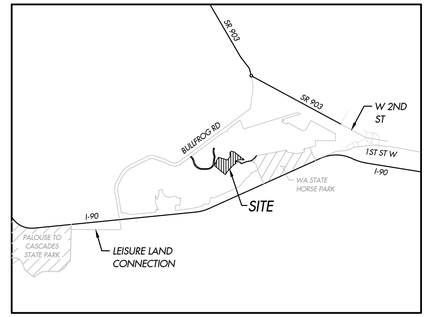
BULLFROG FLATS - PHASE P-4

SITE CONSTRUCTION PLANS
CLE ELUM, WASHINGTON



VICINITY MAP
1" = 5,000'

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

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

SURVEYOR
SANBELL
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877
CONTACT: ROBERT D. WEST, PLS

ENGINEER/LANDSCAPE ARCHITECT
SANBELL
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877
CONTACTS:
HOLLI H. HEAVRIN, P.E. - SENIOR PROJECT ENGINEER
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

DATUM
HORIZONTAL: WA83-SF
VERTICAL: NAVD88

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

SITE STATISTICS
PARCEL D OF RECORDED BOUNDARY LINE ADJUSTMENT OF BULLFROG FLATS, RECORDING NUMBER 202504180024

ZONING	PLANNED MIXED USE	
	(S.F.)	(ACRES)
PARCEL D AREA	1,659,602	38.10
PHASE P-4 AREA	1,277,510	29.33
ROW DEDICATION	288,923	6.63
WETLANDS AND/OR CRITICAL AREAS	0	0
OPEN SPACES (TRACTS D, & M-R)	189,722	4.35
MINIMUM DENSITY (3 UNITS PER ACRE)	88 (PHASE P-4 AREA TIMES 3)	
MAXIMUM DENSITY (7 UNITS PER ACRE)	205 (PHASE P-4 AREA TIMES 7)	
LOTS PROPOSED	151	
DENSITY PROPOSED	5.14 DU/AC (PHASE P-4 AREA)	

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 THUS 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.

SCALE: 1" = 300'
0 150 300 600

SHEET INDEX

SHEET	DRAWING NUMBER	SHEET TITLE
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2	C1.02	GENERAL NOTES
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4	C1.04	PHASING PLAN
5	C1.10	COMPOSITE SITE PLAN
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16	C2.00	TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN
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95	L2.31	LANDSCAPE DETAILS

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI H. HEAVRIN — 19199 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
PRELIMINARY
8/24/26

sanbell
Intelligent Infrastructure. Enduring Communities.

COVER SHEET
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C1.01
SHEET 1 OF 95
PROJECT NUMBER
26035

8/24/2026, 3:51 PM KMAYHEW J:\2026\26035 ENGINEERING\PRELIMINARY SHEETS \26035 C1.01.DWG C1.01

B-05

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 1-05.6(1) 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 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 SIDE 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.*
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 ONSITE. NO STORM RUNOFF WILL BE ALLOWED TO ENTER PUBLIC PROPERTY OR PUBLIC STORM DRAINAGE SYSTEM.*
2. *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.*
3. *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.*
4. *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.*
5. *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.*
6. *ALL STORM WATER FACILITIES SHALL HAVE OIL AND SILT SEPARATION.*
7. *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.*

TESC STANDARD NOTES

1. *THE IMPLEMENTATION OF THIS TESC PLAN AND THE CONSTRUCTION. MAINTENANCE, REPLACEMENT. AND UPGRADING OF THESE TESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED. CONTRACTOR SHALL FOLLOW THE REQUIREMENTS IN THE MOST CURRENT PUBLICATION OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHIINGTON.*
2. *TO THE EXTENT PRACTICAL, EARTHWORK SHOULD BE AVOIDED DURING THE WET SEASON OF OCTOBER 1ST THROUGH APRIL 30TH.*
3. *CONSTRUCT THE TESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.*
4. *THE TESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE TESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE OR ENTER CRITICAL AREAS.*
5. *CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.*
6. *INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN FOR THE DURATION OF THE PROJECT.*
7. *THE APPLICANT SHALL INSPECT THE TESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONALITY.*
8. *INSPECT AND MAINTAIN THE TESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (24-HOUR STORM EVENT WITH A 10- YEAR OR GREATER RECURRENCE INTERVAL).*
9. *CONTRACTOR TO STOCKPILE 200 LF OF EXTRA EROSION CONTROL FENCING ONSITE TO BE USED, AS NEEDED, IF ADVERSE WEATHER CONDITIONS WARRANT ADDITIONAL TESC MEASURES. AT NO TIME SHALL THE SEDIMENT EXCEED 50 PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6 INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.*
10. *SOILS THAT ARE TO BE REUSED AROUND THE SITE SHOULD BE STORED IN SUCH A MANNER AS TO REDUCE EROSION FROM THE STOCKPILE. PROTECTIVE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, COVERING STOCKPILES WITH PLASTIC SHEETING, OR THE USE OF SILT FENCES AROUND PILE PERIMETERS.*
11. *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.*

CONSTRUCTION SEQUENCE

1. *HOLD THE PRE-CONSTRUCTION MEETING.*
2. *FLAG OR FENCE CLEARING LIMITS.*
3. *INSTALL CATCH BASIN PROTECTION, IF REQUIRED. INSTALL FLOW CONTROL BMP AREA PROTECTION, IF REQUIRED.*
4. *GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).*
5. *INSTALL PERIMETER PROTECTION (SILT FENCE. BRUSH BARRIER, ETC).*
6. *CONSTRUCT TEMPORARY SEDIMENT PONDS AND TRAPS.*
7. *GRADE AND STABILIZE CONSTRUCTION ROADS.*
8. *CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES. PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.*
9. *MAINTAIN EROSION CONTROL AND SWPPS MEASURES IN ACCORDANCE WITH DOE STANDARDS, CITY OF CLE ELUM AND MANUFACTURER'S RECOMMENDATIONS.*
10. *RELOCATE EROSION CONTROL AND SWPPS MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL AND POLLUTANT PROTECTION IS ALWAYS IN ACCORDANCE WITH THE DOE CONSTRUCTION STORMWATER POLLUTION PREVENTION STANDARDS.*
11. *COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.*
12. *STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.*
13. *SEED, SOD, STABILIZE. OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.*
14. *UPON COMPLETION OF THE PROJECT. STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.*

CSWPP & SPILL PREVENTION NOTES:

1. *LIQUID POLLUTANTS SUCH AS PETROLEUM PRODUCTS, FUEL, SOLVENTS, DETERGENTS, PAINTS, PESTICIDES, CONCRETE ADMIXTURES, FORM OILS, ETC. SHALL NOT BE STORED ON SITE.*
2. *CONSTRUCTION MATERIALS AND WASTES SHALL BE STORED AT THE DESIGNATED STOCKPILE AREA WHICH WILL BE IDENTIFIED BY THE CONTRACTOR AT THE ONSET OF CONSTRUCTION.*
3. *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.*
4. *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.*
5. *CONCRETE WASTE SHALL BE HANDLED AS LISTED:*
   a. *UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO ORIGINATING BATCH PLANT FOR RECYCLING.*
   b. *CONCRETE TRUCK CHUTES, PUMPS, INTERNALS, HAND TOOLS, ETC. SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT OR IN DESIGNATED WASH OUT AREAS.*
   c. *WHEN NO FORMED AREAS ARE AVAILABLE, CONCRETE WASTE SHALL BE DISCHARGED TO A PAVED OR LINED SUMP (WASH OUT AREA). LOCATION OF SUMP TO BE DETERMINED BY EROSION CONTROL SUPERVISOR. WASTEWATER WITHIN THE SUMP SHALL EITHER BE NEUTRALIZED PRIOR TO DISCHARGE TO THE SEDIMENTATION FACILITY OR DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.*
   d. *EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.*
6. *SLURRY, CUTTINGS, AND PROCESS WATER FROM SAWCUTTING AND SURFACING SHALL BE DISCHARGED TO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT OR TO PAVED OR LINED SUMP.*
7. *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.*
8. *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.*
9. *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.*

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GENERAL NOTES
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.02

SHEET	OF
2	95

PROJECT NUMBER
26035

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CONDITIONS OF APPROVAL

TO BE COMPLETED.

NO.	REVISIONS	DATE
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY

HOLLI HEAVRIN
EXPIRATION DATE
STATE OF WASHINGTON
23189
REGISTERED PROFESSIONAL ENGINEER

8/24/26

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CONDITIONS OF APPROVAL
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C1.03

SHEET	OF
3	95

PROJECT NUMBER
26035

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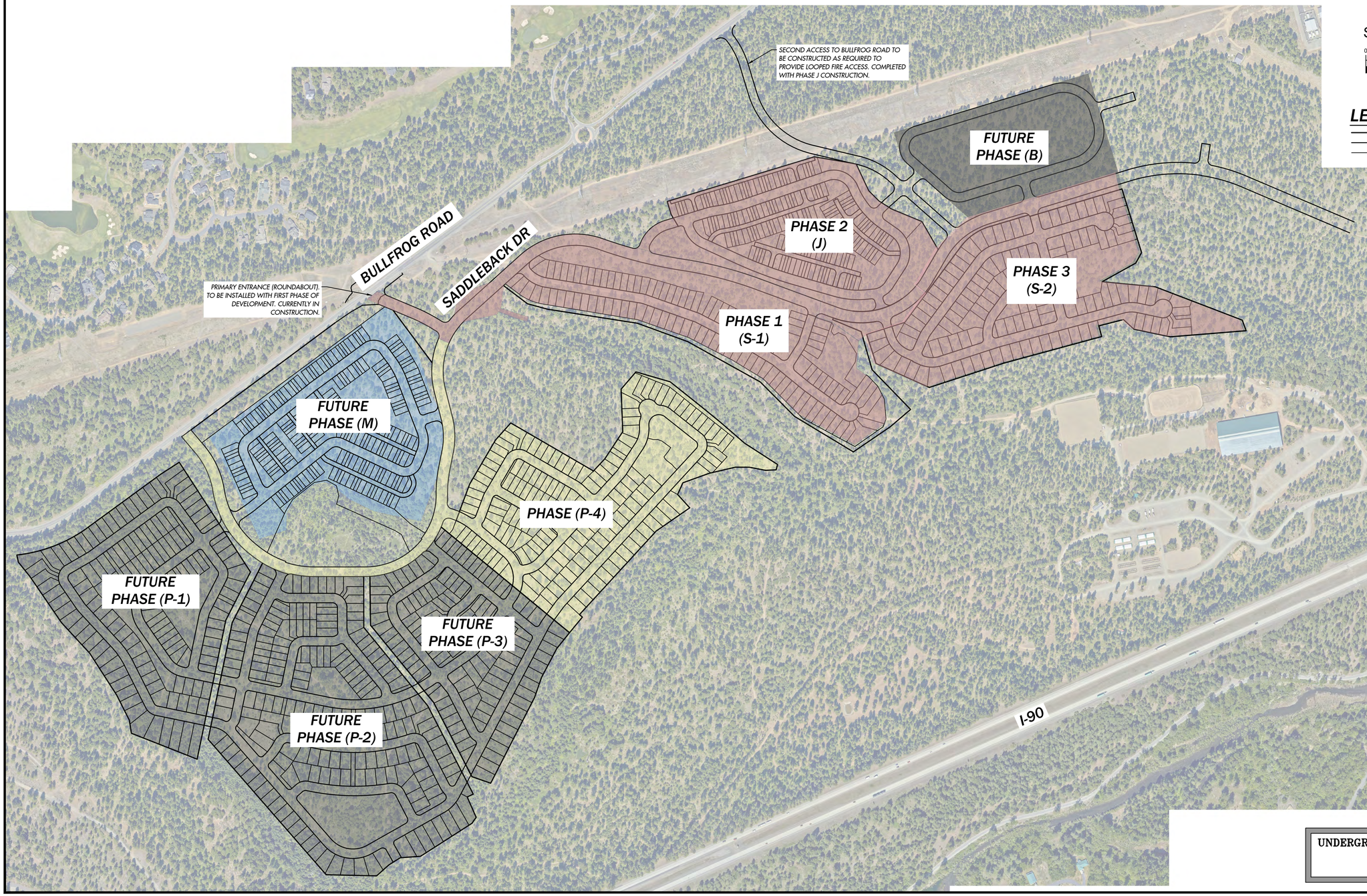
B-05



SCALE: 1" = 300'

0 150 300 600

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE

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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
EXPIRES: 10/1/2026
STATE OF WASHINGTON
21989
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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PHASING PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C1.04

SHEET 4 OF 95

PROJECT NUMBER
26035

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SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SCALE: 1" = 150'

0 75 150 300

BULLFROG RD
PINE RANCH ROAD
SADDLEBACK DRIVE
P LOOP RD
P-4 ROAD A
P-4 ROAD B
P-4 ROAD C
PHASE J
PHASE S-1
FUTURE PHASE M
FUTURE PHASE P-1
FUTURE PHASE P-2
FUTURE PHASE P-3
PHASE 2
PHASE 1

C1.21 C1.22 C1.23 C1.24 C1.25 C1.26 C1.27 C1.28 C1.29

TR 4-1 (OPEN SPACE)
TR 4-2 (OPEN SPACE)
TR 4-3 (OPEN SPACE)
TR 4-4 (OPEN SPACE)
TR 4-5 (OPEN SPACE)
TR 4-6 (STORM)
TR 4-7 (OPEN SPACE)
TR 4-8 (OPEN SPACE)
TR 4-9 (OPEN SPACE)
TR 4-10 (OPEN SPACE)
TR 4-11 (OPEN SPACE)
TR 4-12 (OPEN SPACE)
TR P-13 (STORM)

PROPOSED 5' WIDE HORSE TRAIL (TYP)
25' STEEP SLOPE SETBACK (TYP)
TOP OF STEEP SLOPE (TYP)
STEEP SLOPE SETBACK LINE (TYP)
20' WIDE SECONDARY FIRE ACCESS CONSTRUCTED BY ADJACENT PARK DEVELOPMENT. PLAT TO CONSTRUCT SECONDARY FIRE ACCESS IF NOT CONSTRUCTED AT START OF CONSTRUCTION
PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD (TYP)
PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL (TYP)
PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL (TYP)
STEEP SLOPE SETBACK LINE (TYP)
TOP OF STEEP SLOPE (TYP)
25' STEEP SLOPE SETBACK (TYP)
IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)
WETLAND BUFFER (TYP)
TEMPORARY 20' WIDE GRAVEL ROAD SHALL BE INSTALLED TO CONNECT ROAD A A P LOOP ROAD UNTIL THE EXTENSION OF ROADWAYS WITHIN PHASE P3 ARE COMPLETED.

NOTE

PHASING SHOWN MAY BE ALTERED IN FINAL DESIGN AS NEEDED FOR THE PURPOSES OF PROVIDING ADEQUATE UTILITIES, ACCESS AND BALANCE OF THE SITE.

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COMPOSITE SITE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C1.10

SHEET	OF
5	95

PROJECT NUMBER
26035

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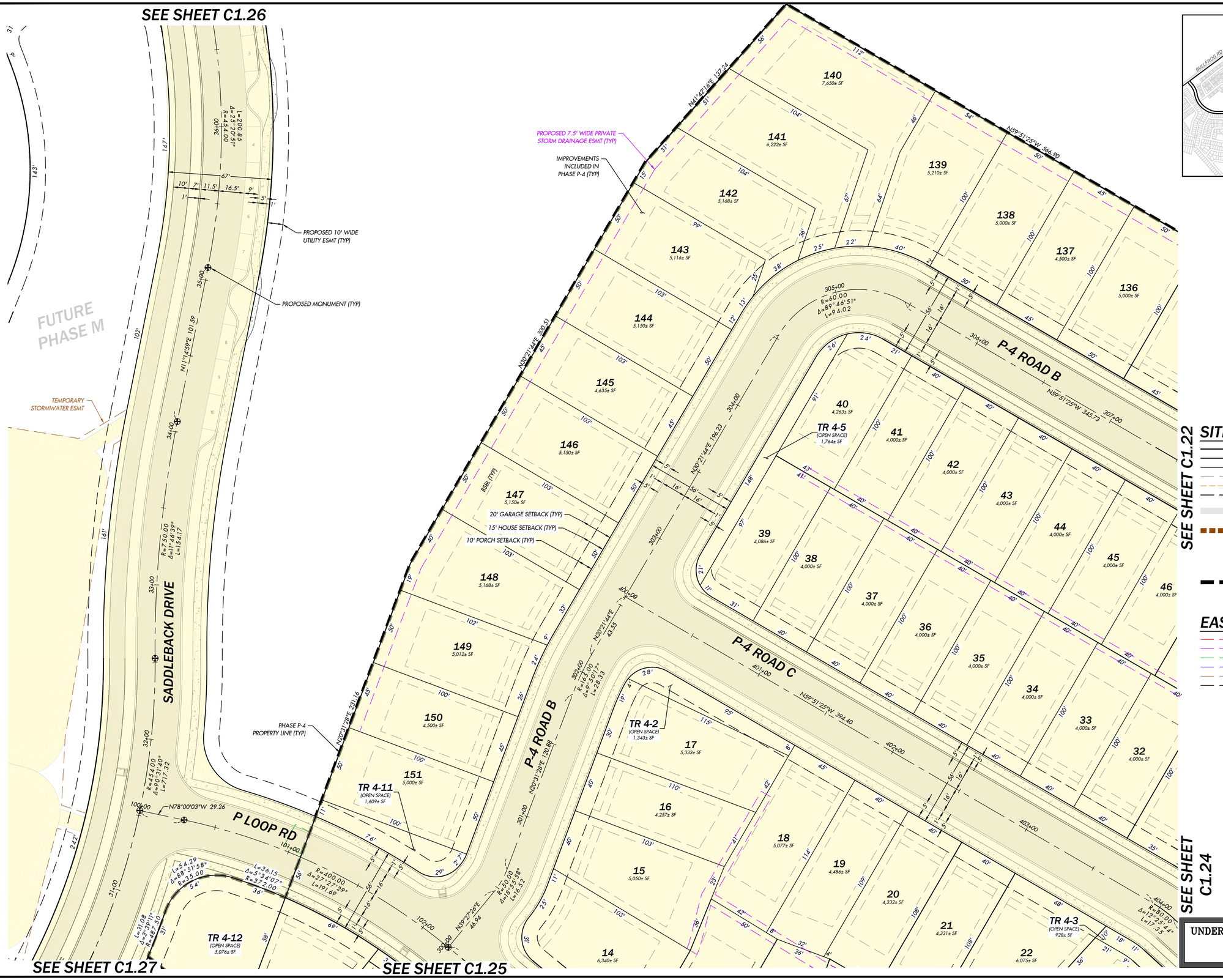
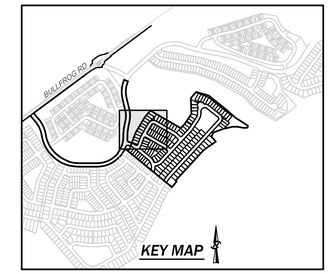
B-05

SEE SHEET C1.26





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

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SITE & HORIZONTAL CONTROL PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.21

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PROJECT NUMBER
26035

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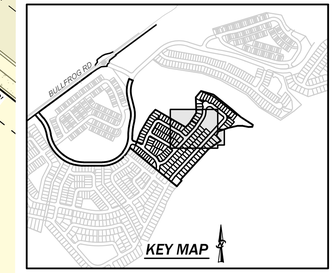
EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEE SHEET C1.23



SEE SHEET C1.23

SCALE: 1" = 30'
0 15 30 60

SEE SHEET C1.21

SEE SHEET C1.24

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PROPOSED 15' WIDE SANITARY SEWER ESMT (TYP)

PROPOSED MONUMENT (TYP)

PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD, SEE DETAIL SHEET C3.31

BOLLARDS (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

20' GARAGE SETBACK (TYP)
15' HOUSE SETBACK (TYP)
10' PORCH SETBACK (TYP)

BSBL (TYP)

TR P-13 (STORM) 47,410± SF

TR 4-6 (STORM) 42,054± SF

TR 4-10 (OPEN SPACE) 3,000± SF

TR 4-8 (OPEN SPACE) 12,230± SF

PHASE P-4 PROPERTY LINE (TYP)

PROPOSED 15' WIDE SANITARY SEWER ESMT (TYP)

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE SETBACK (TYP)

STEEP SLOPE SETBACK LINE (TYP)

PROPOSED 7.5' WIDE PRIVATE STORM DRAINAGE ESMT (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL. SEE DETAIL, SHEET C3.31.

P-4 ROAD A

P-4 ROAD B

P-4 ROAD C

123	6,261± SF
124	5,620± SF
125	5,500± SF
126	5,500± SF
127	5,083± SF
128	5,111± SF
129	5,174± SF
130	6,221± SF
131	5,367± SF
132	5,000± SF
133	4,500± SF
134	5,000± SF
135	4,500± SF
68	5,940± SF
67	5,530± SF
66	5,500± SF
65	5,500± SF
64	5,500± SF
63	5,500± SF
62	5,500± SF
61	5,500± SF
69	6,000± SF
70	5,500± SF
71	5,500± SF
72	6,000± SF
73	5,500± SF
74	5,500± SF
75	5,500± SF
101	10,635± SF
100	7,865± SF
99	7,046± SF
98	6,247± SF
47	4,000± SF
48	4,000± SF
49	5,443± SF
50	6,414± SF
31	4,000± SF
30	4,648± SF
29	5,318± SF

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SITE & HORIZONTAL CONTROL PLAN 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.22

SHEET 7 OF 95

PROJECT NUMBER
26035

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B-05

PHASE P-4 PROPERTY LINE (TYP)

N40°39'08"E 134.95

N73°48'15"W 211.31

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

N51°26'04"W 238.08

119 9,734± SF
118 6,309± SF
117 5,337± SF
116 5,000± SF
115 5,504± SF
114 5,142± SF
113 5,128± SF
112 4,500± SF
111 4,500± SF
110 4,500± SF
109 4,500± SF
108 5,018± SF
107 5,120± SF
106 5,435± SF
105 6,376± SF
104 5,367± SF
103 5,133± SF
102 5,020± SF
120 7,141± SF
121 5,276± SF
122 5,214± SF
123 6,261± SF
124 5,620± SF
125 5,500± SF
68 5,940± SF

PROPOSED 7.5' WIDE PRIVATE STORM DRAINAGE ESMT (TYP)

N02°14'40"W 251.95

BSBL (TYP)

213+00
R=87.00
Δ=130°36'33"
L=198.32

214+00

215+00

N51°38'07"W 231.84

P-4 ROAD A

216+00

217+00

218+00

219+00

231'

R=58.00
Δ=94°12'26"
L=95.37

R=193.00
Δ=35°38'56"
L=120.08

211+00

212+00

210+00

209+00

R=87.00
Δ=21°10'04"
L=32.00

N33°24'16"E 175.73

N42°34'19"E 1208.82

N50°46'01"W 142.04

N76°55'08"E 157.44

N89°43'18"W 82.40

N70°11'05"E 158.06

PROPOSED 10' WIDE UTILITY ESMT (TYP)

20' GARAGE SETBACK (TYP)
15' HOUSE SETBACK (TYP)
10' PORCH SETBACK (TYP)

PROPOSED MONUMENT (TYP)

BOLLARDS (TYP)

PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD, SEE DETAIL SHEET C3.31

TR P-13 (STORM) 47,410± SF

TR 4-6 (STORM) 42,054± SF

TR 4-8 (OPEN SPACE) 12,230± SF

TR 4-10 (OPEN SPACE) 3,000± SF

TR 4-9 (OPEN SPACE) 53,784± SF

25' STEEP SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

STEEP SLOPE SETBACK LINE (TYP)

SEE SHEET C1.22

SEE SHEET C1.22

SEE RIGHT, ABOVE

SEE RIGHT, BELOW

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

N57°09'48"W 232.91

TR 4-9 (OPEN SPACE) 53,784± SF

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE SETBACK (TYP)

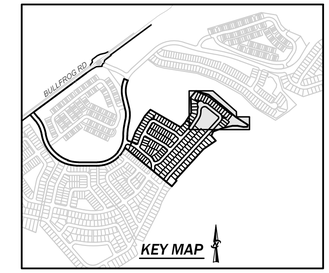
STEEP SLOPE SETBACK LINE (TYP)

PHASE P-4 PROPERTY LINE (TYP)

N79°06'40"W 97.59

N87°00'06"E 63.40

N14°17'42"E 32.61



N

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
21899
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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SITE & HORIZONTAL CONTROL PLAN 3
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C1.23

SHEET 8 OF 95

PROJECT NUMBER
26035

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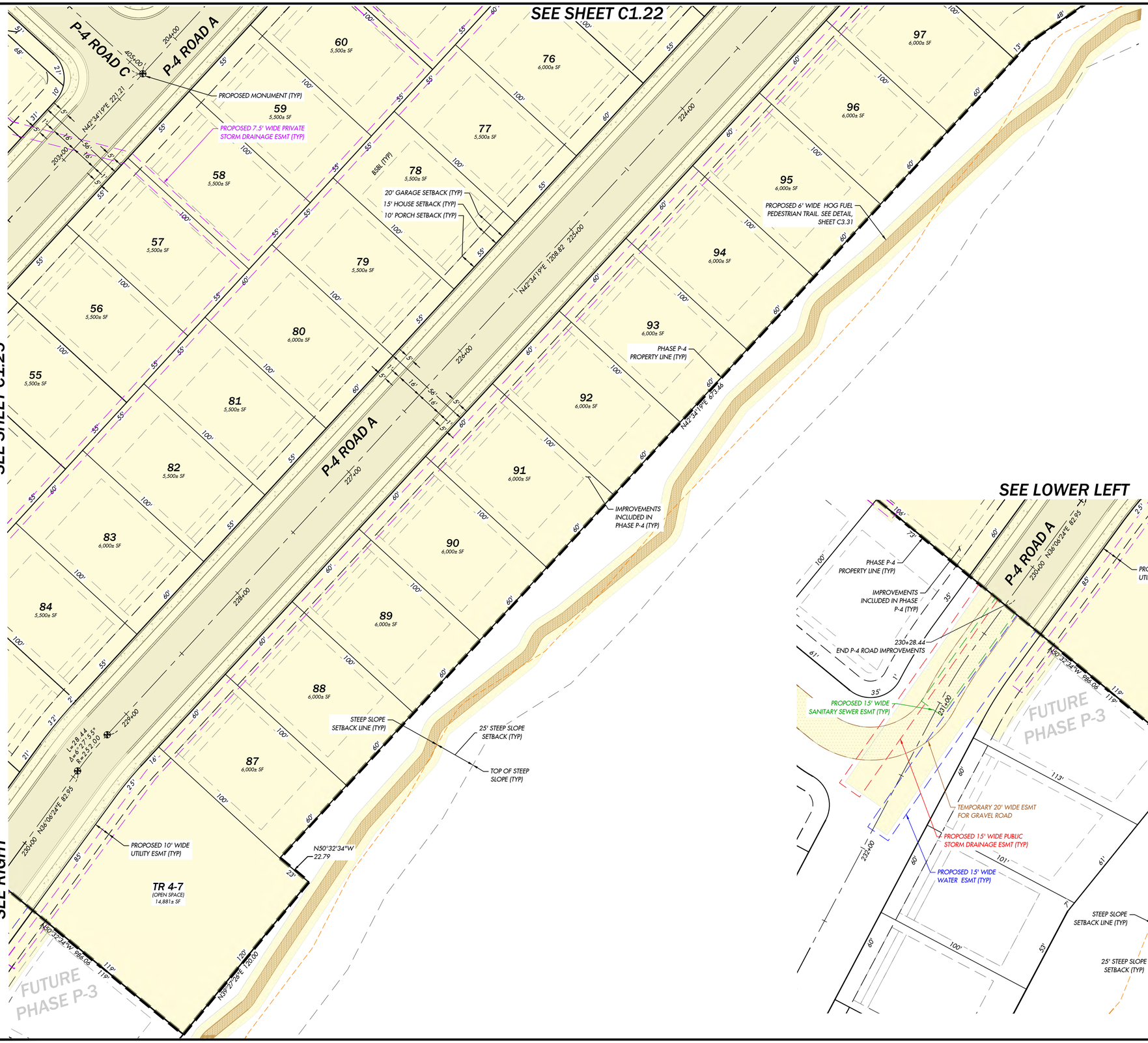

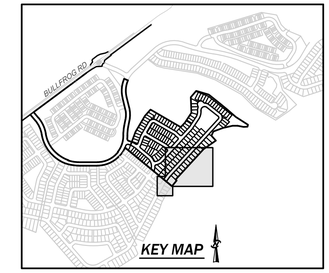

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23999
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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SITE & HORIZONTAL CONTROL PLAN 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.24

SHEET	OF
9	95

PROJECT NUMBER
26035

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B-05

SEE SHEET C1.21

SEE SHEET C1.27

SADDLEBACK DRIVE

P LOOP RD
N50°32'34"W 244.99

P-4 ROAD A
N42°34'19"E 221.21

P-4 ROAD A

TR 4-12
(OPEN SPACE)
5,076± SF

TR 4-3
(OPEN SPACE)
928± SF

TR 4-4
(OPEN SPACE)
885± SF

TR 4-1
(OPEN SPACE)
5,950± SF

1 5,279± SF
2 4,059± SF
3 4,000± SF
4 4,000± SF
5 4,000± SF
6 4,000± SF
7 4,000± SF
8 4,000± SF
9 5,042± SF
10 6,982± SF
11 5,001± SF
12 4,730± SF
13 5,023± SF
14 6,340± SF
22 6,075± SF
23 4,023± SF
24 4,000± SF
25 4,000± SF
26 4,091± SF
27 5,094± SF
28 5,279± SF
51 6,545± SF
52 7,636± SF
53 6,343± SF
54 5,573± SF
85 5,582± SF
86 6,456± SF

20' GARAGE SETBACK (TYP)
15' HOUSE SETBACK (TYP)
10' PORCH SETBACK (TYP)
BSBL (TYP)

PROPOSED 15' WIDE
WATER ESMT (TYP)

PROPOSED 7.5' WIDE PRIVATE
STORM DRAINAGE ESMT (TYP)

N50°32'34"W 986.06

FUTURE
PHASE P-3

PROPOSED MONUMENT (TYP)

PROPOSED 10' WIDE
UTILITY ESMT (TYP)

107+06.46
END P-4 ROAD
IMPROVEMENTS

PROPOSED 15' WIDE
WATER ESMT (TYP)

PROPOSED 15' WIDE PUBLIC
STORM DRAINAGE ESMT (TYP)

PROPOSED 15' WIDE
SANITARY SEWER ESMT (TYP)

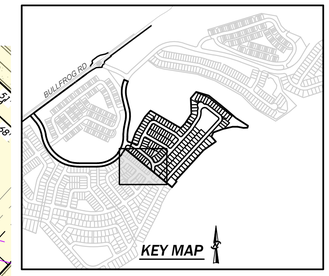
TEMPORARY 20' WIDE ESMT
FOR GRAVEL ROAD

PHASE P-4
PROPERTY LINE (TYP)

IMPROVEMENTS
INCLUDED IN PHASE
P-4 (TYP)

230+28.44
END P-4 ROAD IMPROVEMENTS

SEE SHEET C1.24



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
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- 10' UTILITY EASEMENT

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PRELIMINARY
NOT FOR CONSTRUCTION
JOSEPH HOLLI HEAVRIN
STATE OF WASHINGTON
21899
REGISTERED
PROFESSIONAL ENGINEER
8/24/26

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SITE & HORIZONTAL CONTROL PLAN 5
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.25

SHEET 10 OF 95

PROJECT NUMBER
26035

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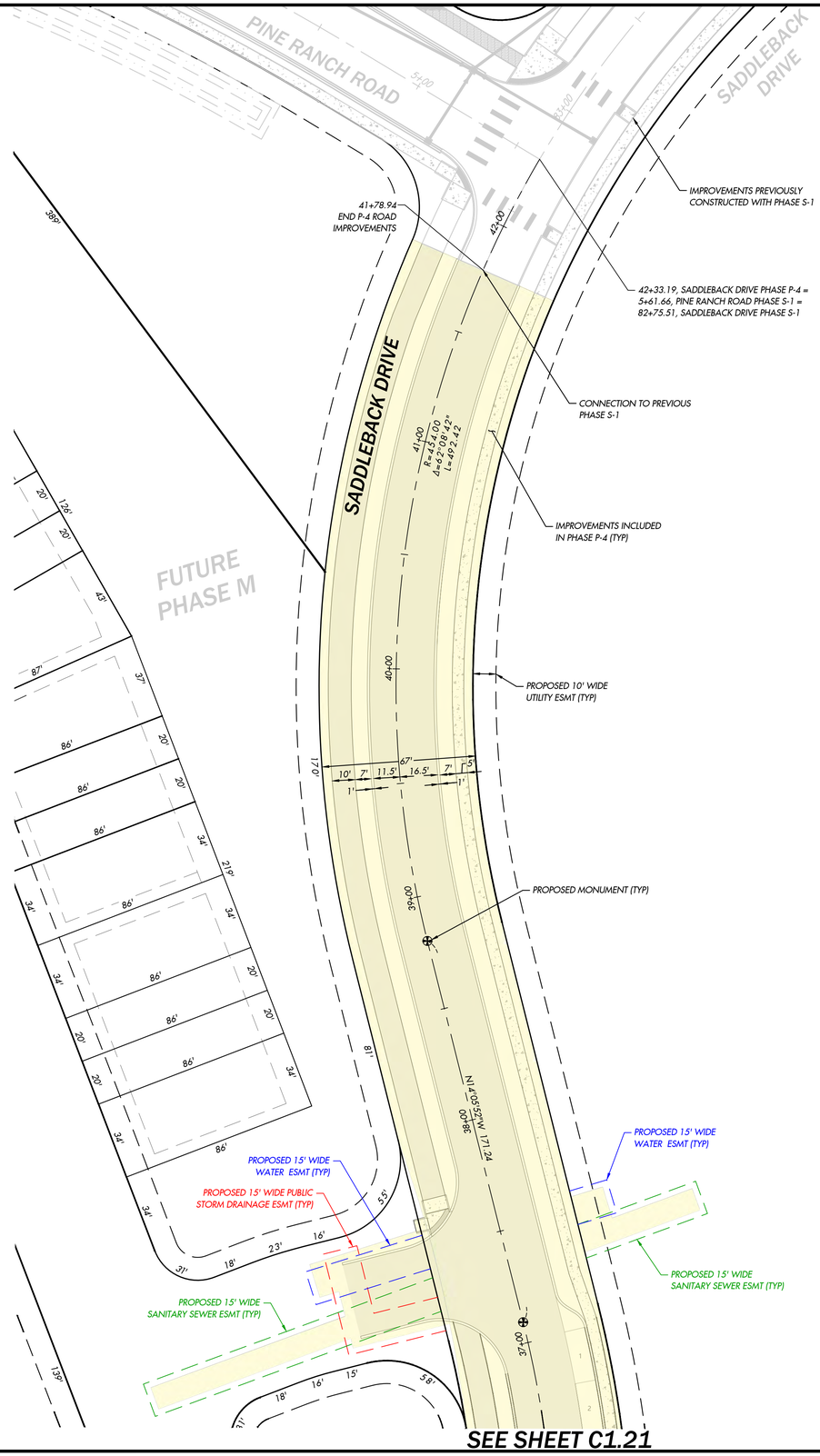
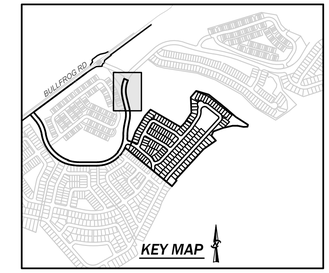
B-05





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

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HOLLI HEAVRIN 26035 EXPIRES 8/24/26 PROFESSIONAL ENGINEER
PRELIMINARY
8/24/26

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SITE & HORIZONTAL CONTROL PLAN 6
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.26

SHEET	OF
11	95

PROJECT NUMBER
26035

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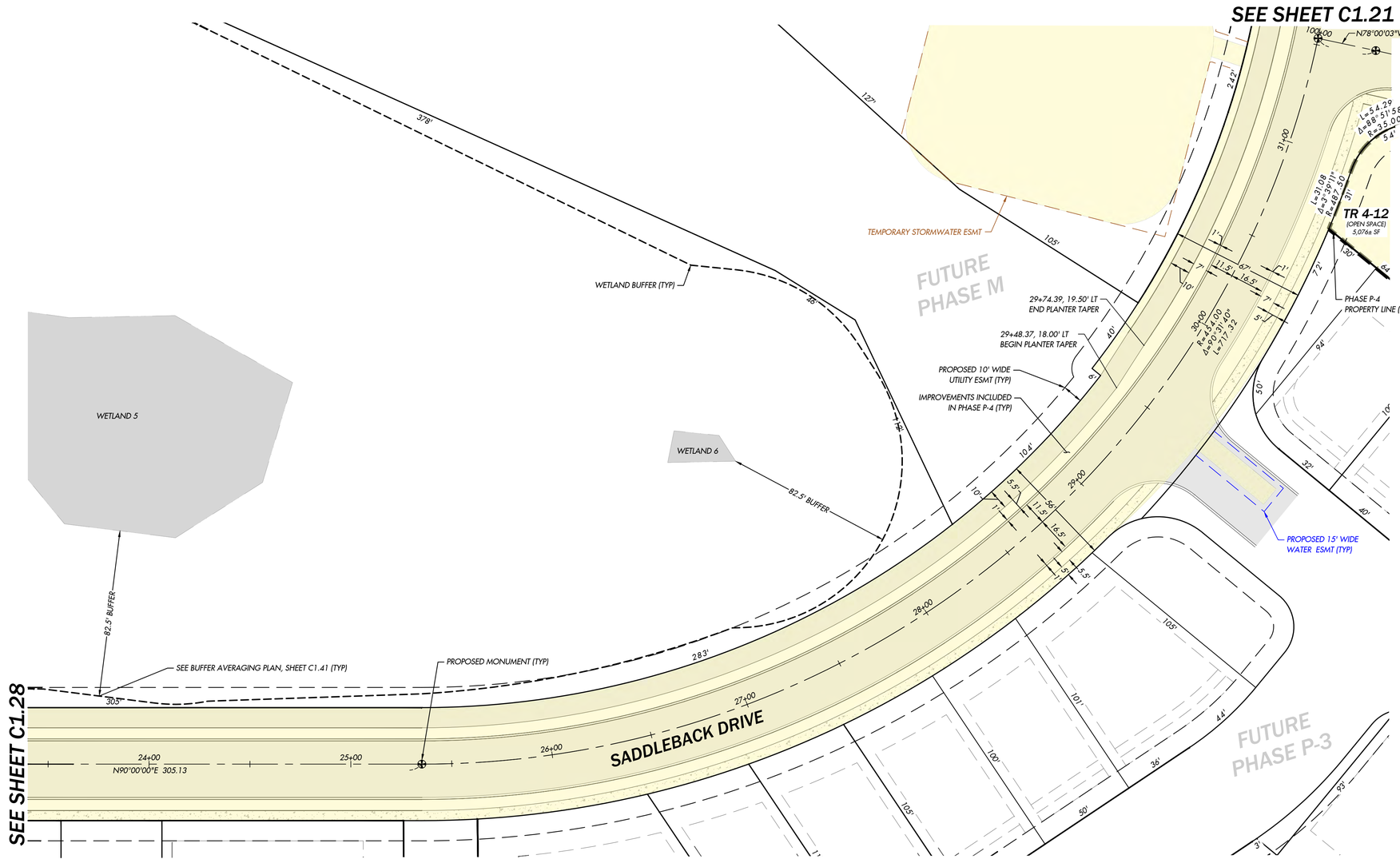

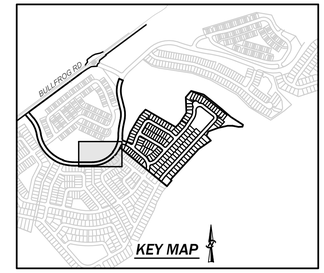

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

RECEIVED
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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
EXPIRATION DATE 09/30/2026
PROFESSIONAL ENGINEER
8/24/26

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SITE & HORIZONTAL CONTROL PLAN 7
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.27

SHEET 12 OF 95

PROJECT NUMBER
26035

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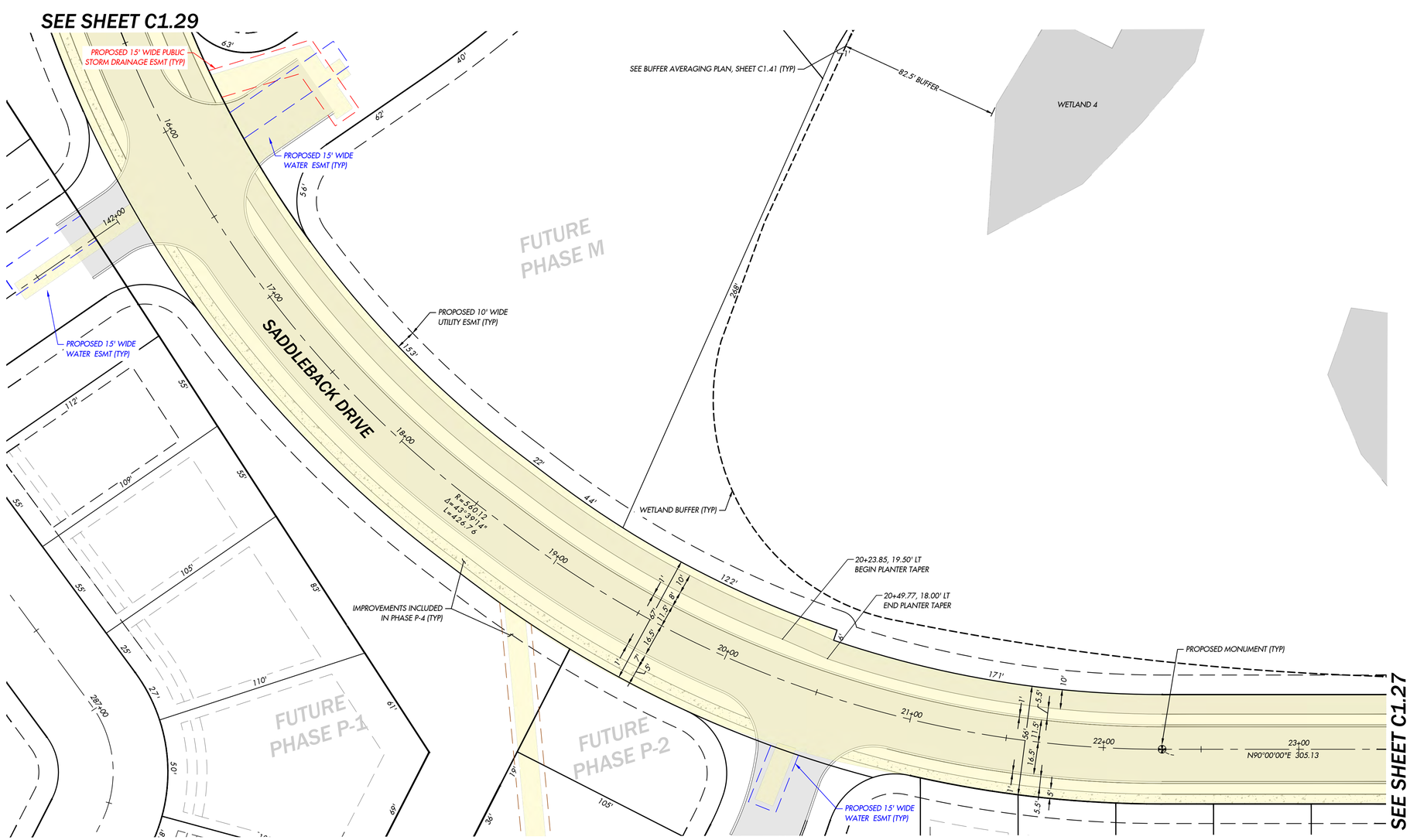

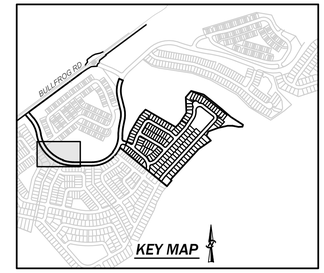

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
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- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

RECEIVED
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
JOSEPH HEAVRIN 19889 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON
8/24/26

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SITE & HORIZONTAL CONTROL PLAN 8
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C1.28

SHEET 13 OF 95

PROJECT NUMBER
26035

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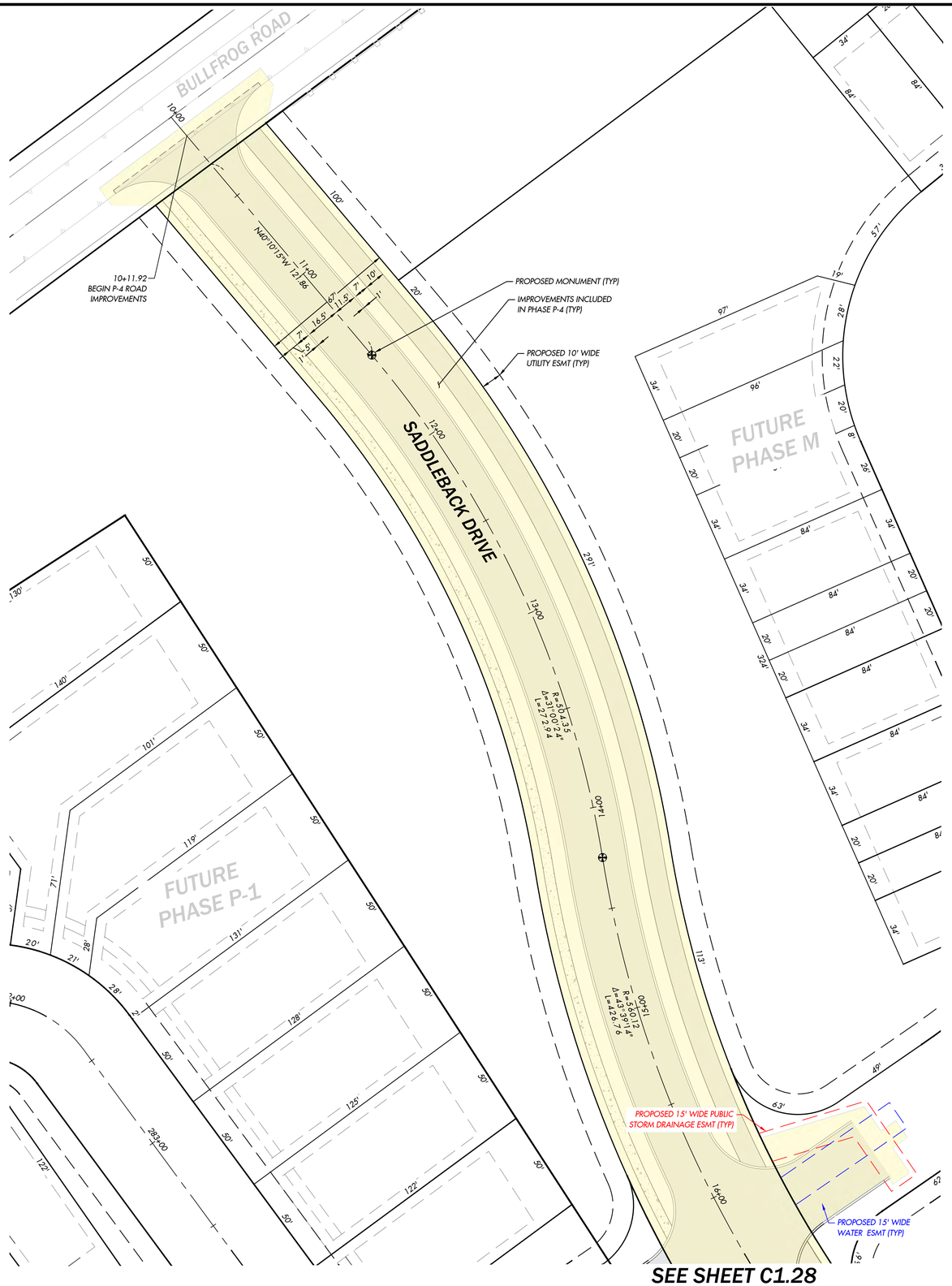

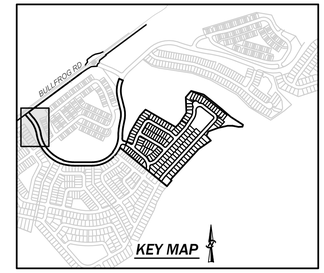

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE GRAVEL PEDESTRIAN TRAIL
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

EASEMENT LEGEND

- PUBLIC STORM EASEMENT
- PRIVATE STORM EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- TEMPORARY EASEMENT
- 10' UTILITY EASEMENT

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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23189
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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SITE & HORIZONTAL CONTROL PLAN 9
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.29

SHEET	OF
14	95

PROJECT NUMBER
26035

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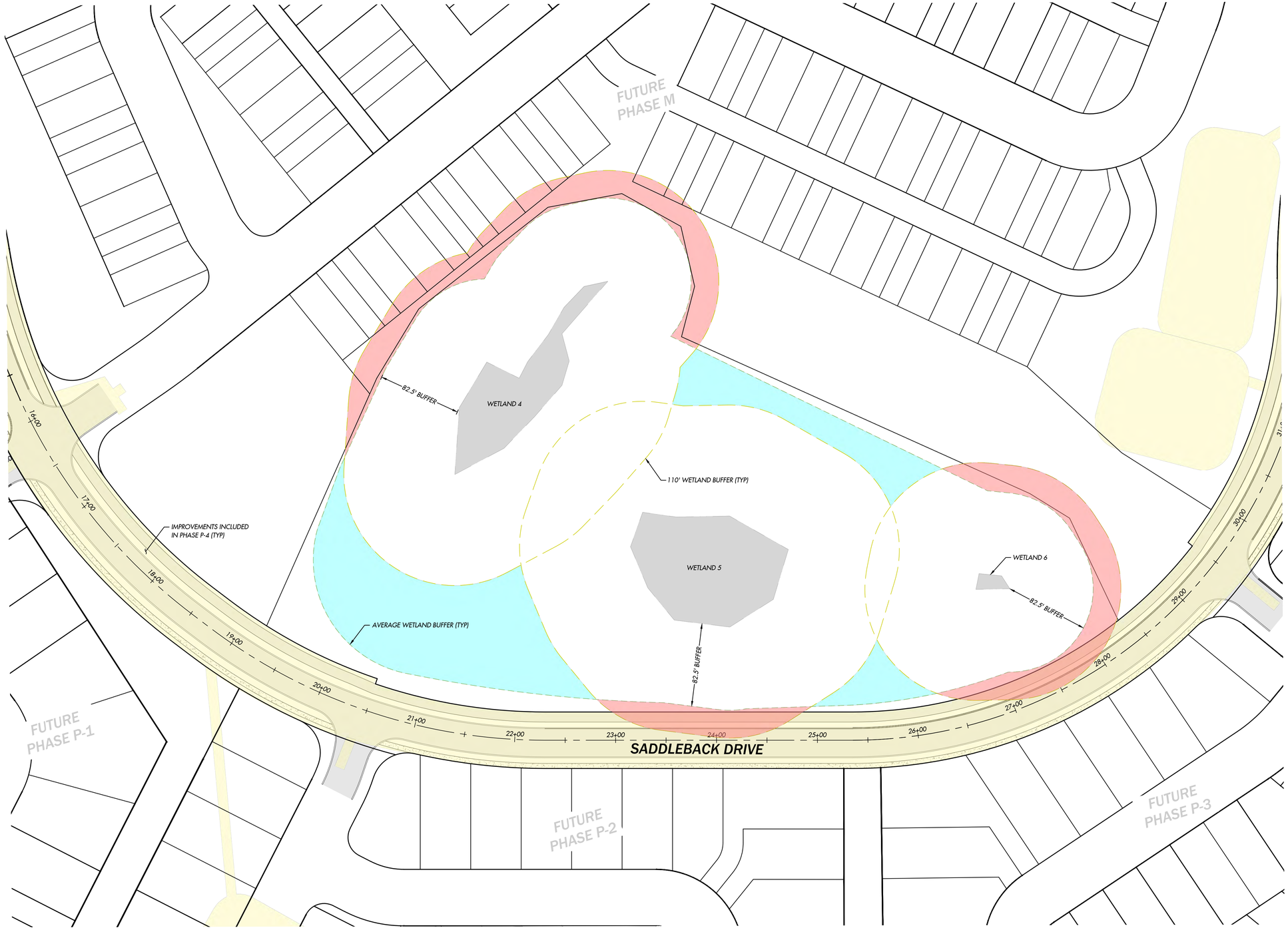

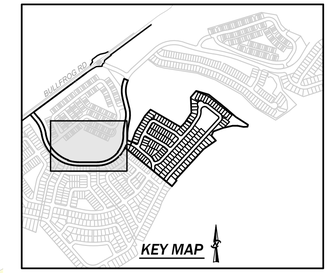

SCALE: 1" = 50'

0 25 50 100

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- WETLAND
- AVERAGE WETLAND BUFFER
- 110' WETLAND BUFFER
- BUFFER GIVE (38,047 SF)
- BUFFER TAKE (31,591 SF)

NOTES

WETLANDS DELINEATED BY RAEDEKE ASSOCIATES, APRIL 2020. WETLANDS 4, 5, AND 6 HAVE HABITAT SCORE 6, REQUIRING 110' BUFFERS PER CEMC TABLE 18.01-1. BUFFERS HAVE BEEN AVERAGED PER CEMC SECTION 18.01.070(C)(1)(i) AS FOLLOWS:

BUFFER AREA WITH 110' BUFFER: 237,356 SF
BUFFER AREA WITH AVERAGING: 243,812 SF
BUFFER EXCESS WITH AVERAGING: 6,456 SF

RECEIVED
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HOLLY A. HEAVRIN — EXPIRES: 10/10/2026 — PROFESSIONAL ENGINEER — PRELIMINARY

8/24/26

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BUFFER AVERAGING PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C1.41

SHEET 15 OF 95

PROJECT NUMBER
26035

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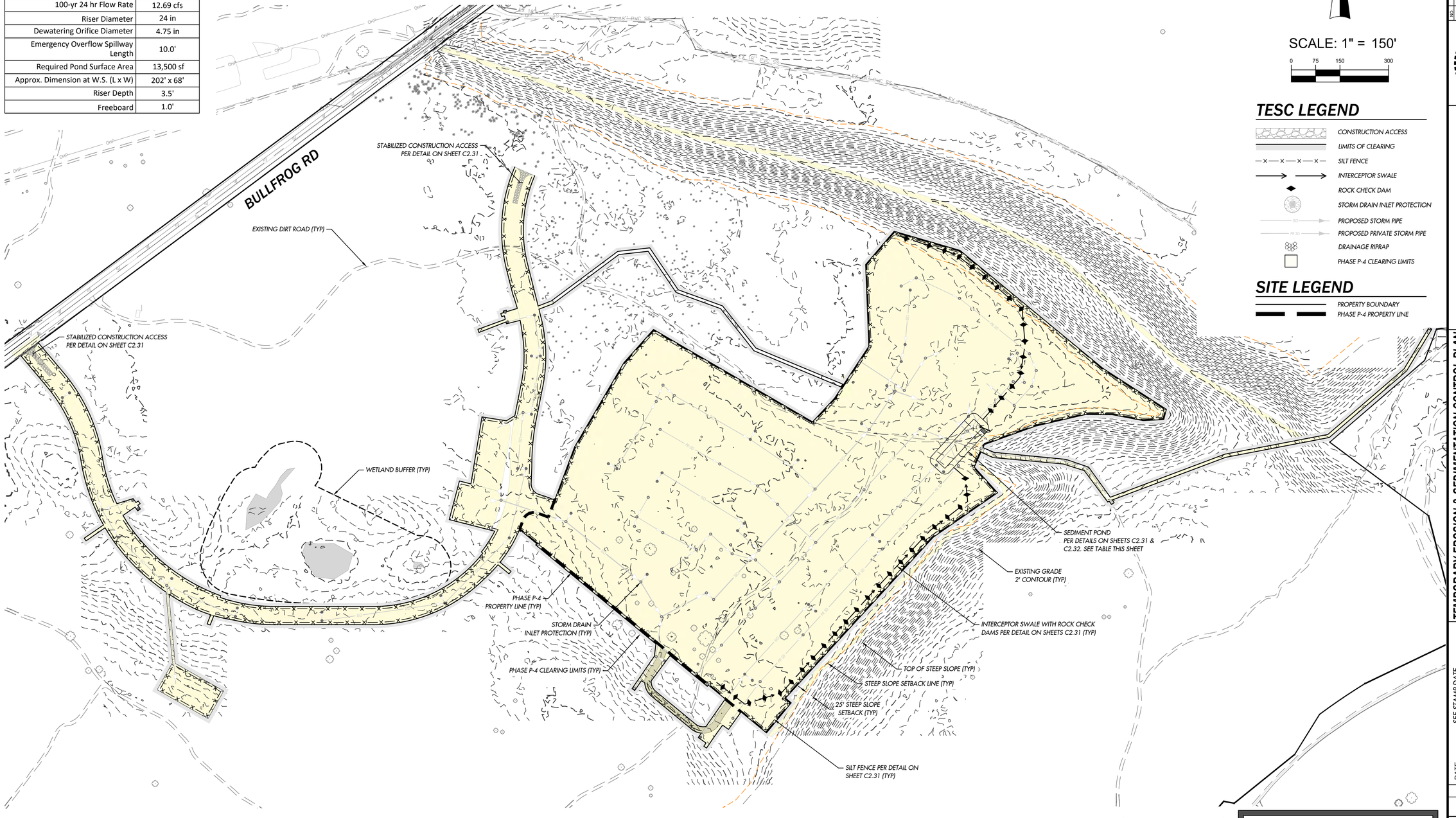
SEDIMENT POND SIZING

BMP C241: Sediment Pond 1 Properties	
Impervious Tributary Area	8.88 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	6.48 cfs
10-yr 24 hr Flow Rate	8.97 cfs
100-yr 24 hr Flow Rate	12.69 cfs
Riser Diameter	24 in
Dewatering Orifice Diameter	4.75 in
Emergency Overflow Spillway Length	10.0'
Required Pond Surface Area	13,500 sf
Approx. Dimension at W.S. (L x W)	202' x 68'
Riser Depth	3.5'
Freeboard	1.0'



SCALE: 1" = 150'

0 75 150 300

TESC LEGEND

- CONSTRUCTION ACCESS
- LIMITS OF CLEARING
- SILT FENCE
- INTERCEPTOR SWALE
- ROCK CHECK DAM
- STORM DRAIN INLET PROTECTION
- PROPOSED STORM PIPE
- PROPOSED PRIVATE STORM PIPE
- DRAINAGE RIPRAP
- PHASE P-4 CLEARING LIMITS

SITE LEGEND

- PROPERTY BOUNDARY
- PHASE P-4 PROPERTY LINE

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY — NOT FOR CONSTRUCTION — 8/24/26

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TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN

BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER: C2.00

SHEET 16 OF 95

PROJECT NUMBER: 26035

RECEIVED
By Virgil Amick at
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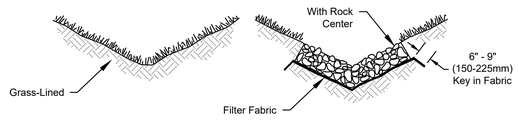
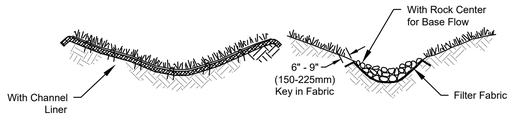
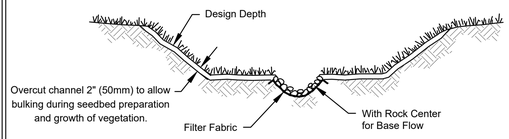
Typical V-Shaped Channel Cross-Section



Typical Parabolic Channel Cross-Section



Typical Trapezoidal Channel Cross-Section



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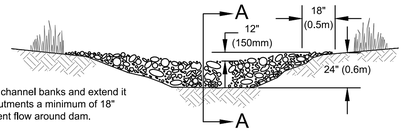
DEPARTMENT OF ECOLOGY
State of Washington

Typical Grass-Lined Channels

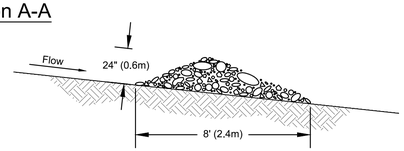
Revised June 2016

View Looking Upstream

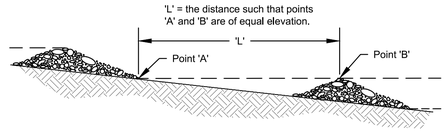


Note:
Key stone into channel banks and extend it beyond the abutments a minimum of 18" (0.5m) to prevent flow around dam.

Section A-A



Spacing Between Check Dams



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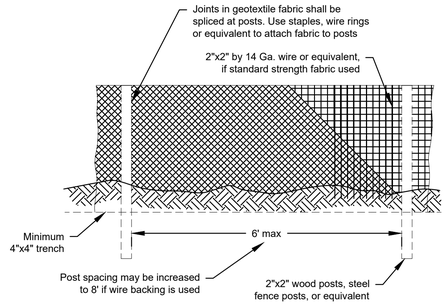
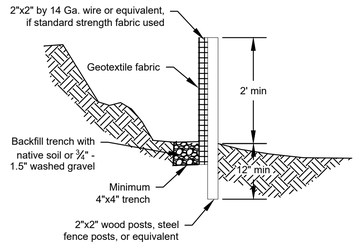
Rock Check Dam

Revised June 2016





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Silt Fence

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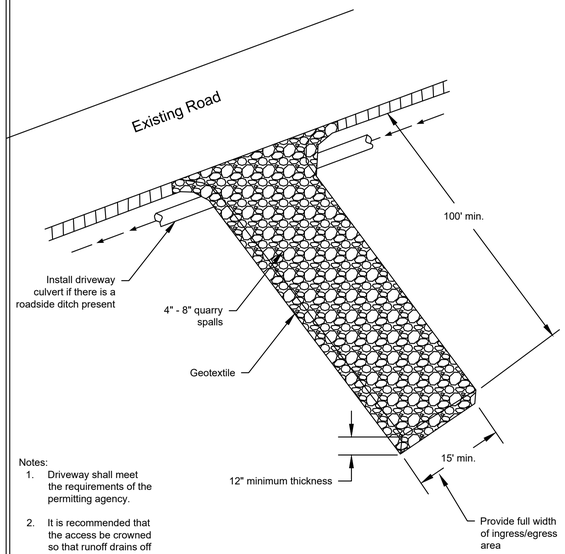

Notes:
1. Driveway shall meet the requirements of the permitting agency.
2. It is recommended that the access be crowned so that runoff drains off the pad.

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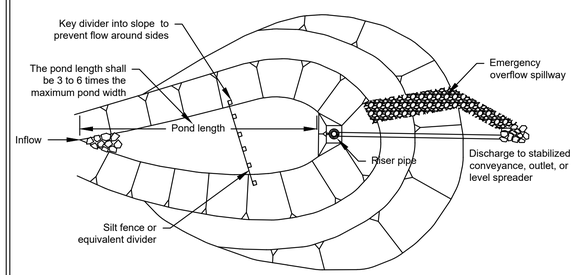
State of Washington

Stabilized Construction Access

Revised June 2018



Note: Pond may be formed by berm or by partial or complete excavation

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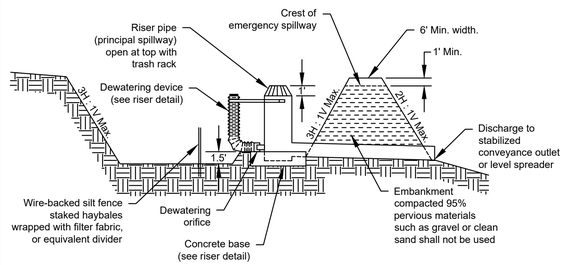
State of Washington

Sediment Pond Plan View

Revised June 2016



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Sediment Pond Cross Section

Revised June 2016

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8/24/26

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TEMPORARY EROSION & SEDIMENTATION CONTROL DETAILS 1

BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

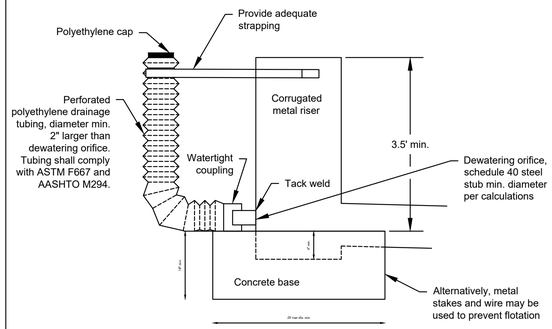
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C2.31

SHEET	OF
17	95

PROJECT NUMBER
26035

8/24/2026 2:13 PM KMAYHEW J:\2026\26035\ENGINEERING\REVIT\KNAPP\SHEETS\26035 C2.31.DWG C2.31



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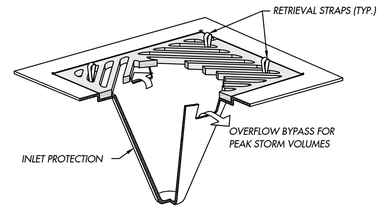
State of Washington

Sediment Pond Riser Detail

Revised June 2016



NOTES:

1. *INSERT SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.*
2. *SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES ONE-HALF FULL. DISPOSE OF ACCUMUALTED SEDIMENT ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS.*
3. *BELOW INLET GRATE DEVICES SHALL BE PREFABRICATED UNITS SPECIFICALLY DESIGNED FOR INLET PROTECTION AND SHALL REMAIN SECURELY ATTACHED TO THE DRAINAGE STRUCTURE WHEN LOADED WITH SEDIMENT AND DEBRIS TO ONE-HALF TOTAL CAPACITY.*

INLET PROTECTION

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HOLLI HEAVRIN — EXPIRES 10/13/2026 — 23199 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
PRELIMINARY NOT FOR CONSTRUCTION
8/24/26

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TEMPORARY EROSION & SEDIMENTATION CONTROL DETAILS 2

BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	
	PROJECT MANAGER	

DRAWING NUMBER
C2.32
SHEET 18 OF 95
PROJECT NUMBER
26035

8/24/2026 2:27 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C2.31.DWG C2.32

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

SCALE: 1" = 150'

0 75 150 300

SEE BELOW, RIGHT

SEEABOVE, RIGHT

BULLFROG RD

PINE RANCH ROAD

SADDLEBACK DRIVE

P-4 ROAD A

P-4 ROAD B

P-4 ROAD C

P LOOP RD

PHASE J

PHASE S-1

FUTURE PHASE M

FUTURE PHASE P-1

FUTURE PHASE P-2

FUTURE PHASE P-3

C3.01 C3.02 C3.03 C3.04 C3.05 C3.06 C3.07 C3.08 C3.09 C3.10 C3.11 C3.12 C3.13 C3.14 C3.15 C3.16 C3.17 C3.18 C3.19

TR 4-1 (OPEN SPACE)
TR 4-2 (OPEN SPACE)
TR 4-3 (OPEN SPACE)
TR 4-4 (OPEN SPACE)
TR 4-5 (OPEN SPACE)
TR 4-6 (STORM)
TR 4-7 (OPEN SPACE)
TR 4-8 (OPEN SPACE)
TR 4-9 (OPEN SPACE)
TR 4-10 (OPEN SPACE)
TR 4-11 (OPEN SPACE)
TR 4-12 (OPEN SPACE)
TR P-13 (STORM)

CONNECTION TO PREVIOUS PHASE S-1

PROPOSED 5' WIDE HORSE TRAIL (TYP)

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

STEEP SLOPE SETBACK LINE (TYP)

P-4 PRIVATE INFILTRATION AREA

P-4 PUBLIC INFILTRATION AREA

P-4 PUBLIC BIORETENTION AREA

M PUBLIC BIORETENTION AREA

M PUBLIC INFILTRATION AREA

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

PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL (TYP)

WETLAND BUFFER (TYP)

SADDLEBACK DRIVE TEMPORARY PUBLIC BIORETENTION AREA

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

TEMPORARY 20' WIDE GRAVEL ROAD SHALL BE INSTALLED TO CONNECT ROAD A AND P LOOP ROAD UNTIL THE EXTENSION OF ROADWAYS WITHIN PHASE P3 ARE COMPLETED

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COMPOSITE GRADING PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C3.00

SHEET 19 OF 95

PROJECT NUMBER
26035

8/24/26

B-05

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SEE SHEET C3.06

SEE SHEET C3.11

SEE SHEET C3.02

SEE SHEET C3.04

SEE SHEET C3.07

SEE SHEET C3.05

FUTURE PHASE M

SADDLEBACK DRIVE

P LOOP RD

P-4 ROAD B

P-4 ROAD C

TEMPORARY STORMWATER ESMT

EXISTING GROUND CONTOUR (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PHASE P-4 PROPERTY LINE (TYP)

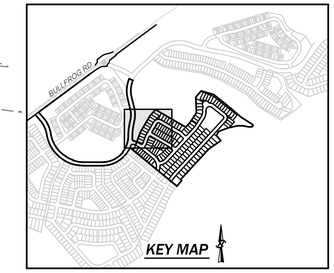
TR 4-5 (OPEN SPACE)

TR 4-2 (OPEN SPACE)

TR 4-11 (OPEN SPACE)

TR 4-12 (OPEN SPACE)

140 141 142 143 144 145 146 147 148 149 150 151 139 138 137 136 40 41 42 43 44 45 46 39 38 37 36 35 34 33 32 17 16 18 19 15 20 21 22 14



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' HOG FUEL GRAVEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23199
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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GRADING PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C3.01

SHEET 20 OF 95

PROJECT NUMBER
26035

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SURFACE LEGEND

- 2120 — EXISTING GROUND CONTOUR MAJR
- 2122 — EXISTING GROUND CONTOUR MINR
- 2120 — FINISH GRADE CONTOUR MAJR
- 2122 — FINISH GRADE CONTOUR MINR

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEE SHEET C3.03

SEE SHEET C3.01

SEE SHEET C3.04

SEE SHEET C3.04

SEE SHEET C3.14

SEE SHEET C3.03

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED 20' WIDE FIRE ACCESS ROAD

BOLLARDS (TYP)

PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

P-4 ROAD A

P-4 ROAD B

TR P-13 (STORM)

P-4 PRIVATE INFILTRATION AREA

P-4 PUBLIC INFILTRATION AREA

P-4 PUBLIC BIORETENTION AREA

TR 4-6 (STORM)

TR 4-8 (OPEN SPACE)

TR 4-10 (OPEN SPACE)

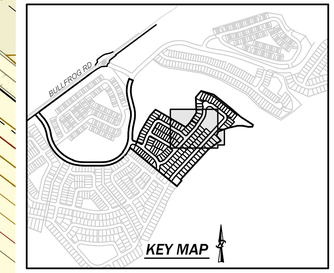
PHASE P-4 PROPERTY LINE (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE SETBACK (TYP)

STEEP SLOPE SETBACK LINE (TYP)



SCALE: 1" = 30'

0 15 30 60

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EXPIRES: 10/1/2026
8/24/26

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GRADING PLAN 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E. PROJECT MANAGER	

DRAWING NUMBER
C3.02

SHEET 21 OF 95

PROJECT NUMBER
26035

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B-05

PHASE P-4 PROPERTY LINE (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 120 121 122 123 124 125

P-4 ROAD A

213+00 214+00 215+00 216+00 217+00 218+00 219+00 220+00 211+00 212+00 209+00

TR P-13 (STORM)

P-4 PRIVATE INFILTRATION AREA

P-4 PUBLIC INFILTRATION AREA

P-4 PUBLIC BIORETENTION AREA

TR 4-6 (STORM)

TR 4-8 (OPEN SPACE)

TR 4-9 (OPEN SPACE)

TR 4-10 (OPEN SPACE)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

PROPOSED 20' WIDE FIRE ACCESS ROAD

BOLLARDS (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD (TYP)

25' STEEP SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

STEEP SLOPE SETBACK LINE (TYP)

SEE SHEET C3.02

SEE SHEET C3.02

SEE RIGHT, BELOW

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE SETBACK (TYP)

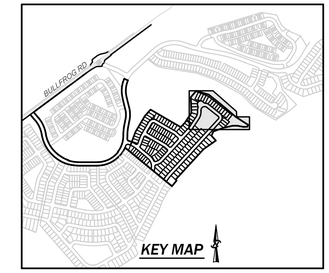
EXISTING GROUND CONTOUR (TYP)

TR 4-9 (OPEN SPACE)

STEEP SLOPE SETBACK LINE (TYP)

PHASE P-4 PROPERTY LINE (TYP)

SEE RIGHT, ABOVE



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

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GRADING PLAN 3
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C3.03

SHEET 22 OF 95

PROJECT NUMBER
26035

8/24/2026 2:30 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIM\KAYLIN\SHEETS\26035 C3.01.DWG C3.03

SEE SHEET C3.01

SEE SHEET C3.02

SEE SHEET C3.05

SEE RIGHT

SEE LOWER LEFT

P-4 ROAD C

P-4 ROAD A

P-4 ROAD A

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PHASE P-4 PROPERTY LINE (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

STEEP SLOPE SETBACK LINE (TYP)

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

TR 4-7
(OPEN SPACE)

FUTURE PHASE P-3

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PHASE P-4 PROPERTY LINE (TYP)

P-4 ROAD A

PROPOSED 10' WIDE UTILITY ESMT (TYP)

TR 4-7
(OPEN SPACE)

FUTURE PHASE P-3

TEMPORARY 20' WIDE RAVEL ROAD SHALL BE INISTALLED TO CONNECT ROAD A AND P LOOP ROAD UNTIL THE EXTENSION OF ROADWAYS WITHIN PHASE P3 ARE COMPLETED

TEMPORARY 20' WIDE ESMT FOR GRAVEL ROAD

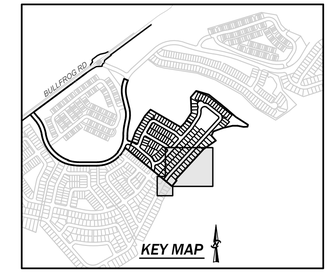
PROPOSED FINISH GRADE CONTOUR (TYP)

STEEP SLOPE SETBACK LINE (TYP)

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

EXISTING GROUND CONTOUR (TYP)



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

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By Virgil Amick at
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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
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NOT FOR CONSTRUCTION
8/24/26

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GRADING PLAN 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C3.04

SHEET 23 OF 95

PROJECT NUMBER
26035

8/24/2026 2:24 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIM\NAPKY SHEETS\26035 C3.01.DWG C3.04

B-05

SEE SHEET C3.01

SEE SHEET C3.01

SEE SHEET C3.07

SEE SHEET C3.04

SADDLEBACK DRIVE

P LOOP RD

P-4 ROAD A

P-4 ROAD A

TR 4-12 (OPEN SPACE)

TR 4-3 (OPEN SPACE)

TR 4-4 (OPEN SPACE)

TR 4-1 (OPEN SPACE)

FUTURE PHASE P-3

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

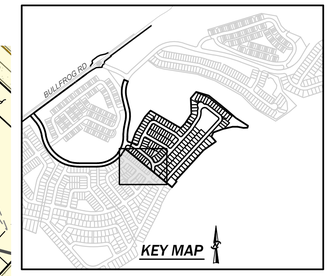
IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

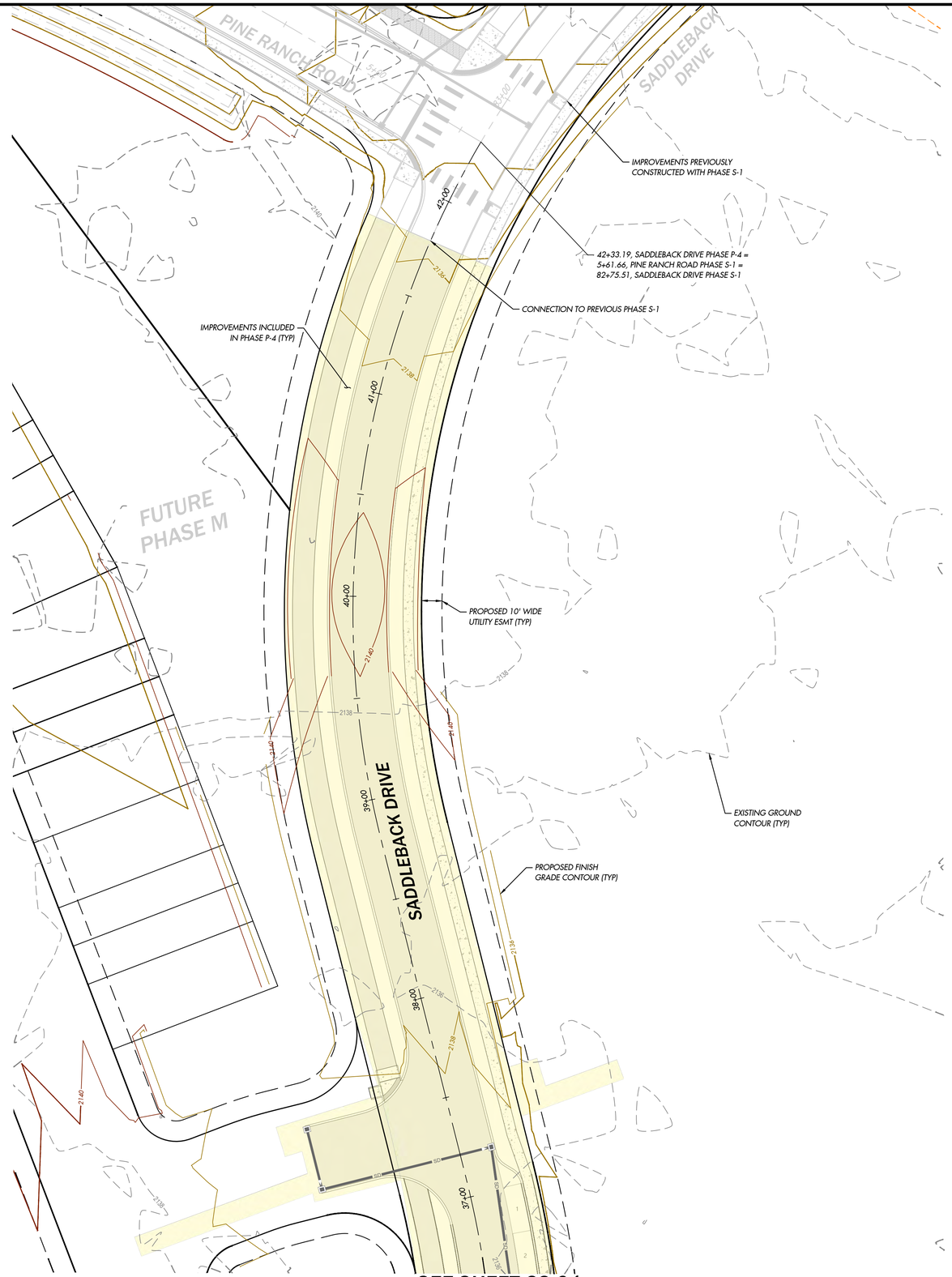
PHASE P-4 PROPERTY LINE (TYP)

TEMPORARY 20' WIDE GRAVEL ROAD SHALL BE INSTALLED TO CONNECT ROAD A AND P LOOP ROAD UNTIL THE EXTENSION OF ROADWAYS WITHIN PHASE P3 ARE COMPLETED

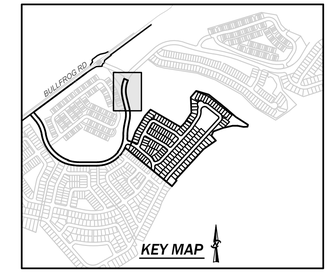
TEMPORARY 20' WIDE ESMT FOR GRAVEL ROAD

SEE SHEET C3.04


WAYNE GOLF COURSE
WAYNE GOLF COURSE
WAYNE GOLF COURSE



SEE SHEET C3.01



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

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1	REVISED PER CITY COMMENTS	7/28/26
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PRELIMINARY NOT FOR CONSTRUCTION
HOLLI HEAVRIN 26035 EXPIRES 10/1/2026 PROFESSIONAL ENGINEER
8/24/26

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GRADING PLAN 6
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

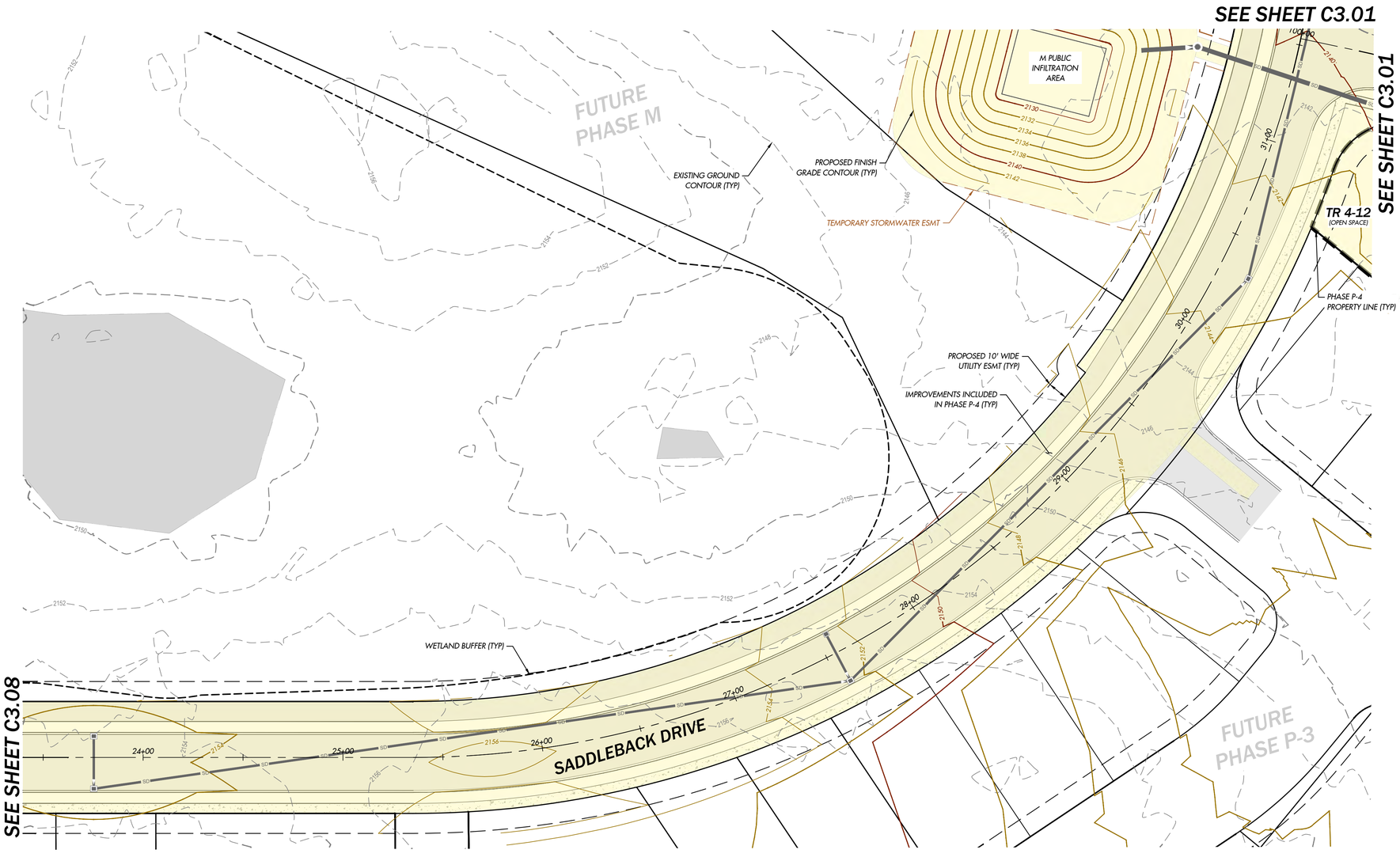
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

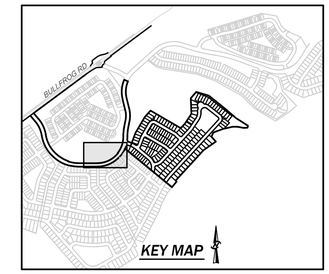
DRAWING NUMBER
C3.06

SHEET 25 OF 95

PROJECT NUMBER
26035

8/24/2026 2:28 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C3.01.DWG C3.06





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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8/24/26

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GRADING PLAN 7
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

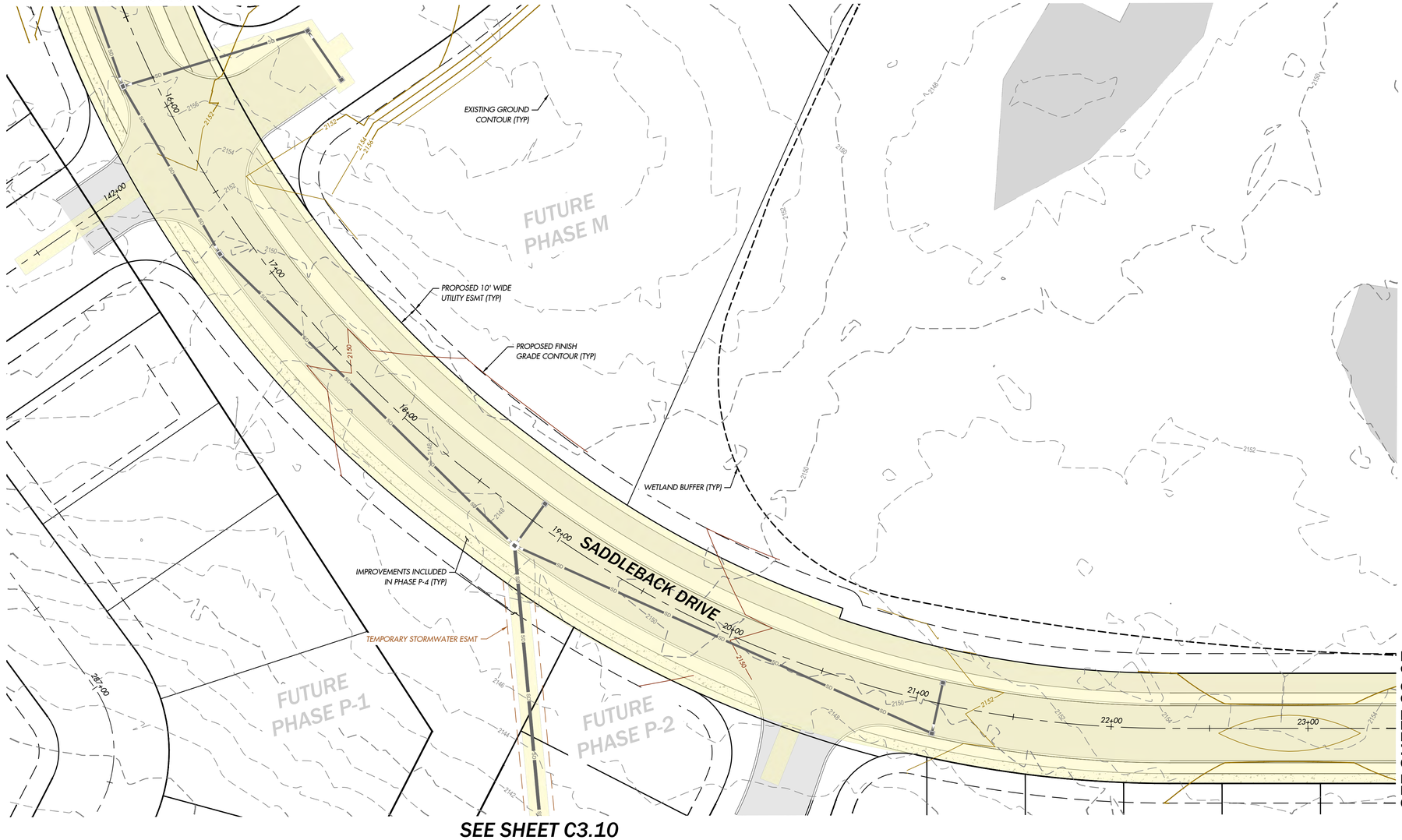
DRAWING NUMBER
C3.07

SHEET 26 OF 95

PROJECT NUMBER
26035

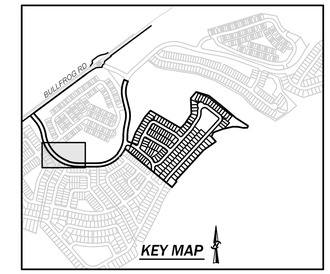
8/24/2026 2:13 PM KMAYHEW J:\2026\26035 ENGINEERING\PRELIM\NAVY SHEETS \26035 C3.01.DWG C3.07

SEE SHEET C3.09



SEE SHEET C3.10

SEE SHEET C3.07



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

RECEIVED
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HOLLI HEAVRIN 26189 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON
8/24/26

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GRADING PLAN 8
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

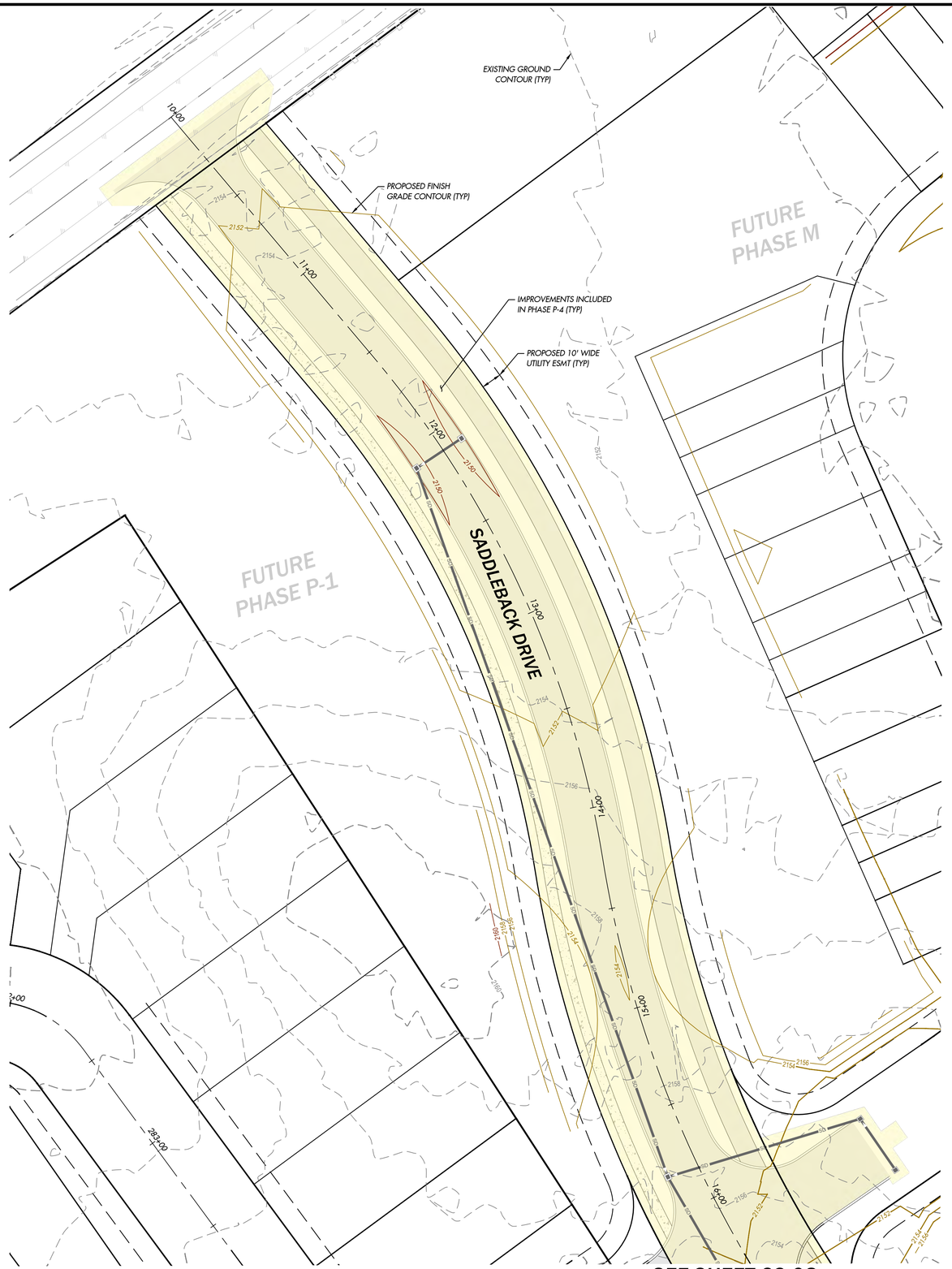
DRAWING NUMBER
C3.08

SHEET 27 OF 95

PROJECT NUMBER
26035

8/24/2026 2:14 PM KMAYHEW J:\2026\26035 ENGINEERING\PRELIM\MAP\SHEETS\26035 C3.01.DWG C3.08

B-05


EXISTING GROUND CONTOUR (TYP)
PROPOSED FINISH GRADE CONTOUR (TYP)
IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)
PROPOSED 10' WIDE UTILITY ESMT (TYP)
FUTURE PHASE M
FUTURE PHASE P-1
SADDLEBACK DRIVE
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
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22+00
23+00
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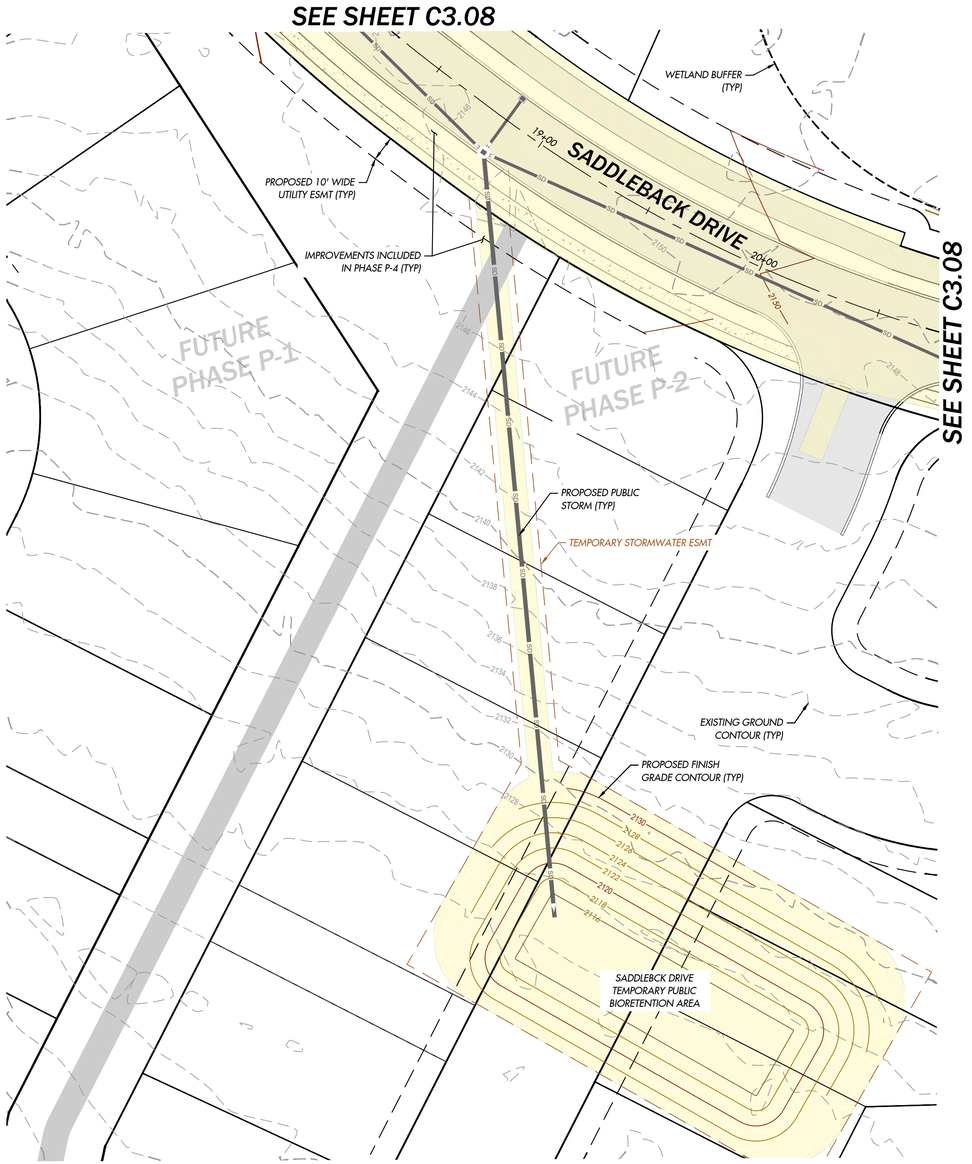

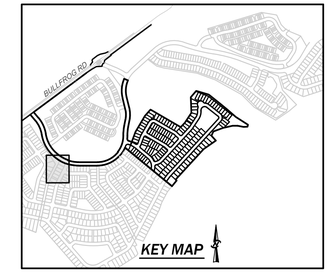

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

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By Virgil Amick at
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HOLLI HEAVRIN EXPIRATION DATE 9/30/2026 STATE OF WASHINGTON 23199 REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
8/24/26

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OFF-SITE UTILITIES GRADING PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	
	PROJECT MANAGER	

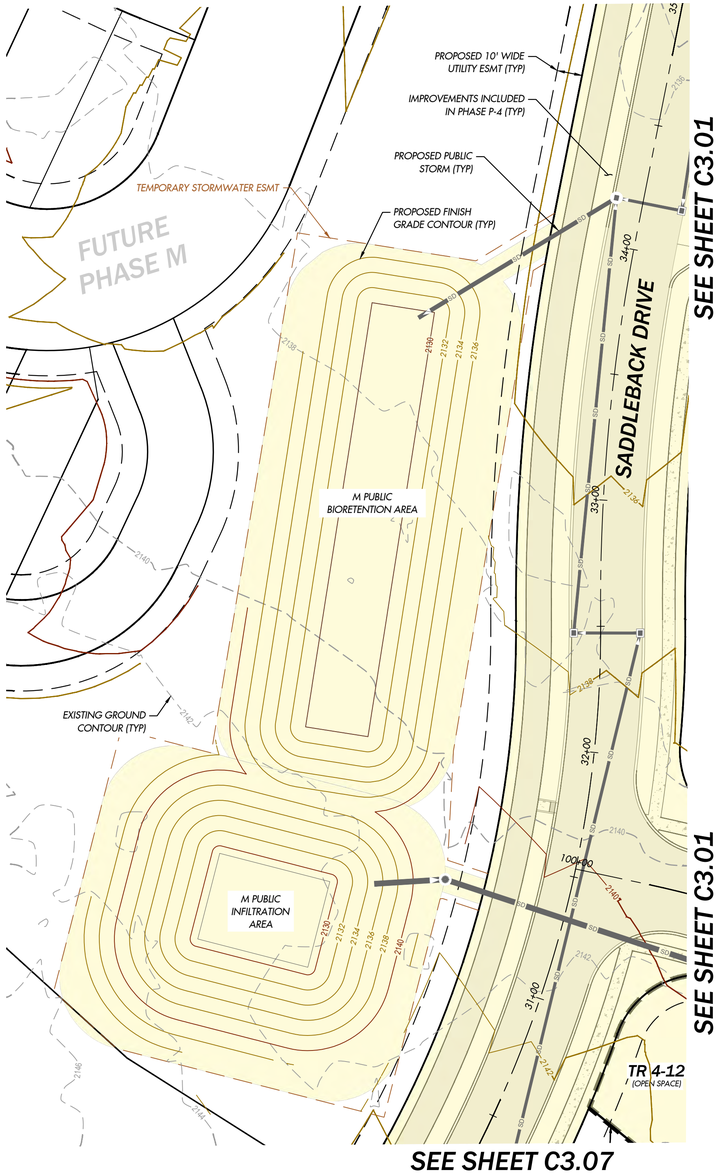
DRAWING NUMBER
C3.10

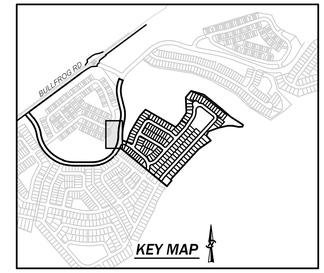
SHEET 29 OF 95

PROJECT NUMBER
26035

8/24/2026 2:22 PM MMOORE J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C3.10.DWG C3.10

B-05





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN 26035 REGISTERED PROFESSIONAL ENGINEER PRELIMINARY NOT FOR CONSTRUCTION

8/24/26

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OFF-SITE UTILITIES GRADING PLAN 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C3.11

SHEET	OF
30	95

PROJECT NUMBER
26035

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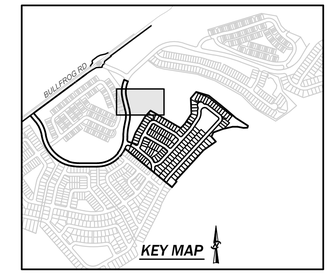
B-05



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

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By Virgil Amick at
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN
EXPIRATION DATE
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
8/24/26

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OFF-SITE UTILITIES GRADING PLAN 3
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	
	PROJECT MANAGER	

DRAWING NUMBER
C3.12

SHEET	OF
31	95

PROJECT NUMBER
26035

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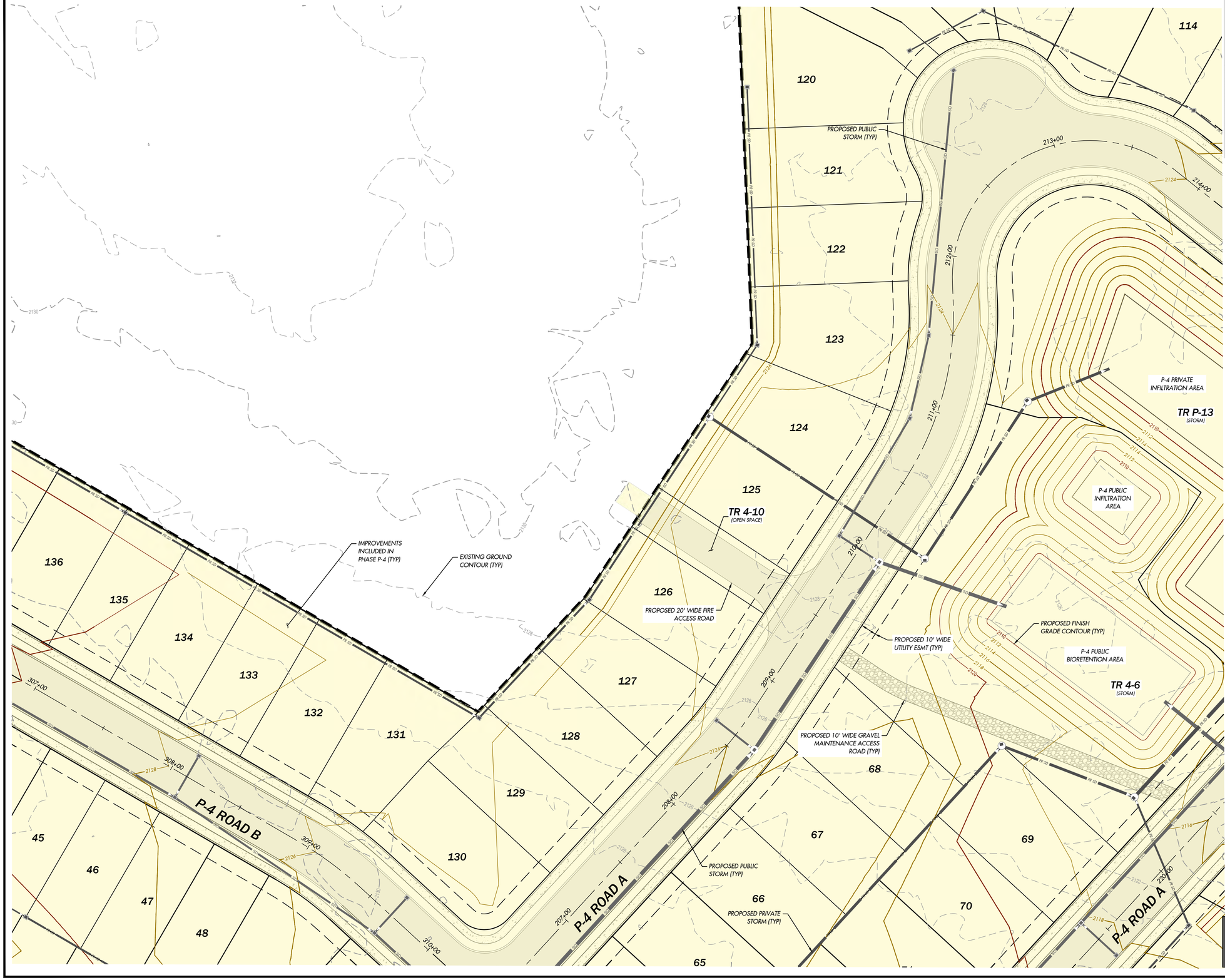

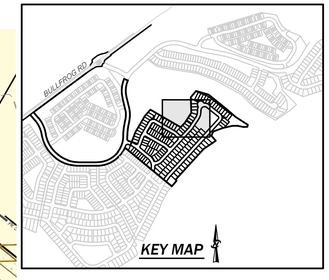

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
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- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
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By Virgil Amick at
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
CHRISTINA HEAVRIN HOLLI STATE OF WASHINGTON 21989 REGISTERED PROFESSIONAL ENGINEER
8/24/26

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OFF-SITE UTILITIES GRADING PLAN 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

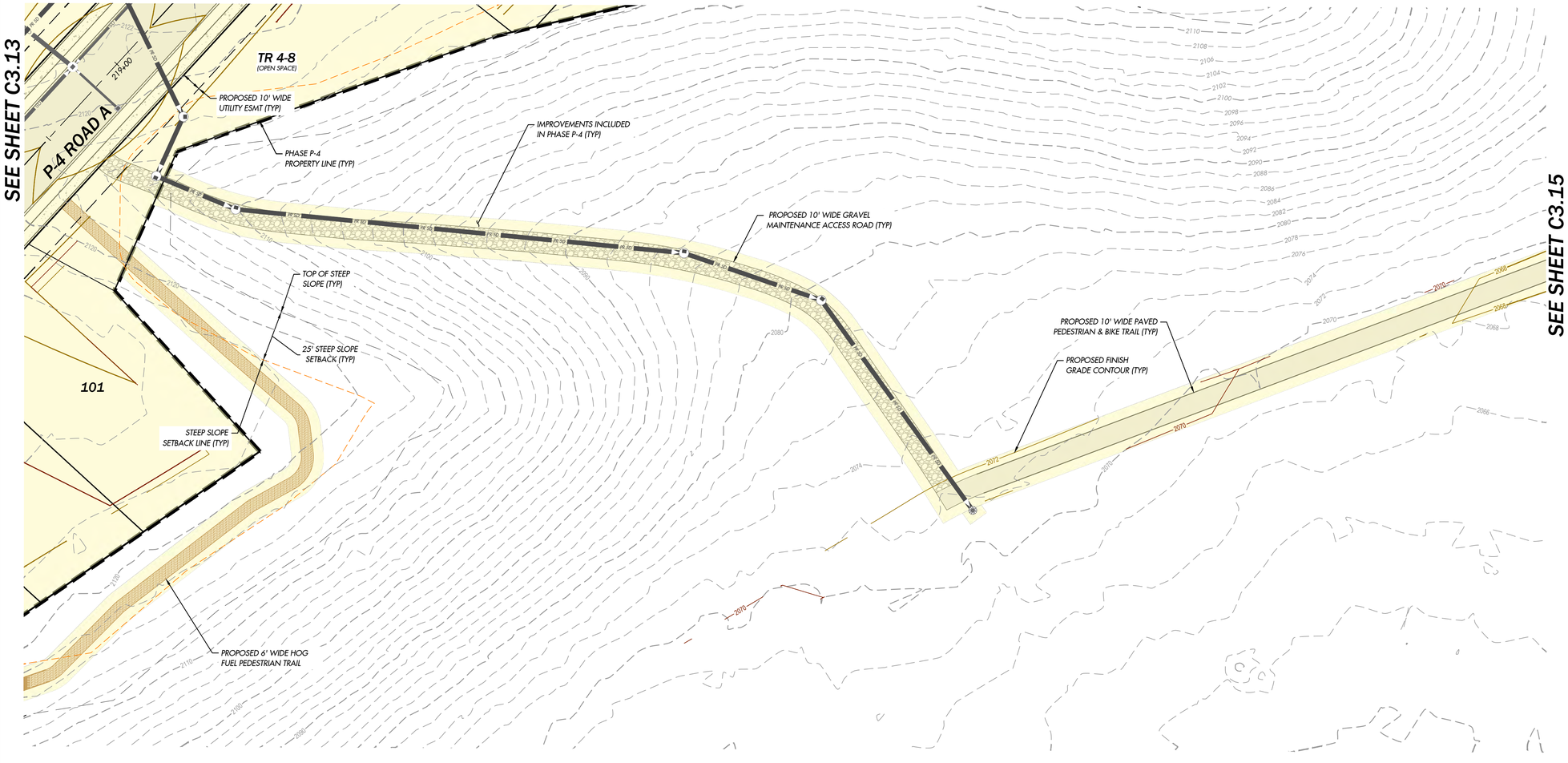
DRAWING NUMBER
C3.13

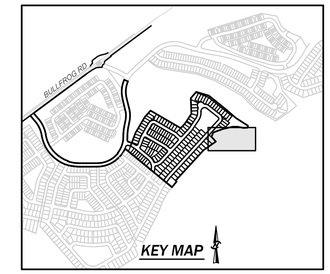
SHEET	OF
32	95

PROJECT NUMBER
26035

8/24/2026 2:47 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C3.13 LO.DWG C3.13

B-05





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
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- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

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- 2120 FINISH GRADE CONTOUR MAJR
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RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER

8/24/26

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Intelligent Infrastructure. Enduring Communities.

OFF-SITE UTILITIES GRADING PLAN 5
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C3.14

SHEET 33 OF 95

PROJECT NUMBER
26035

8/24/2026 2:15 PM MMOORE J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C3.10.DWG C3.14

B-05

PHASE S-1

PROPOSED FINISH GRADE CONTOUR (TYP)

IMPROVEMENTS PREVIOUSLY CONSTRUCTED WITH PHASE S-1

EXISTING GROUND CONTOUR (TYP)

IMPROVEMENTS ARE INCLUDED IN PHASE P-4 (TYP)

SEE BELOW, RIGHT

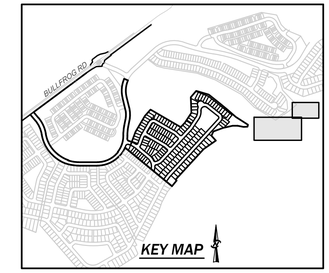
SEE ABOVE, LEFT

SEE SHEET C3.19

SEE SHEET C3.14

PROPOSED 5' WIDE HORSE TRAIL (TYP)

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


WAYNE GOLF COURSE
WAYNE GOLF COURSE
WAYNE GOLF COURSE

BULLFROG RD

PROPOSED 5' WIDE HORSE TRAIL

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

STEEP SLOPE SETBACK LINE (TYP)

EXISTING GROUND CONTOUR (TYP)

42+33.19, SADDLEBACK DRIVE PHASE P-4 = 5+61.66, PINE RANCH ROAD PHASE S-1 = 82+75.51, SADDLEBACK DRIVE PHASE S-1

PINE RANCH ROAD

SADDLEBACK DRIVE

SADDLEBACK DRIVE

PHASE S-1

IMPROVEMENTS PREVIOUSLY CONSTRUCTED WITH PHASE S-1

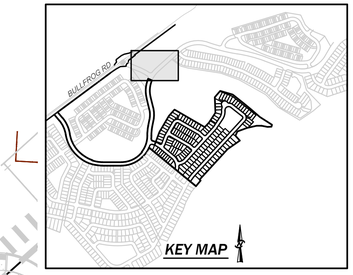
CONNECTION TO PREVIOUS PHASE S-1

PROPOSED FINISH GRADE CONTOUR (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

SEE SHEET C3.06

SEE SHEET C3.17



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN 26035 REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY — NOT FOR CONSTRUCTION

8/24/26

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Intelligent Infrastructure. Enduring Communities.

HORSE TRAIL GRADING PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

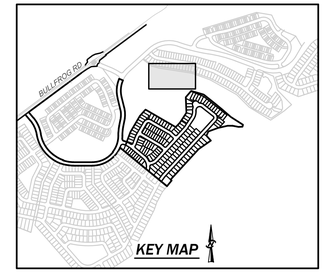
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C3.16

SHEET 35 OF 95

PROJECT NUMBER
26035

8/24/2026 2:20 PM MMOORE J:\2026\26035\ENGINEERING\PRELIMINARY SHEETS\26035 C3.16.DWG C3.16



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

RECEIVED
By Virgil Amick at
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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23199
REGISTERED PROFESSIONAL ENGINEER

8/24/26

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HORSE TRAIL GRADING PLAN 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C3.17

SHEET 36 OF 95

PROJECT NUMBER
26035

8/24/2026 2:27 PM MMOORE J:\2026\26035\ENGINEERING\PRELIMINARY SHEETS\26035 C3.16.DWG C3.17

SEE SHEET C3.17

SEE SHEET C3.19

PHASE S-1

IMPROVEMENTS PREVIOUSLY CONSTRUCTED WITH PHASE S-1

PROPOSED 5' WIDE HORSE TRAIL

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

STEEP SLOPE SETBACK LINE (TYP)

PHASE P-4 PROPERTY LINE (TYP)

EXISTING GROUND CONTOUR (TYP)

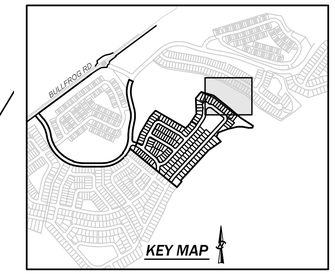
TR P-13
(STORM)

P-4 PRIVATE INFILTRATION AREA

P-4 ROAD A

117 116 115 114 113 112 111 110 109 108 107

213+00 214+00 215+00 24+00 25+00 26+00



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
- 2120 FINISH GRADE CONTOUR MAJR
- 2122 FINISH GRADE CONTOUR MINR

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23199
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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HORSE TRAIL GRADING PLAN 3
BULLFROG FLATS - PHASE P-4
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C3.18

SHEET 37 OF 95

PROJECT NUMBER
26035

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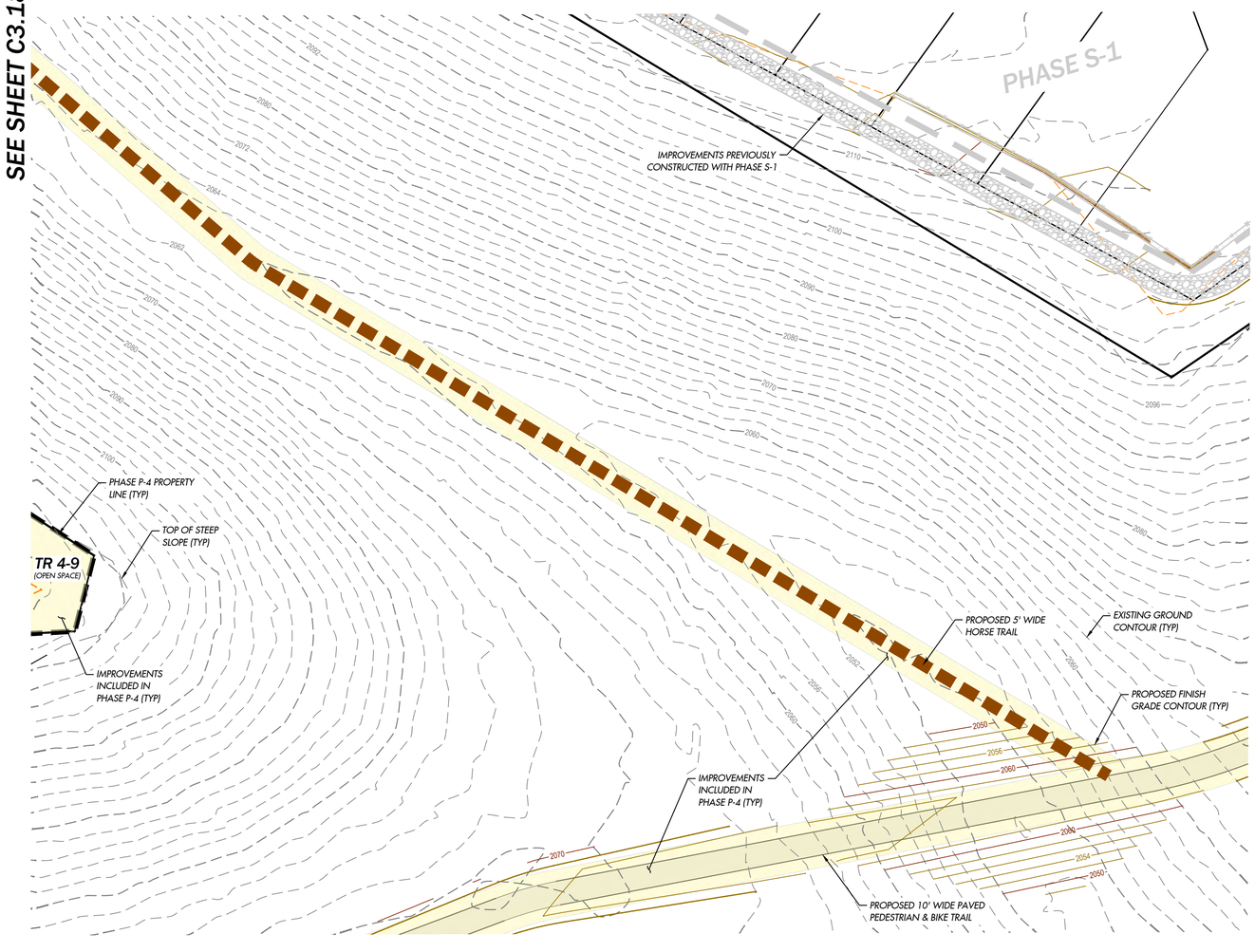
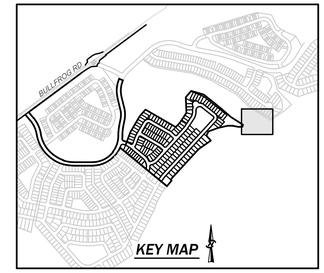
B-05





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SURFACE LEGEND

- 2120 EXISTING GROUND CONTOUR MAJR
- 2122 EXISTING GROUND CONTOUR MINR
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PRELIMINARY NOT FOR CONSTRUCTION
HOLLI HEAVRIN 26035 EXPIRES 8/24/26 PROFESSIONAL ENGINEER
8/24/26

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HORSE TRAIL GRADING PLAN 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

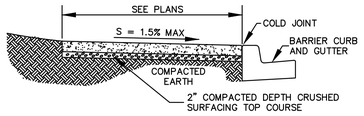
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C3.19

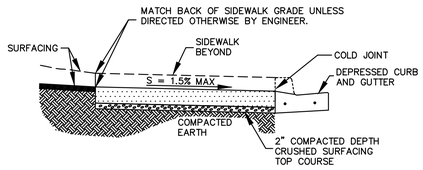
SHEET	OF
38	95

PROJECT NUMBER
26035

8/24/2026 2:14 PM MMOORE J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C3.16.DWG C3.19



4" THICK SIDEWALK SECTION



6" THICK CONCRETE APPROACHES AT DRIVEWAYS AND ADJACENT TO ROLLED CURBS

NOTES:
1. DRIVEWAYS SHALL MEET REQUIREMENTS OF SECTION 8-06.
2. DRIVEWAY CONCRETE SHALL DEVELOP 2,500 PSI STRENGTH IN 3 DAYS.

CONCRETE SIDEWALK SECTIONS

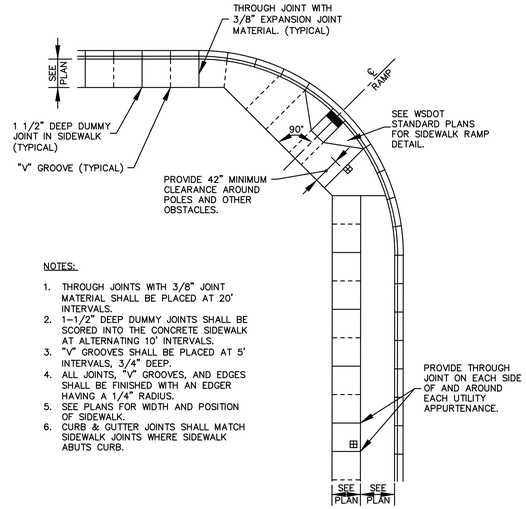
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	3-01-02	ORIGINAL

UTILITY: STREET | DETAIL NO.: ST-6

CITY OF CLE ELUM
STANDARD DETAIL
CONCRETE SIDEWALK SECTIONS



NOTES:

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

SIDEWALK JOINTING

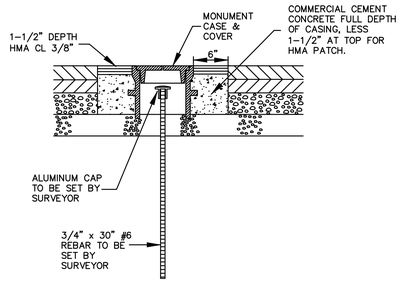
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	3-01-02	ORIGINAL

UTILITY: STREET | DETAIL NO.: ST-7

CITY OF CLE ELUM
STANDARD DETAIL
SIDEWALK JOINTING



NOTES:

1. TOP OF MONUMENT CAP SHALL BE 3" BELOW FINISH GRADE.
2. MONUMENT, MONUMENT CASE & COVER TO BE PLACED AFTER FINAL LIFT OF HMA.
3. MONUMENT CASE, COVER AND RISERS SHALL MEET REQUIREMENTS OF SECTION 9-22 AS MANUFACTURED BY OLYMPIC FOUNDRY OR EQUAL.

MONUMENT DETAIL

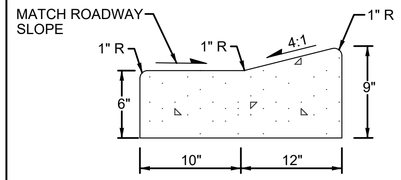
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	3-01-02	ORIGINAL

UTILITY: STREET | DETAIL NO.: ST-13

CITY OF CLE ELUM
STANDARD DETAIL
MONUMENT DETAIL



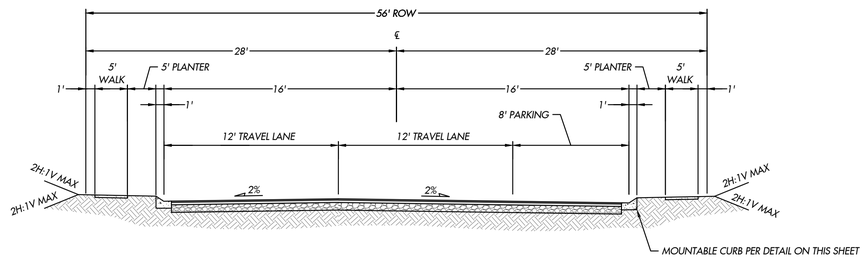
MOUNTABLE CURB

NOT TO SCALE

ROADWAY SECTION NOTES

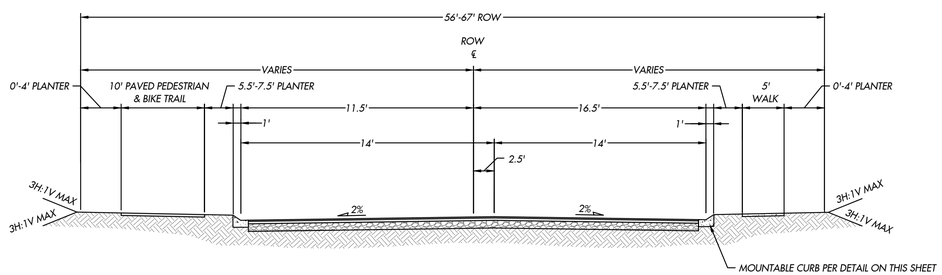
APPROVED ROADWAY SECTION FOR ALL ROADS PER THE PROJECT GEOTECH (ESNW):

2" HMA
3" ATB
7" CSBC



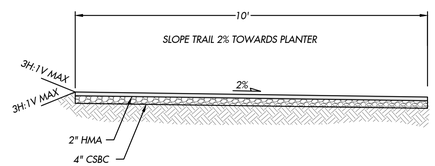
INTERNAL ROADS

NOT TO SCALE



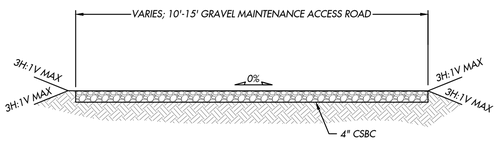
SADDLEBACK DRIVE

NOT TO SCALE



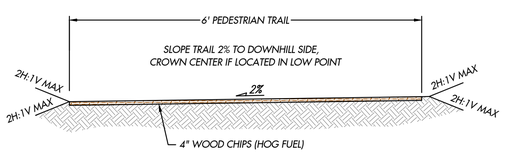
10' PAVED PEDESTRIAN & BIKE TRAIL

NOT TO SCALE



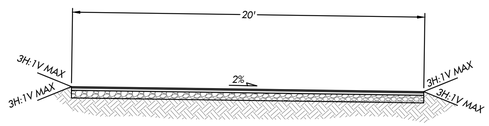
10' GRAVEL MAINTENANCE ACCESS ROAD

NOT TO SCALE



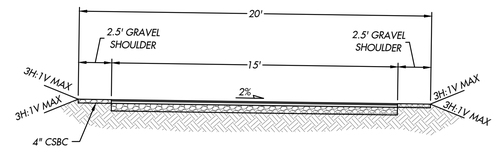
6' HOG FUEL PEDESTRIAN TRAIL

NOT TO SCALE



20' FIRE ACCESS ROAD OPTION A

NOT TO SCALE



20' FIRE ACCESS ROAD OPTION B

NOT TO SCALE

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
JOSHUA HENRY LEWIS
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER

sanbell
Intelligent Infrastructure. Enduring Communities.

ROAD SECTIONS & DETAILS
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

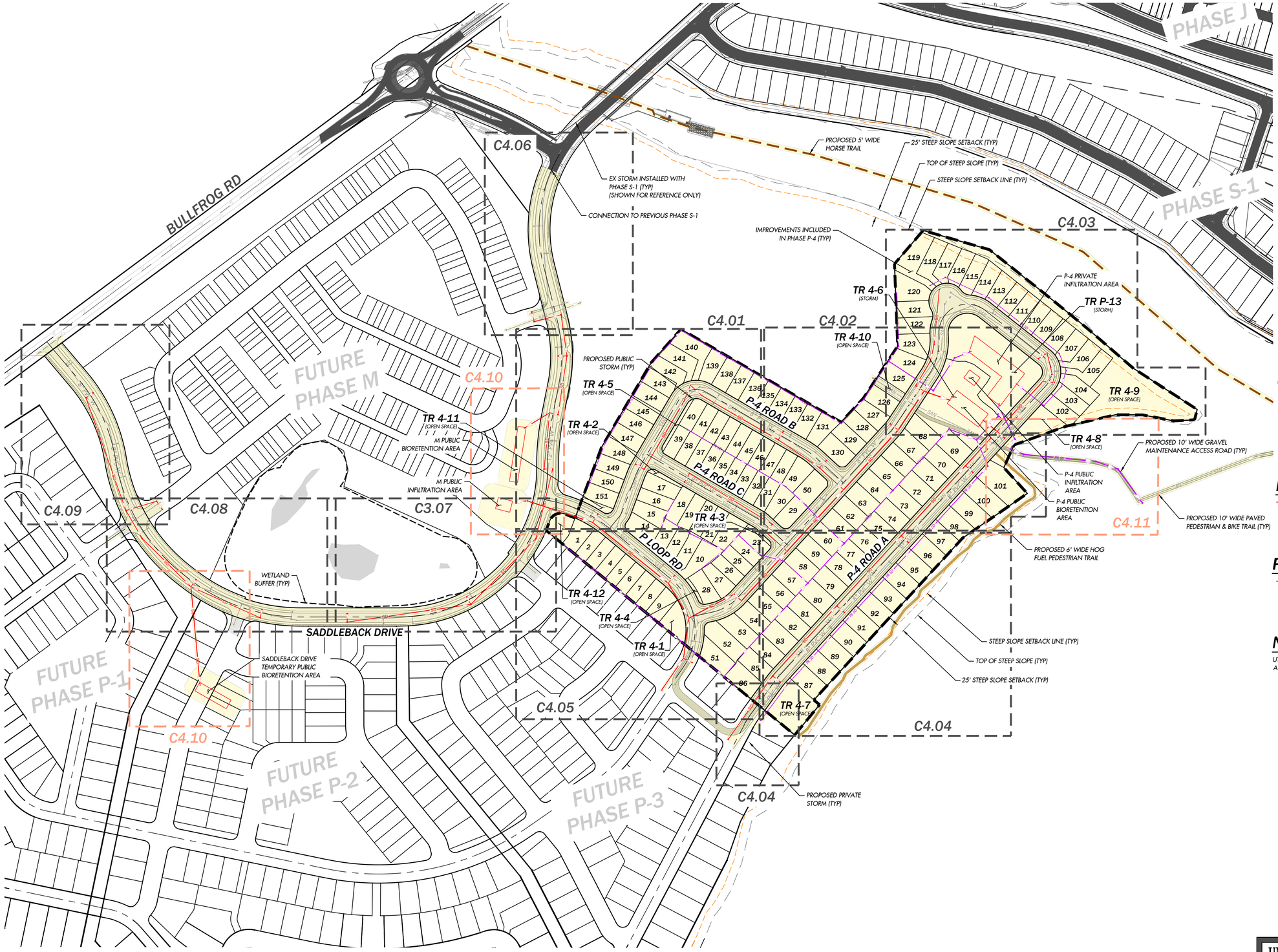
DRAWING NUMBER
C3.31

SHEET	OF
39	95

PROJECT NUMBER
26035

8/24/2026 2:27 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C3.31.DWG C3.31

B-05



N

SCALE: 1" = 150'

0 75 150 300

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

NOTE

UTILITY PROFILES WILL BE PROVIDED FOR CITY REVIEW AND APPROVAL AT FINAL DESIGN.

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN
EXPIRES: 10/31/2026
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
8/24/26

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Intelligent Infrastructure. Enduring Communities.

COMPOSITE STORM DRAINAGE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C4.00

SHEET 40 OF 95

PROJECT NUMBER
26035

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B-05

SEE SHEET C4.06

SEE SHEET C4.10

SEE SHEET C4.07

SEE SHEET C4.05

SEE SHEET C4.02

SEE SHEET C4.04

SADDLEBACK DRIVE

P-4 ROAD B

P-4 ROAD C

P LOOP RD

FUTURE PHASE M

TR 4-5 (OPEN SPACE)

TR 4-2 (OPEN SPACE)

TR 4-11 (OPEN SPACE)

TR 4-12 (OPEN SPACE)

PROPOSED FINISH GRADE CONTOUR (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

EXISTING GROUND CONTOUR (TYP)

TEMPORARY STORMWATER ESMT

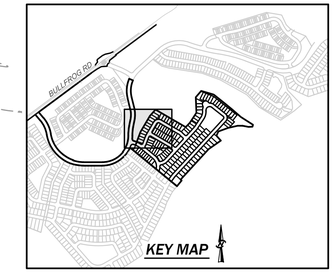
PROPOSED 7.5' WIDE PRIVATE STORM DRAINAGE ESMT (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PROPOSED PRIVATE STORM (TYP)

PHASE P-4 PROPERTY LINE (TYP)

PROPOSED PUBLIC STORM (TYP)



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
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PRELIMINARY NOT FOR CONSTRUCTION
CHRISTOPHER HEAVRIN 23199 REGISTERED PROFESSIONAL ENGINEER
8/24/26

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STORM DRAINAGE PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C4.01

SHEET 41 OF 95

PROJECT NUMBER
26035

8/24/2026 2:20 PM KMAYHEW J:\2026\26035\ENGINEERING\PREL\WINKAY\SHEETS\26035 C4.01.DWG C4.01

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

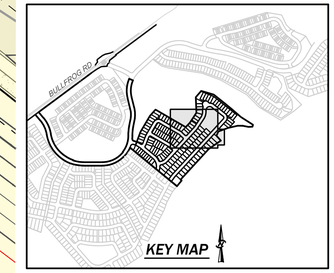
SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEE SHEET C4.03

123
PROPOSED 10' WIDE UTILITY ESMT (TYP)
PROPOSED 7.5' WIDE PRIVATE STORM DRAINAGE ESMT (TYP)
124
PROPOSED PRIVATE STORM (TYP)
125
TR 4-10
(OPEN SPACE)
IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)
126
127
128
129
130
131
132
133
134
135
TR P-13
(STORM)
P-4 PRIVATE INFILTRATION AREA
TR P-13
(STORM)
P-4 PUBLIC INFILTRATION AREA
TR 4-6
(STORM)
PROPOSED FINISH GRADE CONTOUR (TYP)
P-4 PUBLIC BIORETENTION AREA
EXISTING GROUND CONTOUR (TYP)
68
67
69
66
PROPOSED PRIVATE STORM (TYP)
70
65
71
64
72
63
73
62
74
61
75
PROPOSED PUBLIC STORM (TYP)
TR 4-8
(OPEN SPACE)
PHASE P-4 PROPERTY LINE (TYP)
TOP OF STEEP SLOPE (TYP)
25' STEEP SLOPE SETBACK (TYP)
101
100
99
98
STEEP SLOPE SETBACK LINE (TYP)
PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
P-4 ROAD A
P-4 ROAD B
8" PVC W
8" PVC SD
SAN
211+00
210+00
209+00
208+00
207+00
206+00
205+00
204+00
309+00
308+00
310+00
219+00
220+00
221+00
222+00
223+00

SEE SHEET C4.01
SEE SHEET C4.04
SEE SHEET C4.04
SEE SHEET C4.11



N

SCALE: 1" = 30'
0 15 30 60

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
JOSEPH HEAVRIN 21599 REGISTERED PROFESSIONAL ENGINEER
8/24/26

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STORM DRAINAGE PLAN 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.02
SHEET 42 OF 95
PROJECT NUMBER
26035

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B-05

PHASE P-4 PROPERTY LINE (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 121 122 123 124 125

120 PROPOSED PUBLIC STORM (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

PROPOSED 7.5' WIDE PRIVATE STORM DRAINAGE ESMT (TYP)

PROPOSED PRIVATE STORM (TYP)

TR P-13 (STORM)

P-4 ROAD A

P-4 PRIVATE INFILTRATION AREA

TR P-13 (STORM)

P-4 PUBLIC INFILTRATION AREA

TR 4-10 (OPEN SPACE)

TR 4-6 (STORM)

PROPOSED FINISH GRADE CONTOUR (TYP)

P-4 PUBLIC BIORETENTION AREA

EXISTING GROUND CONTOUR (TYP)

25' STEEP SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

STEEP SLOPE SETBACK LINE (TYP)

TR 4-9 (OPEN SPACE)

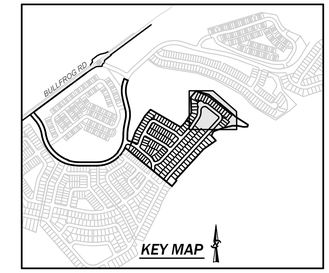
TR 4-8 (OPEN SPACE)

8" PVC W

209+00 210+00 211+00 212+00 213+00 214+00 215+00 216+00 217+00 218+00

SEE SHEET C4.02

SEE SHEET C4.02



N

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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STORM DRAINAGE PLAN 3
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C4.03

SHEET 43 OF 95

PROJECT NUMBER
26035

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SEE SHEET C4.01

SEE SHEET C4.02

SEE SHEET C4.05

SEE RIGHT

SEE LOWER LEFT

P-4 ROAD C

P-4 ROAD A

P-4 ROAD A

P-4 ROAD A

PROPOSED PRIVATE STORM (TYP)

PROPOSED 7.5' WIDE PRIVATE STORM DRAINAGE ESMT (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED PUBLIC STORM (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL

PHASE P-4 PROPERTY LINE (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

STEEP SLOPE SETBACK LINE (TYP)

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

TR 4-7
(OPEN SPACE)

FUTURE PHASE P-3

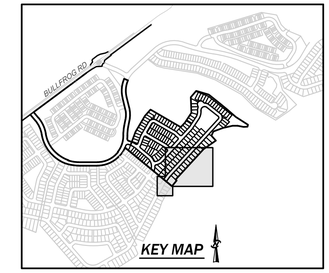
PROPOSED 10' WIDE UTILITY ESMT (TYP)

PROPOSED 15' WIDE PUBLIC STORM DRAINAGE ESMT (TYP)

PROPOSED PRIVATE STORM (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
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STORM DRAINAGE PLAN 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.04

SHEET 44 OF 95

PROJECT NUMBER
26035

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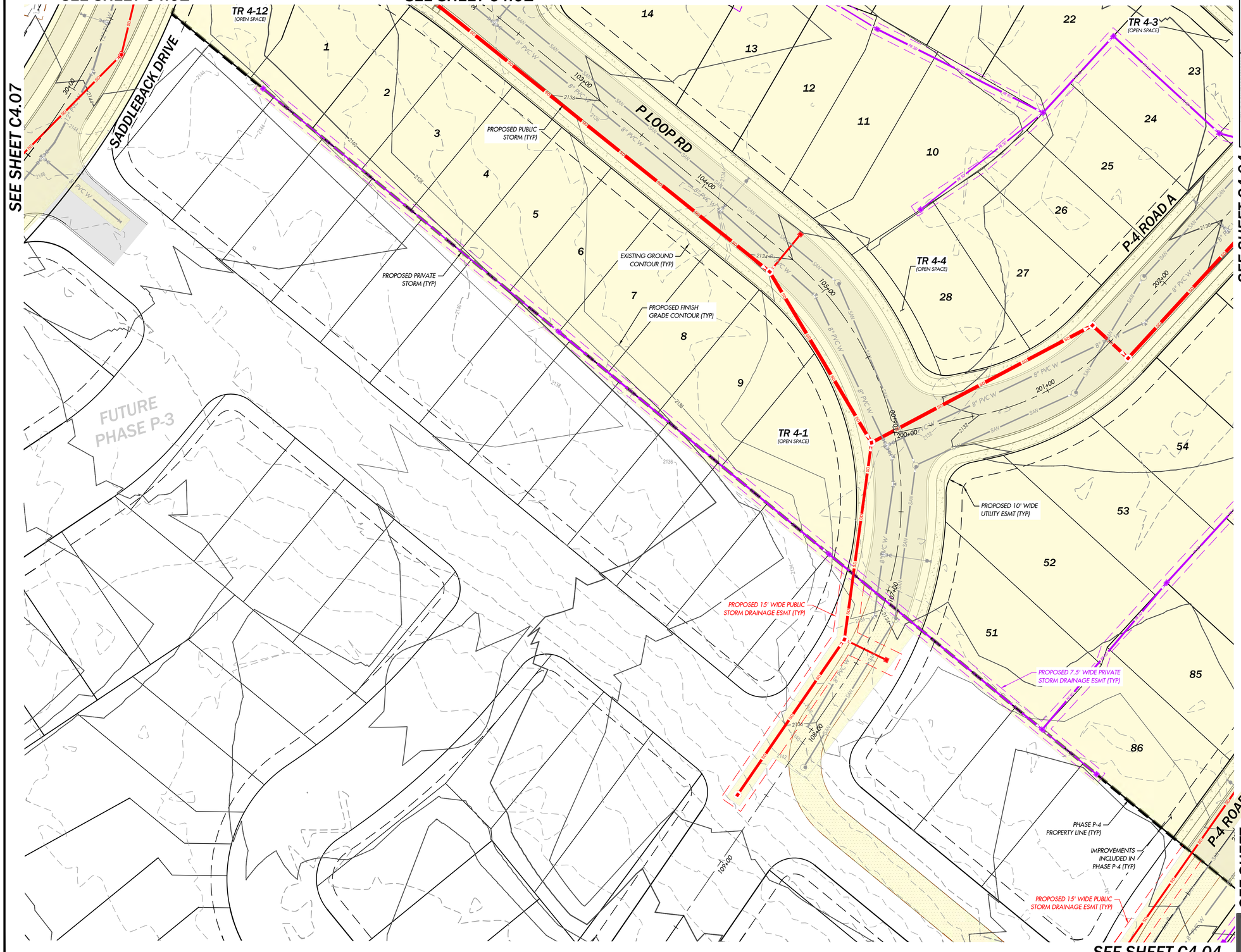

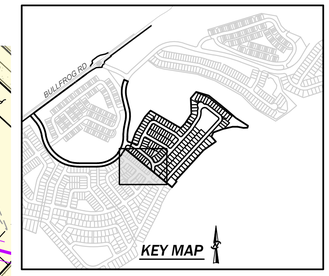

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
HOLLI HEAVRIN
EXPIRES: 10/1/2026
STATE OF WASHINGTON
21989
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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STORM DRAINAGE PLAN 5
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C4.05

SHEET	OF
45	95

PROJECT NUMBER
26035

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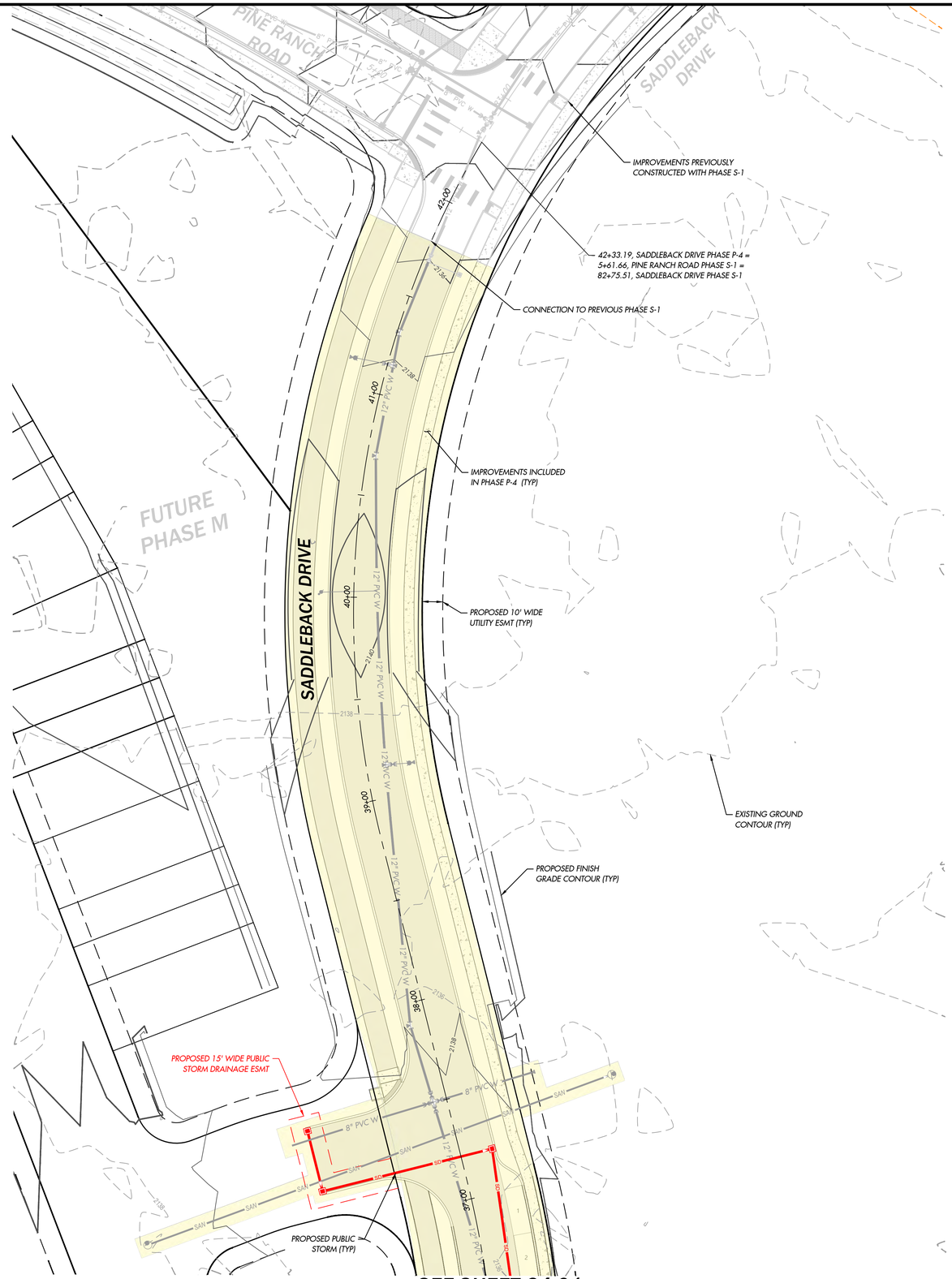
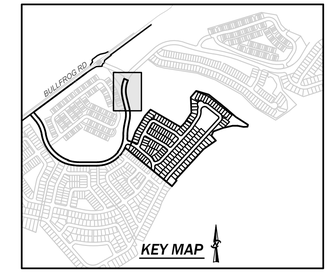


SEE SHEET C4.01



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

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By Virgil Amick at
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HOLLI HEAVRIN 26035 PROFESSIONAL ENGINEER
PRELIMINARY
8/24/26

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STORM DRAINAGE PLAN 6
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.06

SHEET 46 OF 95

PROJECT NUMBER
26035

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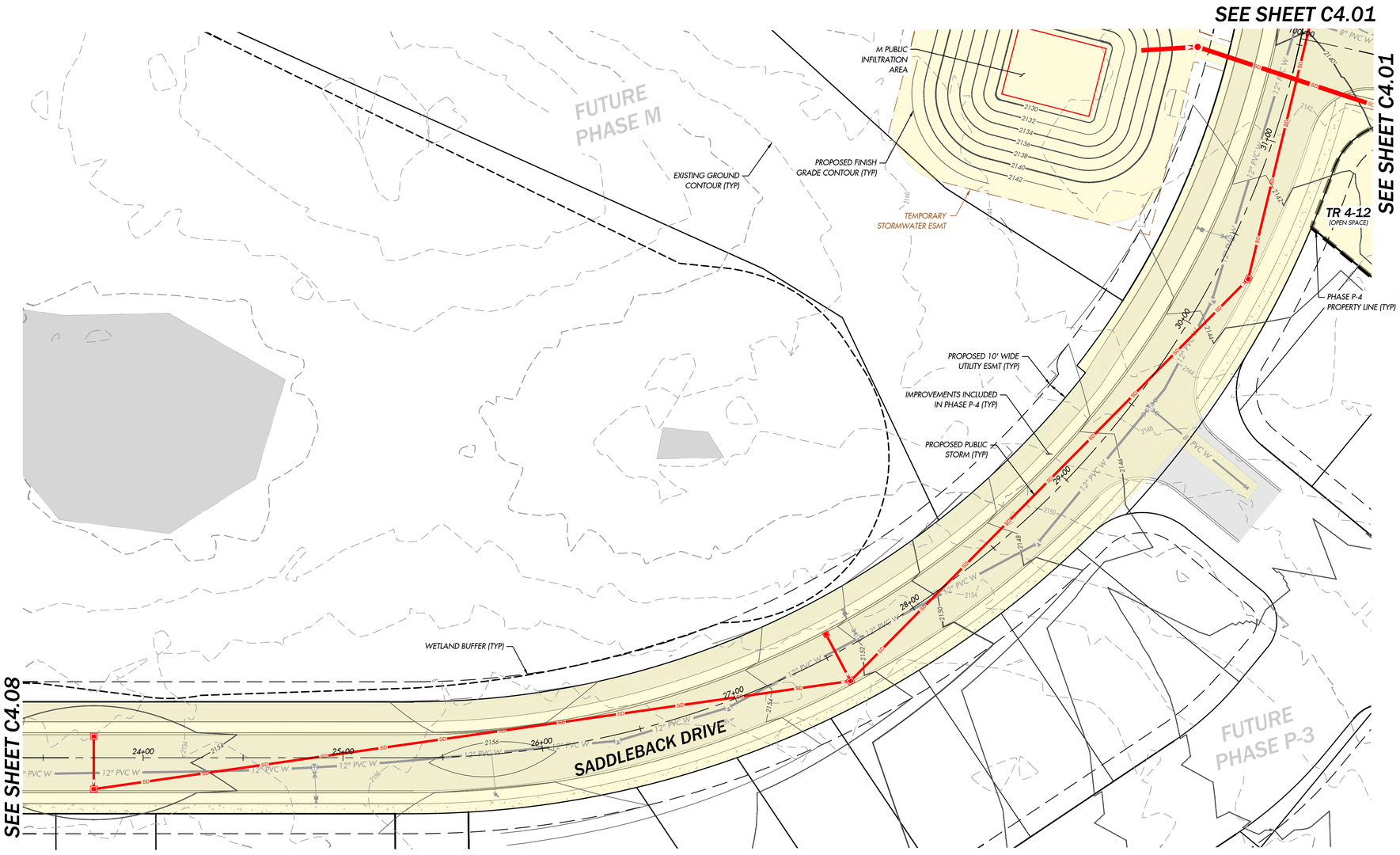
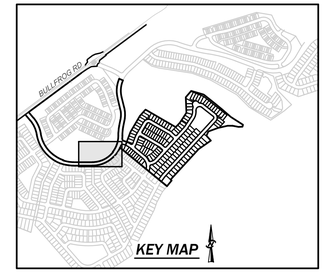
B-05





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
HOLLI HEAVRIN 21599 REGISTERED PROFESSIONAL ENGINEER
8/24/26

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STORM DRAINAGE PLAN 7
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

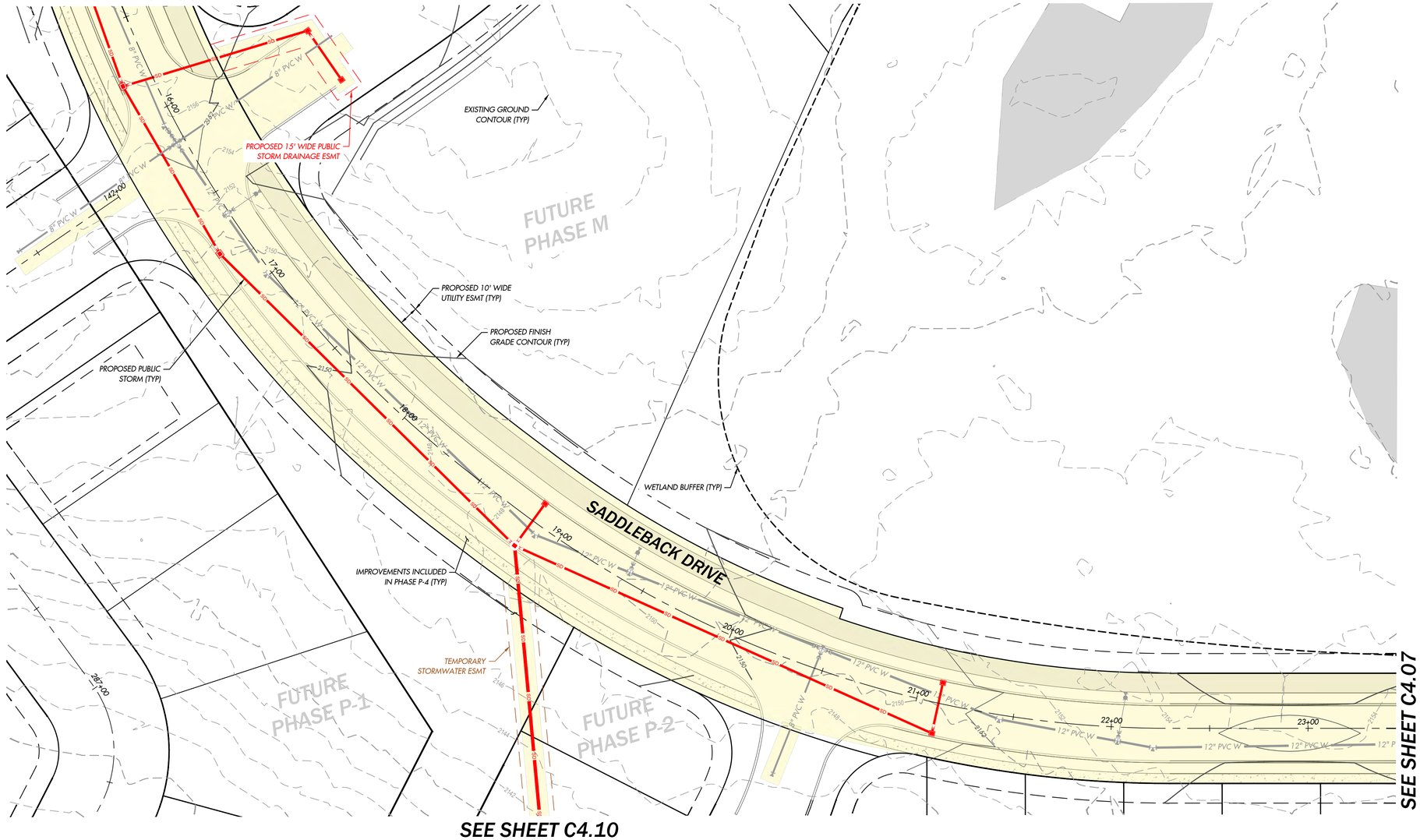
DRAWING NUMBER
C4.07

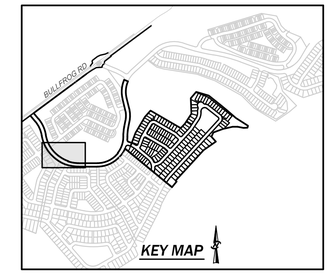
SHEET 47 OF 95

PROJECT NUMBER
26035

8/24/2026 2:24 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY SHEETS \26035 C4.01 DWG C4.07

B-05





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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PRELIMINARY NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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STORM DRAINAGE PLAN 8
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

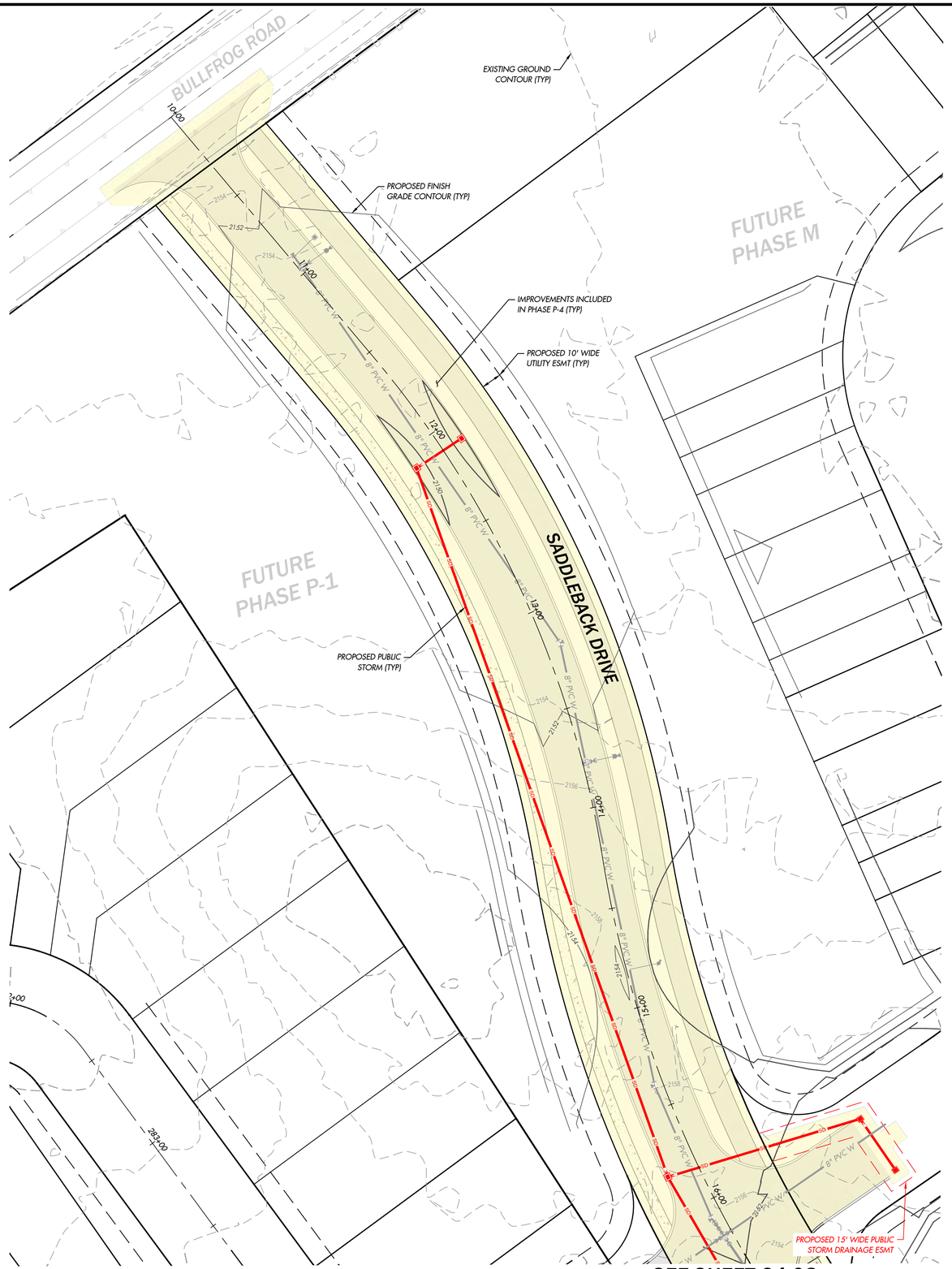
DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

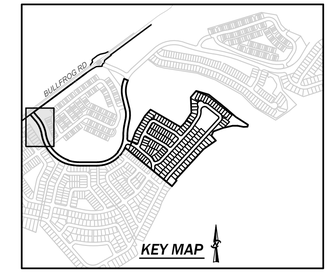
DRAWING NUMBER
C4.08

SHEET	OF
48	95

PROJECT NUMBER
26035

8/24/2026 2:20 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C4.01 DWG C4.08





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN
EXPIRES: 10/11/2026
STATE OF WASHINGTON
23189
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
8/24/26

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STORM DRAINAGE PLAN 9
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.09

SHEET	OF
49	95

PROJECT NUMBER
26035

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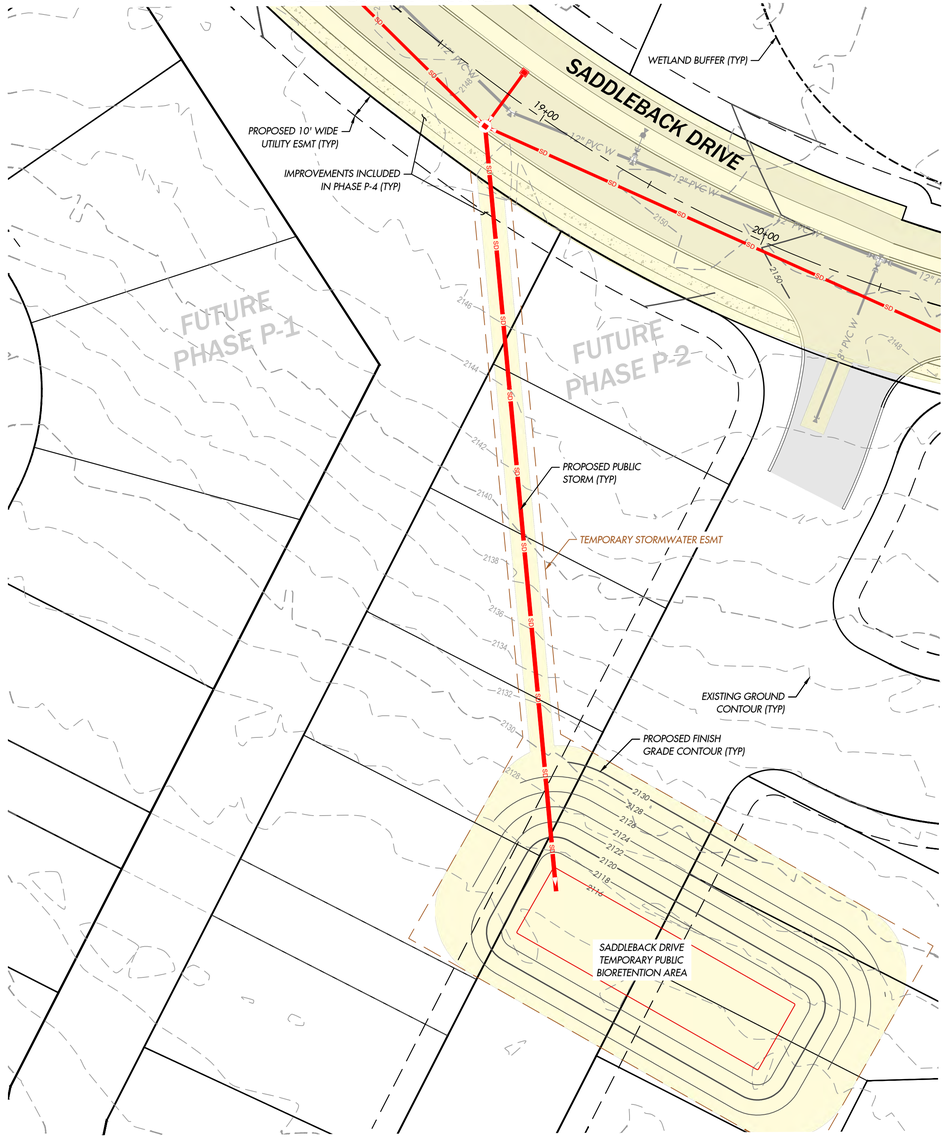

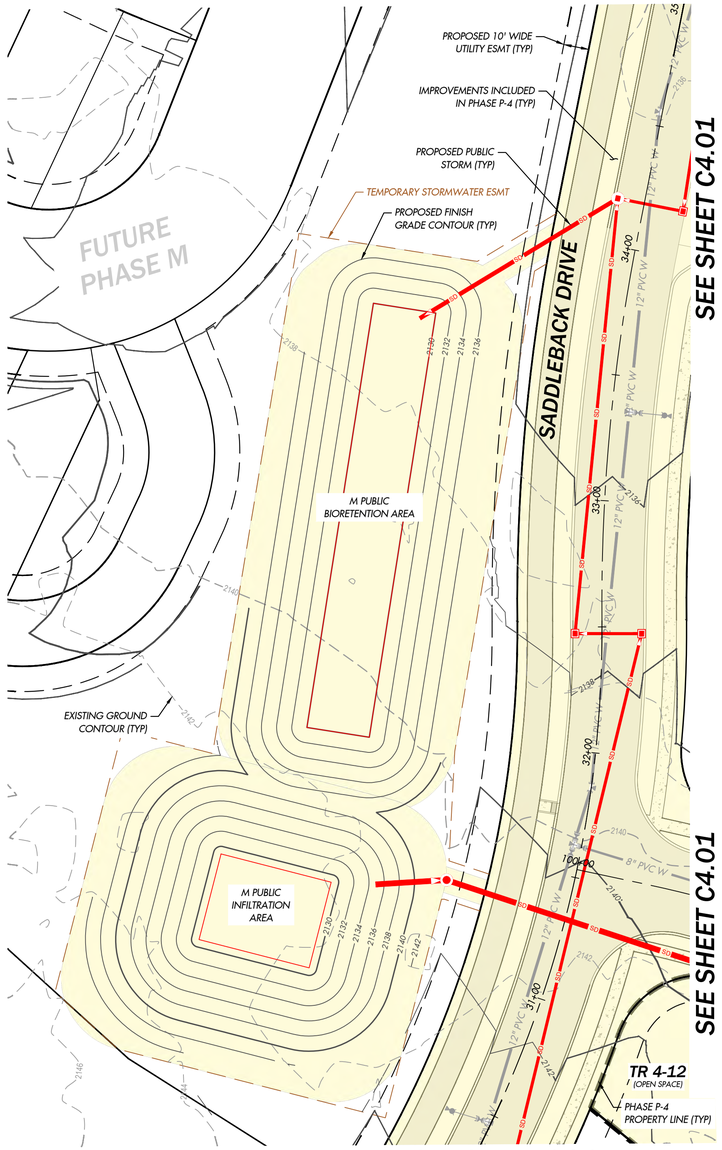

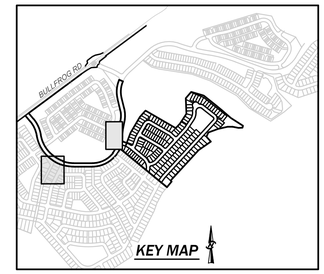

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
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PRELIMINARY
NOT FOR CONSTRUCTION
8/24/26

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OFF-SITE STORM DRAINAGE PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.10

SHEET 50 OF 95

PROJECT NUMBER
26035

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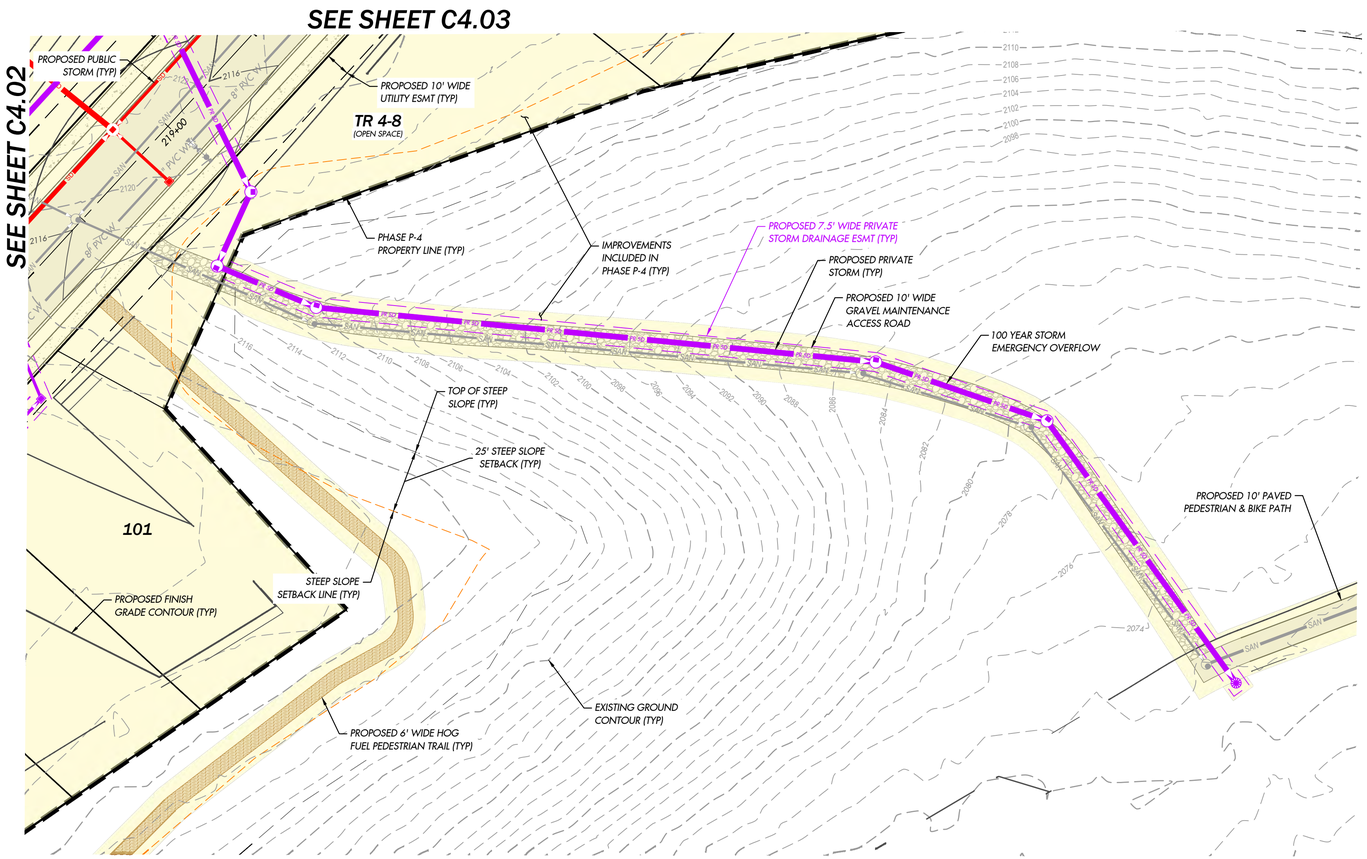

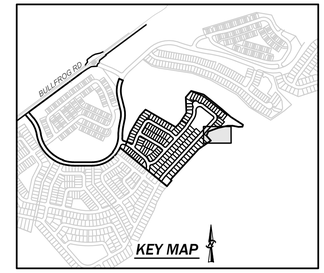

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

PUBLIC STORM LEGEND

- PUBLIC STORM PIPE
- PUBLIC TYPE I CATCH BASIN
- PUBLIC TYPE I-L CATCH BASIN
- PUBLIC TYPE 2 CATCH BASIN
- PUBLIC STORM PIPE FLOW ARROW

PRIVATE STORM LEGEND

- PRIVATE STORM PIPE
- PRIVATE TYPE I CATCH BASIN
- PRIVATE TYPE I-L CATCH BASIN
- PRIVATE TYPE 2 CATCH BASIN
- PRIVATE STORM PIPE FLOW ARROW

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
HOLLI HEAVRIN
EXPIRES: 10/1/2026
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER

8/24/26

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OFF-SITE STORM DRAINAGE PLAN 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C4.11

SHEET	OF
51	95

PROJECT NUMBER
26035

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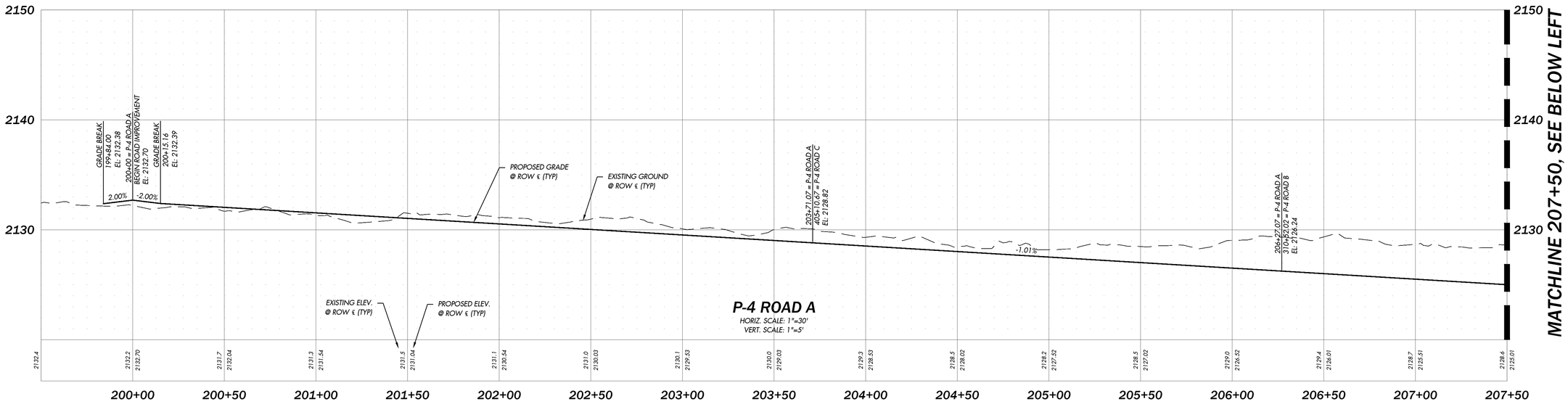

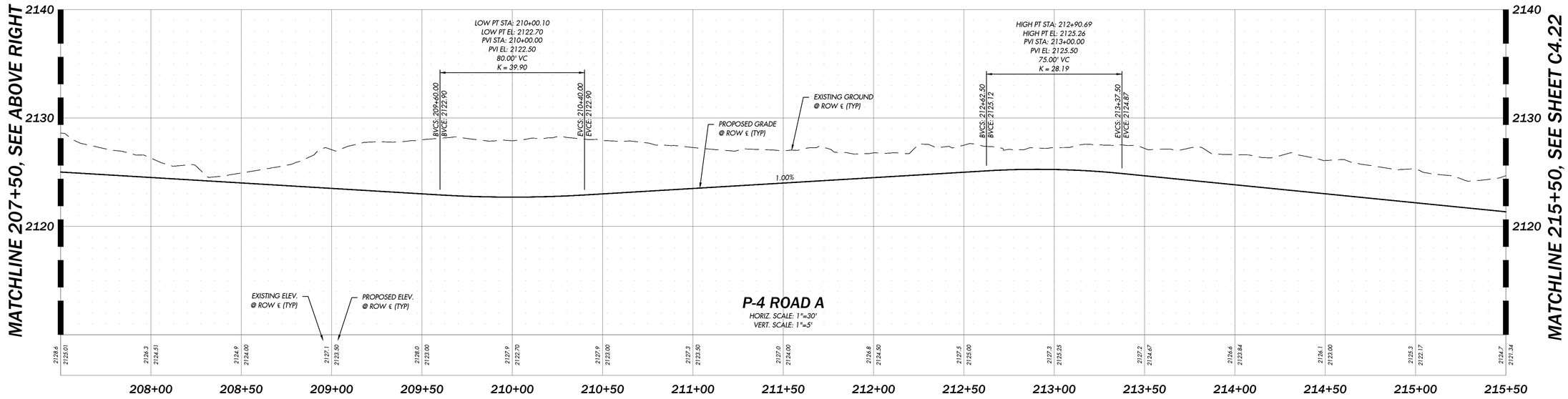

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PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23199
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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ROAD PROFILES 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.21

SHEET	OF
52	95

PROJECT NUMBER
26035

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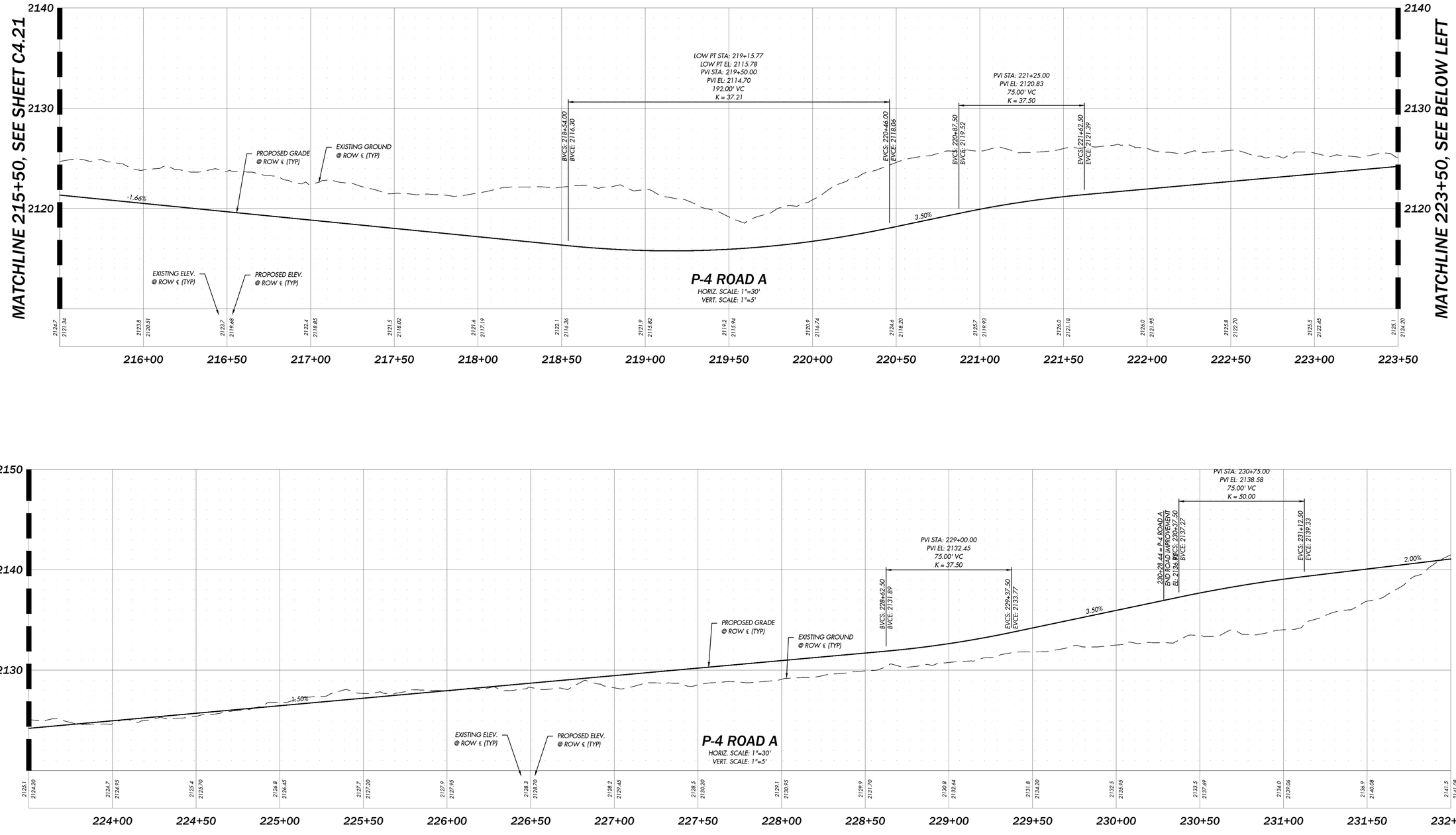

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION

8/24/26

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ROAD PROFILES 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.22

SHEET	OF
53	95

PROJECT NUMBER
26035

RECEIVED
By Virgil Amick at
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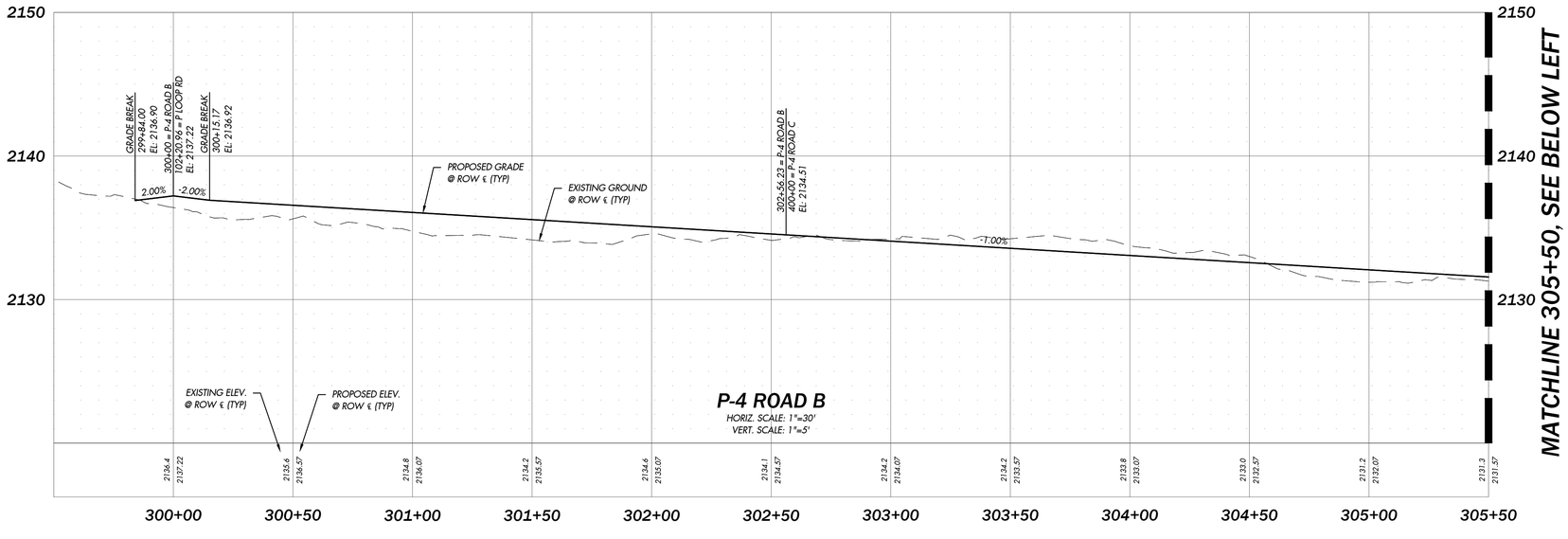
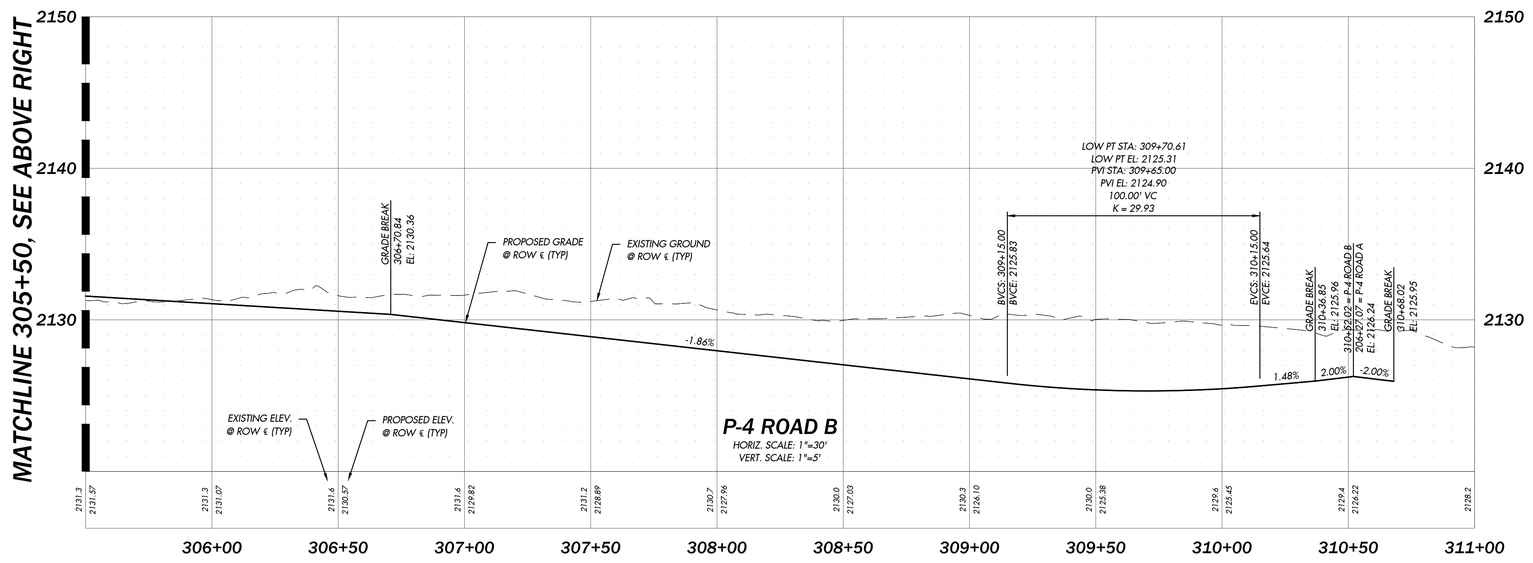
B-05





RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

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NOT FOR CONSTRUCTION
8/24/26

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ROAD PROFILES 3
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.23

SHEET	OF
54	95

PROJECT NUMBER
26035

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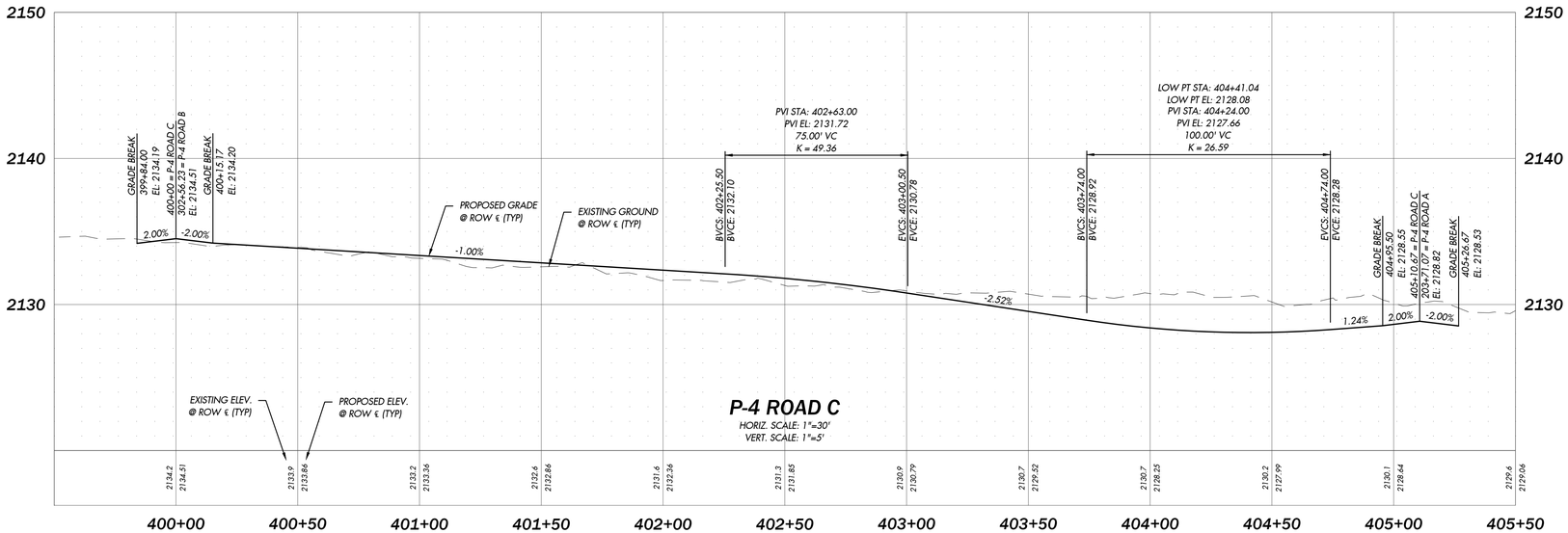

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN
EXPIRES: 9/29/2026
STATE OF WASHINGTON
23998
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

8/24/26

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Intelligent Infrastructure. Enduring Communities.

ROAD PROFILES 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	
	PROJECT MANAGER	

DRAWING NUMBER
C4.24

SHEET	OF
55	95

PROJECT NUMBER
26035

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
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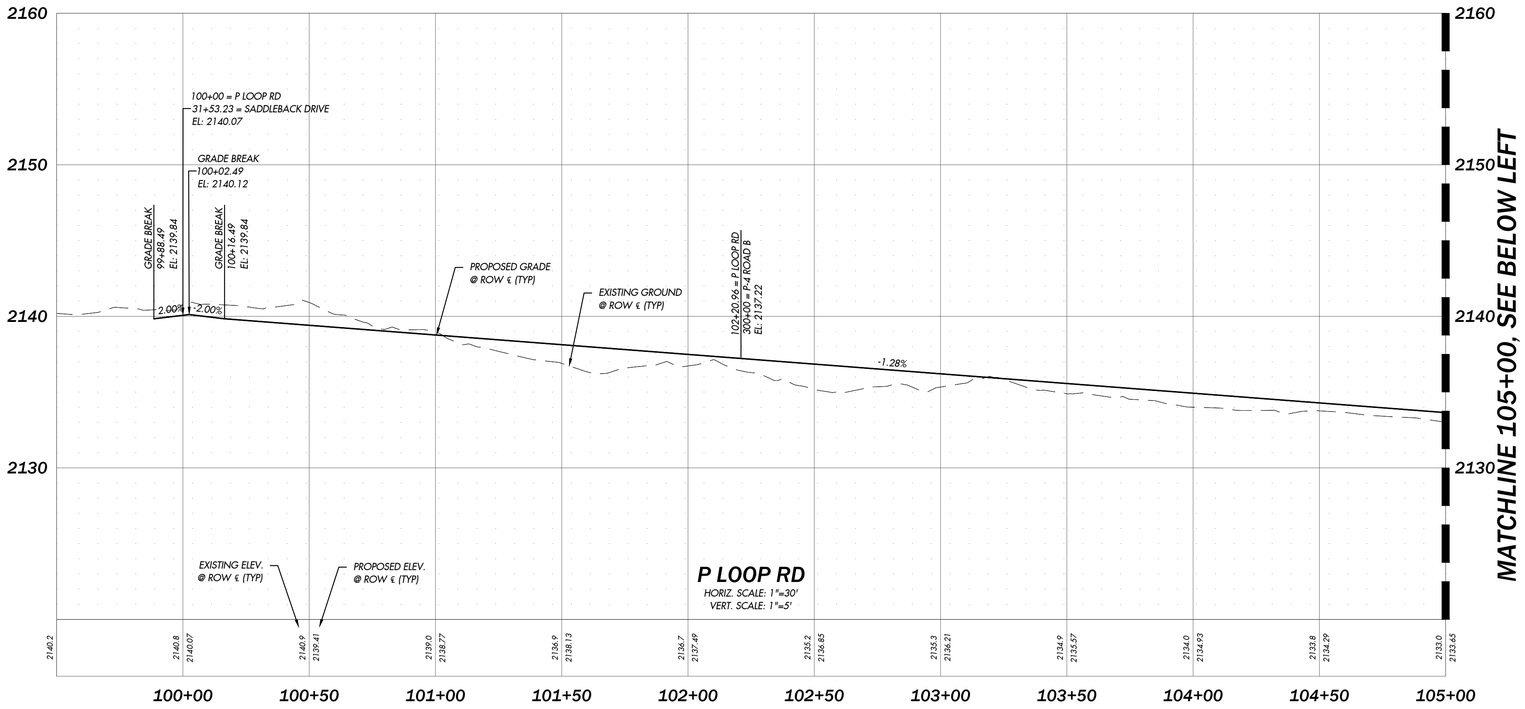

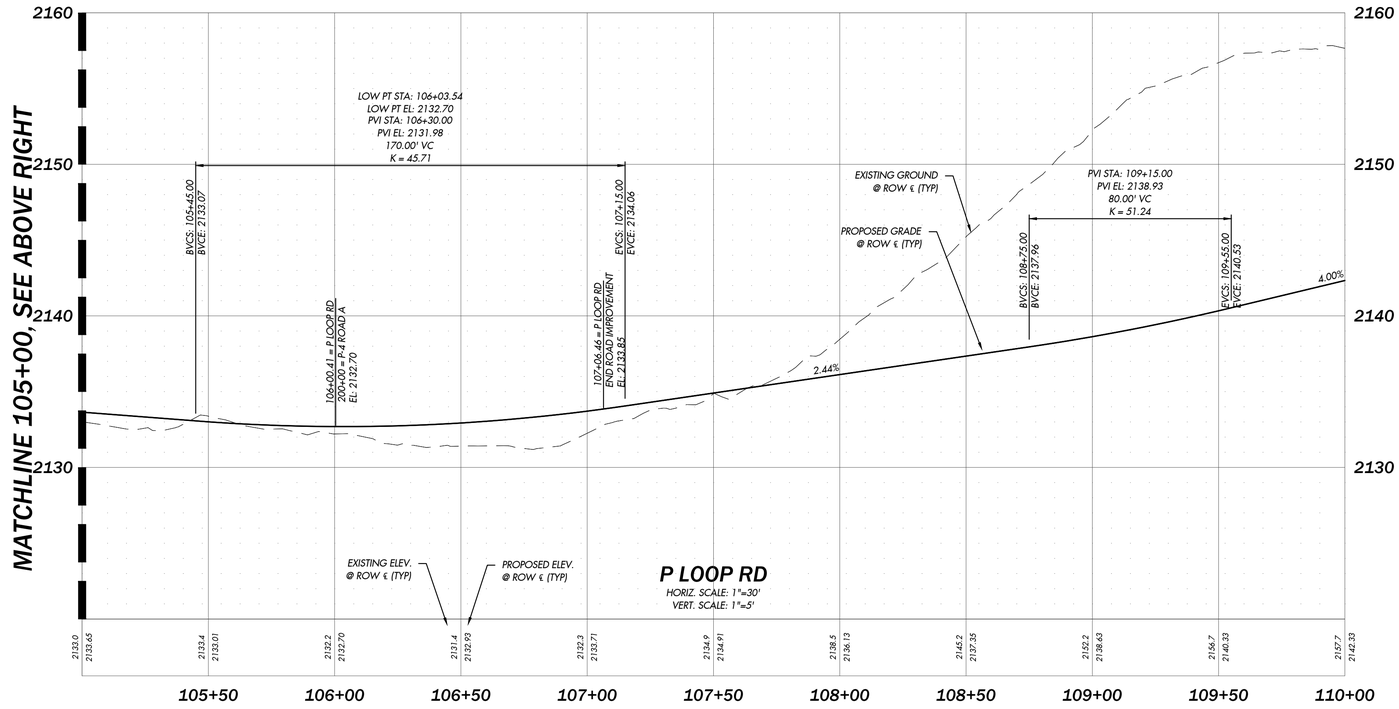

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By Virgil Amick at
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23189
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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ROAD PROFILES 5
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C4.25

SHEET	OF
56	95

PROJECT NUMBER
26035

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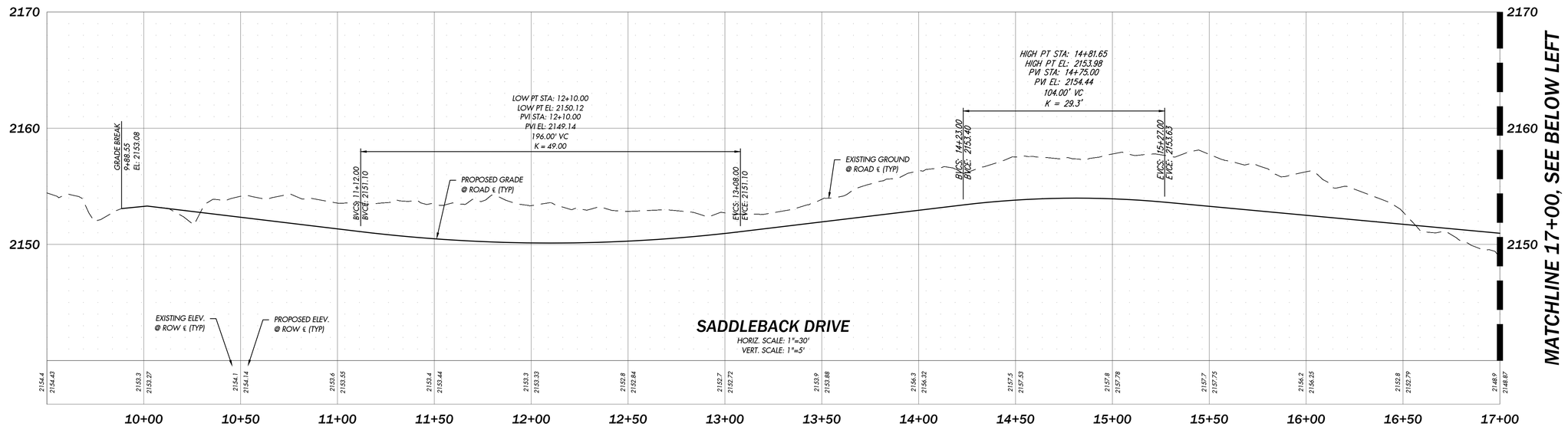

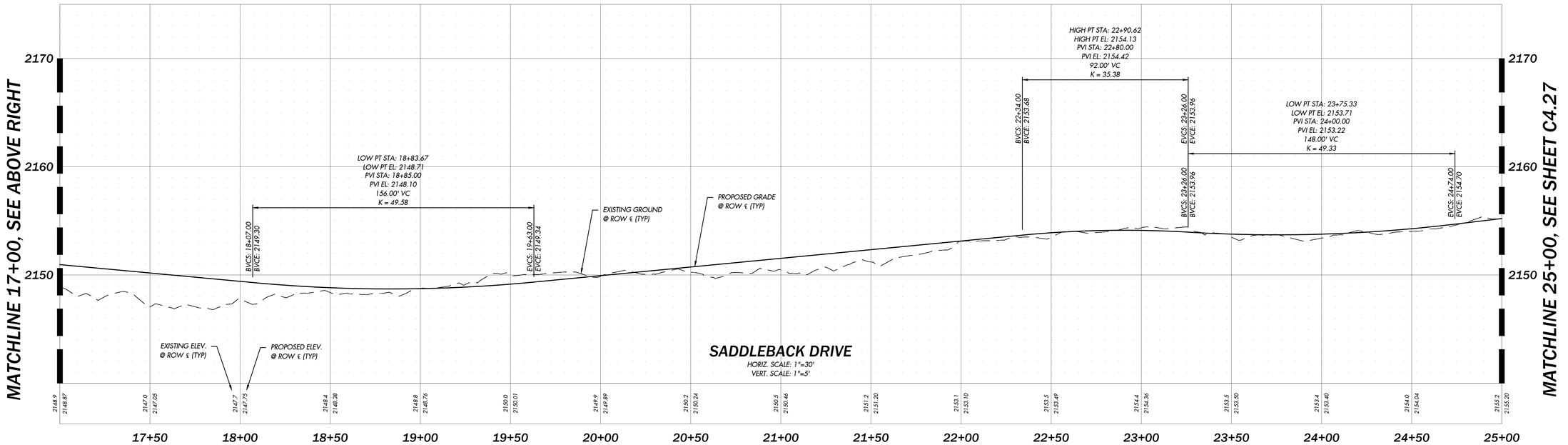

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By Virgil Amick at
8:00 am, August 25, 2026

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CALL BEFORE YOU DIG!
811

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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
21598
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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ROAD PROFILES 6
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	
	PROJECT MANAGER	

DRAWING NUMBER
C4.26

SHEET	OF
57	95

PROJECT NUMBER
26035

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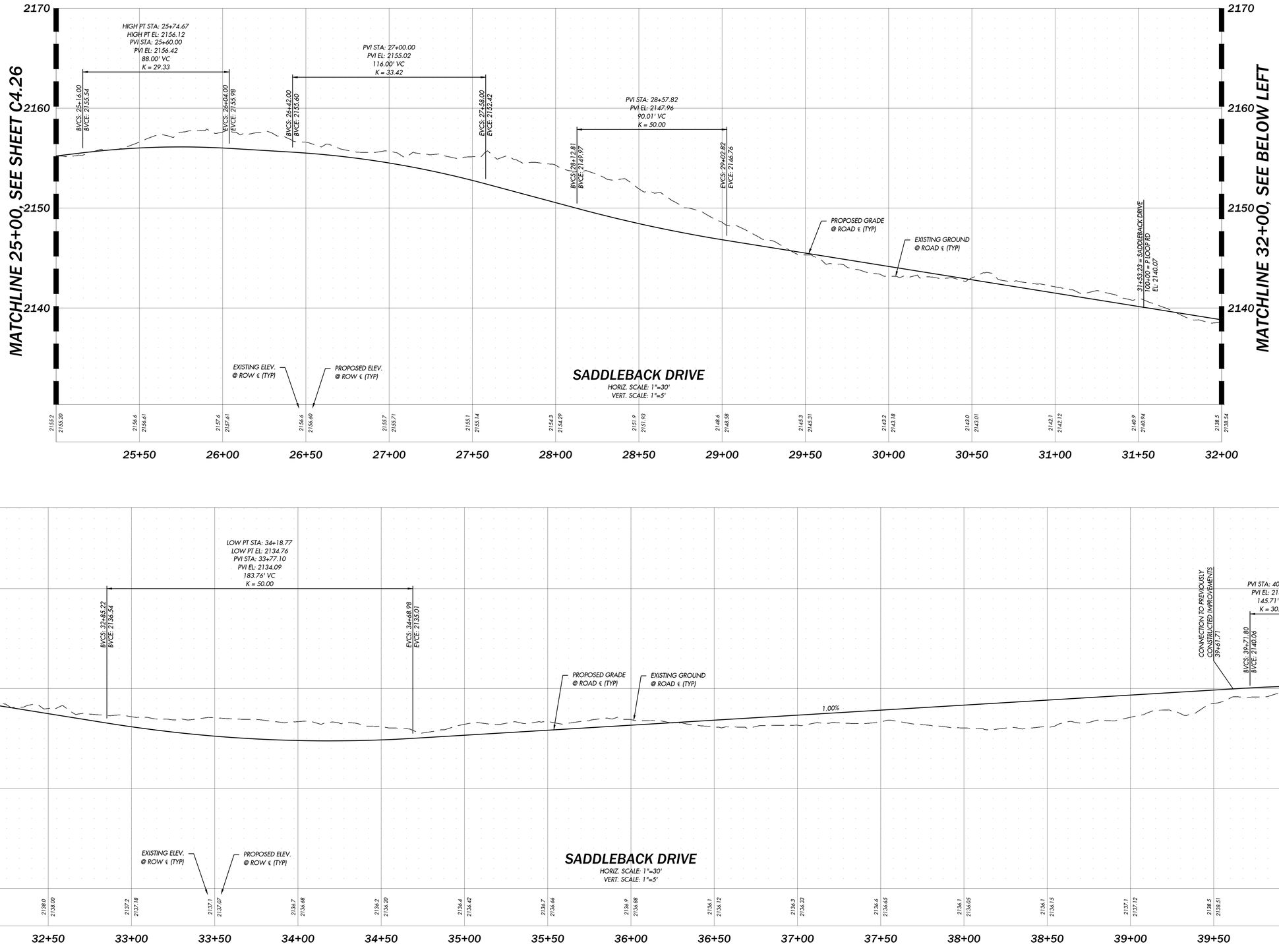
B-05



RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
EXPIRES: 12/31/2026
23199
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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Intelligent Infrastructure. Enduring Communities.

ROAD PROFILES 7
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

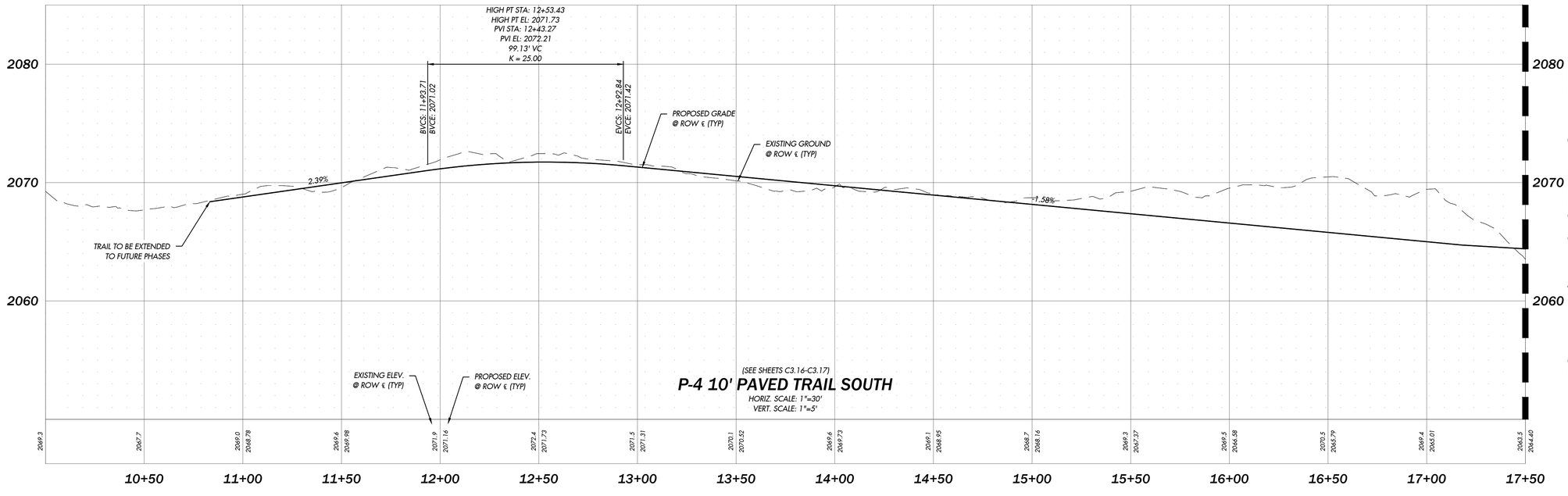
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C4.27

SHEET	OF
58	95

PROJECT NUMBER
26035

8/24/2026 2:22 PM KMOORE J:\2026\26035\ENGINEERING\PRELIMINARY SHEETS\26035 C4.21 DWG C4.27

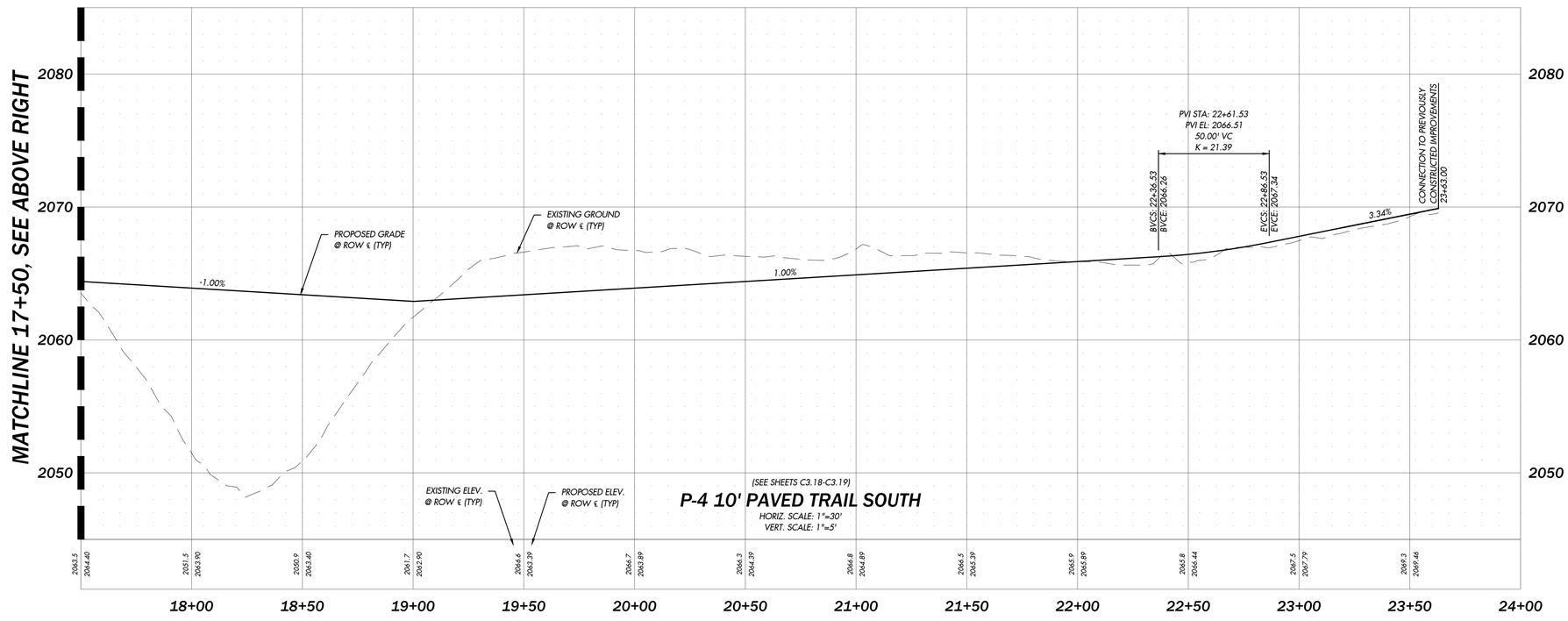


(SEE SHEETS C3.16-C3.17)

P-4 10' PAVED TRAIL SOUTH

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

MATCHLINE 17+50, SEE BELOW LEFT



(SEE SHEETS C3.18-C3.19)

P-4 10' PAVED TRAIL SOUTH

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

MATCHLINE 17+50, SEE BELOW LEFT

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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PRELIMINARY NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
23199
REGISTERED PROFESSIONAL ENGINEER

8/24/26

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ROAD PROFILES 8
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	
	PROJECT MANAGER	

DRAWING NUMBER
C4.28

SHEET	OF
59	95

PROJECT NUMBER
26035

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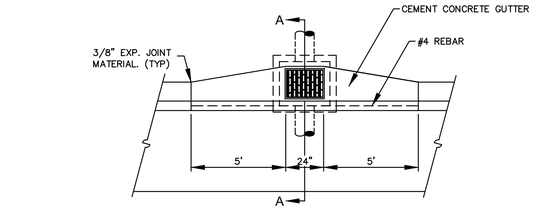
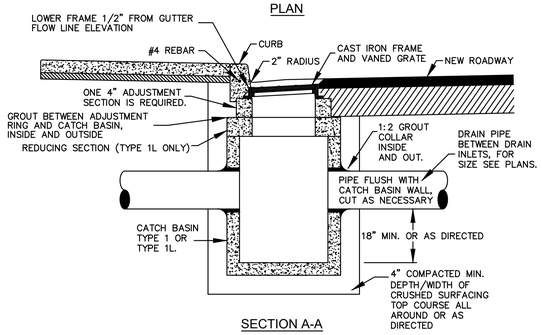


PLAN



SECTION A-A

CATCH BASIN - TYPE 1/1L

NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: STORM

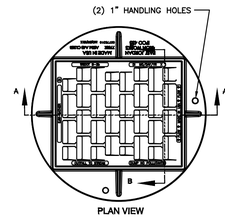
DETAIL NO.: D-1

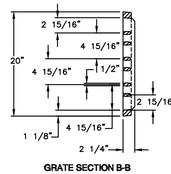
CITY OF CLE ELUM

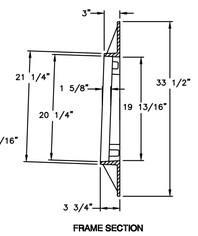
STANDARD DETAIL

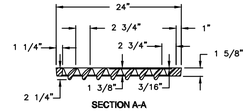
CATCH BASIN - TYPE 1/1L

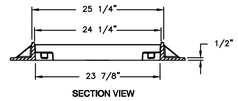
7750Z 7753M2 Assembly











Product Number
00775041A02

Design Features
-Materials
Grate
Ductile Iron (80-55-06)
Curb Inlet Frame
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
216 sq in
-Coating
Undipped
-√ Designates Machined Surface

Certification
-
-
-
-Country of Origin:USA

Major Components
00775041
00775311

Drawing Revision
9/4/2012 Designer: SDC
9/5/2012 Revised By: SDC

Disclaimer
Weights [lbs./kg] dimensions [inches/mm] and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

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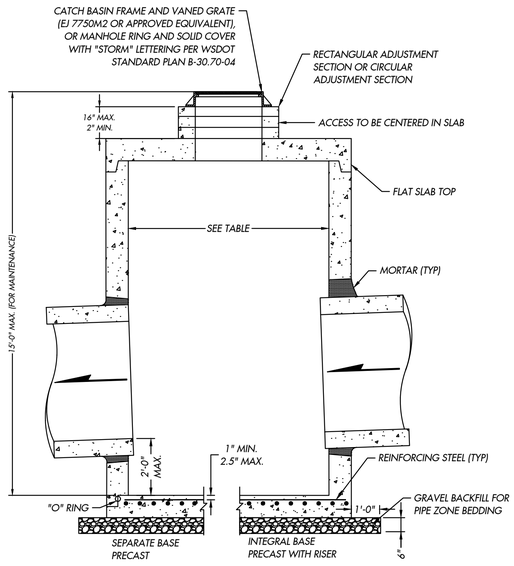
Contact
800 626 4653
ejco.com

CATCH BASIN TYPE 2 CIRCULAR RIM & VANED GRATE



NOTES:

1. *THE BOTTOM OF THE PRECAST CATCH BASIN MAY BE SLOPED TO FACILITATE CLEANING.*
2. *THE RECTANGULAR FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE UP OR DOWN. THE FRAME MAY BE CAST INTO THE ADJUSTMENT SECTION.*
3. *KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" (IN) MINIMUM TO 2.58" (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 THE STANDARD SPECIFICATION SECTION 9-04.3.*
4. *PIPE ALLOWANCES VARY DEPENDING ON THE PIPE MATERIAL USED, SEE TABLE BELOW.*

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"

PIPE ALLOWANCES					
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP[1] PP[4]	SOLID WALL PVC[2]	PROFILE WALL PVC[3]
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"

1: CORRUGATED POLYETHYLENE STORM SEWER PIPE (SEE WSDOT STD SPECIFICATION SECTION 9-05.20)
2: SEE WSDOT STD SPECIFICATION SECTION 9-05.12(1)
3: SEE WSDOT STD SPECIFICATION SECTION 9-05.12(2)
4: POLYPROPOLYNE PIPE (SEE WSDOT STD SPECIFICATION SECTION 9-05.24)

CATCH BASIN TYPE 2

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8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

JOSHUA HEAVRIN — 25999 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — PRELIMINARY — NOT FOR CONSTRUCTION

8/24/26

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STORM DRAINAGE DETAILS
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

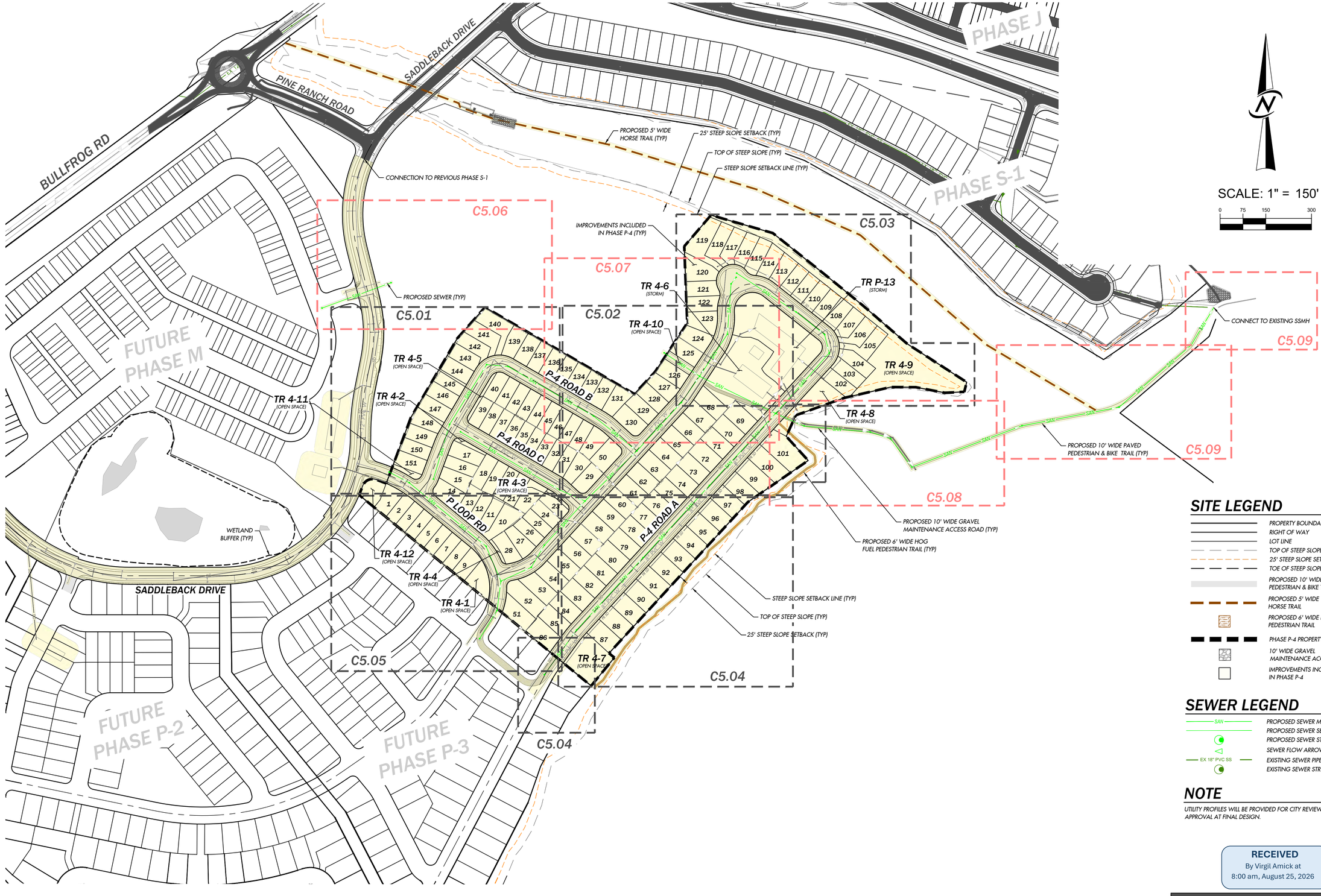
DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C4.31

SHEET 60 OF 95

PROJECT NUMBER
26035

8/24/2026 2:30 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C4.31.DWG C4.31



SCALE: 1" = 150'

0 75 150 300

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

NOTE

UTILITY PROFILES WILL BE PROVIDED FOR CITY REVIEW AND APPROVAL AT FINAL DESIGN.

RECEIVED
By Virgil Amick at
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PRELIMINARY
8/24/26

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COMPOSITE SANITARY SEWER PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C5.00

SHEET 61 OF 95

PROJECT NUMBER
26035

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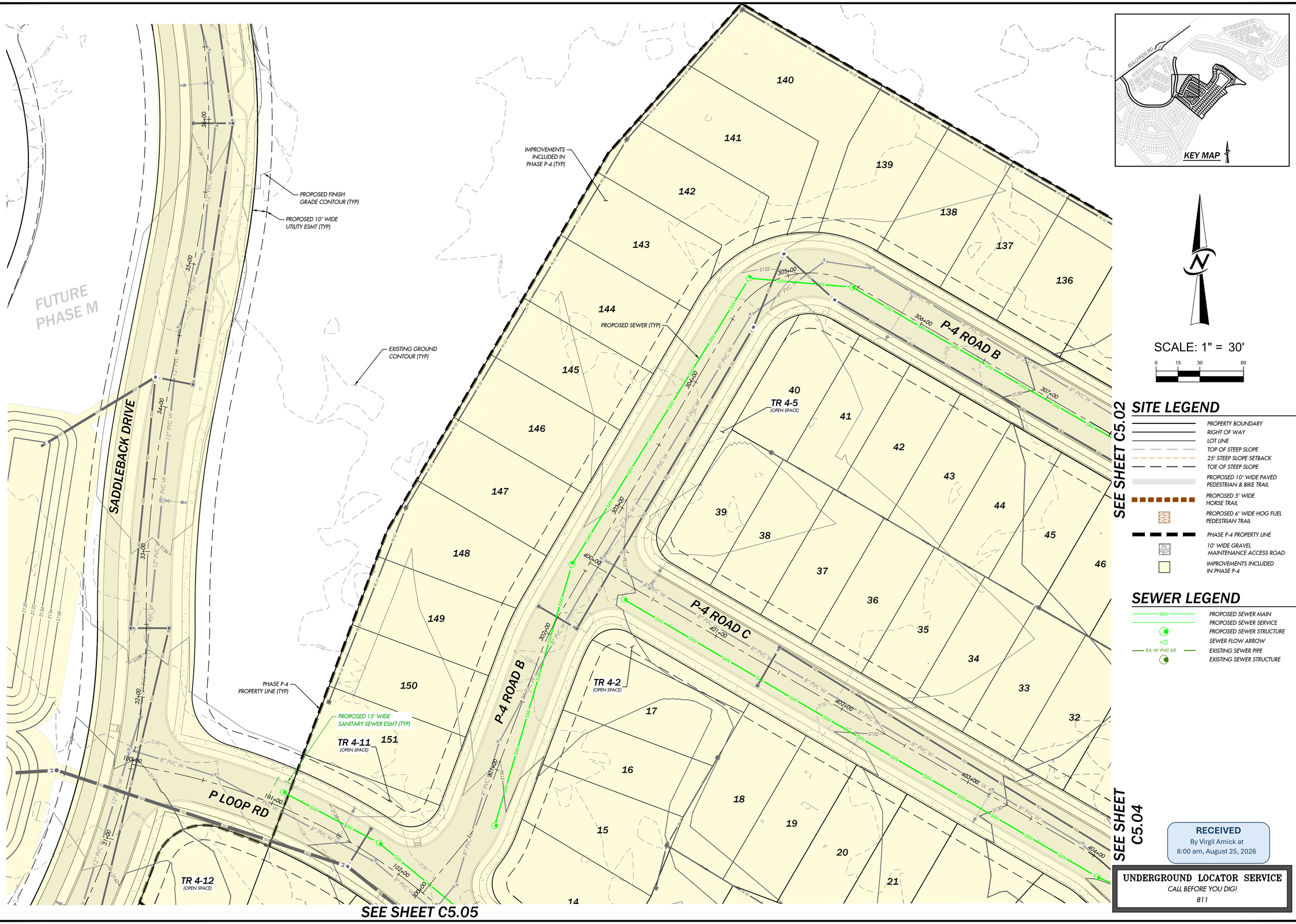
B-05



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

RECEIVED
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HOLLI HEAVRIN
EXPIRES: 10/1/2026
21599
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
PRELIMINARY
NOT FOR CONSTRUCTION
8/24/26

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SANITARY SEWER PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C5.01

SHEET 62 OF 95

PROJECT NUMBER
26035

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SEWER LEGEND

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

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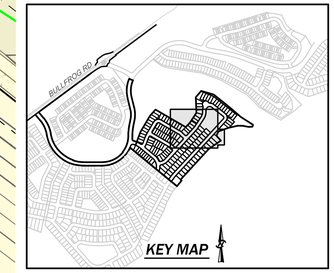
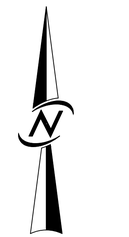
SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEE SHEET C5.03





SCALE: 1" = 30'

0 15 30 60

SEE SHEET C5.03

PROPOSED 10' WIDE UTILITY ESMT (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD (TYP)

PROPOSED SEWER (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PROPOSED 15' WIDE SANITARY SEWER ESMT (TYP)

TR P-13 (STORM)

TR 4-10 (OPEN SPACE)

TR 4-6 (STORM)

TR 4-8 (OPEN SPACE)

PHASE P-4 PROPERTY LINE (TYP)

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE SETBACK (TYP)

STEEP SLOPE SETBACK LINE (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL

P-4 ROAD A

P-4 ROAD B

SEE SHEET C5.01

SEE SHEET C5.04

SEE SHEET C5.04

SEE SHEET C5.08

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SANITARY SEWER PLAN 2
BULLFROG FLATS - PHASE P-4
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

BULLFROG FLATS, LLC

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C5.02

SHEET 63 OF 95

PROJECT NUMBER
26035

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B-05

PHASE P-4 PROPERTY LINE (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PROPOSED SEWER (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

PROPOSED 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD (TYP)

P-4 ROAD A

TR P-13 (STORM)

TR 4-6 (STORM)

TR 4-8 (OPEN SPACE)

TR 4-9 (OPEN SPACE)

TR 4-10 (OPEN SPACE)

119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 120 121 122 123 124 125

213+00 214+00 215+00 216+00 217+00 211+00 209+00

8" PVC W

SAN

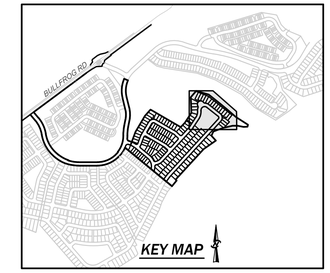
25' STEEP SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

STEEP SLOPE SETBACK LINE (TYP)

SEE SHEET C5.02

SEE SHEET C5.02



N

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

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SANITARY SEWER PLAN 3
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C5.03

SHEET 64 OF 95

PROJECT NUMBER
26035

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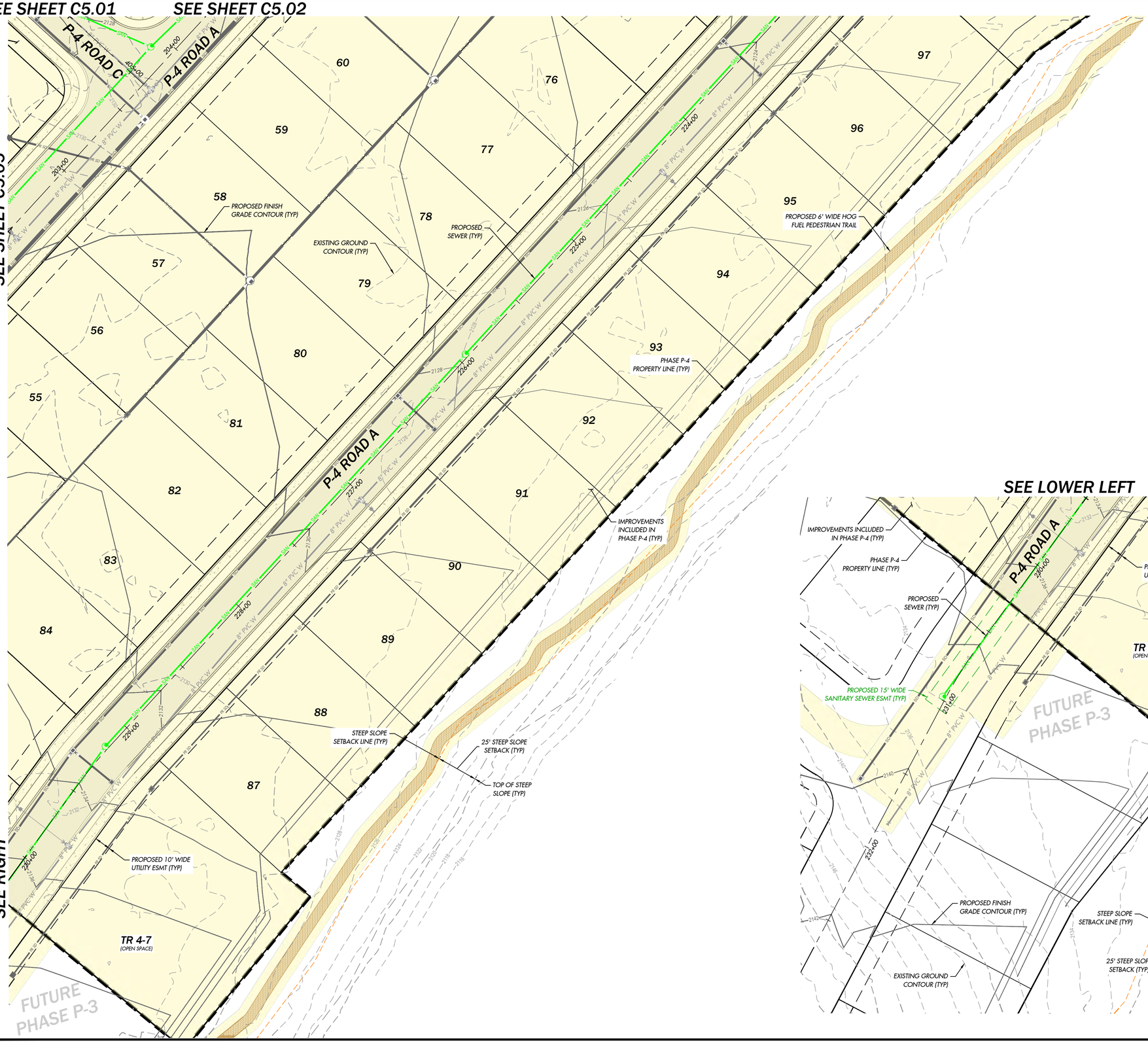
SEE SHEET C5.01

SEE SHEET C5.02

SEE SHEET C5.05

SEE RIGHT

SEE LOWER LEFT



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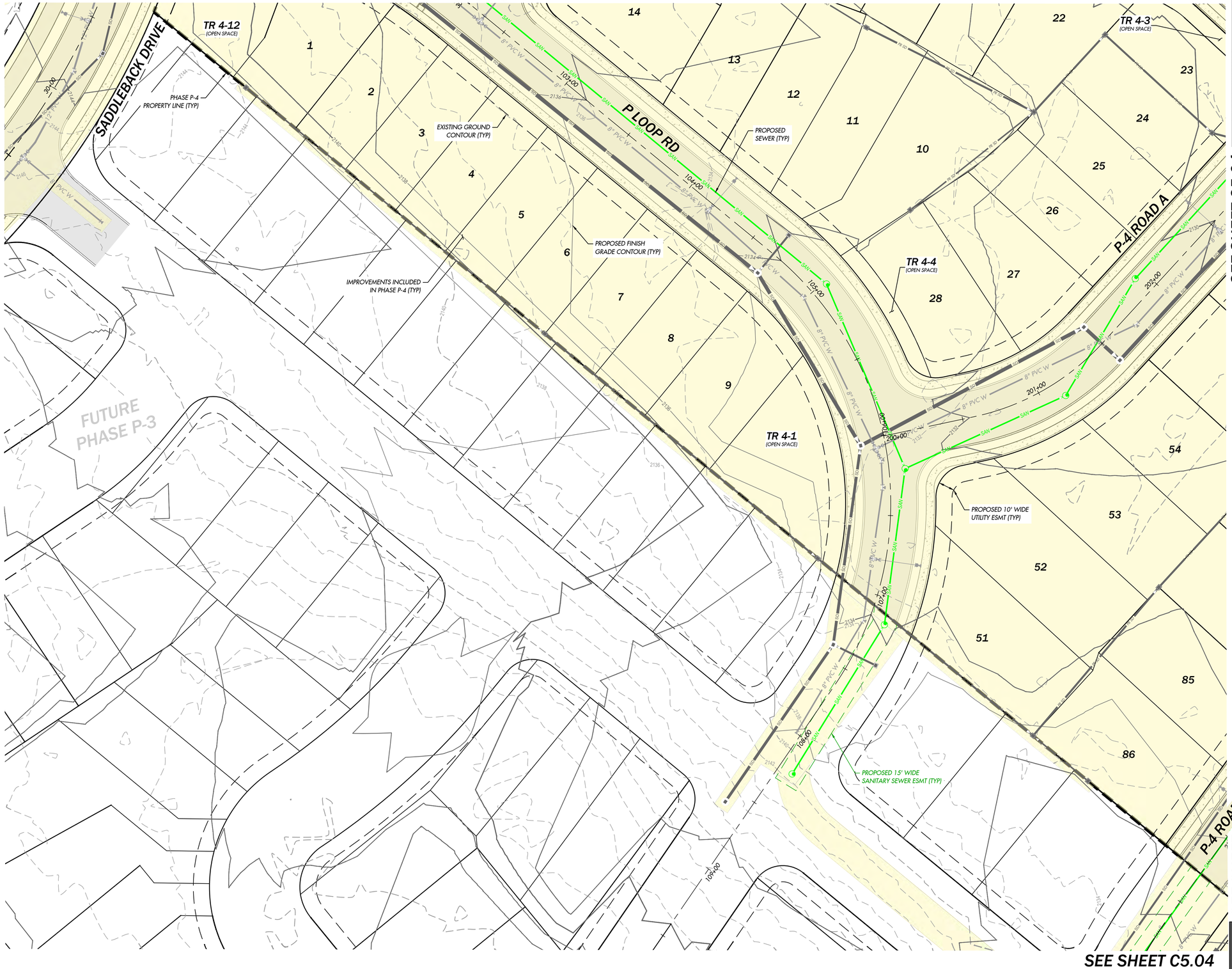

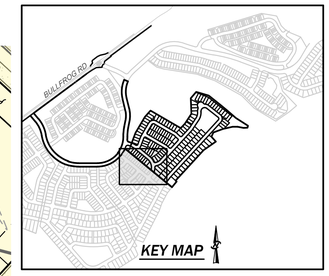

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

RECEIVED
By Virgil Amick at
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
21899
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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SANITARY SEWER PLAN 5
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C5.05

SHEET	OF
66	95

PROJECT NUMBER
26035

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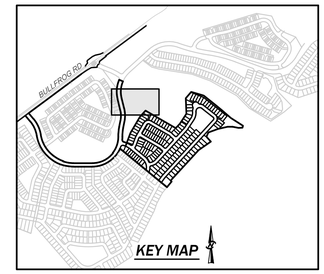

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
EXPIRES: 12/31/2026
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER

8/24/26

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OFF-SITE SANITARY SEWER PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

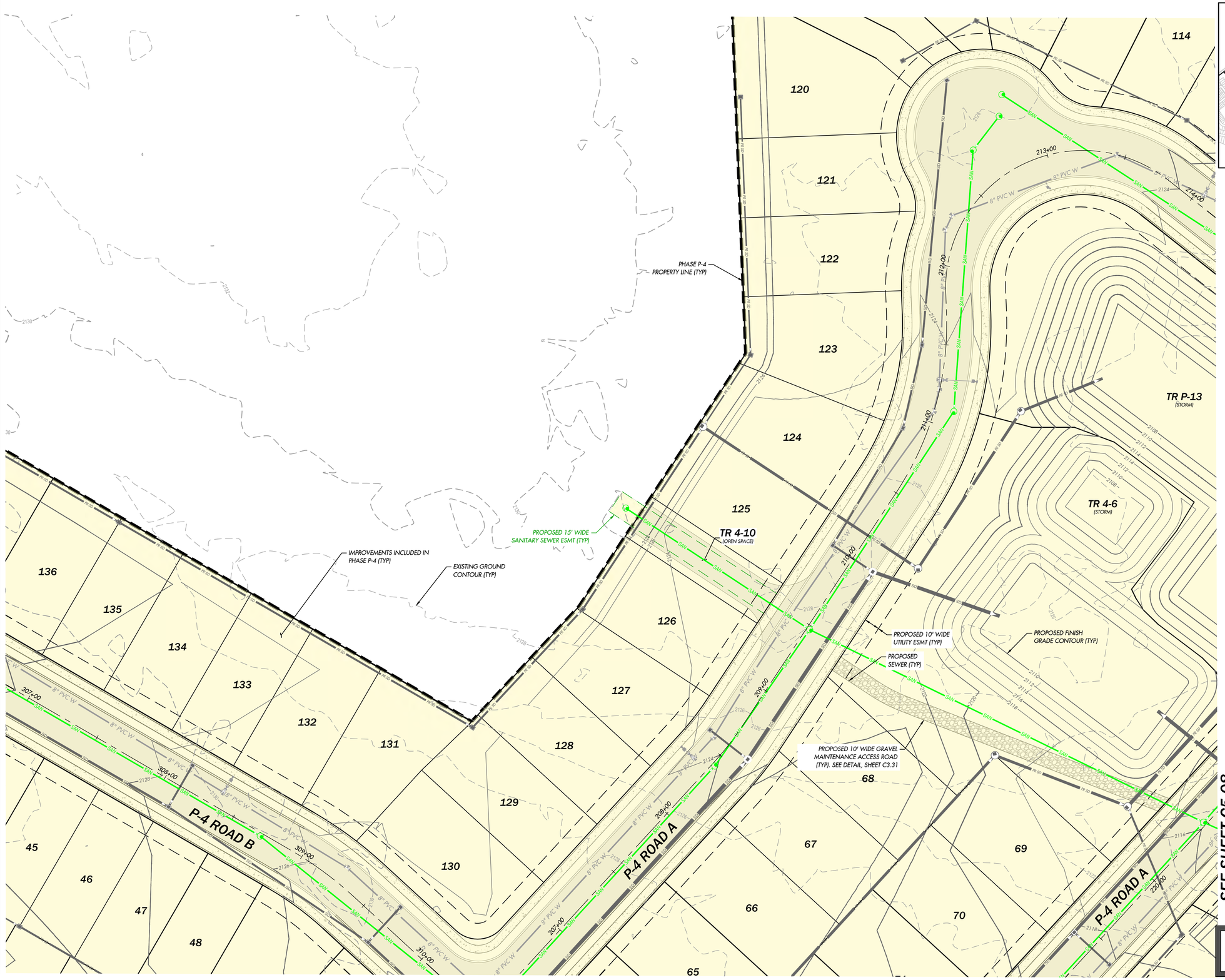
DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

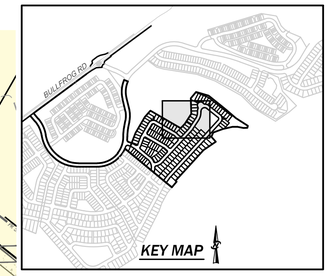
DRAWING NUMBER
C5.06

SHEET	OF
67	95

PROJECT NUMBER
26035

8/24/2026 2:18 PM MMOORE J:\2026\26035\ENGINEERING\PRELIMINARY SHEETS\26035 C5.06.DWG C5.06





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
21818
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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OFF-SITE SANITARY SEWER PLAN 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

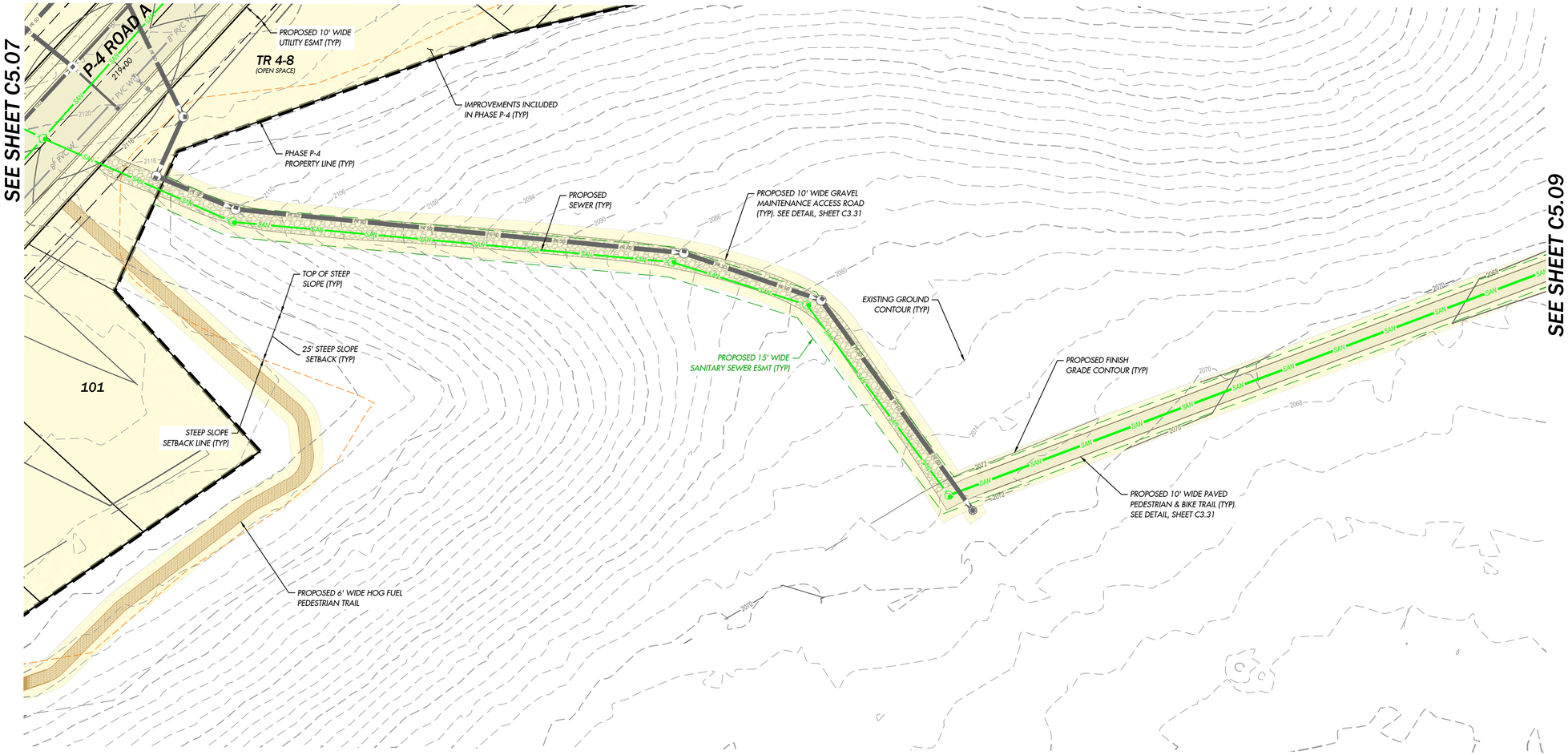
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

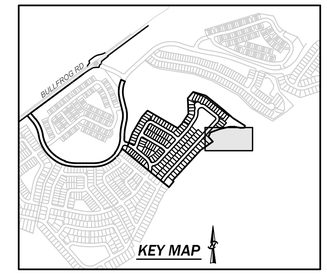
DRAWING NUMBER
C5.07

SHEET	OF
68	95

PROJECT NUMBER
26035

8/24/2026 2:54 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C5.06.DWG C5.07





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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PRELIMINARY
NOT FOR CONSTRUCTION
8/24/26

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OFF-SITE SANITARY SEWER PLAN 3
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C5.08

SHEET	OF
69	95

PROJECT NUMBER
26035

8/24/26

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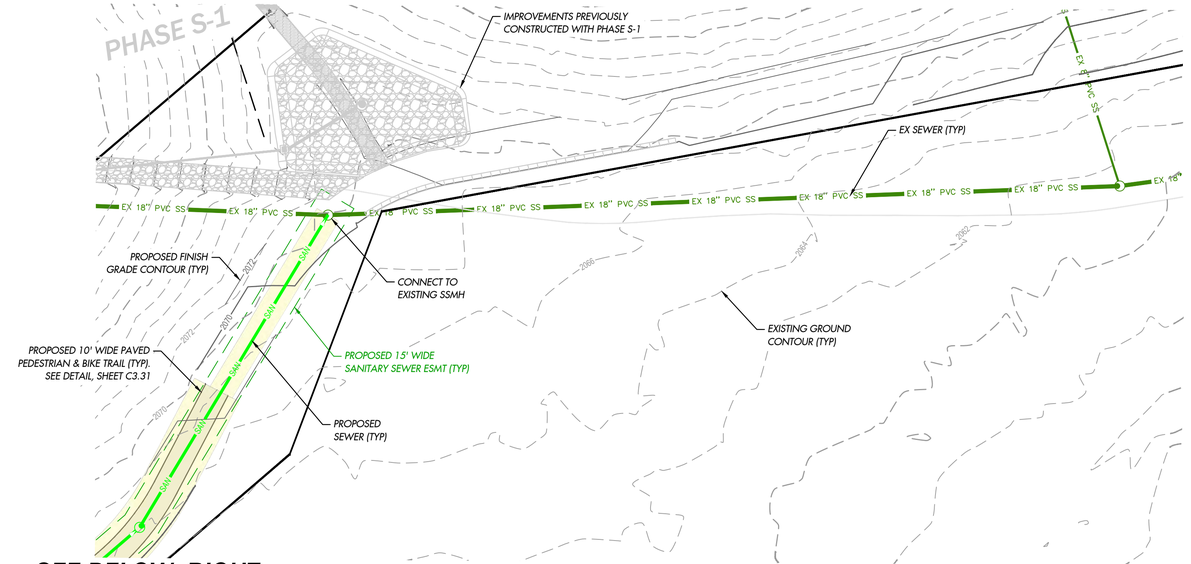
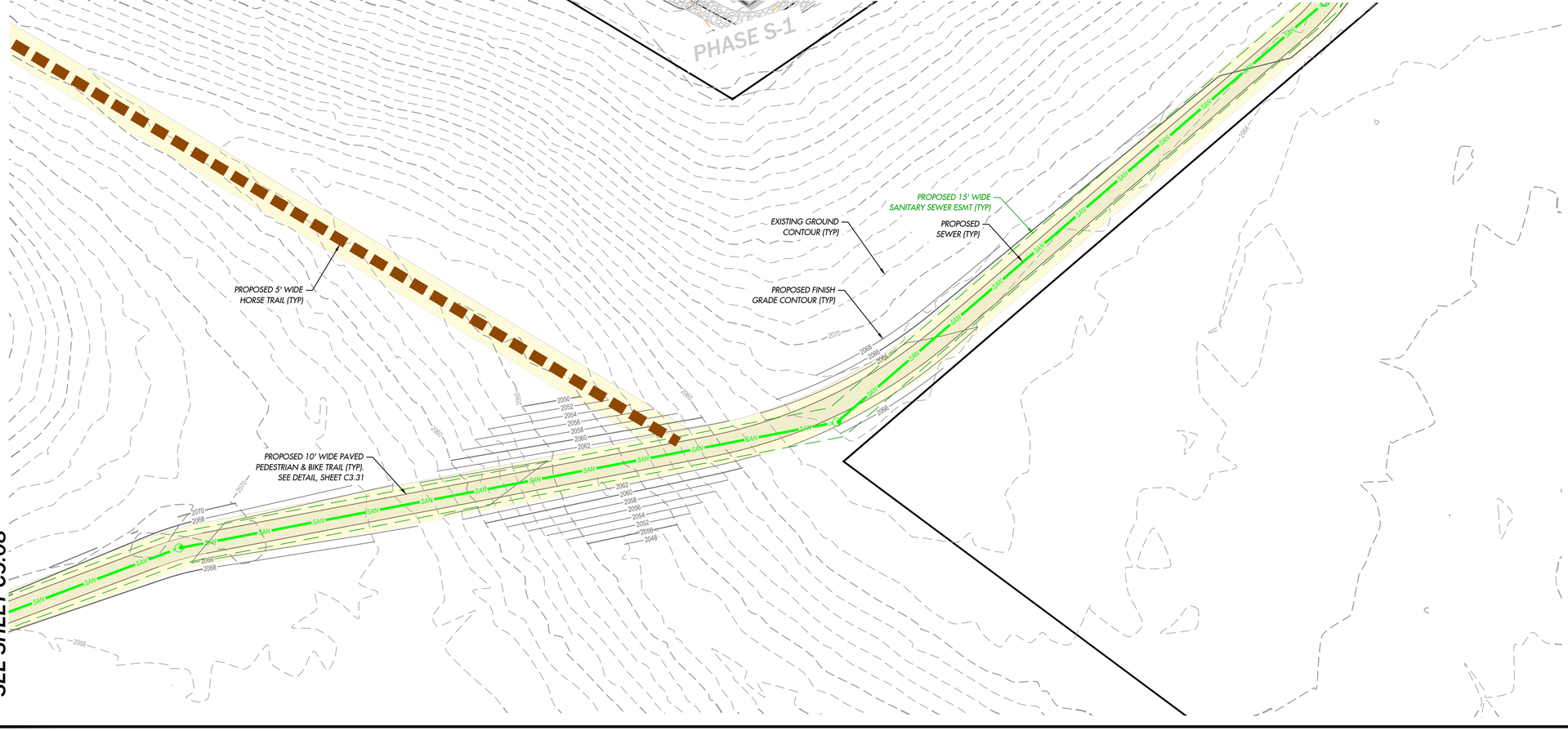
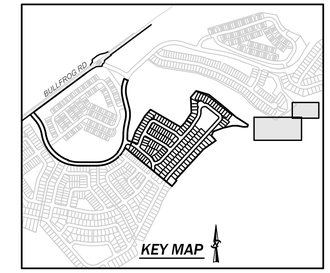
B-05







SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEWER LEGEND

- SAN — PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SEWER STRUCTURE
- SEWER FLOW ARROW
- EX 18" PVC SS — EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN
EXPIRES: 8/24/2026
PRELIMINARY
NOT FOR CONSTRUCTION

8/24/26

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OFF-SITE SANITARY SEWER PLAN 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

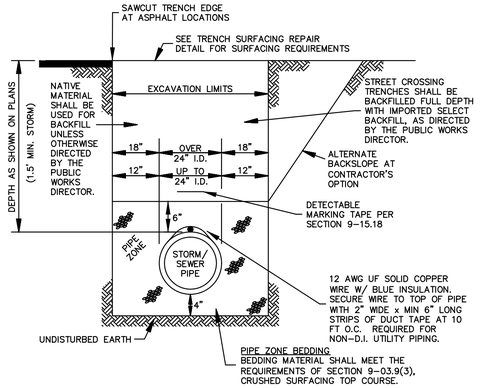
DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
C5.09

SHEET	OF
70	95

PROJECT NUMBER
26035

8/24/2026 2:17 PM MMOORE J:\2026\126035\ENGINEERING\PRELIMINARY\SHEETS\126035 C5.06.DWG C5.09



COMPACTION
ALL TRENCH BACKFILL INCLUDING BEDDING MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS EXCEPT HAND TAMP ONLY DIRECTLY OVER PIPE FOR 6 INCHES. MECHANICAL COMPACTION IS REQUIRED UNLESS WATER SETTLING IS ALLOWED BY THE SPECIFICATIONS.

NOTES:

1. FOR 4" AND 6" SIDE SEWERS, INSTALL IMPORTED PIPE ZONE BEDDING A MINIMUM OF 3" THICK ON ALL SIDES OF PIPE.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE O.S.H.A. AND W.I.S.H.A. SAFETY AND HEALTH REGULATIONS.

STORM/SEWER PIPE TRENCH SECTION

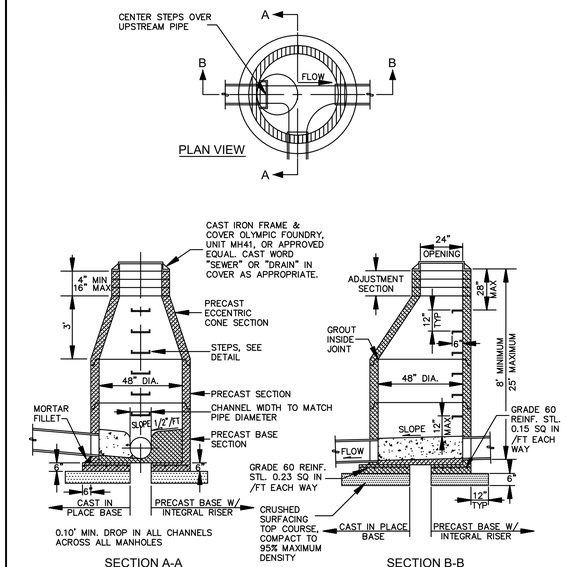
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: SEWER
DETAIL NO.: SS-1

CITY OF CLE ELUM
STANDARD DETAIL
STORM/SEWER PIPE TRENCH SECTION



MANHOLE - TYPE 1

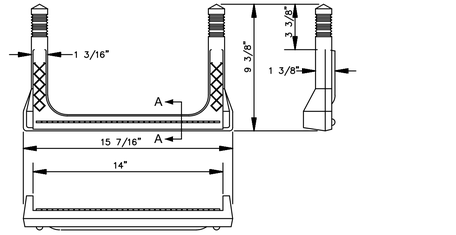
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: SEWER
DETAIL NO.: SS-2

CITY OF CLE ELUM
STANDARD DETAIL
MANHOLE - TYPE 1



NOTE:
MANHOLE STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC COATED 1/2" GRADE 60 STEEL REINFORCEMENT, MODEL PS2-PF, AS MANUFACTURED BY M.A. INDUSTRIES INC., OR APPROVED EQUAL

MANHOLE SAFETY STEP

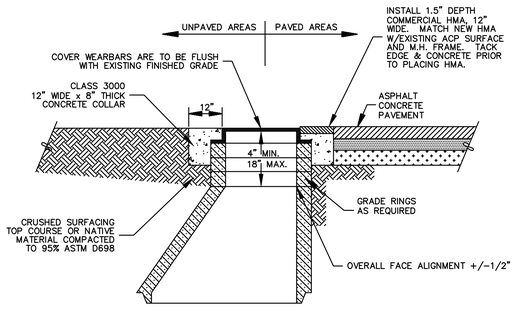
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: SEWER
DETAIL NO.: SS-3

CITY OF CLE ELUM
STANDARD DETAIL
MANHOLE SAFETY STEP



NOTES:

1. MANHOLE LID AND FRAME SHALL BE ADJUSTED 1/4" TO 1/2" BELOW FINISHED GRADE AFTER PLACEMENT OF ASPHALT CONCRETE PAVEMENT.
2. GRADE RINGS AND/OR LEVELING BRICKS SHALL BE GROUTED IN PLACE AND BE WATER TIGHT.

MANHOLE ADJUSTMENT

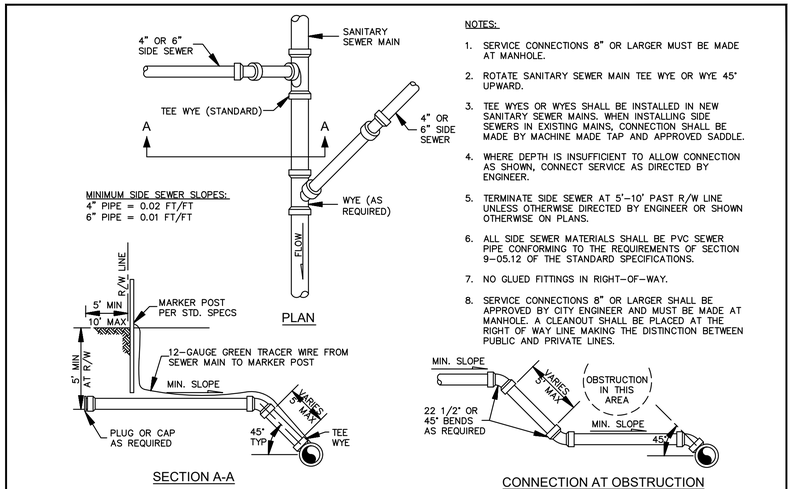
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: SEWER
DETAIL NO.: SS-6

CITY OF CLE ELUM
STANDARD DETAIL
MANHOLE ADJUSTMENT



NOTES:

1. SERVICE CONNECTIONS 8" OR LARGER MUST BE MADE AT MANHOLE.
2. ROTATE SANITARY SEWER MAIN TEE WYE OR WYE 45° UPWARD.
3. TEE WYES OR WYES SHALL BE INSTALLED IN NEW SANITARY SEWER MAINS. WHEN INSTALLING SIDE SEWERS IN EXISTING MAINS, CONNECTION SHALL BE MADE BY MACHINE MADE TAP AND APPROVED SADDLE.
4. WHERE DEPTH IS INSUFFICIENT TO ALLOW CONNECTION AS SHOWN, CONNECT SERVICE AS DIRECTED BY ENGINEER.
5. TERMINATE SIDE SEWER AT 5'-10' PAST R/W LINE UNLESS OTHERWISE DIRECTED BY ENGINEER OR SHOWN OTHERWISE ON PLANS.
6. ALL SIDE SEWER MATERIALS SHALL BE PVC SEWER PIPE CONFORMING TO THE REQUIREMENTS OF SECTION 9-05.12 OF THE STANDARD SPECIFICATIONS.
7. NO GLUED FITTINGS IN RIGHT-OF-WAY.
8. SERVICE CONNECTIONS 8" OR LARGER SHALL BE APPROVED BY CITY ENGINEER AND MUST BE MADE AT MANHOLE. A CLEANOUT SHALL BE PLACED AT THE RIGHT OF WAY LINE MAKING THE DISTINCTION BETWEEN PUBLIC AND PRIVATE LINES.

SIDE SEWER CONNECTION

NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: SEWER
DETAIL NO.: SS-7

CITY OF CLE ELUM
STANDARD DETAIL
SIDE SEWER CONNECTION

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
JOSEPH HENRY LOTH
STATE OF WASHINGTON
21599
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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SANITARY SEWER DETAILS
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

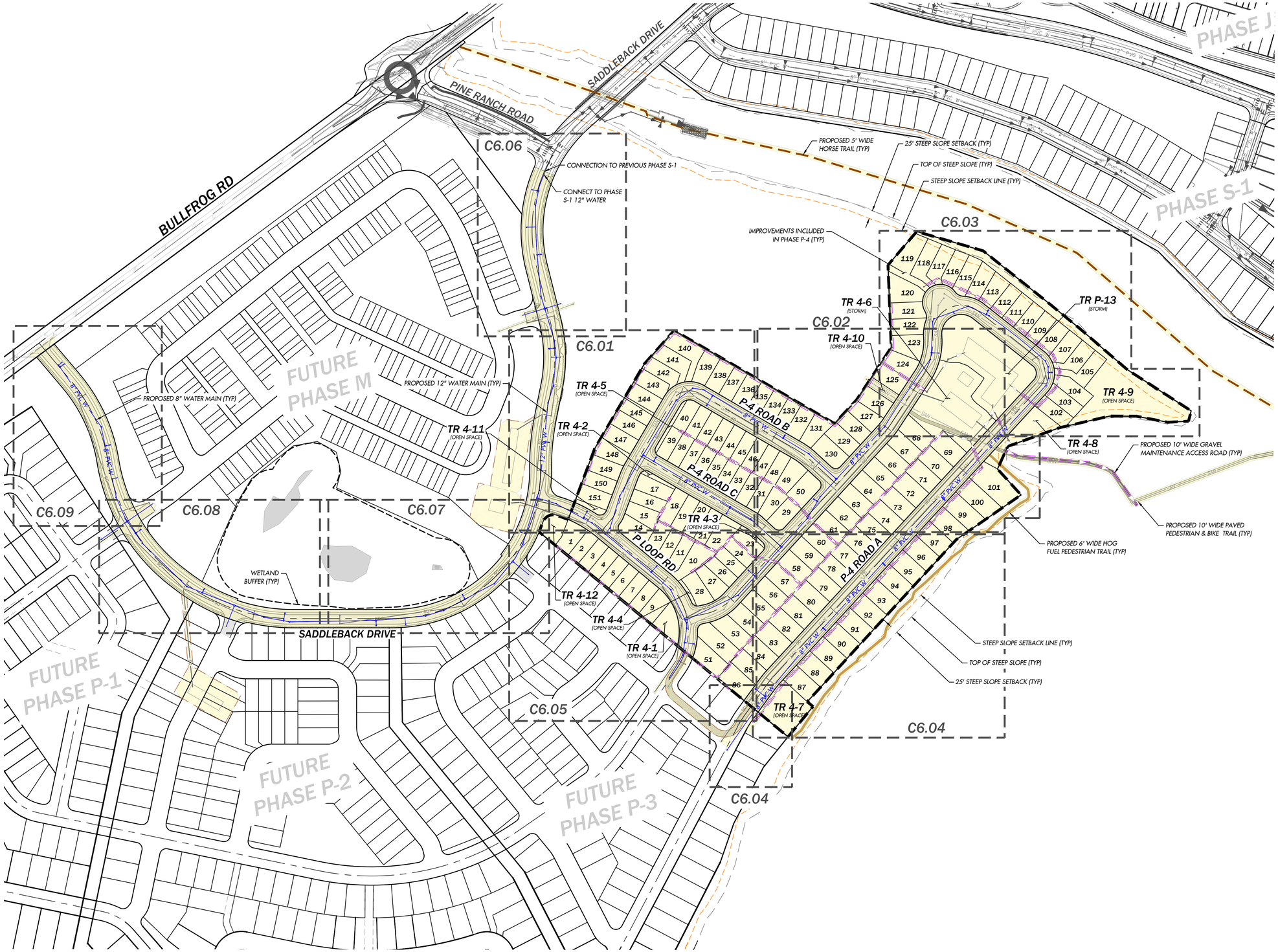
DRAWING NUMBER
C5.31

SHEET	OF
71	95

PROJECT NUMBER
26035

8/24/2026 2:18 PM KMAYHEW J:\2026\26035 ENGINEERING\PRELIM\KMAY\SHEETS\26035 C5.31 DWG C5.31

B-05



SCALE: 1" = 150'

0 75 150 300

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- 10' WIDE GRAVEL MAINTENANCE ACCESS ROAD
- IMPROVEMENTS INCLUDED IN PHASE P-4

WATER LEGEND

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

NOTE

UTILITY PROFILES WILL BE PROVIDED FOR CITY REVIEW AND APPROVAL AT FINAL DESIGN.

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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PRELIMINARY — NOT FOR CONSTRUCTION — 8/24/26

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COMPOSITE WATER PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C6.00

SHEET 72 OF 95

PROJECT NUMBER
26035

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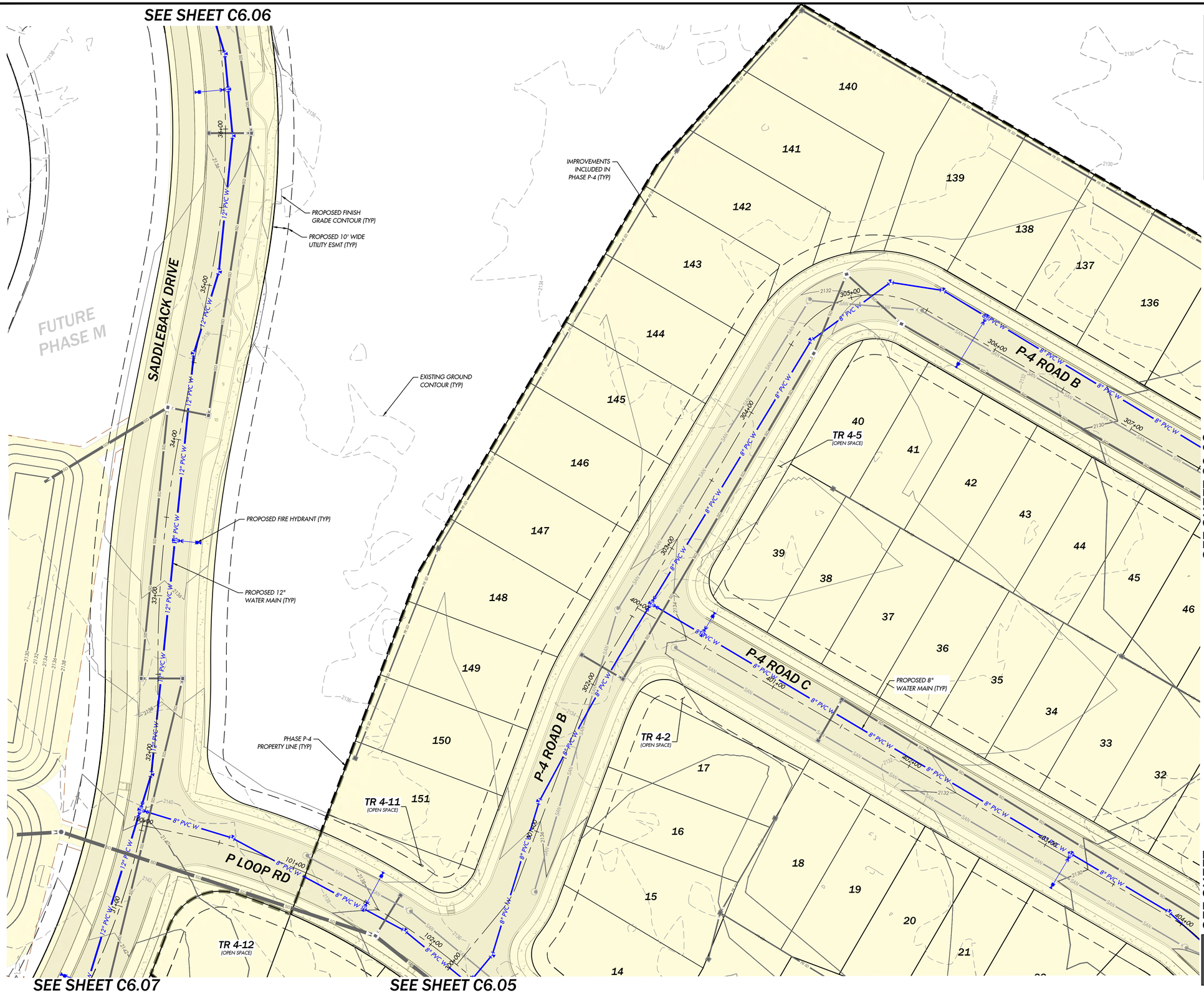
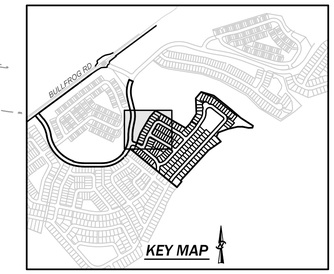
B-05

SEE SHEET C6.06



SEE SHEET C6.07

SEE SHEET C6.05



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

WATER LEGEND

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

SEE SHEET C6.02

SEE SHEET C6.04

RECEIVED
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8:00 am, August 25, 2026

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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY — NOT FOR CONSTRUCTION
HOLLI HEAVRIN 21599 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON
8/24/26

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WATER PLAN 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C6.01

SHEET 73 OF 95

PROJECT NUMBER
26035

8/24/2026 2:14 PM KMAYHEW J:\2026\26035\ENGINEERING\PLREIMINARY\SHEETS\26035 C6.01.DWG C6.01

WATER LEGEND

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

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
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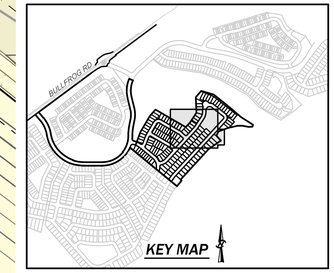
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

SEE SHEET C6.03



SCALE: 1" = 30'

0 15 30 60

PROPOSED 10' WIDE UTILITY ESMT (TYP)

PROPOSED FIRE HYDRANT (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED 8" WATER MAIN (TYP)

PHASE P-4 PROPERTY LINE (TYP)

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE SETBACK (TYP)

STEEP SLOPE SETBACK LINE (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL

TR 4-10 (OPEN SPACE)

TR 4-8 (OPEN SPACE)

TR P-13 (STORM)

TR 4-6 (STORM)

P-4 ROAD A

P-4 ROAD B

SEE SHEET C6.01

SEE SHEET C6.04

SEE SHEET C6.04

UNDERGROUND LOCATOR SERVICE
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2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY — NOT FOR CONSTRUCTION

8/24/26

sanbell
Intelligent Infrastructure. Enduring Communities.

WATER PLAN 2
BULLFROG FLATS - PHASE P-4
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

BULLFROG FLATS, LLC

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C6.02

SHEET 74 OF 95

PROJECT NUMBER
26035

8/24/2026 2:12 PM KMAYHEW J:\2026\26035\ENGINEERING\PREL\MAP\MAP\SHEETS\26035 C6.01.DWG C6.02

PHASE P-4 PROPERTY LINE (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 120 121 122 123 124 125

PROPOSED 8" WATER MAIN (TYP)

8" PVC W

213+00 214+00 215+00 216+00 217+00 218+00 219+00 220+00 221+00 209+00

P-4 ROAD A

PROPOSED 10' WIDE UTILITY ESMT (TYP)

PROPOSED FIRE HYDRANT (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

25' STEEP SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

STEEP SLOPE SETBACK LINE (TYP)

TR P-13 (STORM)

TR 4-6 (STORM)

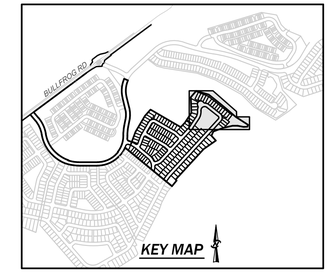
TR 4-10 (OPEN SPACE)

TR 4-8 (OPEN SPACE)

TR 4-9 (OPEN SPACE)

SEE SHEET C6.02

SEE SHEET C6.02


WILLIAMS RD
WILLIAMS RD
WILLIAMS RD

SEE SHEET C6.01

SEE SHEET C6.02

SEE SHEET C6.05

SEE RIGHT

SEE LOWER LEFT

P-4 ROAD C

P-4 ROAD A

P-4 ROAD A

8" PVC W

PROPOSED FINISH GRADE CONTOUR (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED FIRE HYDRANT (TYP)

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL

PHASE P-4 PROPERTY LINE (TYP)

PROPOSED 8" WATER MAIN (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

STEEP SLOPE SETBACK LINE (TYP)

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

TR 4-7
(OPEN SPACE)

FUTURE PHASE P-3

PROPOSED FIRE HYDRANT (TYP)

IMPROVEMENTS INCLUDED IN PHASE P-4 (TYP)

PHASE P-4 PROPERTY LINE (TYP)

PROPOSED 15' WIDE WATER ESMT (TYP)

PROPOSED 10' WIDE UTILITY ESMT (TYP)

PROPOSED 8" WATER MAIN (TYP)

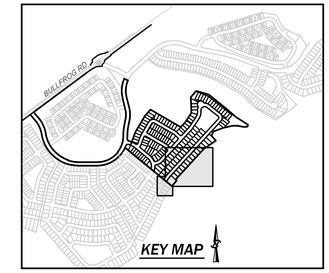
PROPOSED FINISH GRADE CONTOUR (TYP)

STEEP SLOPE SETBACK LINE (TYP)

25' STEEP SLOPE SETBACK (TYP)

TOP OF STEEP SLOPE (TYP)

EXISTING GROUND CONTOUR (TYP)



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

WATER LEGEND

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

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
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811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
8/24/26

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WATER PLAN 4
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C6.04

SHEET 76 OF 95

PROJECT NUMBER
26035

8/24/2026 2:16 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C6.01.DWG C6.04

SEE SHEET C6.01

SEE SHEET C6.01

SEE SHEET C6.07

SEE SHEET C6.04

SEE SHEET C6.04

SADDLEBACK DRIVE

P LOOP RD

P-4 ROAD A

P-4 ROAD A

TR 4-12
(OPEN SPACE)

TR 4-3
(OPEN SPACE)

TR 4-4
(OPEN SPACE)

TR 4-1
(OPEN SPACE)

FUTURE
PHASE P-3

PHASE P-4
PROPERTY LINE (TYP)

EXISTING GROUND
CONTOUR (TYP)

PROPOSED FIRE
HYDRANT (TYP)

PROPOSED 8"
WATER MAIN (TYP)

PROPOSED FINISH
GRADE CONTOUR (TYP)

PROPOSED 15' WIDE
WATER ESMT (TYP)

IMPROVEMENTS INCLUDED
IN PHASE P-4 (TYP)

PROPOSED 10' WIDE
UTILITY ESMT (TYP)

PROPOSED 15' WIDE
WATER ESMT (TYP)

8" PVC W

12" PVC W

104+00

105+00

106+00

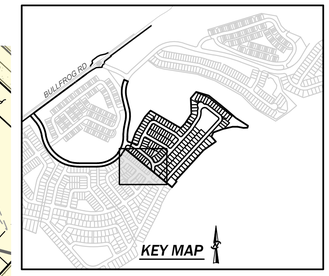
107+00

108+00

200+00

201+00

202+00



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

WATER LEGEND

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

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY
NOT FOR CONSTRUCTION
HOLLI HEAVRIN
STATE OF WASHINGTON
21818
REGISTERED PROFESSIONAL ENGINEER
8/24/26

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WATER PLAN 5
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

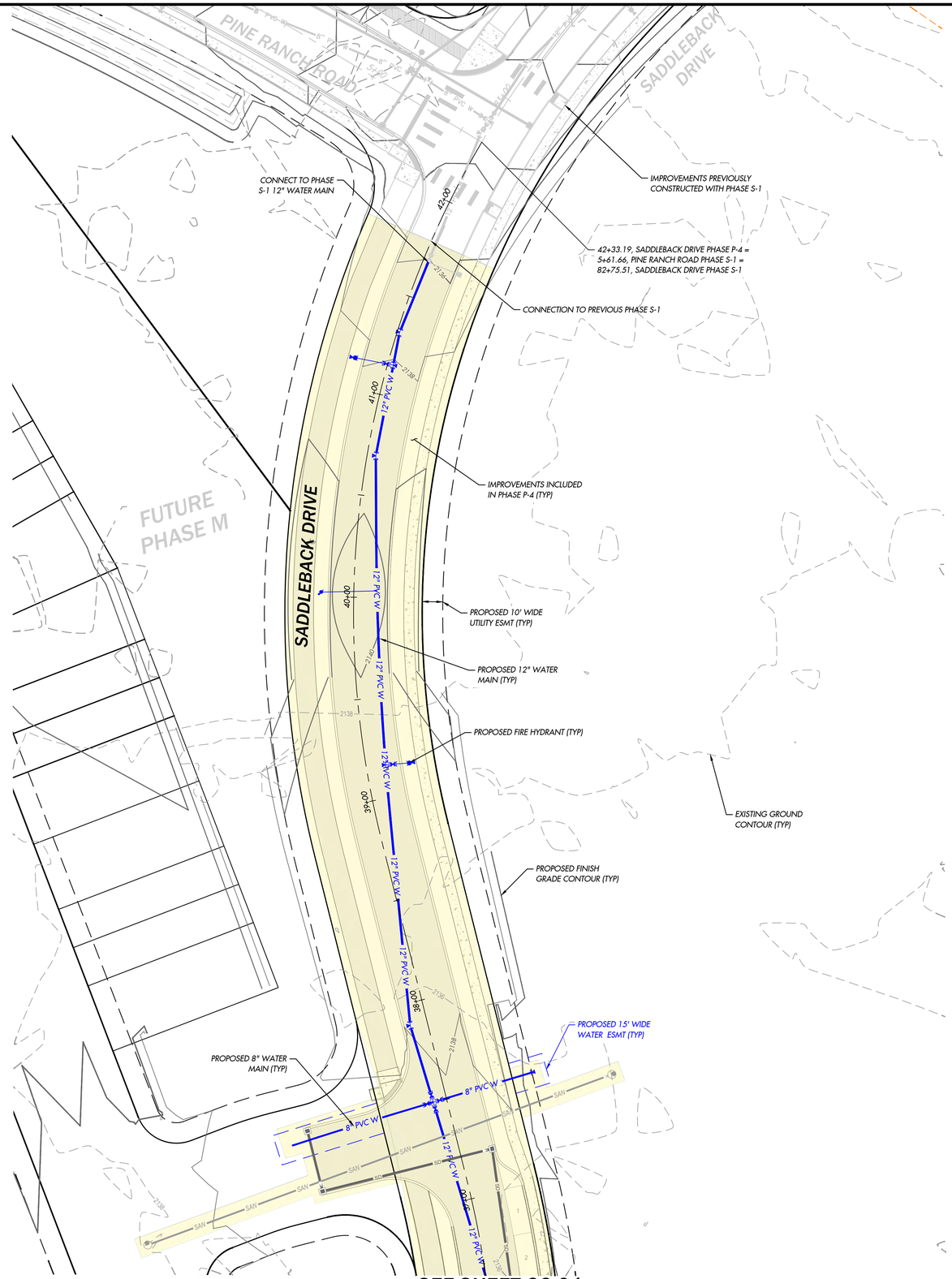
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C6.05

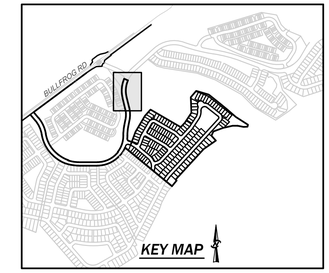
SHEET	OF
77	95

PROJECT NUMBER
26035

8/24/2026 2:21 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C6.01.DWG C6.05



SEE SHEET C6.01



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

WATER LEGEND

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

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

HOLLI HEAVRIN
EXPIRES: 10/11/2026
STATE OF WASHINGTON
23999
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
8/24/26

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WATER PLAN 6
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

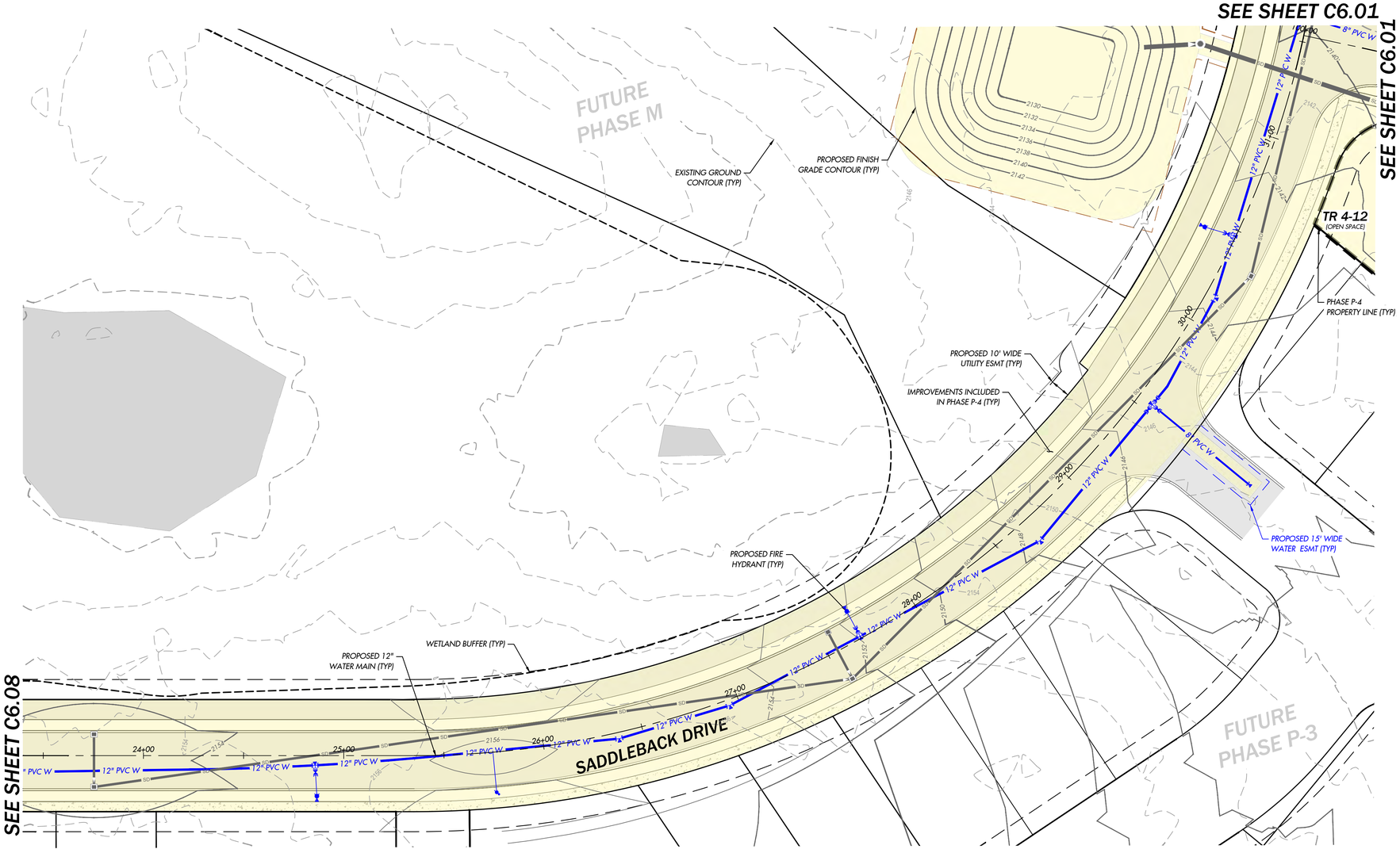
DATE	SEE STAMP DATE	
DESIGNED	HOLLI HEAVRIN, P.E.	
DRAWN	KAYLIN MAYHEW	
APPROVED	HOLLI HEAVRIN, P.E.	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

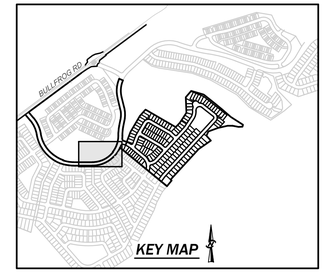
DRAWING NUMBER
C6.06

SHEET 78 OF 95

PROJECT NUMBER
26035

8/24/2026 2:17 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C6.01.DWG C6.06





SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

WATER LEGEND

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

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY — NOT FOR CONSTRUCTION — HOLLI HEAVRIN 26035 EXPIRES: 10/1/2026 PROFESSIONAL ENGINEER

8/24/26

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WATER PLAN 7
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

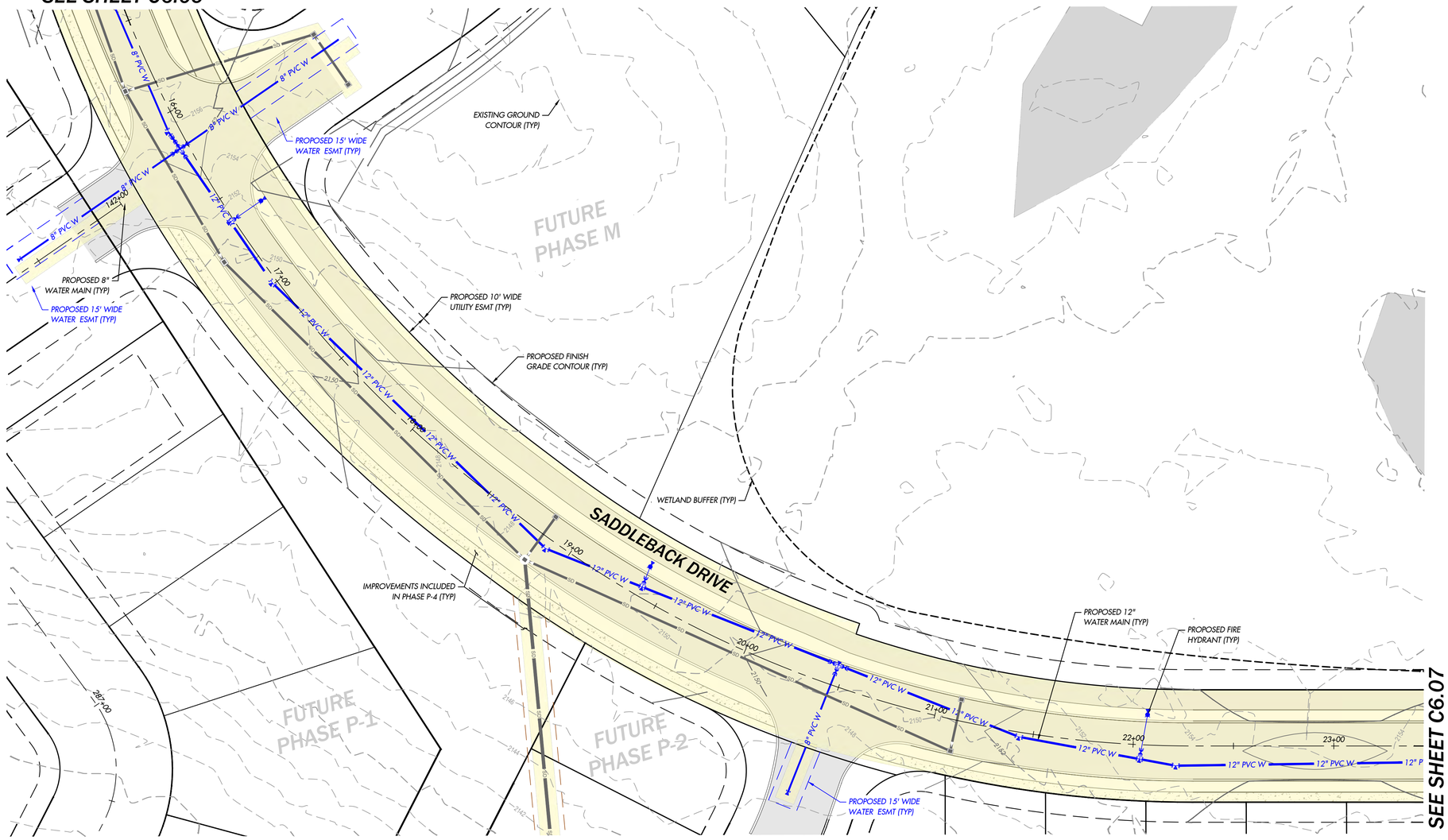
DRAWING NUMBER
C6.07

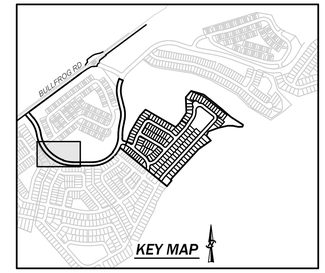
SHEET 79 OF 95

PROJECT NUMBER
26035

8/24/2026 2:24 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY SHEETS \26035 C6.01 DWG C6.07

SEE SHEET C6.09

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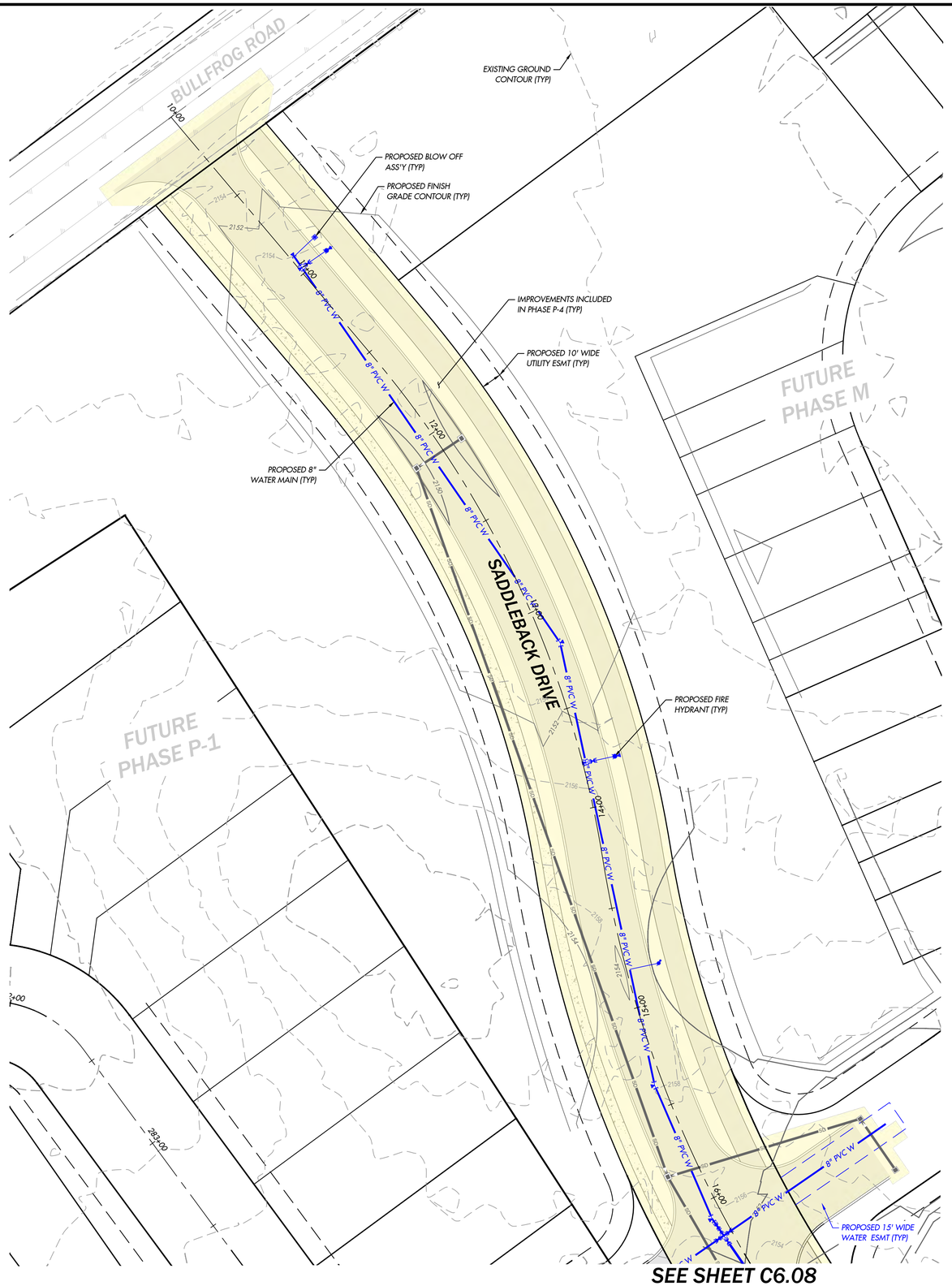
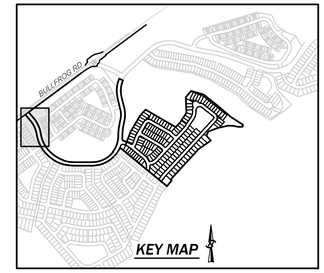




SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE SETBACK
- TOE OF STEEP SLOPE
- PROPOSED 10' WIDE PAVED PEDESTRIAN & BIKE TRAIL
- PROPOSED 5' WIDE HORSE TRAIL
- PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL
- PHASE P-4 PROPERTY LINE
- IMPROVEMENTS INCLUDED IN PHASE P-4

WATER LEGEND

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

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY — NOT FOR CONSTRUCTION — HOLLI HEAVRIN — 23189 — REGISTERED PROFESSIONAL ENGINEER — 8/24/26

sanbell
Intelligent Infrastructure. Enduring Communities.

WATER PLAN 9
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

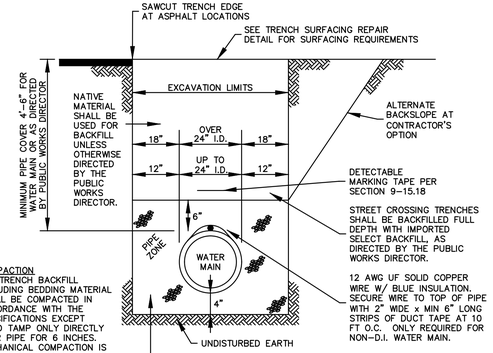
DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C6.09

SHEET	OF
81	95

PROJECT NUMBER
26035

8/24/2026 2:29 PM KMAYHEW J:\2026\26035\ENGINEERING\PRELIMINARY\SHEETS\26035 C6.01 DWG C6.09



COMPACTION
ALL TRENCH BACKFILL INCLUDING BEDDING MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS EXCEPT HAND TAMP ONLY DIRECTLY OVER PIPE FOR 6 INCHES. MECHANICAL COMPACTION IS REQUIRED UNLESS WATER SETTLING IS ALLOWED BY THE SPECIFICATIONS.

PIPE ZONE BEDDING
BEDDING MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 9-03.9(3), CRUSHED SURFACING TOP COURSE.

LOCATING WIRE 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:
CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE O.S.H.A. AND W.I.S.H.A. SAFETY AND HEALTH REGULATIONS.

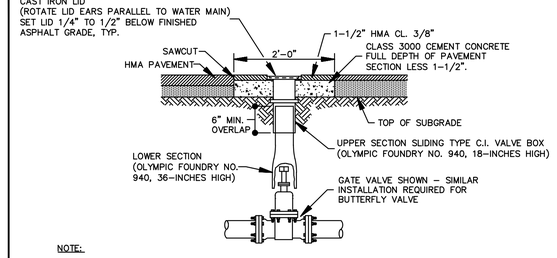
WATER MAIN TRENCH SECTION
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

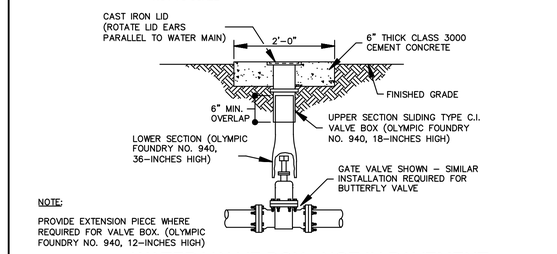
UTILITY: WATER
DETAIL NO.: W-1

CITY OF CLE ELUM
STANDARD DETAIL
WATER MAIN TRENCH SECTION



NOTE:
PROVIDE EXTENSION PIECE WHERE REQUIRED FOR VALVE BOX. (OLYMPIC FOUNDRY NO. 940R 12, 12-INCHES HIGH)

WATER VALVE BOX - IN PAVEMENT
NOT TO SCALE



NOTE:
PROVIDE EXTENSION PIECE WHERE REQUIRED FOR VALVE BOX. (OLYMPIC FOUNDRY NO. 940, 12-INCHES HIGH)

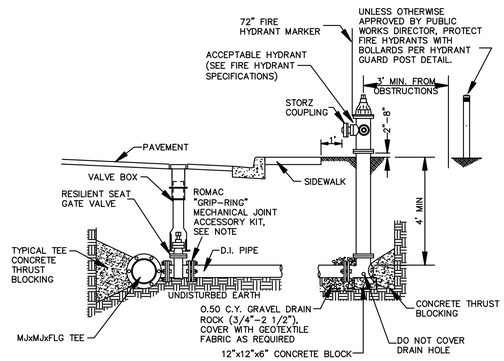
WATER VALVE BOX - NOT IN PAVEMENT
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: WATER
DETAIL NO.: W-2

CITY OF CLE ELUM
STANDARD DETAIL
WATER VALVE BOX



NOTES:
1. ROMAC "GRIP RING" MECHANICAL JOINT ACCESSORY KITS SHALL BE USED ON ALL MECHANICAL JOINT CONNECTIONS FROM VALVE TO HYDRANT.
2. HYDRANTS SHALL BE HOODED UNTIL OPERATIONAL.

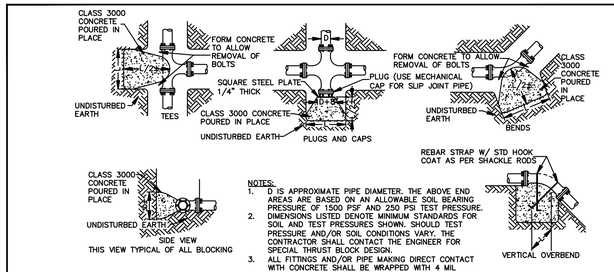
FIRE HYDRANT ASSEMBLY
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	3-01-02	ORIGINAL

UTILITY: WATER
DETAIL NO.: W-3

CITY OF CLE ELUM
STANDARD DETAIL
FIRE HYDRANT ASSEMBLY



NOTES:
1. D IS APPROXIMATE PIPE DIAMETER. THE ABOVE END AREAS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF AND 250 PSI TEST PRESSURE. DIMENSIONS LISTED DENOTE MINIMUM STANDARDS FOR SOIL AND TEST PRESSURES SHOWN. SHOULD TEST PRESSURE AND/OR SOIL CONDITIONS VARY, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIAL THRUST BLOCK DESIGN.
2. ALL FITTINGS AND/OR PIPE MAKING DIRECT CONTACT WITH CONCRETE SHALL BE WRAPPED WITH 4 MIL POLYETHYLENE SHEETING PRIOR TO PLACEMENT OF CONCRETE.

MINIMUM END AREAS

PIPE SIZE (D)	TEES & PLUGS	90° BENDS	45° BENDS	11¼° AND 22½° BENDS
6"	5.1 SQ FT	7.2 SQ FT	3.9 SQ FT	2.0 SQ FT
8"	8.8 SQ FT	12.4 SQ FT	6.7 SQ FT	3.4 SQ FT
10"	14.3 SQ FT	20.2 SQ FT	11.0 SQ FT	5.6 SQ FT
12"	20.4 SQ FT	28.9 SQ FT	15.7 SQ FT	7.9 SQ FT
14"	27.7 SQ FT	39.2 SQ FT	21.2 SQ FT	10.7 SQ FT
16"	35.8 SQ FT	51.2 SQ FT	27.5 SQ FT	13.9 SQ FT

VERTICAL OVERBEND

PIPE SIZE (D)	22½° BEND	45° BEND	REBAR SIZE	L
6"	20 CU FT	39 CU FT	#5	2.0 FT
8"	34 CU FT	67 CU FT	#5	2.0 FT
10"	56 CU FT	110 CU FT	#5	2.0 FT
12"	79 CU FT	157 CU FT	#6	2.5 FT
14"	107 CU FT	212 CU FT	#7	3.0 FT
16"	139 CU FT	275 CU FT	#9	4.0 FT

CONCRETE THRUST BLOCKING
NOT TO SCALE

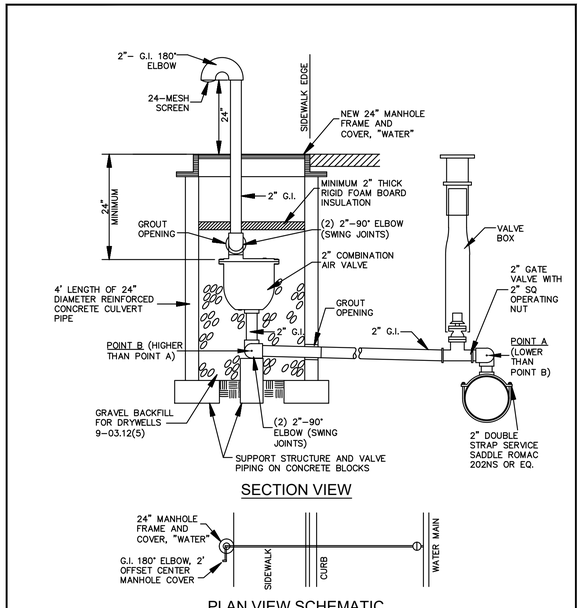
IF THRUST BLOCK MUST BE PLACED AGAINST DISTURBED BACKFILL, COMPACT TO 95% MODIFIED PROCTOR.

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

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

UTILITY: WATER
DETAIL NO.: W-4

CITY OF CLE ELUM
STANDARD DETAIL
CONCRETE THRUST BLOCKING



SECTION VIEW

PLAN VIEW SCHEMATIC

AIR RELEASE / VACUUM VALVE ASSEMBLY
NOT TO SCALE

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

REV.	DATE	DESCRIPTION
3	11-12-24	CONSTRUCTION STANDARDS UPDATE
2	12-5-14	MESH SCREEN - DOH
1	2-23-04	NEW OUTLET; MISC. REVISIONS
0	1-21-02	ORIGINAL

UTILITY: WATER
DETAIL NO.: W-5

CITY OF CLE ELUM
STANDARD DETAIL
AIR RELEASE / VACUUM VALVE ASSEMBLY

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

PRELIMINARY NOT FOR CONSTRUCTION
DOUGLAS HENRY IN
EXPIRES: 8/24/26
8/24/26

sanbell
Intelligent Infrastructure. Enduring Communities.

WATER DETAILS 1
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	HOLLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLLI HEAVRIN, P.E.
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
C6.31

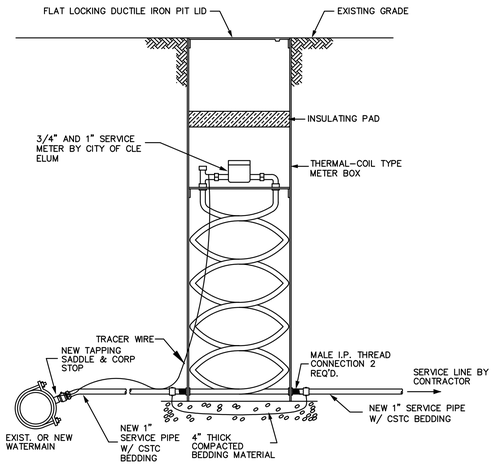
SHEET 82 OF 95

PROJECT NUMBER
26035

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

8/24/2026 2:29 PM KMAYHEW J:\2026\26035 ENGINEERING\PRELIM\KMAY\SHEETS\26035 C6.31 DWG C6.31



NOTES:
1. ALL NEW 3/4" AND 1" METERS WILL BE FURNISHED AND INSTALLED BY THE CITY, AT THE DEVELOPER'S EXPENSE.
2. METER BOX COVERS SHALL BE DUCTILE IRON FOR ALL AREAS.
3. FUTURE WATER SERVICES (STUBS) SHALL BE MARKED AT THE PROPERTY LINE PER THE SPECIFICATIONS AND EXTEND 5' – 10' BEYOND PROPERTY LINE AND CAPPED.
4. SEE CONSTRUCTION STANDARDS FOR ALL MATERIAL TYPES AND MODELS.

NEW WATER SERVICE (1" OR SMALLER)

NOT TO SCALE

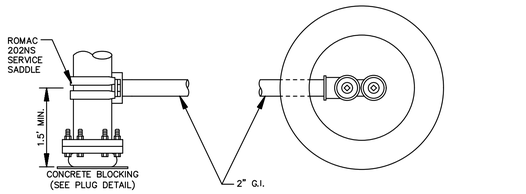
NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

REV.	DATE	DESCRIPTION
1	11-12-24	CONSTRUCTION STANDARDS UPDATE
0	1-21-02	ORIGINAL

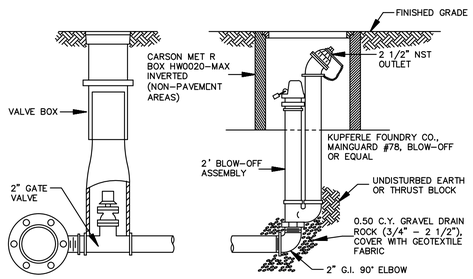
UTILITY: WATER

DETAIL NO.: W-6

CITY OF CLE ELUM
STANDARD DETAIL
NEW WATER SERVICE (1" OR SMALLER)



PLAN VIEW



BLOW-OFF ASSEMBLY - BELOW GROUND

NOT TO SCALE

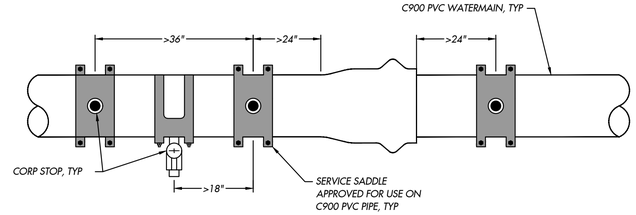
NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

REV.	DATE	DESCRIPTION
0	11-12-24	ORIGINAL

UTILITY: WATER

DETAIL NO.: W-8A

CITY OF CLE ELUM
STANDARD DETAIL
BLOW-OFF ASSEMBLY - BELOW GROUND



NOTES:

1. ALL WATER SERVICE CONNECTIONS TO PVC WATERMAIN SHALL BE MADE WITH AN APPROVED SERVICE SADDLE (NO DIRECT TAPS).
2. TAPS SHALL NOT BE LOCATED CLOSER THAN 24" FROM THE BACK OF PIPE BELLS, SPIGOT INSERTION LINES AND ANY JOIN RESTRAINT HARDWARE.
3. TAPS SHALL BE STAGGERED 90 DEGREES FROM EACH OTHER, AND LOCATED A MINIMUM OF 18" APART.

C900 PVC WATERMAIN SERVICE SADDLE SPACING DETAIL

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

JOSEPH HEAVRIN — 25199 — PROFESSIONAL ENGINEER — STATE OF WASHINGTON — PRELIMINARY — NOT FOR CONSTRUCTION

8/24/26

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By Virgil Amick at
8:00 am, August 25, 2026

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WATER DETAILS 2
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

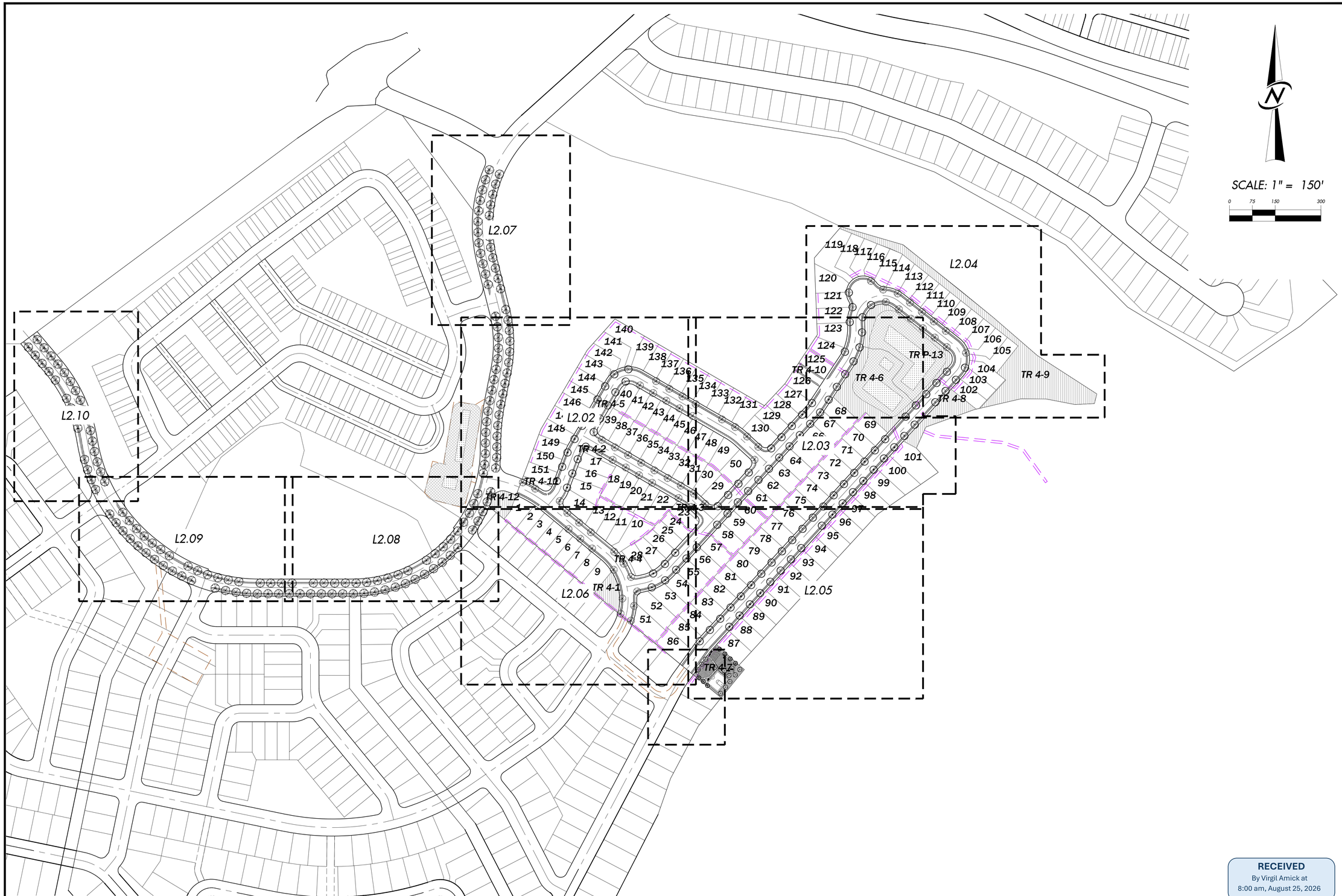
DATE	SEE STAMP DATE
DESIGNED	HOLI HEAVRIN, P.E.
DRAWN	KAYLIN MAYHEW
APPROVED	HOLI HEAVRIN, P.E.
	HOLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
C6.32

SHEET 83 OF 95

PROJECT NUMBER
26035

8/24/2026 2:24 PM KMAYHEW J:\2026\26035 ENGINEERING\PRELIMINARY SHEETS \26035 C6.31.DWG C6.32



SCALE: 1" = 150'

0 75 150 300

COMPOSITE LANDSCAPE PLAN

SCALE 1" = 150'

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By Virgil Amick at
8:00 am, August 25, 2026

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

STATE OF WASHINGTON
CHRISTOPHER BENNETT SOLORIO
21391
EXPIRES: 04/17/2026
LICENSED LANDSCAPE ARCHITECT

8/24/26

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Intelligent Infrastructure. Enduring Communities.

COMPOSITE LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	MARK S. LEES	
DRAWN	MARK S. LEES	
APPROVED	LINDSEY B. SOLORIO	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
L2.01

SHEET	OF
84	95

PROJECT NUMBER
26035

8/24/2026 2:14 PM MLEES J:\2026\26035\LANDSCAPE\PRELIMINARY SHEETS\26035 L2.01.DWG L2.01

B-05

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- GENERAL LANDSCAPING
- GROUNDCOVER (SEE SHEET L2.07)

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By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

STATE OF WASHINGTON
CARL BENNETT SHUMAN
21391
EXP. 04/17/2026
LICENSED LANDSCAPE ARCHITECT
8/24/26

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LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
L2.02

SHEET	OF
85	95

PROJECT NUMBER
26035

8/24/2026 2:29 PM HLEES J:\2026\26035\LANDSCAPE\PRELIMINARY SHEETS\26035 L2.02.DWG L2.02

SITE LEGEND

- GENERAL LANDSCAPING
- ZONE 1 DETENTION LANDSCAPING
- ZONE 2 DETENTION LANDSCAPING
- GROUNDCOVER (SEE SHEET L2.07)

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

SEE SHEET L2.04

SEE SHEET L2.02

SEE SHEET L2.04

SEE SHEET L2.05

123 124 125 126 127 128 129 130 131 132 133 134 68 67 69 66 70 65 71 64 72 63 73 62 74 61 75 47 48 49 50 30 29 99 100 101 98

TR 4-10

TR 4-6

P-4 ROAD A

P-4 ROAD B

P-4 ROAD A

KEY MAP

ZONE 1 DETENTION LANDSCAPING (TYP.)
SEE PLANT SCHEDULE ON SHEET L2.11

ZONE 2 DETENTION LANDSCAPING (TYP.)
SEE PLANT SCHEDULE ON SHEET L2.11

GENERAL LANDSCAPING (TYP.)
SEE PLANT SCHEDULE ON SHEET L2.11

N

SCALE: 1" = 30'

0 15 30 60

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL (TYP.)
FINAL DESIGN TO BE DETERMINED AT SITE DEVELOPMENT
PERMIT MAY BE INSTALLED WITH ALTERNATE PHASE

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

STATE OF WASHINGTON
LAURA BENNETT SOLORIO
21991
REGISTERED LANDSCAPE ARCHITECT
8/24/26

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LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	MARK S. LEES	
DRAWN	MARK S. LEES	
APPROVED	LINDSEY B. SOLORIO	HOLLI HEAVRIN, P.E. PROJECT MANAGER

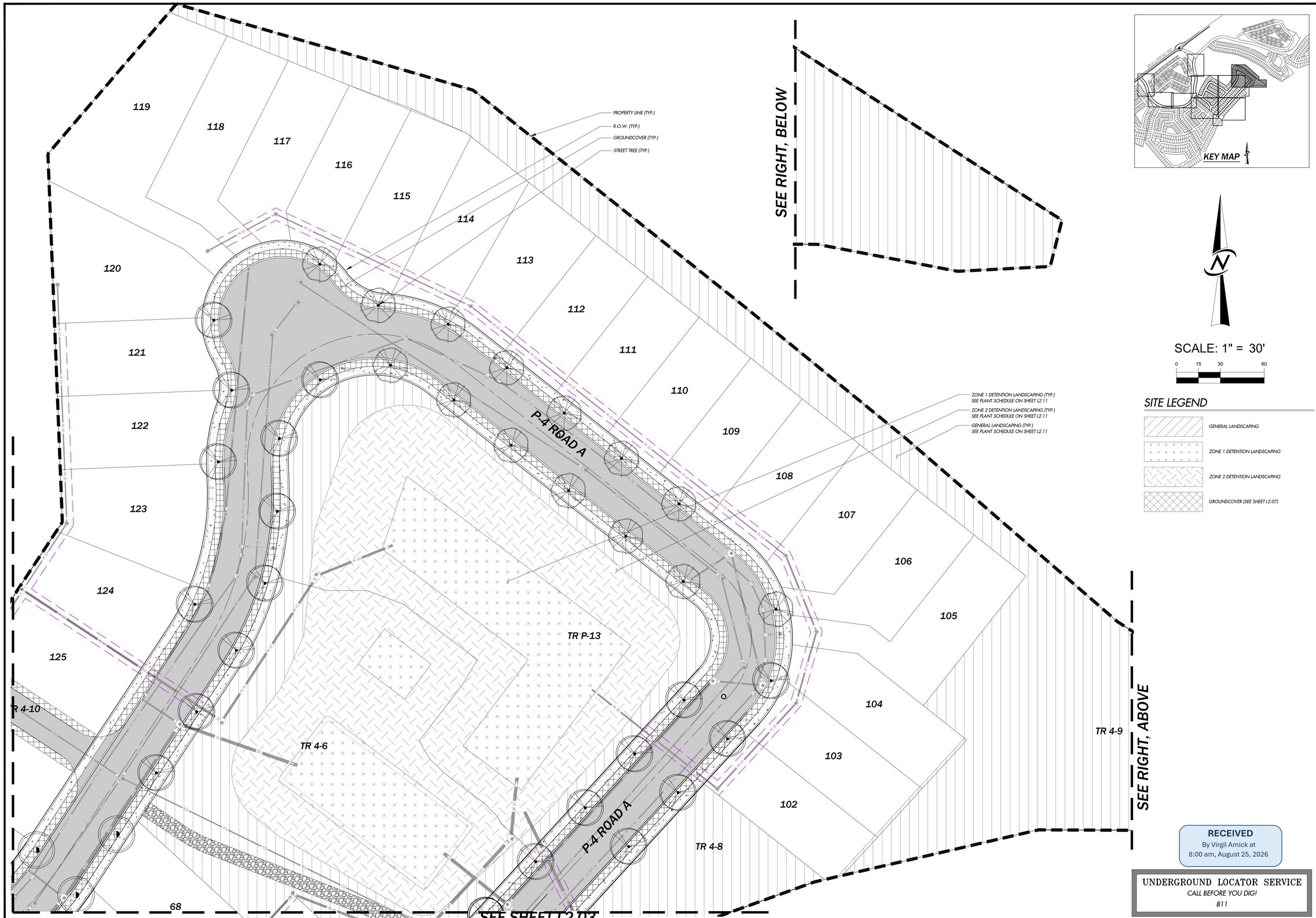
DRAWING NUMBER
L2.03

SHEET 86 OF 95

PROJECT NUMBER
26035

8/24/2026 2:29 PM MLEES J:\2026\26035\LA\DSC\ART\PRELIM\NAPP\SHEETS\26035 L2.02_DWG L2.03

B-05



N

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- GENERAL LANDSCAPING
- ZONE 1 DETENTION LANDSCAPING
- ZONE 2 DETENTION LANDSCAPING
- GROUNDCOVER (SEE SHEET L2.07)

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

STATE OF WASHINGTON
CLAIRE BENNETT SOLORIO
21961
EXP. 04/17/2026
LICENSED LANDSCAPE ARCHITECT
8/24/26

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LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
L2.04

SHEET	OF
87	95

PROJECT NUMBER
26035

8/24/2026 2:24 PM HEES J:\2026\26035\LANDSCAPE\REVISIONARY SHEETS\26035 L2.02.DWG L2.04

B-05

SEE SHEET L2.03

SEE SHEET L2.06

SEE RIGHT

SEE LOWER LEFT

P-4 ROAD A

P-4 ROAD A

TR 4-7

TR 4-7

PROPOSED 6' WIDE HOG FUEL PEDESTRIAN TRAIL (TYP.)
FINAL DESIGN TO BE DETERMINED AT SITE DEVELOPMENT PERMIT MAY BE INSTALLED WITH ALTERNATE PHASE

R.O.W. (TYP.)

PROPERTY LINE (TYP.)

GROUNDCOVER (TYP.)

STREET TREE (TYP.)

PLAY SYSTEM TO BE DETERMINED AT FINAL DESIGN

LAWN (TYP.)

PICNIC TABLE (TYP.)

MINI PARK

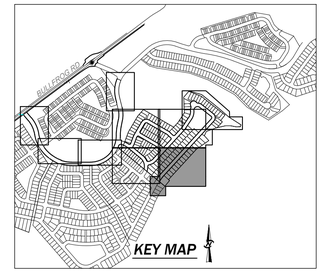
GRAVEL WALKWAY (TYP.)

CHAINLINK FENCE (TYP.)

BENCH (TYP.)

SPORT COURT

GENERAL LANDSCAPING (TYP.)



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

GENERAL LANDSCAPING

GROUNDCOVER (SEE SHEET L2.07)

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

STATE OF WASHINGTON
SCOTT BENNETT SOLORIO
CERTIFIED LANDSCAPE ARCHITECT
8/24/26

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Intelligent Infrastructure. Enduring Communities.

LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
L2.05

SHEET 88 OF 95

PROJECT NUMBER
26035

8/24/2026 2:26 PM HLEES J:\2026\26035\LA\DSC\ART\PRELIM\NAPP\SHEETS\26035 L2.02.DWG L2.05

B-05

SEE SHEET L2.02

SEE SHEET L2.03

SEE SHEET L2.02

SEE SHEET L2.05

P LOOP RD

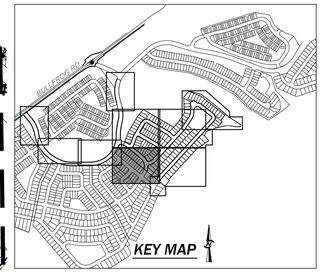
P-4 ROAD A

TR 4-1

TR 4-4

TR 4

1 2 3 4 5 6 7 8 9 10 11 12 13 14 23 24 25 26 27 28 51 52 53 54 85 86



N

SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

GENERAL LANDSCAPING

GROUNDCOVER (SEE SHEET L2.07)

GROUNDCOVER (TYP.)

STREET TREE (TYP.)

R.O.W. (TYP.)

PROPERTY LINE (TYP.)

RECEIVED
By Virgil Amick at
8:00 am, August 25, 2026

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

STATE OF WASHINGTON
CHRISTOPHER T. BENNETT SOLORIO
21391
REGISTERED LANDSCAPE ARCHITECT
EXP. 04/17/2026
8/24/26

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Intelligent Infrastructure. Enduring Communities.

LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

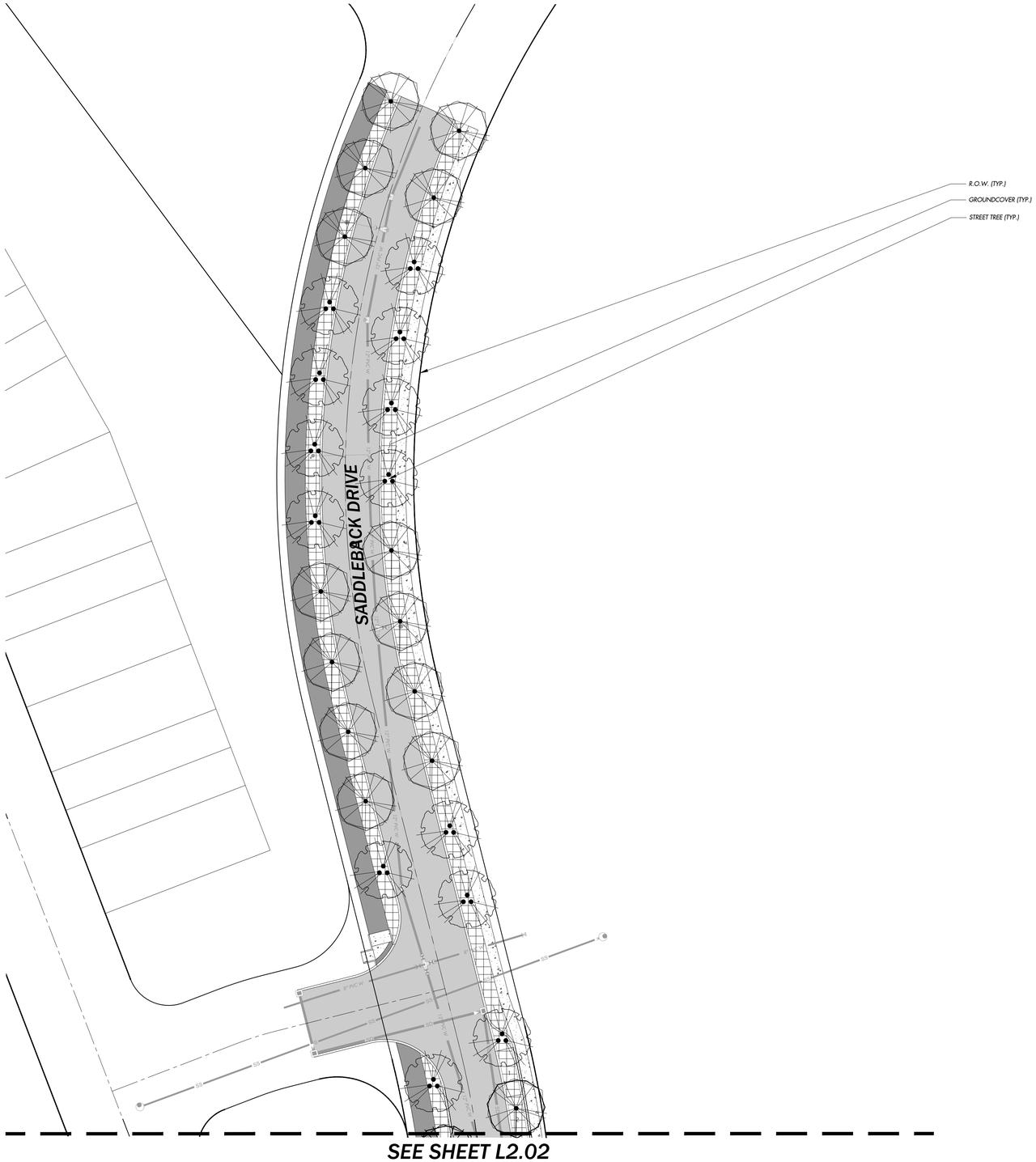
DRAWING NUMBER
L2.06

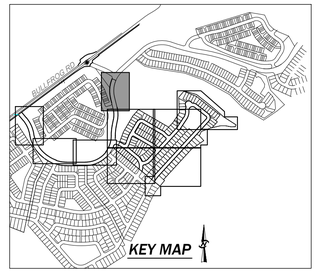
SHEET 89 OF 95

PROJECT NUMBER
26035

8/24/2026 2:18 PM HALEES J:\2026\26035\LANDSCAPE\PRELIMINARY\SHEETS\26035 L2.02.DWG L2.06

B-05





SCALE: 1" = 30'

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SITE LEGEND

GENERAL LANDSCAPING

GROUNDCOVER (SEE SHEET L2.07)

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1	REVISED PER CITY COMMENTS	7/28/26
2	REVISED FOR SECONDARY FIRE ACCESS	8/24/26

STATE OF WASHINGTON
CLAY BENNETT STUMPF
LICENSED LANDSCAPE ARCHITECT
EXP. 08/19/EXP. 04 / 17 / 2027

8/24/26

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LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
L2.07

SHEET	OF
90	95

PROJECT NUMBER
26035

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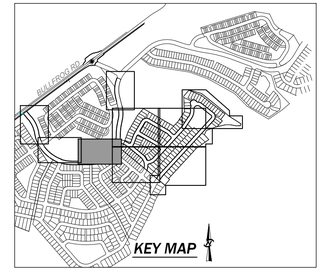

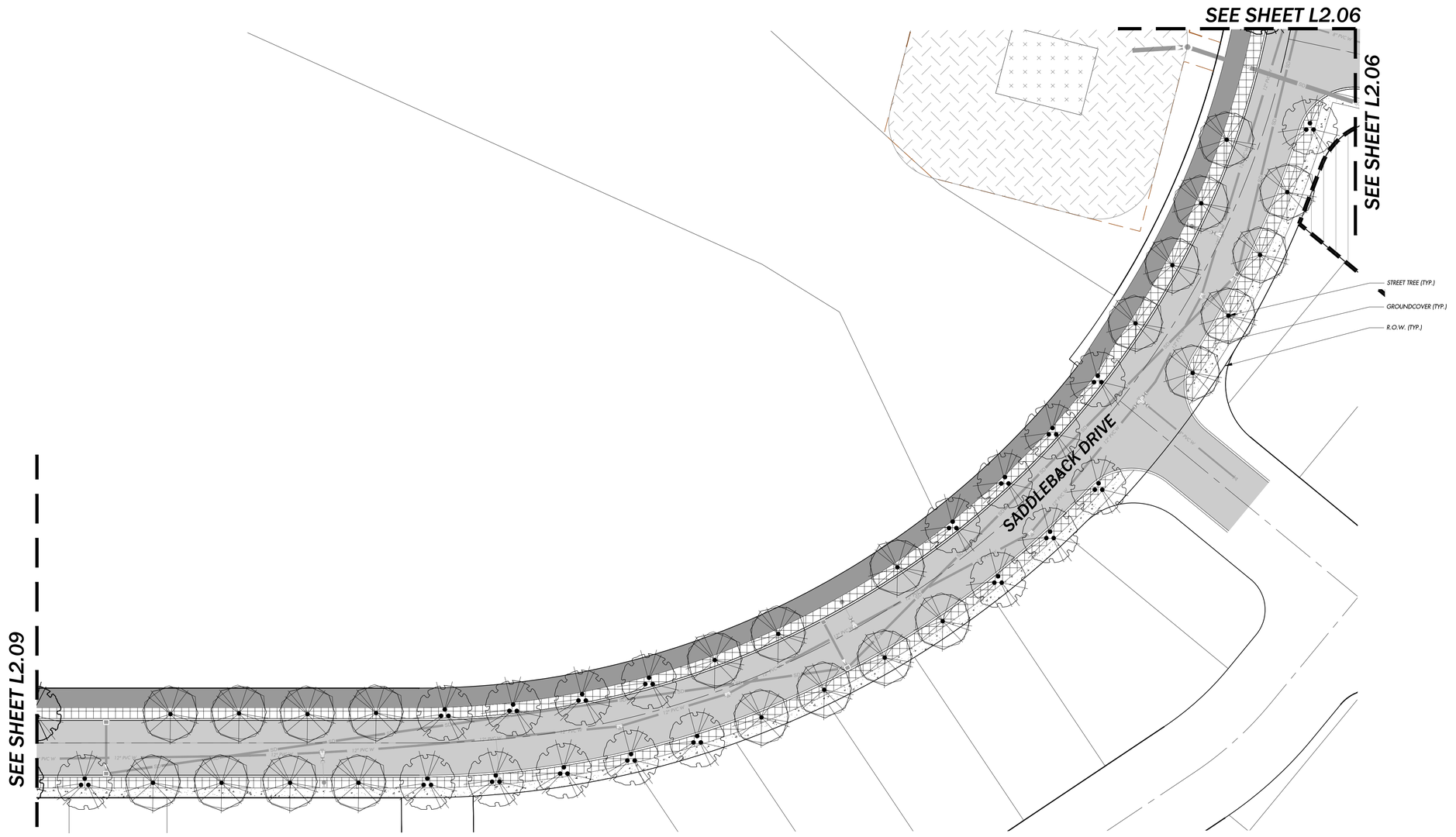

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SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

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GROUNDCOVER (SEE SHEET L2.07)

RECEIVED
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STATE OF WASHINGTON
GARY BENNETT SOLOMON
CERTIFIED LANDSCAPE ARCHITECT
8/24/26

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LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E. PROJECT MANAGER

DRAWING NUMBER
L2.08

SHEET	OF
91	95

PROJECT NUMBER
26035

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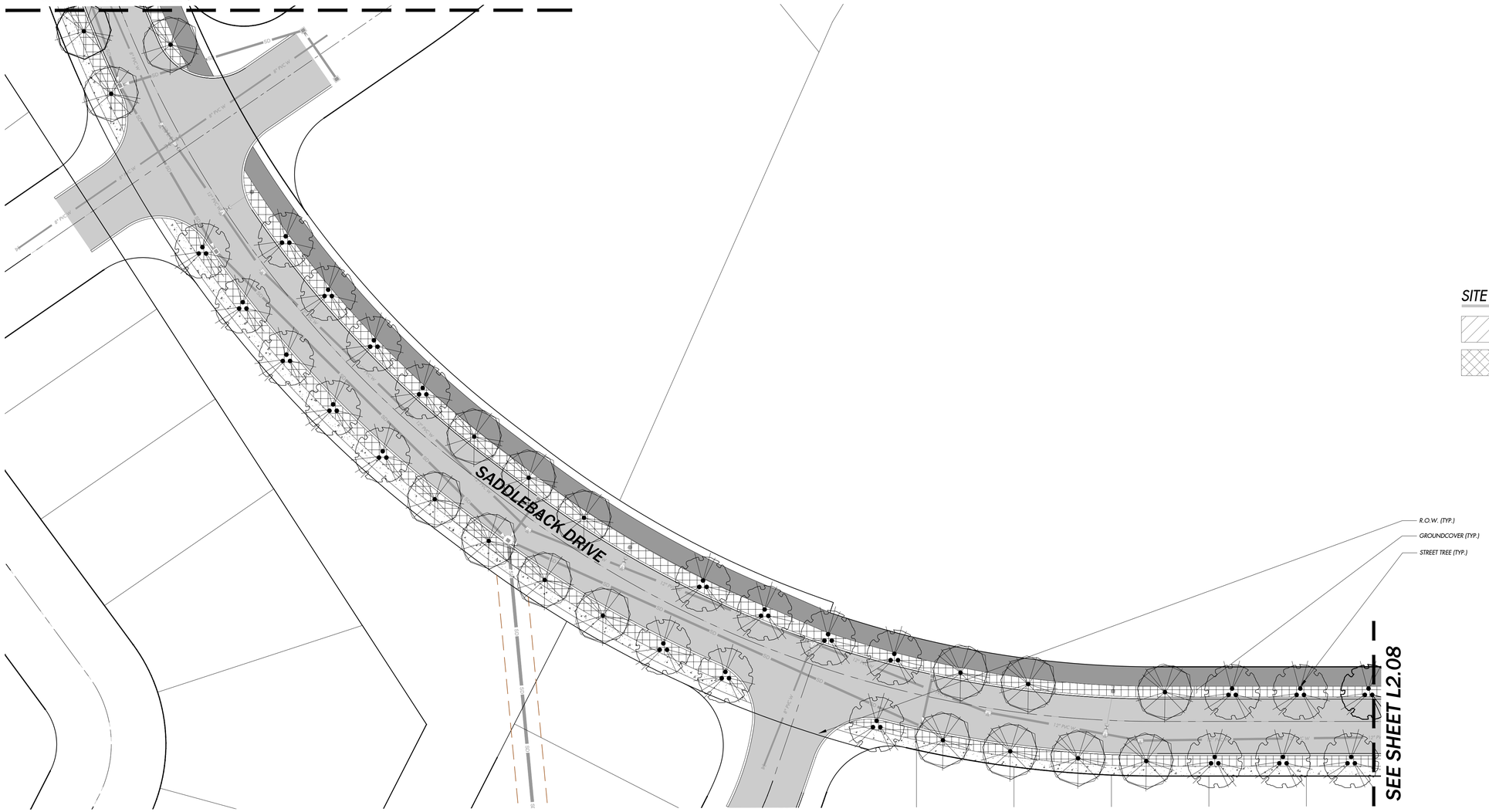

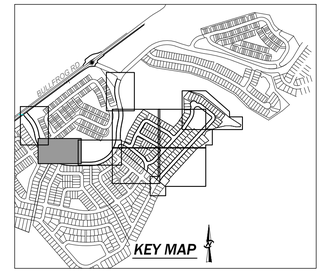

SCALE: 1" = 30'

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SITE LEGEND

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- GROUNDCOVER (SEE SHEET L2.07)

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STATE OF WASHINGTON
CHRISTOPHER J. BENNETT STUDNEY
LICENSED LANDSCAPE ARCHITECT
8/24/26

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LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
L2.09

SHEET 92 OF 95

PROJECT NUMBER
26035

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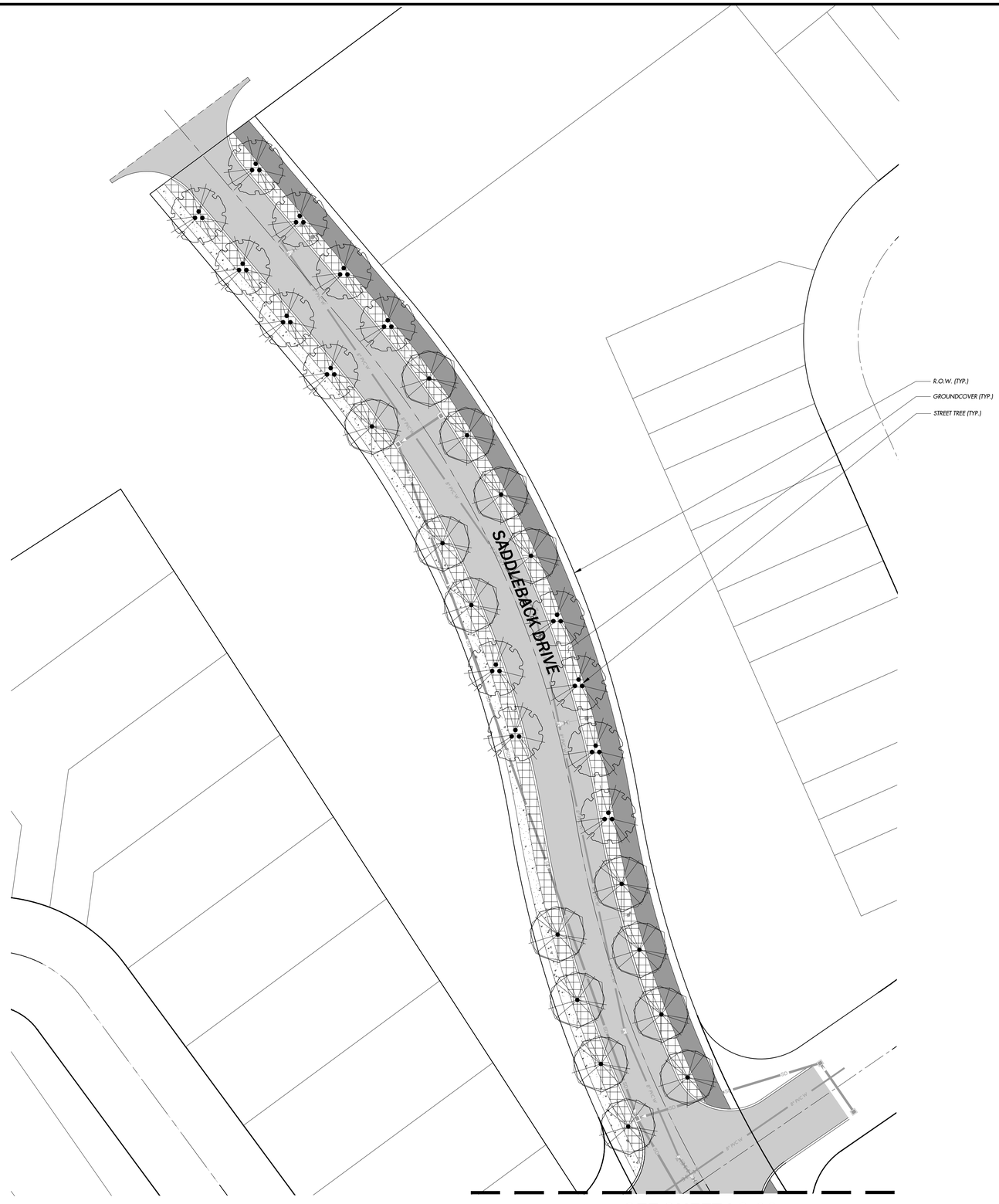

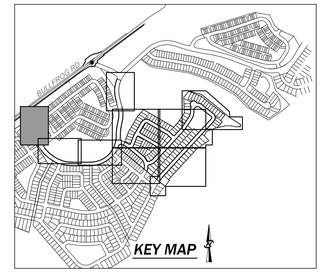

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STATE OF WASHINGTON
LAURA BENNETT SOLORIO
21381
REGISTERED LANDSCAPE ARCHITECT
EXP. 04/17/2026

8/24/26

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LANDSCAPE PLAN
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E. — PROJECT MANAGER

DRAWING NUMBER
L2.10

SHEET 93 OF 95

PROJECT NUMBER
26035

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LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
NATIVE TREES					
	11	ACER MACROPHYLLUM	BIG LEAF MAPLE	2" CAL. MIN.	AS SHOWN
	7	PINUS CONTORTA	SHORE PINE	6` HT. MIN.	AS SHOWN
STREET TREES					
	82	ACER SACCHARUM	SUGAR MAPLE	2" CAL. MIN.	35` OC OR AS SHOWN
	53	GLEDITSIA TRIACANTHOS F. INERMIS DROUGHT TOLERANT	THORNLESS HONEY LOCUST	2" CAL. MIN.	35` OC OR AS SHOWN
	62	PARROTIA PERSICA	PERSIAN PARROTIA	2" CAL. MIN.	AS SHOWN
	52	QUERCUS VELUTINA	BLACK OAK	2" CAL. MIN.	AS SHOWN
		TILIA CORDATA	LITTLELEAF LINDEN	2" CAL. MIN.	35` OC OR AS SHOWN
SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUB ARI					
		GENERAL LANDSCAPING			
	766	ARBUTUS UNEDO `COMPACTA` HOLODISCUS DISCOLOR FERN MIX 75% POLYSTICHUM MUNITUM 25% BLECHNUM SPICANT DROUGHT TOLERANT GAULTHERIA SHALLON LAWN NATIVE POLLINATOR MEADOW SEED MIX ANNUAL WILDFLOWERS 29% PERENNIAL WILDFLOWERS 47% GRASSES 24%	DWARF STRAWBERRY TREE OCEAN-SPRAY SALAL WEST OF THE CASCADES	3 GAL./36" HT. MIN. 2 GAL/18" HT. MIN. 1 GAL. 1 GAL. HYDROSEED HYDROSEED	4` O.C. 3` O.C. 5` O.C. 18" O.C.
	108,451 SF	ZONE 1 DETENTION LANDSCAPING			
		MAHONIA NERVOSA PHYSOCARPUS MALVACEUS DROUGHT TOLERANT SPIRAEA DOUGLASII ZONE 1 NATIVE GRASS SEED MIX	OREGON GRAPE MALLOW NINEBARK WESTERN SPIREA	3 GAL./24" HT. MIN. 2 GAL./24" HT. MIN. 5 GAL./24" HT. MIN. HYDROSEED	2` O.C. AS SHOWN  5` O.C.
	72,596 SF	ZONE 2 DETENTION LANDSCAPING			
	4,695	ARTEMISIA FRIGIDA DROUGHT TOLERANT	FRINGED WORMWOOD	2 GAL./24" HT. MIN.	AS SHOWN
	660	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	2 GAL./24" HT. MIN.	AS SHOWN
	660	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL./24" HT. MIN.	AS SHOWN

GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.

4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.

5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

6. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).

7. THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.

8. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC., DURING CONSTRUCTION.

9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.

10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET.

11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.

12. THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.

13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.

14. MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.

15. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.

16. WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.

17. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.

18. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE CITY OF CLE ELUM PLANNING.

19. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.

20. DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

21. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

22. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.

23. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.

24. STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
A.) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.

25. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.

26. ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.

27. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.

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STATE OF WASHINGTON
LINDSEY B. BENNETT SOLORIO
CERTIFIED LANDSCAPE ARCHITECT
8/24/26

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LANDSCAPE SCHEDULE & NOTES
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

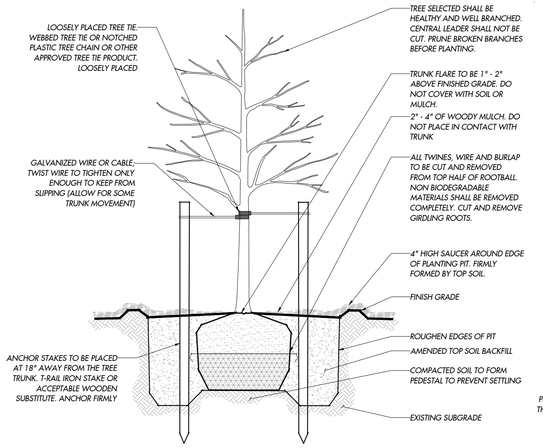
DATE	SEE STAMP DATE
DESIGNED	MARK S. LEES
DRAWN	MARK S. LEES
APPROVED	LINDSEY B. SOLORIO
	HOLLI HEAVRIN, P.E.
	PROJECT MANAGER

DRAWING NUMBER
L2.11

SHEET 94 OF 95

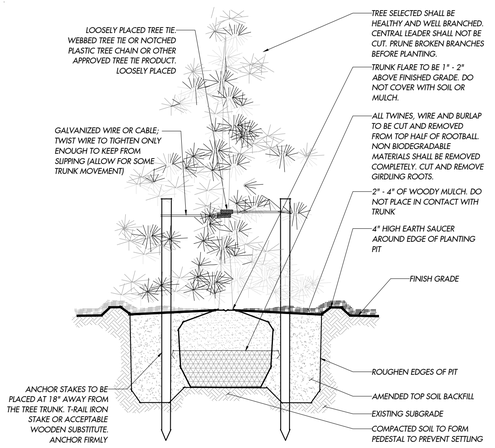
PROJECT NUMBER
26035

8/24/2026 2:17 PM HILEES J:\2026\26035\LANDSCAPE\PREIM\MARY'S SHEETS\26035 L2.02.DWG L2.11



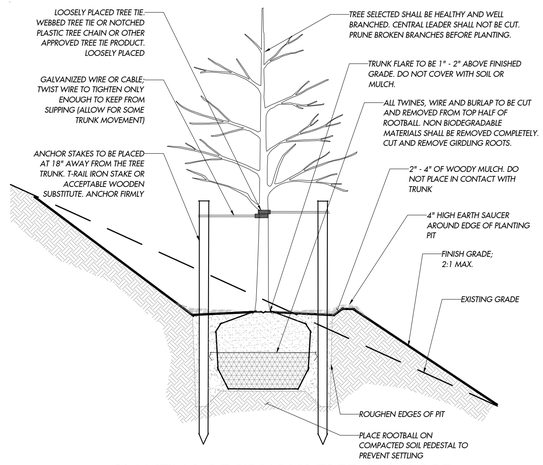
PLANTING DECIDUOUS TREE

NOT TO SCALE



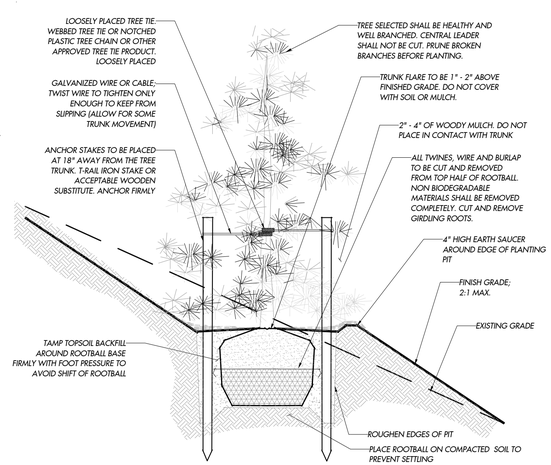
PLANTING CONIFER TREE

NOT TO SCALE



PLANTING DECIDUOUS TREE ON SLOPE

NOT TO SCALE



PLANTING CONIFER TREE ON SLOPE

NOT TO SCALE

PLANTING SHRUB

NOT TO SCALE

PLANTING SHRUB ON SLOPE

NOT TO SCALE

PLANTING GROUNDCOVER

NOT TO SCALE

PLANT SPACING

NOT TO SCALE

RECEIVED
By Virgil Amick at
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STATE OF WASHINGTON
BENNETT S. LORD
EXP. 04/17/2026
LICENSED LANDSCAPE ARCHITECT
8/24/26

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LANDSCAPE DETAILS
BULLFROG FLATS - PHASE P-4

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

DATE	SEE STAMP DATE	
DESIGNED	MARK S. LEES	
DRAWN	MARK S. LEES	
APPROVED	LINDSEY B. SOLORIO	
	HOLLI HEAVRIN, P.E.	PROJECT MANAGER

DRAWING NUMBER
L2.31

SHEET	OF
95	95

PROJECT NUMBER
26035

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