

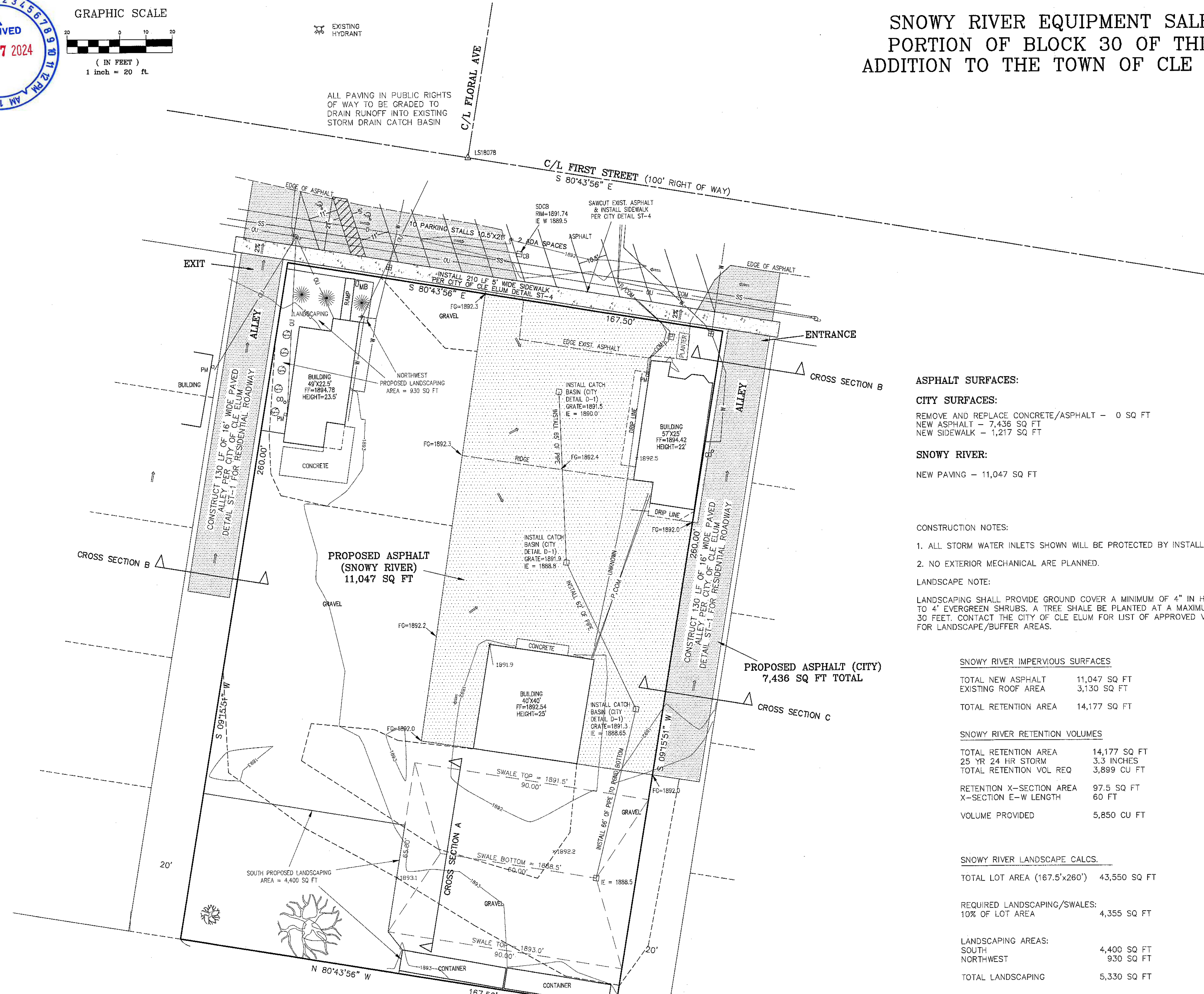
SNOWY RIVER EQUIPMENT SALES PORTION OF BLOCK 30 OF THIRD ADDITION TO THE TOWN OF CLE ELUM

LEGEND

- FOUND PIN & CAP
- △ FOUND NAIL & WASHER
- COM UNDERGROUND COMMUNICATIONS
- P UNDERGROUND POWER LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- D STORM DRAIN LINE
- OU OVERHEAD UTILITY LINES
- MB WATER METER
- WV WATER VALVE
- UP UTILITY POLE
- PM POWER METER
- PV POWER VAULT
- TRP TELEPHONE RISER
- CB STORM DRAIN CATCH BASIN
- CO CLEAN OUT
- YH YARD HYDRANT
- MB MAIL BOX
- DT DECIDUOUS TREE
- F FENCE
- DP DRAINAGE PATH



ALL PAVING IN PUBLIC RIGHTS OF WAY TO BE GRADED TO DRAIN RUNOFF INTO EXISTING STORM DRAIN CATCH BASIN



- ASPHALT SURFACES:**
- CITY SURFACES:**
REMOVE AND REPLACE CONCRETE/ASPHALT - 0 SQ FT
NEW ASPHALT - 7,436 SQ FT
NEW SIDEWALK - 1,217 SQ FT
- SNOWY RIVER:**
NEW PAVING - 11,047 SQ FT

- CONSTRUCTION NOTES:**
- ALL STORM WATER INLETS SHOWN WILL BE PROTECTED BY INSTALLING BMP C220E.
 - NO EXTERIOR MECHANICAL ARE PLANNED.
- LANDSCAPE NOTE:**
LANDSCAPING SHALL PROVIDE GROUND COVER A MINIMUM OF 4" IN HEIGHT AND 2' TO 4' EVERGREEN SHRUBS. A TREE SHALL BE PLANTED AT A MAXIMUM OF EVERY 30 FEET. CONTACT THE CITY OF CLE ELUM FOR LIST OF APPROVED VEGETATION FOR LANDSCAPE/BUFFER AREAS.

SNOWY RIVER IMPERVIOUS SURFACES

TOTAL NEW ASPHALT	11,047 SQ FT
EXISTING ROOF AREA	3,130 SQ FT
TOTAL RETENTION AREA	14,177 SQ FT

SNOWY RIVER RETENTION VOLUMES

TOTAL RETENTION AREA	14,177 SQ FT
25 YR 24 HR STORM	3.3 INCHES
TOTAL RETENTION VOL REQ	3,899 CU FT
RETENTION X-SECTION AREA	97.5 SQ FT
X-SECTION E-W LENGTH	60 FT
VOLUME PROVIDED	5,850 CU FT

SNOWY RIVER LANDSCAPE CALCS.

TOTAL LOT AREA (167.5'x260')	43,550 SQ FT
REQUIRED LANDSCAPING/SWALES: 10% OF LOT AREA	4,355 SQ FT
LANDSCAPING AREAS: SOUTH	4,400 SQ FT
NORTHWEST	930 SQ FT
TOTAL LANDSCAPING	5,330 SQ FT

GENERAL NOTES:

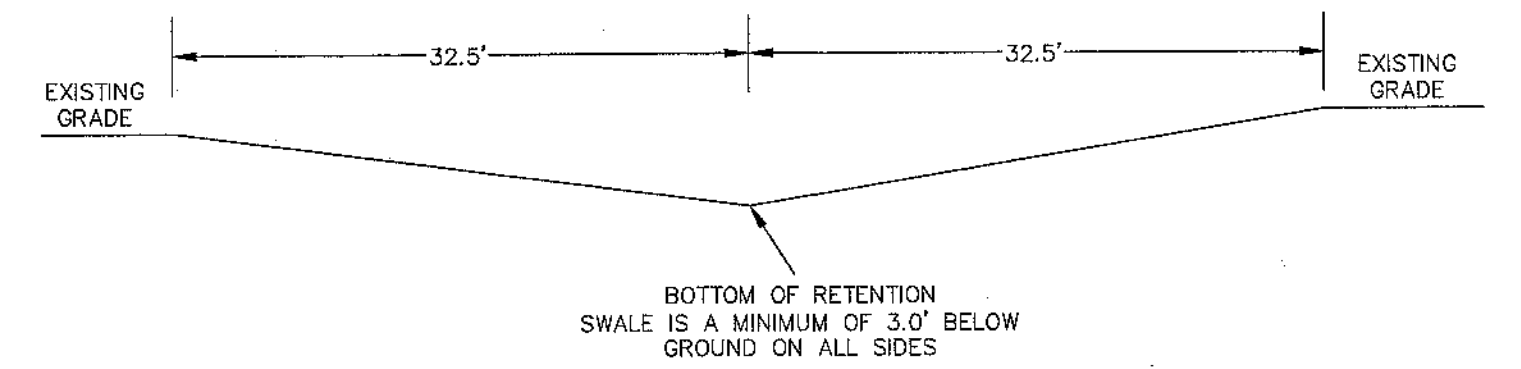
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE DRAWINGS AND CURRENT CITY OF CLE ELUM STANDARDS.
- ALL UTILITIES ARE BASED UPON PHYSICAL LOCATES. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, DEPTH, SIZE AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CALL THE STATEWIDE UTILITY LOCATE NUMBER BEFORE DIGGING. 1-800-424-5555.
- PRIOR TO STARTING CONSTRUCTION CONTACT THE CITY OF CLE ELUM FOR NECESSARY PERMITS AND ADDITIONAL REQUIREMENTS.
- ALL IMPROVEMENTS SHOWN HEREON ARE BASED ON TOPOGRAPHIC SURVEY COMPLETED BY CRUSE & ASSOCIATES MARCH 2024.

SNOWY RIVER PROPERTY INFORMATION

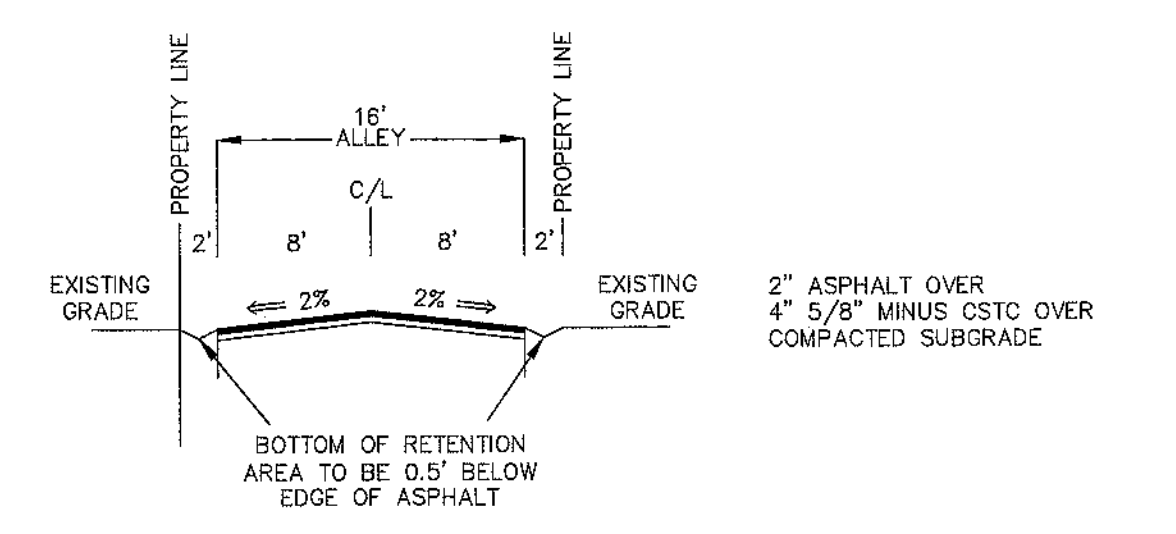
914 E. FIRST ST. (TPN 913134)
920 E. FIRST ST. (TPN 633134)
CLE ELUM, WA 98922
ZONED: GENERAL COMMERCIAL
NO SETBACKS

CROSS SECTIONS

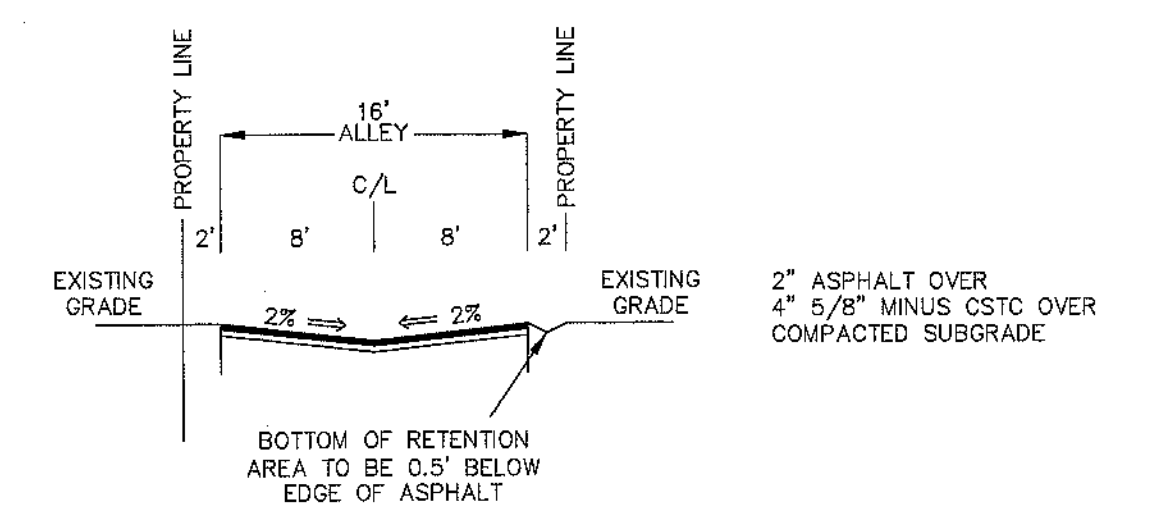
SWALE DETAIL A



ALLEY DETAIL B



ALLEY DETAIL C



RYAN T. ROBERTS, P.E.
RTR ENGINEERING, LLC
2297 WILSON CREEK ROAD, ELLENSBURG, WA 98926

SNOWY RIVER EQUIPMENT SALES

DESIGNED BY: RTR	DATE: 7/24	SCALE: HORIZONTAL: 1" = 20'	SHEET 1 OF 1
DRAWN BY: MAM	DATE: 7/24		PROJECT NO. 2024-0022
CHECKED BY: RTR	DATE: 7/24		