



WILDWOOD RANCH PLAT PROJECT NARRATIVE

OVERVIEW:

The purpose of this application is to subdivide Assessor's Parcel Numbers 063034 (20-15-25040-0008) & 623134 (20-15-25055-0007) to the configuration shown on the preliminary site plan. The plat also includes a recently vacated 20 foot right of way, Ordinance No. 1651.

The project proposes to clear and grade the 11.97-acre site to accommodate the construction of 93 units with a mix of single-family and common wall lots. The completed development will have two access entrances via E 3rd Street/Deer Meadow Drive along the northern boundary of the subject site and one entrance via the E 1st Street/Spanski Way intersection in the southwestern corner. Project will be constructed in 1-6 phases over the next 20 years per proposed development agreement.

ZONING & LAND USE:

The subject property is located within the Multiple Family Residential & Single Family Residential Zone of the City of Cle Elum.

DEVELOPMENT AGREEMENT:

A development agreement is enclosed for City review. The development agreement addresses a few sections of existing city code where the applicant wishes to moderately modify.

TRANSPORTATION:

County & City roads via existing and proposed right of ways.

WATER: City of Cle Elum

SEWER: City of Cle Elum

COMMENTS:

Topography of the site is shown on the Preliminary Civil Plans. Attached are copies of the preliminary plat for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS PLAT APPLICATION.