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JUN 04 2021

# Letter of Transmittal

**Kittitas County CDS**  
**Encompass**  
ENGINEERING & SURVEYING



**Western Washington Division**  
165 NE Juniper St., Suite 201, Issaquah, WA 98027  
Tel (425) 392-0250

**Eastern Washington Division**  
407 Swiftwater Blvd., Cle Elum, WA 98922  
Tel (509) 674-7433

To: Kittitas County CDS

Date: 6-4-2021

Job No. 18069

Attn: Jeremy Johnson

Re: Forest Ridge

**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		2	Response Letter
1		29	Phase 1 Revised Closures
1		1	Exhibit
1		7	Mylars for Plat

**THESE ARE TRANSMITTED as checked below:**

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

REMARKS:

Signature: \_\_\_\_\_ Title: Office Administrator

Copy to: File



5/25/2021

Kittitas County Department of Public Works  
411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

RE: Creekside Road and Forest Ridge Drive Phase 2 Grading Permit County Comments

Kittitas County Public Works,

Attached to this letter is a response to review comments from a letter received from the County dated May 21, 2021 concerning the Forest Ridge Development (Phase 2). Our responses are listed below in the order provided.

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[www.EncompassES.net](http://www.EncompassES.net)

**Engineering:**

General response to engineering comments:

Encompass and Public Works are in discussions to address a few of these comments. Per the Plat Conditions, the Engineering, Road Construction and Road Certification/Bond is required prior to building permit and not plat approval.

1. Encompass is in discussions with PW to address this comment. Plans were prepared in 2010 and partially constructed. From a previous meeting with PW, it was understood the previous plans would be accepted for the off-site road improvements.
2. Encompass is in discussions with PW to address this comment. This site has seen many changes over the past 20 years and our understanding of the existing basin best reflects the conditions during this time.
3. See attached exhibit.
  - a. Comments 3 thru 5 all relate to a miscommunication between HydroCAD and how it relates to the proposed plans. Before we can do any grading design, we have to run the stormwater model, so we know what/how much to grade. Therefore, we never know what the elevations on-site will be when we run the model. We usually end up starting at an arbitrary elevation (0'). In this instance, elevation 0' thru 4' relates to the sump in the bottom of the outlet structure which is below the pond bottom. The above ground pond starts at elevation 4' and continues to 8', so when the model says the water reaches a height of 7.5', it is still being retained within the pond. Therefore, the model says there is always 4' of water in the pond (in the sump), and also explains the irregular pond shape. We just did not go back to the model and update all the elevations to match the on-site elevations. Changing those elevations will not change the model output since it is relatively consistent.
4. See attached exhibit.
5. See attached exhibit.
6. See attached exhibit for capacity of swales.
  - a. In terms of the Bubble Up Dispersion Trench, it is not meant to control flows. That is what the pond is for. The trench just disperses the runoff it receives from the pond. Since the pond has an outlet structure designed to release runoff per the SWMMEW, the trench will release runoff at the same rate it receives it (although slightly delayed).
7. Done. See plans.
8. Note added to plat map.

**Survey:**

All PW survey comments have been addressed or discussed. Please see updated plat maps for reference.

**Water Mitigation/Metering:**

Plat note was added to enclosed plat maps.