NW1/4, SW1/4, SEC 25, TWP 20 N, RGE 15 E, W.M.

FLORAL DEVELOPMENT
PRELIMINARY SUBDIVISION

LEGAL DESCRIPTION

PARCEL A:
LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY;

TOGETHER WITH VACATED ALLEY, AS ACCRUED BY OPERATION OF LAW PER CITY OF CLE ELUM ORDINANCE NUMBER 1472, RECORDED UNDER RECORDING NUMBER 201709190020;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF CLE ELUM PER ORDINANCE NUMBER 1472, RECORDED UNDER RECORDING NUMBER 201709190020;

TOGETHER WITH THAT PORTION OF VACATED ROAD AS ACCRUED BY OPERATION OF LAW PER CITY OF CLE ELUM ORDINANCE NUMBER 1729, RECORDED UNDER RECORDING NUMBER 202608050016;

EXCEPT THAT PORTION DEDICATED TO THE CITY OF CLE ELUM PER UNDER RECORDING NUMBER 202608050017;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B:
LOTS 16 AND 17, BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY.

TOGETHER WITH VACATED ALLEY, AS ACCRUED BY OPERATION OF LAW PER CITY OF CLE ELUM ORDINANCE NUMBER 1472, RECORDED UNDER RECORDING NUMBER 201709190020;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF CLE ELUM PER ORDINANCE NUMBER 1472, RECORDED UNDER RECORDING NUMBER 201709190020;

TOGETHER WITH THAT PORTION OF VACATED ROAD AS ACCRUED BY OPERATION OF LAW PER CITY OF CLE ELUM ORDINANCE NUMBER 1729, RECORDED UNDER RECORDING NUMBER 202608050016;

EXCEPT THAT PORTION DEDICATED TO THE CITY OF CLE ELUM PER UNDER RECORDING NUMBER 202608050017;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C:
LOTS 18, 19 AND 20, BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY.

TOGETHER WITH VACATED ALLEY, AS ACCRUED BY OPERATION OF LAW PER CITY OF CLE ELUM ORDINANCE NUMBER 1472, RECORDED UNDER RECORDING NUMBER 201709190020;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF CLE ELUM PER ORDINANCE NUMBER 1472, RECORDED UNDER RECORDING NUMBER 201709190020;

TOGETHER WITH THAT PORTION OF VACATED ROAD AS ACCRUED BY OPERATION OF LAW PER CITY OF CLE ELUM ORDINANCE NUMBER 1729, RECORDED UNDER RECORDING NUMBER 202608050016;

EXCEPT THAT PORTION DEDICATED TO THE CITY OF CLE ELUM PER UNDER RECORDING NUMBER 202608050017;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) EPOCH 2010.00 DERIVED FROM GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM

NAVD 88

BENCHMARKS

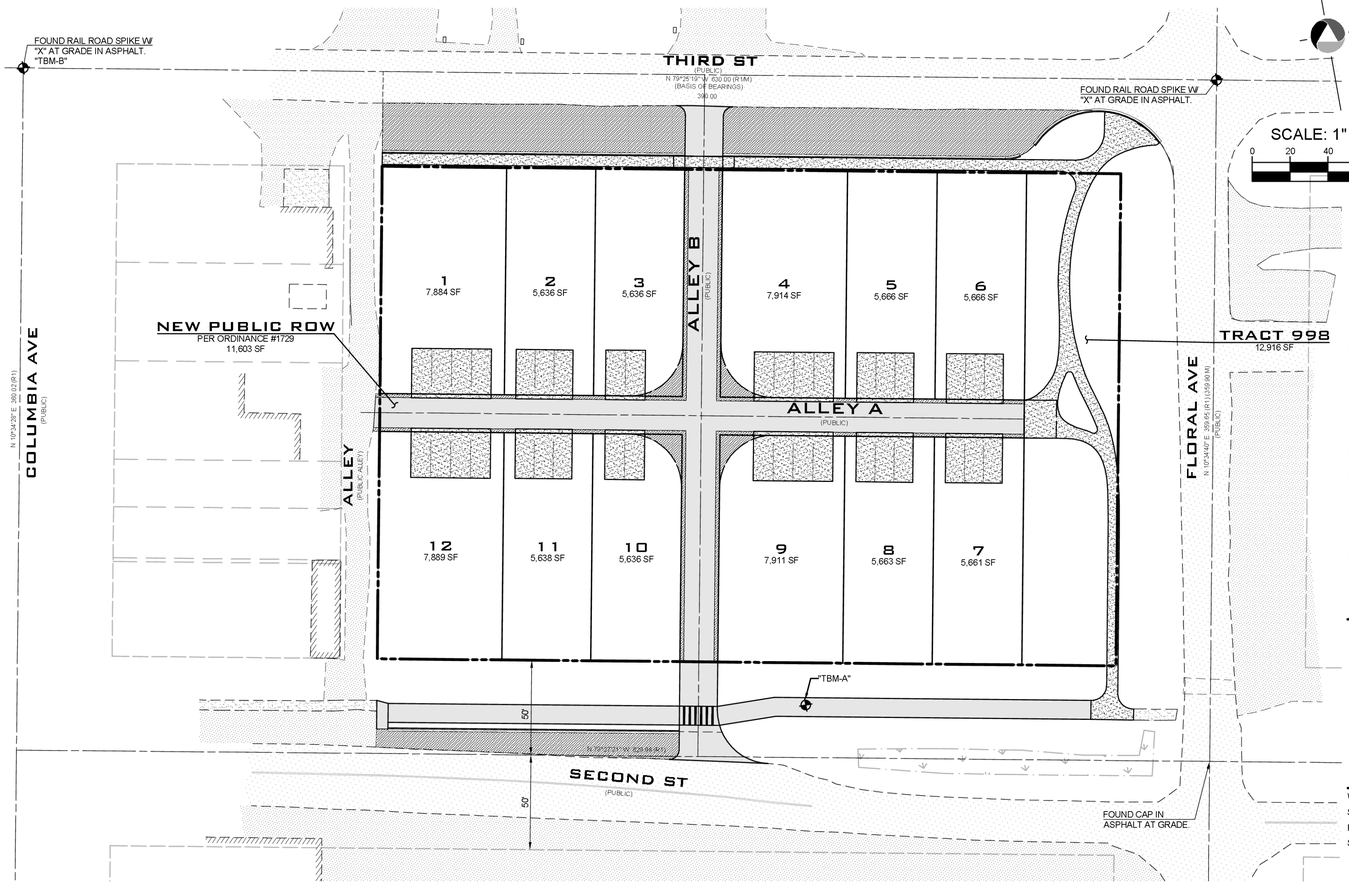
TBM-A - SET REBAR WITH CONTROL CAP. 0.2' NORTH OF CONC WALK NORTH OF SECOND STREET.
ELEV. = 1893.41'
TBM-B - FOUND RAIL ROAD SPIKE W/ "X" AT GRADE IN ASPHALT. INT-X OF COLUMBIA AVE AND THIRD STREET.
ELEV. = 1898.48'

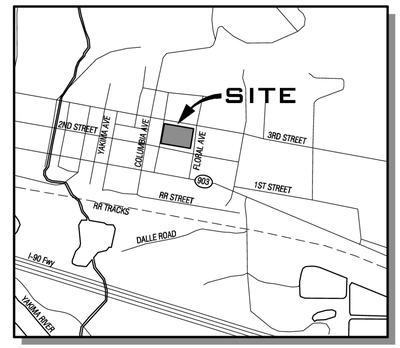
REFERENCES

1. SURVEY OF BLOCK 28 HAZELWOOD ADDITION CITY OF CLE ELUM, WA. RECORDED IN VOL. 17 OF SURVEYS, PG 48.
2. SURVEY OF PUTNAM PROPERTY, RECORDED UNDER RECORDING NUMBER 199909290038.
3. ROS FOR CRAIG PESSOLANO, RECORDED UNDER RECORDING NUMBER 201910160010.
4. PLAT OF FIRST ADDITION TO THE TOWN OF HAZELWOOD RECORDED IN BOOK 2 OF PLATS, PG 23.

RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO AN INSTRUMENT FILED BY THE CITY OF CLE ELUM REGARDING POSSIBLE PRESENT AND FUTURE CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 569881. NOTED HERE.
2. THIS SITE IS SUBJECT TO LIABILITY FOR PRESENT OR FUTURE CHARGES AND/OR ASSESSMENTS AS LEVIED BY THE CITY OF CLE ELUM. NOTED HERE.
3. THIS SITE IS SUBJECT TO EXCEPTIONS AND MINERAL RESERVATIONS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF AS RECORDED APRIL 12, 1900 IN VOLUME Z, PAGE 49, RECORDS OF KITTITAS COUNTY. NOTED HERE
4. THIS SITE IS SUBJECT TO EXCEPTIONS AND MINERAL RESERVATIONS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 16556. NOTED HERE.
5. THIS SITE IS SUBJECT TO EXCEPTIONS AND MINERAL RESERVATIONS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 48150. NOTED HERE.
6. THIS SITE IS SUBJECT TO EXCEPTIONS AND MINERAL RESERVATIONS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 31825. NOTED HERE.
7. THIS SITE IS SUBJECT TO EXCEPTIONS AND MINERAL RESERVATIONS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 174195. NOTED HERE.
8. THIS SITE IS SUBJECT TO EXCEPTIONS AND MINERAL RESERVATIONS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 352384. NOTED HERE.
9. THIS SITE IS SUBJECT TO CITY OF CLE ELUM ORDINANCE NO. 1471 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 201709190019. THE ORDINANCE RE-ZONES A PORTION OF THE PROPERTY. NOTED HERE.
10. THIS SITE IS SUBJECT TO CITY OF CLE ELUM ORDINANCE NO. 1472 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 201709190020. THE ORDINANCE VACATES ALLEYS AND DEDICATES A NEW ROAD. NOTED HERE.
11. THIS SITE IS SUBJECT TO CITY OF CLE ELUM ORDINANCE NO. 1473 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 201712150024. THE DOCUMENT APPEARS TO BE IDENTICAL TO 201709190019.
12. THIS SITE IS SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, OR OTHER SERVITUDES, IF ANY, AS DISCLOSED ON THE PLAT OF HAZELWOOD. NOTHING TO PLOT HEREON.
13. THIS SITE IS SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, OR OTHER SERVITUDES, IF ANY, AS DISCLOSED ON THE PLAT OF THE FIRST ADDITION TO THE TOWN OF HAZELWOOD AS RECORDED IN BOOK 2 AT PAGE 23. NOTHING TO PLOT HEREON.
14. THIS SITE IS SUBJECT TO EASEMENT RIGHTS AND MAINTENANCE AGREEMENTS, IF ANY FOR UTILITIES WHICH MAY HAVE BEEN GRANTED IN VACATED STREETS AND ALLEYS PRIOR TO THEIR VACATION. NOTED HERE.
15. THIS SITE IS SUBJECT TO PRIVATE EASEMENT RIGHTS, IF ANY, OF ADJACENT OWNERS OVER VACATED STREETS AND ALLEYS; UNRECORDED, COMMON LAW. PRIVATE EASEMENT RIGHTS MAY PERSIST DESPITE CESSATION OF PUBLIC EASEMENT. NOTED HERE.
16. THIS SITE IS SUBJECT TO EASEMENTS, IF ANY, FOR PUBLIC UTILITIES PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME. NOTED HERE.
17. THIS SITE IS SUBJECT TO ANY PRIVATE RIGHT TO USE ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND. NOTED HERE.





VICINITY MAP

NOT TO SCALE

PROJECT TEAM

OWNER
FLORAL AVENUE, LLC
C/O HABITAT FOR HUMANITY
SEATTLE-KING & KITTITAS COUNTIES
500 NACHES AVE S, SUITE 200
RENTON, WA 98057
(206) 225-8909
CONTAT: JOHN GILLILAN
JOHN.GILLILAN@HABITATSKC.ORG

SURVEYOR
ATWELL
P.O. BOX 289
WOODINVILLE, WA 98072
(425) 823-5700
CONTACT: SHANE BARNES, PLS
SBARNES@ATWELL.COM

ARCHITECT
MAPD ARCHITECTURE
421 NORTH PEARL ST SUITE 100
ELLENSBURG, WA 98926
(509) 304-2335
CONTACT: SKYLAR BISOM-RAPP
SKYLAR@MAPD.CO

WETLAND ECOLOGIST
GG ENVIRONMENTAL, LLC
151 POULIN RD
SELAH, WA 98942
(509) 426-5645
CONTACT: GEOFFREY GRAY, MA PWS
GG@GG-ENV.COM

CIVIL ENGINEER
ATWELL
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(253) 255-5724
CONTACT: TRAVIS CHESHIRE, PE
TCHESHIRE@ATWELL.COM

GEOTECHNICAL ENGINEER
THE RILEY GROUP, LLC
17522 BOTHELL WAY NORTHEAST
BOTHELL, WA 98011
(425) 415-0551
CONTACT: ERIC WOODS
EWOODS@RILEY-GROUP.COM

SITE DATA

SITE ADDRESS:	903 E 2NC ST, CLE ELUM, WA 98922
TAX ACCOUNT NUMBER:	563134, 573134, 583134
EXISTING ZONING:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA:	101,317 SF (2.33 ACRES) INCLUDING ROW DEDICATION AREA
NUMBER OF LOTS PROPOSED:	12
LOTS PER ACRE:	5.15
AVERAGE LOT SIZE:	6,400 SF
MINIMUM LOT SIZE:	5,000 SF

UTILITY PURVEYORS

WATER SUPPLY:	CITY OF CLE ELUM
SANITARY SEWER:	CITY OF CLE ELUM
FIRE DISTRICT:	CITY OF CLE ELUM FIRE DEPARTMENT
SCHOOL DISTRICT:	CLE ELUM-ROSLYN SCHOOL DISTRICT

SURVEYOR'S NOTES

1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT WAS MAINTAINED PER MANUFACTURERS GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090

2. ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM WESTCOR TITLE COMPANY COMMITMENT NUMBER NXWA-0543896, DATED OCTOBER 25TH, 2023. ATWELL, LLC HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON FEBRUARY, 13TH, 2024, UNLESS OTHERWISE NOTED.

4. PROPERTY AREA = (PARCEL A) = 61,044± SQUARE FEET.
(PARCEL B) = 12,988± SQUARE FEET.
(PARCEL C) = 14,293± SQUARE FEET.
TOTAL = 88,325± SQUARE FEET.

5. ALL DISTANCES ARE IN FEET AND REPRESENT ROUND MEASUREMENTS.

6. UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE. PUBLIC RECORDS, OR A UTILITY LOCATING SERVICE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES AND UNDERGROUND PIPES OR CONDUITS PRIOR TO ANY CONSTRUCTION.

SHEET INDEX

1	CV-01	COVER SHEET
2	GN-01	GENERAL NOTES & LEGEND
3	PP-01	PRELIMINARY PLAT MAP
4	EC-01	EXISTING CONDITIONS
5	SP-01	PRELIMINARY SITE PLAN
6	SD-01	ROAD, STORM & GRADING PLAN
7	RP-01	ROAD & STORM PROFILES
8	RD-01	TYPICAL ROAD SECTIONS
9	SW-01	SEWER & WATER PLAN

RECEIVED
By Virgil Amick at
3:20 pm, September 14, 2026

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

ATWELL
25 CENTRAL WAY
KIRKLAND, WA 98033
866.850.4200
www.atwell.com

PROJECT MANAGER: TRAVIS CHESHIRE, PE
PROJECT ENGINEER: TRACE SENDELE
DESIGNER: DOMINQUE CABALDON
ISSUE DATE: 8/28/2026

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NO	DATE	BY	REVISIONS

COVER SHEET
HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT
PRELIMINARY SUBDIVISION
CITY OF CLE ELUM WA

TRAVIS ALLEN CHESHIRE
STATE OF WASHINGTON
23031991
REGISTERED PROFESSIONAL ENGINEER

8/28/2026

JOB NUMBER: 23007047
SHEET NAME: CV-01
SHT 1 OF 9

CAD Standard: \\wakh\Projects\Standards\PNW\
R:\PROJECTS\23007047.01\CIVIL\PLAT\SHEETS\23007047.01_CV01.DWG 8/28/2026 1:43:48 PM DOMINQUE CABALDON

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CURB FLOWLINE
- SIDEWALK
- CENTER LINE
- SAWCUT
- EASEMENT
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- BUILDING ROOFLINE
- BUILDING SETBACK (BSBL)
- FENCE
- GUARDRAIL
- 190 10' PROPOSED CONTOURS
- 192 2' PROPOSED CONTOURS
- FILL RETAINING WALL
- CUT RETAINING WALL
- FILL ROCKERY
- CUT ROCKERY
- KEYSTONE BLOCK WALL
- DAYLIGHT LINE
- XX.XX SPOT ELEVATION
- MAILBOX
- SIGN
- CURB RAMP
- DRY UTILITY CORRIDOR
- DRY UTILITY CONDUIT
- STREET LIGHT
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE
- DETECTABLE WARNING SURFACE
- RIPRAP
- 2:1 SLOPE DAGGER
- BARRICADE
- BOLLARD
- SURVEY MONUMENT

PROPOSED STORM DRAINAGE

- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- ROCKERY DRAIN
- SWALE OR DITCH
- STREET FLOW
- SURFACE FLOW
- RIPRAP PAD
- TYPE I CB - STANDARD GRATE
- TYPE I CB - LOCKING LID
- TYPE I CB - ROUND LOCKING LID
- TYPE II CB - STANDARD GRATE
- TYPE II CB - LOCKING LID
- PIPE FLOW
- CULVERT END
- STORM CLEANOUT
- YARD DRAIN
- OVERFLOW STRUCTURE
- RAIN GARDEN

PROPOSED SANITARY SEWER AND WATER

- SEWER MAIN
- SSFM SEWER FORCE MAIN
- SEWER SERVICE
- WATER MAIN
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT
- WATER METER
- IRRIGATION METER
- SAMPLING STATION
- FIRE HYDRANT
- FIRE DEPT CONNECTION (FDC)
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE W/ CONC BLOCKING
- BEND W/ CONC BLOCKING
- BEND W/ NO CONC BLOCKING
- REDUCER
- SLEEVE
- COUPLING
- DETECTOR CHECK VALVE
- POST INDICATOR VALVE (PIV)

PROPOSED POND

- POND OUTLINE
- 190 10' POND CONTOURS
- 192 2' POND CONTOURS
- DESIGN WATER SURFACE
- LIVE/ DEAD INTERFACE
- DAYLIGHT LINE
- RIPRAP PAD
- 2:1 SLOPE DAGGER
- GRAVEL ACCESS ROAD
- BERM

EXISTING FEATURES

- ADJACENT PLAT/PARCEL LINE
- ADJACENT RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SURFACE FEATURES
- BUILDING FOOTPRINT
- TOP OF 40% SLOPE
- STEEP SLOPE BUFFER
- EDGE OF WETLAND
- WETLAND BUFFER
- 190 10' CONTOURS
- 192 2' CONTOURS
- SD STORM DRAIN PIPE
- SS SEWER MAIN
- SSS SANITARY SEWER SERVICE
- FM SEWER FORCE MAIN
- W WATER MAIN
- OP AERIAL POWER LINE
- P BURIED POWER LINE
- G GAS MAIN
- CM BURIED CABLE
- TV BURIED TV
- OTV AERIAL TV
- T BURIED TELECOMM LINE
- OT AERIAL TELECOMM LINE
- PT BURIED POWER/TELECOMM
- OPT AERIAL POWER/TELECOMM
- OU AERIAL UTILITIES
- FO BURIED FIBER OPTIC CABLE
- CM BURIED COMMUNICATION LINE
- X WIRE FENCE
- O CHAINLINK FENCE
- BOARD FENCE
- DITCH OR SWALE
- RAILROAD
- GUARD RAIL
- RETAINING WALL
- ROCKERY
- KEYSTONE WALL
- CMU WALL
- XX.XX SPOT ELEVATION
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SD PIPE FLOW
- YARD DRAIN
- STORM CLEANOUT
- STORM DRAIN STUB
- STORM CULVERT END
- SEWER MANHOLE
- SEWER CLEANOUT
- SS PIPE FLOW
- SEWER STUB
- SEPTIC LID
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- FIRE DEPARTMENT CONNECTION
- MONITORING WELL
- WATER MANHOLE
- AIR/VAC RELEASE VALVE
- BLOW OFF
- IRRIGATION METER
- UTILITY INDICATOR POST
- IRRIGATION VALVE
- WATER WELL
- HOSE BIB
- POWER POLE
- GUY ANCHOR
- UTILITY POLE W/ LIGHT
- POLE LIGHT
- P POWER VAULT
- P POWER MANHOLE
- POWER CABINET
- POWER STUB
- TRANSFORMER
- POWER METER
- JUNCTION BOX
- STREET LIGHT CONTROL BOX
- GAS METER
- GAS VALVE
- F FIBER OPTICS MANHOLE
- TV RISER
- T TELECOMM VAULT
- TELECOMM RISER
- TELECOMM JUNCTION BOX
- T TELECOMM MANHOLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- CROSSWALK POST ONE BUTTON
- CROSSWALK POST TWO BUTTON
- RRFB
- MAIL BOX
- SIGN
- BOLLARD
- SOIL LOG TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- WETLAND

LEGAL NOTES

1. ALL LABOR, MATERIALS, WORKMANSHIP, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS OF ANY AND ALL APPLICABLE AGENCIES, PERMITTING AUTHORITIES, AND OTHER GOVERNMENTAL ENTITIES, AND THE PLANS. WHERE CONFLICTS OR OMISSIONS EXIST, THE MORE STRINGENT OF THE PLANS OR APPLICABLE JURISDICTIONAL STANDARDS SHALL DICTATE. CONTRACTOR SHALL BRING ALL CONFLICTS TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH ANY WORK RELATED TO SUCH CONFLICT. SUBSTITUTION AND/OR DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
2. THIS PLAN IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED PROFESSIONAL IDENTIFIED IN THIS PLAN. THIS PLAN IS NOT VALID IF IT IS COPIED, OR IF IT IS WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE LICENSED PROFESSIONAL SHOWN HEREON.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE LICENSED PROFESSIONAL NAMING SAID PERSON, PERSONS, OR ENTITY.
4. THE LICENSED PROFESSIONAL SHALL NOT BE HELD LIABLE FOR ANY THIRD PARTY'S USE OR INTERPRETATION OF THE DRAWINGS OR REVISIONS TO SAME WITHOUT THE APPROVAL OF THE LICENSED PROFESSIONAL.
5. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATIONS OF PROJECT FEATURES IN ACCORDANCE WITH THE SEALED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
6. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
7. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, AND TECHNIQUES OF EXECUTING ITS WORK, INCLUDING SAFETY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY CONTRACTOR'S ACTS OR OMISSIONS AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER AND APPLICABLE JURISDICTION.
9. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER. ANY WORK DONE WITHOUT VERIFICATION IS DONE SO AT THE CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
10. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN LOCATED BASED ON THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTRACTOR SHALL PROMPTLY CONTACT THE APPLICABLE ONE CALL AUTHORITY PRIOR TO BEGINNING EXCAVATION TO DETERMINE THE LOCATION OF EXISTING FACILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR TO THE EXTENT OF CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), THE STATE DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD INDEXES, AND MUNICIPAL STANDARDS. IF APPLICABLE, PRIOR TO START OF CONSTRUCTION WITHIN ANY RIGHT-OF-WAY THE CONTRACTOR SHALL PROVIDE A FULL MAINTENANCE OF TRAFFIC PLAN TO THE APPROPRIATE JURISDICTION FOR REVIEW AND APPROVAL. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC ALONG ALL EXISTING ROADWAYS.
12. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, STANDARD DETAILS, AND ANY APPLICABLE LAWS, REGULATIONS, AND STANDARDS ISSUED BY THE CONTROLLING AGENCY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND BEFORE BEGINNING ANY CONSTRUCTION. ANY PENALTIES, STOP WORK ORDERS OR ADDITIONAL WORK RESULTING FROM THE CONTRACTOR BEING IN VIOLATION OF THE REQUIREMENTS ABOVE SHALL BE FULLY BORNE BY THE CONTRACTOR.

RECEIVED
By Virgil Amick at
3:20 pm, September 14, 2026

EXISTING UTILITY NOTE

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PROJECT MANAGER:
TRAVIS CHESHIRE, PE
PROJECT ENGINEER:
TRACE SENDELE
DESIGNER:
DOMINIQUE CABALDON
ISSUE DATE:
8/28/2026

ATWELL
www.atwell.com
866.850.4200
25 CENTRAL WAY
KIRKLAND, WA 98033

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NO	DATE	BY	REVISIONS

GENERAL NOTES & LEGEND

HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT

PRELIMINARY SUBDIVISION

CITY OF CLE ELUM WA

TRAVIS ALLEN CHESHIRE
STATE OF WASHINGTON
23031991
REGISTERED
PROFESSIONAL ENGINEER

8/28/2026

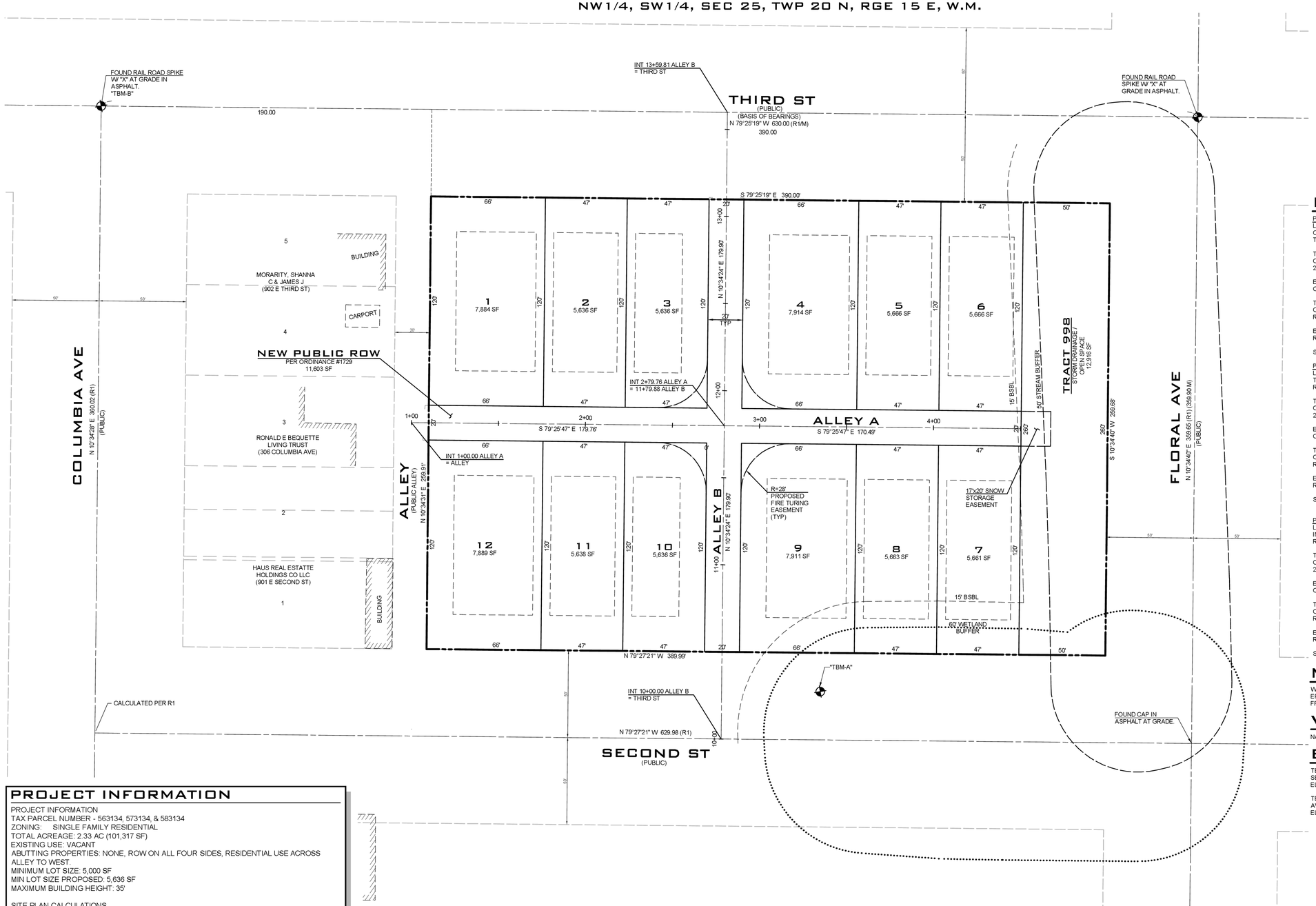
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23007047

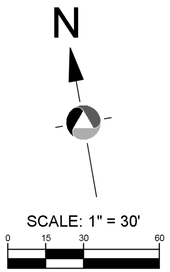
SHEET NAME:
GN-01

SHT 2 OF 9

CAD Standard: \\wa\k\Projects\Standards\PNW\
P:\PROJECTS\23007047\DESIGN\PLANSETS\PRELIM\PRELIM PLANSET\GN-01.DWG, 8/28/2026 1:39 AM, DOMINIQUE.CABALDON

NW1/4, SW1/4, SEC 25, TWP 20 N, RGE 15 E, W.M.





LEGAL DESCRIPTION

PARCEL A:
LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY;

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TOGETHER WITH THAT PORTION OF VACATED ROAD AS ACCRUED BY OPERATION OF LAW PER CITY OF CLE ELUM ORDINANCE NUMBER 1729, RECORDED UNDER RECORDING NUMBER 202608050016;

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SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

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MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) EPOCH 2010.00 DERIVED FROM GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM

NAVD 88

BENCHMARKS

TBM-A - SET REBAR WITH CONTROL CAP. 0.2' NORTH OF CONC WALK NORTH OF SECOND STREET.
ELEV. = 1893.41'

TBM-B - FOUND RAIL ROAD SPIKE W/ "X" AT GRADE IN ASPHALT. INT-X OF COLUMBIA AVE AND THIRD STREET.
ELEV. = 1898.48'

PROJECT INFORMATION

PROJECT INFORMATION
TAX PARCEL NUMBER - 563134, 573134, & 583134
ZONING: SINGLE FAMILY RESIDENTIAL
TOTAL ACREAGE: 2.33 AC (101,317 SF)
EXISTING USE: VACANT
ABUTTING PROPERTIES: NONE, ROW ON ALL FOUR SIDES, RESIDENTIAL USE ACROSS ALLEY TO WEST.
MINIMUM LOT SIZE: 5,000 SF
MIN LOT SIZE PROPOSED: 5,636 SF
MAXIMUM BUILDING HEIGHT: 35'

SITE PLAN CALCULATIONS
EXISTING ROW DEDICATION: 11,603 SF
GROSS USABLE AREA: 89,714 SF

EXISTING LEGAL PARCELS OF RECORD: 3
LOTS PROPOSED: 12, TOTAL AREA = 76,800 SF

TRACT AREAS:
TRACT 998 - STORM DRAINAGE (PRIVATE STORMWATER FACILITY): 12,916 SF

SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 20'

UTILITIES:
WATER: CITY OF CLE ELUM
SEWER: CITY OF CLE ELUM
STORM: CITY OF CLE ELUM
GARBAGE: CITY OF CLE ELUM

CRITICAL AREAS NOTE

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RECEIVED
By Virgil Amick at
3:20 pm, September 14, 2026

PROJECT MANAGER: TRAVIS CHESHIRE, PE
PROJECT ENGINEER: TRACE SENDELE
DESIGNER: DOMINQUE CABALDON
ISSUE DATE: 8/28/2026

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PRELIMINARY PLAT MAP
HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT
PRELIMINARY SUBDIVISION
CITY OF CLE ELUM WA

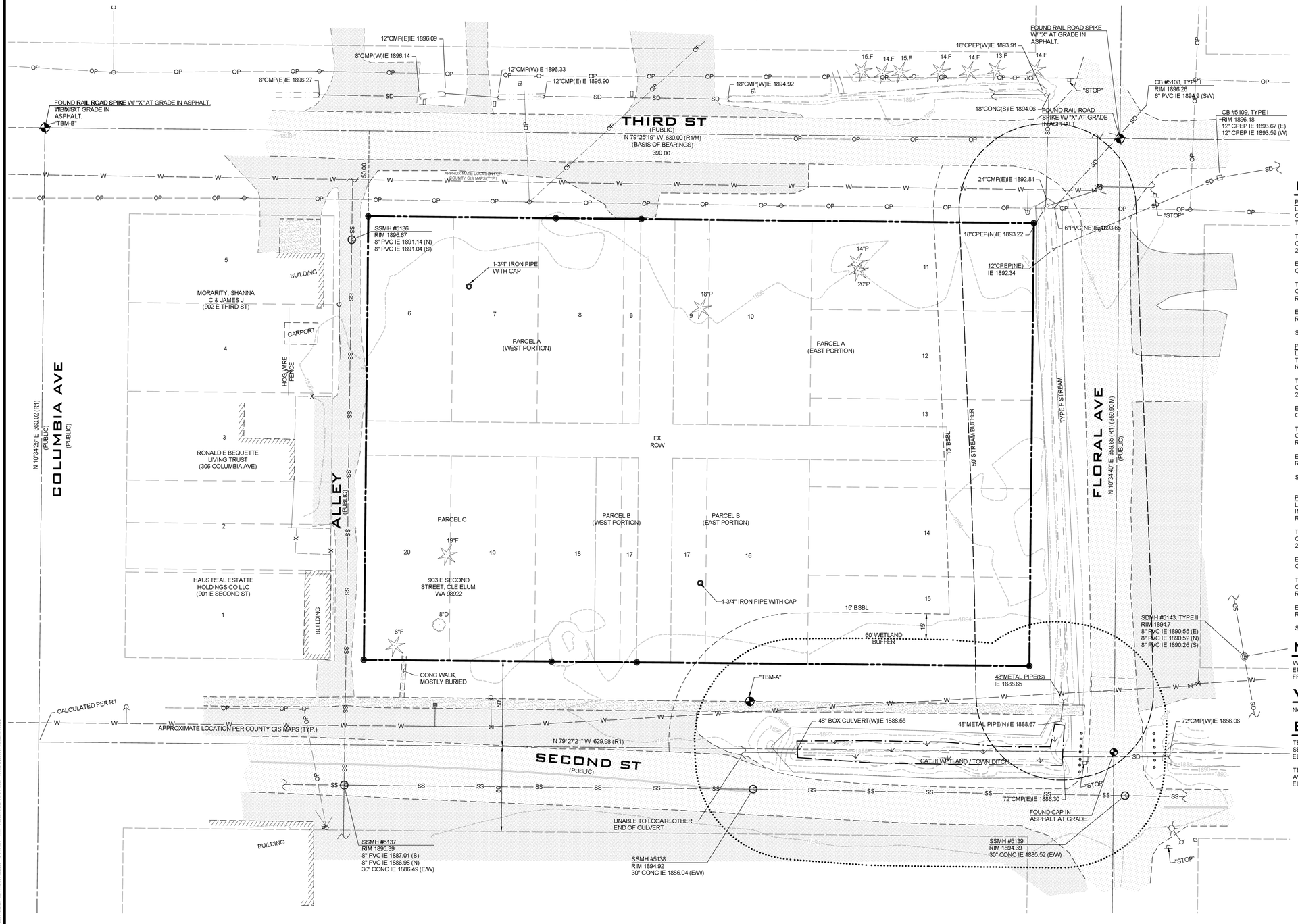
TRAVIS ALLEN CHESHIRE — STATE OF WASHINGTON — 53031991 — REGISTERED PROFESSIONAL ENGINEER

8/28/2026

JOB NUMBER: 23007047
SHEET NAME: PP-01
SHT 3 OF 9

CAD Standard: \\wa-kir\Projects\Standards\PNW\
PROJECT DESCRIPTION: PP\PP01.DWG 8/28/2026 1:20 PM DOMINQUE CABALDON

NW1/4, SW1/4, SEC 25, TWP 20 N, RGE 15 E, W.M.



N

SCALE: 1" = 30'

0 15 30 60

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PROJECT MANAGER: TRAVIS CHESHIRE, PE
PROJECT ENGINEER: TRACE SENDELE
DESIGNER: DOMINQUE CABALDON
ISSUE DATE: 8/28/2026

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EXISTING CONDITIONS

HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT

PRELIMINARY SUBDIVISION

CITY OF CLE ELUM WA

TRAVIS ALLEN CHESHIRE — STATE OF WASHINGTON — 23031991 — REGISTERED PROFESSIONAL ENGINEER

8/28/2026

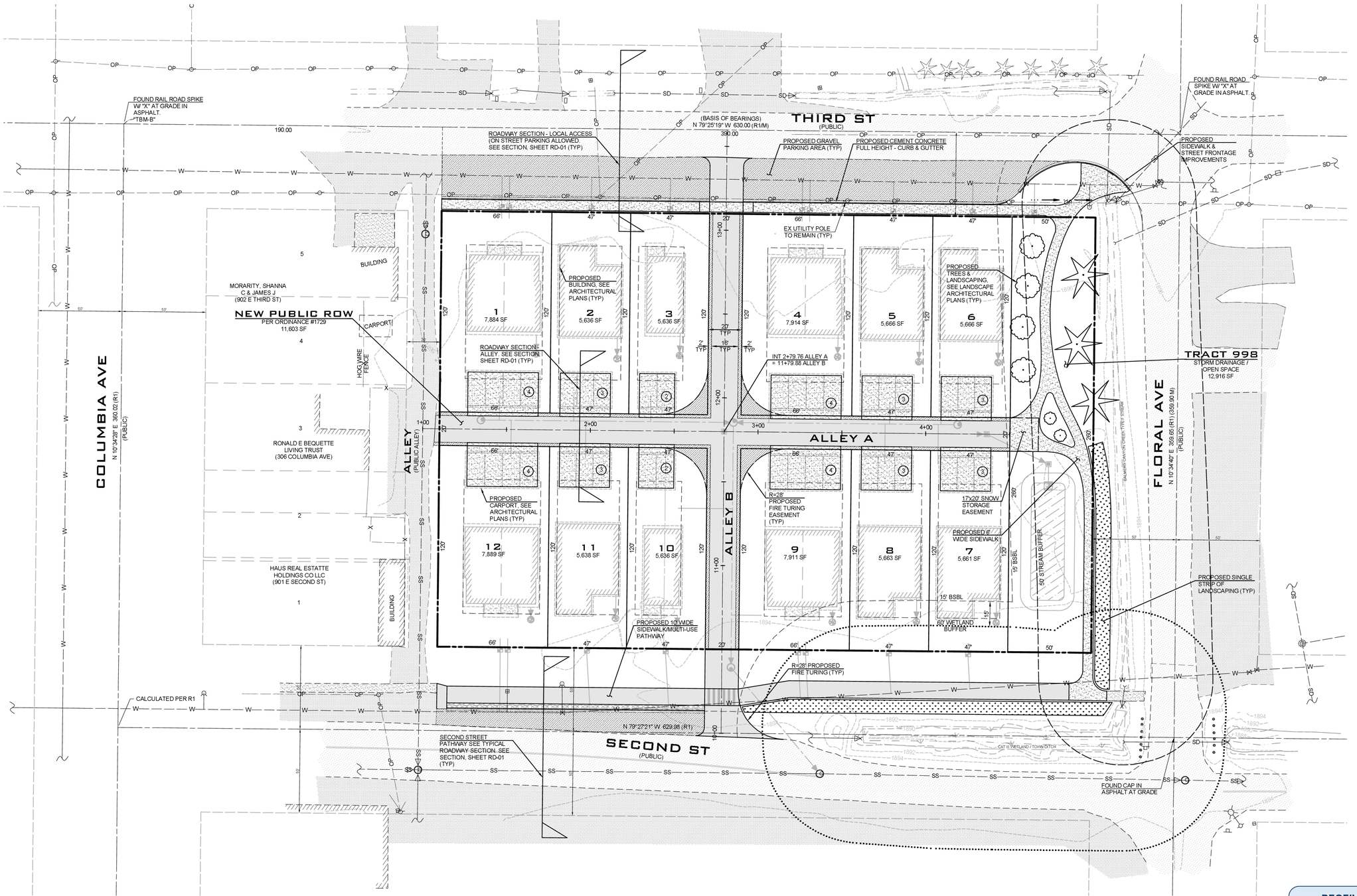
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SHEET NAME: EC-01

SHT 4 OF 9

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NW1/4, SW1/4, SEC 25, TWP 20 N, RGE 15 E, W.M.



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PARKING

PER CEMC 17.56.040(A), TWO (2) PARKING STALLS ARE REQUIRED PER DWELLING UNIT. TWO (2) PARKING STALLS ARE PROVIDED WITHIN EACH PROPOSED UNIT CARPORT, ALL PARKING IS PROVIDED IN CARPORTS ACCESSED OFF ALLEY A.

REQUIRED: 2 STALLS PER DWELLING UNIT (2 x 16 UNITS = 32 STALLS)
PROVIDED: 38 STALLS ON-SITE, 6 STALLS ON-STREET PARKING

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PROJECT MANAGER: TRAVIS CHESHIRE, PE
PROJECT ENGINEER: TRACE SENDELE
DESIGNER: DOMINQUE CABALDON
ISSUE DATE: 8/28/2026

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NO	DATE	BY	REVISIONS

PRELIMINARY SITE PLAN

HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT
PRELIMINARY SUBDIVISION
CITY OF CLE ELUM WA

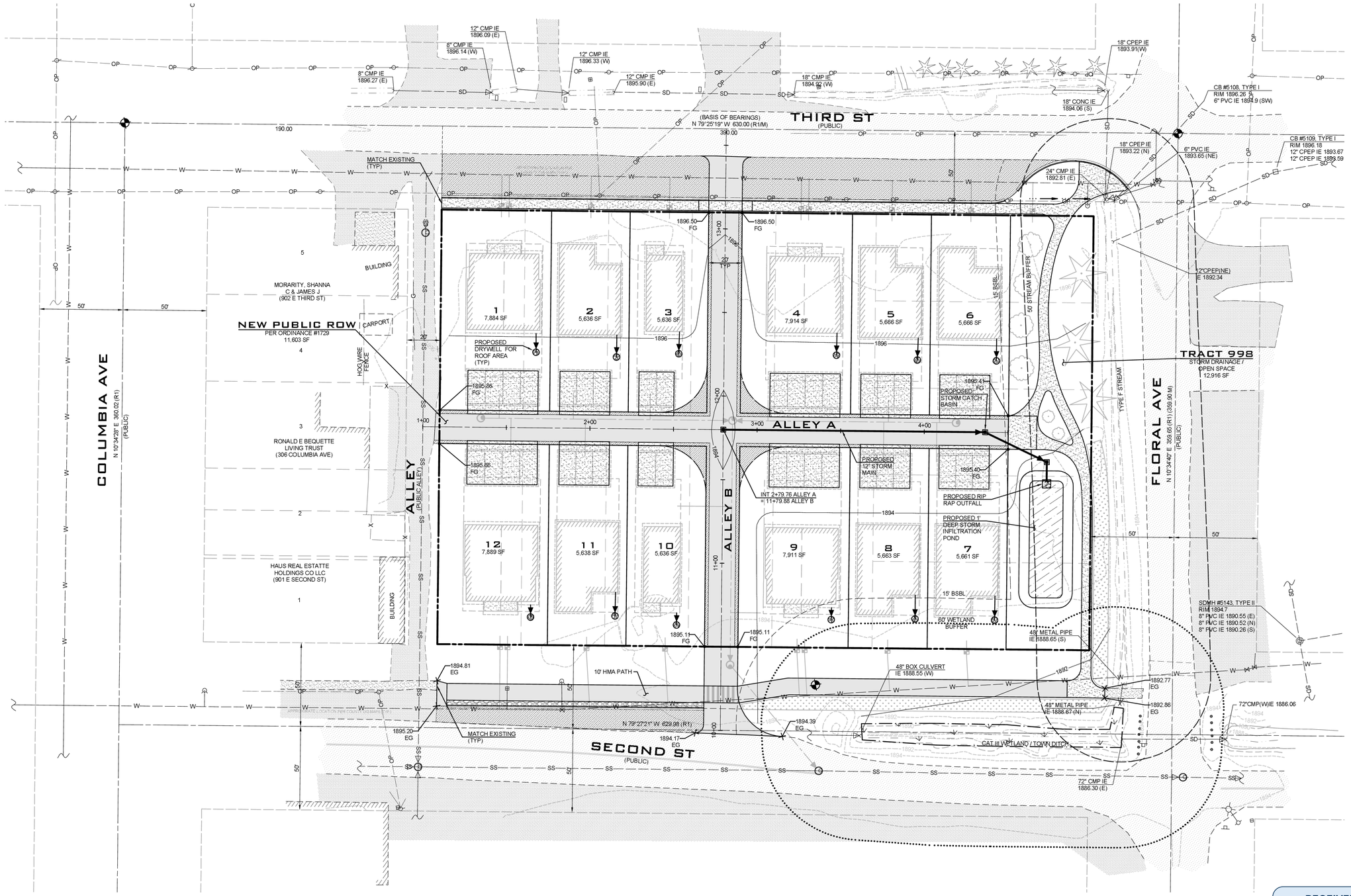
TRAVIS ALLEN CHESHIRE
STATE OF WASHINGTON
23031991
REGISTERED PROFESSIONAL ENGINEER

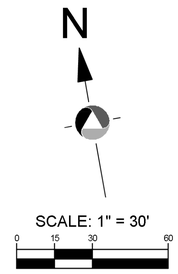
8/28/2026

JOB NUMBER: 23007047
SHEET NAME: SP-01
SHT 5 OF 9

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PROJECTS\23007047\100\PRELIM\PLAN SETS\RELEASED\PRELIM_SP-01.DWG 8/28/26 ©2026 ATWELL, LLC ALL RIGHTS RESERVED

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DESIGNER: DOMINQUE CABALDON
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ROAD, STORM & GRADING PLAN

HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT

PRELIMINARY SUBDIVISION

CITY OF CLE ELUM WA

DAVIS ALLEN CHESHIRE — STATE OF WASHINGTON — 23031991 — REGISTERED PROFESSIONAL ENGINEER

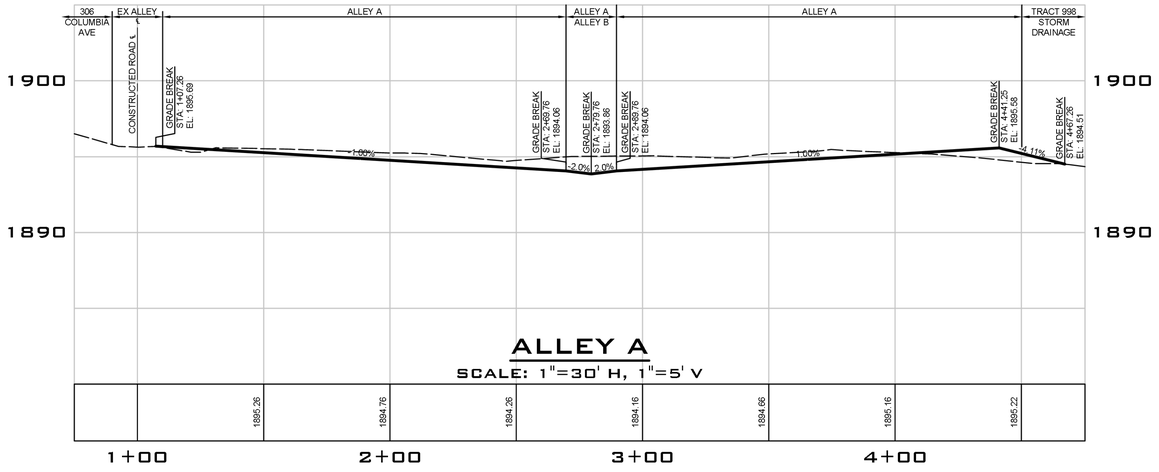
8/28/2026

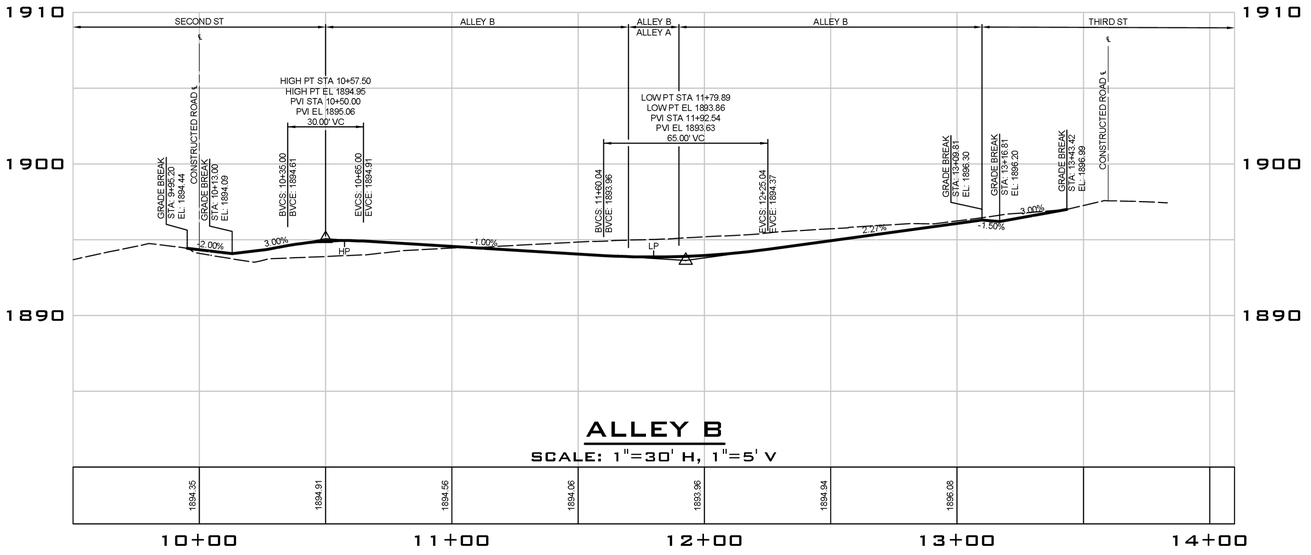
JOB NUMBER: 23007047

SHEET NAME: SD-01

SHT 6 OF 9

CAD Standard: \\atwkir\Projects\Standard\PWA
PROJECTS\2023\TYD\DWG\PLANS\PRELIM\PLAT\23007047 ROAD.DWG, 8.28.26 @ 8:00:00 AM, DOMINQUE CABALDON





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ROAD & STORM PROFILES

HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT

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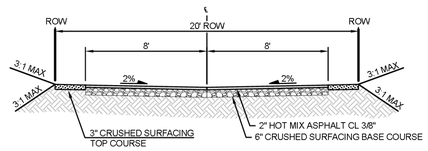
8/28/2026

JOB NUMBER: 23007047

SHEET NAME: RP-01

SHT 7 OF 9

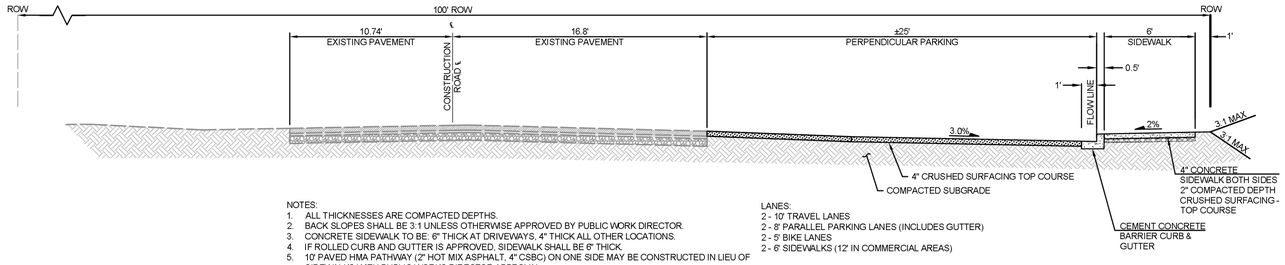
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PLOTTED: 8/28/2026 11:07 AM BY: DOMINIQUE CABALDON
XREF: ...\PLOT\ATWELL DEFAULT PLOTTING PLOT STYLE TABLE.CTB



NOTES:
1. ALL THICKNESS'S ARE COMPACTED DEPTHS
2. BACK SLOPES SHALL BE 3:1 UNLESS OTHERWISE APPROVED BY PUBLIC WORKS DIRECTOR.

ROADWAY SECTION - ALLEY

SCALE: NTS

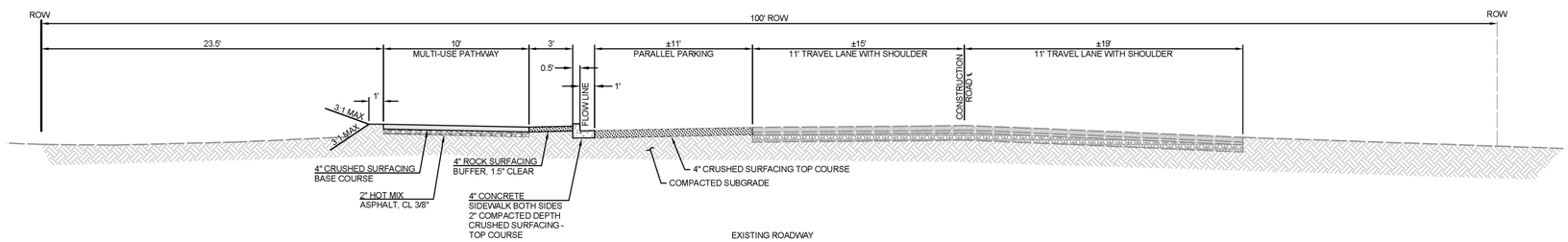


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3. CONCRETE SIDEWALK TO BE: 6" THICK AT DRIVEWAYS, 4" THICK ALL OTHER LOCATIONS.
4. IF ROLLED CURB AND GUTTER IS APPROVED, SIDEWALK SHALL BE 6" THICK.
5. 10' PAVED HMA PATHWAY (2" HOT MIX ASPHALT, 4" CSBC) ON ONE SIDE MAY BE CONSTRUCTED IN LIEU OF SIDEWALKS WITH PUBLIC WORKS DIRECTOR APPROVAL.

LANES:
2 - 10' TRAVEL LANES
2 - 8' PARALLEL PARKING LANES (INCLUDES GUTTER)
2 - 5' BIKE LANES
2 - 6' SIDEWALKS (12' IN COMMERCIAL AREAS)

ROADWAY SECTION - LOCAL ACCESS (ON STREET PARKING ALLOWED)

SCALE: NTS



SECOND STREET PATHWAY TYPICAL ROADWAY SECTION

SCALE: NTS

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EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

PROJECT MANAGER: TRAVIS CHESHIRE, PE
PROJECT ENGINEER: TRACE SENDELE
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 8/28/2026

ATWELL
866.850.4200
www.atwell.com
25 CENTRAL WAY
KIRKLAND, WA 98033

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NO	DATE	BY	REVISIONS

TYPICAL ROAD SECTIONS

HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT

PRELIMINARY SUBDIVISION

CITY OF CLE ELUM WA



8/28/2026

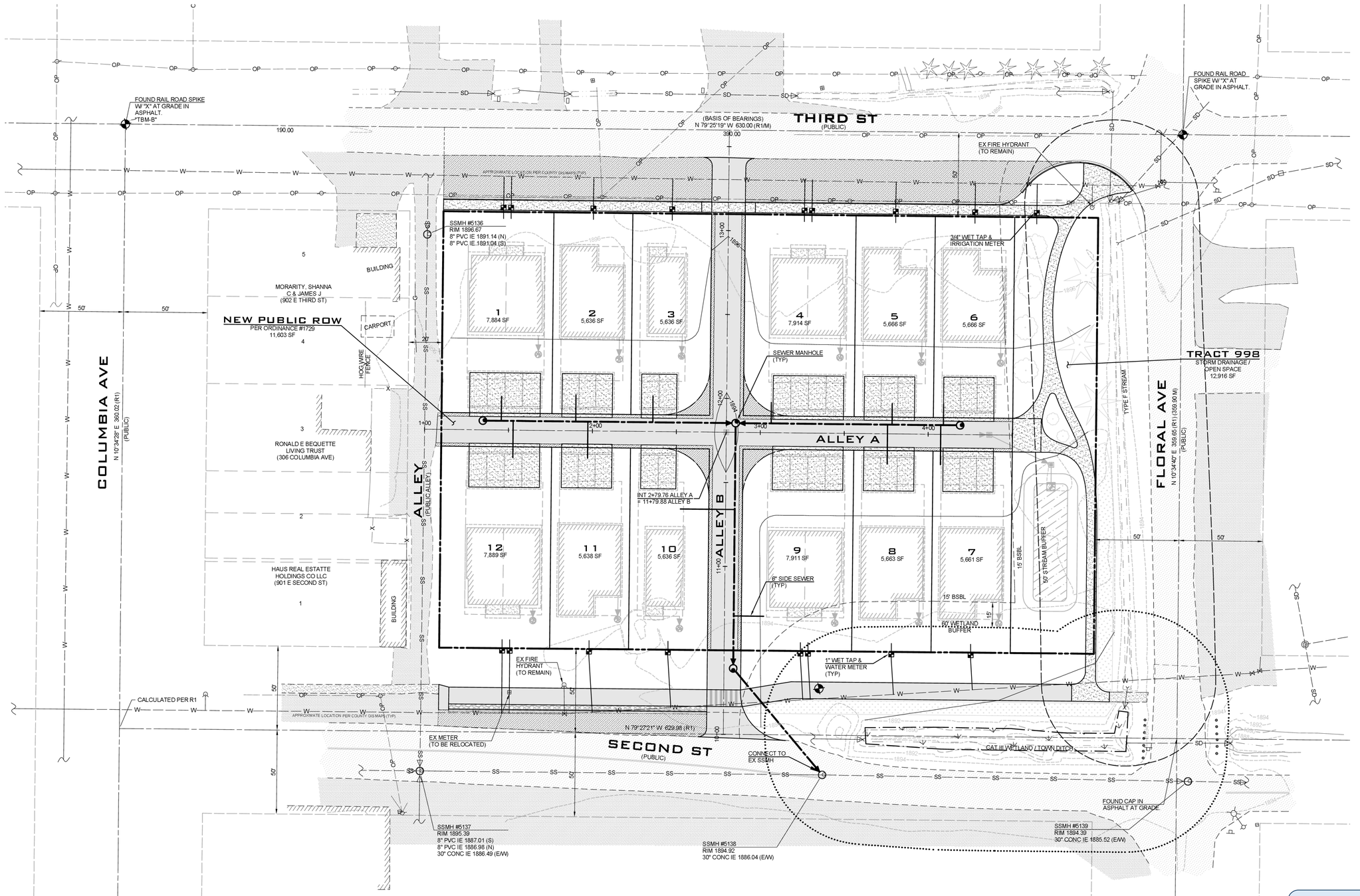
JOB NUMBER: 23007047

SHEET NAME: RD-01

SHT 8 OF 9

CAD Standard: \\atwell\Projects\Standards\PNW\
PROJECTS\2023\23007047\01\WORK\CAD\SET\SHEETS\ARCH\23007047-SEC1.DWG 8/28/26 11:29 AM DOMINQUE GABALDON

NW1/4, SW1/4, SEC 25, TWP 20 N, RGE 15 E, W.M.



N

SCALE: 1" = 30'

0 15 30 60

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3:20 pm, September 14, 2026

CRITICAL AREAS NOTE

BUILDING ENVELOPES AND IMPROVEMENTS DEPICTED WITHIN THE 15 FOOT BUILDING SETBACK DO NOT ENCROACH INTO THE STANDARD WETLAND AND STREAM BUFFERS AND ARE PROPOSED AS A MINOR BUILDING SETBACK INTRUSION PER CEMC 18.01.070(A)(7)[WETLAND] AND (C)(1)(K) [STREAM]. STORMWATER FACILITIES WITH THE BUFFER ARE PROPOSED AS BUFFER ENHANCEMENT PER CEMC 18.01.070(A)(10-11) AND (C)(1)(M-P). SIDEWALK/PEDESTRIAN IMPROVEMENTS WITHIN THE BUFFER ARE PROPOSED AS UNAVOIDABLE IMPROVEMENTS PER CEMC 18.01.070(A)(9)/(C)(1)(0). REQUIRED MITIGATION AND NO DETRIMENTAL IMPACT DETERMINATIONS WILL BE PROVIDED THROUGH THE CRITICAL AREAS REVIEW OF THIS SUBDIVISION, IN COORDINATION WITH WDFW AND ECOLOGY.

EXISTING UTILITY NOTE

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PROJECT MANAGER: TRAVIS CHESHIRE, PE
PROJECT ENGINEER: TRACE SENDELE
DESIGNER: DOMINQUE CABALDON
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SEWER & WATER PLAN

HABITAT E 2ND ST HOUSES / FLORAL DEVELOPMENT

PRELIMINARY SUBDIVISION

CITY OF CLE ELUM WA

TRAVIS ALLEN CHESHIRE — STATE OF WASHINGTON — 23031991 — REGISTERED PROFESSIONAL ENGINEER

8/28/2026

JOB NUMBER: 23007047

SHEET NAME: SW-01

SHT 9 OF 9

CAD Standard: \\wa\k\Projects\Standards\PWA
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