

## EXHIBIT LIST

- Exhibit #1. PUD Question #9. Narrative Project Description
- Exhibit #2. PUD Question #10. Transfer of Development Rights
- Exhibit #3. PUD Question #11. Compatibility Criteria

### Preliminary Development Plan Requirements

- Exhibit #4. 17.36.030 2. Legal description of the subject property including section, township, range, parcel numbers and number of acres;
- Exhibit #5. 17.36.030 3. A vicinity map showing the location of the site and its relationship to surrounding areas and roads;
- Exhibit #6. 17.36.030 4. A Development plan drawn to a scale no smaller than two hundred (200) feet to the inch with elevation contours of no more than twenty-(20)-foot intervals showing the following:
  - a. Existing buildings, roads, utilities and easements;
  - b. Arrangement of proposed land uses by type (residential, commercial, open spaces, etc.) with the approximate percentage of land in each category.
  - c. Proposed traffic circulation and parking;
  - d. Critical areas and natural features;
- Exhibit #7. 17.36.030 5. A Landscaping plan.
- Exhibit #8. 17.36.030 6. A Phasing plan with identified timelines.
- Exhibit #9. 17.36.030 7. A Project narrative addressing the following:
  - a. Adjacent natural areas;
  - b. The type, design and characteristics of the surrounding properties;
  - c. Developer's intent with regard to providing landscaping and retention of open spaces;
  - d. Future land ownership patterns within the development including homeowners associations if planned;
  - e. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;
  - f. Documentation from the Director that environmental review (SEPA) has been completed or will be completed;
  - g. An explanation and specification of any nonresidential uses proposed within the project;
  - h. Planned residential densities expressed in terms of dwelling units per building and per net acre (total acreage minus dedicated rights-of-way);
  - i. The method proposed to insure the permanent retention and maintenance of common open space;
  - j. Proposed development standards, including an analysis of the public benefit provided in exchange for the deviations from the standards of the underlying zone;
  - k. Timing for the construction and installation of improvements, buildings, other structures and landscaping;

l. A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion;

m. If the proposed PUD rezone will result in an increase in unit density over the existing zone, include a narrative of the transfer of development rights in accordance with KCC Chapter 17.13, Transfer of Development Rights. (Ord. 2013-001, 2013; Ord. 2010-006, 2010 ; Ord. 2007-22, 2007; Ord.90-6 (part), 1990; Res. 83-10, 1983)

- Exhibit #10. Zoning Map
- Exhibit #11. Land Use Map
- Exhibit #12. Flood Plain Maps
- Exhibit #13. Water Rights & Water system
- Exhibit #14. Additional SEPA Reviews
- Exhibit #15. Chapter 8 Rural Lands
- Exhibit #16. Land Use Goals & Policies
- Exhibit #17. Wetland Stream Analysis
- Exhibit #18. Short Plat
- Exhibit #19. Soils Map
- Exhibit #20. Kittitas County Zoning Code 17.36
- Exhibit #21. K.C. Dept. of Public Works Transportation Concurrency Application