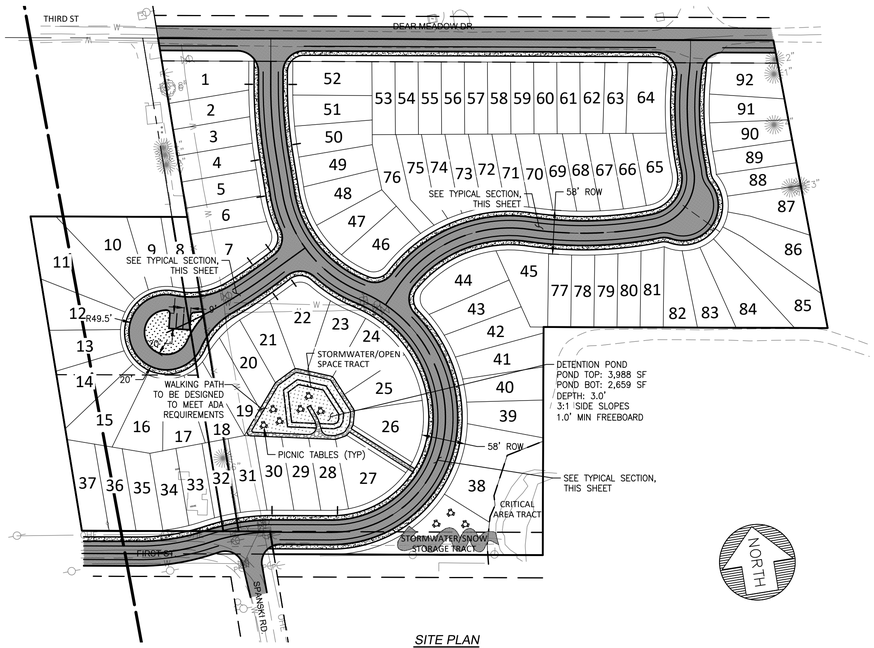
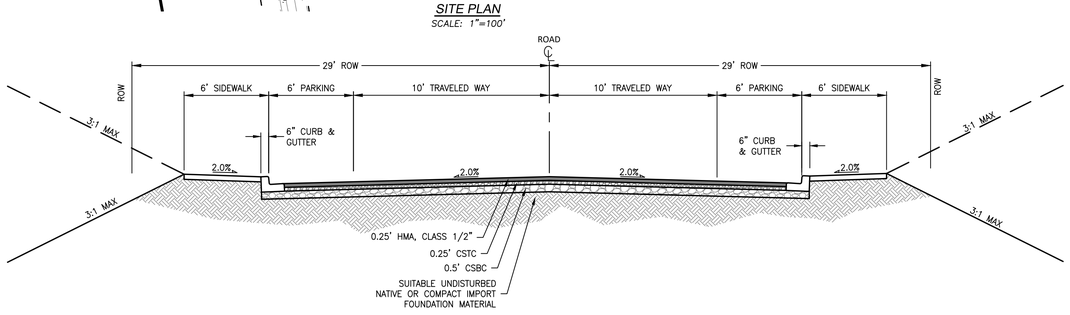
WILDWOOD DEVELOPMENT

A PORTION OF SECTION 25, T. 20 N., R. 15 E., W.M.
CITY OF CLE ELUM, KITTITAS COUNTY, STATE OF WASHINGTON

RECEIVED
By Virgil Amick at
8:00 am, March 11, 2026



SITE PLAN
SCALE: 1"=100'



TYPICAL ROAD SECTION
NTS

PROPERTY INFORMATION:

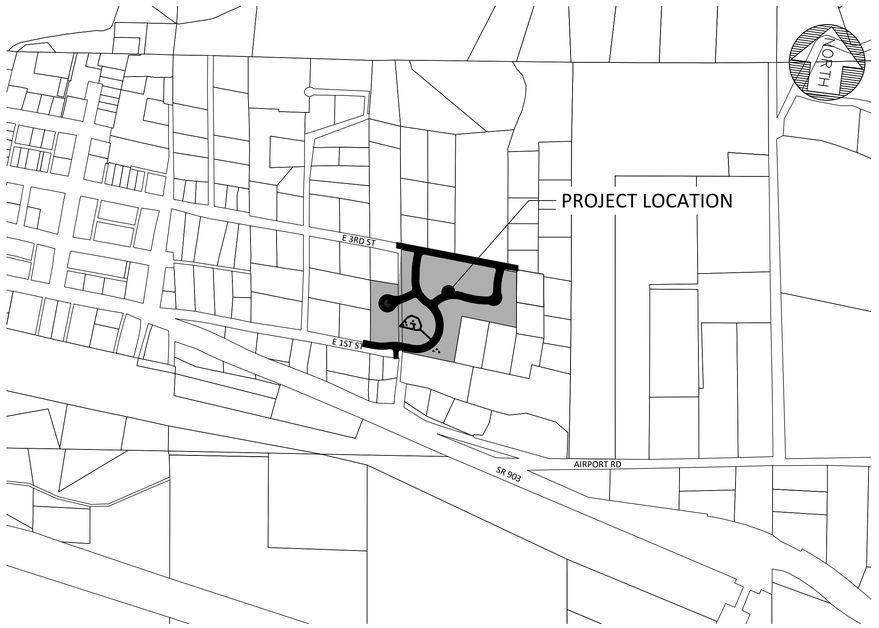
PARCEL NUMBER:	063034 (20-15-25040-0008): 10.0 ACRES 623134 (20-15-25055-0007): 1.74 ACRES VACATED ALLEY:
PROPERTY ADDRESS:	E THIRD ST, CLE ELUM, WA
ZONE:	RM MULTIPLE FAMILY RESIDENTIAL DISTRICT
WATER:	CITY OF CLE ELUM
SEWER:	CITY OF CLE ELUM
POWER:	KITTITAS COUNTY PUD

PROJECT TEAM:

OWNER:	WILDWOOD RANCH, LLC PO BOX 895 ROSLYN, WA 98941 PHONE: 509-674-8797 CONTACT: JEFF STUBBS
ENGINEER/SURVEYOR:	ENCOMPASS ENGINEERING & SURVEYING 110 S OAKES AVE. #250 CLE ELUM, WA 98922 PHONE: 509-674-7433 CONTACT: BRYAN TAPPEL, PE
TRAFFIC ENGINEER:	TRANSPORTATION ENGINEERING NORTHWEST (TENW) 11400 SE 8TH STREET, SUITE 200 BELLEVUE, WA 98004 PHONE: 206-361-7333 EXT 101 (OFFICE) 206-999-4145 (CELL) EMAIL: MIKEREAD@TENW.COM CONTACT: MICHAEL READ, PE/PRINCIPAL

SHEET INDEX:

TITLE	NO.
COVER SHEET	C0.0
EXISTING CONDITIONS	C1.0
ON-SITE SEWER PLAN & PROFILE	C2.0-C2.1
OFF-SITE SEWER PLAN & PROFILE	C3.0-C3.1
WATER PLAN & PROFILE	C4.0-C4.2



LEGEND

	EXISTING:	PROPOSED:
BOUNDARY LINE/RIGHT-OF-WAY		
LOT LINE		
STREET MONUMENT (IN CONCRETE)	⊕	⊕
PROPERTY CORNER	○	●
BENCHMARK/CONTROL POINT	⊕ △	⊕ △
TEMPORARY BENCHMARK	⊕ TBM	⊕ TBM
EASEMENT LINE		
CENTERLINE		
CURB/GUTTER/SIDEWALK LINE		
EDGE OF PAVEMENT LINE		
CHAIN LINK FENCE LINE		
SIGN		
STREET LIGHT (ELECTROLIER)	☼	☼
GRADE BREAK LINE		
CONTOUR LINE (MAJOR)	1650	1650
CONTOUR LINE (MINOR)	1651	1651
CATCH BASIN (TYPE 1)	□	
STORM DRAIN MANHOLE/CATCH BASIN TYPE 2	◎	◉
STORM DRAIN LINE	SD	SD
CONTROL STRUCTURE	◎	◉
RIP-RAP PAD		❀
SANITARY SEWER LINE	SS	SS
SANITARY SEWER CLEANOUT	○	●
SANITARY SEWER MANHOLE	◯	⬤
WATERMAIN LINE	W	W
GATE VALVE (MECHANICAL JOINT)	⋈	⋈
GATE VALVE (FLANGE)	⋈	⋈
WATER METER	⊞	▪
FIRE HYDRANT		
CAP	]	]
THRUST BLOCK	◄	◄
WATER TEE	⊢	⊢
GAS LINE	G	G
GAS VALVE	◫	◨
UNDERGROUND ELECTRIC LINE	E	E
POWER POLE / UTILITY POLE	○	●
GUY ANCHOR	⟵	⟵
ELECTRICAL TRANSFORMER / VAULT	P	P
TELEPHONE VAULT/PEDESTAL	T	T
TELEPHONE MANHOLE	T	T

STANDARD PLAN NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE WSDOT\APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION).
2. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK THAT ARE NOT PROVIDED BY THE OWNER PRIOR TO START OF CONSTRUCTION.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER, THE CITY, AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S PROFESSIONAL ENGINEERING CONSULTANT AND THE CITY OF CLE ELUM DEPARTMENT OF PUBLIC WORKS OF THE PRE-CONSTRUCTION MEETING TIME AND LOCATION.
5. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS AND CURBS THAT ARE TO REMAIN BUT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE INSPECTOR.
6. ALL SURVEYING AND STAKING OF IMPROVEMENTS SHALL BE APPROVED BY THE OWNER. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE OWNER PRIOR TO OBTAINING STAKING SERVICES.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF CLE ELUM FIRE DEPARTMENT TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISTRICT OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL ACTIVE CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555 OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
11. THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
12. BACKFILL MATERIAL SHALL MEET CITY OF CLE ELUM STANDARDS AND THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS AND SHALL BE APPROVED BY THE CITY PRIOR TO BACKFILLING.
13. INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY THE CITY INSPECTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE RECONSTRUCTION OF ITEMS THAT DO NOT MEET THE CONTRACT DOCUMENTS OR THAT WERE CONSTRUCTED WITHOUT INSPECTION.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER WATERS OF THE STATE. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
15. THE CONTRACTOR SHALL KEEP ALL STREETS AND PUBLIC RIGHT-OF-WAY CLEAN AT ALL TIMES BY SWEEPING. WASHING WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE CITY ENGINEER.
16. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD AND CITY OF CLE ELUM STANDARDS.
17. CONTRACTOR SHALL NOT MAKE ANY REVISIONS TO THE PLANS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL, SHALL APPLY.
19. ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.
20. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

ADA NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE U.S. DEPARTMENT OF JUSTICE AMERICANS WITH DISABILITIES ACT.
2. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33 %).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT ALL CURB RAMPS.
4. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". ALL RAMPS SHALL HAVE TACTILE STRIPS.
5. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2% MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS HANDICAPPED PARKING SHALL BE 2% IN ANY DIRECTION.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

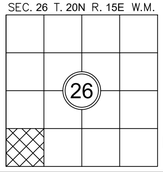
ABBREVIATIONS:

AC - ASPHALT CONCRETE
ACP - ABESTOS CEMENT PIPE
ADD'L - ADDITIONAL
AD - AREA DRAIN
ADJ - ADJACENT
ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
ALT - ALTERNATE
ALUM - ALUMINUM
APPROX - APPROXIMATE(LY)
ARCH - ARCHITECT(URAL)
AP - ANGLE POINT
ASPH - ASPHALT
ASSY - ASSEMBLY
ASTM - AMERICAN SOCIETY OF TESTING AND MATERIALS
AVE - AVENUE
BC - BACK OF CURB
BF - BLIND FLANGE
BLDG - BUILDING
BLDC - BUILDING CORNER
BLK - BLOCK
BLVD - BOULEVARD
BM - BENCHMARK
BNDY - BOUNDARY
BO - BLOW OFF
BOW - BOTTOM OF WALL (AT FINISHED GRADE)
BSBL - BUILDING SETBACK LINE
BVC - BEGINNING OF VERTICAL CURVE
BVCE - BEGIN VERTICAL CURVE ELEVATION
BVCS - BEGIN VERTICAL CURVE STATION
BW - BACK OF WALK
CB - CATCH BASIN
CF - CUBIC FEET (FOOT)
CIP - CAST IRON PIPE
CJ - CONSTRUCTION JOINT
CL - CLASS
C/L - CENTER LINE
CLR - CLEARENCE
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONN - CONNECTION
CONT - CONTINUOUS (CONTINUED)
CONTR - CONTRACTOR
C, CONC - CONCRETE
CONST - CONSTRUCTION
CP - CONTROL POINT
CFS - CUBIC FEET PER SECOND
CTR - CENTER(ED)
CTV - CABLE TV
C&G - CURB AND GUTTER
CY - CUBIC YARD
DCVA - DOUBLE CHECK VALVE ASSEMBLY
DDCV - DOUBLE DETECTOR CHECK VALVE
DEPT. - DEPARTMENT
DET - DETAIL OR DETENTION
DIP - DUCTILE IRON PIPE
DIA(S) - DIAMETER
DIM - DIMENSION
DOT - DEPARTMENT OF TRANSPORTATION
DS - DOWN SPOUT
DWG - DRAWING
E - EAST(ING)
EA - EACH
EL - ELEVATION
ELEC - ELETRICAL
EP - EDGE OF PAVEMENT
EQUIV - EQUIVALENT
EVC - END OF VERTICAL CURVE
EVCE - END OF VERTICAL CURVE ELEVATION
EVCS - END OF VERTICAL CURVE STATION
EX, EXIST - EXISTING
FC - FACE OF CURB
FD - FLOOR DRAIN
FDC - FIRE DEPARTMENT CONNECTION
FFE - FINISH FLOOR ELEVATION
FH - FIRE HYDRANT
FL - FLANGED OR FLOW LINE
FLR - FLOOR
FS - FINSHED SURFACE
FT (') - FOOT (FEET)
FTG - FOOTING
G - GAS MAIN
GA - GAUGE
GALV - GALVANIZED
GB - GRADE BREAK
GM- GAS METER
GRD - GRADE
HB - HOSE BIBB
HDPE - HIGH DENSITY POLYETHYLENE
HORIZ (H) - HORIZONTAL
HT - HEIGHT
HYD - HYDRANT
ID - INSIDE DIAMETER
IE - INVERT ELEVATION
IN (") - INCHES
INV - INVERT
IRR - IRRIGATION WATER
L - LENGTH
LB, # - POUND(S)
LF - LINEAR FEET
LN - LANE
MAT'L - MATERIAL
MAX - MAXIMUN
MFR - MANUFACTURER
MH - MANHOLE
MIN - MINIMUM
MISC - MISCELLANEOUS
MJ - MECHANICAL JOINT
N - NORTH(ING)
NO (#) - NUMBER
N.T.S. - NOT TO SCALE
O.C. - ON CENTER
O.D. - OUTSIDE DIAMETER
O/W - OIL WATER
P - POWER
PC - POINT OF CURVATURE
PERF - PERFORATED
PI - POINT OF INTERSECTION
PIV - POST INDICTOR VALVE
PL - PROPERTY LINE
PP - POWER POLE
PROV - PROVIDED
PSF - POUNDS PER SQUARE FOOT
PSI - POINDS PER SQUARE INCH
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE
PVI - POINT OF VERTICAL INTERSECTION
PVMT - PAVEMENT
PVT - POINT OF VERTICAL TANGENT
QTY - QUANTITY
RAD (R) - RADIUS
RCP - REINFORCED CONCRETE PIPE
RD - ROAD
REF - REFERENCE
REINF - REINFORCED
REQ - REQUIRED
RET - RETAINING
ROW - RIGHT-OF-WAY
RR - RAILROAD
S - SOUTH
S, SL - SLOPE
SCH - SCHEDULE
SD - STORM DRAIN
SF - SQUARE FOOT
SHT - SHEET
SIM - SIMILAR
SPEC - SPECIFICATION(S)
SQ - SQUARE
SS - SANITARY SEWER
ST - STREET
STA - STATION
STD - STANDARD
STL - STEEL
T - TELEPHONE WIRE
TBM - TEMPORARY BENCH MARK
TC - TOP OF CURB
TEMP - TEMPORARY
TG/RIM - TOP OF GRATE/RIM
THRU - THROUGH
TOE - TOE OF WALL, OR SLOPE
TOP - TOP OF WALL OR SLOPE
TOW - TOP OF WALL
TYP - TYPICAL
VC - VERTICAL CURVE
VOL - VOLUME
W - WEST
W/ - WITH
WM - WATER METER
W/O - WITHOUT
WQ - WATER QUALITY
WT - WEIGHT
WWF - WELDED WIRE FABRIC
WV - WATER VALVE
YD - YARD DRAIN

CITY OF CLE ELUM
APPROVED FOR CONSTRUCTION

CITY ENGINEER/PUBLIC WORKS DIRECTOR *DATE*

INDEX LOCATION
SEC. 26 T. 20N R. 15E W.M.



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STATE OF WASHINGTON
25028010
REGISTERED
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12/05/2025

WILDWOOD DEVELOPMENT
WILDWOOD RANCH, LLC
PRELIMINARY PLANS
COVER SHEET

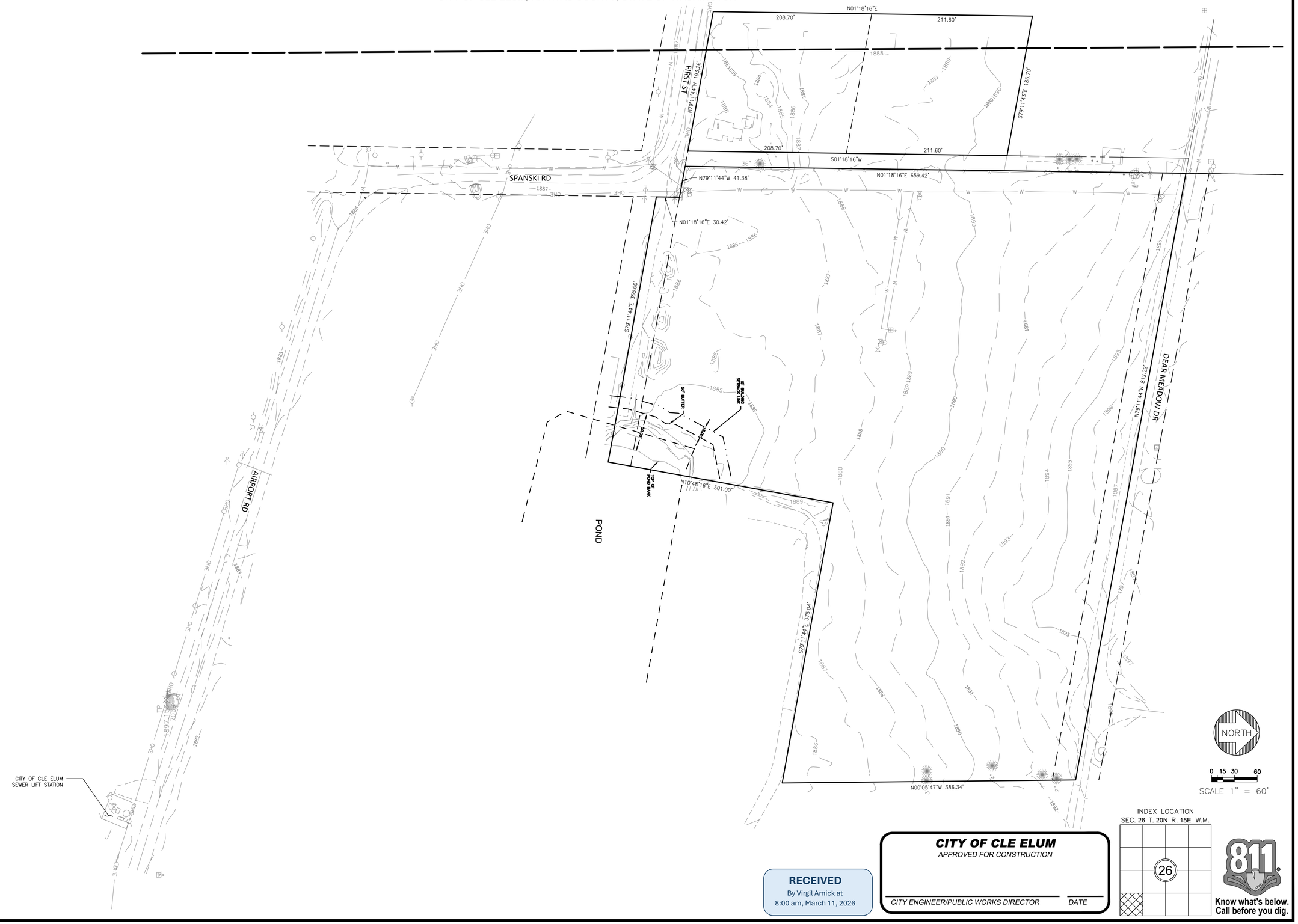
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WILDWOOD DEVELOPMENT

A PORTION OF SECTION 25, T. 20 N., R. 15 E., W.M.
CITY OF CLE ELUM, KITTITAS COUNTY, STATE OF WASHINGTON



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WILDWOOD RANCH, LLC
PRELIMINARY PLANS
EXISTING CONDITIONS

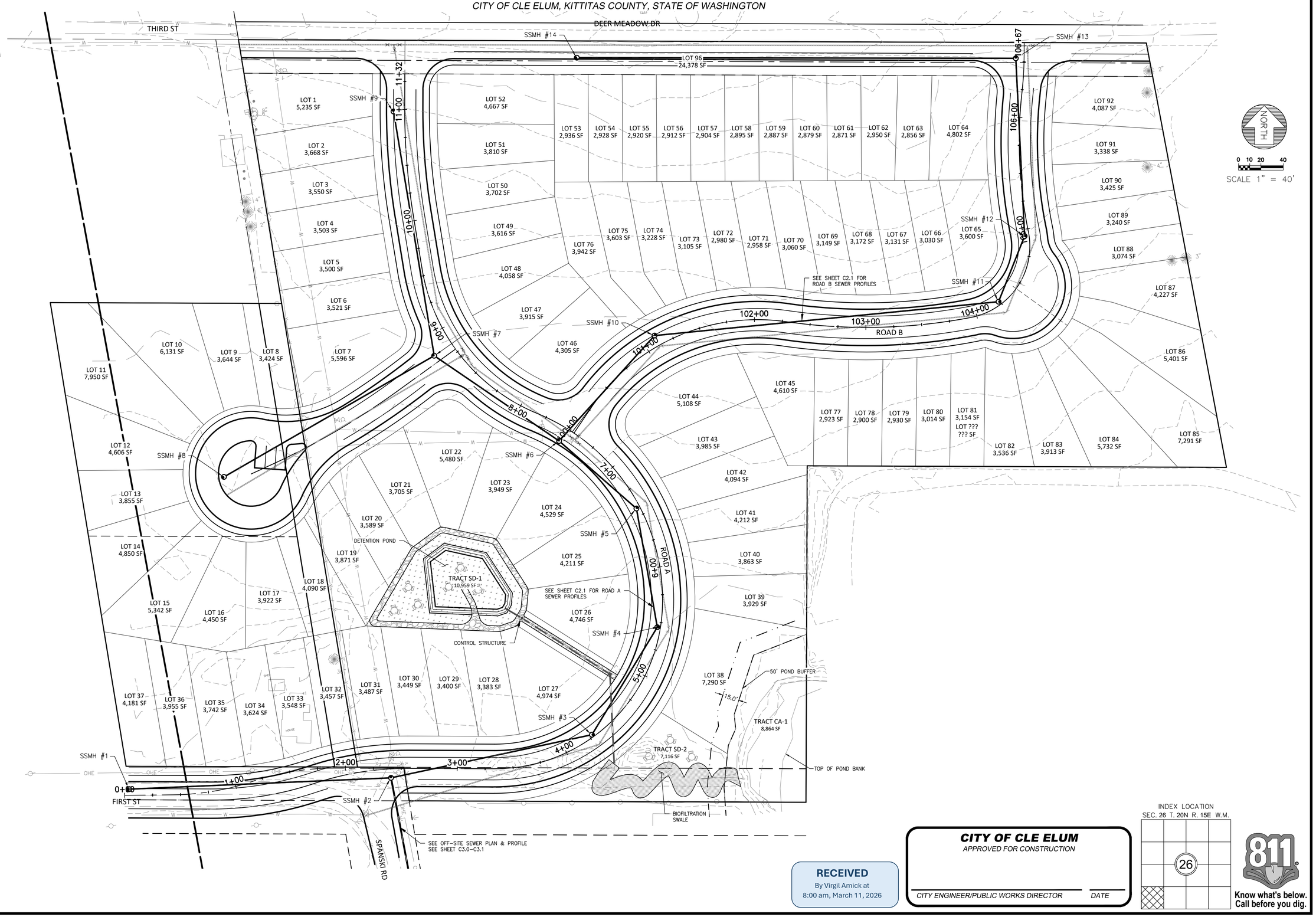
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PROFESSIONAL ENGINEER

12/05/2025

WILDWOOD DEVELOPMENT
WILDWOOD RANCH, LLC
PRELIMINARY PLANS
ON-SITE SEWER PLAN

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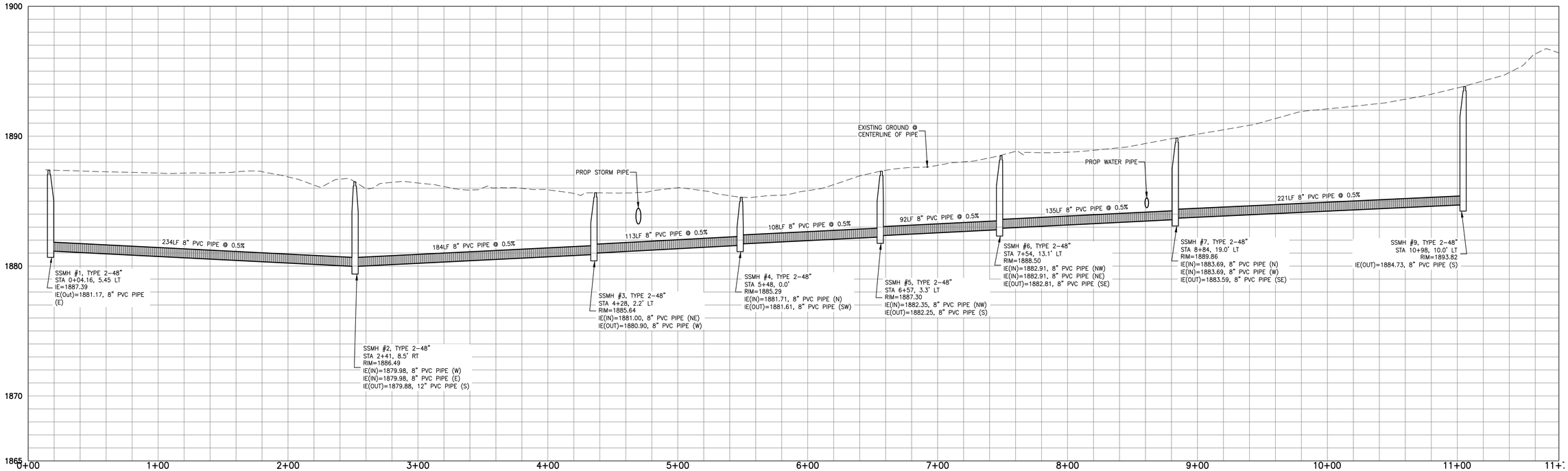
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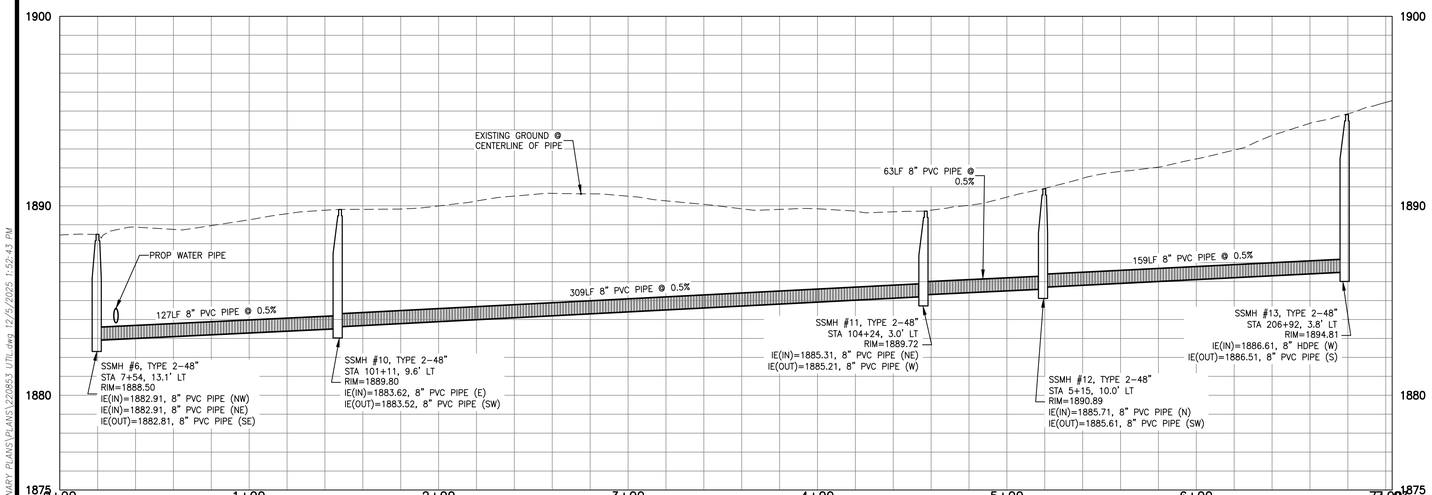
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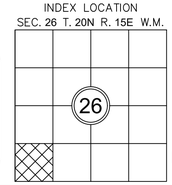


ROAD A PROP SEWER
HORIZ 1"=40"
VERT 1"= 4"



ROAD B PROP SEWER
HORIZ 1"=40"
VERT 1"= 4"

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12/05/2025

WILDWOOD DEVELOPMENT
WILDWOOD RANCH, LLC
PRELIMINARY PLANS
ON-SITE SEWER PROFILES

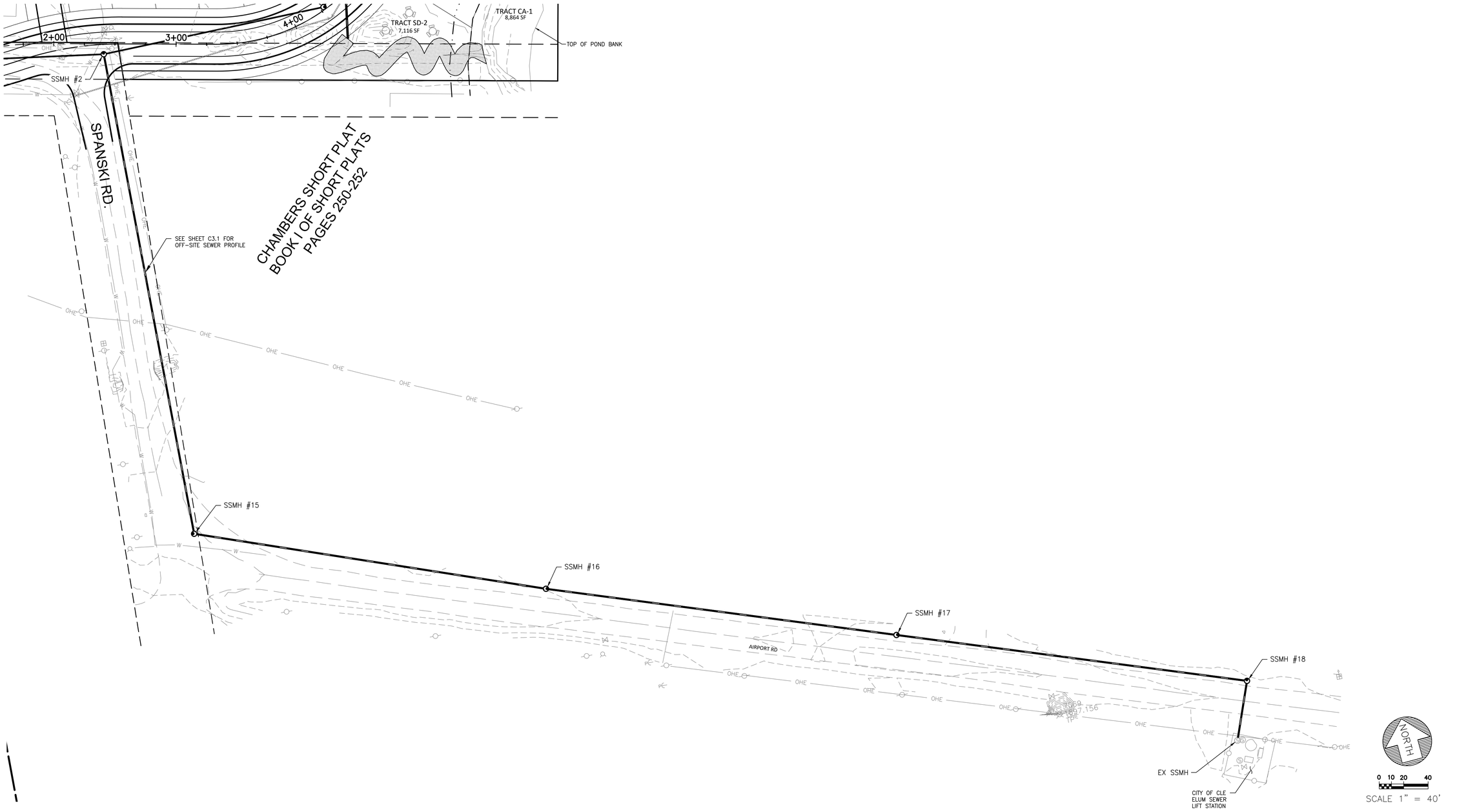
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WILDWOOD DEVELOPMENT

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CITY OF CLE ELUM, KITTITAS COUNTY, STATE OF WASHINGTON

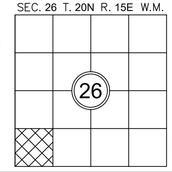


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INDEX LOCATION
SEC. 26 T. 20N R. 15E W.M.



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REGISTERED
PROFESSIONAL ENGINEER
12/05/2025

WILDWOOD DEVELOPMENT
WILDWOOD RANCH, LLC
PRELIMINARY PLANS
OFF-SITE SEWER PLAN

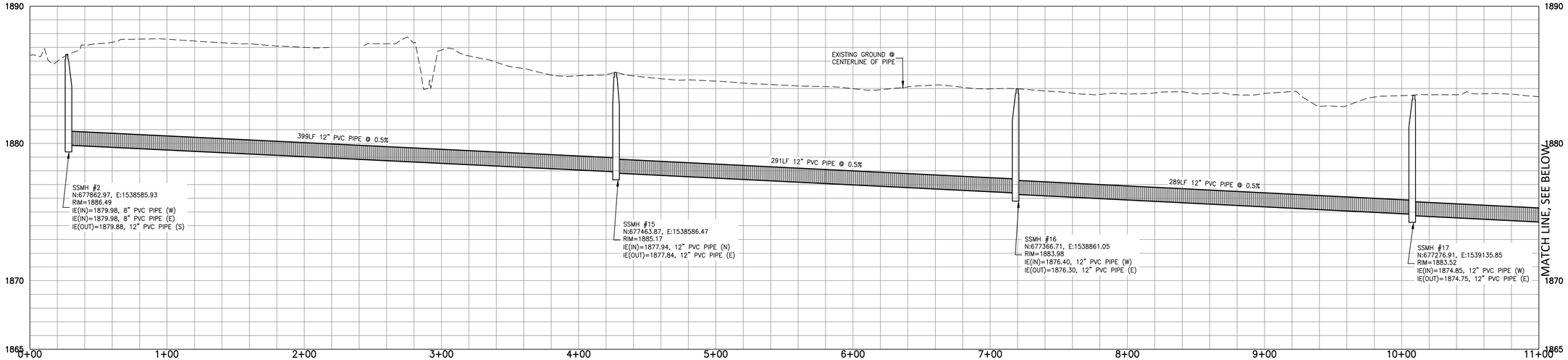
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SHEET	C3.0

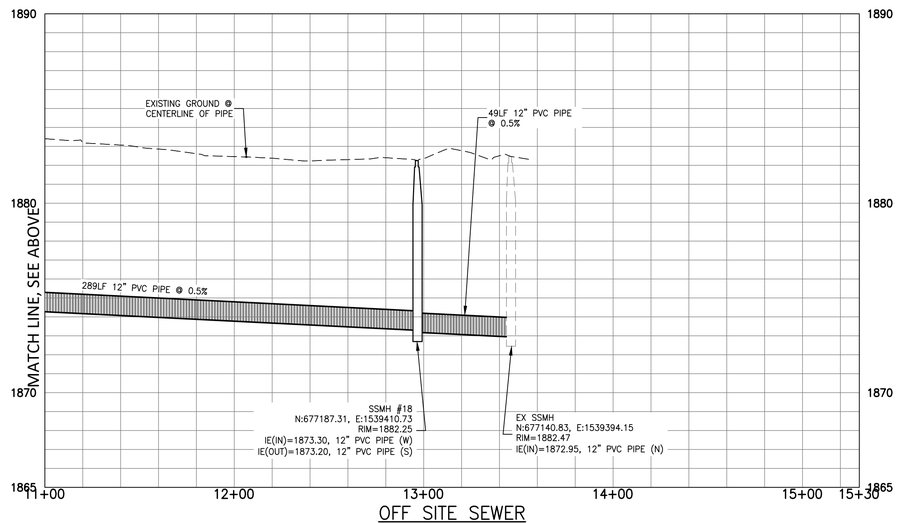
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WILDWOOD DEVELOPMENT

A PORTION OF SECTION 25, T. 20 N., R. 15 E., W.M.
CITY OF CLE ELUM, KITTITAS COUNTY, STATE OF WASHINGTON



OFF SITE SEWER PROFILE
HORIZ 1"=40"
VERT 1"= 4"



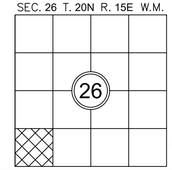
OFF SITE SEWER
HORIZ 1"=40"
VERT 1"= 4"

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WILDWOOD DEVELOPMENT
WILDWOOD RANCH, LLC
PRELIMINARY PLANS
OFF-STE SEWER PROFILE

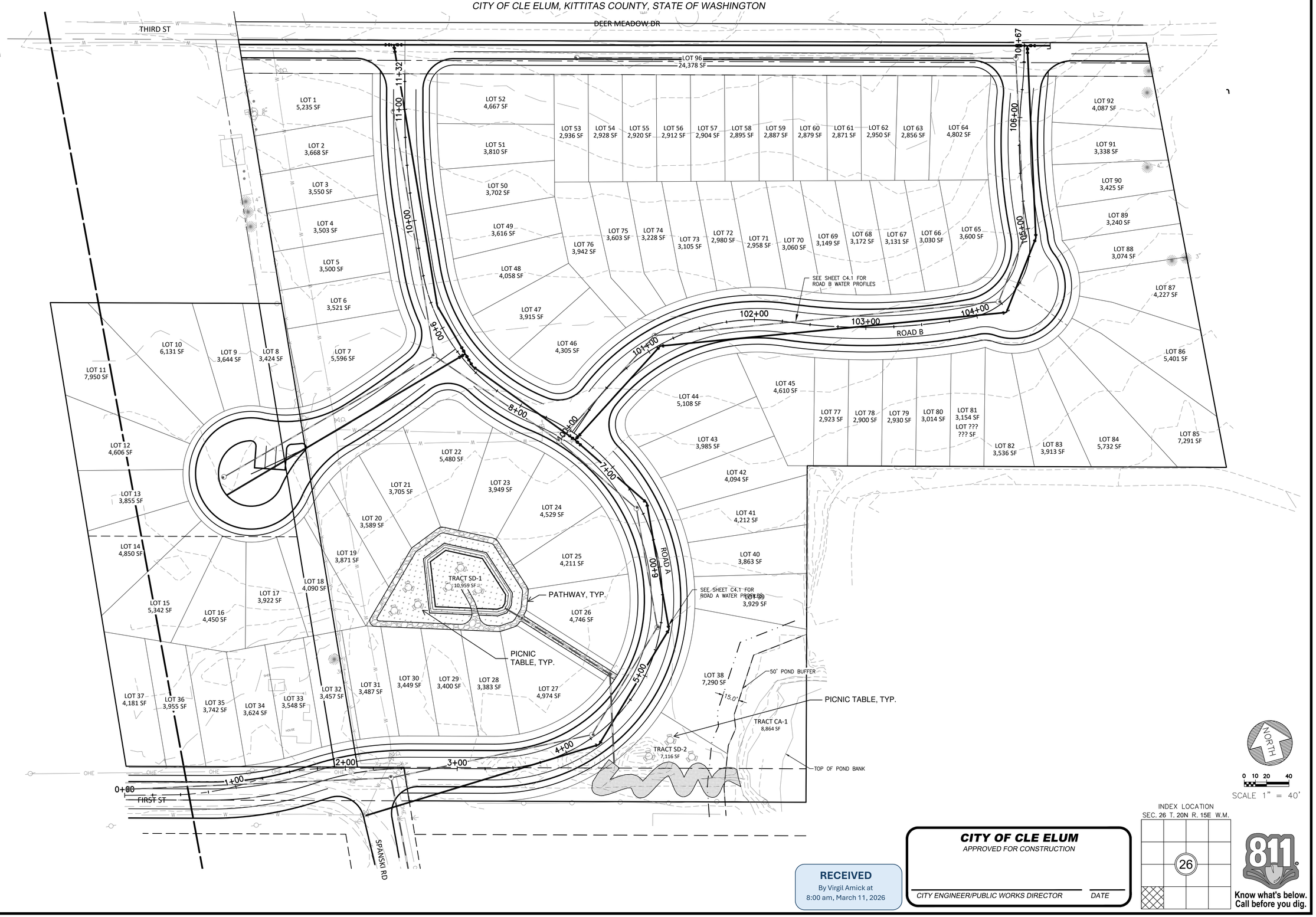
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NORTH

0 10 20 40

SCALE 1" = 40'

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WILDWOOD DEVELOPMENT
WILDWOOD RANCH, LLC
PRELIMINARY PLANS
WATER PLAN

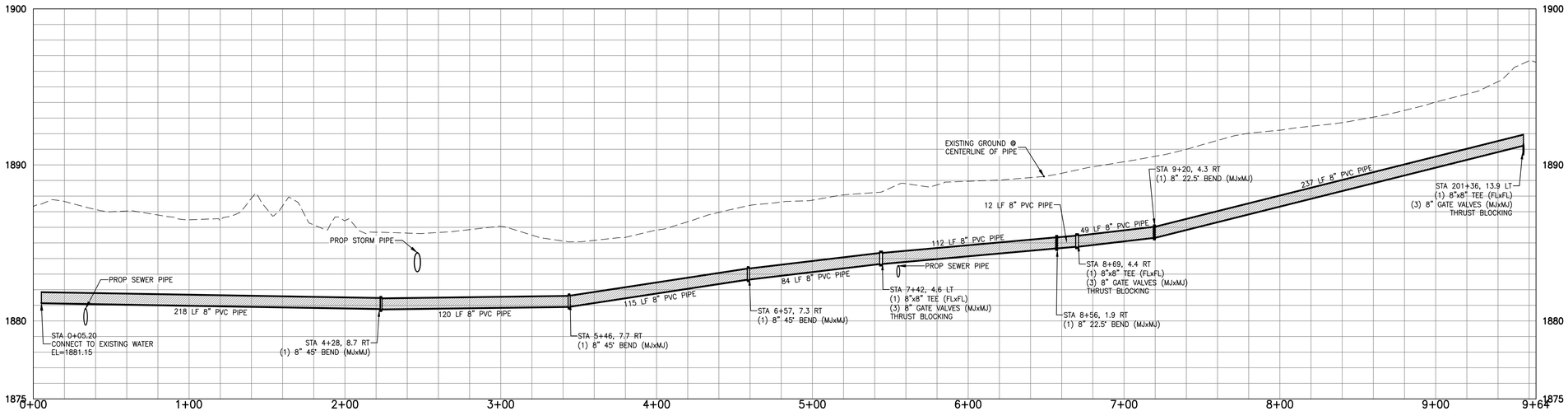
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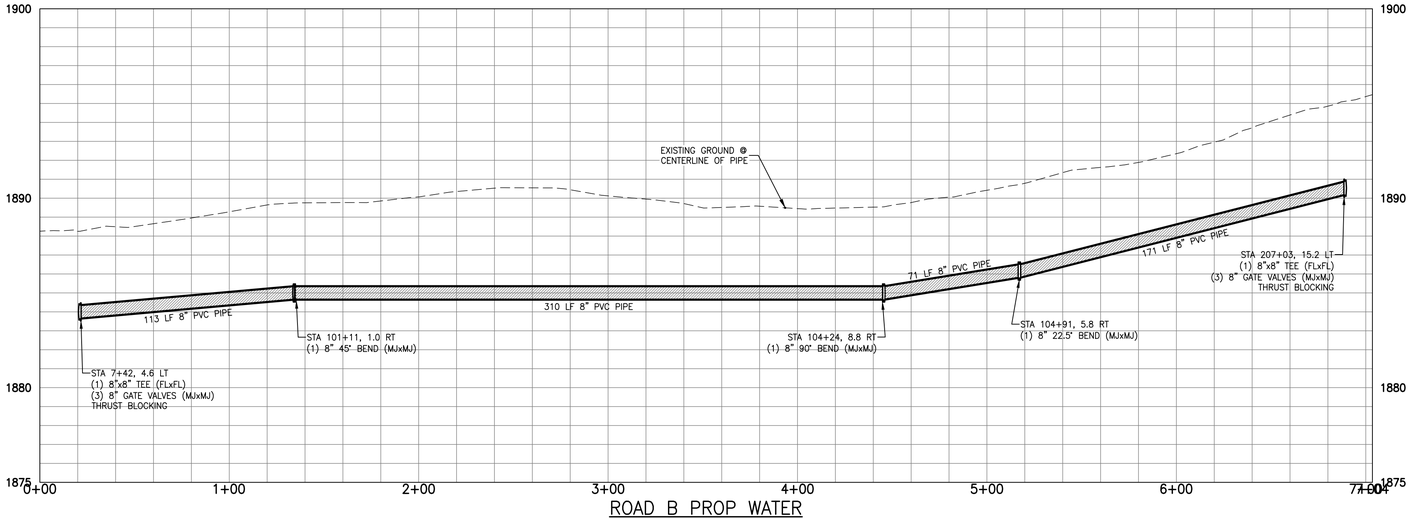
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WILDWOOD DEVELOPMENT

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CITY OF CLE ELUM, KITTITAS COUNTY, STATE OF WASHINGTON



ROAD A PROP WATER
HORIZ 1"=40"
VERT 1"= 4"



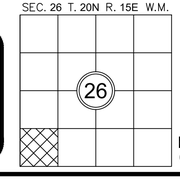
ROAD B PROP WATER
HORIZ 1"=40"
VERT 1"= 4"

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WILDWOOD DEVELOPMENT
WILDWOOD RANCH, LLC
PRELIMINARY PLANS
WATER PROFILES

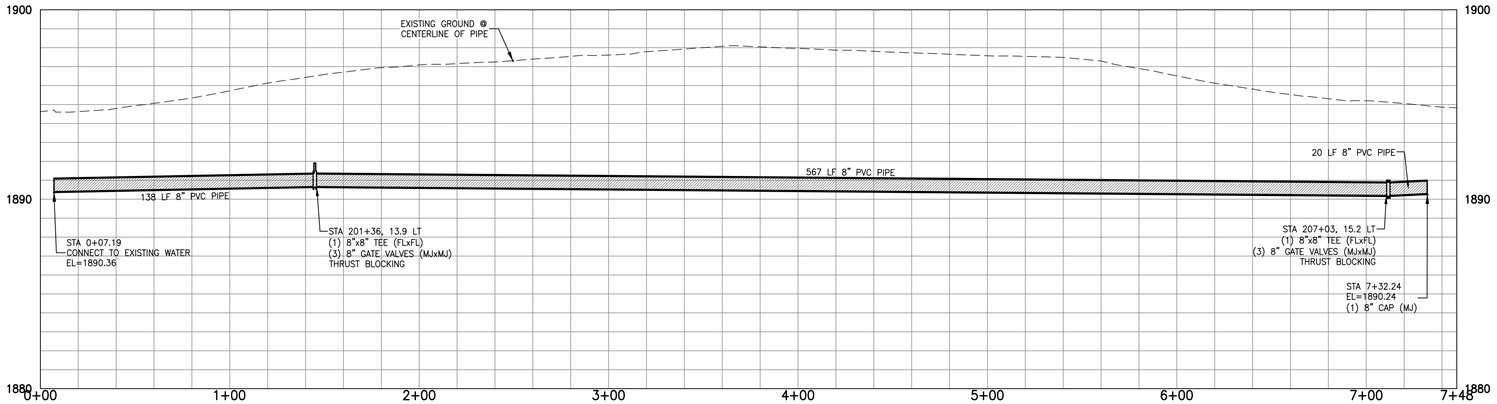
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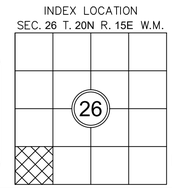
DEER MEADOW DR PROP WATER
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VERT 1"= 4"

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