

COLUMBIA NORTHWEST ENGINEERING, PS

(SINCE 1992)

Veteran Owned Small Business Concern

Civil Engineers
Land Surveyors
Planners

249 North Elder Street
Moses Lake, WA 98837-1799

Phone (509) 766-1226
Fax (509) 766-6754

RECEIVED
COMMUNITY DEVELOPMENT

AUG 15 2023

PLANNING AND BUILDING
CITY OF MOSES LAKE

August 15, 2023

Community Development Department
Attention: Michelene Torrey, Planning Permit Technician
City of Moses Lake
321 S. Balsam Street
P.O. Box 1579
Moses Lake, WA 98837

Subject: Barrington 5, Preliminary Major Subdivision Re-Phasing Request

The Barrington 5 Phase 1 is nearing completion of construction, and you will soon see the Final Plat Application. The Phase 1 final plat will match the current phasing plan. Due to the nature of the construction that occurred during Phase 1 construction, a modification to the phasing plan is being requested to utilize the utilities that are already constructed to their fullest extent in the most expedient time frame. Attached is an exhibit illustrating the requested phasing plan for the remaining two phases.

Originally, the phasing went from north to south, one road at a time. The red line illustrates the original phase 2/3 phase line. The revision requests that Phase 2 would include the remaining Saratoga Street lots along with the Rambler Lots. Phase 2 would change from 16 Lots to 28 Lots. Phase 3 would change from 20 Lots to 8 Lots. Montclair Road construction would be constructed as part of Phase 3.

An engineering review of this proposal was conducted and concluded that there are no foreseeable conflicts or problems that would be created by this phasing revision.

Please contact me if you have any questions or if you require any additional information.

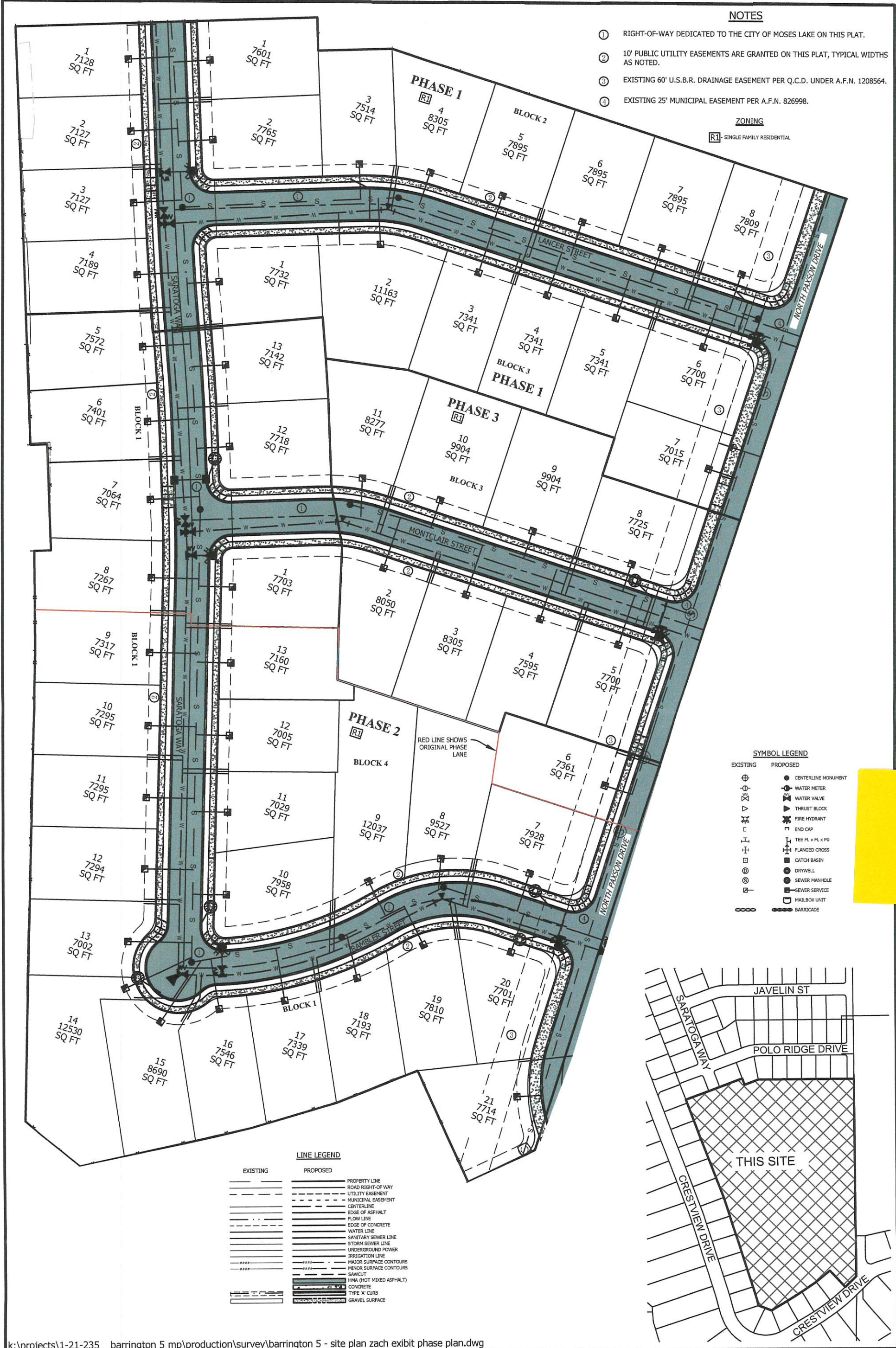
I appreciate your time reviewing this request.

Sincerely,

Del Green, PE
President

Attachments: As Noted.

Cc: Pete Olsen, Olsen Homes, LLC, 610 S. First Avenue, Othello, WA 99366.



NOTES

- 1 RIGHT-OF-WAY DEDICATED TO THE CITY OF MOSES LAKE ON THIS PLAT.
- 2 10' PUBLIC UTILITY EASEMENTS ARE GRANTED ON THIS PLAT, TYPICAL WIDTHS AS NOTED.
- 3 EXISTING 60' U.S.B.R. DRAINAGE EASEMENT PER Q.C.D. UNDER A.F.N. 1208564.
- 4 EXISTING 25' MUNICIPAL EASEMENT PER A.F.N. 826998.

ZONING

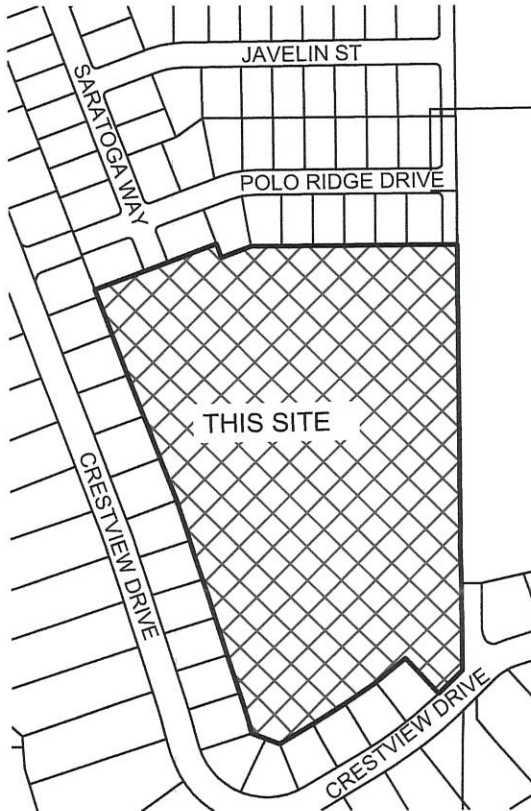
R1 SINGLE FAMILY RESIDENTIAL

SYMBOL LEGEND

EXISTING	PROPOSED

LINE LEGEND

EXISTING	PROPOSED



k:\projects\1-21-235_barrington 5 mp\production\survey\barrington 5 - site plan zach exhibit phase plan.dwg

FOR: Lakes Mobile Home Park LLC 16419 40th Place West, Lynnwood, WA 98037	PROJ. NO. 1-23-153	DWG DATE 7/5/2023	CHECKED BY DLG	DRAWN BY ZAW
SHEET 1 OF 1				

BARRINGTON POINT 5
SITE MAP - PHASE PLAN



Columbia NW Engineering, PS
engineering ~ surveying ~ planning

249 North Elder Street, Moses Lake, WA 98837
Ph: 509-766-1226 Fax: 509-766-6754