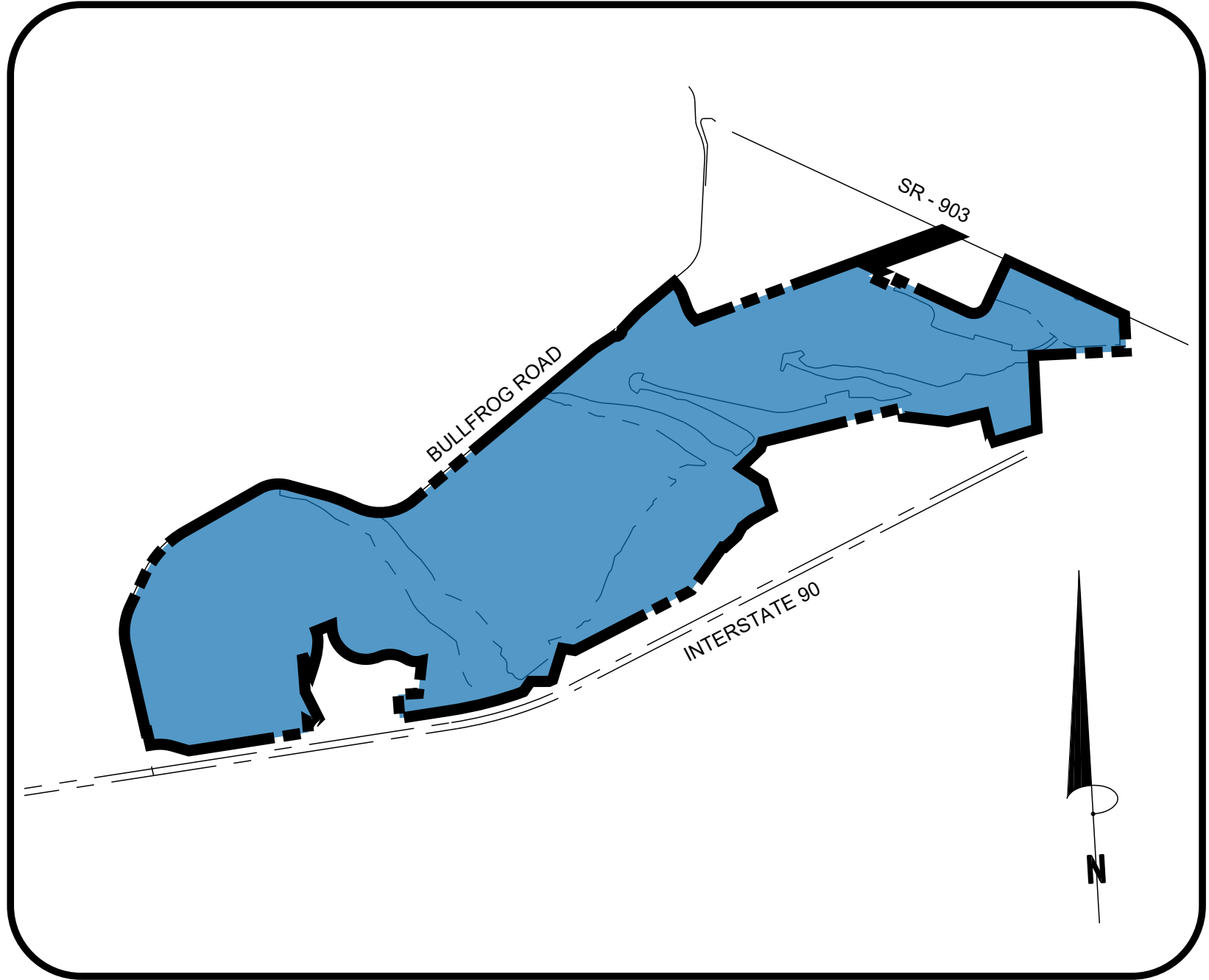


MASTER PLAN UPDATE
FOR
47° NORTH
A PORTION OF SECTIONS 21,27,28,29,30,31,32 &33, T. 20 N., R.15 E., W.M.
KITITAS COUNTY, WASHINGTON



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 AGREES 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.

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COVER SHEET

MASTER PLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON

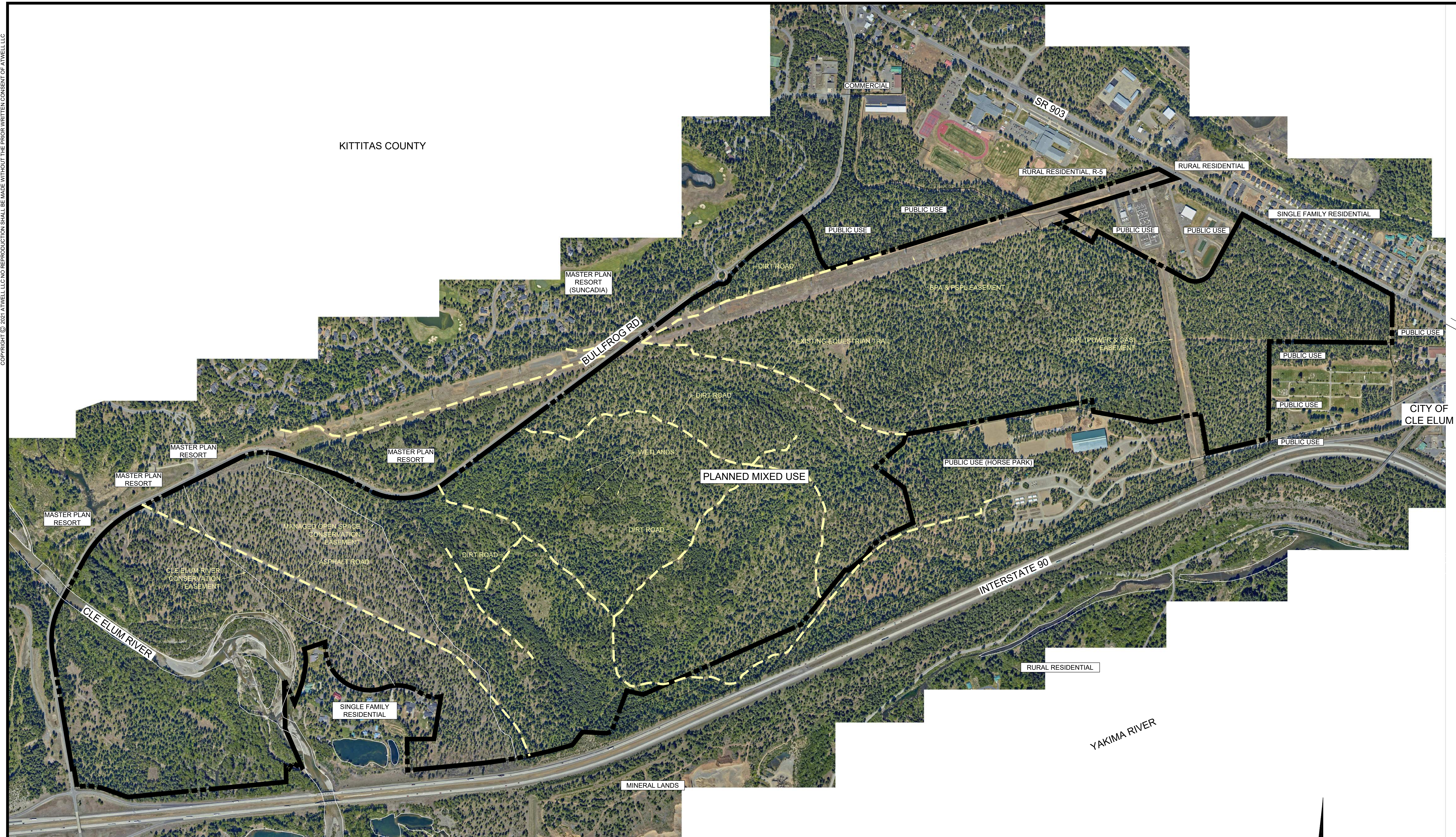



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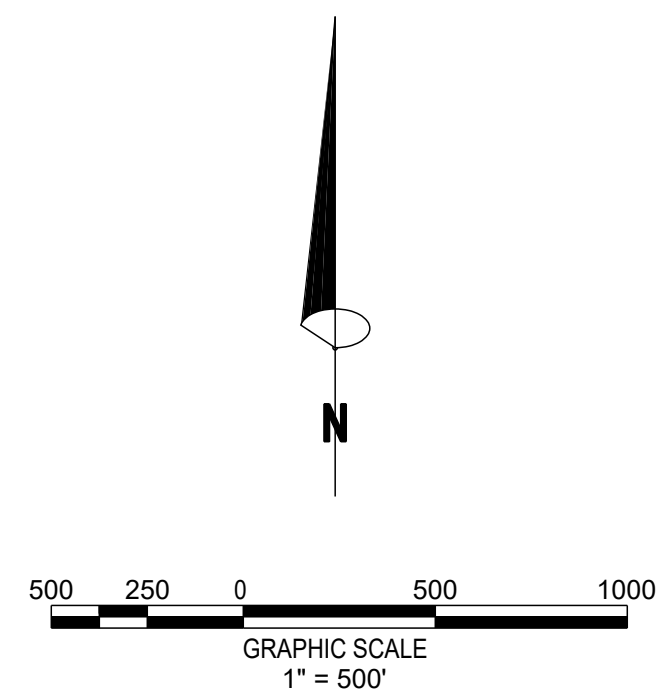


 Cle Elum, Washington

 March 9, 2021

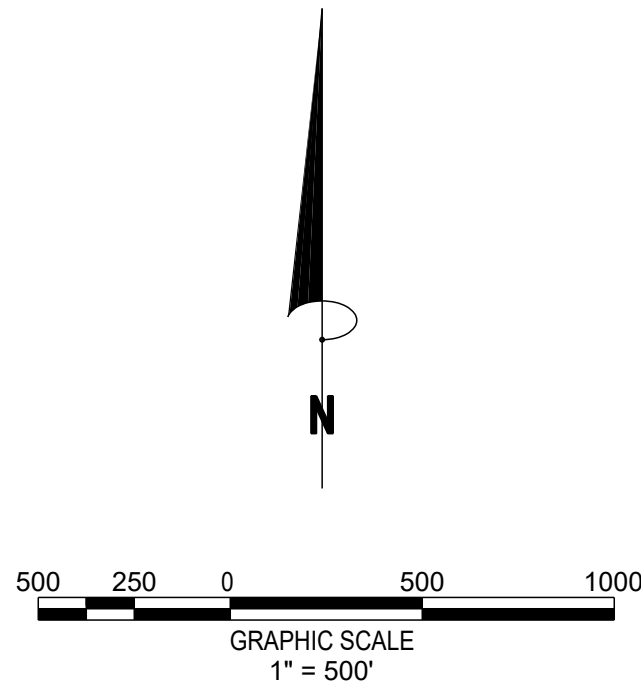
 # 18002934

 Sun Communities





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



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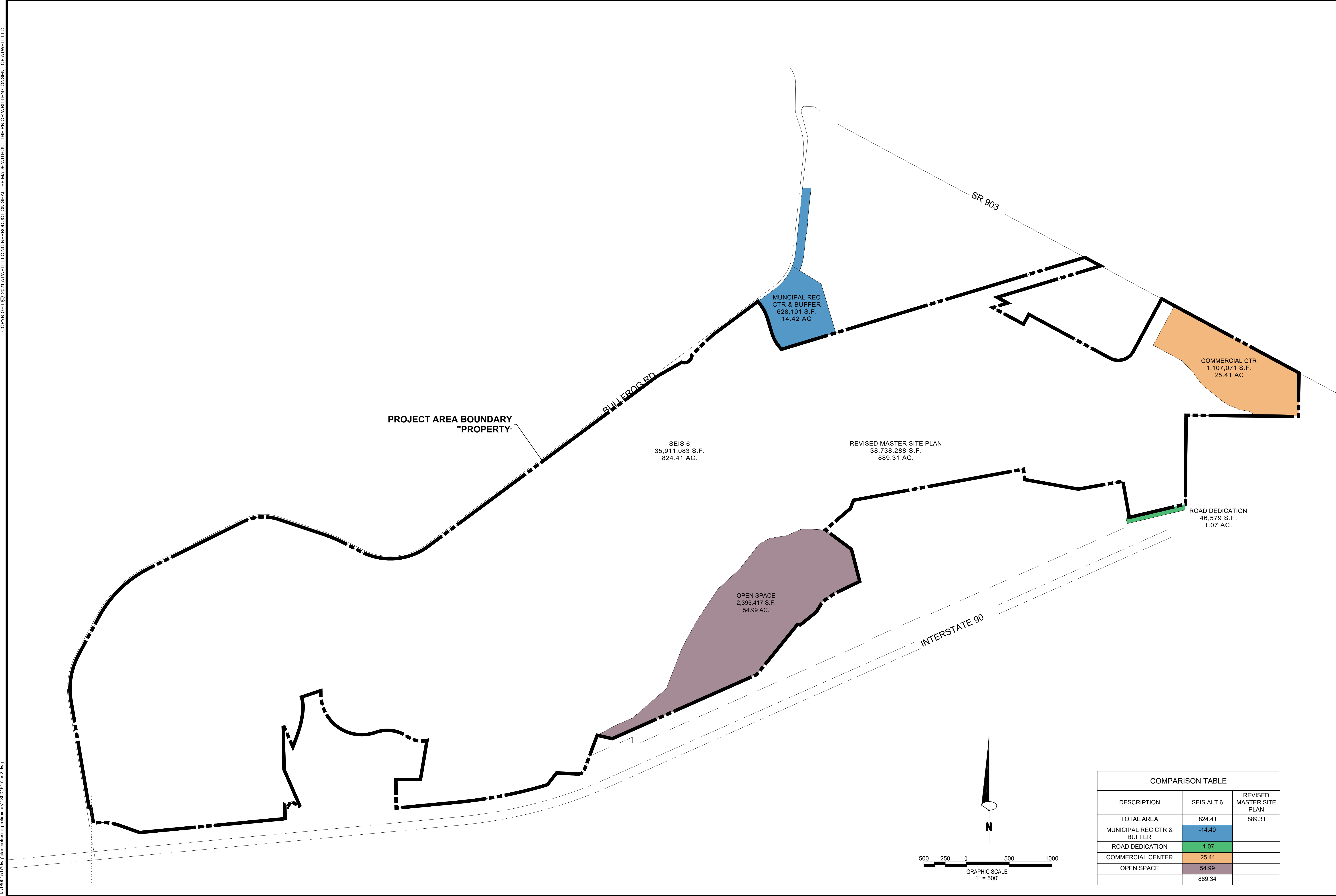


EXISTING CONDITIONS
MASTERPLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON



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	JOB NO. 18001517
	FILE NO. 18001517-EC.dwg
	DATE 03/16/2023
SHEET NO. C002	



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LAND USE SUMMARY COMPARISON

MASTERPLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON

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SHEET NO.





C003

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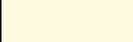


kt180015172dwgplan_sssite-preliminaryparks plan.dwg

LAND USE SUMMARY

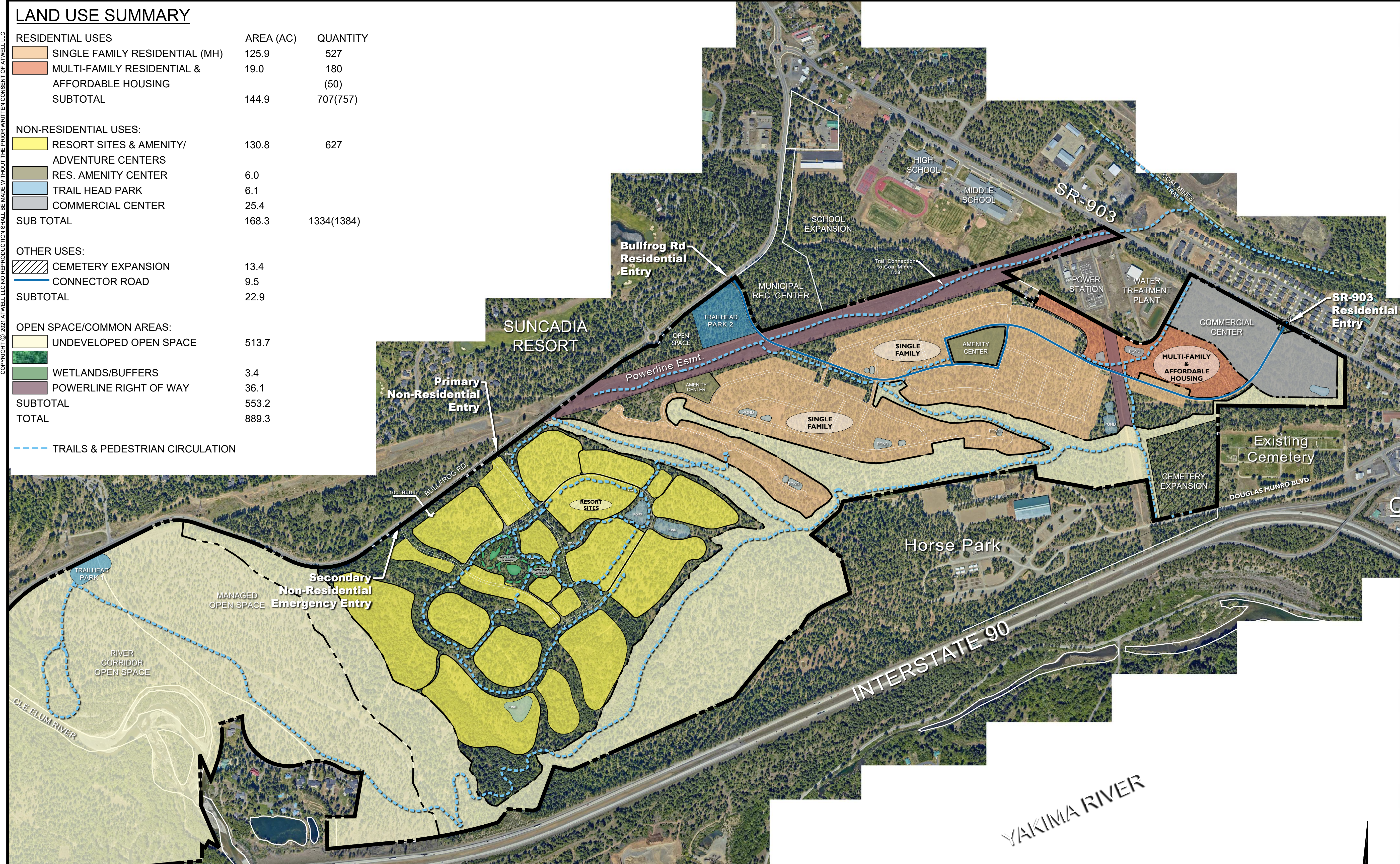
RESIDENTIAL USES		AREA (AC)	QUANTITY
	SINGLE FAMILY RESIDENTIAL (MH)	125.9	527
	MULTI-FAMILY RESIDENTIAL & AFFORDABLE HOUSING	19.0	180
	SUBTOTAL	144.9	707(757)

NON-RESIDENTIAL USES:		AREA (AC)	QUANTITY
	RESORT SITES & AMENITY/ADVENTURE CENTERS	130.8	627
	RES. AMENITY CENTER	6.0	
	TRAIL HEAD PARK	6.1	
	COMMERCIAL CENTER	25.4	
	SUB TOTAL	168.3	1334(1384)

OTHER USES:		AREA (AC)	QUANTITY
	CEMETERY EXPANSION	13.4	
	CONNECTOR ROAD	9.5	
	SUBTOTAL	22.9	

OPEN SPACE/COMMON AREAS:		AREA (AC)	QUANTITY
	UNDEVELOPED OPEN SPACE	513.7	
	WETLANDS/BUFFERS	3.4	
	POWERLINE RIGHT OF WAY	36.1	
	SUBTOTAL	553.2	
	TOTAL	889.3	

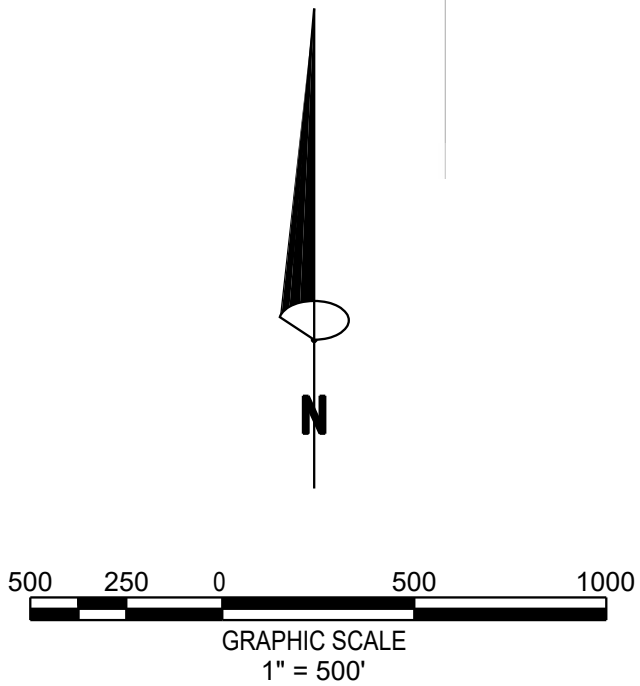
 TRAILS & PEDESTRIAN CIRCULATION



NOTES:

- SEE C600 FOR TYPICAL ROAD SECTIONS
- 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
TOTAL	527	180	50	627	150,000 SF



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SITE PLAN
MASTERPLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON



REVISIONS:	

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

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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. 20020260030 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.

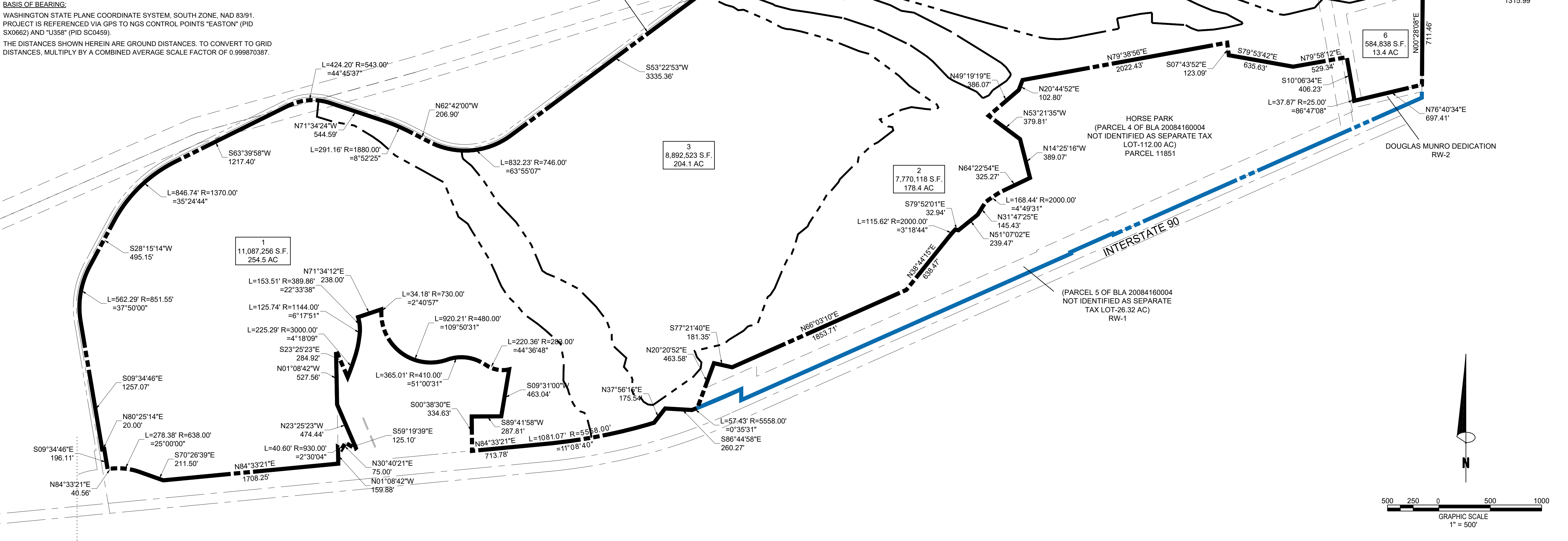
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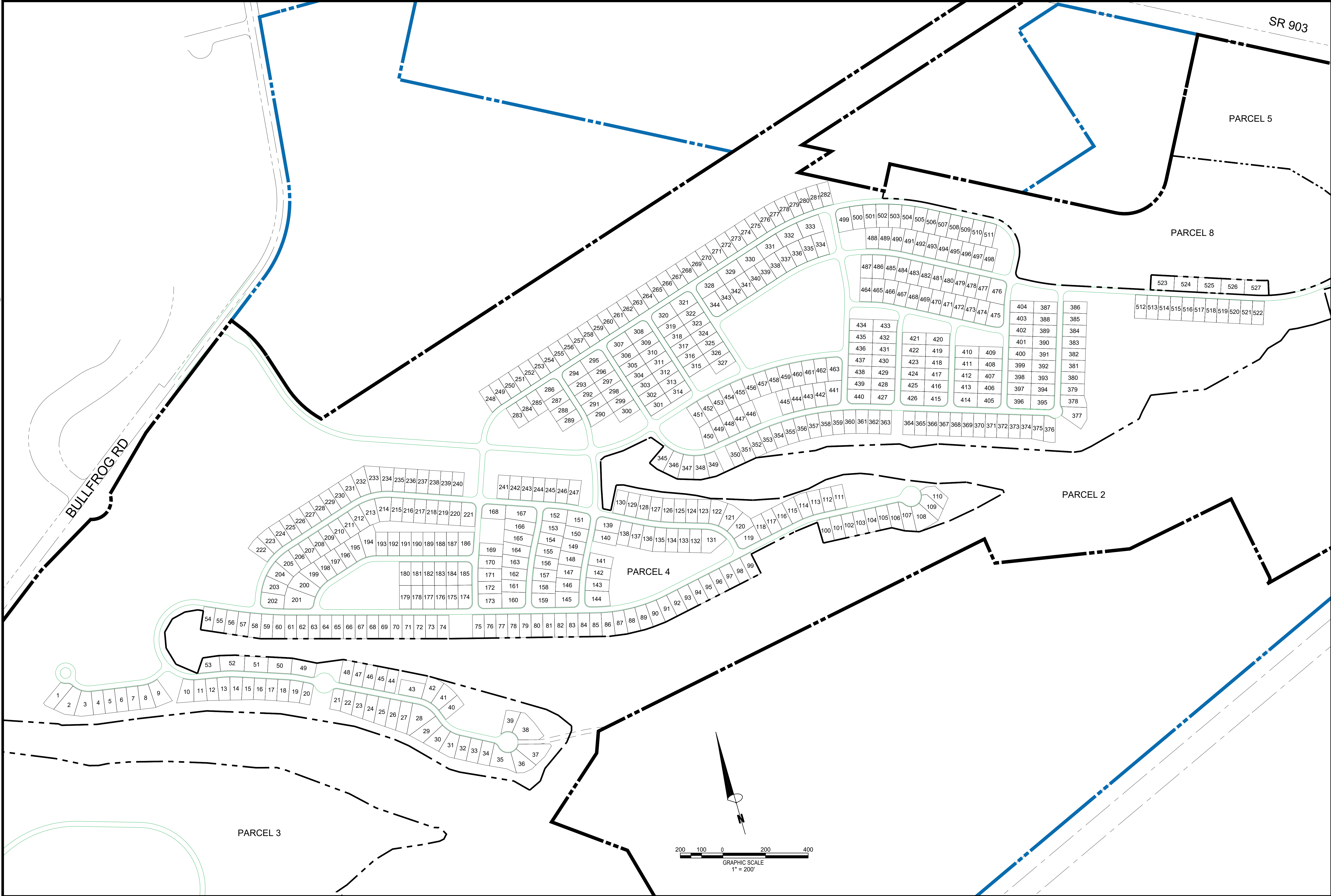
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SC0459).

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	
RESIDENTIAL:							
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
SUBTOTAL	228.5	1334	150.1	707	144.9	707 (757)	INCLUDES ±26 ACRES OF GENERAL OPEN SPACE
NON-RESIDENTIAL USES:							
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
SUBTOTAL	103.5		162.5	627	168.3	627	INCLUDES ±70 ACRES OF GENERAL OPEN SPACE
OTHER USES:							
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						
SUBTOTAL	244.0		35.1		22.9		
OPEN SPACE:							
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
SUBTOTAL	524.0		476.7		553.1		
TOTAL	1100.0	1334	824.4	1334	889.3	1334 (1384)	50 AFFORDABLE UNITS ADDED
ADJUSTMENTS:							
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				
RW-1			26.3		26.3		HIGHWAY TO BE DEDICATED
RW-2			1.4		1.4		TO BE DEDICATION TO CITY
RW-3					0.6		HIGHWAY TO BE DEDICATED
TRACT C BOUNDARY LINE ADJ. 202104020107			2.2		2.2		
BUFFER/OPEN SPACE			45.8				
SUBTOTAL	0.0		275.6		205.0		
TOTAL	1100.0		1100.0		1094.3		PRECISE AREA, NOT ROUNDED

PROJECT AREA BOUNDARY "PROPERTY"





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SINGLE FAMILY PRELIMINARY PLAT

MASTERPLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON

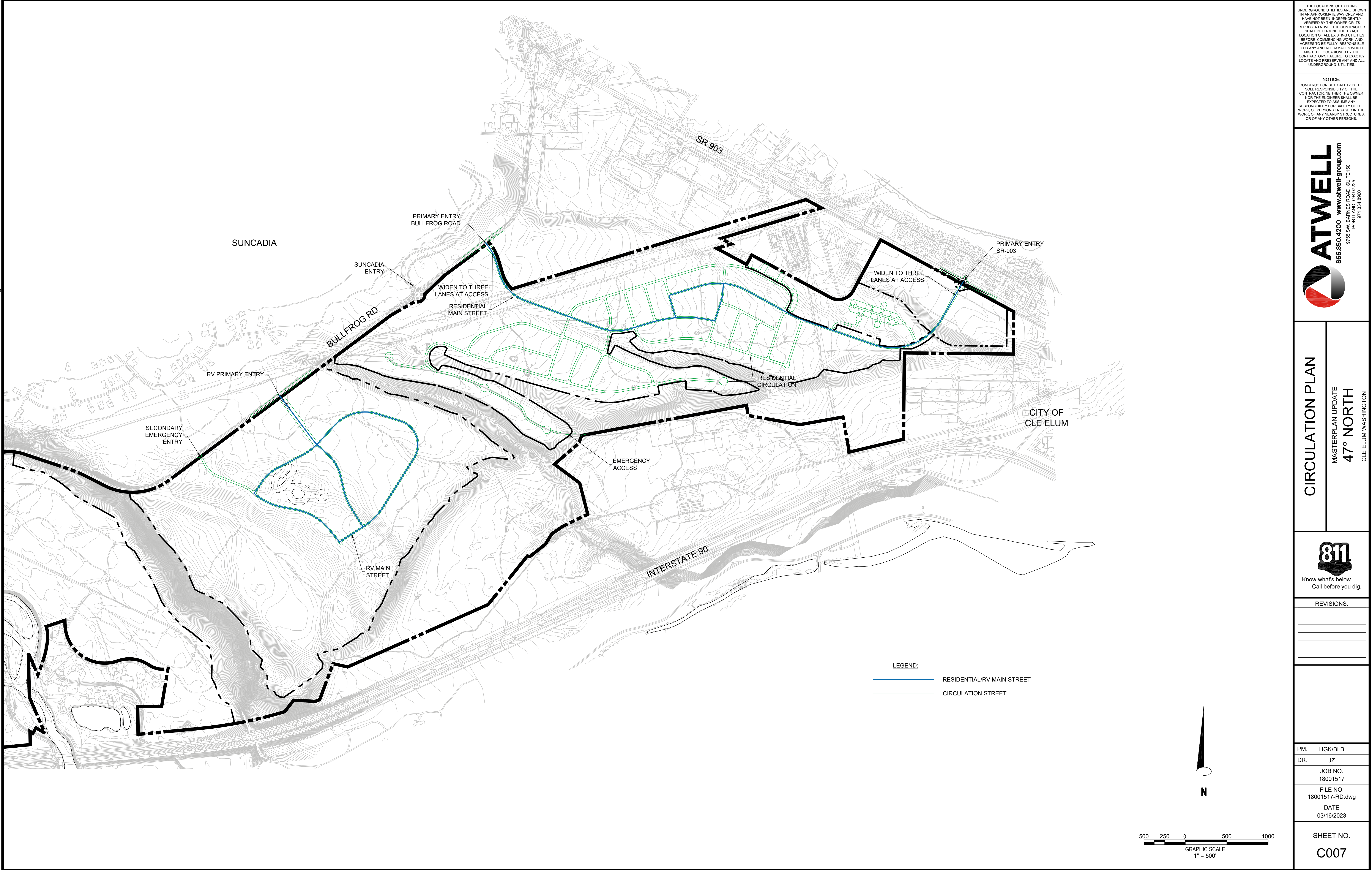
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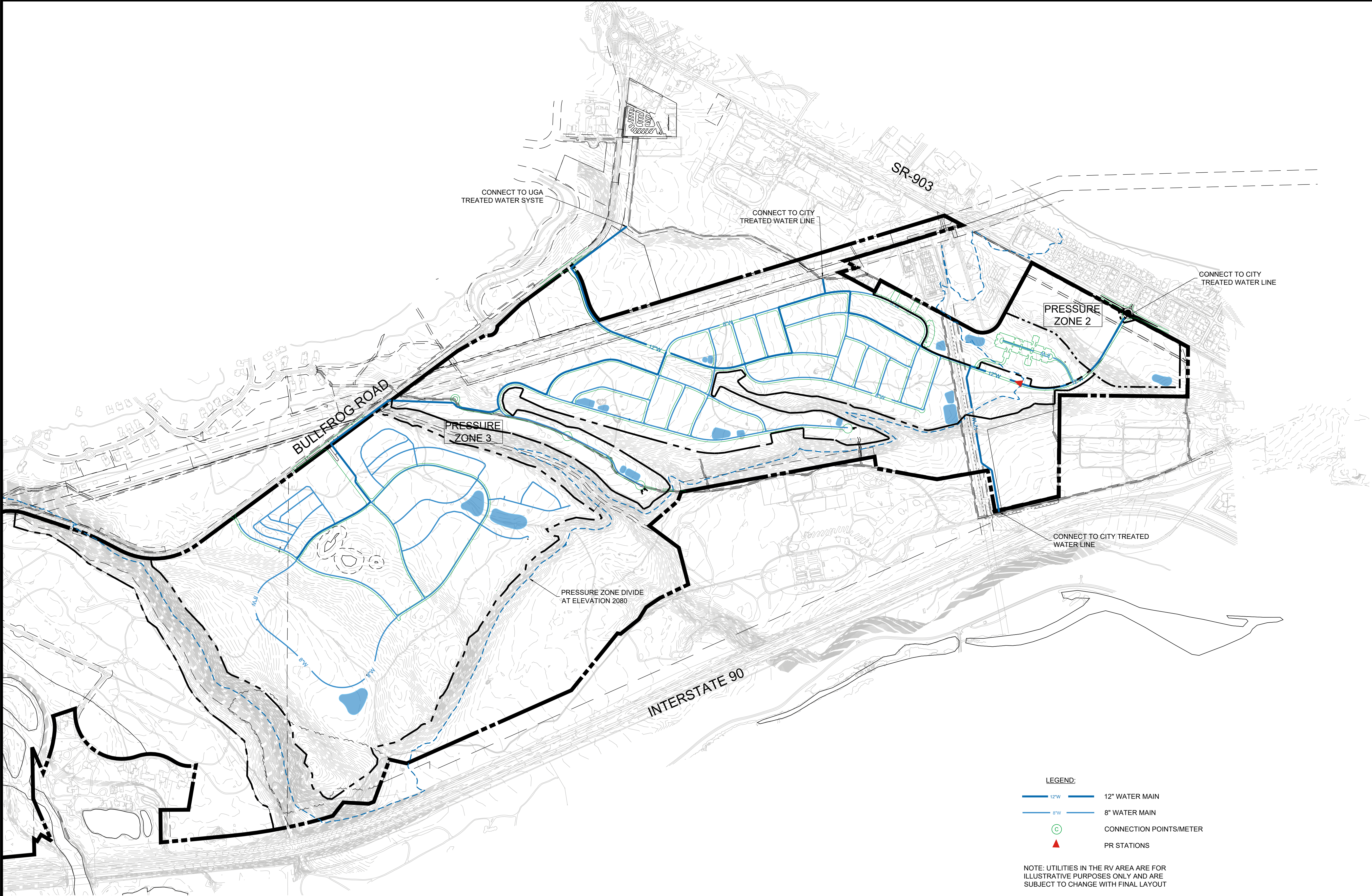
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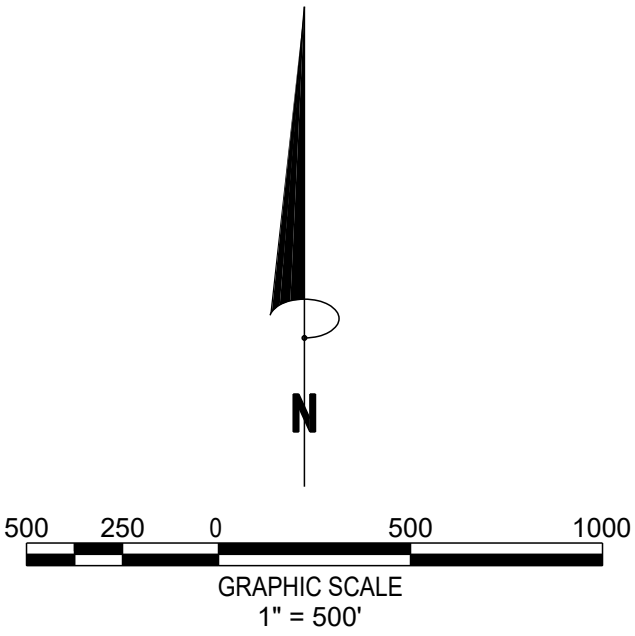
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- LEGEND:
- 12" W 12" WATER MAIN
 - 8" W 8" WATER MAIN
 - CONNECTION POINTS/METER
 - PR STATIONS

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



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WATER PLAN

MASTERPLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON



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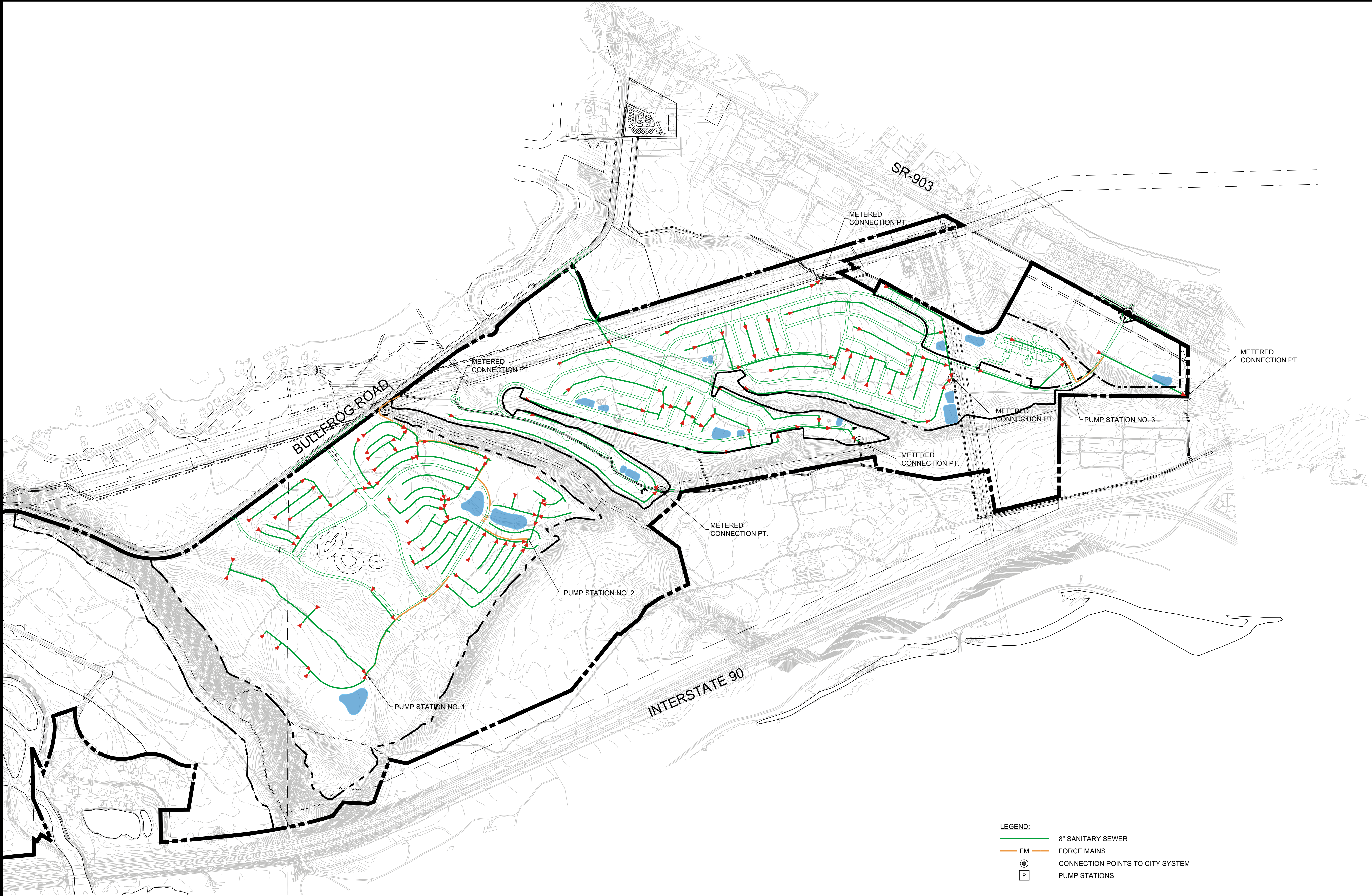
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SANITARY SEWER PLAN

MASTERPLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON

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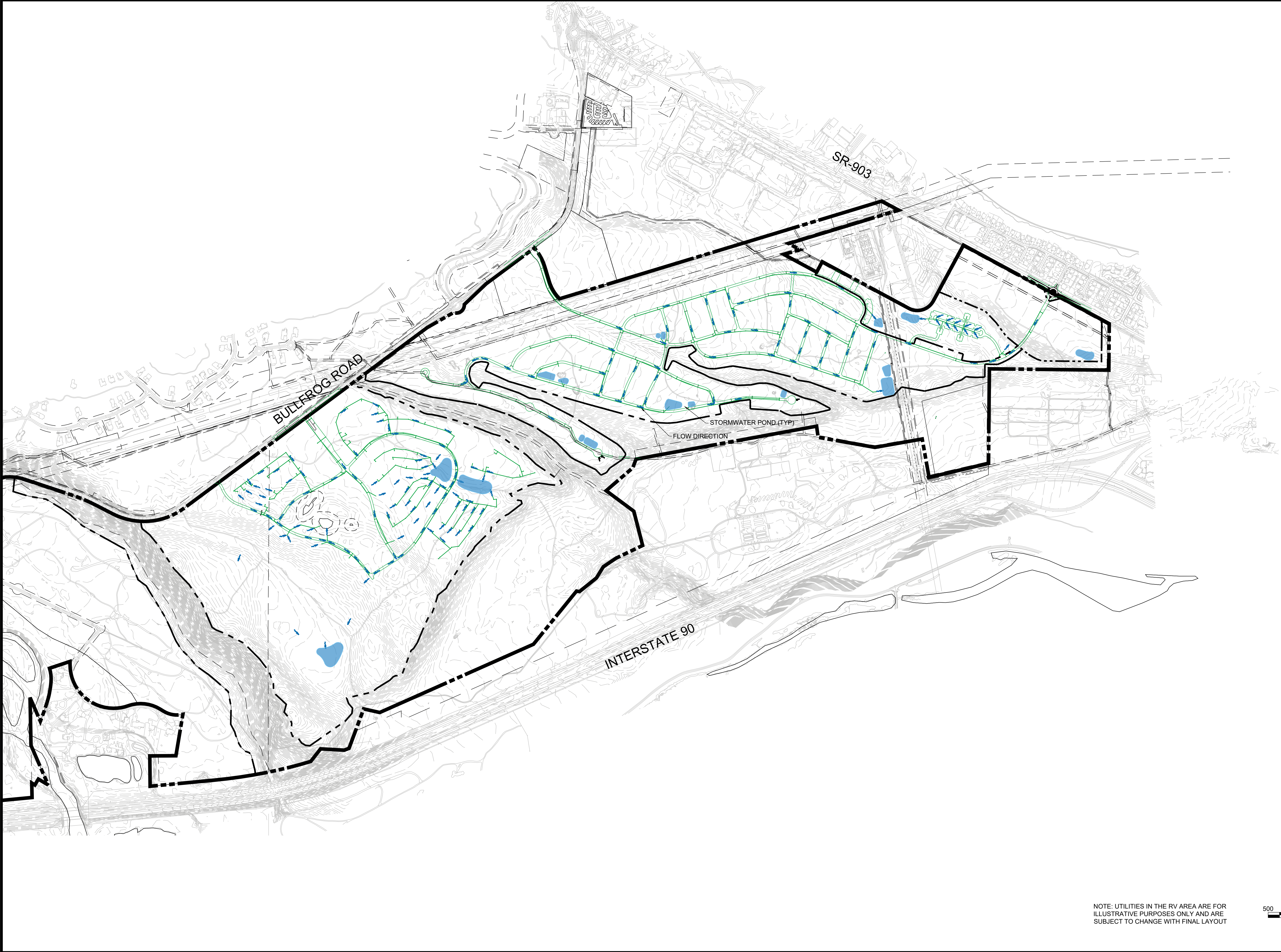
NO.	DATE	DESCRIPTION

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

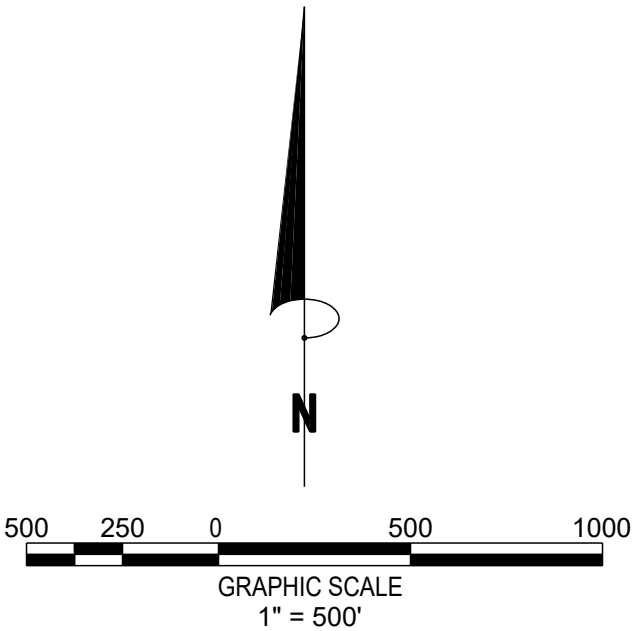
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NOTE: UTILITIES IN THE RV AREA ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL LAYOUT



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:
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STORM DRAINAGE PLAN

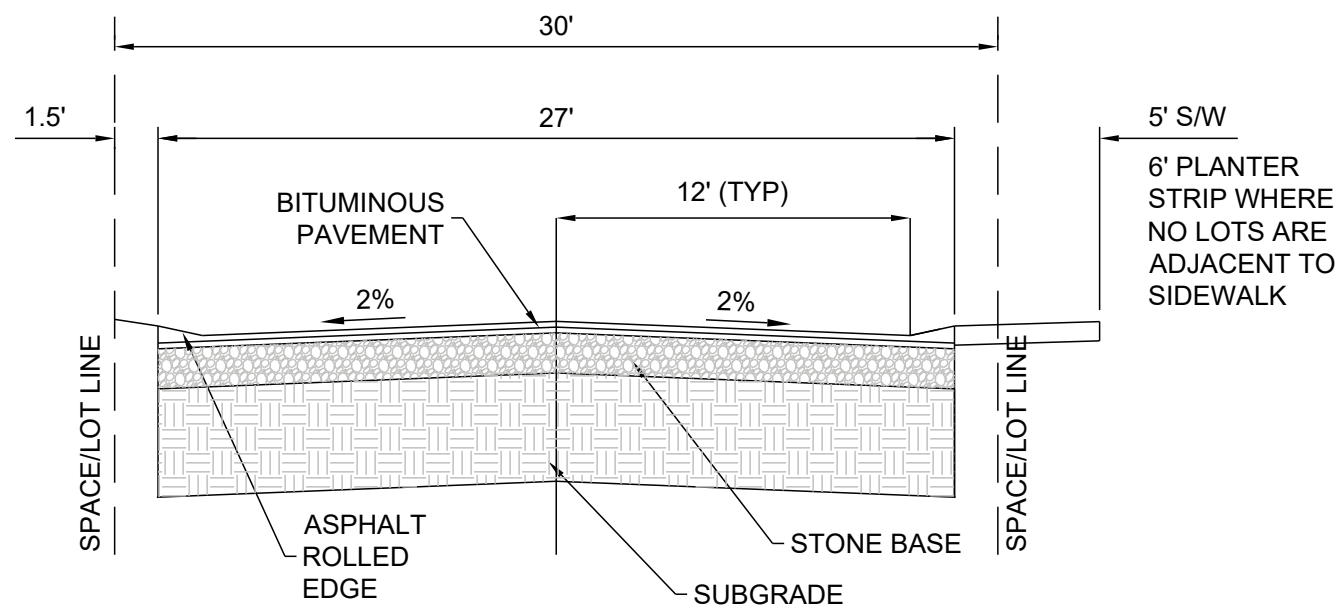
MASTERPLAN UPDATE
47° NORTH
CLE ELUM WASHINGTON



Know what's below.
Call before you dig.

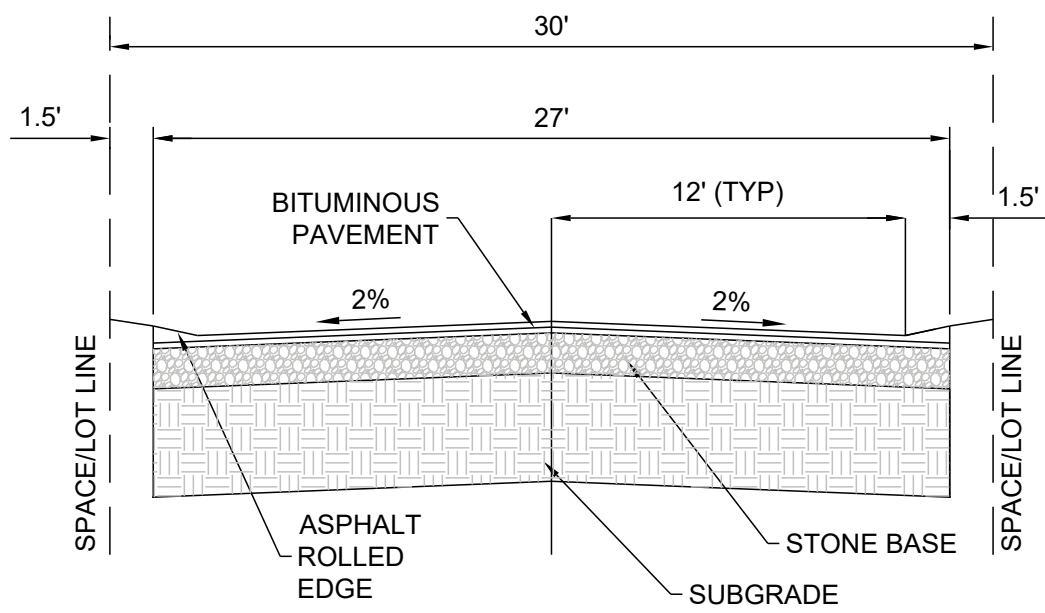
REVISIONS:

PM.	HGK/BLB
DR.	JZ
JOB NO. 18001517	
FILE NO. 18001517-UG.dwg	
DATE 03/16/2023	
SHEET NO. C302	

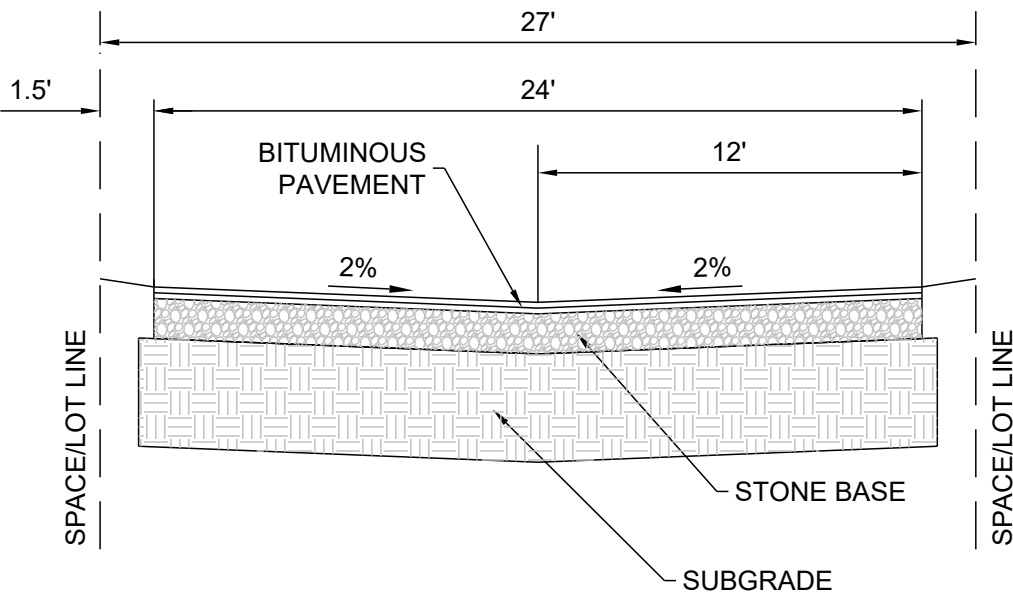


TYPICAL CROWN ROAD CROSS SECTION FOR PRIVATE RESIDENTIAL MAIN ROAD
NOT TO SCALE

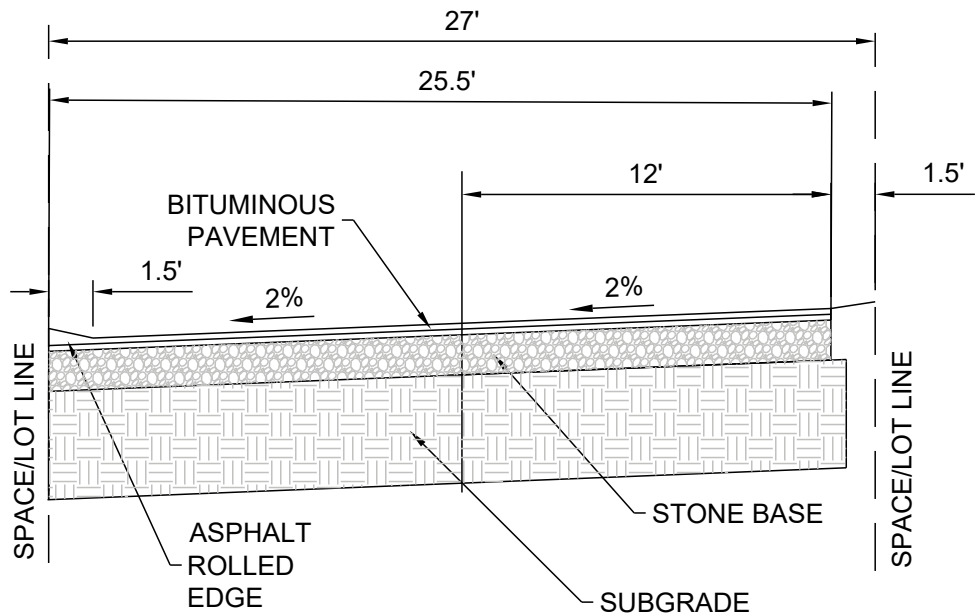
NOTE: SPACE/LOT LINES ARE ILLUSTRATED FOR DELINEATION OF SPACE AREA, THESE LINES WILL NOT BE PLATTED AND ARE PROVIDED FOR TYPICAL SPACE LAYOUT ONLY.



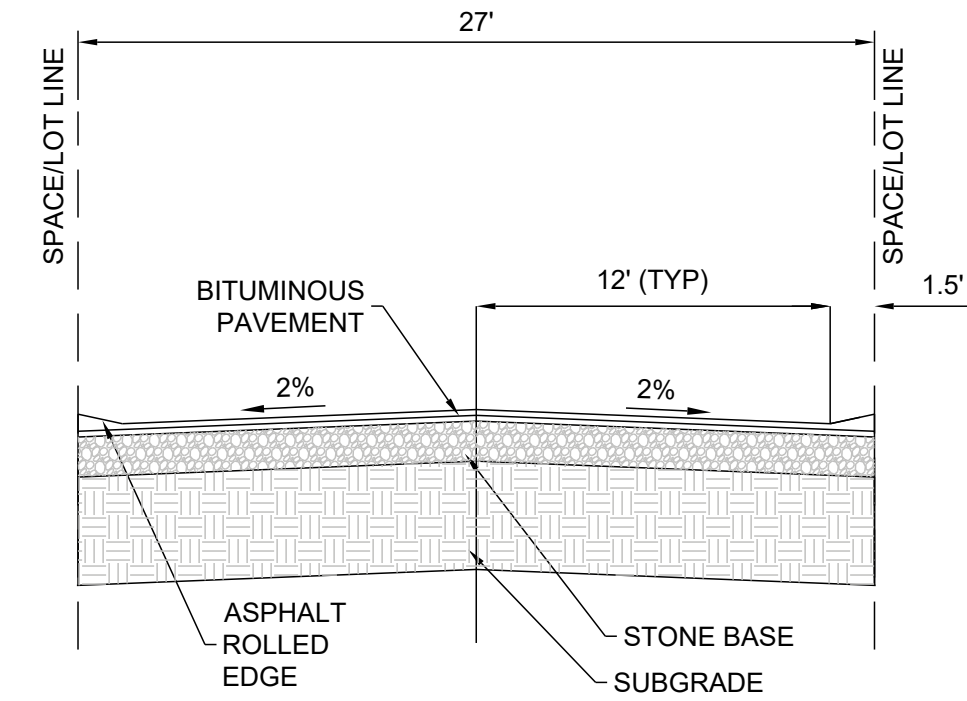
TYPICAL CROWN ROAD CROSS SECTION FOR PRIVATE ROADS (RESIDENTIAL)
NOT TO SCALE



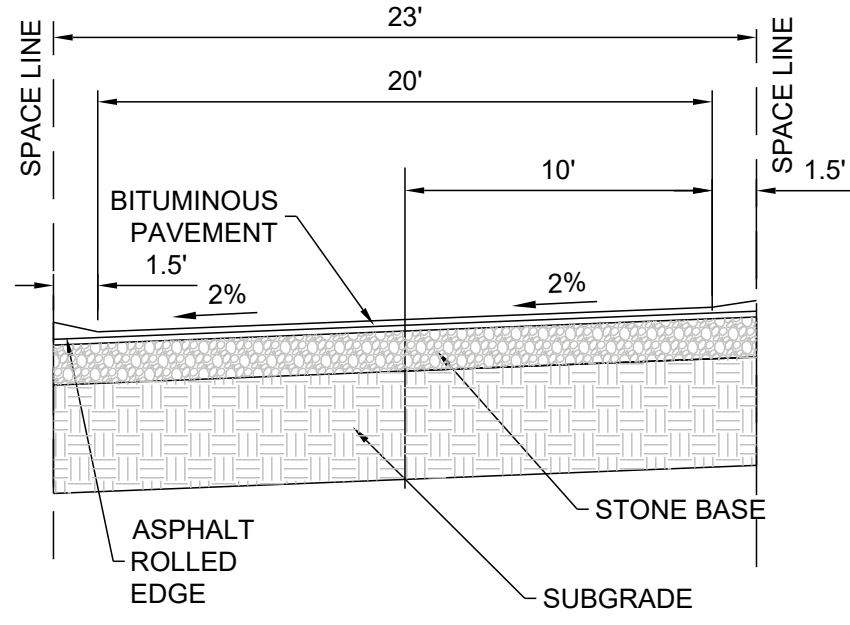
TYPICAL INVERTED CROWN ROAD CROSS SECTION FOR PRIVATE ROADS (RV & RESIDENTIAL)
NOT TO SCALE



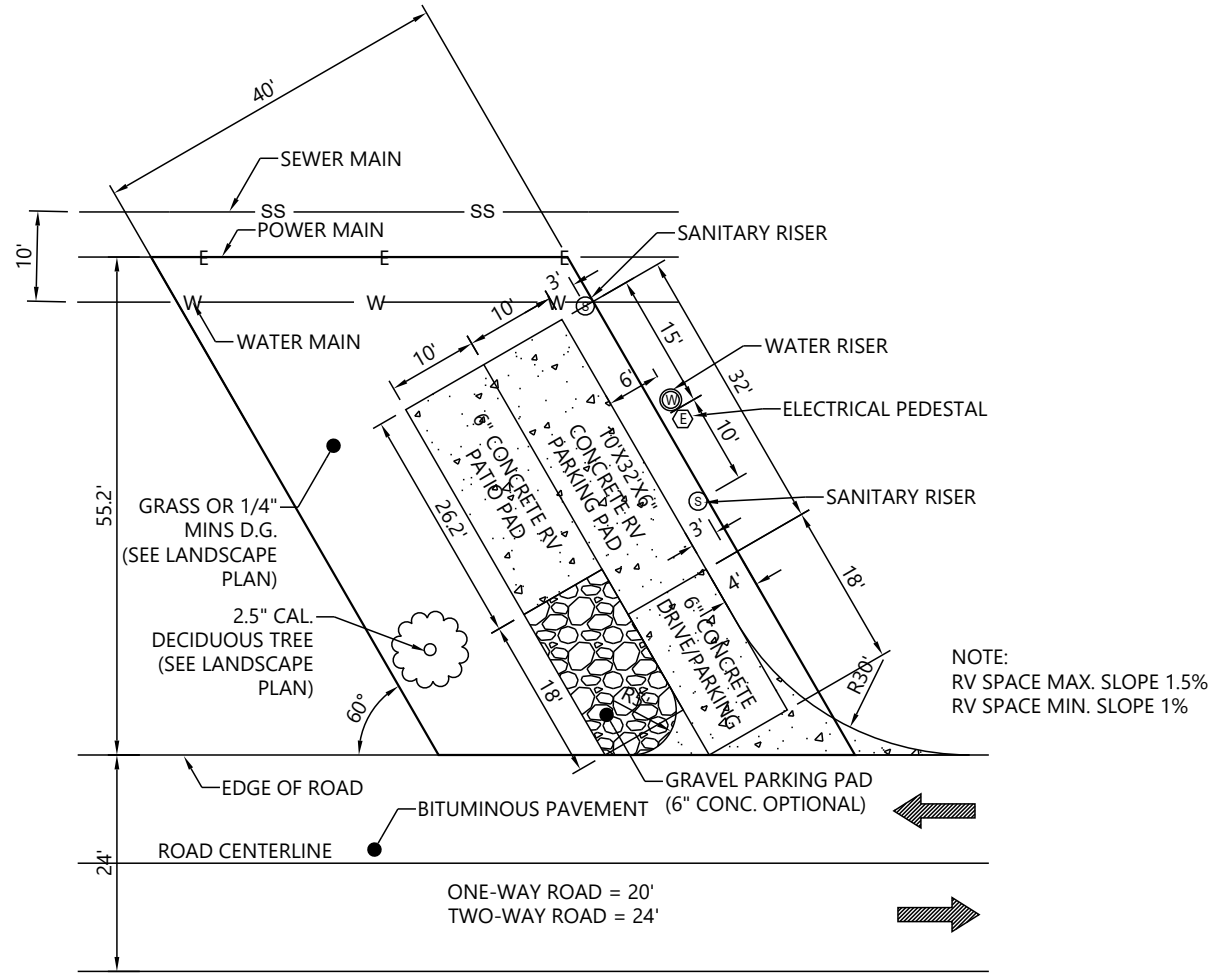
TYPICAL SHED ROAD CROSS SECTION FOR PRIVATE ROADS (RV & RESIDENTIAL)
NOT TO SCALE



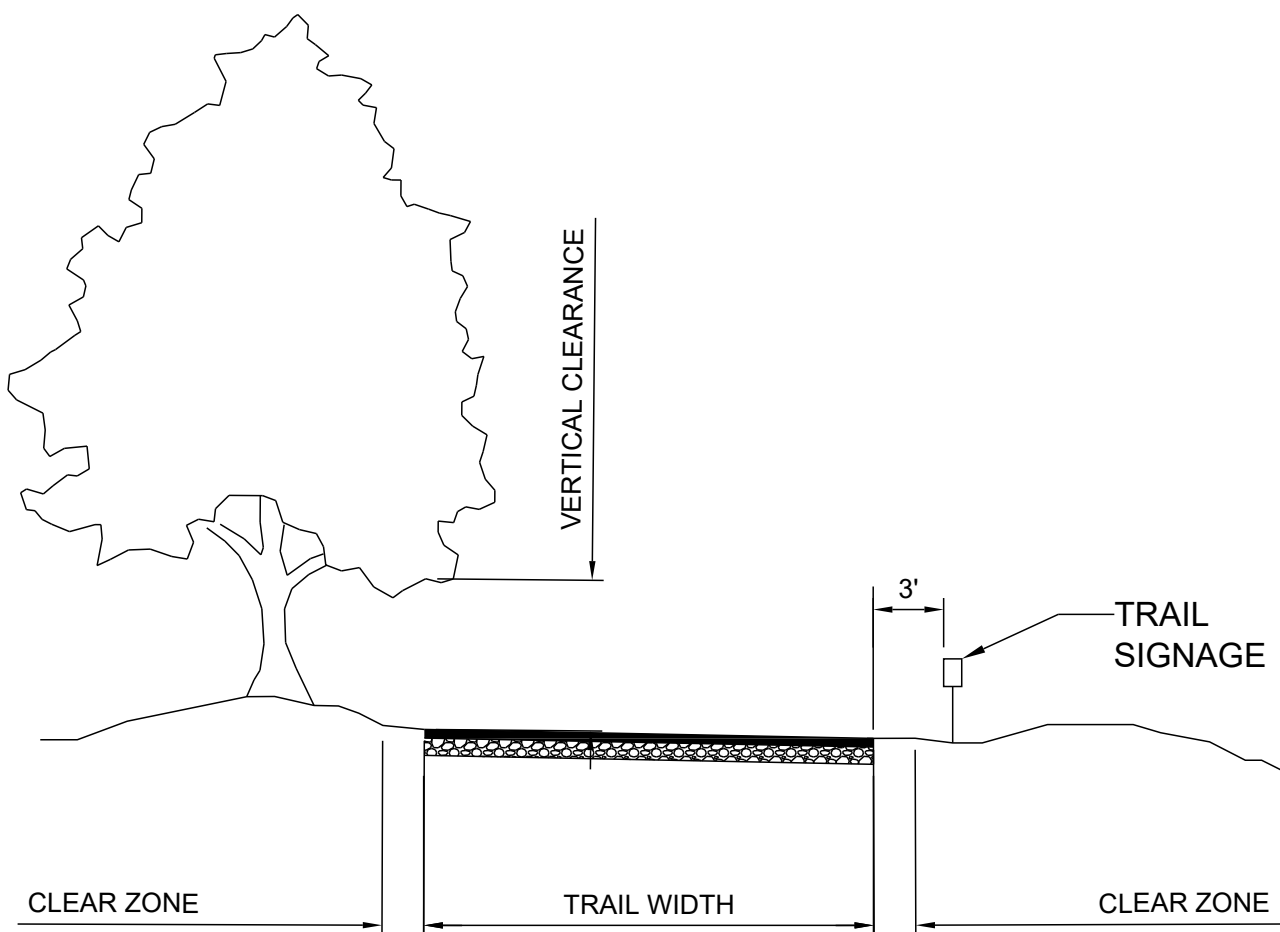
TYPICAL CROWN ROAD CROSS SECTION FOR PRIVATE ROADS (RV)
NOT TO SCALE



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

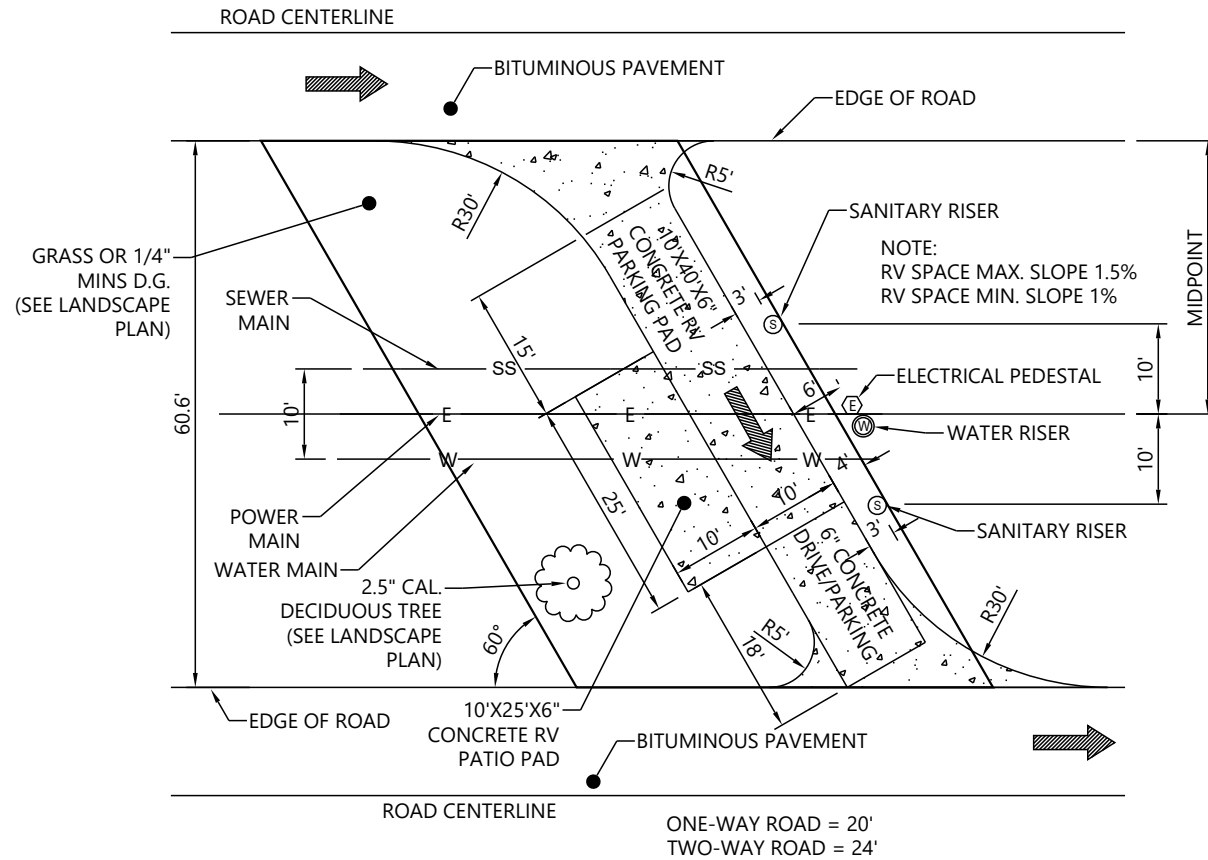


1 RV ANGLED BACKIN-IN SITE
Scale: NTS

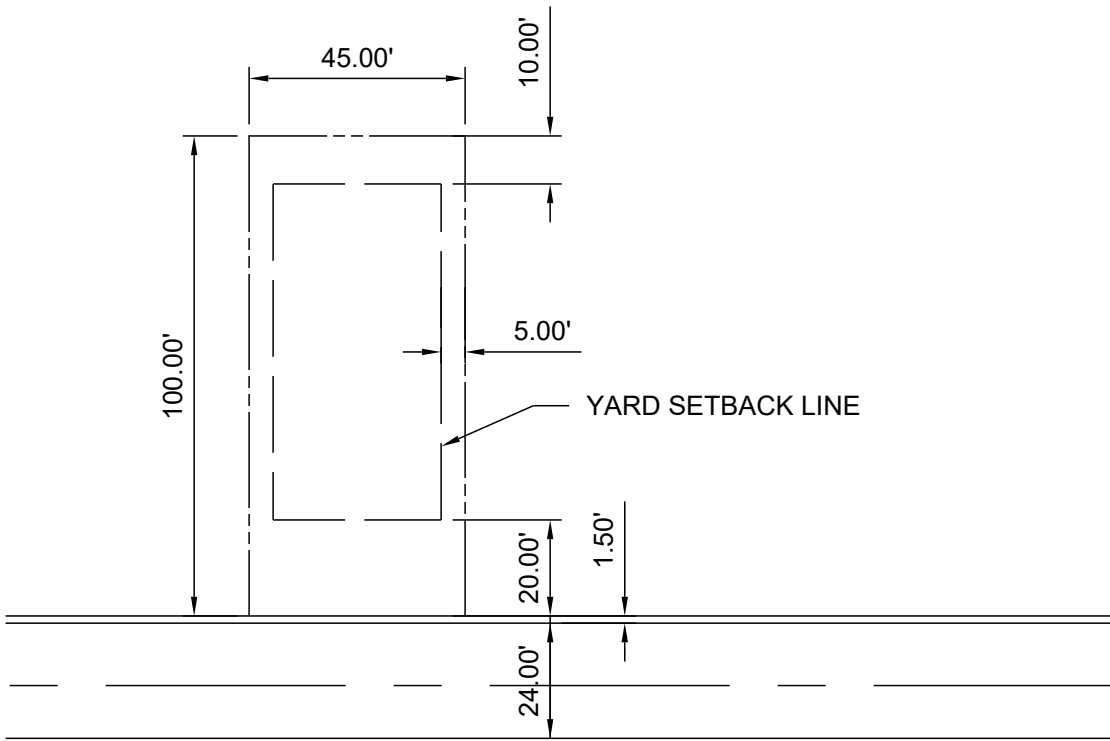


NOTE:
REFER TO TABLE 3-2 FOR
VERTICAL CLEARANCE, TRAIL
WIDTH AND CLEAR ZONE
DIMENSIONS.

4 TRAIL AND PATH DIMENSIONS
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

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TYPICAL SECTIONS & LOT LAYOUTS
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