



November 1, 2019

ENW Homes, LLC
10829 NE 68th Street, Suite B
Kirkland, WA 978033-4006

To whom it may concern:

RE: Suncadia Phase 2 Division 3 Tract Z-4 (Suncadia Resort, Cle Elum, Washington)

Properties within the Suncadia Resort receive water services through a centralized water system owned and managed by the Suncadia Water Company, LLC (SWC). SWC will service each of the individual residential lots up to a maximum of 39 single family residences within the above referenced parcel. The water system currently has the capacity to serve this parcel, the water delivered is tested at regular intervals, and the system meets all the requirements of the State Department of Health for a public water system.

Sewer service to the above referenced parcel is provided through a centralized sewer system owned and managed by Suncadia Environmental Company, LLC (SEC). The sewer system currently has the capacity to serve up to a maximum of 39 single family residences within this plat.

Once the actual number of units has been determined, SWC and SEC will prepare a separate letter to Kittitas County Community Development Services to address water and sewer availability to service the proposed development.

If you should have any questions, feel free to contact me.

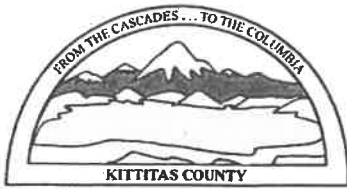
Sincerely,

Gary Kittleson
Vice President

3-Sep-20

Suncadia Phase 2 Division 4 Final Plat Compliance Document (LP-20-00001)

Preliminary Approval Condition(s)	Applicant Response	Staff Review
1. The project shall proceed in substantial conformance with the plans and application materials on file dated January 6, 2020 and revised information submitted on February 26, 2020 except as amended by the conditions herein.	Final plat is in substantial conformance with what was submitted.	
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 plan approval.	Acknowledged.	
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.	Closures are included in the plat submittal documents.	
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.	Acknowledged and plat is in conformance.	
7. The Final Plan shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.	Contact information is provided for the surveyor signing this plat.	
8. All development, design, and construction shall comply with all applicable laws as defined in the Development Agreement.	Acknowledged and will be complied with.	
9. New Private Road Names will be required to complete a private road naming application prior to final approval.	A Private Road Name Application is included in the plat submittal documents.	
10. The applicant shall contact 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 parcel is identified with a 911 address.	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.	Acknowledged. Plans are currently under review by the county.	
12. A stormwater plan prepared by a licensed professional engineer in the State of Washington is required to be submitted with roadway engineering	Acknowledged. Plans are currently under review by the county.	
13. 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.	Acknowledged and will be complied with.	
14. 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 Trendwest's architects and engineers.	Plans address these items and are currently under review by the county.	
15. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 39 lots created by this subdivision.	Letter of Water Availability is included in the plat submittal documents.	
16. All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement. Please see index #23 of the index file for this proposal (LP-20-00001).	Acknowledged and will be complied with.	



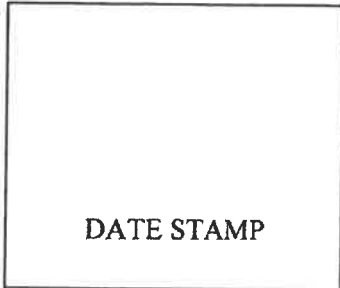
KITTTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Private Road Name Application: \$400.00

Payment Method: Check Cash

Contact Name Cabins at the Farm, ^{INC}, Austin Rouse
Mailing Address 10829 NE 68th Street, Suite B
Kirkland, WA 98033
Phone Number 206-624-7888 x 225
Parcel Number 20-15-18053-0053



Signature _____

PROPERTY OWNERS SERVED BY PRIVATE ROAD:

Name: Future owners of platted lots

Signature: _____

Parcel Number: _____

Name: _____

Signature: _____

Parcel Number: _____

Name: _____

Signature: _____

Parcel Number: _____

Name: _____

Signature: _____

Parcel Number: _____

Name: _____

Signature: _____

Parcel Number: _____

PROPOSED ROAD NAME:

All road names will be limited to 13 characters with spaces. Suffixes will be abbreviated. Road names shall not start with a number. Example: Three Queens Loop. Road names shall not duplicate existing road names and shall not have the same name with different suffix. Example: Pacific Ave, Pacific Ln. Pacific Dr.

MUST SUBMIT FIVE ROAD NAMES AND A SITE MAP OF THE LOCATION OF THE ROAD:

1. Panorama Drive
2. Symphony Court
3. Harmony Court
4. _____
5. _____

When completed, return to: Address Coordinator, Kittitas county Public Works, 411 North Ruby Suite 1, Ellensburg, Washington 98926