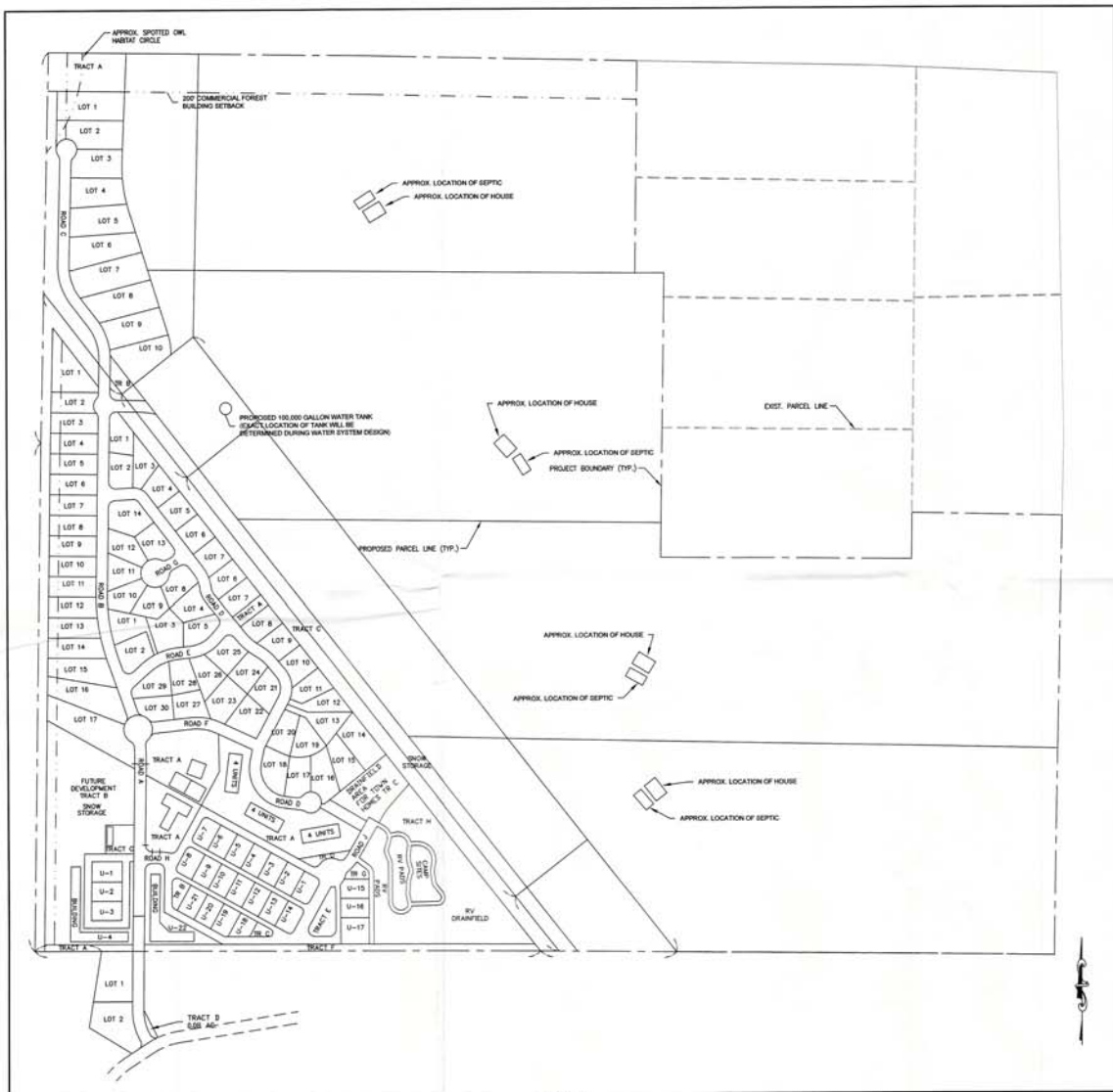


# MARIAN MEADOWS PUD PTN. OF SECTION 1, T.20 N., R. 13E, W.M. KITITIAS COUNTY, STATE OF WASHINGTON PRELIMINARY DEVELOPMENT PLAN



SITE PLAN  
SCALE: 1"=300'



VICINITY MAP  
SCALE: 1"=2,000'

### PROPERTY INFORMATION:

**PARCEL NUMBERS:**  
 #00217 (20-13-01000-0013)  
 #06183 (20-13-01001-0001)  
 #06184 (20-13-01001-0002)  
 #06185 (20-13-01001-0003)  
 #06186 (20-13-01001-0004)  
 #06187 (20-13-01001-0005)  
 #06188 (20-13-01001-0006)  
 #06189 (20-13-01001-0007)  
 #06190 (20-13-01001-0008)  
 #06191 (20-13-01001-0009)  
 #06192 (20-13-01001-0010)  
 #06193 (20-13-01001-0011)  
 #06194 (20-13-01001-0012)  
 #06195 (20-13-01001-0013)  
 #06196 (20-13-01001-0014)  
 #06197 (20-13-01001-0015)  
 #06198 (20-13-01001-0016)  
 #06199 (20-13-01001-0017)  
 #06200 (20-13-01001-0018)  
 #06201 (20-13-01001-0019)  
 #06202 (20-13-01001-0020)

**PROJECT SIZE:** 445.42 ACRES  
**PROPERTY ADDRESS:**  
**CURRENT ZONE:** RURAL 5  
**WATER:** KITITIAS COUNTY WATER DISTRICT #3  
**SEWER:** ONSITE SEPTIC/TLOSS  
**SUB:**  
**POWER:** PUGET SOUND ELECTRICITY

### PROJECT TEAM:

**OWNER/APPLICANT:**  
 EASTON RIDGE LAND COMPANY, INC.  
 PO BOX 1371  
 ROLYN, WA 98841  
 PHONE: 206-446-2211

**ENGINEER/SURVEYOR:**  
 ENCOMPASS ENGINEERING & SURVEYING  
 407 SWFWATER BLVD  
 OLYMPIA, WA 98522  
 PHONE: 206-874-7433  
 FAX: 206-874-7418  
 CONTACT: GABE GORTON P.E.  
 EMAIL: GGORTON@ENCOMPASS.NET

**SEPTIC FEASIBILITY:**  
 JENSEN ENGINEERING INC.  
 4024 NE 4TH ST., #107-508  
 RENTON, WA 98024  
 PHONE: 425-457-8029  
 FAX: 425-457-8029  
 CONTACT: GAVIN JENSEN P.E.  
 EMAIL: GJENSEN@JENSENINC.COM

**STREAM/WILDLIFE ASSESSMENT UPGRADE:**  
 RAEKOE ASSOCIATES, INC.  
 2111 N. NORTHVALE WALK, STE. 218  
 SEATTLE, WA 98133  
 PHONE: 206-525-8122

**LAND USE CONSULTANT:**  
 MARTENS ENTERPRISES, LLC  
 PO BOX 458  
 OLYMPIA, WA 98522  
 PHONE: 206-874-7271

**TRANSPORTATION ENGINEER:**  
 TRANSPORTATION ENGINEERS NW  
 PO BOX 458  
 SEATTLE, WA 98155  
 PHONE: 206-341-1333  
 FAX: 206-361-7333

### SHEET INDEX:

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

THIS LAYOUT IS FOR ILLUSTRATION  
PURPOSES ONLY PORTRAYING A  
LIKELY LAYOUT FOR THE PLAT OF  
MARIAN MEADOWS ESTATES



Know what's below.  
Call before you dig.

### KITITIAS COUNTY

APPROVED FOR CONSTRUCTION

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

COUNTY ENGINEER	DATE
-----------------	------

REVISIONS

NO.	DESCRIPTION	BY	DATE

IF A CHANGE IS MADE TO THIS PLAN, THE ORIGINAL SET MUST BE REVISED TO REFLECT THE CHANGE. NO REVISIONS WILL BE ACCEPTED WITHOUT A CORRECTED SET.

11/11/16

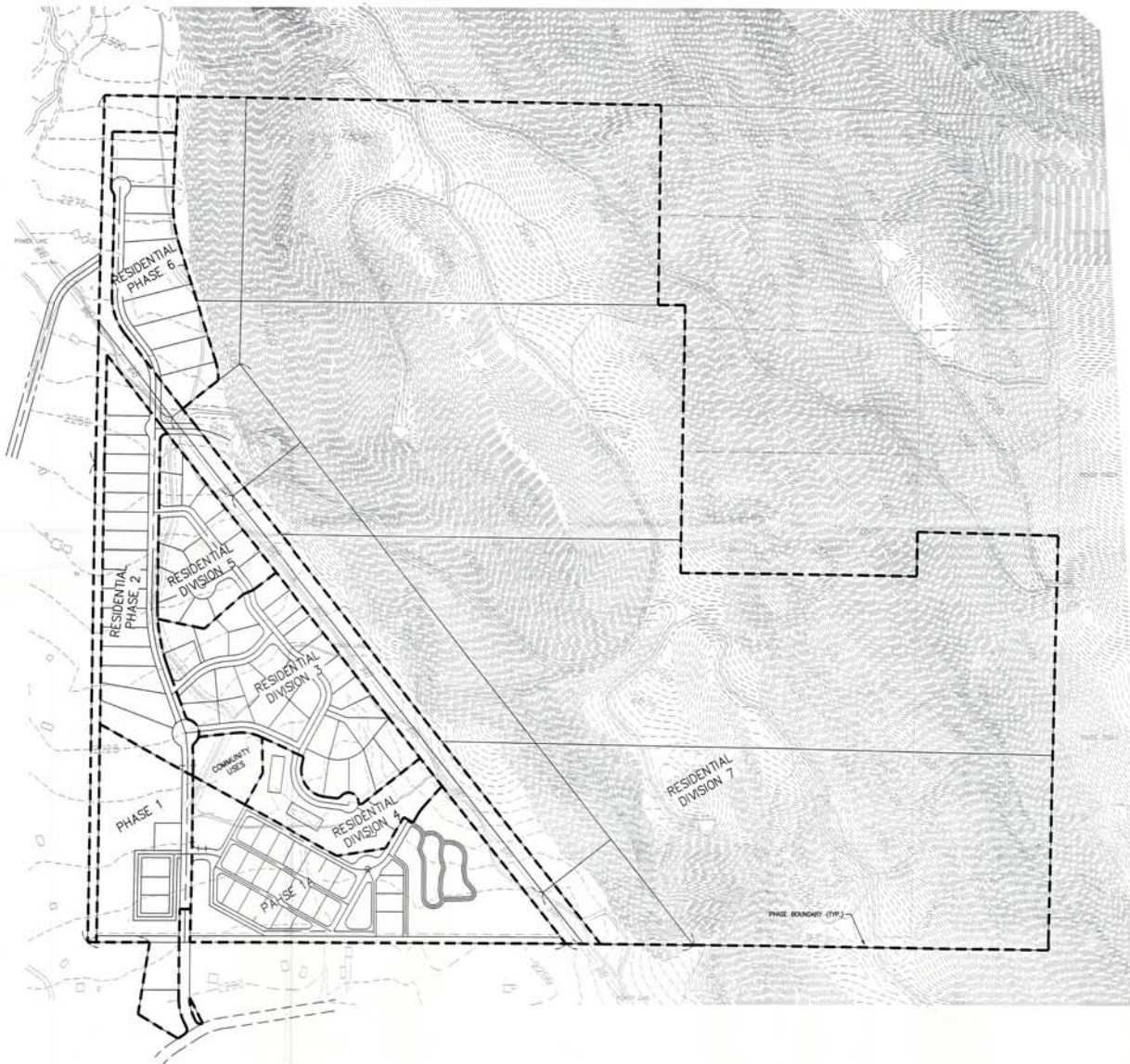
MARIAN MEADOWS PUD  
EASTON RIDGE LAND COMPANY  
PRELIMINARY DEVELOPMENT PLAN  
COVER SHEET

Encompass  
ENGINEERING & SURVEYING  
Whitman Washington Division  
1435 NE Empire Street, Suite 200 • Blytheville, WA 98922 • Phone: (509) 332-0259 • Fax: (509) 330-3805  
807 Southshore Blvd. • C-27 • Ellensburg, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16591
DATE:	MARCH 2017
SCALE:	AS NOTED
DESIGNED:	GC
DRAWN:	SDC/UC
CHECKED:	CLM/LMK
APPROVED:	CLM
SHEET	P.1.0

Z:\V\16591\DOCS\DWG\PLAN\_SHEETS\Utility\16591\_P1.0\_Cover.dwg 3/2/2017 2:38:31 PM

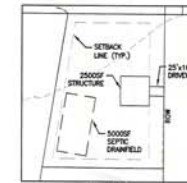
**MARIAN MEADOWS PUD**  
 PTN. OF SECTION 1, T.20 N., R. 13 E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON  
**PRELIMINARY DEVELOPMENT PLAN**



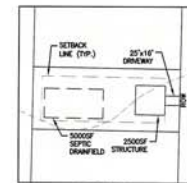
PROPOSED PHASING	PROPOSED YEAR*	PROPOSED LAND USE	APPROX. ACREAGE	APPROX. IMPERVIOUS %**
1. PHASE 1	2018	STORAGE	14.73	20%
2. PHASE 1A	2018	STORAGE	27.81	20%
3. RESIDENTIAL PHASE 2	2021	SINGLE FAMILY	15.98	20%
4. RESIDENTIAL PHASE 3	2024	SINGLE FAMILY	26.87	20%
5. RESIDENTIAL PHASE 4	2024	COMMUNITY USES	7.36	20%
6. RESIDENTIAL PHASE 5	2028	SINGLE FAMILY	8.14	20%
7. RESIDENTIAL PHASE 6	2028	SINGLE FAMILY	12.81	20%
8. RESIDENTIAL PHASE 7	2034	SINGLE FAMILY	311.75	44%
9. COMMUNITY USES	2020	COMMUNITY AMENITY	2.86	25%

NOTES:  
 \*PROPOSED SCHEDULE IS AN ESTIMATED PROJECTION OVER A 20-YEAR BUILDOUT.  
 \*\*IMPERVIOUS AREA EXCLUDES IMPERVIOUS AREAS ASSOCIATED WITH ROADS.  
 \*\*\*LARGE LOT RESIDENTIAL IMPERVIOUS AREAS ASSUMED TO BE NEGIGABLE DUE TO ABILITY TO INFILTRATE OR FULLY SOAKAGE RUNOFF.

PHASE	TOTAL ACREAGE	NUMBER OF LOTS	TRACTS (PURPOSE)	TRACT AREA (AC)
1. PHASE 1	14.73	4	TRACT A (OPEN SPACE) TRACT B (FUTURE DEVELOPMENT) TRACT C (RECYCLE AND WML) TRACT D (DRIVEWAY)	0.57 7.84 0.52 0.58
2. PHASE 1A	27.81	22	TRACT A (RV RETAIL) TRACT B (RV DUMP STATION) TRACT C (OPEN SPACE) TRACT D (SNOW STORAGE) TRACT E (OPEN SPACE) TRACT F (OPEN SPACE) TRACT G (OPEN SPACE) TRACT H (RV & DRINK/LEIS)	1.78 0.23 0.13 0.20 1.66 0.17 8.78
3. RESIDENTIAL PHASE 2	15.98	17	TRACT A (ACCESS)	0.28
4. RESIDENTIAL PHASE 3	26.87	30	TRACT A (COMMUNITY) TRACT B (RV ACCESS) TRACT C (DRINKFIELD)	4.56 0.33 1.87
5. RESIDENTIAL PHASE 4	7.36	0		
6. RESIDENTIAL PHASE 5	8.14	13	TRACT A (COMMUNITY USES)	2.86
7. RESIDENTIAL PHASE 6	12.81	4		
8. RESIDENTIAL PHASE 7	311.75	4		
9. COMMUNITY USES	2.86	0		



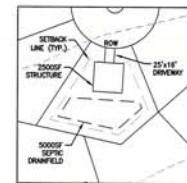
PHASE 1, LOT 1  
SCALE: 1"=100'



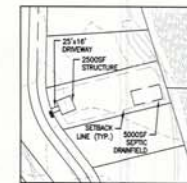
PHASE 1, LOT 6  
SCALE: 1"=100'



PHASE 3, LOT 27  
SCALE: 1"=100'



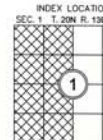
PHASE 3, LOT 8  
SCALE: 1"=100'



PHASE 6, LOT 7  
SCALE: 1"=200'

TYPICAL SETBACKS  
 FRONT: 25'  
 SIDE: 15'  
 REAR: 15'

THIS LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY PORTRAYING A LIKELY LAYOUT FOR THE PLAT OF MARIAN MEADOWS ESTATES



**KITTITAS COUNTY**  
 APPROVED FOR CONSTRUCTION

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COUNTY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISIONS	DATE	BY



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

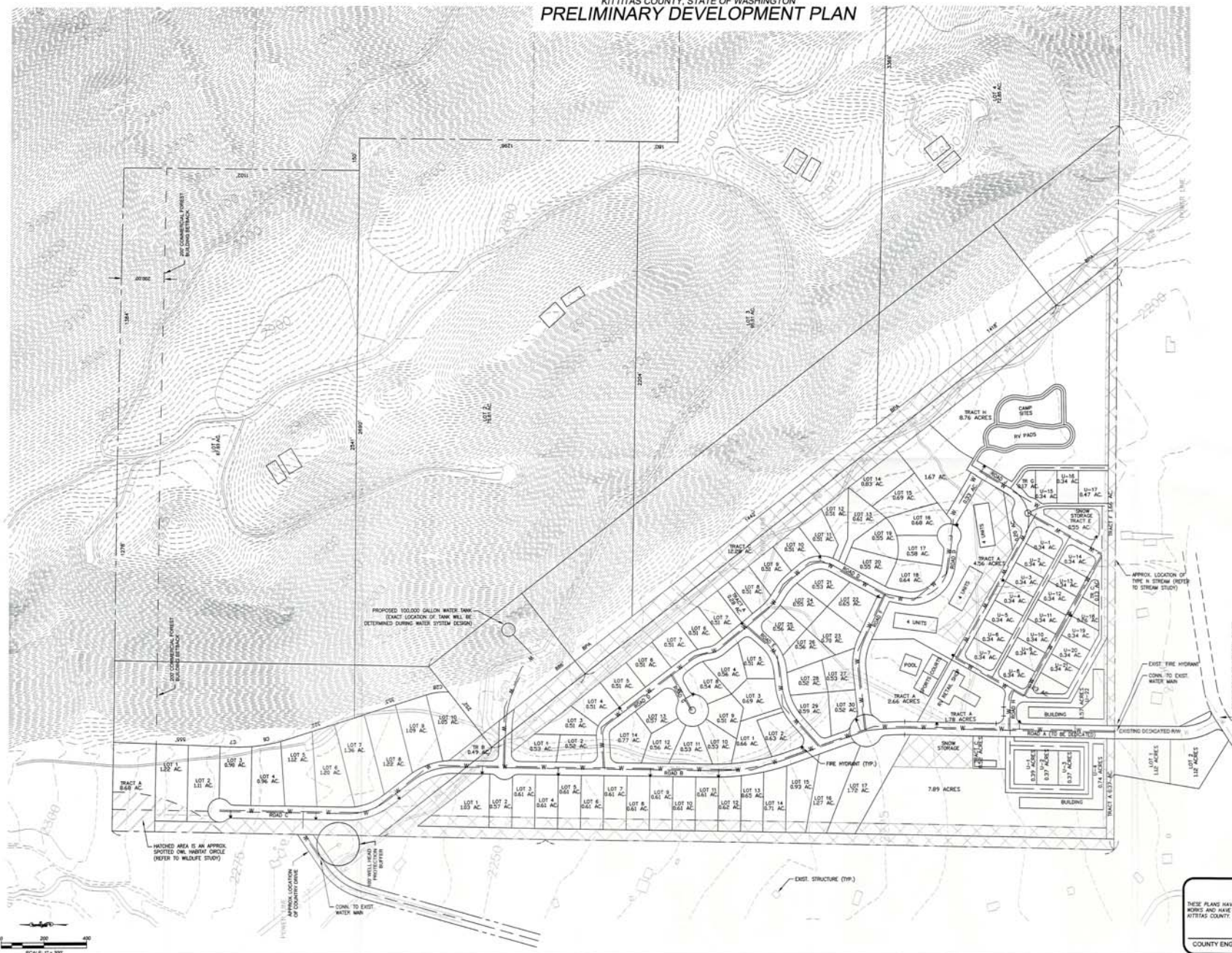
**Encompass**  
 ENGINEERING & SURVEYING

16210 E. Bridge Street, Suite 201 • Boise, ID 83725 • Phone: (208) 392-0259 • Fax: (208) 391-1035  
 807 S. Hudson Blvd., 4th Floor, Boise, ID 83725 • Phone: (208) 614-4122 • Fax: (208) 614-4149

JOB NO. 16091  
 DATE: MARCH 2017  
 SCALE: 1"=200'  
 DESIGNED: GC  
 DRAWN: SOC/IGC  
 CHECKED: C.J.H. WAKY  
 APPROVED: C.J.H.  
 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**  
  
 AREAS AVAILABLE FOR STORMWATER RETENTION/ FLOW CONTROL FACILITIES  
 CONCEPTUAL WATER LAYOUT



THIS LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY PORTRAYING A LIKELY LAYOUT FOR THE PLAT OF MARIAN MEADOWS ESTATES



**KITTITAS COUNTY**  
 APPROVED FOR CONSTRUCTION  
 THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR CONFORMING WITH THE REQUIREMENTS OF KITTITAS COUNTY.  
 COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS	BY	DATE

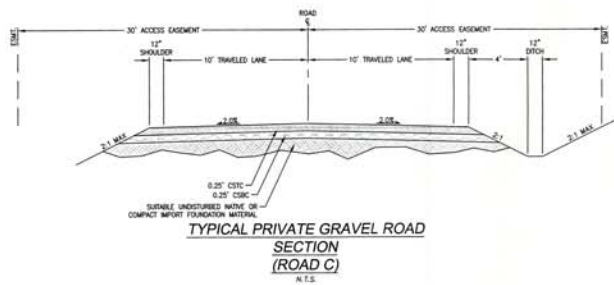
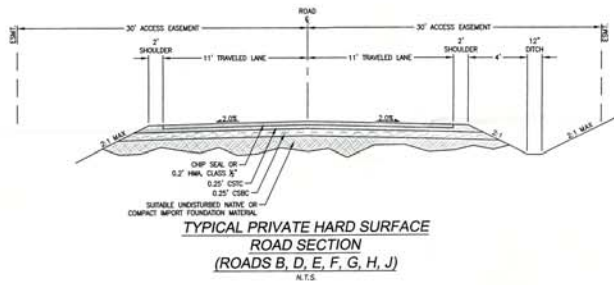
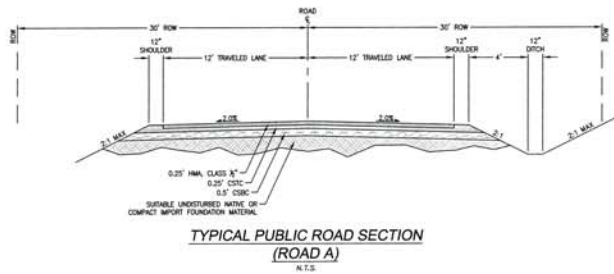


MARIAN MEADOWS PUD  
 EASTON RIDGE LAND COMPANY  
 PRELIMINARY DEVELOPMENT PLAN  
 SITE & UTILITY PLAN

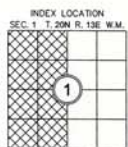
**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 16138 Highway 100 East, Suite 201 • Everett, WA 98203 • Phone: (425) 931-0100 • Fax: (425) 931-3005  
 4917 Suburban Plaza • Clallam, WA 98522 • Phone: (360) 652-7410 • Fax: (360) 624-1410

JOB NO. 16091  
 DATE MARCH 2017  
 SCALE 1"=200'  
 DESIGNED JG  
 DRAWN JG  
 CHECKED CJM/AMK  
 APPROVED CJM  
 SHEET **P3.0**

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



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**KITTITAS COUNTY**  
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 WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF  
 KITTITAS COUNTY.

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS	BY	DATE



REVIEW DRAFT  
 01/10/16

MARIAN MEADOWS PUD  
 EASTON RIDGE LAND COMPANY  
 PRELIMINARY DEVELOPMENT PLAN  
 ROAD SECTIONS

**Encompass**  
 ENGINEERING & SURVEYING  
 163 S. 1st Avenue, Suite 201 • Pullman, WA 99163 • Phone: (509) 337-0229 • Fax: (509) 337-3015  
 407 S. Jefferson Blvd. • Colfax, WA 99117 • Phone: (509) 367-1413 • Fax: (509) 367-1419

JOB NO.	66091
DATE	MARCH 2013
SCALE	AS NOTED
DESIGNED	GG
DRAWN	SEC/LSG
CHECKED	CLA/LWBK
APPROVED	CLA
SHEET	P3.1

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