

Preliminary Plat Approval

7/25/2019

Suncadia Phase 2 Division 5 Preliminary Plat (LP-19-00001)

Conditions of Approval	Applicant Response	Staff Comment
1. The project shall proceed in substantial conformance with the plans and application materials on file dated January 25, 2019 except as amended by the conditions herein.	Acknowledged and will be complied with	
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.	Acknowledged and will be complied with	
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.	Acknowledged and will be complied with	
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.	Acknowledged and will be complied with	
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.	Acknowledged and will be complied with	
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.	Acknowledged and will be complied with	
7. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents.	Acknowledged and included	
8. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 64 lots created by the subdivision.	Water Certificate is provided with Application	
9. All development, design, and construction shall comply with all applicable laws as defined in the Development Agreement.	Acknowledged and will be complied with	
10. Lot and road dimensions are to be shown on the face of the plat.	Acknowledged and will be complied with	
11. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.	Civil plans were submitted and approved by Public Works	
12. 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 the completion prior to final plat approval of each subphase.	Acknowledged and will be complied with	

<p>13. 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 in such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or 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 Trendwest's architects and engineers.</p>	<p>Acknowledged and will be complied with</p>	
<p>14. The following items are required for review by Public Works prior to final approval: a) Profile views of Kokanee Loop and Kokanee Circle. b) Horizontal curve data for both Kokanee Loop and Circle. c) Radius data for all intersections. d) Right of way width on all roadway plan views. e) The supplied plan does not provide sufficient detail for substantive utility review. f) The biofiltration swale depicted on lot S-4 appears to be situated immediately up-gradient of a steep slope area (Please affirm that no slope instability is anticipated as a result of the biofiltration area on lot OS-4 is also close to the top of slope. Please confirm that no bank instability is likely to result from the location of the dispersion areas). g) Please provide design calculations for all treatment and disposal areas. h) Please provide disposal rate assumptions supporting all design calculations. i) Please see comments above regarding slope stability concerns. j) Please provide an inventory of equivalent residential units (or the accounting method utilized in the Group A Water System Plan) affirming sufficient capacity serving the plat. k) Please provide an inventory of equivalent residential units (or the accounting method utilized in the General Sewage Plan affirming sufficient capacity serving the plat. Also, please affirm sufficient capacity in pump station Complex #16 River Ridge pump station. l) Sheets PP-1 through PP-5 shall be stamped by a licensed surveyor. Please see KCC 16.24.0210 for survey requirements. Kokanee Loop and Kokanee Circle should show the 60' width and identify if the intent is a dedicated right of way or an easement.</p>	<p>Civil plans were submitted and approved by Public Works</p>	

<p>15. Addressing: Contract the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such a parcel is identified with a 911 address. Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.</p>	<p>Civil plans were submitted and approved by Public Works</p>	
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