

PROPOSED ACCESS - PARCEL #11884

OWNER INFORMATION

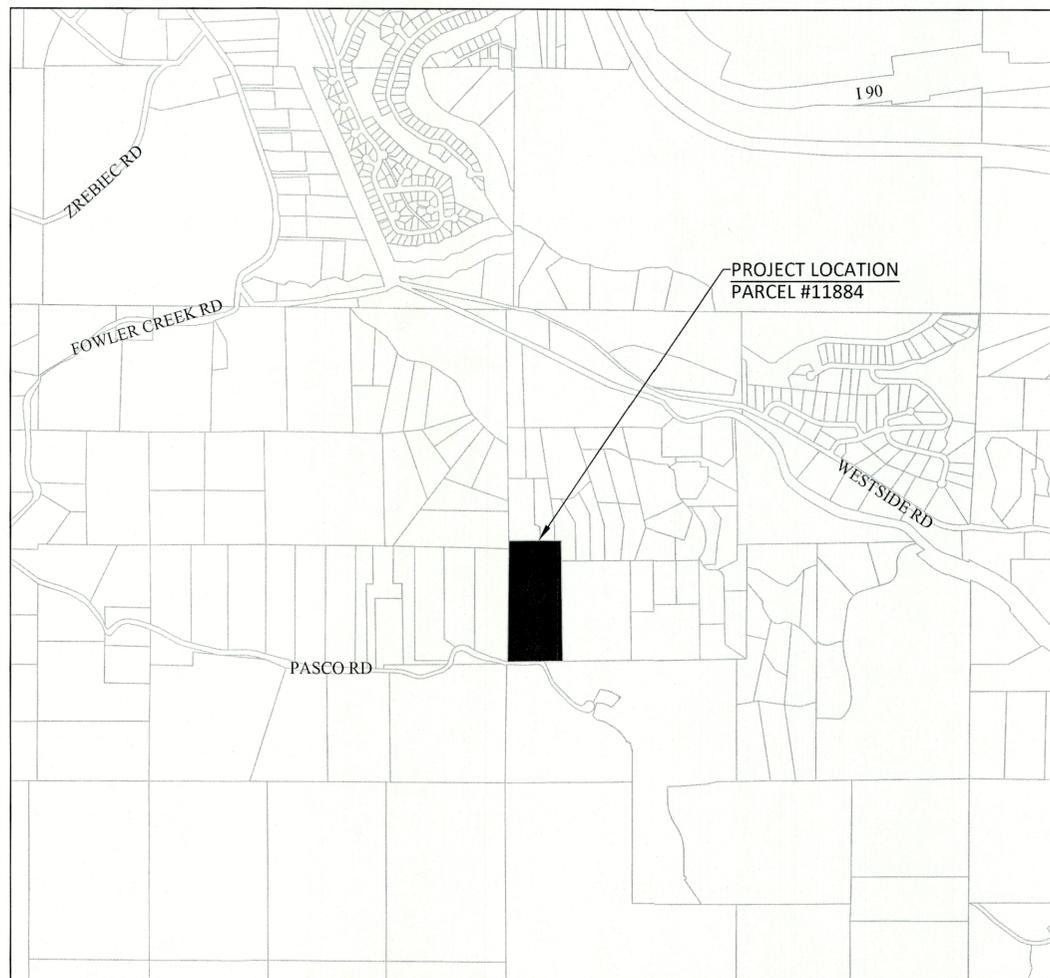
CLEARVIEW LAND DEVELOPMENT CO, LLC
 PO BOX 809
 CLE ELUM WA 98922

LEGEND

PARCEL LINE	—————
CENTERLINE	—————
SETBACK LINE
EDGE OF GRAVEL	—————
EDGE OF SWALE	—————
STORM DRAIN	——— SD ———

SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS & TESC PLAN
- SHEET 3 - SHEET INDEX AND PROJECT NOTES
- SHEET 4 - HORIZONTAL CONTROL, GRADING & DRAINAGE PLAN
- SHEET 5 - HORIZONTAL CONTROL, GRADING & DRAINAGE PLAN
- SHEET 6 - ACCESS PROFILES



VICINITY MAP
 SCALE: 1" = 1,000'

GENERAL NOTES:

1. STANDARD SPECIFICATIONS:
 ALL WORK PERFORMED AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" ISSUED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, WHICH HEREINAFTER SHALL BE REFERRED TO AS "STANDARD SPECIFICATIONS".
2. PERMITS AND LICENSES:
 A GRADING PERMIT SHALL BE PROCURED FROM THE COUNTY PRIOR TO THE START OF CONSTRUCTION. ANY CONTRACTORS PERFORMING WORK AS PART OF THESE PLANS MUST BE LICENSED IN THE STATE OF WA.
3. PLANS:
 IT IS A REQUIREMENT OF THE COUNTY, DEPARTMENT OF PUBLIC WORKS, THAT AN APPROVED SET OF CONSTRUCTION PLANS FOR ALL WORK BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
4. PRE-CONSTRUCTION MEETING:
 THE COUNTY MAY REQUIRE A PRE-CONSTRUCTION CONFERENCE PRIOR TO STARTING ANY CONSTRUCTION ON THE PROJECT.
5. INSPECTION:
 THE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO STARTING ANY TYPE OF CONSTRUCTION INCLUDING CLEARING AND GRUBBING, SANITARY SEWERS, STORM SEWERS, WATER MAINS, FIRE PROTECTION SERVICES AND/OR SUPPLY MAINS. CURB AND GUTTERS, SIDEWALKS, DRIVEWAYS, GRADING AND PAVING OR UTILITIES AND SURFACE IMPROVEMENTS.
6. NOISE CONTROL:
 TYPICAL NOISE ORDINANCE IS FROM 10:00PM TO 7:00AM. ANY CONSTRUCTION WORK THAT NEEDS TO BE DONE DURING THIS TIME SHALL BE APPROVED BY THE COUNTY THROUGH A WRITTEN REQUEST. REQUEST SHALL STATE DATES AND TIMES FOR THE WAIVER.
7. CONTROL OF MATERIAL:
 ONLY MATERIALS CONFORMING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPROVED BY THE COUNTY SHALL BE USED IN THE WORK. TESTING OF MATERIALS MAY INCLUDE TESTS OF ACTUAL SAMPLES, MANUFACTURER'S CERTIFICATIONS, APPROVAL OF CATALOG CUTS, OR FIELD ACCEPTANCE REPORTS.
8. GUARANTY:
 THE WORK FURNISHED UNDER THESE SPECIFICATIONS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, EQUIPMENT AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE COUNTY OF FAILURE OF ANY PART OF THE MATERIALS, EQUIPMENT OR WORKMANSHIP DURING THE GUARANTY PERIOD, THE AFFECTED PART OR PARTS SHALL BE REPLACED WITH NEW MATERIALS OR EQUIPMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
9. DAMAGE AND VANDALISM:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY R DAMAGED WORK UNTIL DATE OF ACCEPTANCE OF THE PROJECT, AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT VANDALISM OR DEFACEMENT.
10. DEFECTIVE MATERIALS AND WORKMANSHIP:
 MATERIALS, WORK OR WORKMANSHIP WHICH, IN THE OPINION OF THE ENGINEER, DO NOT CONFORM TO THESE SPECIFICATIONS AND PLANS, OR FAIL TO MEET THE TESTS HEREIN DESCRIBED OR ARE NOT EQUAL TO THE SAMPLES SUBMITTED TO AND APPROVED BY THE ENGINEER OR ARE IN ANY WAY UNSATISFACTORY OR UNSUITED TO THE PURPOSE FOR WHICH THEY ARE INTENDED WILL BE REJECTED. THE CONTRACTOR SHALL REMOVE FROM THE WORK AND ITS VICINITY WITHOUT DELAY ALL REJECTED MATERIALS.
11. DUST CONTROL: THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MEANS REQUIRED AND SHALL CARRY OUT PROTECTIVE MEASURES WHEREVER AND SO OFTEN AS NECESSARY TO PREVENT OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL ALL REQUIRED RESURFACING IS COMPLETE. THE CONTRACTOR SHALL HAVE A DAILY SCHEDULE TO WATER FOR DUST CONTROL.
12. SURVEY CONTROL:
 CONTRACTOR TO SUPPLY SURVEY CONTROL PER STANDARD SPECIFICATION REQUIREMENTS.

General Notes



COVER SHEET

PROPOSED ACCESS
 4-LOT RESIDENTIAL
 DEVELOPMENT



10/08/25

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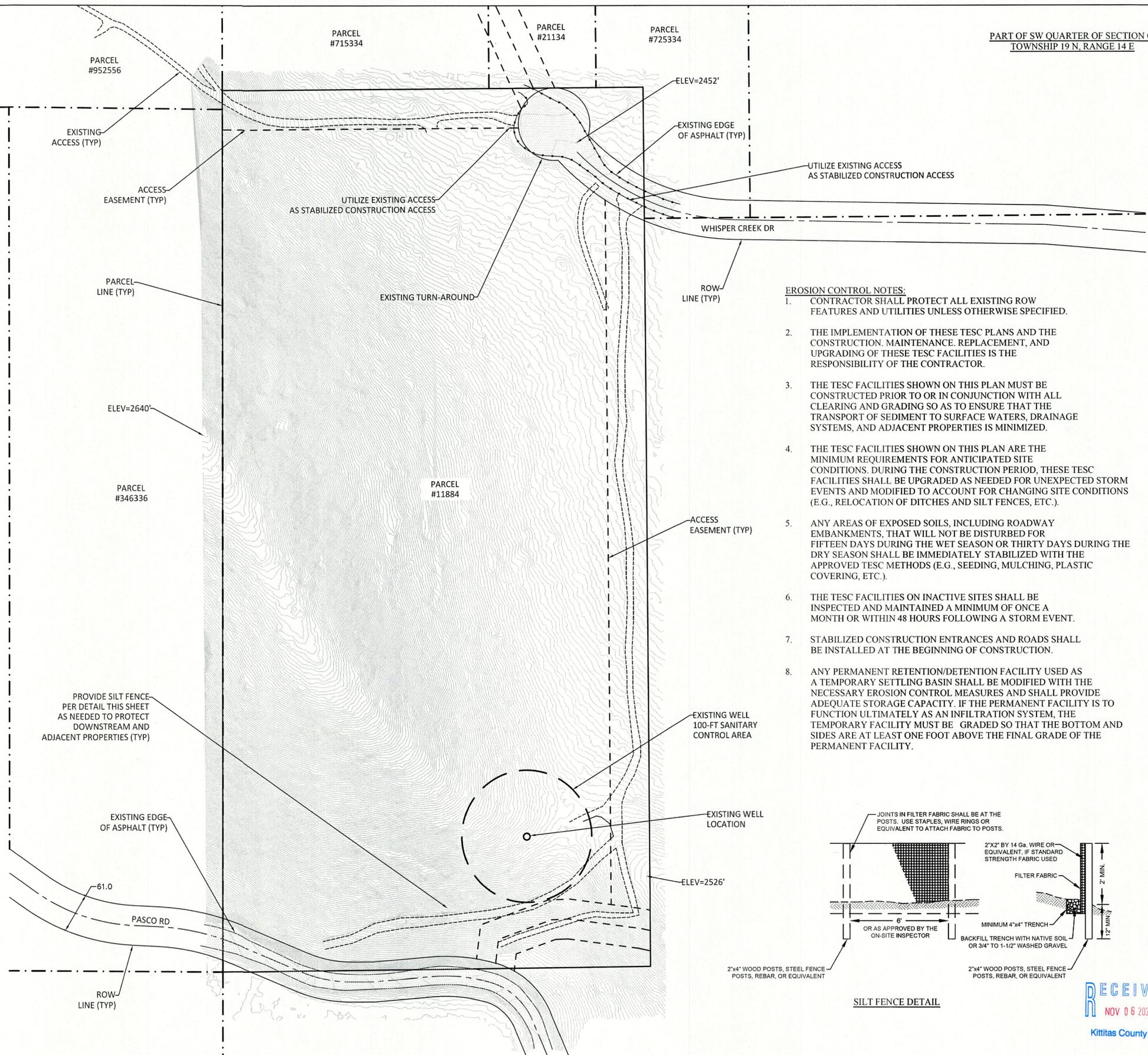
Firm Name and Address
 Granite Civil Services, LLC
 Kittitas County WA
 509-656-4909
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 Proposed Access Improvements
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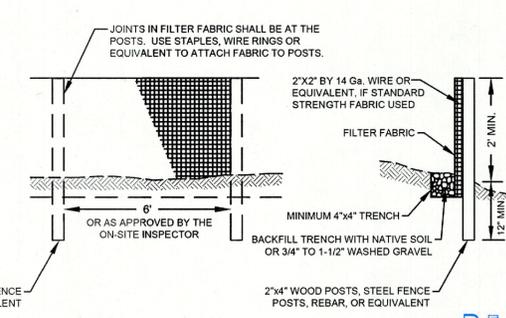
Project KIT_68	Sheet 1 OF 6
Date Oct-2025	
Scale As Noted (22x34)	



PART OF SW QUARTER OF SECTION 01
TOWNSHIP 19 N, RANGE 14 E



- EROSION CONTROL NOTES:**
1. CONTRACTOR SHALL PROTECT ALL EXISTING ROW FEATURES AND UTILITIES UNLESS OTHERWISE SPECIFIED.
 2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 3. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
 4. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., RELOCATION OF DITCHES AND SILT FENCES, ETC.).
 5. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR FIFTEEN DAYS DURING THE WET SEASON OR THIRTY DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 6. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
 7. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION.
 8. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST ONE FOOT ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.



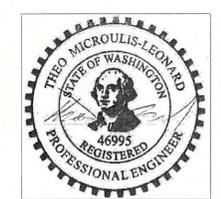
SILT FENCE DETAIL

General Notes



EXISTING CONDITIONS & TESC PLAN

PROPOSED ACCESS
4-LOT RESIDENTIAL
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Firm Name and Address
Granite Civil Services, LLC
Kittitas County WA
509-656-4909
www.granitecivil.com

Project Name and Address
Proposed Access Improvements
Parcel #11884
Whisper Creek Dr
Cle Elum WA 98922

Project KIT_68	Sheet 2 OF 6
Date Oct-2025	
Scale 1" = 80' (22x34)	

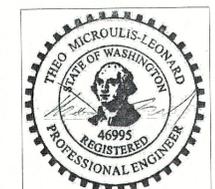


General Notes



SHEET INDEX & PROJECT NOTES

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Project	Sheet
KIT_68	3 OF 6
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Oct-2025	
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PRIOR TO FINAL APPROVAL OF ANY LAND USE DEVELOPMENT ACTIVITY, AS DEFINED BY §§ 12.01.040 AND 15A.02.080, THE ENTIRE PRIVATE ROAD SYSTEM SERVING A DEVELOPMENT SHALL BE CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO MEET KITTITAS COUNTY ROAD STANDARDS, UNLESS A PERFORMANCE GUARANTEE IS PROVIDED IN ACCORDANCE WITH KCC § 12.01.090. THE CERTIFICATION SHALL INCLUDE ALL PRIVATE ROADS USED TO ACCESS THE DEVELOPMENT FROM A COUNTY OR OTHER PUBLICLY MAINTAINED ROAD. THE CERTIFICATION SHALL BE PREPARED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS PRIVATE ROAD CERTIFICATION GUIDELINES AND SHALL INCLUDE THE FOLLOWING:

1. ENGINEER'S CERTIFICATION REPORT INCLUDING:
 - A. VERIFICATION THE PRIVATE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS. ROADS SHALL BE VESTED TO THE ROAD STANDARDS WHICH APPLY AT THE TIME OF THE PLAT. ROADS NOT CERTIFIED AND ASSOCIATED WITH PLATS OR LOTS APPROVE, PRIOR TO THE DEVELOPMENT OF KITTITAS COUNTY 2015 ROAD STANDARDS SHALL BE CERTIFIED TO KITTITAS COUNTY 2015 ROAD STANDARDS. ROADS CERTIFIED TO KITTITAS COUNTY 2024 ROAD STANDARDS SHALL MEET THE REQUIREMENTS OF TABLE 12.04.04-1; AND
 - B. VERIFICATION THE PRIVATE ROAD IS SUFFICIENTLY COMPACTED; AND
 - C. VERIFICATION THE PRIVATE ROAD HAS A TURNAROUND MEETING THE REQUIREMENTS OF INTERNATIONAL FIRE CODE APPENDIX D; AND
 - D. VERIFICATION THE PRIVATE ROAD SUFFICIENTLY MANAGES STORMWATER RUNOFF.
 2. ALL REQUIRED SIGNS ARE INSTALLED PER MUTCD STANDARDS (STOP SIGN, ROAD SIGN, ETC.).
 3. PRIVATE ROAD MAINTENANCE AGREEMENT FOR NEWLY DEVELOPED PROPERTY.
- A FINAL ACCEPTANCE INSPECTION BY THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED PRIOR TO ACCEPTANCE OF THE ROAD CERTIFICATION. ANY NOTED DEFICIENCIES MUST BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

EMERGENCY ACCESS ROADS:

- PER KCC 12.04.04-110 AND TABLE 12.04.07-1
- LENGTH > 150-FT
- GRADE 10% OR LESS = GRAVEL COMPACTED SURFACE
- ROADWAY WIDTH = 16-FT W/2-FT CLEAR ZONE EACH SIDE
- UNOBSTRUCTED VERTICAL CLEARANCE = 14-FT
- SWALE ON UPGRADIENT SIDE OF ACCESS

TURN-AROUND:
PER KCC 12.04.04.090 AND IFC APPENDIX D
HAMMERHEAD TURN-AROUND
MAX GRADE = 10%

ACCESS DESIGN STANDARDS PER KCC 12.04.04.050:
PER TABLE 12.04.04-1 - PRIVATE RD <=10.0-ACRE
NUMBER OF PARCELS = 4
MIN EASEMENT WIDTH = 50-FT
PAVED APRON REQUIRED
ROADWAY WIDTH = 20-FT
SHOULDER WIDTH = 1-FT
MAX GRADE = 10%
4"-6" MIN GRAVEL SURFACING
TURN-AROUND REQUIRED
2% MAX CROSS SLOPE
SWALE ON UPGRADIENT SIDE OF ACCESS



Know what's below.
Call before you dig.

LOT B
5.00-ACRE

LOT A
5.00-ACRE

SHEET 4

LOT C
4.77-ACRE

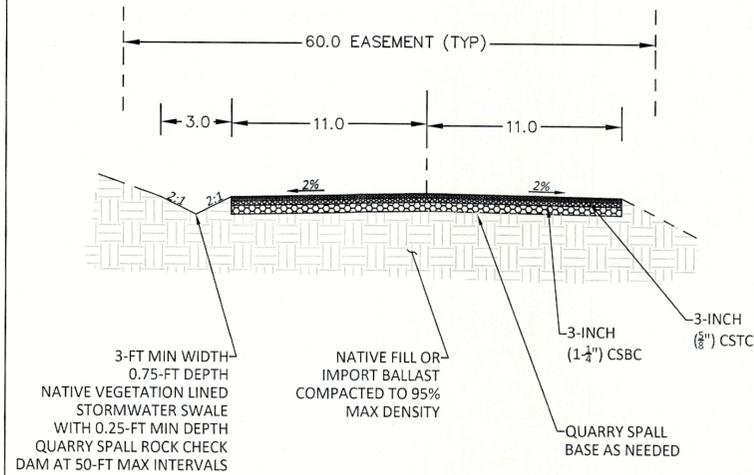
LOT D
4.97-ACRE

SHEET 5

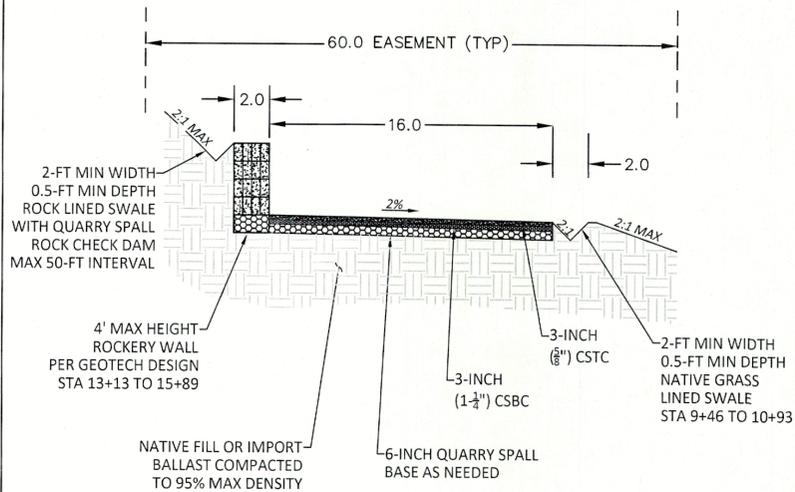


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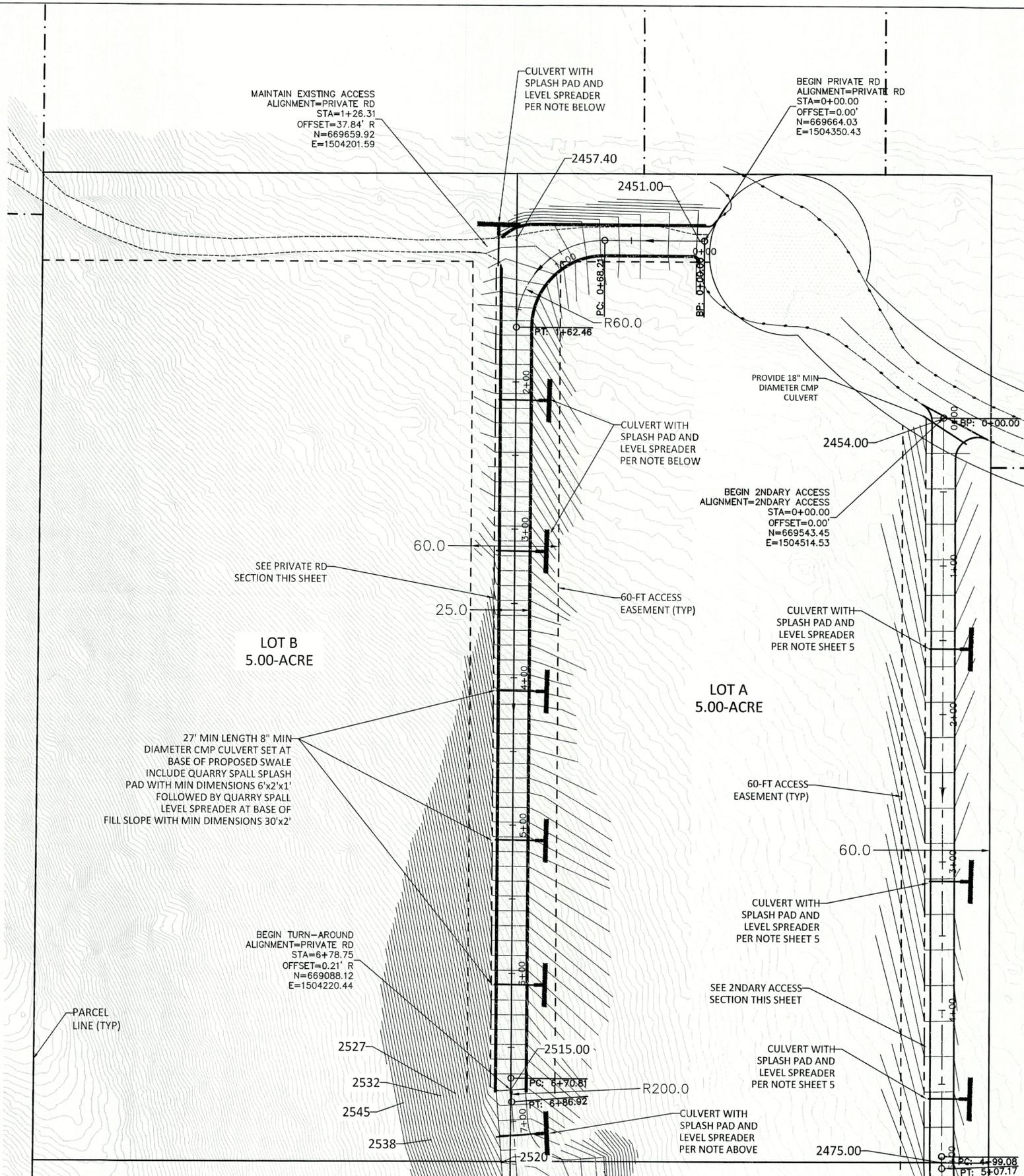
PART OF SW QUARTER OF SECTION 01
TOWNSHIP 19 N, RANGE 14 E



TYPICAL PRIVATE ROAD SECTION
SCALE: 1" = 5'



TYPICAL 2NDARY ACCESS SECTION
SCALE: 1" = 5'

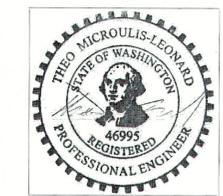


General Notes



HORIZONTAL CONTROL,
GRADING & DRAINAGE PLAN

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Project KIT_68	Sheet 4 OF 6
Date Oct-2025	
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NOV 06 2025
Kittitas County CDS



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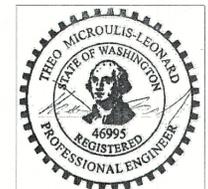
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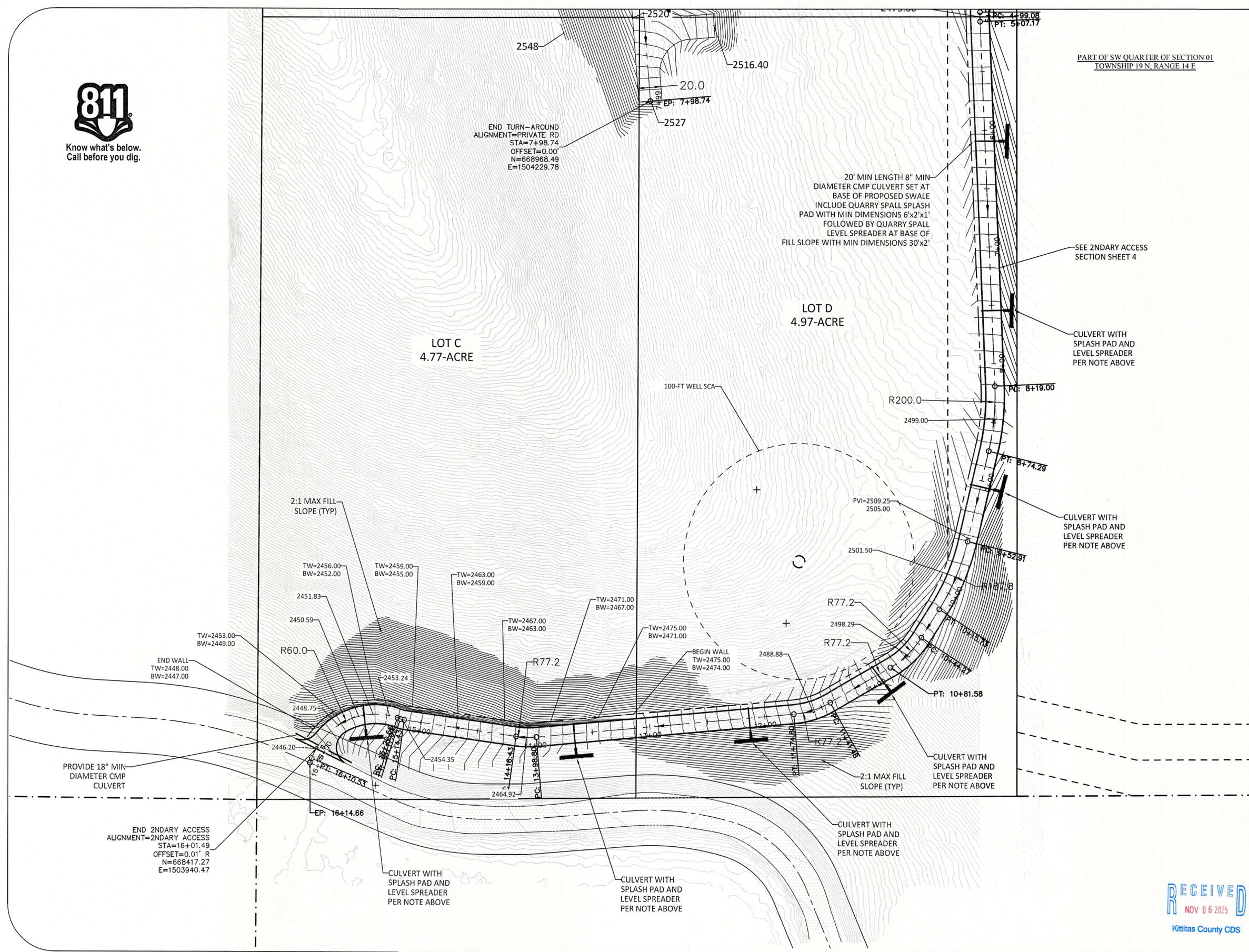
Project
KIT_68

Date
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Sheet
5 OF 6

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NOV 06 2025
Kittitas County CDS



END TURN-AROUND
ALIGNMENT=PRIVATE RD
STA=7+98.74
OFFSET=0.00'
N=668968.49
E=1504229.78

20' MIN LENGTH 8" MIN
DIAMETER CMP CULVERT SET AT
BASE OF PROPOSED SWALE
INCLUDE QUARRY SPALL SPLASH
PAD WITH MIN DIMENSIONS 6'x2'x1'
FOLLOWED BY QUARRY SPALL
LEVEL SPREADER AT BASE OF
FILL SLOPE WITH MIN DIMENSIONS 30'x2'

SEE 2NDARY ACCESS
SECTION SHEET 4

CULVERT WITH
SPLASH PAD AND
LEVEL SPREADER
PER NOTE ABOVE

CULVERT WITH
SPLASH PAD AND
LEVEL SPREADER
PER NOTE ABOVE

CULVERT WITH
SPLASH PAD AND
LEVEL SPREADER
PER NOTE ABOVE

CULVERT WITH
SPLASH PAD AND
LEVEL SPREADER
PER NOTE ABOVE

CULVERT WITH
SPLASH PAD AND
LEVEL SPREADER
PER NOTE ABOVE

CULVERT WITH
SPLASH PAD AND
LEVEL SPREADER
PER NOTE ABOVE

PROVIDE 18" MIN
DIAMETER CMP
CULVERT

END 2NDARY ACCESS
ALIGNMENT=2NDARY ACCESS
STA=16+01.49
OFFSET=0.01' R
N=668417.27
E=1503940.47

2:1 MAX FILL
SLOPE (TYP)

2:1 MAX FILL
SLOPE (TYP)

100-FT WELL SCA

BEGIN WALL
TW=2475.00
BW=2474.00

TW=2456.00
BW=2452.00

TW=2459.00
BW=2455.00

TW=2463.00
BW=2459.00

TW=2467.00
BW=2463.00

TW=2471.00
BW=2467.00

TW=2475.00
BW=2471.00

TW=2453.00
BW=2449.00

2451.83

2450.59

2448.75

2446.20

2453.24

2454.35

2464.92

2464.92

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2464.92

EP: 16+14.66

EP: 16+10.53

EP: 15+14.23

EP: 14+16.43

EP: 13+98.80

EP: 12+74.50

EP: 11+44.78

EP: 10+14.50

EP: 9+14.50

EP: 8+14.50

EP: 7+14.50

EP: 6+14.50

EP: 5+14.50

PT: 16+10.53

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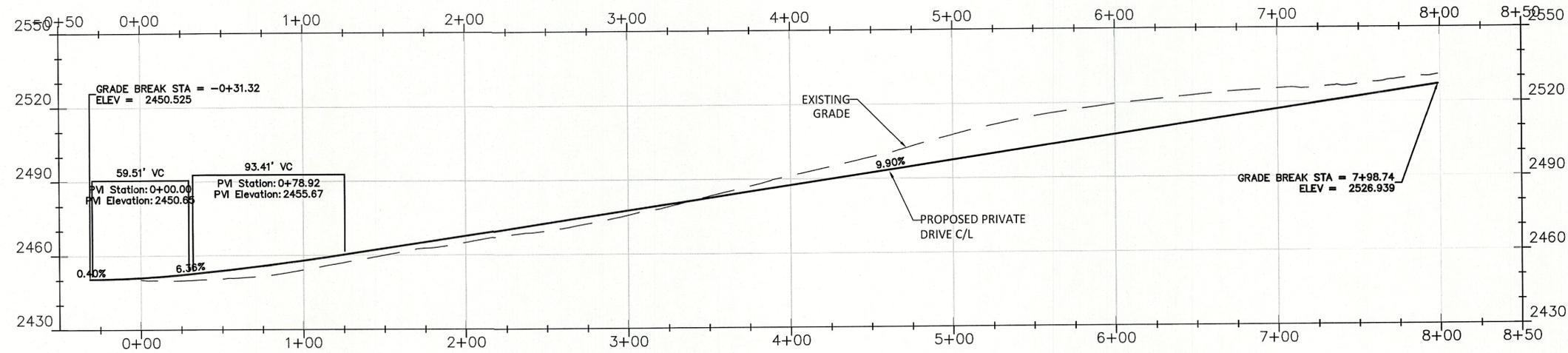
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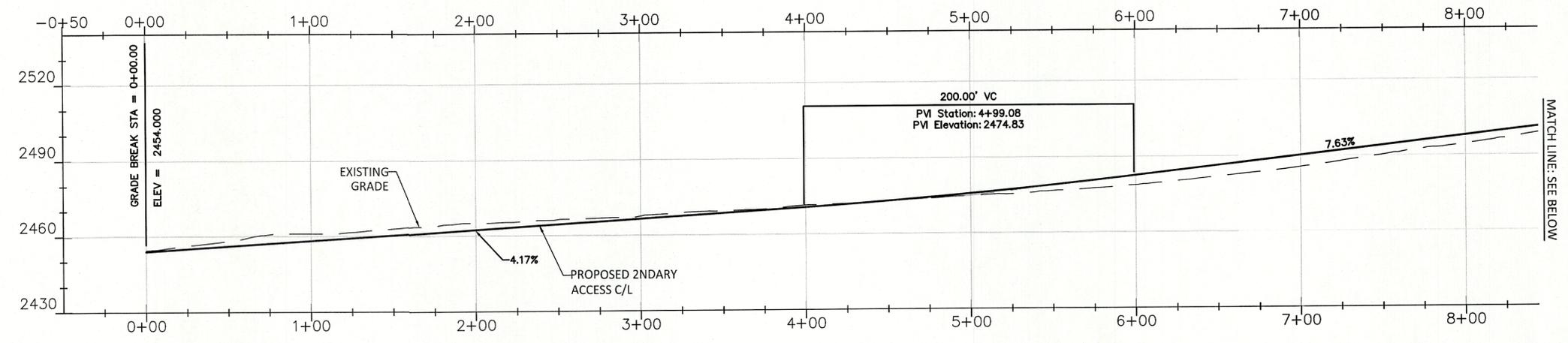
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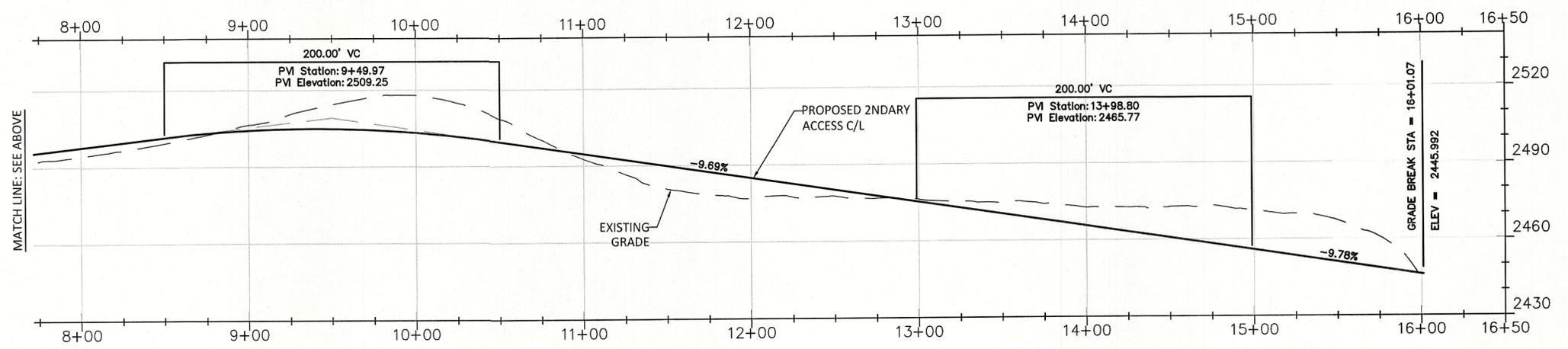
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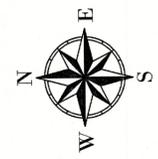
PRIVATE RD C/L PROFILE



2NDARY ACCESS C/L PROFILE



General Notes



ACCESS PROFILES

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