



CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

P.O. Box 949, Gig Harbor, WA 98335
4706 97th St. NW, Suite 100
Gig Harbor, WA 98332

Phone: 253-857-5454
Fax: 253-509-0044
Email: info@contourpllc.com

November 21, 2022

Jeremiah Cromie, Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

SUBJECT/RE: Kittitas Permit # LPF 22-00007 Forest Ridge Phase V
Contour Project #21-088

Dear Mr. Cromie,

Below are our responses to your November 15, 2022 RFI for the Forest Ridge Phase V Final plat. As stated in emails, this response is in coordination with Forest Ridge Phase IV Final plat being accomplished by Encompass Engineering. See the responses below:

COMMUNITY DEVELOPMENT – PLANNING:

- All documents shall reference Forest Ridge (Not Skyline Ridge for Submittals). No plats were approved under the name Skyline Ridge for this development.
Acknowledged
- OS Tract 1-A was already used as an open space tract in Phase 1 (OS-1). Conditions do not allow for open space tracts to be further subdivided or altered (See condition 6).
Plans have been amended to remove the changes to the Phase I Open Space Tract.
- An open space management plan shall be submitted to the County and updated CCR's shall be provided to the County that show approved recreational uses and provisions and maintenance (SEPA MDNS Condition 11).
The open space management plan was submitted with the revised CC&Rs with the Phase IV Final Plat submittal from Encompass Engineering.
- As it appears this Phase is dependent on Phase 4, Phase 4 must be approved before Phase 5 can be approved.
Acknowledged maps have been revised to include the road easement across Phase V for Phase IV. A revised title report will be submitted separately for final approval.

PUBLIC WORKS – PLANNING AND SURVEY REVIEW

Access

- 1) Access easement frontage on Lot 142 has been measured at approximately 15' in length using scale provided in plat drawing. Per Kittitas County Road Standards, access onto Lot 142 must be set 5' off the boundary line of Lot 141. Access onto parcels must have a minimum driveway width of 12'. Refer to Kittitas County Road Standards 12.04.080; Table 4-4A for driveway standards. Access easement frontage should be extended to compensate for future access development on Lot 142..

The easements have been adjusted accordingly in coordination with Josh Frederickson of Public Works.

Engineering

1. Please provide a bond for the work to be completed for Phase 5 Final Plat to Kittitas County Public Works.

Bonding will be provided by the Trailside Development.

2. Please provide a bond in accordance with Kittitas County Code for the work to be completed on Columbia Ave per SEPA decision for LP-08-00014:
 - a. Potholes must be repaired on Columbia Ave from First Street to Fourth Street.
 - b. A 2-inch overlay on Columbia Ave from First Street to Fifth Street or end of existing pavement.

Potholes have been repaired. The overlay on Columbia Ave will be bonded with the County.

3. Please provide an updated Traffic Impact Analysis for the intersection of SR 903/SR 903 Spur. Public Works will not support final plat until this has been complete.

A revised Operational Analysis Assessment from Heath & Associates, Inc. and dated November 2022 was included with the Phase IV resubmittal.

4. The current TESC BMPs originally installed have failed at multiple locations. Please provide an updated TESC plan to Public Works. This TESC plan should be approved and in place prior to plat finalization.

Work is ongoing to manage and maintain the site BMPs. The work has been bonded and includes TESC.

5. Please include a note on the final plat indicating Lots 1-5, 11, 13, 15, 18, 20, 22, 29-34, 45, and 58-62 shall require on site stormwater mitigation.

A note has been added to sheet 3 of the final plat.

Survey

Sheet 1:

1. Please include Engineer (name or firm) of Record with the owner and parcel information.

Added

2. In the recording certificate, change “Book___ of Surveys” to “Book___ of Plats”.
Changed

Sheet 2:

3. Include labels for adjacent plats with recording numbers (EX: Plat Bk:10, Pg.4)
Added
4. Under existing legal description, change “Recorded of said County” to “Records of said County” (3 occurrences)
Changed (3 occurrences)
5. In the Legend Change “Forest Ridge-Phase III” to “Record Info per Forest Ridge-Phase III”
Changed
6. The South line of SW 1/4 of Section shows a record distance that does not match the reference (.84 vs .80)
Changed to match the reference
7. The two calculated section corners that are also property corners will need to be set and shown on the face of the plat.
Corners will be set and are shown on the face of the plat

Sheet 4:

8. Lot Closure report calls out a distance of 0.36 feet near the N1/4 corner of section, which is not shown on the plat. This corner will also need to be set.
Added a detail and corner will be set.
9. Show all easements as “Existing”, “Herein Dedicated”, or “Created by Separate Document” (or similar language).
Added language to easements.
10. The area containing Tags L1, L2, C3 and C1 would benefit from a detail window (not required).
No changes made.
11. Show the total Width of Tract AC-10.
Width added and tract renamed to OS-26
12. Identify the dashed lines on either side of Stream E and F.
Buffer lines identified

Sheet 6:

13. The Calculated East 1/4 corner of Section will need to be set.
Modified label.

Sheet 7:

14. The area Curve Tag C102 would benefit from a detail window (not required). If a detail window is not used, “tick marks” or “crows feet” identifying the ends of the 197.26 long line would clarify things.

Added crows feet and included a detail drawing for clarity

15. Spelling typo near Eastmost corner of Tract S-2 “ROW VARIES”

Corrected typographical error.

Flood – No comments

Water Mitigation/Metering

1) Requirements for final plat approval have not been met.

Prior to final plat approval the applicant must provide a copy of the approved Showing of Compliance with 90.44.100(3) from Ecology.

Acknowledged. This will be provided by client.

Assessor

- Required: See attached e-mail.
Added both the property and the forestry tax parcels to the map.
- Please note that parcel 962043 (Map number 20-15-24071-0100) should not be included as it was the open space tract used in Phase 1 that can't be used in Phase 5.
This tract has been removed from Phase V.

Sincerely,



Brett M. Allen, P.E.

Digitally signed by Brett M. Allen, P.E.
DN: cn=Brett M. Allen, o=Contour Engineering LLC, cn=Brett M. Allen, P.E.
Reason: I am approving this document
Date: 2025.11.23 10:54:02-0800

Brett M. Allen, P.E.
Principal Engineer