

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

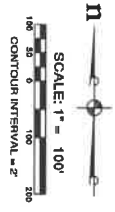
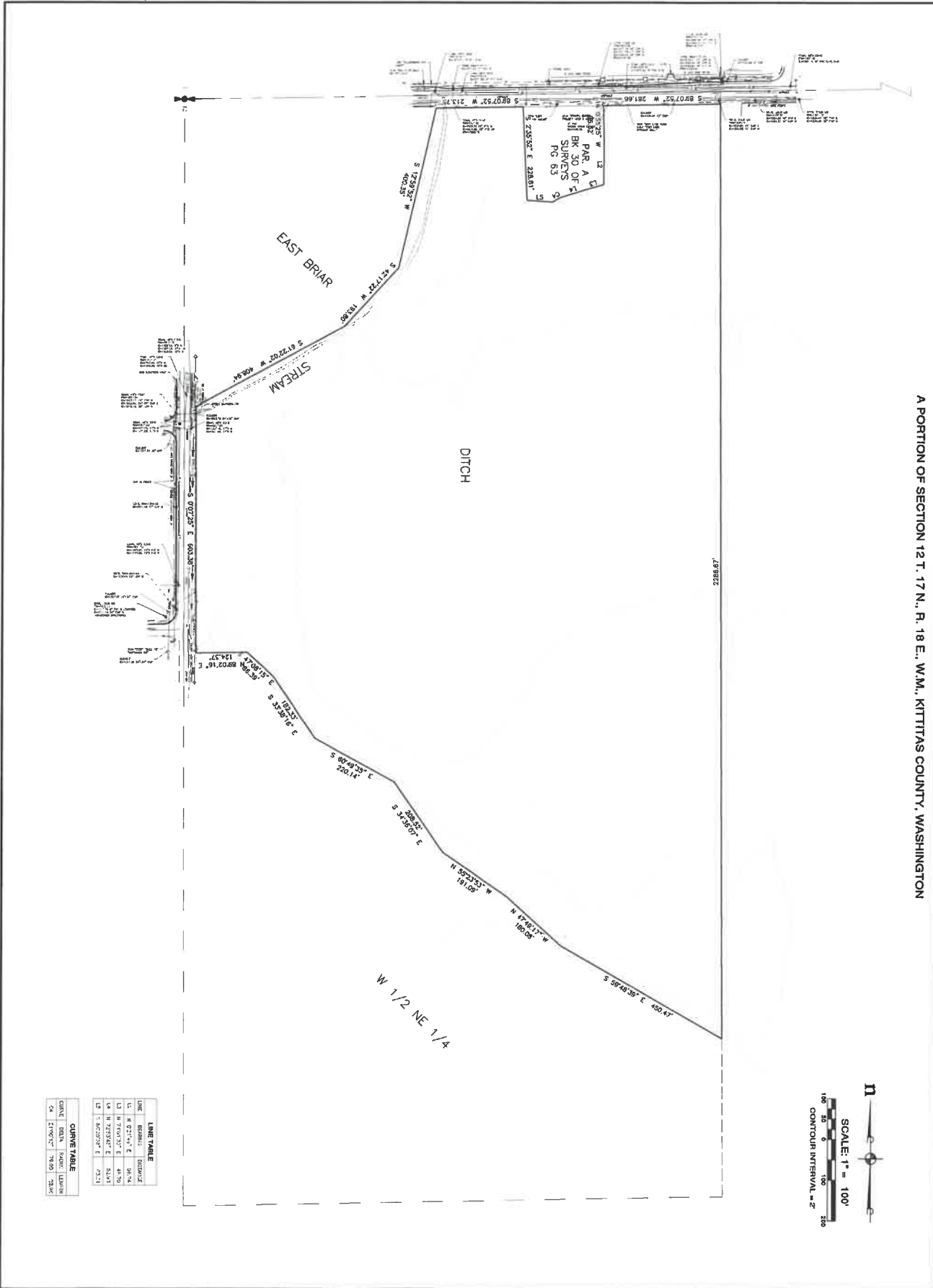
SITE DATA
 PROJECT NAME: THE BULL RANCH
 SITE ADDRESS: 298633 ELLIENSBURG, WA 98926
 PARCEL NUMBER: 298633
 SITE AREA GROSS: 1,980,000 SF (45.02 AC)
 ZONING: RESIDENTIAL
 EXISTING USE: VACANT
 PROPOSED USE: 1.2B-LOT SINGLE FAMILY RESIDENTIAL

LEGAL DESCRIPTION
 PART OF THE 1/4 SECTION 12, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.
 PART OF THE 1/4 SECTION 12, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.
 PART OF THE 1/4 SECTION 12, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

DEVELOPMENT STANDARDS (R)
 BUILDING SETBACKS:
 FRONT: 15 FT MIN (20 FT TO GARAGE)
 BACK: 25 FT
 SIDE: 5 FT
 BUILDING HEIGHT: 2.5 STORIES OR 35 FT, WHICHEVER IS LESS

PROJECT CONTACTS
 DESIGNER: STEVE LATHROP
 ENGINEER: EMCCO ENGINEERS, LLC
 ADDRESS: 35406 6th Ave S, Suite 205, Federal Way, WA 98003
 PHONE: (206) 835-1111
 FAX: (206) 835-1112
 LICENSE NO.: WA-00000000
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 ADDRESS: 1717 WASHINGTON CANYON ROAD
 ELLIENSBURG, WA 98926
 PHONE: (509) 864-0112
 LICENSE NO.: WA-00000000
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 ADDRESS: 23335 NE 20th St
 FEDERAL WAY, WA 98003
 PHONE: (206) 333-0093

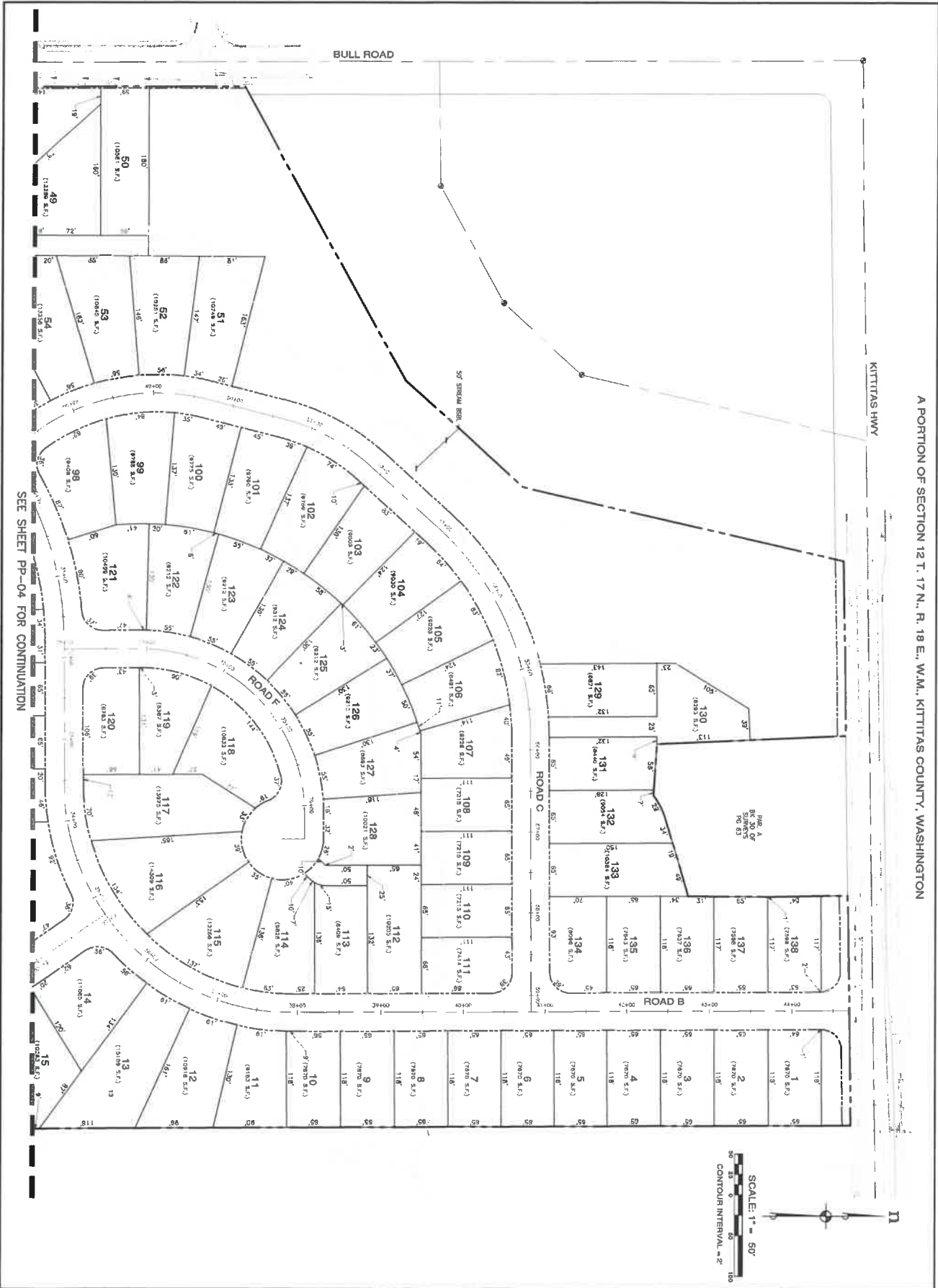
A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON



LINE TABLE	
LINE	BEARING DISTANCE
L1	N 0°11'41\"/>
L2	N 71°50'13\"/>
L3	N 72°58'02\"/>
L4	S 67°20'02\"/>

CURVE TABLE	
CURVE	DELTA POINT LEADIN
C1	120.00° 79.60 73.65

<p>STEVE LATHROP THE BULL RANCH EXISTING CONDITIONS</p>	<p>KITTITAS COUNTY WASHINGTON</p>	<p>ESM CONSULTING ENGINEERS LLC 33400 8th Ave S, Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Land Surveying Public Works Project Management Land Planning Landscape Architecture</p>	
<p>PP-02 2 of 8 SHEETS</p>			



SEE SHEET PP-04 FOR CONTINUATION

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

DATE OF REVISION	BY	DESCRIPTION
07/17/2018	GF	FINAL
07/17/2018	GF	REVISION NO. 01
07/17/2018	GF	REVISION NO. 02
07/17/2018	GF	REVISION NO. 03
07/17/2018	GF	REVISION NO. 04
07/17/2018	GF	REVISION NO. 05
07/17/2018	GF	REVISION NO. 06
07/17/2018	GF	REVISION NO. 07
07/17/2018	GF	REVISION NO. 08

STEVE LATHROP
THE BULL RANCH
 PRELIMINARY SITE PLAN

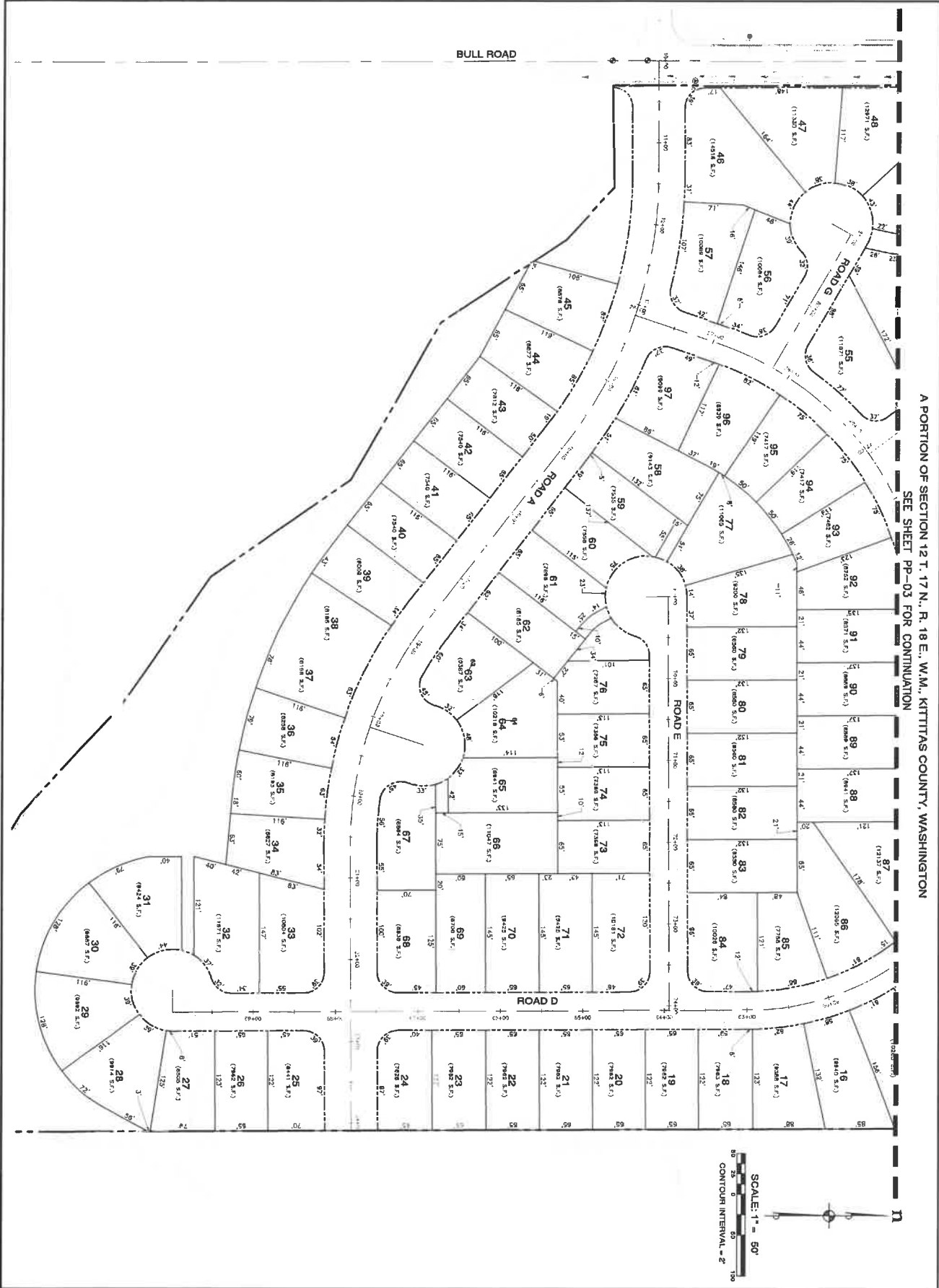
KITTITAS COUNTY WASHINGTON

ISM CONSULTING ENGINEERS, LLC
 25400 80th Ave S, Suite 205
 Federal Way, WA 98003

www.ismce.com

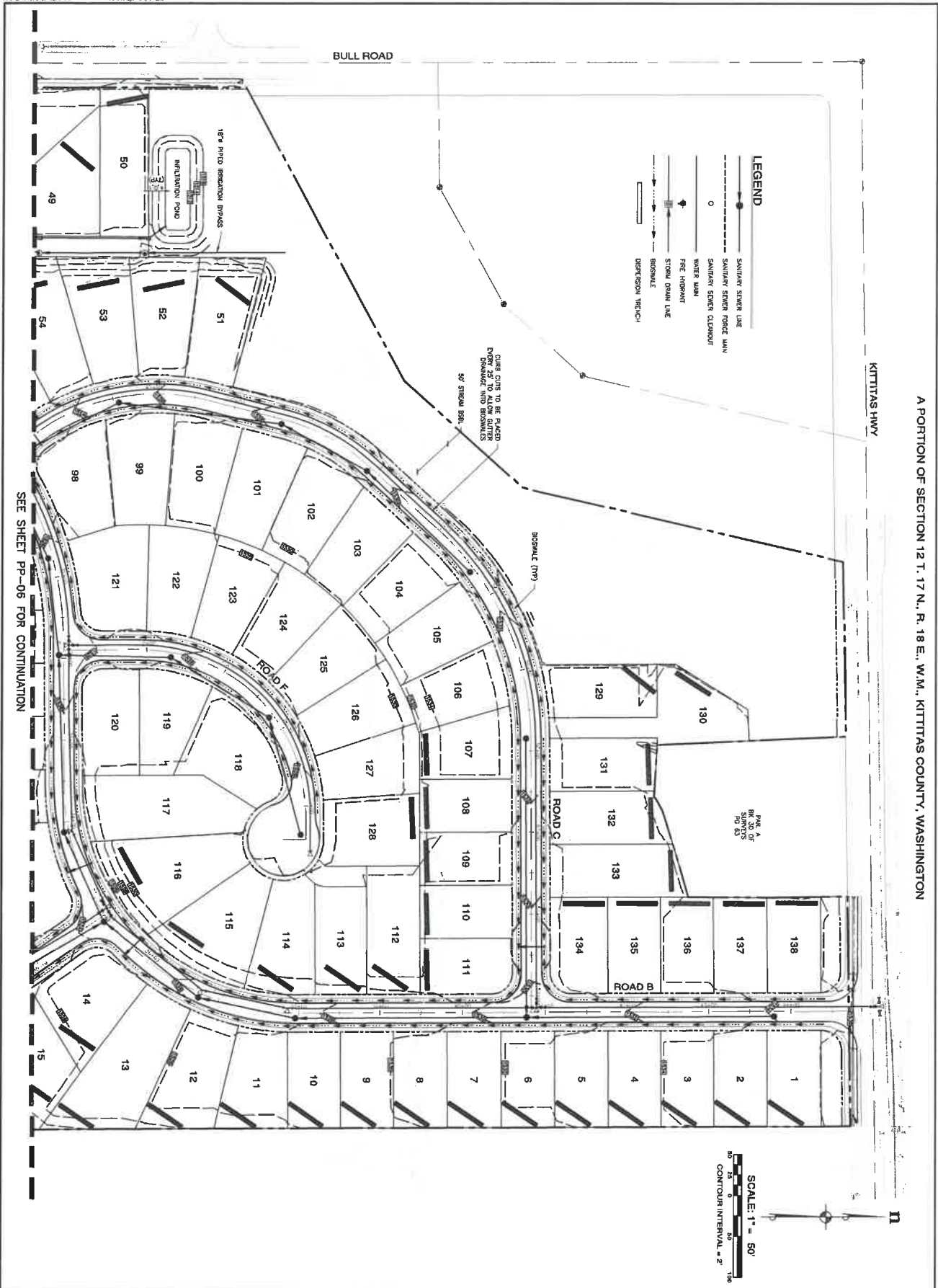
Civil Engineering
 Public Works
 Land Surveying
 Land Planning
 Project Management
 Landscape Architecture

REVISIONS	NO.	DATE	DESCRIPTION

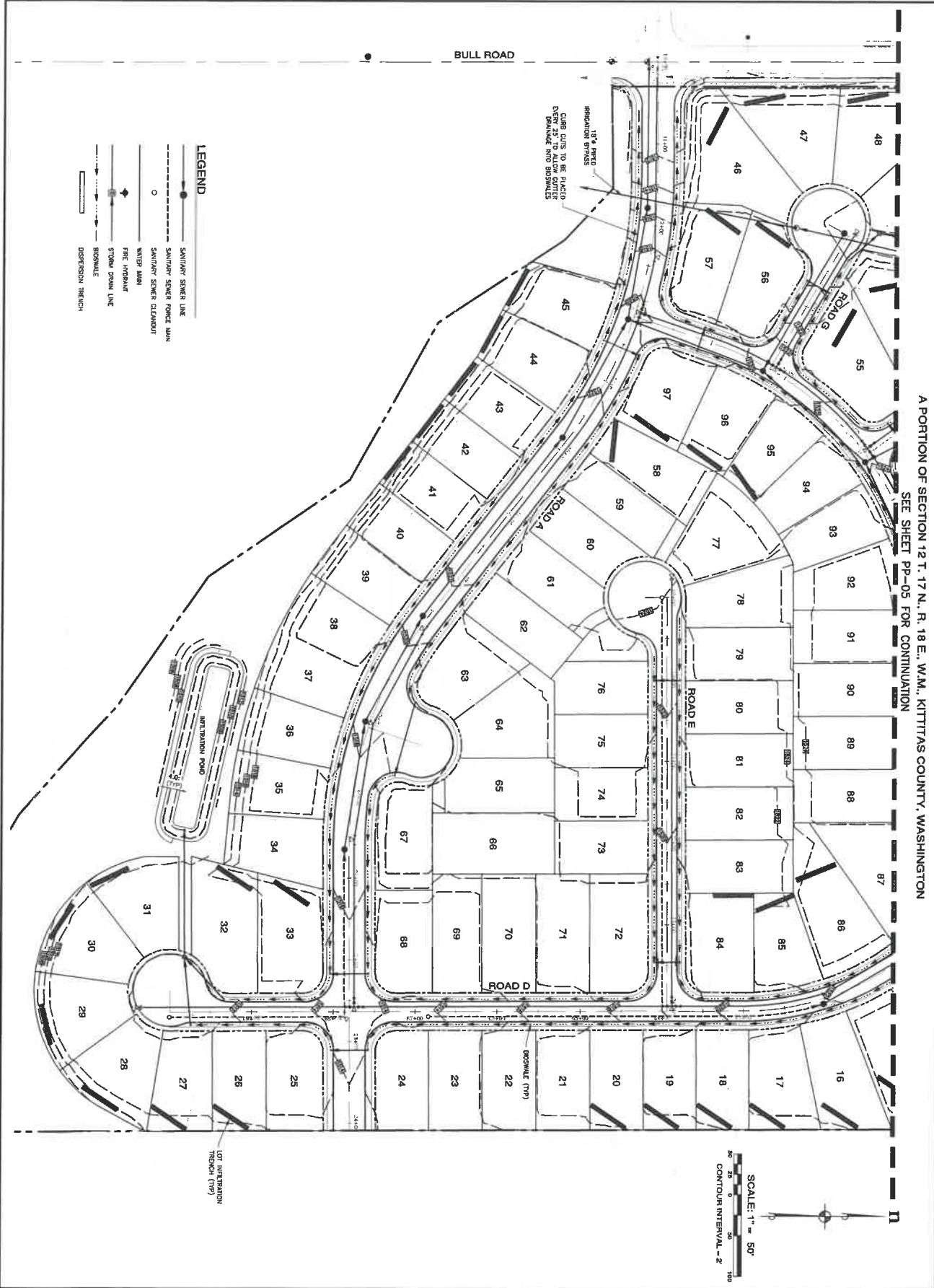


A PORTION OF SECTION 12 T. 17 N. R. 18 E., W.M. KITITAS COUNTY, WASHINGTON
SEE SHEET PP-03 FOR CONTINUATION

<p>PP-04</p> <p>4" x 8" (SHEET)</p>	<p>STEVE LATHROP</p> <p>THE BULL RANCH</p> <p>PRELIMINARY SITE PLAN</p> <p>KITITAS COUNTY WASHINGTON</p>	<p>ESM CONSULTING ENGINEERS, LLC</p> <p>34400 9th Ave S, Suite 206 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>CM Engineering Public Works</p> <p>Land Surveying Project Management</p> <p>Land Planning Landscape Architecture</p>	<p>KITITAS COUNTY</p> <p>SEAL</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. 11111</p> <p>EXPIRES 12/31/2024</p>				
	<p>DATE: 02/10/2021</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: 1" = 50'</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION			
NO.	DESCRIPTION						

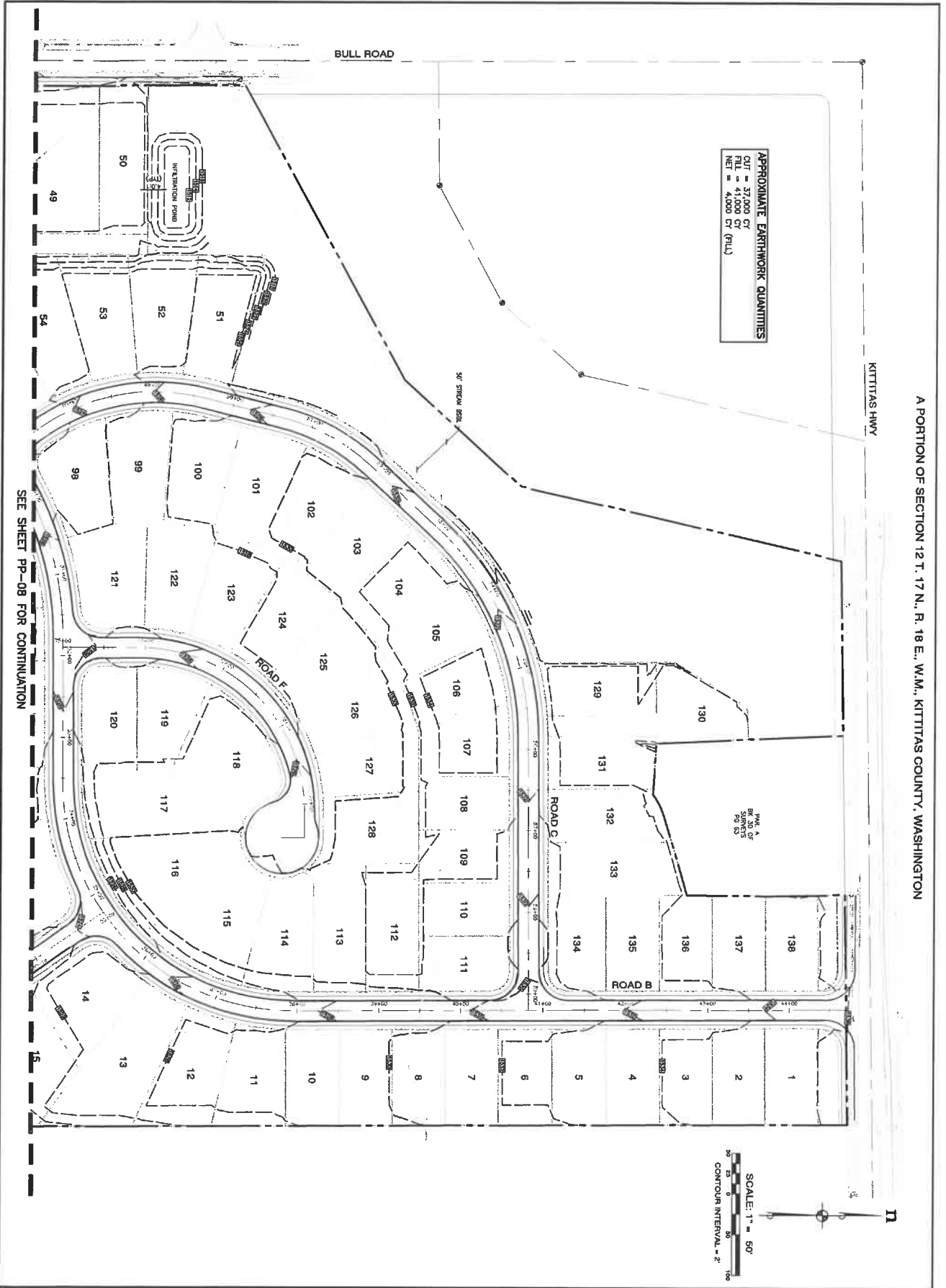


<p>PP-05 5 of 8 SHEETS</p>	<p>STEVE LATHROP THE BULL RANCH PRELIMINARY UTILITY PLAN</p>	<p>ESM CONSULTING ENGINEERS, LLC 33400 8th Ave S, Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Land Surveying Public Works Project Management</p> <p>Land Planning Landscape Architecture</p>		<p>NO. 1</p>
				<p>NO. 2</p>



A PORTION OF SECTION 12 T. 17 N. R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON
 SEE SHEET PP-05 FOR CONTINUATION

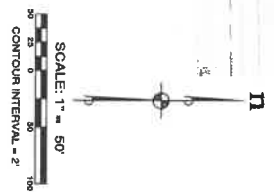
PP-06 6 OF 8 SHEETS	STEVE LATHROP THE BULL RANCH PRELIMINARY UTILITY PLAN	ES&M CONSULTING ENGINEERS, LLC 33400 8th Ave S, Suite 205 Federal Way, WA 98003 www.esmce.com Civil Engineering Public Works Land Surveying Project Management Land Planning Landscape Architecture	
	JOB NO.: 12573-14-01 DATE: 1/10/2014 DRAWN BY: PPK CHECKED BY: JLB DATE: 1/10/2014 SCALE: AS SHOWN SHEET NO.: 6 OF 8	KITTITAS COUNTY WASHINGTON	REVISIONS NO. DESCRIPTION DATE BY

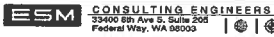



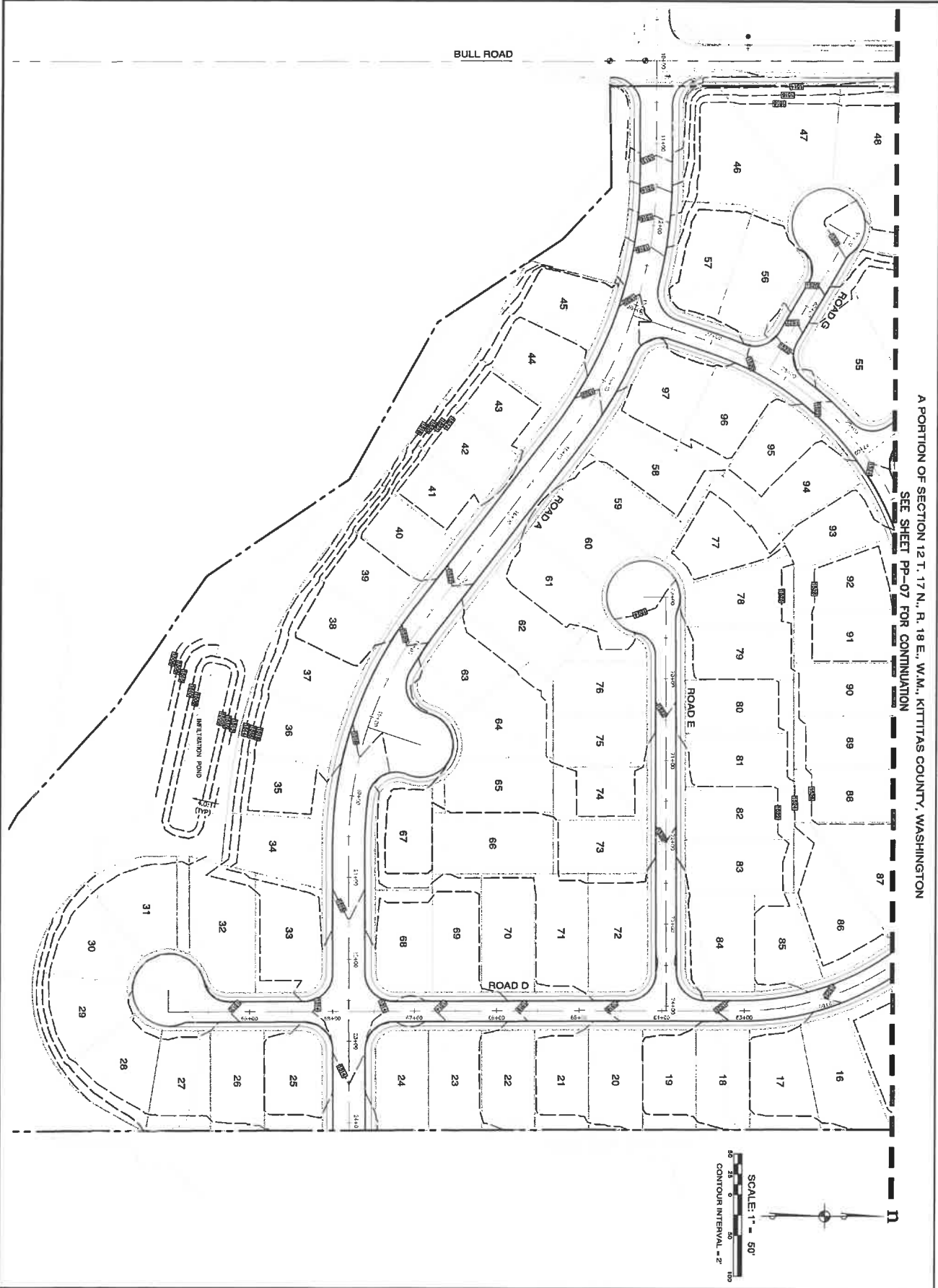
APPROXIMATE EARTHWORK QUANTITIES
 CUT = 37,000 CY
 FILL = 41,000 CY
 NET = 4,000 CY (FILL)

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

SEE SHEET PP-08 FOR CONTINUATION



STEVE LATHROP THE BULL RANCH PRELIMINARY GRADING PLAN KITITAS COUNTY WASHINGTON	 ESM CONSULTING ENGINEERS LLC 33400 8th Ave S, Suite 200 Federal Way, WA 98003 www.esmcivil.com Civil Engineering Land Surveying Land Planning Landscape Architecture Public Works Project Management		PP-07 7 of 8 SHEETS
--	---	---	-------------------------------



A PORTION OF SECTION 12 T. 17 N., R. 18 E., W.M., KITITAS COUNTY, WASHINGTON
 SEE SHEET PP-07 FOR CONTINUATION

<p>PP-08 8 OF 8 SHEETS</p>	<p>DATE: 11/10/11 DRAWN BY: CPEBY CHECKED BY: [blank] SCALE: AS SHOWN SHEET OF: 8</p>	<p>STEVE LATHROP THE BULL RANCH PRELIMINARY GRADING PLAN WASHINGTON</p>	<p>ES&M CONSULTING ENGINEERS, LLC 33400 8th Ave S, Suite 205 Federal Way, WA 98003 www.esmcivil.com</p> <p>Civil Engineering Public Works</p> <p>Land Surveying Project Management</p> <p>Land Planning Landscape Architecture</p>	<p>03/17/2012</p>								
	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION					
NO.	DATE	DESCRIPTION										