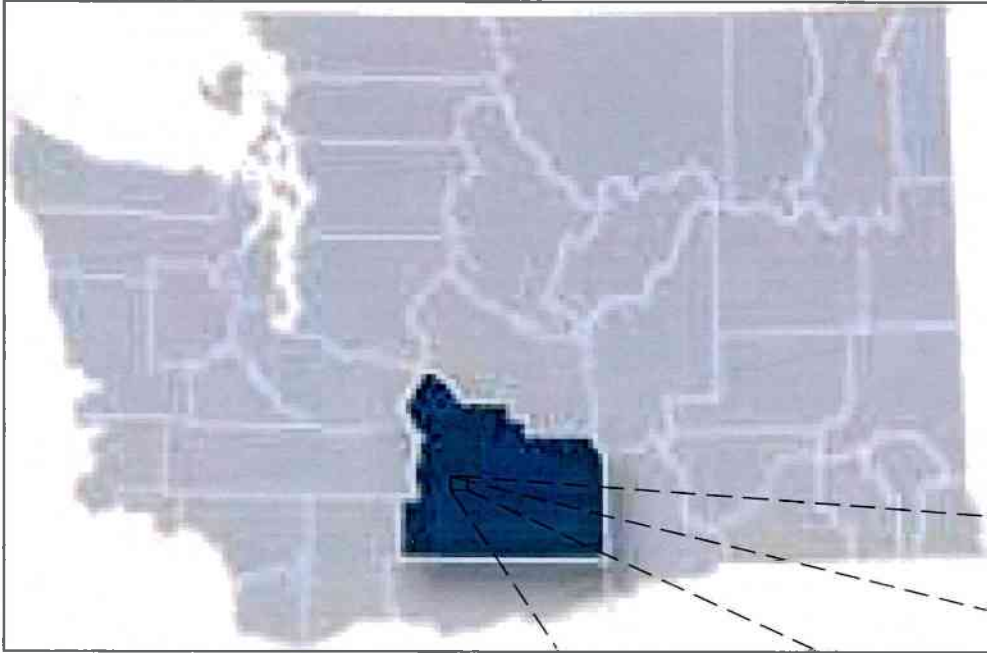


SAGEBRUSH RANCH MABTON, WA



WASHINGTON STATE MAP NTS



VICINITY MAP NTS



GRAPHIC SCALE

ENGINEERS' STAMP

FOR YAKIMA COUNTY
REVIEW

Public Services

OCT 10 2025

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PROJECT:

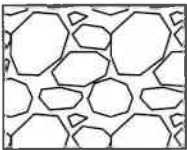
**SAGEBRUSH RANCH
MABTON, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: NTS
DRAWING NAME: TITLE	
SHEET NO.: T-01	

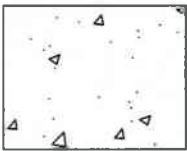
SHEET INDEX

DRAWING NAME	SHEET NUMBER
TITLE PAGE	T-01
NOTES AND LEGEND	T-02
SAGEBRUSH RANCH SITE	C-01
COMPOST AREA EXISTING CONDITIONS	C-02
COMPOST AREA WSP #4	C-03
WSP # 4 GRADING PLAN	C-04
EAST SIDE CORRAL EXISTING CONDITIONS	C-05
EAST SIDE CORRAL EXPANSION GRADING PLAN	C-06
EAST SIDE CORRAL WSP #5	C-07
WEST SIDE CORRAL AND HUTCHES EXISTING CONDITIONS	C-08
WEST SIDE CORRAL AND HUTCHES GRADING PLAN	C-09
WSP #6 RETROFIT GRADING PLAN	C-10
WSP #7 GRADING PLAN	C-11
WSP #8 GRADING PLAN	C-12
WEST SIDE STORMWATER CONTROL	C-13
WSP LINER DETAILS	D-01
STORMWATER COLLECTION SUMP DETAILS	D-02
RUN ON/OFF CONTROL BERM DETAILS	D-03

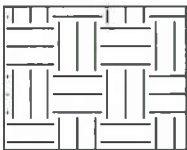
HATCH PATTERN LEGEND
DRAWING SCALES VARY



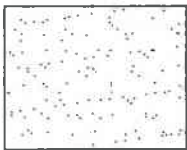
GRAVEL



CONCRETE



EARTH



ASPHALT

LINE TYPE LEGEND
DRAWING SCALES VARY



BERM LOCATION



AGRU DRAINLINER



OVERHEAD POWER



EXISTING CONTOUR



MINOR CONTOUR LINE



MAJOR CONTOUR LINE



FEATURE LINE



ALIGNMENT

DRAWING SYMBOL LEGEND
DRAWING SCALES VARY



CONSTRUCTION
CONTROL POINT



SPOT ELEVATION



GRADE SLOPE



CONTOUR ELEVATION



ALIGNMENT STATION

GRAPHIC SCALE

ENGINEERS STAMP

FOR YAKIMA COUNTY
REVIEW

REVISIONS

#	DESCRIPTION	DATE



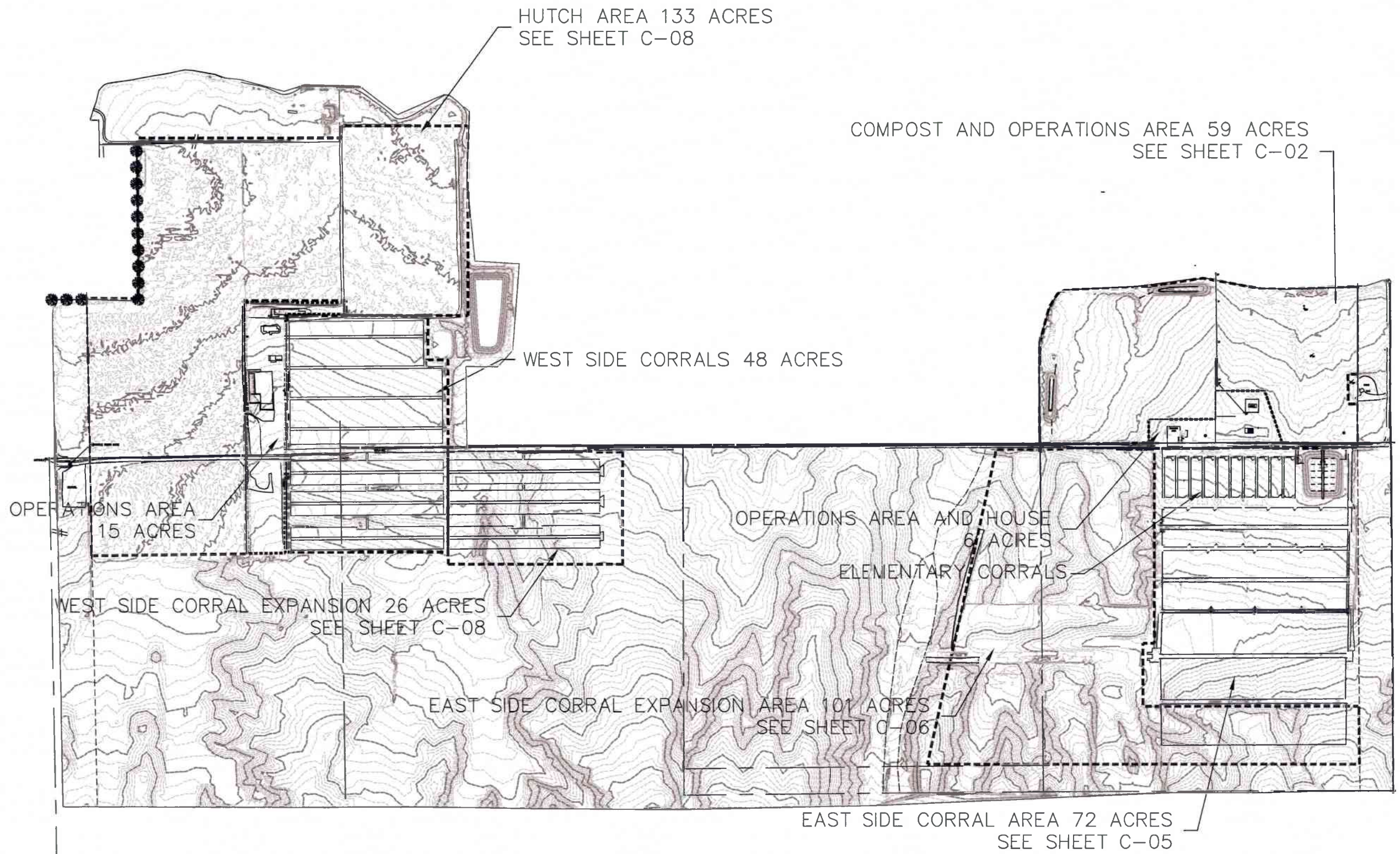
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PROJECT:

**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: NTS

DRAWING NAME:
NOTES AND LEGEND
SHEET NO.:
T-02



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**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: 1"=800'

DRAWING NAME:
SAGEBRUSH RANCH SITE
SHEET NO.:
C-01

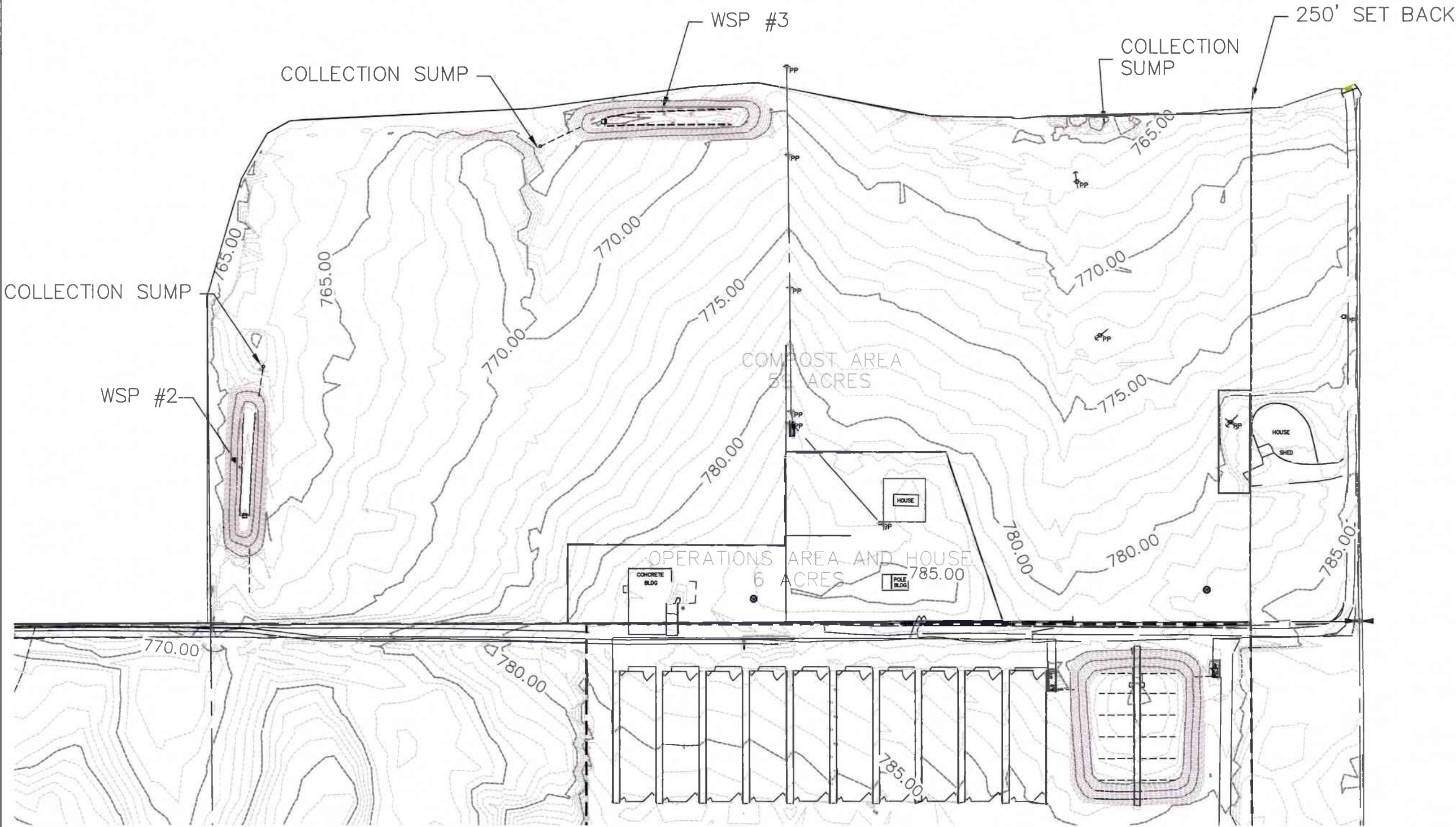
WSP #2 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
760.5 (MAX OPERATING LEVEL)	1,050,000	3.2
762 (FULL)	1,330,000	4.1

WSP #3 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
762.5 (MAX OPERATING LEVEL)	805,000	2.5
764 (FULL)	1,124,000	3.4



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PROJECT:

**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: 1"=250'

DRAWING NAME:
COMPOST AREA EXISTING CONDITIONS

SHEET NO.:
C-02

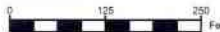
WSP #2 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
760.5 (MAX OPERATING LEVEL)	1,050,000	3.2
762 (FULL)	1,330,000	4.1

WSP #3 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
762.5 (MAX OPERATING LEVEL)	805,000	2.5
764 (FULL)	1,124,000	3.4

WSP #4 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
766.5 (MAX OPERATING LEVEL)	768,000	2.3
768 (FULL)	1,144,000	3.5



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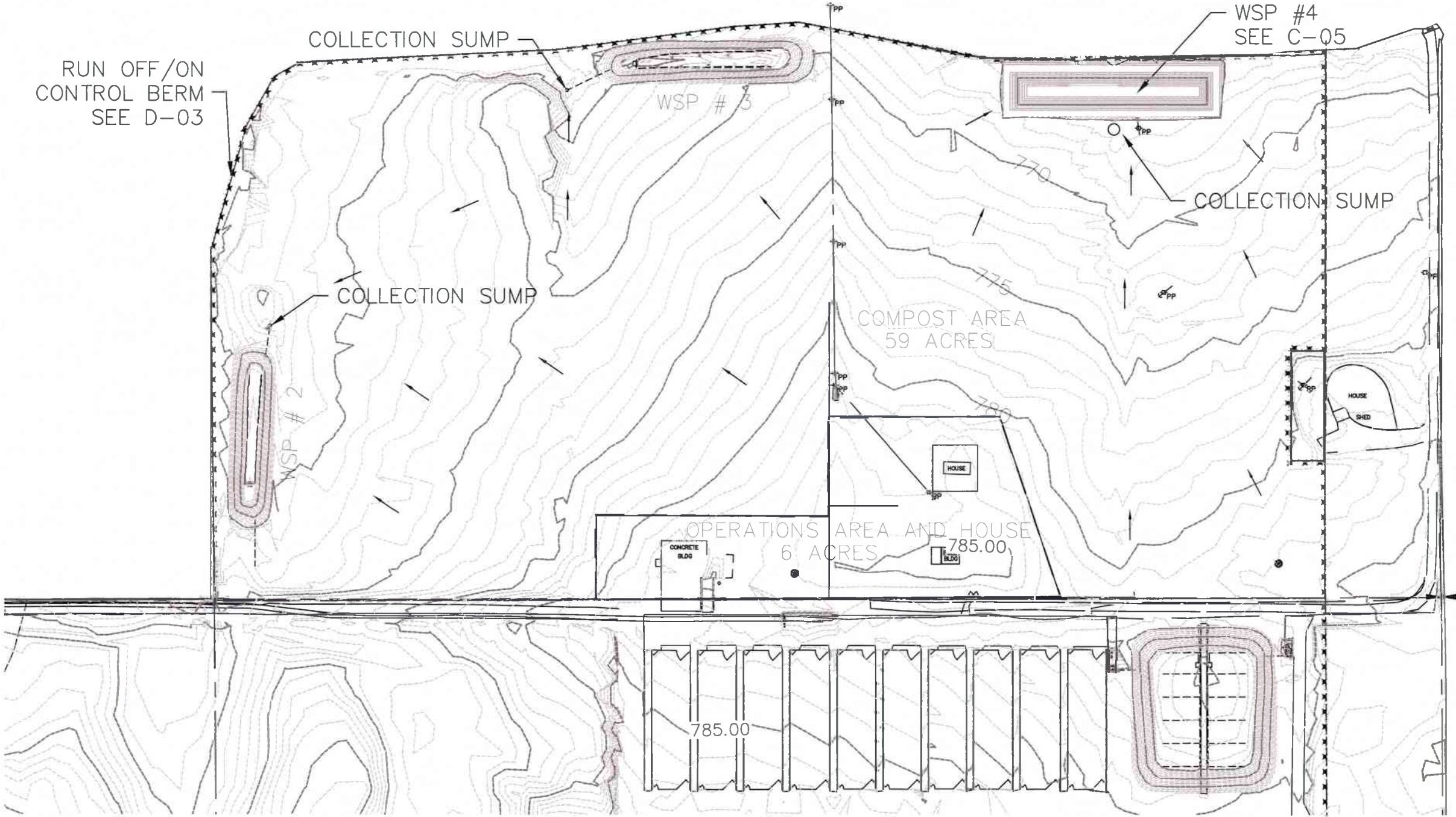
PROJECT:

SAGEBRUSH RANCH
GRANDVIEW, WA

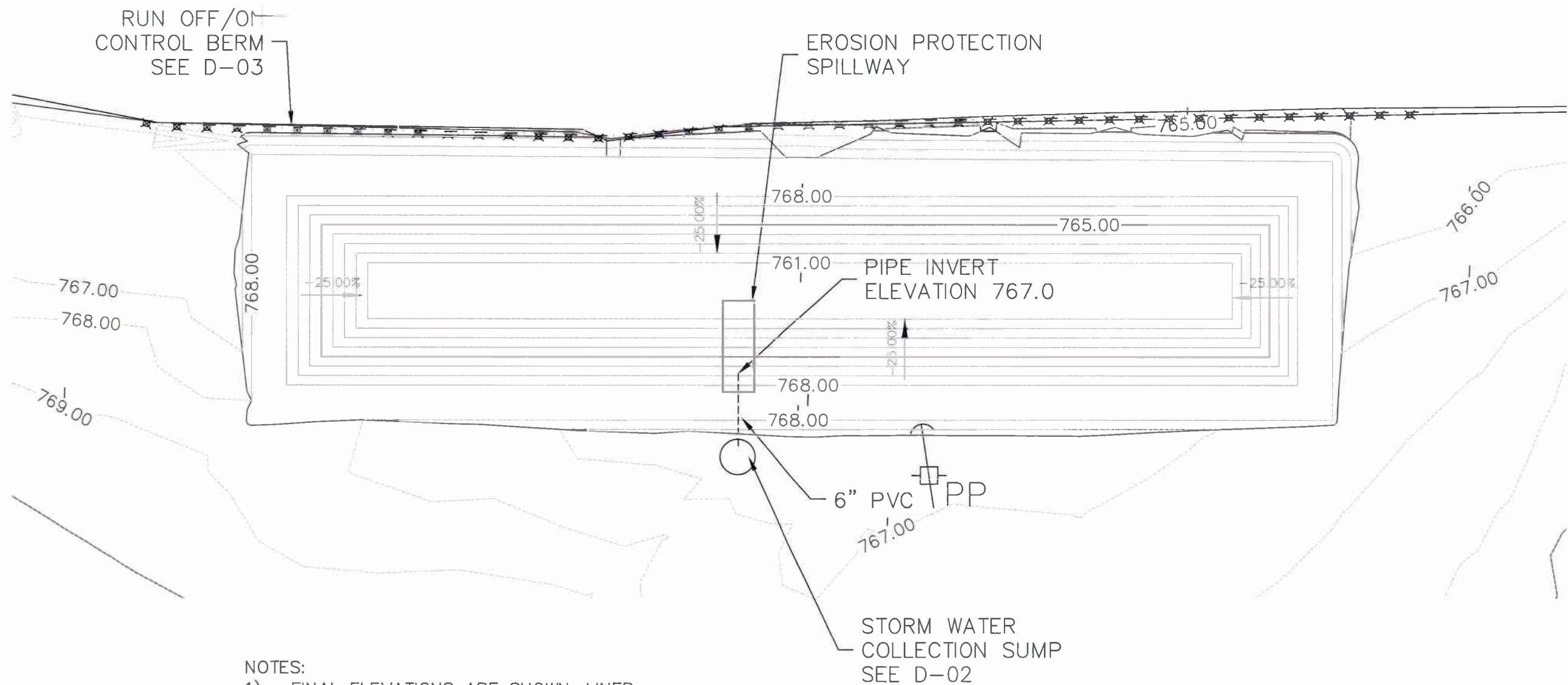
DRAWN BY: TGL	DATE: 10/03/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/03/25	SCALE: 1"=250'

DRAWING NAME:
COMPOST AREA WSP #4

SHEET NO.:
C-03



STORMWATER FLOW
DIRECTION



NOTES:

- 1) FINAL ELEVATIONS ARE SHOWN. LINER SUBGRADE EQUALS FINAL ELEVATION MINUS 1.0 FOOT. FOR LINER DETAILS SEE SHEET D-01
- 2) LINER SUBGRADE TO BE SMOOTH FINISHED AND ANGULAR STONES GREATER THAN 3/4" REMOVED.
- 3) LINER TO BE PLACED AND SEAMED ACCORDING TO MANUFACTURES INSTRUCTIONS.
- 4) A MINIMUM OF 12" COMPACTED FILL WILL BE PLACES OVER LINER. SEE SHEET D-01
- 5) EROSION PROTECTION SPILLWAY WILL BE A MINIMUM OF 10' WIDE HDPE SHEET ANCHORED BY CONCRETE BLOCKS OR 6" OF ROCK UNDERLAIN BY 10 OZ NON-WOVEN GEOTEXTILE EXTENDING 10 FEET PAST SLOPE BREAK AT BOTTOM OF WSP.

WSP #4 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
766.5 (MAX OPERATING LEVEL)	768,000	2.3
768 (FULL)	1,144,000	3.5



GRAPHIC SCALE



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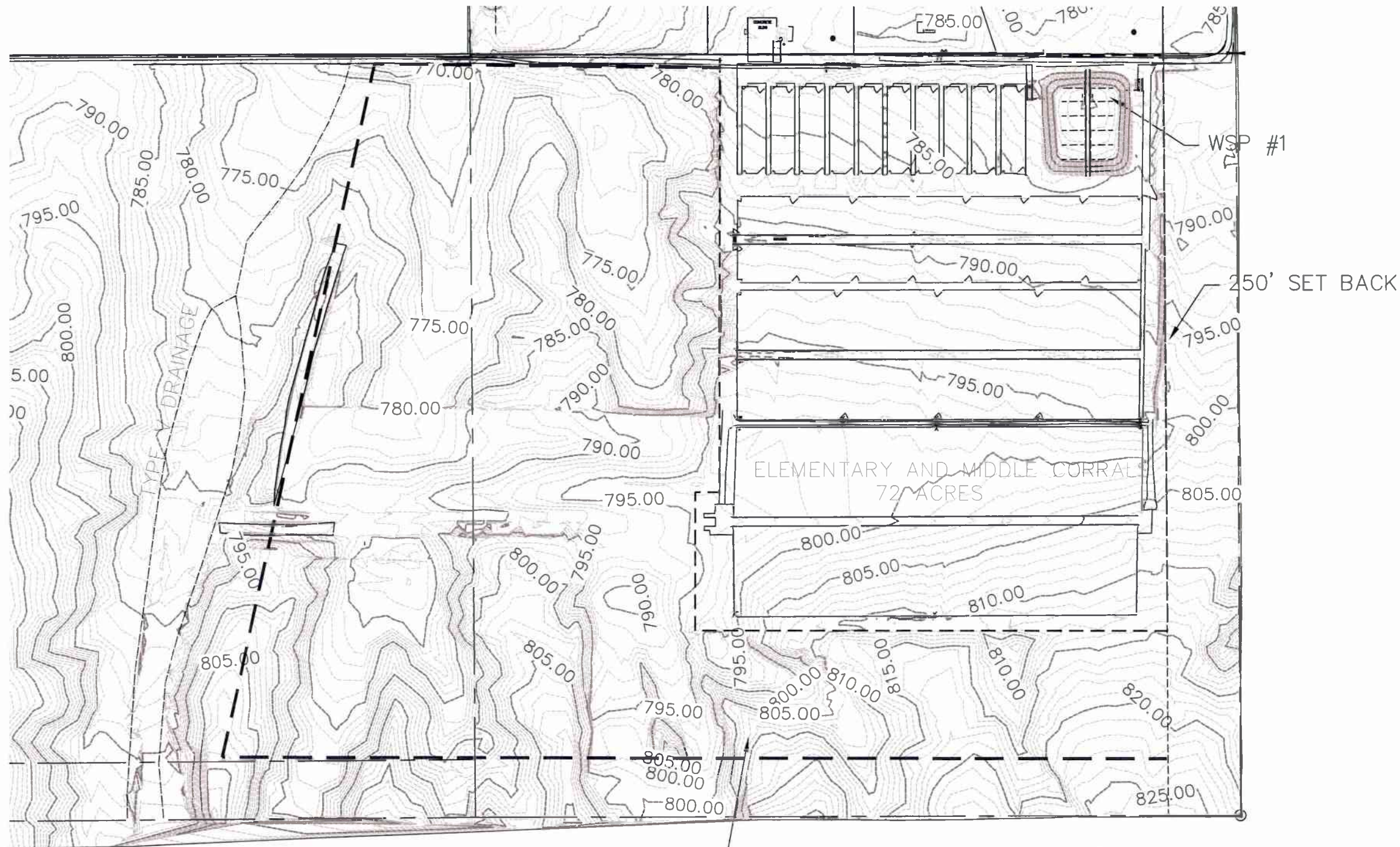
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**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: 1"=50'

DRAWING NAME:
WSP #4 GRADING PLAN
SHEET NO.:
C-04



EAST SIDE CORRAL EXPANSION AREA 101 ACRES
SEE SHEET C-06

WSP #1 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
778.5 (MAX OPERATING LEVEL)	6,090,000	18.7
780 (FULL)	7,180,000	22.0



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PROJECT:

SAGEBRUSH RANCH
GRANDVIEW, WA

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: 1"=400'

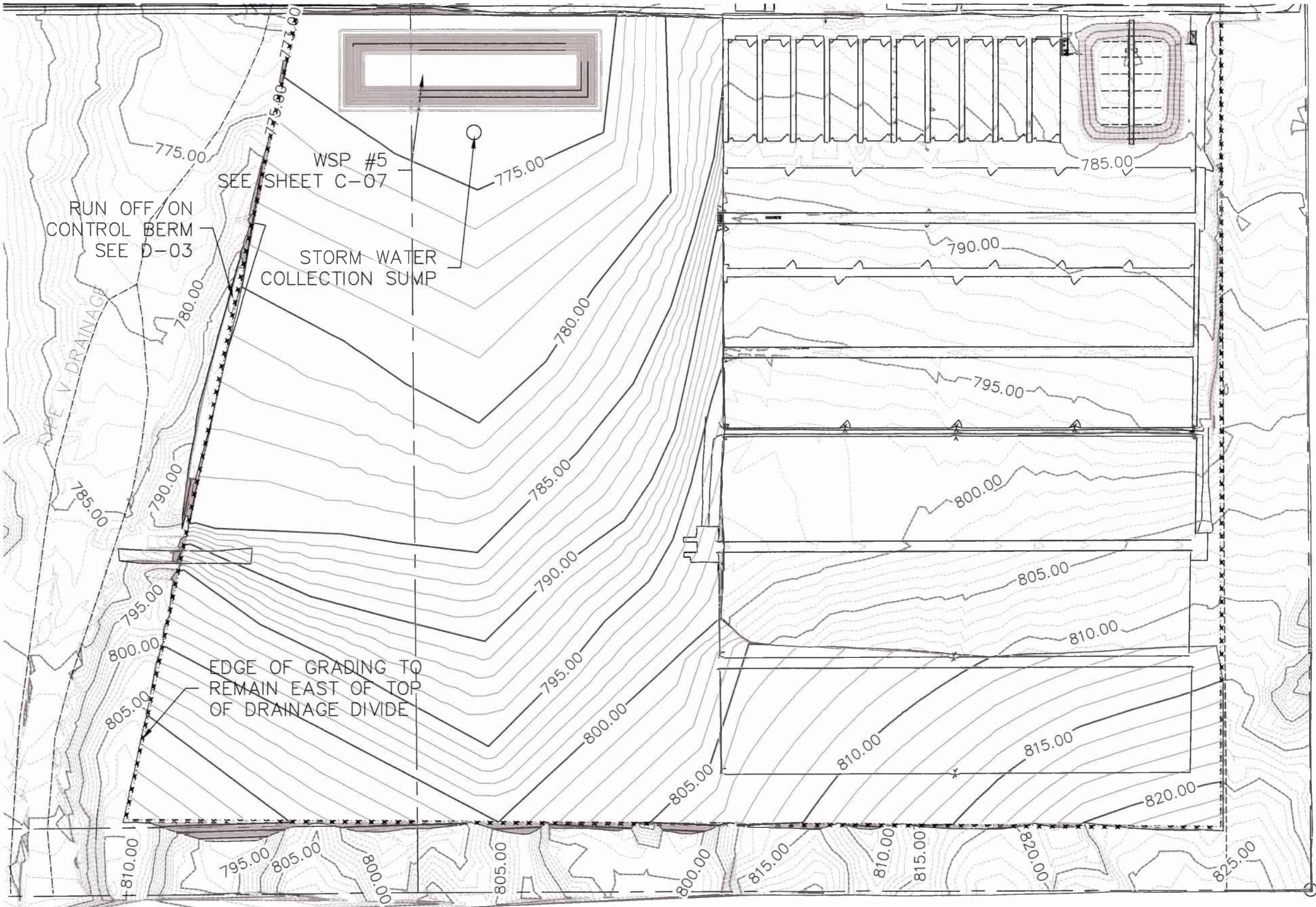
DRAWING NAME: EAST SIDE CORRAL
EXISTING CONDITIONS

SHEET NO.:

C-05

Cut/Fi Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EASTERN SITE	1.000	1.000	4483968.54 Sq. Ft.	357819.90 Cu. Yd.	352753.31 Cu. Yd.	5066.60 Cu. Yd.<Cut>
Totals			4483968.54 Sq. Ft.	357819.90 Cu. Yd.	352753.31 Cu. Yd.	5066.60 Cu. Yd.<Cut>



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SAGEBRUSH RANCH
GRANDVIEW, WA

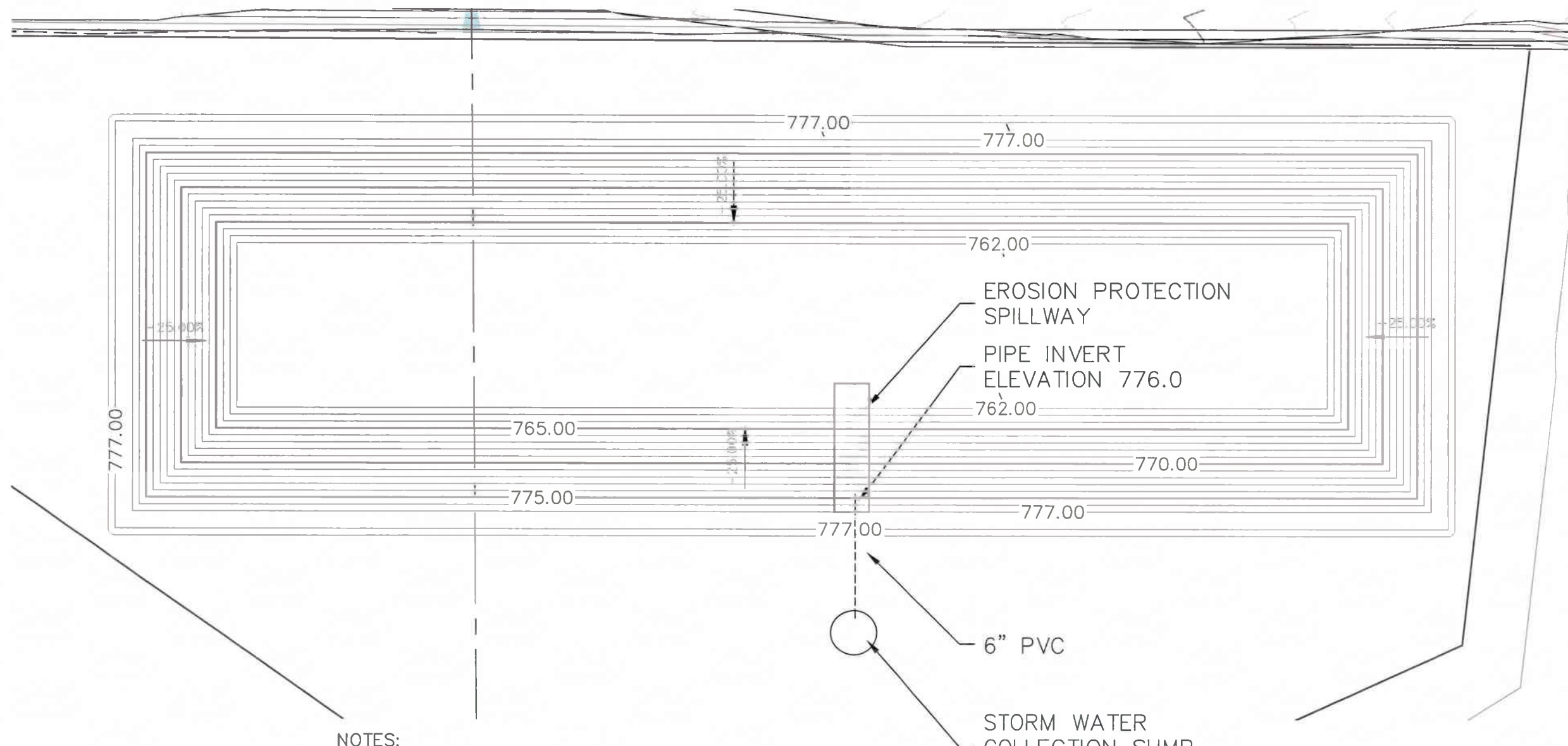
DRAWN BY: TGL DATE: 10/09/25

APPROVED BY: SH CONTRACT SAGEBRUSH

DATE: 10/09/25 SCALE: 1"=300'

DRAWING NAME: EAST SIDE CORRAL EXPANSION
GRADING PLAN

SHEET NO.: C-06



NOTES:

- 1) FINAL ELEVATIONS ARE SHOWN. LINER SUBGRADE EQUALS FINAL ELEVATION MINUS 1.0 FOOT. FOR LINER DETAILS SEE SHEET D-01
- 2) LINER SUBGRADE TO BE SMOOTH FINISHED AND ANGULAR STONES GREATER THAN 3/4" REMOVED.
- 3) LINER TO BE PLACED AND SEAMED ACCORDING TO MANUFACTURES INSTRUCTIONS.
- 4) A MINIMUM OF 12" COMPACTED FILL WILL BE PLACES OVER LINER. SEE SHEET D-01
- 5) EROSION PROTECTION SPILLWAY WILL BE A MINIMUM OF 10' WIDE HDPE SHEET ANCHORED BY CONCRETE BLOCKS OR 6" OF ROCK UNDERLAIN BY 10 OZ NON-WOVEN GEOTEXTILE EXTENDING 10 FEET PAST SLOPE BREAK AT BOTTOM OF WSP.

WSP #5 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
775.5 (MAX OPERATING LEVEL)	10,390,000	32
777 (FULL)	12,135,000	37



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DRAWN BY: TGL DATE: 10/09/25

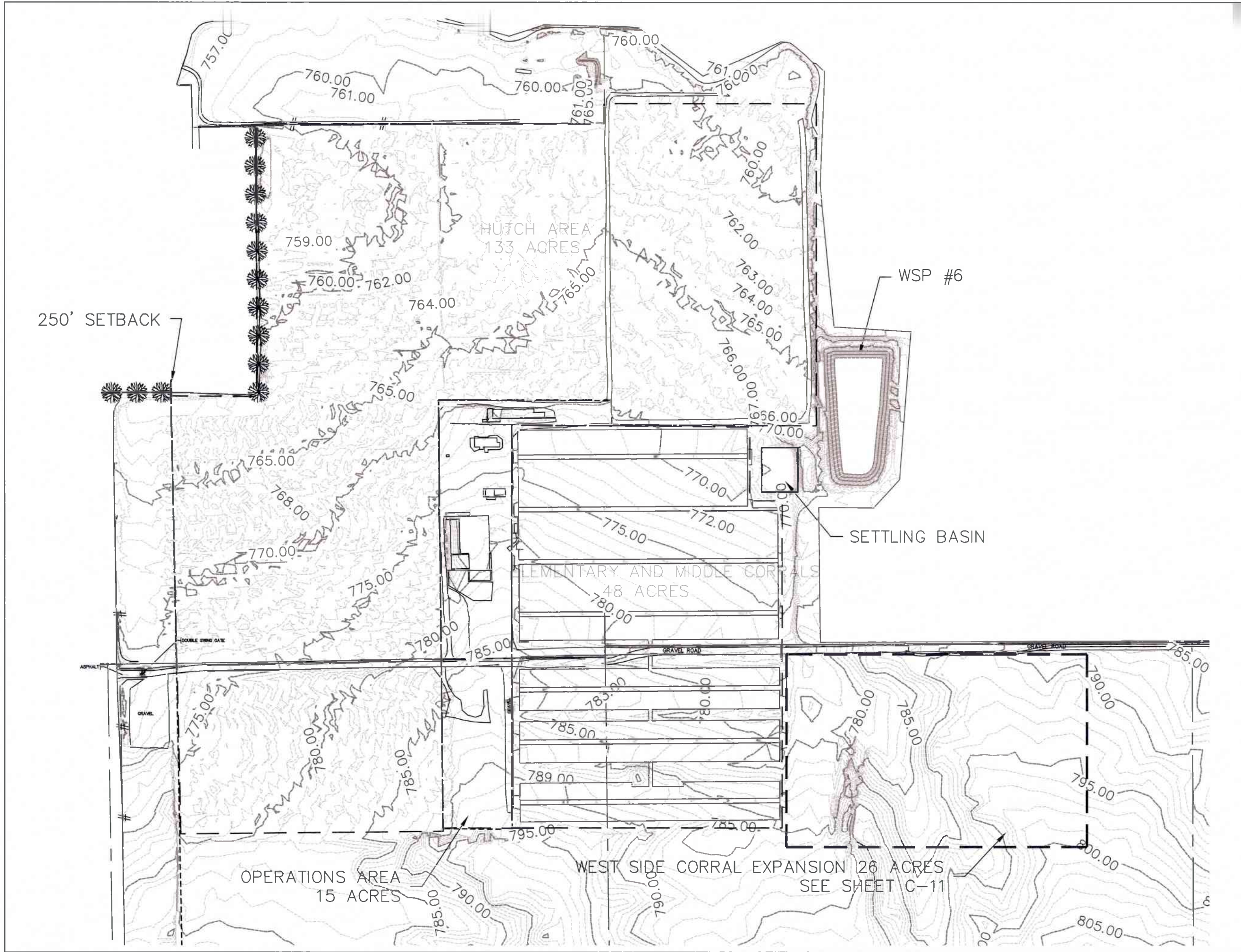
APPROVED BY: SH CONTRACT SAGEBRUSH

DATE: 10/09/25 SCALE: 1"=400'

DRAWING NAME: EAST SIDE CORRAL WSP #5

SHEET NO.:

C-07



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**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY:

TGL

DATE:

10/09/25

APPROVED BY:

SH

CONTRACT

SAGEBRUSH

DATE:

10/09/25

SCALE:

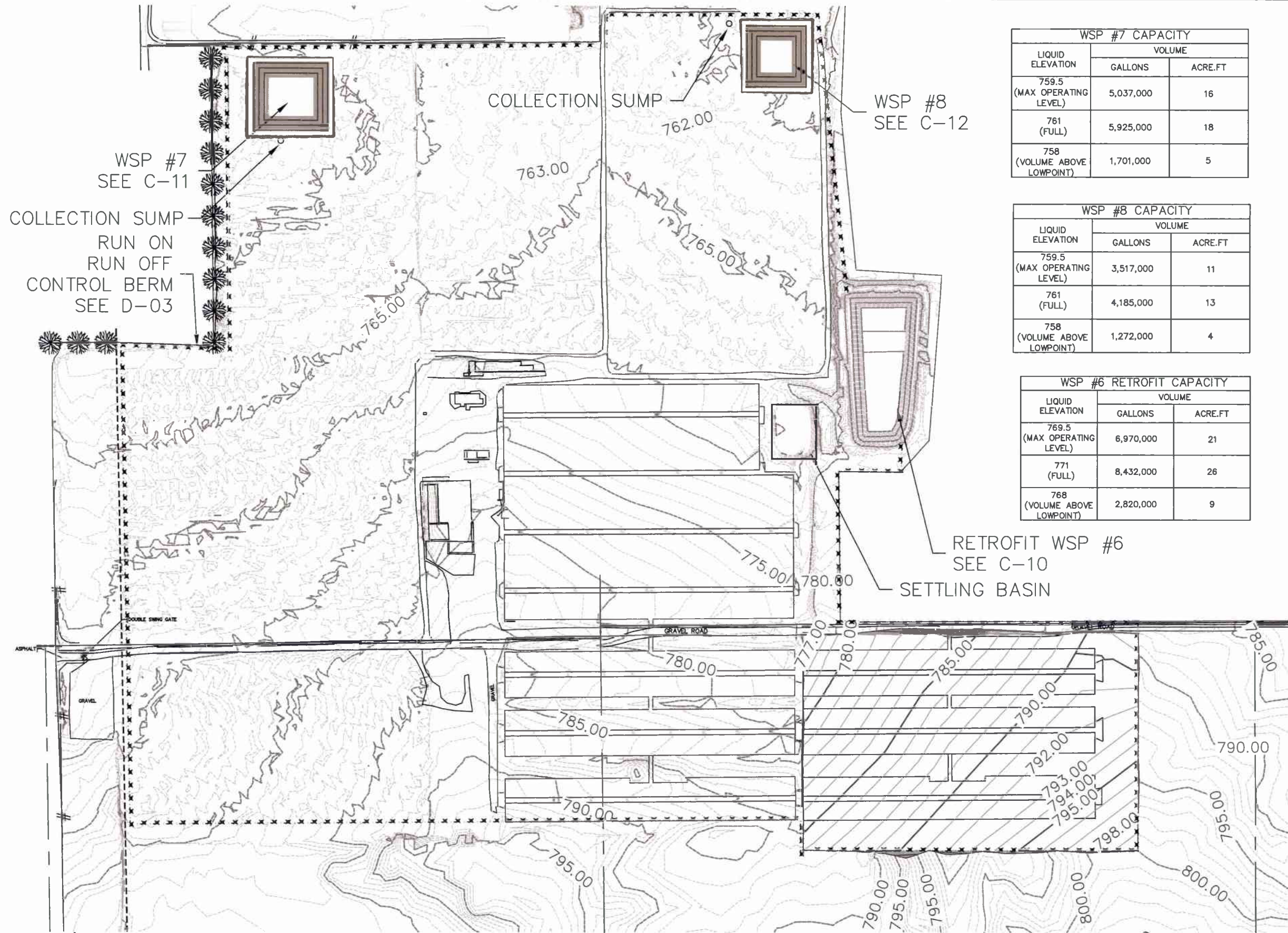
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DRAWING NAME:

WEST SIDE CORRAL AND HUTCHES
EXISTING CONDITIONS

SHEET NO.:

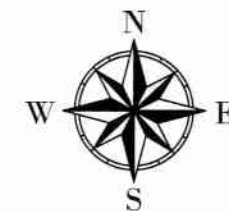
C-08



WSP #7 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	5,037,000	16
761 (FULL)	5,925,000	18
758 (VOLUME ABOVE LOWPOINT)	1,701,000	5

WSP #8 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	3,517,000	11
761 (FULL)	4,185,000	13
758 (VOLUME ABOVE LOWPOINT)	1,272,000	4

WSP #6 RETROFIT CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
769.5 (MAX OPERATING LEVEL)	6,970,000	21
771 (FULL)	8,432,000	26
768 (VOLUME ABOVE LOWPOINT)	2,820,000	9



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GRANDVIEW, WA**

DRAWN BY:
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DATE:
10/09/25

APPROVED BY:
SH

CONTRACT
SAGEBRUSH

DATE:
10/09/25

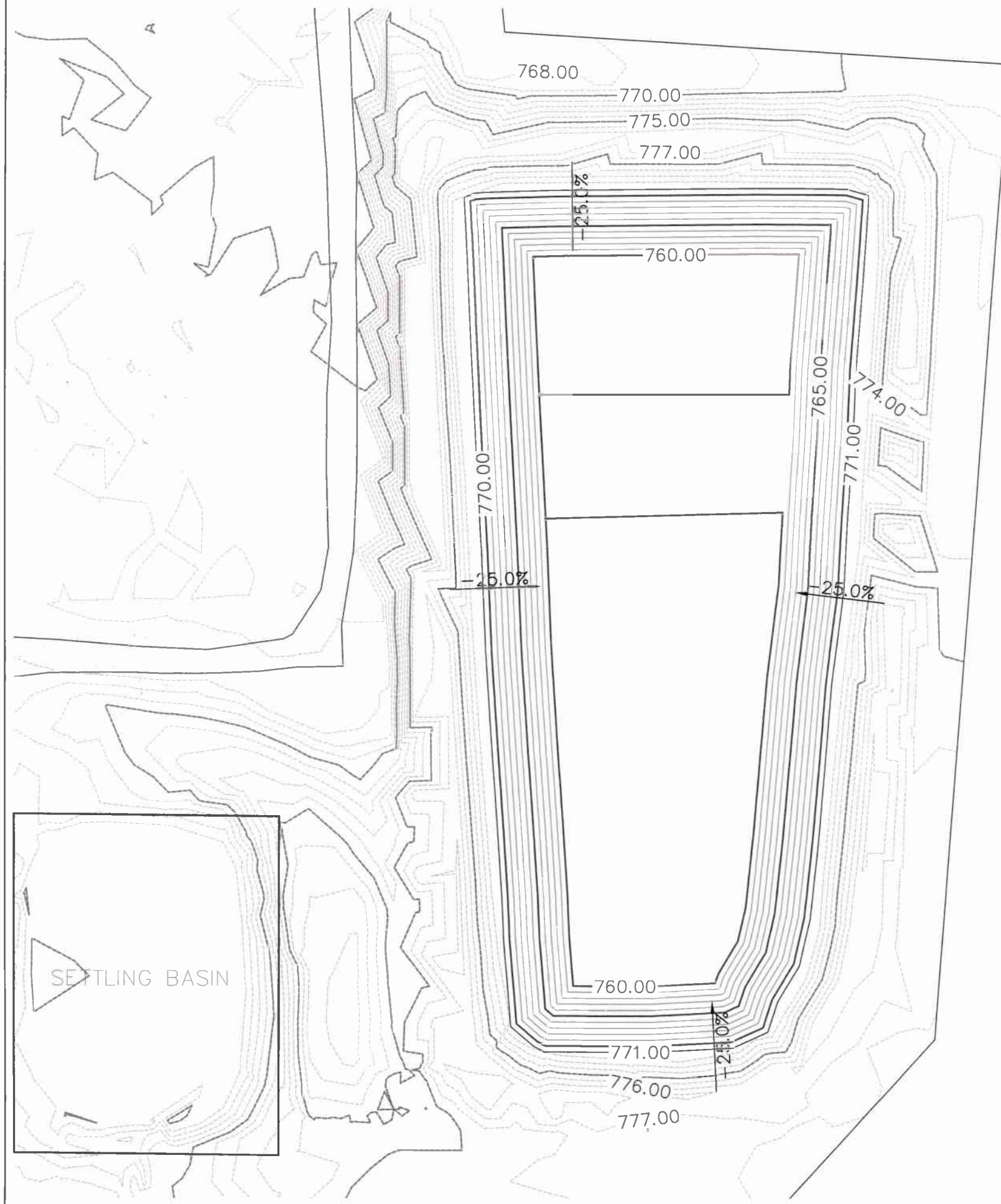
SCALE:
1"=400'

DRAWING NAME:
WEST SIDE CORRAL AND HUTCHES
GRADING PLAN

SHEET NO.:
C-09

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
WESTERN SITE	1.000	1.000	1165074.55 Sq. Ft.	67803.48 Cu. Yd.	35538.32 Cu. Yd.	32265.16 Cu. Yd.<Cut>
Totals			1165074.55 Sq. Ft.	67803.48 Cu. Yd.	35538.32 Cu. Yd.	32265.16 Cu. Yd.<Cut>



WSP #6 PROFIT CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
769.5 (MAX OPERATING LEVEL)	6,970,000	21
771 (FULL)	8,432,000	26
768 (VOLUME ABOVE LOWPOINT)	2,820,000	9

- NOTES:
- 1) FINAL ELEVATIONS ARE SHOWN. LINER SUBGRADE EQUALS FINAL ELEVATION MINUS 1.0 FOOT. FOR LINER DETAILS SEE SHEET D-01
 - 2) LINER SUBGRADE TO BE SMOOTH FINISHED AND ANGULAR STONES GREATER THAN 3/4" REMOVED.
 - 3) LINER TO BE PLACED AND SEAMED ACCORDING TO MANUFACTURES INSTRUCTIONS.
 - 4) A MINIMUM OF 12" COMPACTED FILL WILL BE PLACES OVER LINER. SEE SHEET D-01



GRAPHIC SCALE



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**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: 1"=80'

DRAWING NAME:
WSP #6 RETROFIT GRADING PLAN
SHEET NO.:
C-10

NC 111:

- 1) FINAL ELEVATIONS ARE SHOWN. SUBGRADE EQUALS FINAL ELEVATION MINUS 1.0 FOOT. FOR LINER DETAILS SEE SHEET D-01
- 2) LINER SUBGRADE TO BE SMOOTH FINISHED AND ANGULAR STONES GREATER THAN 3/4" REMOVED.
- 3) LINER TO BE PLACED AND SEAMED ACCORDING TO MANUFACTURES INSTRUCTIONS.
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LIQUID ELEVATION	WSP # / CAPACITY	
	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	5,037,000	16
761 (FULL)	5,925,000	18
758 (VOLUME ABOVE LOWPOINT)	1,701,000	5



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DRAWN BY:
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DATE:
10/09/25

APPROVED BY:
SH

CONTRACT
SAGEBRUSH

DATE:
10/09/25

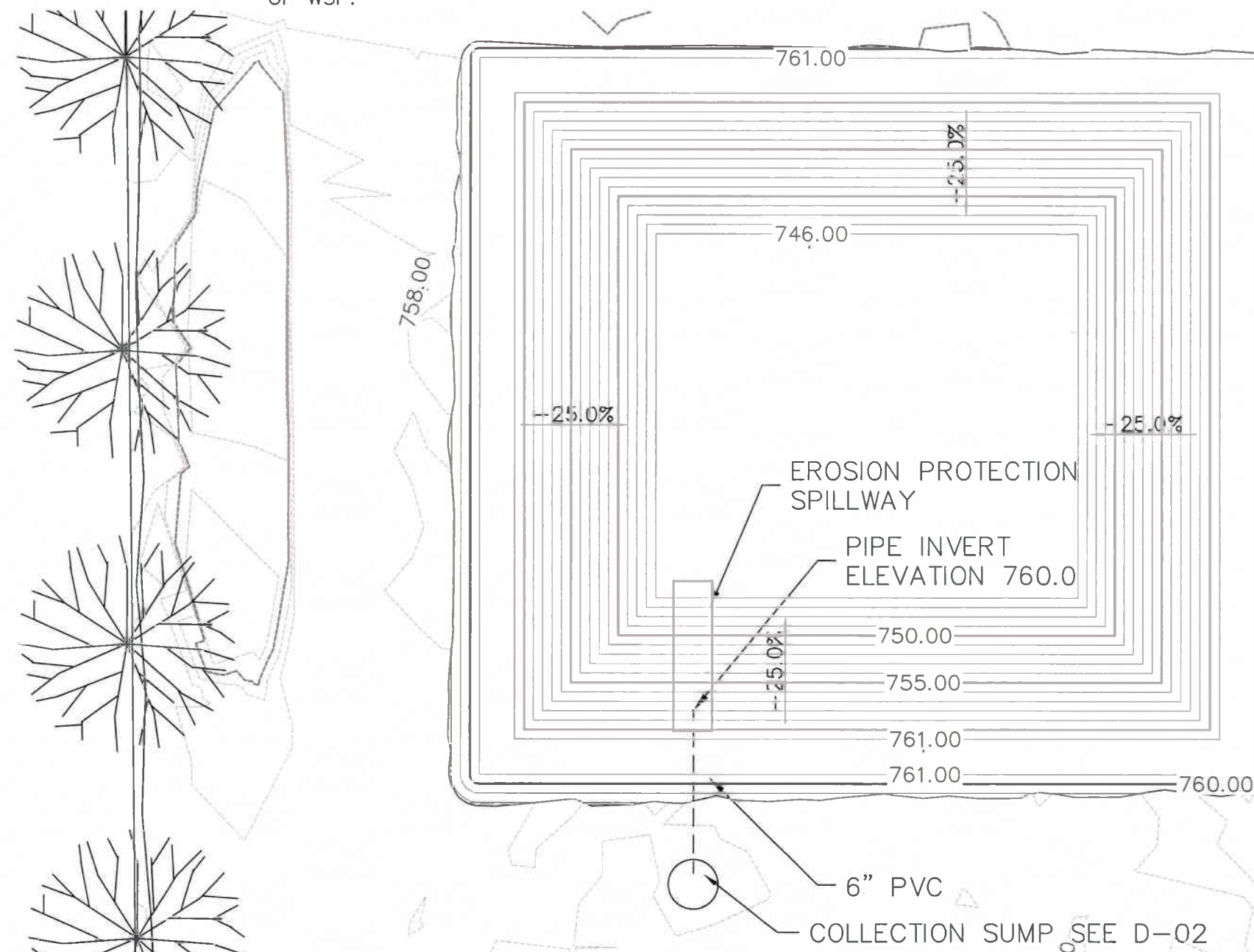
SCALE:
1"=60'

DRAWING NAME:

WSP #7 GRADING PLAN

SHEET NO.:

C-11



LIQUID ELEVATION	CAPACITY	
	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	3,517,000	11
761 (FULL)	4,185,000	13
758 (VOLUME ABOVE LOWPOINT)	1,272,000	4



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FOR YAKIMA COUNTY
REVIEW

- NOTES:
- 1) FINAL ELEVATIONS ARE SHOWN. LINER SUBGRADE EQUALS FINAL ELEVATION MINUS 1.0 FOOT. FOR LINER DETAILS SEE SHEET D-01
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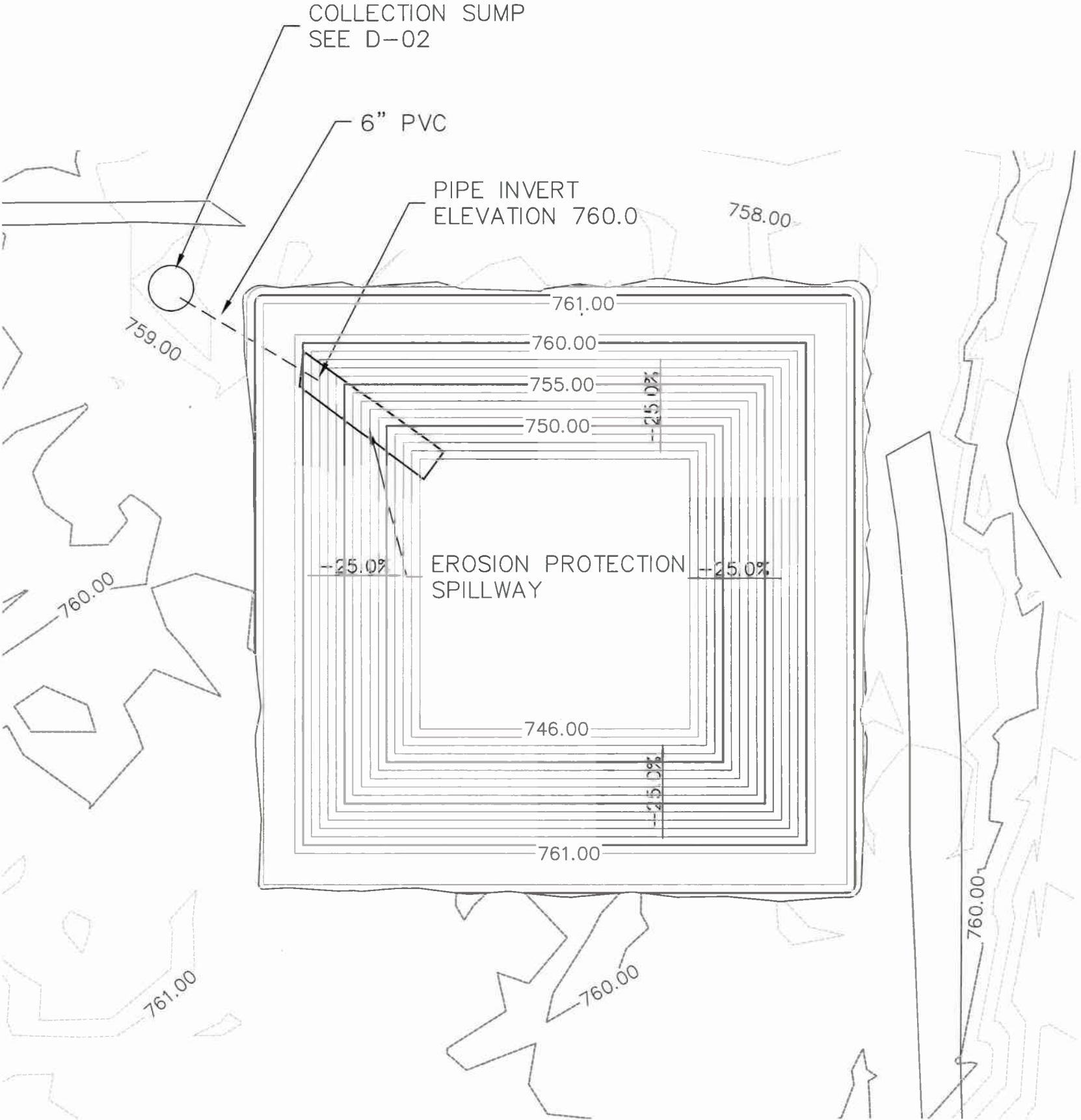
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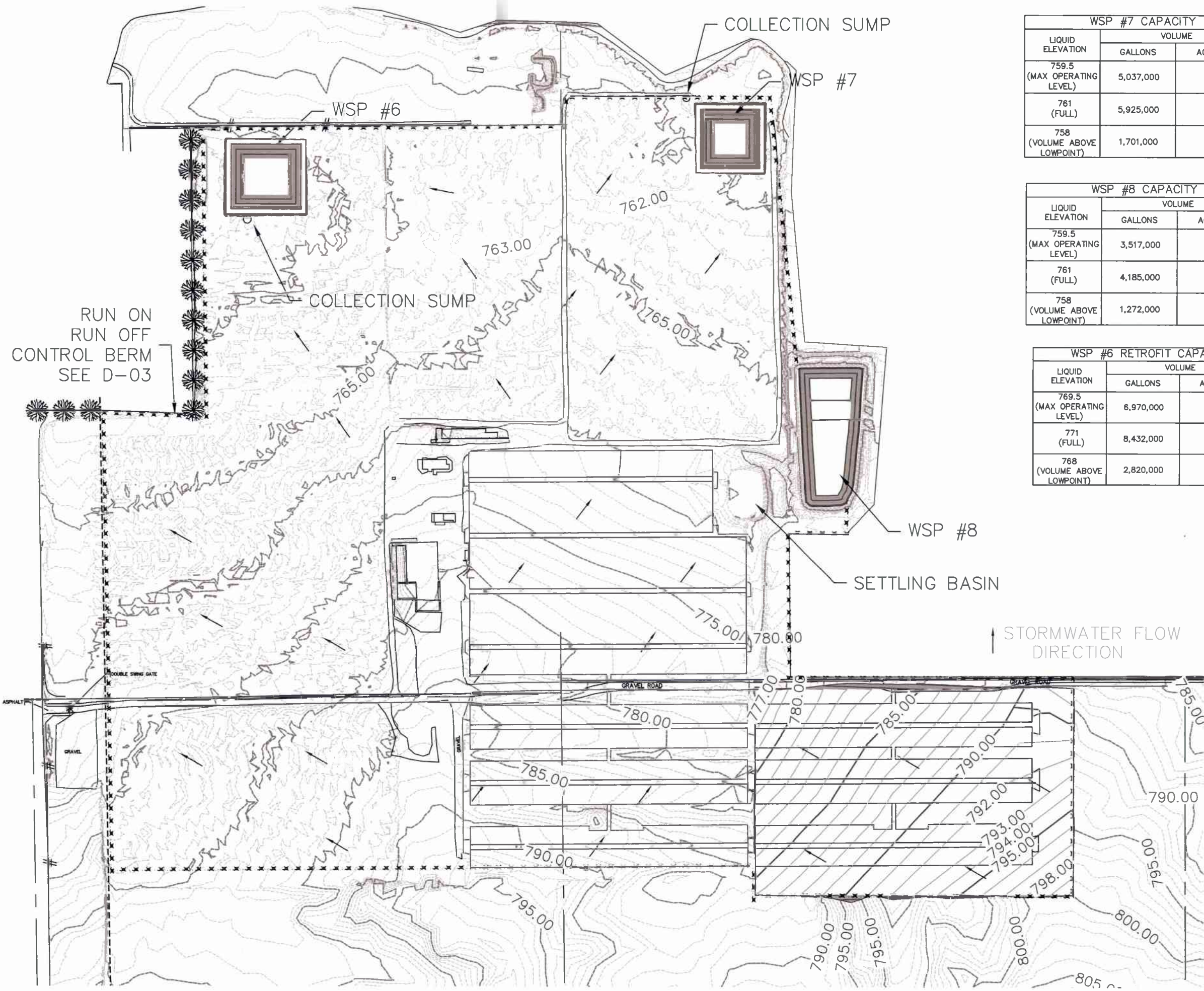
SAGEBRUSH RANCH
GRANDVIEW, WA

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: 1"=60'

DRAWING NAME:
WSP # 8 GRADING PLAN

SHEET NO.:
C-12





WSP #7 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	5,037,000	16
761 (FULL)	5,925,000	18
758 (VOLUME ABOVE LOWPOINT)	1,701,000	5

WSP #8 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	3,517,000	11
761 (FULL)	4,185,000	13
758 (VOLUME ABOVE LOWPOINT)	1,272,000	4

WSP #6 RETROFIT CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
769.5 (MAX OPERATING LEVEL)	6,970,000	21
771 (FULL)	8,432,000	26
768 (VOLUME ABOVE LOWPOINT)	2,820,000	9



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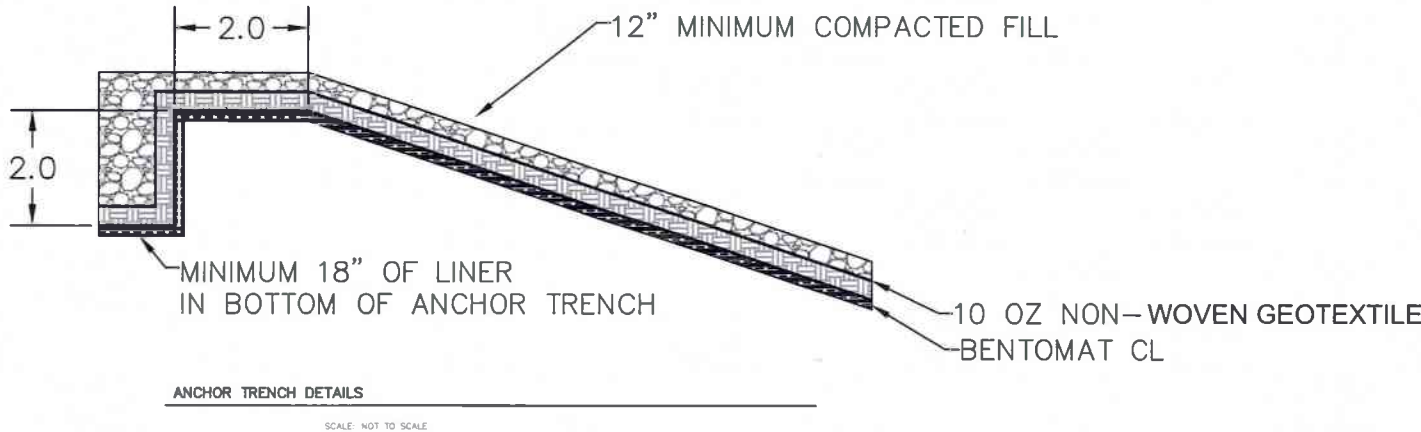
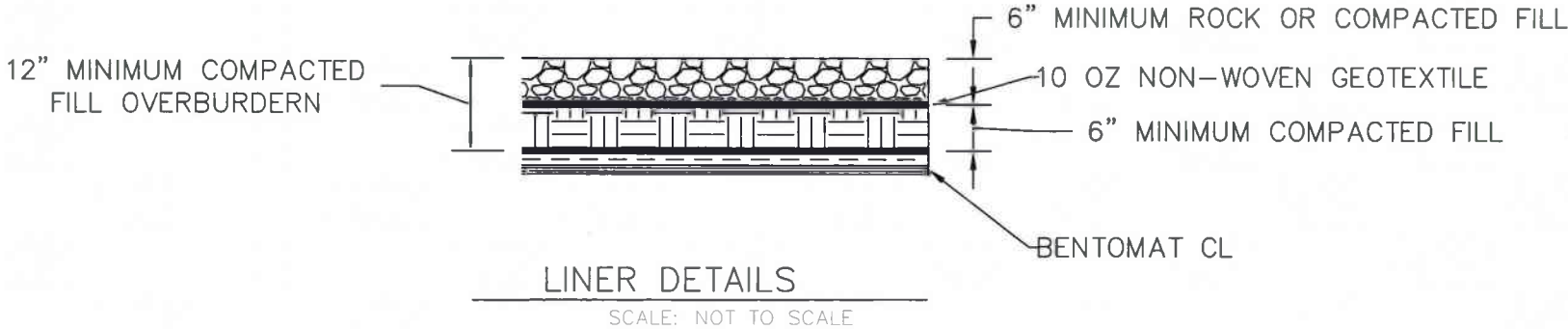
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PROJECT:
**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: 1"=400'

DRAWING NAME:
WEST SIDE STORM WATER CONTROL

SHEET NO.:
C-13



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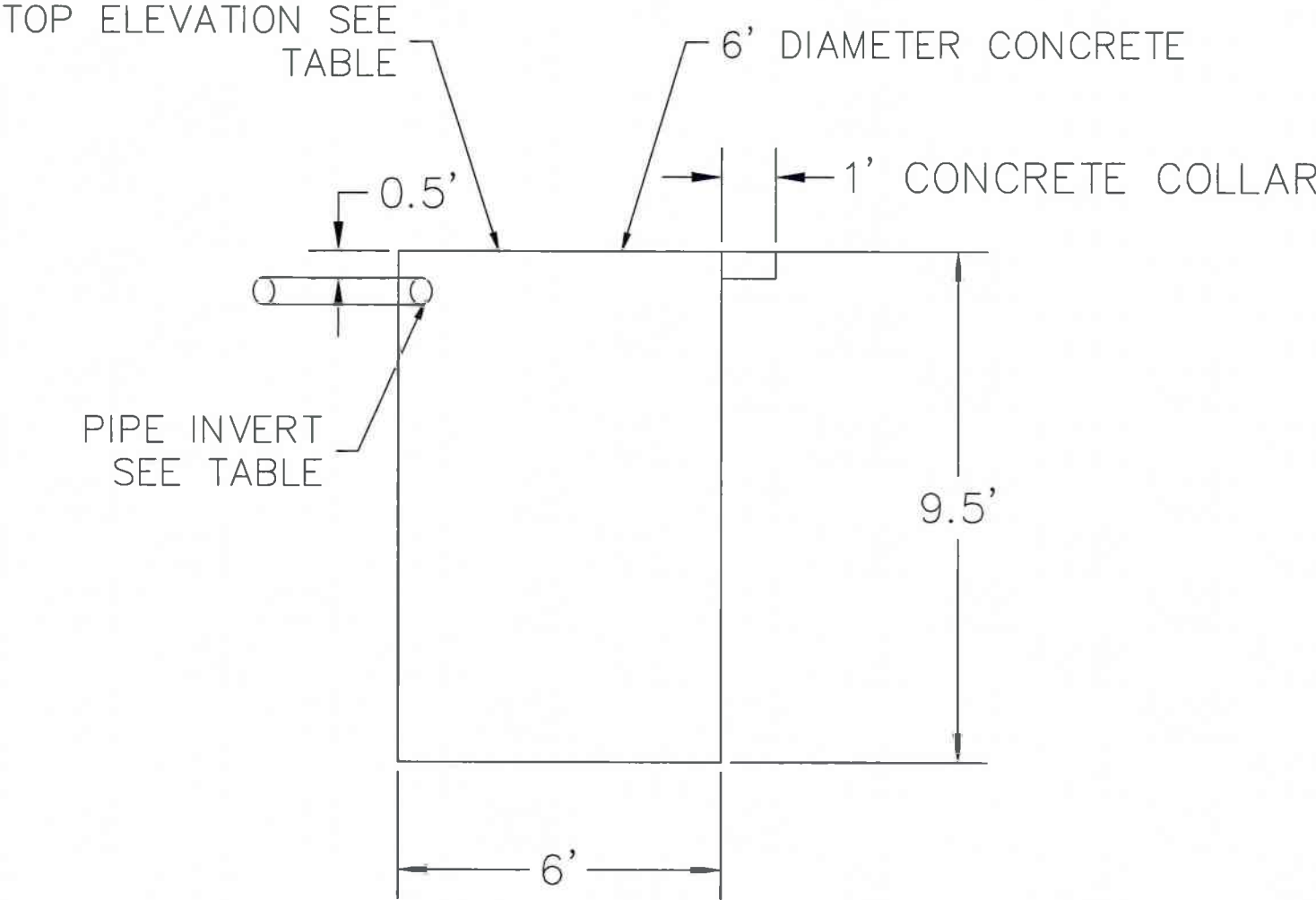
PROJECT:

**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: NTS

DRAWING NAME:
WSP LINER DETAILS

SHEET NO.:
D-01



COLLECTION SUMP DETAIL
SCALE: NTS

COLLECTION SUMP TABLE		
WSP NUMBER	TOP ELEVATION	PIPE INVERT ELEVATION
WSP #4	768	767
WSP #5	777	776
WSP #7	761	760
WSP #8	761	760

1. COLLECTION SUMP WILL BE PRECAST CONCRETE OR METAL.
2. AREA SURROUNDING THE SUMP WILL BE GRADED TO ENSURE STORMWATER IS DIRECTED TOWARD THE SUMP.
3. A 1' WIDE CONCRETE COLLAR WILL BE PLACED AROUND THE OUTER EDGE OF THE SUMP TO PROTECT FROM EROSION AND DEBRIS BUILD UP.



GRAPHIC SCALE

ENGINEERS STAMP

FOR YAKIMA COUNTY
REVIEW

REVISIONS

#	DESCRIPTION	DATE



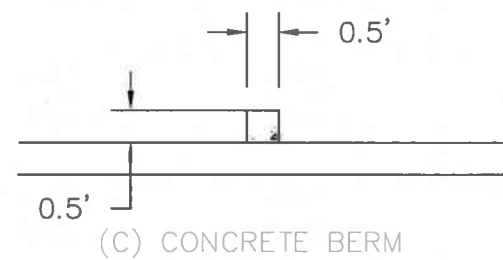
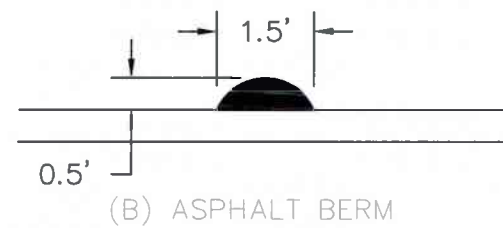
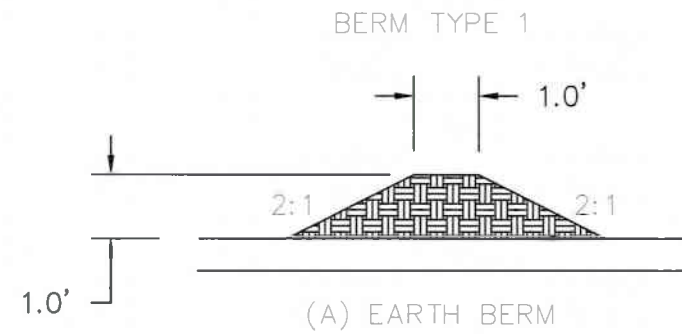
8704 DALTON AVE
SPOKANE, WASHINGTON 99212
(509) 563-5242
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PROJECT:

**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: NTS

DRAWING NAME:
STORMWATER
COLLECTION SUMP DETAILS
SHEET NO.:
D-02



NOTES:

- 1) EARTH BERM TO BE USED IN AREAS WHERE EARTH OR GRAVEL IS PRESENT AS SURFACE.
- 2) ASPHALT BERM TO BE USED IN AREAS WHERE ASPHALT IS PRESENT AS SURFACE.
- 3) CONCRETE BERM TO BE USED IN AREAS WHERE CONCRETE IS PRESENT AS SURFACE.



GRAPHIC SCALE

ENGINEERS' STAMP

**FOR YAKIMA COUNTY
REVIEW**

REVISIONS		
#	DESCRIPTION	DATE



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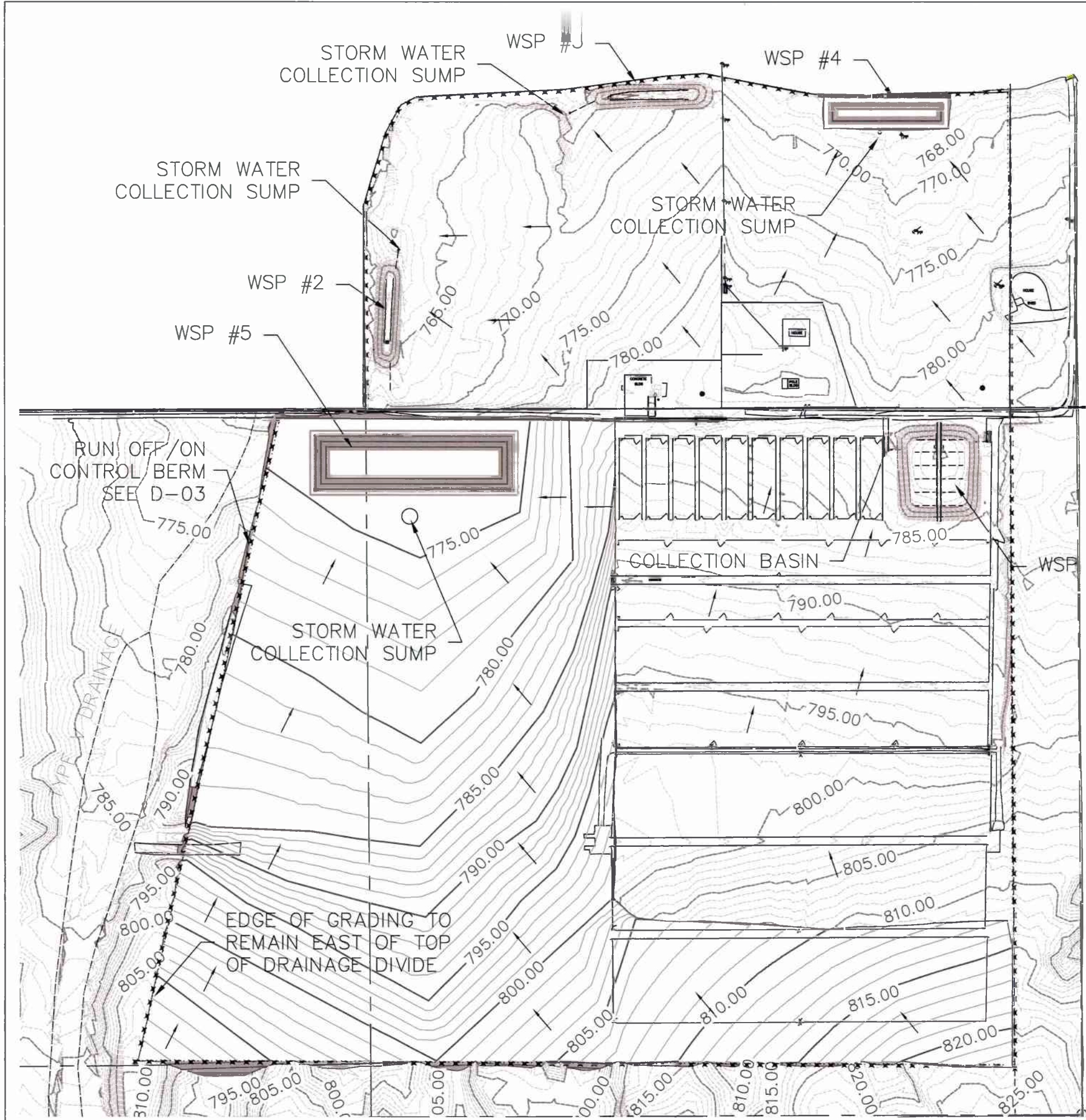
PROJECT:

**SAGEBRUSH RANCH
GRANDVIEW, WA**

DRAWN BY: TGL	DATE: 10/09/25
APPROVED BY: SH	CONTRACT SAGEBRUSH
DATE: 10/09/25	SCALE: NTS

DRAWING NAME:
RUN ON/OFF CONTROL BERM DETAILS

SHEET NO.:
D-03



WSP #1 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
778.5 (MAX OPERATING LEVEL)	6,090,000	18.7
780 (FULL)	7,180,000	22.0

WSP #2 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
760.5 (MAX OPERATING LEVEL)	1,050,000	3.2
762 (FULL)	1,330,000	4.1

WSP #3 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
762.5 (MAX OPERATING LEVEL)	805,000	2.5
764 (FULL)	1,124,000	3.4

WSP #4 CAPACITY		
WATER ELEVATION	VOLUME	
	GALLONS	ACRE.FT
766.5 (MAX OPERATING LEVEL)	768,000	2.3
768 (FULL)	1,144,000	3.5

WSP #5 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
775.5 (MAX OPERATING LEVEL)	10,390,000	32
777 (FULL)	12,135,000	37

↑ STORMWATER FLOW DIRECTION



ENGINEERS STAMP

FOR YAKIMA COUNTY REVIEW

REVISIONS

#	DESCRIPTION	DATE



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PROJECT:

**SAGEBRUSH RANCH
MABTON, WA**

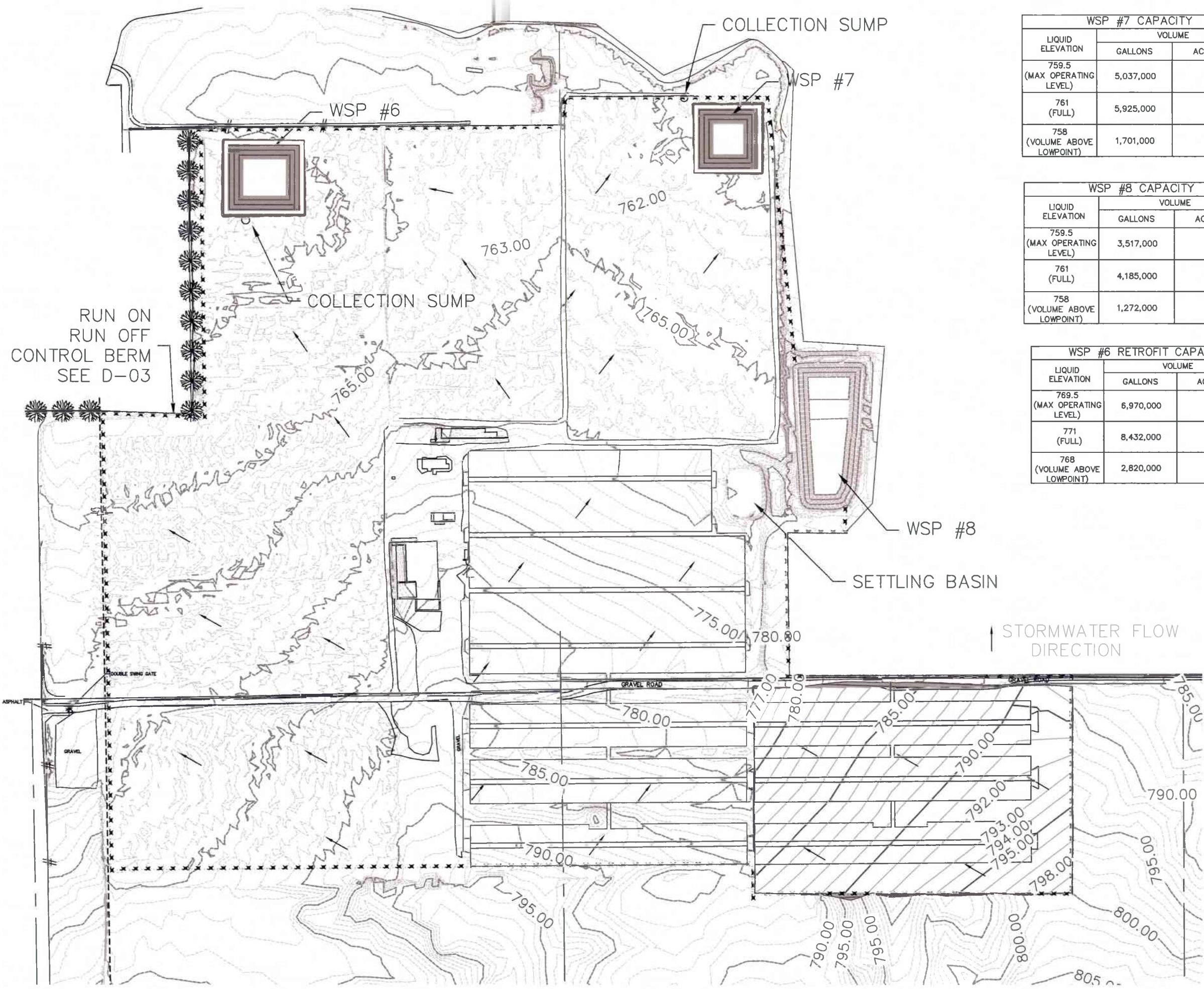
DRAWN BY: TGL DATE: 10/09/25

APPROVED BY: SH CONTRACT SAGEBRUSH

DATE: 10/09/25 SCALE: 1"=300'

DRAWING NAME: EAST SIDE STORMWATER PLAN

SHEET NO.: **SWPPP-01**



WSP #7 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	5,037,000	16
761 (FULL)	5,925,000	18
758 (VOLUME ABOVE LOWPOINT)	1,701,000	5

WSP #8 CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
759.5 (MAX OPERATING LEVEL)	3,517,000	11
761 (FULL)	4,185,000	13
758 (VOLUME ABOVE LOWPOINT)	1,272,000	4

WSP #6 RETROFIT CAPACITY		
LIQUID ELEVATION	VOLUME	
	GALLONS	ACRE.FT
769.5 (MAX OPERATING LEVEL)	6,970,000	21
771 (FULL)	8,432,000	26
768 (VOLUME ABOVE LOWPOINT)	2,820,000	9



ENGINEERS' STAMP

FOR YAKIMA COUNTY
REVIEW

REVISIONS

#	DESCRIPTION	DATE



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PROJECT:
**SAGEBRUSH RANCH
MABTON, WA**

DRAWN BY: TGL DATE: 10/09/25

APPROVED BY: SH CONTRACT SAGEBRUSH

DATE: 10/09/25 SCALE: 1"=400'

DRAWING NAME:
WEST SIDE STORM WATER PLAN

SHEET NO.:
SWPPP-02