



Encompass is a full service civil engineering, surveying, and land use planning firm whose expertise in residential subdivision design includes:

- Conceptual Site Planning and Development Analysis
- Preliminary and Final Platting, Coordination, and Public Hearings
- Preliminary and Final Subdivision Plans
- Site Layout Plans
- Road Profile and Grading Design
- Stormwater Drainage Analysis and Design including TIR's
- Temporary Erosion and Sediment Control Plans / Stormwater Pollution Prevention Plans
- Water Distribution System Analysis and Design
- Sewer System Analysis and Design
- Construction Details and Technical Specifications
- Local, State, and Federal Permitting
- SEPA Compliance
- Boundary, Topographic, and As-Built Surveys
- Construction Staking, Inspection, and Management



Our residential subdivision experience includes single family residential subdivisions, multi-family residential subdivisions, mobile home parks, and RV park design. **Encompass'** staff has extensive experience in all aspects of residential subdivisions and is capable of taking the project from a preliminary planning phase, through design and construction, to final inspection.

Every residential development/subdivision project has specific needs and concerns depending on the location of the project, development criteria, and owner preferences. **Encompass'** design goal in each phase of residential subdivision is to work closely with the owner to create innovative development plans, based on clear goals and objectives. We incorporate an integrated approach to provide design solutions sensitive to individual site complexities while maintaining economic and environmental sustainability critical to the project.

Project Examples

- Berilla Plat (*Enumclaw*)
- City Heights Master Planned Community (*Cle Elum*)
- Dueberry Hills, Phases I & II (*King County*)
- Columbia Bluffs Master Planned Resort (*Grant County*)
- Currier Creek Estates (*Ellensburg*)
- Cedar Pointe (*Kent*)
- Idaho Point Plat (*Ellensburg*)
- Kendall Ridge (*King County*)
- Rosewood Mobile Home Park, Division II (*Ellensburg*)
- Sophia Glenn (*Kent*)
- Sanders Mill, Phases I - IX (*Ellensburg*)
- The Ridge at Willow Park, Division I & II (*King County*)
- Vista View Estates (*Ellensburg*)
- Vintage Hill, Division V & VI (*King County*)
- Greenfield Park Condos (*Ellensburg*)
- Park on Main (*Bellevue*)
- Lakeshore Estates (*Ellensburg*)
- Mill Pond Apartments (*Auburn*)
- Timothy Park (*Ellensburg*)
- Camelot Apartments (*Everett*)
- Wheaton Court (*Ellensburg*)
- Avalon (*Seattle*)
- Cle Elum Pines (*Cle Elum*)
- Riverside Townhomes (*Bothell*)
- Sagebrook Townhomes (*Cle Elum*)

