

## PROJECT NARRATIVE - PNW ACRES SUBDIVISION

The project site is located on parcels 111634 with 30.66-acres and 951891 with 12.11-acres. See attached *Vicinity Map*.

The project will consist of creating 7 residential lots, all larger than 5-acres. A site-built residence exists in the southwest corner of Lot 1. See the attached *Preliminary Road Plans*.

The project site is sparsely forested and slopes gently down from north to south. The south boundary is along the Yakima River. The Hawthorn Lane right-of-way terminates at a cul-de-sac near the southwest corner of Lot 1. Hawthorn Lane continues as a private road across parcel 951891 to its east boundary. In compliance with road variance RV-25-00011, Hawthorn Lane across parcel 951891 will be widened to 20-feet and a 50-foot wide easement will be provided. Access to Lots 1-6 will be from a new 20-foot wide private road in a 50-foot wide easement intersecting Hawthorn Lane.

The Easton Water District operates the existing watermain along Hawthorn Lane, which terminates at the existing cul-de-sac at the southwest corner of Lot 1. The water system will be extended to serve the development.

Sewer wastewater will be discharged to onsite soils using individual wastewater systems.

Puget Sound Energy operates the existing power distribution system, which terminates near the existing cul-de-sac at the southwest corner of Lot 1. The power system will be extended to serve the development.

Availability of fiber optic, telephone and cable TV service to the project site will be determined and coordinated in the final construction drawings.