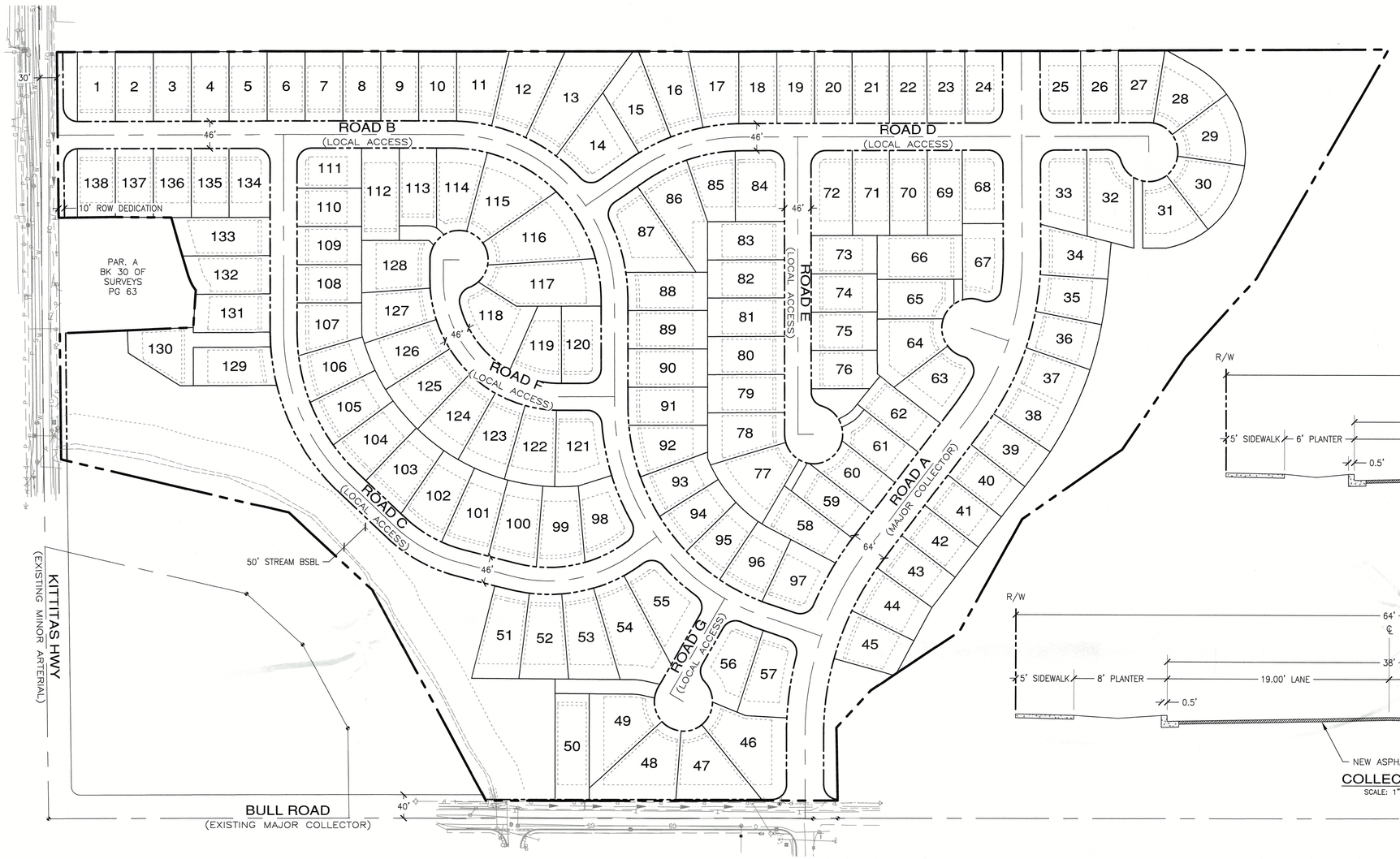
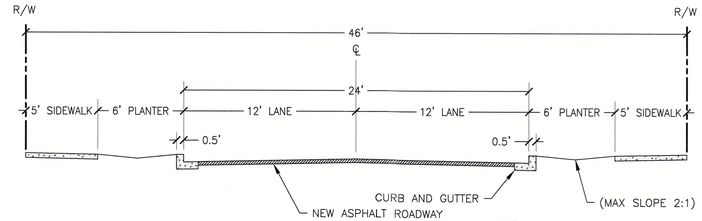
A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON



n

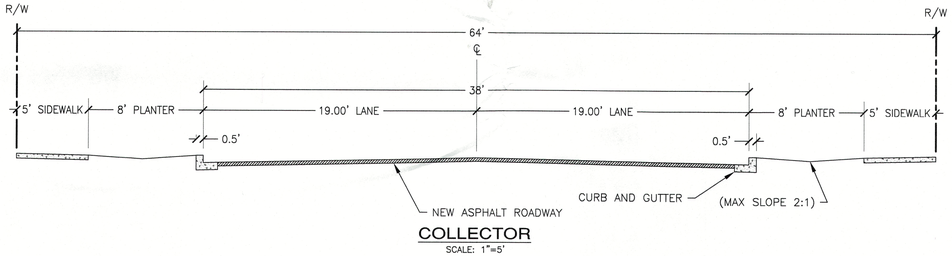
SCALE: 1" = 100'

100 50 0 100 200



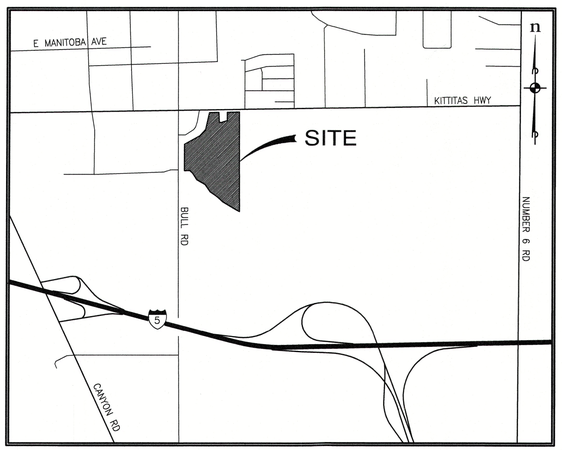
LOCAL ACCESS
SCALE: 1"=5'

NOTE:
PARKING ONE SIDE OF STREET ONLY



COLLECTOR
SCALE: 1"=5'

Vicinity Map



Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	PP-01	COVER SHEET
2	PP-02	EXISTING CONDITIONS
3 – 4	PP-03 – PP-04	PRELIMINARY SITE PLAN
5 – 6	PP-05 – PP-06	PRELIMINARY UTILITY PLAN
7 – 8	PP-07 – PP-08	PRELIMINARY GRADING PLAN

SITE DATA

SITE ADDRESS:	XXXX KITTITAS HWY ELLENSBURG, WA 98926
PARCEL NUMBER:	298633
SITE AREA GROSS:	1,960,960 SF (45.02 AC)
ZONING:	RESIDENTIAL
EXISTING USE:	VACANT
PROPOSED USE:	138–LOT SINGLE FAMILY RESIDENTIAL

DEVELOPMENT STANDARDS (R)

MIN LOT SIZE:	7,200 SF
BUILDING SETBACKS:	
FRONT:	15 FT MIN (20 FT TO GARAGE)
BACK:	25 FT
SIDES:	5 FT
BUILDING HEIGHT:	2.5 STORIES OR 35 FT, WHICHEVER IS LESS

LEGAL DESCRIPTION

PARCEL B–1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 30, 2002, IN BOOK 28 OF SURVEYS, PAGE 9, UNDER AUDITOR'S FILE NO. 200208300001, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JULY 17, 1985 IN BOOK 14 OF SURVEYS AT PAGE 17, UNDER AUDITOR'S FILE NO. 488925, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PROJECT CONTACTS

PLANNER/ENGINEER/SURVEYOR
ESM CONSULTING ENGINEERS
LAURA BARTENHAGEN, PE, LEED AP
33400 8TH AVE S
SUITE #205
FEDERAL WAY, WA 98003
(253) 838–6113

OWNER/DEVELOPER
LATHROP DEVELOPMENT COMPANY, INC.
STEVE LATHROP
1572 ROBINSON CANYON ROAD
ELLENSBURG, WA 98926

GEOTECHNICAL ENGINEER
ICICLE CREEK ENGINEERS
BRIAN BEAMAN
29335 NE 20TH ST
CARNATION, WA 98014
(425) 333–0093

REVISIONS

NO.	DESCRIPTION/DATE	BY

LAURA G. BARTENHAGEN
STATE OF WASHINGTON
4011
REGISTERED PROFESSIONAL ENGINEER
03/17/2021

ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900
Civil Engineering | Land Planning
Public Works | Landscape Architecture
Land Surveying | Project Management

STEVE LATHROP

THE BULL RANCH

COVER SHEET

KITTITAS COUNTY WASHINGTON

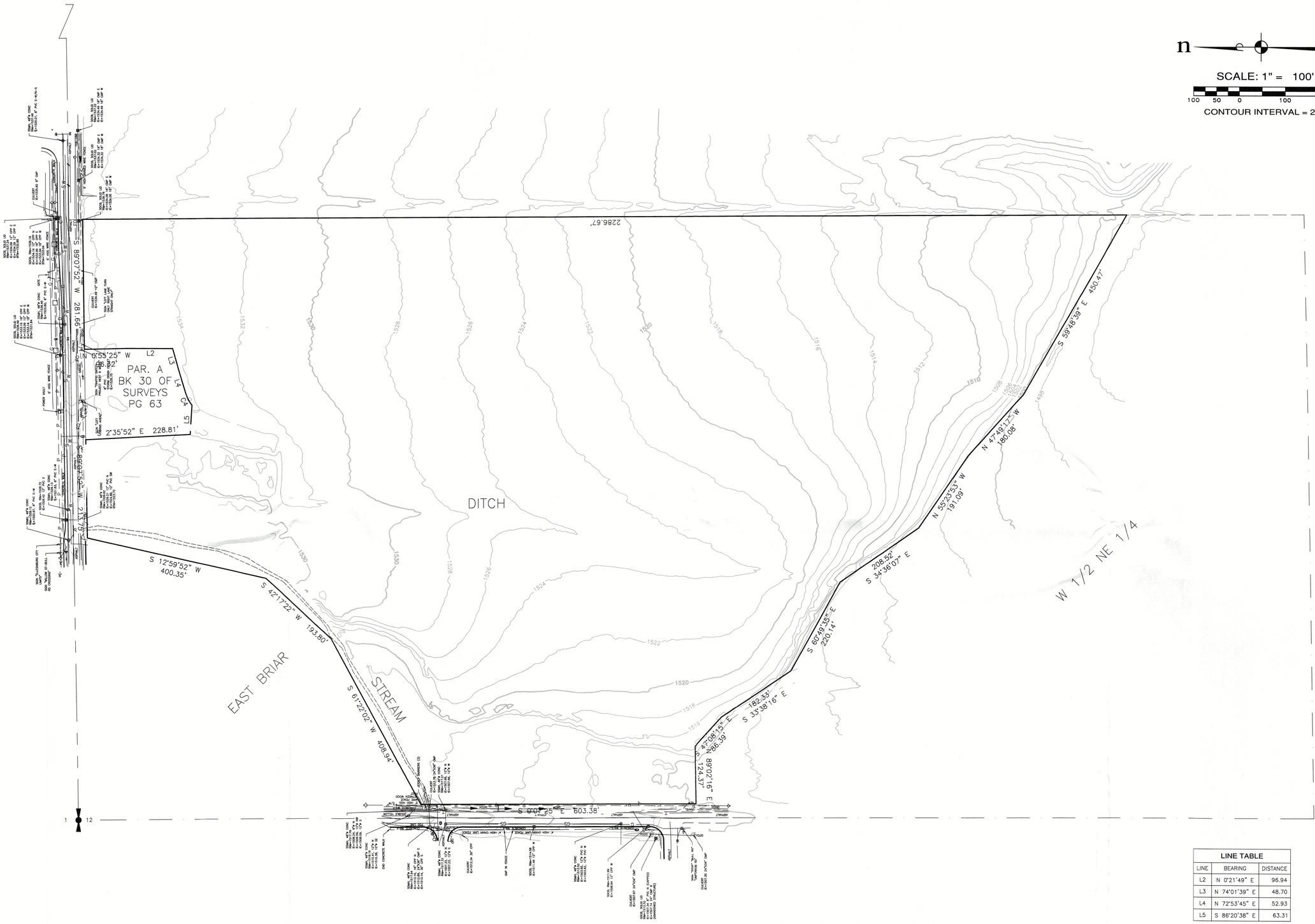
JOB NO.:	1367-001-020
DWG. NAME:	PP-01
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

PP-01

1 OF 8 SHEETS

File: \\esm8\engr\esm-plots\1367\001\018\P-plot\Plots\PP-01.dwg
Plotted: 3/17/2021 11:17 AM
Plotted By: Jeff Hiva

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON



LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 0°21'49" E	96.94
L3	N 74°01'39" E	48.70
L4	N 72°53'45" E	52.93
L5	S 86°20'38" E	63.31

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	21°00'13"	79.00	28.96

REVISIONS		
NO.	DESCRIPTION/DATE	BY

LAURA G. BARTENHAGEN
STATE OF WASHINGTON
40111
REGISTERED PROFESSIONAL ENGINEER
03/17/2021

ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-3900
Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

STEVE LATHROP

THE BULL RANCH

EXISTING CONDITIONS

KITTITAS COUNTY WASHINGTON

JOB NO.:	1367-001-020
DWG. NAME:	PP-02
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

PP-02

2 OF 8 SHEETS

File: \\esm8\engr\esm-pbs\1367\001\018\P-plot\Plots\PP-02.dwg
Plotted: 3/15/2021 12:54 PM Plotted By: Greg Fidore

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON

KITTITAS HWY

BULL ROAD

50' STREAM BSBL

PAR. A
BK 30 OF
SURVEYS
PG 63

ROAD B

ROAD C

ROAD F

n

SCALE: 1" = 50'

50 25 0 50 100

CONTOUR INTERVAL = 2'

SEE SHEET PP-04 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY

SARA G. BARTENHAGEN
STATE OF WASHINGTON
40111
REGISTERED PROFESSIONAL ENGINEER
03/17/2021

CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-5900
www.esmcivil.com
ESM
Civil Engineering
Public Works
Land Planning
Landscape Architecture
Land Surveying
Project Management

STEVE LATHROP

THE BULL RANCH

PRELIMINARY SITE PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.:	1367-001-020
DWG. NAME:	PP-03
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

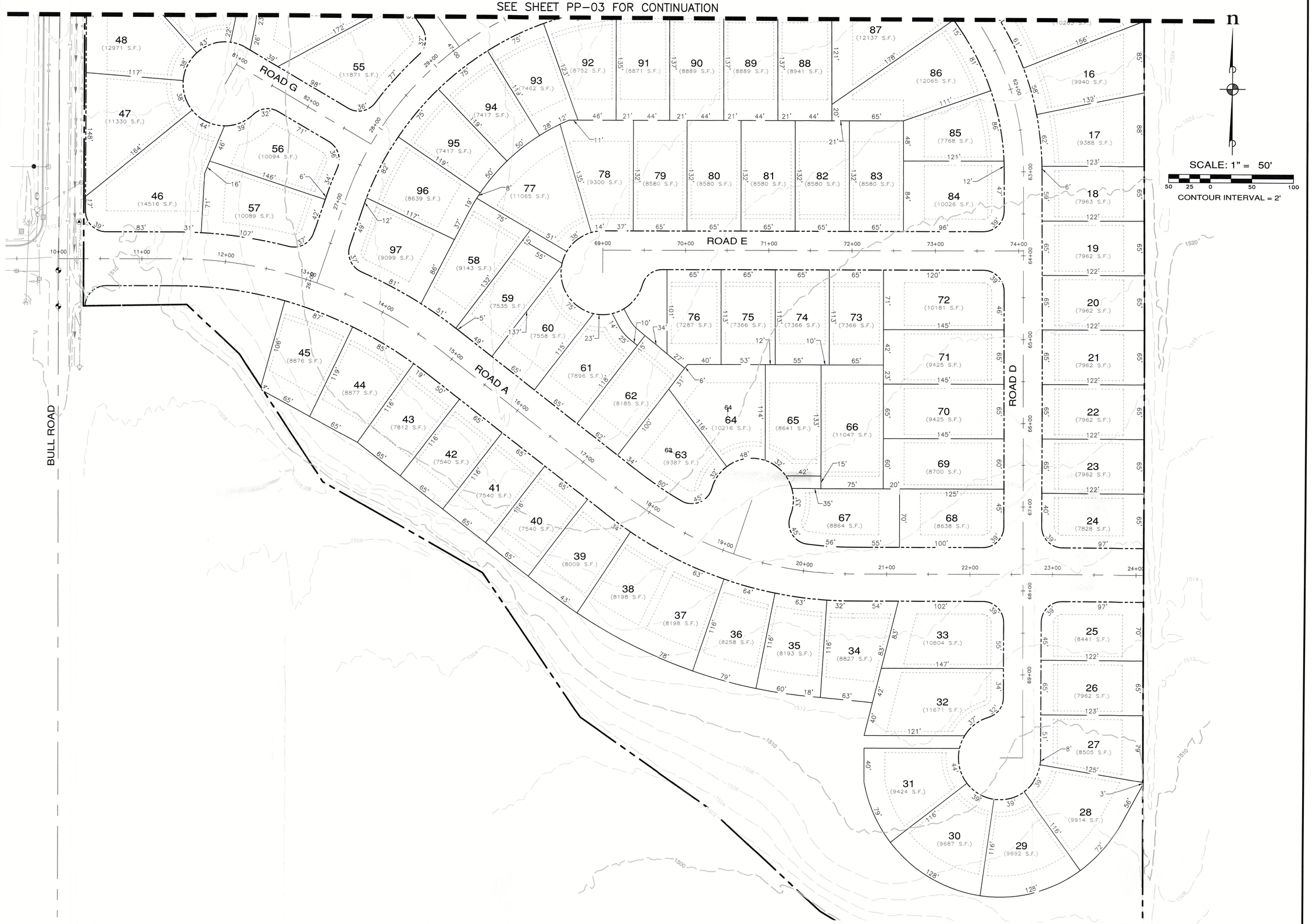
PP-03

3 OF 8 SHEETS

File: \\esm5\proj\esm-proj\1367\001\018\P-plot\Plots\PP-03.dwg
Plotted: 3/15/2021 12:37 PM
Plotted By: Greg Foose

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON

SEE SHEET PP-03 FOR CONTINUATION



REVISIONS

NO.	DESCRIPTION/DATE	BY

TARA G. BARTENHAGEN — STATE OF WASHINGTON — 40111 — REGISTERED PROFESSIONAL ENGINEER

03/17/2021

CONSULTING ENGINEERS LLC
3400 Bth Ave S, Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-3900
www.esmcivil.com
Civil Engineering — Land Planning
Public Works — Land Surveying
Project Management — Landscape Architecture

STEVE LATHROP

THE BULL RANCH

PRELIMINARY SITE PLAN

KITTITAS COUNTY WASHINGTON

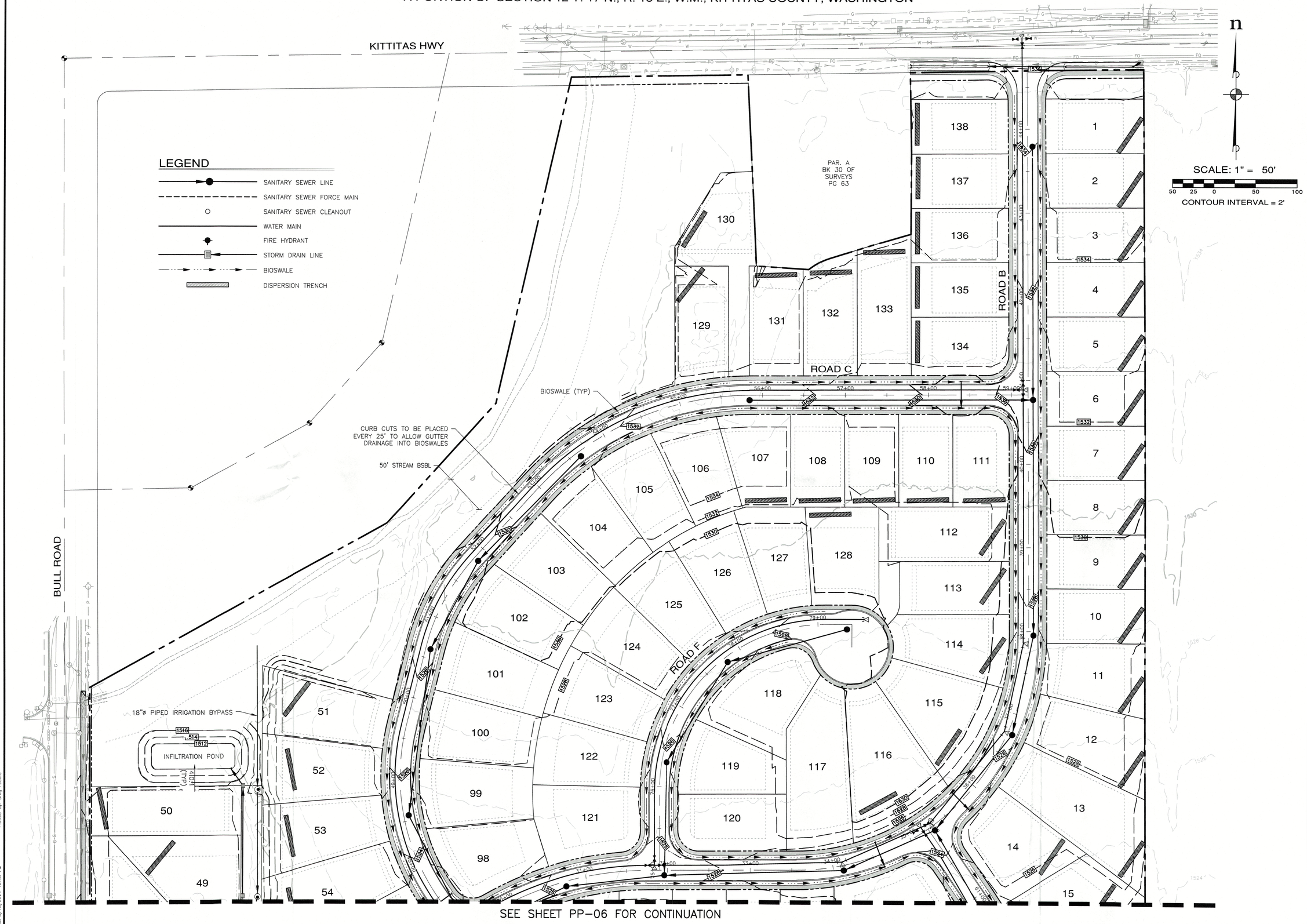
JOB NO.:	1367-001-020
DWG. NAME:	PP-04
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

PP-04

4 OF 8 SHEETS

File: \\esm8\engr\esm-jobs\1367\001\018\P-plat\Plats\PP-04.dwg
Plotted: 3/15/2021 12:39 PM
Plotted By: Greg Fedore

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON



REVISIONS		
NO.	DESCRIPTION/DATE	BY

LAURA G. BARTENHAGEN
STATE OF WASHINGTON
40111
REGISTERED PROFESSIONAL ENGINEER
03/17/2021

CONSULTING ENGINEERS LLC
23400 8th Ave S, Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900
www.esmcivil.com
ESM
Civil Engineering
Public Works
Land Planning
Landscape Architecture
Land Surveying
Project Management

STEVE LATHROP

THE BULL RANCH

PRELIMINARY UTILITY PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.:	1367-001-020
DWG. NAME:	PP-05
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

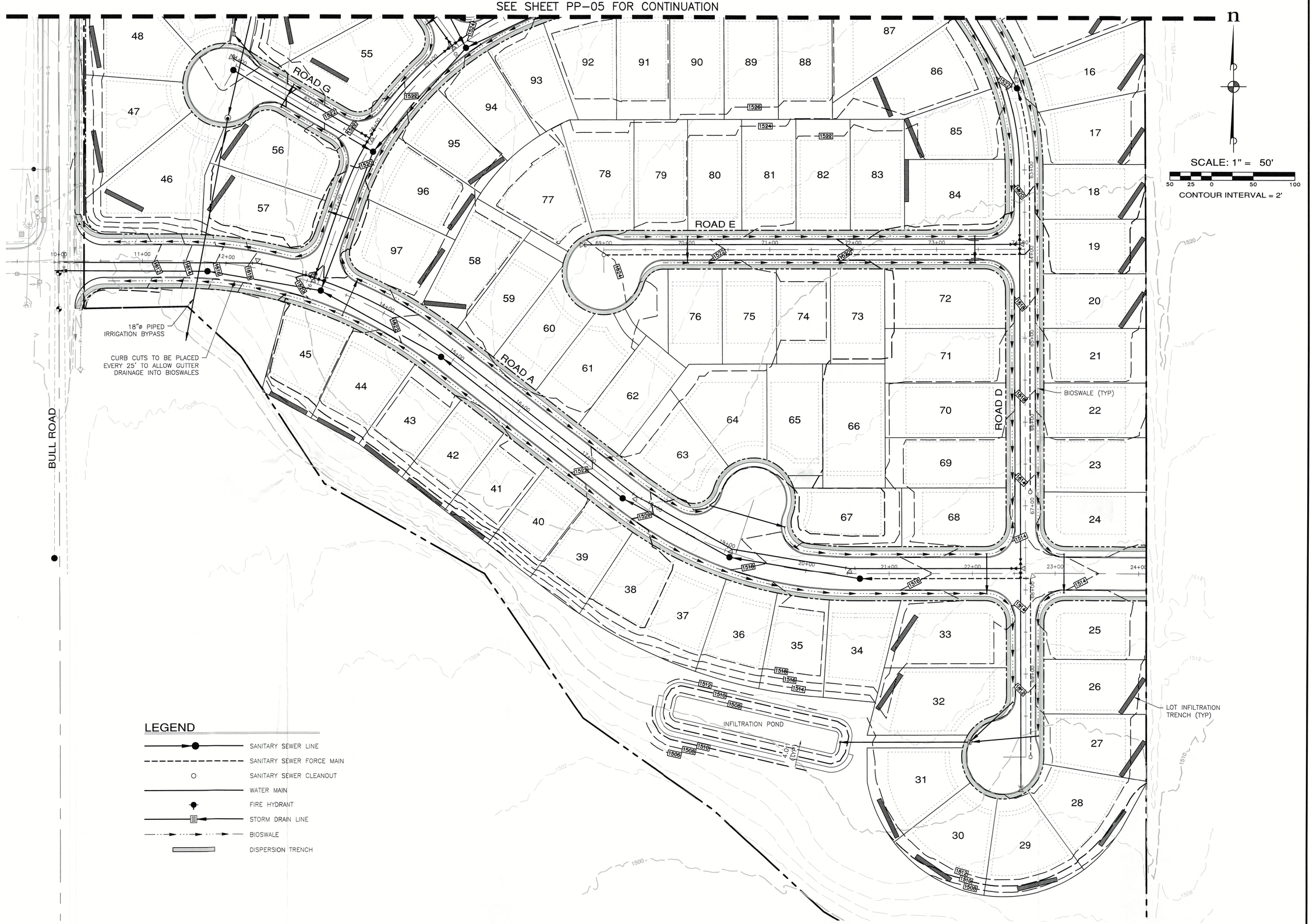
PP-05

5 OF 8 SHEETS

File: \\esmfs\engfs\esm-data\1367\001\018\P-plat\Plat\PP-05.dwg
Plotted: 3/15/2021 12:45 PM
Plotted By: Greg Forbes

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON

SEE SHEET PP-05 FOR CONTINUATION



REVISIONS

NO.	DESCRIPTION/DATE	BY

LAURA G. BARTENHAGEN — STATE OF WASHINGTON — 40117 — REGISTERED PROFESSIONAL ENGINEER

03/17/2021

CONSULTING ENGINEERS LLC
3400 188th St. S.W. Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9990
www.esmcivil.com
Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture

STEVE LATHROP

THE BULL RANCH

PRELIMINARY UTILITY PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.:	1367-001-020
DWG. NAME:	PP-06
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

PP-06

6 OF 8 SHEETS

Plan: \\esm5\engr\esm-jobs\1367\001\018\P-plat\Plats\PP-06.dwg
Plotted: 3/15/2021 12:53 PM Plotted By: Greg Fowler

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON

KITTITAS HWY

BULL ROAD

APPROXIMATE EARTHWORK QUANTITIES

CUT = 37,000 CY
FILL = 41,000 CY
NET = 4,000 CY (FILL)

PAR. A
BK 30 OF
SURVEYS
PG 63

ROAD B

ROAD C

ROAD F

50' STREAM BSBL

INFILTRATION POND

n

SCALE: 1" = 50'

50 25 0 50 100

CONTOUR INTERVAL = 2'

SEE SHEET PP-08 FOR CONTINUATION

File: \\esmfs\vmpf\esm-jobs\1367\001\018\P-plot\Plots\PP-07.dwg
Plotted: 3/15/2021 - 12:25 PM Plotted By: Greg Peters

REVISIONS

NO.	DESCRIPTION/DATE	BY

LAURA G. BARTENHAGEN — STATE OF WASHINGTON — 40111 — REGISTERED PROFESSIONAL ENGINEER

03/17/2021

CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900
www.esmcivil.com
Civil Engineering
Public Works
Land Planning
Landscape Architecture
Land Surveying
Project Management

STEVE LATHROP

THE BULL RANCH

PRELIMINARY GRADING PLAN

KITTITAS COUNTY WASHINGTON

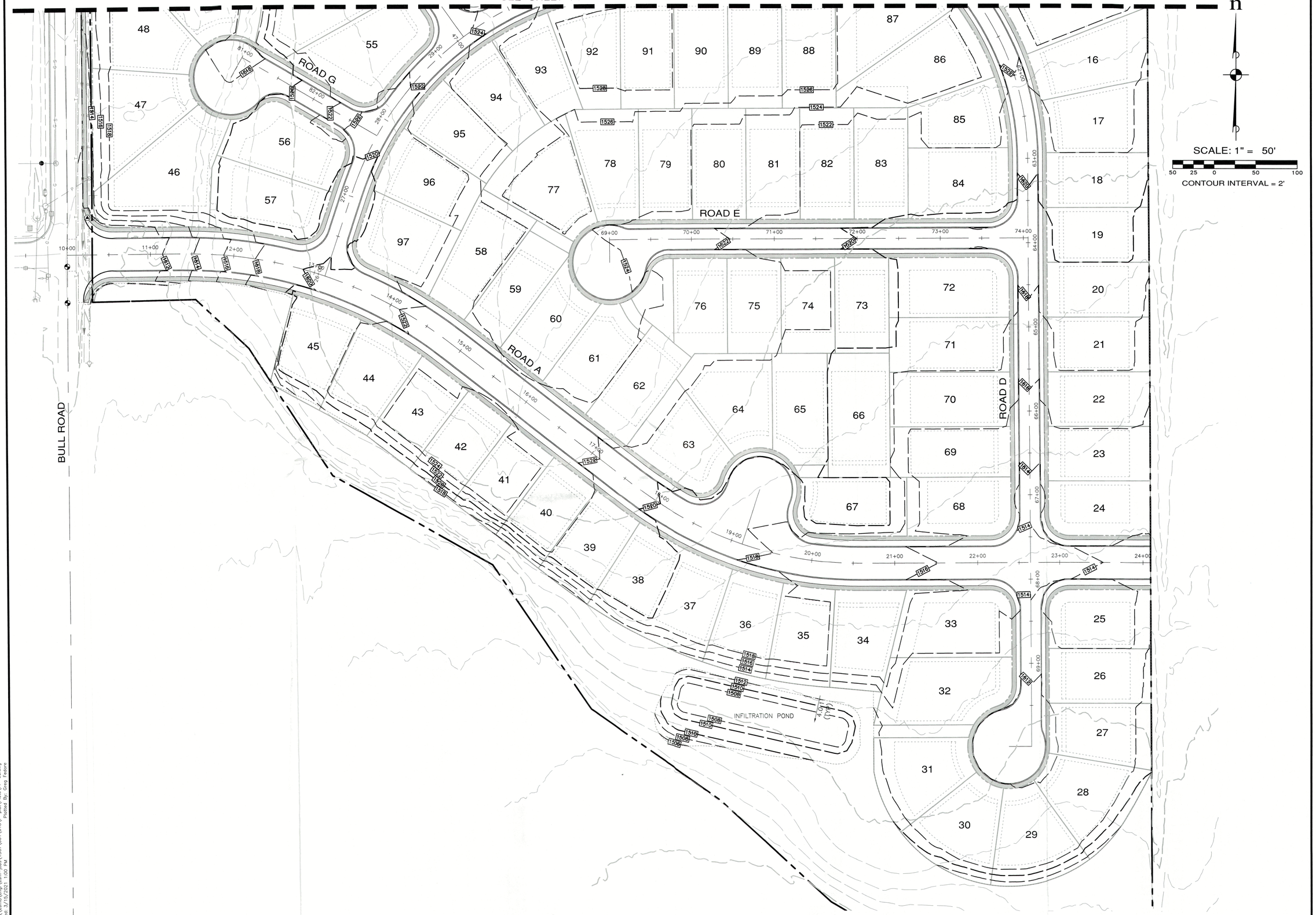
JOB NO.:	1367-001-020
DWG. NAME:	PP-07
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

PP-07

7 OF 8 SHEETS

A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON

SEE SHEET PP-07 FOR CONTINUATION



REVISIONS		
NO.	DESCRIPTION/DATE	BY

LAURA G. BARTENHAGEN — STATE OF WASHINGTON — 40111 — REGISTERED PROFESSIONAL ENGINEER

03/17/2021

ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900
www.esmcivil.com
Civil Engineering | Land Planning
Public Works | Land Surveying
Project Management | Landscape Architecture

STEVE LATHROP

THE BULL RANCH

PRELIMINARY GRADING PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.:	1367-001-020
DWG. NAME:	PP-08
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	03/15/2021
DATE OF PRINT:	

PP-08

8 OF 8 SHEETS

File: \\esm8\engr\esm-jobs\1367\001\018\P-plot\Plot\PP-08.dwg
Plotted: 3/15/2021 1:00 PM
Plotted By: Greg Fedore