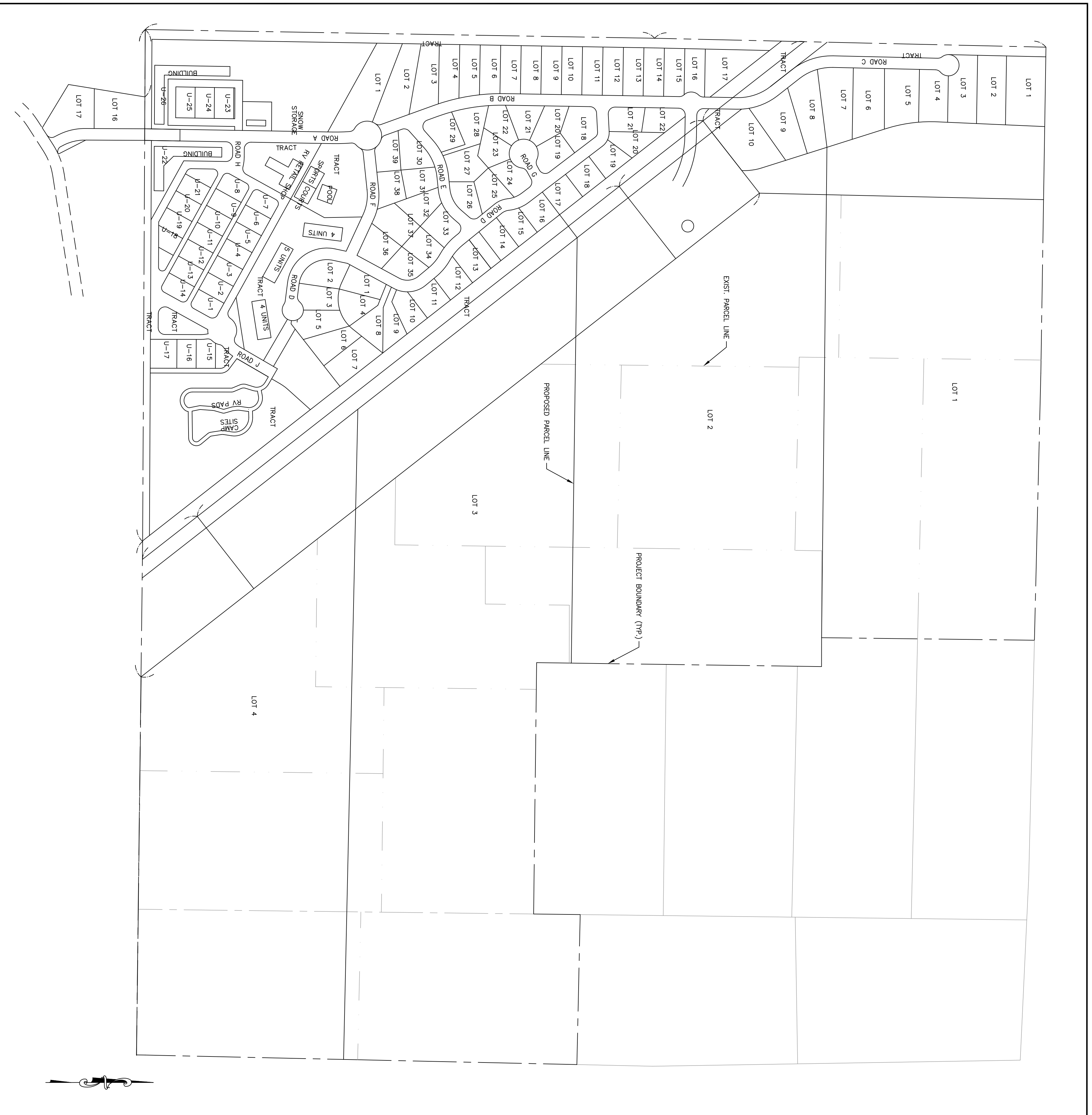
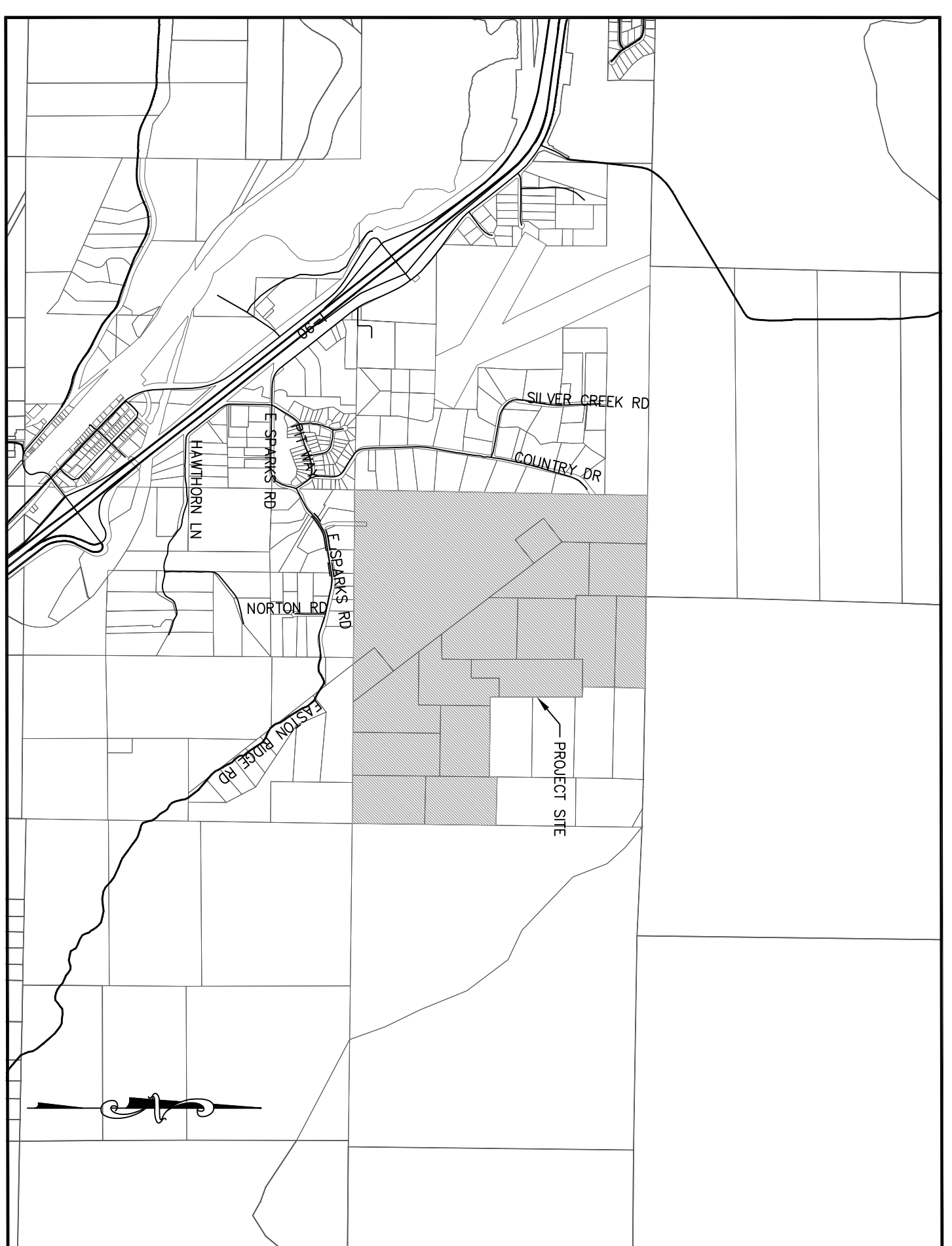


MARIAN MEADOWS PUD
 PTN. OF SECTION 1, T. 20N. N., R. 13E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON
PRELIMINARY DEVELOPMENT PLAN



SITE PLAN
 SCALE: 1"=300'



VICINITY MAP
 SCALE: 1"=2,000'

PROPERTY INFORMATION:

PARCEL NUMBERS: 995267 (20-13-01000-0013)
 995268 (20-13-01000-0014)
 995194 (20-13-01051-0002)
 995198 (20-13-01051-0006)
 995200 (20-13-01051-0008)
 995202 (20-13-01051-0009)
 995206 (20-13-01000-0072)
 12980 (20-13-01000-0054)
 995204 (20-13-01051-0014)
 995205 (20-13-01051-0015)
 995206 (20-13-01051-0016)
 995207 (20-13-01051-0017)
 995208 (20-13-01051-0018)
 995209 (20-13-01051-0019)
 995210 (20-13-01051-0020)
 995218 (20-13-12000-0019)
 995228 (20-13-12000-0019)

PROJECT SIZE: 445.42 ACRES

PROPERTY ADDRESS: RURAL 5, EASTON

CURRENT ZONE: TOWN OF EASTON

WATER: ONSITE SEPTIC/LOSS

SEWER: PUIET SOUND ELECTRICITY

POWER: PUIET SOUND ELECTRICITY

PROJECT TEAM:

OWNER/CLIENT: EASTON RIDGE LAND COMPANY, INC.
 8051 N.W. WA 98941
 PHONE: 509-849-2211
 CONTACT: DOUG WEISS

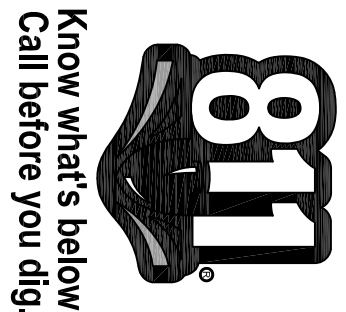
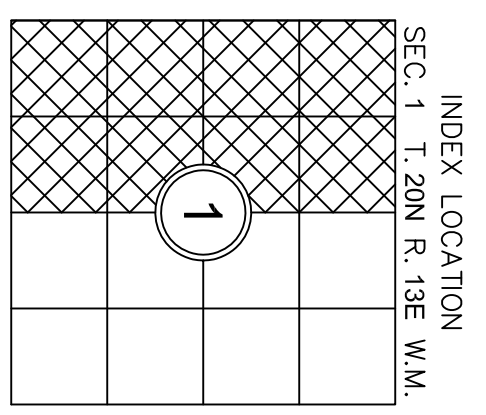
ENGINEER/SUPERVISOR: ENCOMPASS ENGINEERING & SURVEYING
 407 SWIFTWATER BLVD
 RENO, WA 98556
 PHONE: 509-674-7419 P.E.
 FAX: 509-674-7433
 EMAIL: CORP@ENCOMPASS.NET

SEPTIC RESPONSIBILITY: JENSEN ENGINEERING, INC.
 407 SWIFTWATER BLVD
 RENO, WA 98556
 PHONE: 425-457-6029 ALL DISCS
 CONTACT: DAVID JENSEN P.E.
 EMAIL: JENSEN@JHDDO.COM

STREAM/WADI/JEF ASSESSMENT UPDATE: PRAEDERE ASSOCIATES, INC.
 2111 N. NORTHCOTE WAY, STE. 219
 RENO, WA 98556
 PHONE: 206-525-8122

SHEET INDEX:

TITLE	NO.
COVER SHEET	P1.0
PHASING PLAN	P2.0
SITE AND UTILITY PLAN	P3.0
ROAD SECTIONS	P3.1



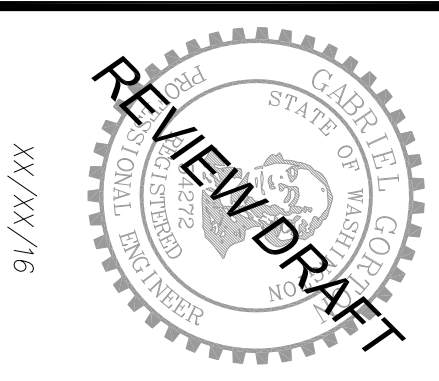
KITTITAS COUNTY
 APPROVED FOR CONSTRUCTION
 THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

COUNTY ENGINEER _____ DATE _____

REVISIONS

DESCRIPTION	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

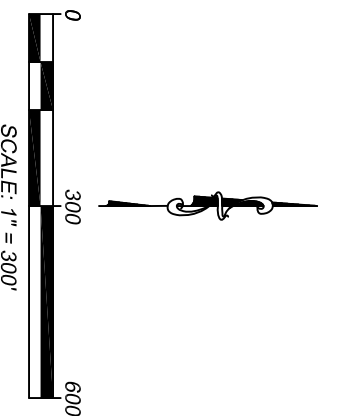


MARIAN MEADOWS PUD
 EASTON RIDGE LAND COMPANY
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

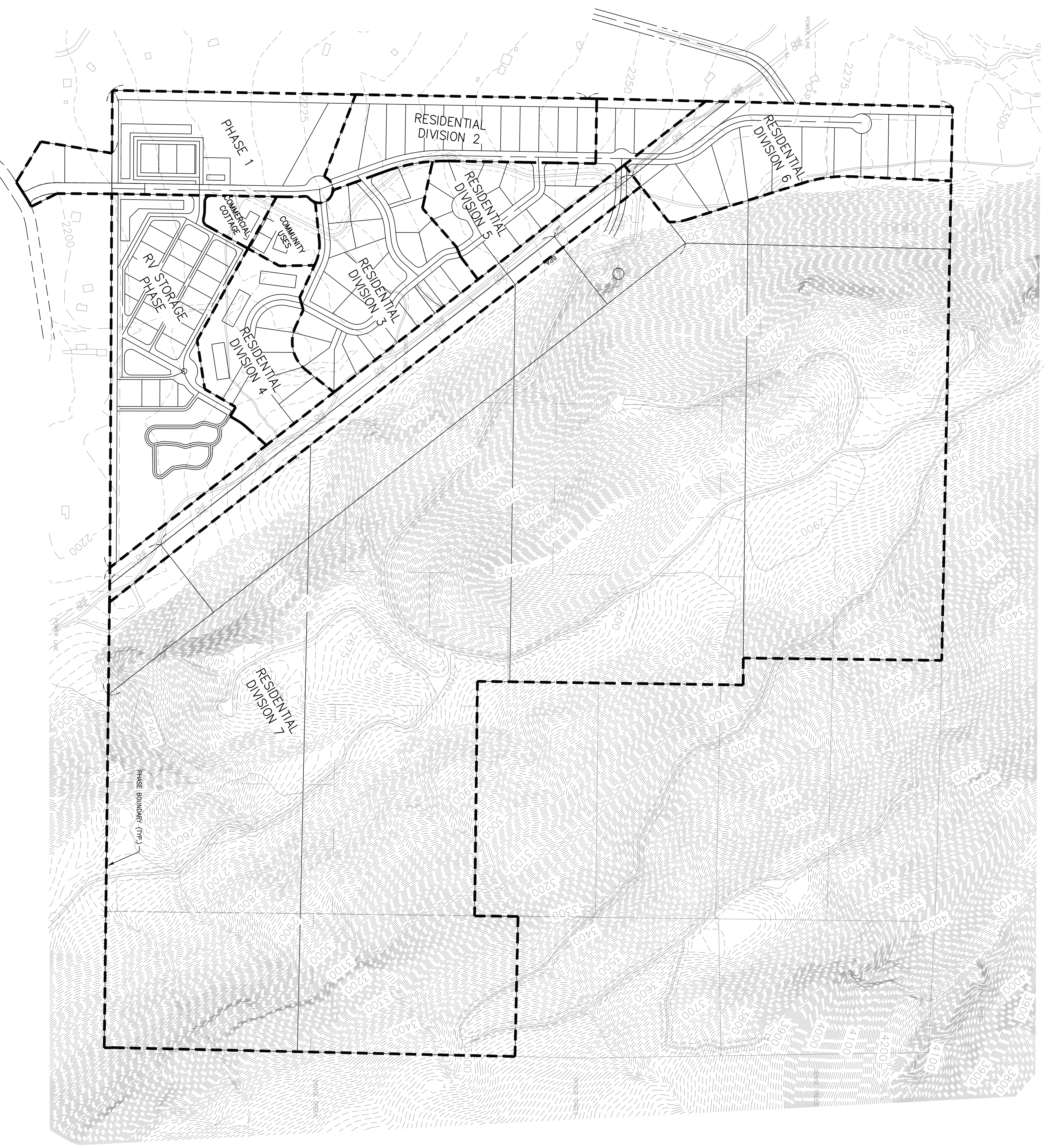
Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16091
DATE	DEC. 2016
SCALE	AS NOTED
DESIGNED	CO.
DRAWN	SEC/TGS
CHECKED	CJA/VKX
APPROVED	CJA
SHEET	P1.0

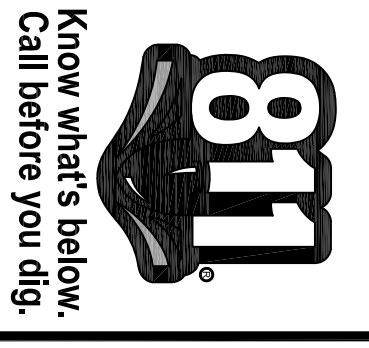
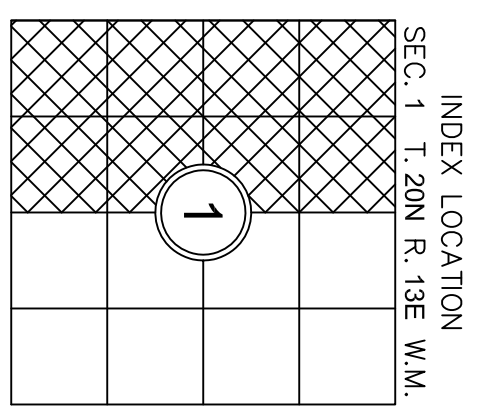


MARIAN MEADOWS PUD
 PTN. OF SECTION 1, T. 20 N., R. 13 E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON
PRELIMINARY DEVELOPMENT PLAN



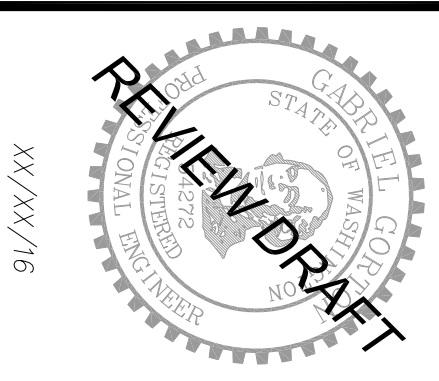
PROPOSED PHASING	PROPOSED YEAR	PROPOSED LAND USE	APPROX ACRAGE	APPROX IMPERVIOUS %**
1. PHASE 1	2018	STORAGE	18.60	20%
2. RV STORAGE PHASE	2018	STORAGE	28.04	53%
3. RESIDENTIAL DIVISION 2	2020	SINGLE FAMILY	12.65	20%
4. RESIDENTIAL DIVISION 3	2024	TOWNHOUSES	10.83	20%
5. RESIDENTIAL DIVISION 4	2028	SINGLE FAMILY	12.35	20%
6. RESIDENTIAL DIVISION 5	2028	SINGLE FAMILY	13.50	20%
7. RESIDENTIAL DIVISION 6	2028	SINGLE FAMILY	17.25	20%
8. COMMERCIAL COTTAGE	2020	COMMUNITY AMENITY	1.78	29%
9. COMMUNITY USES	2020	COMMUNITY AMENITY	2.66	29%
10. COMMUNITY USES	2020	COMMUNITY AMENITY	2.66	29%

NOTES:
 **PROPOSED SCHEDULE IS AN ESTIMATED PROJECTION OVER A 20-YEAR BUILDOUT.
 ***PROPOSED RESIDENTIAL AREAS ASSUMES SCHEDULE OF SERVICES ARE ASSOCIATED WITH PHASE OR FULLY DISBURSE RUMPT.
 ****PROPOSED RESIDENTIAL AREAS ASSUMES SCHEDULE OF SERVICES ARE ASSOCIATED WITH PHASE OR FULLY DISBURSE RUMPT.



KITTITAS COUNTY
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 COUNTY ENGINEER _____ DATE _____

REVISIONS		
DESCRIPTION	BY	DATE

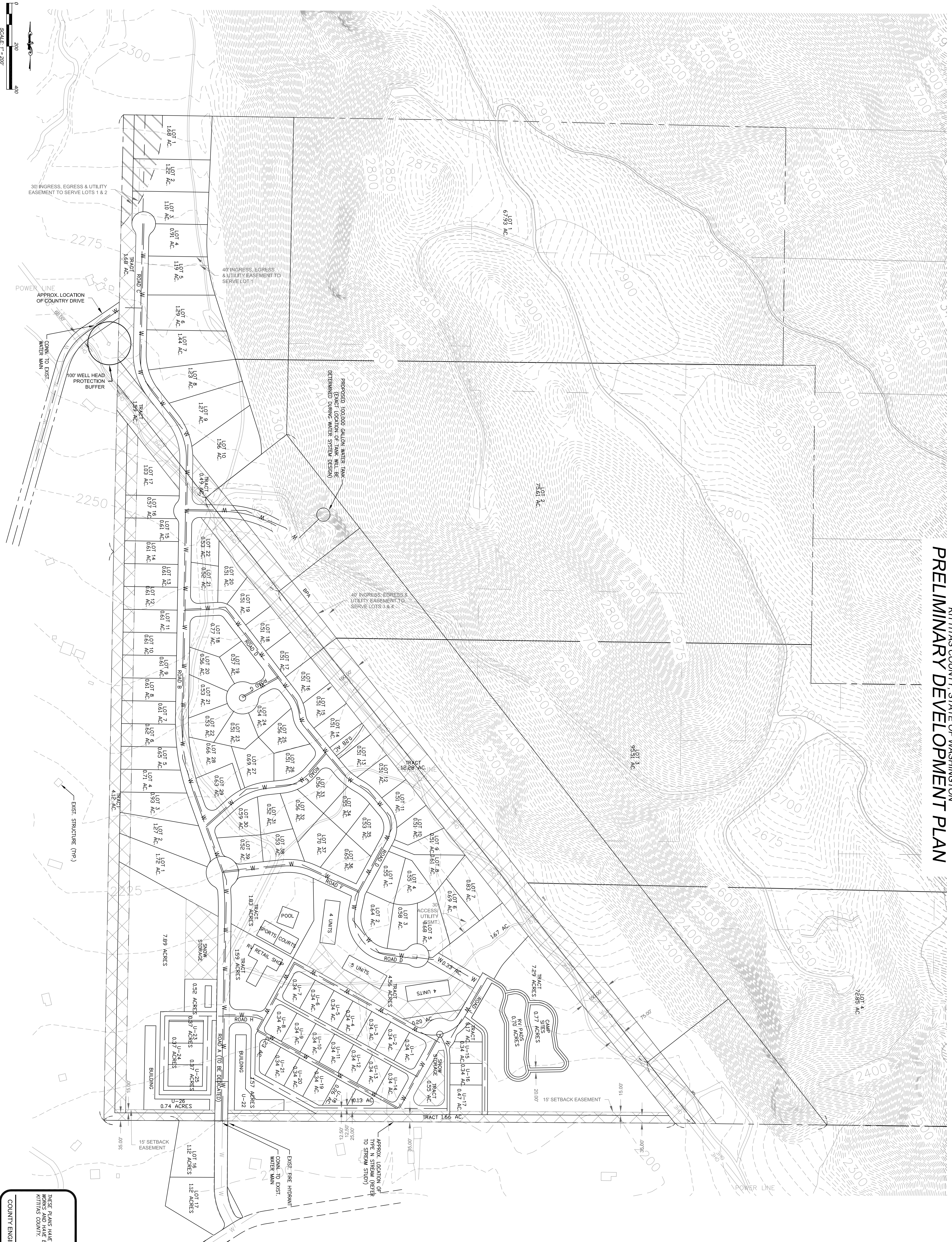


MARIAN MEADOWS PUD
 EASTON RIDGE LAND COMPANY
PRELIMINARY DEVELOPMENT PLAN
 PHASING PLAN



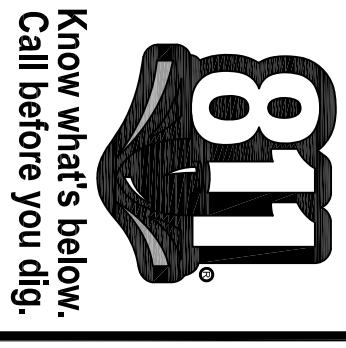
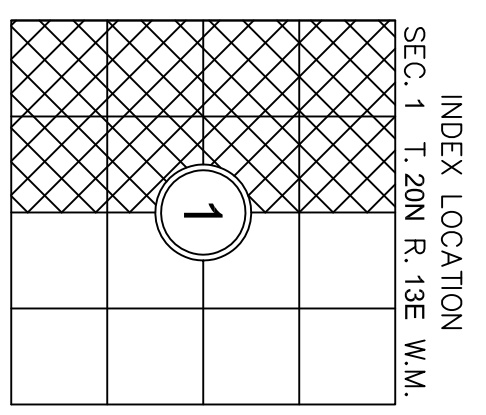
Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 16091
 DATE DEC. 2016
 SCALE 1"=300'
 DESIGNED CO.
 DRAWN SDC/GS
 CHECKED CIA/VKX
 APPROVED CIA
 SHEET **P2.0**



MARIAN MEADOWS PUD
 PTN. OF SECTION 1, T. 20 N., R. 13 E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON
PRELIMINARY DEVELOPMENT PLAN

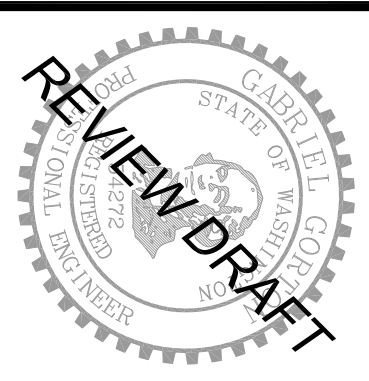
LEGEND
 [Symbol] AREAS AVAILABLE FOR FLOW CONTROL FACILITIES
 [Symbol] CONCEPTUAL WATER LAYOUT



KITTITAS COUNTY
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 COUNTY ENGINEER _____ DATE _____

REVISIONS		
DESCRIPTION	BY	DATE

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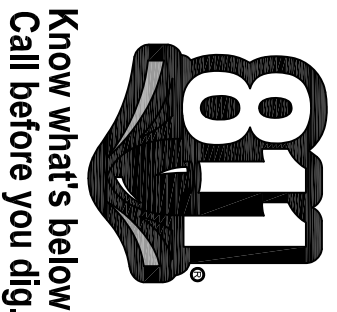
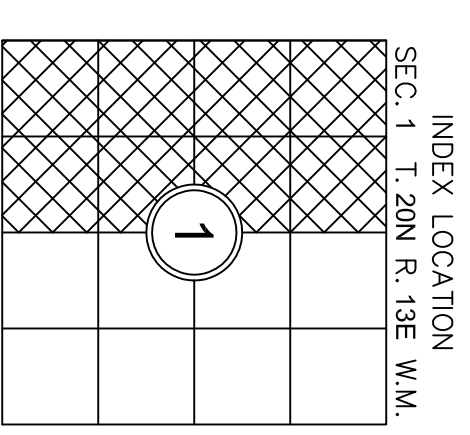
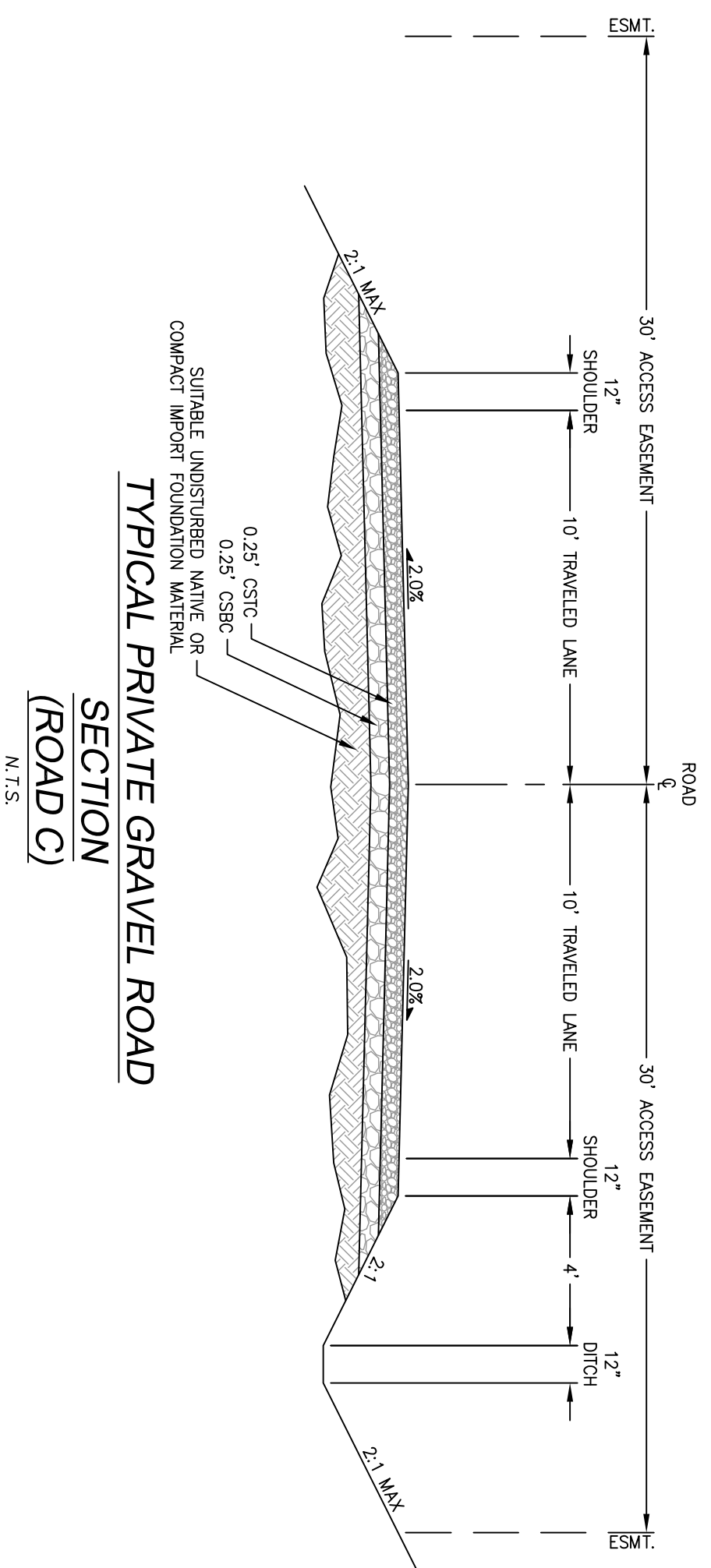
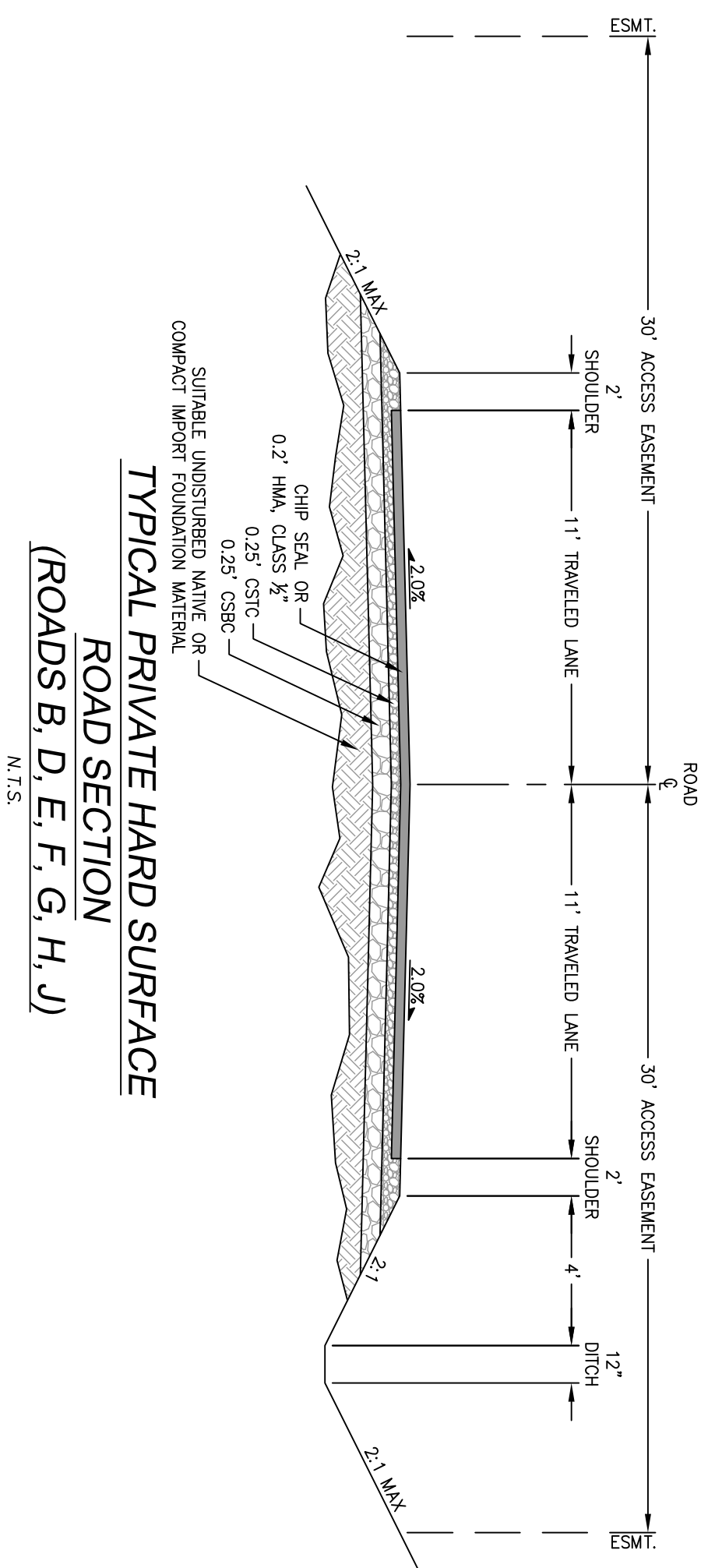
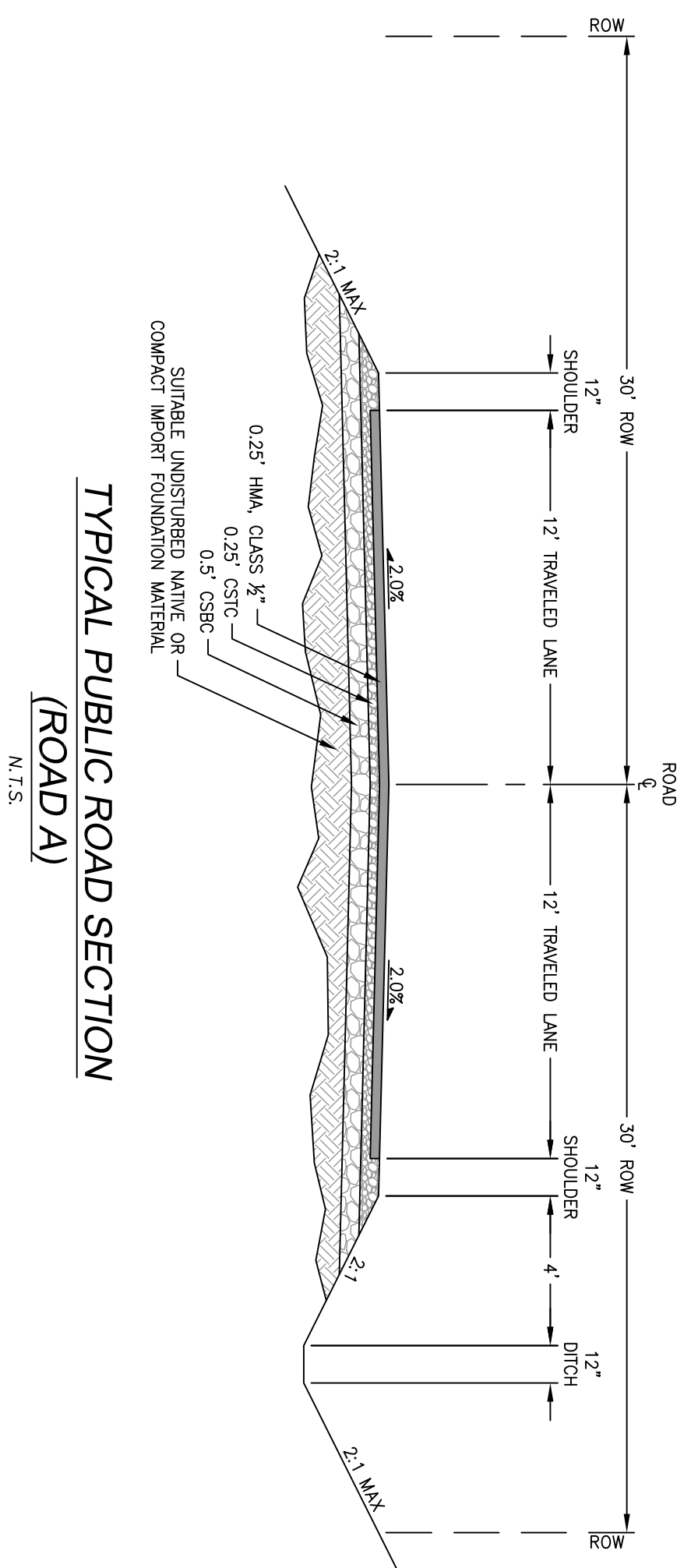


MARIAN MEADOWS PUD
 EASTON RIDGE LAND COMPANY
PRELIMINARY DEVELOPMENT PLAN
SITE & UTILITY PLAN

Encompass
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 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16091
DATE	DEC. 2016
SCALE	1"=200'
DESIGNED	CC
DRAWN	SOCT/GS
CHECKED	CJA/VKX
APPROVED	CJA
SHEET	P3.0

MARIAN MEADOWS PUD
 PTN. OF SECTION 1, T. 20 N., R. 13 E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

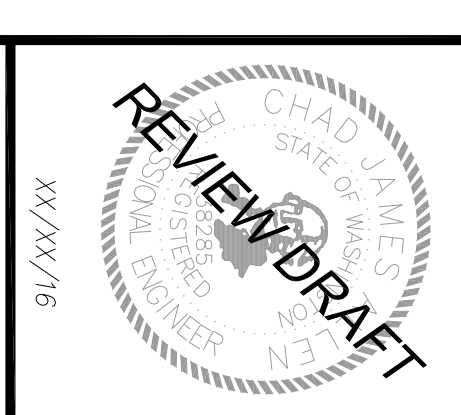


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COUNTY ENGINEER _____ DATE _____

REVISIONS		
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MARIAN MEADOWS PUD
 EASTON RIDGE LAND COMPANY

 ROAD SECTIONS

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JOB NO.	16091
DATE	DEC. 2016
SCALE	AS NOTED
DESIGNED	CO.
DRAWN	SEC/JGS
CHECKED	CJA/VKX
APPROVED	CJA
SHEET	P3.1