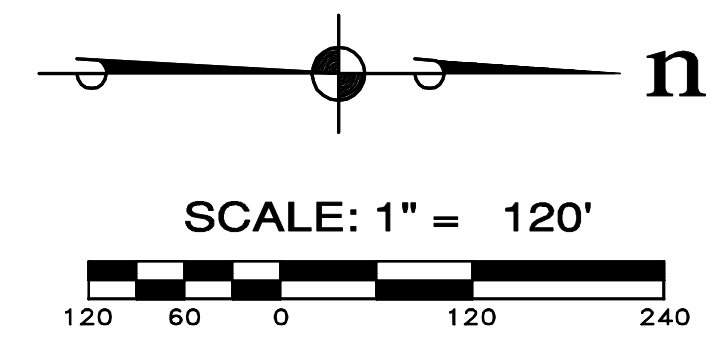


A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 17 N., RANGE 26 E., W.M.



OWNER/DEVELOPER
 BCSCBN, INC. dba VANTAGE BAY
 21828 87TH AVE SE, #200
 WOODINVILLE, WA 98072
 425-488-7625
 CONTACT: BILL COWAN

BIOLOGIST
 ENVIRONMENTAL ASSESSMENT SERVICES
 PO BOX 265
 RICHLAND, WA 99352
 509-375-1481
 CONTACT: BRETT TILLER

WASTEWATER ENGINEER
 TO BE DETERMINED

SITE DATA

- TAX PARCEL NOS.: 622933 & 272933
- SITE AREA: 57.21 ACRES TOTAL
 PHASE 1 - 52.98 ACRES
 PHASE 2 - 4.23 ACRES
- ZONING: PLANNED UNIT DEVELOPMENT (PUD)
- LAND USE APPROVALS:
 KITTITAS COUNTY: ORDINANCE NO. 2006-60
 PUD / REZONE: FILE NO. Z-06-25
 PRELIMINARY PLAT: FILE NO. P-06-26
 SEPA MDNS: APPROVED AUG. 29, 2006
- APPROVED DENSITY: 310 SINGLE-FAMILY RESIDENTIAL UNITS (±50'x90' TYP)
- PROPOSED DENSITY: 104 SINGLE-FAMILY RESIDENTIAL UNITS
 40 TOWNHOUSE UNITS
- PROPOSED AMENITIES: 2,100 SQUARE FEET WINERY (PUBLIC)
 40-UNIT BOUTIQUE HOTEL (PUBLIC)
 COMMUNITY GARDEN (HOA)
 POOL (HOA)
 CLUB HOUSE (HOA)
 16 ACRE VINEYARD
 1,024,203 SF OPEN SPACE TOTAL
- OFF-STREET PARKING: 89 STALLS
 OFF-STREET PARKING AREA: 4,496 SY
 PARKING MATERIAL: ASPHALT, ESTIMATED COST 50 DOLLARS PER SY
- ROAD AREA: 26,194 SY
 ROADS MATERIAL: ASPHALT, ESTIMATED COST 50 DOLLARS PER SY

SURVEYOR
 TODD LOKUS LAND SURVEYING, LLC
 NO LONGER IN BUSINESS
 BOUNDARY AND TOPOGRAPHIC SURVEY
 DATED MARCH 31, 2006

TRAFFIC ENGINEER
 TRANSPORTATION ENGINEERING NORTHWEST
 11400 SE 8TH STREET, SUITE 200
 BELLEVUE, WA 98004
 425-250-5003
 CONTACT: CURTIS CHIN

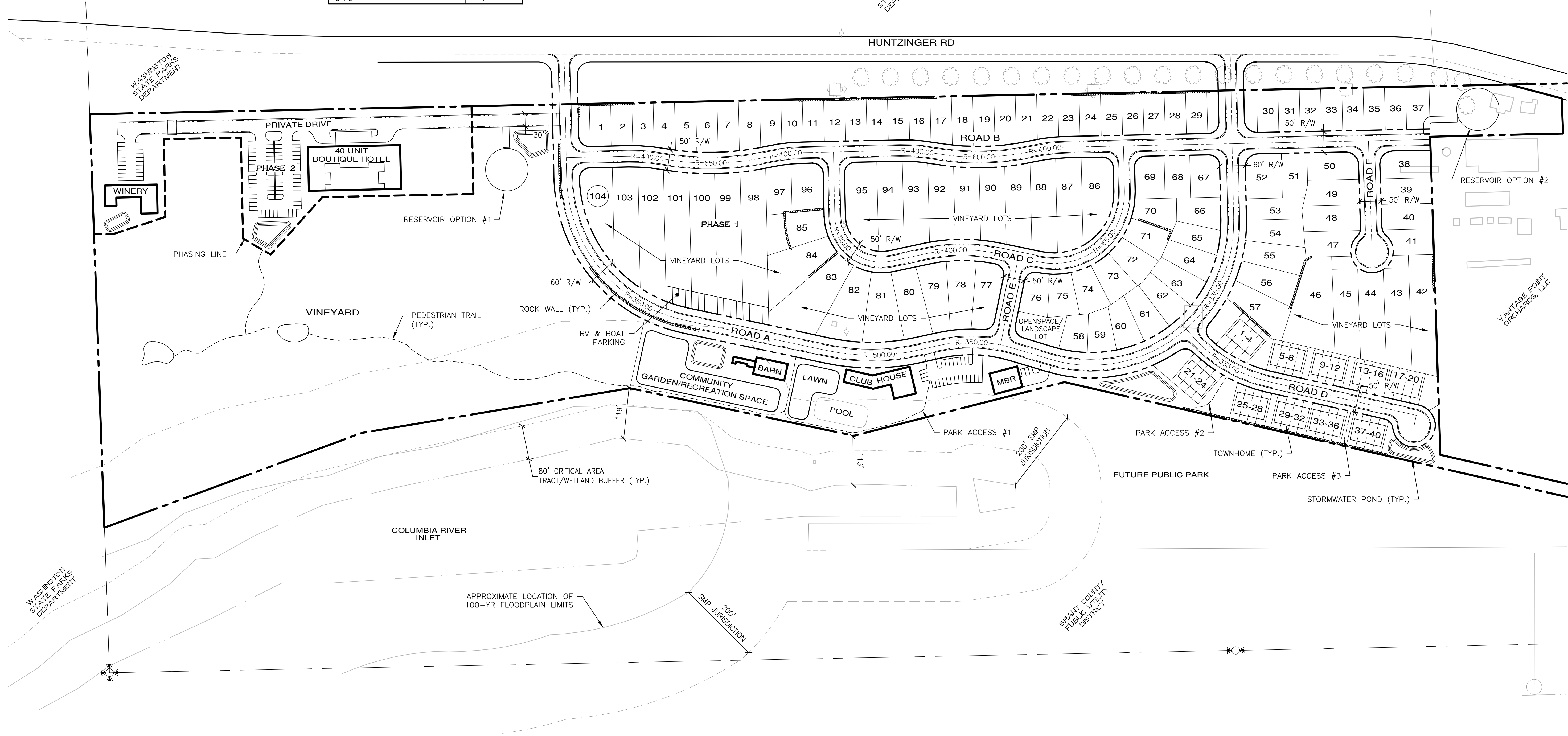
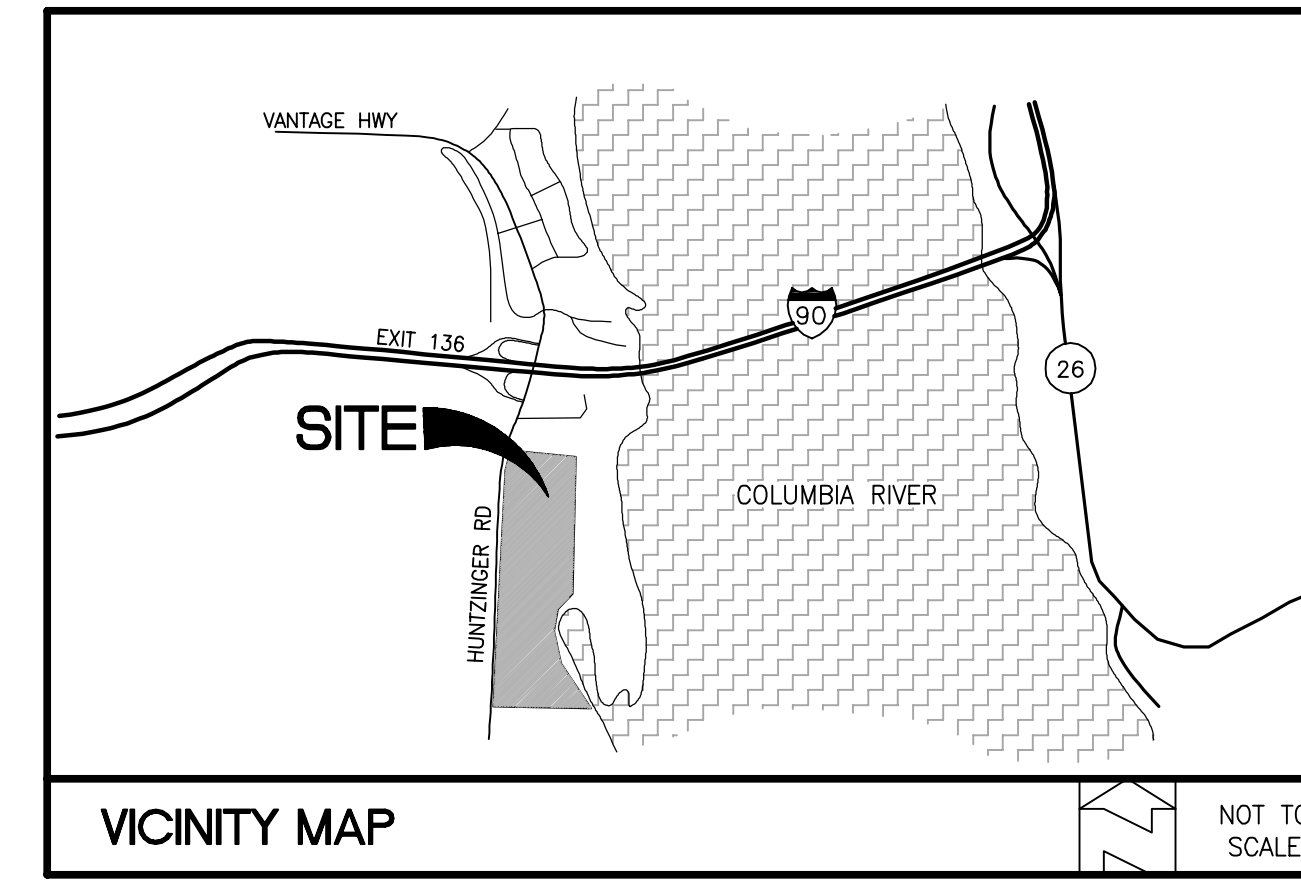
HYDROGEOLOGIST
 RH2 ENGINEERS
 300 SIMON STREET SE, SUITE 5
 EAST WENATCHEE, WA 98802
 509-886-2900
 CONTACT: STEVE NELSON

PLANNER/CIVIL ENGINEER
 ESM CONSULTING ENGINEERS, LLC
 33400 8TH AVE S, #205
 FEDERAL WAY, WA 98003
 253-838-6113
 CONTACT: ERIC LOBRIE

ARCHEOLOGICAL SURVEY
 NORTHWEST GEOCULTURAL CONSULTING
 804 NORTH B STREET
 ELLENSBURG, WA98926
 509-925-5379
 TUCKER ORVALD

COMMON OPEN SPACE TABLE

COMMUNITY GARDEN/OPENSACE	26,122 SF
LAWN	9,115 SF
OPENSACE/LANDSCAPE LOT	7,106 SF
TOTAL	42,343 SF



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 Plotted By: Cori Roberts

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 33400 8TH AVE S, SUITE 205
 FEDERAL WAY, WA 98003
 (253) 838-6113
 (253) 837-9900
 www.esmcivil.com

Professional Engineer
 Land Planning
 Land Surveying
 Project Management
 Landscape Architecture
 Public Works

BCSCBN, INC.
VANTAGE BAY PUD
 CONCEPTUAL SITE PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.: 1396/001/014
 DWG. NAME: ST-01
 DESIGNED BY:
 DRAWN BY: CJR
 CHECKED BY:
 DATE: 12/12/2018
 DATE OF PRINT:
ST-01
 1 OF 4 SHEETS