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March 17, 2023

Mr. Mike Connelly
Special Master
Etter, McMahon, Lamberson,
Van Wert & Oreskovich, P.S.
618 W. Riverside Ave., Ste. 210
Spokane, WA 99201

Via Email: mfc@ettermcmahon.com

RE: City Heights – City of Cle Elum
City Heights Phase 2 Final Plat

Dear Special Master Connelly:

The purpose of this letter is to respond to City Heights' March 10, 2023, letter regarding the final plat for Phase 2 of the City Heights project. City Heights demands that the City issue Phase 2 final plat approval notwithstanding that critical infrastructure required to serve the property with domestic water and access has not been built and cannot be bonded so as to assure its construction.

For the reasons more fully set forth below and in the accompanying memos of City Planner Christina Wollman and City Engineer Ben Annen, the Planning staff and the City Engineer of the City of Cle Elum do not believe it would be appropriate for City Council to approve the final plat of Phase 2 of the City Heights master planned development under the present circumstances, with or without conditions proposed by City Heights. The requested approval is not required under any governing document and would be inconsistent with state subdivision law, Ch. 58.17 RCW.

I. Background

The City Heights project is a planned mixed-use development that includes over 350 acres with more than 950 new residential units. It required annexation of 330 acres to the City, completion of an environmental impact statement, adoption of a SEPA planned action ordinance, and execution of a 104-page development agreement ("DA"). Appendix Q of the DA regulates permit processing.

The DA was approved in November 2011, but the project remained dormant for many years. City Heights submitted its first complete preliminary plat application for Phase 1 on September 2, 2020. After numerous meetings between the parties, it became clear that they had different understandings of how the DA's Appendix Q would apply to the preliminary plat review process.

The parties' disagreement over the interpretation of Appendix Q resulted in motions practice before Arbitrator/Ret. Judge Paris K. Kallas relating to the permit processing terms of Appendix Q and the associated permit processing terms of the City code to which the project is vested. On April 8, 2022, Arbitrator Kallas issued an order that included certain declaratory interpretations relating to timelines in Appendix Q and also set certain limitations on conditions of approval. The Arbitrator also directed appointment of a Special Master to consider disputes that may be submitted by the parties.

Following the Arbitrator's April 2022 decision, the parties entered into a Memorandum of Understanding ("MOU") dated June 1, 2022, which established terms to guide the implementation of the DA for successive phases of the project. On the same date as the MOU, the parties modified the City's earlier decision on preliminary plat approval terms for Phase 2. Paragraph B(4) of the MOU defines the concept of "Offsite Scope" plans and infrastructure, which includes water and secondary access. These issues are at the root of the present situation.

The City's revised preliminary approval document for Phase 2 stated that the "Phase 2 development also includes the installation of a 16" water main from a point along SR 903 near the County Transfer Station over parcels not owned by City Heights that are outside the boundaries of the City Heights development." The revised preliminary approval stated that "secondary access will be provided through the construction of an access road that would connect Summit View Drive with Montgomery Avenue…." Further, the approval stated, "[i]t is proposed that this secondary access route will involve construction on parcels not owned by City Heights that are outside of the boundaries of the City Heights development and outside of the city limits. As a result, Kittitas County will be responsible for the environmental review and the permitting of this segment of roadway."

II. Phase 2 Final Plat Recent History

Several months later, on September 23, 2022, City Heights submitted a final plat application for Phase 2. City Heights identified Phase 2 as containing 66 lots on 26 acres. The application was declared complete on October 12, 2022.

On October 14, 2022, the City's contracted planner, Christina Wollman of the firm Perteet, expressed concerns about the absence of any indication of approval from the Bonneville Power Administration ("BPA") for Phase 2 infrastructure that would intersect a BPA easement. In a communication dated November 3, 2022, the City formally requested additional information addressing the BPA easement as well as a separate easement for Puget Sound Energy ("PSE"), among other issues:

MOU Review:

13. Section B4 requires approval of the offsite scope plans and construction of the offsite infrastructure prior to final approval. In lieu of construction, the applicant may choose to provide a financial guarantee. As of the date of this information request, the City is waiting for a resubmittal on the Zone 3 water main and is reviewing the interim access road plans. A portion of the interim access road is outside of city limits and requires review and approval by the County. The Zone 3 water main and Montgomery plans require coordination and approval by PSE and BPA, with consideration of easements. The Zone 3 water main plans require acquisition of an easement over private property. Finally, plans have not been received for the PRV station (Zone 3 to Zone 2), required for final plat.

    The City requests that City Heights coordinates a meeting between City Heights, the City, and the County to discuss the Montgomery plans and potential resolutions for bonding.

(Wollman memo, Attachment 6).

When City Heights proved unwilling or unable to meet this request, the City sent a second communication to City Heights dated December 20, 2022, indicating that the City would be required to deny final plat approval of Phase 2 for similar reasons:

2. Section B.4 of the MOU requires that the Offsite Scope be approved by the City prior to final plat approval for Phase 2. The City cannot approve the Offsite Scope until they have received appropriate approvals from BPA, PSE, and Kittitas County. Correspondence provided at the time of the Additional Information Request submittal (December 2nd) from BPA indicates a land use agreement is required. Correspondence with PSE indicates they had not been able to review the project. No correspondence was provided from the County, but the application had been submitted.
3. The City is not able to approve the bond amount until all Offsite Scope approvals have been received and any required easements have been acquired.

(Wollman memo, Attachment 7).

On December 21, 2022, the City sent a formal notice of denial. The denial was temporarily suspended (pursuant to a process established in the MOU) by a response later the same day from City Heights, stating:

> Good afternoon –
>
> We have received your emails indicating your intent to deny the project based on information the City believes is incomplete. While we do not necessarily agree with that determination, we are focused with you on pursuing the final plat to approval and recording. Thus we provide you with this request to suspend the process as we work with you and submit responses regarding the requested information.

(Wollman memo, Attachment 8).

In mid-January 2023, the City learned of litigation involving City Heights and landowners who claimed to have superior title to real property involving the Montgomery interim access route. That lawsuit was filed by City Heights in Kittitas County Superior Court under cause no. 23-2-0002019 on January 17, 2023, and appears to be ongoing.

The engineering consultant for City Heights stated in a letter dated February 6, 2023, that additional responses on these issues would be provided by City Heights' legal counsel:

> MOU Review
>
> 3. Section B.4 of the MOU requires that the Offsite Scope be approved by the City prior to final plat approval for Phase 2. The City cannot approve the Offsite Scope until they have received appropriate approvals from BPA, PSE, and Kittitas County. Correspondence provided at the time of the Additional Information Request submittal (December 2nd) from BPA indicates a land use agreement is required. Correspondence with PSE indicates they had not been able to review the project. No correspondence was provided from the County, but the application had been submitted.
>
> **The applicant's legal team is providing input on this comment.**
>
> Consistency Review
>
> 4. The City is not able to approve the bond amount until all Offsite Scope approvals have been received and any required easements have been acquired.
>
> **The applicant's legal team is providing input on this comment.**

After a further exchange of views in late January and early February, City Heights invoked the assistance of the Special Master with an email dated February 22, 2023.

III. Statement of the Issue

City Heights' request for a conditional approval of its final plat is an admission that it lacks the necessary approvals, permits, and/or other legal entitlements to assure a designated route for water service and a secondary road access for Phase 2 of the development. Approval of the final plat of Phase 2 conditioned on the future arrangement of water service and secondary access is inconsistent with state subdivision law, is not required by any of the parties' governing documents or by any ruling of Arbitrator Kallas, and is contrary to the public interest.

City Heights concludes its March 10, 2023, letter to the Special Master with the following:

> Our specific request to the Special Master is to instruct Cle Elum to proceed expeditiously with final plat approval based on these plat notes and completed bonding worksheets. We ask the Special Master instruct Cle Elum to set the final plat on the next City Council consent agenda once bonding is established. Finally, we ask the Special Master require the parties to report back individually or jointly regarding the status of the final plat approval process.

In response, the City's specific request is that the Special Master make a recommendation to the City Council that the Phase 2 final plat application be denied, and that the Council promptly place the matter on a regular or special meeting agenda for action. Whether the matter is considered on the consent agenda or regular business agenda should be left to the sound discretion of the City Council. The concept urged by City Heights of setting "the final plat on the next City Council consent agenda once bonding is established" is not a request for Council action on a date certain and will prove to only further delay a conclusion on this matter. There is no process to accommodate City Heights' current situation with a bonding mechanism.

IV. Analysis

The City's main point to the Special Master is that approval of any final plat without confirmation that public infrastructure will exist to support lots in the plat is contrary to subdivision law. The issue is whether City Heights has the legal entitlements to construct the public infrastructure, not whether City Heights has the financial means to construct legally permissible infrastructure. Phase 2 is a major component of a multi-phase project. City Heights' ability (or inability) to supply domestic water and required secondary access is an essential issue for this subdivision.

City Heights' request that bonding be used to supply a remedy to its predicament is unavailing, because the issues are not simply a matter of construction. Instead, as the actions of City Heights over the past several months have demonstrated, necessary legal entitlements, rather than construction cost estimates, are at the root of its problems. Bonding will not cure, or even address, the absence of legal entitlements necessary for the City Council to make the findings required by state subdivision law that streets and water exist sufficient to satisfy the public use and interest. RCW 58.17.110(1).

A. Brief review of the state subdivision process.

The Washington state process for subdivision of land is largely statutory. Ch. 58.17 RCW. The express purpose of the process is to regulate the subdivision of land and to "promote public health, safety and general welfare." RCW 58.17.110. Findings must be made as part of the approval process regarding such matters as zoning, sensitive areas, shorelines, road standards, utilities, and other elements that correspond with RCW 58.17.110. After a final plat is recorded, the resulting lots are a valid land use and they can be legally sold or transferred. RCW 58.17.170, .200

No provision of Ch. 58.17 RCW speaks to establishing, confirming, or enforcing conditional approval of a final plat. The requirements for final plats are contained in RCW 58.17.150 - .165. The process typically includes attestation that elements of the proposed subdivision include necessary public works to serve the development. Under RCW 58.17.170, the local legislative body[1] must find that a subdivision proposed for final plat approval conforms to all terms of the

[1] The City has not delegated final plat authority to a hearing examiner. RCW 58.17.100.

preliminary plat approval as well as the more general requirements of Ch. 58.17 RCW. If these findings can be made, the legislative body must approve the final plat.

The review and approval of a final plat is commonly described as ministerial and non-discretionary. Once this step is taken, the drawing of the subdivision is recorded and no further involvement by local officials in the subdivision process is contemplated by the statute. A Washington court has addressed the possibility that a *preliminary* plat may be revoked if conditions of approval cannot be satisfied or are deliberately violated. *HJS Dev., Inc. v. Pierce County ex rel. Dept. of Planning and Land Services*, 148 Wn.2d 451, 483 (2003). The City is not aware of any case addressing failed conditions of approval of a *final* plat.

B. Proposed conditional approval of Phase 2 final plat.

Domestic water and road access cannot be assured for Phase 2 because multiple obstacles remain. Some of these obstacles may be more-or-less administrative in nature, such as approvals of BPA, PSE, and Kittitas County. But the inability of City Heights to demonstrate approvals to date is a signal that the obstacles may not be quite so simple. Whether these approvals will be forthcoming on any predictable schedule is unknown. The City has repeatedly inquired about the status of these reviews, but City Heights' responses have been inconclusive.

Other obstacles are apparently dependent on the willingness of private parties to grant approvals or otherwise make accommodations for City Heights regarding easement rights. In the instance of the Montgomery interim access route preferred by City Heights, City Heights filed a lawsuit to determine whether it is entitled to use land necessary for the access route. In that litigation, City Heights alleged in its complaint for declaratory and injunctive relief that:

> 18 2.21 City Heights will rely on the Disputed Easement as part of the CHH
> 19 Development, improving the Disputed Easement with a new private roadway, depicted in part
> 20 as follows

A recent review of the docket for this case does not show that any answer has been filed by the defendants, nor has City Heights noted any motion on its request for declaratory and injunctive relief.

The posture of the request by City Heights to the Special Master speaks volumes. By asking the Special Master to make a recommendation for conditional approval of the final plat of Phase 2, City Heights reveals that it does not have the present ability to provide water and access to Phase 2. And by asking that the conditions of approval be linked to a future occurrence that is not date-specific (i.e., "once bonding is established"), City Heights also makes clear that it cannot set a stated time frame for when these issues will be resolved. City Heights even acknowledges that these agencies can be "notoriously slow in performing their review."

Bonding will not resolve these problems. While bond worksheets including quantities, dimensions, and cost estimates can be created for the construction of infrastructure, there is no way to set a bond amount for the successful acquisition of approvals, permits, and other legal entitlements that City Heights lacks and that are necessary to begin that construction.

If a bond amount were nevertheless accepted by the City, no surety would have the legal authority to cause the performance of the necessary events. Third parties such as BPA, PSE, Kittitas County, and private easement owners claiming rights to disputed easement areas would be just as much entitled to insist on their rights being respected regardless of whether demands are made by City Heights or a surety on a subdivision bond.[2]

The City's concern with new proposed Conditions 8 and 9 is warranted for other reasons. In its first proposed condition, City Heights states that the "water main design [shall be] consistent with PSE and BPA easements prior to issuance of the first certificate of occupancy." This is ambiguous because there is no performance standard or other objective measure to determine when a design is "consistent" with the easements. This masks the fact that *design* is not the primary issue. One of the problems City Heights faces is that it is uncertain how to gauge consistency when actual approval and permission of PSE and BPA must be obtained. Or perhaps City Heights intends for consistency review to be merely a matter of line drawing conformance. If the latter, then none of the practical concerns of the City are actually addressed and the condition is a red herring.

The second proposed condition is also problematic. A condition that "secondary road access is required prior to issuance of the first certificate of occupancy" is not an assurance that the *Montgomery interim access road* will be completed. The location, design standards, connective function, and other details of some *potential alternative and unknown secondary access* may or may not be a substitute for the Montgomery interim access road. This has never been meaningfully developed.

Proposed Conditions 8 and 9 are unlike any of the preceding seven topics under the final plat's heading of "Restrictions, Covenants." The preceding seven topics include basic statements of the law ("no further subdivision of any lot is allowed") and objectively verifiable matters like payment of building permit fees, parking standards, and a prohibition on outdoor burning.

As a final point on Conditions 8 and 9, it should be noted that they are linked to *certificates of occupancy*. This means that, in conjunction with the right to sell lots upon final plat approval, City Heights would expect to obtain building permits and commence construction and marketing of houses on the newly-created lots — for which required certificates of occupancy may not be available. The public interest would not be served by allowing these events to occur, backed only by the hypothetical withholding of certificates of occupancy. Domestic water and

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[2] More likely, no surety would accept these obligations in the first place. The undersigned has never seen a subdivision bond that would respond to the City's points regarding permits, approvals, and other entitlements.

secondary access are necessary aspects of a major residential development that should be fulfilled prior to final plat approval.

C. The role of the DA and the MOU.

City Heights points to the parties' DA and MOU as documents governing the City's review of the final plat of Phase 2. The City agrees that final plat review is an "implementing approval" under Appendix Q of the DA, and that the MOU addresses final plat approval of "Offsite Scope" issues including the Zone 3 water main and Montgomery interim access. City Heights and the City also both recognize that the MOU makes final plat approval contingent upon "City approval of the Offsite Scope plans" as well as construction of the improvements, with the proviso that City Heights may bond in lieu of construction.

Where the parties disagree is perhaps best exemplified by City Heights' claim that these clauses secured to City Heights "the right to proceed with the final plat using a financial guarantee." This is an improper and incorrect interpretation of the MOU and a complete exaggeration of City Heights' contractual rights. It is correct that City Heights may proceed with a financial guarantee to assure construction of required infrastructure. But nothing in the DA, the MOU, or state law authorizes a financial guarantee to assure required legal entitlements.

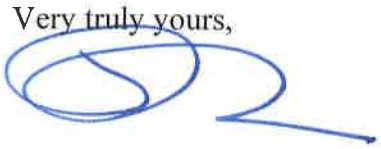
Put differently, neither the DA nor the MOU supports City Heights' claim that "proceeding with the final plat using a financial guarantee" means that City Heights has the right to final plat approval with critical public infrastructure uncertain and potentially unavailable as planned. The governing documents also do not support City Heights' idea that its problem may be salvaged by suspending certificates of occupancy for scores of homes built on lots lacking water or access.

V. Conclusion

The City wishes to see City Heights succeed with Phase 2. The City has engaged in open and ongoing communications with City Heights about the concerns expressed in this letter. It is unfortunate that City Heights has thus far been unable to secure decisions and approvals from third parties that are necessary for Phase 2 final plat approval. However, there is no precedent in Washington law, no statutory authority, and no right under the parties' governing documents for the conditional approval of a final plat that City Heights seeks.

The City respectfully requests that, consistent with the concerns expressed herein, the Special Master use his judgment and experience to make a recommendation to the City Council that the Phase 2 final plat application be denied as soon as practicable.

Very truly yours,



Kenneth W. Harper

PERTEET

MEMORANDUM

2302 W Dolarway Road, Suite 1, Ellensburg, WA 98926 | P 800.615.9900

To: Ken Harper

From: Christina Wollman, AICP CFM

Date: March 16, 2023

Re: City Heights Phase 2 Final Plat Approval

INTRODUCTION

I was retained by the City of Cle Elum in July 2022 to support implementation of the City Heights Master Planned Development, per the provisions in the June 2022 MOU which required the City to contract with a new planner. As a resident of the upper Kittitas County and a former planner for Kittitas County, I have 17 years of planning experience, a prior working relationship with the developer, and knowledge of the project and the area. I did not participate in any part of the implementing approval permit review, including the Phase 2 Preliminary Subdivision review, until contracted by the City in July 2022.

SUMMARY OF FINAL APPROVAL REQUESTS

As provided for in Section B.4 of the June 1, 2022 Memorandum of Understanding (MOU, Attachment 1), the City requests the infrastructure plans be ready for construction prior to City approval and prior to bonding. This means that all easement and property use issues must be resolved. At this point, the City cannot certify that there are appropriate provisions required by RCW 58.17.110. More specifically, the City requests the following which is required to demonstrate compliance with the MOU, Development Agreement, EIS Mitigating Measures, and vested City Code:

- Zone 3 Water Main – If easements along the revised alignment cannot be obtained prior to final approval, the applicant shall provide plans for water main installation along the original alignment which include:
    a. Documentation of approval from WSDOT for utility placement in right of way
    b. Documentation of Deneen family approval of the proposed alignment
    c. Documentation of Bonneville Power Administration (BPA) and Puget Sound Energy (PSE) approval of the alignment
- Montgomery Interim Access – The applicant shall provide plans which reflect uses approved to be within the easements, which include:
    a. Documentation of BPA and PSE approval of the alignment
    b. Resolution of the court case or other conclusion of disputed property interest claims
    c. Documentation of Kittitas County grading permit approval

BACKGROUND

The developer, City Heights, submitted the Phase 2 Preliminary Plat of the City Heights Master Planned Development on May 24, 2021. The preliminary plat was processed as a Type II Administrative Permit per the arbitration order dated April 8, 2022, instead of a Type IV quasi-judicial permit process that would normally occur for a subdivision. The timeline below references who took each action ("CH" for City Heights and "City" for City of Cle Elum).

Preliminary Plat Timeline:

- Application submitted on May 24, 2021 (CH, Attachment 2)
- Application resubmitted on August 3, 2021 (CH)
- Application resubmitted on March 11, 2022 (CH, Attachment 3)
- Determination of complete application on April 1, 2022 (City)
- Notice of application on April 7, 2022 (City)
- Arbitration order on April 8, 2022 (following cross motions for summary judgment)
- End of public comment period April 22, 2022
- Consistency determination on May 3, 2022 (City)
- Notice of decision on May 5, 2022 (City)
- Applicant appeal on May 19, 2022 (CH)
- MOU signed on June 1, 2022 (City and CH)
- Revised notice of decision on June 1, 2022 (City, Attachment 4)

Final Plat Timeline:

- Application submitted on September 29, 2022 (CH, Attachment 5)
- Complete application on October 12, 2022 (City)
- Additional Information Request on November 3, 2022 (City, Attachment 6)
- Review meeting on November 8, 2022 (City and CH)
- Additional information submitted on December 2, 2022 (CH)
- Notice of intent to deny on December 20, 2022 (City, Attachment 7)
- Denial issued on December 21, 2022 (City, Attachment 8)
- Suspension request received on December 21, 2022 (CH, Attachment 9)
- Zone 3 Water Main resubmitted on January 20, 2023 (CH, Attachment 10)
- Additional information submitted on February 6, 2023 (CH)
- Montgomery Interim Access resubmitted on February 7, 2023 (CH, Attachment 11)

The Phase 2 Preliminary Plat proposed 69 lots on approximately 26 acres (the number of lots in the final plat was reduced to 65). The Phase 2 Preliminary Plat is located within a development tract created in the Phase 1 subdivision which received final approval on December 27, 2022. Although adjacent to each other, notable differences between Phase 1 and Phase 2 include provisions for two "offsite scope" improvements that are

required prior to approval of the Phase 2 final plat. These provisions are described within the MOU, Section B.4., which states:

> City Heights is developing, and the City will review, infrastructure plans for the "Zone 3" extension of water service, and the extension of an interim access road to the plat ("Offsite Scope"). The City's review of the Offsite Scope shall not include any conditions beyond those expressly allowed under the DA and any applicable conditions in the Phase 1 Settlement Agreement dated July 2021. The City will issue a decision on the Offsite Scope within 45 days of submission. Final plat approval for Phase 2 will be contingent upon (a) City approval of the Offsite Scope plans within the terms of the DA and (b) construction of the improvements contemplated under the Offsite Scope plans, provided that the applicant may choose to provide a financial guarantee in lieu of construction for all or part of the required improvements.

MONTGOMERY INTERIM ACCESS

The first "offsite scope" item is a secondary access, referred to as the "Montgomery Interim Access." This road extends east from the Phase 2 plat along an alignment that will be a future city collector road and connects into Montgomery Avenue (See Figure 1). The interim access crosses through the BPA and PSE transmission main easements and crosses over private property which is outside of the UGA and city limits. The road is referred to as an "interim" access because it will initially be constructed to a lower standard and be privately maintained. As future phases occur along the road, it will be brought up to the collector standard required by the development agreement and become a City maintained road.

Both PSE and BPA have review and approval processes for activities proposed on private property on land within their easements. The BPA process requires landowners to submit an application for a Land Use Agreement. This is a formal process that results in an agreement issued by the US Department of Energy. During the review, BPA evaluates the proposed use to ensure it can safely occur within the right of way. BPA evaluates the distance of grading from transmission towers, the distance from the road to the power line to ensure there is sufficient clearance, and the road design, among other safety items. PSE has a similar form that is submitted to request consent to use the easement area and evaluates for the same issues. If the use does not fit within the easement, it will need to be modified.

The City has been suggesting since July 2022 that City Heights submit the BPA and PSE applications. The City Engineer requested this information on July 29, 2022, when he provided plan review comments on the Zone 3 water main plans. I also requested this information on August 29, 2022 when I met with City Heights to learn more about the Phase 1 and 2 plats. The City continued to encourage City Heights to contact BPA and PSE. On March 1, 2023 during a regularly scheduled bi-weekly City Heights Design Review Meeting, City Heights told the City that they had still not submitted applications to either agency to begin the review process. After the meeting, the City Engineer provided City Heights with an application and land use agreement issued to the City from BPA for a water main installation in the same vicinity, as an example of what the process entails.

The EIS process that occurred when the development agreement was adopted evaluated an alignment for the interim access that traveled south along Deer Creek Road, a private access easement used by several landowners to access their lands on the ridge above the City Heights development, and connected into Montgomery Avenue (Attachment 12). This alignment required crossing through private property on a 30-foot wide easement, which was specifically allowed in the Development Agreement. After the EIS, the developer added in an alternate route that is the currently proposed alignment. Instead of accessing through Deer Creek Road, the interim access uses a disputed 60-foot easement with a seldom used logging road that was reserved by Plum Creek when they sold two small parcels of land for residential development. Both of these routes are outside of city limits and the UGA.

The owners of the private property dispute the use of the 60-foot easement for the proposed use and retained a lawyer. On January 17, 2023, City Heights filed a complaint for declaratory and injunctive relief for alleged easement interference against the landowners, which is still going through the legal process in Kittitas Superior Court as case no. 23-2-0002019. As the City was not a party to the lawsuit, specific details are not known. However, the court decision will presumably address the legality of the easement and its intended use. If the court finds that the easement cannot be used by City Heights as a primary access to their development, then the road alignment will need to be re-routed to access Deer Creek Road, which requires another crossing of the power lines and a significantly longer alignment of new road as well as improvements to the existing Deer Creek Road.

In addition to the BPA, PSE, and private easement issues, the section of road within the private easement is outside of the UGA and is in the jurisdiction of Kittitas County. The applicant has submitted a grading permit application to the County for review, but has not yet received approval. This portion of the road construction must also be bonded for, which requires approved plans.

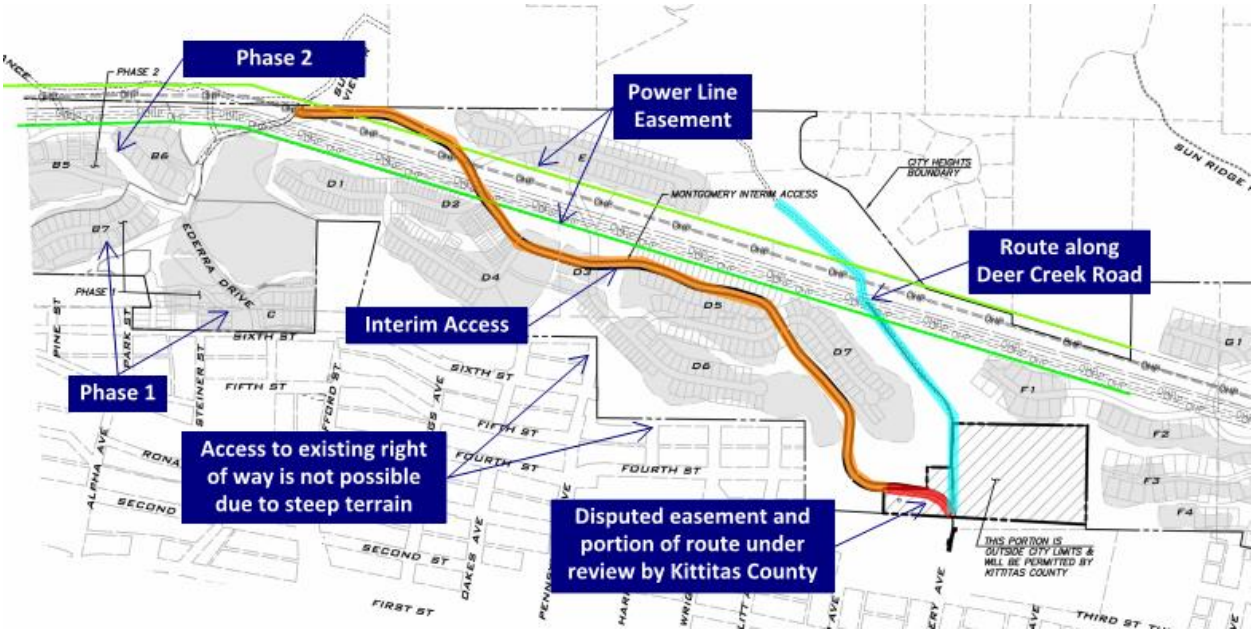


Figure 1. Montgomery Interim Access Map.

ZONE 3 WATER MAIN

Even though Phase 2 is immediately north of Phase 1, it is served by a separate water zone. The subdivision will be part of a new water zone that does not currently exist in the project vicinity, Water Zone 3. In order to receive water for the Phase 2 subdivision and other future phases, the applicant must bring a new water main from the existing Water Zone 3, due southeast of the Phase 2 subdivision (see Figure 2). This part of the project is the second "offsite scope" item within the MOU as it is outside the limits of the development and requires crossing private property owned by the Deneen family, as well as Crystal Creek, wetlands, the Coal Mine Trail, BPA and PSE transmission main easements, and potentially through WSDOT right of way.

The same BPA and PSE easement issues discussed above apply to the water main.

The applicant was successful in securing an easement from the Deneen family that would require the water main to travel through the WSDOT right of way and along existing city right of way until it reached the private easements (original route). The easement from the Deneen family included a provision that required Deneen family approval of the proposed plans within the easement.

To shorten the route and avoid impacting a newly constructed city street, exiting utilities, and the WSDOT right of way, there was a desire to place the water main within a separate utility easement that could be secured by the applicant from the Deneen family (revised route). This utility easement would be additive to a utility easement that will be dedicated to the City as part of the Cle Elum Pines West development agreement. This would require a voluntary change to the proposed easement language, five additional feet in width, and a new easement to fill a 5-foot gap. The City agrees that the revised route is a better option and has been willing to assist City Heights in negotiating with the Deneen family to modify the proposed city utility easement. Although the Deneen family is amenable to this plan, neither the City nor City Heights have been able to successfully negotiate a voluntary revision to the proposed easement with the Deneen family in a timely manner due to landowner requests. The City notified City Heights during the March 1, 2023 Design Review Meeting that they had met with a Deneen family representative on February 27, 2023 and the transaction was getting more complicated due to landowner requests. On March 8, 2023, the City notified City Heights by email that due to the unknown timeline of working through the landowner requests, that City Heights should consider focusing on the original route.

In addition, City Heights asserts that the Deneen family has provided approval of the alignment within the existing easement, but the Deneen family has asserted to the City several times that they have not approved the alignment. The Deneen family has stated the location of the water main is acceptable, but they do not agree to the improvements proposed on the surface, which include an access road and earthwork cuts of approximately 20 feet, along a route that is frequently used by motorized and bicyclist recreationists who are riding along the powerline roads. This easement provision is applicable to both the original and revised routes.

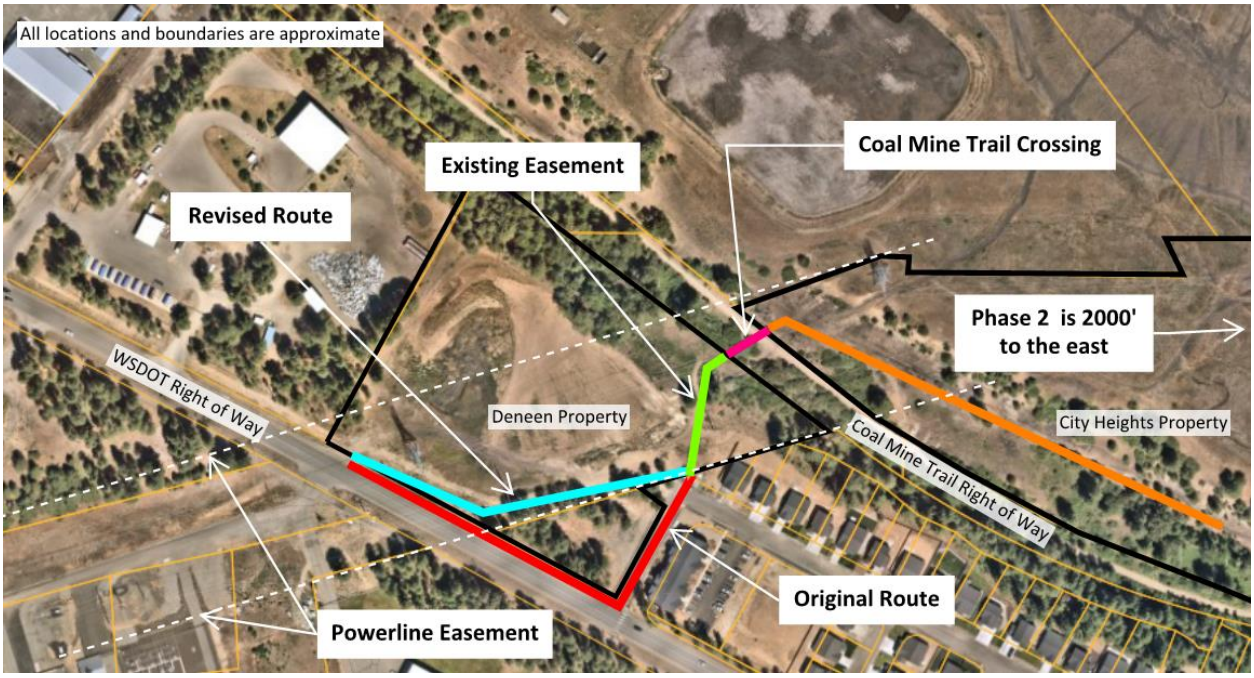


Figure 2. Map showing Zone 3 water main extension - original and revised routes.

RESPONSE TO CITY HEIGHTS' LETTER TO THE SPECIAL MASTER

City Heights is requesting two conditions of approval on the final plat. The City does not agree that these conditions are appropriate for several reasons, including:

Inappropriate Use of Bonding

The purpose of a subdivision performance bond is to ensure that after final approval and creation and sale of new lots, if the developer defaults and is not able to construct the required improvements, the City or the surety will be able to complete construction. The MOU Section B.4 reflects the language within the Development Agreement which permits bonding of construction. The City defines "bonding of construction" as having infrastructure plans that are ready for construction, which includes all easements and other approvals. It is not possible to determine a value for securing an easement, owner approvals, court case decisions, or power easement approvals to include in a bond estimate. Any of these processes may be long and drawn out or require revisions to the plans ranging from minor to significant.

Appropriate Provisions Do Not Exist

A subdivision process includes two primary phases: the preliminary plat review and the final plat review. During review of the preliminary subdivision, the City reviews the preliminary plat to ensure that appropriate provisions are or will be made according to RCW 58.17.110(1). To ensure appropriate provisions are made, the City is authorized to approve the preliminary plat and impose conditions that must be met prior to receiving final approval.

The Phase 2 preliminary plat received approval with conditions that were necessary in order to ensure that appropriate provisions will exist at the time of final plat. During the preliminary plat review, the City found that the proposed Water Zone 3 and Montgomery Interim Access will provide appropriate provisions for the public health, safety, and welfare, specifically potable water and roads. The conditions of approval required these improvements to be constructed prior to final approval or allowed for bonding of construction of the improvements. The applicant agreed and signed the MOU stating this condition.

To receive final approval, RCW 58.17.110(2) requires a finding that appropriate provisions are made for the public health, safety, and welfare, for streets and potable water supplies, and that the public use and interest be served by the platting of the subdivision, among other items. The City cannot make a finding that there are appropriate provisions without having easement issues and approvals resolved and in hand prior to issuing the final approval.

Changing the Conditions of Preliminary Plat Requires a Preliminary Plat Amendment

Subdivisions throughout Washington State follow a standard process based on state laws within RCW 58.17. Individual jurisdictions are allowed to develop their own procedures that follow those basic tenets of law which include a public comment period, public hearing, preliminary approval, and final approval. The process for preliminary approval of City Heights' subdivisions undergoes administrative review and does not require a public hearing. Prior to beginning the Phase 1 final plat review process, the applicant and City agreed on a final plat review process (Attachment 13). The process did not require a consistency review as that was already completed as part of the preliminary plat review process. Instead, the final plat process included a review to ensure that all conditions of approval have been complied with. The agreed upon process is substantially consistent with a standard final plat review process, except for the timeline of certain tasks. Therefore, as with any other subdivision, final plat is not an appropriate time to modify or create new conditions of approval. The process to modify or amend conditions of approval should be part of a minor modification request, as outlined in the Development Agreement, Appendix R, Section 2.

Conditioning Approvals on Occupancy Permits

Conditioning approvals to not be required until occupancy permit creates several issues. If the City approved the applicant's request, lots could be sold and buildings could be constructed before there is an approved plan to put infrastructure in place. In the worst case scenario, construction could require years, major revisions, or expenses to construct the improvements that exceed the developer's capacity or the bonded amount, and if the developer defaults it would be the responsibility of the City to make the improvements. This is why a finding that appropriate provisions are made must be a finding of the final plat. The public, including both future land owners and current city residents, benefit from the approval of a final plat that contains appropriate provisions for major infrastructure components, such as bonding of construction.

The applicant also asserts that the development agreement allows deferring water and sewer improvements until occupancy permit. This is a common provision that allows the improvements to be bonded prior to final approval, but requires the utilities to be in place and functioning prior to issuing final approval on a building permit, which is what the City is requesting.

PRIOR TO FINAL PLAT APPROVAL

Prior to final approval, the City requests the following information which is required to demonstrate compliance with the MOU, Development Agreement, EIS Mitigating Measures, and vested City Code:

- Zone 3 Water Main – If easements along the revised alignment cannot be obtained prior to final approval, the applicant shall provide plans for water main installation along the original alignment which include:
    a. Documentation of approval from WSDOT for utility placement in right of way
    b. Documentation of Deneen family approval of the proposed alignment
    c. Documentation of Bonneville Power Administration (BPA) and Puget Sound Energy (PSE) approval of the alignment
- Montgomery Interim Access – The applicant shall provide plans which reflect uses approved to be within the easements, which include:
    a. Documentation of BPA and PSE approval of the alignment
    b. Resolution of the court case or other conclusion of disputed property interest claims
    c. Documentation of Kittitas County grading permit approval

City of Cle Elum, Washington
City Heights Planned Mixed Use Development
Memorandum of Understanding

The City of Cle Elum ("City") and City Heights Holdings LLC (successor to the Ridge Entities) ("Project Sponsor", "Developer", or "City Heights"), including their successors and assigns, will use the following provisions to guide the implementation of the City Heights Annexation and Development Agreement ("DA"):

A. Applications for Implementing Approvals not Seeking Minor or Major Modifications

Applications for Implementing Approvals necessary to develop each phase of the approved Master Site Plan shall be processed in accordance with the City Heights Development Agreement Appendix Q in effect on November 11, 2011, and CEMC 17.45.110 subsections D, E and F as in effect on November 11, 2011. Applications for Implementing Approvals, shall be processed as set out below.

1. Completeness Review.

To start the Implementing Approval process for any application under Appendix Q, the Project Sponsor shall deliver by email a digital copy of an application for all Implementing Approvals as defined by the DA, and not later than two (2) business days thereafter deliver three (3) hard copies and the payment of the required application fee to the City. The delivery by email of the digital copy commences the 14-day time period for the City to review the application materials to determine if they are complete ("Completeness Review"). Within 14 days of the delivery of the application, the City shall notify the Project Sponsor by email of its Completeness Review determination.

a. If deemed complete and ready for processing, the emailed Completeness Review notice to the Project Sponsor shall include the proposed dates for a Review Meeting as set forth in Section A.2.c herein.

b. If the application is not deemed complete, the emailed notice to the Project Sponsor shall specifically identify the information from the Application Checklist that must be provided. Upon receipt of the information required by the Application Checklist, a new 14-day Completeness Review period shall commence.

c. If emailed notice of the Completeness Review determination is not provided by the City within 14-days then the application shall be deemed complete and ready for processing.

d. In issuing its Completeness Review determination, the City may include preliminary comments or a preliminary request for Additional Information (defined in Section A.2.b below) that the City has already determined it will need to make a Final Determination on an application for Implementing Approval. Such

preliminary comments or preliminary requests do not extend or toll any other deadlines in this Memorandum of Understanding (or "MOU" or "this Agreement").

2. Consistency Review.

The City's 45-day Review Period established in Step Four of Appendix Q ("Review Period") commences upon the date the application is deemed complete under Section A.1.a or A.1.c, above. The Review Period is further defined as follows:

a. In reviewing for consistency and applying the five criteria in Step 4 of Appendix Q, the City shall be guided by the purposes of the DA to efficiently process Implementing Approval applications and to work cooperatively with the Project Sponsor to achieve the mutually agreeable goals as set forth in the DA. To that end, the Parties agree to use good faith efforts to: 1) not increase expenses and complexity of any Implementing Approval application, phase or the Project; and 2) consider suggested alternatives suggested by the Project Sponsor that provide comparable benefit or functional equivalence.

b. If the City seeks Additional Information, the City will transmit a single request for Additional Information within twenty-one (21) calendar days after the date the application is deemed complete under Section A.1.a or A.1.c, above ("Additional Information Deadline"), which also commences the Project Sponsor Review Period and tolls the City's Review Period. Additional Information is defined as clarifying questions, comments or information sought by the City in order to address the five criteria in Step 4 of Section A of Appendix Q, which may include compliance with EIS Mitigating Conditions but may not include items that were already studied or determined in the final EIS, Master Site Plan or DA.

c. The Parties will conduct a comment review meeting ("Review Meeting") within ten (10) calendar days following the Additional Information Deadline. The Review Meeting will be scheduled in advance to best ensure availability of all needed personnel and adequate preparation by both Parties for the meeting. To that end, on the date the City provides the Project Sponsor with notice of the Completeness Review determination or upon demand if not received, the City shall propose at least two (2) available dates for the Review Meeting. During the Review Meeting, the Parties shall ensure that knowledgeable personnel are in attendance and prepared to explain the City's comments and the Project Sponsor's responses.

d. Project Sponsor shall prepare a single comprehensive response to all of the City's comments, which may include any suggested comments to resolve any permissible conditions under the DA sought in the City's comprehensive comments and submit the response to the City ("Project Sponsor Response Period"). During the Project Sponsor Response Period, the City will exercise its best efforts to respond to Project Sponsor's inquiries regarding the Additional Information promptly, with the goal being not later than three (3) business days from receipt of the Project Sponsor's

inquiry. During the Project Sponsor Response Period, the Review Period is suspended and all time requirements as set forth in the DA and this MOU are tolled.

e. Upon receipt of Project Sponsor's response by email, the City shall have the remainder of the Review Period as such Review Period may have been tolled to confirm that all City comments have been reasonably addressed, and to transmit the Final Decision determination to Project Sponsor ("Final Decision Deadline").

f. If the City does not make a request for Additional Information or fails to make a timely request for Additional Information, there shall be no tolling of the Review Period.

g. The prior EIS process assessed and DA sets out mitigation measures required for the City Heights development. As set out in Section 8.2 of the DA, Implementing Approvals under this MOU shall not impose new Conditions of Approval beyond those in the DA, unless the City sets out findings demonstrating that a) such new Conditions of Approval are required to avoid a serious threat to public health or safety; or b) such new Conditions of Approval are necessary to prevent a violation of applicable state or federal laws or regulations. Further, new Conditions of Approval may not be imposed unless there has been a change in circumstance to the property that did not exist prior to the issuance of the Final EIS. If an issue was studied as part of the EIS process, the mitigation measures identified in the City Heights EIS (or lack thereof) and in the DA control and there shall be no new Conditions of Approval for such issues.

h. It is the Project Sponsor's responsibility to apply for and obtain any necessary state or federal permits and to not violate state or federal laws or regulations. Unless required by state or federal law, the City shall not initiate involvement with state or federal agencies in the Consistency Review process or impose new Conditions of Approval that seek to supplant the roles of state or federal agencies, but the City may respond to inquiries from such agencies.

i. The City agrees that requests for Additional Information and Final Decisions will be as concise as reasonably possible under the circumstances, and guided by the terms of the DA, Master Site Plan, Planned Action Ordinance and EIS.

j. The Master Site Plan roughly delineates the locations of Development Pods. The Parties agree that the Master Site Plan is not a document based on a survey and the Development Pods are not, and have never been, staked. The Parties further agree that determining the precise boundary between Development Pods shown on the Master Site Plan is not possible. Where a complete Development Pod is included in a phase, it may also include additional areas outside of the rough delineation of the Development Pod so long as there is no increase to density, and no change in impacts on critical areas or useable open space.

k. If the City anticipates its Final Decision will be a denial finding that an application for an Implementing Approval is not within the scope of and materially consistent with the approved Master Site Plan and DA, then the City shall notify the Project Sponsor by email not later than the day prior to the expiration of the Review Period, with an explanation as to the basis for such determination. Within three (3) business days of the receipt of such notice, Project Sponsor is authorized but not obligated to request in writing on one or more occasions that the City withhold or suspend for a defined period of time the issuance of such Final Decision in order to provide the Parties with the opportunity to further meet and discuss the content of the application and further information or documentation that may be requested by the City and provided by the Project Sponsor ("Suspension Request"). The City's reasonable time incurred in response to a Suspension Request by City Heights will be subject to reimbursement as set out in Section E below. If the Project Sponsor does provide a written Suspension Request, then the Review Period is suspended and all time requirements as set forth in the DA and this MOU are tolled until the Parties agree in writing to continue processing the application for an Implementing Approval or the City determines to issue a Final Decision. If the Project Sponsor does not provide a written Suspension Request within three (3) business days of receiving the City's notice, then the Final Decision shall be issued and is appealable as set forth in Appendix Q (Section A, Step Five).

l. If the City fails to meet either the Additional Information Deadline or the Final Decision Deadline (as either such Deadline may be tolled by receipt of a Suspension Request), Project Sponsor shall immediately and by email advise City that it must satisfy such deadline within two (2) business days. If City thereafter fails to satisfy such deadline, then the City shall be in breach of the DA. Liquidated damages for such a breach are set out in Section I below.

B. Phase 2

1. The City has no additional comments from planning other than those originally stated in the Phase 2 Preliminary Plat consistency determination, Section K (the "Planning Comments"); the City has provided to City Heights all engineering comments regarding the Phase 2 Clear and Grade plans. City Heights will provide directly to Ben Annen and to the City by 5:00 p.m. June 3, 2022, any plan revisions or further comments in response to City engineering comments that were provided to City Heights on the evening of May 23. Between June 6 and June 10, Brett and Ben shall work collaboratively to resolve any engineering considerations, whose conversations shall be permitted to take place without attorneys present and without delays related to ongoing arbitration, mediation or special master discussions.

2. Not later than 5:00 p.m. on June 10, the City will issue a decision on the June 3, 2022 resubmitted plans. To the extent the Planning Comments remain in dispute, the City shall

issue a decision on the June 3, 2022 resubmitted plans with annotations regarding any outstanding Planning or engineering Comments. City Heights may appeal (pursuant to Appendix Q of the Development Agreement) any comments if unresolved at the time the City issues its decision. The parties will work promptly to cooperate and coordinate the resolution of all appealed comments in a manner consistent with the DA.

3. The City agrees that City Heights will immediately be allowed to proceed with clear, grade and construction work under the approved plans without delay regardless of whether any pending appeal issues may remain for resolution.

4. City Heights is developing, and the City will review, infrastructure plans for the "Zone 3" extension of water service, and the extension of an interim access road to the plat ("Offsite Scope"). The City's review of the Offsite Scope shall not include any conditions beyond those expressly allowed under the DA and any applicable conditions in the Phase 1 Settlement Agreement dated July 2021. The City will issue a decision on the Offsite Scope within 45 days of submission. Final plat approval for Phase 2 will be contingent upon (a) City approval of the Offsite Scope plans within the terms of the DA and (b) construction of the improvements contemplated under the Offsite Scope plans, provided that the applicant may choose to provide a financial guarantee in lieu of construction for all or part of the required improvements.

5. For any financial guarantees related to final plat, City Heights shall utilize industry-standard bond quantities worksheets that itemize bid items and quantities as set forth in the Wenatchee sample bond worksheets or other city-specific equivalent if agreed upon by the parties ("Worksheets"). City Heights shall submit Worksheets directly to Ben Annen and also to the City. The City shall promptly complete its review of any such Worksheets and provide comments or approval within ten business days of submission of the Worksheets to the City. If the Worksheets are not approved within ten business days, review of any updated Worksheets shall be completed within seven business days of City Heights' submission to Ben Annen of such updated Worksheets. The Worksheets shall be reviewed annually at the request of either party, for increases or decreases taking into account the nature and extent of the then-existing infrastructure construction.

C. Relationship between Final Plat and Building Permits

1. The City will review and issue a decision on an application for an Implementing Approval for the Final Plat and shall assist in the recordation of the Final Plat in an expedient manner.

    a. Upon receipt of all relevant City approvals of a Final Plat, the Project Sponsor shall provide complete and accurate mylars (or other as specified by the City) to the City for signatures. Within one week, the City shall obtain all required approvals and department signatures, then contact the Project Sponsor for pick-up of the mylars.

b. The Project Sponsor obtain all required Ownership signatures and then shall record the mylars and provide a scanned copy to the City when available. The City shall provide street addresses to the Project Sponsor within one (1) week of receipt of the scanned copy.

2. Upon recording of the Final Plat, the Project Sponsor is authorized to apply for and the City shall review Building Permit applications for the lots of that recorded Final Plat.

D. Jointly Agreed Additional Review Time

The City and Project Sponsor may agree in writing to a defined period of additional review time or deadline extensions in order to facilitate the review and approval of minor or major modifications, alternative methods, or measures as authorized by the DA. This additional review time is intended for the City and Project Sponsor to collaborate to form a Final Decision that will not be appealed by the Project Sponsor and in an effort to avoid potential disputes, appeals, or legal actions by third parties. Any additional review time or extensions must be agreed to by both Parties in a signed writing.

E. Processing Costs including Review Fees

1. From the date of execution of this Agreement forward, the Project Sponsor will pay the City for its reasonable and actual time incurred reviewing the Project Sponsor's Implementing Approval applications (including preliminary plats, civil engineering and construction approvals, and final plat approval), conducting site inspections related to those permits, and the other matters detailed in the June 2020 Agreement for Payment of Professional/Staff/Consultant Services ("Processing Costs"). Reasonable time for the Completeness and Consistency Review fees shall be defined as follows:

   a. For Preliminary Plat Permit Review and Approval – actual costs not to exceed $15,000 for plats up to 75 lots, and not to exceed $25,000 for plats with 76 lots or greater.

   b. For Final Engineering Permit Review, Approval and Construction Inspection – actual costs not to exceed $15,000 for up to 75 lots, and $25,000 for 76 lots or greater.

   c. For Final Plat Review - actual costs not to exceed $5,000 for up to 75 lots and not to exceed $10,000 for 76 lots or greater.

   d. Actual reasonable review fees for all other Implementing Approvals or processing of bonding. The City shall notify Project Sponsor within five (5) days of receiving an Implementing Approval application or other processing request not covered by Section E.1.a, b, or c, of the estimated costs for review fees. Any disputes about

the appropriateness of actual review fees incurred (but not disputes about the estimated costs) for Implementing Approval applications under this subsection may be submitted to the Special Master.

e. To the extent any provision in the June 2020 Agreement conflicts with this Section E, this Section shall control.

2. Notwithstanding any provision contained in the June 2020 Agreement, the City shall not invoice and the Project Sponsor will not pay costs incurred by the City for acts in contradiction to this Agreement or the DA, or for time associated with dispute resolution issues. In addition, the City shall not invoice, and the Project Sponsor will not pay, costs associated with re-performance of review activities due to an error or breach by the City, or its contractors or with respect to comments or reports by neighbors or others concerning alleged site conditions. Project Sponsor shall pay for re-performance of review activities caused by Project Sponsor's Suspension Requests. To the extent any provision in the June 2020 Agreement conflicts with this Section E.2, this Section shall control.

3. Section 2.4 of the June 2020 Agreement is replaced in its entirety by the following:

> The City will transmit to Project Sponsor an itemized monthly invoice for Processing Costs. Invoices shall include sufficient detail for Project Sponsor to review the itemized fees and expenses. For any invoice received by the 25th of the month, the Project Sponsor shall pay the City by the 25th of the following month. The foregoing notwithstanding, Project Sponsor may withhold payment of any invoice (or part thereof) that it in good faith disputes as due or owing ("Disputed Amounts"), provided that Project Sponsor shall timely pay any undisputed amounts and provide to City a written explanation of the basis for withholding of the Disputed Amounts. Disputes of invoice amounts must be submitted within four (4) months from the date of the invoice. The failure of Project Sponsor to pay Disputed Amounts shall not constitute a breach or default under this Agreement, the June 2020 Agreement or the DA. Any controversy relating to amounts owed by a party hereunder shall be resolved pursuant to Section N below. All of City's and Project Sponsor's other obligations to each other shall continue unabated despite the withholding of any Disputed Amounts.

4. Project Sponsor or its authorized representatives shall have the right no more frequently than once in a calendar year to perform an audit of the Processing Costs invoiced to Project Sponsor. If any such audit reveals that the City has overcharged Project Sponsor during the period to which the audit relates, then City shall credit or refund such overcharges.

5. The City will not stop the review of an Implementing Application based on Disputed Amounts, but may stop review when the Project Sponsor has not timely paid the undisputed amounts reflected on any invoice.

F. Park Dedication

1. Project Sponsor agrees to delay the dedication of Red Rock Park as described in the conditions imposed on the Phase 1 Consistency approval.

2. No earlier than the second Final Plat in the City Heights Project is recorded, all future Public Owned Tracts that will be a portion of Red Rock Park shall be dedicated as outlined in the DA, Appendix N, including that Project Sponsor shall provide notice to the City warranting that the park improvements are complete, vehicle and pedestrian access to the park is available, and no further construction is needed in the Tract to be dedicated to the City. Dedication shall occur when Project Sponsor has executed and delivered all documents necessary to cause dedication, and the City shall, within 60 days, complete and accept the dedication of the Tract.

3. No additional Park Plans or Trail Plans shall be required as Conditions of Approval for any future phases of the Project.

G. Water and Sewer

City shall work with Project Sponsor in good faith and cooperatively with respect to the implementation of Appendix D (Wastewater) and Appendix E (Water Rights and Water Service) to 1) further the intent of those Appendices and the DA, including those provisions relating to confirmed capacity and timely connections; 2) not increase expenses and complexity of any Implementing Approval application, phase or the Project; 3) not create delays in the approval or construction process; 4) consider reasonable alternatives suggested by the Project Sponsor that provide comparable benefit or functional equivalence; and 5) in approaching regional water agency issues. The City agrees to use its best efforts to finalize solutions for water and sewer issues within sixty (60) days after the Project Sponsor identifies in writing all such water and sewer issues requiring final solutions, and the Project Sponsor's proposed or recommended solutions.

H. Forest Practices Act (FPA) Relationship to City Standards

1. The State Department of Natural Resources ("DNR") imposes some different criteria and standards than the DA and the City of Cle Elum. The Project Sponsor will adhere to DNR standards when conducting work under a DNR permit, such as a Forest Practices Act Approval ("FPA"), and the Project Sponsor will adhere to the City standards, including DA standards, for permits and work approved by the City. Without limiting the foregoing statement and only as an example, in the event that the DNR classifies a feature on the Project site as a stream requiring a 50 foot wide buffer, but the DA Appendix B, Critical Areas, Section 1 and Exhibit 5 do not designate the

same feature as a protected critical area, the Project Sponsor will design and implement the FPA using a 50 foot wide buffer, and will design and implement the City entitlement and permit applications to meet the DA standard that the feature is not a critical area. By way of further example, in the event that the DNR classifies a feature on the Project site as a stream requiring a 50 foot wide buffer, but the DA Appendix B, Critical Areas, Section 1 and Exhibit 5 do designate the same feature as a stream with a 25 foot buffer, the Project Sponsor will design and implement the FPA using a 50 foot wide buffer, and will design and implement the City entitlement and permit applications to meet the DA standard of a 25 foot buffer.

2. If an FPA has been closed, but additional trees are desired to be removed by Project Sponsor, Project Sponsor may rely on a City Clearing & Grading Permit or Engineering Permit as the authorization to remove remaining trees, and no FPA shall be required so long as the removal of the trees is not a merchantable timber harvest requiring a separate FPA.

3. If Project Sponsor plans to remove trees on a specific phase of the Project, without conducting a harvest of merchantable timber, then Project Sponsor may rely upon the City issued Clear & Grade Permit or Engineering Permit as the authorization to remove trees.

4. The City assumes no responsibility or liability for the Project Sponsor's decisions to the extent such decisions violate any applicable county, state, or federal law.

I. Liquidated Damages

For each calendar day that the City fails to materially comply with a deadline to provide the Completeness Review Determination as set forth in Section A.1 above or the Final Decision Deadline as set forth in Section A.2 above (but for no other missed deadlines), liquidated damages in the amount of $10,000 shall accrue but shall not be payable unless determined under Section O.2 below. The Parties agree that it is virtually certain that Project Sponsor would be damaged if the Project is delayed and that the harm from the City's failure to comply with the terms this MOU are difficult to ascertain. The Parties further agree that, in light of such difficulties, the amount of liquidated damages set forth above in this Section is a reasonable forecast of just compensation for the harm caused by the City's failure to meet deadlines. The availability of such liquidated damages for the City's delays do not negate or replace any other actual or consequential damages or other remedies available to either Party under the DA or this Agreement; provided, however, that in the event of an award of actual damages to the Project Sponsor to be paid by the City in any Dispute under Section N below, any liquidated damages previously paid shall be deducted from the award of actual damages.

J. City of Cle Elum Assigned Personnel

1. Within fifteen (15) days of mutual execution of this MOU, the City agrees to commence the Request for Proposal ("RFP") process to recruit a qualified planner to oversee and administer the Implementing Approval application process under the DA. The City will (a) issue an RFP, (b) screen the written RFP responses, (c) interview the most qualified respondents, and (d) assuming that the City receives RFP responses from one or more qualified candidates, propose a contract to the City Council with the selected respondent. The Parties agree time is of the essence with respect to completing this RFP process and contracting with a respondent planner. To that end, the City will complete steps a-d above within sixty (60) days of the mutual execution of this MOU.

2. Project Sponsor will be permitted equal representation to participate in steps a-d in Section J.1 above. The Project Sponsor will be given an opportunity to review and edit the job description, participate in the screening process for RFP responses, interview candidates, participate in the selection of the final candidate and review and edit a proposed contract with the selected candidate. Final approval of the contract for a new planner is the sole responsibility of the City Council.

3. The Parties agree that lack of staffing or inadequate City budget are not reasonable grounds to delay DA deadlines or deadlines under this Agreement. All City personnel and contractors assigned to work on the Project shall have experience, training and expertise sufficient to perform their duties to fulfill the City's obligations under the DA and this Agreement. Should Project Sponsor conclude that personnel assigned to review Implementing Approval applications are failing to comply with the terms of the DA or this Agreement, Project Sponsor may notify the City Administrator in writing of the Project Sponsor's concerns. The City will meet with the Project Sponsor within a week of receiving the Project Sponsor's written concerns to develop a plan of action for addressing Project Sponsor's concerns. If Project Sponsor's concerns regarding assigned personnel are not addressed, Project Sponsor may raise the issue with the Special Master pursuant to Section N to obtain a resolution of the dispute concerning assigned personnel performance.

4. Should a planner hired to oversee and administer the Implementing Approval process under the DA resign, be terminated or become unavailable for any extended period of time that would render compliance with the timeframes identified herein not possible to accomplish, the City shall promptly notify Project Sponsor and the Parties shall immediately and expeditiously commence the process for hiring a new planner pursuant to paragraphs J.1 and J.2 above.

K. Public and Outside Agency Comments and Inquiries

1. To reduce misunderstandings and enhance cooperation, upon receipt of any citizen or public comment or complaint related to the Project by City personnel, which complaint the City chooses to investigate, the City's first step in its investigation is to notify the Project Sponsor and transmit a copy of the comment or complaint to the Project Sponsor. Except in the event of an emergency risk to public health, safety or welfare,

the City also shall provide the Project Sponsor 24 hours to respond to the complaint. In all cases, the City and Project Sponsor shall discuss the substance of the complaint, and if field investigation is undertaken, shall invite only City staff, its consultants, and Project Sponsor staff, and its consultants to the investigation site visit.

2. To help alleviate strain on City resources responding to outside agencies and community member, Developer will create a one-page letter, explaining that the Project has undergone SEPA review through an Environmental Impact Statement process which included several rounds of public and outside agency comment. The letter will further highlight that Developer and the City are in the implementation stage of the Project with review focused on consistency with the previously approved DA and Planned Action Ordinance. The Parties agree they will promptly issue that letter to any inquiring parties as a first response to requests for changes, public complaint, or outside agency request to revisit Project designs and uses.

L. Roads

1. The final version of the Stafford MOU is attached as Exhibit A. The Stafford Street improvements described in the Development Agreement impact property owned by the Grace Baptist Church ("Church"). The Stafford MOU includes rights and obligations for the City, City Heights, and the Grace Baptist Church ("Church"). As a result of meetings and discussions among all three parties, the City and City Heights expect the Church to sign the Stafford MOU.

   City, including City Attorney and Mayor, will recommend approval of said final version of the Stafford MOU to the Council at the open public meeting identified in the first paragraph of this Agreement. If approved, City will issue ROW permit for the benefit of the Church within 5 business days of the executed Stafford MOU.

   Upon full execution of the Stafford MOU by all three parties, construction of the Stafford Street improvements described in the Stafford MOU will be taken consistent with the Stafford MOU and the following construction schedule:

   The City will complete construction of Stafford Street improvements described in the Stafford MOU by May 31, 2023, subject to inclement weather conditions, competitive bidding laws (e.g., bids far in excess of engineer's estimate), and CDBG funding and process requirements. The City will coordinate and collaborate with City Heights in all construction activities so as to limit construction delays, streamline permits, and perform efficiently and cost effectively to the maximum extent possible. If the City does not complete construction on Stafford by November 30, 2022 (or make another functionally equivalent City street available by that date), City will authorize removal of seasonal and construction haul restrictions on Stafford to the fullest extent possible to ensure year-round access over Stafford is available without restriction, effective November 30, 2022. To the extent that City Council approval is required to ensure

such year-round access without restriction over Stafford, the Mayor and City Attorney will make any necessary recommendations for approval to the City Council.

If the Stafford MOU is not executed by all three parties, the City and City Heights remain bound by the Development Agreement. Appendix I of the Development Agreement addresses Stafford Street and provides in part, " . . . the City shall cooperate with the Ridge Entities in any efforts to acquire the right of way necessary, including without limit the City's exercise of its eminent domain authority as allowed by law." If the City is required to exercise its eminent domain authority as allowed by law with respect to Stafford Street, then construction of the Stafford Street improvements may be delayed until completion of the eminent domain legal process and the CDBG grant funding previously awarded to the City for Stafford Street may be jeopardized in whole or in part. If the City does not complete construction on Stafford by November 30, 2022 (or make another functionally equivalent City street available by that date), the City will remove seasonal and construction haul restrictions on Stafford to ensure year-round access over Stafford is available without restriction, effective November 30, 2022..

2. City will recommend to the City Council the adoption of an ordinance necessary under Chapter 8.12 RCW to utilize its power of eminent domain with respect to any other road entry into the Project within City limits in those circumstances where the City seeks to modify any road entry from its current design or location.

M. Amendments to DA Including Extension of DA Term.

1. The City agrees to meet in good faith to negotiate amendments to the DA prior to the filing of a Major Modification application, including for requests to extend the term of the DA (Section M.2 below) as well as for other amendments to the DA, including but not limited to: expansion of the pre-authorization of Applicant Elections; allowing for phased development within a single Development Pod; and modifying Appendix R procedures for Minor Modifications. Project Sponsor may initiate such negotiations by issuing a request to negotiate to the City, which shall set out the proposed modifications to the DA. The Parties shall hold an initial conference within ten (10) days of the Project Sponsor's request to negotiate and will meet diligently in an effort to arrive at agreed amendments to the DA within 30 days. If an agreement on amendments is reached, the City shall expediently set all public hearings and perform all other processes necessary for seeking City Council approval of the DA amendments. If the Parties are unable to reach agreement on amendments to the DA, the Project Sponsor may still apply for a Major Modification or other approvals authorized under Appendix R.

2. The City acknowledges that Project Sponsor started the process for Phase 1 approvals in 2020. The delays created by the Parties' disputes have effectively shortened the DA by two years. As a result, the Project Sponsor may seek a two-year extension of the DA. The Parties agree that a two-year extension of the DA would be a Major

Modification that requires City Council approval. If a Major Modification is sought for the extension, the City agrees that its personnel will not oppose the request and will not seek to impose new terms in exchange for the two-year extension unless any such new terms are agreed in advance by the Project Sponsor as evidenced in a signed writing executed by both Parties.

N. Dispute Resolution.

All other disputes between the Parties, regardless of the contractual source and including prior agreements between the Parties not otherwise resolved herein, shall be governed by Section 12.7 (Disputes; Default and Remedies) of the DA.

O. Existing Arbitration Proceeding

1. City makes one hundred thousand dollar ($100,000.00) payment to fully resolve all claims currently pending before Judge Kallas for attorney fees within five business days of mutual acceptance.

2. Damage claims, including any liquidated damages claims that may have accrued, will be deferred until after final plat approval of Phase 1 (excluding the DAHP area) and Phase 2. The City acknowledges that bonding in accordance with the Development Agreement in phases for all plat improvements shall be allowed for any or all plat improvements. Within the later of 30 calendar days after final plat approval for Phases 1 and 2 or completion of informal discovery, the parties engage in a 2-day damages mediation as condition precedent to damages arbitration. Informal discovery shall proceed as follows: within 10 days of mutual execution, City shall advise City Heights in writing of documents and information requested by Bill Partin in order to meaningfully assess City Heights claim for damages. City Heights shall certify that documents and information provided is complete and accurate. Bill Partin may inquire of Sean Northrop, Neal Beaton, or others with knowledge. The informal discovery period will last no longer than 30 days after City receives City Heights' certification regarding the documents and information. Parties agree that all necessary individuals will attend (in person or virtually) said damages mediation, expressly including Neal Beaton or his representative on behalf of City Heights and Bill Partin or his representative on behalf of the City.

P. General Provisions

1. This Agreement shall be interpreted under the laws of Washington, without regard to conflict of law or choice of law principles.

2. The provisions of this Agreement are severable and independent, and if any such provision shall be determined by the arbitrator to be unenforceable in whole or in part, the remaining provisions and any partially enforceable provision shall remain binding and enforceable to the extent permitted by law.

3. This Agreement may be executed in several counterparts, all of which taken together shall constitute on agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. The Parties further agree that any PDF or facsimile copy of a Party's signature is valid and binding to the same extent as an original signature.

4. Modifications to this Agreement may only be made by written agreement signed by both Parties.

5. There are no oral agreements regarding the subject matter of this Agreement. This Agreement is to be read in conjunction with the DA and the June 2020 Agreement. Where this Agreement addresses a provision of the DA or the June 2020 Agreement, and there is any conflict between them, this Agreement shall control.

6. Notices to the Parties under this Agreement shall be sent to the following addresses:

   City Heights
   Attn: Sean Northrop
   405 NW Gilman, Suite 102
   Issaquah, WA 98027
   Sean@trailsidehomes.com

   Duana Kolouškovа
   Johns Monroe Mitsunaga Kolouškovа, PLLC
   11201 SE 8th St. #120
   Bellevue, WA 98004
   Kolouskova@jmmklaw.com

   City of Cle Elum
   Attn: Rob Omans
   119 West First Street
   Cle Elum, WA 98922
   romans@cleelum.gov

   Alexandra L. Kenyon
   Kenyon Disend, PLLC
   11 Front Street So.
   Issaquah, WA 98027-3820
   Alexandra@kenyondisend.com

7. Each of the Parties to this Agreement hereby represents, warrants, and covenants that it has the full power and authority to execute, deliver, and perform this Agreement.

[*signatures on following page*]

CITY OF CLE ELUM, WASHINGTON

By: Jay McGowan

Date: 6/1/2022

CITY HEIGHTS HOLDING, LLC

By: [illegible]

Date: 6/1/22

119 West First Street
Cle Elum, WA 98922

Telephone · (509) 674-2262
Fax · (509) 674-4097

www.cityofcleelum.com

Stamp & initial

PRELIMINARY SUBDIVISION APPLICATION

"Subdivision" means of a division of any tract or parcel of land into ten or more lots, tracts, parcels, sites or other divisions of land for the purpose, whether immediate or future, of transfer of ownership, sale or lease or for building development See ***CEMC 16.12A*** *for more information.*

OFFICAL USE ONLY	
Permit #:	SUB-20 -
Staff Person:	
Fee Total:	
Associated Permits:	

Applicant	
Name: City Heights Holdings, LLC Contact: Sean Northrop	
Mailing Address: 116 1/2 S Washington St, Seattle, WA 98104	
Email: sean@trailsidehomes.com	Phone Number: (206) 388-3121
Property Owner	Same as Applicant ☒
Name:	
Mailing Address:	
Email:	Phone Number:
Property Information	
Project Name: City Heights Phase 2	
Address: N/A	
Assessor's Parcel No.: 593835/956731, 956732/956733, 956734/956735, 956736/956737	Zoning: Planned Mixed Use - PMU

Description of Project:

The project, and the larger site within which the project is situated is subject to a Developer's Agreement, executed on November 8, 2011 and the Planned Action Ordinance 1352, which designated City Heights as a planned action under SEPA and approved the Master Site Plan and PMU as the zoning district.

Phase 2 (B Pods-Division I) is a planned action/implementing proposal of the City Heights master development. The project proposal consists of 65 residential lots with multiple tracts of open space and a tract allocated for future development of community amenities. The phase includes full build out of pod B6 and partial build out of pods B3-B5. A water main extension from the west and an interim secondary access to the east are also proposed.

Application Criteria[1]		
1.	Two hard copies and one electronic copy (PDF) of the proposed preliminary plat including the following information:	
	a.	Drawn in ink to a scale that is no greater than one inch by one hundred feet and in all cases shall be a standard drafting scale.
	b.	Name of subdivision, which shall not be the same or similar name of any other subdivision in the county.
	c.	Legal description.
	d.	Scale, date, north arrow.
	e.	Basis of bearings.
	f.	Boundary lines of the property including length and bearing lines.
	g.	The relationship of the subdivision to section and half-section lines and to any adjacent city boundary lines and monuments;
	h.	The location, widths, and names of streets or other public ways, easements, railroad and utility rights-way within or adjacent to the property plat;
	i.	The name and location of adjacent subdivisions and the location and layout of existing or proposed streets which are adjacent to or across contiguous right-of-way from the proposed development.
	j.	The location and dimension of proposed lots, tracts, reserve areas and any public dedications, and lot and block numbers.
	k.	The location, dimensions, and cross sections of all proposed streets.
	l.	A preliminary stormwater plan.
	m.	A preliminary utility plan
	n.	Proposed contour with intervals of five feet or less.
	o.	Proposed contour intervals of five feet or less.
	p.	The names and addresses of the owner, developers and surveyor or engineer who designed the plat.
	q.	Phasing plan, if phasing of the final plat is proposed.
	r.	Other information that maybe necessary to determine compliance with city standards
2.	A written narrative including information on how the proposed division meets the approval standards	
3.	A complete SEPA checklist	

4.	A legal description of the subject property supplied by Kittitas County, a title company or surveyor licensed and registered in the state of Washington, and a current county assessors map(s) showing the property(ies) subject to the application;	
5.	A statement of how the proposed preliminary plat complies with the approval criteria.	
	a.	The subject property boundaries, dimensions and size,
	b.	Current structural or landscape setbacks
	c.	Location of existing on-site driveways and access points within 100 feet of the subject site;
	d.	Location and dimension of any on-site structures
	e.	Location of nearest utilities and their size and type
	f.	Location of the nearest fire hydrant
	g.	Location of existing structures within 100 feet of the site
	h.	Locations and dimensions of adjacent public or private roads and right-of-way or easements
	i.	Designated shorelines and FEMA designated floodway, floodplains and flood fringe areas
	j.	Approximate location of significant natural features including slopes over 25%, water bodies, rock outcrops, wetland areas, areas of significant vegetation, the location of trees or groups of trees over six inches in diameter, and the location of any critical areas
6.	Payment of a fee that is consistent with the City of Cle Elum's fee schedule.	
Decision Criteria		
1.	The preliminary plat is in the public interest.	
2	The subject preliminary plat is consistent with the comprehensive plan.	
3.	The preliminary plat shall conform to the applicable requirements of the zoning district in which it is located including but not limited to requirements for area, dimensions, use and density.	
4.	The preliminary plat conforms to the applicable standards in CEMC 18.01, Maintenance, Enhancement and Preservation of Critical Areas of this code.	
5.	For those preliminary plats located within a designated floodplain, conformance with the applicable requirements of CEMC 15.24.	
6.	The preliminary plat includes appropriate provisions for public, health, safety and welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways including trails, transit stops, potable water, sanitary waste disposal, parks and recreation, playgrounds, schools, sidewalks and safe walking conditions for those students who will only walk to school.	

7.	The preliminary plat conforms or can conform to adopted standards for the construction of all public facilities including streets, sidewalks, stormwater control, sewer systems, water systems and street lighting.
8.	Every proposed lot, tract or area in the preliminary plat has an approved access to a public right-of-way.
9.	The proposed preliminary plat conforms to the established design requirements.
10.	The proposed preliminary plat will not cause the level of service of public facilities or services to drop below established limits.
11.	The proposed preliminary plat is consistent with any other applicable city regulations, and development or other agreements specific to the subject property.
12.	The proposed subdivision is meets all of the development standards listed in CEMC 16.12A.060.

Authorization

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient for denial of the request. This application gives consent to the City to enter the properties listed above for the purposes of inspecting and verifying information presented in this application. The applicant further agrees to pay all fees specified in the City's fee schedule for the permit and expenses associated with the review of the application. The applicant gives consent to the City to enter the property(s) listed above for the purpose of inspecting and verifying information presented in this application.

Applicant Signature:	Date: 5/12/21

1. The application will not be processed and deemed incomplete if not all required criteria is not attached to application on the day of submission. The Planner may chooses to wave some of the required criteria. If any of the required criteria is provided in another permit please cite that permit.

CITY HEIGHTS - PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF SECTION 27, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

PROPERTY OWNER:

CITY HEIGHTS HOLDINGS LLC
PO BOX 4279
SEATTLE WA 98194

DEVELOPER:

TRAILSIDE HOMES
PO BOX 4279
SEATTLE WA 98194

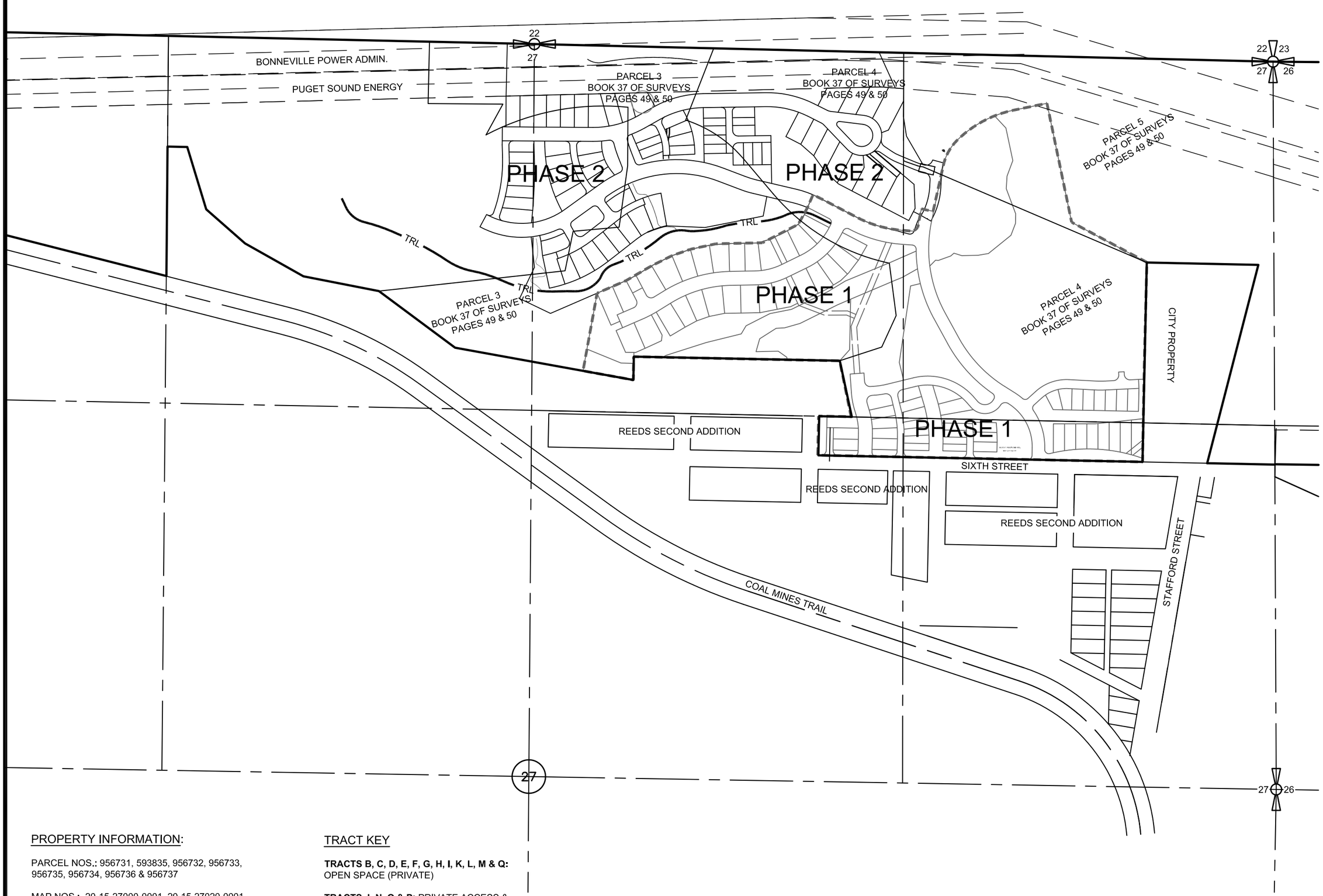
ENGINEER:

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND WA 98033

SURVEYOR:

ENCOMPASS ENGINEERING & SURVEYING
407 SWIFTWATER BLVD
CLE ELUM WA 98922

300' 0 150' 300'
SCALE: 1" = 300'



PROPERTY INFORMATION:

PARCEL NOS.: 956731, 593835, 956732, 956733, 956735, 956734, 956736 & 956737

MAP NOS.: 20-15-27000-0001, 20-15-27020-0001, 20-15-27000-0002, 20-15-27000-0003, 20-15-27000-0005, 20-15-27000-0004, 20-15-27000-0006 & 20-15-27000-0007

69 LOTS
17 TRACTS
WATER SOURCE: CITY OF CLE ELUM
SEWER SOURCE: CITY OF CLE ELUM

ZONE: PLANNED MIXED USE

TRACT KEY

TRACTS B, C, D, E, F, G, H, I, K, L, M & Q: OPEN SPACE (PRIVATE)

TRACTS J, N, O & P: PRIVATE ACCESS & UTILITIES

TRACT A: FUTURE DEVELOPMENT (PRIVATE)

PLAT NOTES:

1. THE AS-BUILT PATH AND TRAILS OUTSIDE OF PUBLICLY DEDICATED AREAS ARE TO BE LOCATED IN 15' WIDE PUBLIC ACCESS EASEMENT FOR PUBLIC USE AND MAINTENANCE. THE EASEMENT IS TO BE PLACED OVER THE AS-BUILT LOCATION OF THE PATH AND TRAILS.
2. A 10' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING SUMMIT VIEW DRIVE.
3. A 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ALL OTHER ONSITE ROADS.

EXISTING LEGAL DESCRIPTIONS PER AMERITITLE COMMITMENT FILE NO. 342883AM:

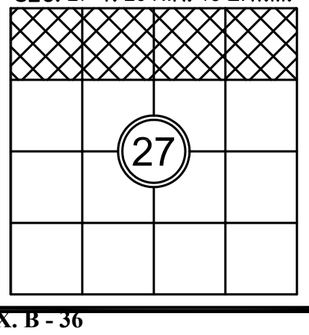
TRACT 3:

PARCEL A:

PARCELS 2, 3, 4 AND 5 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 27, 2010, BOOK 37 OF SURVEYS, PAGES 49 AND 50, UNDER AUDITOR'S FILE NO. 201008270003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

(BEING PARCEL 15 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 3, 2003, IN BOOK 28 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200302030013)

INDEX LOCATION
SEC. 27 T. 20 N.R. 15 E.W.M.



DUSTIN L. PIERCE
STATE OF WASHINGTON
45503
REGISTERED
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433

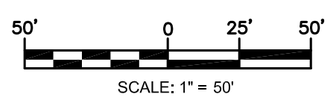
CITY HEIGHTS-PHASE 2 PRELIMINARY PLAT - SUB 2020-001
PREPARED FOR
CITY HEIGHTS HOLDINGS LLC
A PORTION OF THE NORTH 1/2 OF SECTION 27
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY - WASHINGTON

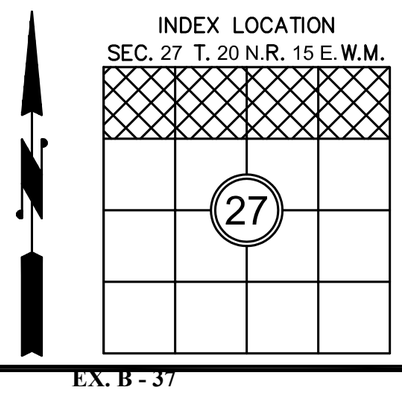
DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2022	09041-4
CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	1" = 300'	1 OF 6

CITY HEIGHTS - PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF SECTION 27, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON

SEE SHEET 4 0F 6





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CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	1" = 50'	2 OF 6

CITY HEIGHTS - PHASE 2 PRELIMINARY PLAT

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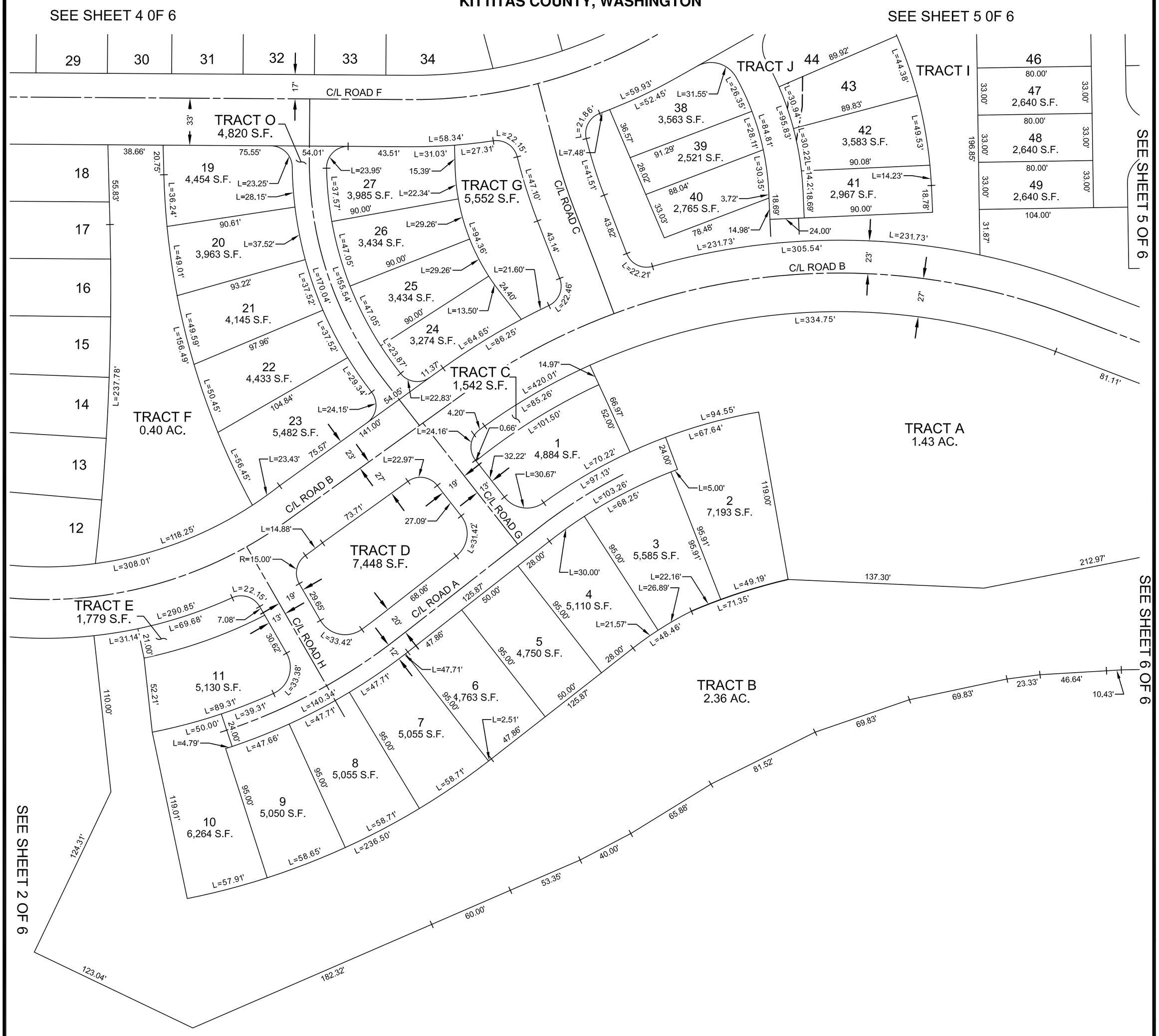
KITTITAS COUNTY, WASHINGTON



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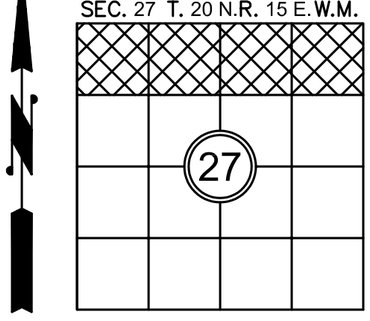

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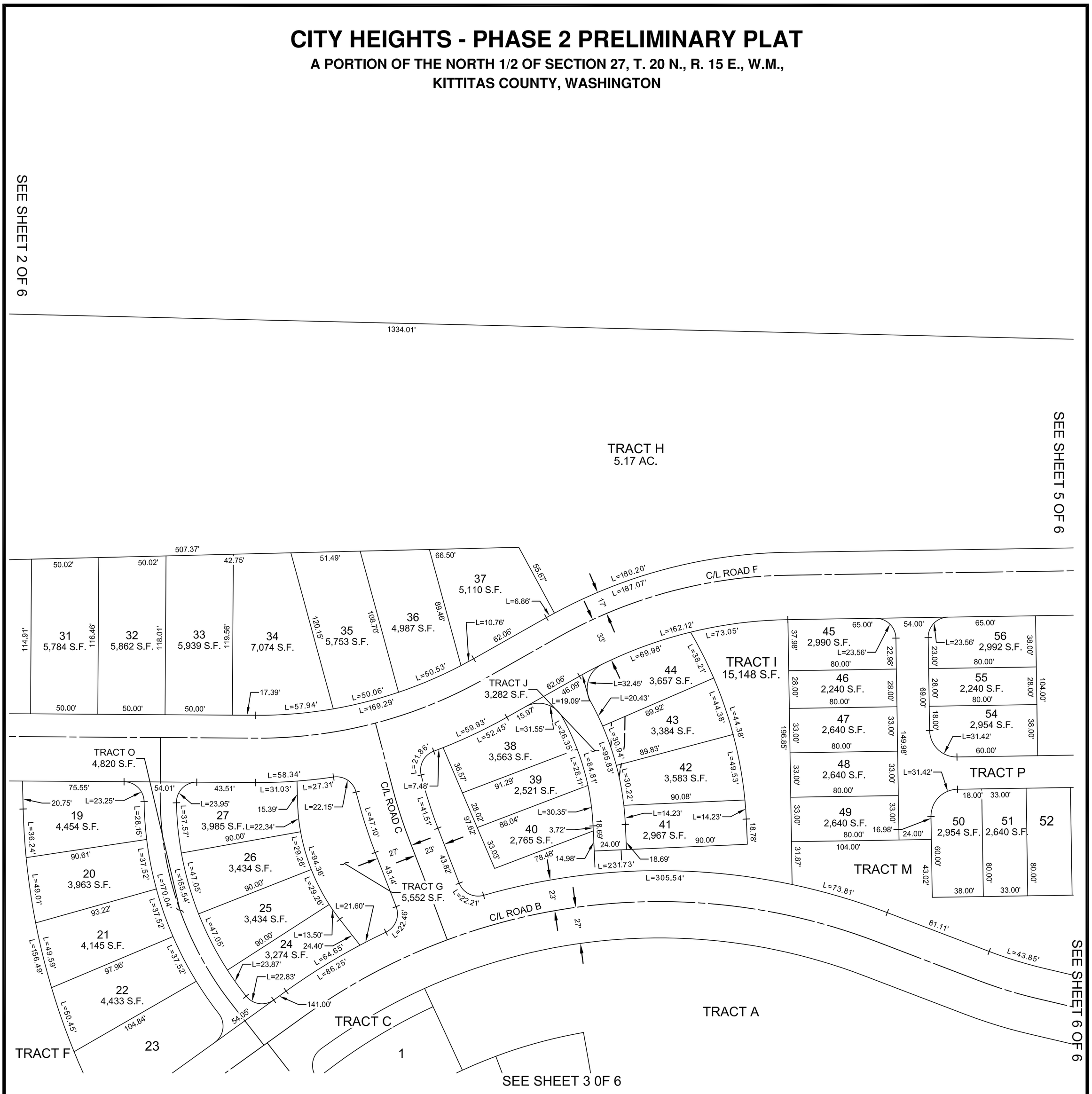
KITTITAS COUNTY, WASHINGTON



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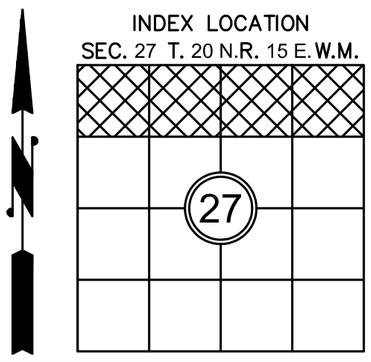

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D.L.P./M.K.K.	1" = 50'	4 OF 6

CITY HEIGHTS - PHASE 2 PRELIMINARY PLAT

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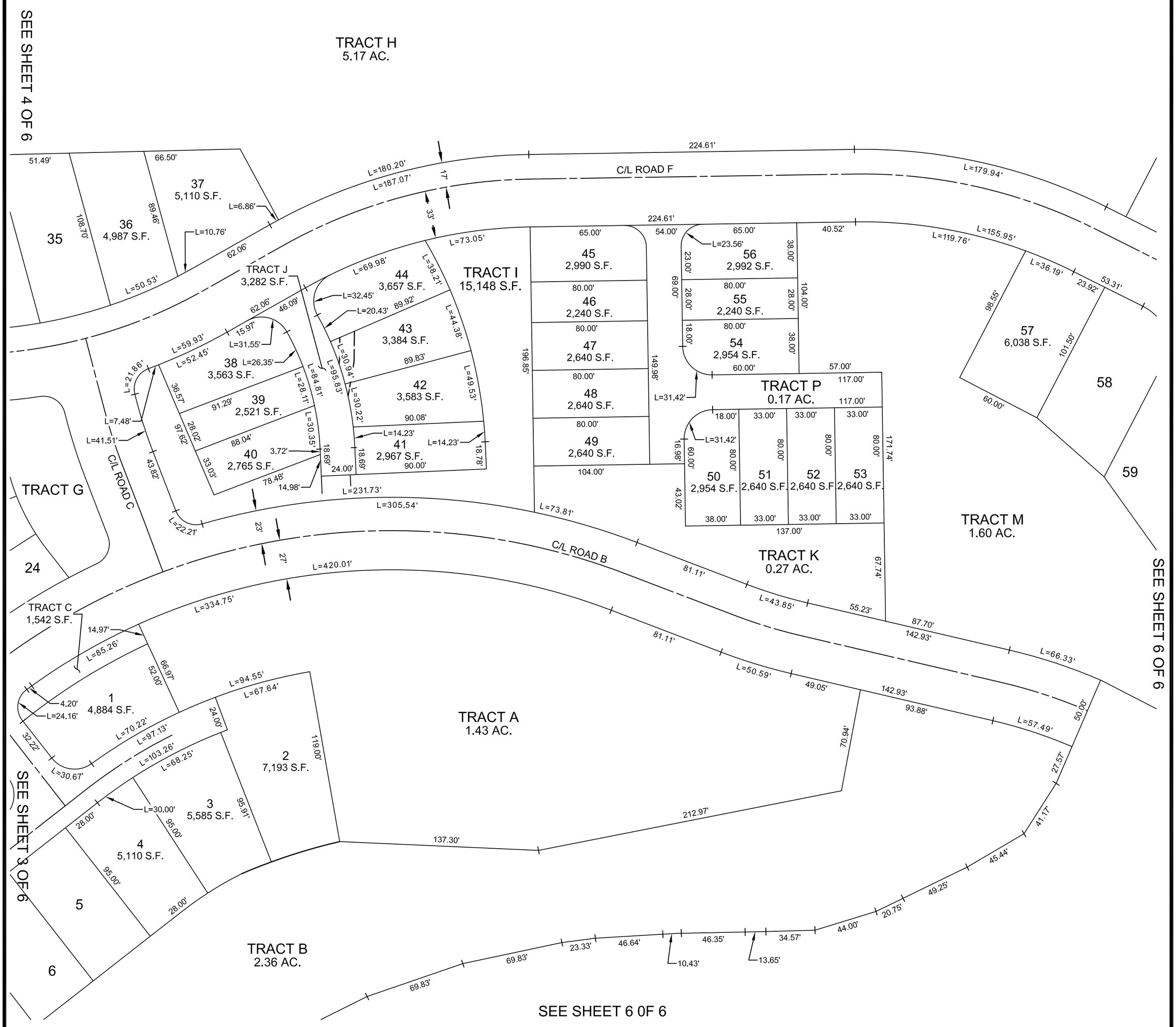

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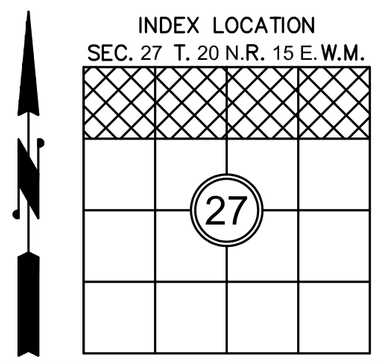

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CITY HEIGHTS - PHASE 2 PRELIMINARY PLAT

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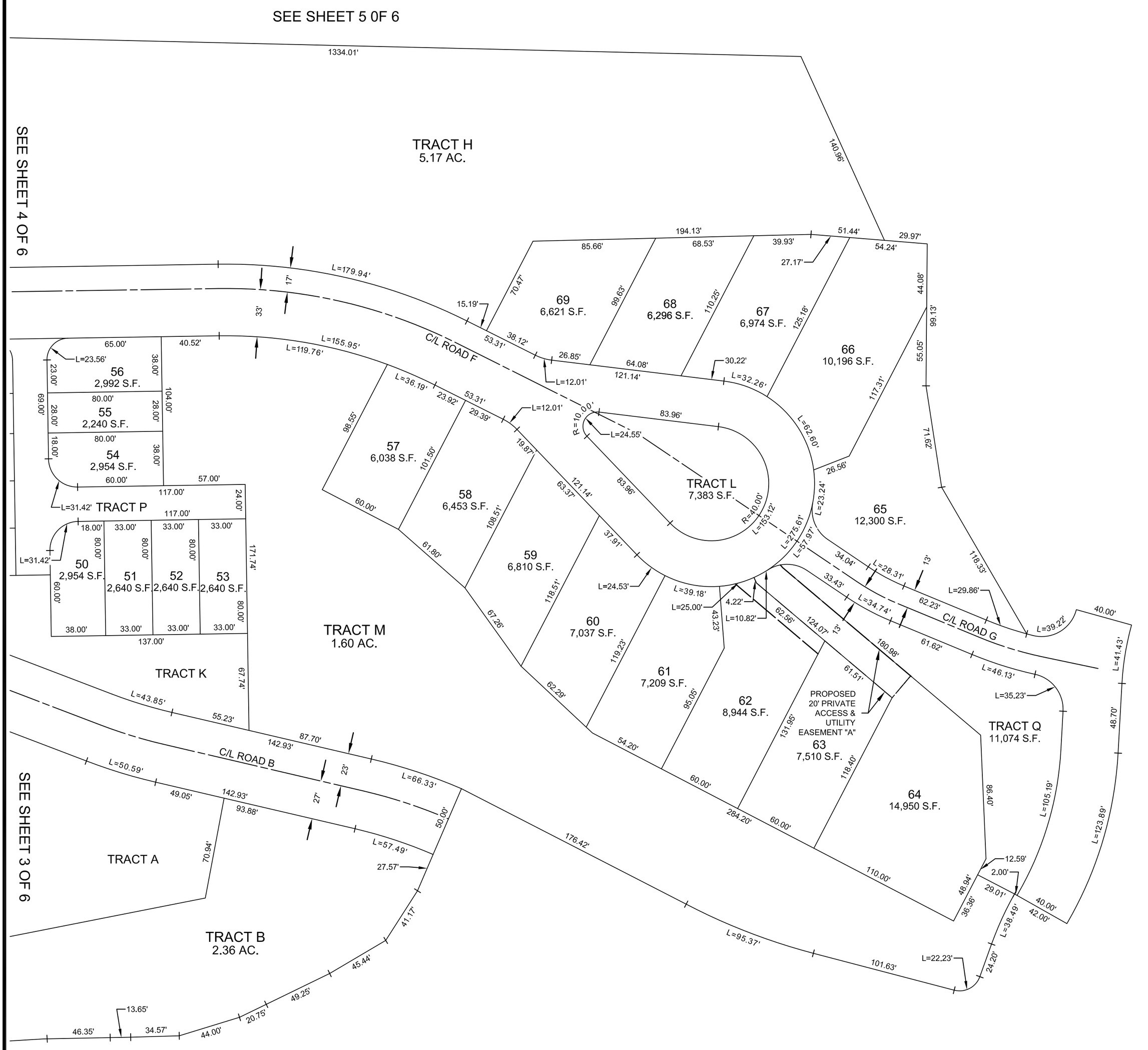

PRELIMINARY

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D.L.P./G.W.	03/2022	09041-4
CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	1" = 50'	6 OF 6

City of Cle Elum, Washington
City Heights Phase 2 Preliminary Plat Application
Revised Compliance Determination and Consistency Review
and Notice of Land Use Decision

Date of Issuance: June 1, 2022.

Date of Publication: June 9, 2022.

Project Name: City Heights Planned Mixed Use Development, Phase 2.

Project File Number(s): SUB 22-001.

Applicant: City Heights Holdings, LLC.

Application Contact Person: Mr. Sean Northrop
116 ½ S Washington Street
Seattle, WA 98104
(206) 388-3121

On May 18, 2022, City Heights Holdings, LLC filed an appeal of the City's Phase 2 Consistency Determination and Preliminary Plat approval in accordance with the provisions of the City Heights Development Agreement Appendix Q. The Applicant and the Cle Elum City Council have subsequently agreed to reformat and replace the City Heights Planned Mixed Use Development Phase 2 Preliminary Plat Application Compliance Determination and Consistency Review document dated May 3, 2022, with this document. Upon publication of this revised approval, City Heights will withdraw its pending appeal of the initial Phase 2 approval within three days of publication of the revised decision.

Project Site: Parcels 593835/956731, 956732/956733, 956734/956735, 956736/956737. A map highlighting the location and general layout of the Phase 2 Plat can be found on the City of Cle Elum website, *www.cityofcleelum.com*.

Project Description: In November of 2011 the Cle Elum City Council approved a Master Site Plan, an Annexation and Development Agreement, and a Planned Action Ordinance for City Heights, a planned mixed-use development that includes the development of up to 962 dwelling units on 358 acres in the City of Cle Elum generally located north of 6th Street along the ridgeline overlooking the Downtown. The City has received a preliminary plat application to implement the second phase of the approved Master Site Plan, a proposed subdivision that would create 69 residential lots on

approximately 26-acres primarily within City Heights Development Pods B-4, B-5, and B-6, which are generally located northwest of the intersection of 6th Street and Steiner Street. This Phase 2 Preliminary Plat includes the construction of onsite streets, the construction and relocation of trails, the installation of water, sewer, and stormwater improvements, and a 1.4-acre tract set aside for an unspecified future development. The Phase 2 development also includes the installation of a 16" water main from a point along SR 903 near the County Transfer Station over parcels not owned by City Heights that are outside of the boundaries of the City Heights development. The primary route to access the Phase 2 development will be the Stafford Street corridor and it is proposed that secondary access will be provided through the construction of an access road that would connect Summit View Drive with Montgomery Avenue generally along a corridor identified on the approved City Heights Master Site Plan as Potential Access Route Option B. It is proposed that this secondary access route will involve construction on parcels not owned by City Heights that are outside of the boundaries of the City Heights development and outside of the city limits. As a result, Kittitas County will be responsible for the environmental review and the permitting of this segment of roadway.

SEPA Threshold Determination: The City of Cle Elum issued an environmental impact statement for the City Heights project on November 12, 2010, and subsequently adopted Ordinance 1353 on November 8, 2011, designating City Heights as a planned action in accordance with the provisions of under RCW 43.21C.031 and WAC 197-11-164. The City has determined that the Phase 2 Preliminary Plat prepared by Encompass Engineering and Surveying dated 03/2022 and incorporated herein by reference (Exhibit AA) is within City Heights and within the scope of the City Heights EIS and Planned Action Ordinance. In accordance with the provisions of the City Heights Development Agreement Appendix Q, no further SEPA Checklist or Threshold Determination is required by the City for actions associated with implementing the Phase 2 Preliminary Plat that occur within the boundaries of the Phase 2 Plat. Please note that this SEPA Compliance Determination does not apply to the following actions:

1. The future development of Tract A within the Phase 2 Plat.

2. Construction of the Montgomery Access Road or other infrastructure improvements outside of the City limits.

Decision: The City of Cle Elum has determined that the Phase 2 Preliminary Plat is within the scope and is materially consistent with the City Heights Master Site Plan and Development Agreement. The City Heights Planned Mixed Use Development Phase 2 Preliminary Plat Application Compliance Determination and Consistency Review dated May 3, 2022, is hereby rescinded, and replaced by this document. As a result, the Phase 2 Preliminary Plat prepared by Encompass Engineering and

Surveying dated 03/2022 and incorporated herein by reference (Exhibit AA) is approved, and the Project Sponsor may proceed with the authorized site development activities necessary for final plat approval. A copy of the initial City Heights Phase 2 SEPA Compliance Determination and Consistency Review and the Phase 2 application materials can be found on the City's website at *www.cityofclelum.com*. In addition, a copy of these documents can be viewed at the Cle Elum City Hall.

Appeal Period. In accordance with the provisions of the City Heights Development Agreement Appendix Q, appeals of this Revised Phase 2 Compliance Determination and Consistency Review must be filed with the Cle Elum City Council within 15 days of the publication of this Notice of Decision. Applications to appeal this decision must be submitted to the City Clerk and shall include:

1. The name, mailing address, and contact information of the petitioner(s).

2. The name, mailing address, and contact information of the petitioner's attorney, if any.

3. A separate and concise statement of each alleged error in the Consistency Determination.

4. A statement of the facts and evidence on which each alleged error is based.

5. A statement and description of the type and extent of relief requested.

6. Payment of the application appeal fee as required by the City Fee Schedule.

Change in Valuation: Property owners that may be affected by this decision may request a change in valuation for property tax purposes in accordance with the provisions of RCW 36.70B.130.

For more information about this decision on the Phase 2 Preliminary Plat or the City Heights Project, please call and leave a message at (509) 674-2262 extension 3 or send an email to *planning@cleelum.gov*. Please be sure to clearly provide your name, address, and information on how to respond to your inquiry and we will make every effort to respond in a timely manner.

Exhibit AA: City Heights Phase 2 Preliminary Plat prepared by Encompass Engineering and Surveying dated 03/2022.

119 West First Street
Cle Elum, WA 98922

Telephone · (509) 674-2262
Fax · (509) 674-4097

www.cityofcleelum.com

Stamp & initial

FINAL PLAT APPLICATION

"Final plat" means the final drawing of subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in this chapter and consistent with the preliminary plat approval. See ***CEMC 16.30*** *for more information.*

OFFICAL USE ONLY	
Permit #:	
Staff Person:	
Fee Total:	
Related Permits:	

Applicant	
Name: City Heights Holdings, LLC	
Mailing Address: 405 NW Gilman Blvd Suite 102 Issaquah WA 98027	
Email: barbara@trailsidehomes.com	Phone Number: 425-923-9610
Property Owner	Same as Applicant ☒
Name: City Heights Holdings, LLC	
Mailing Address: 405 NW Gilman Blvd Suite 102 Issaquah WA 98027	
Email: barbara@trailsidehomes.com	Phone Number: 425-923-9610
Property Information	
Name of Subdivision/Short Plat: City Heights Phase 2 Final Plat	
Number of Lots: 66	Acreage: 26
Assessor's Parcel No. 593835/956731, 956732/956733, 956734/956735, 956736/956737	Zoning: Planned Mixed Use
Description of project: Final subdivision application associated to Phase 2 of the City Heights development to include 66 lots approved under SUB 22-001.	

Application Criteria[1]		
1.	Decision document from the city on the preliminary plat or short plat	
2.	A mylar, a sepia and three paper copies of the final plat map shall be provided that includes the following:	
	a.	Name of subdivision or final plat, which shall not be the same or similar name of any other subdivision in the county
	b.	Legend
	c.	Scale, including graphic scale, north arrow, and basis of bearings
	d.	Location, including one-quarter section, section, township, range, and, as applicable, donation land claim and/or subdivision;
	e.	Boundary survey
	f.	Lot, block, and street right-of-way and centerline dimensions;
	g.	Street names (to be approved or determined by City)
	h.	Areas to be dedicated
	i.	Surveyor's certificate, stamp, date, and signature;
	j.	Signature blocks for the following: city engineer, county auditor, mayor, county assessor, county health department, and city planning director
	k.	Private easements
	l.	Utility or other easements required by the city
	m.	Any required notes
	n.	Other information necessary to show compliance with the preliminary plat such as restrictions on access.
3.	Legal description of the boundary that has been certified by the land surveyor, with seal and signature as being accurate description of the lands actually surveyed	
4.	A plat certification, including any dedications, consistent with RCW 58.17.165 shall be submitted.	
5.	A certificate of title shall be provided.	
6.	Restrictions, notes, covenants, and/or binding agreements as required preliminary approval or SEPA shall be provided as required by code.	
7.	A treasurer's certification shall be submitted.	

Decision Criteria	
1.	A completed application form signed by the owner(s) of the property subject to the application. If the applicant is not the property owner, a signed instrument authorizing the application is required.

2.	A legal description of the subject property supplied by the Kittitas County, a title company or surveyor licensed in the state of Washington, and a current county assessors map(s) showing the property(s) subject to the application.
3.	A current assessor's map identifying the properties within three hundred feet of the subject site along with the names and addresses of the property owners.
4.	Payment of a fee that is consistent with the City of Cle Elum's fee schedule.

Authorization:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient for denial of the request. This application gives consent to the City to enter the properties listed above for the purposes of inspecting and verifying information presented in this application. The applicant further agrees to pay all fees specified in the City's fee schedule for the permit and expenses associated with the review of the application. The applicant gives consent to the City to enter the property(s) listed above for the purpose of inspecting and verifying information presented in this application.

Applicant Signature:	Date: 9/23/22

1. The application will not be processed and deemed incomplete if not all required criteria is not attached to the application on the day of submission. The Planner may chooses to wave some of the required criteria. If any of the required criteria is provided in another permit please cite that permit.

VOL/PG

CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CITY HEIGHTS HOLDINGS, LLC, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND COPPER LEAF, LLC, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND PUBLIC EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

TRACTS B THROUGH Q, AND TRACT S ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE THE CITY HEIGHTS HOMEOWNERS ASSOCIATION (HOA).

TRACTS A, R AND T ARE FOR FUTURE DEVELOPMENT AND SHALL BE RETAINED BY CITY HEIGHTS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL, AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED CITY HEIGHTS - PHASE 2, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR CITY HEIGHTS, RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. _____.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20___

CITY HEIGHTS HOLDINGS, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY

COPPER LEAF, LLC

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT", ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF CITY HEIGHTS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
) SS.
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT", ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF COPPER LEAF, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT _____

MY APPOINTMENT EXPIRES

LEGAL DESCRIPTION

TRACT 66, CITY HEIGHTS - PHASE 1 AS RECORDED IN VOLUME 14 OF PLATS, AT PAGES 39 THROUGH 48, UNDER AUDITOR'S FILE NO. 202301190012, RECORDS OF KITTITAS COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE & ACKNOWLEDGMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CITY HEIGHTS HOLDINGS, LLC ON _____. I HEREBY CERTIFY THAT THIS MAP FOR CITY HEIGHTS - PHASE 2 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT TO BE REFLECTED ON THE MAP IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

2/3/2023
MARK R. PENDERGRAFT — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 48383

MARK RUSSEL PENDERGRAFT — STATE OF WASHINGTON — 48383 — REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF WASHINGTON)
)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK RUSSEL PENDERGRAFT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED

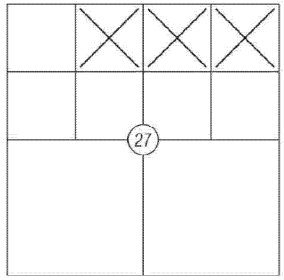
_____
(SIGNATURE OF NOTARY)

_____
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

INDEXING
SECTION 27, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.



CITY OF CLE ELUM APPROVALS

MAYOR

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
MAYOR - CITY OF CLE ELUM — DATE

PLANNING DIRECTOR

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
PLANNING DIRECTOR- CITY OF CLE ELUM — DATE

PUBLIC WORKS

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
PUBLIC WORKS DIRECTOR - CITY OF CLE ELUM — DATE

CITY ENGINEER

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

_____
CITY ENGINEER - CITY OF CLE ELUM — DATE

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PLATTED PROPERTY DESCRIBED HEREON ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN PAID AND DISCHARGED.

TAX ID(S) OF EXISTING PARCELS BEING HEREIN SUBDIVIDED: _____

_____
KITTITAS COUNTY TREASURER — DATE

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT CITY HEIGHTS - PHASE 2 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

TAX ID(S) OF EXISTING PARCELS BEING HEREIN SUBDIVIDED: _____

_____
KITTITAS COUNTY ASSESSOR — DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20_____ AT _____

IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF MARK PENDERGRAFT, PLS.

_____ AUDITOR, KITTITAS COUNTY

_____ DEPUTY COUNTY AUDITOR

MEAD GILMAN
LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072
425.485.1252 | WWW.MEADGILMAN.COM
PROJ. NO. 22022 | SHEET 1 OF 9

VOL/PG

CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

RESTRICTIONS OF RECORD

1. THIS PROPERTY IS SUBJECT TO CLASSIFICATION UNDER THE DESIGNATED FOREST LAND STATUTE RCW 84.33. SLATE OF THIS PROPERTY WITHOUT NOTICE OF COMPLIANCE TO THE COUNTY ASSESSOR WILL CAUSE A SUPPLEMENTAL ASSESSMENT, INTEREST, AND PENALTY TO BE ASSESSED.
2. THIS SITE IS SUBJECT TO POSSIBILITY OF TAP CONNECTION CHARGES LEVIED BY THE CITY OF CLE ELUM, WASHINGTON WITH RESPECT TO CONNECTION TO EITHER THE CITY WATER OR SEWER FACILITIES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 569881 AS ATTACHED BY ANNEXATION INTO THE CITY OF CLE ELUM BY ORDINANCE NO. 1352 UNDER AUDITOR'S FILE NO. 201111140007. NOTED HERE.
3. THIS SITE IS SUBJECT TO LIENS, LEVIES, AND ASSESSMENTS OF THE CITY OF CLE ELUM AS CONTAINED IN ORDINANCE NO. 1352 ANNEXING SAID PREMISES AND OTHER LAND AS RECORDED UNDER AUDITOR'S FILE NO. 201111140007. NOTED HERE.
4. THIS SITE IS SUBJECT TO LIENS, LEVIES, AND ASSESSMENTS OF THE ROAD MAINTENANCE AGREEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 200402230049. PERTAINS TO PORTIONS OF EASEMENT GRANTED ON SURVEY RECORDED UNDER AUDITOR'S FILING NUMBER 200210210026, WHICH IS SHOWN HEREON.
5. THIS SITE IS SUBJECT THE PROVISIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY, A CORPORATION TO THE CLE ELUM RAILROAD COMPANY, A CORPORATION, AS RECORDED IN BOOK P OF DEEDS, AT PAGE 229. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
6. THIS SITE IS SUBJECT TO CONSENT TO LOCATE ROAD AND WAIVER OF RELINQUISHMENT OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF LAYING OUT, ESTABLISHMENT, AND MAINTENANCE OF A PUBLIC ROAD AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 33914. NOTED HERE.
7. THIS SITE IS SUBJECT TO AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 87513. THE DOCUMENT DOES NOT APPEAR TO AFFECT THE PROPERTY.
8. THIS SITE IS SUBJECT TO AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 89485. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
9. THIS SITE IS SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD AND WAIVER AND RELINQUISHMENT OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF LAYING OUT, ESTABLISHMENT, AND MAINTENANCE OF A PUBLIC ROAD AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 135836. NOTED HERE.
10. THIS SITE IS SUBJECT TO AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 254899. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
11. THIS SITE IS SUBJECT TO A RESERVATION OF OIL, GAS, MINERALS, OR OTHER HYDROCARBONS, AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 521473. NOTED HERE.
12. THIS SITE IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 539737. NOTED HERE.
13. THIS SITE IS SUBJECT TO AN EASEMENT FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 199601250012. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
14. THIS SITE IS SUBJECT TO AN EASEMENT FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 199601250013. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
15. THIS SITE IS SUBJECT TO A PARTIAL WAIVER OF SURFACE USE RIGHTS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 199604080028. NOTED HERE.
16. THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITIES, RECONSTRUCTION, USE, AND MAINTENANCE OF EXISTING ROADS. AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 200012270001. PLOTTED HEREON, THE EASEMENT DOCUMENT ALLOWS FOR THE RELOCATION OF THE ROAD.
17. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 200204050026. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
18. THIS SITE IS SUBJECT TO RIGHTS, INTERESTS, OR CLAIMS WHICH MAY ARISE AS SHOWN ON THE FACE OF THE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200210210026. SHOWN HEREON WHERE APPLICABLE.
19. THIS SITE IS SUBJECT TO A ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 200402230049. NOTED HERE.
20. THIS SITE IS SUBJECT TO RIGHTS, INTERESTS, OR CLAIMS WHICH EXIST OR MAY ARISE AS SHOWN ON THE SURVEY AS RECORDED UNDER AUDITOR'S FILE NO. 20100827003. SHOWN HEREON WHERE APPLICABLE.
21. THIS SITE IS SUBJECT TO A DOCUMENT ENTITLED "CITY HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF. NOTED HERE.
22. THIS SITE IS SUBJECT TO THE CITY OF CLE ELUM ORDINANCE NO. 1353 DESIGNATING CITY HEIGHTS AS A PLANNED ACTION UNDER THE STATE ENVIRONMENTAL POLICY ACT. NOTED HERE.
23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, NOTES, SETBACKS, EASEMENTS, AS SET FORTH ON THE FACE OF THE PLAT OF CITY HEIGHTS - PHASE 1 AS RECORDED UNDER AUDITOR'S FILE NO. 202301190012, SHOWN HEREON WHERE APPLICABLE.

EASEMENT PROVISIONS

1. A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CLE ELUM AND ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE ENTIRETY OF TRACTS F, G, J, N, O, P, AND THAT PORTION AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, SEWER, ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FOLLOWING ANY MAINTENANCE, REPAIR, REPLACEMENT, OR CONSTRUCTION OF THE UTILITIES, THE EASEMENT AREA SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO THE UTILITY WORK AS NEARLY AS PRACTICABLE.
2. A SNOW PLOW EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF CLE ELUM AND THE CITY HEIGHTS HOMEOWNERS ASSOCIATION. THE CITY OF CLE ELUM SHALL HAVE THE RIGHT TO UTILIZE THE EASEMENT AREA FOR SNOW PLOWING AND SNOW STORAGE ALONG ALL PUBLIC STREETS SHOWN HEREON. THE CITY HEIGHTS HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT TO UTILIZE THE EASEMENT AREA FOR SNOW PLOWING AN SNOW STORAGE ALONG THE PRIVATE ROADS AS SHOWN HEREON.
3. A PUBLIC SEWER EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CLE ELUM. THE CITY OF CLE ELUM SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE PUBLIC SEWER FACILITIES LYING WITHIN SAID EASEMENT.
4. A PUBLIC WATER EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CLE ELUM, IT SUCCESSORS AND ASSIGNS, FOR POTABLE WATER. THE CITY OF CLE ELUM SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE PUBLIC WATER FACILITIES LYING WITHIN SAID EASEMENT.
5. A PRIVATE SEWER EASEMENT OVER TRACT K AND LOTS 44 AND 45, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 44 AND 45. THE OWNERS OF LOTS 44 AND 45 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THEIR RESPECTIVE PRIVATE SEWER FACILITIES LYING WITHIN SAID EASEMENT.
6. A PRIVATE SEWER EASEMENT OVER TRACT K AND LOTS 46 AND 47, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 46 AND 47. THE OWNERS OF LOTS 46 AND 47 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THEIR RESPECTIVE PRIVATE SEWER FACILITIES LYING WITHIN SAID EASEMENT.
7. A PRIVATE SEWER EASEMENT OVER TRACT Q AND LOT 60, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 58. THE OWNERS OF LOT 58 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE SEWER FACILITIES LYING WITHIN SAID EASEMENT.
8. A PRIVATE SEWER EASEMENT OVER TRACT Q AND LOT 60, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 59 AND 60. THE OWNERS OF LOTS 59 AND 60 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THEIR RESPECTIVE PRIVATE SEWER FACILITIES LYING WITHIN SAID EASEMENT.
9. A PRIVATE ACCESS AND UTILITIES EASEMENT OVER LOT 61, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 60. THE OWNERS OF LOTS 60 AND 61 SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE SHARED DRIVEWAY AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THEIR RESPECTIVE PRIVATE UTILITIES LYING WITHIN SAID EASEMENT.
10. A PRIVATE WATER EASEMENT OVER LOT 58, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 59. THE OWNERS OF LOT 59 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE WATER FACILITIES LYING WITHIN SAID EASEMENT.
11. A PRIVATE SEWER EASEMENT OVER TRACT K, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 48. THE OWNERS OF LOT 48 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE SEWER FACILITIES LYING WITHIN SAID EASEMENT.
12. A PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF TRACTS F, G, J, N, O, AND P FOR THE PURPOSE OF EMERGENCY VEHICULAR ACCESS.
13. A 60.00 FOOT WIDE PUBLIC ACCESS EASEMENT OVER TRACT H IS HEREBY GRANTED AND CONVEYED TO THE PUBLIC FOR THE RIGHT OF VEHICULAR INGRESS AND EGRESS TO THE EXISTING ROAD LYING WITHIN THE 60 FOOT EASEMENT AS GRANTED BY AUDITOR FILE NUMBERS 200012270001, 200302030013. THE CITY HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE ROAD SURFACE LYING WITHIN SAID EASEMENT AND SHALL ALSO HAVE THE RIGHT TO RELOCATE THE EASEMENT AS NEEDED IN THE FUTURE.
14. A 12.00 FOOT PUBLIC PEDESTRIAN AND BICYCLE TRAIL EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE PUBLIC FOR PEDESTRIAN AND NON-MOTORIZED VEHICLE USE CENTERED OVER THE PROPOSED TRAIL AS CONSTRUCTED OR TO BE CONSTRUCTED LYING WITHIN TRACTS A, B, E, H, L, M, U, V, W, X, Z, AND AA. THE CITY HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE TRAIL FACILITIES LYING WITHIN SAID TRACTS.
15. A PUBLIC VEHICULAR ACCESS EASEMENT OVER TRACTS F AND G IS HEREBY GRANTED AND CONVEYED TO THE CITY OF CLE ELUM FOR CITY STAFF AND THE CITY'S CONTRACTORS TO TURN AROUND AND TO ACCESS EDERRA DRIVE FROM THE PUBLIC PORTION OF LATITUDE DRIVE. THE CITY HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE ROAD SURFACE LYING WITHIN SAID TRACTS.

OPEN SPACE, NATURAL AREAS, & PUBLIC SPACES (*125 AC CUMULATIVE)			
PHASE	TRACT NAME	AREA (ACRES)	DESIGNATION / DESCRIPTION
1	TOTAL FROM PH 1	18.32	TOTAL OPEN SPACE FROM PHASE 1
2	TRACT B	0.73	OPEN SPACE (PRIVATE)
2	TRACT C	0.04	OPEN SPACE (PRIVATE)
2	TRACT D	0.17	OPEN SPACE (PRIVATE)
2	TRACT E	0.04	OPEN SPACE (PRIVATE)
2	TRACT H	1.64	OPEN SPACE / STORMWATER (PRIVATE)
2	TRACT I	0.35	OPEN SPACE (PRIVATE)
2	TRACT K	0.27	OPEN SPACE / STORMWATER (PRIVATE)
2	TRACT L	0.40	OPEN SPACE (PRIVATE)
2	TRACT M	1.27	OPEN SPACE / STORMWATER (PRIVATE)
2	TRACT Q	0.25	OPEN SPACE (PRIVATE)
2	TRACT S	0.13	OPEN SPACE (PRIVATE)
2	TRACT U	0.54	OPEN SPACE (PRIVATE)
2	TRACT V	0.74	OPEN SPACE (PRIVATE)
2	TRACT W	0.35	OPEN SPACE (PRIVATE)
2	TRACT X	0.32	OPEN SPACE / STORMWATER (PRIVATE)
2	TRACT Y	1.02	OPEN SPACE / STORMWATER (PRIVATE)
2	TRACT Z	1.03	OPEN SPACE / STORMWATER (PRIVATE)
2	TRACT AA	0.84	OPEN SPACE / STORMWATER (PRIVATE)
2	TRACT BB	0.63	OPEN SPACE / STORMWATER (PRIVATE)
PHASE 2 TOTAL		10.76	
TOTAL FROM PHASE 1		18.32	TOTAL OPEN SPACE FROM PHASE 1
CURRENT TOTAL		29.08	

*PER THE DEVELOPER AGREEMENT APPENDIX B AND H, 125 ACRES (35% OF TOTAL SITE ACREAGE) TO BE SET ASIDE AS OPEN SPACE, NATURAL AREAS, PARKS, RECREATION AREAS, VILLAGE GREENS, COMMONS OR PUBLIC ASSEMBLY AREAS OR OTHERWISE UNDEVELOPED SPACE.

RESTRICTIONS, COVENANTS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. AREAS OF THE PLAT MAY CONTAIN COAL MINE HAZARDS, COAL MINE SHAFTS, AND ASSOCIATED FEATURES AND ARE SUBJECT TO THE RELEVANT MITIGATION MEASURES AS DETAILED IN THE CITY HEIGHTS ENVIRONMENTAL IMPACT STATEMENT AND ASSOCIATED TECHNICAL REPORTS ON FILE WITH THE CITY OF CLE ELUM.
3. AT THE TIME OF ISSUANCE OF A BUILDING PERMIT FOR EACH ERU, EACH APPLICANT SHALL PAY TO THE CITY:

   $250 PER ERU STORMWATER FEE FOR THE SOLE PURPOSE OF IMPROVING STORMWATER FACILITIES;
   $750 PER ERU TO OFFSET IMPACTS ON CITY STREETS RESULTING FROM THE DEVELOPMENT OF CITY HEIGHTS;
   $400 PER ERU FOR CITY POLICE AND LAW ENFORCEMENT OPERATIONS AND EQUIPMENT NEEDS;
   $250 PER ERU FOR CITY FIRE AND EMERGENCY MEDICAL SERVICES OPERATIONS AND EQUIPMENT NEEDS;
   $200 PER ERU FOR CITY ADMINISTRATIVE OPERATIONS AND EQUIPMENT NEEDS;
   $375 PER ERU FOR CITY PUBLIC WORKS OPERATIONS AND EQUIPMENT NEEDS;
   $100 PER ERU FOR OPERATIONAL NEEDS OF THE CLE ELUM - ROSLYN MUNICIPAL COURT.
4. AT THE TIME OF ISSUANCE OF A BUILDING PERMIT FOR EACH ERU, THE APPLICANT SHALL ALSO PAY TO THE CITY $2,250 PER ERU TO OFFSET IMPACTS TO FACILITIES OF THE CLE ELUM ROSLYN SCHOOL DISTRICT. SUCH PAYMENTS SHALL BE COLLECTED BY THE CITY AND DISTRIBUTED TO THE SCHOOL DISTRICT IN ACCORDANCE WITH THE PROVISIONS IN EFFECT AT THE TIME.
5. THE CITY OF CLE ELUM SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY TO ENTER UPON TRACTS F, G, H, I, J, K, M, N, O, P, X, Y, Z, AA, BB, AND ANY AREA SHOWN HEREON AS A PRIVATE DRAINAGE EASEMENT IN ORDER TO INSPECT, REPAIR, OR RECONSTRUCT THE PUBLIC OR PRIVATE DRAINAGE FACILITIES.
6. PARKING FOR RESIDENTIAL SINGLE FAMILY DEVELOPMENT WITH LOTS LESS THAN FIVE THOUSAND (5,000) SQUARE FEET IN SIZE INCLUDING CLUSTERS, ZERO LOT LINE AND COTTAGE STYLE HOMES, SHALL BE ALLOWED TO MEET THE PARKING REQUIREMENTS BOTH BY ON-STREET AND OFF-STREET PARKING INCLUDING DESIGNATED GROUP PARKING AREAS. OTHERWISE, DESIGNATED OFF-STREET PARKING SHALL BE PROVIDED FOR USES WITHIN CITY HEIGHTS, CONSISTENT WITH THE FOLLOWING:

RESIDENTIAL SINGLE FAMILY	2.0 PER DWELLING UNIT
RESIDENTIAL ATTACHED - STUDIO/ONE BATHROOM	1.0 SPACES PER UNIT
RESIDENTIAL ATTACHED - TWO BEDROOM	1.5 SPACES PER UNIT (AVERAGE)
COMMERCIAL SPACE - RETAIL	3.0 SPACES PER 1000 SF OF GROSS BUILDING AREA
COMMERCIAL SPACE - RESTAURANT	7.0 SPACES PER 1000 SF OF GROSS BUILDING AREA
COMMERCIAL SPACE - OFFICE	4.0 SPACES PER 1000 SF OF GROSS BUILDING AREA
COMMUNITY CENTER	3.5 SPACES PER 1000 SF OF GROSS BUILDING AREA
PARKS / RECREATION	1.0 SPACES PER 3000 SF OF GROSS BUILDING AREA

   OFF-STREET LOADING SPACE SHALL BE REQUIRED FOR ANY COMMERCIAL BUILDING SPACE THAT EXCEEDS 40,000 SQUARE FEET. NO OFF-STREET LOADING SHALL BE REQUIRED FOR A COMMUNITY CENTER.
7. NO BUILDING SHALL CONTAIN A WOOD BURNING STOVE WITHIN THIS SUBDIVISION. OUTDOOR BURNING IS PROHIBITED ON PROPERTY WITHIN THIS SUBDIVISION.

TRACT NOTES

TRACTS B THROUGH Q, S, U THROUGH Z, AA, AND BB SHALL BE MAINTAINED BY THE CITY HEIGHTS HOMEOWNERS ASSOCIATION. TRACTS A, R, AND T ARE FOR FUTURE DEVELOPMENT AND SHALL BE MAINTAINED BY THE DEVELOPER. SEE THE FOLLOWING TABLE FOR TRACT USES:

TRACT PURPOSE TABLE		
TRACT NAME	TRACT USE	AREA (SF)
TRACT A	FUTURE DEVELOPMENT	70,753
TRACT B	OPEN SPACE	31,792
TRACT C	OPEN SPACE	1,542
TRACT D	OPEN SPACE	7,454
TRACT E	OPEN SPACE	1,778
TRACT F	PRIVATE ACCESS AND UTILITIES	25,102
TRACT G	PRIVATE ACCESS AND UTILITIES	5,702
TRACT H	OPEN SPACE / STORMWATER	71,344
TRACT I	OPEN SPACE / STORMWATER	15,061
TRACT J	PRIVATE ACCESS AND UTILITIES	3,282
TRACT K	OPEN SPACE / STORMWATER	11,618
TRACT L	OPEN SPACE	17,312
TRACT M	OPEN SPACE / STORMWATER	55,413
TRACT N	PRIVATE ACCESS AND UTILITIES	6,961
TRACT O	PRIVATE ACCESS AND UTILITIES	4,820
TRACT P	PRIVATE ACCESS AND UTILITIES	7,516
TRACT Q	OPEN SPACE	10,764
TRACT R	FUTURE DEVELOPMENT	8,849
TRACT S	OPEN SPACE	5,614
TRACT T	FUTURE DEVELOPMENT	13,600
TRACT U	OPEN SPACE	23,359
TRACT V	OPEN SPACE	32,142
TRACT W	OPEN SPACE	15,145
TRACT X	OPEN SPACE / STORMWATER	13,581
TRACT Y	OPEN SPACE / STORMWATER	44,541
TRACT Z	OPEN SPACE / STORMWATER	44,988
TRACT AA	OPEN SPACE / STORMWATER	36,602
TRACT BB	OPEN SPACE / STORMWATER	27,488

MARK RUSSEL PENDERGRAFT, STATE OF WASHINGTON, 48883, REGISTERED PROFESSIONAL LAND SURVEYOR
2/3/2023

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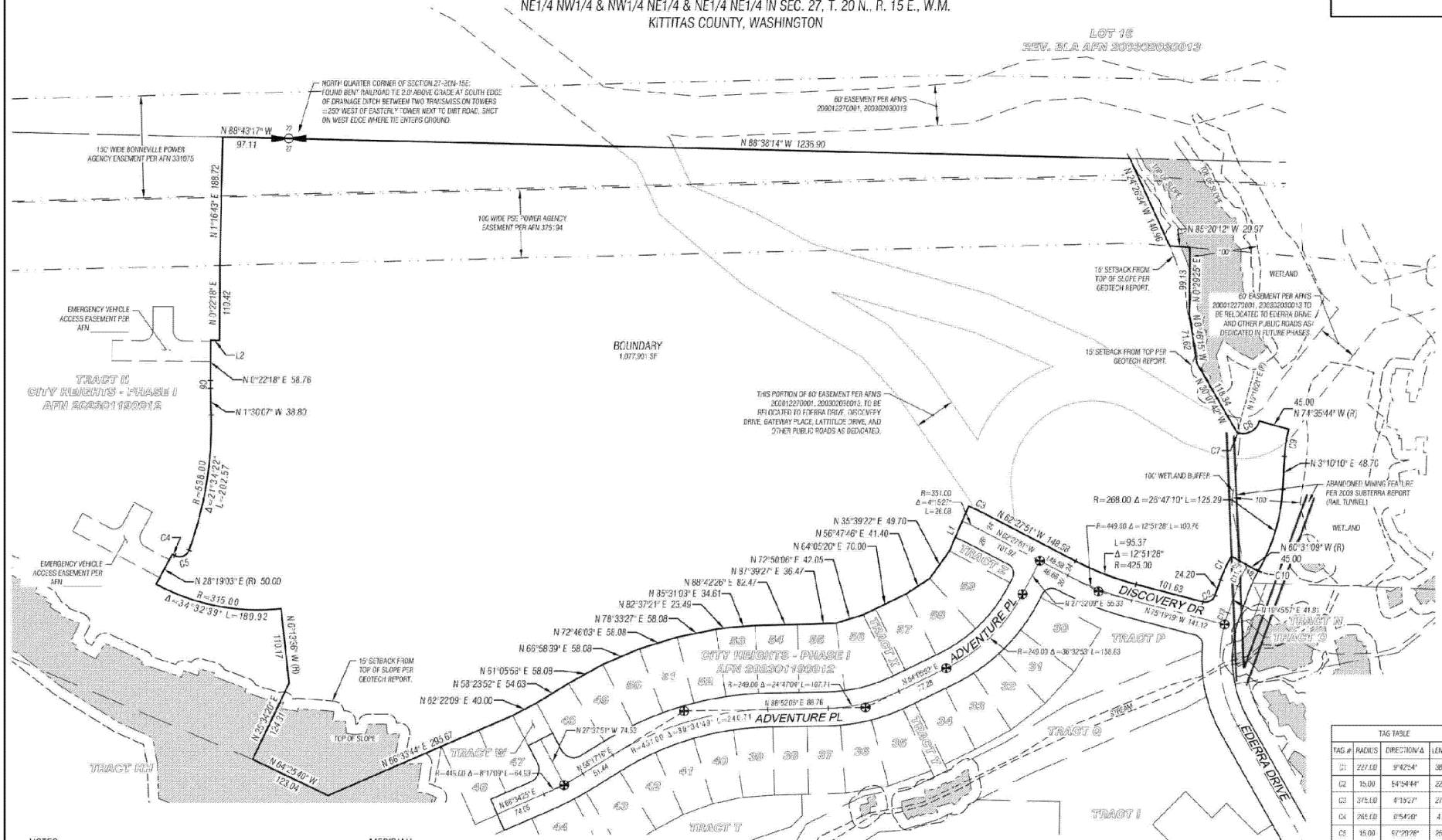
PROJ. NO. 22022 | SHEET 2 OF 9

VOL/PG

CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

VOL/PG



TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	227.00	9°42'54"	38.49
C2	15.00	84°54'44"	22.23
C3	375.00	4°19'27"	27.87
C4	265.00	0°54'00"	4.19
C5	15.00	97°20'28"	25.48
C6	364.00	1°52'25"	11.99
C7	237.00	0°51'55"	2.20
C8	25.00	89°20'05"	38.98
C9	185.00	12°14'07"	40.36
C10	132.00	0°28'29"	1.51
C11	200.00	9°42'54"	33.91
C13	200.00	5°05'16"	17.76
L1		N 23°16'42" E	71.80
L2		N 89°37'42" W	12.92

NOTES

1. A CARLSON BRX7 GPS UNIT AND A 6" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT WAS FIELD MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
2. ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 535320AM AND 535328AM. MEAD GILMAN AND ASSOCIATES 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 CORNERS NOTED AS "FOUND" WERE RECOVERED FOR THIS PROJECT IN MAY 2022. CONTROL INDICATED AS "SET" WAS SET ON THE DATE OF THE STAMP UNLESS OTHERWISE NOTED.
4. PROPERTY AREA = 1,077,901 ± SQUARE FEET.
5. ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.
6. THE BOUNDARY OF THE PLAT WAS CALCULATED FROM THE PLAT OF CITY HEIGHTS - PHASE 1 (REFERENCE 4). SEE REFERENCE 4 FOR SECTION BREAKDOWN AND CONTROL TIES.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83/2011 EPOCH 2010.00 PER GPS MEASUREMENTS ANALYZED USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

REFERENCES

R1 - RECORD OF SURVEY AS RECORDED IN VOLUME 37 OF SURVEYS, AT PAGES 49-50 UNDER AUDITOR'S FILING NUMBER 201008210005. (HELD FOR W 1/4, NW, N 1/4, NE, AND E 1/4 CORNERS OF SECTION 27)

R2 - RECORD OF SURVEY AS RECORDED IN VOLUME 34 OF SURVEYS, AT PAGE 228, UNDER AUDITOR'S FILING NUMBER 200803050020. (HELD FOR SOUTH QUARTER AND SE CORNER OF SECTION 27)

R3 - REVISED BOUNDARY LINE ADJUSTMENT AS RECORDED IN VOLUME 26 OF SURVEYS, AT PAGES 177-178, UNDER AUDITOR'S FILING NUMBER 200302030013.

R4 - PLAT OF CITY HEIGHTS - PHASE 1 AS RECORDED IN VOLUME 14 OF PLATS, AT PAGES 39 - 43, UNDER AUDITOR'S FILING NUMBER 202301190012.

LEGEND

⊕ FOUND CONCRETE MONUMENT WITH BRASS DISC AND PUNCHMARK STAMPED "48383" IN A CASE AT CALCULATED POSITION, SEE REFERENCE 4 FOR TIES.

● FOUND 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383" AT PROPERTY CORNER.

MARK RUSSEL PENDARVIS — STATE OF WASHINGTON — 48383 — REGISTERED PROFESSIONAL LAND SURVEYOR

2/3/2023

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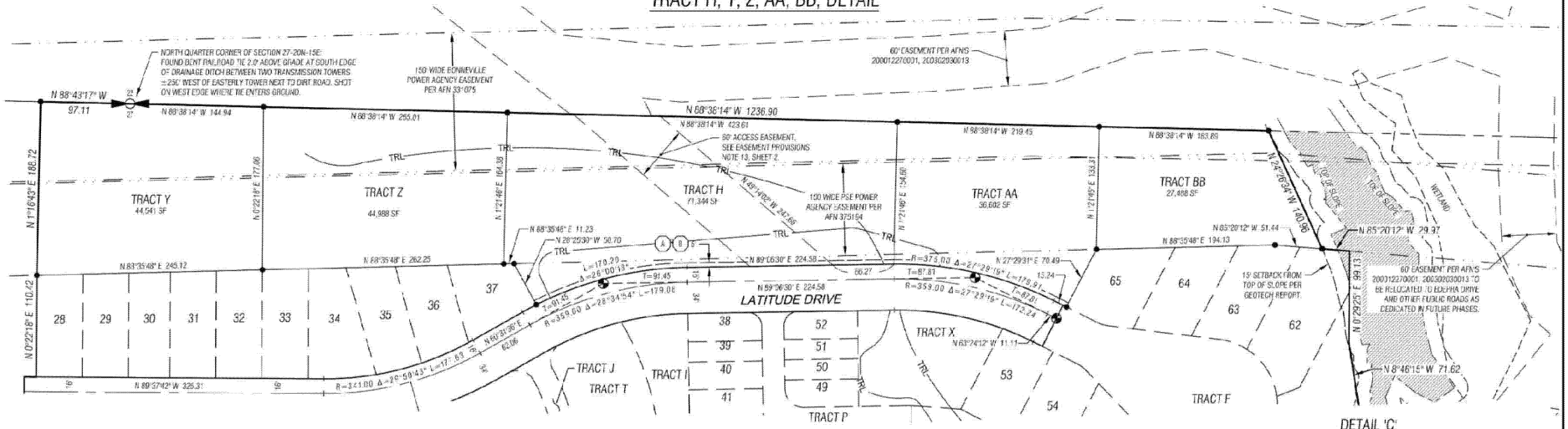
CITY HEIGHTS - PHASE 2

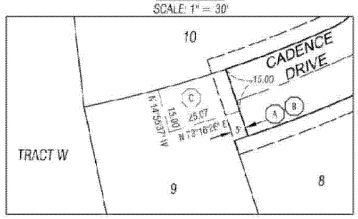
NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

TRACT H, Y, Z, AA, BB, DETAIL



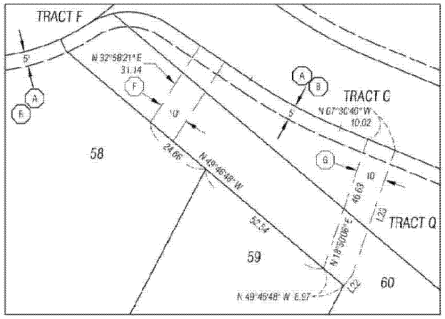
DETAIL 'A'

SCALE: 1" = 30'



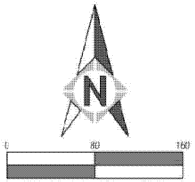
DETAIL 'C'

SCALE: 1" = 30'



LEGEND

- SET CONCRETE MONUMENT WITH BRASS DISC AND PUNCHMARK STAMPED "48383" IN A CASE.
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383".
- SET NAIL WITH LS WASHER STAMPED "35145 48383".
- SET REBAR AND CAP PER LEGEND AT OFFSET SPECIFIED.
- APPROXIMATE AREA OF STEEP SLOPES PER THE ENGINEERING PLANS. THE STEEP SLOPES SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED AND ARE SUBJECT TO CHANGE.
- TRL – APPROXIMATE CENTERLINE OF 12' WIDE PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT, SEE EASEMENT PROVISIONS NOTE 14, SHEET 2.
- (A) PUBLIC UTILITY EASEMENT, SEE EASEMENT PROVISIONS NOTE 1, SHEET 2.
- (B) PUBLIC DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTE 2, SHEET 2.
- (C) PUBLIC SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 3, SHEET 2.
- (D) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 5, SHEET 2.
- (E) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 6, SHEET 2.
- (F) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 7, SHEET 2.
- (G) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 8, SHEET 2.
- (H) PRIVATE ACCESS AND UTILITIES EASEMENT, SEE EASEMENT PROVISIONS NOTE 9, SHEET 2.
- (I) PRIVATE WATER EASEMENT, SEE EASEMENT PROVISIONS NOTE 10, SHEET 2.
- (J) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 11, SHEET 2.

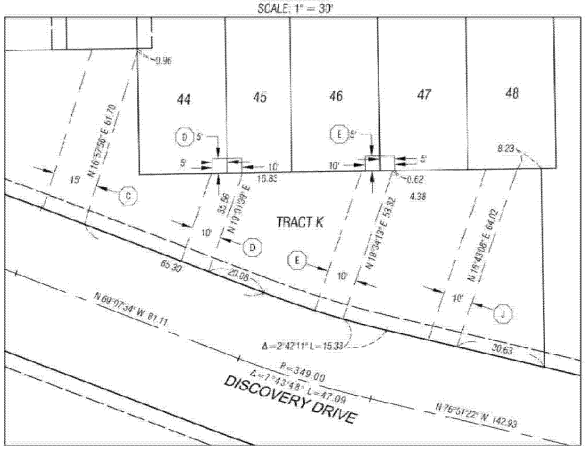


SCALE: 1" = 80'

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
L21		N 40°13'12" E	20.00
L22		N 40°13'12" E	4.51
L23		N 18°56'06" E	45.05

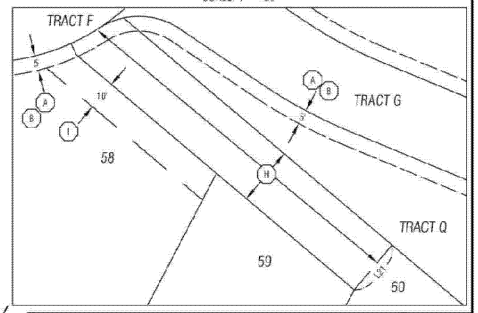
DETAIL 'B'

SCALE: 1" = 30'

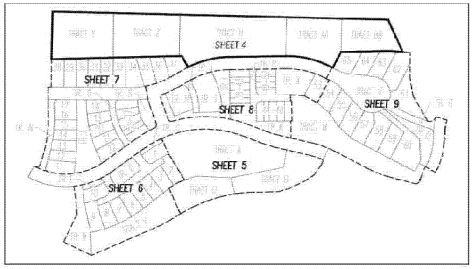


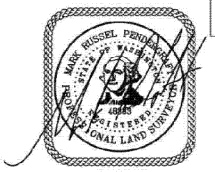
DETAIL 'D'

SCALE: 1" = 30'



KEY MAP (NTS)





2/03/2023

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VOL/PG

CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
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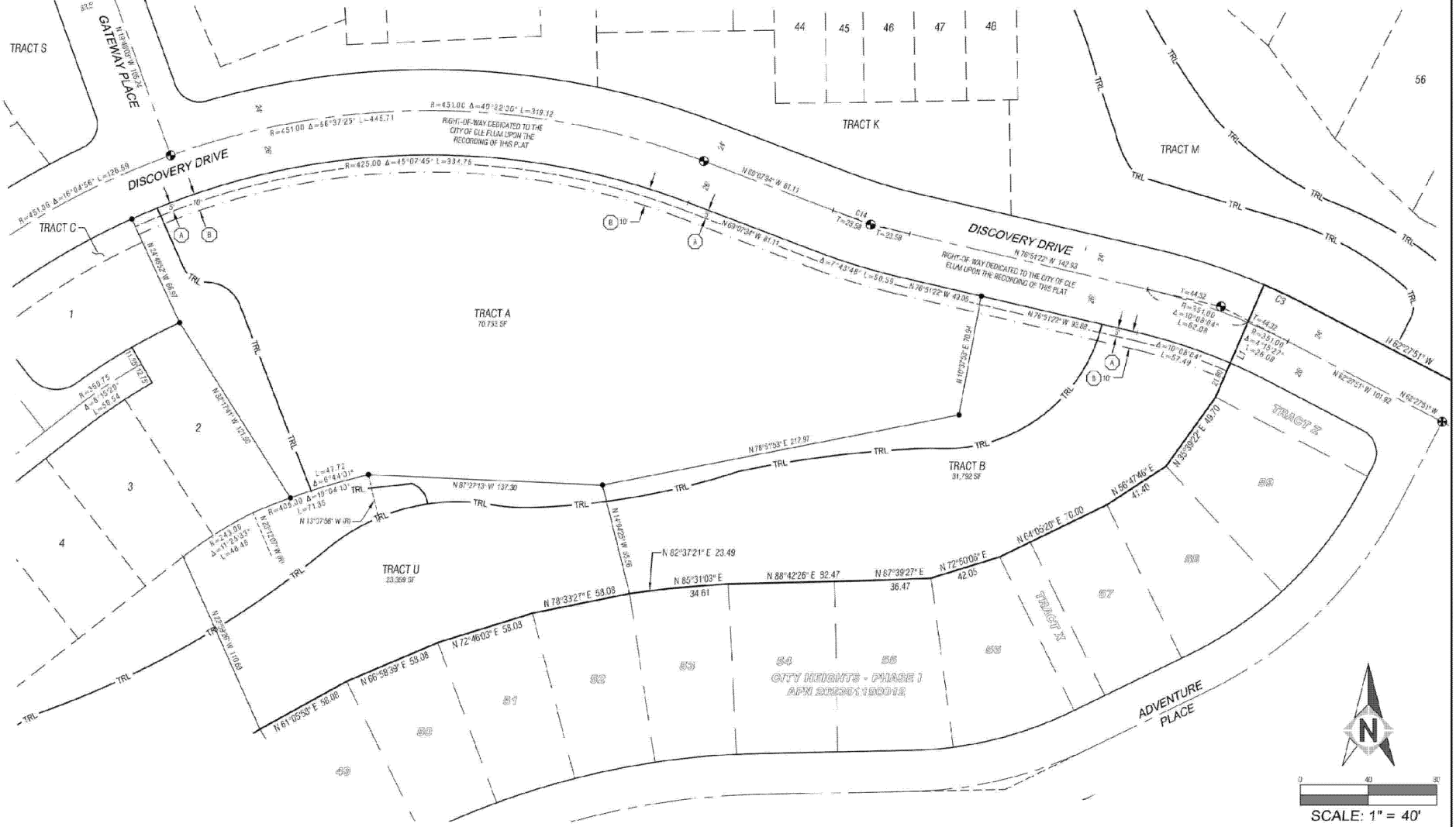
VOL/PG



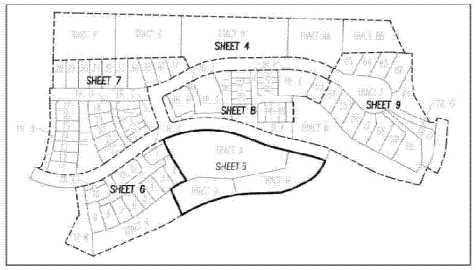
LEGEND

- (A) PUBLIC UTILITY EASEMENT, SEE EASEMENT PROVISIONS NOTE 1, SHEET 2.
- (B) PUBLIC SNOWPLOW EASEMENT, SEE EASEMENT PROVISIONS NOTE 2, SHEET 2.
- (C) PUBLIC SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 3, SHEET 2.
- (D) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 5, SHEET 2. SEE DETAIL 'B' ON SHEET 4 FOR DIMENSIONS.
- (E) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 6, SHEET 2. SEE DETAIL 'B' ON SHEET 4 FOR DIMENSIONS.
- (F) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 7, SHEET 2. SEE DETAIL 'C' ON SHEET 4 FOR DIMENSIONS.
- (G) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 8, SHEET 2. SEE DETAIL 'C' ON SHEET 4 FOR DIMENSIONS.
- (H) PRIVATE ACCESS AND UTILITIES EASEMENT, SEE EASEMENT PROVISIONS NOTE 9, SHEET 2. SEE DETAIL 'D' ON SHEET 4 FOR DIMENSIONS.
- (I) PRIVATE WATER EASEMENT, SEE EASEMENT PROVISIONS NOTE 10, SHEET 2.
- (J) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 11, SHEET 2. SEE DETAIL 'B' ON SHEET 4 FOR DIMENSIONS.

LEGEND (CONTINUED)

- SET CONCRETE MONUMENT WITH BRASS DISC AND PUNCH MARK STAMPED "48350" IN A CASE.
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48363".
- SET NAIL WITH LS WASHER STAMPED "35145 48363".
- (#) SET REBAR AND CAP PER LEGEND AT OFFSET SPECIFIED.
- APPROXIMATE AREA OF STEEP SLOPES PER THE ENGINEERING PLANS. THE STEEP SLOPES SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED AND ARE SUBJECT TO CHANGE.
- —TRL— APPROXIMATE CENTERLINE OF 12' WIDE PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT. SEE EASEMENT PROVISIONS NOTE 14, SHEET 2.

KEY MAP (NTS)



TAG TABLE			
TAG #	RADIUS	DIRECTION Δ	LENGTH
C3	375.00	4°15'22"	27.87
C14	349.00	7°43'48"	47.09
L1		N 23°16'42" E	71.80

MARK RUSSELL PENDER — STATE OF WASHINGTON — 48363 — REGISTERED PROFESSIONAL LAND SURVEYOR
2/3/2023

MEAD GILMAN LAND SURVEYORS
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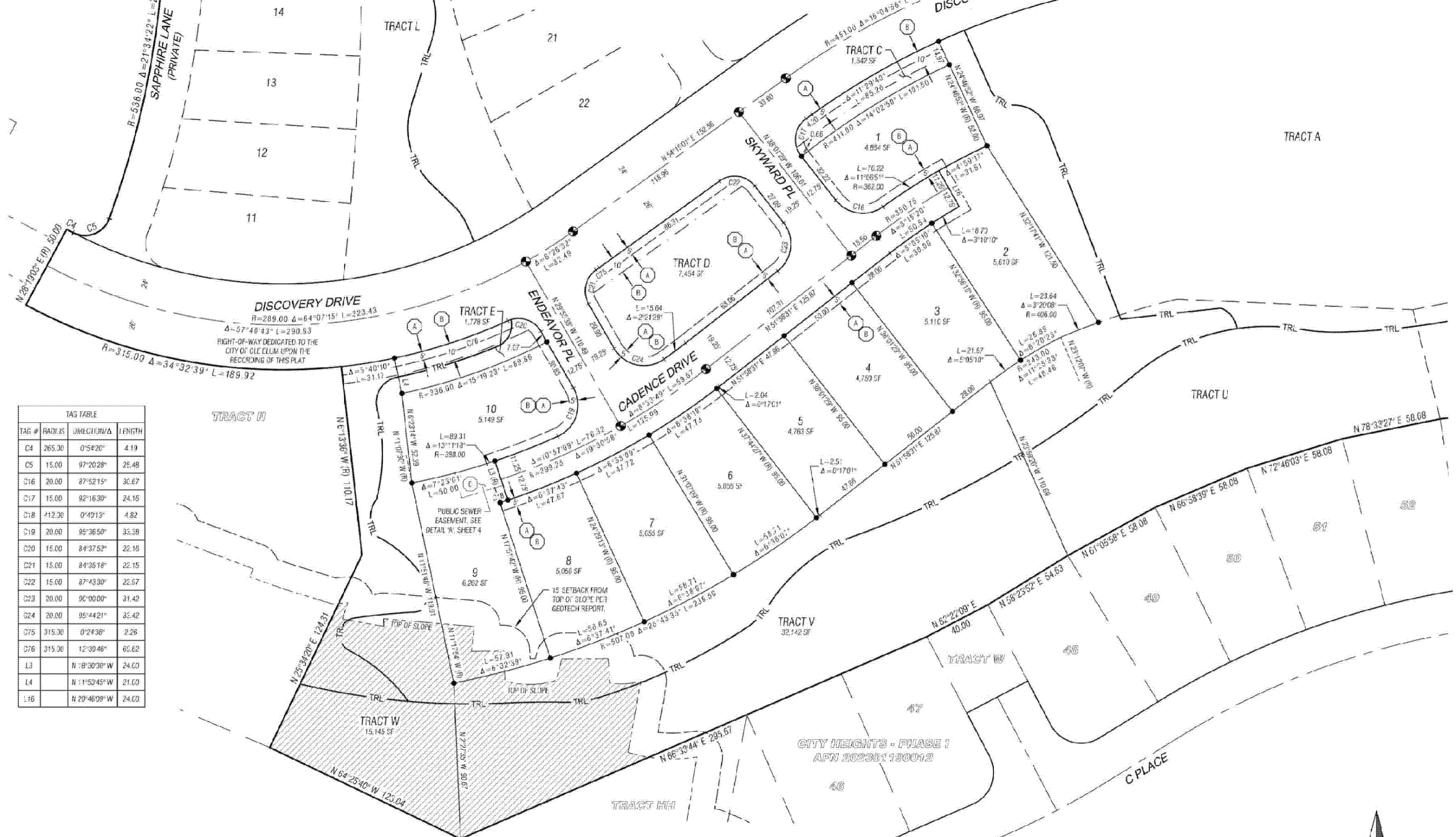
PROJ. NO. 22022 | SHEET 5 OF 9

VOL/PG

CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

VOL/PG



TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C4	265.00	0°54'20"	4.19
C5	15.00	97°20'28"	25.48
C16	20.00	87°52'15"	30.67
C17	15.00	92°16'30"	24.16
C18	412.00	0°40'13"	4.82
C19	20.00	95°36'50"	33.38
C20	15.00	84°37'52"	22.16
C21	15.00	84°35'18"	22.15
C22	15.00	87°43'30"	22.97
C23	20.00	90°00'00"	31.42
C24	20.00	95°44'21"	33.42
C75	315.00	0°24'38"	2.26
C76	315.00	12°39'46"	69.62
L3		N 18°30'30" W	24.00
L4		N 11°53'45" W	21.00
L16		N 29°46'09" W	24.00

LEGEND

- (A) PUBLIC UTILITY EASEMENT, SEE EASEMENT PROVISIONS NOTE 1, SHEET 2.
- (B) PUBLIC SNOWPLOW EASEMENT, SEE EASEMENT PROVISIONS NOTE 2, SHEET 2.
- (C) PUBLIC SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 3, SHEET 2.
- (D) PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 5, SHEET 2. SEE DETAIL 'B' ON SHEET 4 FOR DIMENSIONS.
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LEGEND (CONTINUED)

- SET CONCRETE MONUMENT WITH BRASS DISC AND PUNCHMARK STAMPED "48383" IN A CASE.
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383".
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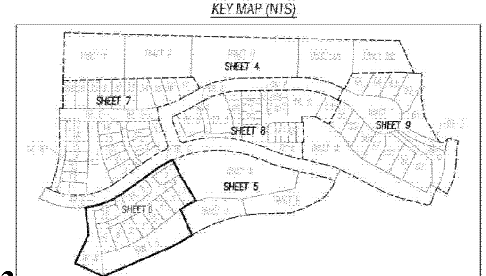
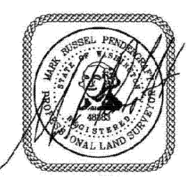
- APPROXIMATE AREA OF STEEP SLOPES PER THE ENGINEERING PLANS. THE STEEP SLOPES SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED AND ARE SUBJECT TO CHANGE.
- –TRL– APPROXIMATE CENTERLINE OF 12' WIDE PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT SEE EASEMENT PROVISIONS NOTE 14, SHEET 2.

KEY MAP (NTS)





2/3/2023

SCALE: 1" = 40'

MEAD GILMAN LAND SURVEYORS

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PROJ. NO. 22022 | SHEET 6 OF 9

VOL/PG

CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

VOL/PG

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C4	265.00	0°54'20"	4.10
C5	16.00	90°20'29"	25.48
C6	364.00	1°52'25"	11.90
C25	15.00	95°10'05"	24.91
C26	340.00	0°46'22"	4.59
C27	15.00	91°09'03"	23.85
C28	15.00	88°40'59"	23.25
C29	15.00	92°14'55"	24.15
C30	85.00	87°12'24"	22.83
C31	238.00	4°41'16"	19.47
C32	148.00	2°33'12"	6.60
C33	238.00	5°17'53"	22.01
C34	148.00	8°31'29"	22.02
C35	148.00	10°08'45"	26.21

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C36	148.00	10°05'47"	26.08
C37	238.00	5°36'20"	23.28
C38	15.00	91°28'14"	23.95
C39	148.00	5°12'38"	13.46
C40	15.00	82°18'51"	21.35
C41	375.00	3°26'26"	22.52
C42	15.00	84°19'11"	22.07
C43	475.00	2°30'13"	21.39
C73	262.00	37°11'10"	170.04
C74	238.00	37°26'40"	155.54
L2		N 89°37'42" W	12.92
L5		N 0°12'25" W	26.75
L6		N 0°12'25" W	15.39
L7		N 38°01'29" W	24.40

LEGEND

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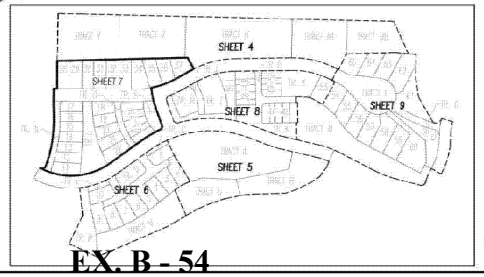
KEY MAP (NTS)



MARK RUSSEL PENDERGRASS
STATE OF WASHINGTON
48383
REGISTERED PROFESSIONAL LAND SURVEYOR
2/3/2023

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PROJ. NO. 22022 | SHEET 7 OF 9

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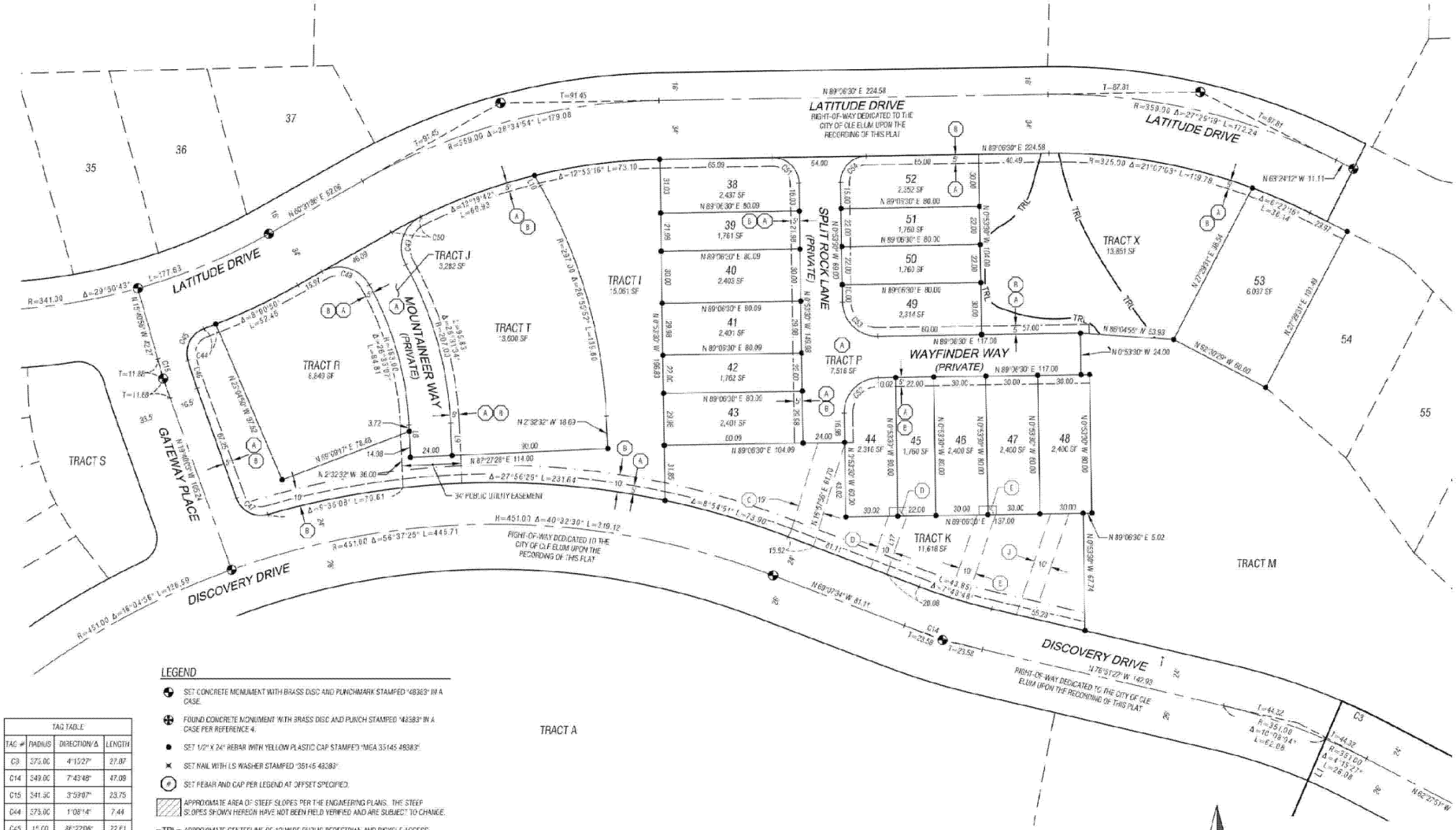
CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON



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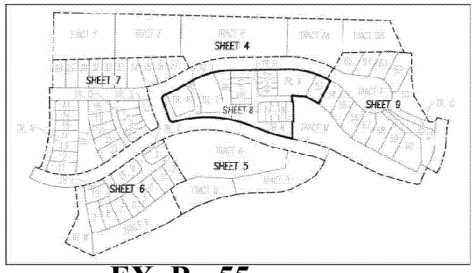
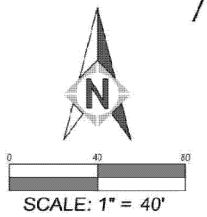
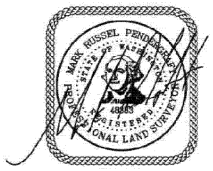
TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C9	375.00	4°15'27"	27.87
C14	349.00	7°43'48"	47.09
C15	341.30	3°59'07"	23.75
C44	375.00	1°08'14"	7.44
C45	15.00	86°22'06"	22.61
C46	325.00	2°58'37"	16.89
C47	15.00	86°18'51"	22.60
C48	20.00	90°22'45"	31.55
C49	20.00	92°57'38"	32.45
C50	325.00	3°21'56"	19.09
C51	15.00	90°00'00"	23.56
C52	20.00	90°00'00"	31.42
C53	20.00	90°00'00"	31.42
C54	15.00	90°00'00"	23.56
L1		N 23°16'42" E	71.80
L8		N 02°32'32" W	18.69
L9		N 02°32'32" W	18.69
L10		N 29°28'24" W	6.81
L17		N 19°01'39" E	35.56

KEY MAP (NTS)





SCALE: 1" = 40'



2/3/2023

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PROJ. NO. 22022 | SHEET 8 OF 9

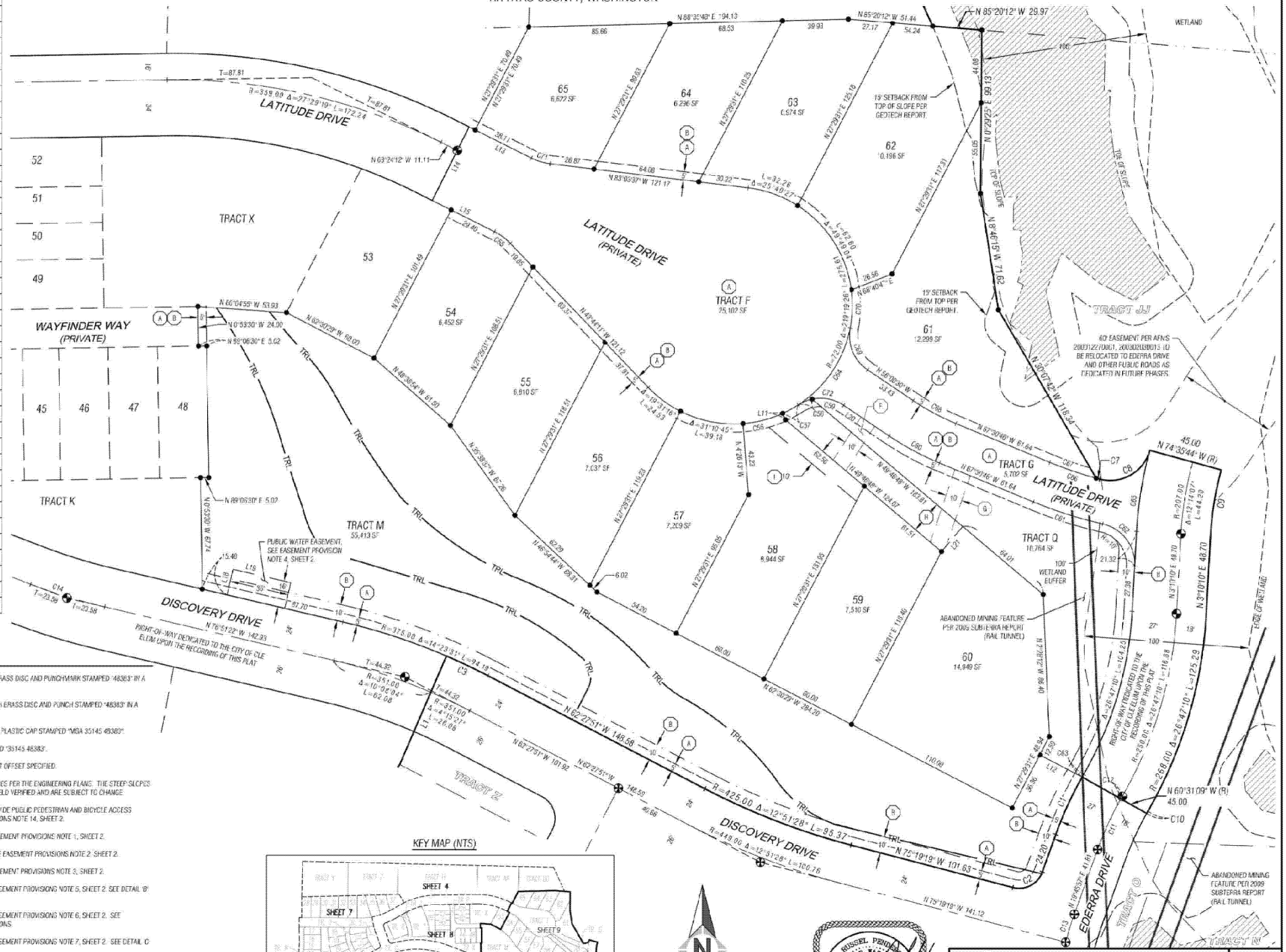
VOL/PG

CITY HEIGHTS - PHASE 2

NE1/4 NW1/4 & NW1/4 NE1/4 & NE1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

VOL/PG

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	227.00	9°42'54"	38.49
C2	15.00	84°54'44"	22.23
C3	575.00	4°15'27"	21.87
C7	227.00	0°31'55"	2.20
C8	25.00	89°20'09"	38.98
C9	189.00	12°14'07"	40.36
C10	182.00	0°28'29"	1.51
C11	200.00	9°42'54"	33.91
C12	200.00	0°28'29"	1.66
C13	200.00	5°05'16"	17.76
C14	349.00	7°43'48"	47.09
C55	35.00	19°40'00"	12.01
C56	72.00	19°53'40"	25.00
C57	72.00	6°36'48"	10.82
C58	25.00	21°01'01"	9.17
C59	25.00	45°55'10"	20.04
C60	173.00	11°30'16"	34.74
C61	253.00	9°38'39"	44.26
C62	25.00	80°10'26"	35.05
C63	227.00	0°28'29"	1.88
C64	72.00	46°07'38"	57.97
C65	234.00	12°14'07"	49.97
C66	227.00	7°44'48"	32.04
C67	227.00	7°12'53"	29.04
C68	147.00	11°30'16"	29.52
C69	25.00	68°50'11"	29.21
C70	72.00	18°25'47"	23.24
C71	35.00	19°39'26"	12.01
C72	25.00	68°50'11"	29.21
L1		N 23°16'42" E	71.80
L11		N 24°19'52" W	4.22
L12		N 62°30'23" W	29.91
L13		N 63°24'12" W	42.23
L14		N 29°36'06" E	50.00
L15		N 63°24'12" W	42.27
L18		N 13°06'38" E	16.00
L19		N 76°51'22" W	36.00
L20		N 56°00'30" W	33.43
L21		N 40°13'12" E	20.00



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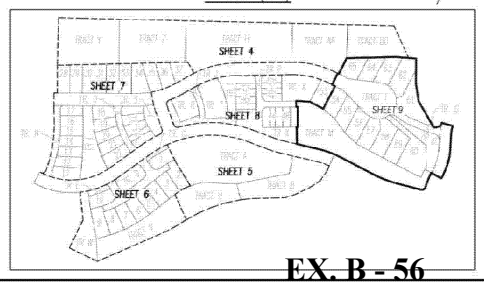

MARK RUSSEL PENDARVIS
STATE OF WASHINGTON
48383
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2/3/2023

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PROJ. NO. 22022 | SHEET 9 OF 9

VOL/PG

City of Cle Elum
119 West First Street
Cle Elum, WA 98922

Phone: (509) 674-2262
Fax: (509) 674-4097
www.cityofcleelum.com

Implementing Approval:	Phase 2 Final Plat
Process:	Consistency Review – Additional Information Request
Complete Application Date:	October 12, 2022
Date of Additional Info Request:	November 3, 2022
Proposed Open Space:	10.76 acres
Proposed Pods and Density:	Pods B4, B5, and B6 – 66 lots total
Proposed Affordable Housing:	None

Please provide the following additional information which is necessary to determine consistency with the provisions of approval:

Final Plat Information and Clarification:
(see markups on draft final plat, attached)

1. Show wetland and stream delineations and buffers on the final plat.
2. Show steep slope top, toe, and setback on all affected areas of the phase, including on tracts.
3. Provide easement provisions for public trails, and show location on plat. No trail easements are designated, but public trails will cross over private-use tracts. Add similar provisions as was discussed for Phase 1 Final Plat.
4. Show snowplow easement notes where missing.
5. Change snow plow easement provision (#2) to be consistent with language used on Phase 1 plat. Do not refer to the easement as a public easement, as it is not public on the private tracts.
6. Show and/or describe all utility easements, as shown on markup.
7. Correct easement references, as shown on markup.
8. Show easement note A on tracts that are covered in their entirety by a utility easement.
9. Show AFN for emergency vehicle access easement for areas at end of Latitude Drive and Discovery Drive.
10. Provide public access easement for Tract G and F for city access and secondary access.
11. Confirm that dimensions for PRV station easement are sufficient.
12. Explain why Tract M moved 5-feet west into the private access Tract P.

MOU Review:

13. Section B4 requires approval of the offsite scope plans and construction of the offsite infrastructure prior to final approval. In lieu of construction, the applicant may choose to provide a financial guarantee. As of the date of this information request, the City is waiting for a

resubmittal on the Zone 3 water main and is reviewing the interim access road plans. A portion of the interim access road is outside of city limits and requires review and approval by the County. The Zone 3 water main and Montgomery plans require coordination and approval by PSE and BPA, with consideration of easements. The Zone 3 water main plans require acquisition of an easement over private property. Finally, plans have not been received for the PRV station (Zone 3 to Zone 2), required for final plat.

The City requests that City Heights coordinates a meeting between City Heights, the City, and the County to discuss the Montgomery plans and potential resolutions for bonding.

Consistency Review:

14. Finalize bond worksheet and provide acceptable bond to the City to accompany the final plat. Add PRV to bond worksheet. The bond amount cannot include acquisition of easements, coordination with BPA and PSE, or County permitting. These items must be satisfied prior to final plat and bond approval.
15. Add mitigating measures (MM) into the CC&R text and provide a revised copy. See annotated preliminary review notes. Overall, the restrictions in the CC&Rs are vague and open to interpretation. The City requests the CC&Rs be updated to include more specific restrictions to ensure compliance with the mitigating measures and allow for enforcement by the HOA. Additional review by the City is required.
16. Add private road maintenance provisions into the CC&Rs.
17. MM 3.2 (prohibition of wood burning stoves and outdoor burning). Add restrictions to plat notes. This mitigating measure also prohibits outdoor burning, which was not included in the draft CC&Rs.
18. MM 3.12 (light and glare). Provide a description of how the proposed lighting system will comply with the mitigating measures, including shielding, spillage, and reflection, for both private and common areas.
19. MM 3.18.4 (electrical service). Demonstrate coordination with BPA and PSE.
20. MM 3.18.7 (solid waste collection). Waste Management (WM) was to be contacted by either the developer or the City at the time Phase 2 was proposed. The City has not contacted WM. If the developer has contacted WM, provide documentation of the communication. If not, the City requests the developer immediately contact WM and provide documentation of that communication prior to final plat approval.
21. Provide a drawing showing which portions of the stormwater system will be privately and publicly maintained, to replace Exhibit A in the stormwater covenant. Reference stormwater covenant on plat. These areas are not shown on the final plat, as referenced in the CC&Rs.

From: Christina Wollman
Sent: Tuesday, December 20, 2022 3:54 PM
To: Barbara Rodgers; Brett Pudists
Cc: Ben Annen; Duana Kolouskova
Subject: City Heights Phase 2 Advanced Notice of Denial

Brett and Barbara,

We have reviewed the additional information submitted for the Phase 2 Final Plat.

This email provides one day notice of our intent to deny the project, based on incomplete information. Tomorrow we will issue a denial, at which time you will have three business days to request to suspend the review process until you are able to submit the requested information.

The denial is based upon the following draft comments:

1. Final Plat:
    a. Show critical areas on all sheets – for example, the wetland and buffer within Tract Q is not shown.
    b. Adjust sheet 7 contents to have the correct margins.
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3. The City is not able to approve the bond amount until all Offsite Scope approvals have been received and any required easements have been acquired.
4. Temporary easement:
    a. In Section 2 (Grant of Easement), include that the easement is also for the use of the public
    b. In Section 4 (Maintenance), clarify upon what completion.

Thank you.

Christina Wollman, AICP, CFM
Senior Planner

Perteet Inc.
Everett | Seattle | Snoqualmie | Ellensburg | Wenatchee
800.615.9900 | DIR 509.619.7031 | CELL 509.988.0651
christina.wollman@perteet.com

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Better communities, by design

From: Christina Wollman
Sent: Wednesday, December 21, 2022 12:56 PM
To: 'Barbara Rodgers'; 'Brett Pudists'
Cc: 'Ben Annen'; 'Duana Kolouskova'
Subject: City Heights Phase 2 Notice of Denial

Brett and Barbara,

As notified yesterday, today we are sending this notice of denial as a procedure identified within the MOU.

Please respond back to this email within three business days to request a suspension.

The denial is based upon the following missing information (note addition to no. 4):

1. Final Plat:
    a. Show critical areas on all sheets – for example, the wetland and buffer within Tract Q is not shown.
    b. Adjust sheet 7 contents to have the correct margins.
2. Section B.4 of the MOU requires that the Offsite Scope be approved by the City prior to final plat approval for Phase 2. The City cannot approve the Offsite Scope until they have received appropriate approvals from BPA, PSE, and Kittitas County. Correspondence provided at the time of the Additional Information Request submittal (December 2nd) from BPA indicates a land use agreement is required. Correspondence with PSE indicates they had not been able to review the project. No correspondence was provided from the County, but the application had been submitted.
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4. Temporary easement:
    a. In Section 2 (Grant of Easement), include that the easement is also for the use of the public
    b. In Section 3 (Duration of Easement), clarify that the easement will terminate at such time when emergency access is provided through another means such as roadway extensions or other turnarounds, meeting the minimum IFC standards.
    c. In Section 4 (Maintenance), clarify upon what completion.

Christina Wollman, AICP, CFM
Senior Planner
800.615.9900 | DIR 509.619.7031 | CELL 509.988.0651
PERTEET.COM

From: Christina Wollman
Sent: Tuesday, December 20, 2022 3:54 PM
To: Barbara Rodgers <barbara@thetrailsidegroup.com>; Brett Pudists <bpudists@thebluelinegroup.com>
Cc: Ben Annen <bannen@hlacivil.com>; Duana Kolouskova <kolouskova@jmmklaw.com>
Subject: City Heights Phase 2 Advanced Notice of Denial

Brett and Barbara,

We have reviewed the additional information submitted for the Phase 2 Final Plat.

This email provides one day notice of our intent to deny the project, based on incomplete information. Tomorrow we will issue a denial, at which time you will have three business days to request to suspend the review process until you are able to submit the requested information.

The denial is based upon the following draft comments:

1. Final Plat:
    a. Show critical areas on all sheets – for example, the wetland and buffer within Tract Q is not shown.
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From: Duana Kolouskova <kolouskova@jmmklaw.com>
Sent: Wednesday, December 21, 2022 6:29 PM
To: Christina Wollman; Barbara Rodgers; Brett Pudists
Cc: Ben Annen
Subject: RE: City Heights Phase 2 Notice of Denial

Good afternoon –

We have received your emails indicating your intent to deny the project based on information the City believes is incomplete. While we do not necessarily agree with that determination, we are focused with you on pursuing the final plat to approval and recording. Thus we provide you with this request to suspend the process as we work with you and submit responses regarding the requested information.

This email requesting suspension is timely within three business days of the notice of intent to deny.

Thank you for your consideration. And happy holidays to all.

Duana Kolouková
Johns Monroe Mitsunaga Kolouková, PLLC
(425) 467-9966 (direct)
(206) 200-8986 (mobile)

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Christina Wollman <christina.wollman@perteet.com>
Sent: Wednesday, December 21, 2022 12:56 PM
To: Barbara Rodgers <barbara@thetrailsidegroup.com>; Brett Pudists <bpudists@thebluelinegroup.com>
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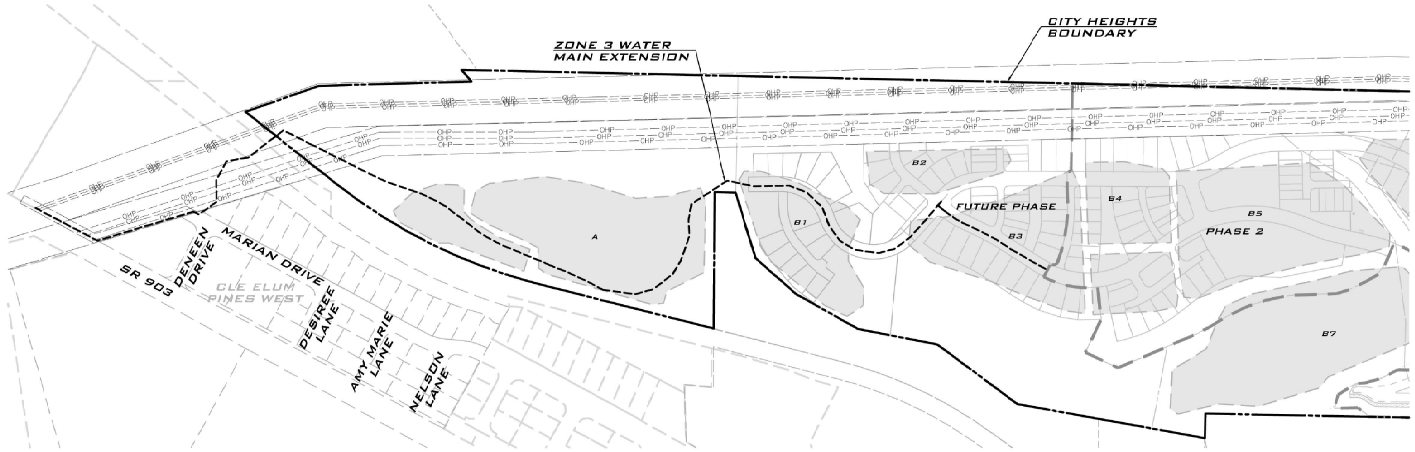
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION



VICINITY MAP

NOT TO SCALE

SHEET INDEX

1	CV-01	COVER SHEET
2	GN-01	GENERAL NOTES & EX EASEMENT DETAIL
3	EC-01	EXISTING CONDITIONS
4	EC-02	EXISTING CONDITIONS
5	EC-03	EXISTING CONDITIONS
6	TP-01	TESC, GRADING & STORM PLAN
7	TP-02	TESC, GRADING & STORM PLAN
8	TP-03	TESC, GRADING & STORM PLAN
9	TP-04	TESC, GRADING & STORM PLAN
10	TP-05	TESC, GRADING & STORM PLAN
11	TD-01	TESC NOTES & DETAILS
12	WA-01	WATER PLAN
13	WA-02	WATER PLAN
14	WA-03	WATER PLAN
15	WA-04	WATER PLAN
16	WA-05	WATER PLAN
17	WP-01	WATER PROFILES
18	WP-02	WATER PROFILES
19	WP-03	WATER PROFILES
20	WP-04	WATER PROFILES
21	CA-01	CRITICAL AREA CROSSING
21A	XS-01	STREAM & WETLAND SECTIONS
22	DT-01	DETAILS
23	DT-02	DETAILS & ROAD SECTIONS

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 — 2:1 SLOPE DAGGER
- CUT ROCKERY
- DAYLIGHT LINE
- MAILBOX
- SIGN
- CURB RAMP
- DRY UTILITY CORRIDOR
- DRY UTILITY CONDUIT
- STREET LIGHT
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP
- BARRICADE

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 II CB – STANDARD GRATE
- TYPE II CB – LOCKING LID
- CULVERT END
- PIPE FLOW
- STORM CLEANOUT
- YARD DRAIN
- OVERFLOW STRUCTURE
- RAIN GARDEN

PROPOSED SANITARY SEWER AND WATER

- SEWER MAIN
- SEWER FORCE MAIN
- SEWER SERVICE
- WATER MAIN
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT
- WATER METER
- IRRIGATION METER
- FIRE HYDRANT
- FIRE DEPT CONNECTION (FDC)
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE W/ CONC BLOCKING
- BEND W/ CONC BLOCKING
- RESTRAINED JOINT
- 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
- OHP — AERIAL POWER LINE
- P — BURIED POWER LINE
- G — GAS MAIN
- C — BURIED CABLE
- TV — BURIED TV
- CTV — AERIAL TV
- T — BURIED TELEPHONE LINE
- OHT — AERIAL TELEPHONE LINE
- P/T — BURIED POWER/TELEPHONE
- OHP/T — AERIAL POWER/TELEPHONE
- OHU — AERIAL UTILITIES
- FO — BURIED FIBER OPTIC CABLE
- X — WIRE FENCE
- O — CHAINLINK FENCE
- BOARD FENCE
- DITCH OR SWALE
- RAILROAD
- GUARD RAIL
- RETAINING WALL
- ROCKERY
- 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
- WATER MANHOLE
- AIR/VAC RELEASE VALVE
- BLOW OFF
- IRRIGATION METER
- IRRIGATION VALVE
- WATER WELL
- HOSE BIB
- POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POLE LIGHT
- POWER VAULT
- TRANSFORMER
- POWER METER
- JUNCTION BOX
- GAS METER
- GAS VALVE
- FIBER OPTICS MANHOLE
- TV RISER
- TELECOMM VAULT
- TELECOMM RISER
- TELECOMM JUNCTION BOX
- TRAFFIC SIGNAL
- MAIL BOX
- SIGN
- BOLLARD
- SOIL LOG TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE TO BE SAVED
- DECIDUOUS TREE TO BE SAVED
- ASPHALT
- CONCRETE
- GRAVEL
- WETLAND
- ≥40% SLOPE

COAL MINE HAZARD AREAS

ZONE 3 WATER MAIN

- THE WESTERN PORTION OF THE WM EXTENSION IS IN CMHA 5 COAL MINE WORKINGS GREATER THAN 300 FEET BGS HOWEVER IS IMMEDIATELY ADJACENT TO COAL MINE WASTE / COAL MINE WASHING OPERATIONS WHICH IS CMHA 6 (DEVELOPMENT POD A). THE COAL MINE WASTE MAY CONTAIN LOW LEVELS OF CONTAMINANTS (CPAH) THAT MAY EXCEED HUMAN HEALTH SCREENING STANDARDS INDICATING A POTENTIAL RISK FOR DIRECT HUMAN CONTACT. SEE SHEET WA-02, WA-03 & WA-04 FOR LIMITS OF COAL MINE WASTE/COAL MINE WASHING AREA.
- DURING CONSTRUCTION, THE PROJECT GEOTECHNICAL ENGINEER'S REPRESENTATIVE SHALL OBSERVE THE PROPOSED WORK AREAS TO DETERMINE WHETHER OR NOT COAL WASTE DEPOSITS REQUIRING REMOVAL ARE PRESENT. IF PRESENT THE DEVELOPERS ENVIRONMENTAL CONSULTANT SHALL BE CONTACTED TO PROVIDE RECOMMENDATIONS RELATED TO HANDLING, DISPOSAL OR CAPPING OF COAL WASTE SOILS AS NECESSARY. THE ENVIRONMENTAL CONSULTANT SHOULD ALSO PROVIDE RECOMMENDATIONS REGARDING HUMAN HEALTH AND SAFETY PROTOCOLS THAT SHOULD BE IMPLEMENTED WHEN WORKING IN THE COAL WASTE AREA. THE CONTRACTOR SHOULD INCORPORATE THESE RECOMMENDATIONS IN THE JOB SITE SAFETY PLAN.
- THE REMAINDER OF THE WATER MAIN EXTENSION IS IN CMHA 5. MITIGATION IS RELATED TO FOUNDATION DESIGN (TO BE ADDRESSED AT BLDG PERMIT), CLEAN UP OF ABANDONED MINE STRUCTURES PER SUB-TERRA REPORT (IF FOUND) AND SITE INSPECTION TO CONFIRM THE ABSENCE OF COAL MINE SPOILS.

NOTES:

- MITIGATION MEASURES PER DEIS SECTION 3.1.
- DELINEATION OF CMHA AREAS PER 2009 SUB TERRA, INC. AML REPORT. NOTICE DEVELOPMENT AREAS LISTED IN THESE HISTORICAL DOCUMENTS TIES TO DEIS ALTERNATE 1 WHICH USES DEVELOPMENT AREA NAMING THAT DOES NOT EXACTLY MATCH DEVELOPMENT PODS SHOWN ON THE MASTER SITE PLAN INCORPORATED INTO THE DA.

PROJECT TEAM

OWNER/APPLICANT

CITY HEIGHTS HOLDINGS, LLC
405 NW GILMAN BLVD SUITE 102
ISSAQUAH, WA 98027
CONTACT: BARBARA RODGERS
PHONE: (425) 923-9510

CIVIL ENGINEER

BLUELINE
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051
CONTACT: BRETT PUDISTS, PE

WETLAND CONSULTANT

SEWALL WETLAND CONSULTING, INC
PO BOX 880
FALL CITY, WA 98024
(253) 859-0515
CONTACT: ED SEWALL

SURVEYOR

ENCOMPASS
407 SWIFTWATER BLVD
CLE ELUM, WA 98922
(509) 674-7433
CONTACT: MARC KIMMPAHICK

GEOTECH

TERRA ASSOCIATES
12220 113TH AVE NE, SUITE 130
(425) 821-7777
CONTACT: TED SCHEPPER

PROJECT INFO

DESCRIPTION

THIS PROJECT INVOLVES CONNECTING TO THE EXISTING ZONE 3 WATER MAIN NEAR SR 903 AND EXTENDING IT THROUGH THREE OFFSITE PARCELS, IN A UTILITY EASEMENT AND ONTO THE CITY HEIGHTS PROJECT. THE MAIN WILL BE EXTENDED TO THE WEST EDGE OF THE PROPOSED PHASE 2 PLAT AND WILL BE EXTENDED AS NEEDED FOR FUTURE PHASES. WATER MAIN SIZE WAS PROVIDED BY NLA CONSULTING.

EXISTING PARCELS (ZONE 3 WATER MAIN)

*958935/943835	(COUPLED PARCELS)
*958935/956731	(COUPLED PARCELS)
707936	(OFFSITE)
14202	(OFFSITE)
981116	(OFFSITE)

* PER ASSESSOR, PARCELS ARE COUPLED AND MUST BE SOLD TOGETHER.

CRITICAL AREA CROSSING NOTE

PROPOSED ACTIVITIES TO BE CONSISTENT WITH CONDITIONS IN WDFW APPROVED HPA 2022-3-34+02.

CITY HEIGHTS NOTES

- CITY HEIGHTS IS AN APPROVED PLANNED MIXED USE DEVELOPMENT (PMU) SUBJECT TO APPROVED DEVELOPMENT AGREEMENT VESTING THE PROJECT TO SPECIFIED STANDARDS.
- REFER TO CITY ORDINANCE 1353 (PLANNED ACTION ORDINANCE) AND THE NOVEMBER 2011 CITY HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT FOR DETAILS.
- REFER TO MASTER SITE PLAN IN D.A. FOR DEVELOPMENT PODS.
- THE CITY HEIGHTS PROJECT IS APPROVED TO BE BUILT OUT IN PHASES OVER TIME.
- BASE MAP INFO – UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.
- CONTRACTOR TO CONFIRM HORIZONTAL CONTROL PRIOR TO CONSTRUCTION.

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.

BLUELINE
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SEWALL ASSOC MEMO
2	07/28/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-66

COVER SHEET

CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

12/22/22

JOB NUMBER: 19349

SHEET NAME: CV-01

SHT 1 OF 23

24x36
Jan 05, 2023 – 4:53pm – user aaronl
J:\Projects\19349 Cle Elum\Phase 3 Water\19349CE3-CV.dwg

©2023 BLUELINE

24x36
Jan 05, 2023 – 4:53pm – User alance
E:\Projects\19349\Dwg\Final\West Ph2\Zone 3 Water\19349Z3-GN.dwg

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CITY STANDARD NOTES

THE FOLLOWING CITY OF CLE ELUM (COCE) STANDARD NOTES SHALL APPLY UNLESS THEY ARE IN CONFLICT WITH PROVISIONS IN THE APPROVED DA IN WHICH CASE THE DA SHALL GOVERN. A STRIKE THROUGH HAS BEEN ADDED TO COCE NOTES THAT ARE IN CONFLICT WITH THE DA.

COCE - GENERAL REQUIREMENTS FOR STREETS

ALL NEW STREET CONSTRUCTION MUST CONFORM TO THESE DESIGN STANDARDS OF THE CITY OF CLE ELUM AND THE CLE ELUM MUNICIPAL CODE.

THE MAXIMUM LENGTH OF A CUT–DE–SAC STREET SHALL BE 600 FEET MEASURED ALONG THE STREET CENTERLINE FROM THE NEAREST STREET INTERSECTON TO THE CENTER OF THE CUL–DE–SAC.

~~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.~~

~~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 WRITTEN REQUEST TO THE CITY PUBLIC WORKS DIRECTOR.~~

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 CUT–DE–SACS. STREET LIGHTS 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.

COCE - GENERAL REQUIREMENTS FOR STORM DRAINAGE IMPROVEMENTS

ALL CITY OF CLE ELUM STORM SEWER IMPROVEMENTS SHALL CONFORM TO THE FOLLOWING DESIGN STANDARDS OF THE CITY:

~~STORM RUNOFF OCCURRING ON ALL NEW LOTS AND DEVELOPMENTS (PRIVATE PROPERTY) SHALL BE RETAINED AND DISPOSED OF ON–SITE. NO STORM RUNOFF WILL BE ALLOWED TO ENTER PUBLIC PROPERTY OR PUBLIC STORM DRAINAGE SYSTEM.~~

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.

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

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.

STORM SEWER FACILITIES AND PIPELINES SHALL BE DESIGNED TO MEET A MINIMUM ~~10–YEAR~~ *100 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.

ALL STORM WATER FACILITIES SHALL HAVE OIL AND SILT SEPARATION.

*SEE DA FOR 100 YEAR STORM EVENT REQUIREMENT

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.

GENERAL REQUIREMENTS FOR WATER MAINS

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:

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.

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.

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 CODE DEPARTMENT.

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.

THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESSURE REDUCING VALVE STATIONS IN AREAS OF EXCESSIVE PRESSURE.

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.

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.

ALL NEW WATER METERS SHALL BE A MINIMUM OF 3/4–INCH AND SHALL BE FURNISHED AND INSTALLED BY THE CITY OF CLE ELUM. IF MORE THAN 10 METERS ARE REQUIRED, THEY SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER TO CITY OF CLE ELUM STANDARDS.

ONLY ONE METER SHALL BE SERVED FROM EACH MAIN TAP.

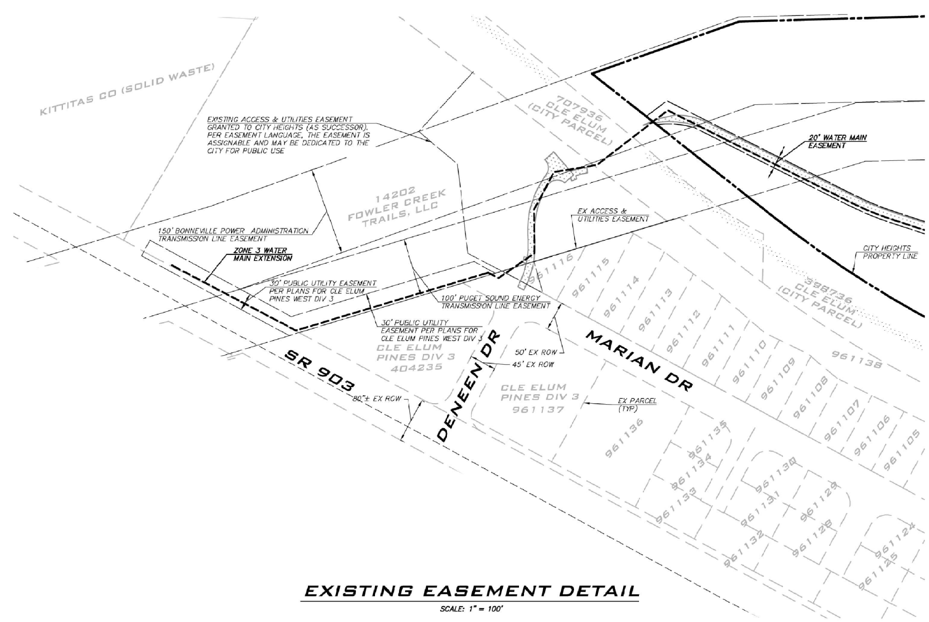
MINIMUM TWO–INCH AIR AND VACUUM RELEASE VALVES SHALL BE FURNISHED AND INSTALLED AT HIGH POINTS IN THE SYSTEM.

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.

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.

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.

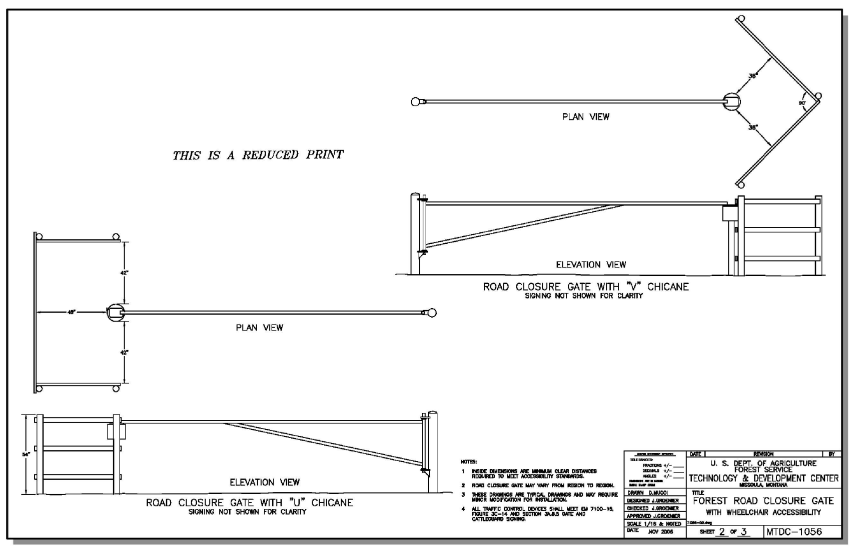
ALL DOUBLE DETECTOR CHECK VALVE ASSEMBLIES SHALL CONFORM TO CITY OF CLE ELUM STANDARDS. INITIAL AND ANNUAL TESTING WILL BE REQUIRED.



EXISTING EASEMENT DETAIL

SCALE: 1" = 100'

SCALE: 1" = 50'
0 25 50 100



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NO	DATE	BY	REVISIONS
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SEWALL ASSOC MEMO
2	07/28/22	ACL	REVISED TP–02 TO TP–04
3	09/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

GENERAL NOTES & EX EASEMENT DETAIL
CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION
CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349
SHEET NAME: GN-01
SHT 2 OF 23

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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CRYSTAL CREEK FLOODPLAIN NOTES

WATER MAIN CROSSING IS LOCATED ON FEMA MAP PANEL 53037C-0679D (EFFECTIVE DATE 9/24/2021) ZONE A-E AND LOCATION IS REFERENCED IN FLOOD INSURANCE STUDY (FIS) 53037C-V001A AND 53037C-V002A (EFFECTIVE DATE 9/24/2021).

BASE MAP NOTE

BASE MAP INFO – UNLESS OTHERWISE NOTED, ONSITE BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRAIDNG SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
- REFER TO THE JUNE 9, 2020 GEOTECHNICAL REPORT FOR CITY HEIGHTS PREPARED BY TERRA ASSOCIATES INC. FOR DETAILS RELATED TO:
  - REDUCED SETBACKS FROM TOP OF SLOPES EXCEEDING 35% FROM 25' TO 15' (NO CLEARING AND GRADING IN SETBACK).
  - 15' SETBACK FROM TOE OF SLOPES EXCEEDING 40% AND TALLER THAN 15' FOR RESIDENTIAL BUILDING CONSTRUCTION (NO CLEARING AND GRADING IN SETBACK). NOTE THAT ROADWAYS AND OTHER INFRASTRUCTURE IMPROVEMENTS CAN ENCROACH INTO THE TOES OF SLOPES EXCEEDING 35%.
- STEEP SLOPE SETBACKS AND RELATED CLEARING AND GRADING RESTRICTIONS TO BE SHOWN ON THE FINAL PLAT MAP.

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER INFO PROVIDED BY SEWALL WETLAND CONSULTING, INC.
- CONTRACTOR TO INSTALL AND ADJUST TESC BMPS AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF OR OTHER POLLUTANTS FROM IMPACTING CRITICAL AREAS.
- IN AREAS WHERE WORK INSIDE THE CRITICAL AREA/BUFFER IS APPROVED, LIMITS OF DISTURBANCE SHALL BE MARKED AND THE LIMITS OF CRITICAL AREA/BUFFER FLAGGED

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

REVISIONS

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4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-68

EXISTING CONDITIONS

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON 45955 REGISTERED PROFESSIONAL ENGINEER BRETT K. PUDISTS

12/22/22

JOB NUMBER: 19349

SHEET NAME: EC-01

SHT 3 OF 23

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MATCHLINE, SEE SHEET EC-01

MATCHLINE, SEE SHEET EC-03

BASE MAP NOTE

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SHT 4 OF 23

SHEET NAME: EC-02

JOB NUMBER: 19349

12/22/22

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, PROFESSIONAL REGISTERED ENGINEER

EXISTING CONDITIONS

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

NO	DATE	BY	REVISIONS
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4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

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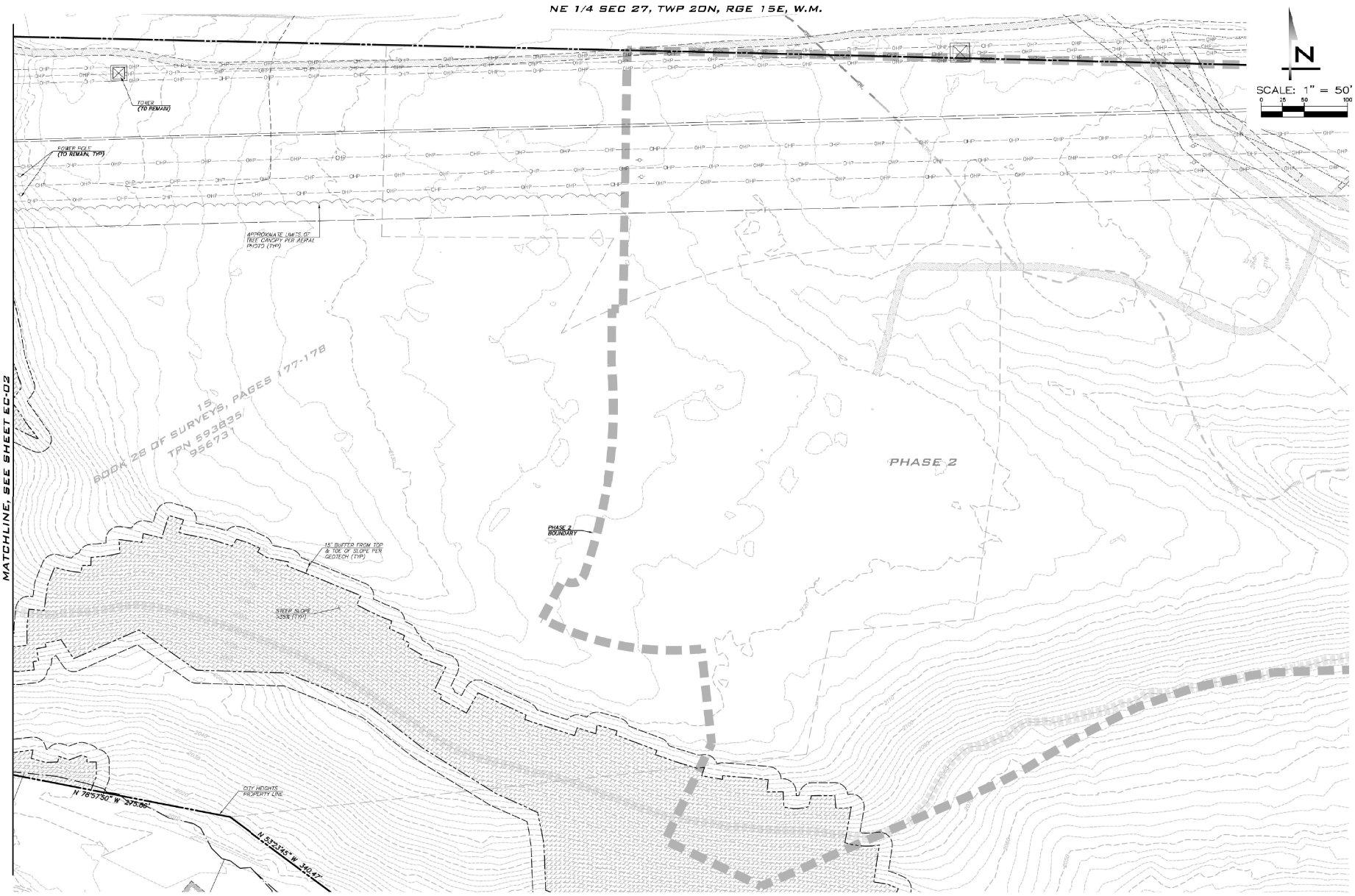

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SCALE: AS NOTED
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DESIGNER: AARON LANCE
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4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-70

EXISTING CONDITIONS
CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION
CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 45555 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349
SHEET NAME: EC-03
SHT 5 OF 23

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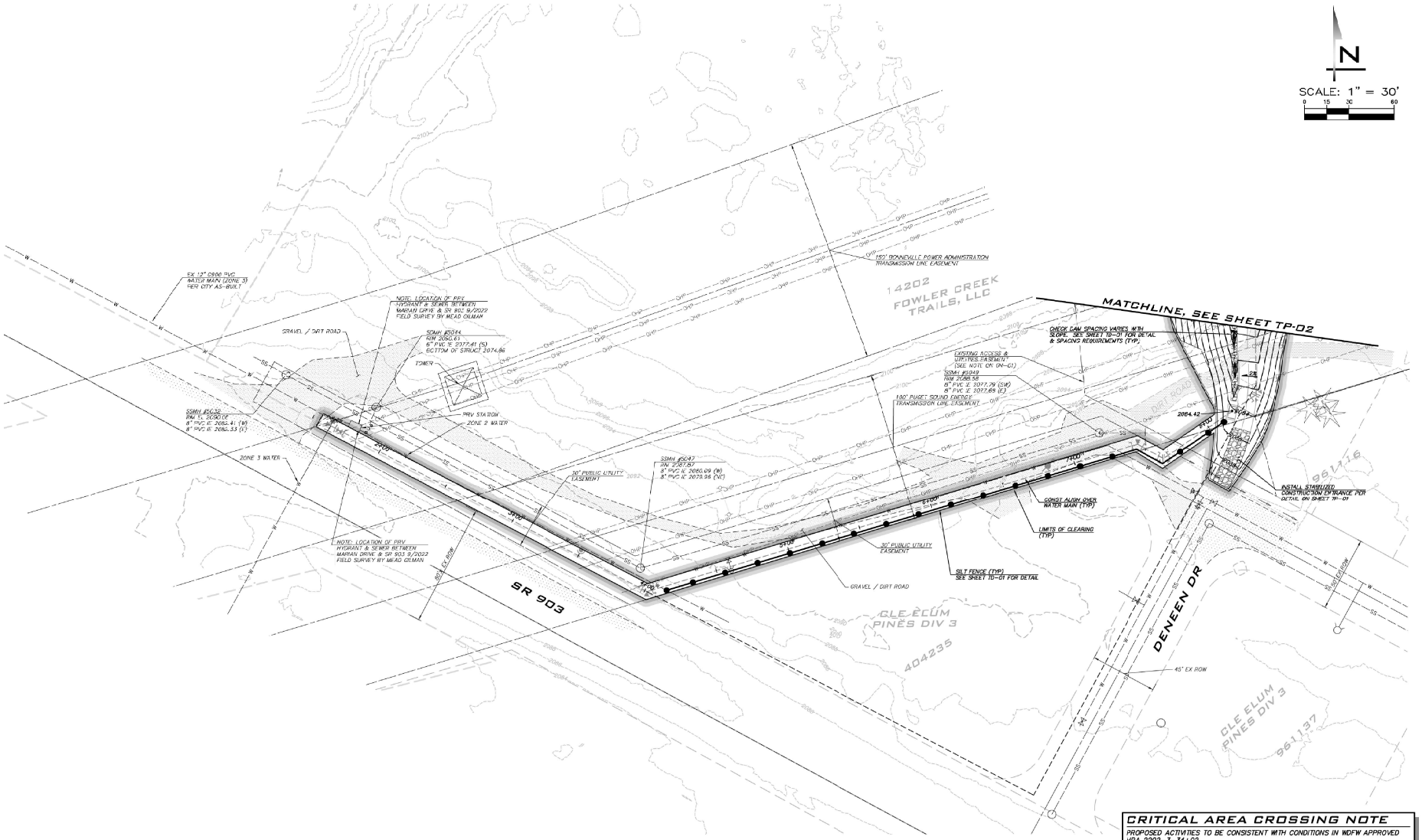

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE
- CLEARED AREA
- LIMITS OF CLEARING
- INTERIM CATCH BASIN PROTECTION (GRAVEL)
- INTERIM CATCH BASIN PROTECTION (INSERT)
- RIPRAP PAD
- ROCK CHECK DAM
- STRAW BALE
- OVERFLOW STRUCTURE
- TEMPORARY CB, TYPE I
- TEMPORARY CB, TYPE II
- PIPE FLOW
- TEMPORARY STAND PIPE
- TRIANGULAR SILT DIKE

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APPROX GRADING QUANTITIES

CUT	13,250	CY
FILL	1,500	CY
NET	11,750	CY(CUT)

NOTE: QUANTITIES ARE APPROXIMATE AND WERE CALCULATED AS THE DIFFERENCE BETWEEN EXISTING GRADE AND PROPOSED GRADE. IMPACTS OF OTHER FACTORS SUCH AS SUBGRADE, PAVING MATERIALS, PIPE BACKFILL, ETC TO BE CONSIDERED BY CONTRACTOR.

GRADING NOTES

MAX GRADE FOR SLOPES IS 2:1 UNLESS OTHERWISE RECOMMENDED BY GEOTECH.

FILL SLOPES TO BE KEYED IN PER GEOTECHNICAL RECOMMENDATIONS

TESC NOTE

SEE SHEET TD-01 FOR NOTES AND DETAILS

CRITICAL AREA NOTES

REFER TO SHEET EC-01 FOR CRITICAL AREA NOTES

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES.

STORM NOTES

- SEE SHEET GN-01 FOR STORM DRAINAGE NOTES.
- UNLESS OTHERWISE NOTED, 12" STORM PIPE SHALL BE CPEP OR PVC AND 15"-36" PIPE SHALL BE CPEP OR CORRUGATED ALUMINUM ALLOY STORM SEWER PIPE AS DESCRIBED IN SECTION 7-04 OF THE CITY OF CLE ELUM CONSTRUCTION STANDARDS. PERMANENT STORM PIPE SUBJECT TO VEHICULAR TRAFFIC SHALL HAVE 2' MIN COVER. HDPE, REINFORCED CONCRETE OR DUCTILE IRON PIPE MAY BE USED IF LESS COVER IS AVAILABLE.
- ALL STORM DRAIN COVERS AND GRATES TO BE LOCKING COVERS STAMPED "STORM".
- INSTALL STANDARD FRAME AND SOLID LID PER WSDOT STANDARD DETAIL 8-30.20-04 UNLESS OTHERWISE NOTED.
- TYPE I CBS TO BE PER WSDOT STANDARD DETAIL B-5.20-03. TYPE II CBS TO BE PER WSDOT STANDARD DETAIL B-10.20-02.
- PROVIDE SLEEVES WHERE STORM PIPE CROSSES BENEATH WALLS.
- INSTALL DEBRIS BARRIER RACK ON PIPES COLLECTING OR DISCHARGING TO SWALES.
- SOME STORM SYSTEM ELEMENTS ARE INTERIM AND WILL BE REPLACE WITH PERMANENT FEATURES WHEN ULTIMATE BUILD OUT OF DEVELOPMENT AREA OCCURS IN THE FUTURE.

CRITICAL AREA CROSSING NOTE

PROPOSED ACTIVITIES TO BE CONSISTENT WITH CONDITIONS IN WDFW APPROVED HPA 2202-3-34+02.

STORM DRAINAGE NOTE

FOR PORTIONS OF THE PROPOSED ROAD THAT UTILIZE SHEET FLOW DISPERSION, PROVIDE FLOW PATH PER BMP F6.41. FOR PORTIONS OF THE PROPOSED ROAD THAT DRAIN TOWARD STEEPER SLOPES, RUNOFF FROM PROPOSED ROAD TO BE COLLECTED AND ROUTED TO A DISPERSION DEVICE WITH FLOW PATH PER BMP F6.42. REFER TO TYPICAL SECTIONS ON SHEET DT-02 FOR STATION RANGES ASSOCIATED WITH EACH BMP.

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
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DESIGNER: AARON LANCE
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4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-71

TESC, GRADING & STORM PLAN

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 45355 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349

SHEET NAME: TP-01

SHT 6 OF 23

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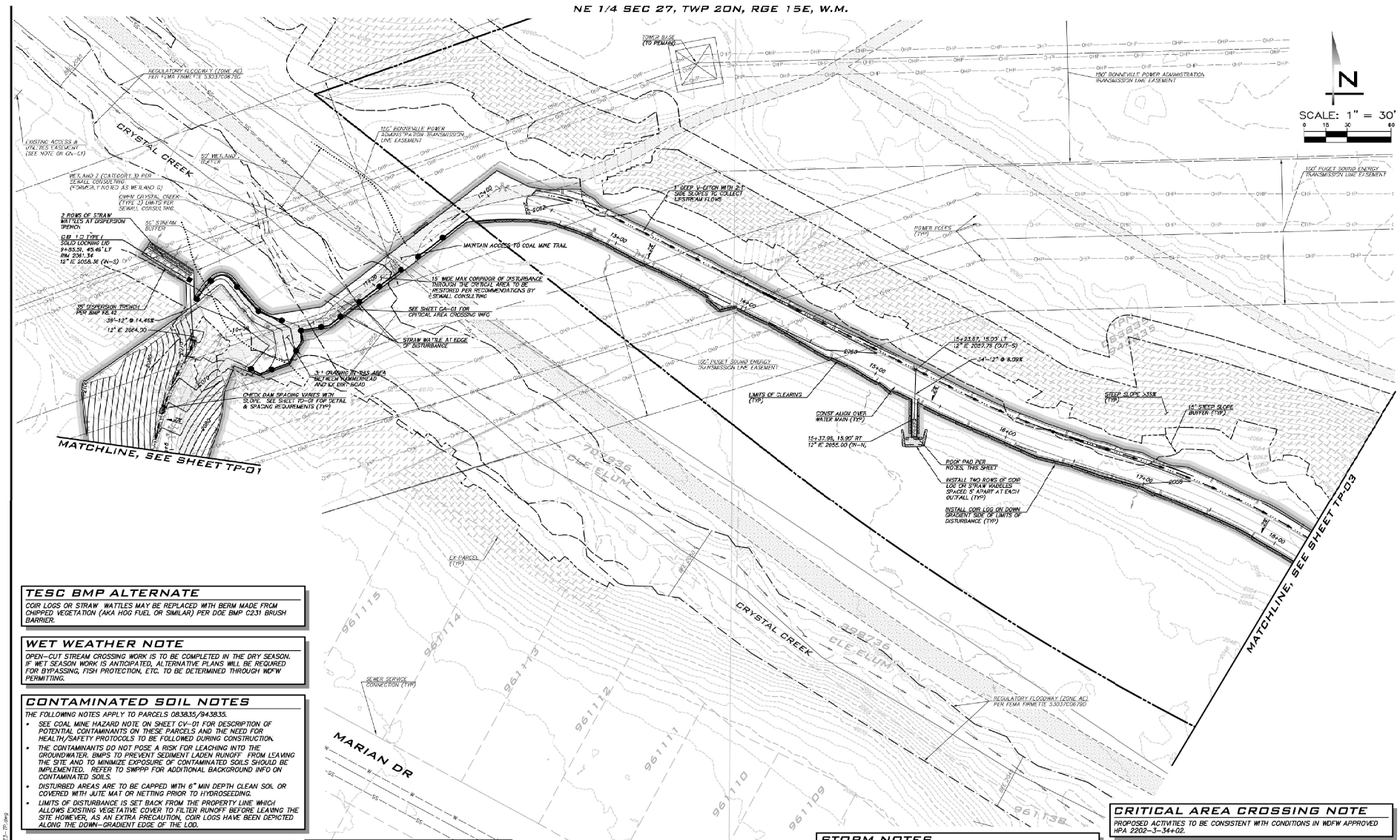

TESC BMP ALTERNATE

COIR LOGS OR STRAW WATTLES MAY BE REPLACED WITH BERM MADE FROM CHIPPED VEGETATION (AKA HOG FUEL OR SIMILAR) PER DOE BMP C231 BRUSH BARRIER.

WET WEATHER NOTE

OPEN-CUT STREAM CROSSING WORK IS TO BE COMPLETED IN THE DRY SEASON. IF WET SEASON WORK IS ANTICIPATED, ALTERNATIVE PLANS WILL BE REQUIRED FOR BYPASSING, FISH PROTECTION, ETC. TO BE DETERMINED THROUGH WDFW PERMITTING.

CONTAMINATED SOIL NOTES

THE FOLLOWING NOTES APPLY TO PARCELS 083835/943835.

- SEE COAL MINE HAZARD NOTE ON SHEET CV-01 FOR DESCRIPTION OF POTENTIAL CONTAMINANTS ON THESE PARCELS AND THE NEED FOR HEALTH/SAFETY PROTOCOLS TO BE FOLLOWED DURING CONSTRUCTION.
- THE CONTAMINANTS DO NOT POSE A RISK FOR LEACHING INTO THE GROUNDWATER. BMPS TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE AND TO MINIMIZE EXPOSURE OF CONTAMINATED SOILS SHOULD BE IMPLEMENTED. REFER TO SWPPP FOR ADDITIONAL BACKGROUND INFO ON CONTAMINATED SOILS.
- DISTURBED AREAS ARE TO BE CAPPED WITH 6" MIN DEPTH CLEAN SOIL OR COVERED WITH JUTE MAT OR NETTING PRIOR TO HYDROSEEDING.
- LIMITS OF DISTURBANCE IS SET BACK FROM THE PROPERTY LINE WHICH ALLOWS EXISTING VEGETATIVE COVER TO FILTER RUNOFF BEFORE LEAVING THE SITE HOWEVER, AS AN EXTRA PRECAUTION, COIR LOGS HAVE BEEN DEPICTED ALONG THE DOWN-GRADIENT EDGE OF THE LOD.

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE
- CLEARED AREA
- LIMITS OF CLEARING
- INTERIM CATCH BASIN PROTECTION (GRAVEL)
- INTERIM CATCH BASIN PROTECTION (INSERT)
- RIPRAP PAD
- ROCK CHECK DAM
- STRAW BALE
- OVERFLOW STRUCTURE
- TEMPORARY CB, TYPE I
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- PIPE FLOW
- TEMPORARY STAND PIPE
- TRIANGULAR SILT DIKE

GRADING NOTES

MAX GRADE FOR SLOPES IS 2:1 UNLESS OTHERWISE RECOMMENDED BY GEOTECH.

FILL SLOPES TO BE KEYED IN PER GEOTECHNICAL RECOMMENDATIONS

TESC NOTE

SEE SHEET TD-01 FOR NOTES AND DETAILS

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES.

CRITICAL AREA NOTES

REFER TO SHEET EC-01 FOR CRITICAL AREA NOTES

ROCK PAD NOTES

DOWNSTREAM END

- ROCK PAD TO BE MIN 3' WIDE x 12' LONG CONSISTING OF 18" MIN THICKNESS OF 6" TO 12" ANGULAR ROCK
- PROVIDE FILTER FABRIC LINER BELOW ROCK (MIRAFI 1100-N OR EQUAL)
- PROVIDE 1' DEEP BOWL SHAPE WITH 12" ROCK BERM AT END
- KEY IN THE LAST 12" OF PAD INTO EXISTING GROUND TO A DEPTH OF 2' TO PREVENT ROCK MIGRATION DOWN SLOPE
- EXTEND ROCK LINING TO TOP OF CULVERT AT OUTFALL

UPSTREAM END

- PROVIDE 4' LONG ROCK LINED SUMP AT INTAKE TO CULVERT
- ROCK LINING TO BE 18" MIN DEPTH OF 5" TO 12" ANGULAR ROCK UNDERLAIN BY FILTER FABRIC (MIRAFI 1100-N OR EQUAL)
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STORM NOTES

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
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4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

TESC, GRADING & STORM PLAN

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

EX. B-72

STATE OF WASHINGTON
BRETT K. PUDISTS
STATE REGISTERED PROFESSIONAL ENGINEER
12/22/22

JOB NUMBER: 19349
SHEET NAME: TP-02
SHT 7 OF 23

24x36
Jan 05, 2023 - 4:50pm - User: aarona
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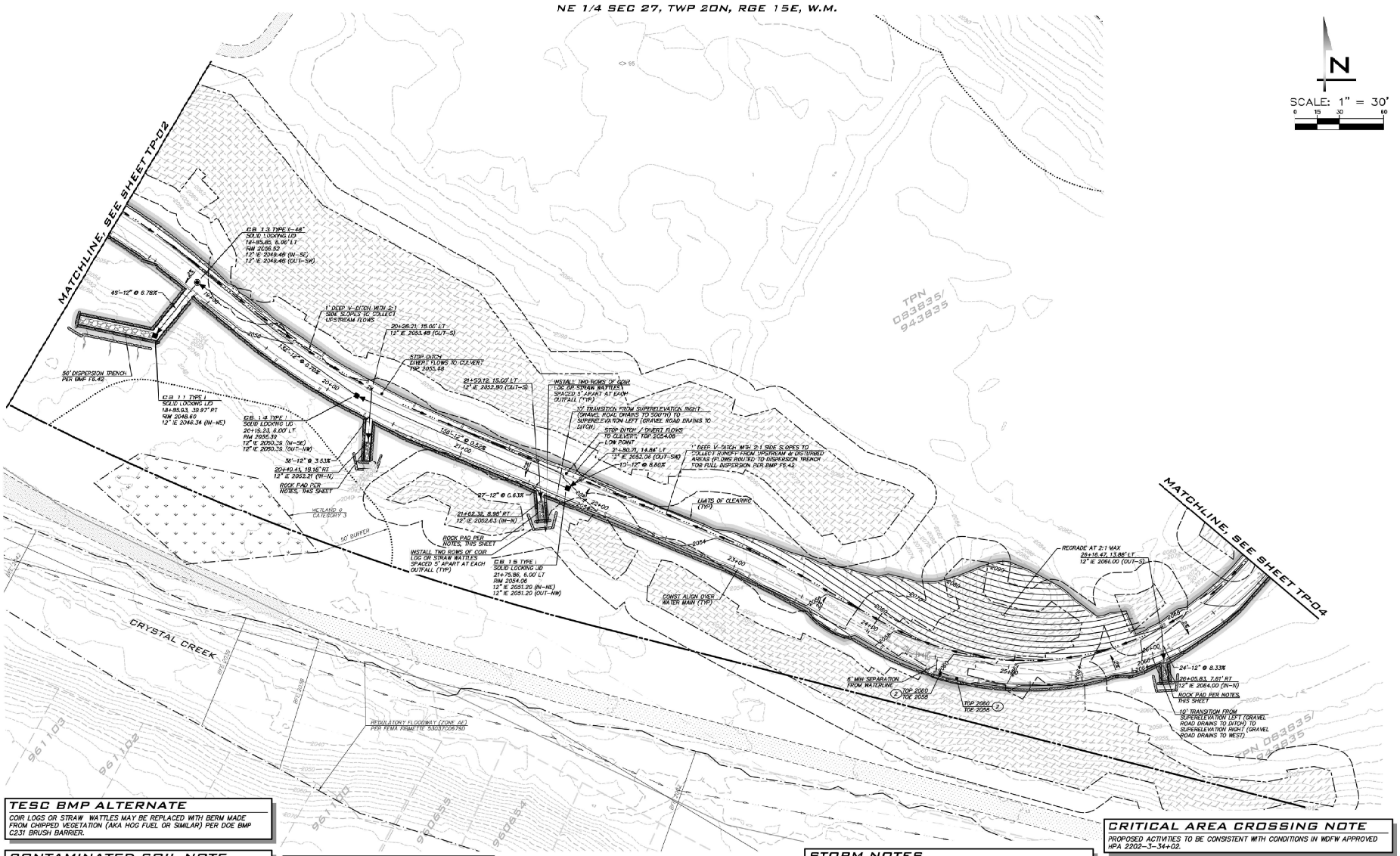
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



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CONTAMINATED SOIL NOTE

SEE SHEET TP-02

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE
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EX. B-73

TESC, GRADING & STORM PLAN

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

12/22/22

JOB NUMBER: 19349

SHEET NAME: TP-03

SHT 8 OF 23

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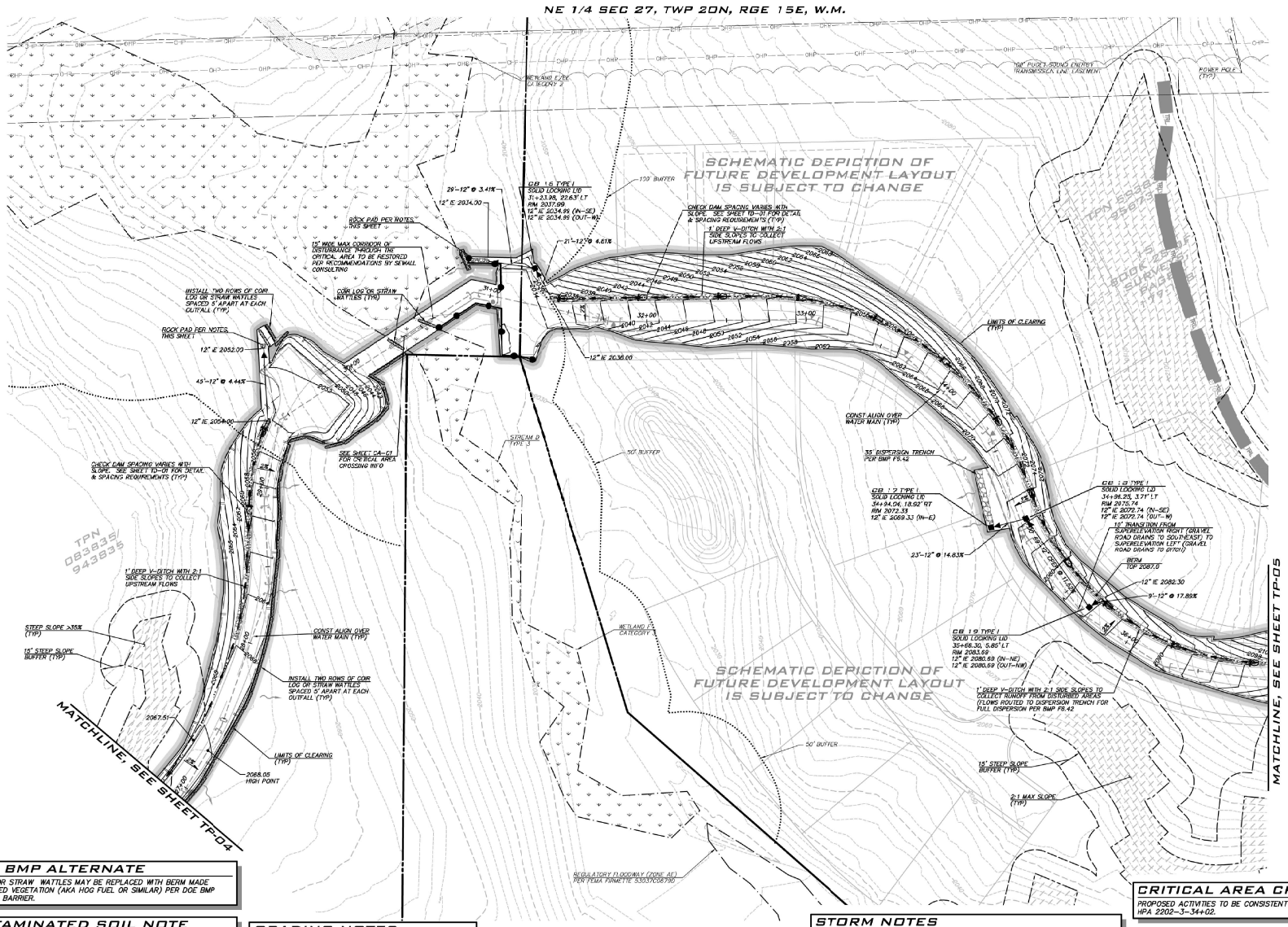

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SCALE: 1" = 30'

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CONTAMINATED SOIL NOTE

SEE SHEET TP-02

LEGEND

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

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TESC, GRADING & STORM PLAN

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

EX. B-74

STATE OF WASHINGTON BRETT K. PUDISTS 45555 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349

SHEET NAME: TP-04

SHT 9 OF 23

24x36
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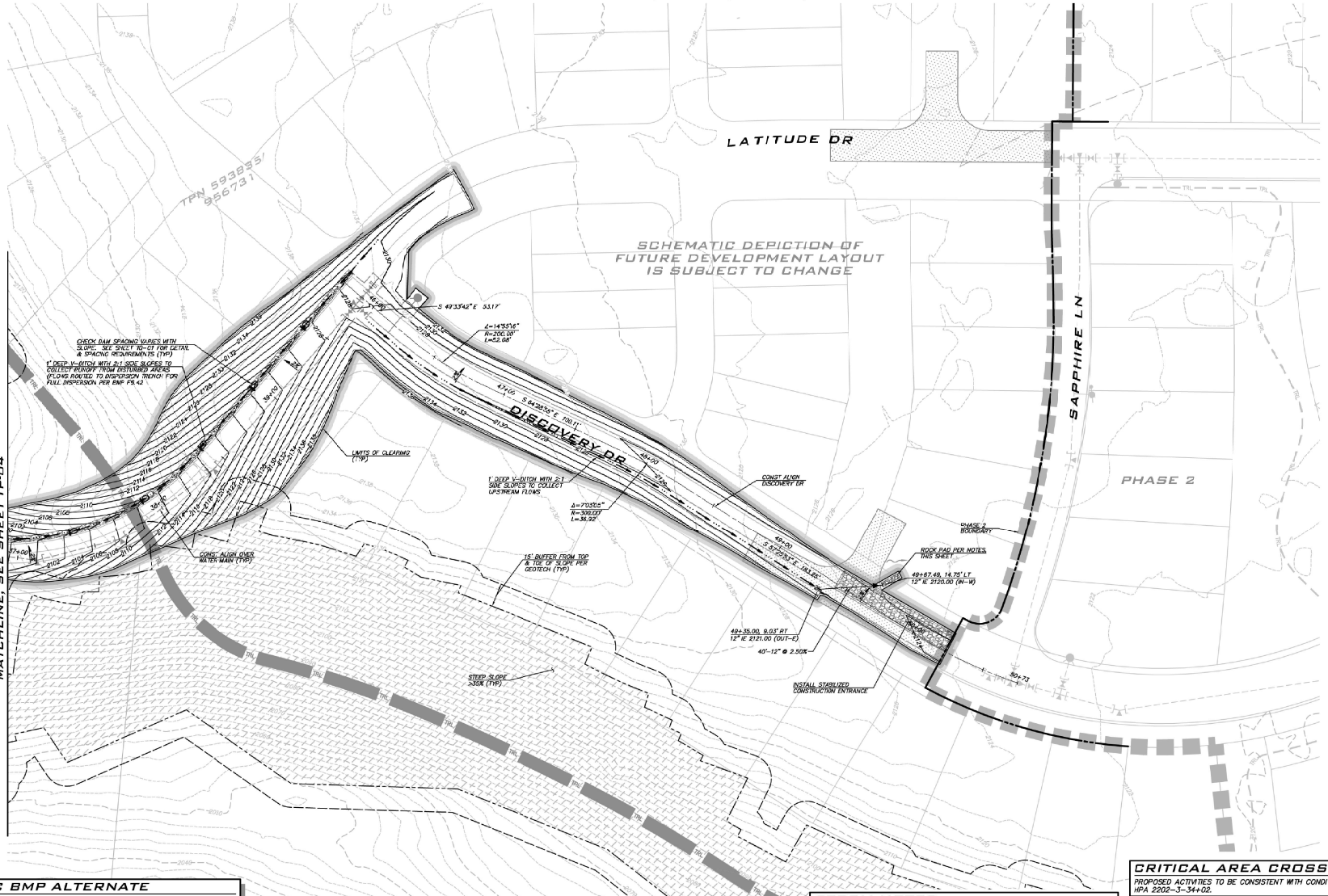

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EX. B-75

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CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349

SHEET NAME: TP-05

SHT 10 OF 23

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Jan 05, 2023 - 4:56pm - User aarona
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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

TESC NOTES

- APPROVAL OF THIS ESC PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- 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.
- CONSTRUCT THE ESC 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.
- THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC 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.
- THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONALITY.
- INSPECT AND MAINTAIN THE ESC 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).
- 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 60 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.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCE

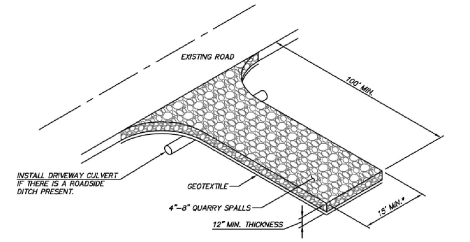
1. HOLD THE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED. INSTALL FLOW CONTROL BMP AREA PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT 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.

WET SEASON SPECIAL PROVISIONS

- THE ALLOWED TIME THAT A DISTURBED AREA MAY REMAIN UNWORKED WITHOUT COVER MEASURES IS REDUCED TO TWO CONSECUTIVE WORKING DAYS, RATHER THAN SEVEN.
- STOCKPILES AND STEEP CUT AND FILL SLOPES ARE TO BE PROTECTED IF UNWORKED FOR MORE THAN 12 HOURS.
- COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE.
- ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.
- MULCH IS REQUIRED TO PROTECT ALL SEEDED AREAS.
- FIFTY LINEAR FEET OF SILT FENCE (AND THE NECESSARY STAKES) PER ACRE OF DISTURBANCE MUST BE STOCKPILED ON SITE.
- CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE-GRAINED SOIL.
- SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- PHASING AND MORE CONSERVATIVE BMPS MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS.
- ANY RUNOFF GENERATED BY DEWATERING MAY BE REQUIRED TO DISCHARGE TO THE SANITARY SEWER (WITH APPROPRIATE DISCHARGE AUTHORIZATION), PORTABLE SAND FILTER SYSTEMS, OR HOLDING TANKS.
  AS 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) (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. WASTE WATER 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 STDANDADRDS MAY BE TREATED BY DOE BMP'S 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. MANUFACTURERS' 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.

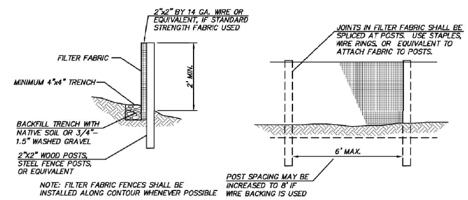


DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

STABILIZED CONSTRUCTION ENTRANCE

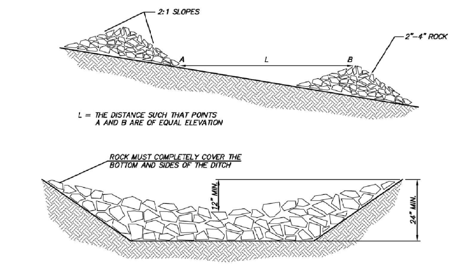
(NOT TO SCALE)



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

SILT FENCE

(NOT TO SCALE)



ROCK CHECK DAM

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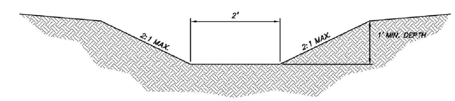
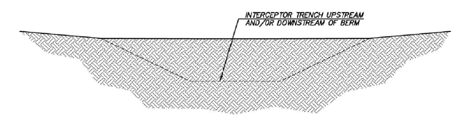


INTERCEPTOR TRENCH

(NOT TO SCALE)



INTERCEPTOR BERM

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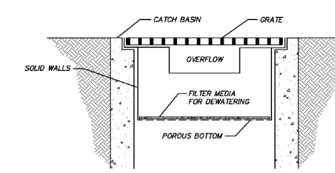

NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

CATCH BASIN INSERT

(NOT TO SCALE)

EXISTING UTILITY NOTE

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DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

NO	DATE	BY	REVISIONS
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SEWALL ASSOC MEMO
2	07/28/22	ACL	REVISED TP-02 TO TP-04
3	09/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

TESC NOTES & DETAILS

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349

SHEET NAME: TD-01

SHT 11 OF 23

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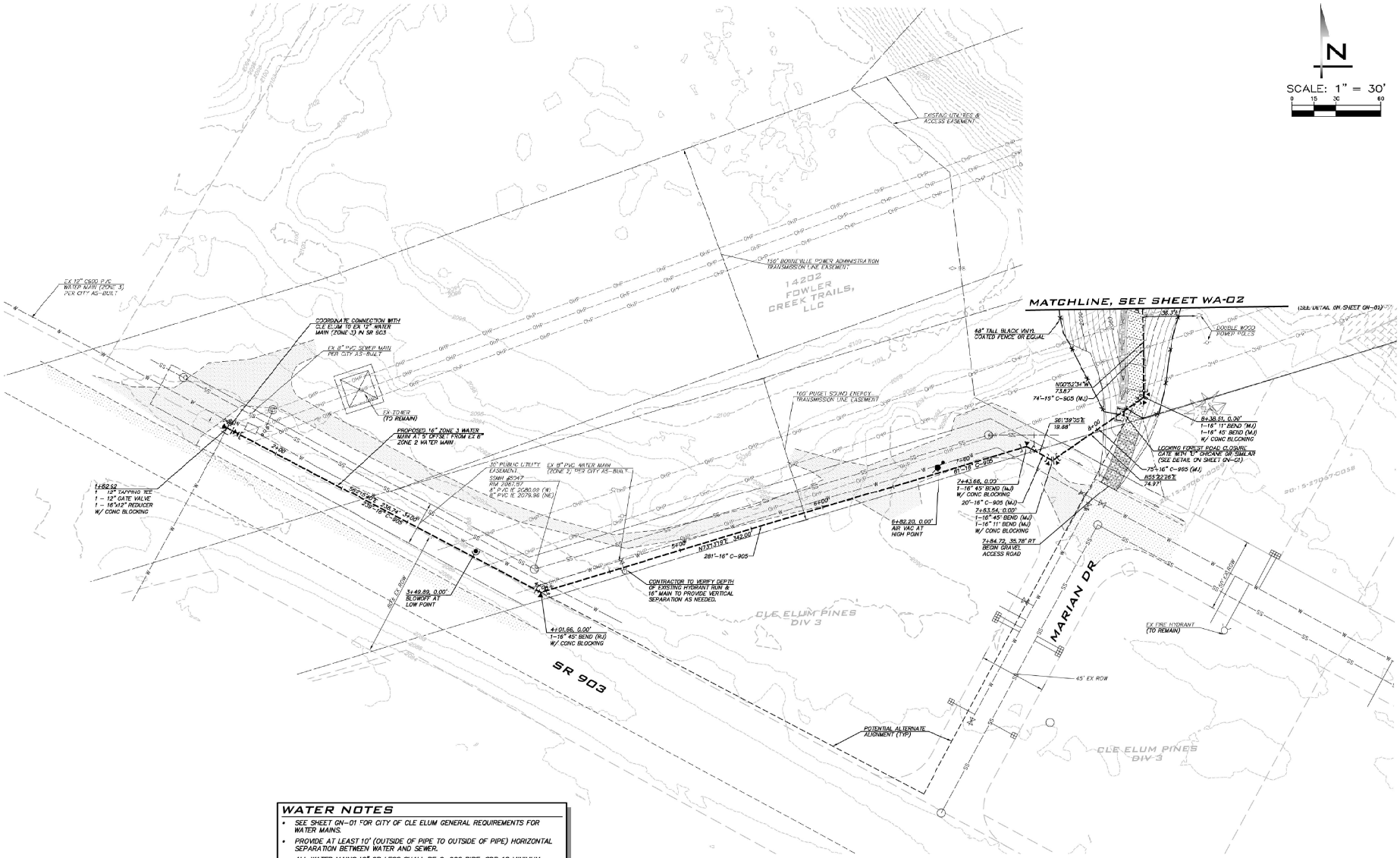
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



WATER NOTES

- SEE SHEET GN-01 FOR CITY OF CLE ELUM GENERAL REQUIREMENTS FOR WATER MAINS.
- PROVIDE AT LEAST 10' (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) HORIZONTAL SEPARATION BETWEEN WATER AND SEWER.
- ALL WATER MAINS 12" OR LESS SHALL BE C-900 PIPE, SDR 18 MINIMUM UNLESS OTHERWISE APPROVED BY CITY. ALL WATER MAINS GREATER THAN 12" SHALL BE C-905 PIPE, SDR 18 MINIMUM UNLESS OTHERWISE APPROVED BY CITY.
- WATER LINES SHALL HAVE A MINIMUM DEPTH OF 54" TO CROWN OF PIPE.
- COVER ON EXISTING WATER MAINS ASSUMED TO BE 54" UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CONFLICTS ARISE.
- INSTALL RJ JOINTS AND FITTINGS AT LOCATIONS NOTED IN PLAN VIEW. IF AREAS OF UNSUITABLE MATERIAL AND/OR FILL ARE DISCOVERED DURING CONSTRUCTION THE PIPE AND FITTINGS IN THESE AREAS SHALL ALSO BE RJ.
- AIR RELEASE VALVE REQUIRED AT HIGH POINTS IN WATER MAIN. AIR RELEASE VALVE PER CITY OF CLE ELUM STANDARD DETAIL W-5.
- BLOW OFF OR FIRE HYDRANTS REQUIRED AT LOW POINTS IN WATER MAIN. BLOW OFF PER CITY OF CLE ELUM STANDARD DETAIL W-7.
- PROVIDE ETHAFOAM PADS AT WATER VERSUS STORM PIPE CROSSINGS WHERE VERTICAL CLEARANCE IS LESS THAN 1'.

HATCH LEGEND

- STEEP SLOPE AREA >35%
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD

WATER EASEMENT NOTE

A 15' PUBLIC WATER EASEMENT SHALL BE PLACED OVER THE AS-BUILT LOCATION OF THE WATER MAIN.

FIRE HYDRANT NOTE

FIRE HYDRANTS ARE NOT DEPICTED ON THE MAJORITY OF THE WATER MAIN. THEY WILL BE CUT IN AS PROPOSED DEVELOPMENT OCCURS ALONG THE MAIN.

EXISTING UTILITY NOTE

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DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SHAWN ASSOC MEMO
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3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-77

WATER PLAN

CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

DALE K. PIDS STATE OF WASHINGTON 43935 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349

SHEET NAME: WA-01

SHT 12 OF 23

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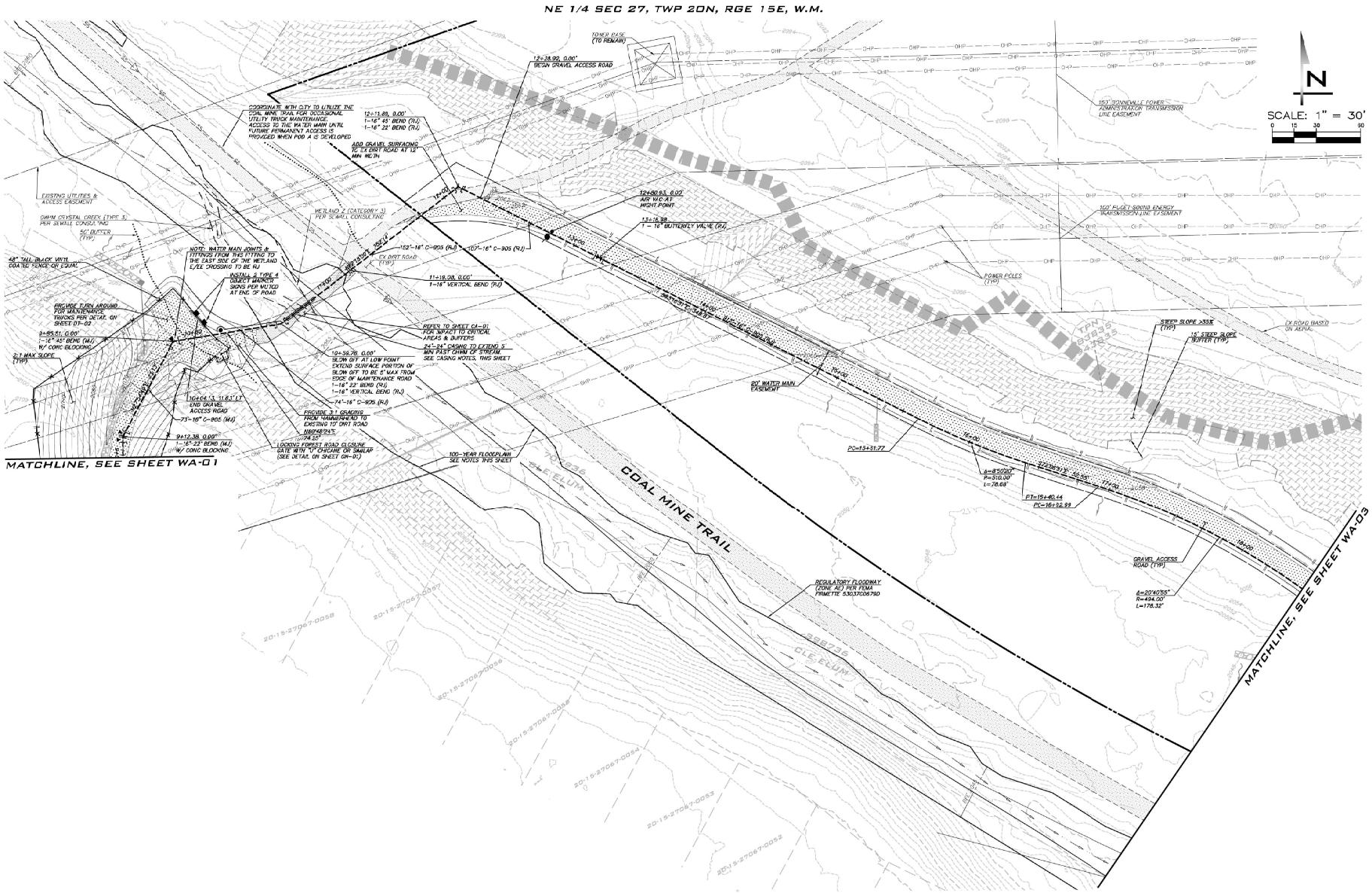

CASING NOTES

- STEEL CASING DIAMETER TO BE A MINIMUM OF 4" LARGER THAN THE CARRIER (SEWER/WATER/STORM) PIPE DIAMETER. CONTRACTOR TO CONFIRM FILL MATERIAL FOR SPACE BETWEEN CARRIER PIPE AND CASING. ALTERNATE MATERIALS MEETING WSDOT STD SPEC 7-09.2 MAY BE SUBSTITUTED.
- CASING TO HAVE CASING SPACERS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE END SEAL BETWEEN CARRIER PIPE (SEWER/WATER/STORM) AND CASING (UNLESS CASING IS GROUTED).
- CONTRACTOR TO PROVIDE CUT SHEETS AND/OR SHOP DRAWINGS ON SPACERS, CASINGS, END SEALS AND GROUT PRIOR TO CONSTRUCTION.

HATCH LEGEND

- STEEP SLOPE AREA >35%
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD

NOTE

REFER TO SHEET WA-01 FOR NOTES RELATED TO WATER.

FIRE HYDRANT NOTE

FIRE HYDRANTS ARE NOT DEPICTED ON THE MAJORITY OF THE WATER MAIN. THEY WILL BE CUT IN AS PROPOSED DEVELOPMENT OCCURS ALONG THE MAIN.

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DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

REVISIONS

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3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-78

WATER PLAN
CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION
CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 43935 REGISTERED PROFESSIONAL ENGINEER
12/22/22

JOB NUMBER: 19349
SHEET NAME: WA-02
SHT 13 OF 23

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

HATCH LEGEND

- STEEP SLOPE AREA >35%
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD

NOTE

REFER TO SHEET WA-01 FOR NOTES RELATED TO WATER.

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PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

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4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-79

WATER PLAN

CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 45955 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349
SHEET NAME: WA-03
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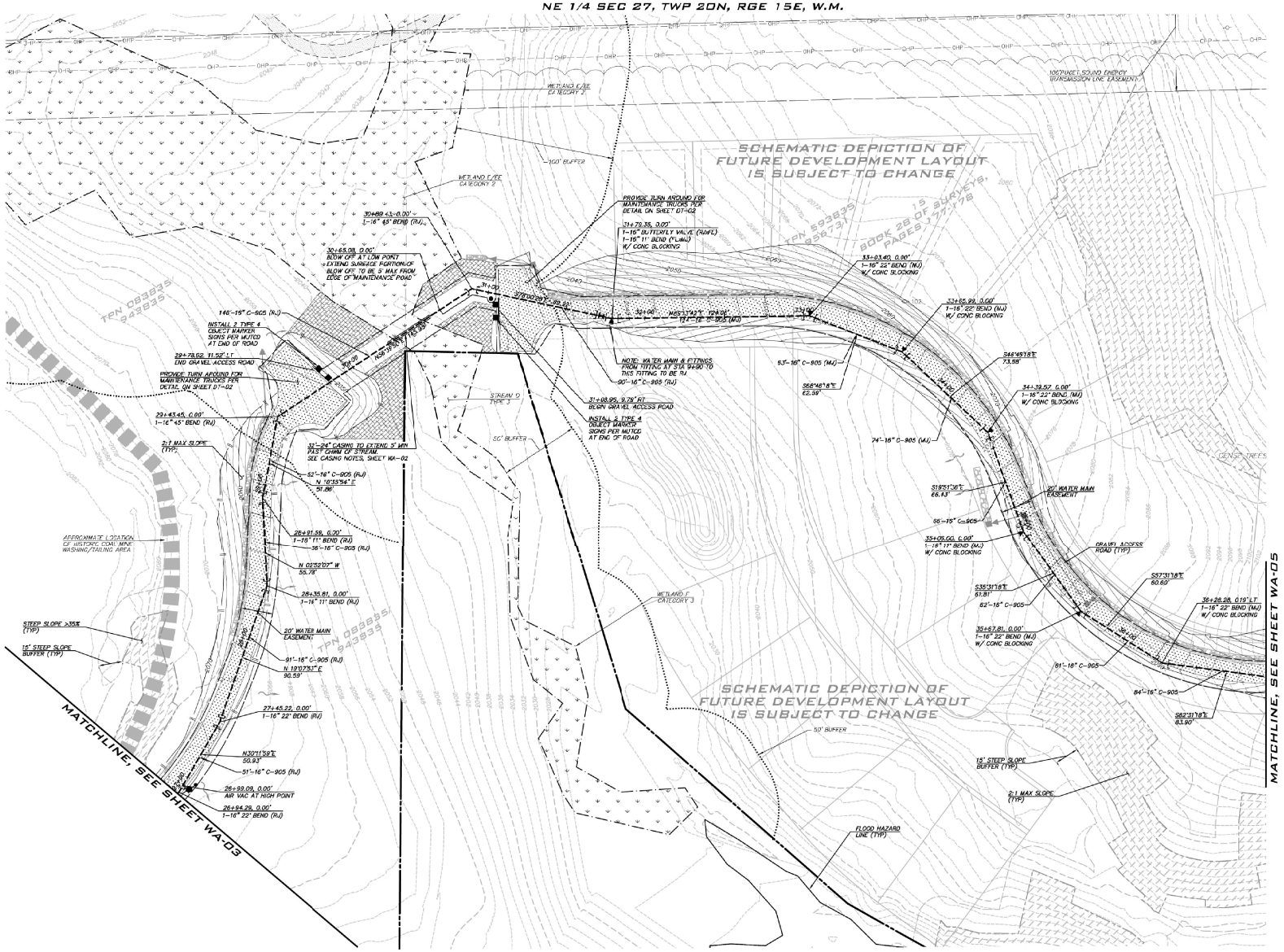

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SCALE: 1" = 30'

0 15 30 60

HATCH LEGEND

- STEEP SLOPE AREA >35%
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD

NOTE

REFER TO SHEET WA-01 FOR NOTES RELATED TO WATER.

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25 CENTRAL WAY, SUITE 400,
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P: 425.216.4021 F: 425.216.4057
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SHAWL ASSOC MEMO
2	07/28/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-80

WATER PLAN

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 45905 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349

SHEET NAME: WA-04

SHT 15 OF 23

24x36
Jan 05, 2023 – 4:57pm – User: aforce
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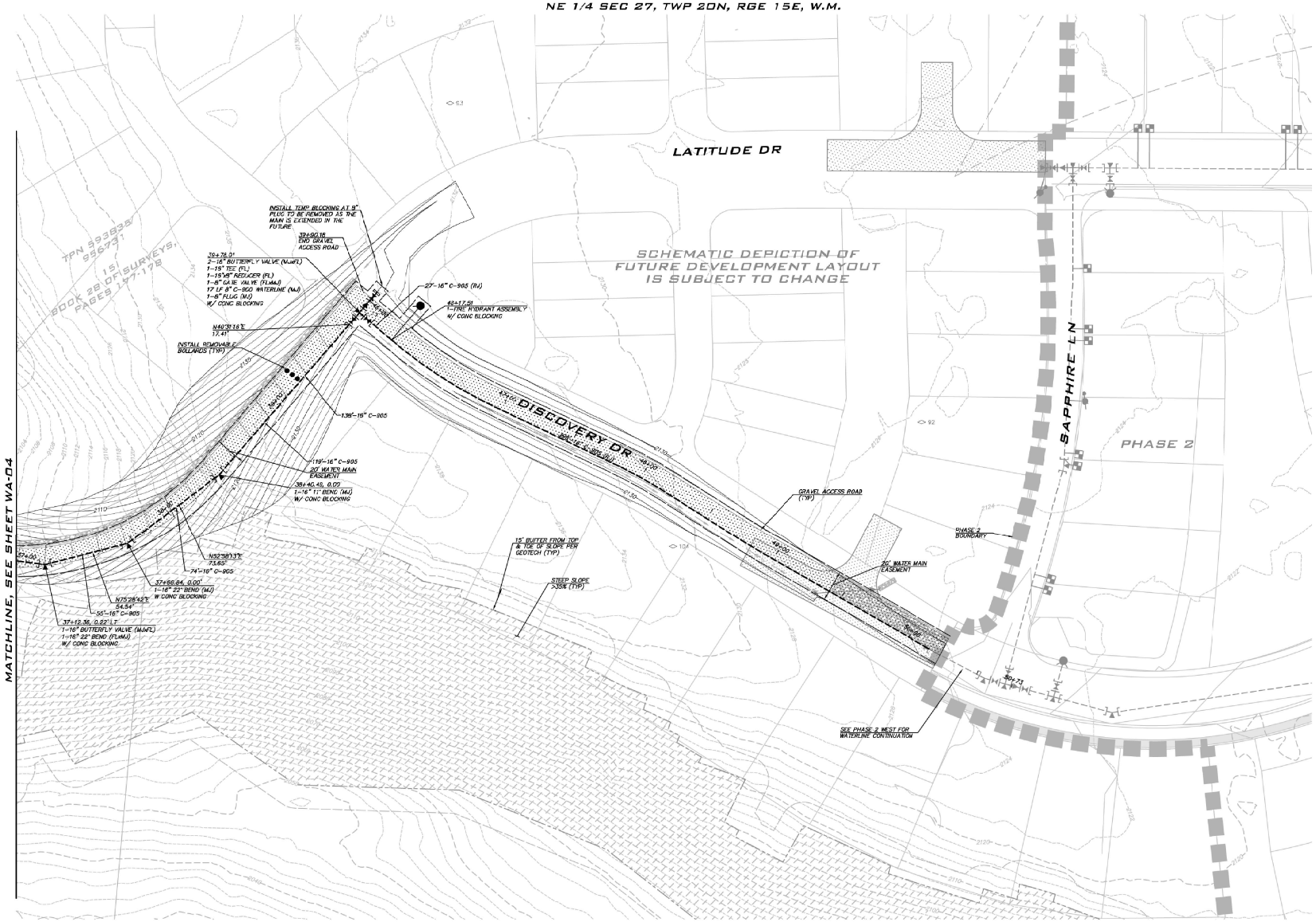
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



HATCH LEGEND

- STEEP SLOPE AREA >35%
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD

NOTE

REFER TO SHEET WA-01 FOR NOTES RELATED TO WATER.

FIRE HYDRANT NOTE

FIRE HYDRANTS ARE NOT DEPICTED ON THE MAJORITY OF THE WATER MAIN. THEY WILL BE CUT IN AS PROPOSED DEVELOPMENT OCCURS ALONG THE MAIN.

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.

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25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4021 F: 425.216.4057
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SHWALL ASSOC MEMO
2	07/28/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-81

WATER PLAN

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 43935 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349

SHEET NAME: WA-05

SHT 16 OF 23

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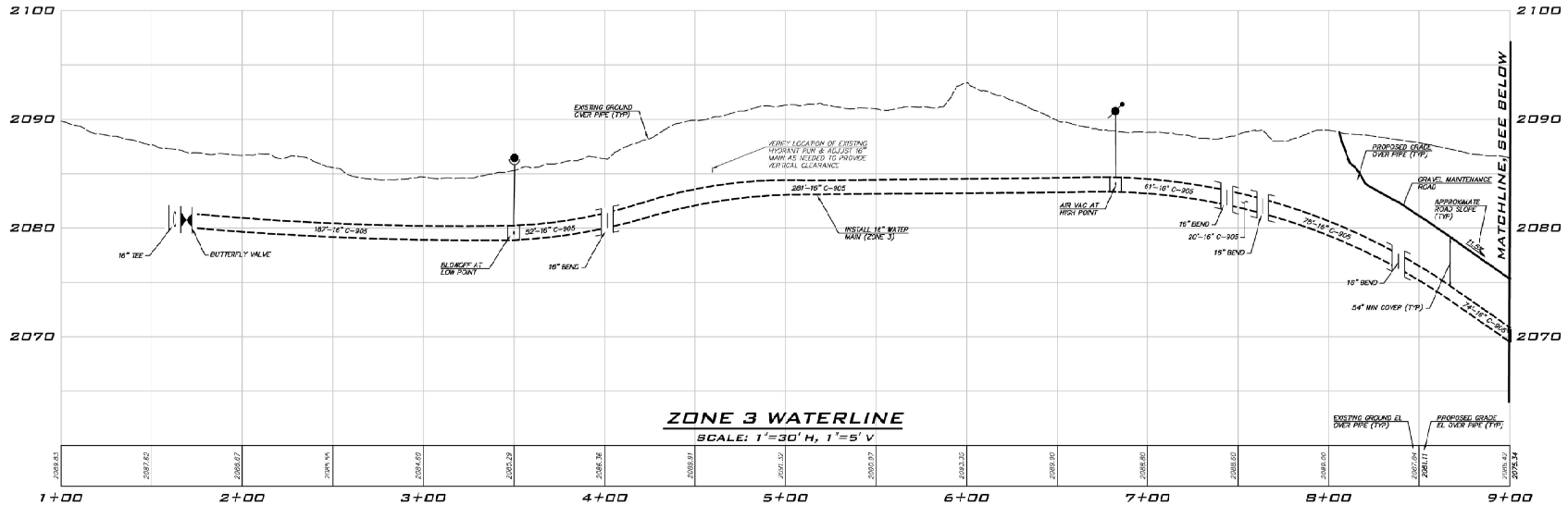
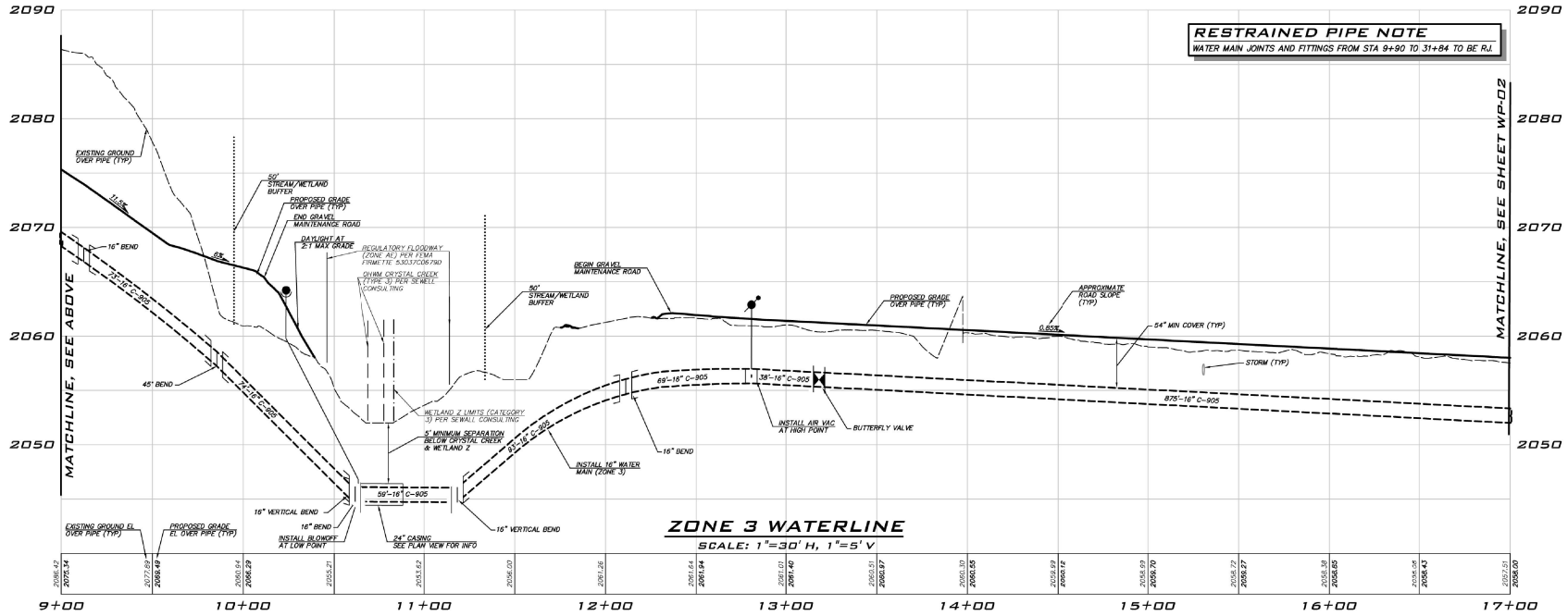
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.





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P: 425.216.4021 F: 425.216.4057
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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SEWALL ASSOC MEMO
2	07/26/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-82

WATER PROFILES

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47555 REGISTERED PROFESSIONAL ENGINEER

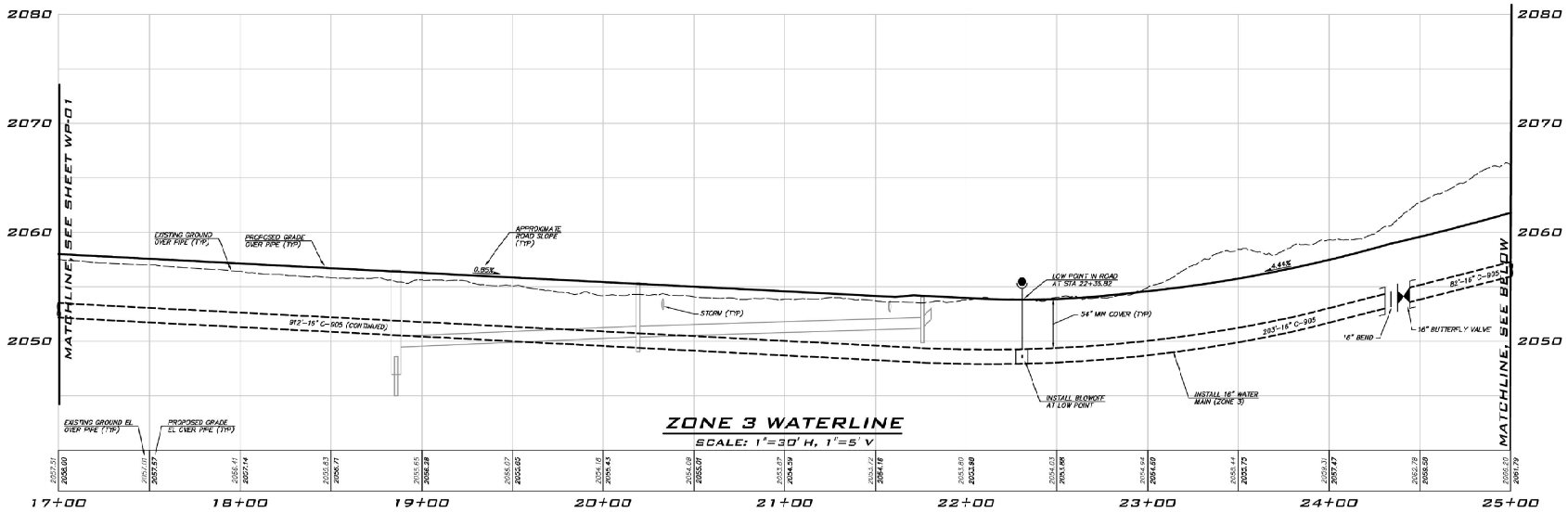
12/22/22

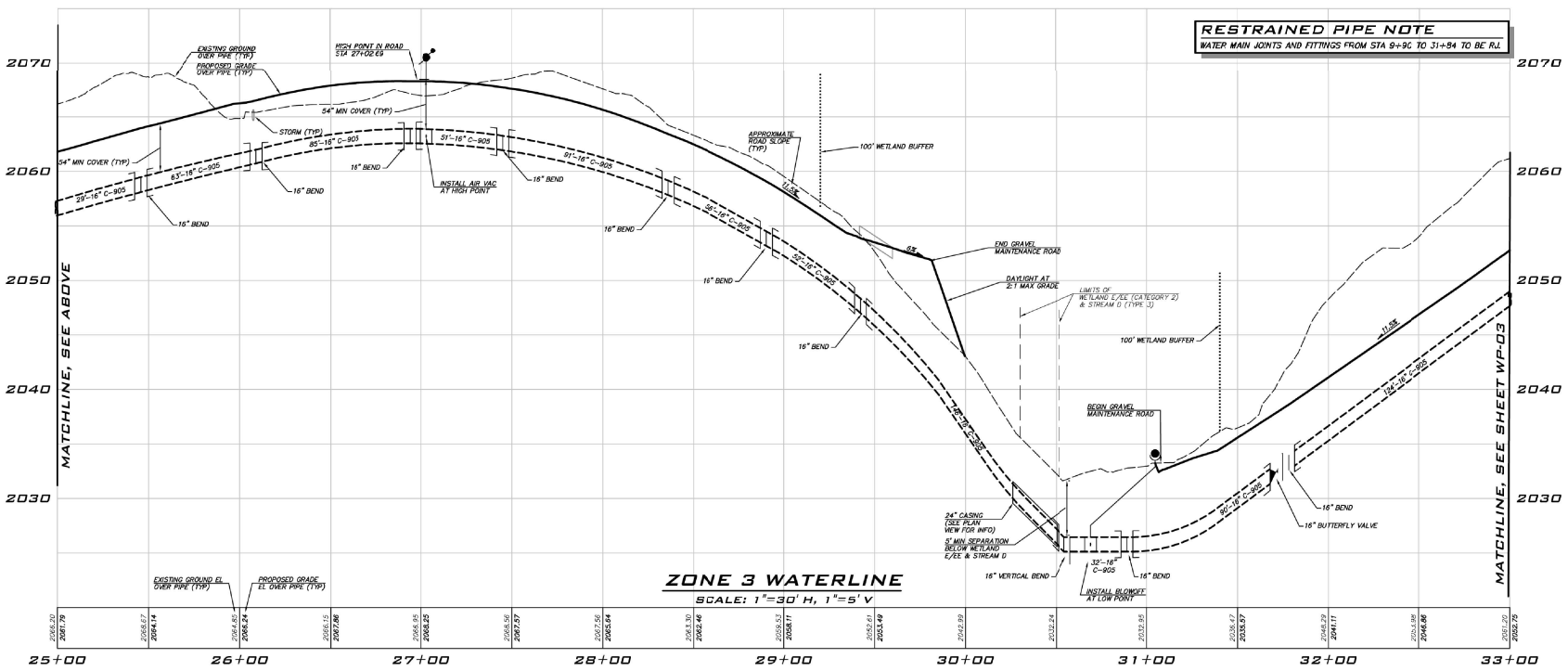
JOB NUMBER: 19349

SHEET NAME: WP-01

SHT 17 OF 23

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.





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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SWMALL ASSOC MEMO
2	07/26/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-83

WATER PROFILES

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON
BRETT K. PUDISTS
43555
REGISTERED PROFESSIONAL ENGINEER

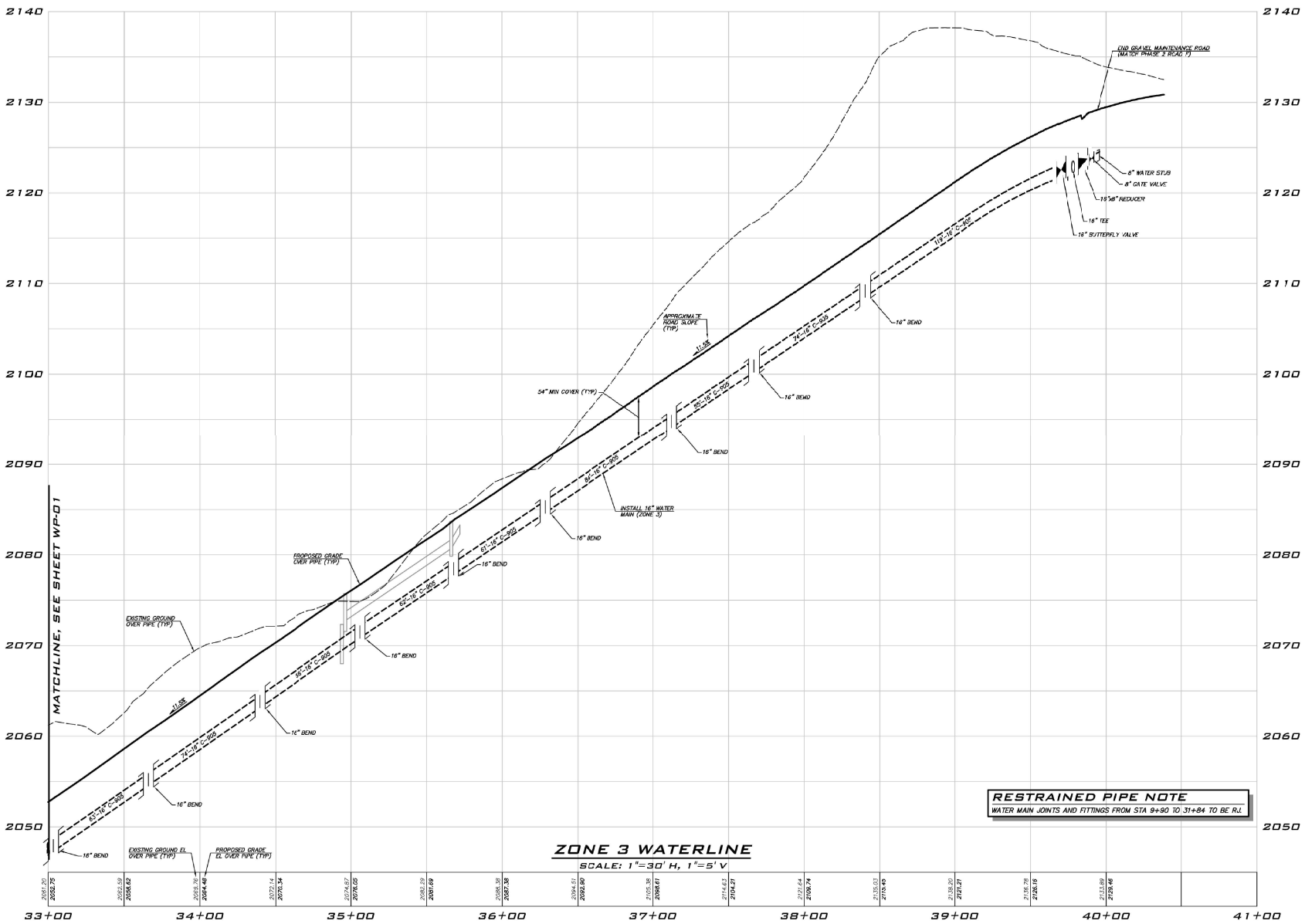
12/22/22

JOB NUMBER: 19349

SHEET NAME: WP-02

SHT 18 OF 23

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



ZONE 3 WATERLINE

SCALE: 1"=30' H, 1"=5' V

RESTRAINED PIPE NOTE

WATER MAIN JOINTS AND FITTINGS FROM STA 9+90 TO 31+84 TO BE R.J.

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KIRKLAND, WA 98033
P: 425.216.4071 F: 425.216.4082
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SHWALL ASSOC MEMO
2	07/26/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-84

WATER PROFILES

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 43555, REGISTERED PROFESSIONAL ENGINEER

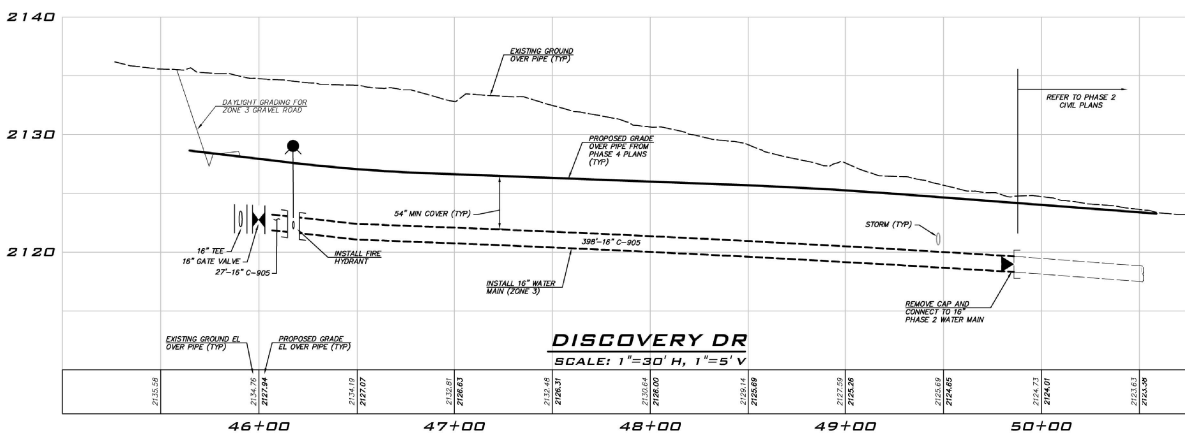
12/22/22

JOB NUMBER: 19349

SHEET NAME: WP-03

SHT 19 OF 23

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



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KIRKLAND, WA 98033
P: 425.216.4071 F: 425.216.4087
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SAWALL ASSOC MEMO
2	07/26/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-85

WATER PROFILES

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 45955 REGISTERED PROFESSIONAL ENGINEER

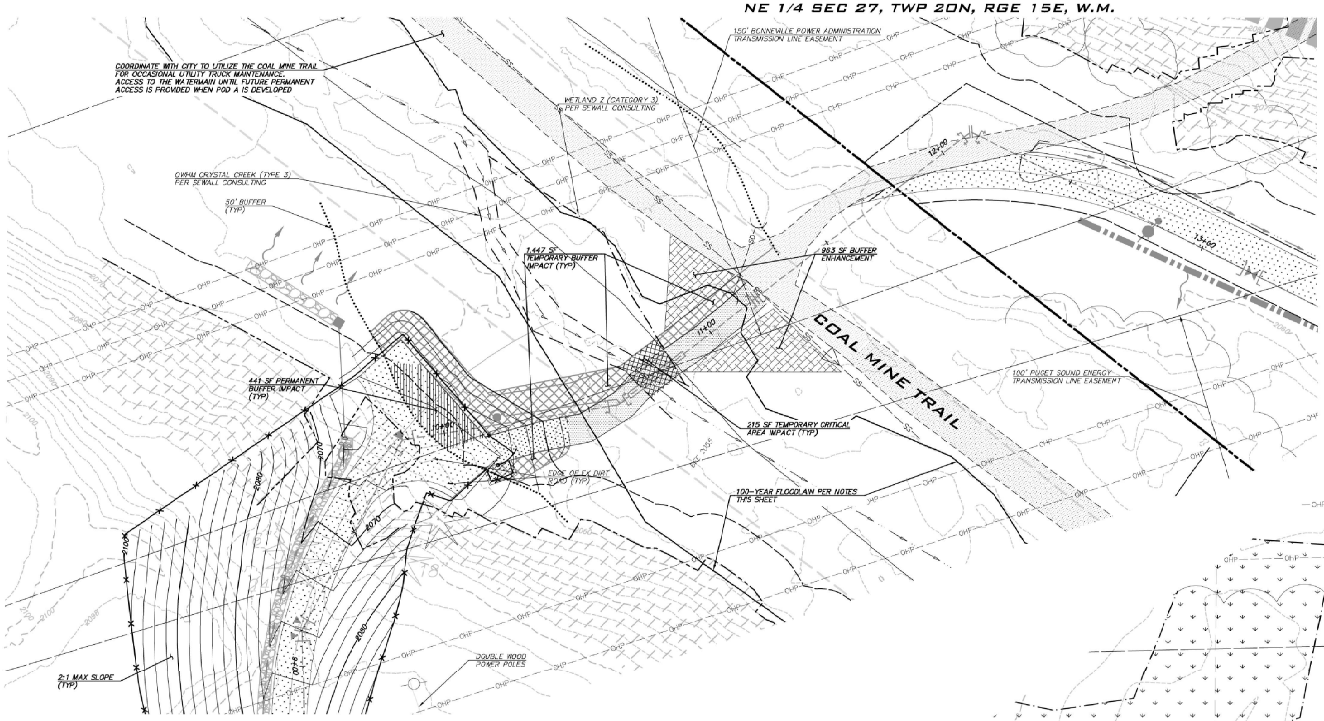
12/22/22

JOB NUMBER: 19349

SHEET NAME: WP-04

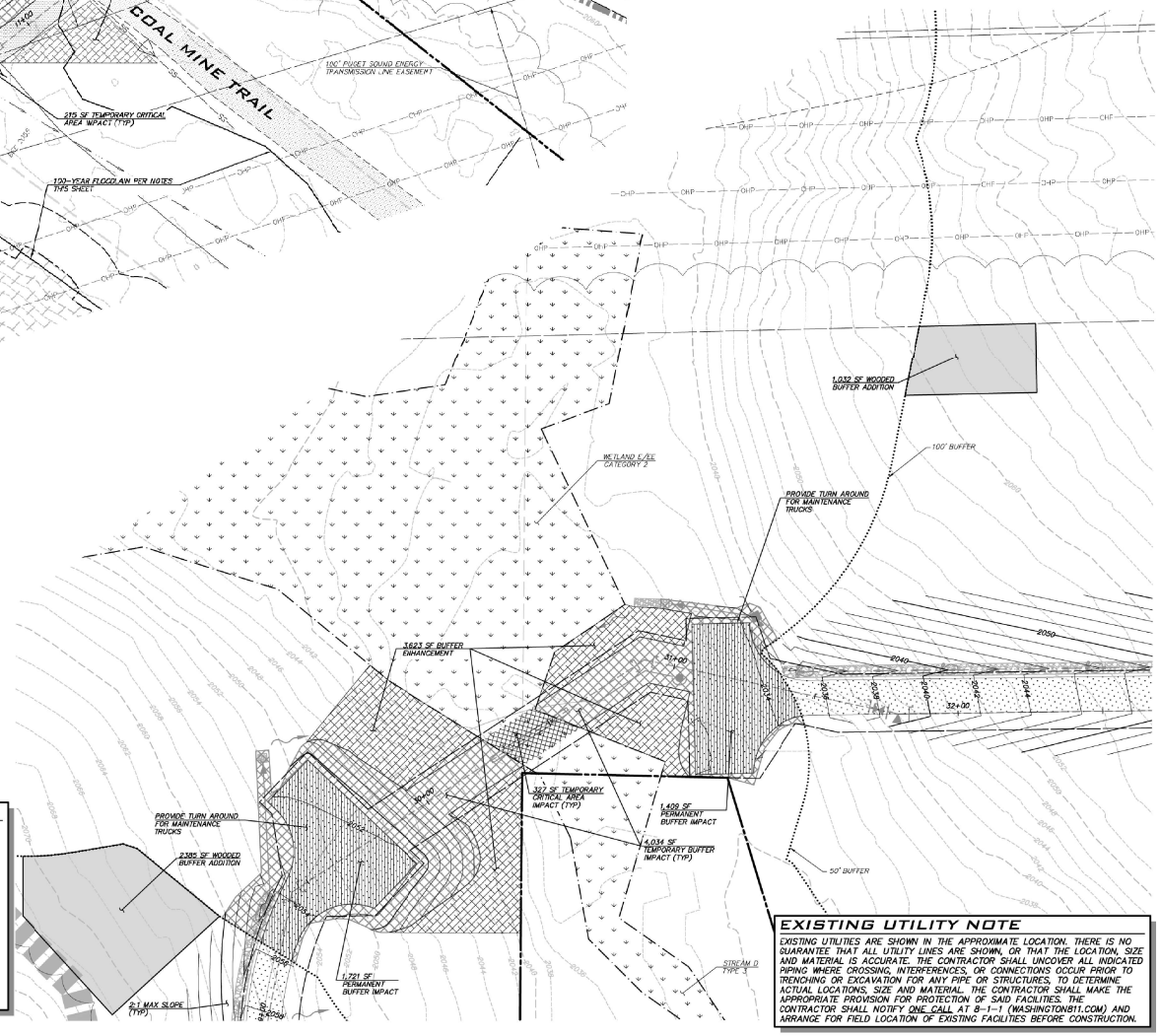
SHT 20 OF 23

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



N

SCALE: 1" = 20'
0 10 20 40



CRITICAL AREA CROSSING NOTE

PROPOSED ACTIVITIES TO BE CONSISTENT WITH CONDITIONS IN WDFW APPROVED HPA 2202-3-34+02.

CRYSTAL CREEK FLOODPLAIN NOTES

WATER MAIN CROSSING IS LOCATED ON FEMA MAP PANEL 53037C-0679D (EFFECTIVE DATE 9/24/2021) ZONE A-E AND LOCATION IS REFERENCED IN FLOOD INSURANCE STUDY (FIS) 53037C-V001A AND 53037C-V002A (EFFECTIVE DATE 9/24/2021).

CRITICAL AREA & BUFFER IMPACT SUMMARY-CRYSTAL CREEK & WETLAND Z

TEMPORARY BUFFER IMPACTS*	1,447	SF
TEMPORARY CRITICAL AREA IMPACTS*	215	SF
PERMANENT BUFFER IMPACTS**	441	SF
BUFFER ENHANCEMENT**	963	SF

*RESTORATION OF TEMPORARY BUFFER AND CRITICAL AREA IMPACTS PER REPORT BY SEWALL WETLAND CONSULTANTS, INC.

**BUFFER ENHANCEMENT USED TO MITIGATE PERMANENT IMPACTS. REFER TO REPORT BY SEWALL CONSULTING, LLC FOR DETAILS.

CRITICAL AREA & BUFFER IMPACT SUMMARY - WETLAND E/EE & STREAM D

TEMPORARY BUFFER IMPACTS*	4,232	SF
TEMPORARY CRITICAL AREA IMPACTS*	327	SF
PERMANENT BUFFER IMPACTS**	3,130	SF
BUFFER ENHANCEMENT**	3,623	SF
BUFFER ADDITION	3,417	SF

*RESTORATION OF TEMPORARY BUFFER IMPACTS AND CRITICAL AREA IMPACTS PER REPORT BY SEWALL WETLAND CONSULTANTS, INC.

**BUFFER ENHANCEMENT AND BUFFER ADDITION USED TO MITIGATE PERMANENT IMPACTS. REFER TO REPORT BY SEWALL CONSULTING, LLC FOR DETAILS.

CRITICAL AREA NOTES

- CRITICAL AREAS AND BUFFERS SHOWN PER WETLANDS AND WILDLIFE HABITAT REPORT BY SEWALL WETLAND CONSULTING INC.
- REFER TO IMPACT ANALYSIS BY SEWALL CONSULTING, LLC FOR ADDITIONAL INFORMATION.

HATCH LEGEND

- TEMPORARY BUFFER IMPACTS
- TEMPORARY CRITICAL AREA IMPACTS
- PERMANENT BUFFER IMPACTS
- BUFFER ADDITION
- BUFFER ENHANCEMENT

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 (WASHINGTONB11.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SEWALL ASSOC MEMO
2	07/28/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-86

CRITICAL AREA CROSSING

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON
BRETT K. PUDISTS
45355
REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349
SHEET NAME: CA-01
SHT 21 OF 23

24x36
Jan 05, 2023 - 4:56pm - User: ahance
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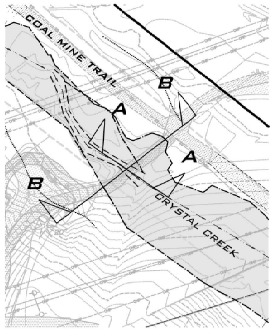
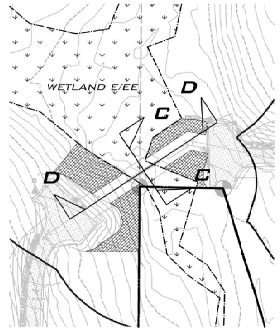
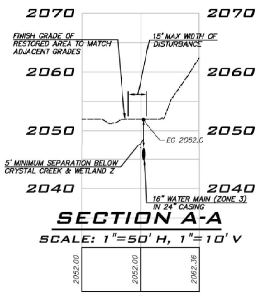
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



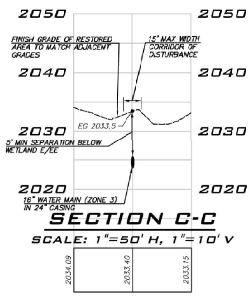
STREAM CROSSING SECTIONS
SCALE: 1" = 50'



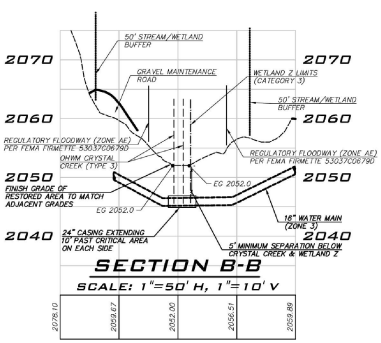
WETLAND CROSSING SECTIONS
SCALE: 1" = 50'



SECTION A-A
SCALE: 1"=50' H, 1"=10' V



SECTION C-C
SCALE: 1"=50' H, 1"=10' V



SECTION B-B
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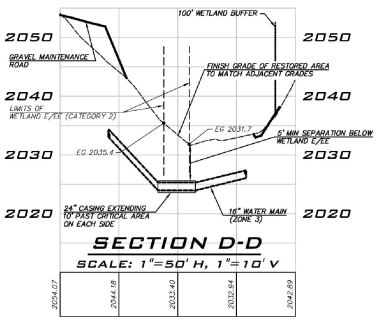

SECTION D-D
SCALE: 1"=50' H, 1"=10' V

N
SCALE: 1" = 50'
0 25 50 100

EXISTING UTILITY NOTE

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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANGE
ISSUE DATE: 1/5/2023

REVISIONS

NO	DATE	BY	
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SMALL ASSOC MEMO
2	07/26/22	ACL	REVISED TP-02 TO TP-04
3	08/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

EX. B-87

STREAM & WETLAND SECTIONS
CITY HEIGHTS
ZONE 3 WATER MAIN EXTENSION
CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 43935, REGISTERED PROFESSIONAL ENGINEER
12/22/22

JOB NUMBER: 19349
SHEET NAME: XS-01
SHT 21A OF 23

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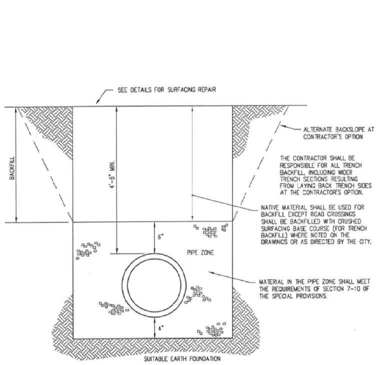
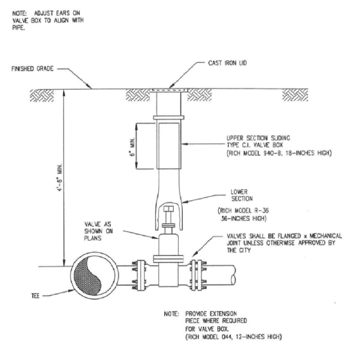


NOTE:
ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

Revision	Date	Description	Appr
ORIG.	1-21-02		

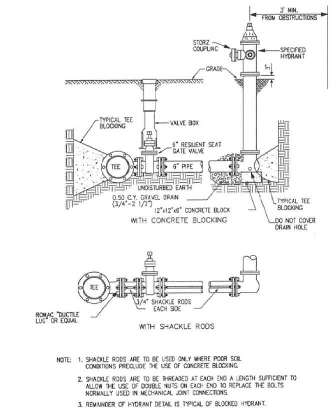
WATERMAIN TRENCH SECTION | CITY OF CLE ELUM-STANDARD DETAIL | W-1



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

Revision	Date	Description	Appr
ORIG.	1-21-02		

VALVE AND VALVE BOX | CITY OF CLE ELUM-STANDARD DETAIL | W-2

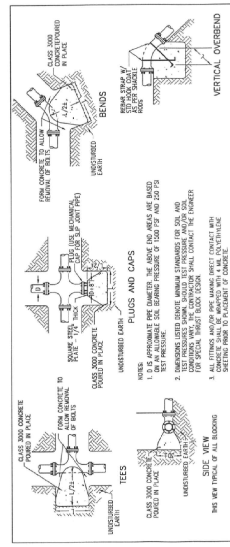


NOTE:
1. SHACKLE RODS ARE TO BE USED ONLY WHERE POOR SOIL CONDITIONS PRECLUDE THE USE OF CONCRETE BLOCKING.
2. SHACKLE RODS ARE TO BE THREADED AT EACH END A LENGTH SUFFICIENT TO ALLOW THE USE OF DOUBLE NUTS ON EACH END TO REPLACE THE BOLTS NORMALLY USED IN MECHANICAL JOINT CONNECTIONS.
3. REMAINDER OF HYDRANT DETAIL IS TYPICAL OF BLOCKED HYDRANT.

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

Revision	Date	Description	Appr
ORIG.	3-1-02		

FIRE HYDRANT | CITY OF CLE ELUM-STANDARD DETAIL | W-3



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.
2. 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.
3. 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	11 1/4° AND 22 1/2° 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

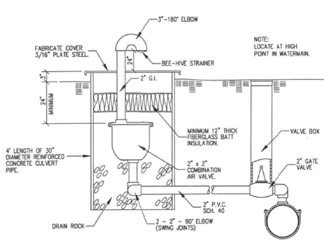
VERTICAL OVERBEND

PIPE SIZE (D)	22 1/2° 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

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

Revision	Date	Description	Appr
ORIG.	1-21-02		

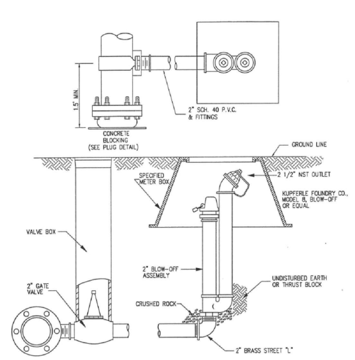
TYPICAL THRUST BLOCKING | CITY OF CLE ELUM-STANDARD DETAIL | W-4



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

Revision	Date	Description	Appr
ORIG.	1-21-02		

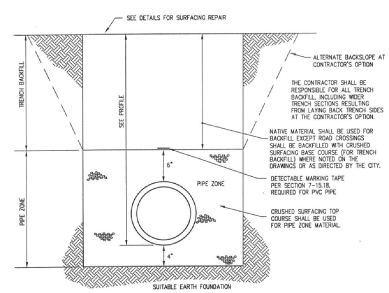
AIR RELEASE VALVE DETAIL | CITY OF CLE ELUM-STANDARD DETAIL | W-5



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

Revision	Date	Description	Appr
ORIG.	1-21-02		

BLOW-OFF-DETAIL | CITY OF CLE ELUM-STANDARD DETAIL | W-7



NOTE:
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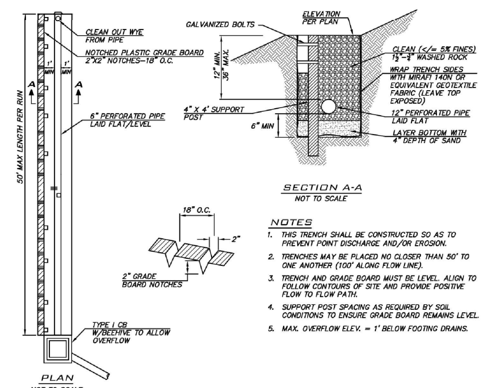
Revision	Date	Description	Appr
ORIG.	1-21-02		

PVC SEWER AND STORM DRAIN TRENCH SECTION | CITY OF CLE ELUM-STANDARD DETAIL | S-1



NOTES
1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50' TO ONE ANOTHER (100' ALONG FLOW LINE).
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE AND PROVIDE POSITIVE FLOW TO FLOW PATH.
4. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
5. MAX. OVERFLOW ELEV. = 1' BELOW FOOTING DRAINS.

DISPERSION TRENCH W/ LEVEL SPREADER

NOT TO SCALE

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.

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

NO	DATE	BY	REVISIONS
1	07/07/22	ACL	REVISED COAL MINE HAZARD NOTE PER TERRA ASSOC MEMO & BUFFER ENHANCEMENT PER SEWALL ASSOC MEMO
2	07/28/22	ACL	REVISED TP-02 TO TP-04
3	09/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

DETAILS

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

12/22/22

JOB NUMBER: 19349
SHEET NAME: DT-01
SHT 22 OF 23

24x36
Jan 05, 2023 - 4:59pm - User alance
E:\Projects\19349\Dwg\Final\West Ph2\Zone 3 Water\19349Z3-DT.dwg
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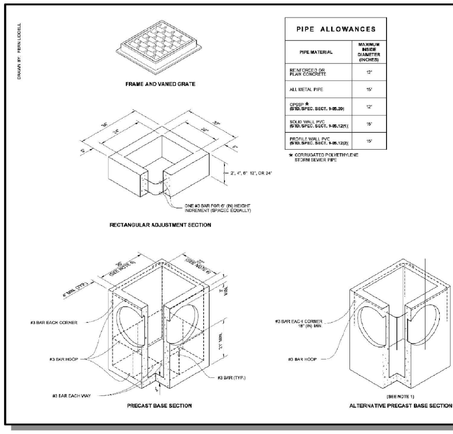


PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ✱ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

✱ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (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 **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.

CATCH BASIN TYPE 1

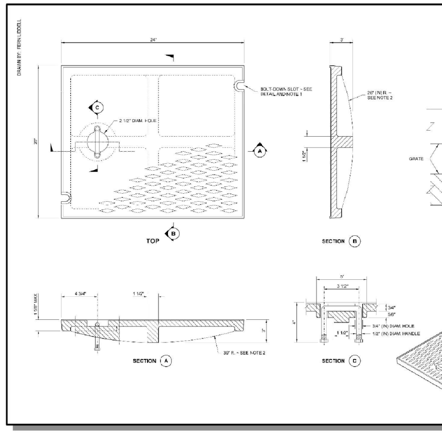
STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Roark, Steve

Washington State Department of Transportation



NOTES

1. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC × 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
2. Alternative reinforcing designs are acceptable in lieu of the rib design.
3. Refer to **Standard Specification Section 9-05.15** and **9-05.15(2)** for additional requirements.
4. For frame details, see **Standard Plan B-30.10**.

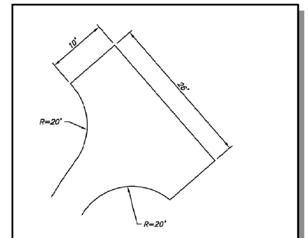
RECTANGULAR SOLID METAL COVER

STANDARD PLAN B-30.20-04

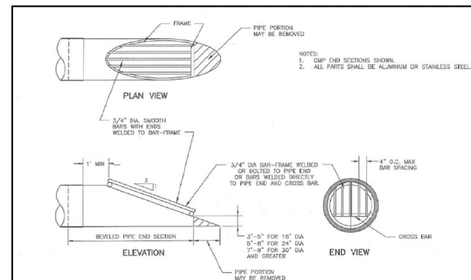
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Washington State Department of Transportation

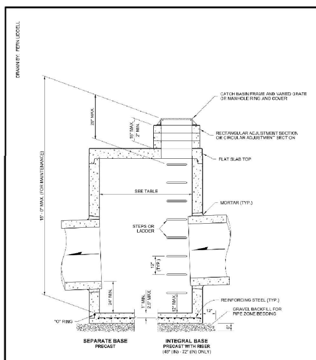


MAINTENANCE TRUCK TURN AROUND DETAIL



NOTES:
1. CMP END SECTIONS SHOWN.
2. ALL PARTS SHALL BE ALUMINUM OR STAINLESS STEEL.

DEBRIS BARRIER



NOTES

1. No steps are required when height ≤ 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (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 **Standard Specification Section 9-04.3**.

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"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

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"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe (See Standard Specification Section 9-05.20)
② (See Standard Specification Section 9-05.12(1))
③ (See Standard Specification Section 9-05.12(2))
④ Polypropylene Pipe (See Standard Specification Section 9-05.24)

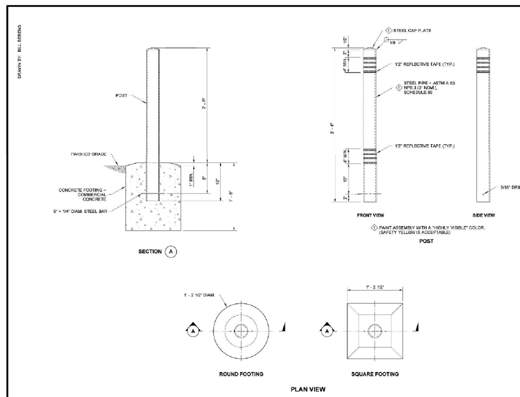
CATCH BASIN TYPE 2

STANDARD PLAN B-10.20-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Washington State Department of Transportation



NOTE

This bollard does not have an effective breakaway design feature and cannot be installed within the Design Clear Zone.

BOLLARD TYPE 2

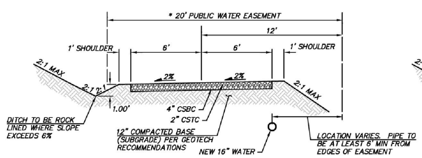
STANDARD PLAN H-60.20-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III 07-03-08

Washington State Department of Transportation

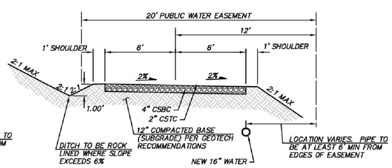


GRAVEL ACCESS ROAD

NOT TO SCALE

* EASEMENT WIDTH VARIES 7+84 TO 10+59 (SEE PLAN)

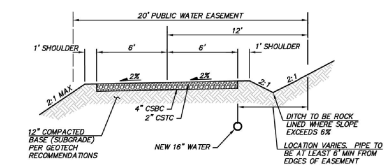
STA 7+90 TO 9+85
STA 21+75 TO 26+00
STA 35+50 TO 40+00



GRAVEL ACCESS ROAD

NOT TO SCALE

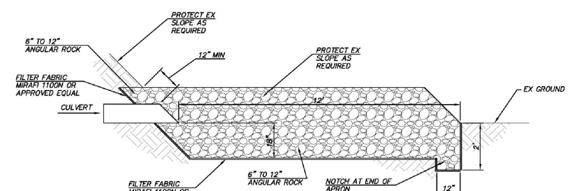
STA 12+30 TO 21+75
STA 26+00 TO 29+50
STA 31+50 TO 35+50



GRAVEL ACCESS ROAD

NOT TO SCALE

STA 50+75 TO 54+00



ROCK OUTLET

NOT TO SCALE

NOTES:
1. ROCK LINE DITCHES
2. PROVIDE SEDIMENT TRAPS AT INLETS TO ALL CULVERTS
3. ROCK ARMOR STORM INLETS AND OUTLETS
4. LARGER CUT AREAS MAY REQUIRE NEW ELECTRICAL, COMMUNICATIONS, ETC.
5. CONTRACTOR SHALL EXTEND THE CULVERT AND LOCATE THE OUTFALL OF THE CULVERT OUTSIDE OF THE BACKFILL ZONE.

EXISTING UTILITY NOTE

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3	09/23/22	ACL	REVISED PER CITY COMMENTS
4	12/22/22	ACL	REVISED PER CITY COMMENTS & REDUCED WALL HEIGHT

DETAILS & ROAD SECTIONS

CITY HEIGHTS

ZONE 3 WATER MAIN EXTENSION

CITY OF CLE ELUM — WASHINGTON

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: LYNDSEY FEDAK, PE
DESIGNER: AARON LANCE
ISSUE DATE: 1/5/2023

12/22/22

JOB NUMBER: 19349

SHEET NAME: DT-02

SHT 23 OF 23

24x36
Jan 05, 2023 – 4:59pm – User alance
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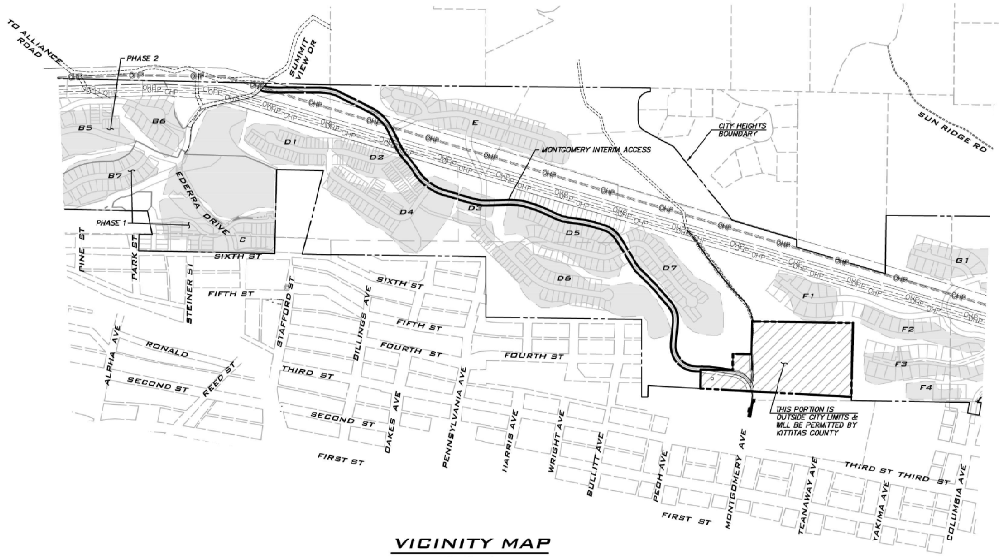
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

SCALE: 1" = 500'
0 250 500 1000



VICINITY MAP
NOT TO SCALE

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
- 10' PROPOSED CONTOURS
- 2' PROPOSED CONTOURS
- FILL RETAINING WALL
- CUT RETAINING WALL
- FILL ROCKERY
- CUT ROCKERY
- DAYLIGHT LINE
- MAILBOX
- SIGN
- CURB RAMP
- DRY UTILITY CORRIDOR
- DRY UTILITY CONDUIT
- STREET LIGHT
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP
- SLOPE DAGGER
- BARRICADE

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 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
- SEWER FORCE MAIN
- SEWER SERVICE
- WATER MAIN
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT
- WATER METER
- IRRIGATION METER
- FIRE HYDRANT
- FIRE DEPT CONNECTION (FDC)
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE W/ CONC BLOCKING
- BEND W/ CONC BLOCKING
- RESTRAINED JOINT
- REDUCER
- SLEEVE
- COUPLING
- DETECTOR CHECK VALVE
- POST INDICATOR VALVE (PIV)

PROPOSED POND
- POND OUTLINE
- 10' POND CONTOURS
- 2' POND CONTOURS
- DESIGN WATER SURFACE
- LIVE/ DEAD INTERFACE
- DAYLIGHT LINE
- RIPRAP PAD
- 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
- 10' CONTOURS
- 2' CONTOURS
- STORM DRAIN PIPE
- SEWER MAIN
- SANITARY SEWER SERVICE
- SEWER FORCE MAIN
- WATER MAIN
- AERIAL POWER LINE
- BURIED POWER LINE
- GAS MAIN
- BURIED CABLE
- BURIED TV
- AERIAL TV
- BURIED TELEPHONE LINE
- AERIAL TELEPHONE LINE
- BURIED POWER/TELEPHONE
- AERIAL POWER/TELEPHONE
- AERIAL UTILITIES
- BURIED FIBER OPTIC CABLE
- WIRE FENCE
- CHAINLINK FENCE
- BOARD FENCE
- DITCH OR SWALE
- RAILROAD
- GUARD RAIL
- RETAINING WALL
- ROCKERY
- 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
- WATER MANHOLE
- AIR/VAC RELEASE VALVE
- BLOW OFF
- IRRIGATION METER
- IRRIGATION VALVE
- WATER WELL
- HOSE BIB
- POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POLE LIGHT
- POWER VAULT
- TRANSFORMER
- POWER METER
- JUNCTION BOX
- GAS METER
- GAS VALVE
- FIBER OPTICS MANHOLE
- TV RISER
- TELECOMM VAULT
- TELECOMM RISER
- TELECOMM JUNCTION BOX
- TRAFFIC SIGNAL
- MAIL BOX
- SIGN
- BOLLARD
- SOIL LOG TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE TO BE SAVED
- DECIDUOUS TREE TO BE SAVED
- ASPHALT
- CONCRETE
- GRAVEL
- WETLAND
- ≥40% SLOPE

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SHEET INDEX

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2	GN-01	GENERAL NOTES
3	EP-01	EXISTING PARCELS
4	DP-01	DEVELOPMENT PODS
5	EC-01	EXISTING CONDITIONS
6	EC-02	EXISTING CONDITIONS
7	EC-03	EXISTING CONDITIONS
8	EC-04	EXISTING CONDITIONS
9	EC-05	EXISTING CONDITIONS
10	TP-01	TESC & GRADING PLAN
11	TP-02	TESC & GRADING PLAN
12	TP-03	TESC & GRADING PLAN
13	TP-04	TESC & GRADING PLAN
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15	TD-01	TESC DETAILS
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17	RS-02	ROAD & STORM PLANS
18	RS-03	ROAD & STORM PLANS
19	RS-04	ROAD & STORM PLANS
20	RS-05	ROAD & STORM PLANS
21	RP-01	ROAD & STORM PROFILES
22	RP-02	ROAD & STORM PROFILES
23	RP-03	ROAD & STORM PROFILES
24	RP-04	ROAD & STORM PROFILES
25	RD-01	ROAD & STORM DETAILS
26	PD-01	POND D1 (INTERIM) PLAN
27	PD-02	POND D1 (INTERIM) DETAILS
28	PD-03	MONTGOMERY POND PLAN
29	PD-04	MONTGOMERY POND DETAILS
30	DT-01	DETAILS
31	DT-02	DETAILS

HAUL ROUTE
PRIOR TO CONSTRUCTION AN APPROVED HAUL ROUTE SHALL BE IDENTIFIED. THE HAUL ROUTE SHALL BE MAINTAINED AND UTILIZED IN ACCORDANCE WITH APPENDIX I OF THE APPROVED DA.

RELATED PERMITS
PHASE 2 PLANS, UNDER SEPARATE PERMIT.

FUTURE PHASES
LAYOUT FOR FUTURE PHASES SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE.

NOTE
UNTIL THE LATER OF OCTOBER 31, 2022 OR THE 70TH CERTIFICATE OF OCCUPANCY ISSUED FOR CITY HEIGHTS, THE ROAD SURFACE MAY BE GRAVEL SURFACING CAPABLE OF SUPPORTING FIRE APPARATUS VEHICLES.

PROJECT TEAM

OWNER/APPLICANT
CITY HEIGHTS HOLDINGS, LLC
425 NW GILMAN BLVD SUITE 102
ISSAQUAH, WA 98027
CONTACT: BARBARA RODGERS
PHONE: (425) 923-9610

ORIGINAL SURVEY
ENCOMPASS
407 SWIFTWATER BLVD
CLE ELUM, WA 98922
(509) 674-7433
CONTACT: MARC KIRKPATRICK

CIVIL ENGINEER
BLUELINE
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051
CONTACT: BRETT PUDISTS, PE

SURVEYOR
MEAD GILMAN
PO BOX 289
WOODINVILLE, WA 98072
(425) 486-1252
CONTACT: MARK PENDERGRAFT, PLS

WETLAND CONSULTANT
SEWALL WETLAND CONSULTING, INC
PO BOX 890
FALL CITY, WA 98024
(253) 859-0515
CONTACT: ED SEWALL

GEOTECH
TERRA ASSOCIATES
12220 113TH AVE NE, SUITE 130
(425) 821-7777
CONTACT: TED SCHEPPER

PROJECT INFO

EXISTING PARCELS
*956736/956767 (COUPLED PARCELS)
952818, 952819, 952820, 19165
**2831.34 (OFFSITE)
**659136 (OFFSITE)
**308336 (OFFSITE)

* PER ASSESSOR, PARCELS ARE COUPLED AND MUST BE SOLD TOGETHER.
** MONTGOMERY INTERIM ACCESS ACROSS OFFSITE PARCELS OUTSIDE OF CITY LIMITS VIA 60' ACCESS EASEMENT (AFN 505098)

CITY HEIGHTS NOTES
- CITY HEIGHTS IS AN APPROVED PLANNED MIXED USE DEVELOPMENT (PMU) SUBJECT TO APPROVED DEVELOPMENT AGREEMENT VESTING THE PROJECT TO SPECIFIED STANDARDS.
- REFER TO CITY ORDINANCE 1353 (PLANNED ACTION ORDINANCE) AND THE NOVEMBER 2011 CITY HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT FOR DETAILS.
- REFER TO MASTER SITE PLAN IN D.A. FOR DEVELOPMENT PODS.
- THE CITY HEIGHTS PROJECT IS APPROVED TO BE BUILT OUT IN PHASES OVER TIME.
- BASE MAP INFO – UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.

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.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	REVISED PER CITY COMMENT
1	02/03/23	ACL	

EX. B-90

COVER SHEET
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF CLE ELUM WASHINGTON

2/3/23

JOB NUMBER: 19-349
SHEET NAME: CV-01
SHT 1 OF 32

24x36
Feb 03, 2023 – 3:30pm – laaron
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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

CITY STANDARD NOTES:

THE FOLLOWING CITY OF CLE ELUM (COCE) STANDARD NOTES SHALL APPLY UNLESS THEY ARE IN CONFLICT WITH PROVISIONS IN THE APPROVED DA IN WHICH CASE THE DA SHALL GOVERN. A STRIKE THROUGH HAS BEEN ADDED TO COCE NOTES THAT ARE IN CONFLICT WITH THE DA.

COCE - GENERAL REQUIREMENTS FOR STREETS

ALL NEW STREET CONSTRUCTION MUST CONFORM TO THESE DESIGN STANDARDS OF THE CITY OF CLE ELUM AND THE CLE ELUM MUNICIPAL CODE.

THE MAXIMUM LENGTH OF A CUT-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.

~~SEMI-MOUNTABLE 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 PADS. NEW SIDEWALKS BEHIND ROLLED CURB SHALL BE A MINIMUM OF 5 INCHES THICK.~~

~~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 WRITTEN REQUEST TO THE CITY PUBLIC WORKS DIRECTOR.~~

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 CUT-DE-SACS. STREET LIGHTS 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.

COCE - GENERAL REQUIREMENTS FOR STORM DRAINAGE IMPROVEMENTS

ALL CITY OF CLE ELUM STORM SEWER IMPROVEMENTS SHALL CONFORM TO THE FOLLOWING DESIGN STANDARDS OF THE CITY:

~~STORM RUNOFF OCCURRING ON ALL NEW LOTS AND DEVELOPMENTS (PRIVATE PROPERTY) SHALL BE RETAINED AND DISPOSED OF ON-SITE. NO STORM RUNOFF WILL BE ALLOWED TO ENTER PUBLIC PROPERTY OR PUBLIC STORM DRAINAGE SYSTEM.~~

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.

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.

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.

STORM SEWER FACILITIES AND PIPELINES SHALL BE DESIGNED TO MEET A MINIMUM ~~10-YEAR~~ 100 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.

ALL STORM WATER FACILITIES SHALL HAVE OIL AND SILT SEPARATION. USE DA FOR 100 YEAR STORM EVENT REQUIREMENT

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.

ROADWAY & STORM DRAIN OWNERSHIP

ROADWAY AND STORM SYSTEM TO BE PRIVATELY MAINTAINED UNTIL SUCH TIME AS THE ROADWAY IS DEDICATED TO THE CITY AS PUBLIC RIGHT OF WAY AT WHICH TIME THE ROAD AND STORM SYSTEM WILL BE PUBLICLY MAINTAINED (AS CONSISTENT WITH THE APPROVED DEVELOPMENT AGREEMENT)

EXISTING UTILITY NOTE

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BLUELINE

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ VUZARD, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	REVISED PER CITY COMMENT
1	02/03/23	ACL	

EX. B-91

GENERAL NOTES

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF CLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 47005, REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349
SHEET NAME: GN-01
SHT 2 OF 32

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24x36
Feb 03, 2023 – 3:51pm – User dance
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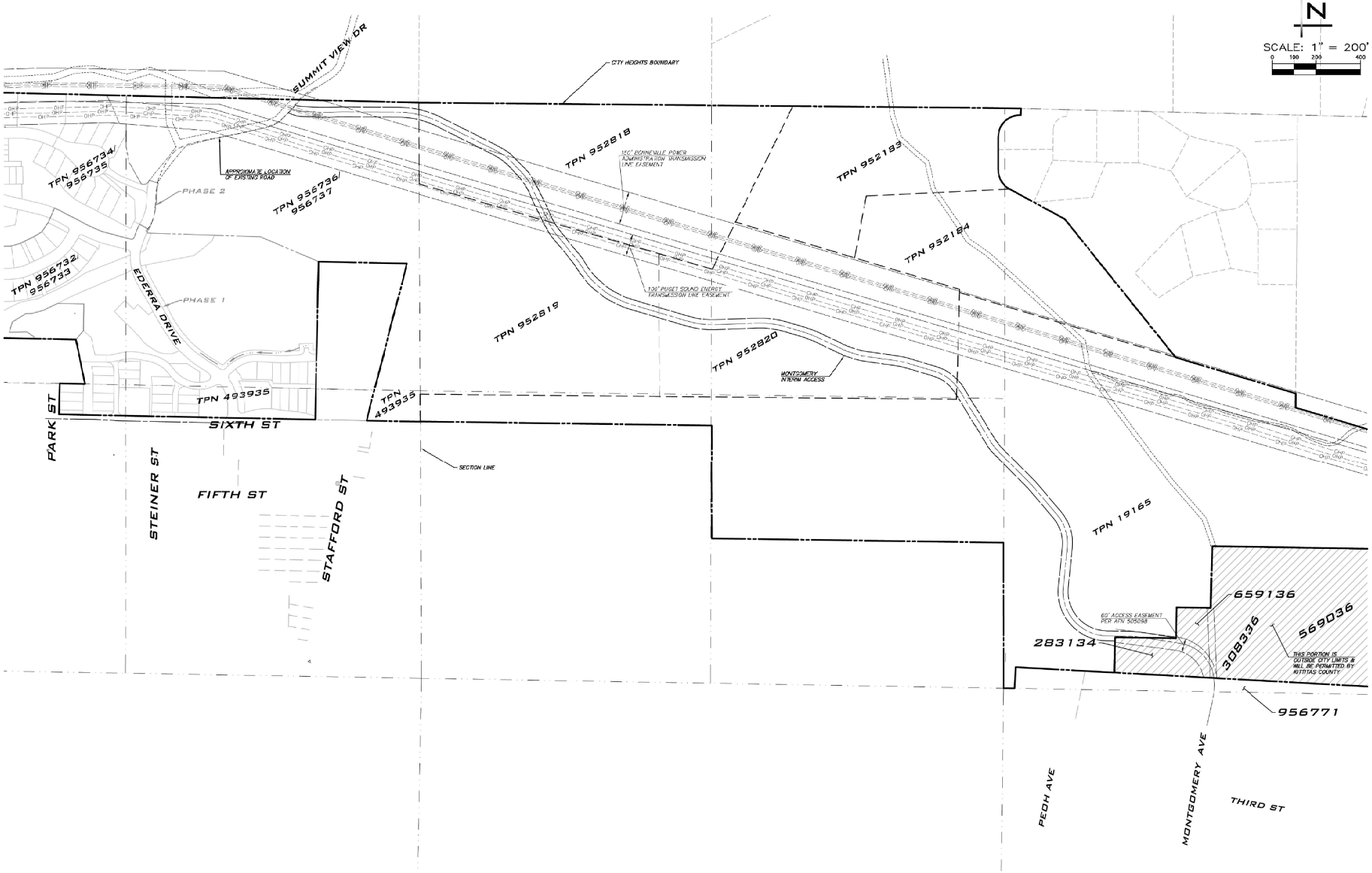
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



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BLUELINE
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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ RUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EXISTING PARCELS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

EX. B-92

STATE OF WASHINGTON BRETT K. PUDISTS 47935 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: EP-01
SHT 3 OF 32

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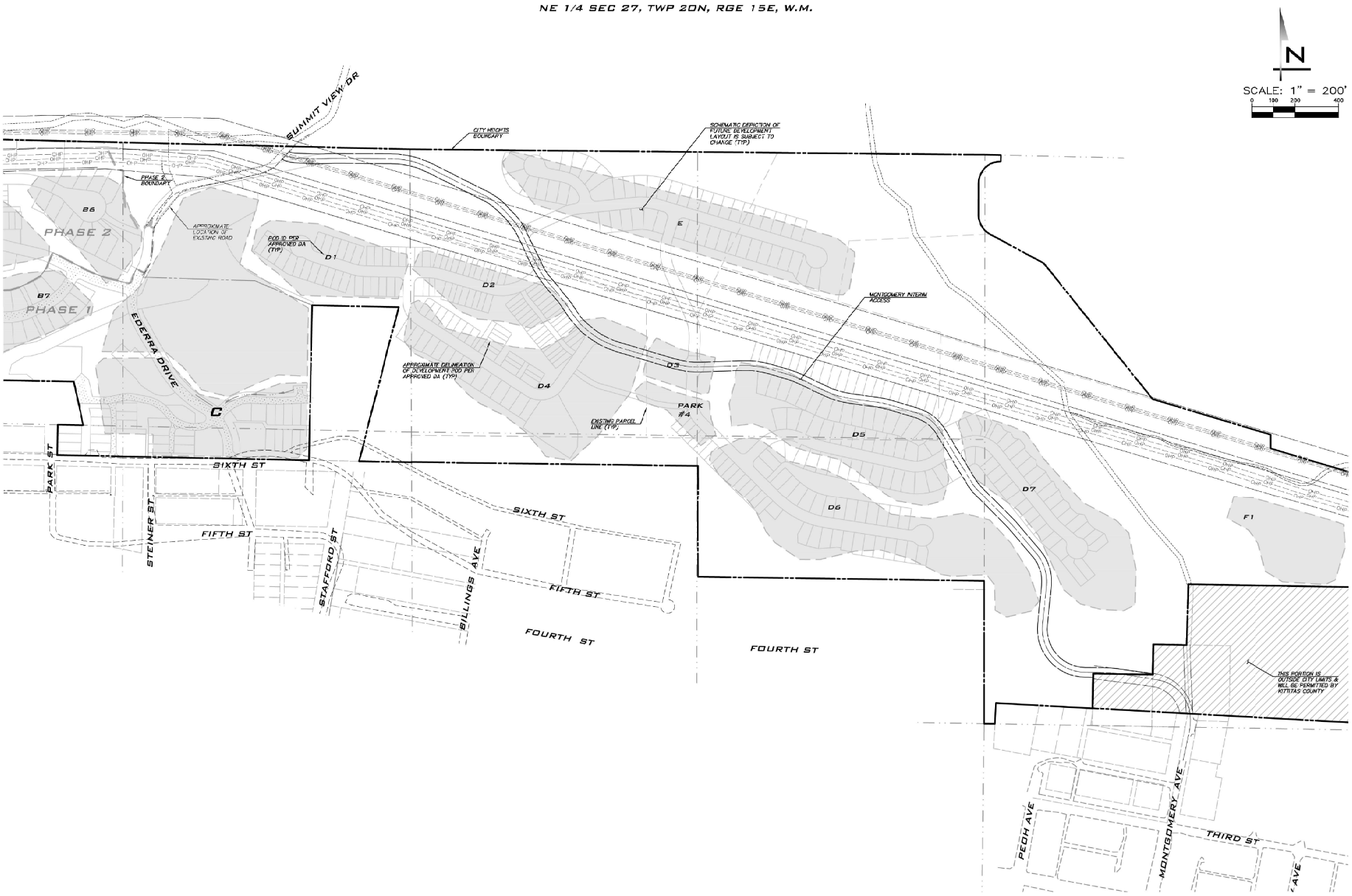

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B-93

DEVELOPMENT PODS

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47005 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349

SHEET NAME: DP-01

SHT 4 OF 32

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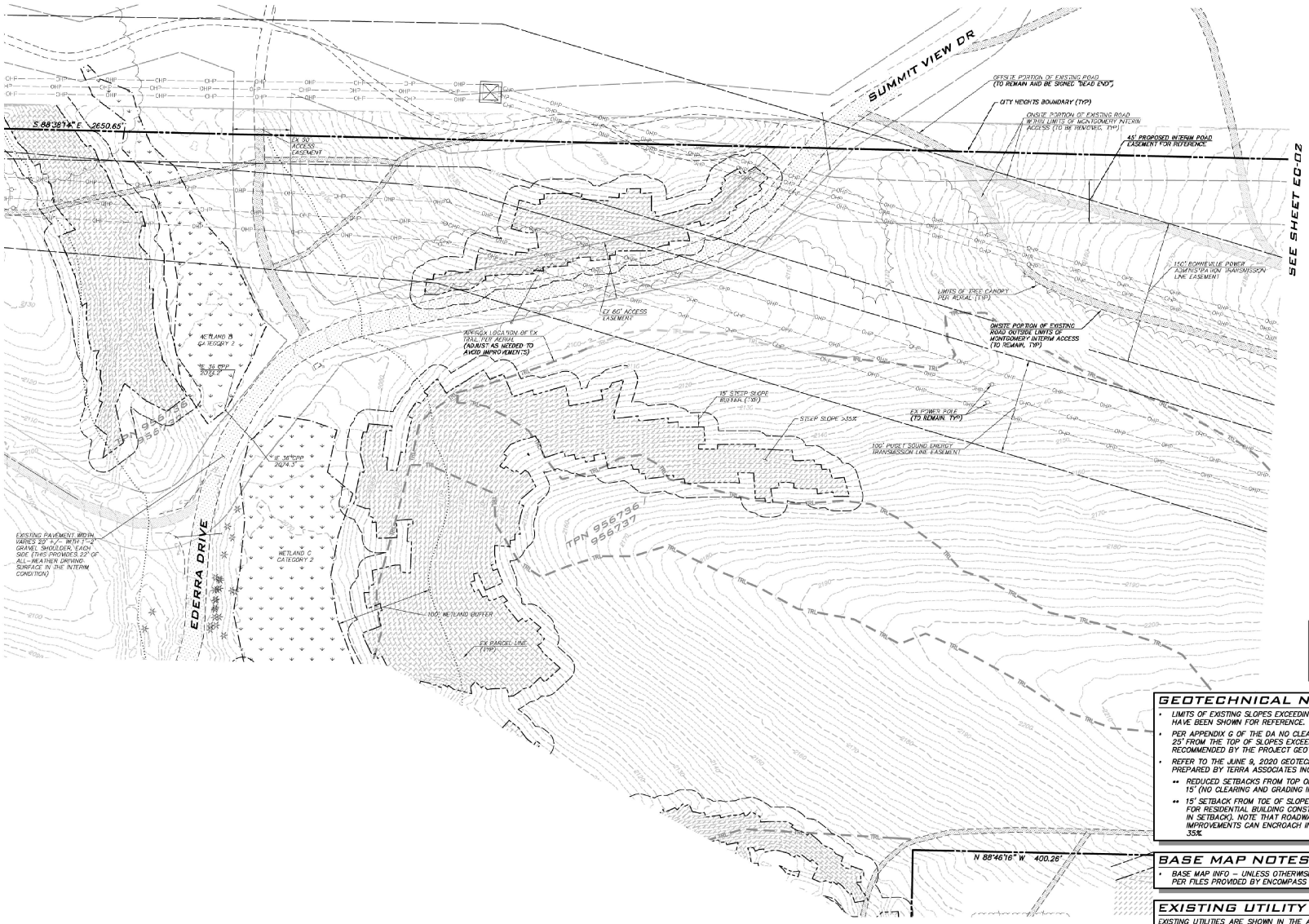

N

SCALE: 1" = 50'
0 25 50 100

HATCH LEGEND

- GRAVEL
- ≥35% SLOPE

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRADING SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
- REFER TO THE JUNE 9, 2020 GEOTECHNICAL REPORT FOR CITY HEIGHTS PREPARED BY TERRA ASSOCIATES INC. FOR DETAILS RELATED TO:
  - REDUCED SETBACKS FROM TOP OF SLOPES EXCEEDING 35% FROM 25' TO 15' (NO CLEARING AND GRADING IN SETBACK).
  - 15' SETBACK FROM TOE OF SLOPES EXCEEDING 40% AND TALLER THAN 15' FOR RESIDENTIAL BUILDING CONSTRUCTION (NO CLEARING AND GRADING IN SETBACK). NOTE THAT ROADWAYS AND OTHER INFRASTRUCTURE IMPROVEMENTS CAN ENCROACH INTO THE TOES OF SLOPES EXCEEDING 35%

BASE MAP NOTES

- BASE MAP INFO – UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.

EXISTING UTILITY NOTE

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BLUEINE
25 CENTRAL WAY, SUITE 400,
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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B-94

EXISTING CONDITIONS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 47355 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: EC-01
SHT 5 OF 32

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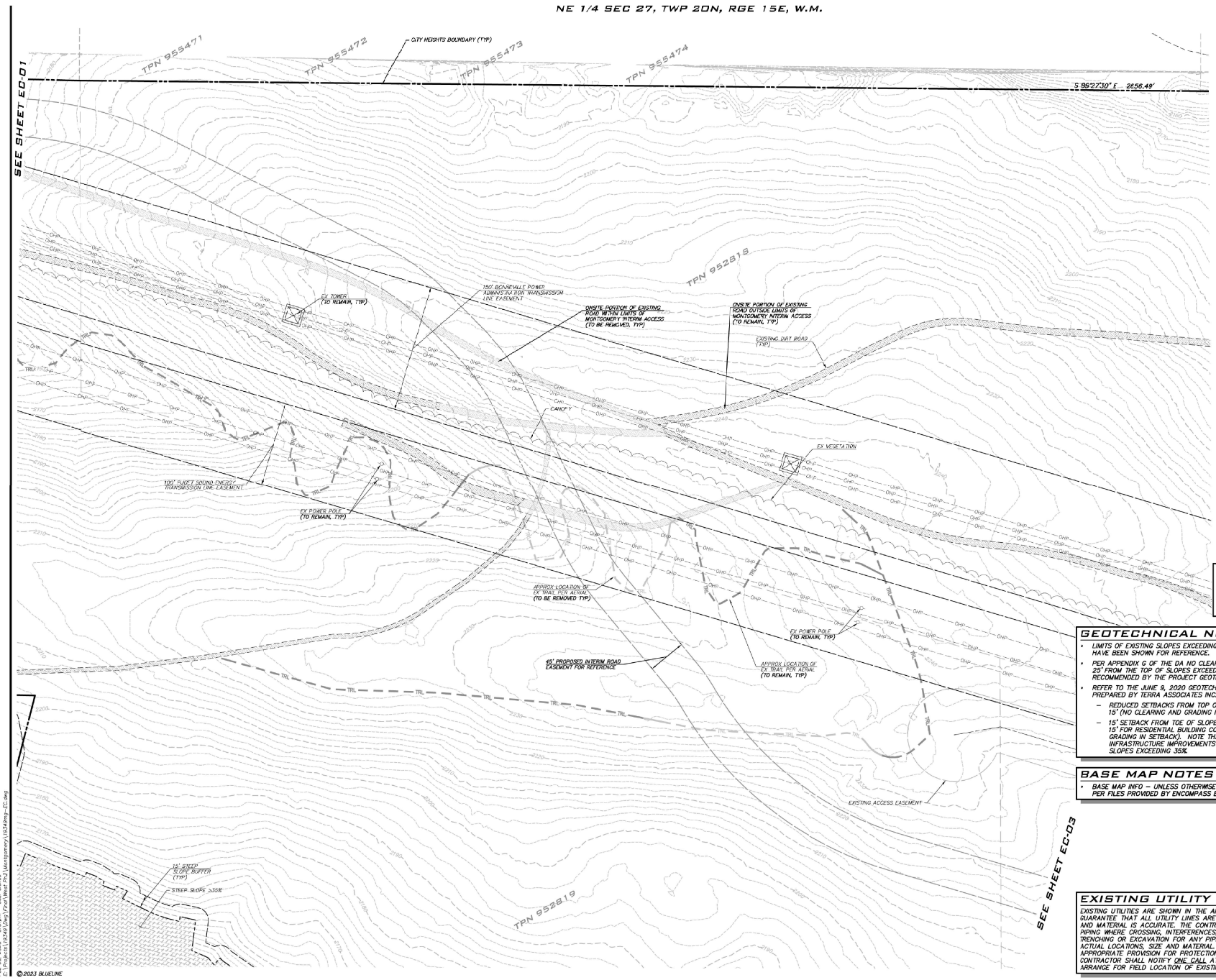

HATCH LEGEND

- GRAVEL
- ≥35% SLOPE

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
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BASE MAP NOTES

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EXISTING UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B-95

EXISTING CONDITIONS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 47355 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: EC-02
SHT 6 OF 32

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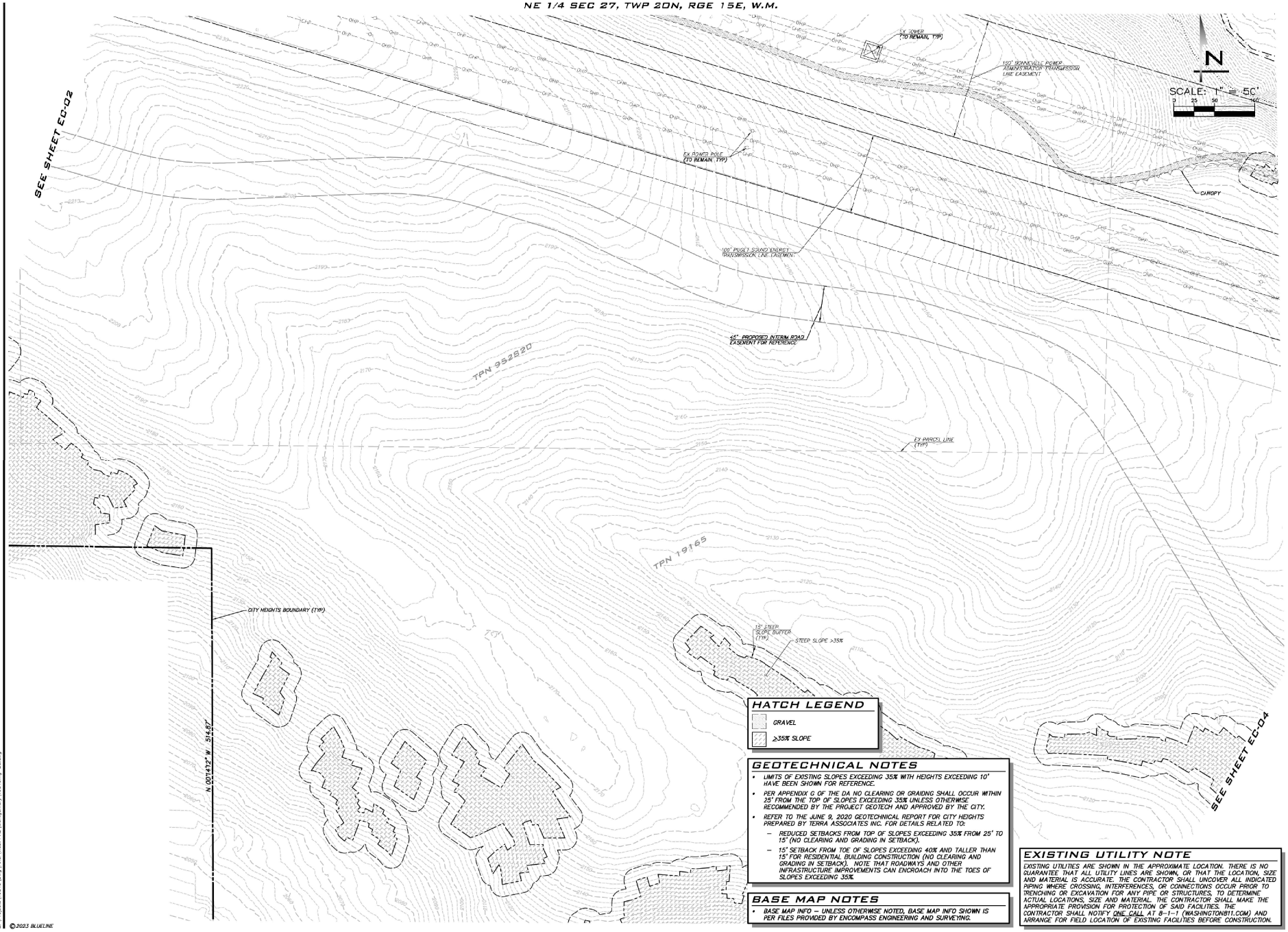
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



HATCH LEGEND

- GRAVEL
- ≥35% SLOPE

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
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BASE MAP NOTES

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EXISTING UTILITY NOTE

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B-96

EXISTING CONDITIONS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47855 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: EC-03
SHT 7 OF 32

24x36
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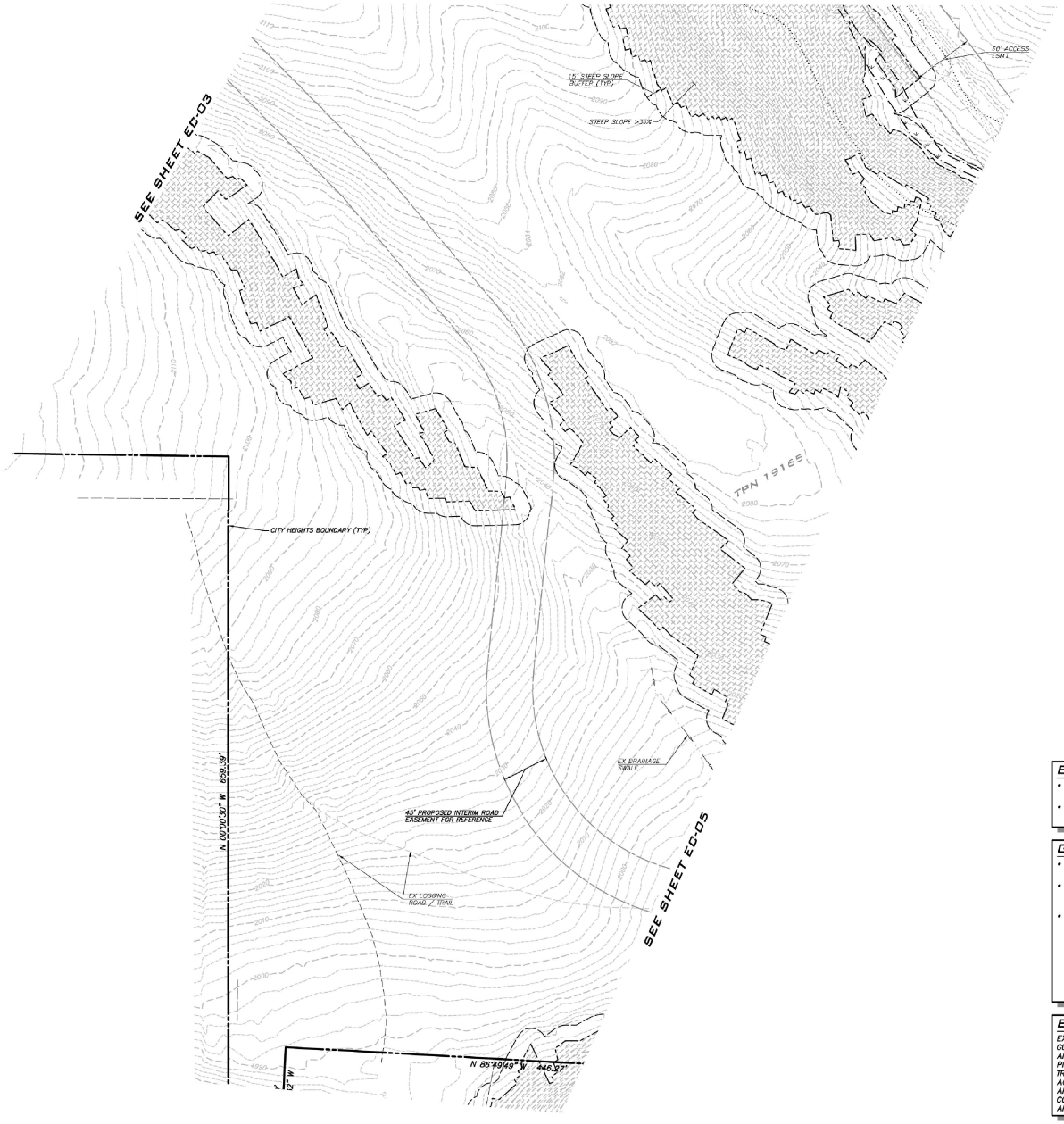
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



N

SCALE: 1" = 50'
0 25 50 100

HATCH LEGEND

- GRAVEL
- ≥35% SLOPE

BASE MAP NOTES

- BASE MAP INFO – UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.
- LIMITS OF STREAMS, WETLANDS AND THEIR ASSOCIATED BUFFERS SHOWN PER INFO PROVIDED BY SEWALL WETLAND CONSULTING, INC.

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRADING SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
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  - 15' SETBACK FROM TOE OF SLOPES EXCEEDING 40% AND TALLER THAN 15' FOR RESIDENTIAL BUILDING CONSTRUCTION (NO CLEARING AND GRADING IN SETBACK). NOTE THAT ROADWAYS AND OTHER INFRASTRUCTURE IMPROVEMENTS CAN ENCROACH INTO THE TOES OF SLOPES EXCEEDING 35%

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.

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	REVISED PER CITY COMMENT
1	02/03/23	ACL	

EX. B-97

EXISTING CONDITIONS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47005 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349
SHEET NAME: EC-04
SHT 8 OF 32

24x36
Feb 03, 2023 – 3:51pm – User dance
E:\Projects\19-349 Cindy\Plan Set\Montgomery\19349mp-EC.dwg

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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

N

SCALE: 1" = 50'
0 25 50 100

HATCH LEGEND

- GRAVEL
- ≥35% SLOPE

BASE MAP NOTES

- BASE MAP INFO – UNLESS OTHERWISE NOTED, BASE MAP INFO SHOWN IS PER FILES PROVIDED BY ENCOMPASS ENGINEERING AND SURVEYING.
- LIMITS OF STREAMS, WETLANDS AND THEIR ASSOCIATED BUFFERS SHOWN PER INFO PROVIDED BY SEWALL WETLAND CONSULTING, INC.

GEOTECHNICAL NOTES

- LIMITS OF EXISTING SLOPES EXCEEDING 35% WITH HEIGHTS EXCEEDING 10' HAVE BEEN SHOWN FOR REFERENCE.
- PER APPENDIX G OF THE DA NO CLEARING OR GRADING SHALL OCCUR WITHIN 25' FROM THE TOP OF SLOPES EXCEEDING 35% UNLESS OTHERWISE RECOMMENDED BY THE PROJECT GEOTECH AND APPROVED BY THE CITY.
- REFER TO THE JUNE 9, 2020 GEOTECHNICAL REPORT FOR CITY HEIGHTS PREPARED BY TERRA ASSOCIATES INC. FOR DETAILS RELATED TO:
  - REDUCED SETBACKS FROM TOP OF SLOPES EXCEEDING 35% FROM 25' TO 15' (NO CLEARING AND GRADING IN SETBACK).
  - 15' SETBACK FROM TOE OF SLOPES EXCEEDING 40% AND TALLER THAN 15' FOR RESIDENTIAL BUILDING CONSTRUCTION (NO CLEARING AND GRADING IN SETBACK). NOTE THAT ROADWAYS AND OTHER INFRASTRUCTURE IMPROVEMENTS CAN ENCROACH INTO THE TOES OF SLOPES EXCEEDING 35%

EXISTING UTILITY NOTE

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PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANGE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B-98

EXISTING CONDITIONS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 47005 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: EC-05
SHT 9 OF 32

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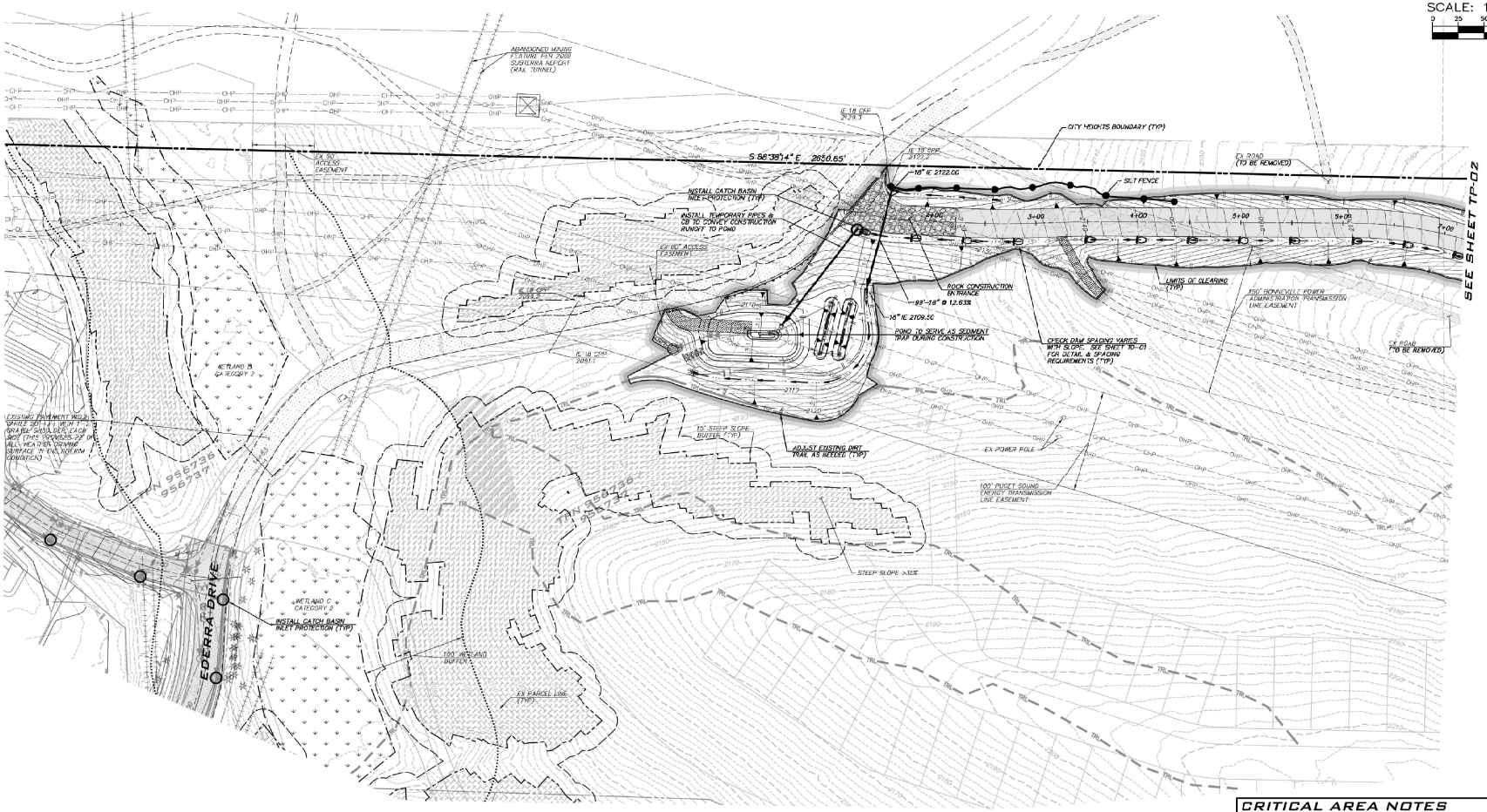
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE
- CLEARED AREA
- LIMITS OF CLEARING
- INTERIM CATCH BASIN PROTECTION (GRAVEL)
- INTERIM CATCH BASIN PROTECTION (INSERT)
- RIPRAP PAD
- ROCK CHECK DAM
- STRAW BALE
- OVERFLOW STRUCTURE
- TEMPORARY CB, TYPE I
- TEMPORARY CB, TYPE II
- PIPE FLOW
- TEMPORARY STAND PIPE
- TRIANGULAR SILT DIKE

GRADING NOTES

- MAX GRADE FOR SLOPES IS 2:1 UNLESS OTHERWISE RECOMMENDED BY GEOTECH.
- FILL SLOPES TO BE KEYED IN PER GEOTECHNICAL RECOMMENDATIONS
- INTERIM SLOPES AND DISTURBED AREAS TO BE HYDRO-SEEDED.
- SLOPES OF 3:1 ARE INTENTIONALLY DEPICTED IN SOME AREAS AND ARE NEEDED TO AVOID INSTALLATION OF GUARDRAIL.

APPROX GRADING QUANTITIES

CUT 33,800 CY
FILL 17,500 CY
NET 16,300 CY (CUT)

NOTE:
QUANTITIES ARE APPROXIMATE AND WERE CALCULATED AS THE DIFFERENCE BETWEEN EXISTING GRADE AND PROPOSED GRADE. IMPACTS OF OTHER FACTORS SUCH AS SUBGRADE, PAVING MATERIALS, PIPE BACKFILL, ETC TO BE CONSIDERED BY CONTRACTOR.

CRITICAL AREA NOTES

- LIMITS OF STREAM OR WETLAND BUFFERS TO BE DELINEATED WITH FLAGGING, FENCING OR SIMILAR IF LOCATED WITHIN 25' OF LIMITS OF DISTURBANCE.
- IN THE EVENT THAT WORK INSIDE THE CRITICAL AREA BUFFERS IS APPROVED, LIMITS OF DISTURBANCE SHALL BE MARKED AND THE LIMITS OF CRITICAL AREA BUFFER FLAGGED.

TESC NOTE

SEE SHEET TD-01 FOR NOTES AND DETAILS

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES.

EXISTING UTILITY NOTE

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ VUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B-99

TESC & GRADING PLAN
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 47955 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: TP-01
SHT 10 OF 32

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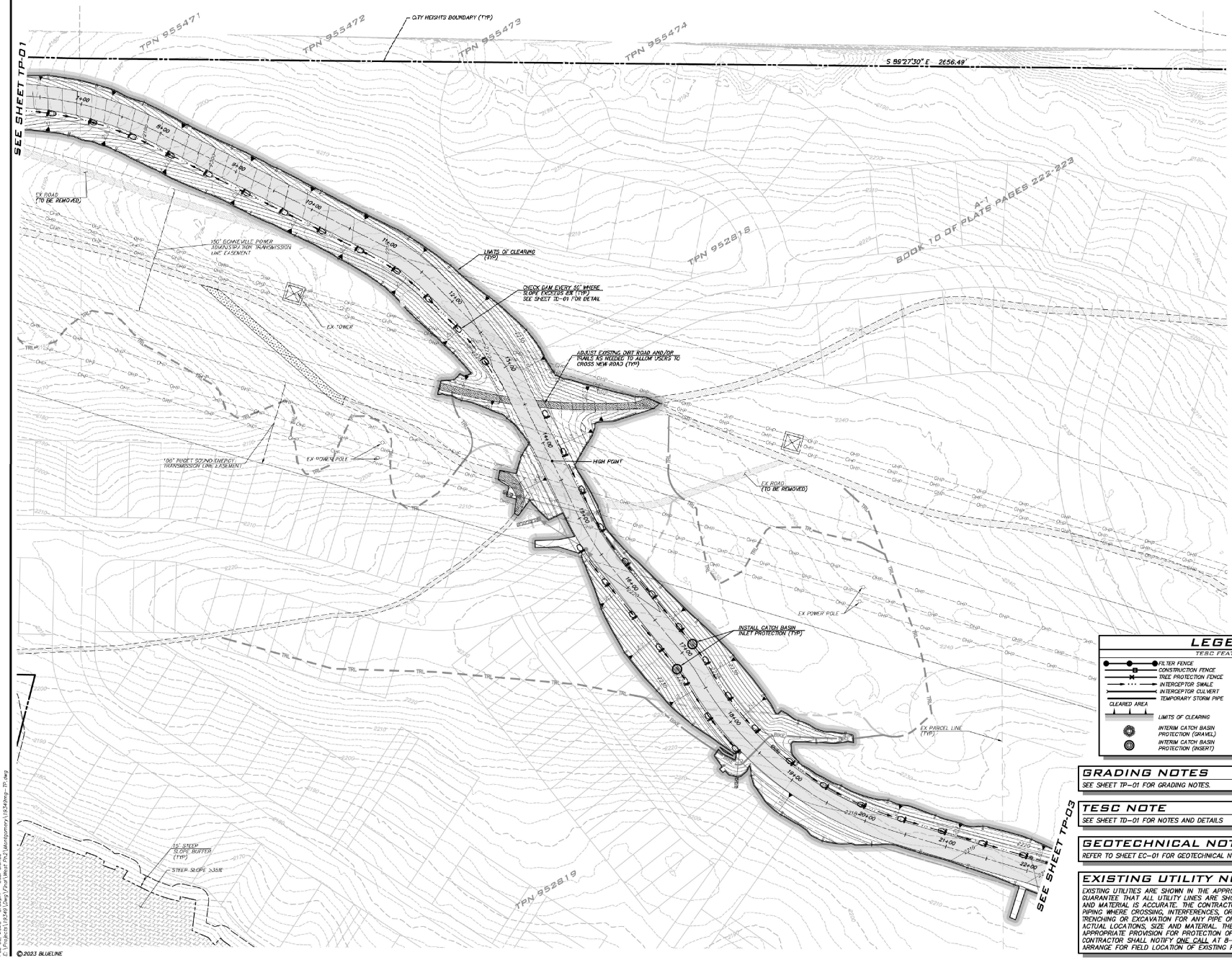
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
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- TEMPORARY STAND PIPE
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GRADING NOTES

SEE SHEET TP-01 FOR GRADING NOTES.

TESC NOTE

SEE SHEET TD-01 FOR NOTES AND DETAILS

GEOTECHNICAL NOTE

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BLUELINE
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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

NO	DATE	BY	REVISIONS
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 100

TESC & GRADING PLAN
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47855 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: TP-02
SHT 11 OF 32

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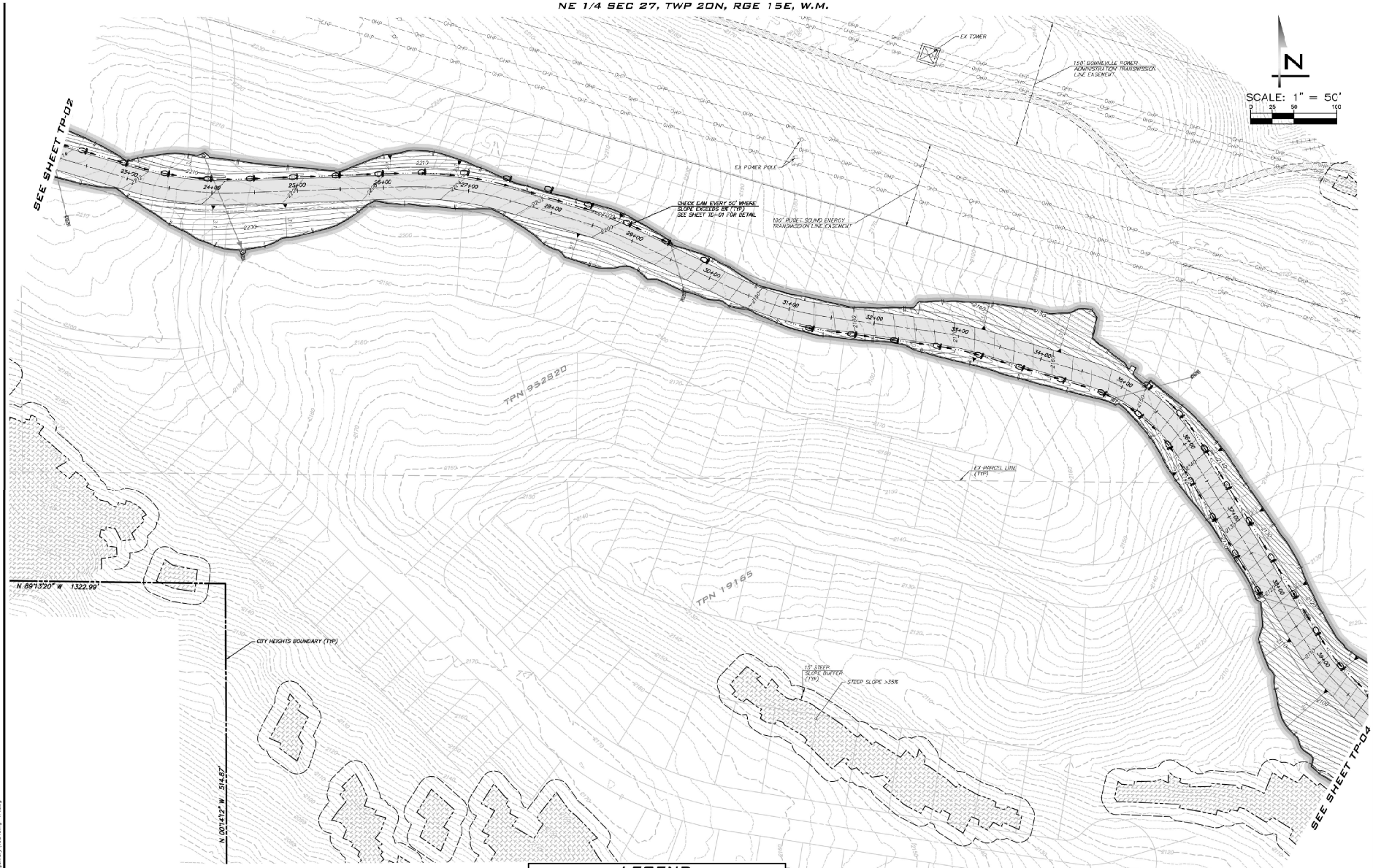

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE
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- TEMPORARY CB, TYPE II
- PIPE FLOW
- TEMPORARY STAND PIPE
- TRIANGULAR SILT DIKE

GRADING NOTES

SEE SHEET TP-01 FOR GRADING NOTES.

TESC NOTE

SEE SHEET TD-01 FOR NOTES AND DETAILS

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES.

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ RUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 101

TESC & GRADING PLAN

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 47355 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349

SHEET NAME: TP-03

SHT 12 OF 32

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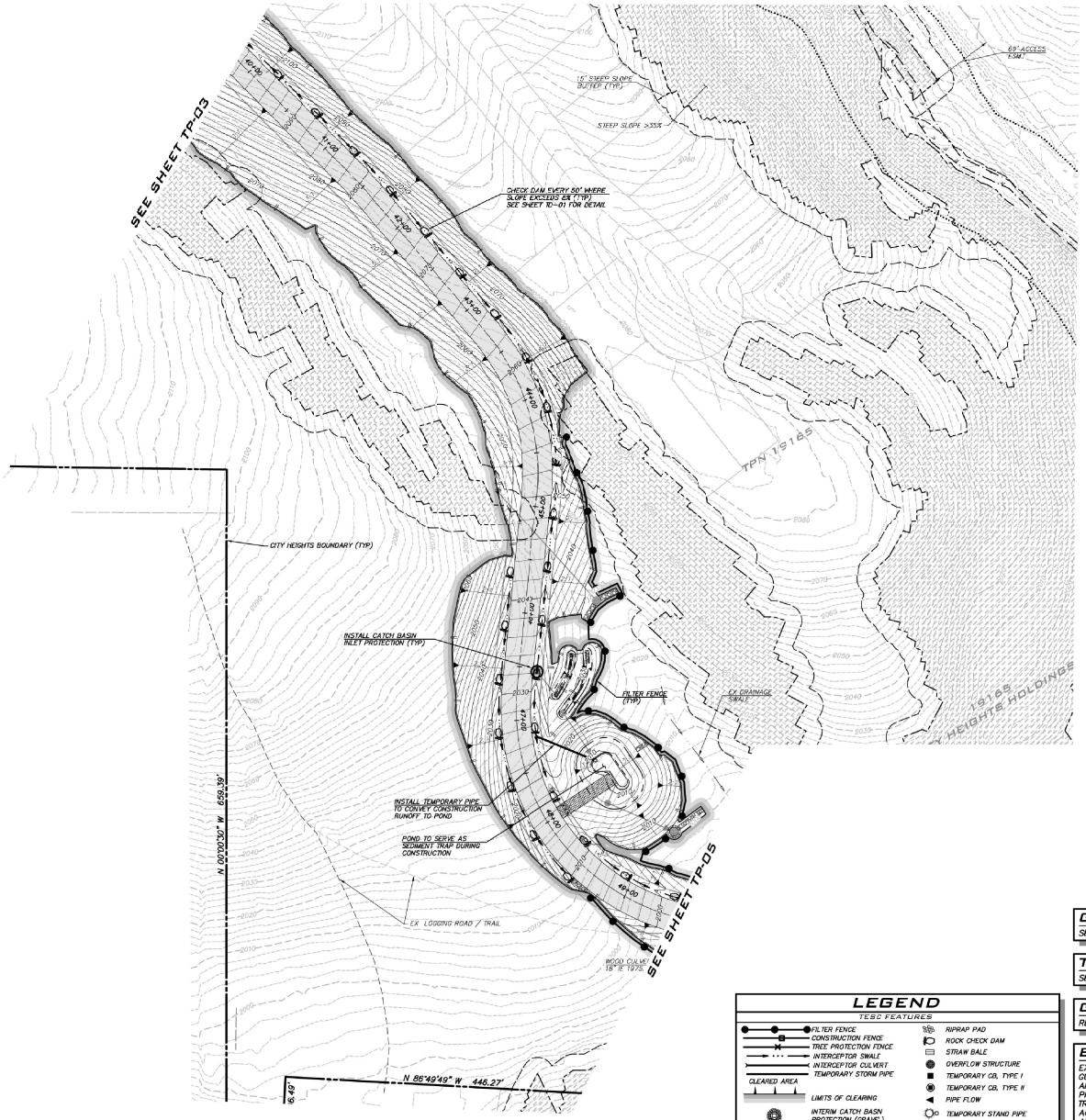

N

SCALE: 1" = 50'
0 25 50 100

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
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- INTERIM CATCH BASIN PROTECTION (INSERT)
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- STRAW BALE
- OVERFLOW STRUCTURE
- TEMPORARY CB, TYPE I
- TEMPORARY CB, TYPE II
- PIPE FLOW
- TEMPORARY STAND PIPE
- TRIANGULAR SILT DIKE

GRADING NOTES

SEE SHEET TP-01 FOR GRADING NOTES.

TESC NOTE

SEE SHEET TD-01 FOR NOTES AND DETAILS

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES.

EXISTING UTILITY NOTE

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 102

TESC & GRADING PLAN
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 37935 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: TP-04
SHT 13 OF 32

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Feb 03, 2023 – 3:32pm – User aarona
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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

SCALE: 1" = 50'

LEGEND

TESC FEATURES

- FILTER FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE
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- TRIANGULAR SILT DIKE

WALL NOTES

- BLOCK WALLS TO BE INSTALLED PER DETAILS PROVIDED BY TERRA ASSOCIATES, INC. REFER TO DETAILS ON SHEET DT-01.
- DISCHARGE WALL FOOTING DRAINS TO 3'x3'x1' THICK ROCK PAD
- INSTALL FALL PROTECTION FENCING ALONG WALLS GREATER THAN 30" EXPOSED HEIGHT. TEMPORARY FENCING MAY BE USED DURING CONSTRUCTION.
- TEMPORARY FENCING TO BE 4' TALL CHAINLINK FENCE OR POLYETHYLENE LAMINAR SAFETY FENCE OR EQUIVALENT.
- PERMANENT FENCING TO BE 4' MINIMUM HEIGHT BLACK VINYL COATED CHAINLINK FENCE PER WSDOT STD PLAN L-20.10-02 (TYPE 4) OR APPROVED EQUAL.

GRADING NOTES

SEE SHEET TP-01 FOR GRADING NOTES.

TESC NOTE

SEE SHEET TD-01 FOR NOTES AND DETAILS

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES.

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 103

TESC & GRADING PLAN
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47005 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: TP-05
SHT 14 OF 32

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Feb 03, 2023 - 4:04pm - User aarona
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NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

TESC NOTES

- APPROVAL OF THIS ESC PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- 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.
- CONSTRUCT THE ESC 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.
- THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC 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.
- THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONALITY.
- INSPECT AND MAINTAIN THE ESC 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).
- 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 60 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.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCE

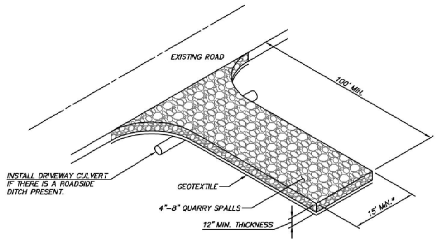
1. HOLD THE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED. INSTALL FLOW CONTROL BMP AREA PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT 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 OLE 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.

WET SEASON SPECIAL PROVISIONS

- THE ALLOWED TIME THAT A DISTURBED AREA MAY REMAIN UNWORKED WITHOUT COVER MEASURES IS REDUCED TO TWO CONSECUTIVE WORKING DAYS, RATHER THAN SEVEN.
- STOCKPILES AND STEEP CUT AND FILL SLOPES ARE TO BE PROTECTED IF UNWORKED FOR MORE THAN 12 HOURS.
- COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE.
- ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.
- MULCH IS REQUIRED TO PROTECT ALL SEEDED AREAS.
- FIFTY LINEAR FEET OF SILT FENCE (AND THE NECESSARY STAKES) PER ACRE OF DISTURBANCE MUST BE STOCKPILED ON SITE.
- CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE-GRAINED SOIL.
- SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- PHASING AND MORE CONSERVATIVE BMPS MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS.
- ANY RUNOFF GENERATED BY DEWATERING MAY BE REQUIRED TO DISCHARGE TO THE SANITARY SEWER (WITH APPROPRIATE DISCHARGE AUTHORIZATION), PORTABLE SAND FILTER SYSTEMS, OR HOLDING TANKS.
  AS 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) (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. WASTE WATER 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 STDANDADRDS MAY BE TREATED BY DOE BMP'S 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. MANUFACTURERS' 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.

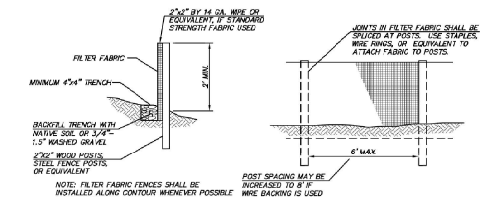


DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

STABILIZED CONSTRUCTION ENTRANCE

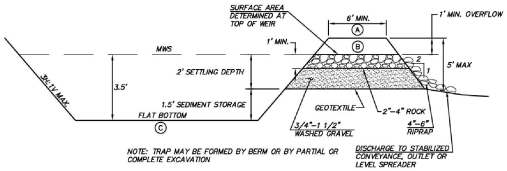
(NOT TO SCALE)



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

SILT FENCE

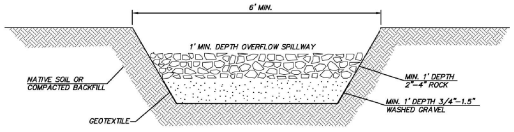
(NOT TO SCALE)



NOTE: TRAP MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION

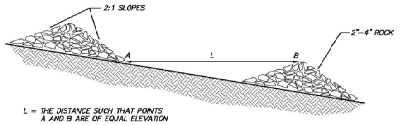
TEMPORARY SEDIMENT TRAP

(NOT TO SCALE)

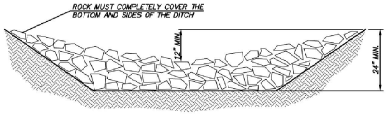


SEDIMENT TRAP OUTLET

(NOT TO SCALE)

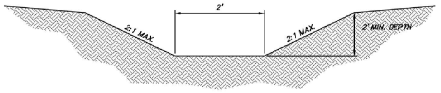


L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



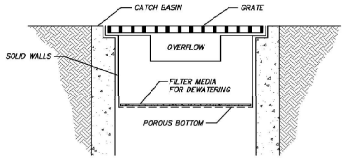
ROCK CHECK DAM

(NOT TO SCALE)



INTERCEPTOR TRENCH

(NOT TO SCALE)



NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

CATCH BASIN INSERT

(NOT TO SCALE)

EXISTING UTILITY NOTE

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PROJECT ENGINEER: DENÉ VUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/9/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 104

TESC DETAILS

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS, STATE OF WASHINGTON, 43925, REGISTERED PROFESSIONAL ENGINEER

2/9/23

JOB NUMBER: 19-349
SHEET NAME: TD-01
SHT 15 OF 32

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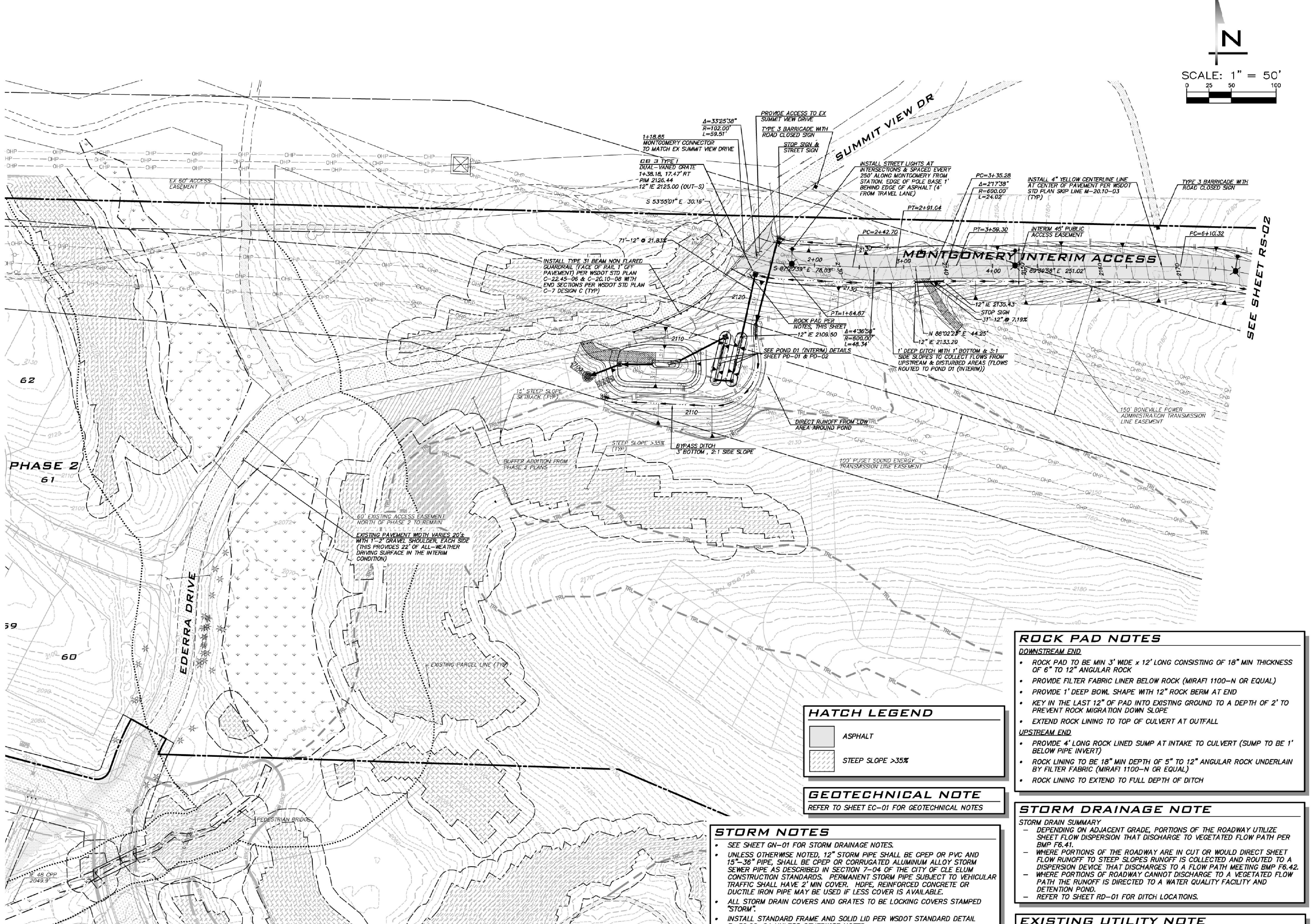

HATCH LEGEND

[hatch]	ASPHALT
[hatch]	STEEP SLOPE >35%

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES

ROCK PAD NOTES

DOWNSTREAM END

- ROCK PAD TO BE MIN 3' WIDE x 12' LONG CONSISTING OF 18" MIN THICKNESS OF 6" TO 12" ANGULAR ROCK
- PROVIDE FILTER FABRIC LINER BELOW ROCK (MIRAFI 1100-N OR EQUAL)
- PROVIDE 1' DEEP BOWL SHAPE WITH 12" ROCK BERM AT END
- KEY IN THE LAST 12" OF PAD INTO EXISTING GROUND TO A DEPTH OF 2' TO PREVENT ROCK MIGRATION DOWN SLOPE
- EXTEND ROCK LINING TO TOP OF CULVERT AT OUTFALL

UPSTREAM END

- PROVIDE 4' LONG ROCK LINED SUMP AT INTAKE TO CULVERT (SUMP TO BE 1' BELOW PIPE INVERT)
- ROCK LINING TO BE 18" MIN DEPTH OF 5" TO 12" ANGULAR ROCK UNDERLAIN BY FILTER FABRIC (MIRAFI 1100-N OR EQUAL)
- ROCK LINING TO EXTEND TO FULL DEPTH OF DITCH

STORM NOTES

- SEE SHEET GN-01 FOR STORM DRAINAGE NOTES.
- UNLESS OTHERWISE NOTED, 12" STORM PIPE SHALL BE CPEP OR PVC AND 15"-36" PIPE, SHALL BE CPEP OR CORRUGATED ALUMINUM ALLOY STORM SEWER PIPE AS DESCRIBED IN SECTION 7-04 OF THE CITY OF CLE ELUM CONSTRUCTION STANDARDS. PERMANENT STORM PIPE SUBJECT TO VEHICULAR TRAFFIC SHALL HAVE 2' MIN COVER. HDPE, REINFORCED CONCRETE OR DUCTILE IRON PIPE MAY BE USED IF LESS COVER IS AVAILABLE.
- ALL STORM DRAIN COVERS AND GRATES TO BE LOCKING COVERS STAMPED "STORM".
- INSTALL STANDARD FRAME AND SOLID LID PER WSDOT STANDARD DETAIL B-30.20-04 UNLESS OTHERWISE NOTED.
- TYPE I CBS TO BE PER WSDOT STANDARD DETAIL B-5.20-03. TYPE II CBS TO BE PER WSDOT STANDARD DETAIL B-10.20-02.
- PROVIDE SLEEVES WHERE STORM PIPE CROSSES BENEATH WALLS.
- INSTALL DEBRIS BARRIER RACK ON PIPES COLLECTING OR DISCHARGING TO SWALES.
- SOME STORM SYSTEM ELEMENTS ARE INTERIM AND WILL BE REPLACED WITH PERMANENT FEATURES WHEN ULTIMATE BUILD OUT OF DEVELOPMENT AREA OCCURS IN THE FUTURE.

STORM DRAINAGE NOTE

STORM DRAIN SUMMARY

- DEPENDING ON ADJACENT GRADE, PORTIONS OF THE ROADWAY UTILIZE SHEET FLOW DISPERSION THAT DISCHARGE TO VEGETATED FLOW PATH PER BMP F6.41.
- WHERE PORTIONS OF THE ROADWAY ARE IN CUT OR WOULD DIRECT SHEET FLOW RUNOFF TO STEEP SLOPES RUNOFF IS COLLECTED AND ROUTED TO A DISPERSION DEVICE THAT DISCHARGES TO A FLOW PATH MEETING BMP F6.42.
- WHERE PORTIONS OF ROADWAY CANNOT DISCHARGE TO A VEGETATED FLOW PATH THE RUNOFF IS DIRECTED TO A WATER QUALITY FACILITY AND DETENTION POND.
- REFER TO SHEET RD-01 FOR DITCH LOCATIONS.

EXISTING UTILITY NOTE

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PROJECT ENGINEER: DENÉ KUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

NO	DATE	BY	REVISIONS
1	02/03/23	ACL	REVISED PER CITY COMMENT

ROAD & STORM PLANS

CITY HEIGHTS

MONTGOMERY INTERIM ACCESS

CITY OF CLE ELUM — WASHINGTON

[Seal: BRETT K. PUDIST, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER]
2/3/23

JOB NUMBER: 19-349
SHEET NAME: RS-01
SHT 16 OF 32

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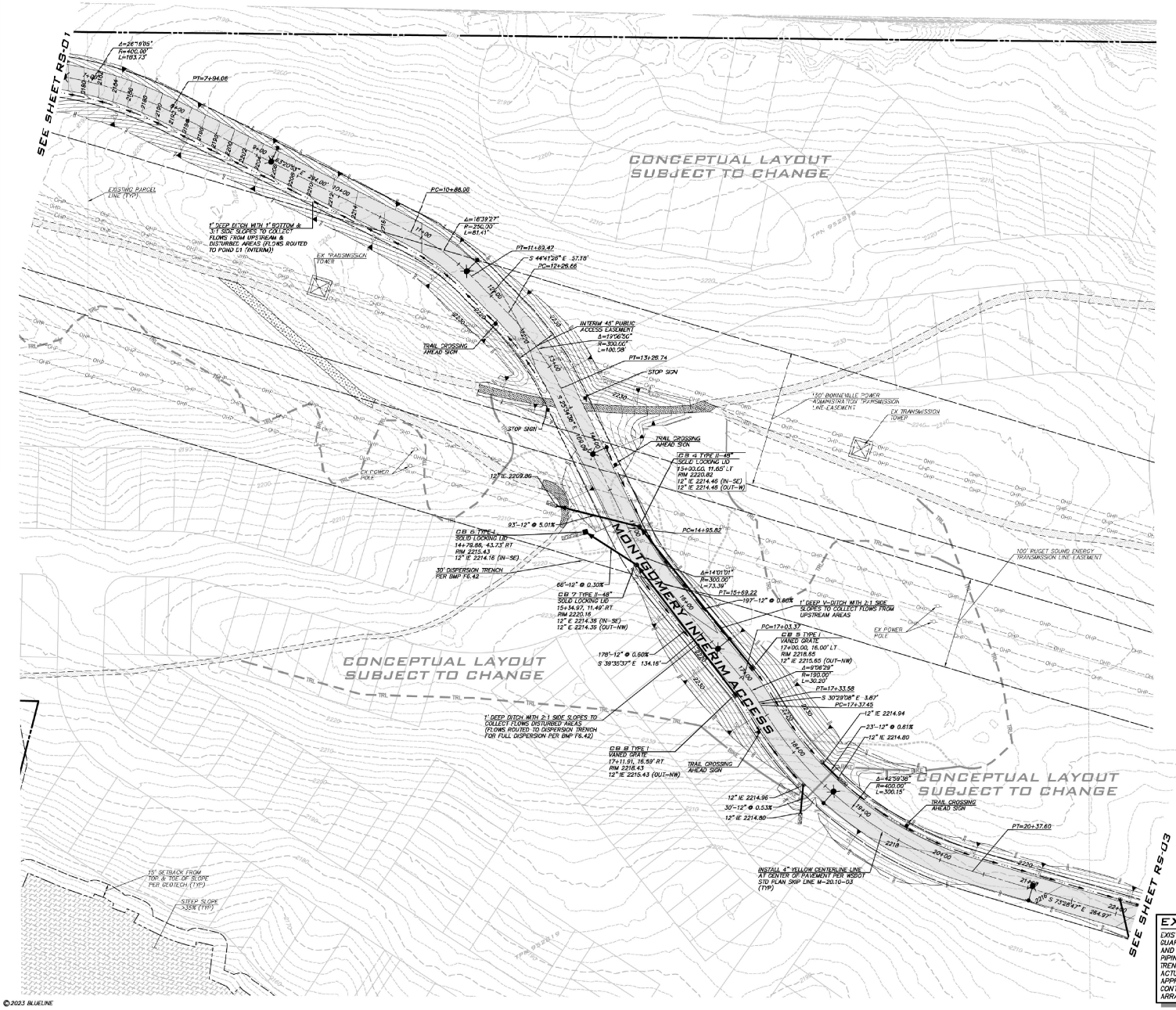

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SCALE: 1" = 50'
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HATCH LEGEND

- ASPHALT
- STEEP SLOPE >35%

GEOTECHNICAL NOTE

REFER TO SHEET EC-01 FOR GEOTECHNICAL NOTES

NOTE

REFER TO SHEET RS-01 FOR
- STORM DRAIN NOTES
- ROCK PAD NOTES
- STORM DRAIN SUMMARY

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

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EX. B - 106

ROAD & STORM PLANS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 47855 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: RS-02
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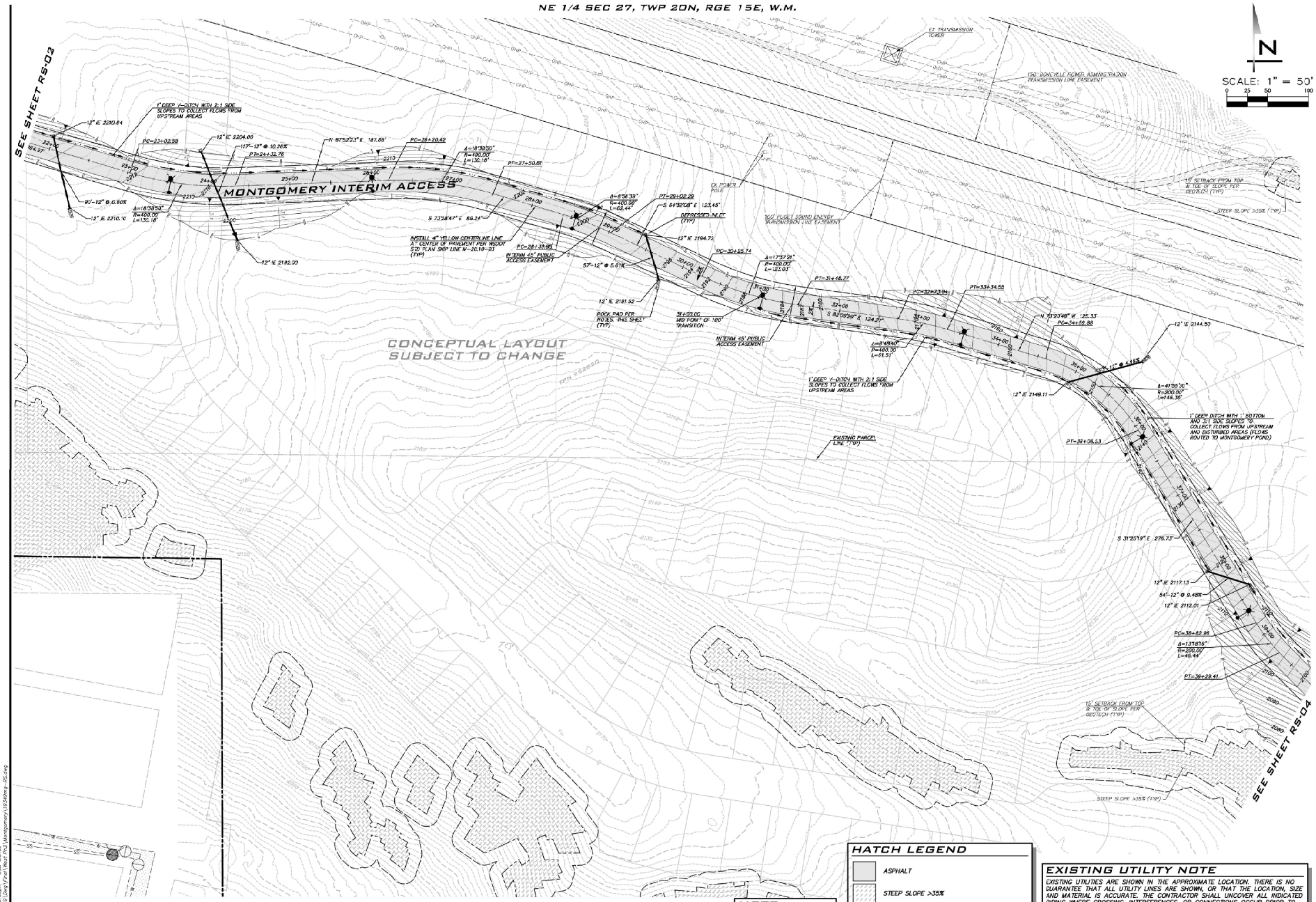

HATCH LEGEND

- ASPHALT
- STEEP SLOPE >35%

NOTE

REFER TO SHEET RS-01 FOR
- STORM DRAIN NOTES
- ROCK PAD NOTES
- STORM DRAIN SUMMARY

GEOTECHNICAL NOTE

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ROAD & STORM PLANS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

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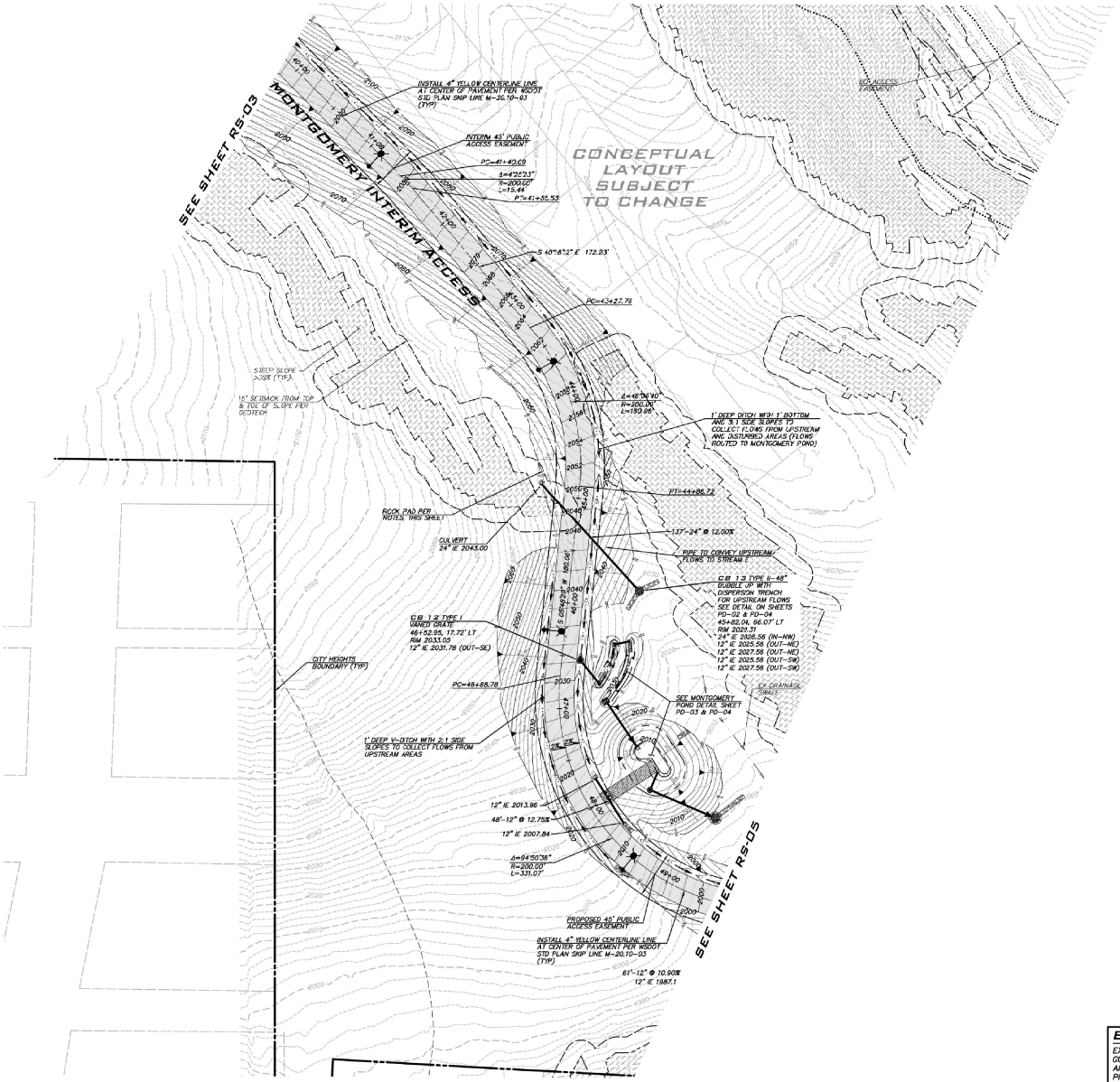

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NOTE

REFER TO SHEET RS-01 FOR
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- ROCK PAD NOTES
- STORM DRAIN SUMMARY

HATCH LEGEND

ASPHALT

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PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

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EX. B - 108

ROAD & STORM PLANS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47005 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349
SHEET NAME: RS-04
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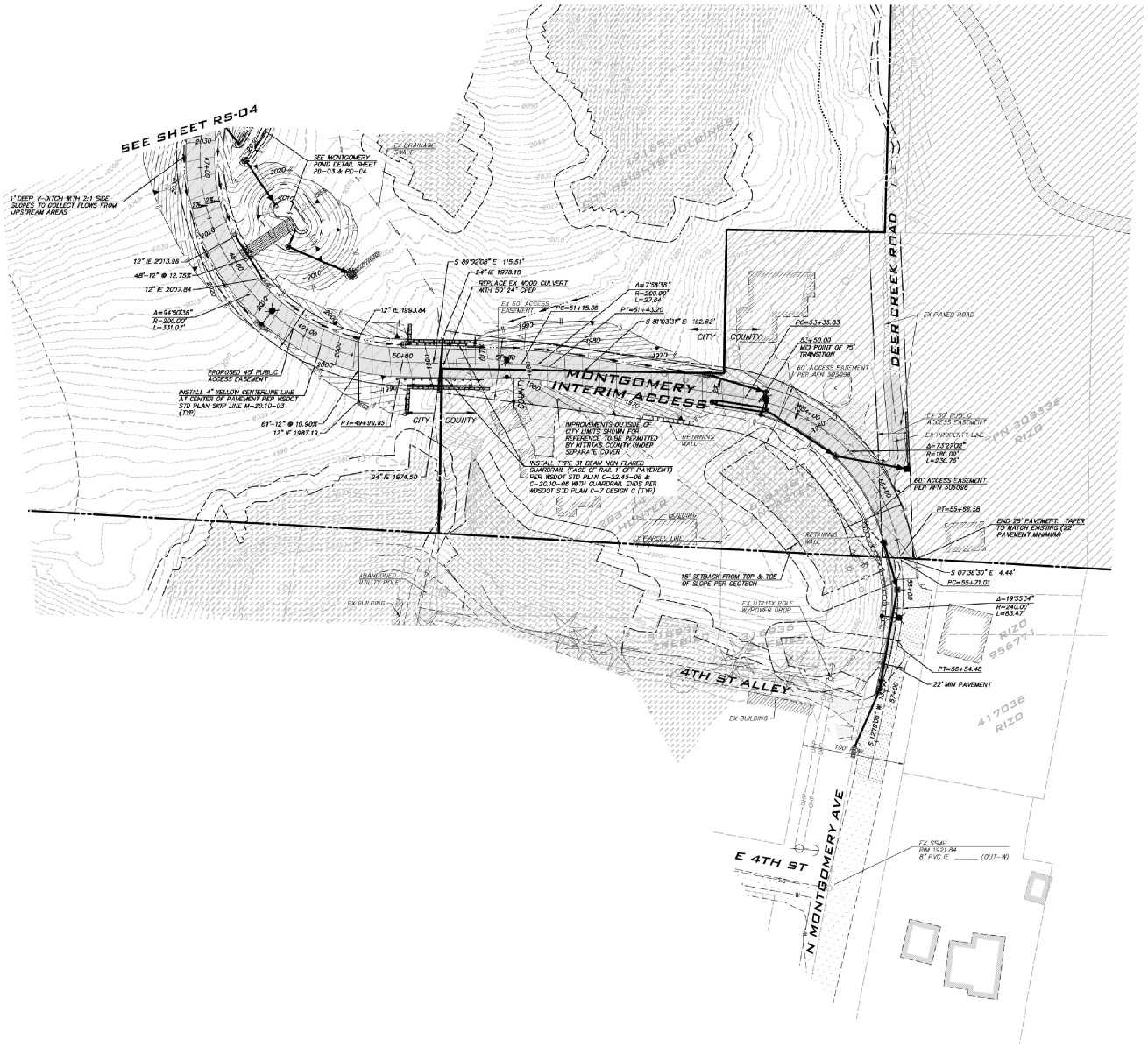

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SCALE: 1" = 50'

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- STORM DRAIN SUMMARY

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DESIGNER: AARON LANCE

ISSUE DATE: 2/3/2023

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ROAD & STORM PLANS

CITY HEIGHTS

MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

EX. B - 109

BRETT K. PUDISTS STATE OF WASHINGTON 47005 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349

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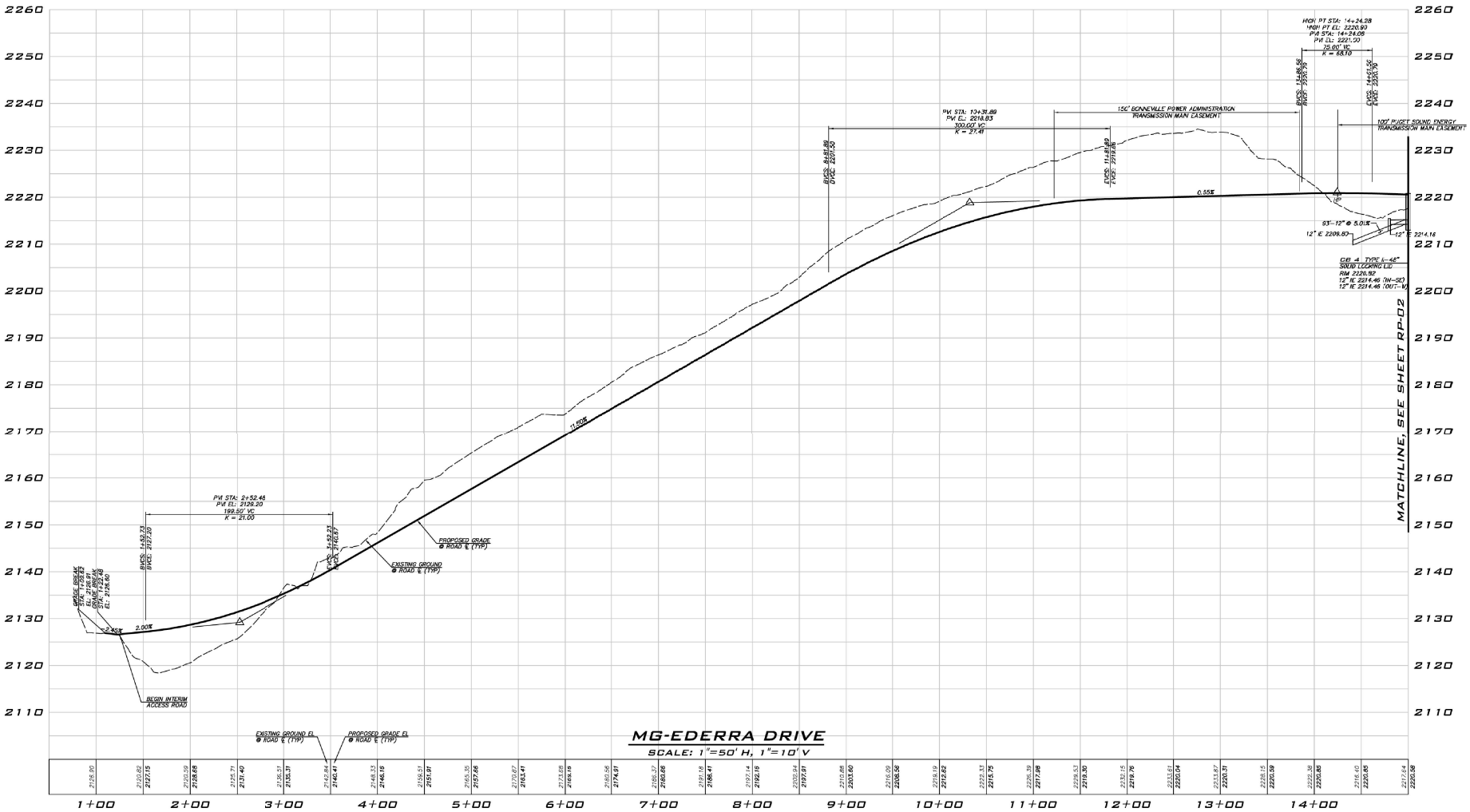
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



ROAD NOTES

- DESIGN SPEED 25 MPH
- 12% MAX GRADE (ALLOWED FOR SHORT STRETCHES OF ROAD LESS THAN 1,000 FEET IN LENGTH).

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.

BLUELINE
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
P: 425.318.4021 F: 425.213.1052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	REVISED PER CITY COMMENT
1	02/03/23	ACL	

EX. B - 110

ROAD & STORM PROFILES

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 45555 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349
SHEET NAME: RP-01
SHT 21 OF 32

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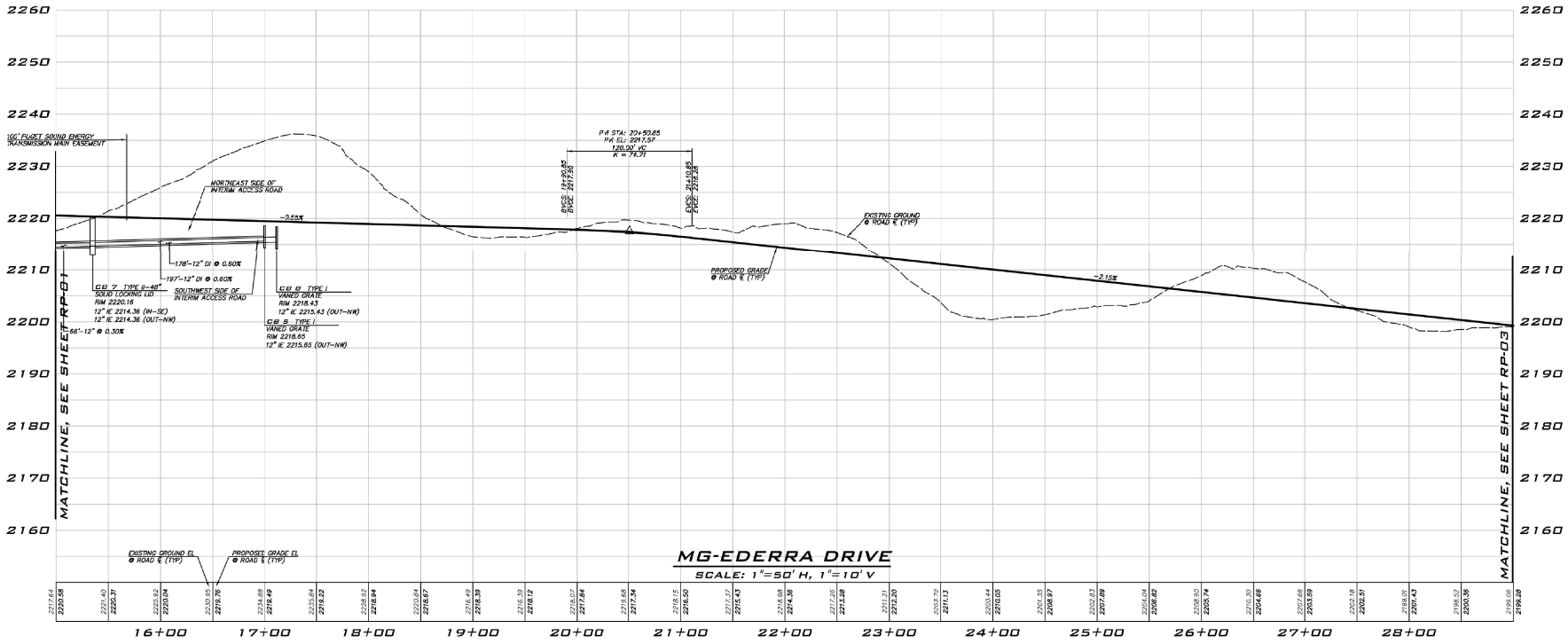

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SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 111

ROAD & STORM PROFILES

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47855 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349
SHEET NAME: RP-02
SHT 22 OF 32

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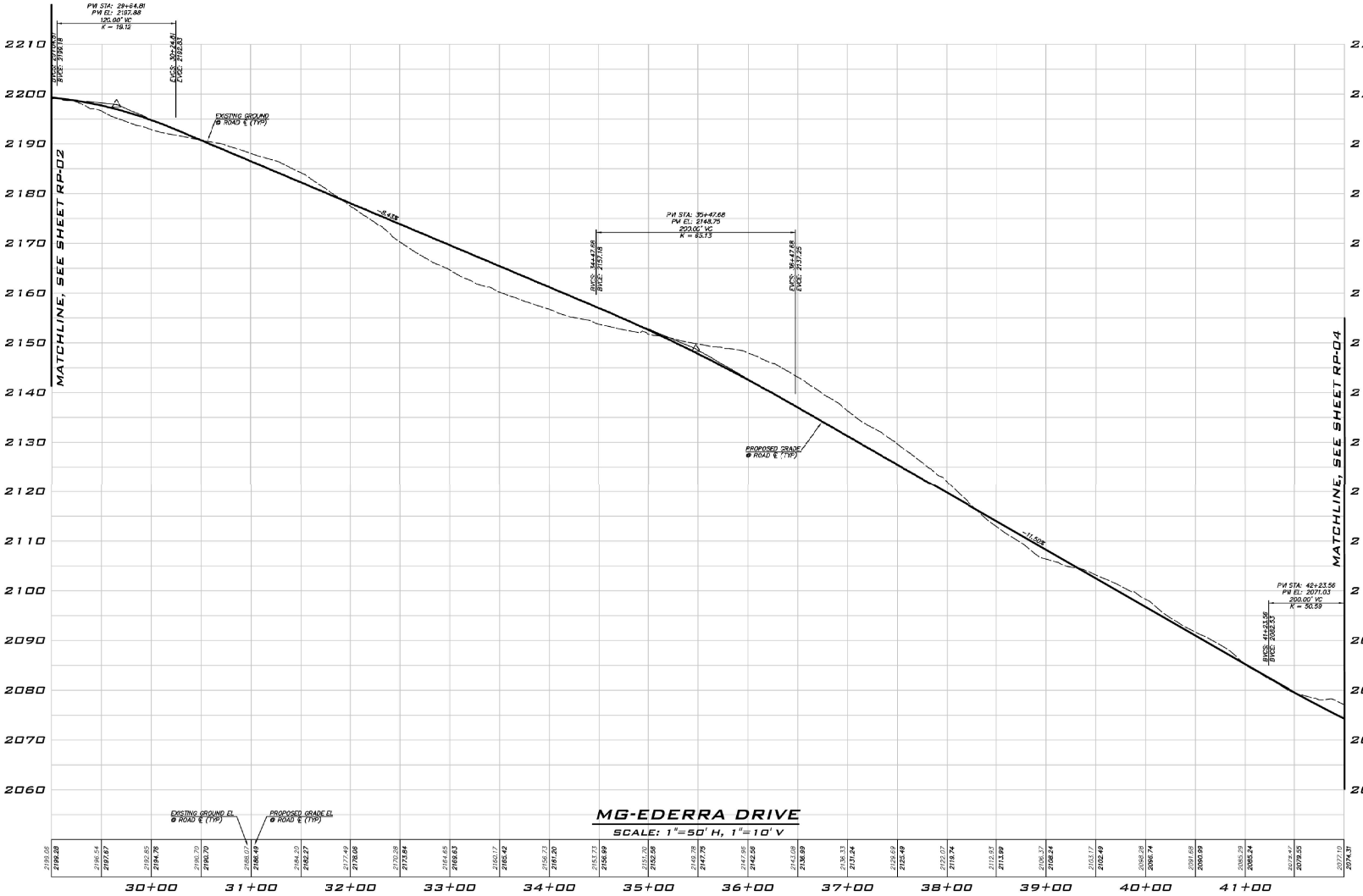

MG-EDERRA DRIVE

SCALE: 1"=50' H, 1"=10' V

ROAD NOTES

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PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

NO	DATE	BY	REVISIONS
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 112

ROAD & STORM PROFILES

CITY HEIGHTS

MONTGOMERY INTERIM ACCESS

CITY OF GLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 45555 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349

SHEET NAME: RP-03

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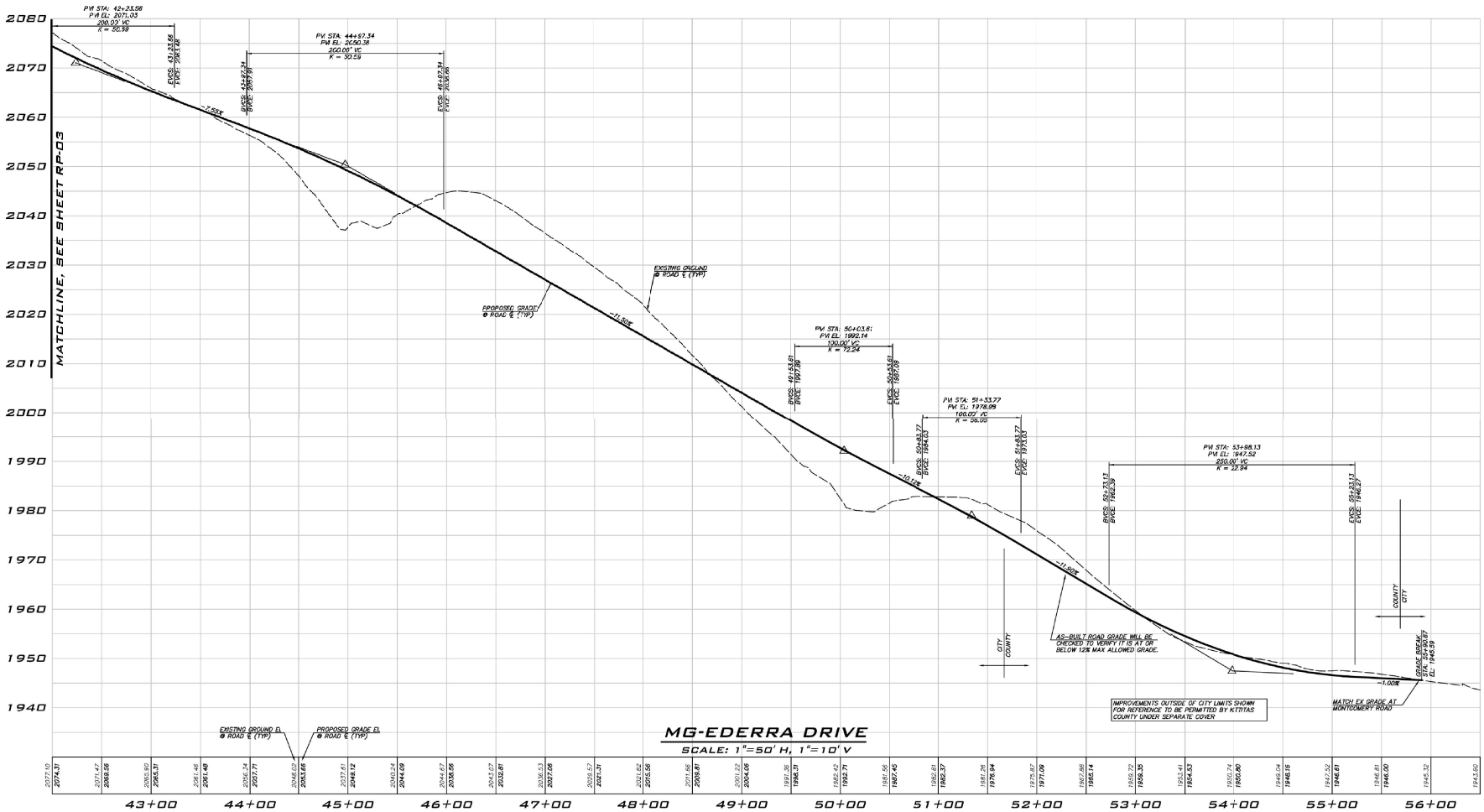

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PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	REVISED PER CITY COMMENT
1	02/03/23	ACL	

EX. B - 113

ROAD & STORM PROFILES

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 45955 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349
SHEET NAME: RP-04
SHT 24 OF 32

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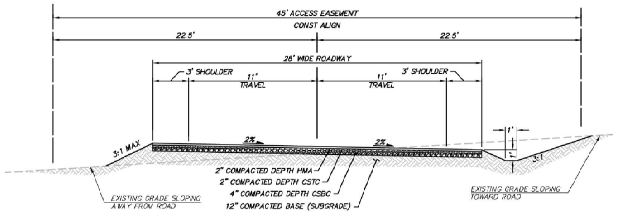
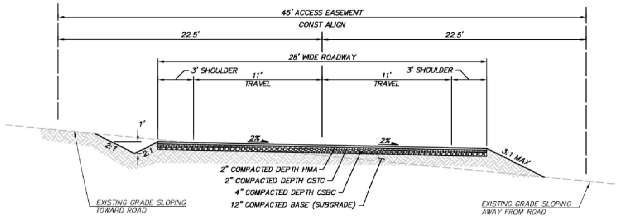


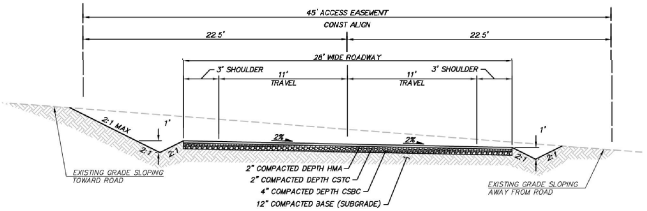
MONTGOMERY INTERIM ACCESS
STA 1+25 TO 13+50

NOT TO SCALE



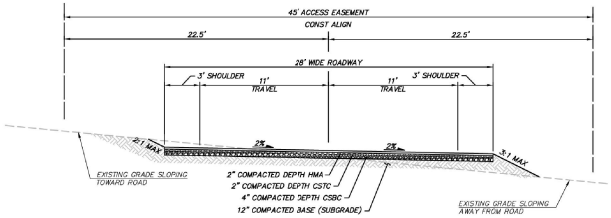
MONTGOMERY INTERIM ACCESS
STA 13+50 TO 15+50 & 18+50 TO 29+50

NOT TO SCALE



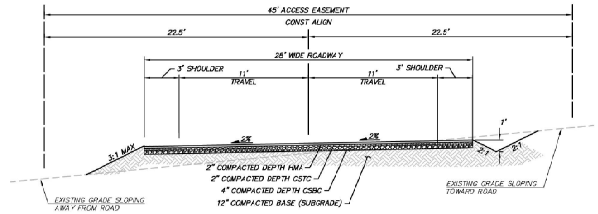
MONTGOMERY INTERIM ACCESS
15+50 TO 18+50

NOT TO SCALE



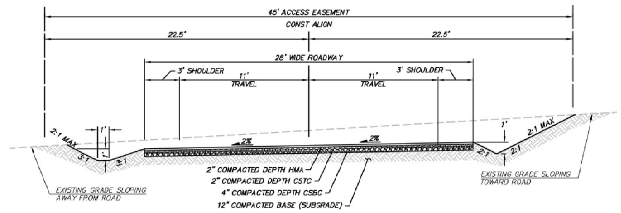
MONTGOMERY INTERIM ACCESS
29+50 TO 31+00

NOT TO SCALE



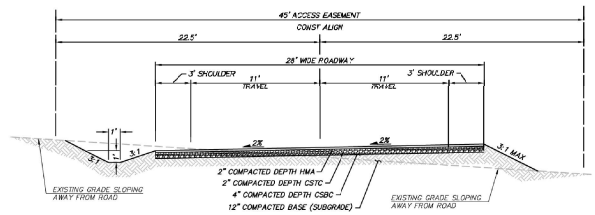
MONTGOMERY INTERIM ACCESS
STA 31+00 TO 35+00

NOT TO SCALE



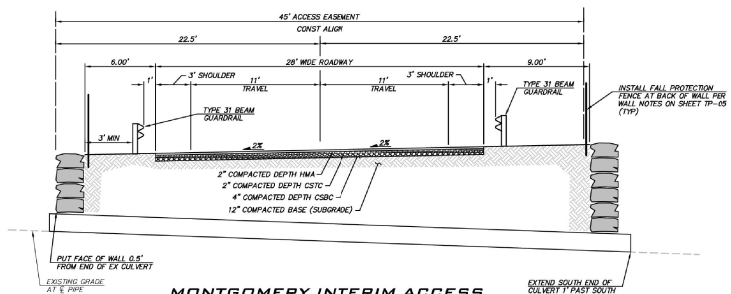
MONTGOMERY INTERIM ACCESS
STA 35+00 TO 38+00 & 45+50 TO 48+50

NOT TO SCALE



MONTGOMERY INTERIM ACCESS
STA 38+00 TO 45+50, 48+50 TO 49+50 & 51+25 TO MONTGOMERY AVE

NOT TO SCALE



MONTGOMERY INTERIM ACCESS
AT STREAM CROSSING

NOT TO SCALE

DITCH NOTE:
DITCHES OVER 5% LONGITUDINAL SLOPE SHALL BE ROCK- LINED. DITCHES 5% OR LESS MAY BE GRASS-LINED.

ROAD SECTION NOTES

- DEPTHS ARE MINIMUM COMPACTED DEPTHS
- SUBGRADE TO BE PREPARED PER GOETECH RECOMMMENDATIONS

EXISTING UTILITY NOTE

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PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÊ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 114

ROAD & STORM DETAILS

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON
BRETT K. PUDISTS
43925
REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: RD-01
SHT 25 OF 32

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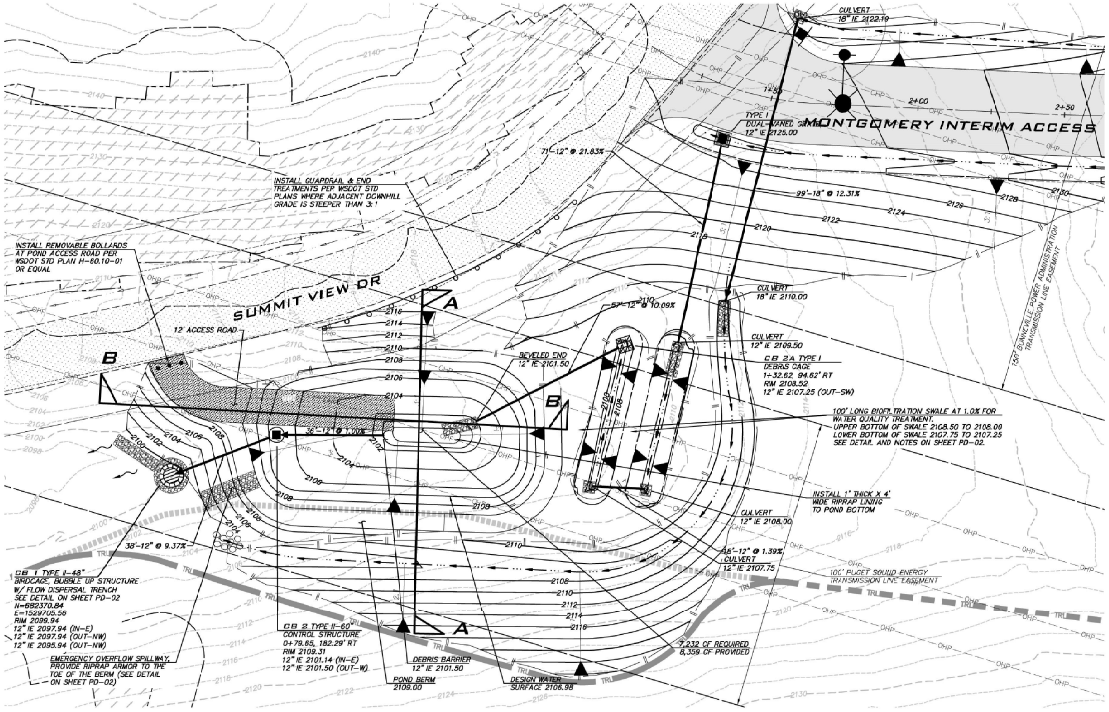


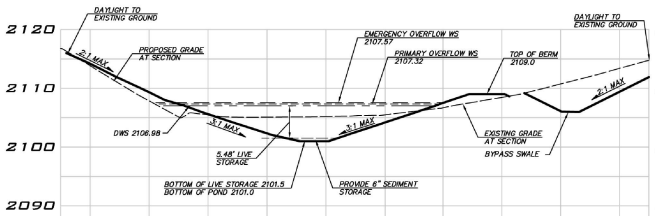
POND D1 (INTERIM) DETAIL

SCALE: 1" = 20'

N

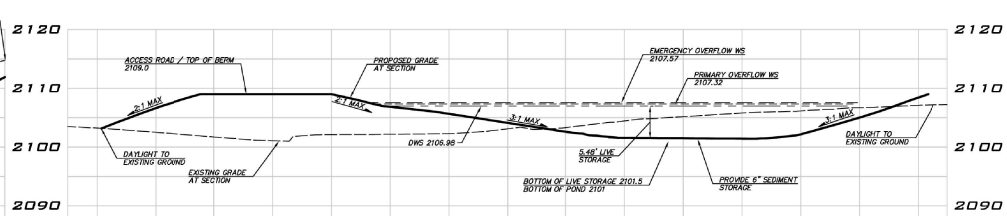
SCALE: 1" = 20'

0 10 20 40



POND D1 (INTERIM) SECTION A-A

SCALE: 1"=10' H, 1"=10' V



POND D1 (INTERIM) SECTION B-B

SCALE: 1"=10' H, 1"=10' V

POND WATER SURFACE INFO

DESIGN WATER SURFACE: TYPICAL WATER SURFACE WHEN POND IS FUNCTIONING PROPERLY UP TO THE DESIGN EVENT.

PRIMARY OVERFLOW WATER SURFACE: WS ELEVATION CORRESPONDING TO THE HEAD OVER TOP OF RISER PIPE NEEDED TO CONVEY FLOWS IF THE POND IS IN OVERFLOW.

EMERGENCY OVERFLOW WS: ASSUMING THE RISER PIPE BECOMES CLOGGED THIS IS THE WS ELEVATION CORRESPONDING TO THE HEAD OVER THE EMERGENCY OVERFLOW SPILLWAY. FLOWS ENTERING THE SPILLWAY WILL BYPASS THE CONTROL STRUCTURE AND CONNECT TO THE DOWNSTREAM CONVEYANCE SYSTEM.

TOP OF BERM: SET TOP OF BERM AT LEAST 0.5' ABOVE THE EMERGENCY OVERFLOW WATER SURFACE.

NOTE: ELEVATIONS OF BERMS, FLOW CONTROL STRUCTURE, JAIL HOUSE WEIR AND EMERGENCY OVERFLOW BIRDCAGE ARE CRITICAL AND POND MAY NOT FUNCTION AS INTENDED IF ELEVATIONS ARE NOT PER PLAN.

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PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ RUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 115

POND D1 (INTERIM) PLAN

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

CITY OF OLE ELUM WASHINGTON

BRETT K. PUDISTS STATE OF WASHINGTON 47035 REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349

SHEET NAME: PD-01

SHT 26 OF 32

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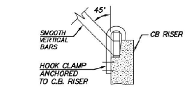
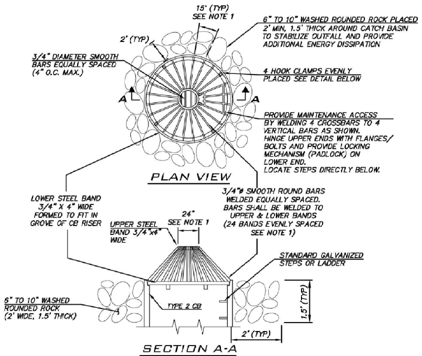


HOOK CLAMP

NOT TO SCALE

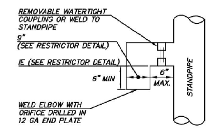
NOTES:

1. DIMENSIONS ARE FOR ILLUSTRATION ON 54" DIAMETER CB. FOR DIFFERENT DIAMETER CB'S ADJUST TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS AND 7" O.C. MAXIMUM SPACING OF BARS AROUND LOWER STEEL BAND.
2. METAL PARTS MUST BE CORROSION RESISTANT; STEEL BARS MUST BE GALVANIZED.
3. ROCK AROUND BIRDCAGE ONLY USED WHEN IT IS IAN ENERGY DISSIPATING BUBBLE UP STRUCTURE.



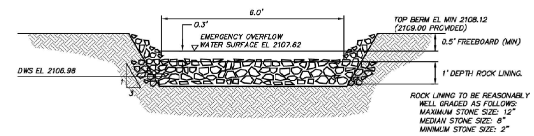
BUBBLE UP STRUCTURE WITH BIRD CAGE

NOT TO SCALE



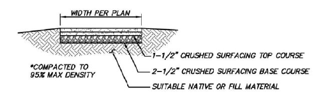
ELBOW DETAIL

SCALE: NTS



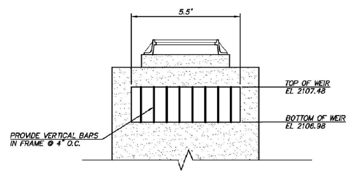
EMERGENCY OVERFLOW SPILLWAY

NOT TO SCALE



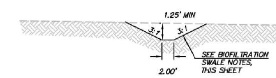
GRAVEL ACCESS ROAD

NOT TO SCALE



JAILHOUSE WEIR

NOT TO SCALE



BIOFILTRATION SWALE

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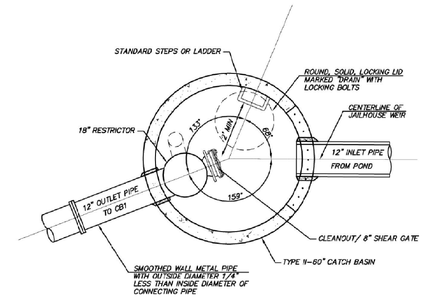


PLAN VIEW

NOT TO SCALE

BIOFILTRATION SWALE NOTES

SOIL AMENDMENT:

1. 2 INCHES OF WELL ROTTED COMPOST TO BE TILLED INTO THE TOP OF 6" OF NATIVE SOILS FOR ENTIRE SWALE TREATMENT AREA. IF EXISTING SOILS ARE COARSE (GRAVELS OR COARSER) TOP SOIL MUST BE IMPORTED AND AMENDED. COMPOST SHOULD NOT CONTAIN SAWDUST, STRAW, GREEN OR UNDER COMPOSTED MATERIAL, UNSTERILIZED MANURE OR TOXIC OR OTHERWISE HARMFUL MATERIALS.
2. SOIL OR SOD WITH CLAY CONTENT GREATER THAN 10% SHOULD BE AVOIDED.

PLANTING:

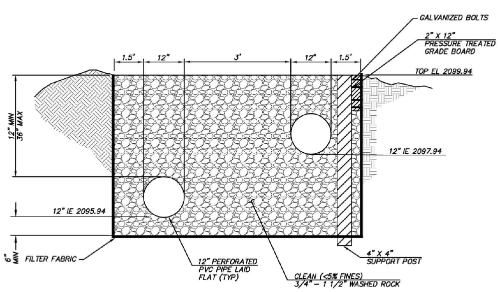
1. GRASS TO BE ESTABLISHED THROUGHOUT ENTIRE TREATMENT AREA.
2. APPLY GRASS SEED MIXTURES AT THE RATE OF 80 LBS PER ACRE.
3. NEWLY CONSTRUCTED SWALES TO BE PROTECTED FROM STORMWATER FLOWS UNTIL GRASS HAS BEEN ESTABLISHED. THIS MAY BE DONE BY DIVERTING FLOWS OR COVERING THE SWALE BOTTOM WITH CLEAR PLASTIC UNTIL THE GRASS IS WELL ROOTED. IF THESE ACTIONS ARE NOT FEASIBLE AN EROSION CONTROL BLANKET SHALL BE PLACED OVER THE FRESHLY APPLIED SEED MIX.
4. SOD MAY BE USED AS A TEMPORARY COVER DURING THE WET SEASON BUT MUST BE REMOVED OR ROTOTILLED AND RESEEDED WITH ACCEPTABLE MIX WHEN WEATHER IS CONDUCIVE TO PLANTING.

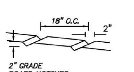
ADDITIONAL INFORMATION RELATED TO CONSTRUCTION, OPERATION AND MAINTENANCE MAY BE FOUND IN SECTION 5.5.5 OF THE DOE SWMMEW.

SELECT DRY LAND GRASSES UNLESS SWALE IS PLANNED TO BE IRRIGATED. CONSULT WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.

STORM DRAIN OWNERSHIP

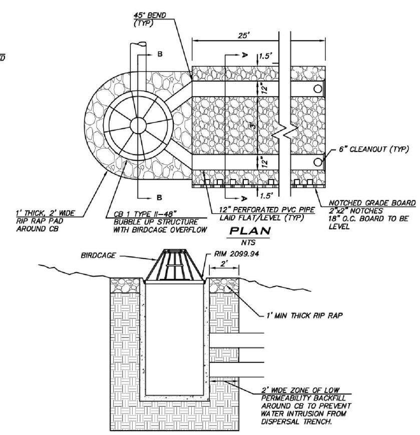
SEE NOTES ON SHEET GN-01.





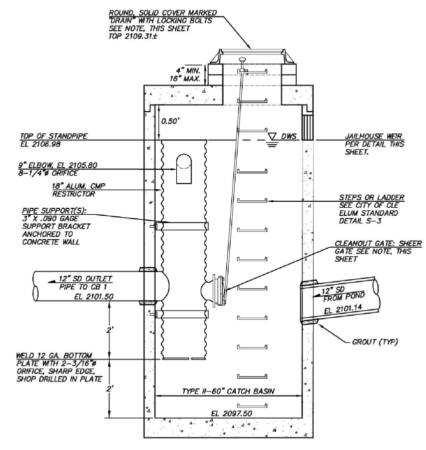
NOTES

1. THIS TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
3. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
4. PROVIDE 12" TALL BERM AT BACK OF TRENCH, AS NEEDED, TO DIRECT RUNOFF TO DOWNSTREAM PATH.



CB 1 BUBBLE-UP WITH DISPERSION TRENCH (POND D1 (INTERIM) OUTFALL)

NOT TO SCALE



CB 2, TYPE II-60" FLOW CONTROL STRUCTURE

NOT TO SCALE

CONTROL STRUCTURE NOTES

1. PIPE SIZES AND SLOPES: PER PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 60" MIN. DIA.
4. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM .060" ALUMINUM OR .064 ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
6. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO BELL FOR CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIA. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIA. EXCEPT AS OTHERWISE SHOWN ON PLAN.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT;
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE; OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. ALL METAL PARTS CORROSION RESISTANT. NO GALVANIZED PARTS. STAINLESS STEEL PARTS AND ALUMINUM ARE ACCEPTABLE.

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.

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ KUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

NO	DATE	BY	REVISIONS
1	02/03/23	ACL	REVISED PER CITY COMMENT

POND D1 (INTERIM) DETAILS

CITY HEIGHTS

MONTGOMERY INTERIM ACCESS

CITY OF CLE ELUM WASHINGTON

EX. B - 116

BRETT K. PUDISTS, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER

2/3/23

JOB NUMBER: 19-349
SHEET NAME: PD-02
SHT 27 OF 32

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24x36
Feb 03, 2023 – 3:54pm – User alance
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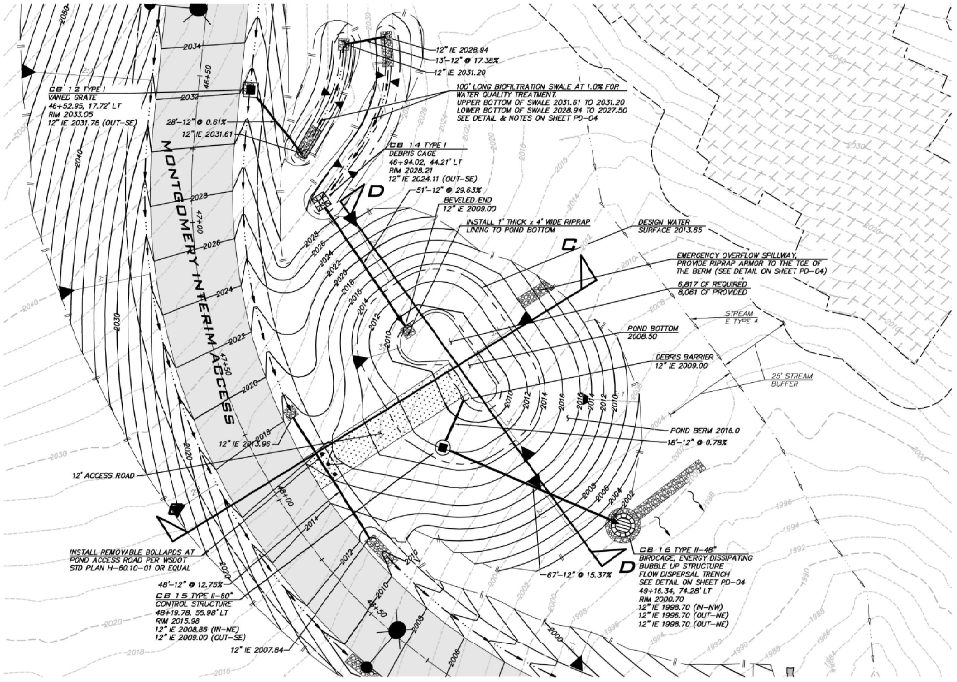
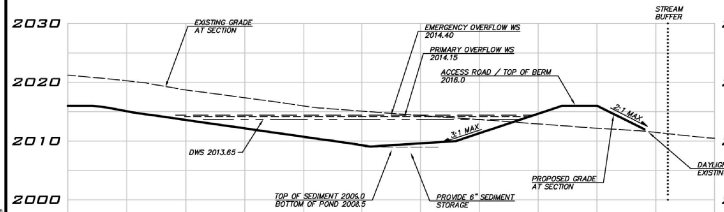
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



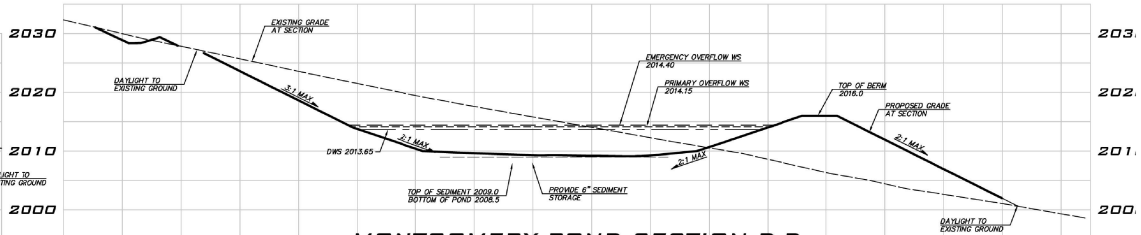
MONTGOMERY POND DETAIL

SCALE: 1" = 20'



MONTGOMERY POND SECTION C-C

SCALE: 1"=10' H, 1"=10' V



MONTGOMERY POND SECTION D-D

SCALE: 1"=10' H, 1"=10' V

POND WATER SURFACE INFO

DESIGN WATER SURFACE: TYPICAL WATER SURFACE WHEN POND IS FUNCTIONING PROPERLY UP TO THE DESIGN EVENT.

PRIMARY OVERFLOW WATER SURFACE: WS ELEVATION CORRESPONDING TO THE HEAD OVER TOP OF RISER PIPE NEEDED TO CONVEY FLOWS IF THE POND IS IN OVERFLOW.

EMERGENCY OVERFLOW WS: ASSUMING THE RISER PIPE BECOMES CLOGGED THIS IS THE WS ELEVATION CORRESPONDING TO THE HEAD OVER THE EMERGENCY OVERFLOW SPILLWAY. FLOWS ENTERING THE SPILLWAY WILL BYPASS THE CONTROL STRUCTURE AND CONNECT TO THE DOWNSTREAM CONVEYANCE SYSTEM.

TOP OF BERM: SET TOP OF BERM AT LEAST 0.5' ABOVE THE EMERGENCY OVERFLOW WATER SURFACE.

NOTE: ELEVATIONS OF BERMS, FLOW CONTROL STRUCTURE, JAIL HOUSE WEIR AND EMERGENCY OVERFLOW BIRDCAGE ARE CRITICAL AND POND MAY NOT FUNCTION AS INTENDED IF ELEVATIONS ARE NOT PER PLAN.

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.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.318.4021 F: 425.213.1082
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

EX. B - 117

MONTGOMERY POND PLAN
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON BRETT K. PUDISTS 45955 REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: PD-03
SHT 28 OF 32

24x36
Feb 03, 2023 – 3:50pm – User aarona
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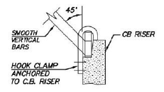
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.

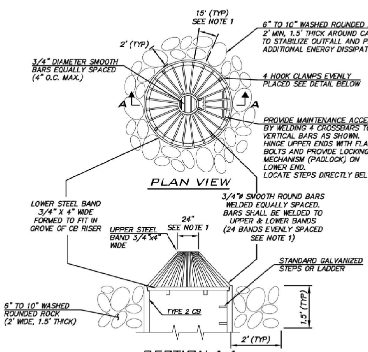


HOOK CLAMP

NOT TO SCALE

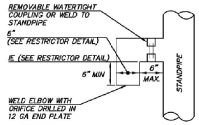
NOTES:

1. DIMENSIONS ARE FOR ILLUSTRATION ON 54" DIAMETER CB. FOR DIFFERENT DIAMETER CB'S ADJUST TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS AND 7" O.C. MAXIMUM SPACING OF BARS AROUND LOWER STEEL BAND.
2. METAL PARTS MUST BE CORROSION RESISTANT; STEEL BARS MUST BE GALVANIZED.
3. ROCK AROUND BIRDCAGE ONLY USED WHEN IT IS IAN ENERGY DISSIPATING BUBBLE UP STRUCTURE.



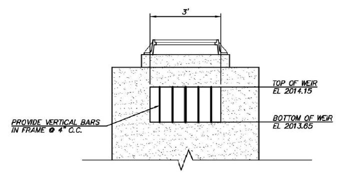
BUBBLE UP STRUCTURE WITH BIRD CAGE

NOT TO SCALE



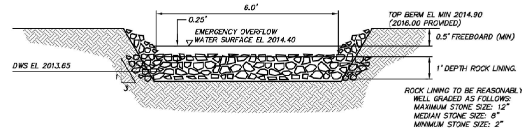
ELBOW DETAIL

SCALE: NTS



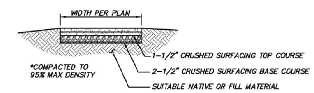
JAILHOUSE WEIR

NOT TO SCALE



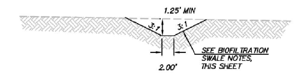
EMERGENCY OVERFLOW SPILLWAY

NOT TO SCALE



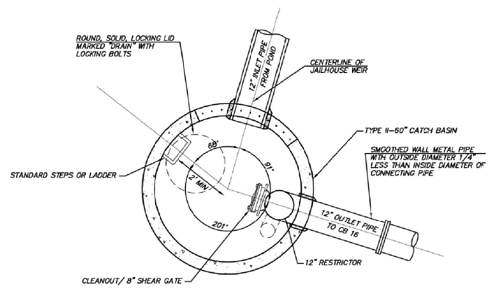
GRAVEL ACCESS ROAD

NOT TO SCALE



BIOFILTRATION SWALE

NOT TO SCALE



PLAN VIEW

NOT TO SCALE

BIOFILTRATION SWALE NOTES

SOIL AMENDMENT:

1. 2 INCHES OF WELL ROTTED COMPOST TO BE TILLED INTO THE TOP OF 6" OF NATIVE SOILS FOR ENTIRE SWALE TREATMENT AREA. IF EXISTING SOILS ARE COARSE (GRAVELS OR COARSER) TOP SOIL MUST BE IMPORTED AND AMENDED. COMPOST SHOULD NOT CONTAIN SAWDUST, STRAW, GREEN OR UNDER COMPOSTED MATERIAL, UNSTERILIZED MANURE OR TOXIC OR OTHERWISE HARMFUL MATERIALS.
2. SOIL OR SOD WITH CLAY CONTENT GREATER THAN 10% SHOULD BE AVOIDED.

PLANTING:

1. GRASS TO BE ESTABLISHED THROUGHOUT ENTIRE TREATMENT AREA.
2. APPLY GRASS SEED MIXTURES AT THE RATE OF 80 LBS PER ACRE.
3. NEWLY CONSTRUCTED SWALES TO BE PROTECTED FROM STORMWATER FLOWS UNTIL GRASS HAS BEEN ESTABLISHED. THIS MAY BE DONE BY DIVERTING FLOWS OR COVERING THE SWALE BOTTOM WITH CLEAR PLASTIC UNTIL THE GRASS IS WELL ROOTED. IF THESE ACTIONS ARE NOT FEASIBLE AN EROSION CONTROL BLANKET SHALL BE PLACED OVER THE FRESHLY APPLIED SEED MIX.
4. SOD MAY BE USED AS A TEMPORARY COVER DURING THE WET SEASON BUT MUST BE REMOVED OR ROTOTILLED AND RESEEDED WITH ACCEPTABLE MIX WHEN WEATHER IS CONDUCIVE TO PLANTING.

ADDITIONAL INFORMATION RELATED TO CONSTRUCTION, OPERATION AND MAINTENANCE MAY BE FOUND IN SECTION 5.5.5 OF THE DOE SWMMEW.

SELECT DRY LAND GRASSES UNLESS SWALE IS PLANNED TO BE IRRIGATED. CONSULT WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.

STORM DRAIN OWNERSHIP

SEE NOTES ON SHEET GN-01.

CONTROL STRUCTURE NOTES

1. PIPE SIZES AND SLOPES: PER PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 60" MIN. DIA.
4. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM .060" ALUMINUM OR .064 ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
6. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO BELL FOR CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIA. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIA. EXCEPT AS OTHERWISE SHOWN ON PLAN.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT;
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE; OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. ALL METAL PARTS CORROSION RESISTANT. NO GALVANIZED PARTS. STAINLESS STEEL PARTS AND ALUMINUM ARE ACCEPTABLE.

EXISTING UTILITY NOTE

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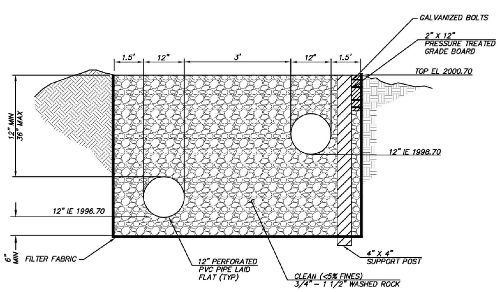
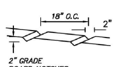


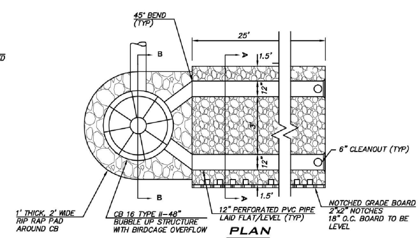
SECTION A-A

NTS

NOTES

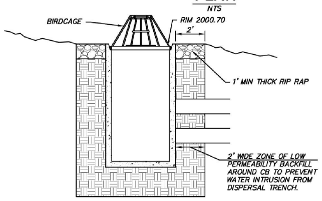
1. THIS TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
3. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
4. PROVIDE 12" TALL BERM AT BACK OF TRENCH, AS NEEDED, TO DIRECT RUNOFF TO DOWNSTREAM PATH.





PLAN

NTS

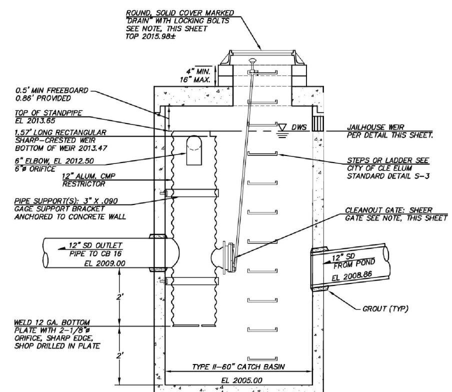


SECTION B-B

NTS

CB 16 BUBBLE-UP WITH DISPERSION TRENCH (MONTGOMERY POND OUTFALL)

NOT TO SCALE



SECTION VIEW

CB 15, TYPE II-60" FLOW CONTROL STRUCTURE

NOT TO SCALE

NO	DATE	BY	REVISIONS
1	02/03/23	ACL	REVISED PER CITY COMMENT

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ KUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

MONTGOMERY POND DETAILS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF CLE ELUM — WASHINGTON

BRETT K. PUDISTS — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: PD-04
SHT 29 OF 32

EX. B - 118

24x36
Feb 03, 2023 - 3:55pm - User alance
E:\Projects\19349\Dwg\Final\West Ph2\Montgomery\19349mg-PD.dwg
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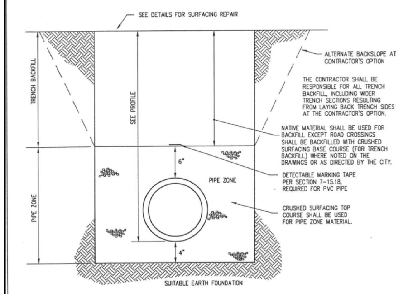
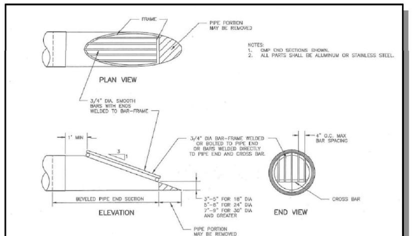
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



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

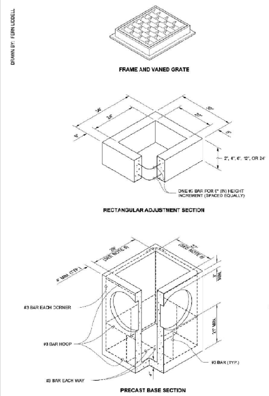
ORIG.	1-21-02		
Revision	Date	Description	Appr

PVC SEWER AND STORM DRAIN TRENCH SECTION | CITY OF CLE ELUM–STANDARD DETAIL | S-1



DEBRIS BARRIER

DRAWN BY: FERN LIDDELL



PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

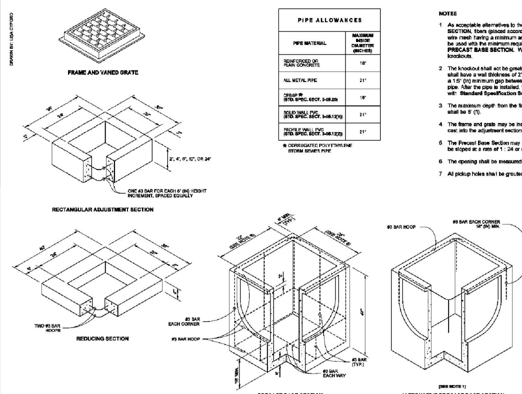
* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (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 **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.

CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve
Washington State Department of Transportation

DRAWN BY: LISA CYFORD



PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	18"
ALL METAL PIPE	21"
CPSSP * (STD. SPEC. SECT. 9-05.20)	18"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	21"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	21"

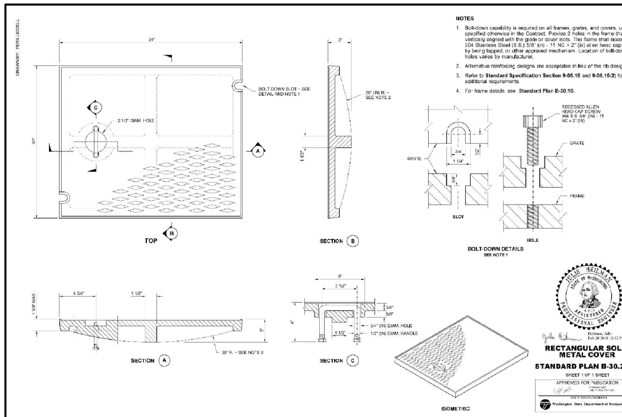
* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE **PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout shall not be greater than 28" (in) in any direction. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (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 **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the Precast Base Section.
7. All pickup holes shall be grouted full after the basin has been placed.

CATCH BASIN TYPE 1L
STANDARD PLAN B-5.40-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Washington State Department of Transportation

DRAWN BY: FERN LIDDELL



NOTES

1. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC × 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
2. Alternative reinforcing designs are acceptable in lieu of the rib design.
3. Refer to **Standard Specification Section 9-05.15** and **9-05.15(2)** for additional requirements.
4. For frame details, see **Standard Plan E-30.10**.

RECTANGULAR SOLID METAL COVER
STANDARD PLAN B-30.20-04
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Washington State Department of Transportation

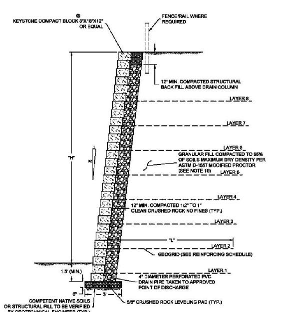
REINFORCEMENT SCHEDULE

EXPOSED WALL HEIGHT "H"	LAYER NO.	REINFORCEMENT TYPE	REINFORCEMENT LENGTH "L"	HEIGHT (FT)
<3 FT	NO REINFORCEMENT REQUIRED			
3 FT	1	MIRAFI 5XT	2.5 FT	0.67
4 TO 5 FT	1	MIRAFI 5XT	4.0 FT	0.67
	2	MIRAFI 5XT	4.0 FT	2.67
6 TO 7 FT	1	MIRAFI 5XT	6.0 FT	0.67
	2	MIRAFI 5XT	6.0 FT	2.67
	3	MIRAFI 5XT	6.0 FT	4.67
8 TO 9 FT	1	MIRAFI 5XT	7.5 FT	0.67
	2	MIRAFI 5XT	7.5 FT	2.67
	3	MIRAFI 5XT	7.5 FT	4.67
	4	MIRAFI 5XT	7.5 FT	6.67
10 TO 11 FT	1	MIRAFI 5XT	9.0 FT	0.67
	2	MIRAFI 5XT	9.0 FT	2.67
	3	MIRAFI 5XT	9.0 FT	4.67
	4	MIRAFI 5XT	9.0 FT	6.67
	5	MIRAFI 5XT	9.0 FT	8.67
12 TO 13 FT	1	MIRAFI 5XT	10.5 FT	0.67
	2	MIRAFI 5XT	10.5 FT	2.67
	3	MIRAFI 5XT	10.5 FT	4.67
	4	MIRAFI 5XT	10.5 FT	6.67
	5	MIRAFI 5XT	10.5 FT	8.67
	6	MIRAFI 5XT	10.5 FT	10.67
14 TO 15 FT	1	MIRAFI 5XT	12.0 FT	0.67
	2	MIRAFI 5XT	12.0 FT	2.67
	3	MIRAFI 5XT	12.0 FT	4.67
	4	MIRAFI 5XT	12.0 FT	6.67
	5	MIRAFI 5XT	12.0 FT	8.67
	6	MIRAFI 5XT	12.0 FT	10.67
	7	MIRAFI 5XT	12.0 FT	12.67
16 TO 17 FT	1	MIRAFI 5XT	14.0 FT	0.67
	2	MIRAFI 5XT	14.0 FT	2.67
	3	MIRAFI 5XT	14.0 FT	4.67
	4	MIRAFI 5XT	14.0 FT	6.67
	5	MIRAFI 5XT	14.0 FT	8.67
	6	MIRAFI 5XT	14.0 FT	10.67
	7	MIRAFI 5XT	14.0 FT	12.67
	8	MIRAFI 5XT	14.0 FT	14.67

NOTE: GEOGRID ELEVATION TOLERANCE ± .5' (ALL DIMENSIONS ARE IN FEET)

GENERAL NOTES

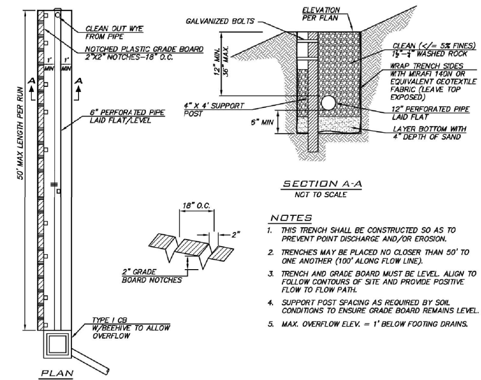
1) REFER TO CIVIL GRADING PLANS FOR WALL ALIGNMENTS AND ELEVATIONS.
2) REFER TO REINFORCING SCHEDULE FOR GEOGRID LENGTHS AND ELEVATIONS.
3) GEOGRID ELEVATION MEASURED FROM TOP OF CRUSHED ROCK LEVELING PAD.
4) GEOGRID LENGTH "L" MEASURED FROM BACK OF FACE UNIT.
5) GEOGRID SHALL BE INSTALLED BEHIND WALL WITH MACHINE DIRECTION (STRONGEST AXIS) PERPENDICULAR TO WALL.
6) GEOGRID SHALL BE INSTALLED ON HORIZONTAL SURFACE OF COMPACTED STRUCTURAL FILL.
7) GEOGRID SHALL BE PULLED TIGHT BEHIND WALL. STAKE END OF GEOGRID AS REQUIRED TO MAINTAIN TENSION BEFORE COVERING WITH STRUCTURAL FILL.
8) PROTECT GEOGRID FROM CONSTRUCTION DAMAGE PER MANUFACTURERS SPECIFICATIONS. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL DIRECTLY ON GEOGRID. ANY GEOGRID THAT IS DAMAGED SHALL BE REPLACED WITH NEW GEOGRID AT CONTRACTORS EXPENSE.
9) KEYSTONE BLOCK® WALL ASSEMBLY TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.
10) STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN 12-IN LOOSE LIFTS TO 95% OF THE SOILS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE WITHIN 2% OF THE SOILS OPTIMUM AS DETERMINED BY THIS SAME STANDARD. STRUCTURAL FILL IN REINFORCED ZONE SHALL BE GRANULAR MATERIAL WITH MAXIMUM AGGREGATE SIZE OF 3INCHES AND A MAXIMUM SOILS FINES (LESS THAN #200 SIEVE) CONTENT OF 10 PERCENT.
11) HEAVY CONSTRUCTION EQUIPMENT SUCH AS VIBRATORY DRUM ROLLERS, LOADED DUMP TRUCKS, FRONT-END LOADERS, ETC., SHALL NOT OPERATE WITHIN FIVE FEET OF BACK OF WALLS. STRUCTURAL FILL PLACED IN THIS ZONE SHALL HAVE MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES AND SHALL BE COMPACTED USING HAND OPERATED COMPACTION EQUIPMENT.



KEYSTONE COMPACT BLOCK WALL DETAIL
NOT TO SCALE

Terra Associates, Inc.
Consultants in Geotechnical Engineering Geology and Environmental Earth Sciences

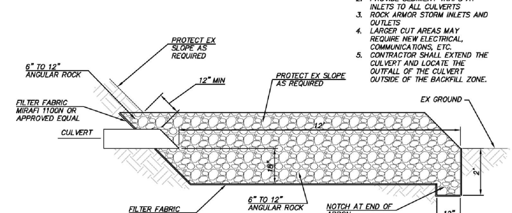
KEYSTONE BLOCK WALL DETAIL CITY HEIGHTS (WING WALL) CLE ELUM, WASHINGTON		
Proj.No.T-8504-1	Date:SEPT 2021	Figure 2



NOTES
1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50' TO ONE ANOTHER (100' ALONG FLOW LINE).
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE AND PROVIDE POSITIVE FLOW TO FLOW PATH.
4. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
5. MAX. OVERFLOW ELEV. = 1' BELOW FOOTING DRAINS.

DISPERSION TRENCH W/ LEVEL SPREADER
NOT TO SCALE

NOTES:
1. ROCK LINE DITCHES
2. PROVIDE SEDIMENT TRAPS AT INLETS TO ALL CULVERTS
3. ROCK ARMOR STORM INLETS AND OUTLETS
4. LARGER CUT AREAS MAY REQUIRE NEW ELECTRICAL, COMMUNICATIONS, ETC.
5. CONTRACTOR SHALL EXTEND THE CULVERT AND LOCATE THE OUTFALL OF THE CULVERT OUTSIDE OF THE BACKFILL ZONE.



ROCK OUTLET
NOT TO SCALE

EXISTING UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

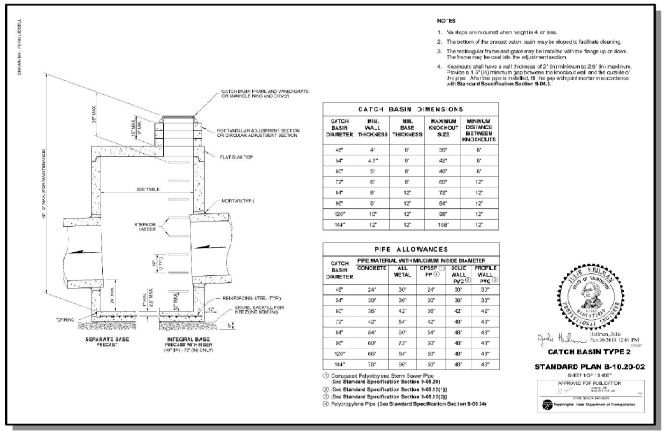
SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ KUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

NO	DATE	BY	REVISIONS
1	02/03/23	ACL	REVISED PER CITY COMMENT

DETAILS
CITY HEIGHTS
MONTGOMERY INTERIM ACCESS
CITY OF CLE ELUM WASHINGTON

2/3/23
JOB NUMBER: 19-349
SHEET NAME: DT-01
SHT 30 OF 32

NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.



NOTES

1. Manholes are required when weights 4 or less.
2. The bottom of the precast outlet seal may be sloped to facilitate cleaning.
3. The rectangular frame and cover are to be installed with the flange up or down. The frame may be used with the adjustment section.
4. Manholes shall have a wall thickness of 2" (in) minimum to 20.5" (in) maximum. There is 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with grout mortar in accordance with **Standard Specification Section 9-04.3.**

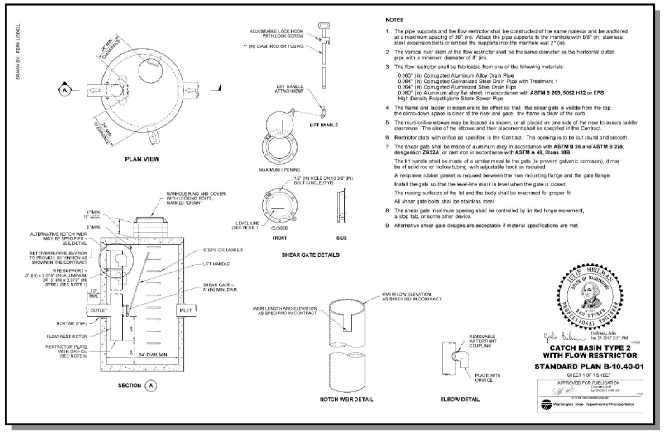
CATCH BASIN DIMENSIONS

CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	30"	6"
54"	4.5"	6"	42"	6"
60"	5"	6"	48"	6"
72"	6"	6"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	12"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MINIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	DPSP ② PP ③	SCLE WALL (INC) ①	PROFILE WALL (INC) ①
48"	24"	30"	24"	30"	33"
54"	30"	36"	30"	36"	39"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	51"
84"	54"	60"	54"	60"	63"
96"	60"	72"	60"	66"	69"
120"	66"	84"	60"	66"	69"
144"	78"	90"	60"	66"	69"

① Corrugated Polyethylene Storm Sewer Pipe. See **Standard Specification Section 9-05.20**
② See **Standard Specification Section 9-05.12(3)**
③ See **Standard Specification Section 9-05.12(3)**
④ Polypropylene Pipe. See **Standard Specification Section 9-05.14**



NOTES

1. The pipe supports and the flow restrictor shall be constructed of the same materials and be anchored to the manhole wall. The pipe supports shall be constructed of stainless steel conforming to AISI 316 stainless steel conforming to the supports could be made of galvanized steel (Type).
2. The vertical riser stem of the flow restrictor shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 8" (in).
3. The flow restrictor shall be fabricated from one of the following materials:
   0.060" (in) Corrugated Aluminum Alloy Stain Pipe
   0.064" (in) Corrugated Galvanized Steel Drain Pipe with Treatment 1
   0.064" (in) Corrugated Aluminized Steel Drain Pipe
   Hot Dipped Galvanized Steel Sheet in accordance with **ASTM B 525, 5052 H32 or EPS**
   Hot Dipped Aluminized Steel Sheet Pipe
4. The frame and ladder components are offset so that the sheet gate is visible from the top the stem down open position is clear of the rear gate, the frame is clear of the gate.
5. The multi-orifice stem may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the orifices and their placement shall be specified in the Contract.
6. Restrictor plate will not be as specified in the Contract. The opening is to be round and smooth.
7. The sheet gate shall be made of aluminum alloy in accordance with **ASTM B 209 or ASTM B 209**, designated **2024-T4**, or steel iron in accordance with **ASTM A 48, Grade 30B**.

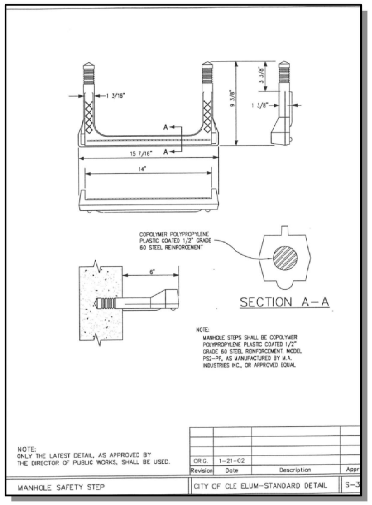
   The lift handle shall be made of a similar metal to the gate. To prevent galvanic corrosion, it may be of nylon or rubber-lining, with adjustable hook as required.

   A neoprene rubber gasket is required between the hole mounting flange and the gate flange.

   Install the gate so that the lever-line exerts a lever when the gate is closed.

   The mating surfaces of the lid and the body shall be machined to proper fit.

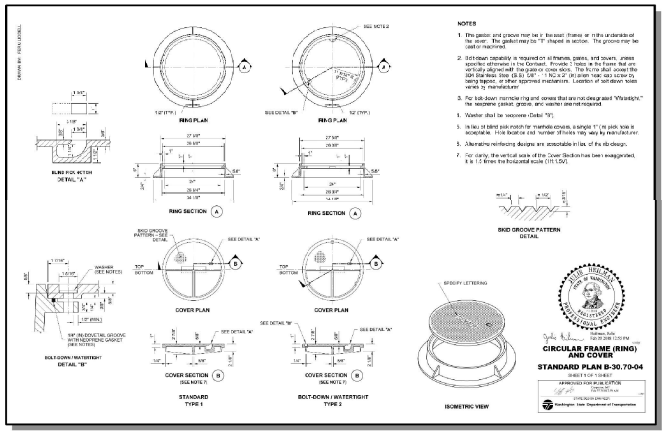
   All sheet gate bolts shall be stainless steel.
8. The sheet gate mechanism opening shall be controlled by an electric linear movement, a slide bar, or some other device.
9. Alternative sheet gate designs are acceptable if material specifications are met.



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.

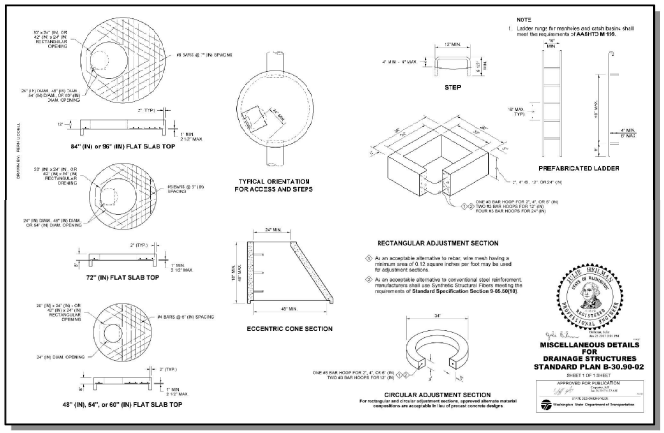
NOTE:
ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

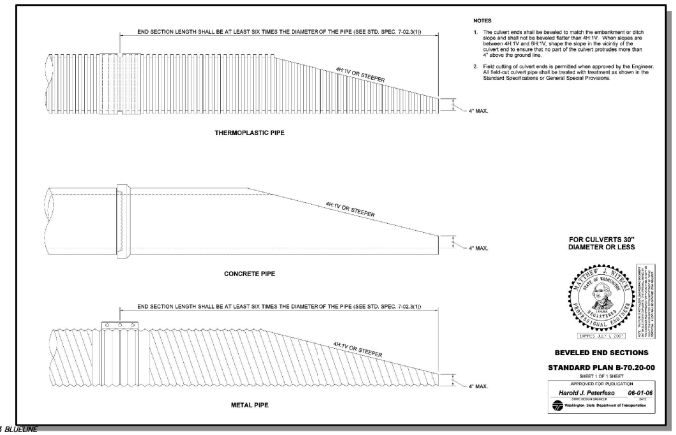
Revision	Date	Description	Appr
1	01-21-02		



NOTES

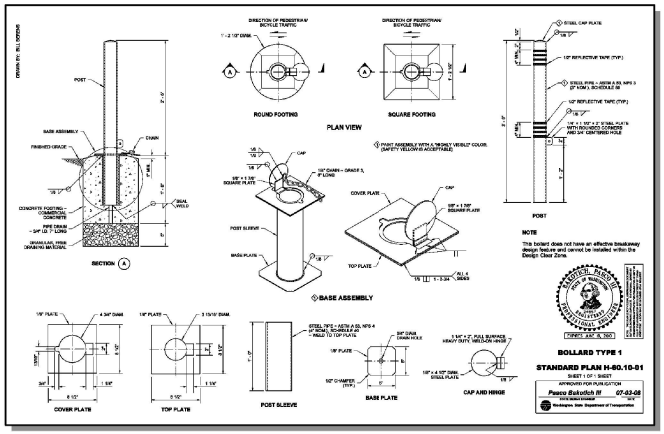
1. The gasket and groove may be in the seat frame or in the underside of the cover. The gasket may be "T" shaped in section. The groove may be cast or machined.
2. Anti-rock capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Anti-rock features shall be located and vertically aligned with the grates or cover slots. The frame shall meet the SDR Standard Step (B.S) 5/8" - 11 NC x 2" (in) anti-rock cap screw (in) being tapped, or other approved mechanism. Location of anti-rock holes varies by manufacturer.
3. For bolt-down manhole ring and covers that are not designated "Watertight," the neoprene gasket, groove, and washer are not required.
1. Washer shall be neoprene (Detail "B").
2. In lieu of blind bolt-nut for manhole covers, a single 1" (in) pick hole is acceptable. Hole location and number of holes may vary by manufacturer.
3. Alternative reinforcing designs are acceptable in lieu of the rib design.
7. For clarity, the vertical scale of the Cover Section has been exaggerated. It is 10 times the horizontal scale (10:1 SV).





NOTES

1. The culvert ends shall be beveled to match the embankment or ditch slope and shall not be beveled flatter than 4H:1V. When slopes are between 4H:1V and 3H:1V, shape the slope in the vicinity of the culvert end to ensure that no part of the culvert protrudes more than 4" above the ground line.
2. Field cutting of culvert ends is permitted when approved by the Engineer. All field-cut culvert pipe shall be treated with treatment as shown in the Standard Specifications or General Special Provisions.



NOTE
This bollard does not have an effective breakaway design feature and cannot be installed within the Design Clear Zone.

EXISTING UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4021 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K. PUDISTS, PE
PROJECT ENGINEER: DENÉ WIZARD, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/9/2023

REVISIONS

NO	DATE	BY	
1	02/03/23	ACL	REVISED PER CITY COMMENT

DETAILS

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

EX. B - 120

CITY OF OLE ELUM WASHINGTON

2/9/23

JOB NUMBER: 19-349
SHEET NAME: DT-02
SHT 31 OF 32

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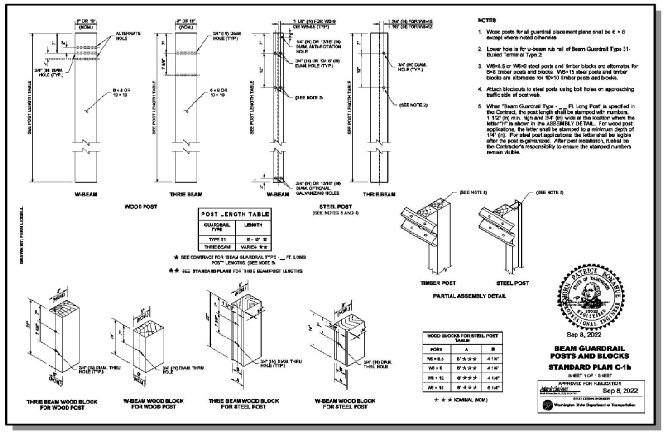
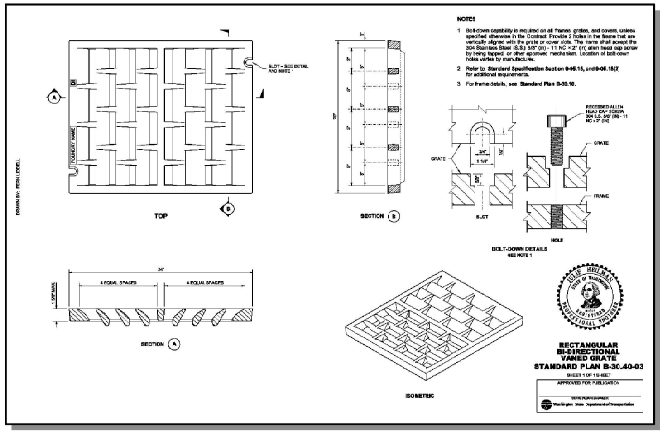
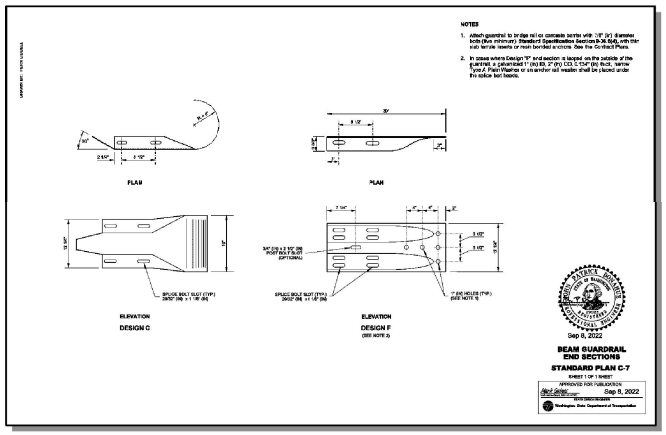
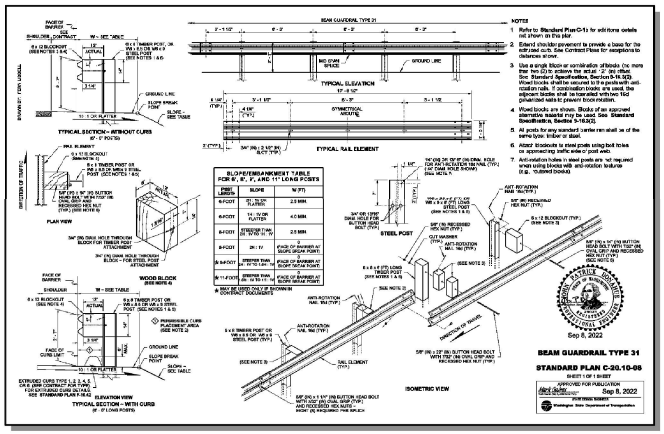
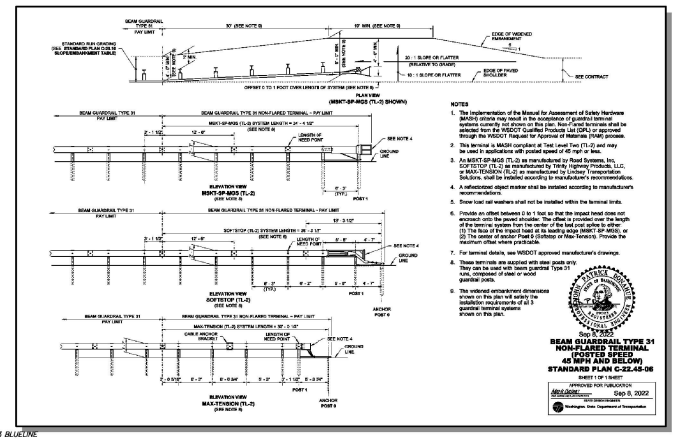
NE 1/4 SEC 27, TWP 20N, RGE 15E, W.M.











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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRETT K PUDISTS, PE
PROJECT ENGINEER: DENÉ MUZARO, PE
DESIGNER: AARON LANCE
ISSUE DATE: 2/3/2023

REVISIONS

NO	DATE	BY	REVISED PER CITY COMMENT
1	02/03/23	ACL	

DETAILS

CITY HEIGHTS
MONTGOMERY INTERIM ACCESS

EX. B - 121

CITY OF OLE ELUM WASHINGTON

STATE OF WASHINGTON
BRETT K. PUDISTS
47028
REGISTERED PROFESSIONAL ENGINEER
2/3/23

JOB NUMBER: 19-349
SHEET NAME: DT-03
SHT 32 OF 32

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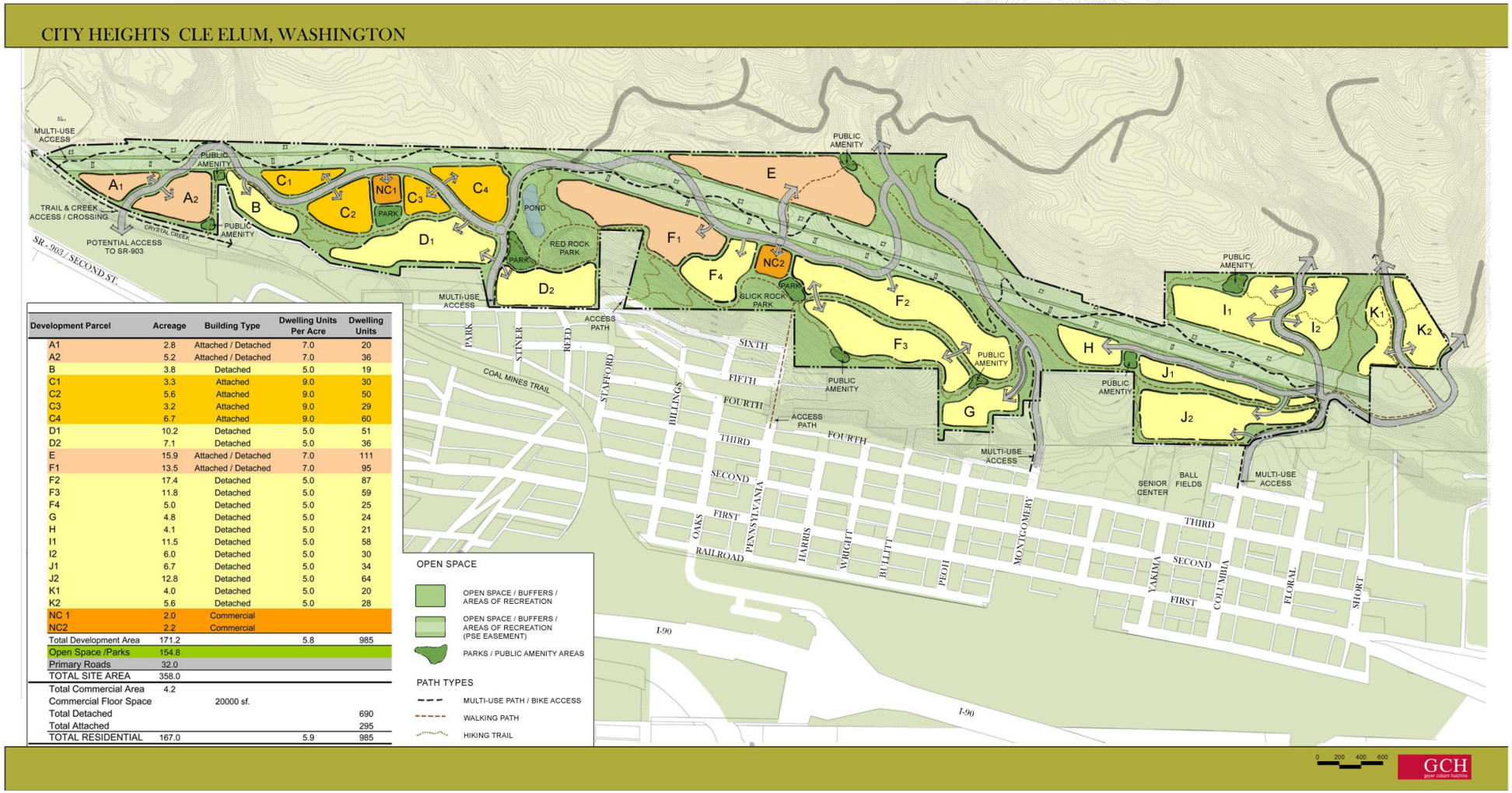

Development Parcel	Acreage	Building Type	Dwelling Units Per Acre	Dwelling Units
A1	2.8	Attached / Detached	7.0	20
A2	5.2	Attached / Detached	7.0	36
B	3.8	Detached	5.0	19
C1	3.3	Attached	9.0	30
C2	5.6	Attached	9.0	50
C3	3.2	Attached	9.0	29
C4	6.7	Attached	9.0	60
D1	10.2	Detached	5.0	51
D2	7.1	Detached	5.0	36
E	15.9	Attached / Detached	7.0	111
F1	13.5	Attached / Detached	7.0	95
F2	17.4	Detached	5.0	87
F3	11.8	Detached	5.0	59
F4	5.0	Detached	5.0	25
G	4.8	Detached	5.0	24
H	4.1	Detached	5.0	21
I1	11.5	Detached	5.0	58
I2	6.0	Detached	5.0	30
J1	6.7	Detached	5.0	34
J2	12.8	Detached	5.0	64
K1	4.0	Detached	5.0	20
K2	5.6	Detached	5.0	28
NC 1	2.0	Commercial		
NC2	2.2	Commercial		
Total Development Area	171.2		5.8	985
Open Space /Parks	154.8			
Primary Roads	32.0			
TOTAL SITE AREA	358.0			
Total Commercial Area	4.2			
Commercial Floor Space		20000 sf.		
Total Detached				690
Total Attached				295
TOTAL RESIDENTIAL	167.0		5.9	985

Figure 1.4-1
Alternative 1
Conceptual Land Use Plan

City Heights
November 2009

Final Plat Approval Process

1. Applicant submits and implementing approval in the form of a final plat application.
2. City has 14 days to review for completeness following clarified process in MOU [*we are currently on day 2 of this timeline*].
3. After City issues a determination that the application is complete, the City has 45-day review period.
4. During this time, City staff will review the final plat to determine that all conditions of approval have been met, which includes:
    a. Conditions identified in the July 21, 2021 settlement or MOU or preliminary approval
    b. The final plat complies with the provisions of the development agreement and appendixes
    c. The final plat complies with the mitigation measures identified in the EIS
5. City staff will review to ensure the final plat complies with CEMC 16.30 Final Plat, as modified by the development agreement. Planning Director approves the plat for signature.
6. City engineer reviews plat to ensure compliance and to review bonding. City Engineer approves the plat for signature.
7. Staff will prepare a staff report and schedule a "review" with City Council.
8. ~~City Council will hold a "review". CEMC 16.30.040(D)~~. City Heights revision: "City Council will complete review of the final plat under CEMC 16.30.040(D) within the 45 day Implementing Approval review timeline, in an expedient manner."
9. The conclusion of the "review" is a decision by the City Council that the project has complied with all of the provisions of preliminary approval and provided adequate bonding. If all conditions are met, City Council will authorize the mayor to sign the plat.
10. The decision will be in the form of a resolution.
11. Within one week of City Council authorization, the applicant will provide a set of complete and accurate mylars to the City for signatures.
12. City staff will review to ensure mylars are consistent with the approved plat.
13. Within one week the City shall sign the plat and return to the applicant.
14. The applicant will obtain owner signatures and provide a scanned copy of the plat to the City when available.
15. Within one week of receiving the scanned copy the City provides addresses.

From: Alexandra Kenyon <Alexandra@kenyondisend.com>
Sent: Tuesday, September 20, 2022 9:55 AM
To: Christina Wollman
Cc: Ben Annen; Rahmi Kutsal; Rob Omans; Mayor Jay McGowan; Antoinette Mattox
Subject: FW: City Heights Final Plat Approval Process
Attachments: Final Plat Approval Process - City and City Heights.docx

Christina –

See below and minor revision to your final plat outline. Thanks for putting this together! AK

Alexandra L. Kenyon
Kenyon Disend, PLLC
The Municipal Law Firm
11 Front Street South
Issaquah, Washington 98027-3820

Tel: (425) 392-7090
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Alexandra@kenyondisend.com
www.KenyonDisend.com

From: Alexandra Kenyon
Sent: Tuesday, September 20, 2022 9:53 AM
To: 'Duana Kolouskova' <kolouskova@jmmklaw.com>
Cc: Dean Williams <williams@jmmklaw.com>; Mike Kenyon <Mike@kenyondisend.com>; Antoinette Mattox <antoinette@kenyondisend.com>; Fogg, Steven <sfogg@corrcronin.com>
Subject: RE: City Heights Final Plat Approval Process

Duana –

Apologies for the delay as I've been on vacation and am catching up on emails! Your revision to number 8 is agreeable to the City. As a reminder, of course, the City is constrained by the notice requirements of the Open Public Meetings Act and thus in an "expedient manner" likely will mean at the next regular City Council meeting after City staff has concluded its review.

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From: Duana Kolouskova <kolouskova@jmmklaw.com>
Sent: Monday, September 19, 2022 1:47 PM
To: Alexandra Kenyon <Alexandra@kenyondisend.com>
Cc: Dean Williams <williams@jmmklaw.com>; Mike Kenyon <Mike@kenyondisend.com>; Antoinette Mattox <antoinette@kenyondisend.com>; Fogg, Steven <sfogg@corrcronin.com>
Subject: RE: City Heights Final Plat Approval Process

Good afternoon all – I'm following up on this email string as I don't believe I received a response yet?
Thanks much.

Duana Kolouškovа
Johns Monroe Mitsunaga Kolouškovа, PLLC
(425) 467-9966 (direct)
(206) 200-8986 (mobile)

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Duana Kolouskova
Sent: Friday, September 9, 2022 3:56 PM
To: Alexandra Kenyon <Alexandra@kenyondisend.com>
Cc: Dean Williams <williams@jmmklaw.com>; Mike Kenyon <Mike@kenyondisend.com>; Antoinette Mattox <antoinette@kenyondisend.com>; Fogg, Steven <sfogg@corrcronin.com>
Subject: RE: City Heights Final Plat Approval Process

Good afternoon Alex – We very much appreciate you listing out the review process associated with final platting. I do have a couple points of clarification and a suggested change to the list that would clear things up. In item 3, you note "After City issues a determination that the application is complete, the City has 45-day review period." You also note in item 8 that "City Council will hold a "review". CEMC 16.30.040(D)." I see some potential for ambiguity or confusion in the time frames that I want to clear up. I also have a concern about restating CEMC 16.30.040(D) as is stated in item 8.

As you know, the June 2022 MOU, Section C, includes commitment from the City that it will review the final plat in an "expedient manner". My reading of the DA, MOU, RCW Ch. 58.17 and CEMC Ch. 16.30, combined, is that the Council's review

of the final plat must be completed within MOU's Implementing Approval review period and as expeditiously as possible. Therefore, I believe it is appropriate to clarify that the Council will issue its plat decision not later than 45 days after the completeness determination, at the longest.

We included this "expedient manner" language in the MOU because final platting is an incredibly time sensitive part of the entitlement process. We will want to be sure that time is truly treated of the essence in this review – and equally that review of the final plat is appropriately tied to consistency with preliminary plat, and not used to color outside the final plat review lines.

It is also unclear to my why CEMC 16.30.040(D) is restated to provide that Council would "hold a 'review'"? A final plat is a consent agenda item at most – there is not a separate hearing or other hearing process provided for under RCW Ch. 58.17.170 (and as you know, final plat review and approval can be entirely administrative now under RCW 58.17.100). Code is consistent with statutory final plat processing: "The council shall review the plat within thirty days of receiving an application and determine if the conditions of the preliminary plat approval have been met and that any required bonding is adequate to assure complete of the required improvements that have not been completed and accepted by the city." There simply is no hearing process associated with final platting.

With all this in mind, I ask that item 8 be revised to state: "City Council will complete review of the final plat under CEMC 16.30.040(D) within the 45 day Implementing Approval review timeline, in an expedient manner."

Please let us know if you agree with the foregoing and above revision to item 8.

Thanks much and good weekend to you and all if we don't email or talk further until Monday.

Duana Koloušková
Johns Monroe Mitsunaga Koloušková, PLLC
(425) 467-9966 (direct)
(206) 200-8986 (mobile)

THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Alexandra Kenyon <Alexandra@kenyondisend.com>
Sent: Wednesday, September 7, 2022 8:53 AM
To: Duana Kolouskova <kolouskova@jmmklaw.com>
Cc: Dean Williams <williams@jmmklaw.com>; Mike Kenyon <Mike@kenyondisend.com>; Antoinette Mattox <antoinette@kenyondisend.com>; Fogg, Steven <sfogg@corrcronin.com>
Subject: City Heights Final Plat Approval Process

Duana –

I hope you are doing well. Now that the first Implementing Approval for final plat has been submitted, I thought it would be a good idea to confirm the approach for processing since some of the steps for final plat approval were not included in the MOU. Christina created the attached outline including sections from the MOU and vested code and I would appreciate your review and agreement. Christina has advised that she informally shared her understanding of the process with Brett and Barbara and they agreed. Please let me know if you have any questions. Thank you. AK

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www.KenyonDisend.com

HLA Engineering and Land Surveying, Inc.

* MEMORANDUM *

Date: March 14, 2023 **Project No.:** 23010G / 20063

To: Menke Jackson Beyer, LLP
807 North 39th Avenue
Yakima, WA 98902

Attention: Ken Harper

From: Benjamin A. Annen, PE

Re: City of Cle Elum
City Heights – Phase 2 Final Plat Approval

Your firm has requested information regarding the City Heights Phase 2 Final Plat, and the consideration to withhold approval. It is my understanding that City Planning has provided a comprehensive review and background of the Phase 2 plat proceedings, so I will not recapture those details in this memorandum. This memorandum will address only those items that are of issue with consideration of final plat approval withholding, specifically from an engineering perspective.

As you're aware, RCW 58.17.160 states:

> "Each and every plat, or replat, of any property filed for record shall:
> (1) Contain a statement of approval from the city, town or county licensed road engineer or by a licensed engineer acting on behalf of the city, town or county as to the layout of streets, alleys and other rights-of-way, design of bridges, sewage and water systems, and other structures;"

With my responsibility to approve plats, I work closely with City Planning on the review of plats, including providing input on City Planning's staff recommendations to City Council, regarding their action to approve or withhold approval of said plats.

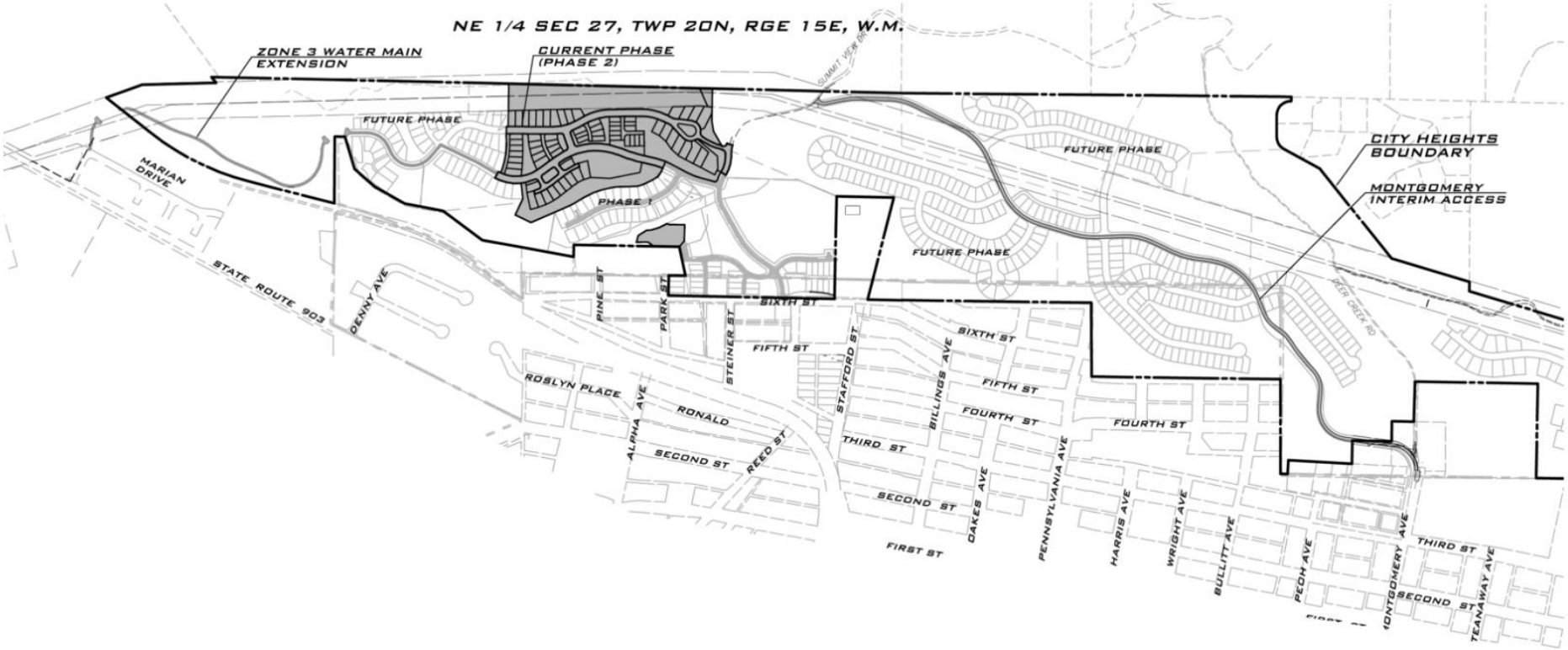
There are several issues with the Phase 2 Final Plat approval consideration, that support the notion of withholding approval, as described below.

Unsecured Non-City Approvals and Property Rights

Zone 3 Water Main Extension

The Zone 3 Water Main Extension is a critical public health and safety component of the City Heights Phase 2 plat, as it is the sole source of potable water. The Zone 3 Water Main Extension begins west of the Phase 2 plat boundary, and extends easterly approximately 5,000 linear feet to the point it enters the Phase 2 plat limits. The following page includes an overall map of the Phase 2 plat, as submitted by the applicant. Page 3 includes a graphic of the water main extension from the applicant's Phase 2 application. I've added colors to describe the areas with unsecured non-City approvals and property rights.

Phase 2 Plat Overall Map.



Zone 3 Water Main Extension.

1. *Cle Elum Pines West, LLC (Grantor) easement to Cascadia Snowcap LP (Grantee)* (Red Area) – The applicant has provided with their application an access easement that also permits utilities (Attachment 1). The easement includes the language "Grantor shall have the right to review and approve the road design for any effects it might have on the adjacent property to the easement property…". The property owner advised he has not provided approval of a road required by and associated with the proposed Zone 3 water main to date. Cle Elum Pines West, LLC approval is necessary to approve the Zone 3 water main component of the Phase 2 final plat.

2. *Proposed easement* (Blue Area) – The proposed Zone 3 water main alignment is shown within a proposed easement that has not been recorded. The property owner advised the proposed easement would require negotiations, which have not concluded. The applicant advised if this easement cannot be secured, the water main alignment would be revised to traverse State Route 903, which would require a utility accommodation permit with the Washington State Department of Transportation (WSDOT). I am unaware of any efforts by City Heights to secure this WSDOT approval as a fallback. The proposed easement or WSDOT approval is necessary to approve the Zone 3 water main component of the Phase 2 final plat.

3. *Bonneville Power Administration (BPA)* (Orange Area) – Infrastructure within the BPA easement requires review and approval by BPA. Approval is granted through a Land Use Agreement. The applicant advised on numerous occasions they are attempting to coordinate with BPA but are not receiving responses. City Planning has asked for a copy of the BPA application and the applicant has not provided such. BPA approval is necessary to approve the Zone 3 water main component of the Phase 2 final plat.

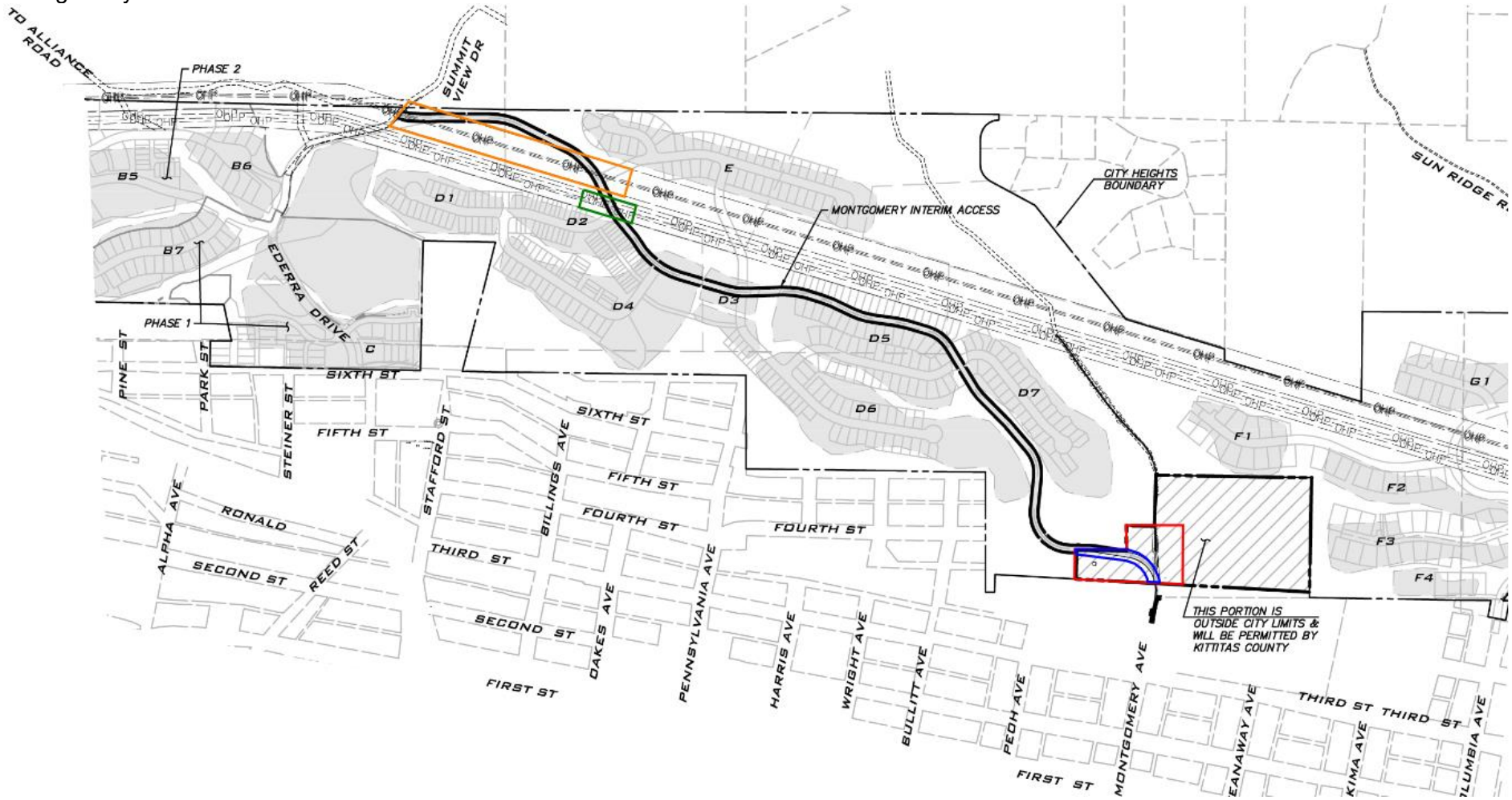
4. *Puget Sound Energy (PSE)* (Green Area) – Infrastructure within the PSE easement requires review and approval by PSE. The applicant advised on numerous occasions they are attempting to coordinate with PSE but are not receiving responses. City Planning has asked for a copy of the PSE application and the applicant has not provided such. PSE approval is necessary to approve the Zone 3 water main component of the Phase 2 final plat.

Montgomery Avenue Access

The Montgomery Avenue Access is a critical public health and safety component of the City Heights Phase 2 plat as it is the secondary access for Phase 2, and subsequent City Heights phases that are in process. The International Fire Code (IFC), specifically Appendix D governs the need for secondary access for public health and safety, stating "Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads." However, the fire code official can modify these requirements, and in Cle Elum, the requirement is "subdivisions containing forty or more lots shall contain at least two ingress-egress routes which are interconnected" (Cle Elum Municipal Code Section 16.12A.060(A)(12)). The Montgomery Avenue Access begins at the easterly limits of the Phase 2 plat boundary and extends easterly approximately 5,700 linear feet to the point it connects to Montgomery Avenue within the City of Cle Elum city limits, passing through unincorporated Kittitas County for approximately 500 linear feet. The next page includes a graphic of the Montgomery Avenue Access from the applicant's Phase 2 application. I've added colors to describe the areas with unsecured non-City approvals and property rights.

The Montgomery Avenue Access is often referred to by the applicant as the Montgomery Interim Access. It is my understanding the applicant introduced the term “interim” to allow for flexibility as the Montgomery Avenue alignment is subject to change with the future phase layouts in this vicinity. Rather than platting the right of way, the applicant is electing to record a public access easement over the Montgomery Interim Access. The Montgomery Interim Access will meet minimum IFC roadway width and pavement surface standards, but will not include pedestrian facilities until the alignment is confirmed. The Montgomery Interim Access will be owned and maintained by the applicant, until the access is fully complete with pedestrian facilities to the collector road standard, where it will then be dedicated to the City through the platting process of a future phase.

Montgomery Avenue Access.



1. *Access easement* (Blue Area) – The proposed Montgomery Avenue alignment traverses through a 60-foot-wide access easement (AFN 505098), Attachment 2, within unincorporated Kittitas County. Kittitas County staff advised the property owners encumbered by this easement have challenged the easement allowances, and that the proposed road is routed through driveways and a septic drainfield. At a joint City Council and County Commissioners public meeting on January 30, 2023, Michael Lancaster (legal owner and resident of Kittitas County Parcel No. 659136) advised the City Council of a lawsuit that was filed against him by City Heights regarding the 60-foot-wide access easement. Lawsuit resolution and the judge's determination of legal rights to utilize the access easement is necessary to approve the Montgomery Avenue Access component of the Phase 2 final plat.

2. *Kittitas County Permitting* (Red Area) – The applicant advised the Montgomery Avenue Access grading permit application was submitted to Kittitas County in November 2022 for processing. Kittitas County issued comments on December 2, 2022 (Attachment 3). Two of the comments relate to legal access rights including the access easement described in Item 1 above. Approvals have not been secured to date. Kittitas County approval is necessary to approve the Montgomery Avenue Access component of the Phase 2 final plat.

3. *Bonneville Power Administration (BPA)* (Orange Area) – Infrastructure within the BPA easement requires review and approval by BPA. Approval is granted through a Land Use Agreement. The applicant advised on numerous occasions they are attempting to coordinate with BPA but are not receiving responses. City Planning has asked for a copy of the BPA application and the applicant has not provided such. BPA approval is necessary to approve the Montgomery Avenue Access component of the Phase 2 final plat.

4. *Puget Sound Energy (PSE)* (Green Area) – Infrastructure within the PSE easement requires review and approval by PSE. The applicant advised on numerous occasions they are attempting to coordinate with PSE but are not receiving responses. City Planning has asked for a copy of the PSE application and the applicant has not provided such. PSE approval is necessary to approve the Montgomery Avenue Access component of the Phase 2 final plat.

Guarantee and Security (Bonding of Improvements)

The City Heights Development Agreement (Development Agreement) includes the following provision:

> "All required public improvements shall be made prior to final plat approval, unless the applicant posts a bond or other financial security acceptable by the City in an amount equal to one hundred twenty five percent (125%) of the estimated construction cost of the improvements (as estimated by a professional engineer hired by the Ridge Entities and concurred with by the City Engineer)."

It is common for developers to post bonds in lieu of completing minor construction, to allow for final plat approval. Typical bonds would cover sidewalks, landscaping, street lighting and final pavement lifts, consistent with Cle Elum Municipal Code Section 16.30.040. However, the Development Agreement allows for bonding of all construction including those for public health,

safety, and general welfare such as domestic water, sanitary sewer, and access. As such, the submitted final plat application included a bond worksheet for all construction, as construction has not commenced on any Phase 2 improvements to date.

Bond amounts are set based on the estimated construction cost of improvements yet to be constructed. Estimated construction costs are based on recent bid openings within the geographic area, of similar size and scale, and can also be based on actual bids by the developer's contractor. When the latter occurs, the developer's bid is compared to recent bid openings for validation. If the identified construction improvements are still subject to change, a bond amount is still subject to change.

I am unaware of any provisions in the Cle Elum Municipal Code, Development Agreement, or Memorandums of Understanding, that allow the bond amount to include securing approvals and/or property rights from non-City entities. **In plain terms, the bond is a financial security to the City that will guarantee construction of the improvements, not a financial guarantee to design and secure required non-City approvals for construction of the improvements.** Estimating costs of the considerations identified in the previous section, Unsecured Non-City Approvals and Property Rights, is not possible due to extensive variables including denials, re-designs, failed negotiations, and changed construction costs associated with each. Example questions related to non-City approvals:

- How much does an easement cost to secure and what if an easement cannot be secured?
- How much does it cost to secure Kittitas County approval of a road within the County's jurisdiction? How do you account for variables in this approval process?
- What is the impact of securing Kittitas County approval when the proposed alignment is going through private property with an access easement that is being challenged by the property owner through the judicial system? What if the judge declares access rights are not available and the roadway alignment must change? How can the bond amount account for these variables?
- Will the Bonneville Power Administration grant approval on the Zone 3 Water Main and Montgomery Avenue extension plans through their easements as presented, or will revisions be necessary? How do you account for variables in this approval process?
- Will Puget Sound Energy grant approval on the Zone 3 Water Main and Montgomery Avenue extension plans through their easements as presented, or will revisions be necessary? How can the bond amount account for variables in this approval process?

In addition to unknown costs, the timelines associated with these elements are unknown.

The current bond worksheets for the phase 2 preliminary plat, zone 3 water main, and Montgomery interim access were submitted by the applicant on October 4, 2022. I reviewed and responded on October 14, 2022, noting that the zone 3 water main and Montgomery interim access bond worksheets were premature as the plan submissions had not been approved by the City, non-City approvals were needed from BPA, PSE, Kittitas County, and easements were necessary to allow construction of the water main and Montgomery access. On March 10, 2023, I received an email from the applicant's agent stating he planned to resubmit plans and bond worksheets Monday/Tuesday of next week. As of today, I have not received these resubmittals.

As City Engineer for the City of Cle Elum, I am very concerned that an approval of the final plat in its current form would not be consistent with the public interest as required by Ch. 58.17 RCW. This is because, among other things, lots would be created with no certainty as to when purchasers of those lots would be able to secure building permits and/or certificates of occupancy. This ambiguous status is without precedent in my professional experience. This could persist for an unknown, potentially indefinite, period of time, until all obstacles to the provision of domestic water and access are secured.

I am in support of withholding final plat approval until all outside approvals are secured, such that the design of the improvements is not subject to change, and a bond amount can be set and defended. I am not in support of recommending final plat approval due to the extensive unsecured non-city approvals and property rights identified in this memorandum, and the inability to determine a cost for bonding such items.

Attachment 1

Declaration of Access Easement
Grantor: Cle Elum Pines West, LLC and Upper County Investments LLC
Grantee: Cascadia Snowcap LP

After recording return to:

Cle Elum Pines West, LLC
P.O. Box 808
Cle Elum, WA. 98922

DOCUMENT TITLE:	DECLARATION OF ACCESS EASEMENT
GRANTOR:	CLE ELUM PINES WEST, LLC and UPPER COUNTY INVESTMENTS LLC
GRANTEE:	CASCADIA SNOWCAP LP
LEGAL DESCRIPTION:	Portion of the Northeast Quarter of Section 28, Township 20, Range 15 East W.M., Kittitas County, State Of Washington and further described below.
ASSESSOR'S TAX PARCELS:	14202 and 404235

DECLARATION OF EASEMENT

THIS DECLARATION OF THIS ACCESS EASEMENT is agreed to as of June 7th, 2019 by Cle Elum Pines West, LLC.

1. Easement.

1.1. Easement Legal Description:
1.1.1. Legal Description attached as Exhibit A.
1.1.2. Drawing of Legal Description attached as Exhibit B.

1.2. Easement. A non-exclusive, perpetual and assignable access easement being 60 feet in width and located within the described easement as shown on Exhibit A and incorporated herein by reference. This easement may be dedicated to the public as a city or county road.

1.3. Access Road Design Approval. Grantor shall have the right to review and approve the road design for any effects it might have on the adjacent property to the easement property as shown on Exhibit A. Approval of the road design shall not be unreasonable withheld.

1.4. Easement Road Design and Construction Cost. Grantee shall be responsible for costs of the Easement Road including but not limited to all permitting, design and construction costs.

1.5. Use.

1.5.1.1. The location, construction and use of the road is to serve the adjacent parcels for ingress and egress, together with, but not limited to, the right to construct, reconstruct, replace, repair, maintain and use said road; and

1.5.1.2. The location, construction and use of utilities, including, but not limited to, power, water, telephone, and cable (hereinafter the "Utilities"), together with, but not limited to, the right to install, replace, repair, maintain and use said Utilities.

2. Maintenance of Easement and Easement Road. Maintenance of the Easement and Easement Road shall be borne by Grantee.

3. Eminent Domain. If any portion of the Easement described herein, or any part thereof, is taken by any governmental agency in the exercise of its power of eminent domain, the award granted under such proceedings, or any settlement in lieu thereof, for the taking of such property shall be payable to the fee owner of the portion of the Easement area which is taken. If all or any part of the Easement area is taken, this Agreement shall terminate with respect to the portion so taken and the obligations hereunder of the then owners of the Easement area shall automatically cease and terminate when possession is transferred to the condemning agency with respect to any portion of the Easement area so condemned; provided, however, that nothing herein prevents the owner(s) of the property benefited by the Easement from seeking compensation from the condemning agency, only, for loss of the Easement.

4. Easements and License Runs with the Land. The Easements and License granted, and the restrictions and covenants established herein, shall run with and shall bind and be obligatory upon the properties described herein; provided that, anything herein to the contrary notwithstanding, no rights in or to the general public are created hereby.

5. Legal Expenses. If any party is required to bring or maintain any action (including assertion of any counterclaim or cross-claim, or claim in any proceedings in bankruptcy, receivership, or any other proceeding instituted by a party hereto or by others), or otherwise refers this Agreement to an attorney for the enforcement of any of the terms and conditions of this Agreement, the prevailing party in such action shall, in addition to all other payments required, receive from the other all the costs incurred by the prevailing party, including reasonable attorney fees and such costs and reasonable attorney fees which the prevailing party may incur on any appeal.

6. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties have executed this Agreement as 7th June, 2019.

GRANTOR:

Cle Elum Pines West, LLC
Pat Deneen, Manager
June 7th, 2019

Upper County Investments, LLC
Pat Deneen, Manager
June 7th, 2019

GRANTEE:

Cascade Snowcap LP
Mgr.
June 6th, 2019

STATE OF WASHINGTON)
) ss.
County of Kittitas)

On this day personally appeared before me Pat Deneen, Manager of Cle Elum Pines West, LLC to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal.

Dated this 7th day of June, 2019

Kathy L Osborne

Printed Name: Kathy L. Osborne

Notary Public in and for the State of Washington, residing at Ellensburg

My Commission Expires: 10-23-19

KATHY L. OSBORNE
COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 23, 2019
STATE OF WASHINGTON

STATE OF WASHINGTON)
) ss.
County of Kittitas)

On this day personally appeared before me Pat Deneen, Manager of Upper County Investments, LLC to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal.

Dated this 7th day of June, 2019

KATHY L. OSBORNE
COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 23, 2019
STATE OF WASHINGTON

Kathy L Osborne

Printed Name: Kathy L. Osborne

Notary Public in and for the State of Washington,

residing at Ellensburg

My Commission Expires: 10-23-19

STATE OF Texas)
) ss.
County of Dallas)

On this day personally appeared before me Judson Pankey, Manager of Cascade Snowcap LP to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal.

Dated this 6th day of June, 2019

DANIELLE LOCKLIN
Notary Public, State of Texas
Comm. Expires 01-10-2021
Notary ID 130957133

Danielle Locklin

Printed Name: Danielle Locklin

Notary Public in and for the State of ~~Washington~~ Texas,

residing at Dallas County

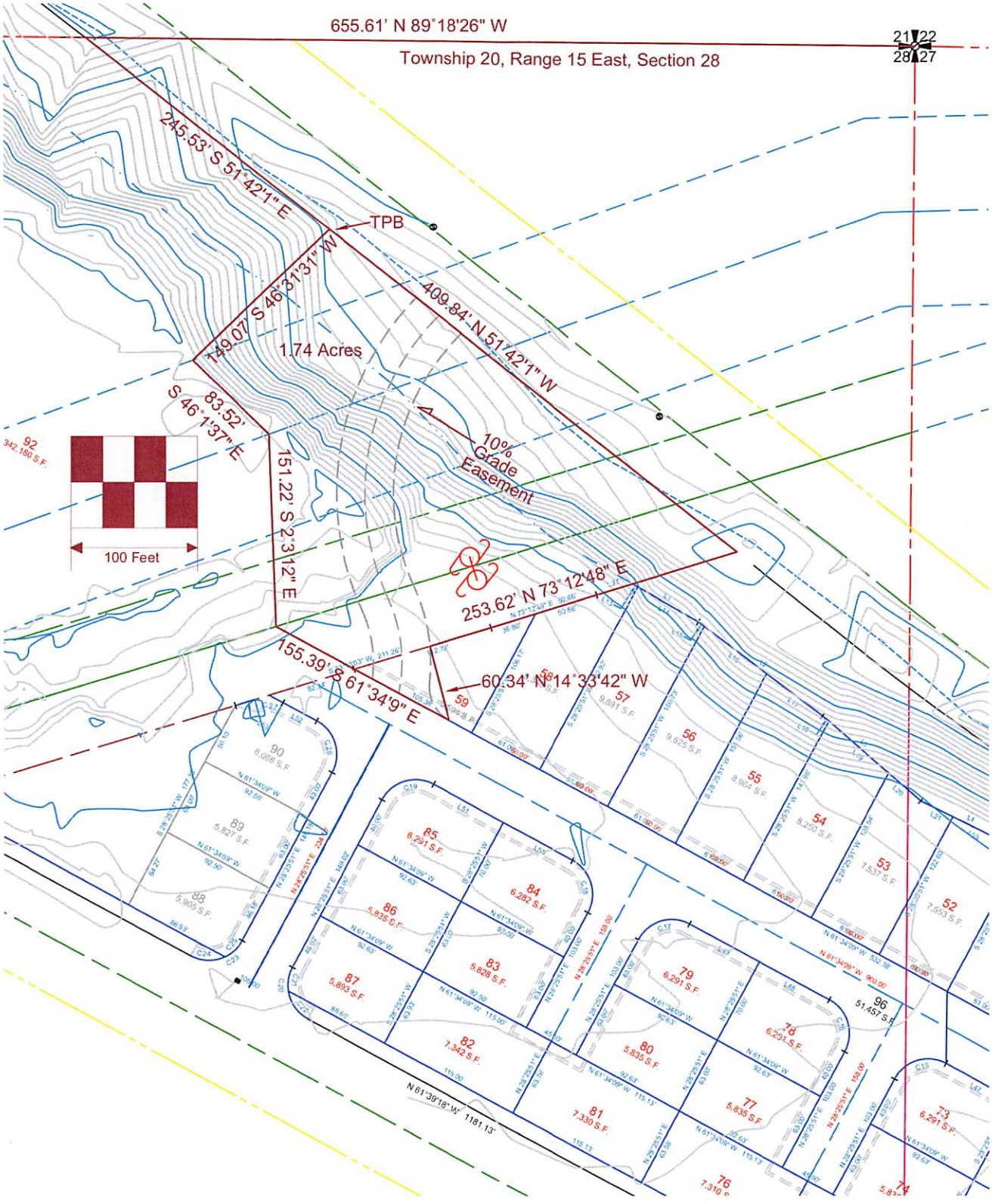
My Commission Expires: 01/10/2021

EXHIBIT A

Cle Elum Pines to Cascadia Snowcap LP Access Easement Legal Description

Located in the Northeast Quarter of Section 28, Township 20, Range 15 East starting at the Northeast corner of said Section 28; Thence
655.61' N 89°18'26" W; Thence
245.53' S 51°42'1" E to the True Point of Beginning (TPB); Thence
149.07' S 46°31'31" W; Thence
83.52' S 46°1'37" E; Thence
151.22' S 2°3'12" E; Thence
155.39' S 61°34'9" E; Thence
60.34' N 14°33'42" W; Thence
253.62' N 73°12'48" E; Thence
409.84' N 51°42'1" W to the True Point of Beginning
Containing 1.74 Acres as shown on Exhibit A

Exhibit B


655.61' N 89°18'26" W
Township 20, Range 15 East, Section 28
21 22
28 27
245.53' S 51°42'1" E
TPB
409.84' N 51°42'1" W
149.07' S 46°31'31" W
1.74 Acres
83.52' S 46°1'37" E
10% Grade Easement
151.22' S 2°3'12" E
100 Feet
253.62' N 73°12'48" E
155.39' S 61°34'9" E
60.34' N 14°33'42" W
N 61°39'18" W 1181.13'

Attachment 2

Quit Claim Deed
Grantor: Plum Creek Timber Company, Inc.
Grantee: Thurlan Anderson and Helena Anderson
AFN 505098

505098

REAL ESTATE EXCISE TAX PAID
79.20
6-8-87
Affidavit No 23862
J. SCHORMANN, TREASURER
KITTITAS COUNTY TREASURER
A. Hruchka

13.00

File No. 560-2.011618

Deed No. 35467

QUIT CLAIM DEED

THE GRANTOR, PLUM CREEK TIMBER COMPANY, INC, a Delaware corporation, for and in consideration of ten dollars ($10.00) and other good and valuable consideration, conveys and quit claims to THURLAN ANDERSON and HELENA ANDERSON, husband and wife, GRANTEES, their heirs and assigns, the following described real estate, situated in the County of Kittitas, State of Washington, including any interest therein which Grantor may hereafter acquire:

Part of the southwest quarter of the northeast quarter (SW1/4NE1/4) of Section 26, Township 20 North, Range 15 East, W.M., as described further in the attached Exhibit A-1.

Together with a permanent easement 60 feet in width for maintenance and use of an existing road over and across the southwest quarter of the northeast quarter (SW1/4NE1/4) of Section 26, Township 20 North, Range 15 East, W.M., as described in Exhibit A-1 and as shown on the attached Exhibit A. Grantees shall provide (by payment or provision of work and materials) for their share of the maintenance of said roadway occasioned by the Grantees' use thereof.

Excepting and reserving, however, to the Grantor, for itself, its successors and assigns, forever:

All right, title and interest, legal and equitable, whatsoever, however derived, reserved or held, in and to all geothermal heat and all ores and minerals of any nature whatsoever, including but not limited to oil, gas, other hydrocarbons, carbon dioxide, coal, iron, gas occurring in coal formations, industrial minerals, metallic minerals, aggregates, sand, gravel, clay, uranium, rock including but not limited to rock of a unique character (hereinafter "minerals") in and under or which may be produced from the real property herein described (called "premises"), together with the right to enter upon the premises for the purposes of prospecting and exploring for minerals by geophysical, geochemical or other means, and for the purposes of drilling, extracting, opening, developing and processing said minerals and erecting, operating and working any extraction and processing facilities by any procedures whatsoever, and the taking out, removing, carrying away, transporting and storing all such minerals, together with the tenements, hereditaments and

Ret: Jane
999 3rd Ave., Suite 2300
Seattle, WA 98104-1096
attn: Trudy Suchan

KITTITAS COUNTY AUDITOR
FILED FOR RECORD AT REQUEST OF: Plum Creek Timber Co., Inc.
1987 JUN 11 PM 1:22
OFFICIAL RECORDS

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appurtenances. Provided, however, that the Grantees and their heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any actual physical injury or damage to the surface of said land and to growing crops and timber thereon caused by the exercise of any rights herein reserved. The exercise of such rights by the Grantor shall not be postponed or delayed pending reasonable efforts to agree upon, or have determined, such just and reasonable compensation.

Also excepting and reserving to the Grantor, its successors and assigns, forever, a perpetual easement for the betterment, maintenance and use of existing roads on the 60-foot right of way located across said southwest quarter of the northeast quarter (SW1/4NE1/4) of Section 26, Township 20 North, Range 15 East, W.M., as described in Exhibit A-1 and as shown on Exhibit A. Grantees shall provide (by payment or provision of work and materials) for their share of the maintenance of said roadway occasioned by Grantees' use thereof. Grantees agree said 60-foot right of way will be used as access to no more than two (2) private residences on the land parcel described above.

A material consideration for this conveyance, without which it would not be made, is the agreement by the Grantees, for themselves and for their heirs and assigns, that the Grantor shall be in no manner responsible or liable to the Grantees, or any subsequent owner or purchaser, or any person interested therein, for any damage of whatever nature, by reason of any cave or movement of the earth caused by the removal of coal, earth, rock or other minerals under the surface of the said premises, or immediately adjacent thereto, or for any damage whatever resulting from or caused by the operation of mines or of mining activity of the Grantor in the vicinity of the premises, including fire and explosion. Notwithstanding anything in this section to the contrary, it is expressly understood and agreed that the Grantees shall not be liable for any cost, loss or expense arising from any negligence of the Grantor.

The above described lands contain a total of 1.51 acres, more or less, and are located as shown on Exhibit A attached hereto.

It is mutually agreed that the conveyance to be made herein will be subject to existing rights, if any, arising out of the lease granted June 1, 1968 by Northern Pacific Railway Company (predecessor in inter-

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est to Grantor) to W. Gordon Holbrook and Doloris Holbrook, which lease was assigned to Sylvan Merritt on June 1, 1977, and assigned further to Thurlan and Helen Anderson on June 17, 1980.

Said conveyance shall be subject also to the Pendency of Yakima County Superior Court Case No. 77-2-01484-5, an action by the State of Washington, Department of Ecology vs. James J. Acquavella et al., for the purpose of securing a judgement adjudicating the relative rights of all persons diverting, withdrawing, or otherwise making use of the surface waters of the Yakima River Drainage Basin.

SUBJECT ALSO TO all additional easements, reservations, restrictions, encumbrances and water rights, if any, of record.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 7th day of May, 1987.

PLUM CREEK TIMBER COMPANY, INC.

By _____
David D. Leland, President
and Chief Executive Officer

ATTEST:

By _____
Susanna N. Lyman
~~Assistant~~ Secretary

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ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that David D. Leland and Susanna N. Lyman signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Chief Executive Officer and the Assistant Secretary, respectively, of Plum Creek Timber Company, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 1st day of May, 1987.

Marianne Rice
Notary Public for the
State of Washington
My appointment expires 3/22/88

OFFICIAL RECORDS

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Legal Description For Anderson Tract

That portion of the Southwest Quarter of the Northeast Quarter of ction 26, Township 20 North, Range 15 East, W.M., Kittitas ty, Washington, described as follows:

S at the intersection of Third Street and Montgomery Cou the City of Cle Elum, Washington, said point being a e as shown on survey map recorded in Volume 11, Page Beginni records of Kittitas County;
Avenue in 34' 08" East along the centerline of said Mont-
Railroad sp l feet to the North line of the Second Addition
79 of Surveys, rded in Volume 2, Page 27, records of
thence North 10 ton;
gomery Avenue 513. West along said North line 164.23 feet to
of Cle Elum plat rec
Kittitas County, Washi 0' 38" West along said North line
thence North 86° 50' 38"
the True Point Of Beginnin 00 feet;
thence continuing North 86° feet;
275.20 feet; eet to the True Point Of Beg-
thence North 0° 58' 16" East 160.
thence South 89° 01' 44" East 275.
thence South 0° 58' 16" West 170.49 ingress, egress and
inning. each side of the

TOGETHER WITH AND SUBJECT TO an easement i
utilities, 60 feet in width, being 30 feet o nue with the
following described centerline:

8 feet to
Beginning at the intersection of said Montgomery a curve
North line of said Second Addition of Cle Elum plat;
thence North 86° 50' 38" West along said North line 6 00
the True Point Of Beginning, said point being a point o
having a radial bearing of South 82° 26' 12" West;
thence Northwesterly along said curve having a radius of 1
feet an arc distance of 235.52 feet;
thence North 82° 32' 00" West 276.78 feet and end of easement.

ALSO Plum Creek Timber Company, Inc. conveys any interest it may have in that strip of land lying between the North line of said Second Addition of Cle Elum plat and the South line of the Southwest Quarter of the Northeast Quarter of said Section 26, Township 20 North, Range 15 East, W.M., Kittitas County, Washington said strip of land described as follows:

Beginning at the Southeast corner of the main tract above described;
thence North 86° 50' 38" West 275.20 feet;
thence South 0° 58' 16" West 79.44 feet to the South line of said Southwest Quarter of the Northeast Quarter;
thence South 89° 01' 44" East, along said South line, 275.00 feet;
thence North 0° 58' 16" East 68.94 feet to the True Point of Beginning

EXHIBIT A-1

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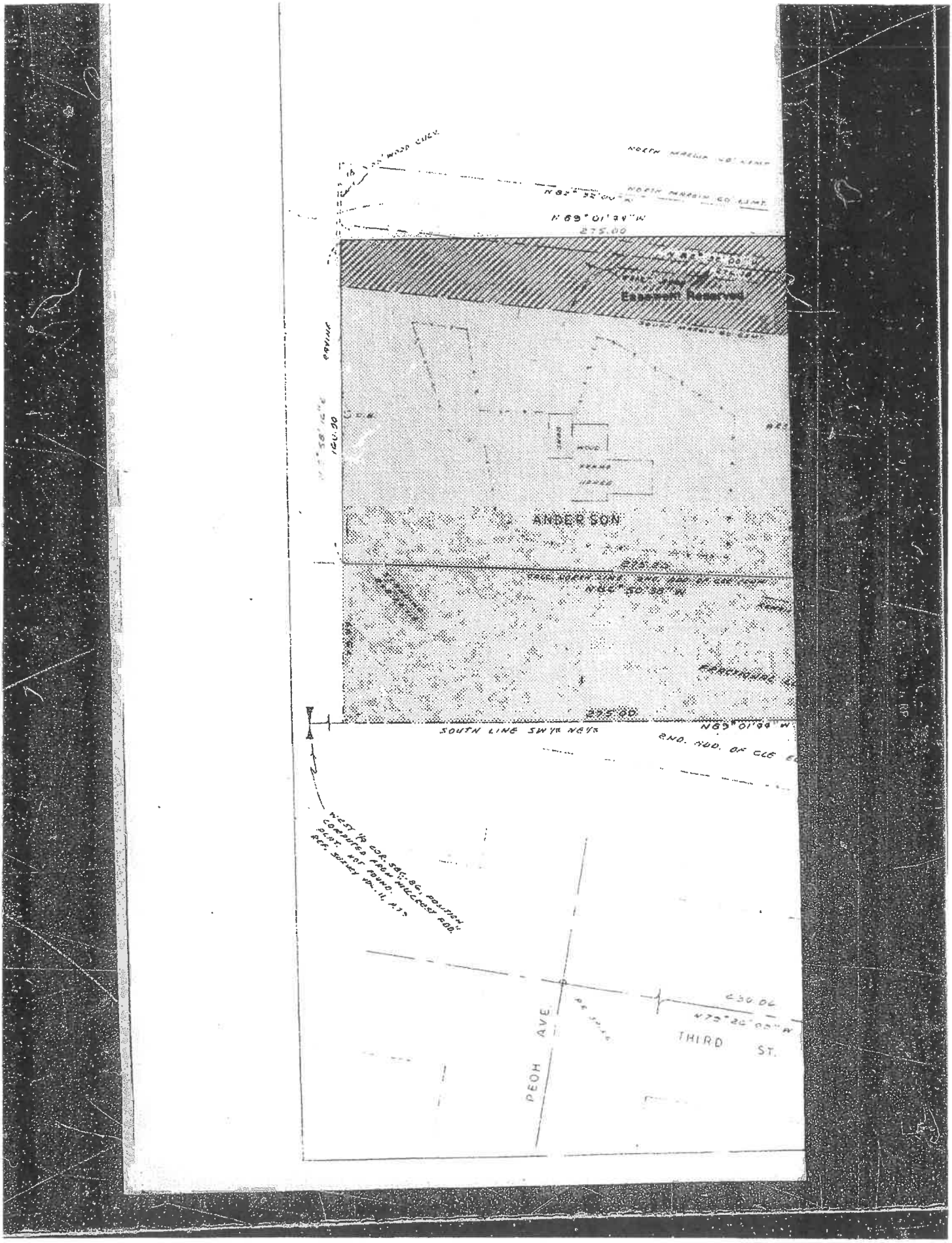
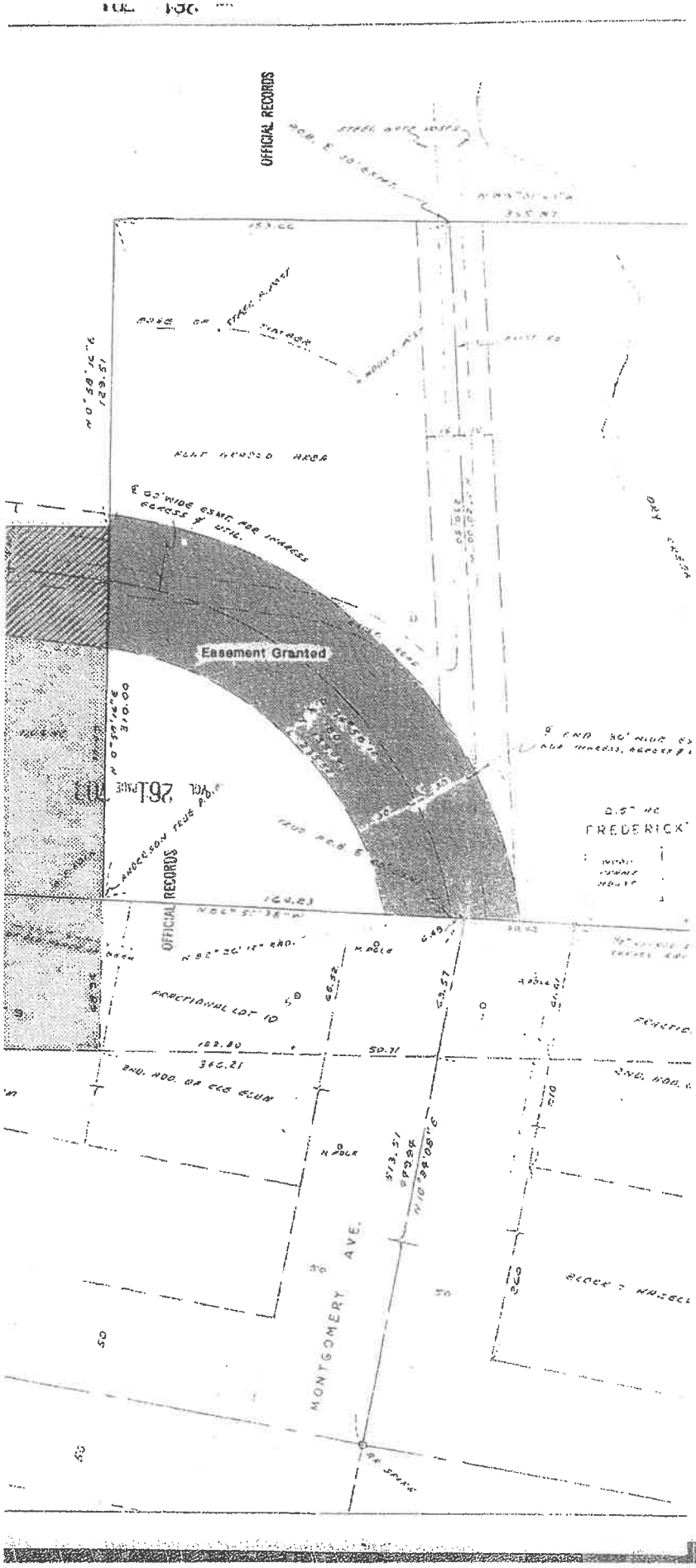
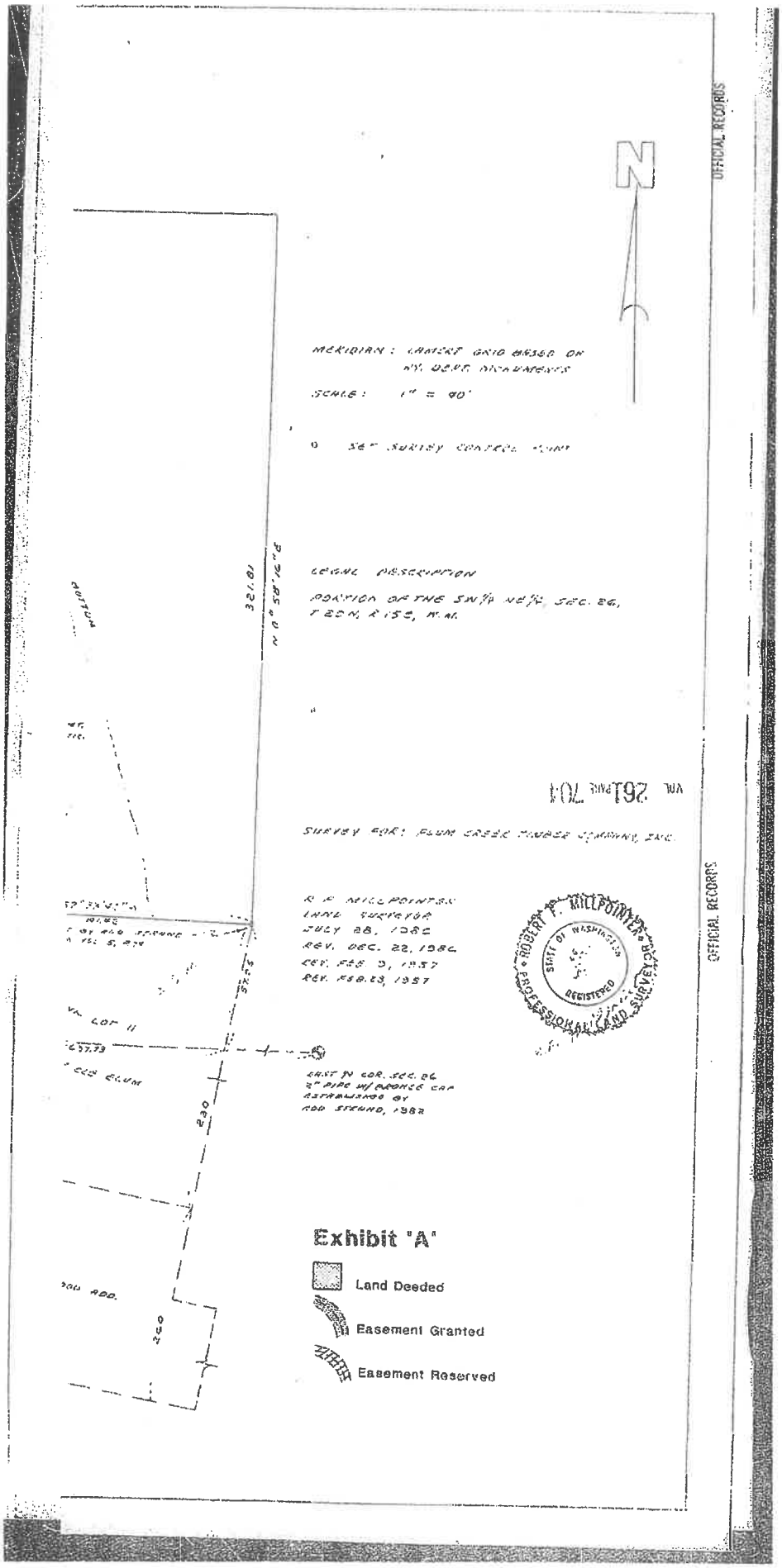

N 89° 01' 44" W
275.00
Easement Reserved
ANDERSON
275.00
SOUTH LINE SW¼ NE¼
N 89° 01' 44" W
PEOH AVE
THIRD ST.


OFFICIAL RECORDS
Easement Granted
OFFICIAL RECORDS
FREDERICK
MONTGOMERY AVE.


N
MERIDIAN : LAMBERT GRID BASED ON
WA. DEPT. DIVA DATUMS
SCALE : 1" = 40'
SET SURVEY CONTROL POINT
LEGAL DESCRIPTION
DIVISION OF THE SW/4 NE/4, SEC. 26,
T 22N, R 15E, W.M.
SURVEY FOR: PLUM CREEK TIMBER COMPANY, INC.
R. F. MILLPOINTER
LAND SURVEYOR
JULY 28, 1986
REV. DEC. 22, 1986
REV. FEB 3, 1987
REV. FEB. 23, 1987
ROBERT F. MILLPOINTER
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
EAST ¼ COR. SEC. 26
2" PIPE W/ BRONZE CAP
ESTABLISHED BY
ROD STEVENS, 1982
LOT 11
230
200
Exhibit "A"
Land Deeded
Easement Granted
Easement Reserved
OFFICIAL RECORDS
OFFICIAL RECORDS

Submit to County Treasurer of the county in which property is located.

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX

CHAPTER 82.45 RCW
CHAPTER 458-61 WAC

This form is your receipt when stamped by cashier. Pay by cash or certified check to County Treasurer

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ITEMS ① THROUGH ⑦ ARE FULLY COMPLETED

① SELLER GRANTOR
Name: Plum Creek Timber Co., Inc.
999 Third Avenue, Suite 2300
Street
City: Seattle State: WA Zip: 98104

② BUYER GRANTEE
Name: Thurlan and Helena M. Anderson
P. O. Box 215
Street
City: Cle Elum State: WA Zip: 98922

③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE
Name: Thurlan and Helena M. Anderson
Street: P. O. Box 215
City/State: Cle Elum, WA Zip: 98922

ALL TAX PARCEL NUMBERS

④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED Kittitas COUNTY ☐ OR IN CITY OF

Part of SW¼NE¼ Section 26, T20N, R15 E, W.M., as further described and shown on the attached exhibits.

⑤ Is this property currently:

	YES	NO
Classified or designated as forest land? Chapter 84.33 RCW	☐	☒
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	☐	☒
Exempt from property tax under nonprofit organizations Chapter 84.36 RCW?	☐	☒
Receiving special valuation as historic property under Chapter 84.26 RCW?	☐	☒

Type Property: ☐ land only ☐ land with new building. ☒ land with previously used building ☐ land with mobile home

SEE TAX OBLIGATIONS ON REVERSE SIDE

⑥ Description of personal property if included in sale (furniture, appliances, etc.) n/a

If exemption claimed, explain

Type of Document Quitclaim Deed
Date of Sale or Conveyance Instrument May 7, 1987
Gross Sale Price 1/ $ 6,000.00
Personal Property (deduct) 2/ $
Taxable Sale Price $ 6,000.00
Excise Tax State 3/ $
Local 4/ $
Delinquent Penalty 5/ $
Total Tax Due $ 79.20
(SEE 1-5 ON REVERSE SIDE)

⑧ (1) NOTICE OF CONTINUANCE (RCW) 84.33 or RCW 84.34)

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. To determine if the land transferred qualifies to continue classification or designation, the county assessor must be consulted. All new owners must sign.

This land ☐ does ☐ does not qualify for continuance DEPUTY ASSESSOR

DATE

(3) NOTICE OF COMPLIANCE (Chapter 84.26 RCW)

If the new owner(s) of property with special valuation as historic property wish(s) to continue this special valuation the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such special valuation, all additional tax calculated pursuant to Chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

⑦ AFFIDAVIT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING IS TRUE AND CORRECT (see #6 on reverse for penalties).

SIGNATURE

NAME (print) Trudy A. Buchan

DATE & PLACE OF SIGNING May 12, 1987 Seattle, WA

SPECIFY (circle): grantor/grantee/grantor's agent/grantee's agent

Address of residence or place of business of person signing (specify):
Plum Creek Timber Co., Inc.
999 Third Avenue Suite 2300
Seattle, WA 98104
206 467-3600

Telephone Number:

⑨ The following optional questions are requested by RCW 82.45.120

Is property at the time of sale:

	YES	NO
a. Subject to elderly, disability, or physical improvement exemption?	1 ☐	2 ☐
b. Does building, if any, have a heat pump or solar heating or cooling system?	1 ☐	2 ☐
c. Does this conveyance divide a current parcel of land?	1 ☐	2 ☐
d. Does sale include current crop or merchantable timber?	1 ☐	2 ☐
e. Does conveyance involve a trade, partial interest corporate affiliates, related parties, trust, receivership or an estate?	1 ☐	2 ☐
f. Is the grantee acting as a nominee for a third party?	1 ☐	2 ☐

g. Principal use:

1 ☐ agricultural 2 ☐ condominium 3 ☐ recreational
4 ☐ apt (4 + units) 5 ☐ industrial 6 ☐ residential
7 ☐ commercial 8 ☐ mobile home 9 ☐ timber

FOR TREASURER'S USE ONLY

023862

Legal Description For Anderson Tract

That portion of the Southwest Quarter of the Northeast Quarter of Section 26, Township 20 North, Range 15 East, W.M., Kittitas County, Washington, described as follows:

Beginning at the intersection of Third Street and Montgomery Avenue in the City of Cle Elum, Washington, said point being a Railroad spike as shown on survey map recorded in Volume 11, Page 79 of Surveys, records of Kittitas County;
thence North 10° 34' 08" East along the centerline of said Montgomery Avenue 513.51 feet to the North line of the Second Addition of Cle Elum plat recorded in Volume 2, Page 27, records of Kittitas County, Washington;
thence North 86° 50' 38" West along said North line 164.23 feet to the True Point Of Beginning;
thence continuing North 86° 50' 38" West along said North line 275.20 feet;
thence North 0° 58' 16" East 160.00 feet;
thence South 89° 01' 44" East 275.00 feet;
thence South 0° 58' 16" West 170.49 feet to the True Point Of Beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, 60 feet in width, being 30 feet on each side of the following described centerline:

Beginning at the intersection of said Montgomery Avenue with the North line of said Second Addition of Cle Elum plat;
thence North 86° 50' 38" West along said North line 6.48 feet to the True Point Of Beginning, said point being a point on a curve having a radial bearing of South 82° 26' 12" West;
thence Northwesterly along said curve having a radius of 180.00 feet an arc distance of 235.52 feet;
thence North 82° 32' 00" West 276.78 feet and end of easement.

ALSO Plum Creek Timber Company, Inc. conveys any interest it may have in that strip of land lying between the North line of said Second Addition of Cle Elum plat and the South line of the Southwest Quarter of the Northeast Quarter of said Section 26, Township 20 North, Range 15 East, W.M., Kittitas County, Washington said strip of land described as follows:

Beginning at the Southeast corner of the main tract above described;
thence North 86° 50' 38" West 275.20 feet;
thence South 0° 58' 16" West 79.44 feet to the South line of said Southwest Quarter of the Northeast Quarter;
thence South 89° 01' 44" East, along said South line, 275.00 feet;
thence North 0° 58' 16" East 68.94 feet to the True Point of Beginning.

EXHIBIT A-1

Attachment 3

GP-22-00023 Montgomery Access to City Heights Grading Permit
Kittitas County Comments

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, PE Director

December 2, 2022

Brett Pudists, PE
25 Central Way Suite 400
Kirkland, WA 98033

RE: GP-22-00023 Montgomery Access to City Heights Grading Permit

Dear Mr. Pudists,

Below are a list of Public Works' comments and questions regarding the grading permit materials for the access of City Heights through Montgomery Street. This review looked at the civil plans and the stormwater report which were submitted to the County on November 10th, 2022.

1. Please be aware that this project will trigger a SEPA review. Kittitas County Community Development Services will lead the SEPA and any other critical area's mitigation that may be required for this project. This grading permit will not be issued until the SEPA process is completed.
2. This project requires a Civil Review, but the Civil Review requirement will be waived because an engineered grading permit was applied for. Civil Review comments are included in this review.
3. Please be aware that it is the applicant's responsibility to check with other agencies to determine if additional permits are needed. This grading permit does not negate the need for State and Federal permits if necessary.
4. Please be aware that both the proposed access road and the altered portion of Deer Creek will need to be certified by a licensed engineer prior to finalization of an issued grading permit.
5. Public Works is under the assumption it is the developer's intention to make the proposed road public. This would mean dedicating the land within the easement to the County, and without owning the underlying land this may not be possible. The County is in contact with the City of Cle Elum to better understand the dedication process, but this issue will need to be resolved prior to issuance of this grading permit.
6. Please confirm that the easements provided give the developer legal rights to alter Deer Creek Rd.
7. Warranty Deed (Document No. 35466) states "Grantee agrees said 60-foot right of way [the proposed access] will be used as access to no more than three (3) private residences on the land parcel described above". Kittitas County's legal counsel will review the provided documents, but the grading permit will not be issued until this matter is resolved.

Plan Set

411 N. Ruby St, Suite #1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

8. EC-01: Please provide additional information regarding the septic drain field on parcel 659136. The drain field appears to be directly under the proposed road, so building the road will make the septic field unusable. Have any alternative accesses been considered?
9. RS-01: Infrastructure and grading is shown at the edge of the easement for the proposed access road and Deer Creek Rd. Please provide evidence of any needed temporary easements required to perform the work.
10. RS-01: Please reach out to Kittitas County Community Development Services to obtain building permits for any retaining walls over 4 feet tall. Please be aware that an issued grading permit cannot be finalized until the walls have been completed and the building permits are approved.
11. RS-01: The intersection shown for the proposed access and Deer Creek does not meet Kittitas County intersection standards. Please refer to KCC 12.04.030 (C) for standards.
12. RS-01: The alteration to Deer Creek Rd does not have horizontal control shown, by using the provided scale the radius of the curve on the road appears to be significantly less than the County's 60-foot minimum radius curve. Please adjust the curve to meet County Standards.
13. RS-01: Multiple driveways will be affected by the construction of a new road. Please include a note on the plans indicating that current Kittitas County driveway standards will need to be met when reconstructing the driveways. Please refer to KCC 12.04.080 Table 4-4A and KCC 12.05 for driveway standards. Provide driveway details for driveway modifications, including grade and width.
14. RS-01: The proposed road transitions from a 2% cross slope to the north to a 2% cross slope to the south between stations 53+00 and 54+00. The quick transition is required to capture storm runoff in the correct ditches, this transition does meet any standards for super elevation transitions. Please provide additional information confirming the validity of the transition or adjust the transition to meet WSDOT standards.
15. RS-01: A portion of the storm system is shown to daylight on Montgomery Street just south of the 4th street alley into the existing ditch. However, this portion of Montgomery appears to be cut approximately 1ft lower than the surrounding properties. There is no ditch and any water conveyed to this location will run down the Public Street, not a ditch. Please consider daylighting the runoff in a different location.
16. RS-01: The plans show a dispersion trench to be installed at the eastern edge of the Deer Creek easement. How will future development be prevented within the dispersion area? Additionally, the area the dispersion trench is shown to outlet is listed as a wetland by Kittitas County. Has a critical areas report been completed to ensure that runoff is not being directed towards a critical area?
17. RP-01: Per the development agreement between the City of Cle Elum and City Heights, the County will accept road grades of 12%. Please be aware that this does not provide the contractor any room for error when paving, and the County will strictly enforce the maximum 12% grade. Similar projects throughout the County have been forced to seek a variance or repave development roads designed at the maximum allowable grade.

Stormwater Report

18. Is it the developers' intention to dedicate the road as Public? If so, a development agreement to service and maintenance the stormwater facilities will need to be completed

because the County does not have the equipment necessary to maintain catch basins, detention facilities, or a Contech StormFilter.

19. Section 6.2 of the stormwater report explains that approximately 0.37 acres of the existing basin will be redirected to the west in the developed basin. This is necessary to ensure that developed runoff flow rates do not exceed predeveloped conditions. It does not appear as though the 2004 SWMMEW prevents this, but that area does need to be accounted for in the other basin. Please provide stormwater calculations for the basin being affected and conveyance calculations ensuring any downstream infrastructure can handle the additional runoff.
20. Section 6.5 explains that the area downstream of the water quality facility does not need to be treated because it is offset by PGIS area being removed and PGIS area which is not being treated today. This doesn't appear to be an exemption offered by 2004 SWMMEW. Additionally, the project doesn't meet the Road and Parking Area Preservation/Maintenance exemption detailed in 2.1.3 or the partial exemption from 2.1.4 of the 2004 SWMMEW. Please adjust the treatment facilities accommodate the entire PGIS area created by this development.
21. The appendix containing the Hydraflow calculations have some hydrographs with titles including "w. Bypass" and others without. Please explain what bypass this is referring to.
22. Please provide additional information describing what Hyd No. 3 within the Hydraflow calculations is. The hydrograph does not match predeveloped conditions, so why is it being used to determine the required storage?

Sincerely,

Cameron C. Curtis, EIT