

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING



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Kittitas County CDS
Date: 4-19-2018

To: KITTITAS COUNTY CDS
ELLENSBURG WA

Attn: DUSTY PILKINGTON

Job No. 16080

Re: TRAILHEAD-SUNCADIA-PHASE 1-DIVISION 12A
LP-17-00005

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
1		3	MYLAR OF SHEETS 1, 3 AND 4
1			COPY OF SHEET 2
1			FINAL PLAT APPLICATION
1			CLOSURES
1			SUBDIVISION GUARANTEE
1			APPLICANT RESPONSE FOR PRELIMINARY APPROVAL CONDITIONS

THESE ARE TRANSMITTED as checked below:


- For approval
- For your use
- As requested
- For review and comment _____
- FOR BIDS DUE _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- For signature
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: Ginger Jensen Title: CAD TECHNICIAN

Copy to: File

LP-17-00005 - TRAILHEAD, SUNCADIA, PHASE 1, DIVISION 12A

PRELIMINARY APPROVAL CONDITION	APPLICANT RESPONSE	STAFF REVIEW
1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3rd, 2017 except as amended by the conditions herein.	Noted; applicant shall comply	
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.	Noted; applicant shall comply	
3. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.	Noted; Applicant shall obtain Treasurers signature prior to recording final plat	Kittitas County CDS
4. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures meet all requirements of Applicable Law.	Parcel closure reports included with this submittal	
5. The Final Plat shall meet all requirements of Applicable Law as defined in the Development Agreement.	Noted; Applicant shall comply	
6. Timing of Improvements: This application is subject to the latest revision of the MountainStar Development Agreement, The MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.	Noted	

<p>7. All development, design and construction shall comply with current International Building Code and International Residential Code, as per Applicable Law as defined in the Development Agreement.</p>	<p>Noted; Applicant shall comply</p>	
<p>8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C2 I -C23 of the Development Agreement.</p>	<p>Noted; Applicant shall comply</p>	
<p>9. The survey shall be corrected as per Kittitas Public Works requirements. The Final Plat shall show the surveyor certificate, the survey stamp, and the surveyor name, along with a Legend. The Final Plat shall also depict ties to permanent monuments, and shall show 3 durable, distinctive reference points or monuments. Sufficient data shall be provided to the bearing and length of each line. Possibly misleading labeling shall be corrected, with Text next to Lot 4 corrected to read " Lot 4- Suncadia Phase I ".</p>	<p>Original survey submittal was preliminary in nature, Final plat included in this submittal</p>	
<p>10. Private Road Naming: A Private Road Naming application will be required prior to final approval.</p>	<p>As noted on the face of the plat, access to and from lots and tracts within this plat to platted roads within the resort is provided by a private access tract</p>	
<p>11. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.</p>	<p>Noted</p>	
<p>12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.</p>	<p>Noted; Applicant shall comply</p>	

<p>13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.</p>	<p>Civil Plans were approved by KCPW on 8/1/2017</p>	
<p>14. Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.</p>	<p>Civil Plans were approved by KCPW on 8/1/2017, infrastructure and utilities has been installed per plans</p>	
<p>15. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included within such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed Infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trend west's architects and engineers.</p>	<p>Civil Plans were approved by KCPW on 8/1/2017, infrastructure and utilities have been installed per plans</p>	

16. A Project Report shall be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit Construction Documents depicting the design of the water system.

Civil Plans were approved by KCPW on 8/1/2017, Suncadia water availability letter is posted in KCCDS project documents

