



March 15<sup>th</sup>, 2021

To: Jeremy Johnston, Planning Official  
Kittitas County Community Development Services

Fm: Marc Kirkpatrick, Owner  
Encompass Engineer & Surveying

Re: Forest Ridge Phase 1 (LPF-20-00005) Final Long Plat

This letter is to address your December 29<sup>th</sup>, 2020 letter requesting additional information. Below is a description of how each request is being addressed by the applicant:

*Community Development-Planning:*

- *CDS will need a narrative describing the specific number of lots including service, access, and open space tracts included in the phase along with approximate acreages and acreage totals for each type. **See enclosed for narrative***
- *Final mylars shall include the final plat number LPF-20-00005. **See update plat maps with Plat #***
- *Resolution 2010-137 Condition 8 states, "Prior to final plat approval, the applicant shall present to the County for review and approval a map demonstrating that at least 40% of the total plat area meets the open space requirements of Chapter 16.09." The condition compliance document provided notes that this map is included in the submittal materials, but staff couldn't locate this. **See enclosed narrative and open space compliance map.***
- *Wetlands "A" and "B" as depicted on the attached wetland inventory map are not noted on the preliminary survey. Condition #11 of Resolution 2010-137 requires, "All wetland areas and their buffers shall be shown on the face of the final plat." **See enclosed plat map with Wetlands "A" and "B" shown.***

*Public Works*

- *Road Certification is required for all private roadways (12.12.010). **This task will be completed prior to the issuance of a building permit per 2006 Road Standards.***
- *Roadway width is to be two 11-foot lanes with 1-foot paved shoulders for an overall roadway width of 24 feet (Figure 12-2) **A variance was approved for this request off-site, with the understanding that on-site roads will be constructed to this standard.***

- *Maximum road grade is 12% (Table 12-1) A variance was denied for allowing short stretches above 12%. Applicant will either bond or improve these areas prior to issuance of a building permit.*
- *Approval of a stormwater drainage report has not yet been finalized. Phase 2 Grading plans and drainage report will be submitted the week of March 15<sup>th</sup>, 2021 for review and approval.*
- *Known stormwater issues, including discharging to new locations. See enclosed updated drawings(Sheets 1-5) of culvert crossings for off-site roads. No further stormwater issues are known at this time.*

Environmental Health

- *Sewage Applicant and KCDOH have coordinated all soil log requirements to be completed*
- *Water See enclosed for KCDOH approval of the Group B Water system. Applicant will work with KCDOH to bond for any improvement prior to final plat signatures.*

Please don't hesitate to call or email with any questions or comments you may have.

[MKirkpatrick@EncompassES.net](mailto:MKirkpatrick@EncompassES.net)

Sincerely,

Encompass Engineering & Surveying



Marc Kirkpatrick