

Ponderosa Pines

P-07-42

Project Overview: 12 Lot Plat on 60.11 acres, located north of Cle Elum off of Jack Pine and Creekside Road

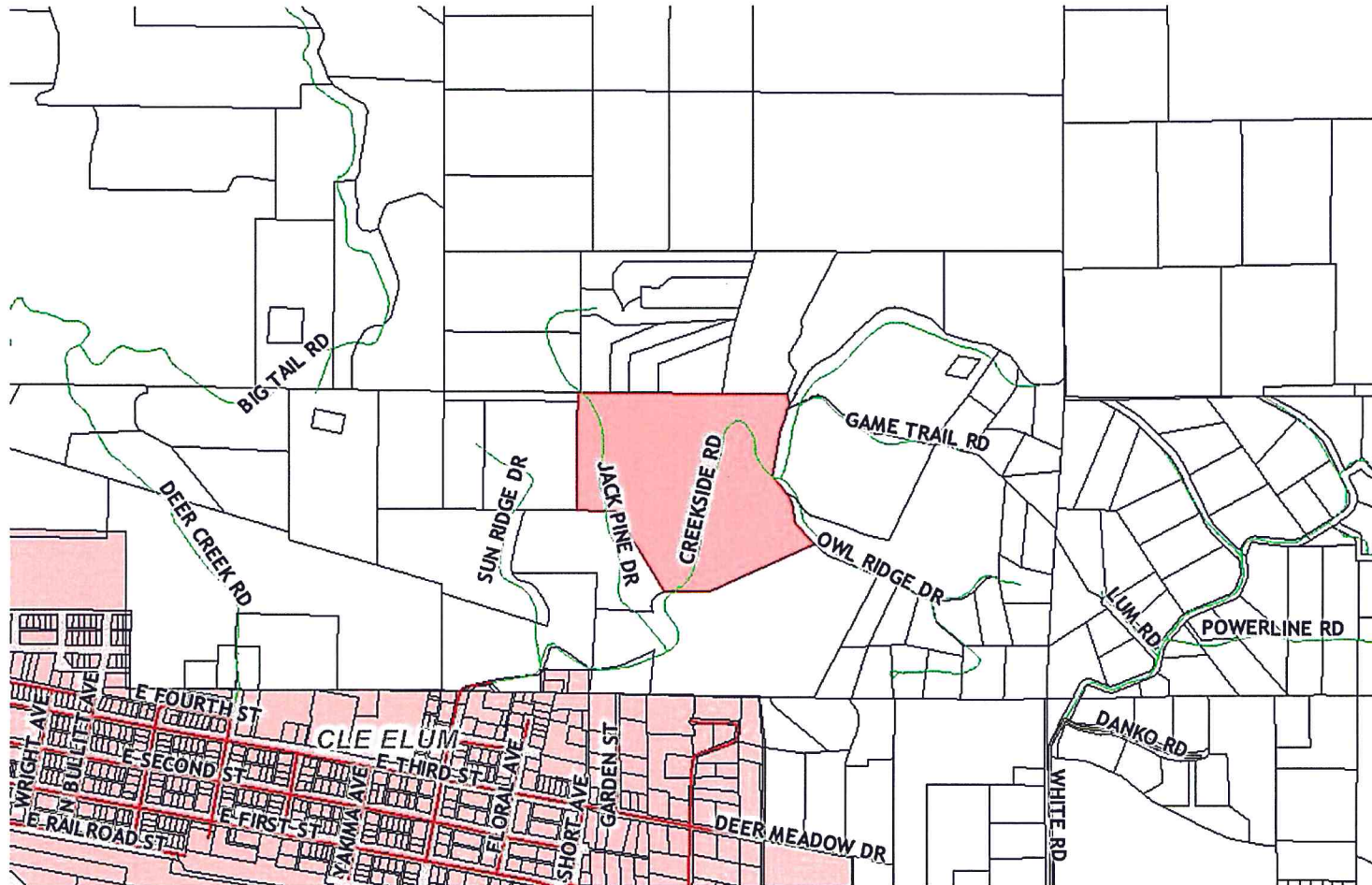
Encompass Engineering & Surveying
108 East 2nd St.
Cle Elum, WA 98922
(509) 674-7433

Cooper Pass, LLC.
206 W 1st Street
Cle Elum, WA 98922

Overview

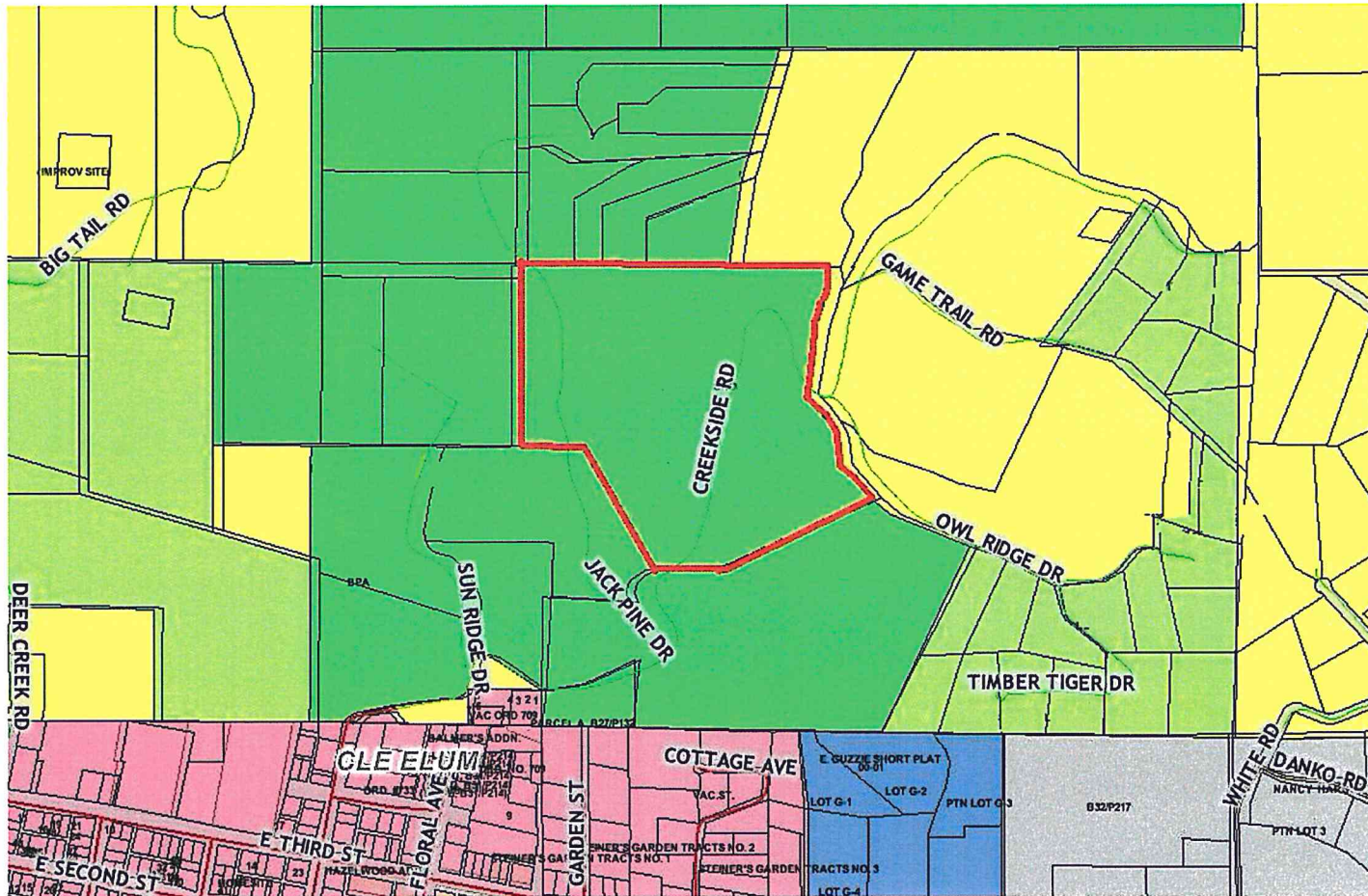
- Vicinity Map
- Zoning
- Land Use
- Critical Areas
- Fire District
- Air Photo
- Water (Well Logs)
- Septic
- Access and Lot Layout
- County & Public Comments
- ???Questions???

Vicinity Map



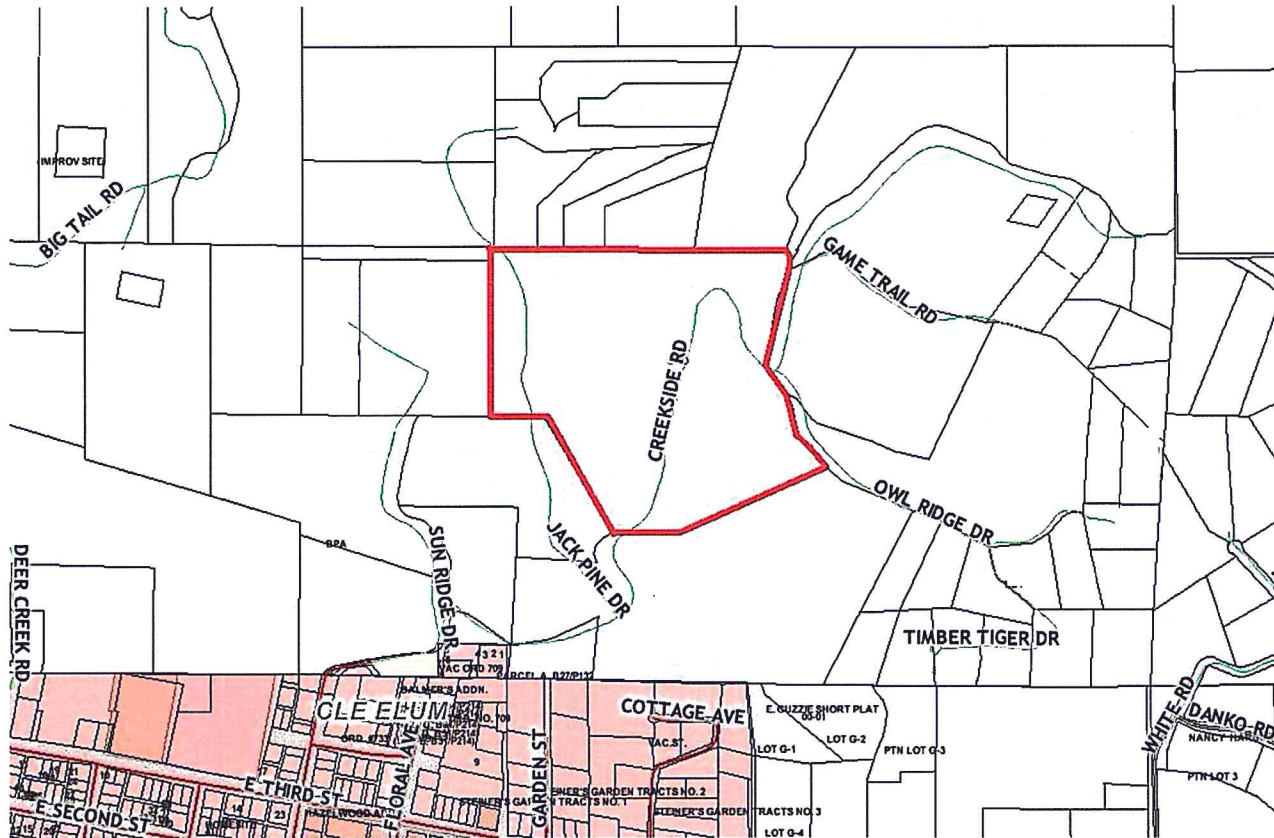
- The property will be served via a private access easement off of Jack Pine and Creekside Roads.

Zoning



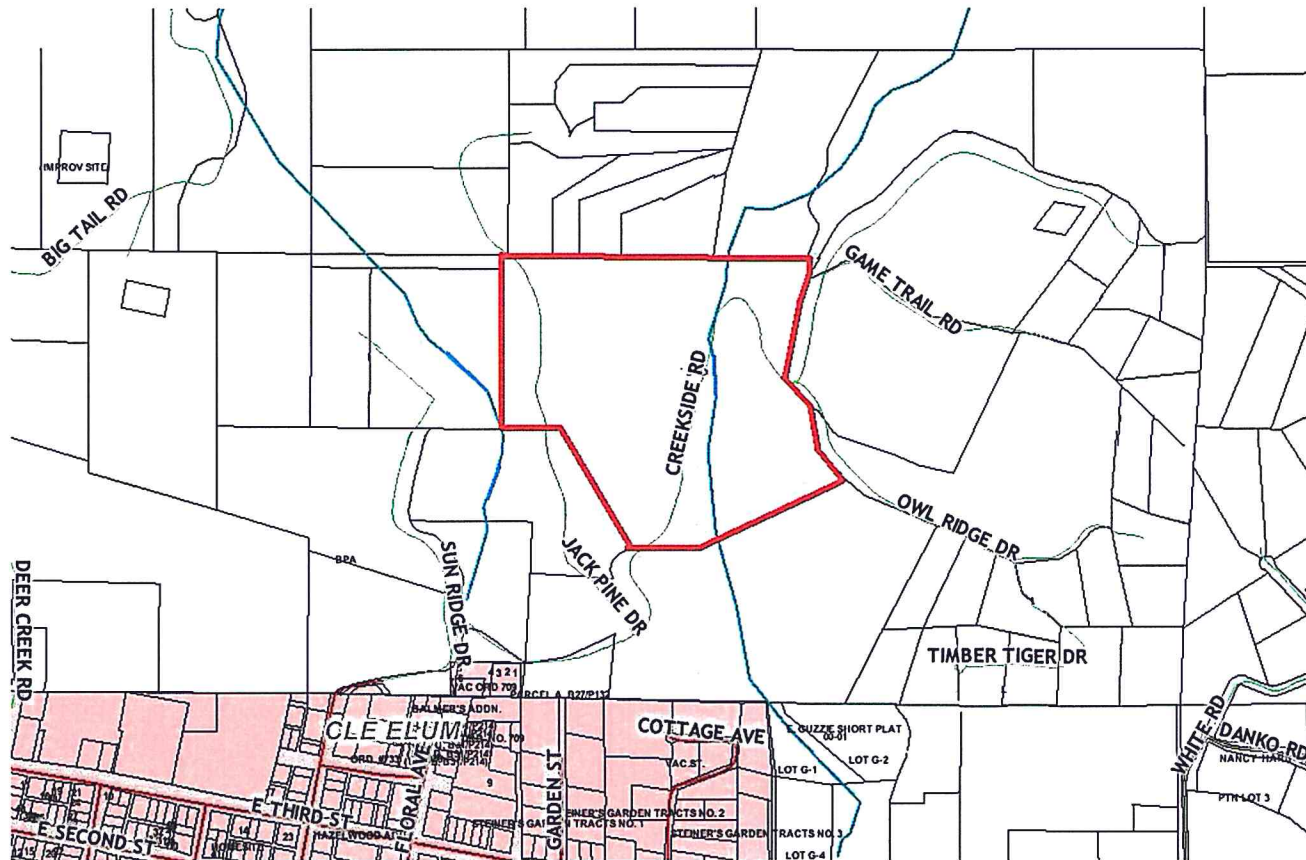
- Existing Zoning is Rural-5 (Green). F&R to east (Yellow)

Land Use Designation



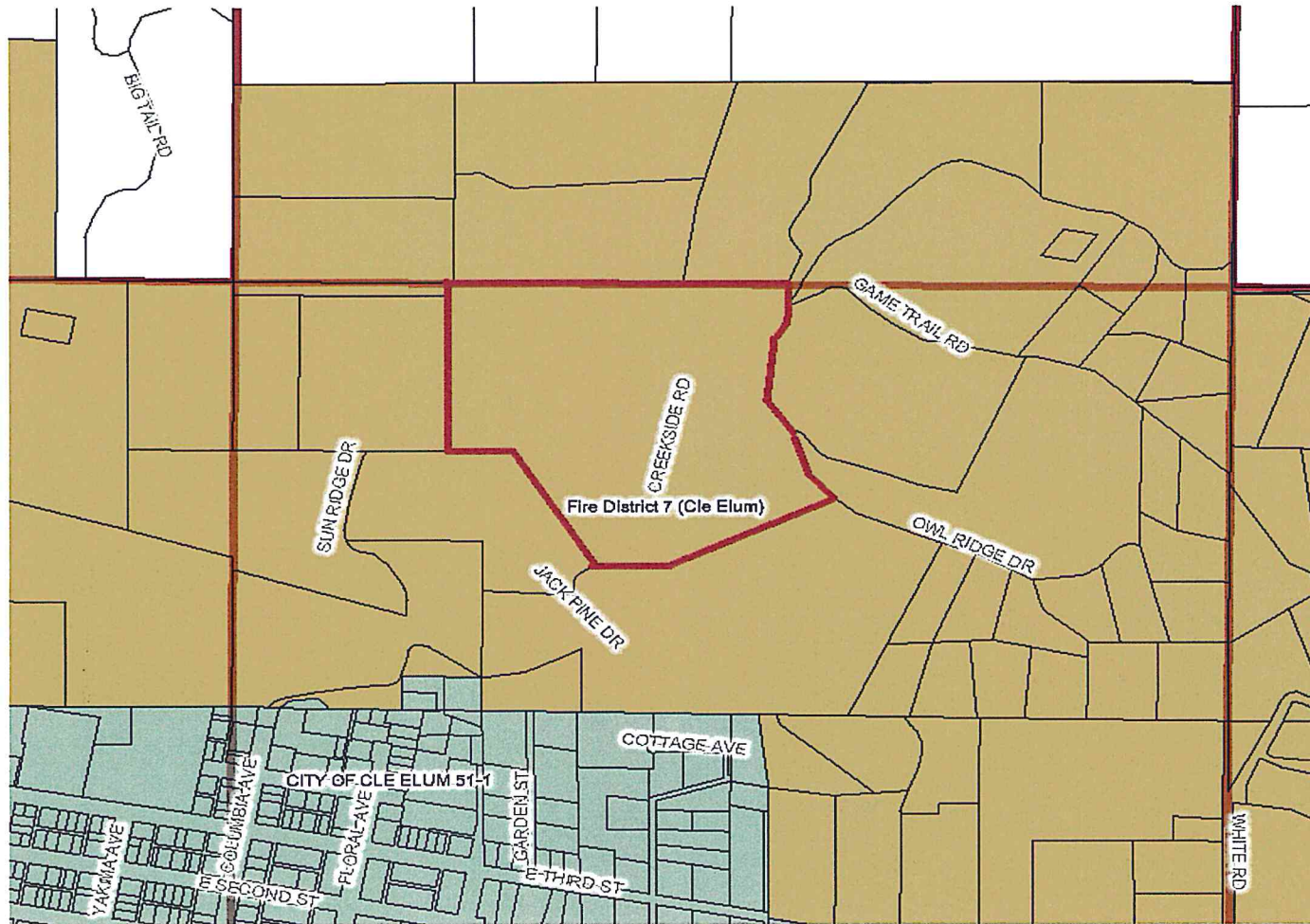
- The Comprehensive Plan Land Use Designation is Rural. The City Land Use Designation is located to the south (Pink)

Critical Areas



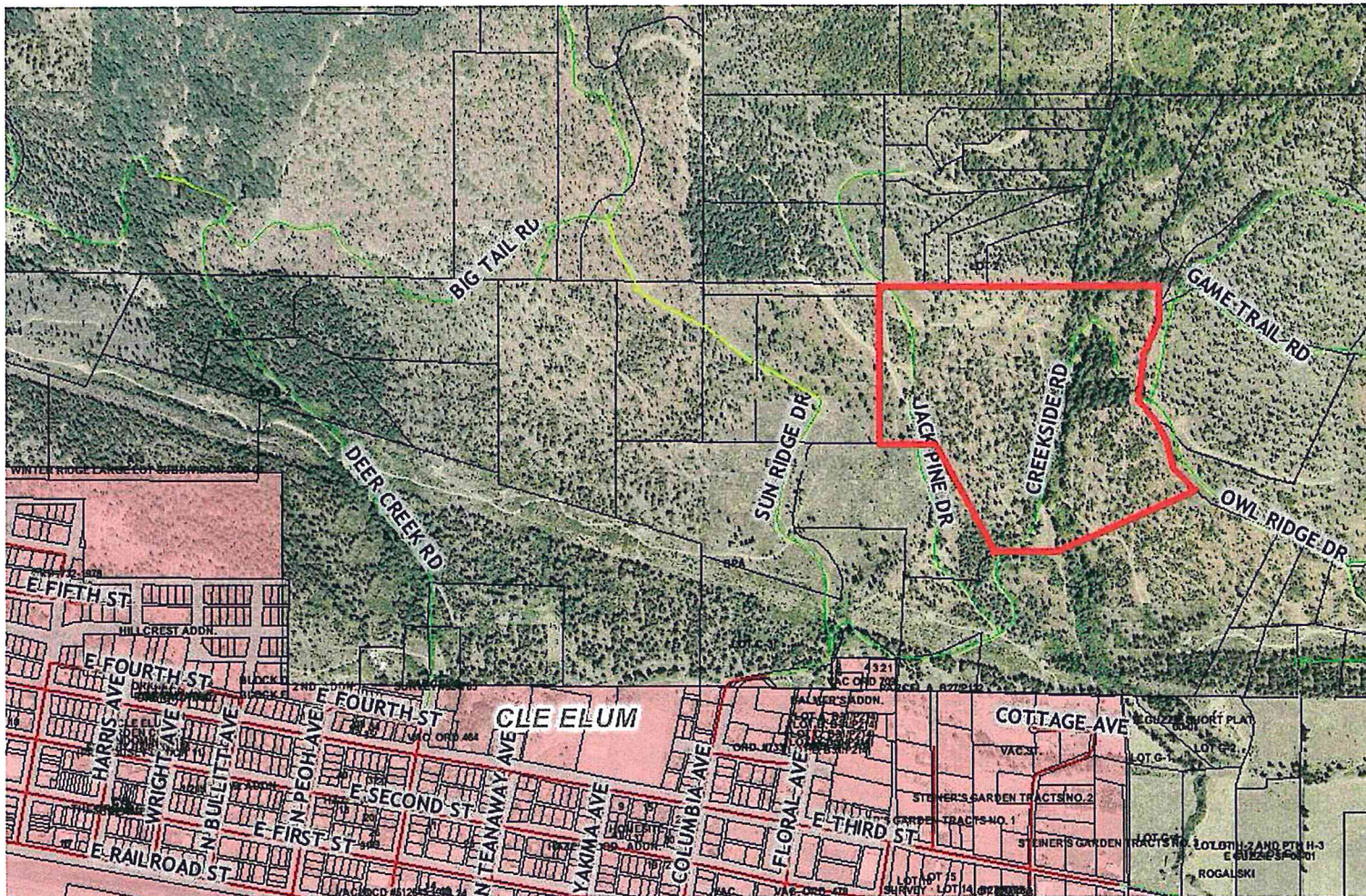
- There is one, type 3, seasonal streams on the property.
- There are areas of slope on the property, with no effect to subdivision.

Fire District



- The property is served by Fire District #7 (Cle Elum)

Air Photo



Water Logs

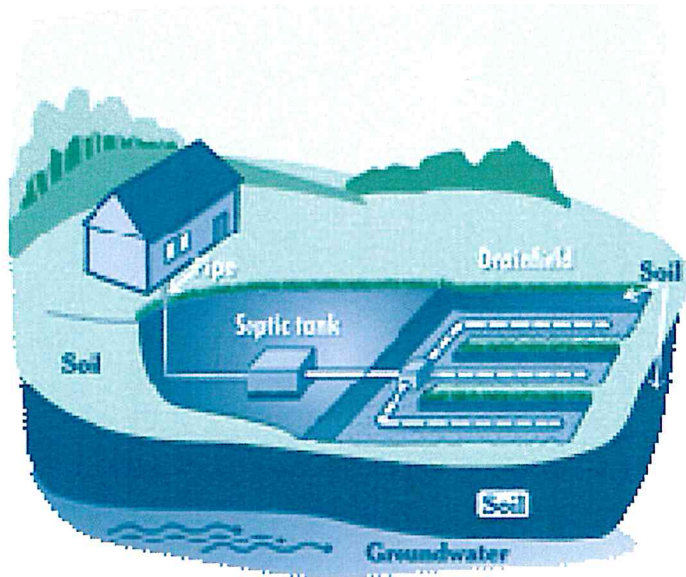
WELL LOG SUMMARY TWN 20N RGE 15E

Depth (ft)	Flow (gpm)	Static Level (ft)	1/4 1/4 Section
300	4	171	S1/2/SE Sec. 24
120	25	77	SE/SE Sec. 24
728	2	475	NE/NE Sec. 25
300	75	7.5	Center of Sec. 25
180	15	36	NE/NW Sec. 25
300	50	120	NW1/2 Sec. 25
270	52	102	SE/NW Sec. 25

TWN 20N RGE 16E

310	1	97	NW/NW Sec. 30
492	1	220	NW/NW Sec. 30
380	1	135	NW/NW Sec. 30
205	25	120	NW/NW Sec. 30
440	4	180	NW/NW Sec. 30
320	45	147	NW/NW Sec. 30
380	30	265	NW/NW Sec. 30
247	7	51	W1/2/NW Sec. 30
197	32	111	NE/NW Sec. 30
440	23	249	SW/NW Sec. 30
AVERAGE DEPTH = AVERAGE FLOW= AVERAGE S.L. =			
330	23	151	

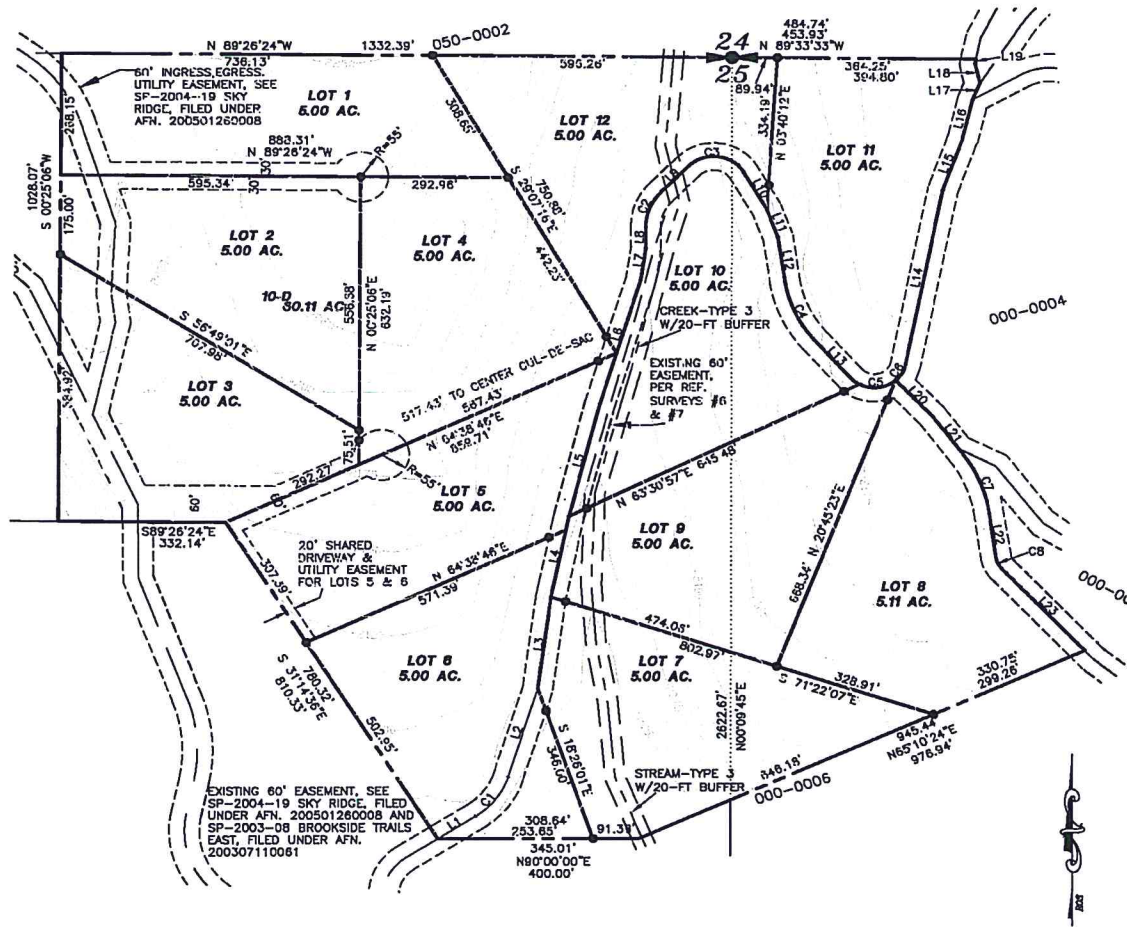
Septic



Standard GTO Pressure System

- Individual on-site septic systems are proposed.
- Soil logs will be completed this spring.

Transportation



- Second Access Variance Approval
- Lot Access

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Questions

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