

# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships - Building Communities"

SE-110 00008

## SEPA ENVIRONMENTAL CHECKLIST

### PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW, Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

### APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**560.00 Total fees due for this application (One check made payable to KCCDS)**



### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 10-24-11

RECEIPT #

12727

**PAID**  
OCT 24 2011  
KITITAS CO.

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 4-21-11

Page 1 of 12

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

*Village at the Summit Div. 1 – Tract E*

\_\_\_\_\_

\_\_\_\_\_

2. Name of applicant:

*Bryce Phillips  
Chad Dale  
Pass Development, LLC  
100 N 35th St  
Seattle, WA 98103*

\_\_\_\_\_

\_\_\_\_\_

3. Address and phone number of applicant and contact person:

*Applicant: Bryce Phillips, Pass Development, LLC (206) 660-7983  
100 N 35<sup>th</sup> St  
Seattle, WA 98103  
Contact Person: Scott Roberts, Lake Union Partners (425) 922-9094  
2030 Dexter Avenue North, Suite 100  
Seattle, WA 98109*

\_\_\_\_\_

\_\_\_\_\_

4. Date checklist prepared:

*October 18, 2011*

\_\_\_\_\_

5. Agency requesting checklist:

*Kittitas County Community Development Services*

\_\_\_\_\_

6. Proposed timing or schedule (including phasing, if applicable):

*The project will be phased, but the specific timing of the phasing has not been determined at this time. However, total build-out is expected to occur within 10 – 15 years .*

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7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*None proposed at this time.*

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\_\_\_\_\_

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

*A Wetland Identification and Delineation Report has been prepared by SNR Company. Also, a Phase I Environmental Site Assessment and supplemental Phase II Subsurface Investigation by The Riley Group, Inc. has been completed. Subsequent completion of environmental clean up completed with No Further Action letter pending delivery from the State Department of Ecology. (See exhibits A and B, attached).*

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

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*No other applications are pending at this time other than the pending NFA letter (see response to 8.).*

10. List any government approvals or permits that will be needed for your proposal, if known.

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*An access approach permit will be required from WSDOT and final plat approval will be required from Kittitas County at the time of development of each individual phase and building permits.*

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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

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*The proposed project consists of development of Tract E of Village at the Summit Div. 1. The project will be developed over phases and will include a mixed-use development consistent with the permitted uses identified within KCC 17.36.020. Maximum residential densities shall not exceed 150 units and commercial/retail space will be limited to 20,000 sq. ft.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

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*The subject property is located on the west side of SR 906 on Snoqualmie Pass, between the north and south approaches to Guye Peak Lane; within the South Half of Section 4, T. 22N., R. 11E., W.M.; Kittitas County Tax Parcel No. 142436.*

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): **flat**, rolling, hilly, steep slopes, mountainous, other.

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*The site is generally flat with an overall grade of approximately 2.5% from the northwest corner to the southeast corner.*

- b. What is the steepest slope on the site (approximate percent slope)?

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*There is a small inclusion of slopes of approximately 50% located on the north half of the property, near the western parcel boundary..*

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

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*The NRCS soil survey for the subject property indicates that the soil*

type is Chinkmin ashy loam, on 5-30% slopes. The soil type was confirmed by SNR Company during field activities related to the preparation of the Wetland Identification and Delineation Report.

- d. Are there surface indications or history of unstable soils in the immediate vicinity?

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*No evidence of unstable soils have been observed on site or in the immediate vicinity.*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

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*Filling and grading will be necessary to facilitate construction at each phase of development. While the source and/or quantities are unknown at this time, all filling and grading will be conducted in full compliance with all applicable codes.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

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*Erosion could occur as a result of clearing and grading if disturbed soils are left exposed during the wet season and/or during storm events.*

- g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

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*Approximately 60% of the site will be covered with impervious surfaces at full build-out.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

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*A SWPPP will be prepared prior to any ground disturbing activities and a Construction Stormwater General Permit obtained. BMP's will be employed prior, during and after construction activities until such time that the site has been stabilized.*

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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*Normal emissions from construction equipment will occur during construction activities. Post-construction emissions will likely include wood smoke from chimneys and automobile emissions commonly associated with vehicular traffic.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

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*None known.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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*All vehicles and equipment will be properly fitted with emissions*

devices in compliance with Washington State emissions and/or air quality standards.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

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*There are several existing storm water ditches located throughout the property which discharge to an existing storm water detention pond located directly adjacent to the southeast corner of the subject property. No other surface water bodies have been identified on site.*

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

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*All existing storm water ditches will likely be removed and reconstructed as necessary to facilitate future development. There is an existing storm water detention area on site, engineered for this site and sized accordingly; although it has not been completed at this time, but it will be finished at the time of the new construction in Phase I. All future storm water facilities will be constructed in compliance with the Stormwater Management Manual for Eastern Washington.*

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

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*As stated above, all existing storm water ditches will likely be removed and reconstructed as necessary to facilitate future development.*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

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*None known or proposed.*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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*The subject property is not located within a 100-year floodplain.*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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*None known or proposed.*

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

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*None proposed.*

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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*None known or proposed.*

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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*Storm water will be generated from future development of the site and will include impervious surfaces, such as roadways, driveways and rooftops. All existing storm water ditches will likely be removed and reconstructed as necessary to facilitate future development. Completion of the existing storm water facility on site will be completed at the time of Phase I construction and will be the primary receiver of on-site storm water. All future storm water facilities will be constructed in compliance with the Stormwater Management Manual for Eastern Washington.*

2) Could waste materials enter ground or surface waters? If so, generally describe.

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*None known or anticipated.*

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

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*All future storm water facilities will be constructed in compliance with the Stormwater Management Manual for Eastern Washington (see 3.c., above).*

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: **alder**, maple, aspen, other
- evergreen tree: **fir, cedar**, pine, other
- shrubs**
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, **other**
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

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b. What kind and amount of vegetation will be removed or altered?

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*The eastern half of the property was previously developed and remains largely clear of vegetation. The western half of the property is forested and contains second and third growth conifers and associated understory. The western half of the property will be cleared as necessary to facilitate future development.*

c. List threatened or endangered species known to be on or near the site. \_\_\_\_\_  
\_\_\_\_\_

*No threatened or endangered species are known or have been identified on or near the site.*

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any: \_\_\_\_\_  
\_\_\_\_\_

*Future development will likely include a network of trails, and open space areas. Existing vegetation will be preserved to the maximum extent practicable within these areas. Additional landscaping within the developed portions of the property will incorporate the use of native plants.*

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: \_\_\_\_\_  
\_\_\_\_\_

X birds: hawk, heron, eagle, songbirds, other:  
X mammals: deer, bear, elk, beavers, other:  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site. \_\_\_\_\_  
\_\_\_\_\_

*No threatened or endangered species are known or have been identified on or near the site.*

c. Is the site part of a migration route? If so, explain. \_\_\_\_\_  
\_\_\_\_\_

*None known.*

d. Proposed measures to preserve or enhance wildlife, if any. \_\_\_\_\_  
\_\_\_\_\_

*Approximately 40% of the site will be comprised of trails, open space and/or other landscaped areas.*

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. \_\_\_\_\_  
\_\_\_\_\_

*Energy sources for future residences will likely include electricity, propane and/or wood stoves. The use of solar and/or other alternative energy sources will be encouraged.*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

*None known.*

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

*Energy-efficient and "green" building practices will be encouraged and likely incorporated in future development of the site.*

7.

ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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*None known.*

1) Describe special emergency services that might be required.

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*None known.*

2) Proposed measures to reduce or control environmental health hazards, if any.

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*None proposed or necessary.*

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

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*The property is located adjacent to SR 906 and near I-90. Normal freeway noise occurs, but should not affect the project.*

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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*Construction noise will occur during normal daytime hours.*

3) Proposed measures to reduce or control noise impacts, if any.

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*Construction hours will be limited to normal daytime hours, 7:00 a.m. – 6:00 p.m.*

8.

LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

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*The subject property is currently vacant and is located within an area largely comprised of mountain cabins and/or vacation homes. Existing commercial development is located directly across SR 906.*

b. Has the site been used for agriculture? If so, describe.

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*None known.*

c. Describe any structures on the site.

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*Several concrete foundations from previously demolished structures still exist on site.*

d. Will any structures be demolished? If so, what?

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*The existing concrete foundations will be demolished and removed from the site.*

e. What is the current zoning classification of the site?

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*Planned Unit Development*



f. What is the current comprehensive plan designation of the site? \_\_\_\_\_

*Rural*

g. If applicable, what is the current shoreline master program designation of the site? \_\_\_\_\_

*Not applicable.*

h. Has any part of the site been classified as an environmentally sensitive area? \_\_\_\_\_

*None known.*

i. Approximately how many people would the completed project displace? \_\_\_\_\_

*None.*

j. Approximately how many people would reside or work in the completed project? \_\_\_\_\_

*Because the total residential densities and commercial/retail space is undetermined at this time, the response is unknown. However, it is anticipated that most residents will be seasonal and/or part-time. If full residential development density is achieved the residential density could range from 50 to 250 persons depending on the time of year. The commercial/retail space could support as many as 20 part time and/or full time employees.*

k. Proposed measures to avoid or reduce displacement impacts, if any. \_\_\_\_\_

*None proposed or necessary.*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. \_\_\_\_\_

*The proposed development is consistent with the Comprehensive Plan designation (Rural) and in full compliance with the underlying zoning (Planned Unit Development). Further, it is compatible with and characteristic of nearby existing uses and no additional measures are proposed or necessary.*

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. \_\_\_\_\_

*A maximum of 150 units will be provided at build-out and will likely be middle to high-income vacation homes.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. \_\_\_\_\_

*None.*

c. Proposed measures to reduce or control housing impacts, if any. \_\_\_\_\_

*As stated above, the proposed development is consistent with the Comprehensive Plan designation and is in full compliance with the underlying zoning. Further, it is compatible with and characteristic of nearby existing uses and no additional measures are proposed or necessary.*

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

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*Future structures likely will not exceed 50 feet in height. Principal exterior building materials will be characteristic of and compatible with existing structures in the immediate vicinity of the subject property.*

- b. What views in the immediate vicinity would be altered or obstructed?

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*Future development will be visible from SR 906 and adjacent properties.*

- c. Proposed measures to reduce or control aesthetic impacts, if any.

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*Principal exterior building materials will be characteristic of and compatible with existing structures in the immediate vicinity of the subject property.*

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

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*Light and glare commonly associated with residential and commercial development will likely occur during daytime and nighttime hours.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

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*No significant hazards or interference with views is anticipated.*

- c. What existing off-site sources of light or glare may affect your proposal?

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*None known.*

- d. Proposed measures to reduce or control light and glare impacts, if any.

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*Exterior lighting should be shielded, hooded and directed downward.*

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12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

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*The site is located on Snoqualmie Pass, which hosts a variety of wintertime and summertime recreational activities, including snow skiing, snowmobiling, hiking, camping, hunting, boating, fishing and other similar outdoor activities.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

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*None known.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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*Future development will likely include vacation homes and cabins, as well as new commercial/retail facilities to provide services to future and existing residents and visitors.*

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

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*None known or identified.*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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*None known or identified.*

- c. Proposed measures to reduce or control impacts, if any.

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*If ground disturbance or other activities related to the proposed development should result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact made with the Washington State DAHP, SHPO and/or affected tribes. Work shall remain suspended until the find is assessed and appropriate consultation is conducted.*

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

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*The site is accessed from SR 906 and Guye Peak Lane. SR 906 is the proposed primary access route. If necessary, an emergency or secondary access will be provided to Guye Peak Lane.*

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

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*None known.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

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*Future parking will be proportionate to the type and use at each phase of development. No parking spaces would be eliminated.*

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

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*Future development will likely be served from an internal network of private roads.*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. \_\_\_\_\_  
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*None known.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. \_\_\_\_\_  
\_\_\_\_\_

*At maximum build-out, the project could generate up to 1,500 residential trips per day and additional trips would be generated based on the type and quantity of commercial/retail development. Peak volumes would likely occur during weekend and holiday traffic.*

g. Proposed measures to reduce or control transportation impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

*The proposed approach to SR 906 will be designed and constructed per WSDOT specifications and the internal roadways will meet or exceed all applicable Kittitas County Road Standards. Further, a snow removal plan will be designed and incorporated into all phases of development.*

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_

*An incremental increase in public services would be generated at the time of development and occupancy.*

b. Proposed measures to reduce or control direct impacts on public services, if any. \_\_\_\_\_  
\_\_\_\_\_

*No significant direct impacts are anticipated and no special measures to reduce or control direct impacts on public services are proposed.*

16. UTILITIES


a. Circle utilities currently available at the site: **electricity**, natural gas, **water**, refuse services, **telephone**, **sanitary sewer**, septic system, other. \_\_\_\_\_  
\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed. \_\_\_\_\_  
\_\_\_\_\_

*The Snoqualmie Utility District will provide water and sanitary sewer service and PSE will provide electric service to the site. All utilities will be constructed underground and in compliance with the respective purveyor's requirements.*

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Date: 11/21/11

Print Name: Bryce Phillips



DAWSON ASSOCIATES  
ARCHITECTS / PLANNERS  
1000 FAYETTE AVENUE, SUITE 200, CHARLOTTE, NC 28204

VILLAGE AT THE SUMMIT, DIV. 1 - TRACT B  
Kittitas County, Washington  
Pass Development, LLC

PROJECT NUMBER: 18-011  
DRAWN BY: [blank]  
DATE: 10/16/11

Land Use Plan

A0.1

COMMERCIAL AREA  
BUILDING - 20,000 SF MAX

S.R. 906

STORM WATER  
DETENTION  
FACILITY

NOTE:  
BUILDING AND ROAD LAYOUTS  
ARE CONCEPTUAL IN NATURE  
AND SUBJECT TO REVISION.  
THE LOCATION, NUMBER, SIZE  
AND USE OF BUILDINGS WILL  
BE DETERMINED BASED ON  
MARKET CONDITIONS AT EACH  
PHASE OF THE PROJECT.

LAND USE PLAN  
P = 30'



EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

RESIDENTIAL AREA  
150 RESIDENTIAL UNITS  
MAXIMUM

RESTRICTED  
EMERGENCY  
ACCESS

GUYE PEAK LANE

The drawings, specifications and other documents prepared by the Architect for this project are the property of the Architect and shall remain the property of the Architect. The drawings, specifications and other documents prepared by the Architect for this project are the property of the Architect and shall remain the property of the Architect. The drawings, specifications and other documents prepared by the Architect for this project are the property of the Architect and shall remain the property of the Architect.

SHEET SIZE: 24" X 36"  
SCALE: 1/8" = 1'-0"  
DATE: 10/16/11

The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project, and the Architect shall be deemed the author of these documents with the Owner's use and occupancy of the Project. The Architect's Drawings, Specifications and other documents shall not be used for any other project, or for additions to this Project, or for completion of this Project by others, unless the Architect is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

Submission of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.

SHEET SIZE  
24" X 36"

Note: If drawing size is not shown reduced text is not to scale.

ABCDEF  
ABCDEF

RESTRICTED  
EMERGENCY  
ACCESS

GUYE PEAK LANE

RESIDENTIAL AREA  
150 RESIDENTIAL UNIT  
MAXIMUM

COMMERCIAL AREA  
BUILDING - 20,000 SF MAX

S.R. 906

PLANNING AND ROAD LAYOUTS  
CONCEPTUAL IN NATURE  
SUBJECT TO REVISION.  
LOCATION, NUMBER, SIZE  
OF BUILDINGS WILL  
BE DETERMINED BASED ON  
LOCAL CONDITIONS AT EACH  
OF THE PROJECT.



DAWSON ASSOCIATES  
ARCHITECTS / PLANNERS  
2000 Fairview Ave. E. Seattle, WA 98102 TEL: (206) 324-1947/FAX: 324-4823

VILLAGE AT THE SUMMIT, DIV.1 - TRACT E  
Kittitas County, Washington  
Pass Development, LLC

PROJECT NUMBER 11-014  
DRAWN BY CLH  
DATE 10.19.11

Land Use Plan

A0.1