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Kittitas County CDS

May 1, 2023

Jeremiah Cromie, Planner II
Kittitas County Community
Development Services
411 N. Ruby Street, Ste. 2
Ellensburg WA 98926

Re: Thorp Landing Plat, LP-23-00001

Dear Jeremiah:

The purpose of this letter is to respond to the comments Community Development received for the above-referenced land use application. We have broken out the individual comment letters into a matrix and included two exhibits for your review. Please see the following, Response to Comments Matrix, Exhibit A, and Exhibit B.

Regards,

Chad Bala



Cc: Thorp Landing LLC
Jeff Slothower

Response to Comments Matrix

DATE	COMMENT LETTER	ITEMS	RESPONSE TO COMMENTS
2/21/23	Snoq. Tribe	No substantive comments to offer at this time. If the scope for the project or parameters for the APE change we reserve the right to modify our current position.	At this time the plat will not be modified. Please also see RLR's cultural resources report dated July 5, 2022.
2/21/23	WSDOT Av.	WSDOT has reviewed and found that there are no land use compatibility or airspace issues in relations to the local airports. No comments.	Agreed. This plat has no airspace issues with local airports.
2/22/23	WA ST DOH	DOH concurs with the applicant's statement in the SEPA Checklist that drinking water for the 10 lot development will be provided by a Group B Water System that will be submitted to KC Health for review and approval.	Applicant understands this and has identified that 2 lots will be served by an existing and approved Group B Water System and that a new well is proposed on lot 7 of the proposed plat and will be approved as a Group B Water System serving the rest of the proposed plat.
2/23/23	WAST DOH	Is this for a stand-alone development consisting of a 10 connection water system or is it being added to the existing Thorp Landing Water System to generate a 16 connection water system?	Staff clarified in the email chain and referenced the SEPA Checklist that 2 lots of the proposed plat will be served by an existing approved Group B Water System and the 8 other lots will be serviced by a newly proposed Group B Water System. See also Exhibit A
3/1/23	WA ST DOH	Extraction of water for both wells would be considered a project and the combined groundwater extraction would need to be evaluated as a total. As an example and clarification regarding the implication of "project", if the applicant does not have any water rights, then the total quantity of groundwater that can be extracted (or pumped) from the ground, on any single day, is a single exempt well limit of 5,000 gallons. The Applicant would not gain two exempt well limits simply because the project is split into two pieces.	See Exhibit A.
		If the applicant is able to proceed with an expanding Group B and a second Group B, then KC Health would administer the approval of the two.	For clarification. The existing (County approved) Group B Water System, is not being expanded and is approved for 6 connections (See Exhibit 10 of the application submittal). See email chain between and County, DOH, & KCDP dated Feb. 22 & March 1, 2023.

2/23/23	Colville Tribe	Request any ground disturbing activities to have an IDP in place prior to implementation. This undertaking involves division of plats for the purpose of rural residential development.	Per RLR Arch. & Cultural Resource consultant, who has already surveyed the property, recommends the project to proceed as planned and finds no historic properties affected (RLR Cultural Resources Report dated July 5, 2022).
		The Tribal Historic Preservation Officer expects to also see the development plans for these individual parcels through their various implementations.	Kittitas County is the oversight for any future development on this proposed plat whether it be for building permits, road construction etc. See RLR report.
		If ground disturbing activities are to be conducted, such as the installation of septic system or scraping of driveway, creation of concrete pad, a cultural resource surface survey and subsurface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for subsurface cultural deposits.	Per RLR Arch. & Cultural Resource consultant, has already surveyed the property. This report is part of the file for review and has been reviewed by the Yakama Nation, who has reviewed and agreed with therefore allowing Kittitas County to move forward with this proposal. Within the executive summary of RLR's report it notes that this site has been continuously in the past and currently farmed and further notes that no cultural material was located during their subsurface testing. With the aforementioned RLR recommended the project to proceed as planned and finds no historic properties affected (RLR Cultural Resources Report dated July 5, 2022).
		There are known cultural resources of historic significance nearby and these particular parcels are considered moderately to very high risk for an inadvertent discovery according to the DAHP predictive model.	See RLR's Cultural Resource Report on file with Kittitas County. Please note that RLR's report states that this site has been continuously in the past and currently farmed and further notes that no cultural material was located during their subsurface testing (RLR Cultural Resources Report dated July 5, 2022).
		CCT H/A recommends that during implementation there be an inadvertent discovery plan (IDP) in place to ensure compliance with all of Section 106 and relevant cultural resource laws both federally and to the State of Washington.	As part of RLR's Cultural Report, specifically Pages 35 & 36, an Inadvertent Discovery Procedure (Plan) has been established and accepted by the Yakama Nation and Kittitas County (RLR Cultural Resources Report dated July 5, 2022).
2/24/23	KC Fire Marshall	Fire apparatus Access Road required	Agreed. This private road, which a portion has already been built and certified by an engineer, will be completed to the Kittitas County Private Road Standards.
		Key Box required if a gate is installed.	Agreed. Please note at this time no gate is proposed therefore a key box will not be needed or required.
		Fire flow documentation must be provided to the KCFMO previous to final inspection.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.

		Fire flow must comply with IFC Appendix B. In cases where buildings/structures do not exist yet, the reference of NFPA 1142, 22, 20 and 24 may be required. This requirement provides for a reduction of the fire flow if the structures are protected with an approved fire sprinkler systems installed in accordance with the IFC Chapter. 9.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		Fire Flow in the amount of 1000 gallons per minute for the duration of 1 hour.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		Please install a water system that is capable of this flow rate and separate from any residential water supplies.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		Please submit design plans to the KCCDS so they can be reviewed/approved by Safebuilt.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		The code allows for alternate water supplies, such as tanks, and a stand alone hydrant to suffice so long as the fire flow and rate of delivery are the same.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		Fire hydrant system: when required the fire hydrant system shall comply with IFC Appendix C and Section 507. Contact KCFMO to determine hydrant spacing, flow requirements, and discharge port specifications.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		Depending on the proposed project, the hydrant system may need to comply with Sections in NFPA 22, 24 and/or 25.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		Hydrant systems require a KCFMO permit. If a pump is needed to ensure the proper operation of a hydrant system a KCFMO permit is required.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		Wildfire protection. All residential, commercial-residential structures will receive a WUIC evaluation upon submission of the preliminary site analysis, unless pre-application approval is granted. Shortly after pre-application approval the KCFMO will perform a WUIC evaluation and attach it to the official comments. The WUIC requirements will comply with the IWUIC.	See Exhibit B. Per Fire Marshall Email dated 4-26-23 the lots are required to be sprinklered from the irrigation canal(s), the lots are low hazard WUIC scores, and the lots do not have a high ability to expose to other structure in the event of a fire.
2/28/23	Westside Irrig. Ditch Co. (WSIC)	WSIC sites KCC 16.18 as County requirements	See Exhibit A.
		WSIC bylaws have been amended to require the following:	
		Any stockholder etc, who undertakes any subdivision within WSIC service area must construct an adequate water transmission system, including easements or right of way to allow irrigation delivery to each newly created or reconfigured lot.	The applicant agrees to this.

		The development proponent must provide WSIC and the County with adequate drawings or surveys, showing elevations, the locations of anticipated new parcels and the routing of the proposed irrigation delivery system across WSIC lands.	The applicant agrees to this.
		Newly proposed irrigation facilities must not impair the rights or uses of downgradient water owners or users, who shall be consulted in connection with the system design.	The applicant agrees to this.
		Only following confirmation that the newly proposed irrigation facilities are adequate in all respects for continuing irrigation water delivery to affected WSIC lands will the WSIC Board of Trustees ("Board") or it's designee provide written certification thereof to the County.	The applicant agrees to this.
		Owners of all subdivided lands receiving WSIC water through a common headgate must appoint a single representative for purposes of communicating with WSIC and its Ditch Supervisor on all matters concerning irrigation water deliveries.	The applicant agrees to this.
		WSIC will encourage landowners to formally organize as a water users association or similar entity, which they may conclusively determine their relative rights and obligations concerning water deliveries; collection and remittance of WSIC assessments and charges etc.	The applicant agrees to this.
		Following final County subdivision approval, the Board will reapportion and reallocate WSIC stock to each newly configured parcel(s) into the name of then current owners of affected property.	The applicant agrees to this.
		If one or more stockholders of subdivided lands become delinquent in the payment of WSIC assessments, the Ditch Supervisor will reduce deliveries to the affected WSIC headgate in proportion to the delinquency, with affected stockholders being responsible for allocating reduced deliveries to the paid-up lands only.	The applicant agrees to this.
3/7/23	WA ST DOE	In Washington State, prospective water users must obtain authorization from the Dept. of Ecology before diverting surface water or withdrawing groundwater, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process.	See Exhibit A. See also response to Washington State Department of Health comment.

3/8/23	WA ST PARKS & RECREATION COMMISSION	<p>1. Potential Adverse Impact: Trespass: Mitigation Measure: proponent should be responsible for professionally surveying, marking, recording for the common property line. State Parks is requesting a copy of the survey be provided for records.</p>	<p>The preliminary plat map was provided as part of the submittal application. This map reflects the current property boundaries of the proposed lots. If this plat is approved it will eventually be recorded. Once it's recorded a recorded version will be provided to the WA ST Parks and Recreation Dept.</p>
		<p>2. Potential Adverse Impact: Trespass, dumping, uncontrolled access, and indiscriminate use. Mitigation Measure: If Proponent needs to access State Park Land, either temporarily or permanently, the project proponent will need to apply for and obtain legal easement for access.</p>	<p>This proposal isn't proposing any access to the State Parks Land. The access for this proposal is through the established Thorp Landing Lane, which will be extended to serve these lots. No trespassing dumping signs will be established along the property line adjacent to the WA State Parks Land.</p>
		<p>3. Potential Adverse Impact: Impacts to recreation during construction. State Parks is concerned with public safety during construction.</p>	<p>There is no adverse impact as the construction is on private property. A portion of the road is approved by Kittitas County and built.</p>
		<p>4. Potential Adverse Impact: Noise, light, glare, natural resources. Mitigation: Provide development setbacks or other protection measures to protect the existing mature vegetation and associated root system that exist along the common property line. Submit plans immediately for review and approval and incorporate Parks comments into the project as necessary.</p>	<p>Standard Kittitas County Setback within the AG-5 zone will apply. Specifically Per KCC 17.28A.040 Front setback is 25', 17.28A.050 Side setback is 5', 17.28A.060 Rear setback is 25'. Noise, light and glare has been addressed within the CC&R's that will govern over this proposal. As for submitting plans to the jurisdictional agency, in this case Kittitas County, will review building plan submittals for consistency with county codes, setbacks, & critical areas etc.</p>
		<p>5. Potential Adverse Impact: Stormwater discharge. Mitigation Measure: Grade, shape or otherwise contour the project to prevent stormwater from discharging onto State Parks property.</p>	<p>As reflected within the application submittal, specifically Exhibit #16 of the plat submittal application, is the stormwater erosivity waiver through the WA Dept. of Ecology. All stormwater/erosion will be onsite and addressed as part of the road construction, thus staying on site. As for residential construction all stormwater will stay on the proposed lots. With each lot being 5 acre plus in size and most likely construction taking place closer to the access road, it is not foreseeable that stormwater will discharge onto WA ST Parks land.</p>
3/9/23	KC Public Health	<p>On-site sewage must adhere to the standards set by both the WAC and KCC in accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal system are contemplated must be completed.</p>	<p>See Exhibit A.</p>

		In accordance with WAC 246-272A-0210, all on-site septic setbacks must be met with particular attention being paid to the distances between neighboring lots, reserve areas, and the location of the Group B well.	The applicant agrees to this.
		Prior to final plat approval:	The applicant agrees to this.
		A-1 soil logs are required for lots.	The applicant agrees to this.
		A-2 An individual well site review is required for locating of the proposed Group B.	The applicant agrees to this.
3/9/2023	Fudacz	SEPA Checklist #3 Water subsection 3. Applicant indicated that there are no known drainage issues that could be affected by subdividing parcel 443233 into 10 five acre lots. This is incorrect there are numerous natural springs and historic wooden and cement tile drains across many sections of the proposed large plat, including recorded irrigation easement. See Exhibit A	See Exhibit A.
		Landowner exhibited a lack of responsibility citing items	See Exhibit A.
		Exhibits B and C outline historical significance and legal rights to said waters	See Exhibit A.
		Wetlands and stream critical areas report failed to meet the standards outlined in the Critical Areas Studies and failed to highlight perennial springs throughout the property dating back to 1913. Critical areas report was sub-par and the hydrology exists citing a March 8, 2023 date and pictures of water running on the surface and through drain pipes and makes a statement that water is running year round and no irrigation related as stated in the Critical Areas Report.	See Exhibit A.
		Since a wetland was not properly identified in the original study on May 10, 2022, an adequate and or proper Eastern Washington Wetland rating was not given, thus not identifying property setbacks and buffer zones associated with the wetland areas.	See Exhibit A.
		Kittitas County GIS mapping the area of Perennial Spring C is listed within a wetland area, but this study indicates that it is not a wetland.	See Exhibit A.
		Exhibit D indicating the locations of documented springs with the DOE and lands that have the rights to such water. Spring 1971#2 and 2046 lie within the Perennial Spring C as outline in Exhibit A. Springs 4817#1 and 4817#2 lie within Perennial Spring B.	See Exhibit A.

		In addition, Exhibit A, Perennial Spring A provided drinking water to landowners in the main part of the Thorp Community and was associated with Parcel 025933 until transfer of rights.	See Exhibit A.
		These springs and the rights to this water correspond to the shaded areas in Exhibit D.	See Exhibit A.
		Current landowners have no right to use any water associated with these perennial springs, nor do any future owners have the right to use these waters for irrigation, stock, or to divert or obstruct waterways for prescribed/documentated easements as outlined in RCW 90.03.410.	See Exhibit A.
3/9/23	Paula Thompson	Referencing the 2022 Comprehensive Plan SEPA Checklist was inadequate and that the use of a non-project action and nothing can be speculated about environmental issues and concerns.	See Exhibit A.
		Plat Sepa Checklist submitted once again with no identification of wetlands and perennial springs and associated water rights which have deeded easements and prescriptive easements through this property to deliver water to the water right holders.	According to KC GIS under the wetland layer, there is a wetland within the Goodwin Road County Right-of-Way. This is basically the road side ditch. The applicant commissioned a Critical Area Report (See Exhibit 12 of the application submittal) which identifies this wetland within the county right-of- way. Even though this wetland is within the county right-of-way the Critical Area consultant reviewed this wetland in accordance with Kittitas County Code and established the appropriate buffers consistent with the county code. At the same time on the GIS mapping system of the county you will see a wetland identified within the Railroad right-of-way and Thorp Depot Road. This wetland is off the property but there is a tail water ditch that travels along and crosses Parcel 19591 (not part of this proposed plat application) and crosses Thorp Landing Road and crossing other existing parcels eventually crossing the Thorp Hwy. Per the Exhibit 12 of the plat submittal (Critical Area Report), Section 4.4 Irrigation regime Pg. 7 looks to identify this tail water section as a tail water ditch. Therefore wetlands were identified off-site and not literally on the proposed Plat. See Also Exhibit A

		Several lawsuits pertaining to these water rights over the last 100 years concerning the disruption of their delivery have been put in the record for this SEPA. The delivery rights of the water right holders has been upheld in court and will be vigorously defended.	See Exhibit A.
		The creation of these lots without fire hydrants will lower the fire rating of the Thorp Fire District and increase insurance cost for every other landowner.	Per Fire Marshall Email dated 4-26-23 Fire Flow Requirements and the hydrants system requirements are waived.
		A turn lane on Thorp Hwy should be required due to the 17 lots served by the Thorp Landing Lane.	Kittitas County Public Works has already approved the approved access permit, grading permit from Thorp Hwy into the existing parcels serving them. Currently the Applicant is working with a transportation consultant to review and address any other road items regarding this proposed 10 lot plat.
		They do not address irrigation runoff from the proposed lots in the water runoff item.	Water runoff including stormwater was addressed within the SEPA Checklist 3. Water, c. Water Runoff. Please note Exhibit 16 of the submittal that contains the WA DOE Stormwater Erosivity Waiver. Please note irrigation water that is pertinent to the users will not be disrupted etc. See also Exhibit A.
		They can't allow irrigation runoff onto adjacent land within the plat to surrounding lands.	See Exhibit A.
		There is no irrigation plan addressing these issues and responsibilities.	West Side Irrigation Company (WSIC) commented on the proposed plat. The applicant will be required to design, submit etc., an irrigation distribution plan to West Side Irrigation Company for review and approval, by their Board, prior to final plat approval. Furthermore, WSIC has amended their bylaws to also require a single representative of this plat to represent this plat community in communicating with WSIC.
		Placing homes, driveways, outbuildings, etc. definitely may have affects on existing drainage patterns and create new patterns with unintended consequences within and outside the plat.	See Exhibit A.

	Johnny & Erinn 3/9/23 Boitano	<p>Current lots proposed were incorrectly rezoned due to the fact that they are inside flood areas.</p>	<p>This proposed ten lot plat is not completely within the floodplain. As you can see in Exhibit #4 of the Plat Application submittal there is a small portion of a 500 yr floodplain and 100 yr floodplain. In Exhibit #2 these floodplain areas have been identified on the survey map. More specifically the floodplain is the back portion of Lots 6, 7, 8, 9, & 10, and a majority of it is 500 year floodplain. With floodplains in Kittitas County, one is allowed to build within the 100 year floodplain as long as flood development requirements are met.</p>
		<p>Most nearby residents do not have deeper wells and adding 10 more homes plus the other newly approved 7 will have negative impact on our aquifer which will then lead to residents needing to dig deeper wells.</p>	<p>This plat proposes a Group B water system (a single well) to serve these ten lots. This system will be designed and submitted to Kittitas County Health for review and approval.</p>
		<p>Adding 10 more septic systems (17 if you include the other newly approved lots) will greatly increase infrastructure and could potentially lead to well contamination. In the summer everyone flood irrigates which brings the water table to a very high level in this area, which will easily carry contaminants to not only our aquifer but nearby streams.</p>	<p>Per the Kittitas County Health Department's comment letter and county code, this proposed plat is allowed to apply for individual septic systems etc.</p>
		<p>Adding 10 building lots (homes, shops, roads and such), will negatively affect the surface water and drainage patterns, potentially causing severe damage to these newly constructed homes but also to existing residences and farms.</p>	<p>See Exhibit A.</p>
	1/12/22 KCPublic Health	<p>Comment Letter from Public Health on Connor Short Plat</p>	<p>See Exhibit A.</p>
	KC Dept of Public 3/10/23 Works (DPW)	<p>Access</p>	
		<p>1. An Approved access permit shall be required from DPW prior to creating any new driveway access or performing work within the county right of way.</p>	<p>Agreed. Please note that a portion of Thorp Landing Lane has been reviewed and approved by KC, and built. Thorp Landing Lane will be extended to serve this proposed plat.</p>
		<p>2. Private roads serving any of the proposed lots will be inspected and certified by a licensed professional engineer for conformance with the current KC Road Standards, 2015 edition.</p>	<p>Agreed. Please note that a portion of Thorp Landing Lane has been reviewed and approved by KC, and built. Thorp Landing Lane will be extended to serve this proposed plat.</p>
		<p>Road certification will be required prior to final approval.</p>	<p>Agreed. Please note that a portion of Thorp Landing Lane has been reviewed and approved by KC, built, and includes a road certification (See Exhibit 15 of plat submittal).</p>

		If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements for the International Fire Code prior to issuing a building permit.	Agreed.
		3. All road construction within the public or private right of way shall be designed by or under the direct supervision of a civil engineer, licensed in the State of WA.	Agreed.
		Please submit road plan and profile drawings along with any associated drainage reports for a formal civil review to Kittitas County DPW (12.04.020).	Agreed.
		4. Roads longer than 150' in length are required to provide a fire apparatus road turnaround meeting the requirements of Appendix D in the International Fire Code.	Agreed. The preliminary plat map reflects the location of the turnaround.
		5. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.	Agreed.
		6. Future access onto proposed lots may not be accessed off a county road if there is an alternative road to access from (i.e., proposed Lots 5 & 6 must access from Thorp Landing Lane and not Goodwin Road).	Agreed.
		7. KC will not access private roads for maintenance as a public street or road, until such streets and roads are brought into conformance with current county road standards and formally adopted by KC Board of County Commissioners.	Agreed.
		8. In addition to the above mentioned conditions, all applicable KC Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.	Agreed.
		Engineering	
		1. Transportation Concurrency. A Transportation Impact Analysis (TIA) shall be required for all development that will generate more than 9 peak hr trips.	The applicant has discussed this with KCDPW and are in the process per KCDPW guidance.
		Please provide estimated traffic generation for peak hours to determine if a TIA will be required.	The applicant has discussed this with KCDPW and are in the process per KCDPW guidance.
		2. Plat Approval regarding Engineer Signature Block	Agreed. This engineer signature be established.
		3. Newly created lots shall access onto an internal road system and not directly onto a county road.	Agreed. The lots will access Thorp Landing Lane then access a county road.

	Please include a NOTE: that lot access is to be only to the internal private road, and no direct access from an individual lot onto the county road.	Agreed.
	4. Include NOTES a through e.	Agreed.
	5. A grading permit (GP-22-00008) was previously obtained. Please note the expiration date on the grading permit.	GP-22-00008 was issued on July 7, 2022 and per Conditions of Approval #1, this permit expires two years from the date of issuance. See Exhibit #14 of Plat Submittal.
	Survey	
	No survey review performed on this application.	A preliminary plat (survey) was submitted for review as part of the submittal application. It is understood that as part of Final Platting review, the Survey will be reviewed, if that is what this comment is intended to mean.
	Flood	
	In summary of flood comments: all activities within floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. 1 through 4 listed items.	Agreed.
	All subdivisions shall show on the face of both the preliminary and final plat the boundary of the 100 yr flood plain and floodway.	Agreed. All floodplain boundaries have been included on the preliminary plat map submitted with the application.
	Water Mitigation/Metering	
	The applicant must provided legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates.	Agree
	This plat is not eligible for the Kittitas County Water Bank. Mitigation must be provided from a private water bank.	Agree
	Prior to final plat approval and recording conditions 1 thru 3 shall be met in accordance with KCC 13.35.027.	Agree
	1. A letter from a water purveyor stating the purveyor has adequate water rights and will provide the necessary water for the new use.	Agree
	2. An adequate water right for the proposed use; or	Agree
	3. A certificate of water budget neutrality from the Dept. of Ecology or other adequate interest in water rights from a water bank.	Agree
	All applicants of land divisions shall also submit information on proximate parcels held in common ownership as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.	See Exhibit A. Applicant is in the process of obtaining water for this proposal.
	Final Plat Notes required C-1 and C-2	Agreed.