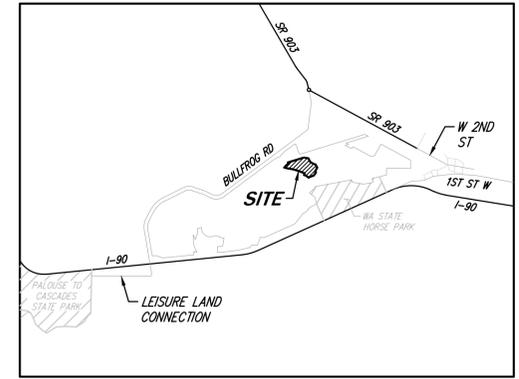
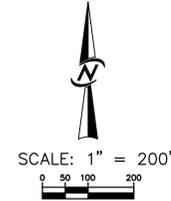




BULLFROG FLATS - PHASE J

SITE CONSTRUCTION PLANS

CLE ELUM, WASHINGTON



VICINITY MAP
1" = 5,000'

OWNER

SUN 47 NORTH, LLC
27777 FRANKLIN ROAD SUITE 300,
SOUTHFIELD, MI 48034
(248) 208-2606
CONTACT: BILL RAFFOUL
EMAIL: BRAFFOUL@SUNCOMMUNITIES.COM

APPLICANT

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052
(425) 629-3854
CONTACT: MICHELLE BRANLEY
EMAIL: ADMIN@BLUEFERM.COM

SURVEYOR

ESM CONSULTING ENGINEERS LLC
33400 8TH AVE S, SUITE 205
FEDERAL WAY, WA 98003
(253) 838-6113
CONTACT: ZACHARY T. LENNON

ENGINEER/LANDSCAPE ARCHITECT SURVEYOR/PLANNER

CORE DESIGN INC.
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877

CONTACTS:
QUENTIN CHALMERS, P.E. - DESIGN ENGINEER, DIRECT: (425) 420-8467
HOLLI H. HEAVRIN, P.E. - PROJECT MANAGER
LINDSEY B. SOLORIO, P.L.A. - LANDSCAPE ARCHITECT
ROBERT D. WEST, P.L.S. - SURVEYOR
IAN G. FAULDS - PLANNER

VERTICAL DATUM

NAVD88

FOR SITE LEGAL DESCRIPTION, BASIS OF BEARINGS, HORIZONTAL DATUM,
BENCHMARKS AND EXCEPTIONS CONTAINED IN TITLE, SEE SEPARATE DOCUMENT
TITLED BULLFROG FLATS ALTA/NISPS LAND TITLE SURVEY.

SITE STATISTICS

FUTURE PARCEL H, PENDING BULLFROG FLATS BLA

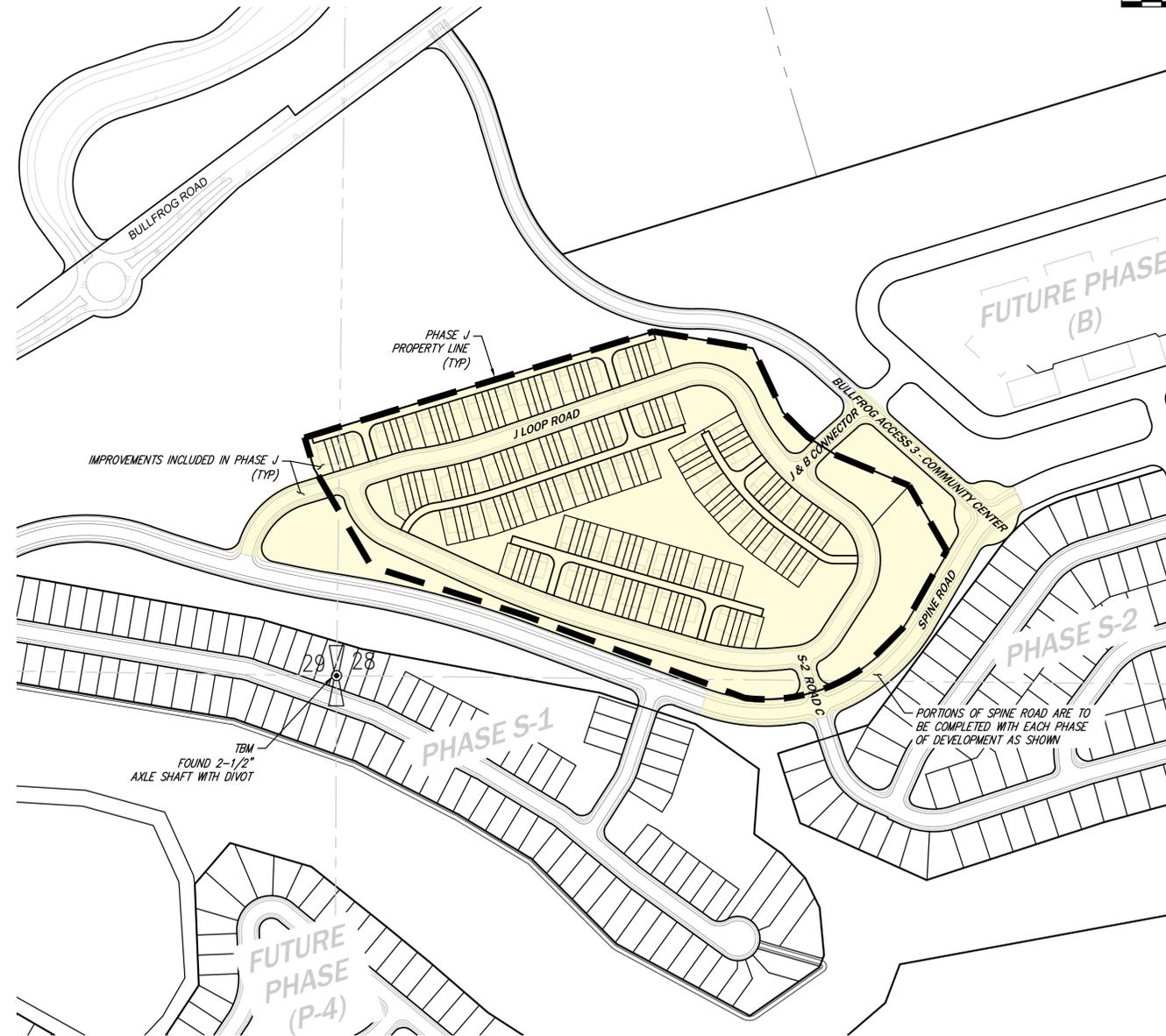
ZONING	PLANNED MIXED USE	(S.F.)	(ACRES)
PARCEL H AREA		2,057,199	47.23
PHASE J AREA		862,778	19.81
ROW DEDICATION		186,239	4.28
ACCESS TRACTS (ALLEYS A, B, C & D)		68,583	1.57
WETLANDS AND/OR CRITICAL AREAS		0	0
OPEN SPACES (TRACTS A-L)		244,191	5.91
MINIMUM DENSITY (8 UNITS PER ACRE)		158 (PHASE J AREA TIMES 8)	
MAXIMUM DENSITY (15 UNITS PER ACRE)		297 (PHASE J AREA TIMES 15)	
LOTS PROPOSED		164	
DENSITY PROPOSED		8.28 DU/AC (PHASE J AREA)	
TOWNHOME PRIVATE OPEN SPACE		48 SF REQUIRED PER TOWNHOME (DECK, PATIO OR YARD SPACE)	

PUBLIC UTILITIES & SERVICES

WATER: CITY OF CLE ELUM
SEWER: CITY OF CLE ELUM
STORM: CITY OF CLE ELUM
POWER: PSE
FIRE: CITY OF CLE ELUM
SCHOOL: CITY OF CLE ELUM

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

TOPOGRAPHIC NOTE
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, CORE DESIGN CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



SHEET INDEX		
DRAWING NUMBER	SHEET NUMBER	NAME
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2	C1.02	GENERAL NOTES
3	C1.03	PHASING PLAN
4	C1.10	SITE PLAN
5	C1.21	HORIZONTAL CONTROL PLAN 1
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7	C1.23	HORIZONTAL CONTROL PLAN 3
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9	C1.25	HORIZONTAL CONTROL PLAN 5
10	C2.00	TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN
11	C2.31	TEMPORARY EROSION & SEDIMENTATION CONTROL DETAILS 1
12	C2.32	TEMPORARY EROSION & SEDIMENTATION CONTROL DETAILS 2
13	C3.00	COMPOSITE GRADING PLAN
14	C3.01	GRADING PLAN 1
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16	C3.03	GRADING PLAN 3
17	C3.04	GRADING PLAN 4
18	C3.05	GRADING PLAN 5
19	C3.31	ROADWAY DETAILS
20	C3.32	GRADING DETAILS
21	C4.00	COMPOSITE STORM DRAINAGE PLAN
22	C4.01	STORM DRAINAGE PLAN 1
23	C4.02	STORM DRAINAGE PLAN 2
24	C4.03	STORM DRAINAGE PLAN 3
25	C4.04	STORM DRAINAGE PLAN 4
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27	C4.21	ROAD PROFILES
28	C4.22	ROAD PROFILES
29	C4.23	ROAD PROFILES
30	C4.24	ROAD PROFILES
31	C4.25	ROAD PROFILES
32	C4.26	ROAD PROFILES
33	C4.27	ROAD PROFILES
34	C4.28	ROAD PROFILES
35	C4.31	STORM DRAINAGE DETAILS
36	C5.00	COMPOSITE SEWER PLAN
37	C5.01	SANITARY SEWER PLAN 1
38	C5.02	SANITARY SEWER PLAN 2
39	C5.03	SANITARY SEWER PLAN 3
40	C5.04	SANITARY SEWER PLAN 4
41	C5.05	SANITARY SEWER PLAN 5
42	C5.31	SANITARY SEWER DETAILS
43	C6.00	COMPOSITE WATER PLAN
44	C6.01	WATER PLAN 1
45	C6.02	WATER PLAN 2
46	C6.03	WATER PLAN 3
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51	L2.01	COMPOSITE LANDSCAPE PLAN
52	L2.02	PRELIMINARY LANDSCAPE PLAN
53	L2.03	PRELIMINARY LANDSCAPE PLAN
54	L2.04	PRELIMINARY LANDSCAPE PLAN
55	L2.05	PRELIMINARY LANDSCAPE PLAN
56	L2.06	PRELIMINARY LANDSCAPE PLAN
57	L2.07	PRELIMINARY LANDSCAPE PLAN
58	L2.08	LANDSCAPE SCHEDULE & NOTES
59	L2.31	LANDSCAPE DETAILS

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DATE: 11/25/24

NO. 7 REVISED PER CITY COMMENTS

REVISIONS

DESIGNED: QUENTIN CHALMERS, PE
DRAWN: MARY E. MOORE
APPROVED: HOLLI HEAVRIN, PE
PROJECT MANAGER: HOLLI HEAVRIN, PE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

COVER SHEET
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

11/25/24

PLOT DATE: SEE STAMP DATE

SHEET 1 OF 59
1 C1.01 59

PROJECT NUMBER 24019

CITY STANDARD NOTES:

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

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS, THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION PREPARED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, AND THE WASHINGTON STATE CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION, THE CITY OF CLE ELUM DEVELOPMENT STANDARDS, REFERENCED CODES AND ORGANIZATIONS, AND THESE SPECIAL PROVISIONS.
2. CONSTRUCTION HOURS WITHIN THE UGA SHALL BE LIMITED TO 7:00 AM TO 7:00 PM, MONDAY THROUGH SATURDAY. SUNDAY CONSTRUCTION SHALL BE ON AN EMERGENCY BASIS ONLY AND SHALL BE APPROVED BY THE CITY. EQUIPMENT SERVICING AND MAINTENANCE TIMES WILL BE UNRESTRICTED.
3. THE DEVELOPER'S CONTRACTOR SHALL GIVE A MINIMUM OF TEN (10) DAYS PRIOR NOTICE TO THE PUBLIC WORKS DIRECTOR OF THE START OF ANY CONSTRUCTION ACTIVITIES.
4. BEFORE THE DEVELOPER'S CONTRACTOR COMMENCES ANY WORK, HE SHALL BE REQUIRED TO ATTEND A PRECONSTRUCTION CONFERENCE WITH THE DEPARTMENT OF PUBLIC WORKS, THE CITY'S ENGINEER, AND UTILITY COMPANIES AS DETERMINED BY THE CITY OF CLE ELUM. THE PURPOSE OF THE MEETING IS TO DISCUSS THE SCHEDULING, METHOD OF CONSTRUCTION, RESPONSIBILITIES, CONCERNS OF OTHER UTILITIES, AND OTHER PERTINENT PROJECT CONDITIONS. THE CONTRACTOR WILL SUBMIT HIS INSURANCE AND CONSTRUCTION SCHEDULE AT OR PRIOR TO THIS MEETING. SEE SPECIAL PROVISION 1-08.3 FOR CONSTRUCTION SCHEDULE SUBMITTAL REQUIREMENTS.
5. THE DEVELOPER SHALL MAINTAIN A NEATLY MARKED, FULL-SIZED SET OF RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL NEW CONSTRUCTION OF THE PUBLIC FACILITIES.
6. WATER SUPPLY: WATER FOR USE ON THE PROJECT MAY BE OBTAINED/PURCHASED FROM THE CITY OF CLE ELUM AND THE CONTRACTOR SHALL ARRANGE FOR AND CONVEY THE WATER FROM THE NEAREST CONVENIENT HYDRANT OR OTHER SOURCE AT HIS OWN EXPENSE. THE HYDRANTS SHALL BE USED IN ACCORDANCE WITH THE CITY OF CLE ELUM WATER DEPARTMENT REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND PAYING FOR ALL MATERIAL TESTING REQUIRED BY THESE CONTRACT DOCUMENTS. ALL TESTING SERVICES SHALL BE PERFORMED BY AN INDEPENDENT, CERTIFIED TESTING FIRM AND/OR LABORATORY MEETING THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT INFORMATION RELATING TO THE QUALIFICATIONS OF THE PROPOSED TESTING FIRM TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRECONSTRUCTION CONFERENCE. SEE SPECIAL PROVISION 1-05.18 FOR REQUIRED TEST TYPES AND FREQUENCIES.
8. LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION OBTAINED WITHOUT UNCOVERING, MEASURING, OR OTHER VERIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE THE PRESENCE AND LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL CALL FOR FIELD LOCATION NOT LESS THAN TWO NOR MORE THAN TEN BUSINESS DAYS BEFORE THE SCHEDULED DATE FOR COMMENCEMENT OF EXCAVATION WHICH MAY AFFECT UNDERGROUND UTILITY FACILITIES, UNLESS OTHERWISE AGREED UPON BY THE PARTIES INVOLVED.

WATER STANDARD NOTES:

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:

- 1. 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.
2. 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.
3. 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 6-INCH. LARGER PUBLIC WATER MAINS MAY BE REQUIRED DEPENDING UPON FIRE FLOW REQUIREMENTS AS DETERMINED BY THE CITY FIRE CHIEF AND CITY BUILDING OFFICIAL.
4. 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.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESSURE REDUCING VALVE STATIONS IN AREAS OF EXCESSIVE PRESSURE.
6. 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.
7. 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.
8. 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.
9. ONLY ONE METER SHALL BE SERVED FROM EACH MAIN TAP. WATER AND SEWER SERVICE LINES MAY NOT BE LAID IN THE SAME TRENCH EXCEPT AS PROVIDED IN SECTION 1008 OF THE UNIFORM PLUMBING CODE (UPC) AND WITH WRITTEN APPROVAL OF THE CITY OF CLE ELUM BUILDING INSPECTOR.
10. MINIMUM TWO-INCH AIR AND VACUUM RELEASE VALVES SHALL BE FURNISHED AND INSTALLED AT HIGH POINTS IN THE SYSTEM.
11. FIRE HYDRANTS SHALL BE SPACED NO GREATER THAN EVERY 300 FEET. ADDITIONAL HYDRANTS MAY BE REQUIRED TO PROTECT STRUCTURES AS DETERMINED BY THE CITY FIRE CHIEF. 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.
12. 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 C1-9.1 OF THE LATEST EDITION OF THE CRITERIA FOR SEWAGE WORKS DESIGN BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
13. 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.
14. ALL DOUBLE DETECTOR CHECK VALVE ASSEMBLIES SHALL CONFORM TO CITY OF CLE ELUM STANDARDS. INITIAL AND ANNUAL TESTING WILL BE REQUIRED.

SEWER STANDARD NOTES:

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:

- 1. ALL NEW LOTS AND DEVELOPMENTS SHALL BE SERVED BY A PUBLIC SANITARY SEWER LINE ADJACENT TO THE LOT OR DEVELOPMENT SITE.
2. 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.
3. 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 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

STORM STANDARD NOTES:

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

- 1. 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.
2. STORM DRAINAGE FACILITIES SHOWN ON THESE PLANS, INCLUDING BIORETENTION AREAS AND INFILTRATION FACILITIES WILL BE OWNED AND MAINTAINED BY THE CITY OF CLE ELUM.
3. 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.
4. 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.
5. 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.
6. 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. *THIS DEVELOPMENT HAS BEEN DESIGNED TO FULLY INFILTRATE THE 25 YEAR STORM.
7. ALL STORM WATER FACILITIES SHALL HAVE OIL AND SILT SEPARATION.
8. 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.

STREET STANDARD NOTES:

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

- 1. THE MAXIMUM LENGTH OF A CUL-DE-SAC STREET SHALL BE 600 FEET MEASURED ALONG THE STREET CENTERLINE FROM THE NEAREST STREET INTERSECTION TO THE CENTER OF THE CUL-DE-SAC.
2. CEMENT 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 RADII. NEW SIDEWALKS BEHIND ROLLED CURB SHALL BE A MINIMUM OF 6 INCHES THICK.
3. 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 A WRITTEN REQUEST TO THE CITY PUBLIC WORKS DIRECTOR.
4. 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 CUL-DE-SACS. STREETLIGHTS 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.

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Vertical sidebar containing project information: CORE DESIGN logo, CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING, BULLFROG FLATS - PHASE J, BULLFROG FLATS, LLC, 16300 REDMOND WAY, SUITE 120, REDMOND, WA 98052, and a table with columns for PLOT DATE, SEE STAMP DATE, DESIGNED, DRAWN, APPROVED, PROJECT MANAGER, SHEET, OF, PROJECT NUMBER.



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SCALE: 1" = 300'



SITE

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE



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PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: HOLLI HEAVRIN, PE	SHEET 3 OF 59 PROJECT NUMBER 24019
	PHASING PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877
	REVISIONS NO. 7 REVISION PER CITY COMMENTS DATE 11/25/24

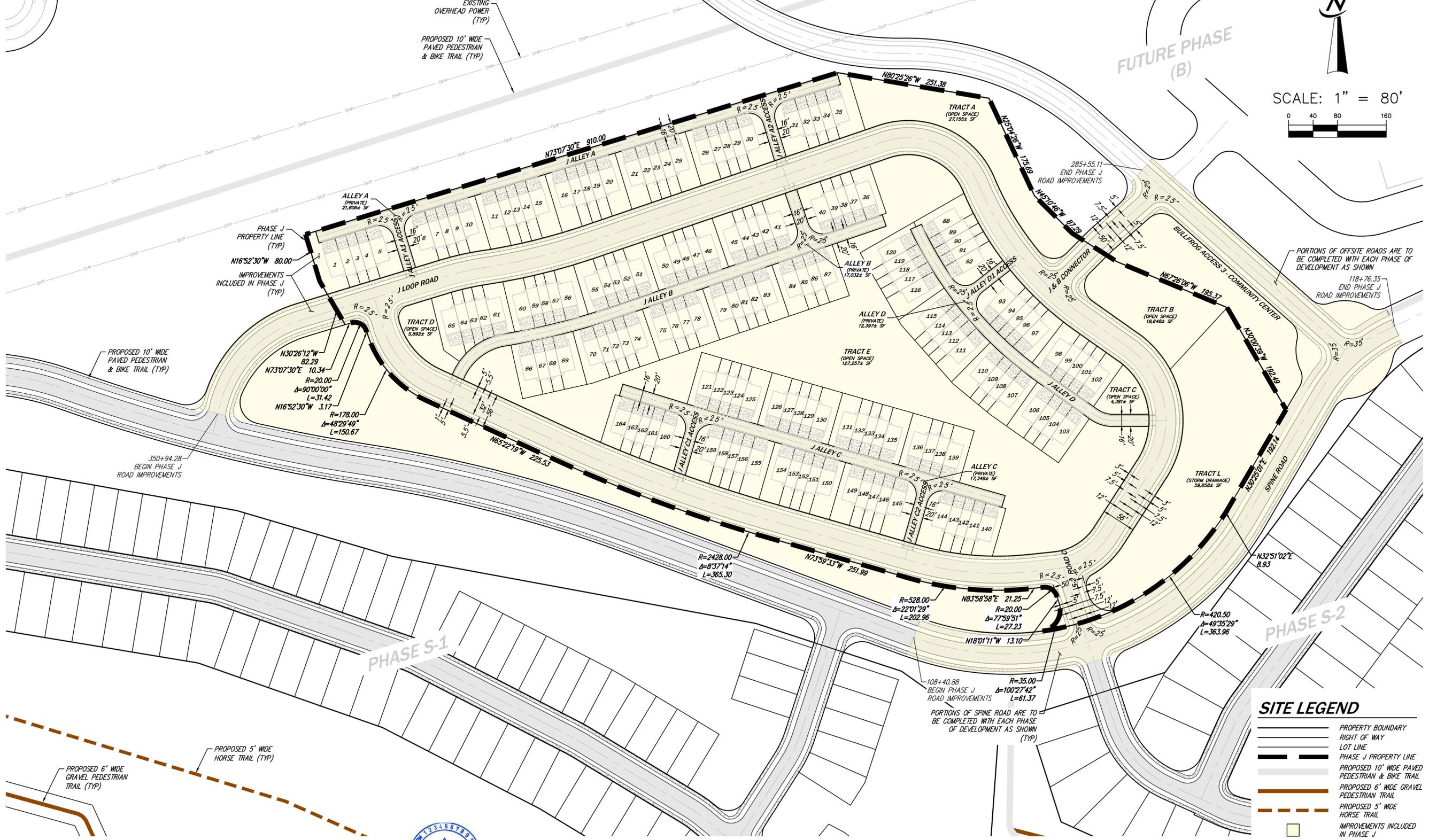
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BULLFROG ROAD



SCALE: 1" = 80'

0 40 80 160



SITE LEGEND

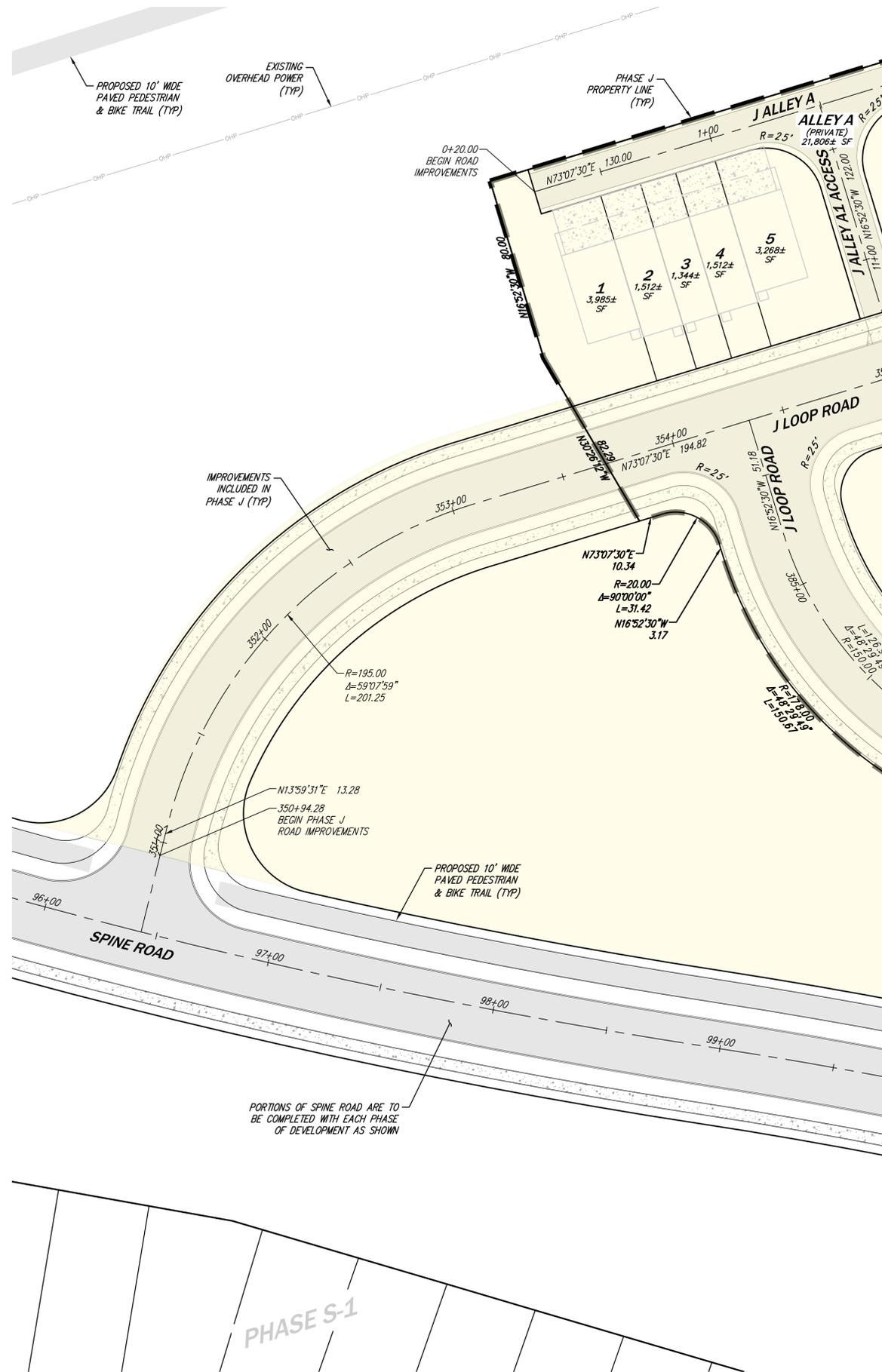
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PHASE J PROPERTY LINE
	PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL (TYP)
	PROPOSED 6' WIDE GRAVEL PEDESTRIAN TRAIL (TYP)
	PROPOSED 5' WIDE HORSE TRAIL (TYP)
	IMPROVEMENTS INCLUDED IN PHASE J

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
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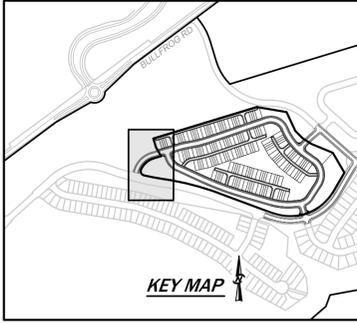


DATE	11/25/24
REVISIONS	7 REVISED PER CITY COMMENTS
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	
SITE PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877	
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVIN, PE
	PROJECT MANAGER
SHEET	OF
4	59
PROJECT NUMBER	
24019	

11/25/2024 1:00 PM A:\2024\24019\ENGINEERING\PRELIMINARY\PHASE 2 (1)\24019_C1.DWG



SEE SHEET C1.25
SEE SHEET C1.22



SCALE: 1" = 30'

SITE LEGEND

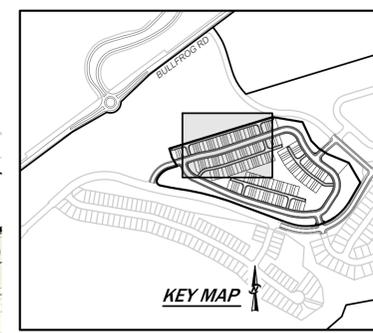
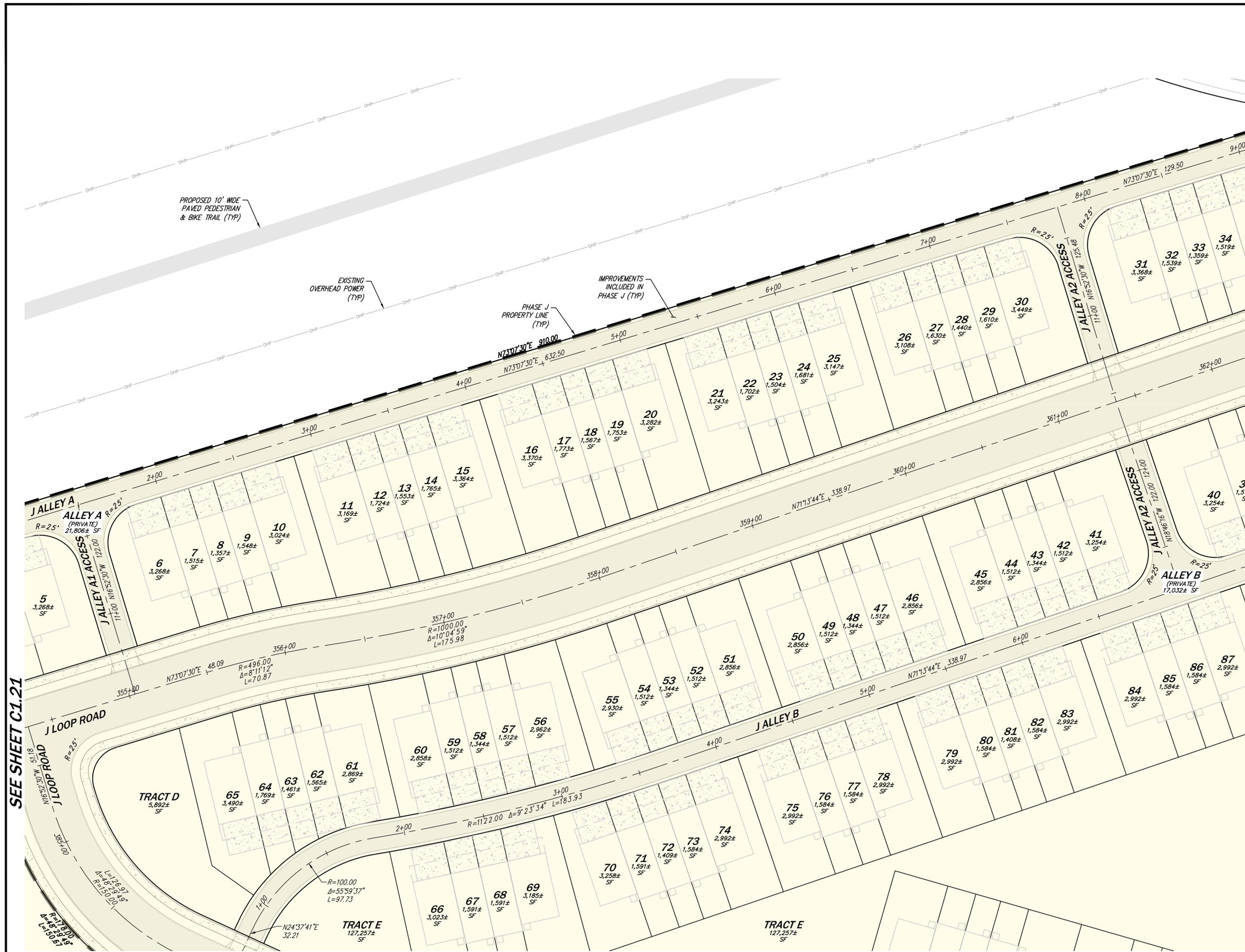
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PHASE J PROPERTY LINE
	PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
	IMPROVEMENTS INCLUDED IN PHASE J



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NO.	REVISIONS	DATE
7	REVISED PER CITY COMMENTS	11/25/24
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877		
HORIZONTAL CONTROL PLAN 1 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
PLOT DATE	SEE STAMP DATE	
DESIGNED	QUENTIM CHALMERS, PE	
DRAWN	MARY E. MOORE	
APPROVED	HOLLI HEAVRIN, PE	
	HOLLI HEAVRIN, PE	
	PROJECT MANAGER	
SHEET	OF	
5	C1.21	59
PROJECT NUMBER		
24019		

11/25/2024 1:01 PM A:\2024\24019\ENGINEERING\PRELIMINARY SHEETS\PHASE 2 (1)\24019_C1.21.DWG



SCALE: 1" = 30'

SEE SHEET C1.23

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J



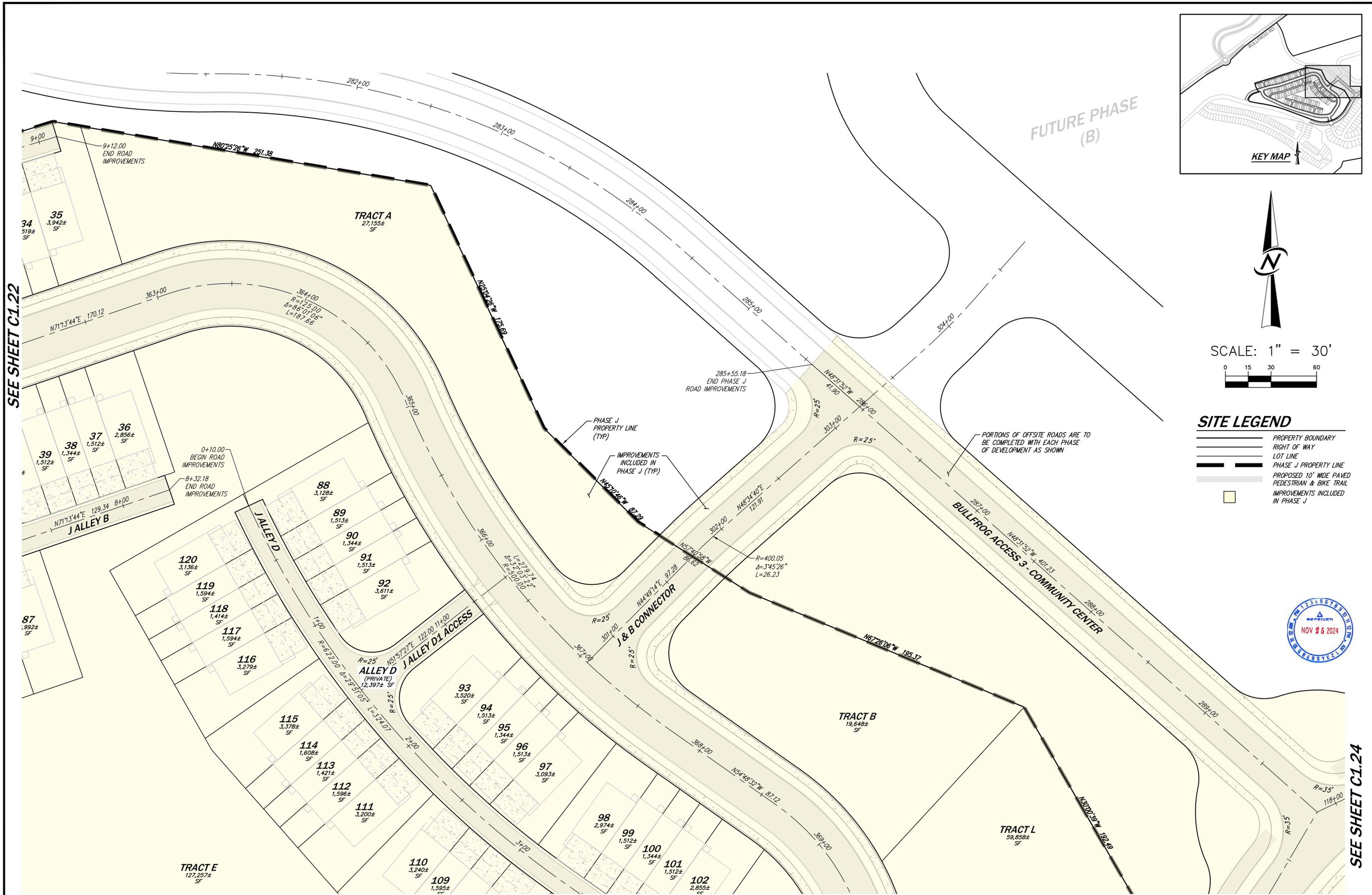
SEE SHEET C1.25

SEE SHEET C1.21

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811

DATE 11/25/24	REVISIONS 7 REVISED PER CITY COMMENTS				
<p>CORE DESIGN</p> <p>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p> <p>12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877</p>					
<p>HORIZONTAL CONTROL PLAN 2</p> <p>BULLFROG FLATS - PHASE J</p> <p>BULLFROG FLATS, LLC</p> <p>18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052</p>					
PLOT DATE SEE STAMP DATE	DESIGNED QUENTIN CHALMERS, PE	DRAWN MARY E. MOORE	APPROVED HOLLIS HEARVIN, PE	PROJECT MANAGER HOLLIS HEARVIN, PE	PROJECT NUMBER 24019
SHEET 6	OF C1.22	SHEET 59		PROJECT NUMBER 24019	

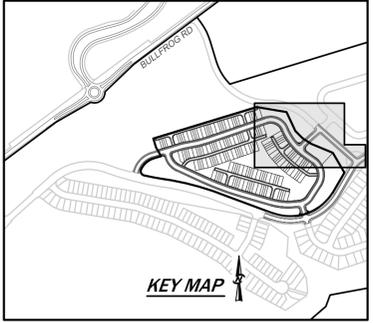
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SEE SHEET C1.22

SEE SHEET C1.24

SEE SHEET C1.24



SCALE: 1" = 30'

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J

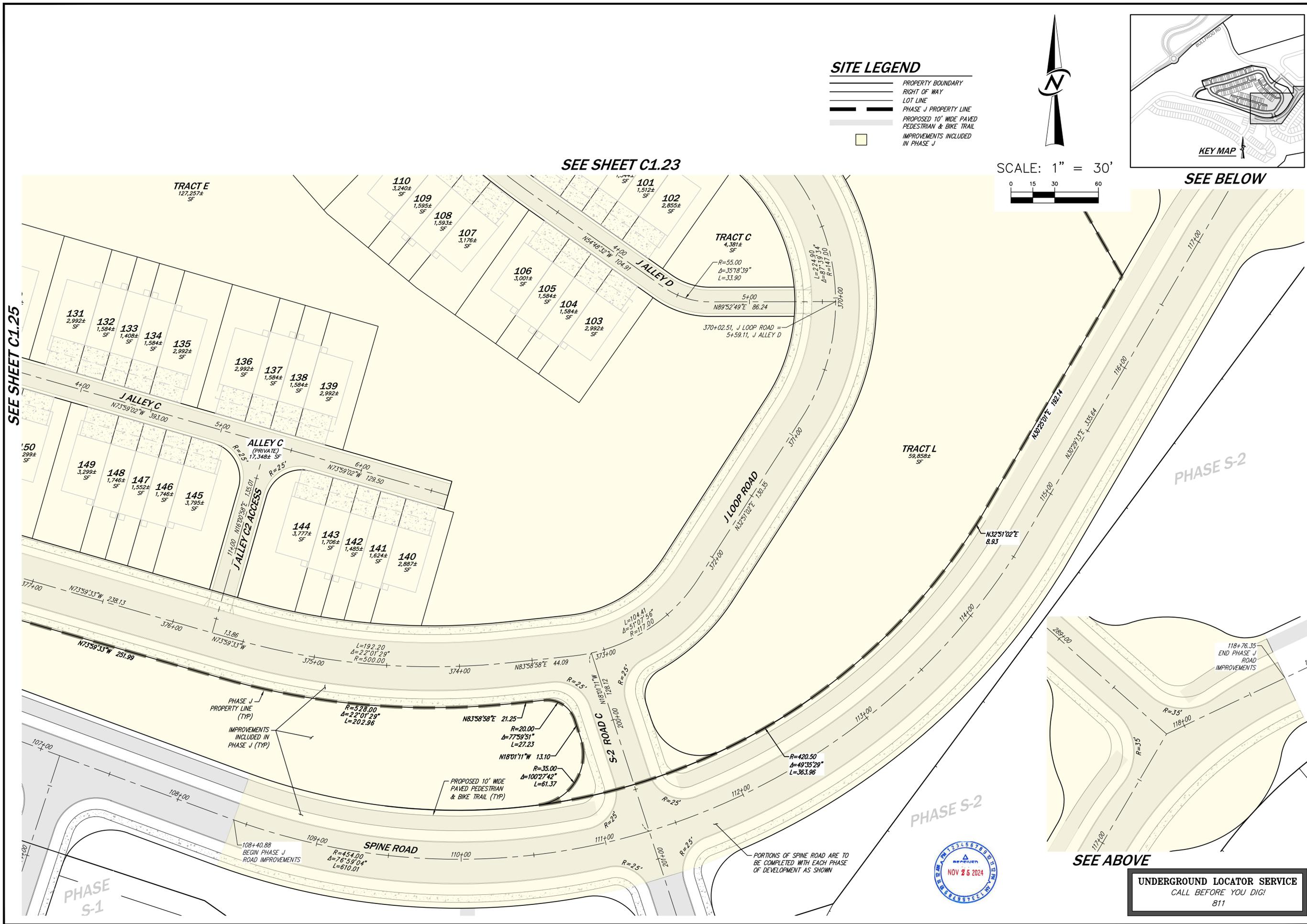


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DATE	11/25/24
REVISIONS	
NO.	7 REVISED PER CITY COMMENTS
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
HORIZONTAL CONTROL PLAN 3 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 16300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEARVIN, PE
	PROJECT MANAGER
SHEET	OF
7	59
PROJECT NUMBER	
24019	

11/25/2024 1:01 PM A:\2024\24019\ENGINEERING\PRELIMINARY SHEETS\PHASE 2 (1)\24019_C1.21.DWG

11/25/2024 1:02 PM A:\2024\24019 (ENGINEERING)\PRELIMINARY SHEETS\PHASE 2 (1)\24019_C1.21.DWG

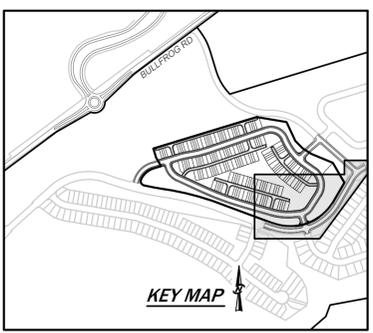


SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J



SCALE: 1" = 30'



SEE SHEET C1.23

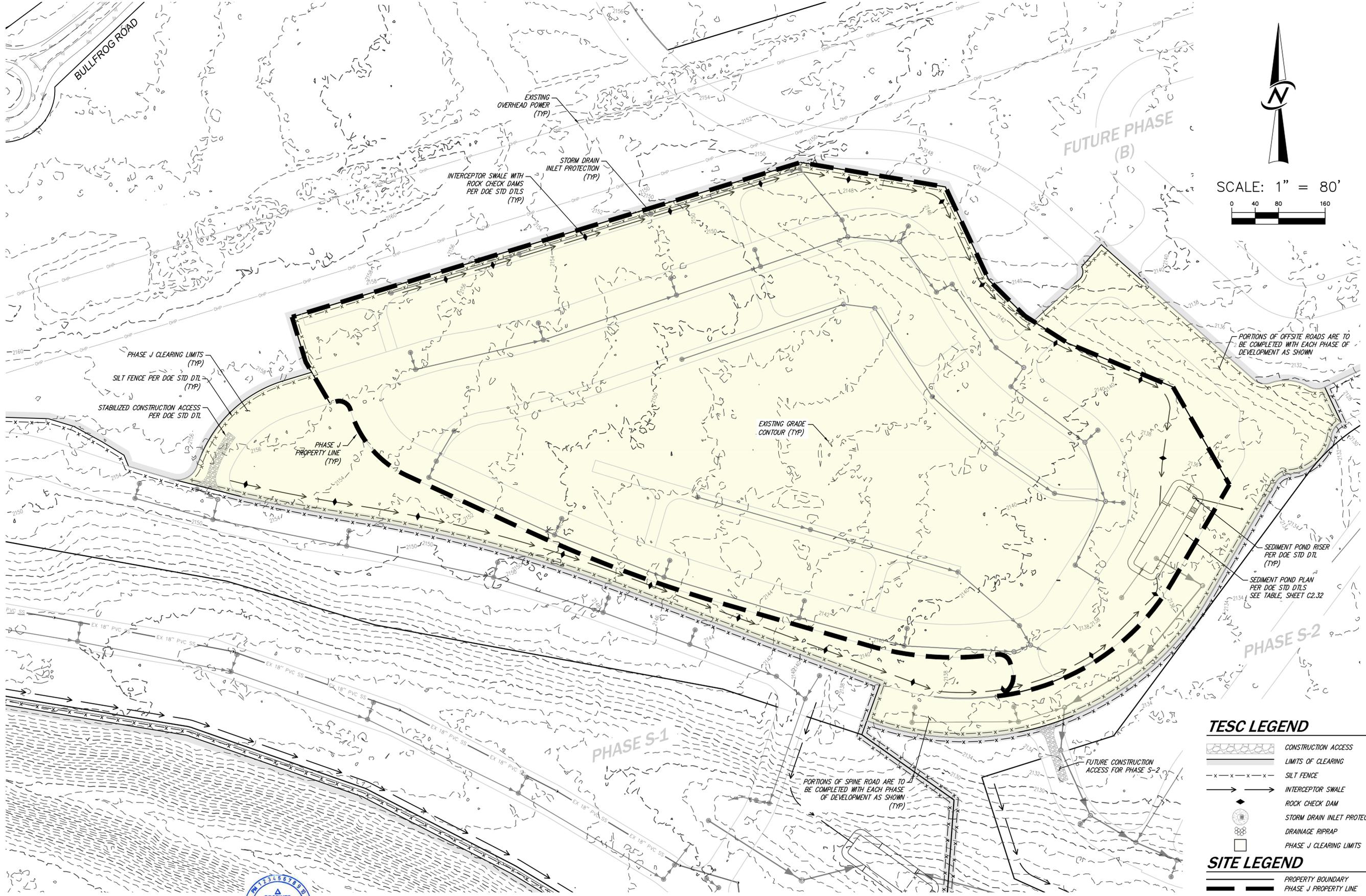
SEE BELOW

SEE SHEET C1.25

NO.	REVISIONS PER CITY COMMENTS	DATE
1		11/25/24
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877		
HORIZONTAL CONTROL PLAN 4 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
PLOT DATE	SEE STAMP DATE	
DESIGNED	QUENTIN CHALMERS, PE	
DRAWN	MARY E. MOORE	
APPROVED	HOLLI HEAVRIN, PE	
	HOLLI HEAVRIN, PE	
	PROJECT MANAGER	
SHEET	OF	
8	C1.24	59
PROJECT NUMBER		
24019		



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SCALE: 1" = 80'

TESC LEGEND

- CONSTRUCTION ACCESS
- LIMITS OF CLEARING
- SILT FENCE
- INTERCEPTOR SWALE
- ROCK CHECK DAM
- STORM DRAIN INLET PROTECTION
- DRAINAGE RIPRAP
- PHASE J CLEARING LIMITS

SITE LEGEND

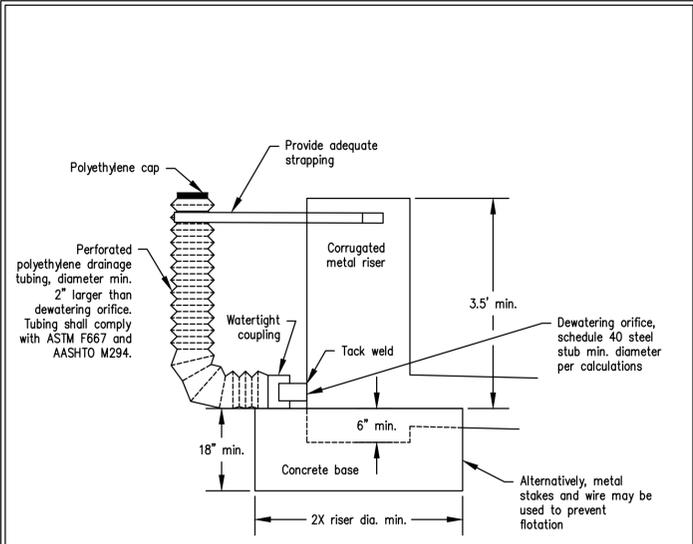
- PROPERTY BOUNDARY
- PHASE J PROPERTY LINE

UNDERGROUND LOCATOR SERVICE
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NO. 7 REVISIONS PER CITY COMMENTS	DATE 11/25/24		11/25/24
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877			
TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052			
PLOT DATE: SEE STAMP DATE DESIGNED: QUENTYN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: HOLLI HEAVRIN, PE	SHEET 10 OF 59 C2.00	PROJECT NUMBER 24019	

11/25/2024 1:55 PM A:\2024\24019 (ENGINEERING)\PRELIMINARY SHEETS\PHASE 2 (1)\24019_C2.00.DWG



NOT TO SCALE



Sediment Pond Riser Detail

Revised June 2016

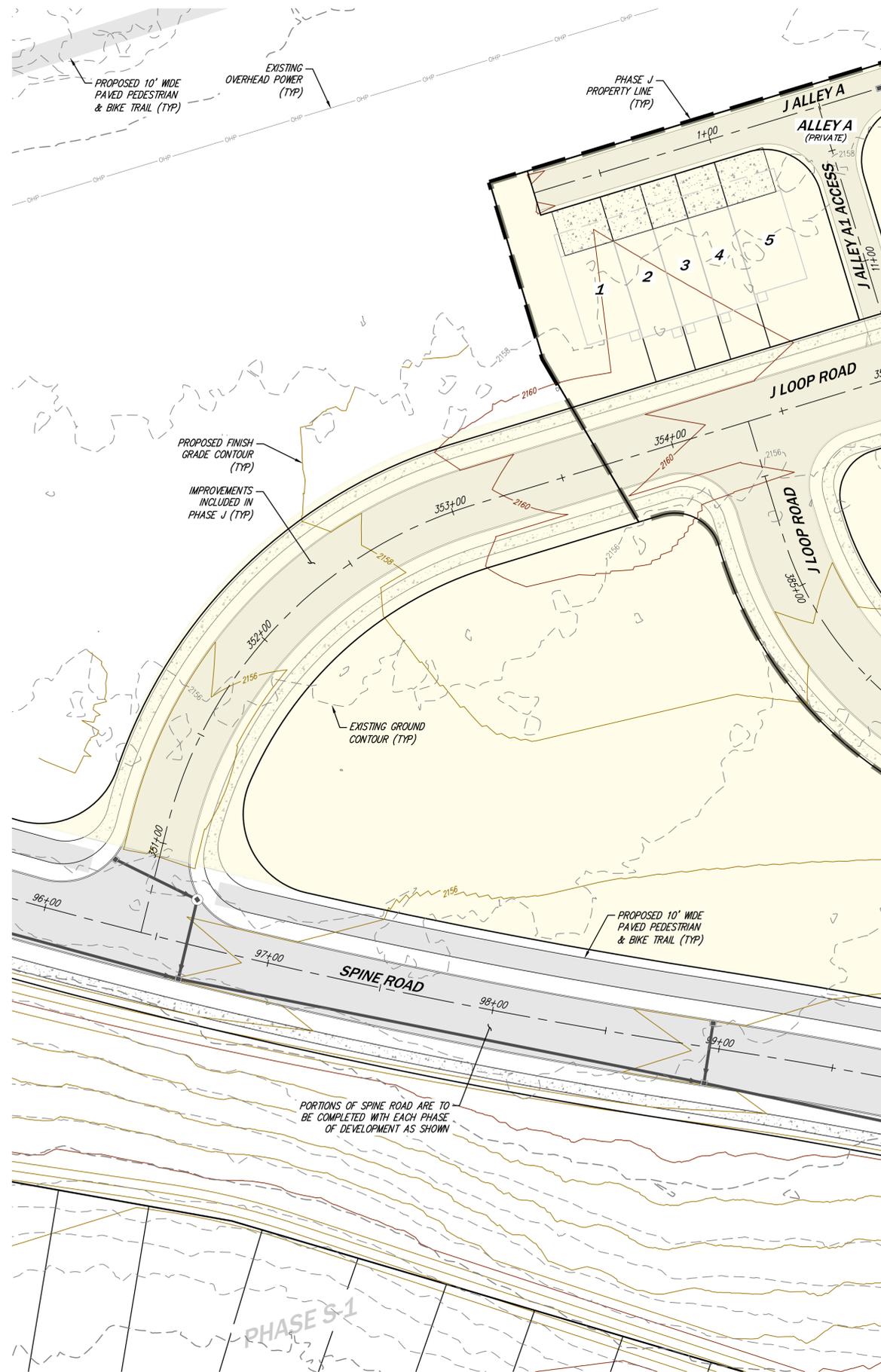
BMP C241: Sediment Pond Properties	
Impervious Tributary Area	9.85 ac
Pervious Tributary Area	0.00 ac
2-yr 24 hr Storm Precip.	1.74 in
10-yr 24 hr Storm Precip.	2.90 in
100-yr 24 hr Storm Precip.	4.64 in
2-yr 24 hr Flow Rate	3.84 cfs
10-yr 24 hr Flow Rate	6.64 cfs
100-yr 24 hr Flow Rate	10.79 cfs
Riser Diameter	18 in
Dewatering Orifice Diameter	3.75 in
Emergency Overflow Spillway Length	8.3'
Required Pond Surface Area	8,000 sf
Approx. Dimension at W.S. (L x W)	155' x 52'
Riser Depth	3.5'
Freeboard	1.0'



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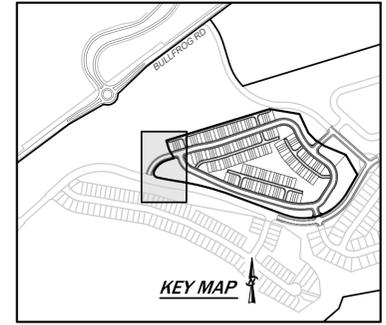
NO. 7	REVISED PER CITY COMMENTS	DATE
		11/25/24
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877		
PLOT DATE - SEE STAMP DATE DESIGNED - QUENTIN CHALMERS, PE DRAWN - MARY E. MOORE APPROVED - HOLLI HEAVRIN, PE PROJECT MANAGER - HOLLI HEAVRIN, PE		
TEMPORARY EROSION & SEDIMENTATION CONTROL DETAILS 2 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
SHEET	OF	
12	C2.32	59
PROJECT NUMBER		
24019		

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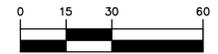


SEE SHEET C3.02

SEE SHEET C3.05



SCALE: 1" = 30'



SURFACE LEGEND

- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR

SITE LEGEND

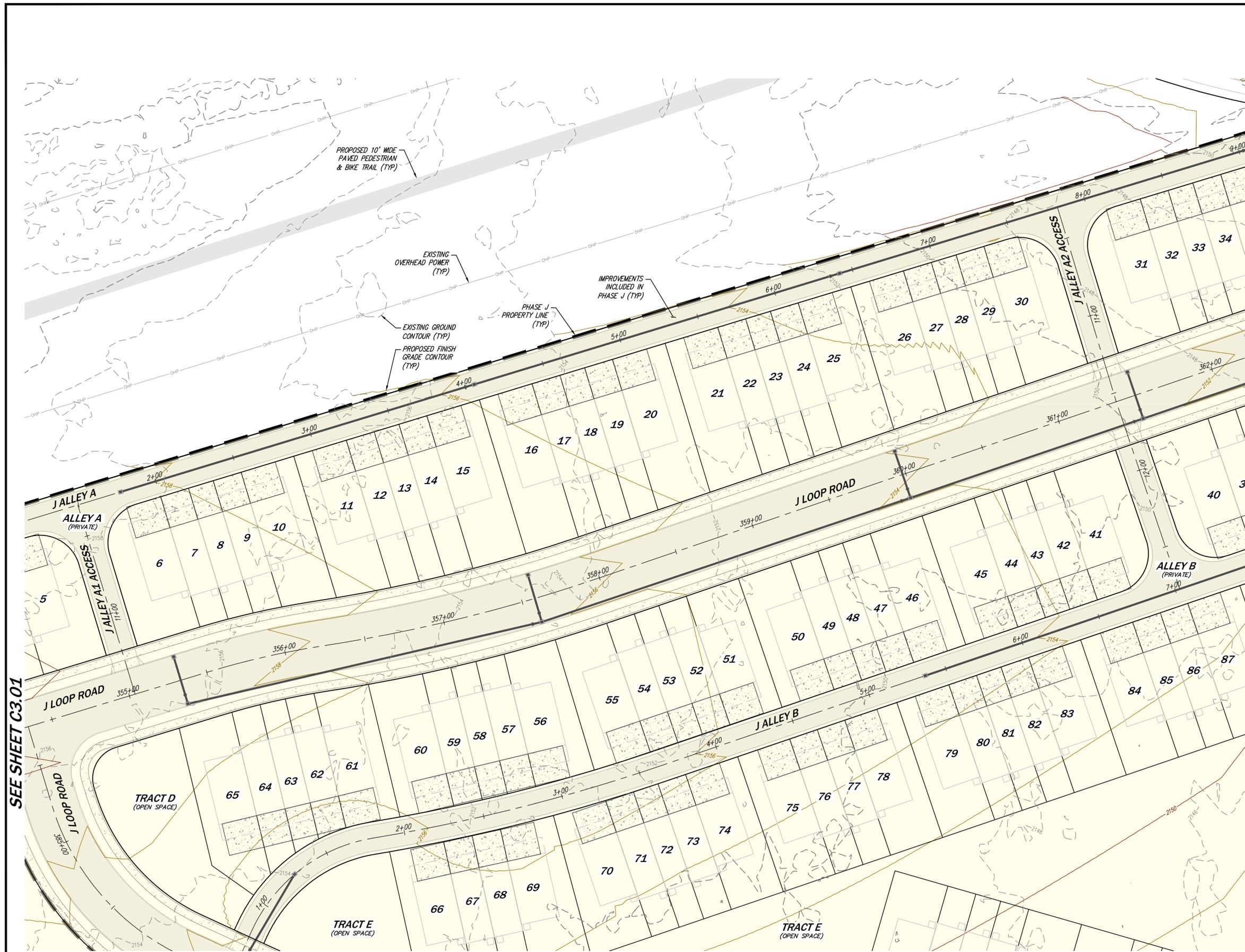
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J



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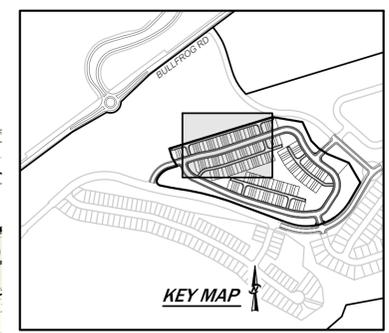
PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: _____	SHEET 14 OF 59 C3.01
	PROJECT NUMBER 24019
GRADING PLAN 1 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 	
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877	
REVISIONS NO. 7 REVISION PER CITY COMMENTS DATE 11/25/24	

11/25/2024 2:24 PM - I:\2024\24019\ENGINEERING\PRELIMINARY\1\SHEETS\PHASE 2 (U)\24019_C3.01.DWG



SEE SHEET C3.01

SEE SHEET C3.05



SCALE: 1" = 30'

SEE SHEET C3.03

- SURFACE LEGEND**
- 2120 --- EXISTING GROUND CONTOUR MAJR
 - 2122 --- EXISTING GROUND CONTOUR MINR
 - 2120 --- FINISH GRADE CONTOUR MAJR
 - 2122 --- FINISH GRADE CONTOUR MINR

- SITE LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - PHASE J PROPERTY LINE
 - PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
 - IMPROVEMENTS INCLUDED IN PHASE J



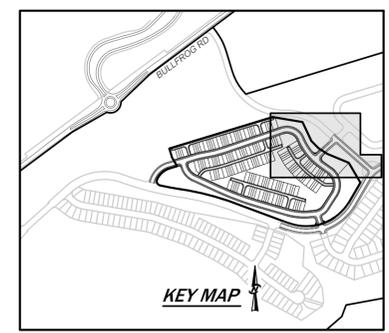
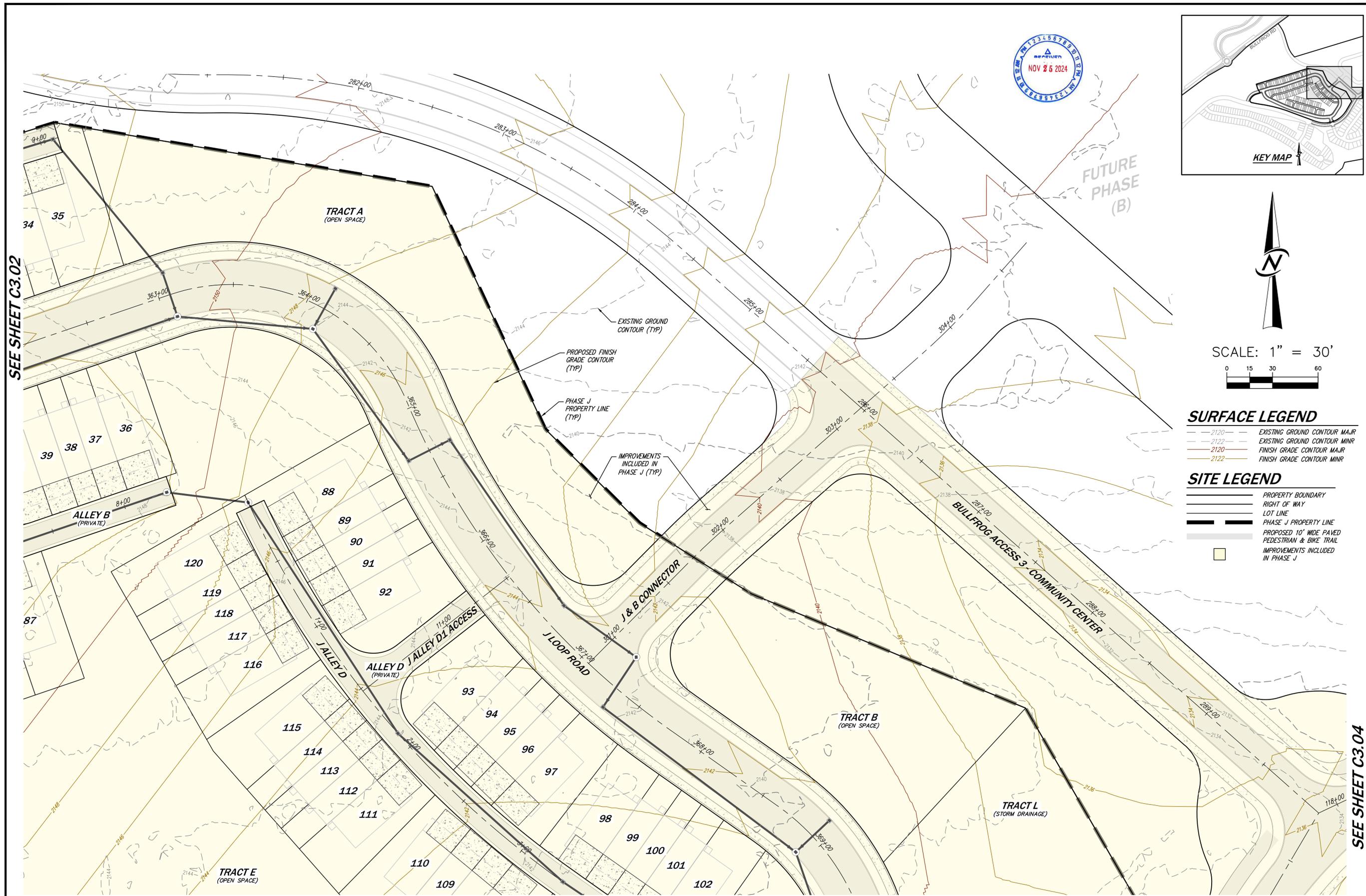
UNDERGROUND LOCATOR SERVICE
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PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: _____	SHEET 15 OF 59 C3.02
	PROJECT NUMBER 24019
GRADING PLAN 2 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
REVISIONS NO. 7 REVISED PER CITY COMMENTS DATE 11/25/24	

11/25/2024 2:25 PM - I:\2024\24019\ENGINEERING\PRELIMINARY\24019\PHASE 2\11/25/2024 C3.02.DWG

11/25/2024 2:26 PM - 11/25/2024 10:09 AM (ENGINEERING) PRELIMINARY SHEETS (PHASE 2) (1) 24019 C3.03.DWG

SEE SHEET C3.02



SCALE: 1" = 30'
0 15 30 60

- SURFACE LEGEND**
- 2120 - EXISTING GROUND CONTOUR MAJR
 - 2122 - EXISTING GROUND CONTOUR MINR
 - 2120 - FINISH GRADE CONTOUR MAJR
 - 2122 - FINISH GRADE CONTOUR MINR
- SITE LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - PHASE J PROPERTY LINE
 - PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
 - IMPROVEMENTS INCLUDED IN PHASE J

SEE SHEET C3.04

SEE SHEET C3.04

UNDERGROUND LOCATOR SERVICE
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DATE	11/25/24
REVISIONS	
NO.	7 REVISED PER CITY COMMENTS
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877	
GRADING PLAN 3 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	HOLLI HEAVRIN, PE
	PROJECT MANAGER
SHEET	OF
16	59
PROJECT NUMBER	
24019	



SURFACE LEGEND

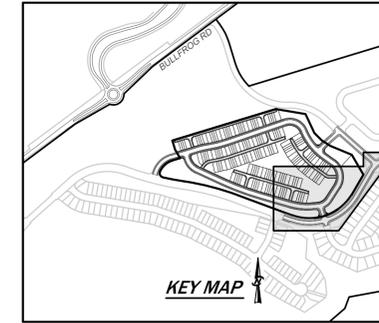
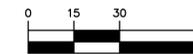
- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE J



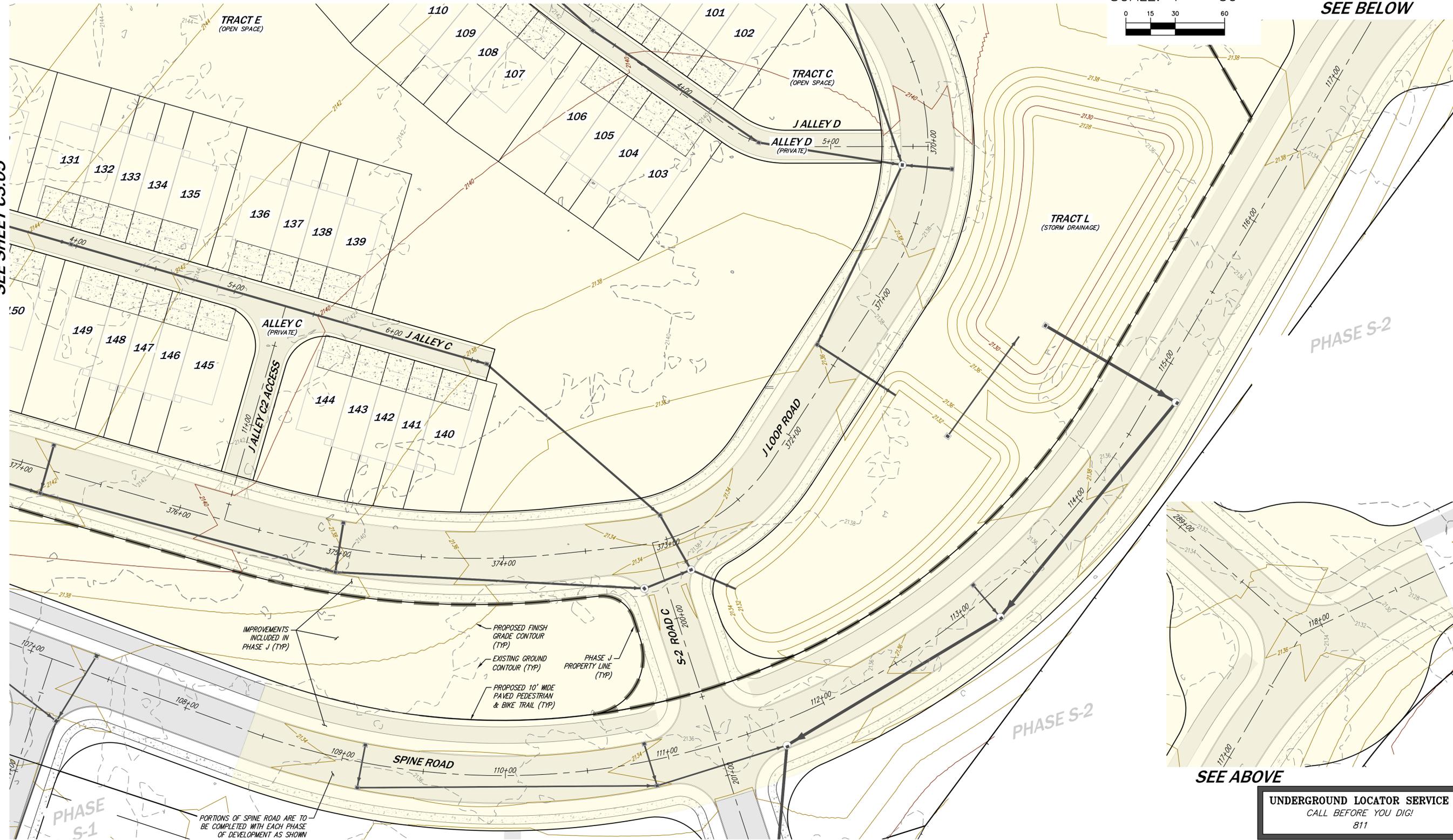
SCALE: 1" = 30'



SEE BELOW

SEE SHEET C3.03

SEE SHEET C3.05



IMPROVEMENTS INCLUDED IN PHASE J (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL (TYP)

PHASE J PROPERTY LINE (TYP)

PORTIONS OF SPINE ROAD ARE TO BE COMPLETED WITH EACH PHASE OF DEVELOPMENT AS SHOWN

SEE ABOVE

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NO.	REVISIONS	PER CITY COMMENTS	DATE
7	REVISED PER CITY COMMENTS		11/25/24



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

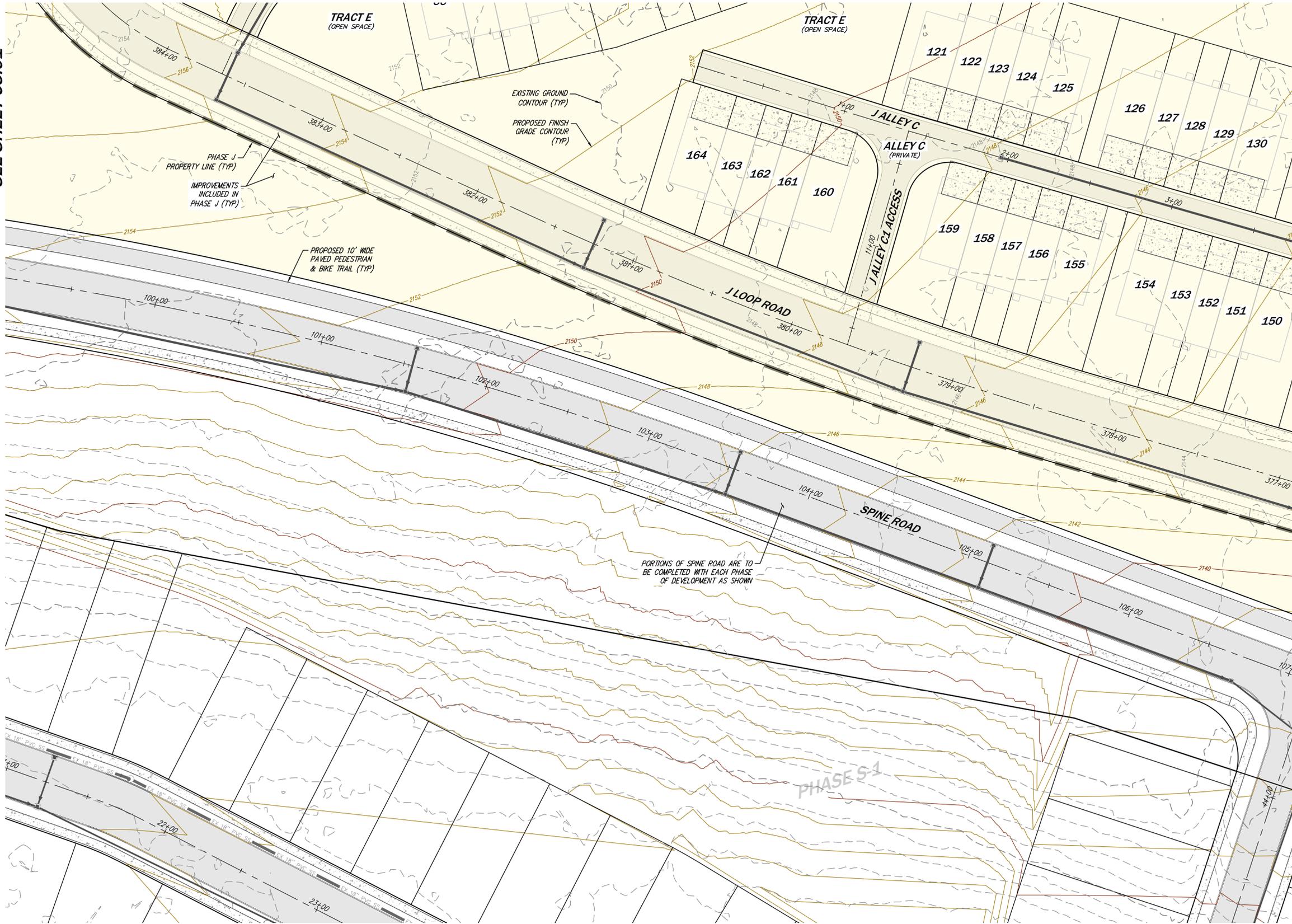
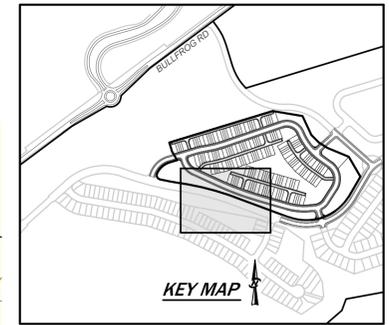
GRADING PLAN 4
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
 18300 REDMOND WAY, SUITE 120
 REDMOND, WA 98052

PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTYN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLIE HEARVIN, PE
	PROJECT MANAGER
SHEET	OF
17	59
PROJECT NUMBER	
24019	

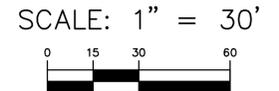
11/25/2024 2:29 PM - J:\2024\24019\ENGINEERING\PRELIMINARY\1\SHEETS\PHASE 2 (1)\24019_C3.01.DWG

SEE SHEET C3.02

SEE SHEET C3.01



SEE SHEET C3.04



SURFACE LEGEND

	EXISTING GROUND CONTOUR MAJR
	EXISTING GROUND CONTOUR MINR
	FINISH GRADE CONTOUR MAJR
	FINISH GRADE CONTOUR MINR

SITE LEGEND

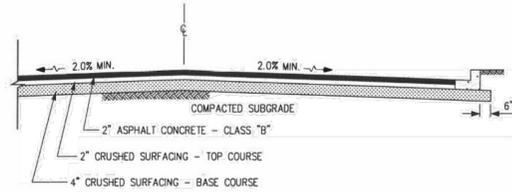
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PHASE J PROPERTY LINE
	PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
	IMPROVEMENTS INCLUDED IN PHASE J



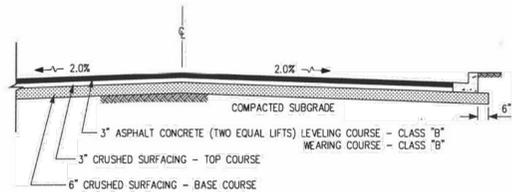
UNDERGROUND LOCATOR SERVICE
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NO.	REVISIONS	DATE
7	REVISED PER CITY COMMENTS	11/25/24
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877		
GRADING PLAN 5 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
DESIGNED	QUENTIN CHALMERS, PE	
DRAWN	MARY E. MOORE	
APPROVED	HOLLI HEARVIN, PE	
	HOLLI HEARVIN, PE	
	PROJECT MANAGER	
PLOT DATE	SEE STAMP DATE	
SHEET 18 OF 59 C3.05 PROJECT NUMBER 24019		

11/25/2024 2:30 PM - I:\2024\24019\ENGINEERING\PRELIMINARY\1\SHEETS\PHASE 2 (1)\24019_C3.01.DWG



RESIDENTIAL ROADWAY SECTION



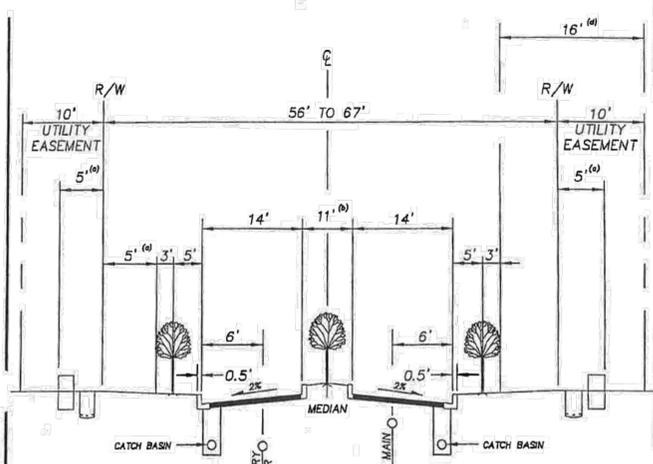
ARTERIAL ROADWAY SECTION

PAVING NOTES:
 1. ALL THICKNESSES ARE COMPACTED DEPTHS.
 2. CONTRACTOR WILL BE REQUIRED TO PAVE NEW ROADWAY IN TWO (2) PASSES.

NOTE:
 ONLY THE LATEST DETAIL AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

ORIG.	DATE	DESCRIPTION	APPR.
3-1-02			

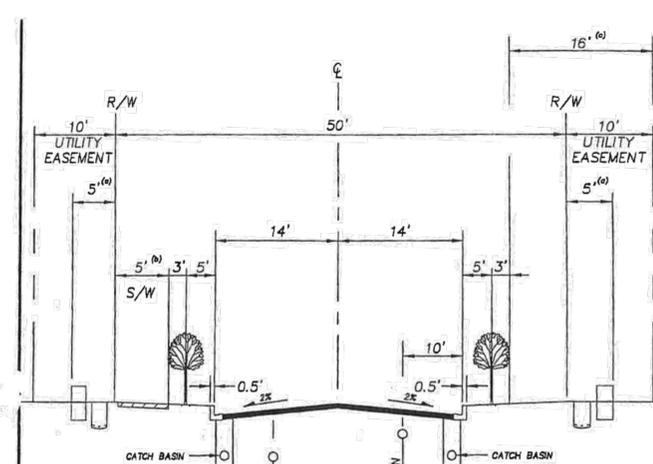
ROADWAY SECTIONS CITY OF CLE ELUM-STANDARD DETAIL ST-1



- (a) CLEARING LIMITS EXCEPT AT TRANSFORMER
- (b) TURN POCKET TO NEIGHBORHOOD COLLECTOR OR OPTIONAL SHORT MEDIAN. MEDIAN WIDTH IN BUSINESS PARK 12 FEET.
- (c) SIDEWALK LOCATED ON OPPOSITE SIDE OF STREET FROM COMBINED PEDESTRIAN AND BIKE PATH
- (d) 16' COMBINED PATH MEANDER LIMIT FOR 10' COMBINED PEDESTRIAN AND BIKE PATH.

NOTE:
 Sanitary sewers to be located on south or west side of street. Water mains to be located on north or east side of street.

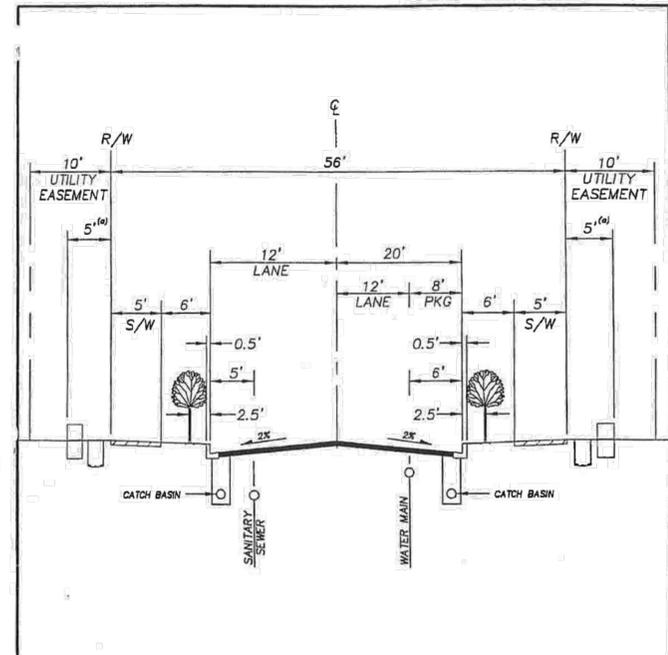
Cle Elum UGA Road Standards
Collector Arterial Section "A"
 No. R-4



- (a) CLEARING LIMITS EXCEPT AT TRANSFORMER.
- (b) SIDEWALK LOCATED ON OPPOSITE SIDE OF STREET FROM COMBINED PEDESTRIAN AND BIKE PATH.
- (c) 16' COMBINED PATH MEANDER LIMIT, FOR 10' COMBINED PEDESTRIAN AND BIKE PATH

NOTE:
 Sanitary sewers to be located on south or west side of street. Water mains to be located on north or east side of street.

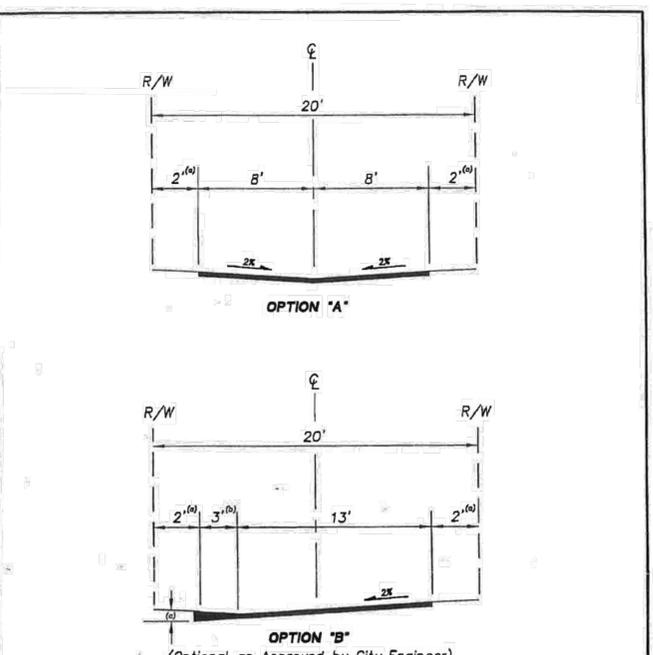
Cle Elum UGA Road Standards
Collector Arterial Section "B"
 No. R-5



(a) CLEARING LIMITS EXCEPT AT TRANSFORMER.

NOTE:
 Sanitary sewers to be located on south or west side of street. Water mains to be located on north or east side of street.

Cle Elum UGA Road Standards
Residential Local Access
 No. R-7



- (a) PLANTER STRIP
- (b) A.C. THICKENED EDGE
- (c) 3" GREATER THAN PAVEMENT THICKNESS

Cle Elum UGA Road Standards
Residential Alley
 No. R-9

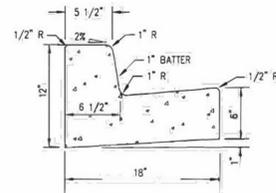


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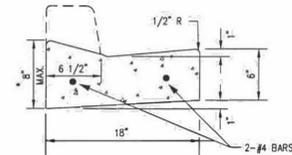
DATE: 11/25/24
 REVISIONS PER CITY COMMENTS: 7

 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
CORE DESIGN
 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877
 ROADWAY DETAILS
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
 18300 REDMOND WAY, SUITE 120
 REDMOND, WA 98052
 PLOT DATE: SEE STAMP DATE
 DESIGNED: QUENTIN CHALMERS, PE
 DRAWN: MARY E. MOORE
 APPROVED: HOLLI HEAVRIN, PE
 PROJECT MANAGER: HOLLI HEAVRIN, PE
 SHEET 19 OF 59
 PROJECT NUMBER C3.31 24019

* AS DIRECTED BY ENGINEER, MAY VARY DEPENDING UPON GRADE OF SIDEWALK AND DRIVEWAY BEYOND CURB.



FULL HEIGHT - TYPE A



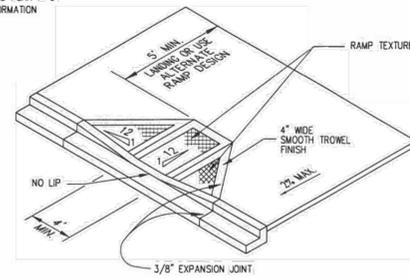
DEPRESSED - TYPE D

NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

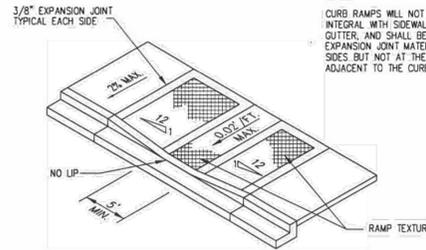
Revision	Date	Description	Appr
ORIG.	3-1-02		

CONCRETE CURB & GUTTER CITY OF CLE ELUM-STANDARD DETAIL ST-2

SEE MSDOT STANDARD PLAN F-3 FOR ADDITIONAL INFORMATION



STANDARD



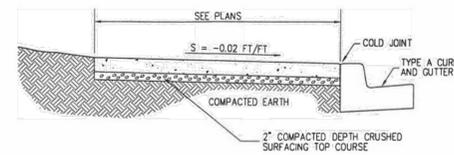
ALTERNATE

NOTES:
CURB RAMP WILL NOT BE POURED INTEGRAL WITH SIDEWALK OR CURB & GUTTER, AND SHALL BE ISOLATED BY EXPANSION JOINT MATERIAL ON ALL SIDES BUT NOT AT THE END OF RAMP ADJACENT TO THE CURB.

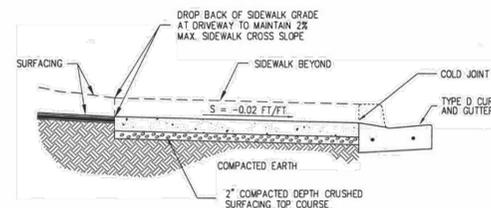
NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	3-1-02		

CURB RAMP CITY OF CLE ELUM-STANDARD DETAIL ST-3



4" THICK SIDEWALK SECTION

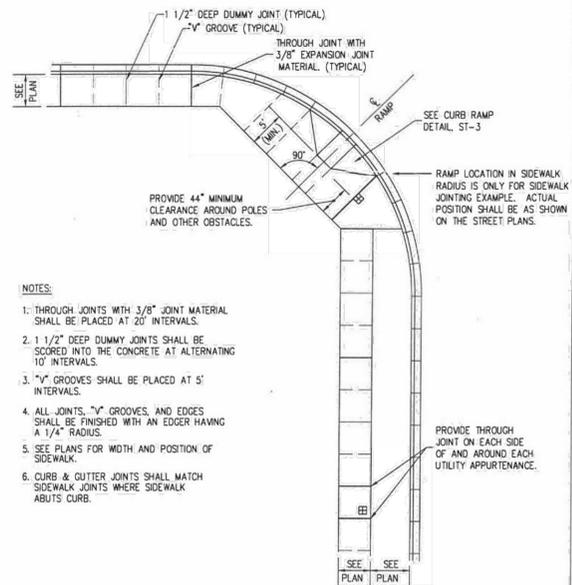


6" THICK SIDEWALK SECTION AT DRIVEWAYS

NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	3-1-02		

SIDEWALK SECTIONS CITY OF CLE ELUM-STANDARD DETAIL ST-4



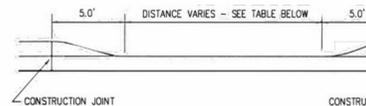
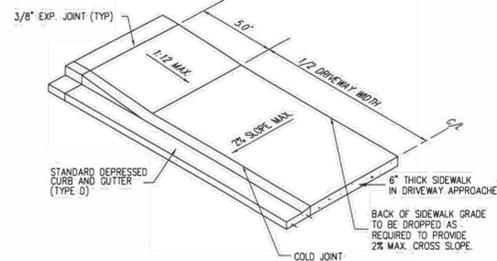
- NOTES:
- THROUGH JOINTS WITH 3/8" JOINT MATERIAL SHALL BE PLACED AT 20' INTERVALS.
 - 1 1/2" DEEP DUMMY JOINTS SHALL BE SCORED INTO THE CONCRETE AT ALTERNATING 10' INTERVALS.
 - 1/4" GROOVES SHALL BE PLACED AT 5' INTERVALS.
 - ALL JOINTS, 1/4" GROOVES, AND EDGES SHALL BE FINISHED WITH AN EDGER HAVING A 1/4" RADIUS.
 - SEE PLANS FOR WIDTH AND POSITION OF SIDEWALK.
 - CURB & GUTTER JOINTS SHALL MATCH SIDEWALK JOINTS WHERE SIDEWALK ABUTS CURB.

PROVIDE THROUGH JOINT ON EACH SIDE OF AND AROUND EACH UTILITY APPURTENANCE.

NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	3-1-02		

SIDEWALK JOINTING CITY OF CLE ELUM-STANDARD DETAIL ST-5



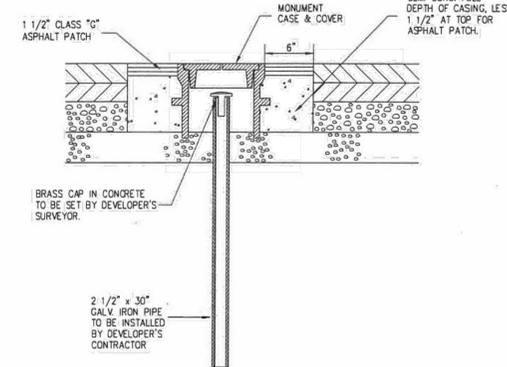
REFER TO CLE ELUM MUNICIPAL CODE
RESIDENTIAL DRIVEWAYS - 20' MAXIMUM WIDTH

COMMERCIAL APPROACHES WITH RADIUS CURB RETURNS SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR ON A CASE BY CASE BASIS.

NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	3-1-02		

DRIVEWAY APPROACHES CITY OF CLE ELUM-STANDARD DETAIL ST-6



- NOTES:
- TOP OF MONUMENT SHALL BE BETWEEN 6" AND 12" BELOW FINISH GRADE.
 - MONUMENT, MONUMENT CASE AND COVER TO BE PLACED AFTER FINAL LIFT OF ASPHALT.

NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	3-1-02		

MONUMENT CITY OF CLE ELUM-STANDARD DETAIL ST-9



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DATE: 11/25/24

NO. 7 REVISED PER CITY COMMENTS

REVISIONS

DESIGNED: QUENTIN CHALMERS, PE
DRAWN: MARY E. MOORE
APPROVED: HOLLI HEAVRIN, PE
PROJECT MANAGER: HOLLI HEAVRIN, PE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

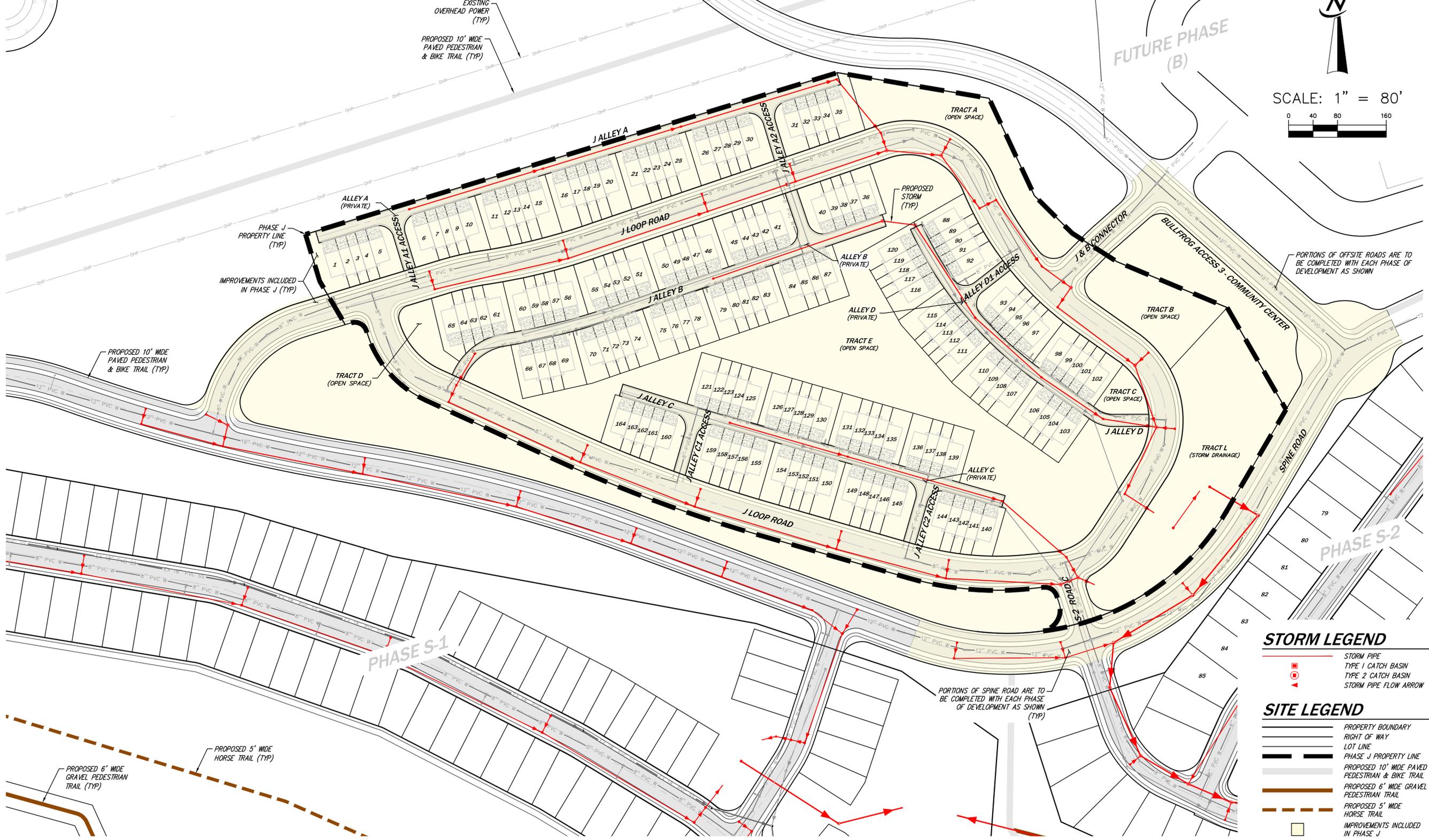
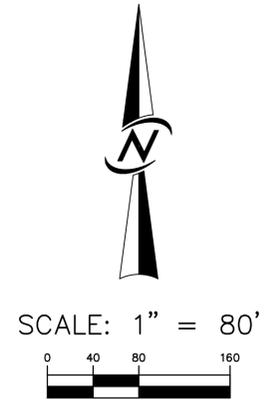
CORE DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

GRADING DETAILS
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

PLOT DATE: SEE STAMP DATE
DESIGNED: QUENTIN CHALMERS, PE
DRAWN: MARY E. MOORE
APPROVED: HOLLI HEAVRIN, PE
PROJECT MANAGER: HOLLI HEAVRIN, PE

SHEET 20 OF 59
C3.32
PROJECT NUMBER 24019



STORM LEGEND

- STORM PIPE
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- STORM PIPE FLOW ARROW

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 6' WIDE GRAVEL PEDESTRIAN TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J

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NO.	REVISIONS	DATE
7	REVISED PER CITY COMMENTS	11/25/24



CORE DESIGN
CIVIL ENGINEERING
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PLANNING
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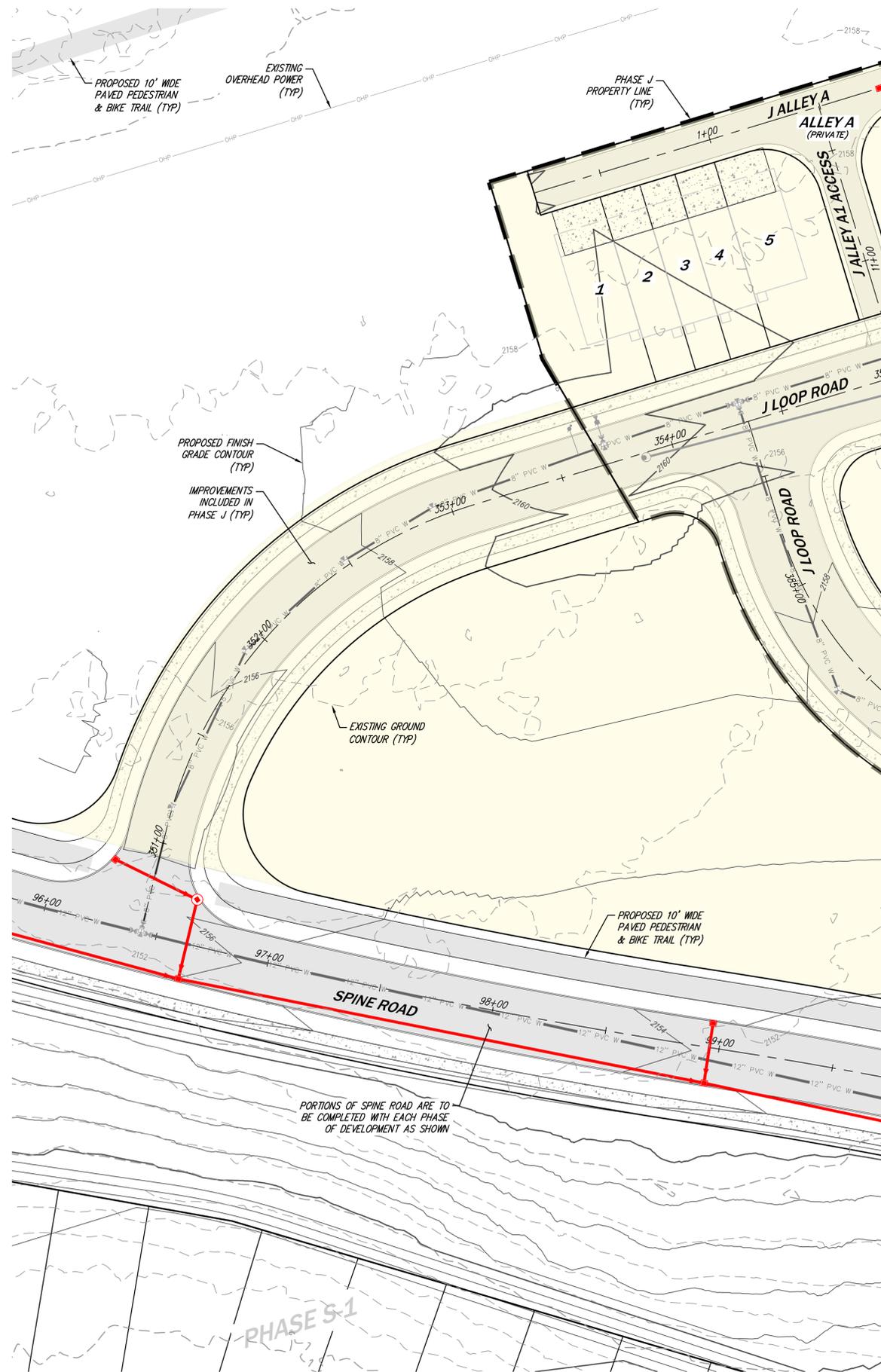
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

COMPOSITE STORM DRAINAGE PLAN
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
16300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

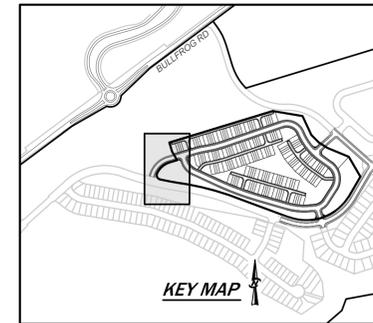
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	PROJECT MANAGER

SHEET	OF
21	59
PROJECT NUMBER	
24019	

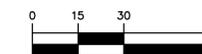
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SEE SHEET C4.04 SEE SHEET C4.02



SCALE: 1" = 30'



STORM LEGEND

- STORM PIPE
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- STORM PIPE FLOW ARROW

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J

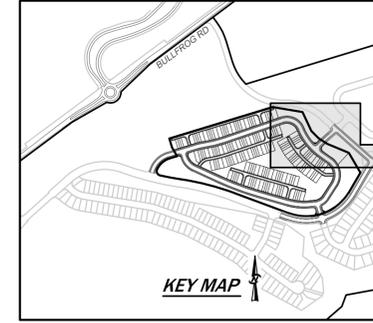
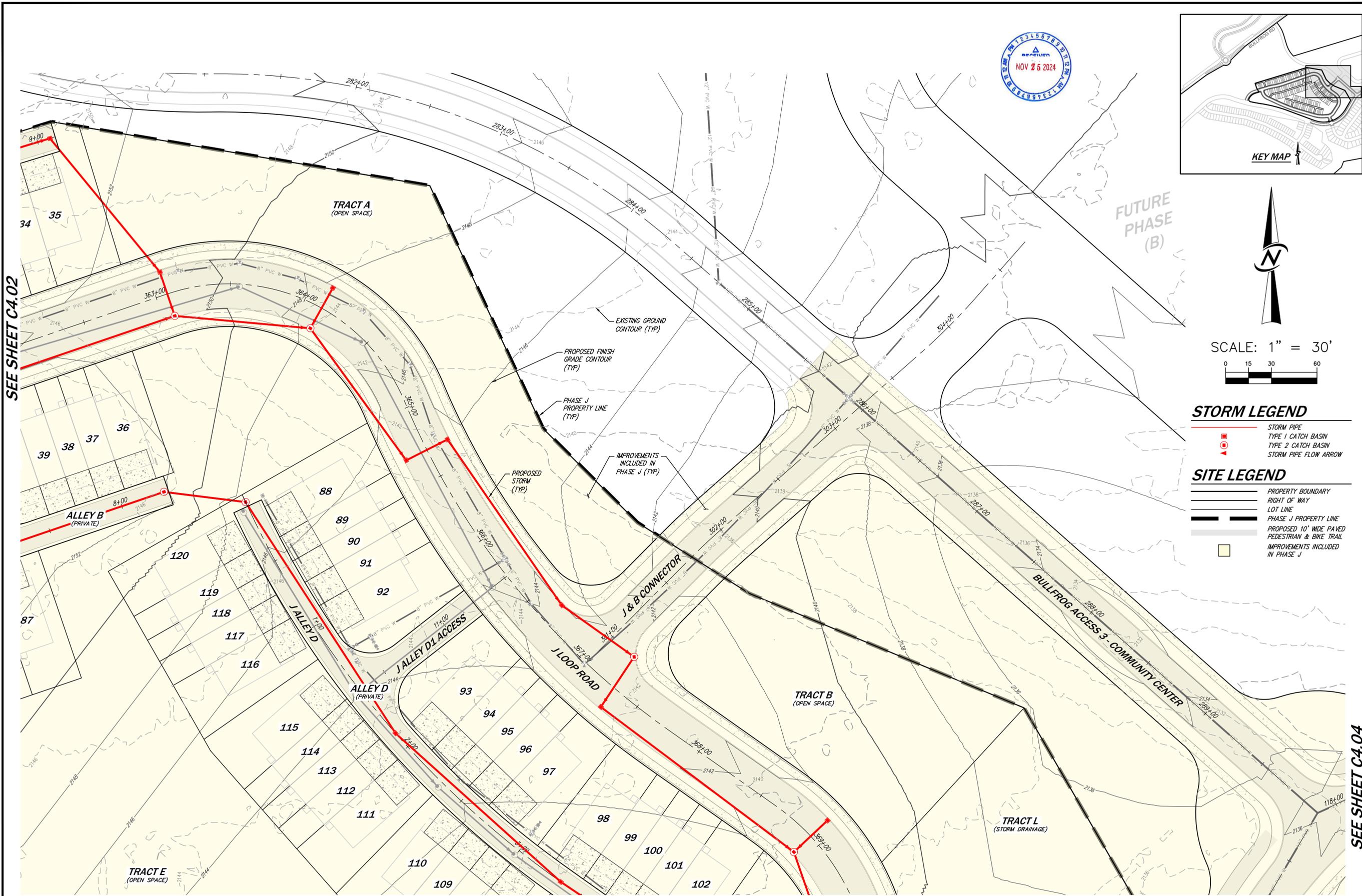


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PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: HOLLI HEAVRIN, PE		NO. 7 REVISIONS PER CITY COMMENTS DATE: 11/25/24
STORM DRAINAGE PLAN 1 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877		11/25/24
SHEET 22 OF 59 C4.01	PROJECT NUMBER 24019	

11/25/2024 2:29 PM - I:\2024\24019\ENGINEERING\PRELIMINARY\1\SHEETS\PHASE 2 (U)\24019_C4.01.DWG

SEE SHEET C4.02



SCALE: 1" = 30'

STORM LEGEND

- STORM PIPE
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- STORM PIPE FLOW ARROW

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J

SEE SHEET C4.04

SEE SHEET C4.04

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
STORM DRAINAGE PLAN 3 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: _____	SHEET 24 OF 59 PROJECT NUMBER C4.03 24019

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STORM LEGEND

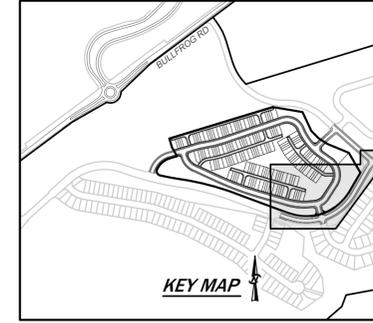
- STORM PIPE
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- STORM PIPE FLOW ARROW

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J



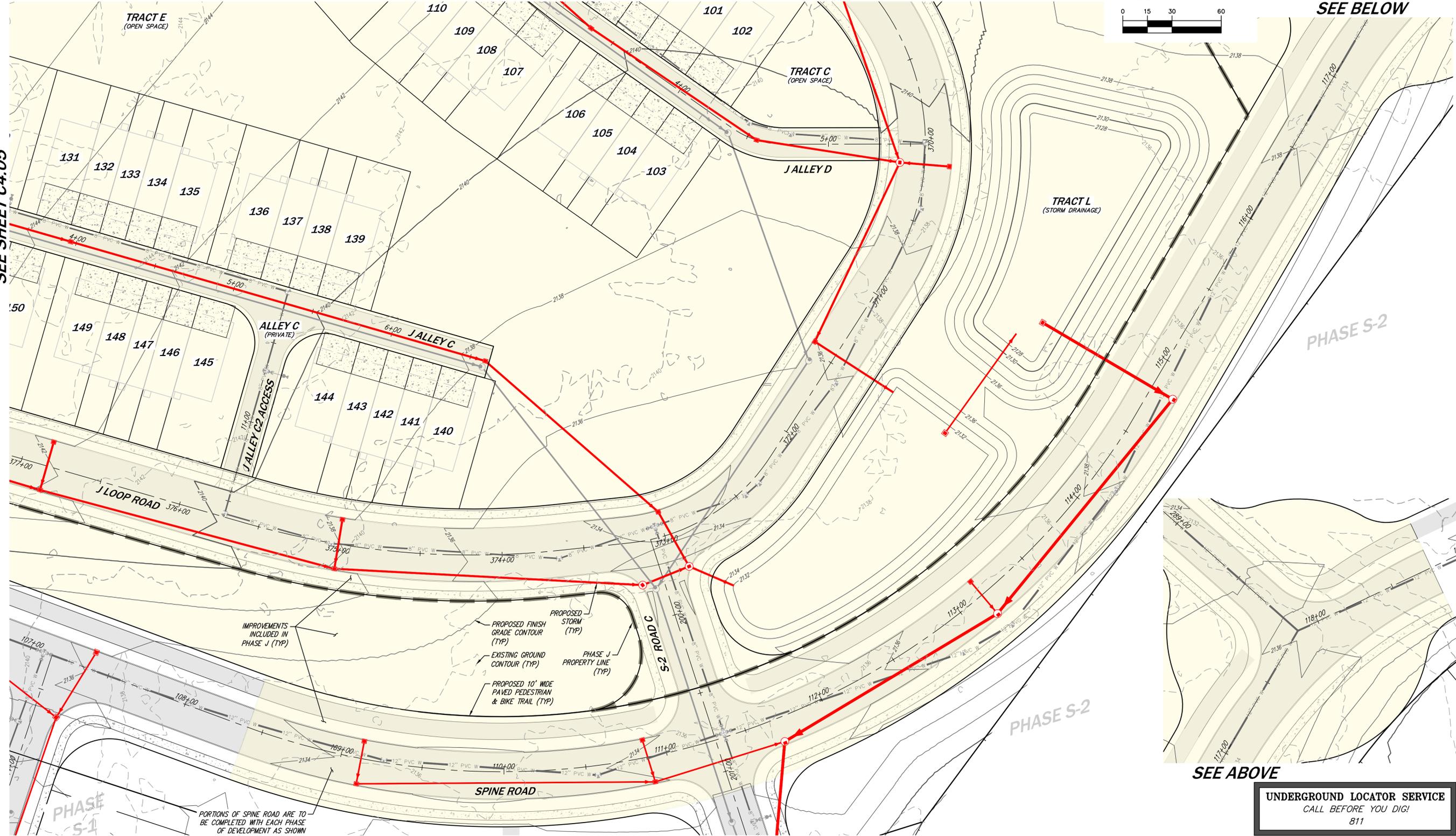
SCALE: 1" = 30'



SEE SHEET C4.03

SEE BELOW

SEE SHEET C4.05



IMPROVEMENTS INCLUDED IN PHASE J (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL (TYP)

PHASE J PROPERTY LINE (TYP)

PROPOSED STORM GRADE CONTOUR (TYP)

PORTIONS OF SPINE ROAD ARE TO BE COMPLETED WITH EACH PHASE OF DEVELOPMENT AS SHOWN

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7			11/25/24

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CORE DESIGN

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STORM DRAINAGE PLAN 4
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
 18300 REDMOND WAY, SUITE 120
 REDMOND, WA 98052

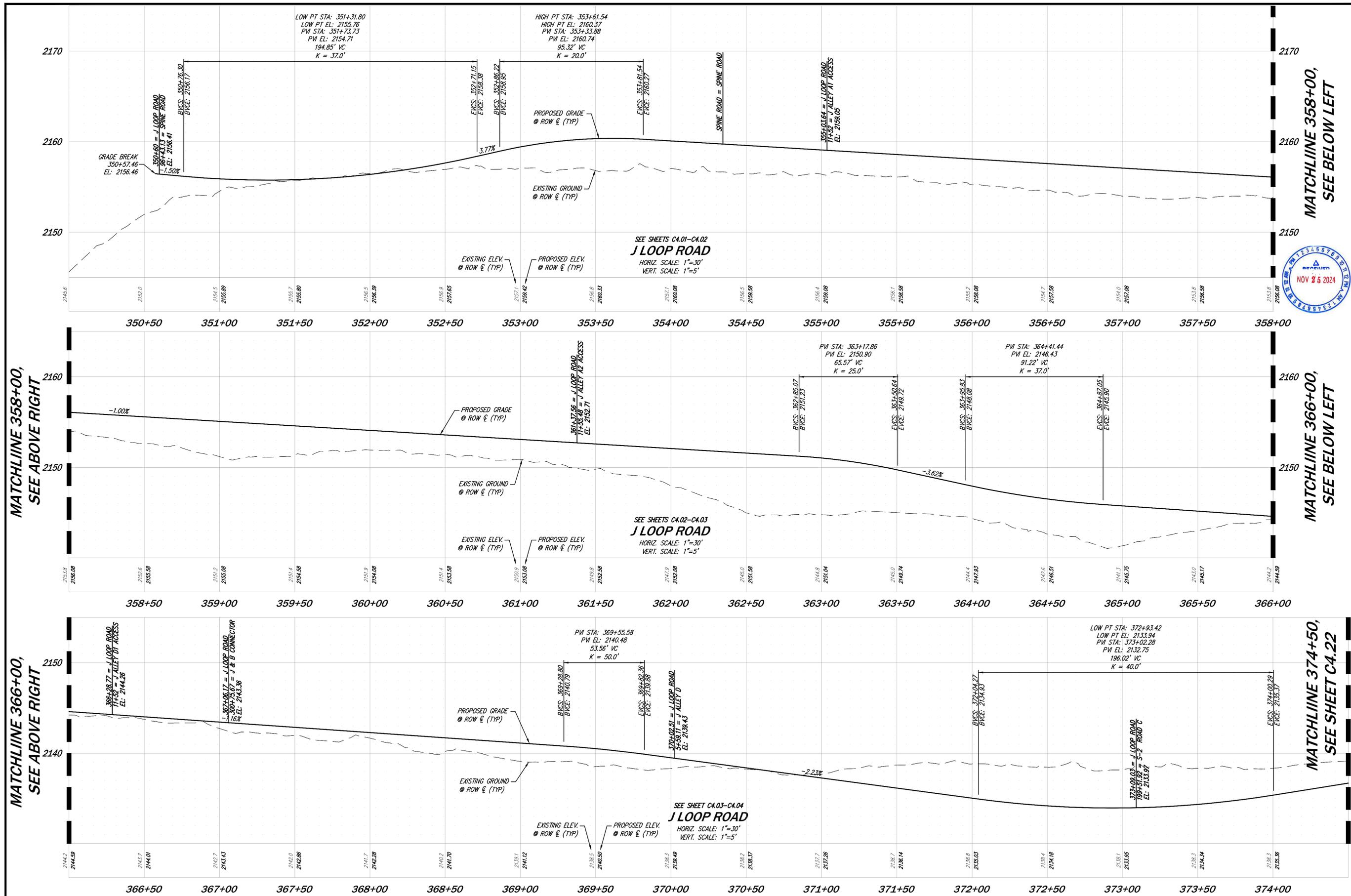
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	PROJECT MANAGER

SHEET	OF
25	59

PROJECT NUMBER
24019

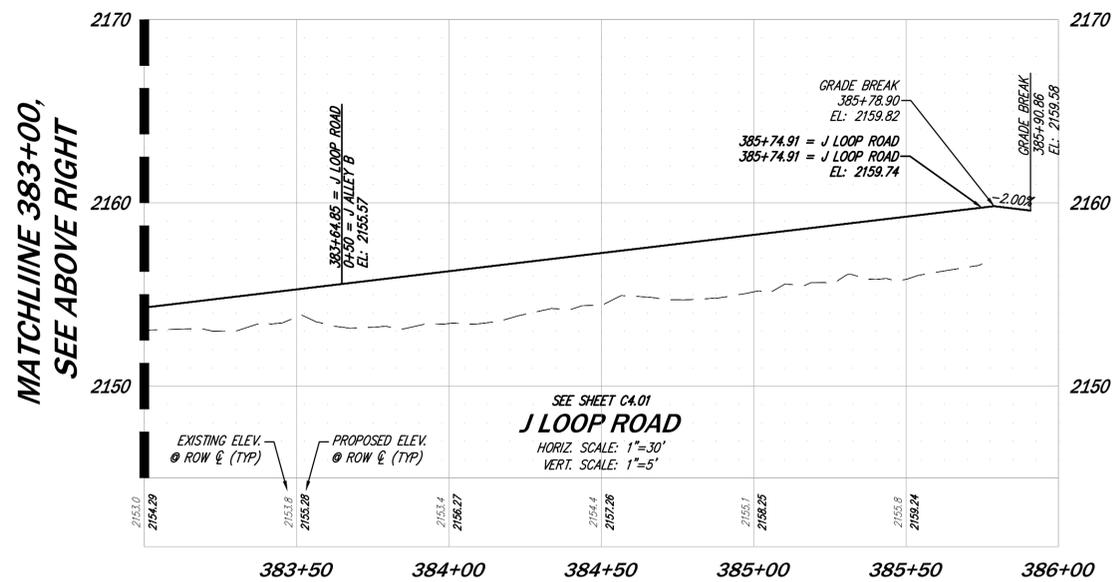
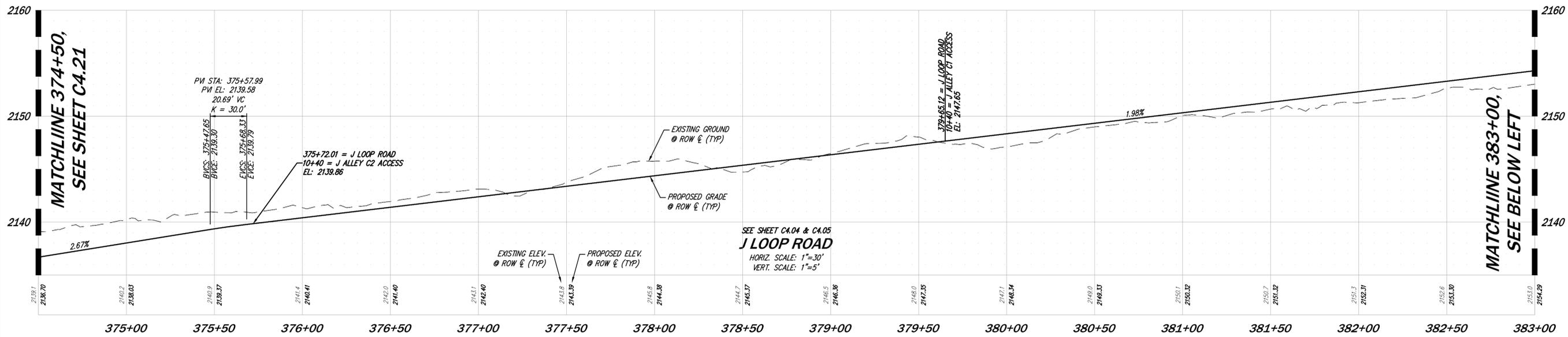
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REVISIONS NO. 1 REVISED PER CITY COMMENTS DATE 11/25/24	
CORE DESIGN 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
ROAD PROFILES BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: _____	SHEET 27 OF 59 PROJECT NUMBER 24019

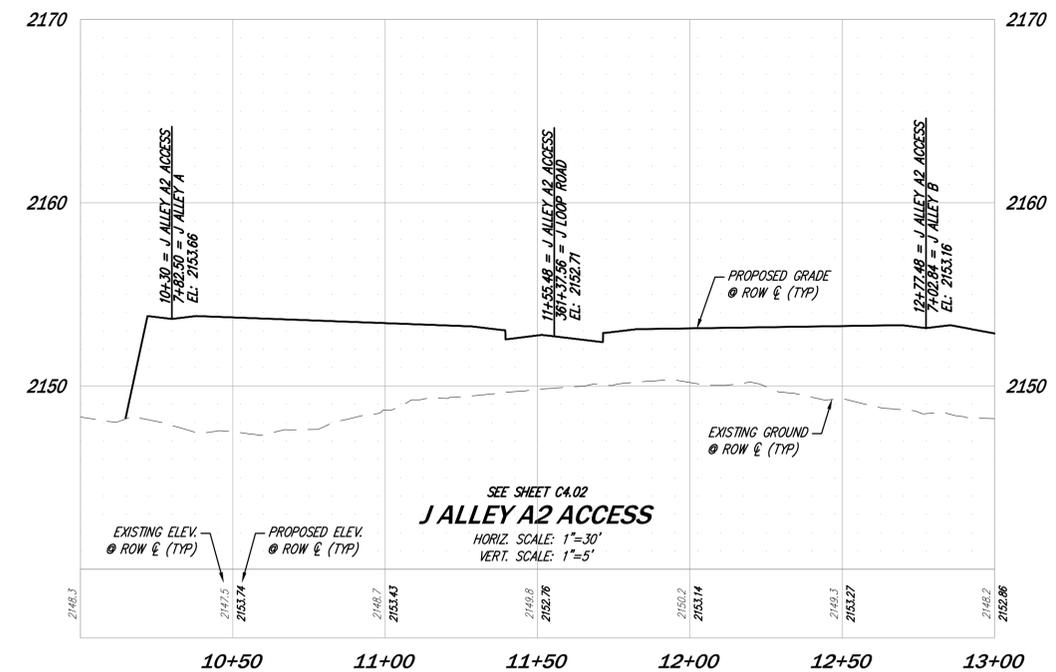
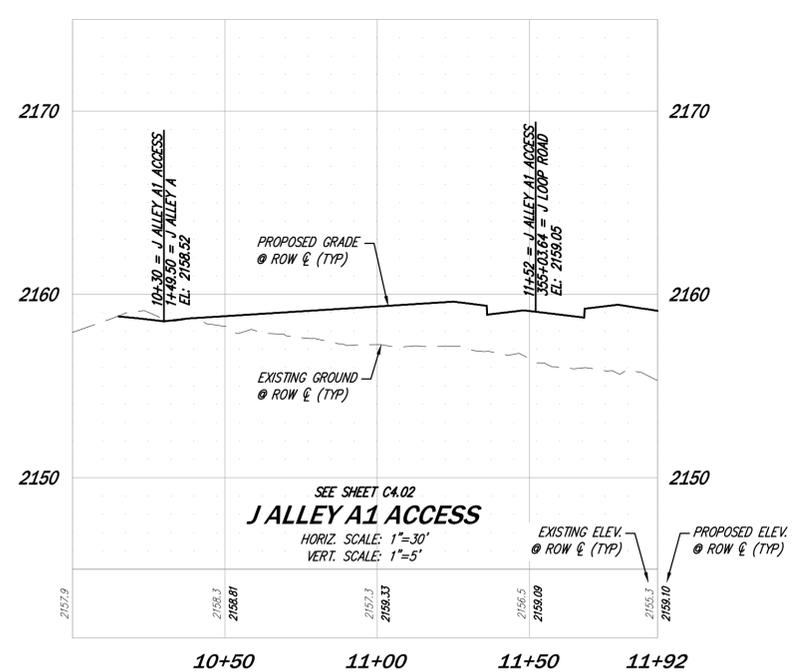
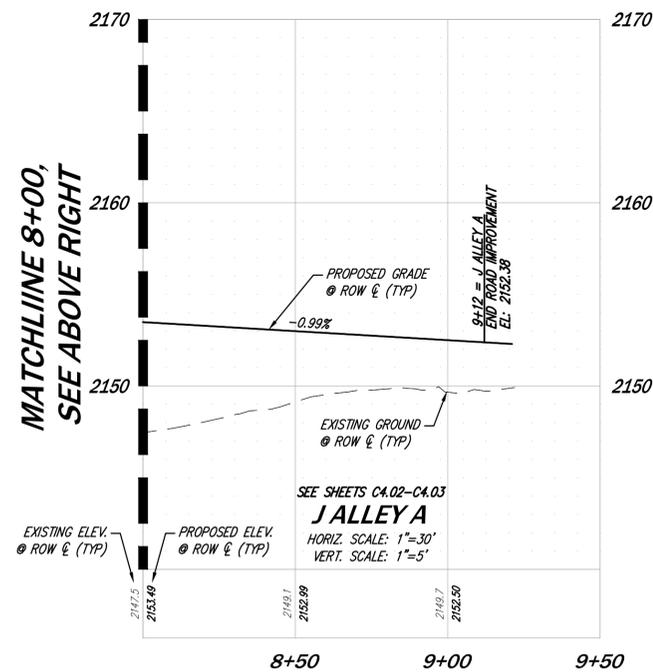
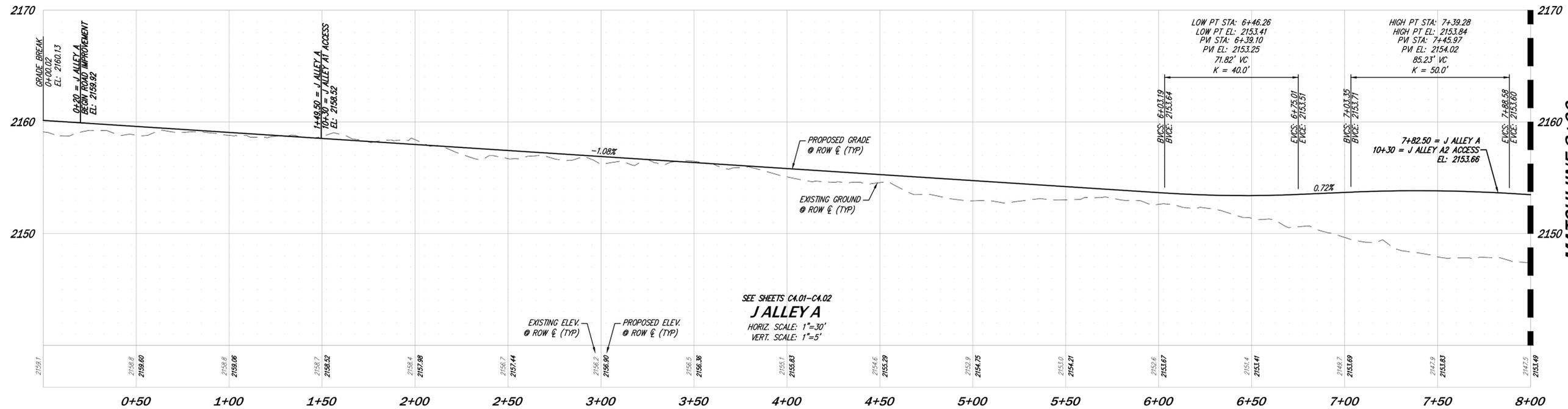
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PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: _____		SHEET 28 C4.22 PROJECT NUMBER 24019	OF 59
ROAD PROFILES BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 16300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
NO. 7 REVISIONS PER CITY COMMENTS		DATE 11/25/24	

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SEE SHEETS CA.01-CA.02
J ALLEY A
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

EXISTING ELEV.
@ ROW & (TYP)
PROPOSED ELEV.
@ ROW & (TYP)

SEE SHEET CA.02
J ALLEY A1 ACCESS
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

EXISTING ELEV.
@ ROW & (TYP)
PROPOSED ELEV.
@ ROW & (TYP)

SEE SHEET CA.02
J ALLEY A2 ACCESS
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

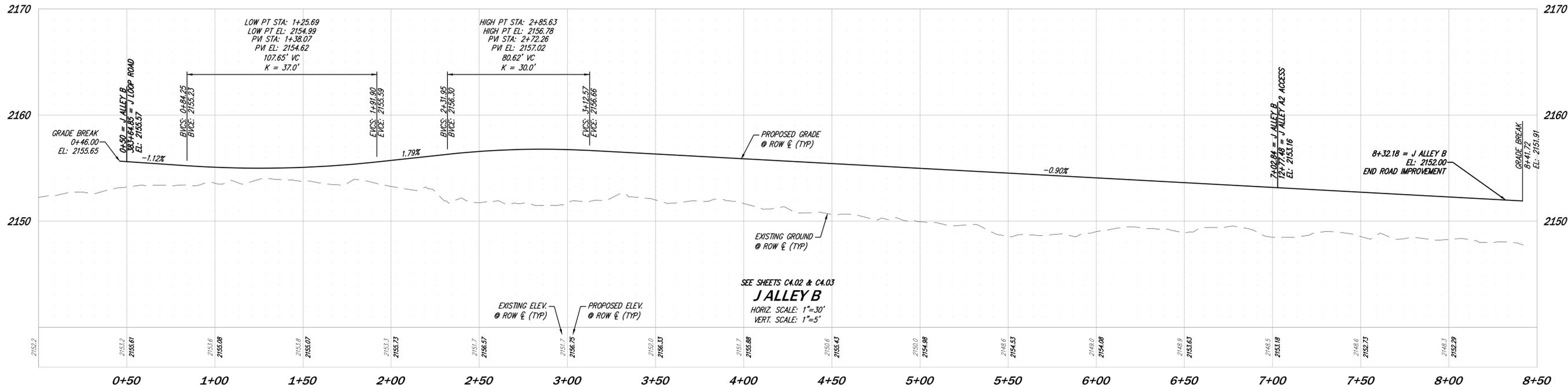
EXISTING ELEV.
@ ROW & (TYP)
PROPOSED ELEV.
@ ROW & (TYP)



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	NO. 7	REVISED PER CITY COMMENTS
	DATE	11/25/24
<p>CORE DESIGN</p> <p>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p> <p>12100 NE 195th St, Suite 300 Bellevue, Washington 98011 425.885.7877</p>		
<p>ROAD PROFILES</p> <p>BULLFROG FLATS - PHASE J</p> <p>BULLFROG FLATS, LLC</p> <p>18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052</p>		
PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLIE HEAVRIN, PE PROJECT MANAGER: HOLLIE HEAVRIN, PE	SHEET 29 PROJECT NUMBER C4.23 24019	OF 59

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	11/25/24



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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CORE DESIGN

12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

ROAD PROFILES
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

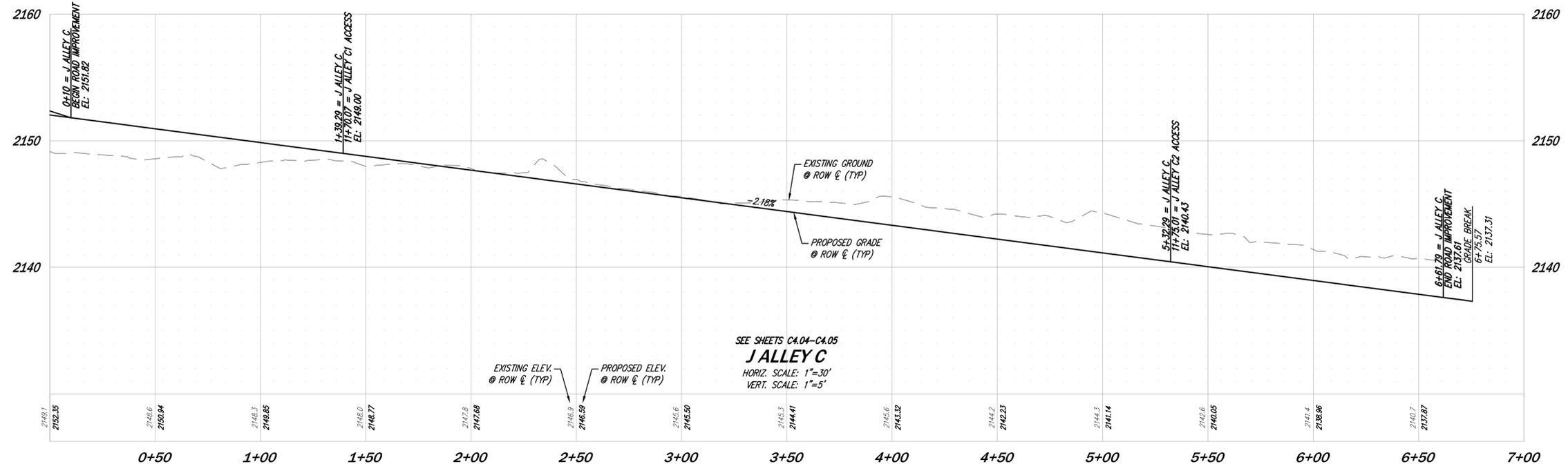
PLOT DATE: SEE STAMP DATE
DESIGNED: QUENTIN CHALMERS, PE
DRAWN: MARY E. MOORE
APPROVED: HOLLI HEAVRIN, PE
PROJECT MANAGER: HOLLI HEAVRIN, PE



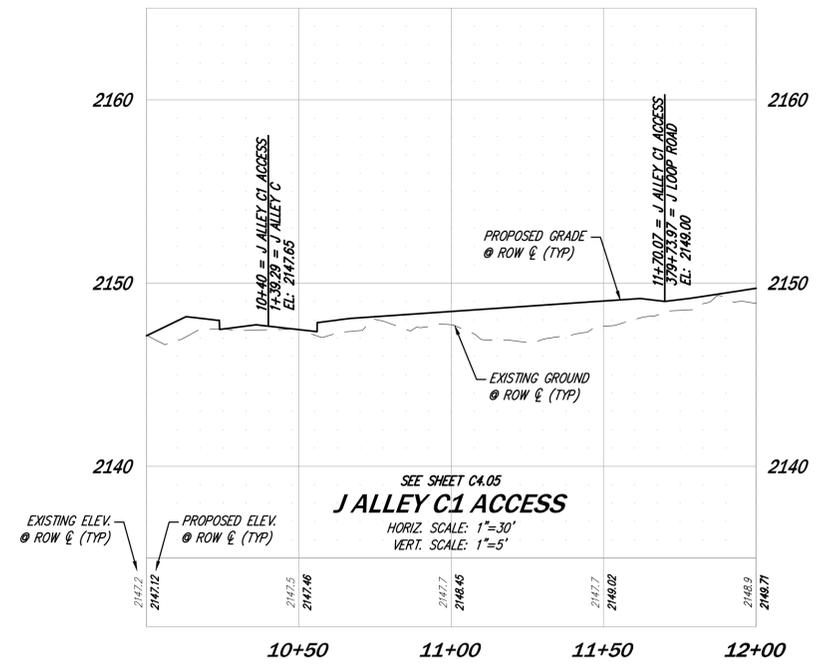
UNDERGROUND LOCATOR SERVICE
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SHEET 30 OF 59
PROJECT NUMBER C4.24 24019

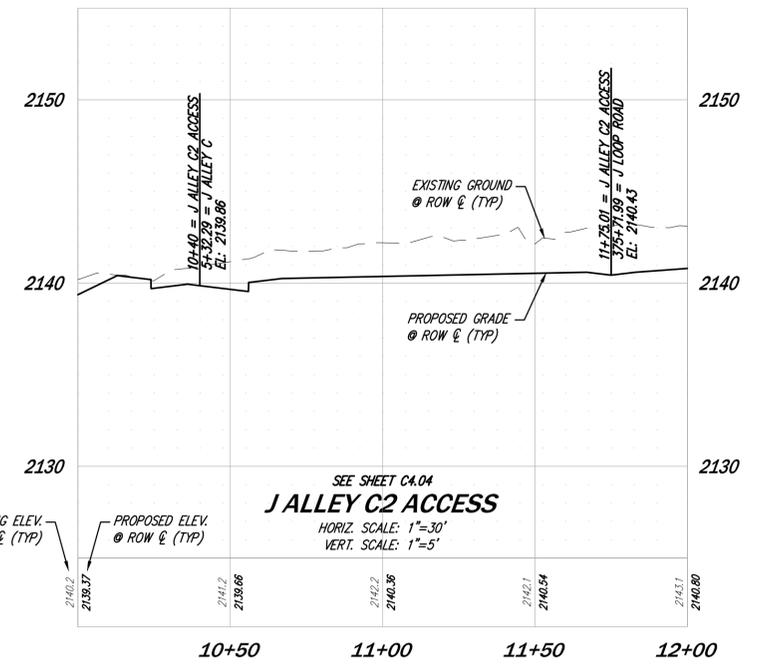
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SEE SHEETS CA.04-CA.05
J ALLEY C
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: 1"=5'



SEE SHEET CA.05
J ALLEY C1 ACCESS
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: 1"=5'



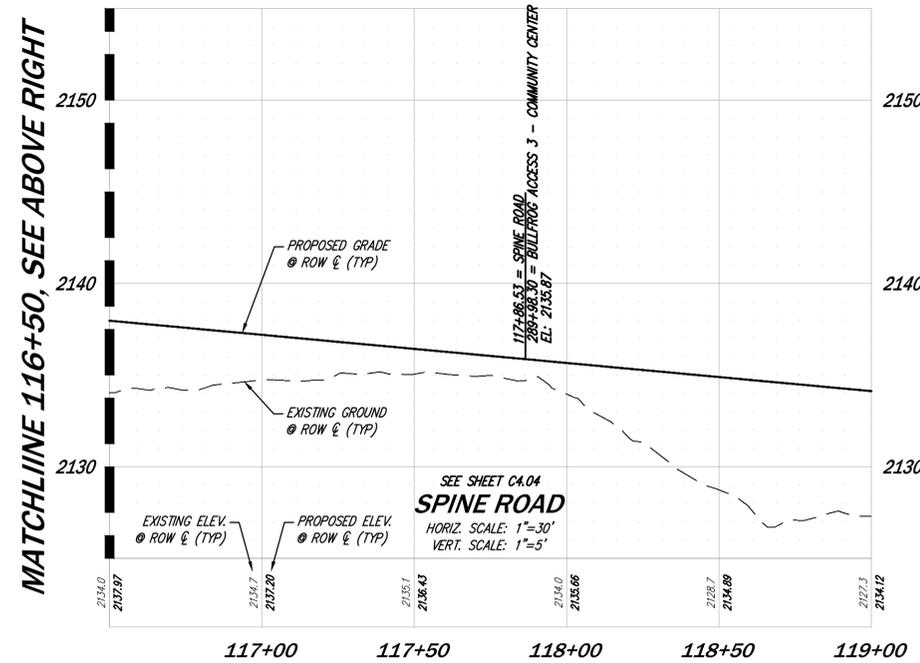
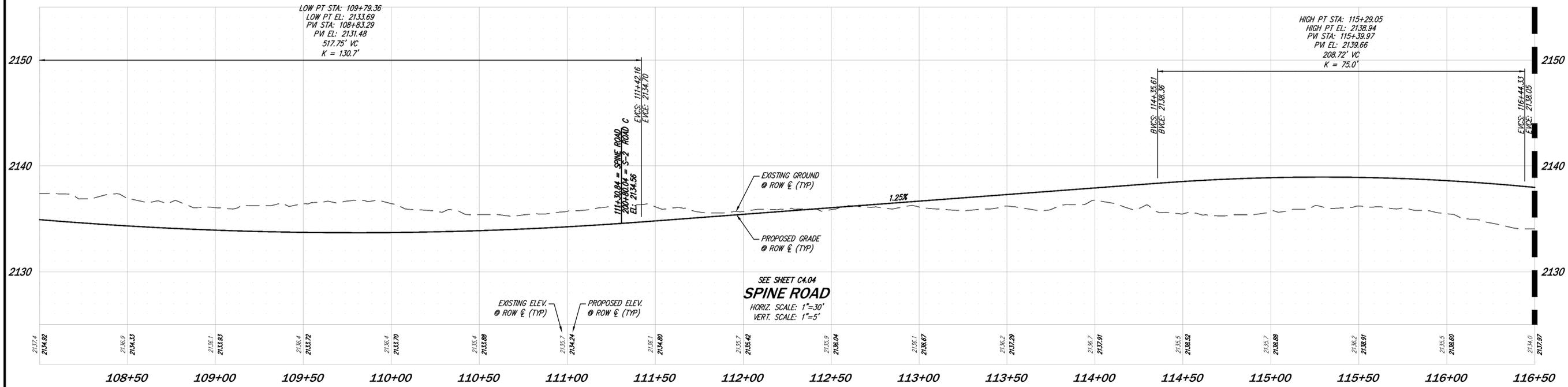
SEE SHEET CA.04
J ALLEY C2 ACCESS
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: 1"=5'



UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
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PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: HOLLI HEAVRIN, PE	SHEET 31 OF 59 C4.25	PROJECT NUMBER 24019
	ROAD PROFILES BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877		
NO. 7 REVISIONS PER CITY COMMENTS	DATE 11/25/24	

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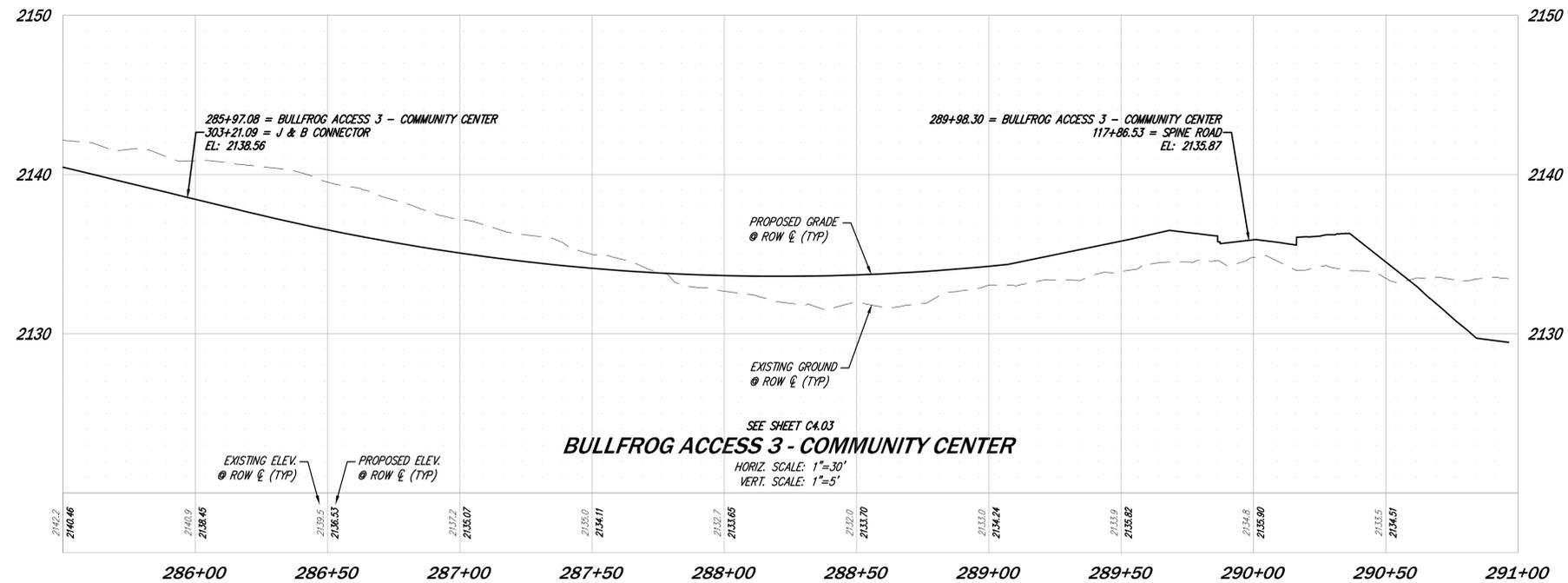
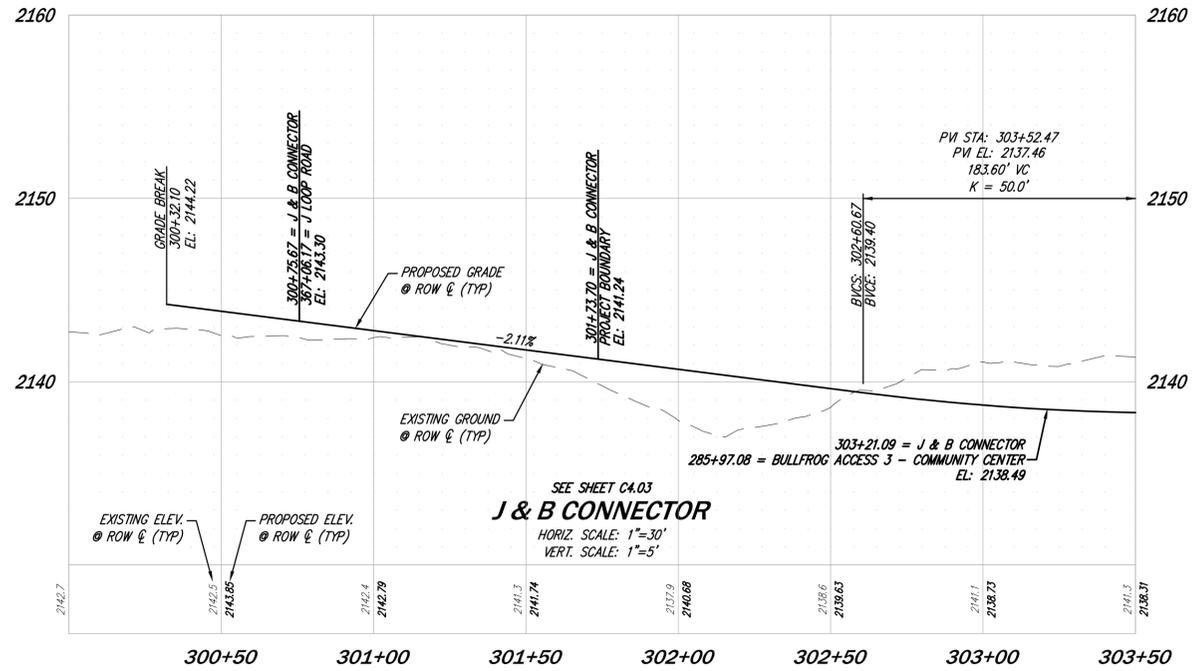
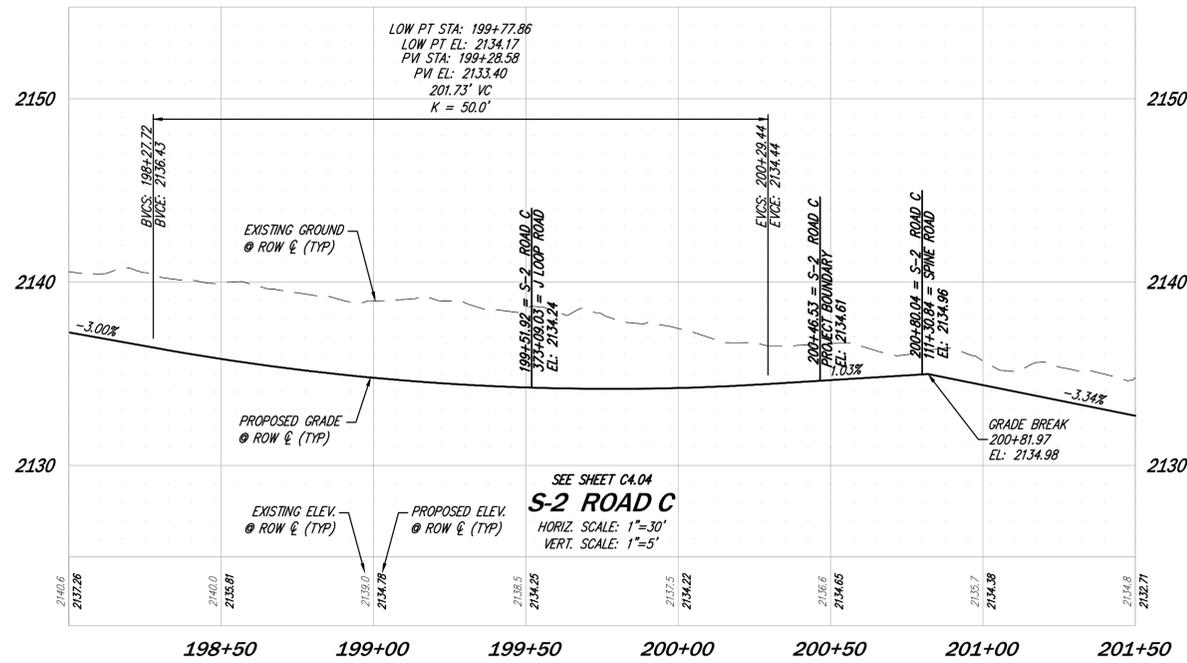
MATCHLINE 116+50, SEE BELOW LEFT

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877
ROAD PROFILES BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIN CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: _____	NO. 7 REVISIONS PER CITY COMMENTS
SHEET 33 OF 59 PROJECT NUMBER 24019	DATE 11/25/24



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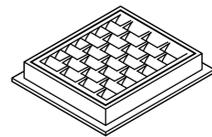


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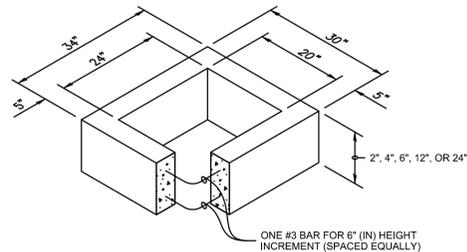
PLOT DATE: SEE STAMP DATE DESIGNED: QUENTIM CHALMERS, PE DRAWN: MARY E. MOORE APPROVED: HOLLI HEAVRIN, PE PROJECT MANAGER: _____	SHEET 34 OF 59 PROJECT NUMBER 24019
	ROAD PROFILES BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	DATE: 11/25/24 NO. 7 REVISIONS PER CITY COMMENTS

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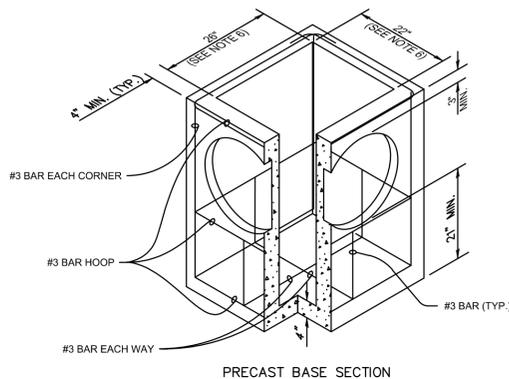
DRAWN BY: FERN LIDDELL



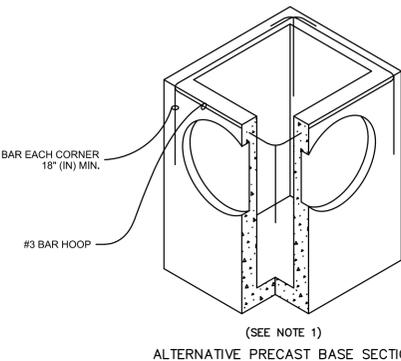
FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

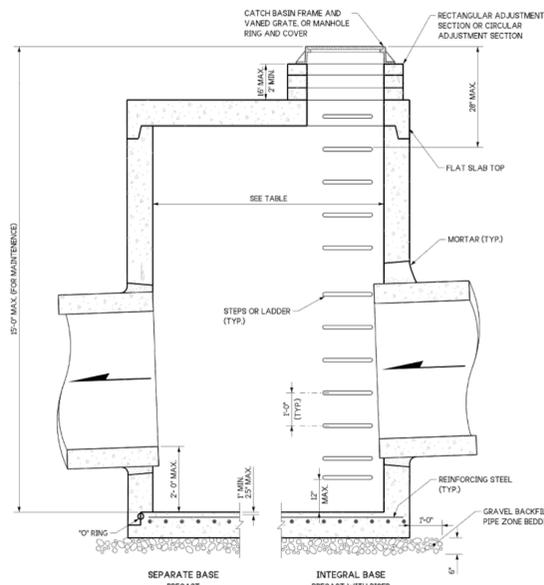
NOTES

- As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
- The knockout diameter shall not be greater than 20" (in). 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 mortar in accordance with **Standard Specification Section 9-04.3**.
- The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
- The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
- The opening shall be measured at the top of the **Precast Base Section**.
- All pickup holes shall be grouted full after the basin has been placed.

CATCH BASIN TYPE 1

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 mortar in accordance with **Standard Specification Section 9-04.3**.
- Pipe allowances will vary depending on the pipe material used. Contact the Region Hydraulics Engineer for assistance.



CATCH BASIN DIMENSIONS				
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	ALL METAL	CPSSP (1) PP (2)	SOLID WALL PVC (3)	PROFILE WALL PVC (3)
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	68"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe (See Standard Specification Section 9-05.20)
 ② (See Standard Specification Section 9-05.12(3))
 ③ (See Standard Specification Section 9-05.12(2))
 ④ Polypropylene Pipe (See Standard Specification Section 9-05.24)



Aug 23, 2023

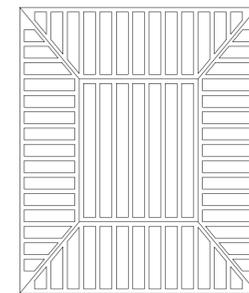
CATCH BASIN TYPE 2

STANDARD PLAN B-10-20-03

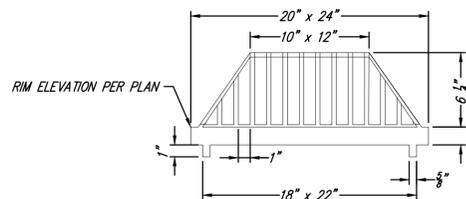
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
 STATE DESIGN ENGINEER
 August 23, 2023
 Washington State Department of Transportation

NOTE: DEBRIS CAGE TO BE USED WITH WSDOT STANDARD PLAN RECTANGULAR FRAME B-30.10-03



MATERIAL TO BE DUCTILE IRON ASTM A536, CL 80-55-06



BEEHIVE OVERFLOW GRATE



NOV 25 2024

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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877	
STORM DRAINAGE DETAILS BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	HOLLI HEAVRIN, PE
	PROJECT MANAGER
SHEET	OF
35	59
PROJECT NUMBER	
24019	

11/25/24

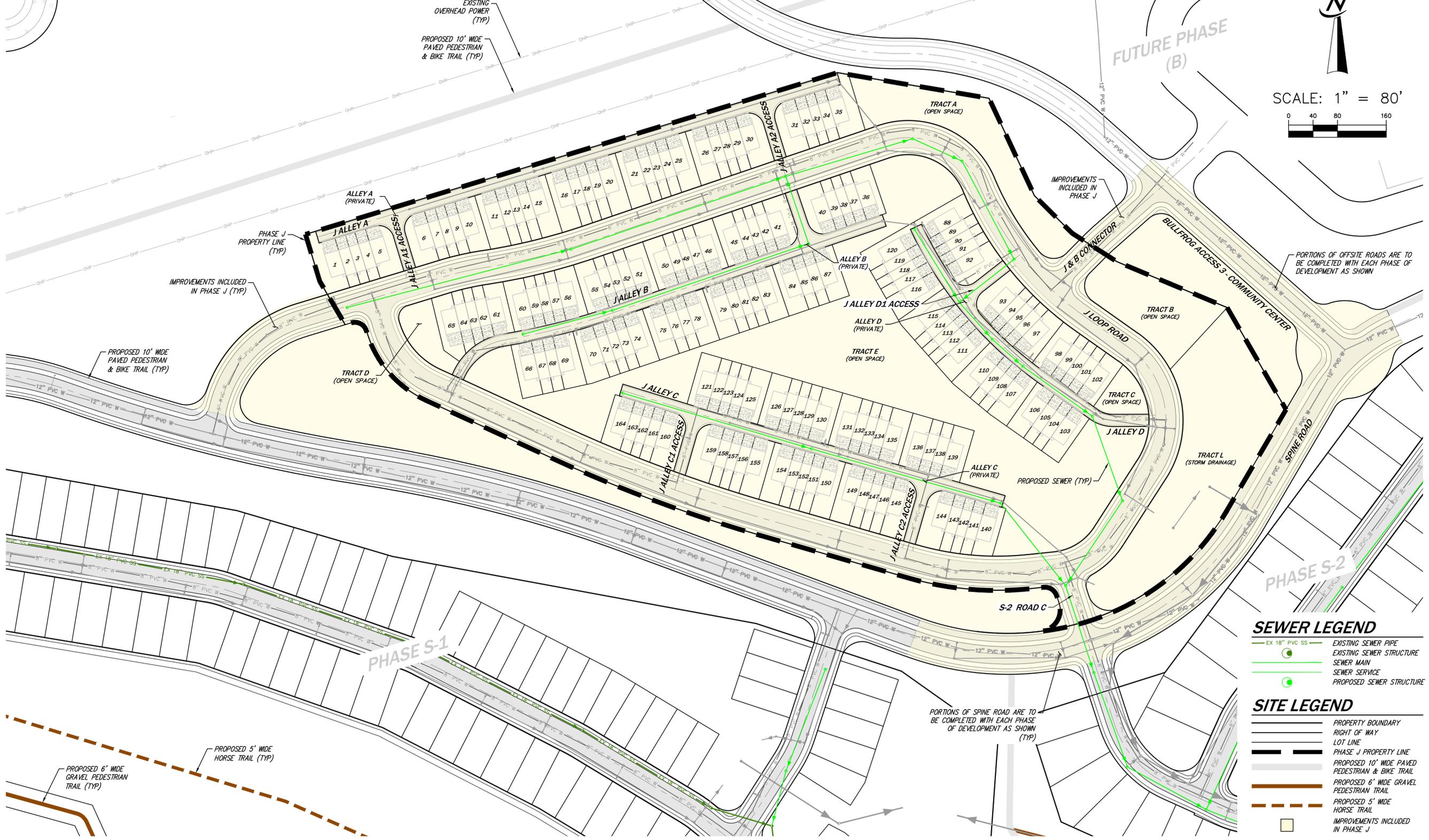
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BULLFROG ROAD



SCALE: 1" = 80'
0 40 80 160



- SEWER LEGEND**
- EX 18" PVC SS EXISTING SEWER PIPE
 - EXISTING SEWER STRUCTURE
 - SEWER MAIN
 - SEWER SERVICE
 - PROPOSED SEWER STRUCTURE

- SITE LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - PHASE J PROPERTY LINE
 - PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
 - PROPOSED 6' WIDE GRAVEL PEDESTRIAN TRAIL
 - PROPOSED 5' WIDE HORSE TRAIL
 - IMPROVEMENTS INCLUDED IN PHASE J

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CORE

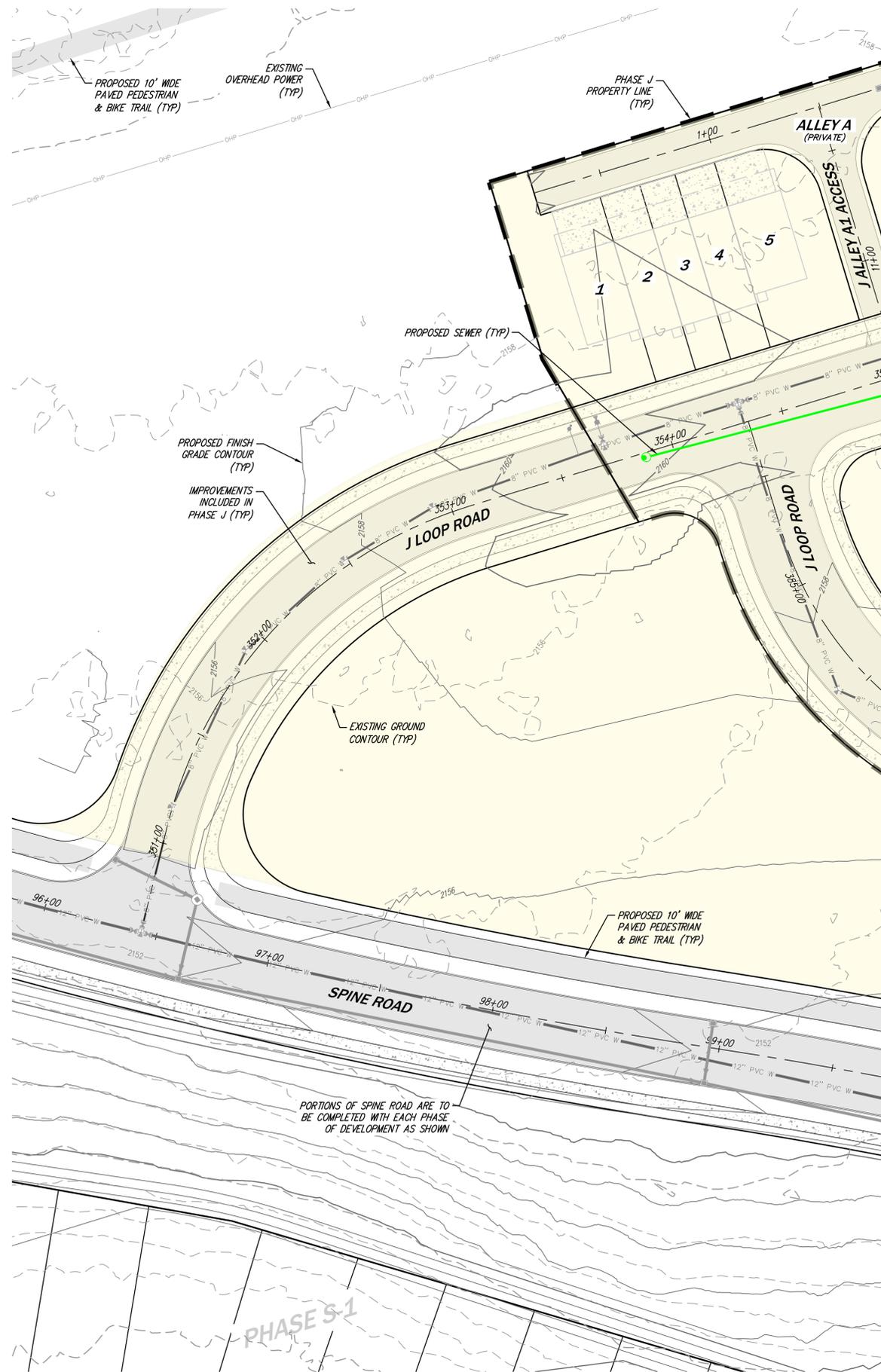
12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

COMPOSITE SEWER PLAN
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
16300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DESIGNED	QUENTYN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLIE HEARVIN, PE
PROJECT MANAGER	HOLLIE HEARVIN, PE

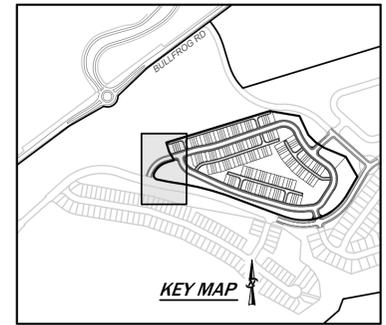
SHEET	OF
36	59
PROJECT NUMBER	
24019	

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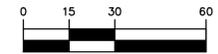


SEE SHEET C5.02

SEE SHEET C5.05



SCALE: 1" = 30'



SEWER LEGEND

- EX 18" PVC SS
- EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE
- SEWER MAIN
- SEWER SERVICE
- PROPOSED SEWER STRUCTURE

SITE LEGEND

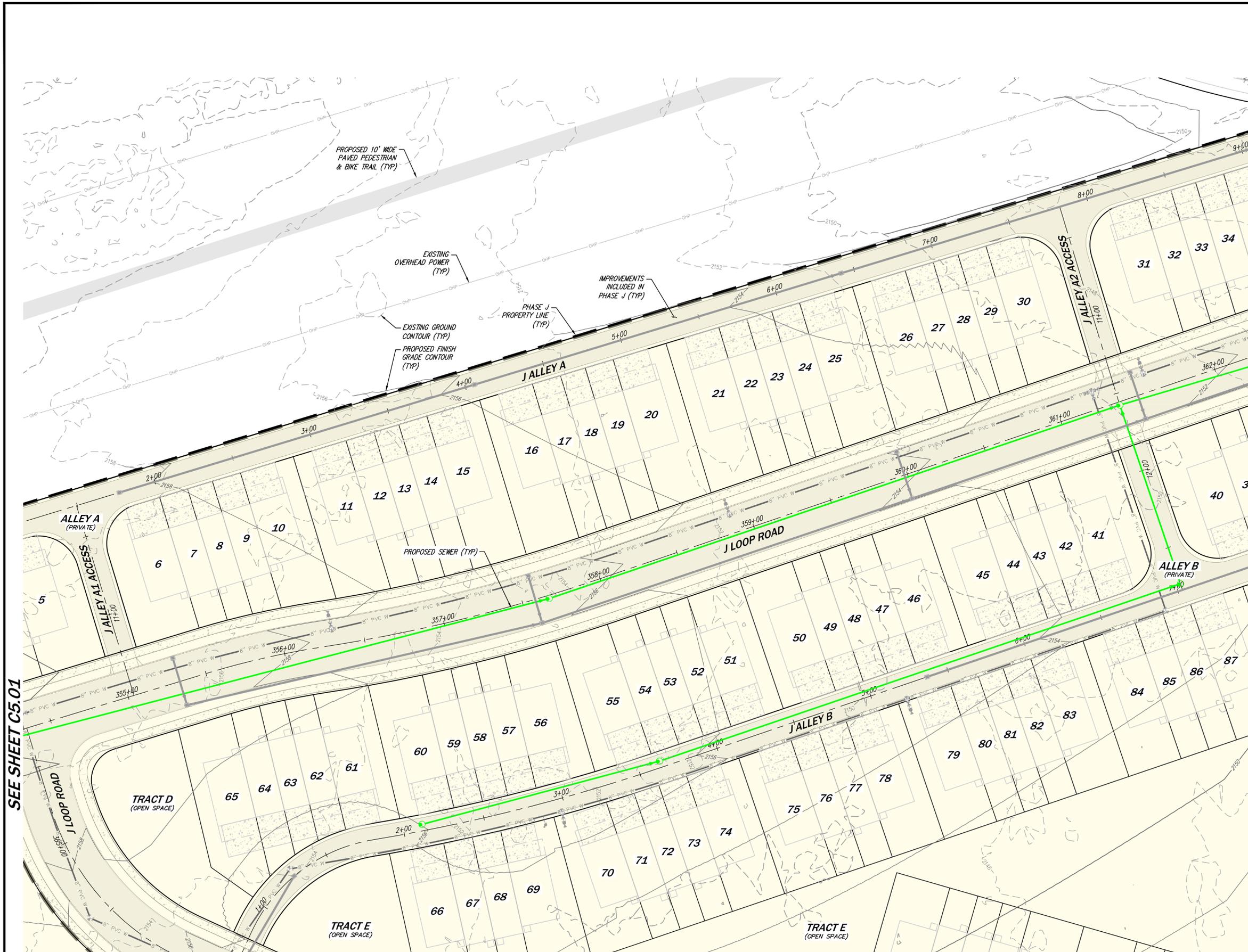
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J



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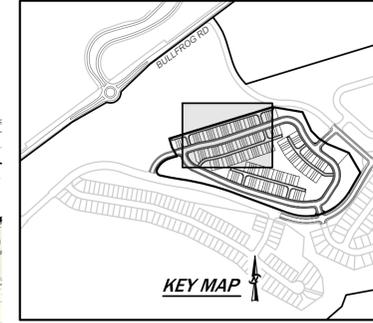
NO.	REVISIONS	DATE
7	REVISED PER CITY COMMENTS	11/25/24
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877		
SANITARY SEWER PLAN 1 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
PLOT DATE	SEE STAMP DATE	
DESIGNED	QUENTIN CHALMERS, PE	
DRAWN	MARY E. MOORE	
APPROVED	HOLLY HEAVRIN, PE	
	HOLLY HEAVRIN, PE	
	PROJECT MANAGER	
SHEET	OF	
37	C5.01	59
PROJECT NUMBER		
24019		

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SEE SHEET C5.01

SEE SHEET C5.05



SCALE: 1" = 30'

SEE SHEET C5.03

- SEWER LEGEND**
- EX 18" PVC SS EXISTING SEWER PIPE
 - EXISTING SEWER STRUCTURE
 - EXISTING SEWER MAIN
 - EXISTING SEWER SERVICE
 - PROPOSED SEWER STRUCTURE

- SITE LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - PHASE J PROPERTY LINE
 - PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J



NO.	REVISIONS	DATE
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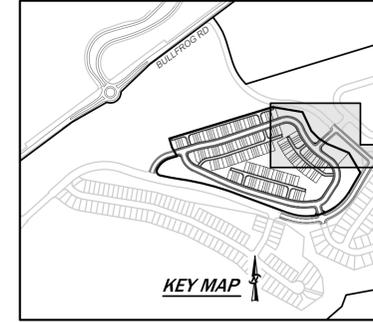
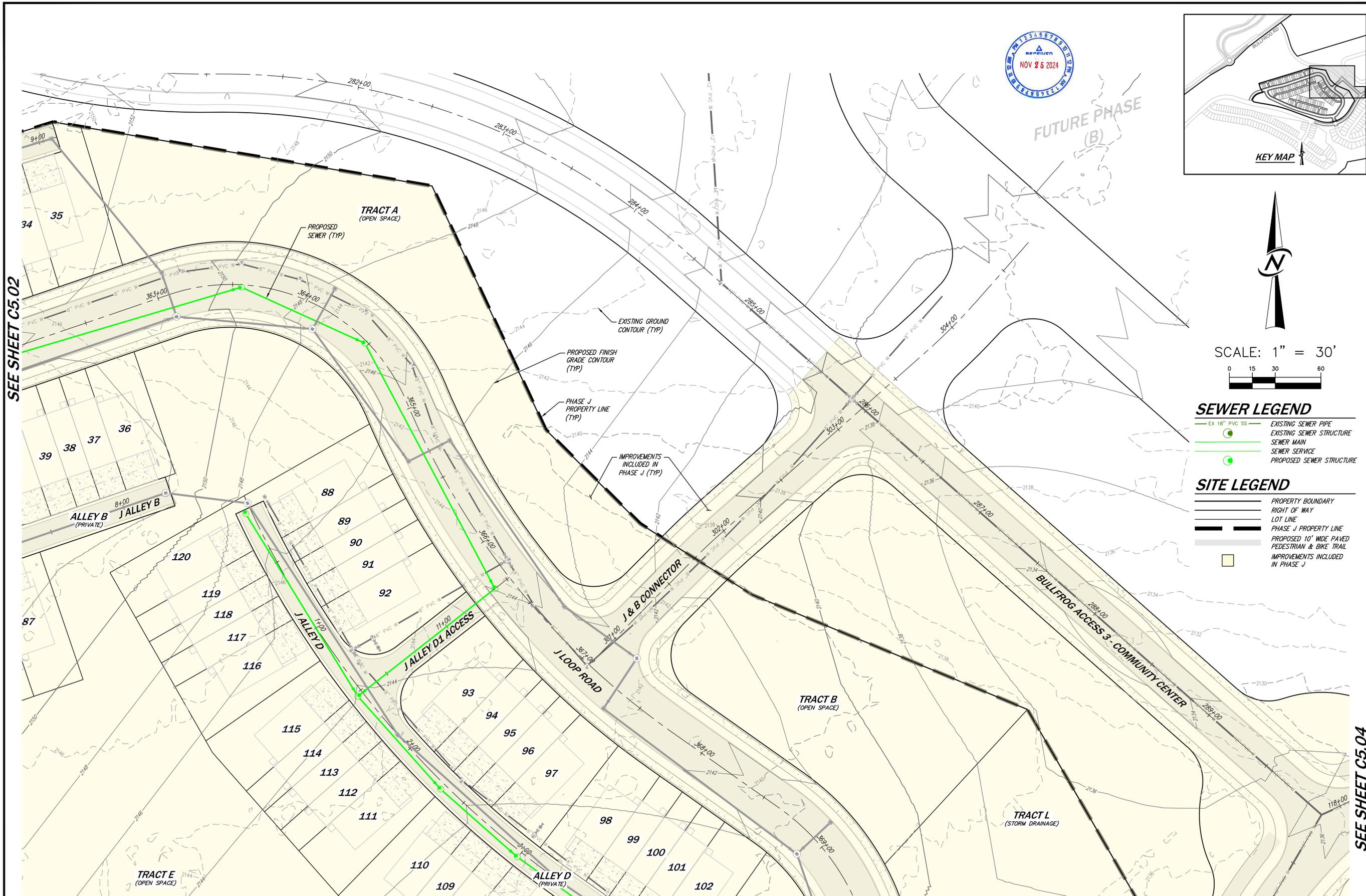
SANITARY SEWER PLAN 2
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	PROJECT MANAGER

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SHEET	OF
38	59
PROJECT NUMBER 24019	

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SCALE: 1" = 30'

- SEWER LEGEND**
- EX 18" PVC SS
 - EXISTING SEWER PIPE
 - EXISTING SEWER STRUCTURE
 - SEWER MAIN
 - SEWER SERVICE
 - PROPOSED SEWER STRUCTURE

- SITE LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - PHASE J PROPERTY LINE
 - PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J

SEE SHEET C5.02

SEE SHEET C5.04

SEE SHEET C5.04

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SANITARY SEWER PLAN 3
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
PROJECT MANAGER	HOLLI HEAVRIN, PE

SHEET	OF
39	59
PROJECT NUMBER	
24019	

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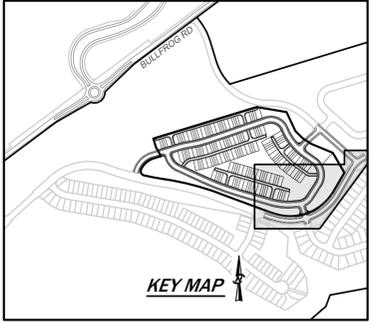
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- SEWER LEGEND**
- EX 18" PVC SS — EXISTING SEWER PIPE
 - — EXISTING SEWER STRUCTURE
 - — SEWER MAIN
 - — SEWER SERVICE
 - — PROPOSED SEWER STRUCTURE
- SITE LEGEND**
- — PROPERTY BOUNDARY
 - — RIGHT OF WAY
 - — LOT LINE
 - — PHASE J PROPERTY LINE
 - — PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J

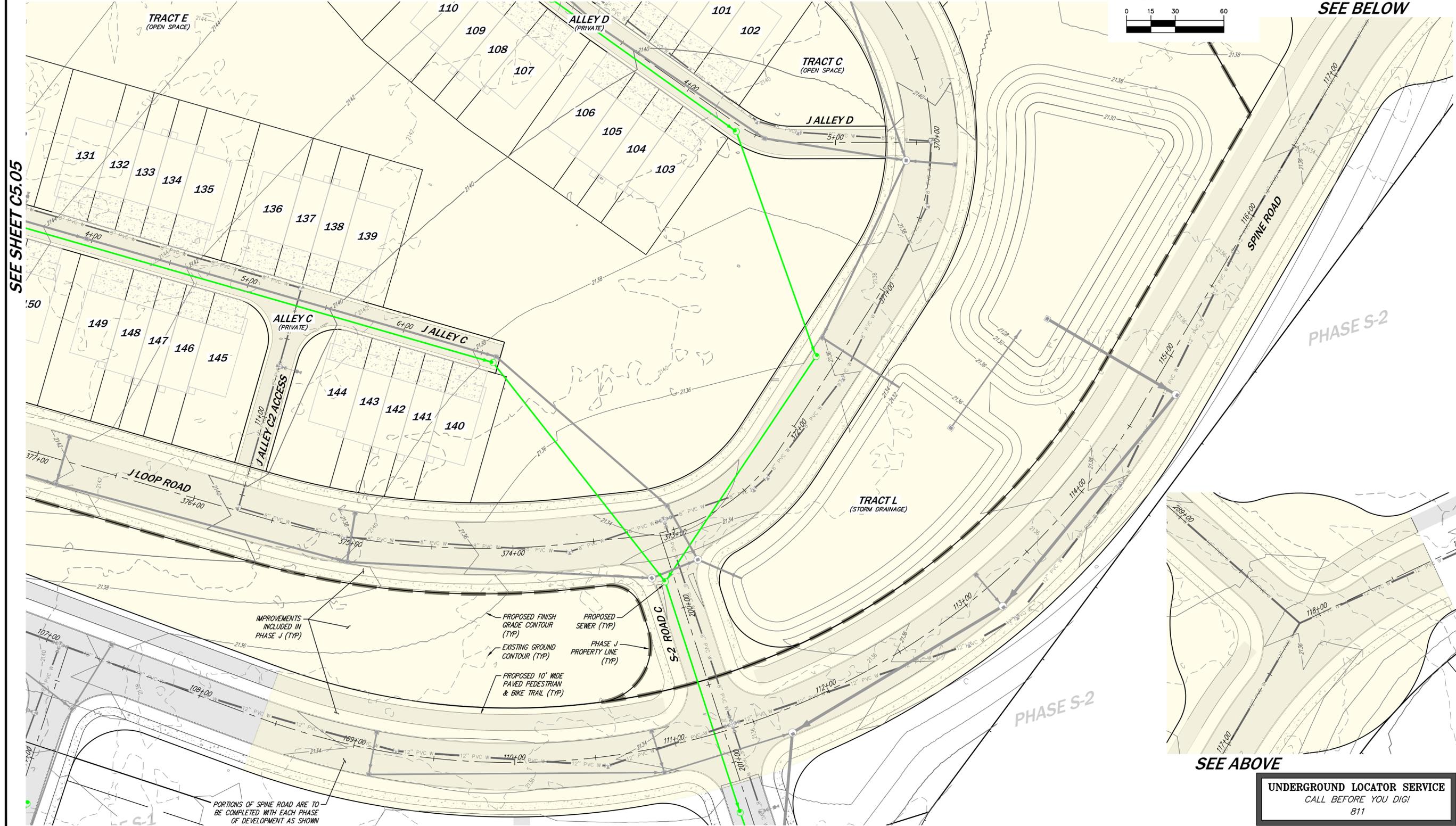


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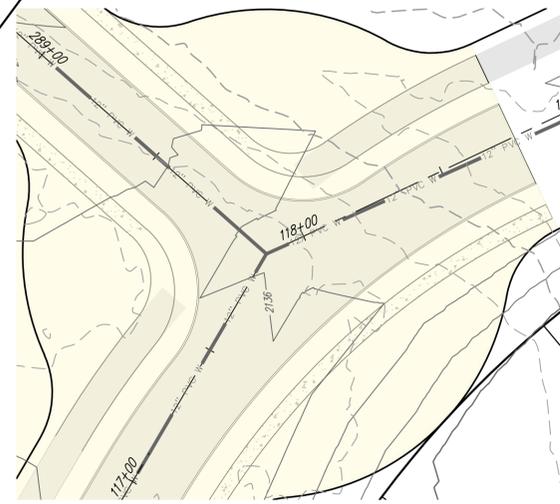


SEE SHEET C5.03

SEE BELOW



SEE SHEET C5.05



IMPROVEMENTS INCLUDED IN PHASE J (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL (TYP)

PROPOSED SEWER (TYP)

PHASE J PROPERTY LINE (TYP)

PORTIONS OF SPINE ROAD ARE TO BE COMPLETED WITH EACH PHASE OF DEVELOPMENT AS SHOWN

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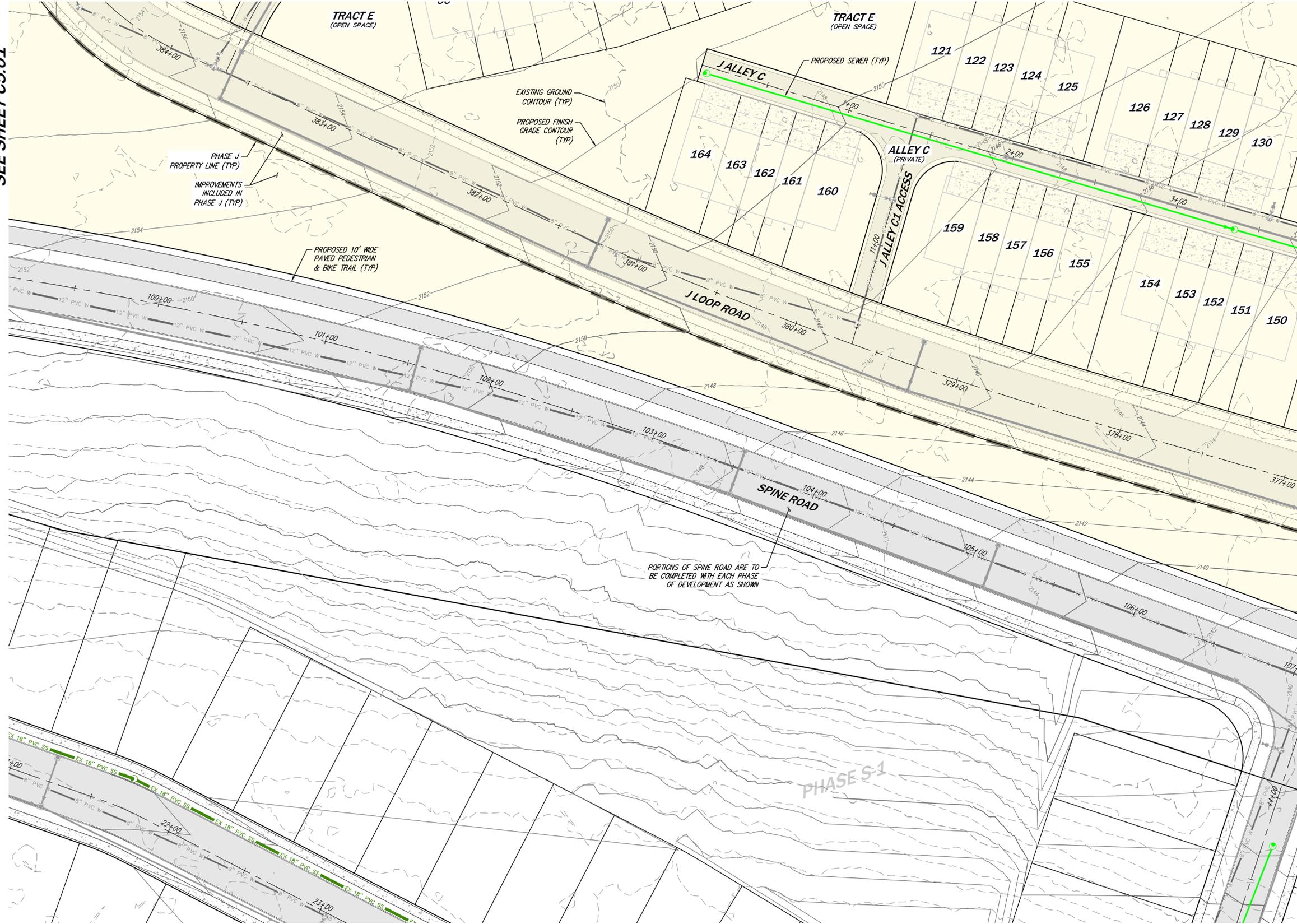
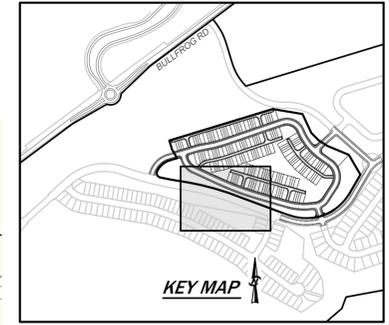
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Bellevue, Washington 98011 425.885.7877

SANITARY SEWER PLAN 4
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVIN, PE
	PROJECT MANAGER
SHEET	OF
40	59
PROJECT NUMBER	
24019	

SEE SHEET C5.02

SEE SHEET C5.01



SEE SHEET C5.04



SCALE: 1" = 30'
0 15 30 60

- SEWER LEGEND**
- EX 18" PVC SS EXISTING SEWER PIPE
 - EXISTING SEWER STRUCTURE
 - SEWER MAIN
 - SEWER SERVICE
 - PROPOSED SEWER STRUCTURE

- SITE LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - PHASE J PROPERTY LINE
 - PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J

PORTIONS OF SPINE ROAD ARE TO BE COMPLETED WITH EACH PHASE OF DEVELOPMENT AS SHOWN



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7	REVISED PER CITY COMMENTS	11/25/24
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877		
SANITARY SEWER PLAN 5 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
PLOT DATE	SEE STAMP DATE	
DESIGNED	QUENTIN CHALMERS, PE	
DRAWN	MARY E. MOORE	
APPROVED	HOLLIE HEARVIN, PE	
	HOLLIE HEARVIN, PE	
	PROJECT MANAGER	
SHEET	OF	
41	C5.05	59
PROJECT NUMBER		
24019		

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SCALE: 1" = 80'
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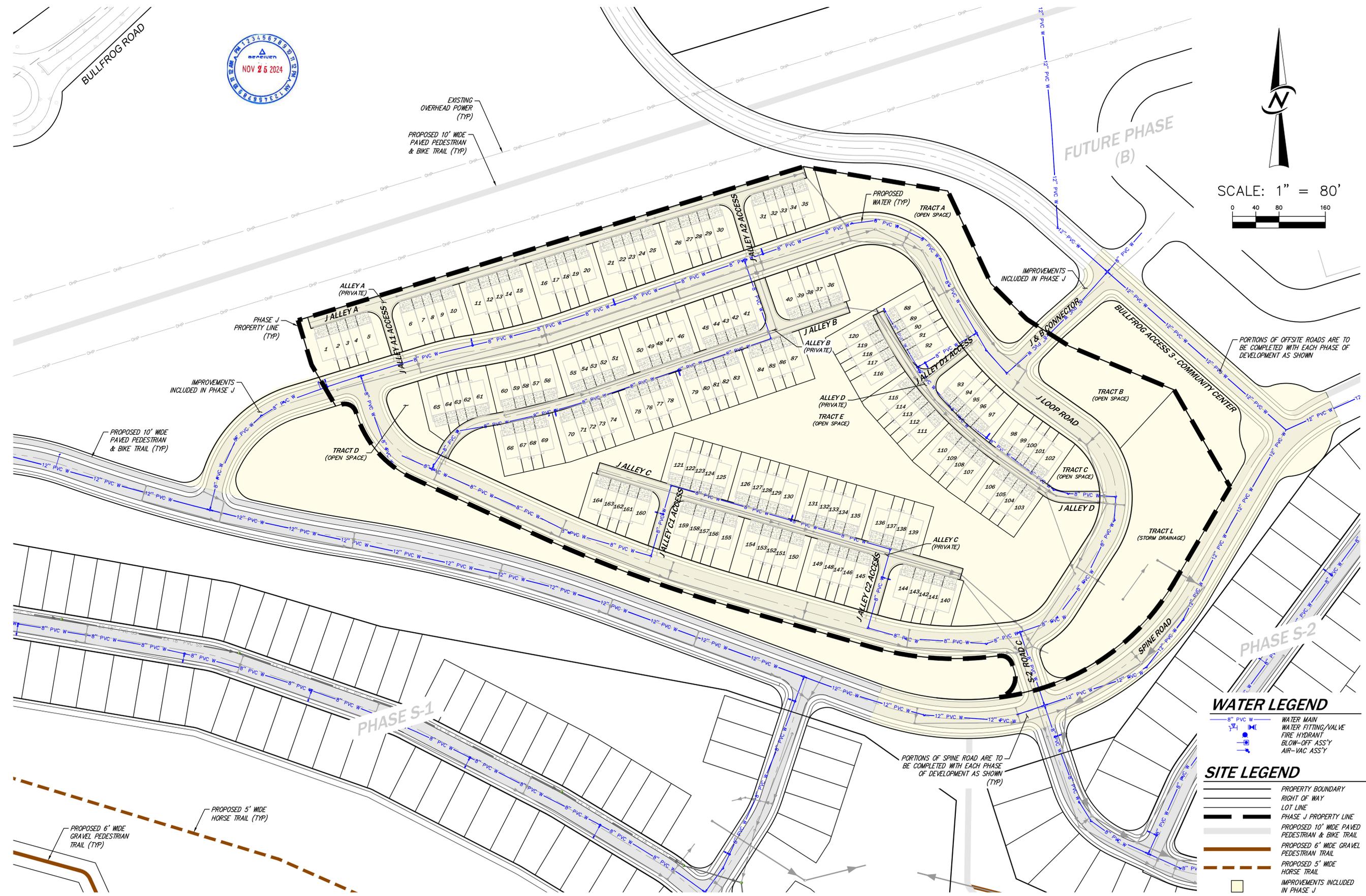


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COMPOSITE WATER PLAN
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

PLOT DATE: SEE STAMP DATE
DESIGNED: QUENTIN CHALMERS, PE
DRAWN: MARY E. MOORE
APPROVED: HOLLI HEARVIN, PE
PROJECT MANAGER

SHEET 43 OF 59
PROJECT NUMBER 24019
C6.00



WATER LEGEND

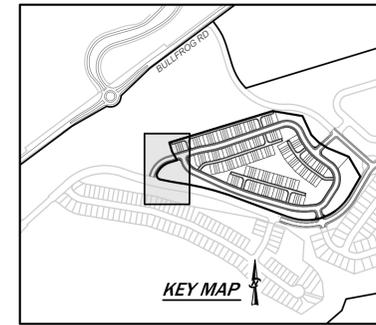
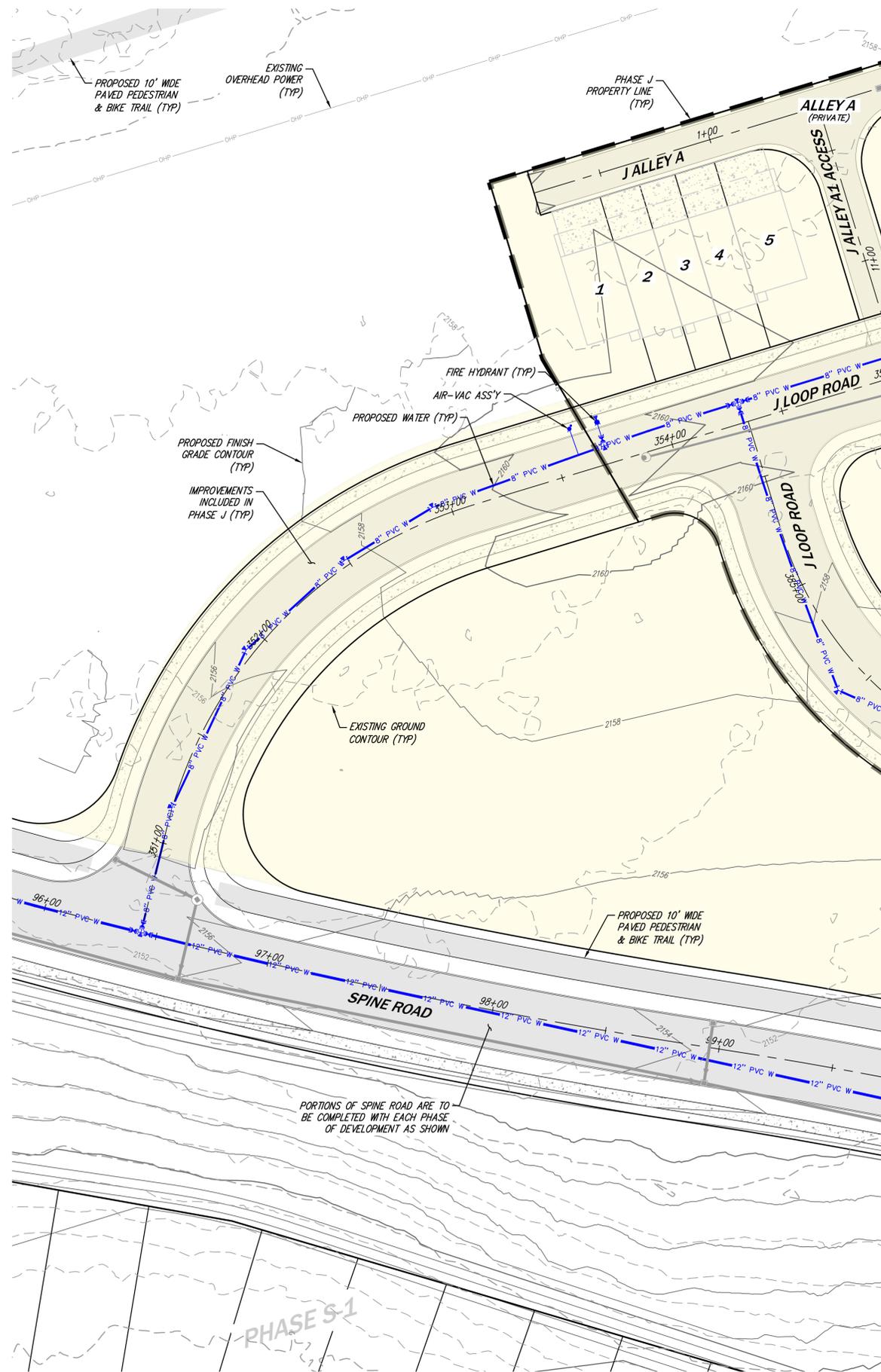
- 8" PVC W WATER MAIN
- WATER FITTING/VALVE
- FIRE HYDRANT
- BLOW-OFF ASS'Y
- AIR-VAC ASS'Y

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 6' WIDE GRAVEL PEDESTRIAN TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J

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11/25/2024 1:22 PM A:\2024\24019 (ENGINEERING)\PRELIMINARY SHEETS\PHASE 2 (1)\24019_C6.00.DWG



SCALE: 1" = 30'



WATER LEGEND

- 8" PVC W WATER MAIN
- WATER FITTING/VALVE
- FIRE HYDRANT
- BLOW-OFF ASS'Y
- AIR-VAC ASS'Y

SITE LEGEND

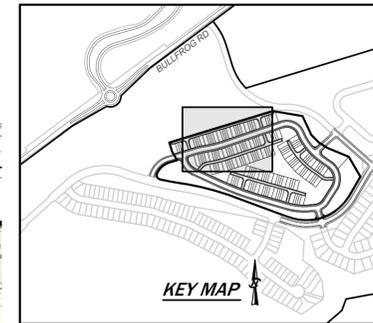
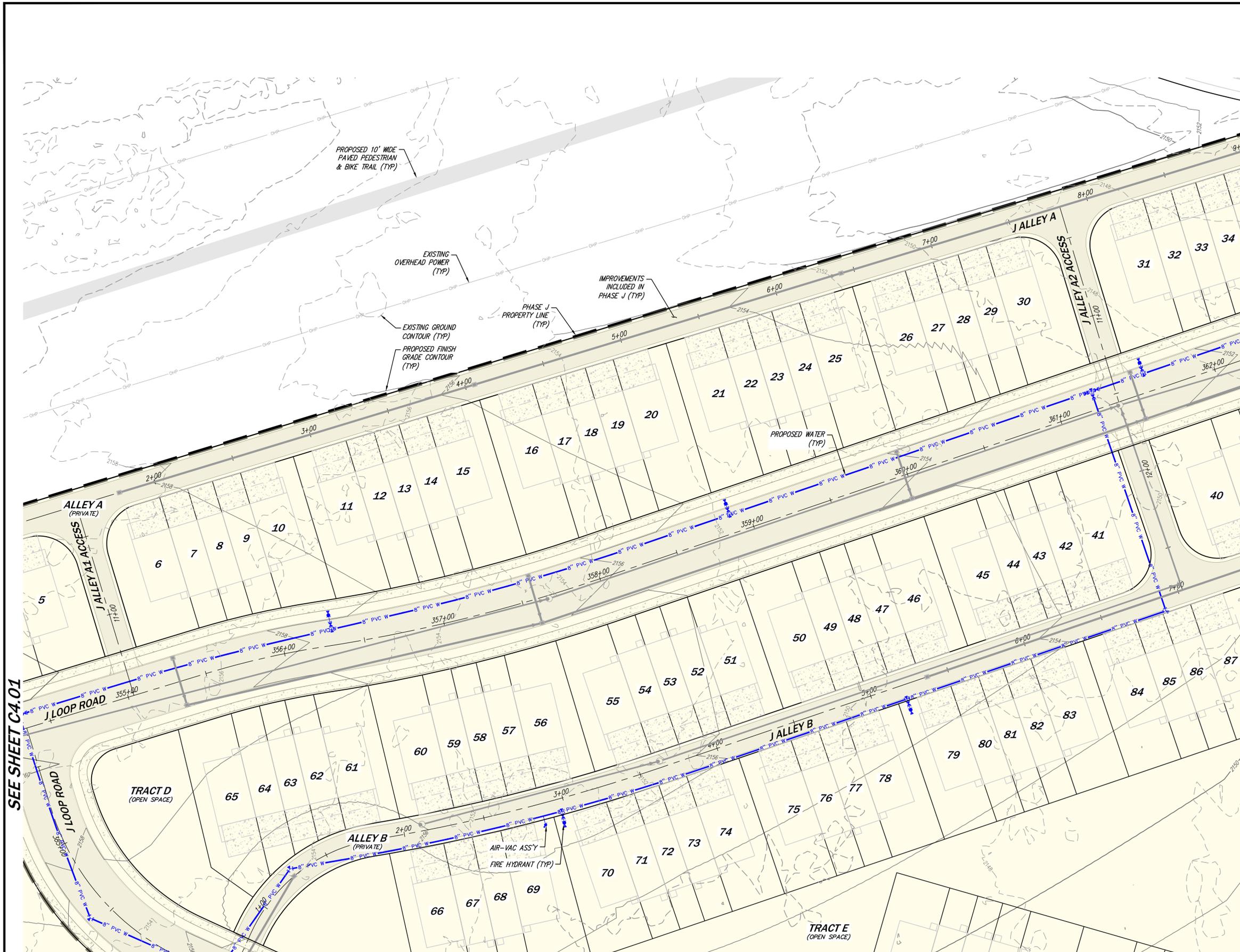
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J



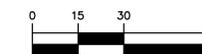
UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
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DATE: 11/25/24	
REVISIONS: 7 REVISION PER CITY COMMENTS	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
<p>WATER PLAN 1 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052</p>	
PLOT DATE: SEE STAMP DATE	DESIGNED: QUENTIN CHALMERS, PE
DRAWN: MARY E. MOORE	APPROVED: HOLL HEAVRIN, PE
	PROJECT MANAGER: HOLL HEAVRIN, PE
SHEET 44	OF 59
PROJECT NUMBER: 24019	

11/25/2024 2:55 PM - I:\2024\24019\ENGINEERING\PRELIMINARY\SHEETS\PHASE 2 (U)\24019_06.01.DWG



SCALE: 1" = 30'



SEE SHEET C6.03

WATER LEGEND

- 8" PVC W WATER MAIN
- WATER FITTING/VALVE
- FIRE HYDRANT
- BLOW-OFF ASS'Y
- AIR-VAC ASS'Y

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- IMPROVEMENTS INCLUDED IN PHASE J



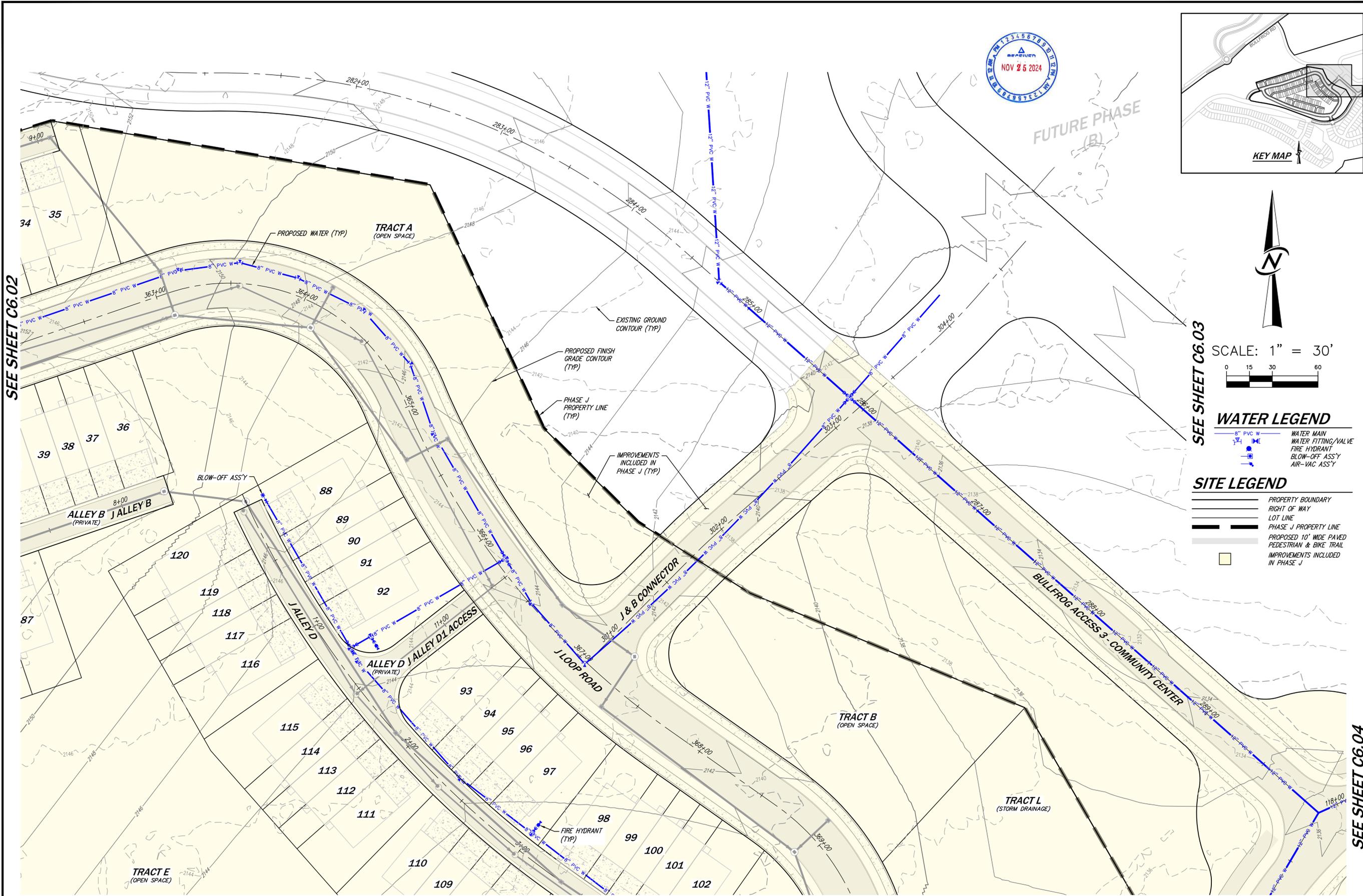
SEE SHEET C6.05

SEE SHEET C4.01

UNDERGROUND LOCATOR SERVICE
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811

DATE	11/25/24
REVISIONS	
NO.	7
REVISION PER CITY COMMENTS	
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
WATER PLAN 2 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLIS HEAVRIN, PE
	PROJECT MANAGER
SHEET	OF
45	59
PROJECT NUMBER	
24019	

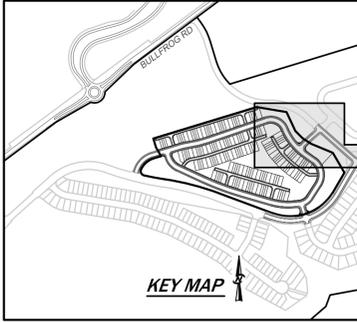
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SEE SHEET C6.02

SEE SHEET C6.04

SEE SHEET C6.04



SCALE: 1" = 30'

WATER LEGEND

- 8" PVC W WATER MAIN
- WATER FITTING / VALVE
- FIRE HYDRANT
- BLOW-OFF ASS'Y
- AIR-VAC ASS'Y

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J

NO.	REVISIONS	DATE
7	REVISED PER CITY COMMENTS	11/25/24



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

WATER PLAN 3
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	HOLLI HEAVRIN, PE
	PROJECT MANAGER

UNDERGROUND LOCATOR SERVICE
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SHEET	OF
46	59
PROJECT NUMBER	
24019	

11/25/2024 2:58 PM - I:\2024\24019\ENGINEERING\PRELIM\MAPS\SHEETS\PHASE 2 (U)\24019_C6.03.DWG



WATER LEGEND

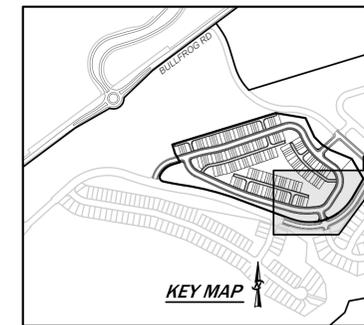
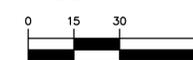
- 8" PVC W WATER MAIN
- WATER FITTING/VALVE
- FIRE HYDRANT
- BLOW-OFF ASS'Y
- AIR-VAC ASS'Y

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J

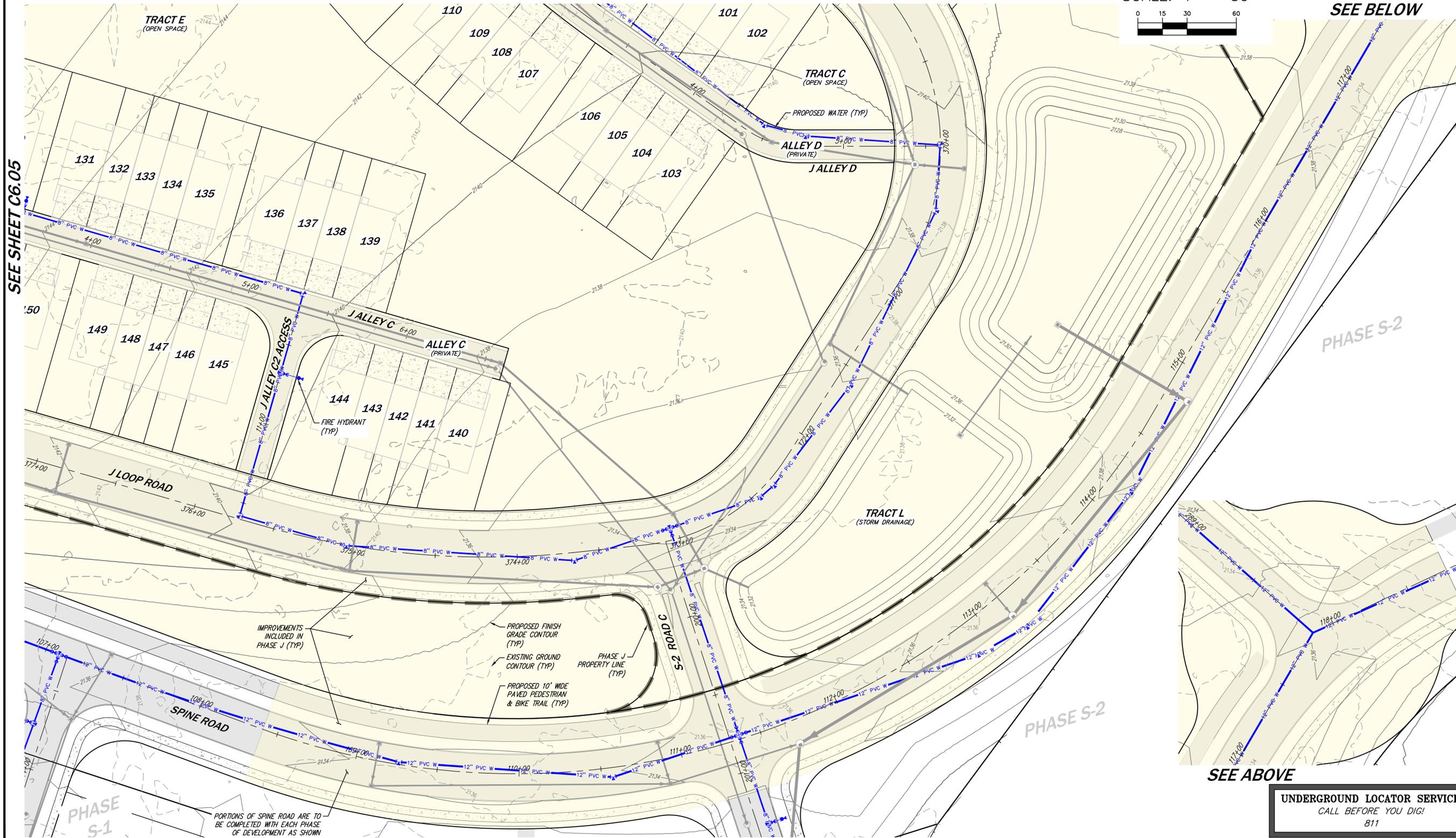


SCALE: 1" = 30'



SEE SHEET C6.03

SEE BELOW



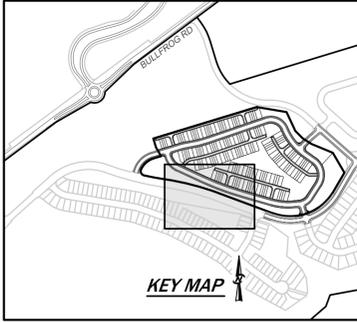
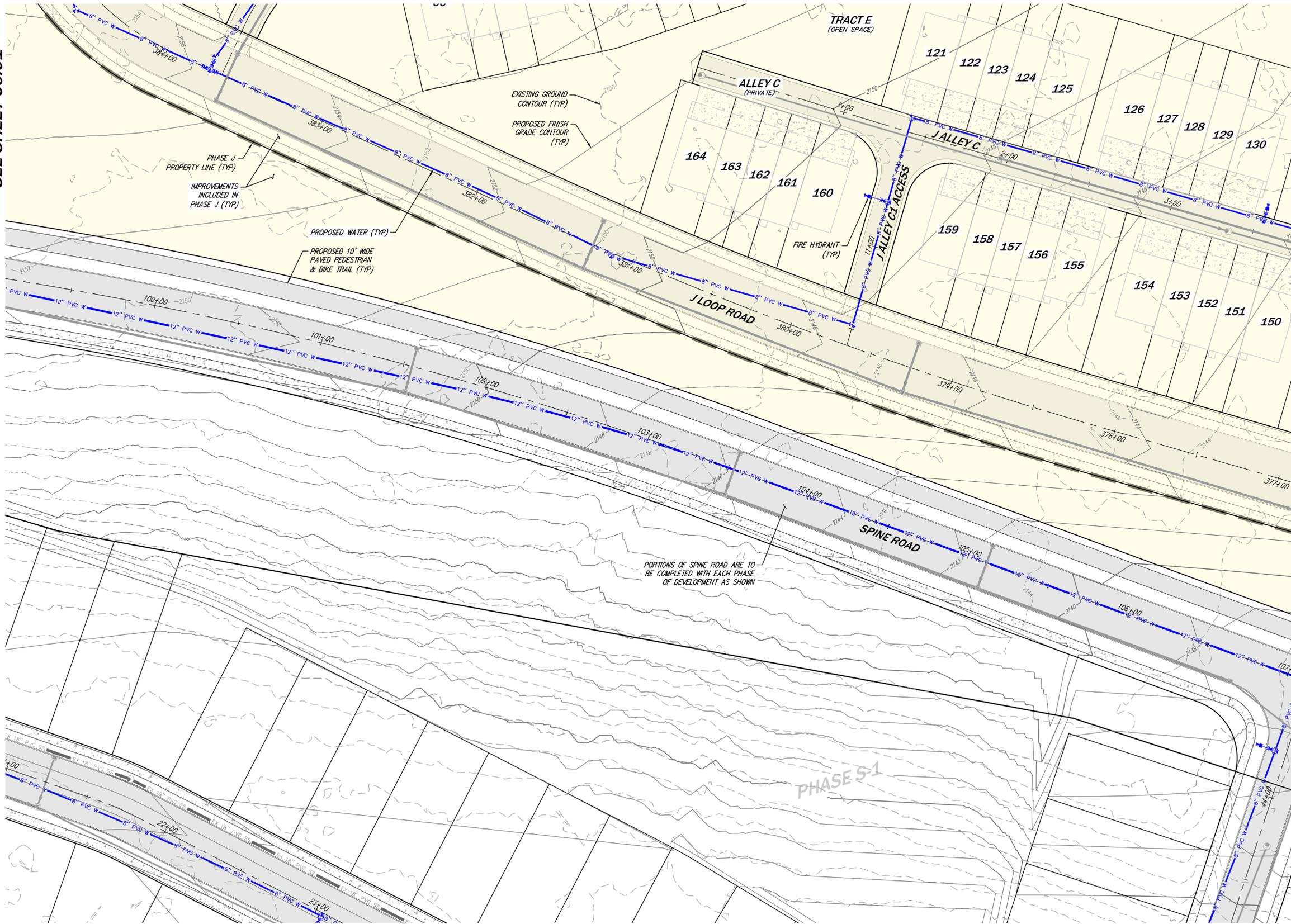
SEE SHEET C6.05

NO.	REVISIONS	PER CITY COMMENTS	DATE
7	REVISED PER CITY COMMENTS		11/25/24
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877			
WATER PLAN 4 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052			
PLOT DATE	SEE STAMP DATE	DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE	APPROVED	HOLLI HEAVIN, PE
PROJECT NUMBER	24019	SHEET	47 OF 59
UNDERGROUND LOCATOR SERVICE CALL BEFORE YOU DIG! 811			

11/25/2024 3:00 PM - J:\2024\24019\ENGINEERING\PRELIMINARY\24019\PHASE 2 (1)\24019_C6.01.DWG

SEE SHEET C6.02

SEE SHEET C6.01



SCALE: 1" = 30'

WATER LEGEND

- 8" PVC W WATER MAIN
- WATER FITTING/VALVE
- FIRE HYDRANT
- BLOW-OFF ASS'Y
- AIR-VAC ASS'Y

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PHASE J PROPERTY LINE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL IMPROVEMENTS INCLUDED IN PHASE J

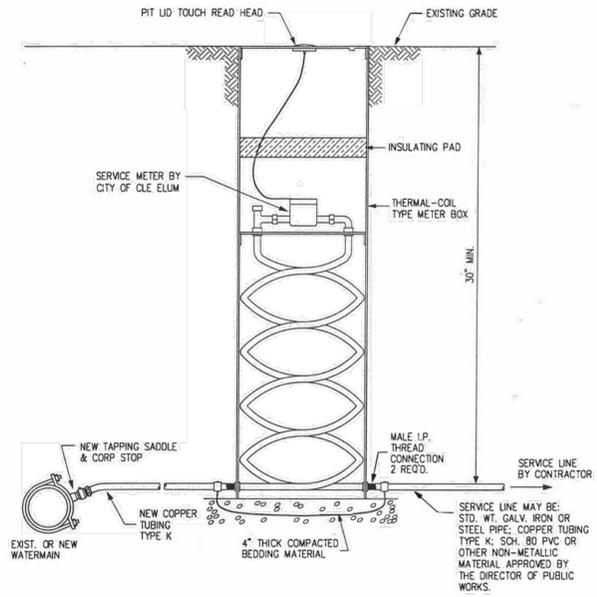
PORTIONS OF SPINE ROAD ARE TO BE COMPLETED WITH EACH PHASE OF DEVELOPMENT AS SHOWN



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DATE	11/25/24
REVISIONS	
NO.	7
REVISIONS PER CITY COMMENTS	
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	
12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877	
WATER PLAN 5 BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE	SEE STAMP DATE
DESIGNED	QUENTIN CHALMERS, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVIN, PE
	PROJECT MANAGER
SHEET	OF
48	59
PROJECT NUMBER	
24019	

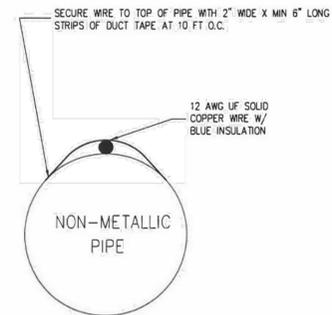
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NOTE:
ONLY THE LATEST DETAIL, AS APPROVED BY
THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	1-21-02		

WATER SERVICE DETAIL CITY OF CLE ELUM-STANDARD DETAIL W-6



NOTES:

1. AT SPLICES THE CONNECTING ENDS OF THE WIRES SHALL BE OVERLAPPED AND TIED. THE ENDS SHALL BE STRIPPED AND CONNECTED WITH A WIRE NUT. WATERPROOF CONNECTION WITH SILICONE SPLICE KIT.
2. ACCESS TO LOCATING WIRE. TERMINAL ENDS SHALL BE MADE AT ALL VALVE BOXES AND FIRE HYDRANTS. SECURE TO EXTERIOR OF VALVE BOXES AND HYDRANTS WITH STAINLESS STEEL PIPE STRAPS.

NOTE:
ONLY THE LATEST DETAIL, AS APPROVED BY
THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	1-21-02		

LOCATING WIRE CITY OF CLE ELUM-STANDARD DETAIL W-8



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PLOT DATE: SEE STAMP DATE
DESIGNED: QUENTIM CHALMERS, PE
DRAWN: MARY E. MOORE
APPROVED: HOLLI HEAVRIN, PE
PROJECT MANAGER: HOLLI HEAVRIN, PE

SHEET 50 OF 59
PROJECT NUMBER 24019

WATER DETAILS
BULLFROG FLATS - PHASE J
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

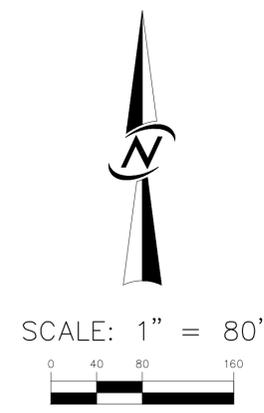
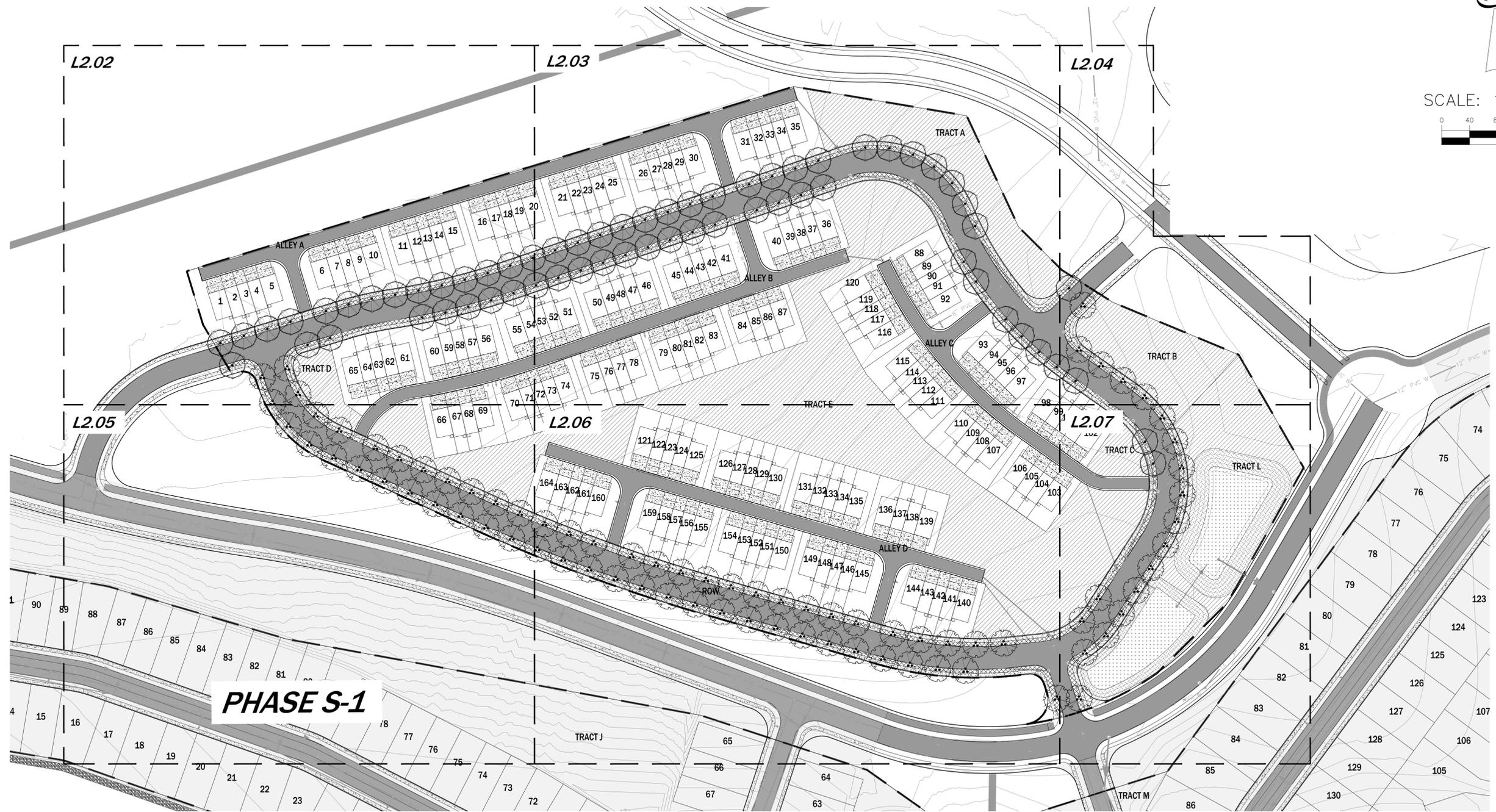
CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



NO.	REVISIONS	PER CITY COMMENTS	DATE
7			11/25/24

11/25/24

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PHASE J COMPOSITE PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 80' - 0"



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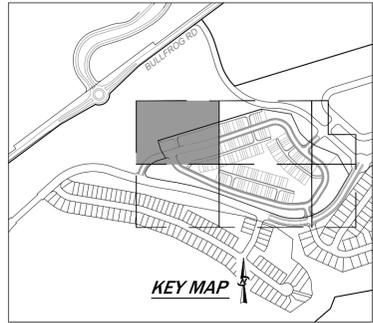
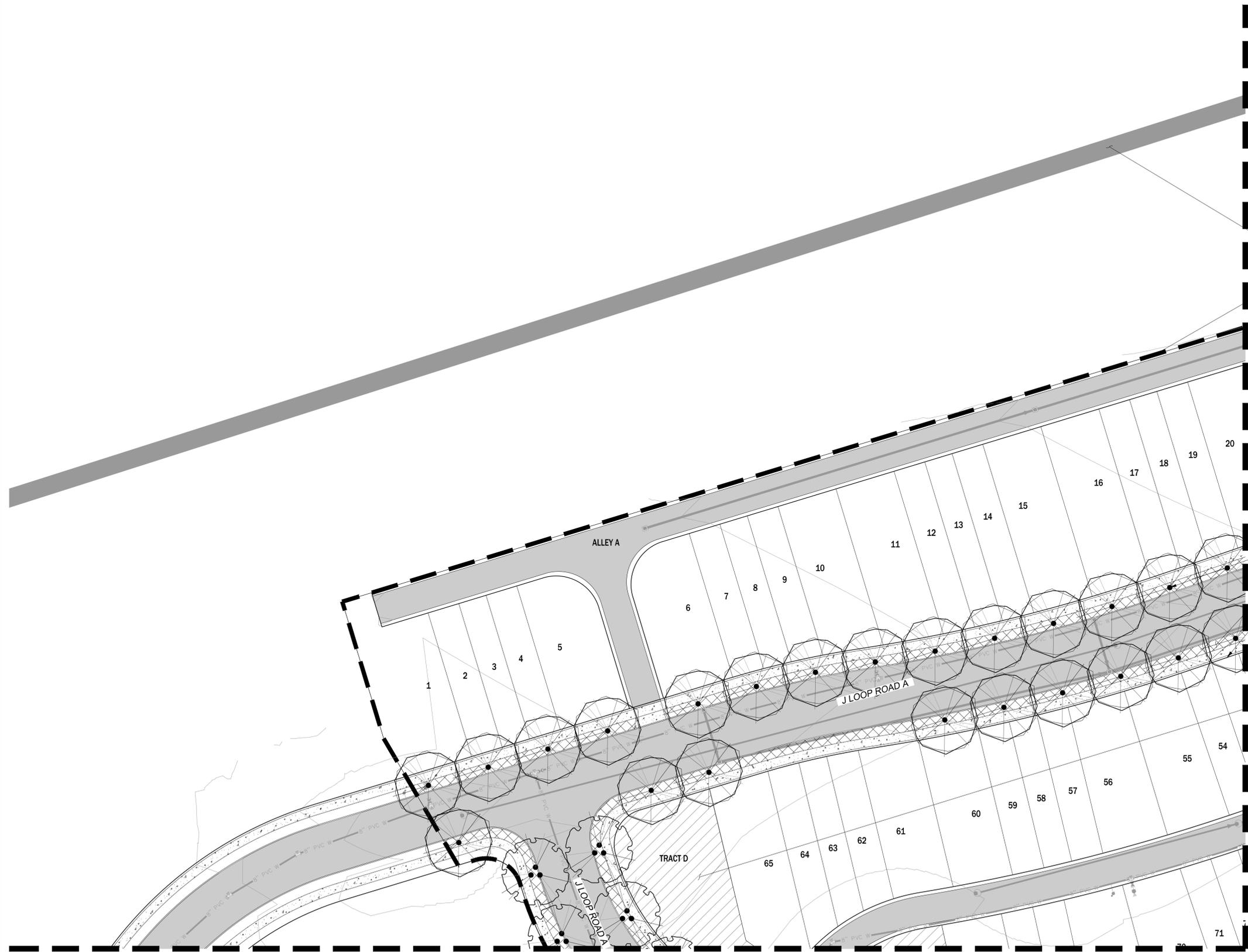
DATE	11/25/24
REVISIONS	7 REVISED PER CITY COMMENTS
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425-885-7877	
COMPOSITE LANDSCAPE PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052	
PLOT DATE	SEE STAMP DATE
DESIGNED	DANNY VILLAGRANA
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO, P.E.
	HOLLI HEAVRIN, PE
	PROJECT MANAGER
SHEET	OF
51	59
PROJECT NUMBER	
24019	

11/22/2024 1:36 PM \\24019\LANDSCAPE\PRELIMINARY SHEETS\PHASE J\24019_L12.01.DWG

11/22/2024 1:37 PM \\24019\LANDSCAPE\PRELIMINARY SHEETS\PHASE 1\24019_L12.02.L2.07.DWG

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'



PAVED PATHWAY (TYP.)
FINAL DESIGN TO BE DETERMINED AT SITE DEVELOPMENT
PERMIT MAY BE INSTALLED WITH ALTERNATE PHASE

PROPERTY LINE (TYP.)

SITE LEGEND

- GENERAL LANDSCAPING
- ZONE 1 DETENTION LANDSCAPING
- ZONE 2 DETENTION LANDSCAPING
- GROUNDCOVER

STREET TREE (TYP.)

GROUNDCOVER (TYP.)

R.O.W. (TYP.)



SCALE: 1" = 30'

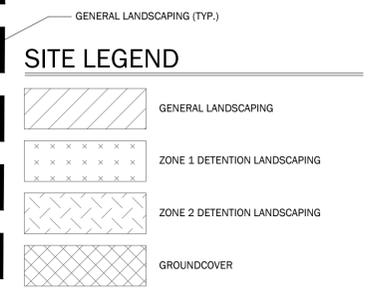
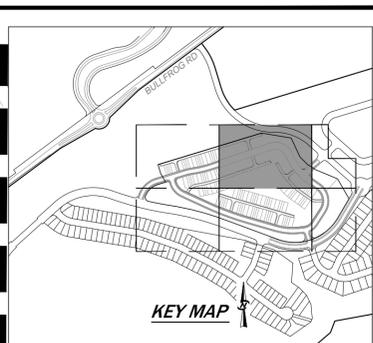
UNDERGROUND LOCATOR SERVICE
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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	11/25/24
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877		
PRELIMINARY LANDSCAPE PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18700 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
PLOT DATE	SEE STAMP DATE	
DESIGNED	DANNY VILLAGRANA	
DRAWN	MARK S. LEES	
APPROVED	LINDSEY B. SOLORIO, P.L.A.	
	HOLLI HEAVIN, PE	
	PROJECT MANAGER	
SHEET	OF	
52	L2.02	59
PROJECT NUMBER		
24019		

11/22/2024 1:37 PM 1:24019 LANDSCAPE PRELIMINARY SHEETS PHASE J 24019 J.L2.02.L2.07.DWG



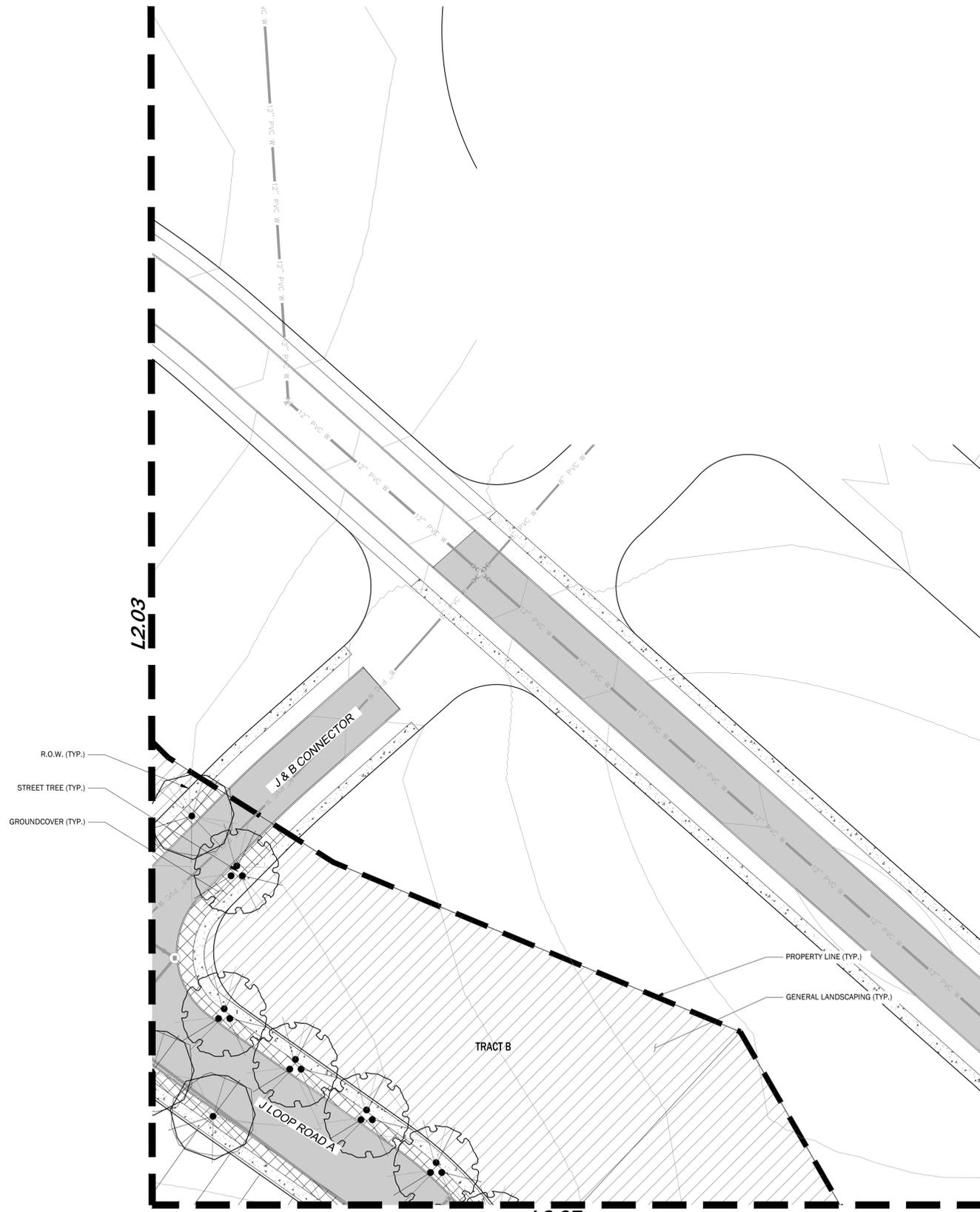
PAVED PATHWAY (TYP.)
FINAL DESIGN TO BE DETERMINED AT SITE DEVELOPMENT
PERMIT MAY BE INSTALLED WITH ALTERNATE PHASE



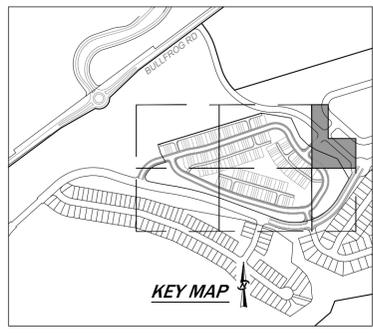
PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'

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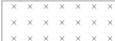
NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	11/25/24
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425-885-7877		
PRELIMINARY LANDSCAPE PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052		
PLOT DATE	SEE STAMP DATE	
DESIGNED	DANNY VILLAGRANA	
DRAWN	MARK S. LEES	
APPROVED	LINDSEY B. SOLORIO, P.E.	
	HOLLI HEAVIN, PE	
	PROJECT MANAGER	
SHEET	OF	
53	L2.03	59
PROJECT NUMBER		
24019		



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'



SITE LEGEND

-  GENERAL LANDSCAPING
-  ZONE 1 DETENTION LANDSCAPING
-  ZONE 2 DETENTION LANDSCAPING
-  GROUND COVER

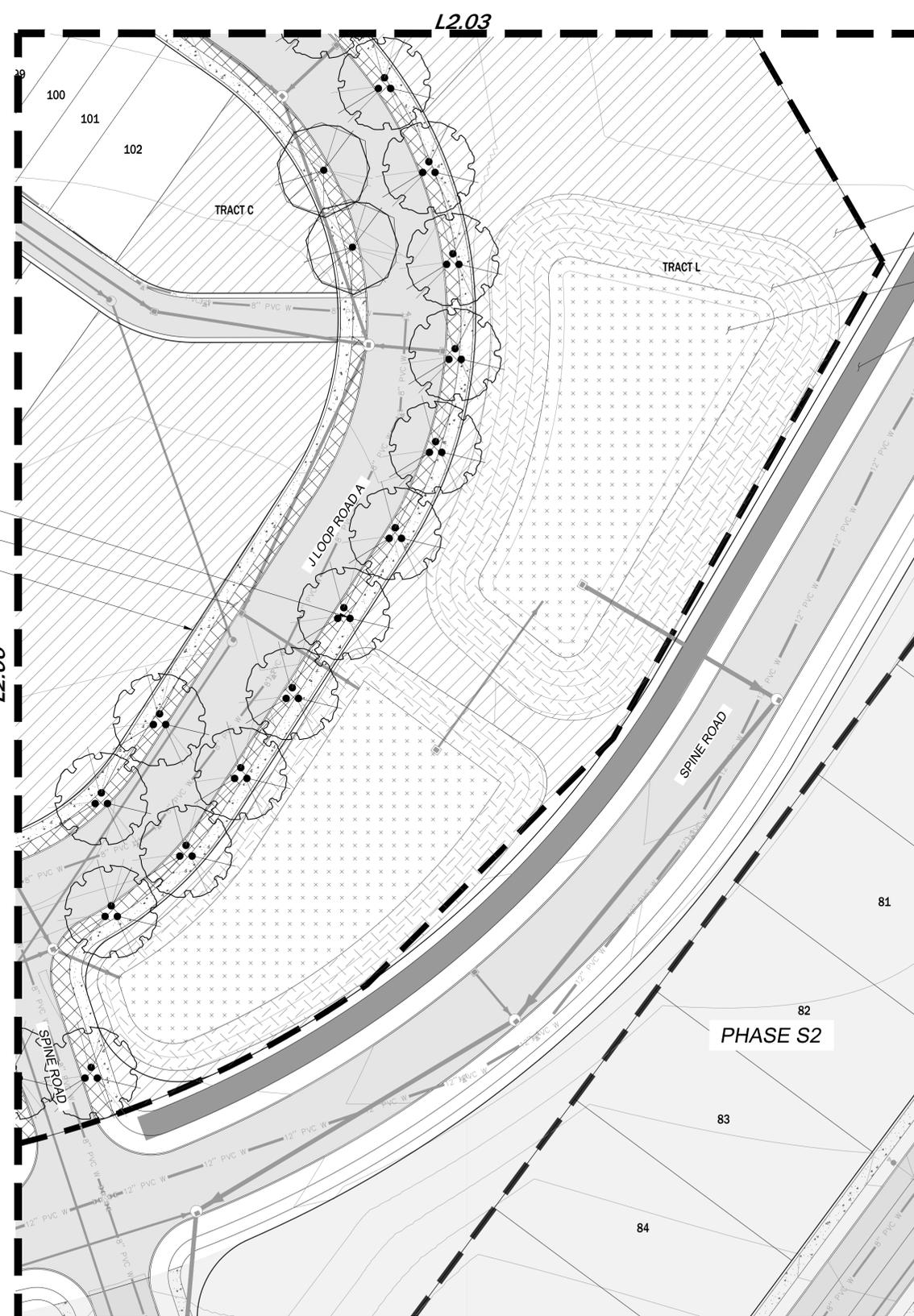


SCALE: 1" = 30'
0 15 30 60

UNDERGROUND LOCATOR SERVICE
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REVISIONS 1 REVISED PER CITY COMMENTS DATE 11/25/24		 CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425-885-7877
PRELIMINARY LANDSCAPE PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98062		PLOT DATE - SEE STAMP DATE DESIGNED - DANNY VILLAGRANA DRAWN - MARK S. LEES APPROVED - LINDSEY B. SOLORIO, P.L.A. HOLLI HEAVRIN, PE PROJECT MANAGER
SHEET 54	OF 59	PROJECT NUMBER 24019

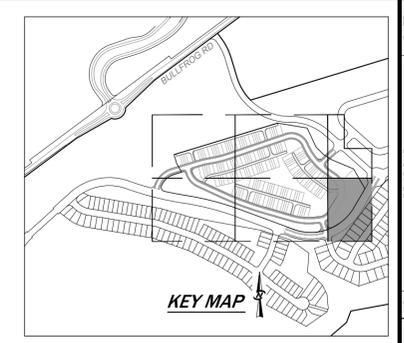
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STREET TREE (TYP.)
 GROUNDCOVER (TYP.)
 R.O.W. (TYP.)

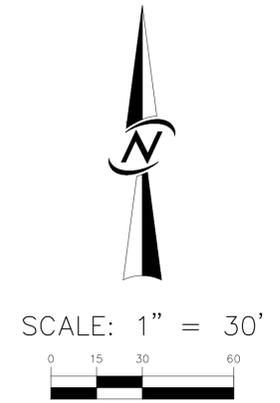
GENERAL LANDSCAPING (TYP.)
 ZONE 2 DETENTION LANDSCAPING (TYP.)
 ZONE 1 DETENTION LANDSCAPING (TYP.)
 PAVED PATHWAY (TYP.)
 FINAL DESIGN TO BE DETERMINED AT SITE DEVELOPMENT PERMIT MAY BE INSTALLED WITH ALTERNATE PHASE

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'



SITE LEGEND

- GENERAL LANDSCAPING
- ZONE 1 DETENTION LANDSCAPING
- ZONE 2 DETENTION LANDSCAPING
- GROUNDCOVER



UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
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NO. 7 REVISIONS PER CITY COMMENTS	DATE 11/25/24			CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	CORE DESIGN 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425-885-7877
PRELIMINARY LANDSCAPE PLAN BULLFROG FLATS - PHASE J BULLFROG FLATS, LLC 18300 REDMOND WAY, SUITE 120 REDMOND, WA 98052			PLOT DATE - SEE STAMP DATE DESIGNED - DANNY VILLAGRANA DRAWN - MARK S. LEES APPROVED - LINDSEY B. SOLORIO, P.L.L. HOLLI HEAVRIN, PE PROJECT MANAGER		
SHEET 57 OF 59 PROJECT NUMBER 24019		SHEET 57 OF 59 PROJECT NUMBER 24019			

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