



WHITE WATER PERFORMANCE BASED CLUSTER PLAT

OVERVIEW:

The attached proposal is a 67 lot/11 tract Performance Based Cluster Plat in accordance to KCC Chapter 16.09 revised in August of 2006. The proposed total acreage is 112.04 acres located within the AG-3 zoning of Kittitas County. Please see attached plan for PBCP table of how density bonus points were calculated.

UTILITIES:

The project's proposed sewer shall be a combination of individual and possibly community septic and community and proposed water will be a Group A System.

TRANSPORTATION:

Access to the site will be served by Pays Road via Iron Mountain Road on the west side and Gadowa Lane from the east side of the property. A road design from Pays Road and along Iron Mountain Road to the north east corner of the site is in the process. Secondary access is met by the internal loop within the plat and the two proposed connections to Pays Road.

OPEN SPACE:

Proposed open space will contain active recreational areas such as trails and recreational ponds.

COMMENTS:

After preliminary plat approval is granted, the developer will prepare detailed design plans for the on-site water system, road system, septic and recreational ponds for construction purposes and agency approvals.

RECEIVED
OCT 21 2003
Kittitas County
CDS