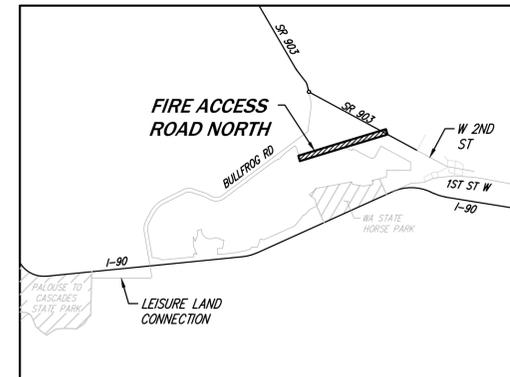
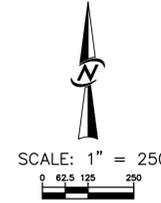


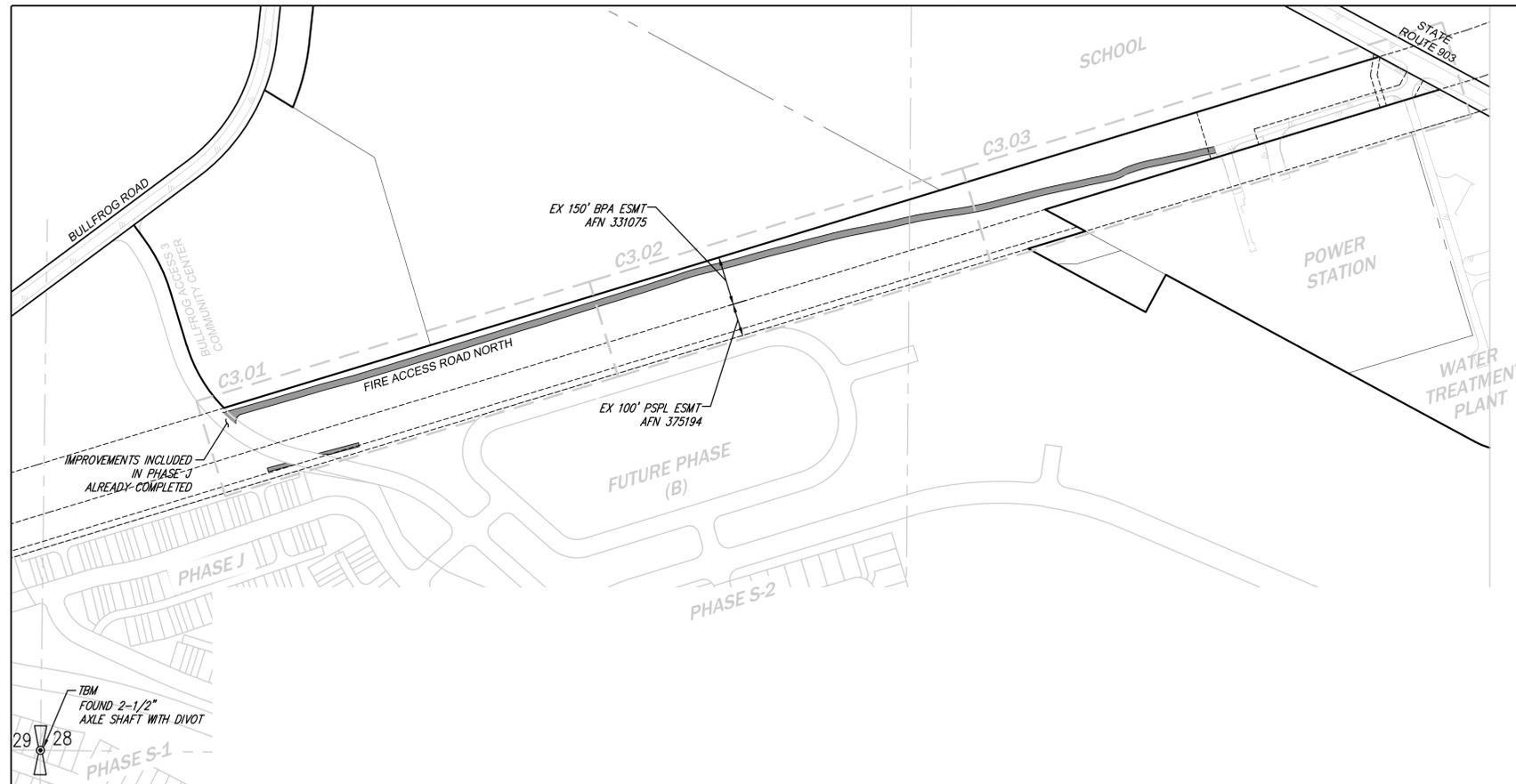
PINE RANCH - FIRE ACCESS

FIRE ACCESS ROAD PLANS

CLE ELUM, WASHINGTON



VICINITY MAP
1" = 5,000'



SHEET INDEX

ENGINEERING PLANS		
1	C1.01	COVER SHEET
2-4	C3.01-C3.03	GRADING PLAN & PROFILE
5	C3.31	GRADING DETAILS & NOTES

EARTH WORK

CUT: 0± C.Y.
 FILL: 0± C.Y.
 NEW: 0± C.Y.
 * NO CUT OR FILL IS EXPECTED WITH THIS WORK

OWNER - PARCEL H

RISEWELL HOMES
 1700 NORTHWEST GILMAN BOULEVARD
 ISSAQUAH, WA 98027
 (503) 899-8170
 CONTACT: JADEN STOREDAHL
 EMAIL: JSTOREDAHL@RISEWELLSHOMES.COM

OWNER - PARCELS J & K

BULLFROG FLATS, LLC
 18300 REDMOND WAY, SUITE 120
 REDMOND, WA 98052
 (425) 629-3054
 CONTACT: MICHELLE BRANLEY
 EMAIL: ADMIN@BLUEFERM.COM

APPLICANT/DEVELOPER

RISEWELL HOMES
 1700 NORTHWEST GILMAN BOULEVARD
 ISSAQUAH, WA 98027
 (503) 899-8170
 CONTACT: JADEN STOREDAHL
 EMAIL: JSTOREDAHL@RISEWELLSHOMES.COM

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

NAV888
 FOR SITE LEGAL DESCRIPTION, BASIS OF BEARINGS, HORIZONTAL DATUM, BENCHMARKS AND EXCEPTIONS CONTAINED IN TITLE, SEE SEPARATE DOCUMENT TITLED BULLFROG FLATS ALTA/NSPS LAND TITLE SURVEY.

SITE STATISTICS

PORTIONS OF PARCELS H, J AND K OF BULLFROG FLATS BOUNDARY LINE ADJUSTMENT RECORDING NUMBER 202504180024

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.

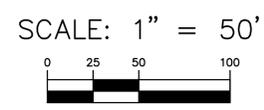
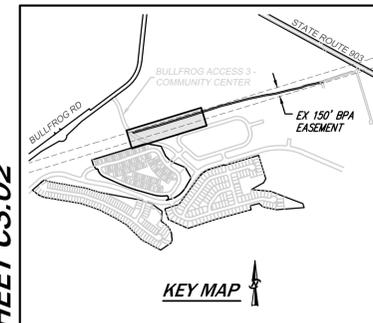
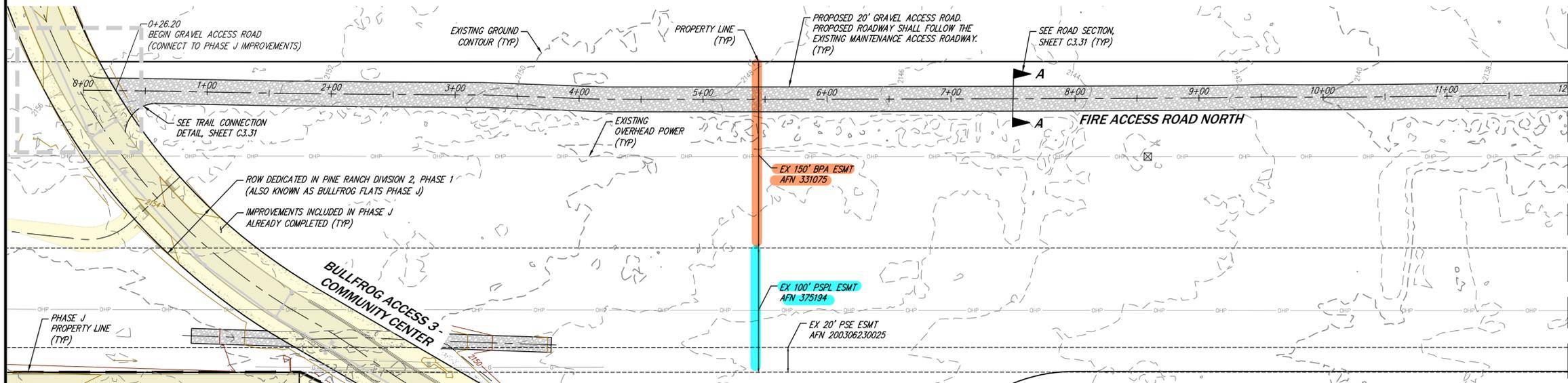
TOPOGRAPHIC NOTE
 THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, CORE DESIGN CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE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

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
 811

APPROVED FOR CONSTRUCTION
 CITY OF CLE ELUM
 APPROVED BY: _____
 CITY ENGINEER, CITY OF CLE ELUM
 APPROVED BY: _____
 FIRE CHIEF, CITY OF CLE ELUM

DATE	
REVISIONS	
NO.	
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195TH ST, SUITE 300 BOTHELL, WASHINGTON 98011 425.885.7877	
COVER SHEET PINE RANCH - FIRE ACCESS RISEWELL HOMES 1700 NORTHWEST GILMAN BOULEVARD ISSAQUAH, WA 98027	
PLOT DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	PROJECT MANAGER
SHEET	OF
1	5
PROJECT NUMBER	
24019	

2/25/2026 11:11 AM A:\2024\24019\ENGINEERING\FINAL SHEETS\PHASE 2 (1) FIRE ACCESS ROAD NORTH\24019_C1.01 - FIRE ACCESS ROAD NORTH.DWG

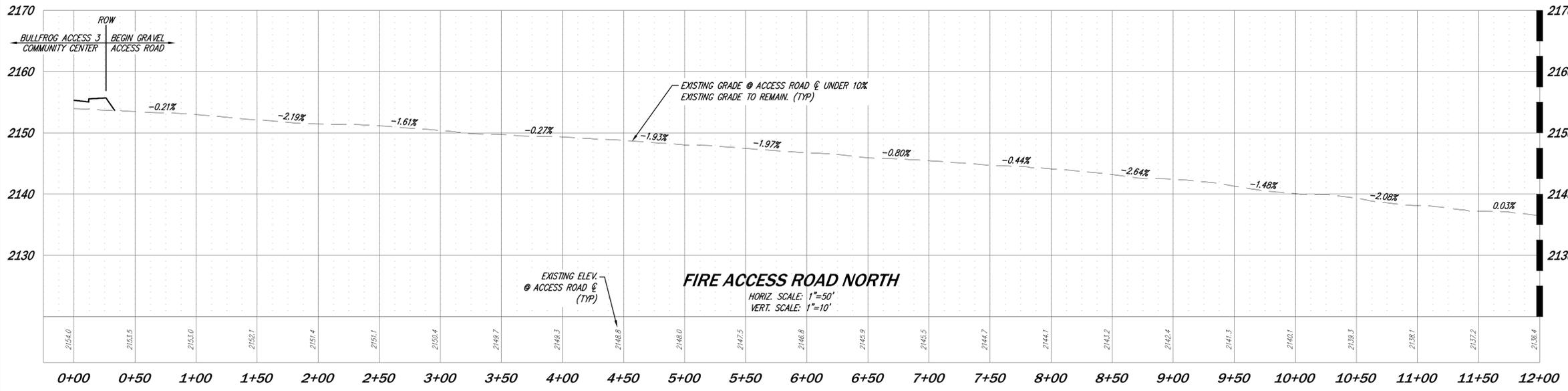


SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPOSED 20' GRAVEL ACCESS ROAD

SURFACE LEGEND

- 2150 — EXISTING GROUND CONTOUR MAJR
- 2150 — EXISTING GROUND CONTOUR MINR
- 2150 — FINISH GRADE CONTOUR MAJR
- 2150 — FINISH GRADE CONTOUR MINR



MATCHLINE 12+00, SEE SHEET C3.02

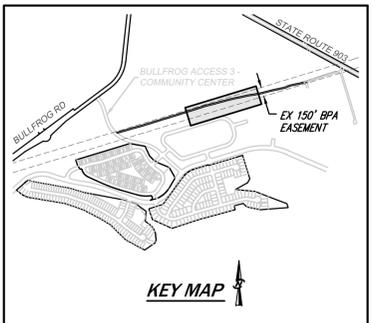
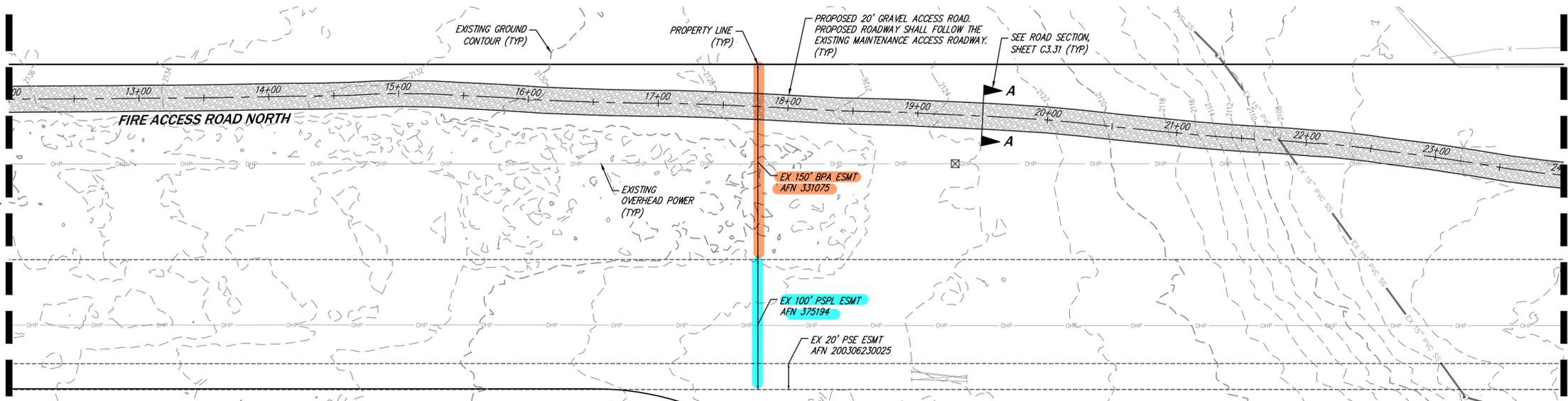
UNDERGROUND LOCATOR SERVICE
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811

DATE	
REVISIONS	
NO.	
<p style="text-align: center;">CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p> <p style="text-align: center;">CORE DESIGN</p> <p style="text-align: center; font-size: small;">12100 NE 195th St, Suite 300 Bellevue, Washington 98011 425.885.7877</p>	
<p style="text-align: center;">GRADING PLAN & PROFILE PINE RANCH - FIRE ACCESS RISEWELL HOMES 1700 NORTHWEST GILMAN BOULEVARD ISSAQUAH, WA 98027</p>	
<p>PLOT DATE: SEE STAMP DATE</p> <p>DESIGNED: HOLLI HEAVRIN, PE</p> <p>DRAWN: MARY E. MOORE</p> <p>APPROVED: HOLLI HEAVRIN, PE</p> <p>PROJECT MANAGER: HOLLI HEAVRIN, PE</p>	
<p>SHEET 2 OF 5</p> <p>PROJECT NUMBER 24019</p>	

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MATCHLINE 24+00, SEE SHEET C3.03



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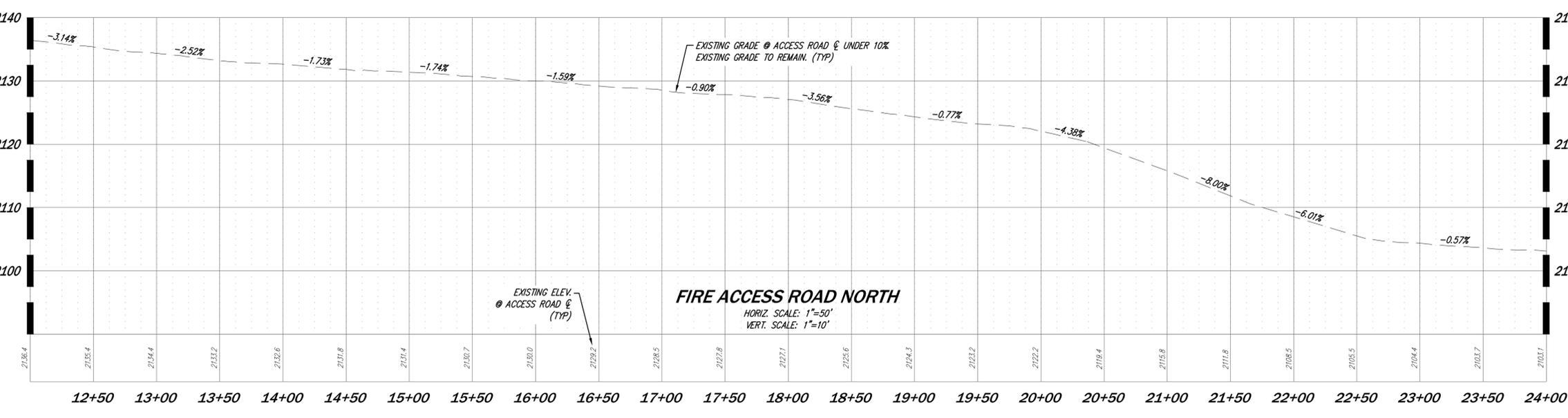
- PROPERTY BOUNDARY
- RIGHT OF WAY
- ▭ PROPOSED 20' GRAVEL ACCESS ROAD

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- 2150 --- EXISTING GROUND CONTOUR MINR
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- 2150 --- FINISH GRADE CONTOUR MINR

MATCHLINE 12+00, SEE SHEET C3.01

MATCHLINE 24+00, SEE SHEET C3.03



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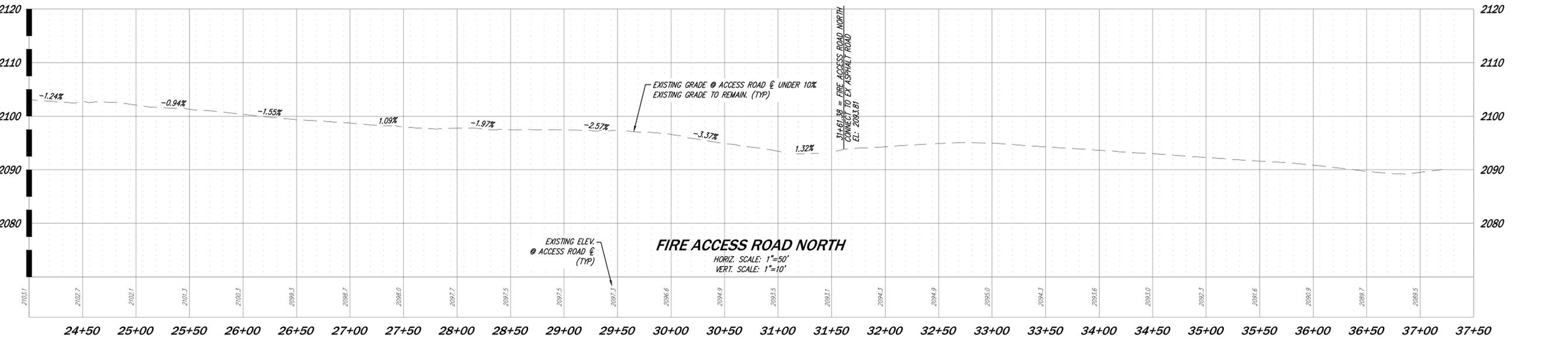
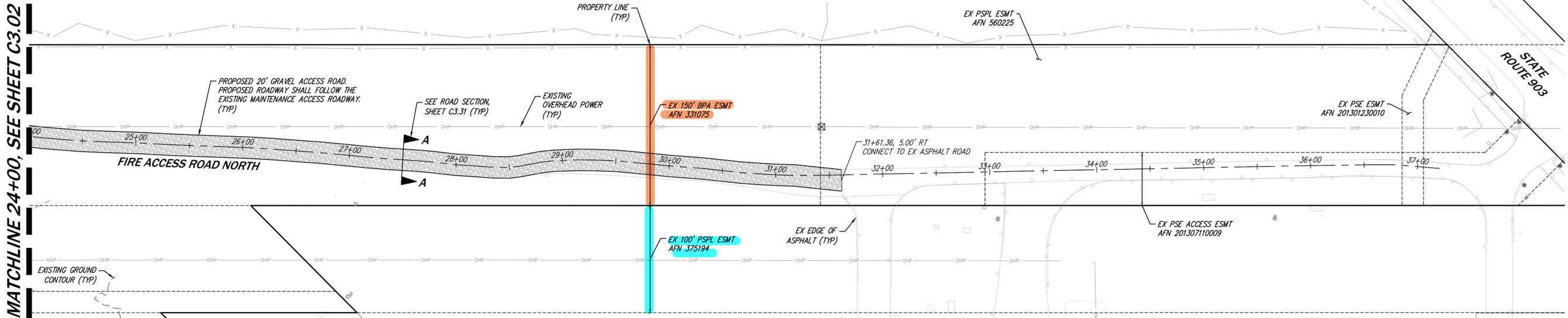
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<p>CORE DESIGN</p> <p>12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877</p>							
<p>GRADING PLAN & PROFILE</p> <p>PINE RANCH - FIRE ACCESS</p>				<p>RISEWELL HOMES</p> <p>1700 NORTHWEST GILMAN BOULEVARD ISSAQUAH, WA 98027</p>			
PLOT DATE		SEE STAMP DATE		DESIGNED		HOLLI HEAVRIN, PE	
				DRAWN		MARY E. MOORE	
				APPROVED		HOLLI HEAVRIN, PE	
				PROJECT MANAGER			
SHEET 3 OF 5				PROJECT NUMBER 24019			

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MATCHLINE 24+00, SEE SHEET C3.02

MATCHLINE 24+00, SEE SHEET C3.02



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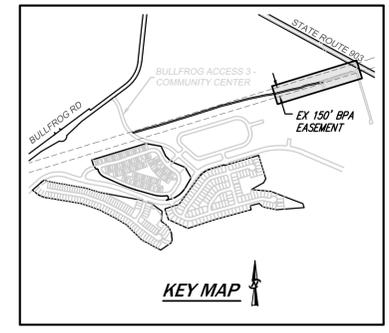
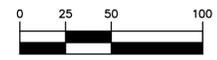
- PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPOSED 20' GRAVEL ACCESS ROAD

SURFACE LEGEND

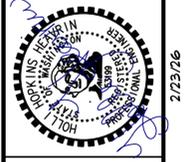
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- 2150 — EXISTING GROUND CONTOUR MINR
- 2150 — FINISH GRADE CONTOUR MAJR
- 2150 — FINISH GRADE CONTOUR MINR



SCALE: 1" = 50'



DATE	
REVISIONS	
NO.	



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

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

GRADING PLAN & PROFILE
PINE RANCH - FIRE ACCESS
RISEWELL HOMES
1700 NORTHWEST GILMAN BOULEVARD
ISSAQUAH, WA 98027

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

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SHEET	OF
4	5
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.

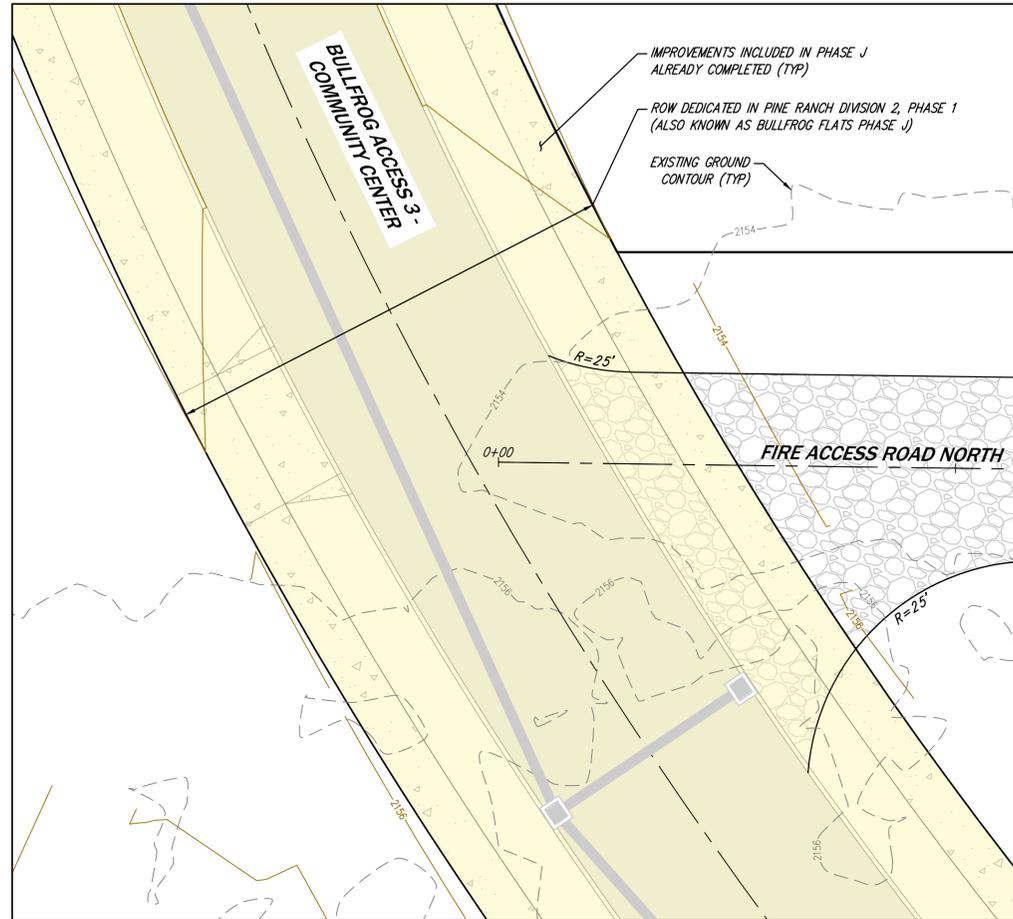
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS, THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION PREPARED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, AND THE WASHINGTON STATE CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION, THE CITY OF CLE ELUM DEVELOPMENT STANDARDS, REFERENCED CODES AND ORGANIZATIONS, AND THESE SPECIAL PROVISIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

TESC STANDARD NOTE

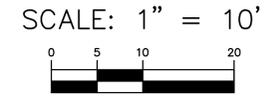
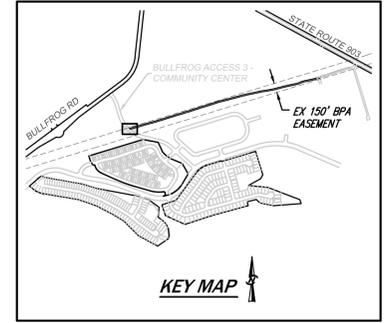
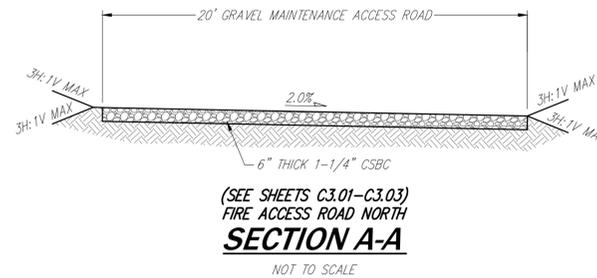
- DUST CONTROL MEASURES AS DESCRIBED IN BMP C140 (SWMMEW) SHALL BE UTILIZED TO CONTROL DUST. THESE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO: CLEARING ONLY AREAS WHERE CUTTING WILL TAKE PLACE, WETTING CLEARED AREAS, VEGETATING/MULCHING AREAS THAT WILL NOT RECEIVE VEHICLE TRAFFIC, ETC.. CONTRACTOR SHALL HAVE A WATER TRUCK ONSITE AT ALL TIMES.

CSWPP & SPILL PREVENTION NOTES:

- LIQUID POLLUTANTS SUCH AS PETROLEUM PRODUCTS, FUEL, SOLVENTS, DETERGENTS, PAINTS, PESTICIDES, CONCRETE ADMIXTURES, FORM OILS, ETC. SHALL NOT BE STORED ON SITE.
- CONSTRUCTION MATERIALS AND WASTES SHALL BE STORED AT THE DESIGNATED STOCKPILE AREA WHICH WILL BE IDENTIFIED BY THE CONTRACTOR AT THE ONSET OF CONSTRUCTION.
- REFUELING SHALL BE PROVIDED BY A FUELING TRUCK, NO FUEL SHALL BE STORED ON SITE. REFUELING SHALL OCCUR IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF SOIL AND STORM WATER INCLUDING STREAMS, WETLANDS, AND MAN-MADE CONVEYANCE SYSTEMS. SPILL KITS SHOULD BE KEPT ON HAND AND ACCESSIBLE DURING REFUELING ACTIVITIES.
- VEHICLE MAINTENANCE AND REPAIRS SHALL BE DONE OFFSITE TO THE EXTENT FEASIBLE. IF TEMPORARY WORK IS CONDUCTED ONSITE IT SHALL BE DONE IN ACCORDANCE WITH THE CONTRACTOR'S SITE-SPECIFIC SPILL PREVENTION PLAN WHICH, AT A MINIMUM, SHALL OUTLINE MEASURES TO (A) PREVENT CONTAMINATION OF THE ENVIRONMENT (WATER, AIR, SOIL, ETC) AND (B) ENSURE ONSITE WORKERS ARE TRAINED IN THE PROPER HANDLING, STORAGE, DISPOSAL, AND EMERGENCY CLEAN UP OF VEHICLE AND EQUIPMENT FLUIDS.
- PH NEUTRALIZATION SHALL BE USED WHEN PH LEVELS IN STORMWATER RISE ABOVE 8.5. STORMWATER WITH PH LEVELS EXCEEDING WATER QUALITY STANDARDS MAY BE TREATED BY DOE BMPS SUCH AS INFILTRATION, DISPERSION IN VEGETATION OR COMPOST, PUMPING TO A SANITARY SEWER, DISPOSAL AT A PERMITTED CONCRETE BATCH PLANT WITH PH NEUTRALIZATION CAPABILITIES, OR CARBON DIOXIDE SPARGING.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL DESIGNATE A PERSON AS THE RESPONSIBLE REPRESENTATIVE IN CHARGE OF EROSION CONTROL AND MAINTENANCE OF ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION FACILITIES.



FIRE ACCESS ROAD NORTH CONNECTION DETAIL



SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPOSED 20' GRAVEL ACCESS ROAD

SURFACE LEGEND

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

DATE	
REVISIONS	
NO.	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877	
GRADING DETAILS & NOTES PINE RANCH - FIRE ACCESS RISEWELL HOMES 1700 NORTHWEST GILMAN BOULEVARD ISSAQUAH, WA 98027	
PLOT DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, PE
DRAWN	MARY E. MOORE
APPROVED	HOLLI HEAVRIN, PE
	HOLLI HEAVRIN, PE
	PROJECT MANAGER
SHEET	OF
5	5
PROJECT NUMBER 24019	

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