

LP-18-00003 - Cascade Reach/Talisman Townhomes, SUNCADIA, P		
	PRELIMINARY APPROVAL CONDITION	APPLICANT RESPONSE
1	The project shall proceed in substantial conformance with the plans and application materials on file dated September 25, 2018 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	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; applicant shall comply
4	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
5	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 are correct and accurate.	Parcel closure reports included with this submittal
6	The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.	Noted; Applicant shall comply
7	The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.	Noted
8	The Final Plat shall contain the page number and total number of pages on all sheets.	Noted
9	All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.	Noted; Applicant shall comply
10	Lot and road dimensions are to be shown on the face of the plat.	Noted

11	The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building pennit. A parcel cannot receive a building pennit or utilities until such parcel is identified with a 911 address.	Noted; Applicant shall comply
12	Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.	Civil Plans have been submitted & approved on 4/3/2019
13	Roadway design shall include plan and profile drawings meeting design parameters detailed in "Table 1 - MountainStar Roadway Design Criteria"; Exhibit J - Development Standards and Design Guidelines for MountainStar Master Planned Resort December 2, 2008. Specifically, Loop road requirements.	Noted in approved civil plans
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.	Noted; Applicant is intending to bond.

15	<p>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 with 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 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>Noted; Applicant is intending to bond.</p>
16	<p>Water system design requirements shall be consistent with requirements presented in Exhibit J-Development Standards and Design Guidelines for MountainStar Master Planned Resort December 2, 2008; Section 6. An accounting of equivalent residential unit allocation serving Talisman shall be provided with final water system plan submittal.</p>	<p>Noted in approved civil plans</p>
17	<p>System design requirements shall be consistent with requirements presented in Exhibit J-Development Standards and Design Guidelines for MountainStar Master Planned Resort December 2, 2008; Section 6.</p>	<p>Noted in approved civil plans</p>
18	<p>Drainage plans shall be consistent with the "Master Drainage Plan, MountainStar Master Planned</p>	<p>Noted in approved civil plans</p>
19	<p>Driveway culverts shall be a minimum 12 inches in diameter.</p>	<p>Noted in approved civil plans</p>

20	An accounting of equivalent residential unit allocation serving Talisman shall be provided with final wastewater plan submittal.	Noted in Water & Sewer Availability letter provided by Suncadia
21	Best Management Practices will conform to the current edition of the Washington state Department of Ecology Storm Water Management Manual for Eastern Washington.	Noted, Applicant will comply
22	Water availability certificates shall be provided by Suncadia Water System LLC for each of the 24 lots created by this subdivision.	Noted in Water & Sewer Availability letter provided by Suncadia
23	An updated WFI (Water Facilities Inventory Fonn) shall be submitted to Washington State Department of Health Office of Drinking Water, upon construction of the townhomes.	Noted, Applicant or Suncadia will comply