

Phasing Narrative for Mariner's Outlook, Phase 3 Subdivision

The owner, Mariners Investors LTD is proposing a phased development for the 82 lot Mariner's Outlook, Phase 3 subdivision consisting of four phases.

Phase 1:

This phase is the development of Lots 1 thru 25 at the southwest portion of the property. This phase will include roadway construction for a portion of Cutter Way off Mariners View Court to serve the lots as well as all utilities to serve the lots within this phase of the project. Utilities from this phase will be stubbed to allow connection during future phases where needed. Mariner's View Drive will serve as access to this phase of development. A stormwater detention pond located north of lots 19 thru 22 will also be constructed to serve this first phase.

Phase 2

This phase is the development of Lots 26 thru 52 along the western edge of the property. This phase will include roadway construction of a portion of Cutter Way and Keel Way to serve the proposed lots and create a second access point to/from West Sequim Bay Road. Utilities will be extended to serve these lots and they will be stubbed to allow connection during future phases where needed. During this phase a sewer lift station will be constructed to serve this and future phases. Gravity sewer mains will be constructed outside of the current phase to connect to the sewer lift station. At least a portion of the infiltration/detention pond located in the northeast corner of the property will also be constructed during this phase to serve Phase 1 and 2. The 10' multi-use path will be constructed from the intersection of West Sequim Bay Road and Keel Road to the intersection of Cutter Way and Mariners View Court during this phase.

Phase 3

This phase is the development of lots 53 thru 68 located in the center section of the property. This phase will include additional interior roadway construction of an extension of Mariners View Drive to serve the proposed new lots. The 10' multi-use path will be extended along a portion of the existing Mariners View Court and along a portion of the existing Mariners View Drive. If complete construction of the stormwater infiltration/detention pond was not completed during phase 2 it will be completed during this phase of the project.

Phase 4

This phase is the development of the remaining lots 69 thru 82 in the northeastern portion of the property. This phase will include an additional interior roadway construction of the remaining portion of Cutter Way to serve the remaining lots. The remaining portion of the 10' multi-use path will be constructed along Mariners View Drive and connected to West Sequim Bay Road.