



# PRIVATE ROAD NETWORK DRAWINGS FOR PALOMINO MAJOR PLAT, PHASE 3

Prepared By

## WESTERN PACIFIC ENGINEERING & SURVEY



WESTERN PACIFIC  
ENGINEERING & SURVEY  
1322 E. Foster Place, Los Angeles, California  
Tel: (818) 795-1234

No.	Revision	Date	By

LCU, INC.  
PALOMINO MAJOR PLAT, PHASE 3  
Cover Sheet  
Kittitas County

Designed by: JMR  
Checked by: JMR  
Project No.: 1000  
Scale: As Shown  
Date: 10-15-18

SHEET NO. C1.0  
181827



BENCH MARK LISTING

TBM#1 - Found monument marking the northwest corner of Section 22 (Elevations=1645.85)

TBM#2 - Found monument marking the southwest corner of Section 22 (Elevations=1693.30)

TBM#3 - Found monument marking the southwest corner of the southeast quarter of Section 22. (Elevation=1615.85)

SHEET INDEX

Cover Sheet

C1.1 Plan and Profile Sta. 4+00 to Sta. 4+300

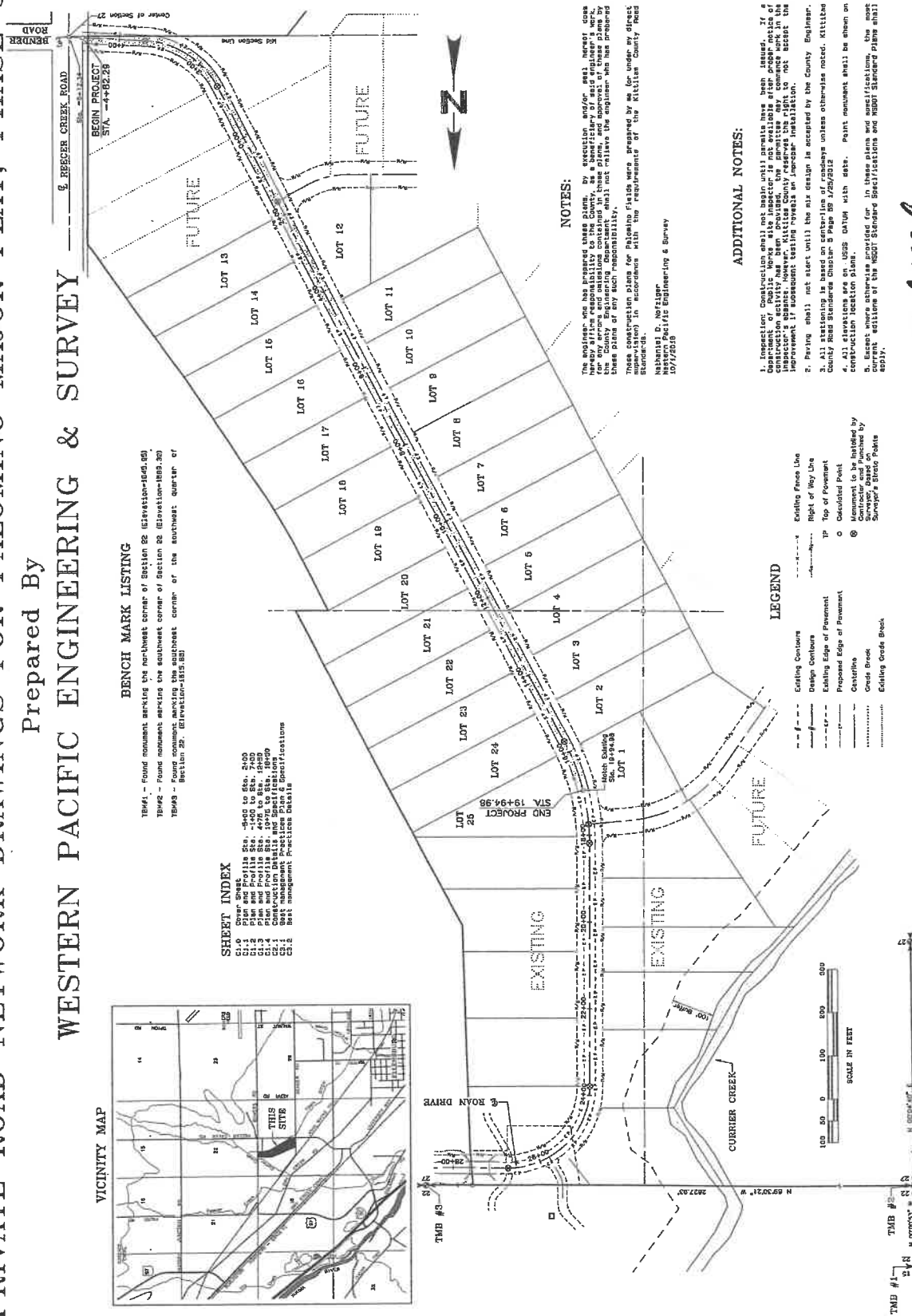
C1.2 Plan and Profile Sta. 4+300 to Sta. 4+700

C1.3 Plan and Profile Sta. 4+700 to Sta. 4+900

C1.4 Construction Details and Specifications

C1.5 Best Management Practices Plan & Specifications

C1.6 Best Management Practices Details



NOTES:

The engineer who has prepared these plans, by accepting and/or seal, hereby disclaims liability to the County, as a beneficiary of said engineer's work, for any and all claims, damages, or losses that may be incurred by the County Engineering Department that result from the use of these plans or any such responsibility.

These construction plans for Palomino Phase 3 were prepared by me for under my direct supervision in accordance with the requirements of the Kittitas County Road Standards.

Nathaniel D. Norziger  
Western Pacific Engineering & Survey  
10/17/2018

ADDITIONAL NOTES:

- Inspector Construction shall not begin until permits have been issued by Department of Public Works site inspector is not available after proper notice of construction has been given to the County Engineering Department in the improvement's contract. However, Kittitas County reserves the right to not accept the improvement if subsequent testing reveals an "improper installation."
- Paving shall not start until the air design is accepted by the County Engineer.
- All stationing is based on center-line of roadways unless otherwise noted. Kittitas County Road Standards Chapter 5 Page 59 1/20/2012
- All elevations are on UTM datum with spher. Point monument shall be shown on construction location plans.

These plans were prepared for the Palomino Major Plat. The engineer who has prepared these plans disclaims liability for any and all claims, damages, or losses that may be incurred by the County Engineering Department that result from the use of these plans or any such responsibility.

LEGEND

- Existing Centerline
- - - Design Centerline
- - - Existing Edge of Pavement
- - - Proposed Edge of Pavement
- Centerline
- Grade Break
- Existing Grade Break
- Existing Fence Line
- Right of Way Line
- o Canceled Point
- o Contractor and Surveyor by Surveyor, State of Washington

These plans have been reviewed by Kittitas County Department of Public Works and have been accepted for complying with the requirements of Kittitas County Road Standards.

*M. A. K. Cook*  
County Engineer

Date: 10-15-18





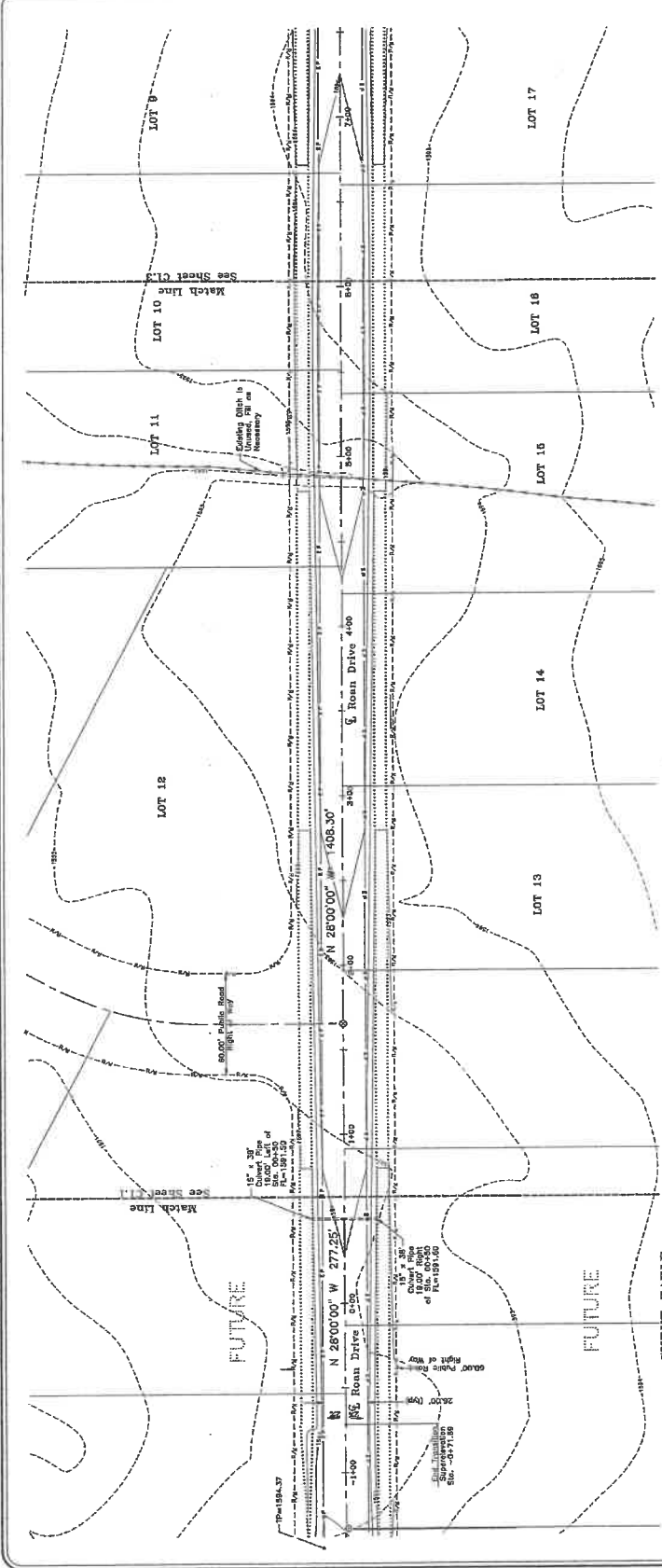
WESTERN PACIFIC  
ENGINEERING & SURVEY  
A TRUCK REPAIR SERVICE CORPORATION  
1328 E. Huber Place, Moses Lake, Washington  
7(509)/765-1023 4(509)/765-238

No.	Revisions	Date	By

LCU, INC.  
PALOMINO MAJOR PLAT, PHASE 3  
ROAN DRIVE IMPROVEMENTS  
Plan and Profile Sta. -1+00 to Sta. 7+00  
Walla Walla County

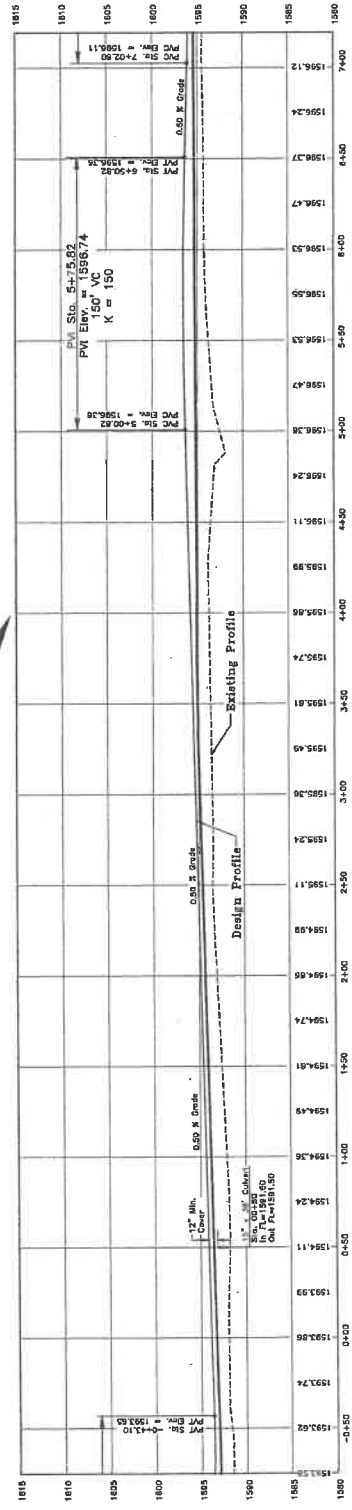
Prepared by: JON  
Checked by: JON  
Project No. 16418  
Drawing No. October 2016  
Scale: 1" = 30'  
Sheet 27 of 28

SHEET NO.  
C1.2  
181827



**CURVE TABLE**

LINE	BOUNDS	DELTA	ARC	CHORD BEARING	CHORD	TANGENT
C1	200.00'	51.00°28'	200.00'	N 87°50'14" W	193.87'	133.17'
C2	200.00'	51.00°28'	200.00'	N 87°50'14" W	193.87'	133.17'
C3	200.00'	51.00°28'	200.00'	N 87°50'14" W	193.87'	133.17'



10/25/16

181827 - Project Description: Palomino Major Plat, Phase 3, Roan Drive Improvements. Prepared by: Jon. Checked by: Jon. Project No. 16418. Drawing No. October 2016. Scale: 1" = 30'. Sheet 27 of 28.



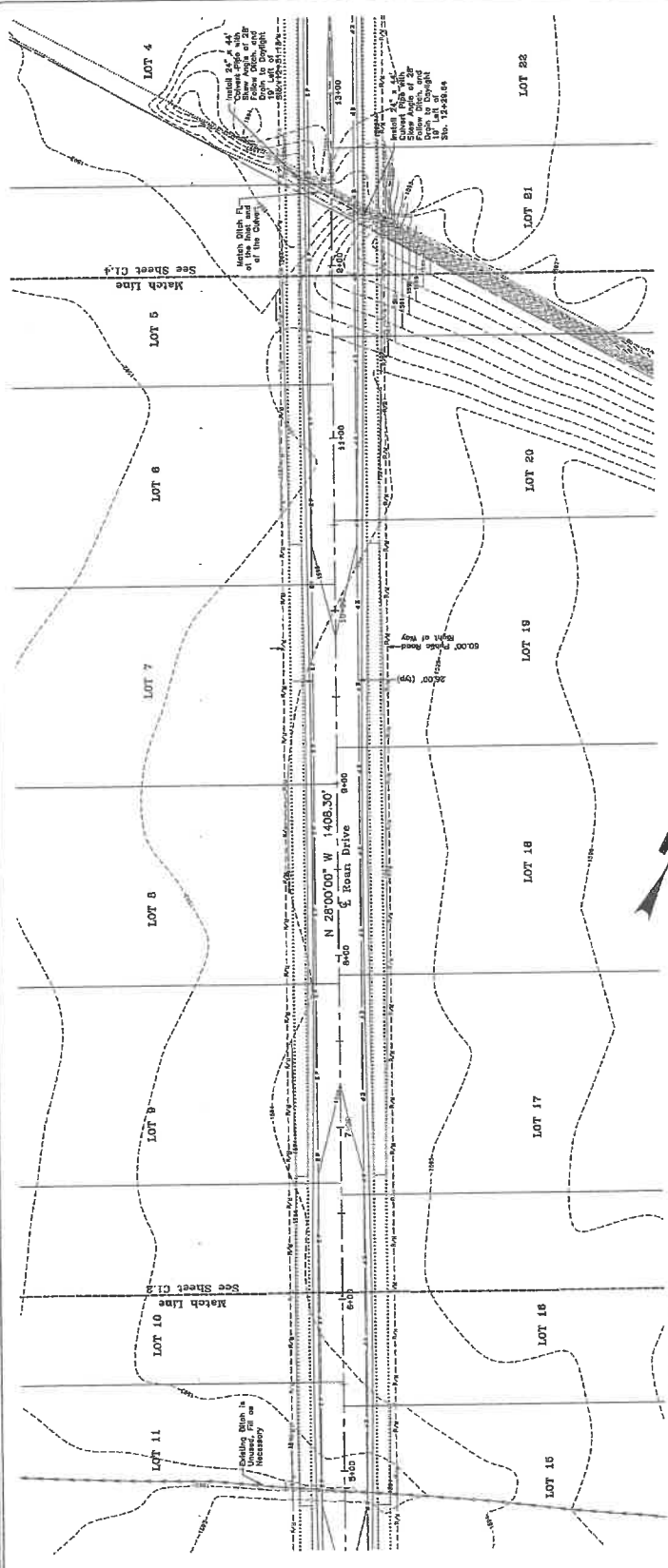
**WESTERN PACIFIC**  
**ENGINEERING & SURVEY**  
 A TERRA DEVELOPMENT SERVICES CORPORATION  
 1322 E. Market Street, Suite 1000  
 San Francisco, CA 94102  
 (415) 774-1234

No.	Description	Date	By

**LCU, INC.**  
**PALMISTO MAJOR PLAT, PHASE 3**  
**PLAN AND PROFILE STA. 4+75 TO STA. 12+50**  
 Washington  
 King County

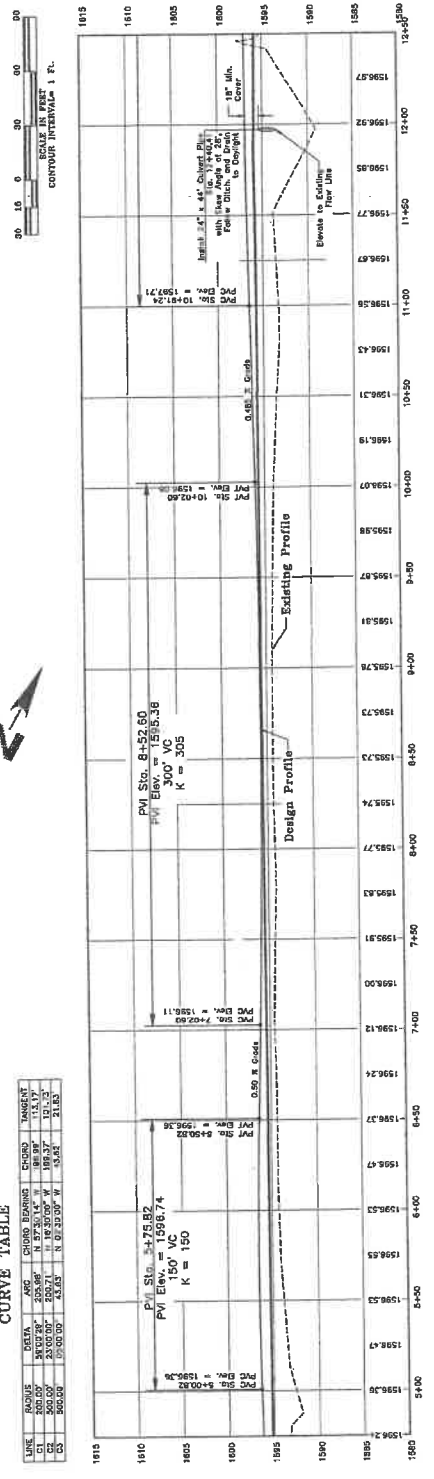
Designed by: [Name]  
 Checked by: [Name]  
 Project No.: [Number]  
 Drawing No.: [Number]  
 Date: [Date]  
 Scale: [Scale]

**SHEET NO. C1.3**  
 181827



**CURVE TABLE**

LINE	GRADE	DATA	ANG	CHORD BEARING	CHORD	TANGENT
C1	2.00	243.00	113.37	N 87.30° W	188.97	113.37
C2	2.00	250.00	113.37	N 87.30° W	193.97	113.37
C3	2.00	250.00	113.37	N 87.30° W	193.97	113.37



10/2/18

Project Data: Project Name: [Name], Date: [Date], Scale: [Scale], Drawing No.: [Number]



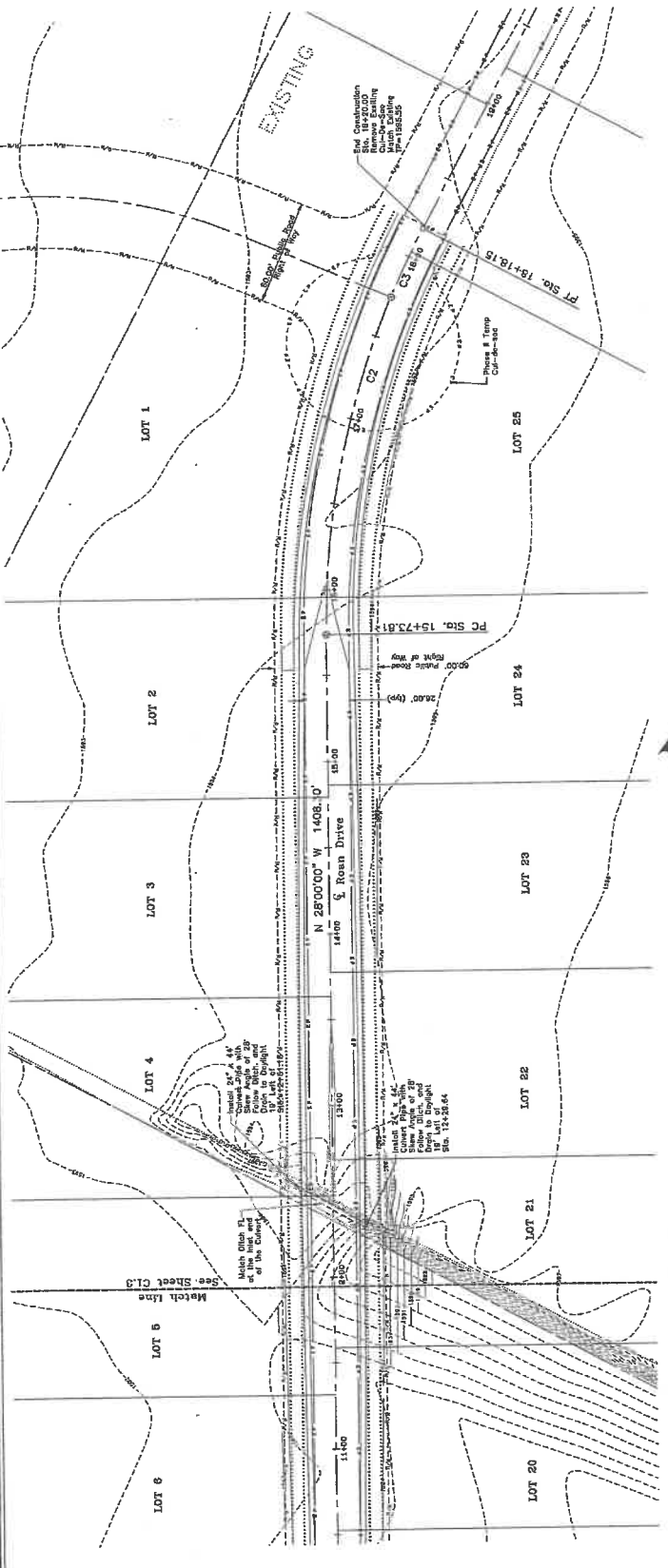
**WESTERN PACIFIC ENGINEERING & SURVEY**  
 A TERRA CONSULTING SERVICES CORPORATION  
 1234 E. Market Street, Suite 100, Redding, CA 96001  
 (530) 243-1234 (530) 243-1234  
 Services in surveying and design

No.	Date	By	For

**PALOMINO MAJOR IMPROVEMENTS**  
**LOT 1 TO STA. 18+50**  
**Plan and Profile Sta. 10+75 to Sta. 18+50**

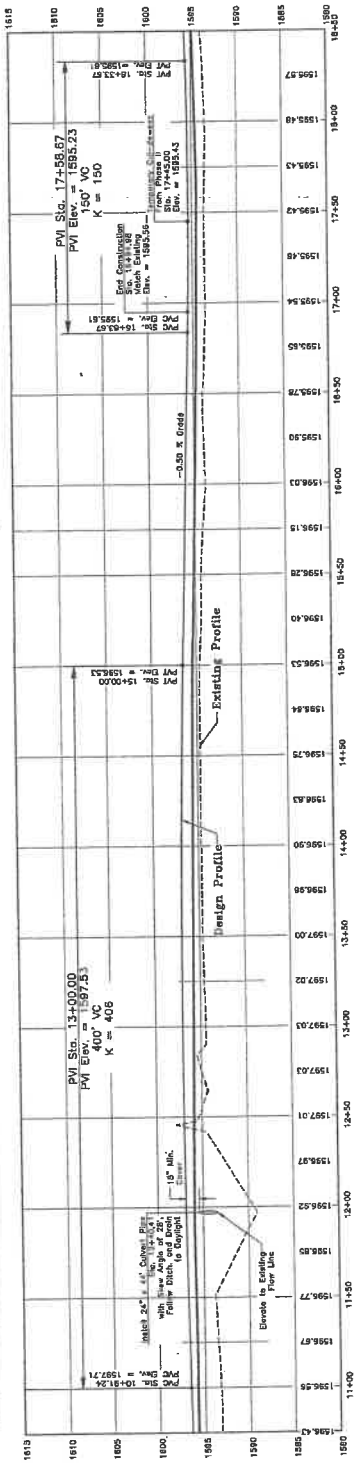
Designed by: [Name]  
 Checked by: [Name]  
 Project No.: [Number]  
 Scale: [Scale]  
 Date: [Date]  
 Sheet No. of [Total]  
 See [Reference] for [Details]

**SHEET NO. C1.4**  
**181827**



**CURVE TABLE**

LINE	RADIUS	DATA	ARC	CURVE BEARING	CHORD	TANGENT
C1	500.00'	S 15° 24' 44" W	111.17'	184.89'	111.17'	21.83'
C2	500.00'	S 15° 24' 44" W	111.17'	184.89'	111.17'	21.83'
C3	500.00'	S 15° 24' 44" W	111.17'	184.89'	111.17'	21.83'



*10/25/14*





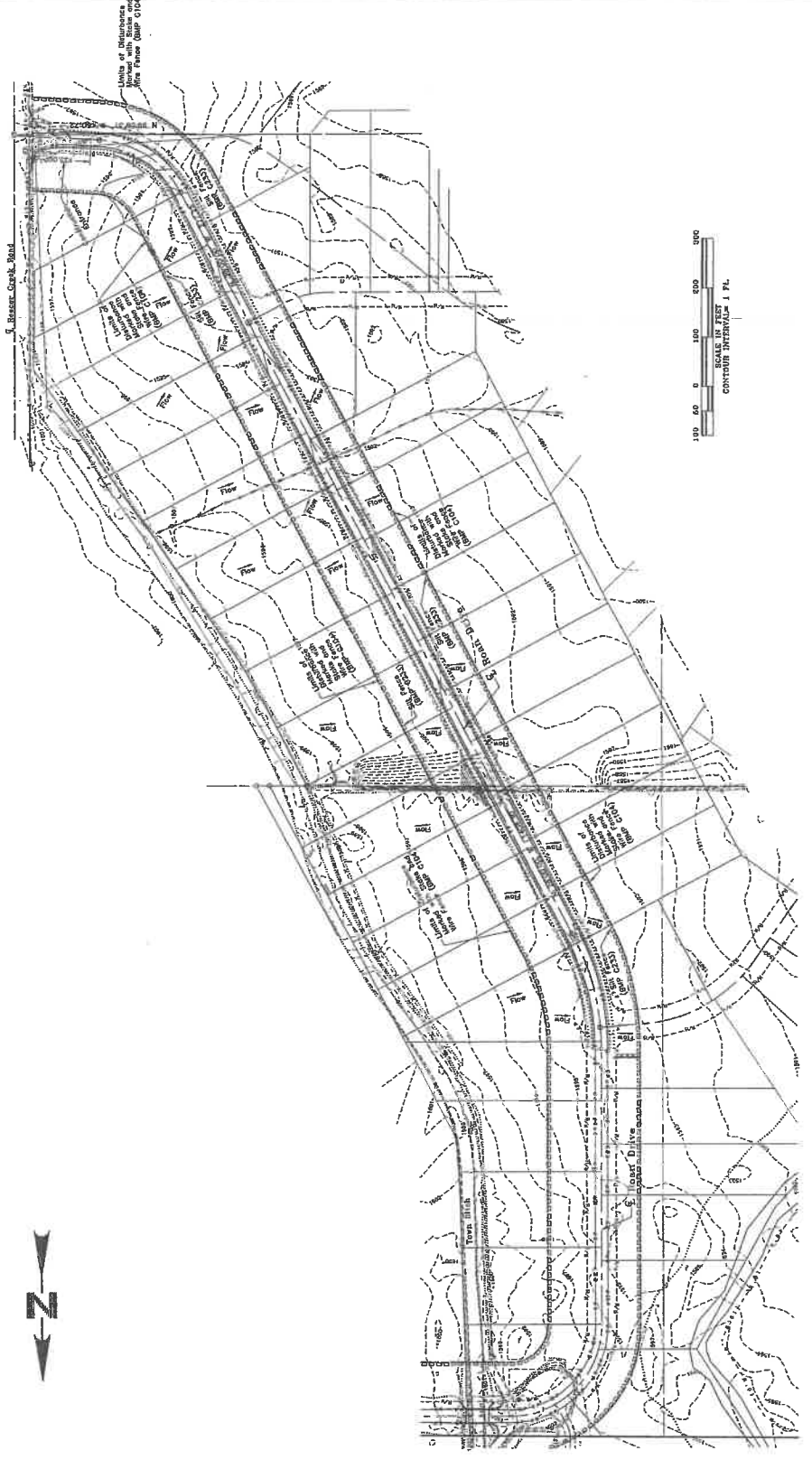
WESTERN PACIFIC  
ENGINEERING & SURVEY  
A TERRA DEVELOPMENT SERVICES CORPORATION  
1228 E. HUNTER FLYCK, SEASIDE, WASHINGTON  
Tel: (509) 764-1223 Fax: (509) 764-1228

No.	Revision	Date	By

ICU, INC.  
PALOMINO MAJOR PLAT, PHASE 3  
Best Management Practices  
Plan and Specifications  
Walla Walla County

Designed by  
Drawn by  
Checked by  
Project No.  
Date  
Scale  
Sheet No.

SHEET NO.  
C3.1  
181827



**1. EROSION CONTROL**  
All cut and fill slopes will be designed, constructed and protected in a manner that will prevent erosion. The following specific BMPs will be used to protect slopes for this project:  
- Project Erosion Control Plan (BMP C10)  
- Plastic Covering (BMP C12)  
- Stabilize soils  
Expanded and unexpanded aggregate shall be stabilized with the application of effective erosion control measures. The specific BMPs to be used on this project include:  
- Plastic Covering (BMP C12)  
- Dust Control (BMP C14)

**2. Control Flow Rate**  
Due to all stormwater runoff being retained on site, there will be no flow control required.  
**3. Sediment Controls**  
Sediment control structures shall be installed at all construction sites to prevent sediment from leaving the construction site and entering the adjacent water body. The specific BMPs to be used for controlling sediment on this project include:  
- Silt Fence (BMP C10) - sections outlined in Construction Drawing Sheet C3.2  
- Stabilize soils  
Expanded and unexpanded aggregate shall be stabilized with the application of effective erosion control measures. The specific BMPs to be used on this project include:  
- Plastic Covering (BMP C12)  
- Dust Control (BMP C14)

**4. Mark Clearing Limits**  
To protect and reduce the area of soil exposed to construction, the limits of clearing shall be marked with flags and stakes. The specific BMPs to be used on this project include:  
- Temporary property corners  
- High visibility vests or neon flags (BMP C10)  
**5. Erosion Control Measures**  
Erosion control measures shall be installed at all construction sites to prevent sediment from entering the adjacent water body. The specific BMPs to be used on this project include:  
- Stabilized Construction Entrance (BMP C10)  
- Plastic Covering (BMP C12)  
- Dust Control (BMP C14)

10/25/10







WESTERN PACIFIC  
ENGINEERING & SURVEY  
A TERRA DEVELOPMENT SERVICES CORPORATION  
1208 E. Market Place, Suite 1000, Washington  
F509782-1023 F509785-1288  
Training by experience and study

No.	Position	Date	By

ICU, INC.  
PALOMINO MAJOR PLAT, PHASE 3  
Best Management Practices  
Details  
Washburn County  
Milwaukee County

Designed by NBR  
Drawn by Tim/JAD  
Checked by JAD  
Project No. J8413  
Date: October 2018  
Scale: 1" = 30'  
Sheet: 1 of 3  
See 25, 1 & 2, 10 & 11

SHEET NO.  
C3.2  
181027

10/1/18

**SILT FENCE**

NOTE: In Section Washburn County  
Water Manual Part 3, C3.3 for a SILT  
Fence

04/2018 E-3  
WESTERN PACIFIC  
ENGINEERING & SURVEY

Labels in "Plan" Fabric shall be  
printed at 1/8" size. Use Staples,  
not staples, to attach fabric to post.  
Labels in "Elevation" shall be  
printed at 1/4" size. Use  
Staples to attach fabric to post.  
Labels in "Elevation" shall be  
printed at 1/4" size. Use  
Staples to attach fabric to post.

**GEOTEXTILE STANDARDS**

Polymeric Weave AOS 600 min maximum for 800 min apertures (800 apertures), 0.30 mm  
minimum for 0.425 mm apertures (800 apertures), 0.15 mm  
minimum for 0.425 mm apertures (800 apertures)

Water Permittivity  
(ASTM D4751) 500 sec<sup>2</sup> minimum

Crack Tensile Strength  
(ASTM D4752) 100 lbs. Minimum for extra strength fabric.

Crack Tensile Strength  
(ASTM D4752) 50 lb. minimum

Uniaxial Tensile  
(ASTM D4752) 700 lb. minimum

**NATIVE SEEDING CHART**

07/2018 E-2  
WESTERN PACIFIC  
ENGINEERING & SURVEY

0' - 10' precip - Loamy/Limited Rock Shrub-Steppes

Common Name	Scientific Name	Plant Height	Seeds per lb
Black-cherry	Prunella melanocarpa	12'	4
Blackberry	Rubus occidentalis	12'	4
Black-haw	Maackelia amurensis	12'	4
Black-locust	Rhus glabra	12'	4
Black-sage	Salvia glabra	12'	4
Black-stemmed	Rhus typhina	12'	4
Black-thorn	Rhus typhina	12'	4
Black-walnut	Juglans nigra	12'	4
Blackberry	Rubus occidentalis	12'	4
Black-haw	Maackelia amurensis	12'	4
Black-locust	Rhus glabra	12'	4
Black-sage	Salvia glabra	12'	4
Black-stemmed	Rhus typhina	12'	4
Black-thorn	Rhus typhina	12'	4
Black-walnut	Juglans nigra	12'	4
Blackberry	Rubus occidentalis	12'	4
Black-haw	Maackelia amurensis	12'	4
Black-locust	Rhus glabra	12'	4
Black-sage	Salvia glabra	12'	4
Black-stemmed	Rhus typhina	12'	4
Black-thorn	Rhus typhina	12'	4
Black-walnut	Juglans nigra	12'	4

Plant Height: 12' - 15' (at 10' from base)

Seeds per lb: 4

Plant Height: 12' - 15' (at 10' from base)

Seeds per lb: 4

**CONSTRUCTION ENTRANCE**

04/2018 E-1  
WESTERN PACIFIC  
ENGINEERING & SURVEY

RMP - C105  
Stabilized Construction  
Entrance

It is recommended that  
construction entrances be  
constructed with a 12" thick  
concrete curb on the side of the pad

125' x 40'

12" thick curb

4' x 8' RMP-RS

Provide full width of  
aggregate apron

Grid/curb

# PRIVATE ROAD NETWORK DRAWINGS FOR PALOMINO MAJOR PLAT, PHASE II

## WESTERN PACIFIC ENGINEERING & SURVEY

Prepared By

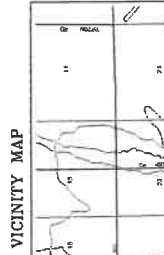
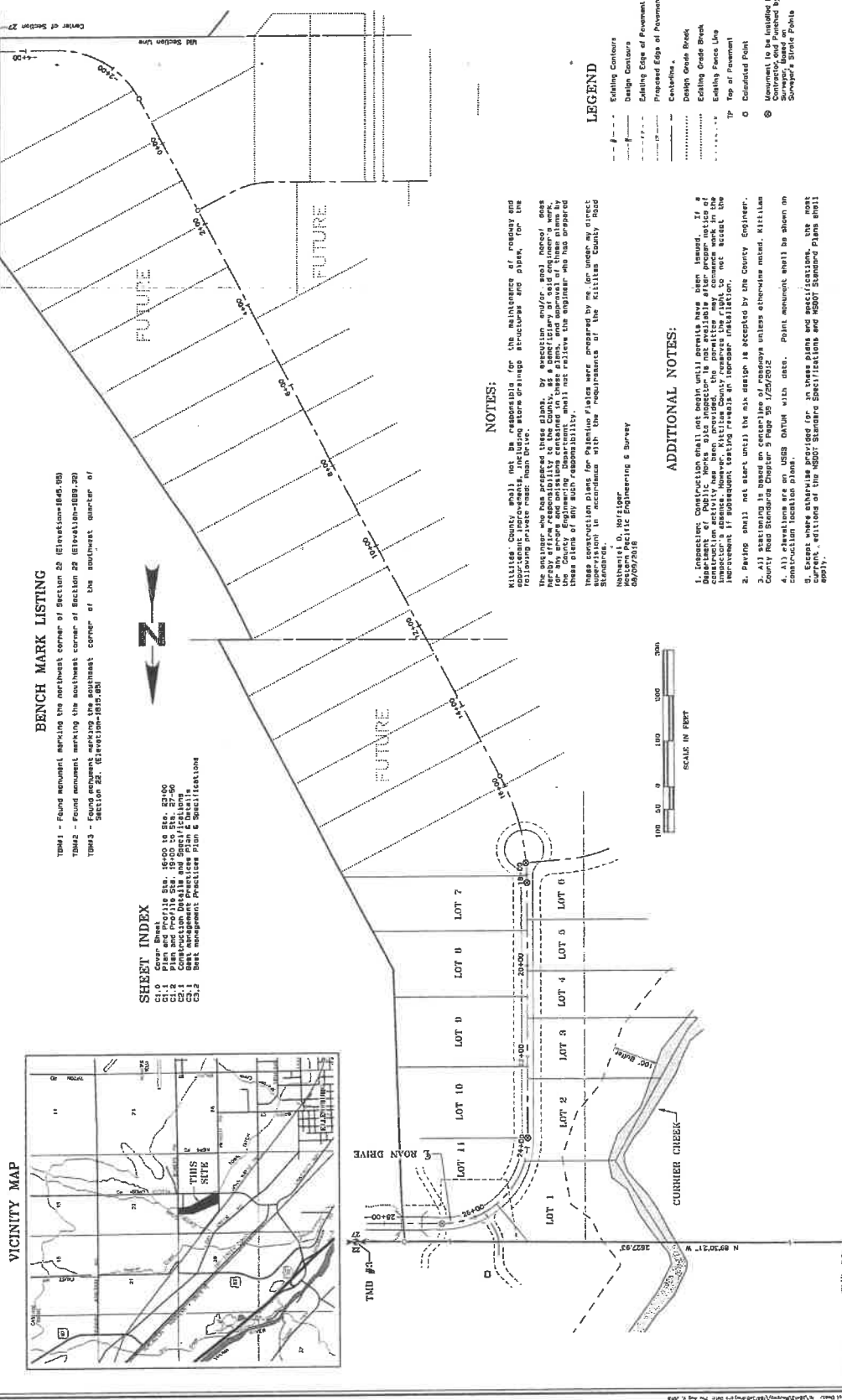


Rev.	Date	By
01	08/18	MDN
02	08/18	MDN

Rev.	Date	By
01	08/18	MDN
02	08/18	MDN

**PALOMINO MAJOR PLAT, PHASE II**  
**ROAD DRIVE IMPROVEMENTS**  
Cover Sheet

Designed by: NW  
Drawn by: NW/AG  
Checked by: NWK  
Date: July 2018  
Revised: July 2018  
Scale: 1" = 100'  
Sheet No. C1.0  
See 27, 1, 11, 12, 13 & 14



**BENCH MARK LISTING**

BM#1 - Found monument marking the northwest corner of Section 29 (Elevations 645.00)  
 BM#2 - Found monument marking the southwest corner of Section 29 (Elevations 689.20)  
 BM#3 - Found monument marking the southeast corner of the southeast quarter of Section 29 (Elevations 695.40)

**SHEET INDEX**

C1.0 Cover Sheet  
 C1.1 Plan and Profile  
 C1.2 Construction Details and Specifications  
 C1.3 Best Management Practices Plan & Specifications

**NOTES:**

Kittitas County shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private road: Road Drive.

The contractor shall provide these plans, by electronic and hard copy, to the Washington State Department of Transportation (WSDOT) for review and approval. The contractor shall not be responsible for any errors or omissions contained in these plans, and the contractor shall not be held liable for any such errors or omissions. The contractor shall not be held liable for any such errors or omissions.

These construction plans for Palomino Major Plat were prepared by me, for under my direct supervision in accordance with the requirements of the Kittitas County Road Standards.

Nathaniel G. Wolfert  
 Western Pacific Engineering & Survey  
 08/09/2018

**ADDITIONAL NOTES:**

1. Inspection: Construction shall not begin until permits have been issued. If a Department of Public Works site inspector is not available after proper notice of the start of construction, the contractor shall notify the County Engineer. The County Engineer's absence, however, Kittitas County reserves the right to not accept the improvement if subsequent testing reveals an improper installation.
2. Paving shall not start until the sub design is accepted by the County Engineer.
3. All stationing is based on centerline of roadway unless otherwise noted. Kittitas County Road Standards Chapter 5 Page 95 1/25/2012
4. All elevations are on USB DATUM with date. Point monument shall be shown on the plan.
5. Easement widths shall be as shown for all these plans and specifications. The most current editions of the WSDOT Standard Specifications and WSDOT Standard Plans shall apply.

These plans have been reviewed by Kittitas County Department of Public Works and have been accepted for complying with the requirements of Kittitas County Road Standards.

County Engineer  
 Date: 08/09/2018

**LEGEND**

- - - - - Existing Centerline
- - - - - Design Centerline
- - - - - Existing Edge of Pavement
- - - - - Proposed Edge of Pavement
- - - - - Centerline
- - - - - Design Grade Break
- - - - - Existing Grade Break
- - - - - Existing Fence Line
- - - - - Top of Pavement
- - - - - Collocated Point
- ⊙ Monument to be installed by Contractor and Funder by Surveyor Based on Surveyed Point Public

**Revisions**

Rev.	Date	By
01	08/18	MDN
02	08/18	MDN

**SHEET NO.**  
**C1.0**  
181827



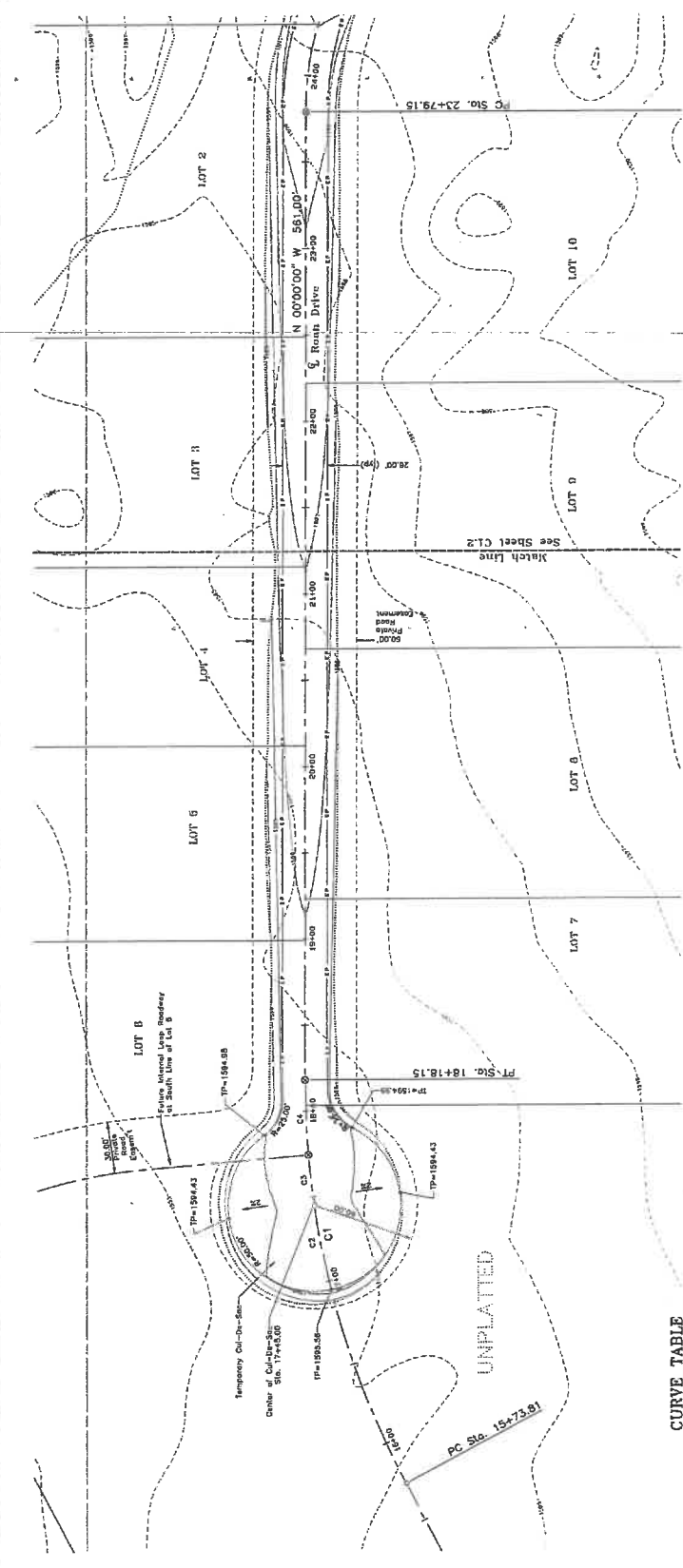
**WESTERN PACIFIC  
ENGINEERING & SURVEY**  
A Full-Service Engineering Firm  
1300 17th Avenue, Seattle, WA 98101  
Tel: (206) 461-1234 Fax: (206) 461-1235  
www.western-pacific.com

No.	Revision	Date	By
01	County Review	08/18	NMN
02	Construction	08/18	NMN

**LCU, INC.**  
**ROAN DRIVE IMPROVEMENTS**  
**PALOMINO MAJOR PLAT, PHASE 2**  
Plan and Profile Sta. 16+00 to Sta. 23+00  
Millitas County, Washington

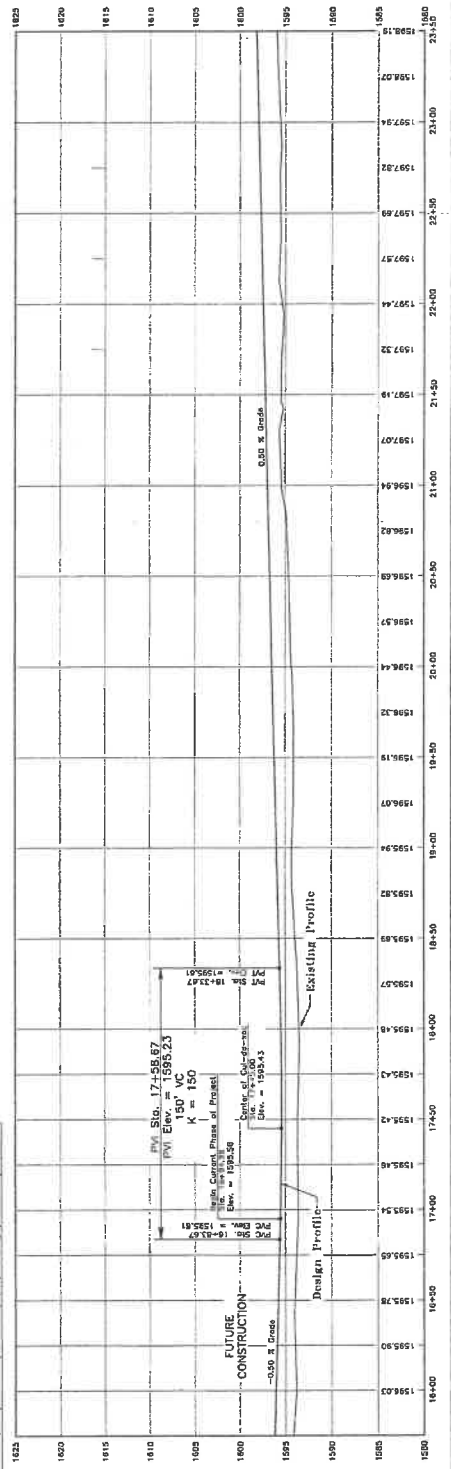
Checked by: NEN  
Project No.: 18113  
Date: April 2016  
Scale: 1" = 40'  
Sheet: 27 of 28

**SHEET NO.  
C1.1**  
181027



**CURVE TABLE**

LINE	CHORD BEARING	CHORD	TANGENT
C1	N 135° 00' 00" W	211.37	161.47
C2	N 135° 00' 00" W	211.37	161.47
C3	N 05° 41' 00" W	29.31	14.70
C4	N 05° 41' 00" W	29.31	14.70
C5	N 05° 41' 00" W	29.31	14.70
C6	N 05° 41' 00" W	29.31	14.70
C7	N 05° 41' 00" W	29.31	14.70
C8	N 05° 41' 00" W	29.31	14.70
C9	N 05° 41' 00" W	29.31	14.70
C10	N 05° 41' 00" W	29.31	14.70



6-28-16



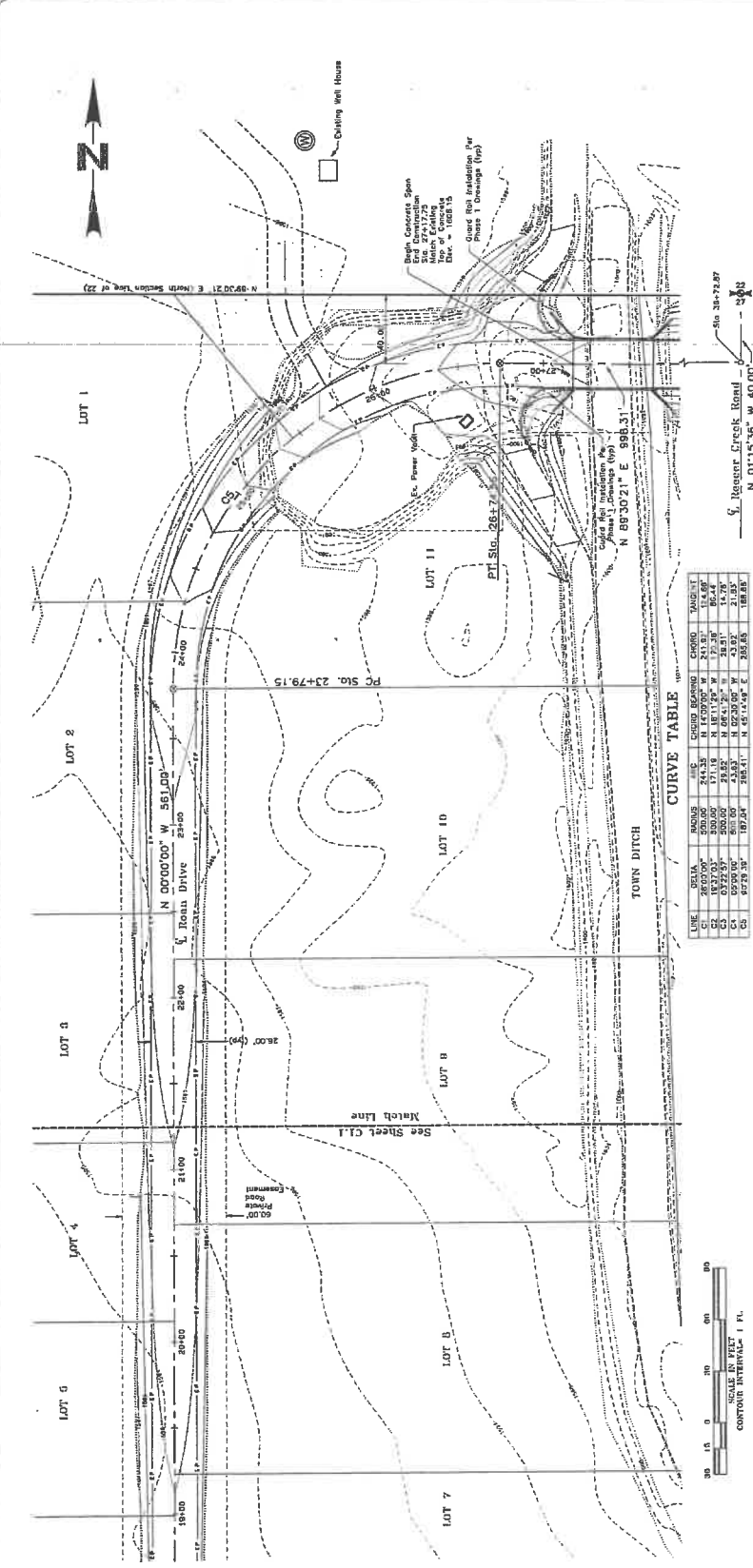
**WESTERN PACIFIC  
ENGINEERING & SURVEY**  
A TRUSTED ENGINEERING SERVICE CORPORATION  
1328 E. Hunter Street, Beaverton, Oregon 97005  
(503) 638-1258

DATE	BY	REVISION
08/18	NMN	02
08/18	NMN	01

**PALOMINO MAJOR PLAT, PHASE 2**  
ROAN DRIVE IMPROVEMENTS  
Plan and Profile Sta. 19+00 to Sta. 27+50  
Kittitas County, Washington

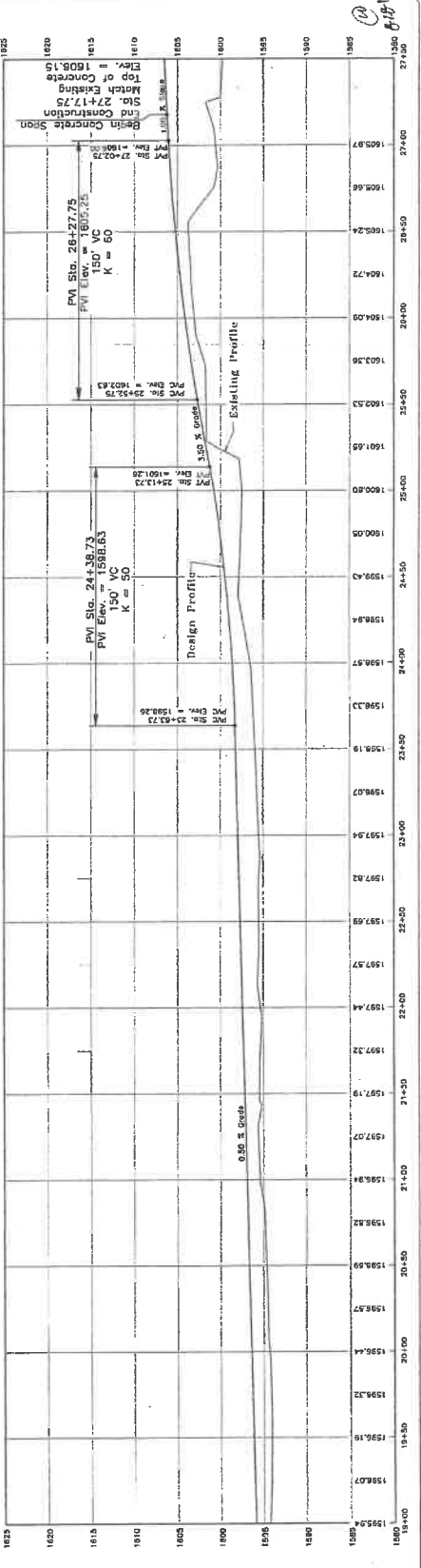
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Drawn by: NMN  
Checked by: NMN  
Project No.: 2018-01  
Scale: As Shown  
Date: 8/18/18  
Sheet: 1 of 1  
See 27, 28, 29, 30, 31, 32

**SHEET NO.  
C1.2**  
181887



**CURVE TABLE**

LINE	STATION	CHORD BEARING	CHORD	ANGLE	PI
C1	19+00.00	N 0°00'00" W	561.00	90.00	19+00.00
C2	19+00.00	N 89°30'21" E	898.31	89.69	19+00.00
C3	19+00.00	N 0°15'36" W	40.00	15.60	19+00.00
C4	19+00.00	N 89°30'21" E	898.31	89.69	19+00.00
C5	19+00.00	N 0°00'00" W	561.00	90.00	19+00.00



6/18/18

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