

# 4240 BULLFROG APTS CRITICAL AREAS PERMIT

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ARCHITECT'S STAMP:



RECEIVED  
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## SITE GENERAL NOTES

SITE INFORMATION IS BASED ON "TOPOGRAPHY SURVEY"  
BY ESM CONSULTING ENGINEERS DATED 2/8/2021 (253)838-6113

- REFER TO SURVEY FOR EXISTING UTILITY INFORMATION
- REFER TO CIVIL DRAWINGS FOR PROPOSED UTILITIES AND LOCATION
- REFER TO CIVIL DRAWINGS FOR RIGHT OF WAY, ROADWAY, SIDEWALKS AND PLANTING WIDTHS
- REFER TO CIVIL DRAWINGS FOR EXISTING AND NEW CURB CUT LOCATIONS
- REFER TO LANDSCAPING DRAWINGS FOR SITE LIGHTING INFORMATION
- REFER TO LANDSCAPING DRAWINGS FOR LOCATIONS OF SITE ACCESSORIES AND PLANTERS
- REFER TO LANDSCAPING DRAWINGS FOR INFORMATION ON EXISTING TREES TO BE REMOVED AND EXISTING TREES TO REMAIN
- FINISHED GRADES TO BE COORDINATED WITH CIVIL AND LANDSCAPE ARCHITECT
- SIDEWALK TO SLOPE AWAY FROM BUILDING 1/4" PER FOOT TYPICAL
- EXTERIOR LIGHTING WILL BE SHIELDED - DIRECTED AWAY FROM ADJACENT USES

## PARKING GENERAL NOTES

- SEE SCHEDULES FOR PARKING MIX, ACCESSIBLE STALL CALCULATIONS, AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE CALCULATIONS
- SEE ZONING DATA ON SHEET G1.0 FOR ADDITIONAL PARKING INFORMATION

## ACCESSIBLE PARKING

PER TABLE 1106.2  
BETWEEN 1-100 1 ACCESSIBLE STALL PER 25 PARKING STALLS, PLUS:  
BETWEEN 100-500 1 ACCESSIBLE STALL PER 50 PARKING STALLS

FOR R OCCUPANCIES:  
2% OF PARKING STALLS (NOT LESS THAN 1 OF EACH TYPE)  
1 ACCESSIBLE STALLS FOR EACH TYPE A UNIT IF PARKING RATIO EXCEEDS 1:1,  
PROVIDE ONE VAN SPACE PER SIX ACCESSIBLE SPACES  
LOCATED ON THE SHORTEST ACCESSIBLE ROUTE

## EVCS REQUIREMENTS

PER WEC SECTION 429 - FOR R OCCUPANCIES:  
10% EVCS, 25% EV READY, 10% EV CAPABLE  
MIN 10% OF ACCESSIBLE SPACES SHALL BE PROVIDED WITH EVCS,  
ADDITIONAL 10% SHALL BE EV READY  
MAX 10% OF THE ACCESSIBLE PARKING SPACES ARE ALLOWED TO BE EV SPACES  
MIN ONE FOR EACH TYPE OF EV CHARGING SYSTEMS SHALL BE ACCESSIBLE

## CRITICAL AREAS NOTES

- THE PROJECT SITE IS LOCATED WITHIN THE CRITICAL AREAS ZONE IDENTIFIED IN THE KITTITAS COUNTY CRITICAL AREAS MAP.
- THE PROJECT SITE DOES NOT HAVE ANY KNOWN WETLANDS, STREAMS, OR PRIORITY OR SENSITIVE FISH AND WILDLIFE HABITAT IN CLOSE PROXIMITY TO THE SITE



1 SITE PLAN - CRITICAL AREAS  
1" = 20'-0"

PARKING - EV RESIDENTIAL SUMMARY		
ELECTRIC VEHICLE STALL TYPE	COUNT	%
NON EV	46	64%
EV READY	18	25%
EV	8	11%

PARKING - RESIDENTIAL			
KEY	STALL TYPE	COUNT	%
LEVEL 1			
ADA	RESIDENTIAL ACCESSIBLE STALL	3	4%
ADA VAN	RESIDENTIAL VAN ACCESSIBLE STALL	1	1%
C	RESIDENTIAL COMPACT PARKING STALL	16	22%
S	RESIDENTIAL STANDARD STALL	52	72%
TOTAL:		72	72

PARKING - RESIDENTIAL BIKE PARKING			
BICYCLE PARKING STALL TYPE	COUNT	%	
RESIDENTIAL - LONG TERM HORIZONTAL RACK	24	100%	
TOTAL:	24		

SITE PLAN - CRITICAL AREAS

4240 BULLFROG APTS  
4240 BULLFROG RD, CLE ELUM, WA  
98922

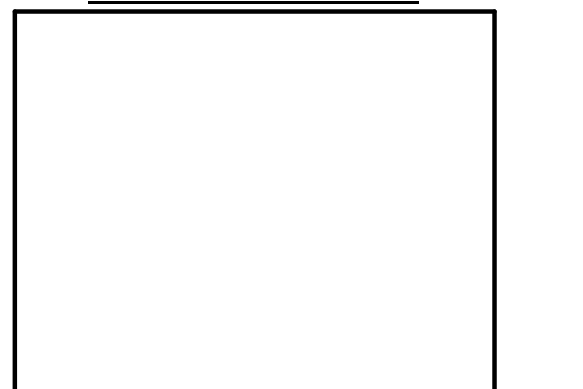
### SUBMITTALS

CONDITIONAL USE PERMIT	2024.10.30
100% SD	2024.11.07
CRITICAL AREAS PERMIT	2024.11.15

### REVISIONS

NO.	DESCRIPTION	DATE

### AHJ APPROVAL STAMP:

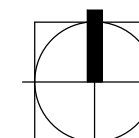


DATE: DRAFT: 2024/10/30  
SCALE: As indicated  
INTERNAL: 23-131  
CUP #:   
EW #:   
PH1 #:   
PH2 #:

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### SHEET

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