

PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE I

BASE ACREAGE:	37.0 AC	OPEN SPACE REQUIRED (40%):	14.8 AC
BASE LOT YIELD:	7	NET OPEN SPACE PROVIDED (40.7%):	15.08 AC
MAX. BONUS LOTS:	4	WATER SUPPLY:	GROUP B
MAX LOT YIELD:	11	SANITARY SEWER:	INDIVIDUAL SEPTIC
PROPOSED LOT YIELD:	8	ZONING:	RURAL-5

ELEMENT	POINT AWARDED
OPEN SPACE	
40.7% IN PERPETUITY	40
HEALTH & SAFETY	
CONNECTION TO GROUP B	25
TOTAL	65

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
OF _____ A.D., 20____.

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE I" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 20____.

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS ____ DAY OF _____ A.D., 20____.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PERFORMANCE BASED CLUSTER PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF _____ A.D., 20____.

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS. 893034, 163034, 173034, 203034, 22020, 22021, 22022, 22023, 22024, 22025, 22026 & 22027

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E. KITTITAS COUNTY, WASHINGTON

LPF-20-00005

OWNER:

FRPP PHASE I, LLC
116 1/2 S WASHINGTON STREET
SEATTLE WA 98104-3479

UKC HOLDINGS, LLC
116 1/2 S WASHINGTON STREET
SEATTLE WA 98104-3479

EXISTING KITTITAS COUNTY PARCEL AND (MAP NUMBERS):

893034	(20-15-24000-0001)
163034	(20-15-24000-0003)
173034	(20-15-24000-0004)
203034	(20-15-24000-0007)
22020	(20-15-24000-0015)
22021	(20-15-24000-0016)
22022	(20-15-24000-0017)
22023	(20-15-24000-0018)
22024	(20-15-24000-0019)
22025	(20-15-24000-0020)
22026	(20-15-24000-0021)
22027	(20-15-24000-0022)

PARCEL INFORMATION:

ZONE: RURAL 5

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE NO. 48 0035 72030 6882:

PARCELS A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-2, D-1 AND D-2, OF THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2005 IN BOOK 31 OF SURVEYS, PAGES 224 AND 225, UNDER AUDITOR'S FILE NO. 200510270006, BEING A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SURVEY NOTES:

- BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY ESM CONSULTING ENGINEERS, LLC AS FILED IN BOOK 31 OF SURVEYS AT PAGES 224 THRU 225 UNDER AUDITOR'S FILE NUMBER 200510270006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HERON AND TO FACILITATE THE CONDITIONS OF APPROVAL FOR AN APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION LP-08-0014.
- THIS SURVEY WAS PERFORMED USING A _____ 3" TOTAL STATION W/RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.

PLAT NOTES:

- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND POSSIBLE MITIGATION. KCC 17A.04.015 REQUIRES ALL WETLAND IMPACTS TO BE AVOIDED TO THE EXTENT PRACTICAL. ANY UNAVOIDABLE WETLAND IMPACTS SHALL BE REQUIRED TO BE REPLACED AT A RATIO OF 2:1 FOR CATEGORY 2, 1.5:1 FOR CATEGORY 3, AND 1:1 FOR CATEGORY 4 (KCC 17A.04.050).
- A 15 FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS. STREAM CROSSINGS MAY REQUIRE ADDITIONAL PERMITTING FROM STATE AGENCIES.
- ACCESS TO SOME LOTS REQUIRES CROSSING A SEASONAL STREAM. ADDITIONAL PERMITTING MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE AREA. ADDITIONAL TECHNICAL DESIGN MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES STEEPER THAN 1 UNIT VERTICAL IN 3 UNITS HORIZONTAL (33.3-PERCENT SLOPE) SHALL CONFORM TO THE BUILDING SETBACK REQUIREMENTS OF CURRENT ADOPTED BUILDING CODES (IRC SECTION R403.1.7 AND IBC SECTION 1805.3.1.). ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS PERMITTED TO REQUIRE AN INVESTIGATION AND RECOMMENDATION OF A QUALIFIED ENGINEER TO DEMONSTRATE THE REQUIREMENTS NECESSARY TO CONSTRUCT A BUILDING ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES. SUCH AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL, HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.
- ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.
- THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED.
- SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SNOW STORAGE SHALL BE LIMITED TO THOSE AREAS SHOWN ON THE FACE OF THE PLAT AND SHALL BE LOCATED OUTSIDE OF WETLAND AND STREAM AREAS AND THEIR BUFFERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENT OF RECORD OR OTHERWISE.

ADJACENT OWNERS (APN) ASSESSOR'S PARCEL NUMBER

APN 955864
BRUCE J HIGGS
24915 183RD PL SE
COVINGTON WA 98042-4816

APN 961367
APN 19145
JON A & LAURA J WOOD
246 4TH AVE W
DICKINSON ND 58601-4945

APN 954184
SELVAKUMAR RAJAGOPAL
3222 187TH PL SE
BOTHHELL WA 98012-8835

APN 22046
APN 959273
GEORGIA TREFTS-GARFINK
7462 HOYLAKA CT
GILROY CA 95020-3053

APN 13528
STEVE & TONI CALL
604 128TH AVE SE
BELLEVUE WA 98005-3621

APN 952003
JOSHUA SHAW
5326 156TH ST SE
BOTHHELL WA 98012-4727

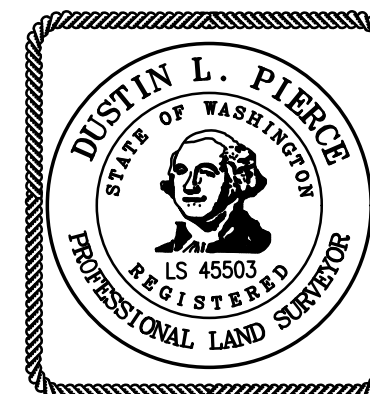
APN 952004
ELLIOT & SONYA SHAW
JOSHUA SHAW
5326 156TH ST SE
BOTHHELL WA 98012-4727

APN 952005
CHRISTOPHER J & HALEY A KUBEJA
921 E CHICAGO ST
KENT WA 98030-6268

APN 11815
LESLIE D PEPPIN
PO BOX 910
CLE ELUM WA 98922

APN 142036
APN 954710
EVAN B & LAURNE STANLEY
4 N SALMON BEACH
TACOMA WA 98407-2216

APN 454935
STATE OF WASH (DNR)
C/O CONSERV REC & TRANSACTION
DIV
PO BOX 47014
OLYMPIA WA 98504-7014



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FRPP PHASE I, LLC IN DEC 2020.

DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20____ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE SURVEYOR'S NAME

JERALD V. PETTIT Deputy County Auditor



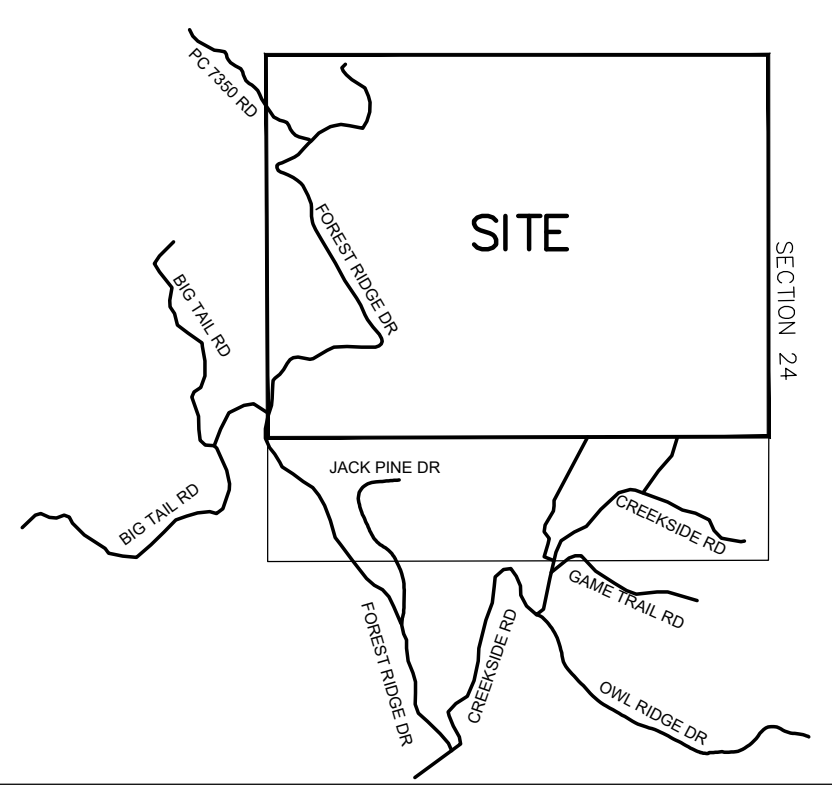
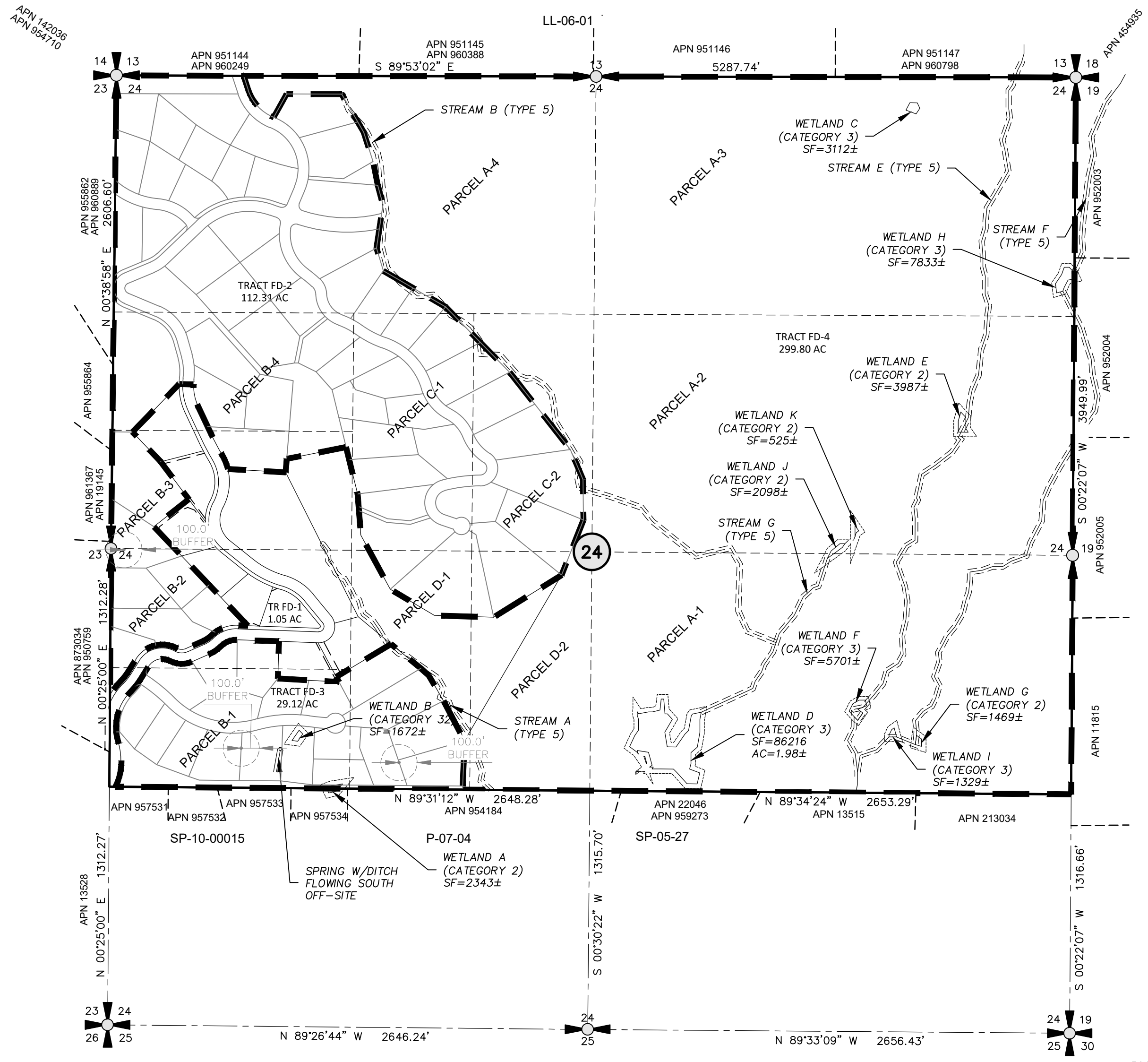
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Eastern Washington Division
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FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT

PREPARED FOR FRPP PHASE I, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY		WASHINGTON
DWN BY T.S.	DATE 01/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE N/A	SHEET 1 OF 6

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A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
KITITAS COUNTY, WASHINGTON**

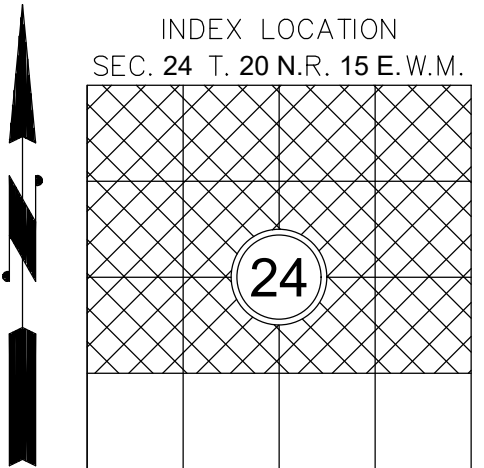
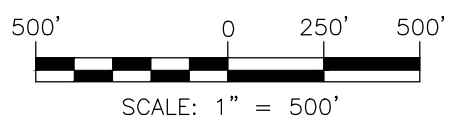
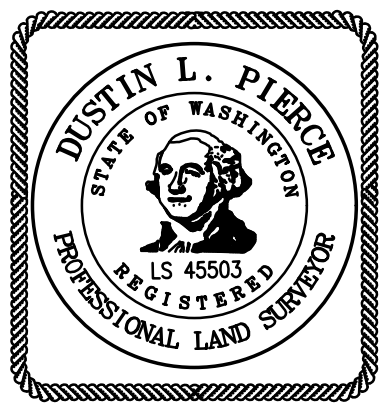
LPF-20-00005



VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LS
- SET 5/8" IRON ROD & CAP, LS 45503



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JERALD V. PETTIT
County Auditor

Deputy County Auditor

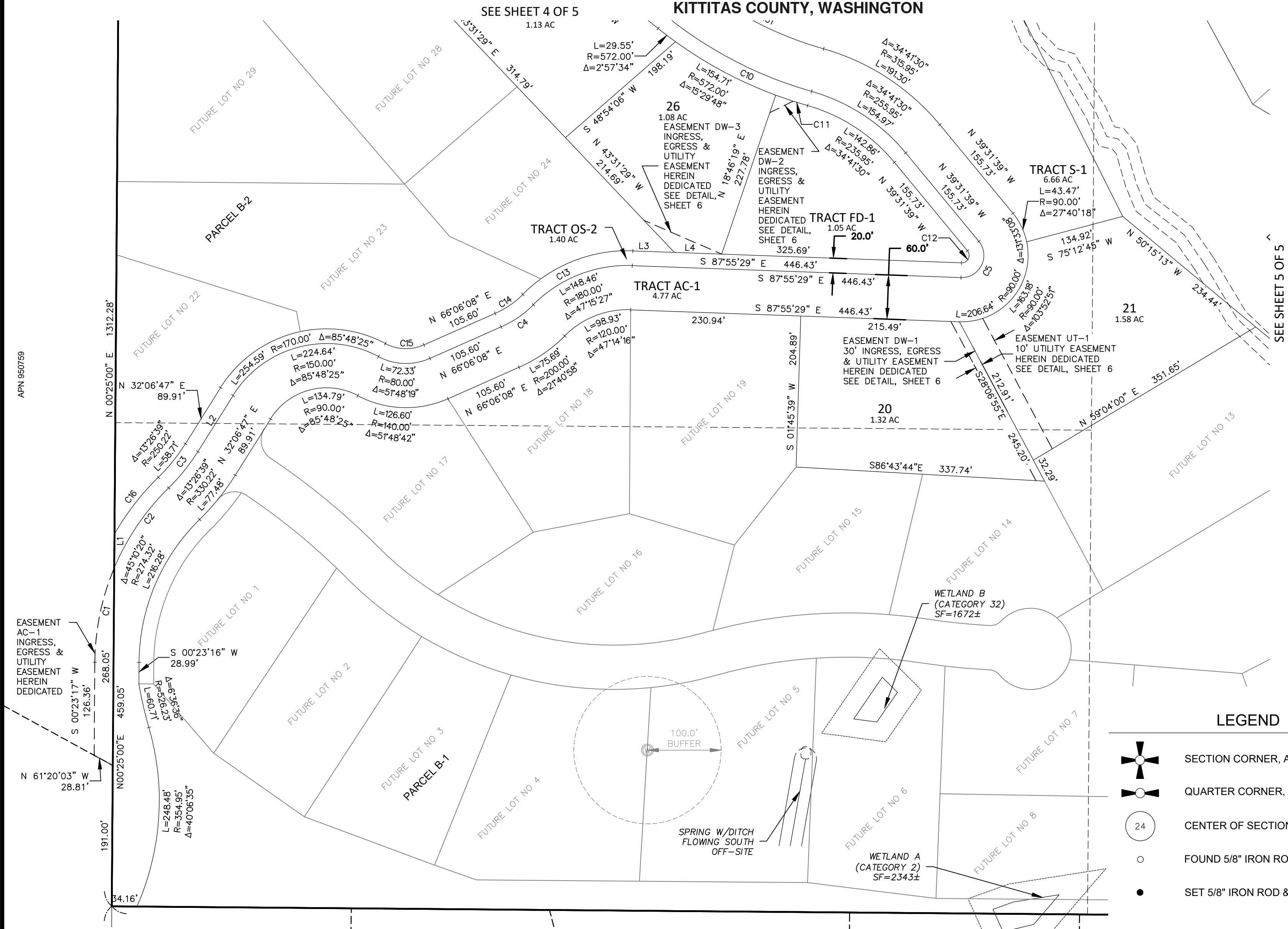
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T.S.	01/2021	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 500'	2 OF 6

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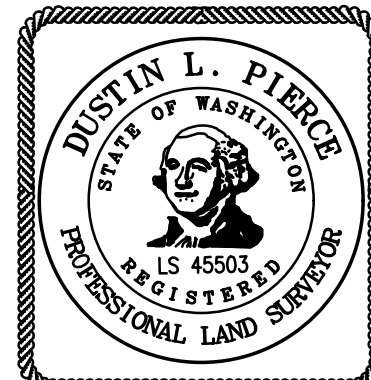
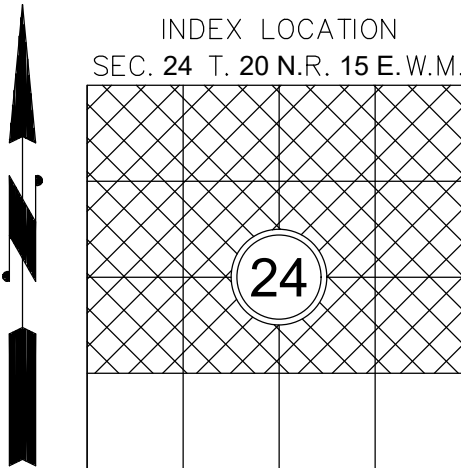
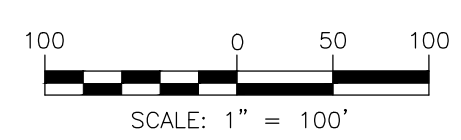
APN 950759

LINE NO	LENGTH	BEARING
L1	45.68	N0° 25' 00"E
L2	89.91	N32° 06' 47"E
L3	56.42	S87° 55' 29"E
L4	64.32	S87° 55' 29"E
L5	20.00	S88° 29' 02"E

CURVE NO	LENGTH	RADIUS	DELTA
C1	131.44'	334.32'	22°31'31"
C2	132.14'	334.32'	22°38'48"
C3	63.41'	270.22'	13°26'39"
C4	53.36'	140.00'	21°50'11"
C5	68.83'	30.00'	131°27'04"
C6	243.32'	236.00'	59°04'19"
C7	134.76'	1363.00'	5°39'54"
C8	119.88'	225.00'	30°31'42"
C9	39.94'	225.00'	10°10'12"
C10	229.73'	572.00'	23°00'41"
C11	45.47'	572.00'	4°33'18"
C12	22.89'	10.00'	131°08'51"
C13	164.97'	200.00'	47°15'42"
C14	45.91'	120.00'	21°55'19"
C15	54.25'	60.00'	51°48'19"
C16	97.75'	354.32'	15°48'22"

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 JERALD V. PETTIT
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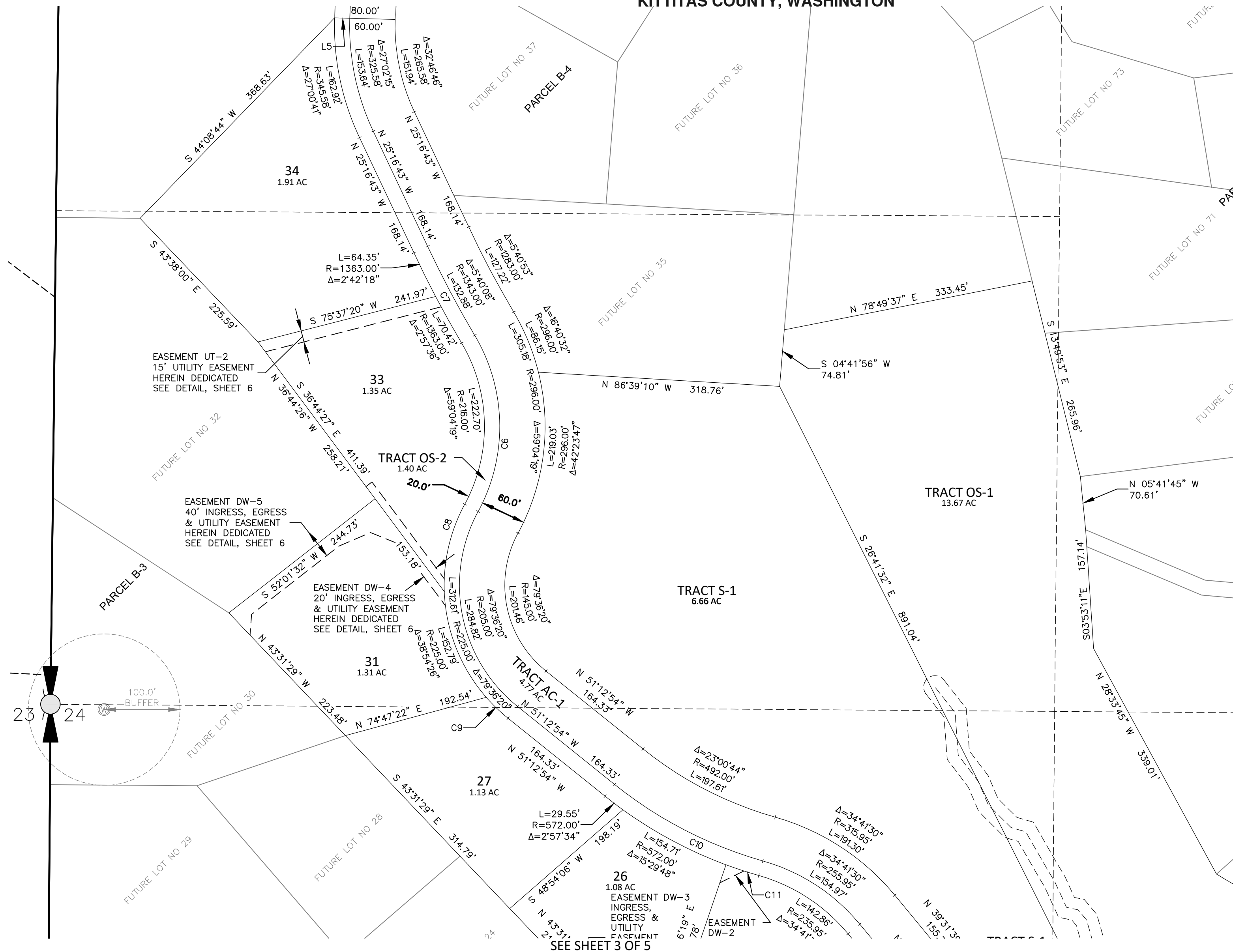
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DWN BY T.S.	DATE 01/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 3 OF 6

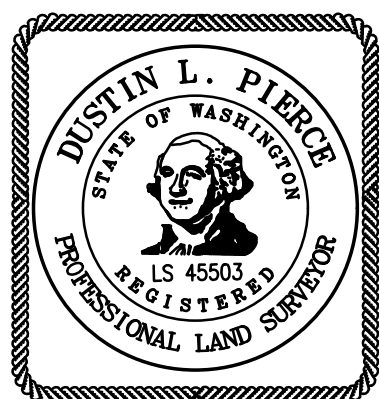
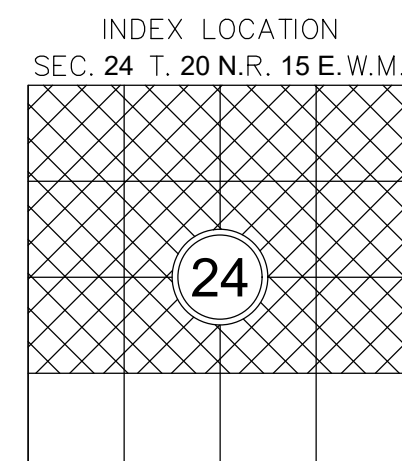
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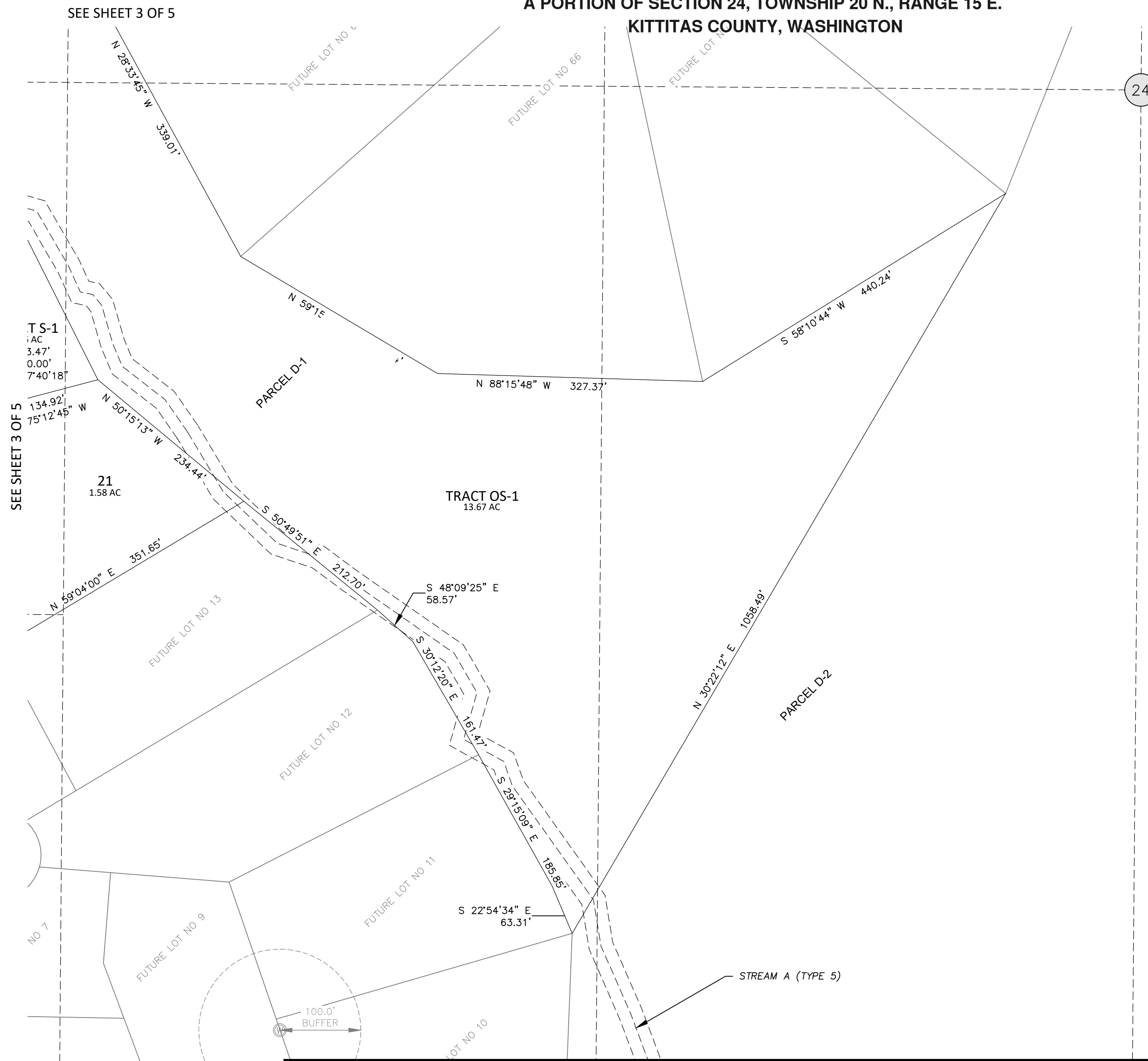
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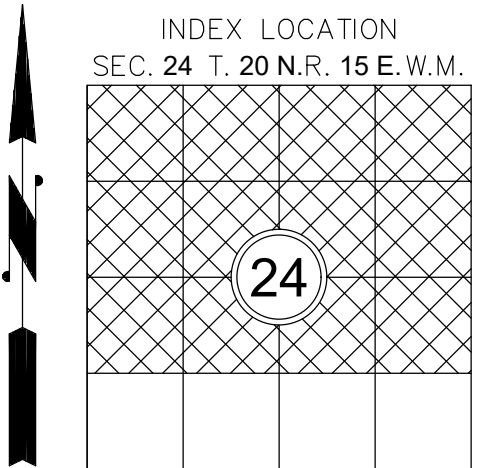
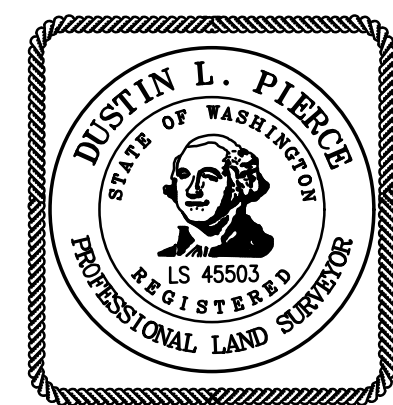
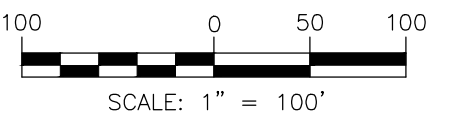
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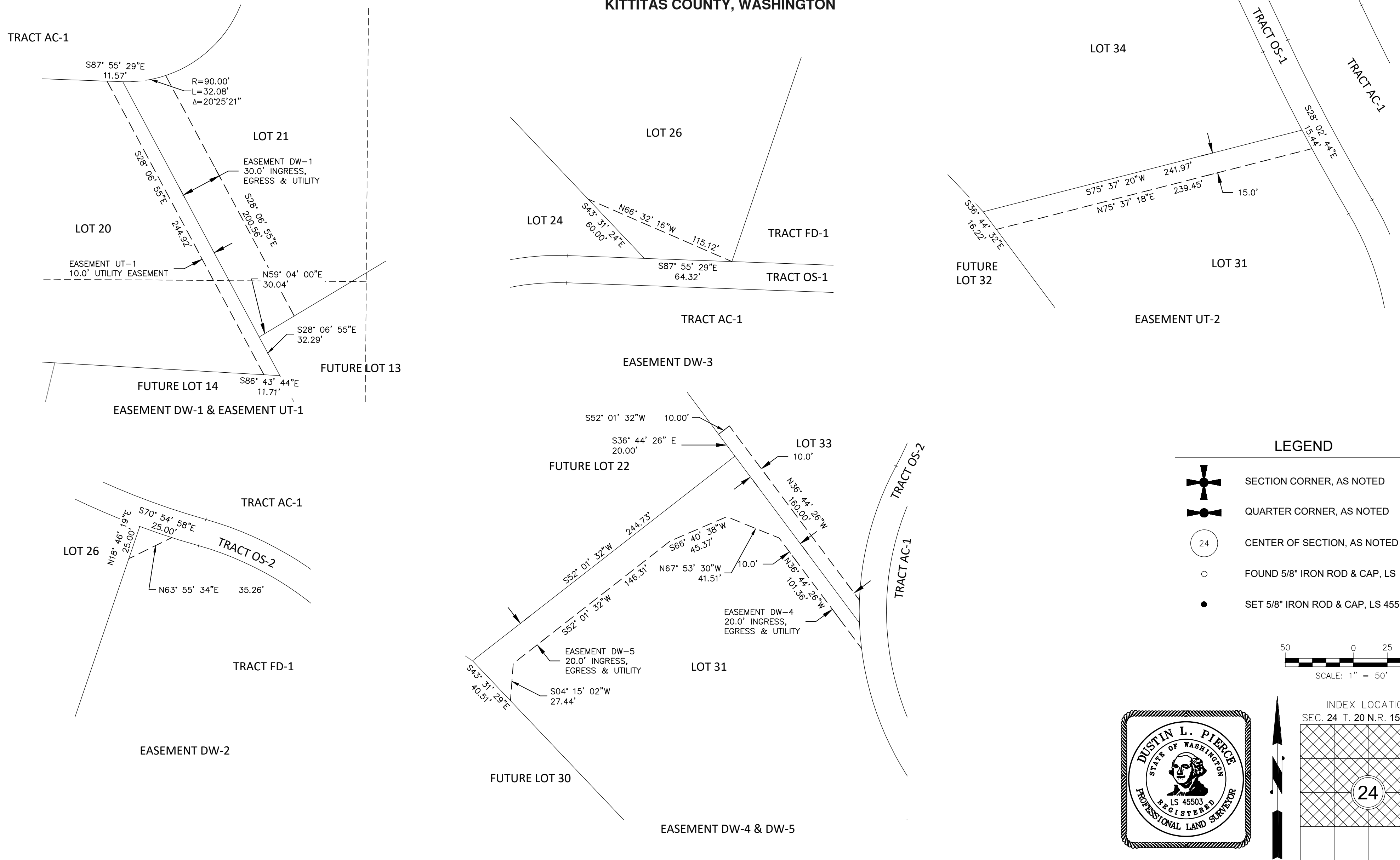
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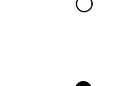

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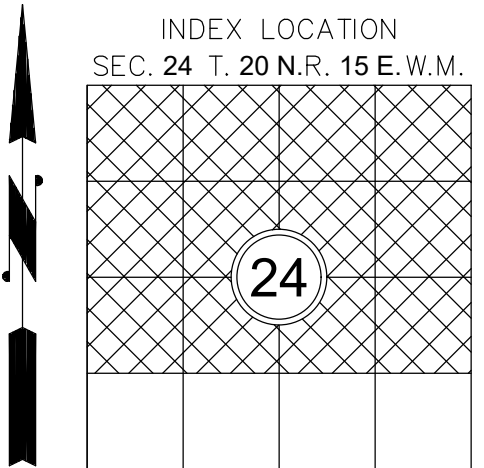
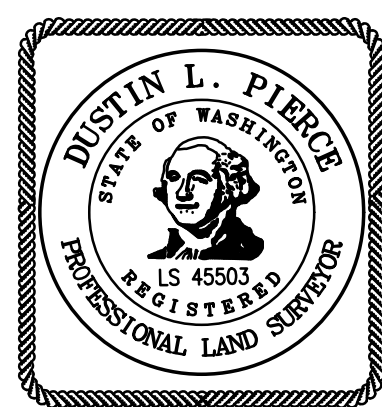
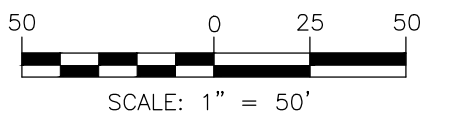
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