NO.	18001517
FILE NO.	18001517-UG.dwg
DATE	03/16/2023

SHEET NO.  
**C302**

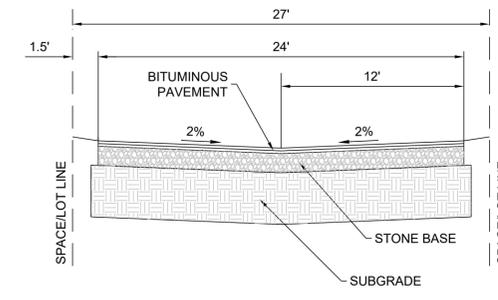


**TYPICAL CROWN ROAD CROSS SECTION FOR PRIVATE RESIDENTIAL MAIN ROAD**  
NOT TO SCALE

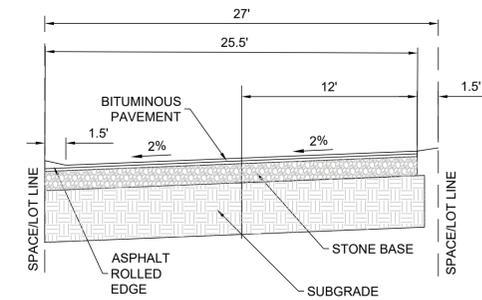
NOTE: SPACE/LOT LINES ARE ILLUSTRATED FOR DELINEATION OF SPACE AREA, THESE LINES WILL NOT BE PLATTED AND ARE PROVIDED FOR TYPICAL SPACE LAYOUT ONLY.



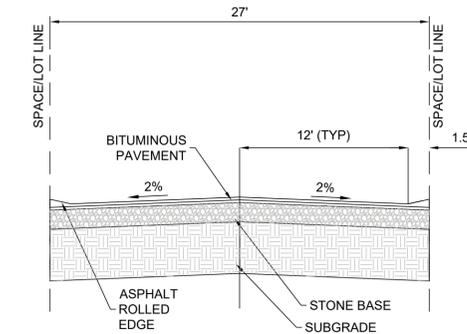
**TYPICAL CROWN ROAD CROSS SECTION FOR PRIVATE ROADS (RESIDENTIAL)**  
NOT TO SCALE



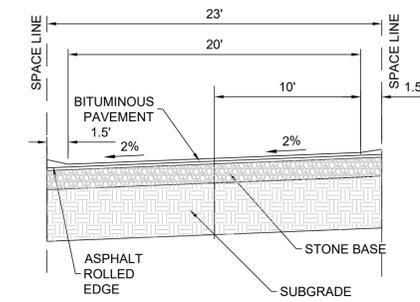
**TYPICAL INVERTED CROWN ROAD CROSS SECTION FOR PRIVATE ROADS (RV & RESIDENTIAL)**  
NOT TO SCALE



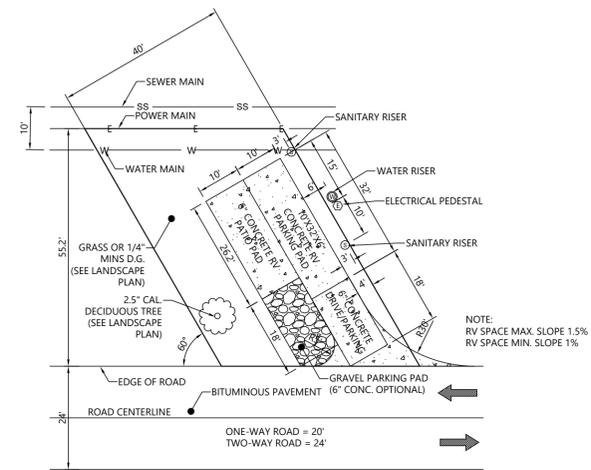
**TYPICAL SHED ROAD CROSS SECTION FOR PRIVATE ROADS (RV & RESIDENTIAL)**  
NOT TO SCALE



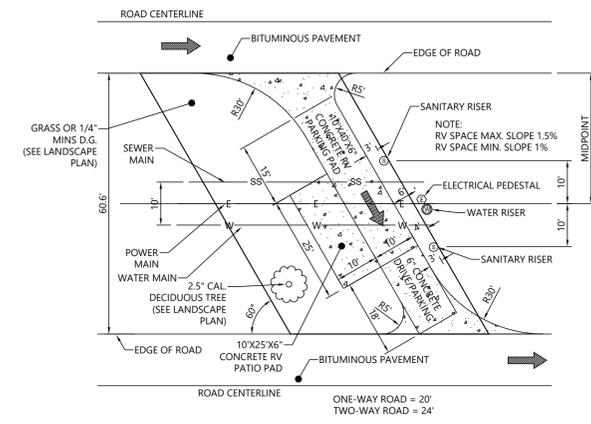
**TYPICAL CROWN ROAD CROSS SECTION FOR PRIVATE ROADS (RV)**  
NOT TO SCALE



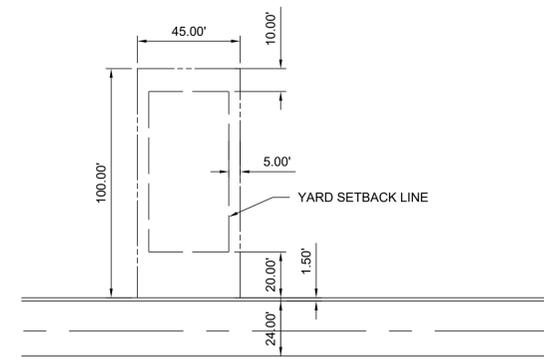
**TYPICAL ONE WAY ROAD CROSS SECTION FOR PRIVATE ROADS (RV)**  
NOT TO SCALE



**1 RV ANGLED BACK-IN SITE**  
Scale: NTS



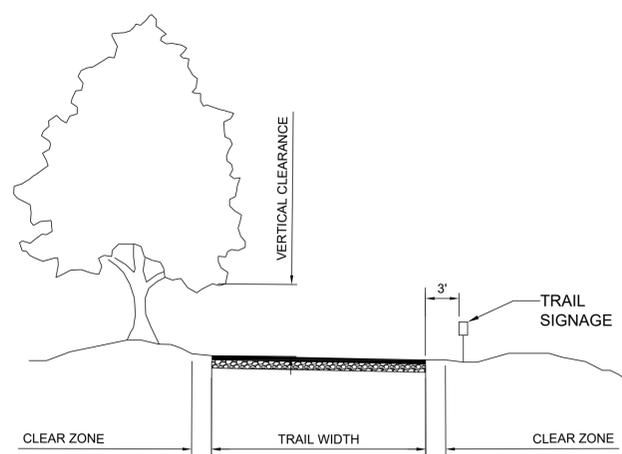
**2 RV DRIVE-THRU SITE**  
Scale: NTS



**MINIMUM LOT REQUIREMENTS:**

LOT SIZE: WIDTH 45 FEET  
DEPTH 100 FEET  
LOT AREA: 4,500 SF OR GREATER  
PARKING: MINIMUM TWO PARKING STALLS  
SETBACKS: FRONT YARD 20 FEET  
SIDE YARD 5 FEET  
BACK YARD 10 FEET

**3 MINIMUM LOT SIZE**  
Scale: NTS



NOTE:  
REFER TO TABLE 3-2 FOR  
VERTICAL CLEARANCE, TRAIL  
WIDTH AND CLEAR ZONE  
DIMENSIONS.

**4 TRAIL AND PATH DIMENSIONS**  
Scale: NTS

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



**TYPICAL SECTIONS & LOT LAYOUTS**  
MASTERPLAN UPDATE  
**47° NORTH**  
CLE ELUM WASHINGTON



REVISIONS:


PM.	HGK/BLB
DR.	JZ
	JOB NO.
	FILE NO.
	18001517-DT
	DATE
	03/16/2023
	SHEET NO.
	C600