




**CITY OF ELLENSBURG**  
**Public Works & Utilities Department**  
501 North Anderson Street; Ellensburg, WA 98926  
Ph: (509) 962-7124 Fax: (509) 925-8662  
www.ci.ellensburg.wa.us

**Memorandum**

**Date:** March 30, 2021  
**To:** Jeremy Johnston, Kittitas County Community Development  
**From:** Darin Yusi, Gas Engineer   
**Re:** Proposed Bull Ranch Development Project

The following are the City of Ellensburg Gas Division comments on the proposed Bull Ranch Development off Bull Rd and Kittitas Hwy.

**Natural Gas:**

There is a 4-inch main located at the intersection of Bull Rd and Umptanum Rd. The City of Ellensburg Bull Road Utility Extension project currently under construction will include the extension of that 4-inch main across Bull Road to the entrance of the proposed development. This extension should take place by mid-year 2021.

The proposed development will be required to tie into the main on Bull Road and extend the gas main throughout the development and provide service stubs to each lot. The mainline will also need to be looped into the 6-inch main on the North side of Kittitas Highway. The developer will need to provide the road crossing, appropriate traffic control, and roadway/sidewalk restoration. A natural gas utility map is included with these comments.

There are a few flag lots within the proposed development. Those service stubs will require 10' access and utility easements and need to be recorded on the final plat.

City gas crews will install gas main and service stubs in developer provided trenches. The applicant is to provide the trench, smooth sand bedding, and backfill at the specified depth and required utility separation as indicated on the details G-12 and G-13.

To serve the homes with natural gas, the applicant can apply for service through applications found on the City's website or at City Hall. There are also natural gas rebates for new construction. Please contact City Gas Division at 962-7124 for any further questions.

Remember any contractor digging on the property or in the right of way must call the One-Call Underground Utility Notification Center - 811.



# CITY OF ELLENSBURG NATURAL GAS DIVISION UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS

PARCEL - 298633 (17-18-12010-0006) - EAST OF UMPTANUM AND BULL RD INTERSECTION

CONTACT NAME

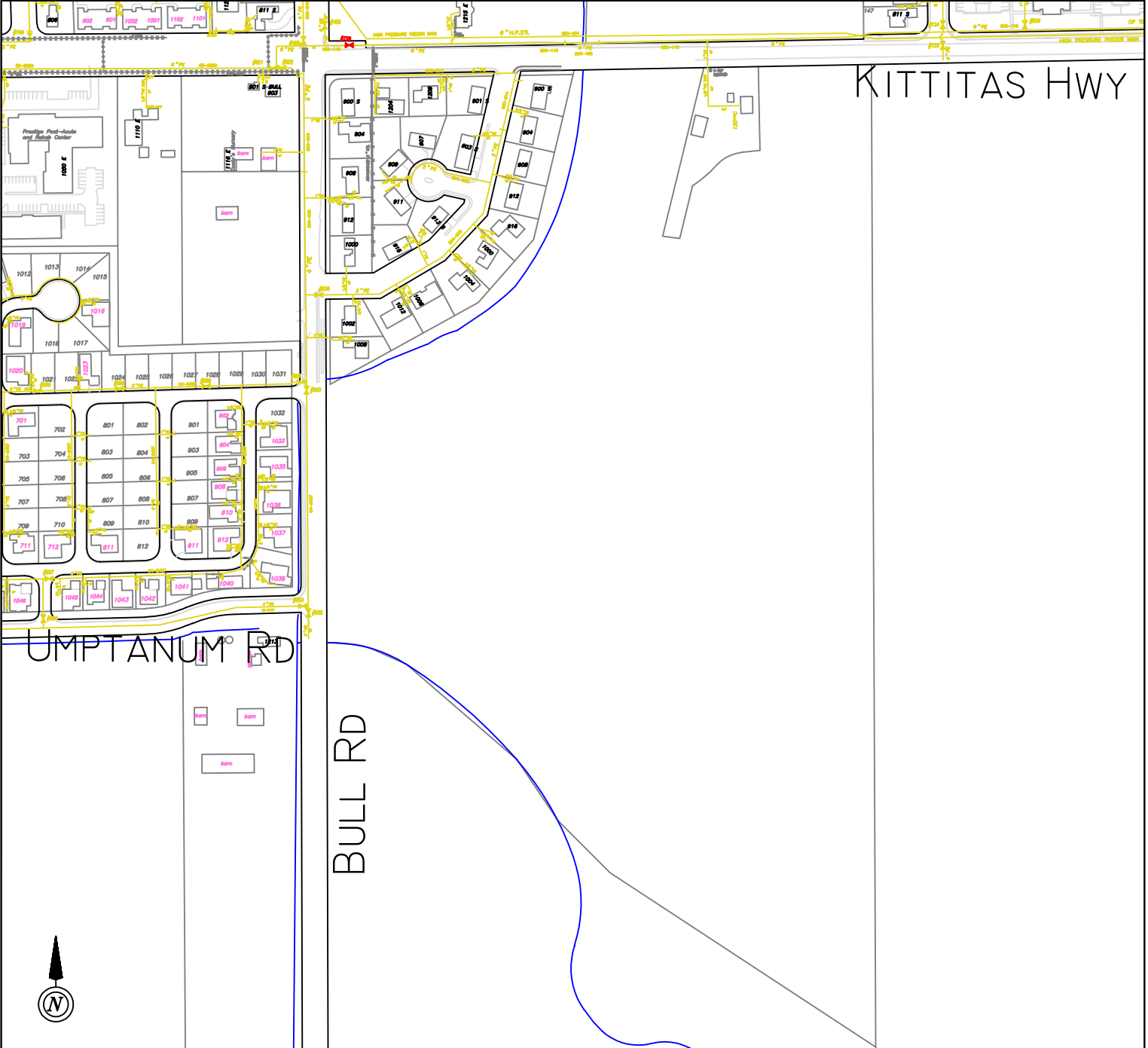
STEVE LATHROP

WORK PHONE

206-799-0728

DATE

03/16/2021



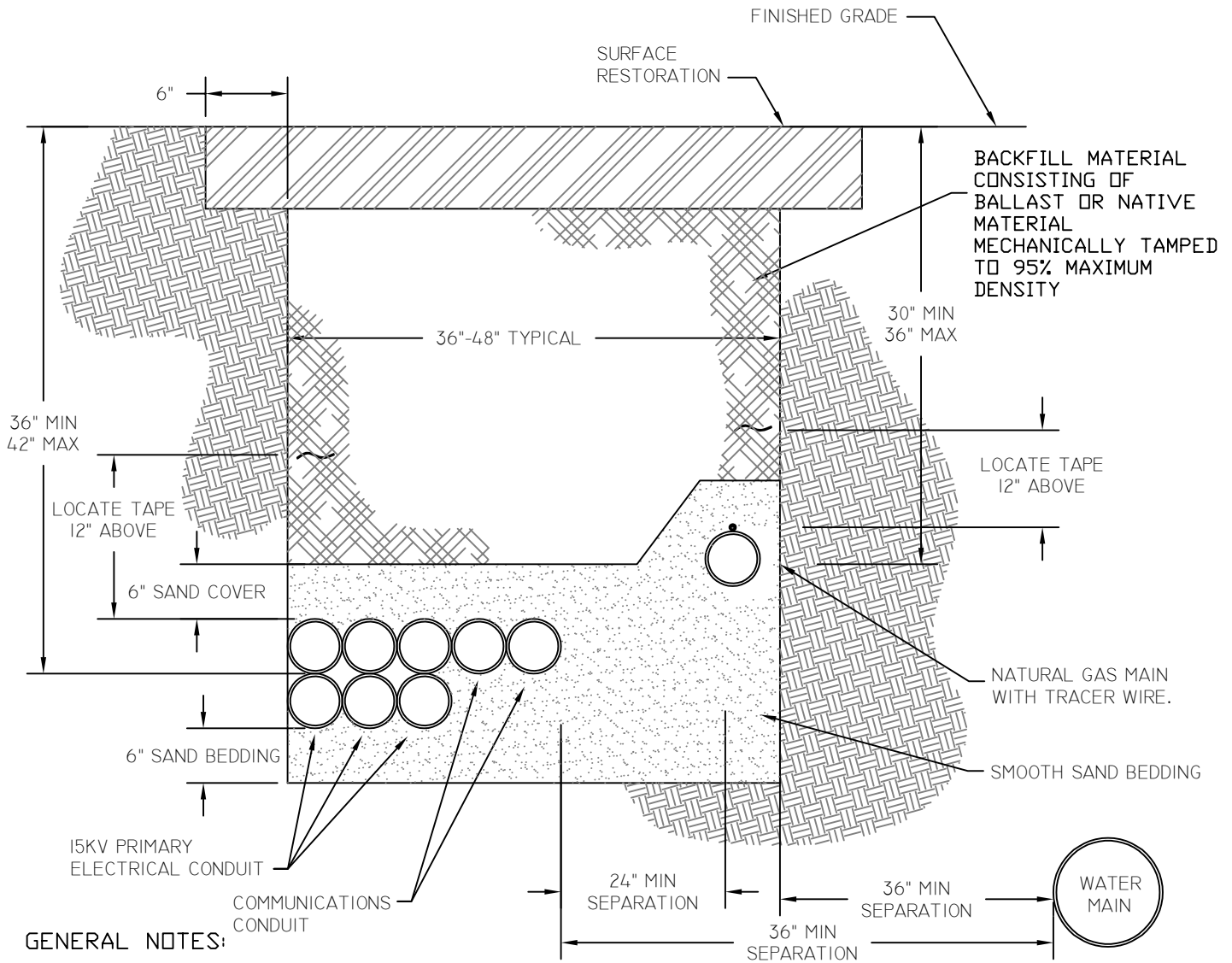
QUESTIONS: DARIN YUSI 509-962-7229

**DISCLAIMER:**

THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



Know what's below.  
Call before you dig.



**GENERAL NOTES:**

- 1) THE MINIMUM TRENCH DEPTH REQUIRED FOR 15KV PRIMARY ELECTRICAL CONDUIT IS 36", MAXIMUM OF 42". THE MINIMUM TRENCH DEPTH REQUIRED FOR GAS MAINS IS 30", MAXIMUM OF 36". TRENCH DEPTH MIN / MAX CAN CHANGE WITH PRIOR APPROVAL FROM ENERGY SERVICES
- 2) BACKFILL SHOULD NOT BE USED IF IT CONTAINS LARGE ROCK, PAVING MATERIALS, CINDERS, LARGE OR SHARPLY ANGULAR SUBSTANCE OR CORROSIVE MATERIALS WHICH CAN DAMAGE CONDUITS, CABLES, GAS PIPES OR OTHER SUBSTRUCTURES OR PREVENT ADEQUATE COMPACTION OF FILL OR CONTRIBUTE TO CORROSION OF CONDUITS, CABLES OR OTHER SUBSTRUCTURES.
- 3) ELECTRICAL CONDUIT AND GAS MAIN MAY BE IN JOINT TRENCH WITH WATER MAIN PROVIDED A MINIMUM SEPARATION OF 36" IS MAINTAINED. THE UTILITY MAY REQUIRE STAKING PRIOR TO BACKFILL TO MAINTAIN REQUIRED SEPARATION. NO UTILITY WILL BE JOINT TRENCH WITH SEWER OR PLACED OVER THE TOP OF THE GAS MAIN OR SERVICE LINE.
- 4) SMOOTH SAND BEDDING IS REQUIRED FOR GAS MAINS AND PRIMARY ELECTRICAL CONDUITS, 6-INCHES BELOW AND 6-INCHES ABOVE. MAINTENANCE SAND MAY NOT BE USED AS SAND BEDDING.

REVISED 11-25-15



CITY OF ELLENSBURG  
STANDARD PLANS & DETAILS

DISTRIBUTION  
TRENCH REQUIREMENTS

PLAN NO.

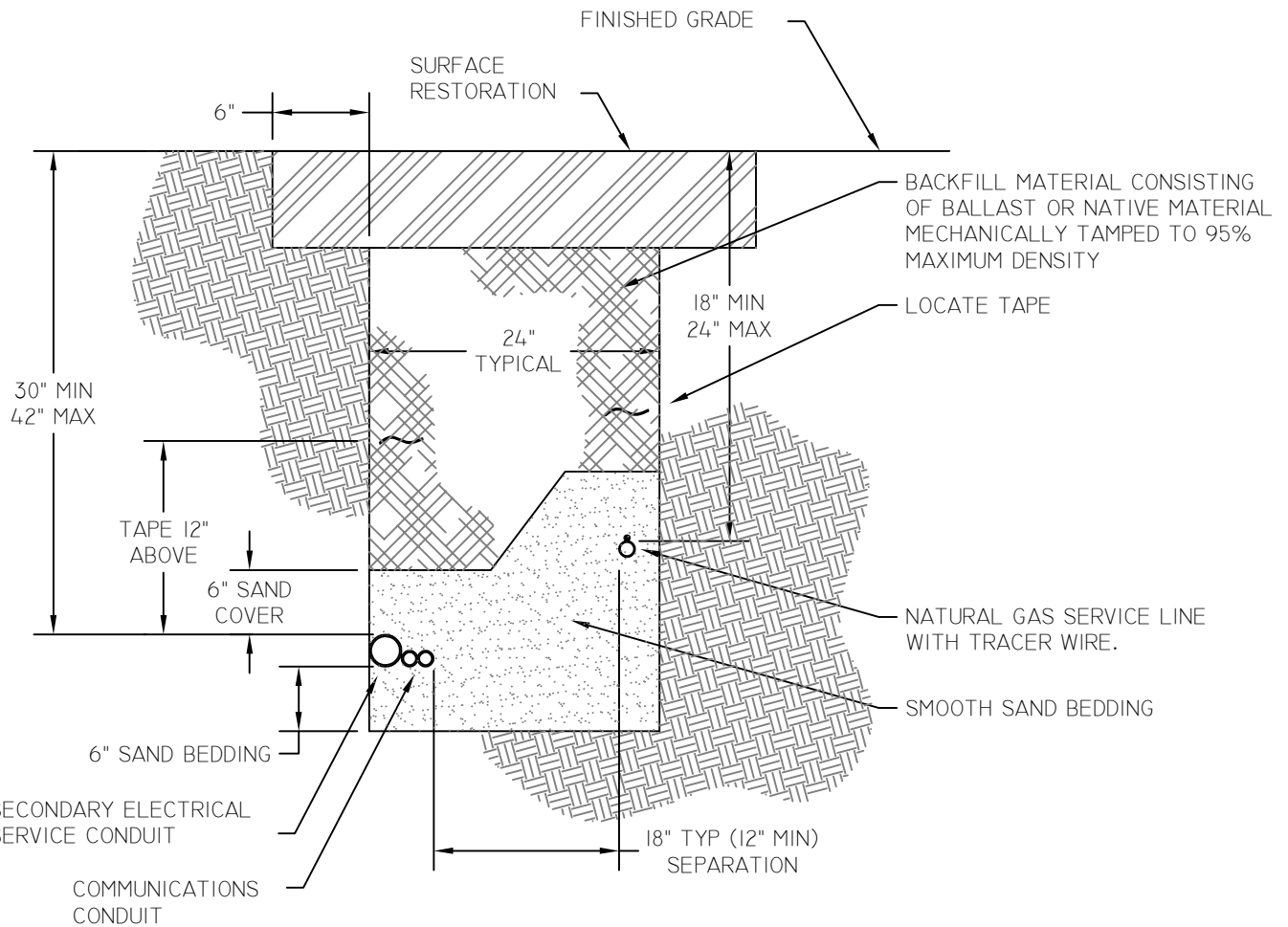
G-12

DRAWN BY: MIB

DATE: 07-19-01

UPDATED BY: JC

SCALE: NONE



GENERAL NOTES:

- 1) THE MINIMUM DEPTH OF TRENCH REQUIRED FOR NATURAL GAS SERVICE LINE IS 18" ON PROPERTY WITH A MINIMUM DEPTH OF 24" IN THE RIGHT OF WAY. THE MINIMUM DEPTH OF TRENCH FOR SECONDARY ELECTRICAL SERVICE CONDUIT IS 30", MAXIMUM OF 42". TRENCH DEPTH MIN / MAX CAN CHANGE WITH PRIOR APPROVAL FROM ENERGY SERVICES.
- 2) TRENCH SHOULD BE AS STRAIGHT AS POSSIBLE WITH NO MORE THAN (3) 90° BENDS. IN AREAS WHERE TRENCH CHANGES DIRECTION, CORNERS SHOULD BE ROUNDED TO ALLOW FOR SWEEPS. THE FLOOR OF THE TRENCH, SHOULD BE AS LEVEL AND FLAT AS PRACTICALLY POSSIBLE. THE SWEEP BELOW THE METER SHOULD BE DIRECTED TOWARD THE SOURCE OF THE SERVICE (TYPICALLY THE TRANSFORMER OR HANDBOX AT THE PROPERTY CORNER), NOT PERPENDICULAR TO THE BUILDING.
- 3) BACKFILL SHOULD NOT BE USED IF IT CONTAINS LARGE ROCK, PAVING MATERIALS, CINDERS, LARGE OR SHARPLY ANGULAR SUBSTANCE OR CORROSIVE MATERIALS WHICH CAN DAMAGE THE PIPELINE, CONDUITS, CABLES OR OTHER SUBSTRUCTURES AND / OR PREVENTS ADEQUATE COMPACTION OF FILL.
- 4) SERVICE LINES MAY BE IN A JOINT TRENCH PROVIDED A MINIMUM SEPARATION OF 12" IS MAINTAINED, WHILE 18" IS PREFERRED. UTILITY MAY REQUIRE STAKING PRIOR TO BACKFILL TO MAINTAIN REQUIRED SEPARATION AND ADEQUATE COVERAGE. NO UTILITY WILL BE PLACED OVER THE TOP OF THE GAS SERVICE LINE.
- 5) SMOOTH SAND BEDDING IS REQUIRED FOR GAS SERVICE LINES AND SECONDARY ELECTRICAL CONDUITS. MAINTENANCE SAND MAY NOT BE USED AS SAND BEDDING.
- 6) BACKFILLING MUST BE COMPLETED AT THE TIME THE GAS SERVICE LINE IS INSTALLED AND MADE LIVE. WIRE WILL NOT BE PULLED INTO CONDUITS UNTIL BACKFILL IS COMPLETED.

REVISED 08-06-13



CITY OF ELLENSBURG  
STANDARD PLANS & DETAILS

SERVICE LINE  
TRENCH REQUIREMENTS

PLAN NO.

G-13

DRAWN BY: SP

DATE: 07-19-01

UPDATED BY: HF

SCALE: NONE