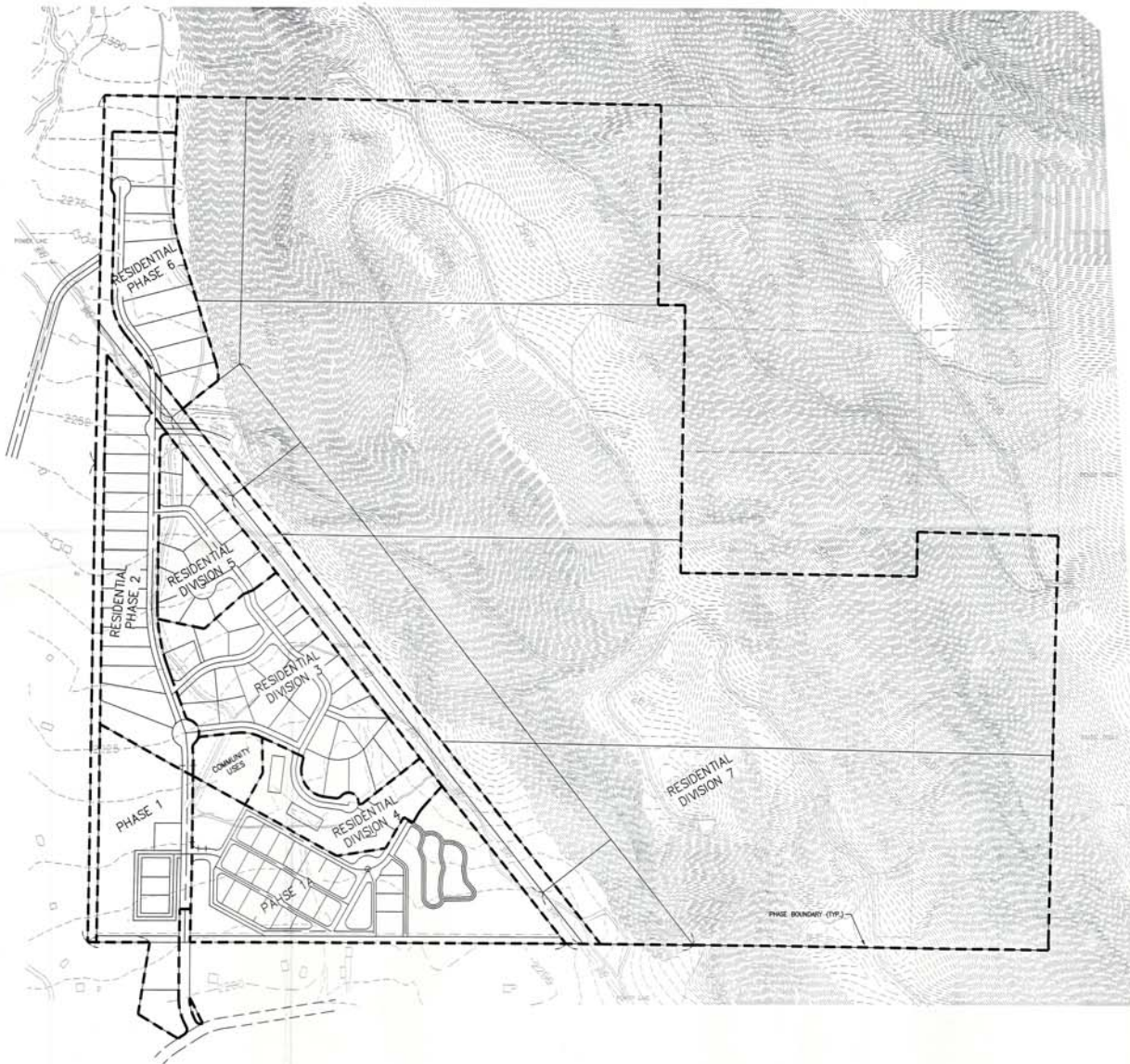


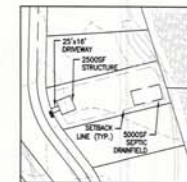
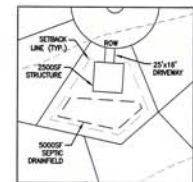
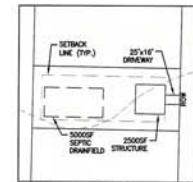
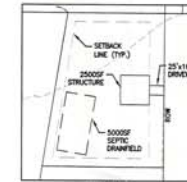
MARIAN MEADOWS PUD
 PTN. OF SECTION 1, T.20 N., R. 13 E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON
PRELIMINARY DEVELOPMENT PLAN



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	COMMUNES	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 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		



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

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	DATE	BY



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

Encompass
 ENGINEERING & SURVEYING

16210 E. Bridge Street, Suite 201 • Aurora, WA 98502 • Phone: (425) 332-0259 • Fax: (425) 331-1035
 8077 Audubon Blvd., C/O. Odean, WA 98222 • Phone: (360) 614-4122 • Fax: (360) 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**