

Letter of Transmittal



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: 09/20/2021

Job No. 18069

Attn: Jeremy Johnston

Re: Forest Ridge Phase 2

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	9/2021	7	Phase 2 - Preliminary Plans
1	9/20/21	2	Response Letter
1	9/16/21	1	Open Space Memo
1		4	Open Space Management Plan

THESE ARE TRANSMITTED as checked below:

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

REMARKS:

Signature: Title: Office Administrator

Copy to: File



September 20th, 2021

Kittitas County Community Development Services
411 N Ruby St., Suite 2
Ellensburg, WA 98926

Att: Jeremy Johnston, Planning Official

Re: LPF-21-00006 Forest Ridge – Phase 2 PBCP
Re-submittal

Dear Jeremy,

I am providing you this letter and enclosed documents in response to your “Request for Additional Information” letter dated August 27th, 2021. Below is an itemized response to each of your comments completed by our office, Ed Sewall and the applicant.

Planning:

- Final Plat number on survey – **Enclosed documents include revised survey with LPF-21-00006 added.**
- Condition #11 Open Space Management Plan – **Enclosed you will find an Open Space Management Plan and statement from a professional biologist.**
- Condition #7 Snow Removal Areas – **These areas along with road tract were created during the recording of Phase 1 plat. It labeled as Tract OS-2 and Tract OS-3 and shown on the enclosed Phase 2 plat.**
- Taxes need to be paid – **Applicant is aware and will comply.**

Public Works:

- Survey Sheet 1
 - Change CDS and Assessor approvals to reference “Forest Ridge-Phase II”. – **See enclosed survey map reflecting change.**
 - Update Existing KC parcel and map numbers prior to final recording. – **See enclosed survey map reflecting update.**
- Survey Sheet 3:
 - Tract FD-4 and Tract FD-6 are not dimensioned – **See enclosed survey map (Sheet 7) reflecting addition. Tract FD-4 has been revised to Tract FD-4A.**
- Survey Sheet 4:

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- Add the area for Tract OS-3 – **See enclosed survey map reflecting addition.**
- Engineering:
 - Revise Plat Note 14 to include Lot 22 in dispersion – **See enclosed survey map reflecting addition.**

Please don't hesitate to reach out with any questions you might have.

MKirkpatrick@encompasses.net

Best Regards,

Encompass Engineering & Surveying



Marc K. Kirkpatrick
Principal