

LP-08-00014

**FOREST RIDGE - PHASE II  
PERFORMANCE BASED CLUSTER PLAT**  
A PORTION OF SECTION 24, TOWNSHIP 20 N, RANGE 15 E,  
KITITAS COUNTY, WASHINGTON

PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE II	
BASE ACREAGE: 25.24 AC	OPEN SPACE REQUIRED (BOR): 11.64 AC
BASE LOT YIELD: 5	NET OPEN SPACE PROVIDED (BOR): 11.64 AC
MAX BONUS LOTS: 4	WATER SUPPLY: GROUP 8
MAX LOT YIELD: 9	SANITARY SEWER: INDIVIDUAL SEPTIC
PROPOSED LOT YIELD: 5	ZONING: RURAL-5
POINT AWARDED	
OPEN SPACE	80
HEALTH & SAFETY	25
CONNECTION TO GROUP B	
TOTAL	305 (100 MAX)

**APPROVALS**

**KITITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_.

KITITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE II" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED AND APPROVED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

KITITAS COUNTY PLANNING OFFICIAL

**KITITAS COUNTY HEALTH DEPARTMENT**

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

KITITAS COUNTY HEALTH OFFICER

**CERTIFICATE OF COUNTY TREASURER**

I HEREBY CERTIFY THAT THE TAKES AND ASSESSMENTS YEAR END FOR THE PRECEDING YEARS AND FOR THIS YEAR HAS BEEN EXAMINED AND CONFORMS WITH THE PERFORMANCE BASED CLUSTER PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

KITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS. 883034, 183034, 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.

**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 \_\_\_\_\_, I, J.C. \_\_\_\_\_ IN \_\_\_\_\_ 20\_\_.

DUSTIN L. PERCE  
COUNTY AUDITOR  
DATE \_\_\_\_\_

CERTIFICATE NO. 45503

**OWNER:**

FORD PHASE LLC  
115 1/2 E WASHINGTON STREET  
SEATTLE WA 98104-3478

UIC HOLDINGS, LLC  
115 1/2 E WASHINGTON STREET  
SEATTLE WA 98104-3478

**EXISTING KITITAS COUNTY  
PARCEL AND IMP. NUMBERS:**

THIS TABLE WILL BE UPDATED AFTER THE RECORDING OF PHASE I

**PARCEL INFORMATION:**

ZONE: RURAL-5

**EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE  
INSURANCE COMPANY - GUARANTEE NO. 48 0335 70320  
5892:**

A PERMITS REPORT AND LEGAL DESCRIPTION WILL BE PROVIDED AFTER THE RECORDING OF PHASE I

**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY SURVEYOR'S MAP AND RECORDS FILED IN BOOK 31 OF SURVEYOR'S MAPS AND IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON.
2. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HEREON AND TO FACILITATE THE CONDITIONS OF APPROVAL FOR AN APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT OR FOR AN APPLICATION TO KITITAS COUNTY UNDER APPLICATION LP-08-0014.
3. THIS SURVEY WAS CONDUCTED USING A "3" TOTAL STATION WITH REFLECTORLESS SIGHT THAT MEETS OR EXCEEDS STANDARDS PER WAC 335-130-030.

**PLAT NOTES:**

1. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THE PLAT WILL BE APPROVED BY THE COUNTY ENGINEER OR THE BOARD OF COUNTY COMMISSIONERS. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF THE PLAT OR THE RECORDS OF THIS SURVEY WILL BE APPROVED BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
2. DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND POSSIBLE MITIGATION. TO THE EXTENT THAT WETLANDS ARE IDENTIFIED, THE PROPOSAL SHALL BE REQUIRED TO BE REPLACED AT A RATIO OF 2:1 FOR CATEGORY 2, 1:1 FOR CATEGORY 3, AND 1:1 FOR CATEGORY 4 (WAC 17A-06.020).
3. A 15 FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS. STREAM CROSSINGS MAY REQUIRE ADDITIONAL PERMITS FROM STATE AGENCIES.
4. ACCESS TO SOME LOTS REQUIRES CROSSING A SEASONAL STREAM. STREAM CROSSINGS MAY REQUIRE ADDITIONAL PERMITS FROM THE PRIVATE ROAD.
5. ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE OR A NEARLY RESIDENTIAL PRIORITY. NEARLY RESIDENTIAL PRIORITY AREAS ARE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
6. THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO A CRITICAL SLOPE OR NEARLY RESIDENTIAL PRIORITY SHALL CONFORM TO THE BUILDING SETBACK REQUIREMENTS OF WAC 17A-06.020 (2) AND THE PROVISIONS OF RCW 19A.03.010 AND RCW 19A.03.017 AND BE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS PERMITTED TO REQUIRE AN ADDITIONAL SURVEYOR'S REPORT BY A LICENSED PROFESSIONAL ENGINEER TO DEMONSTRATE THE REQUIREMENTS NECESSARY TO CONSTRUCT A BUILDING ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPE. SUCH AN INVESTIGATION SHALL INCLUDE A MEASUREMENT OF THE SLOPE, A MEASUREMENT OF THE SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.
7. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.
8. THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED.
9. SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE PROPRIORETOR OF THE LOT OR LOTS TO WHICH THE UNITS LOCATED OUTSIDE OF WETLAND AND STREAM AREAS AND THEIR BUFFERS.
10. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

**ADJACENT OWNERS  
(APN) ASSESSOR'S PARCEL  
NUMBER**

- APN 85084 BRUCE J HIGBER 815 1/2 E WASHINGTON ST CROFTON WA 98042-4616
- APN 88187 JON A & LAURA J WOOD 6109 NE 38TH PL YARROW POINT WA 98044-4758
- APN 87324 JONATHAN & TRACY M 3222 10TH PL SE BOTHELL WA 98012-8835
- APN 86719 JONATHAN & TRACY M 455 SE CROSTON LANE ISSAQUAH WA 98272-3804
- APN 19329 STEVE & TOMI CALL 804 1/2 38TH AVE SE BELLEVUE WA 98005-5821
- APN 86203 JOHUA SHAW 18422 NORMANDY PARK DR SW NORMANDY PARK WA 98148-1132
- APN 86204 DAVID WEBER 18422 NORMANDY PARK DR SW NORMANDY PARK WA 98148-1132
- APN 86214 RONALD E & RHONDA R KNAPP 980249 SAMAMISH WA 98075
- APN 85145 DAVID B MAPLAN 3370 WASHINGTON PKG SUITE 403 BRODEURVILLE PA 15917-2855
- APN 86338 DAVID B MAPLAN 3370 WASHINGTON PKG SUITE 403 BRODEURVILLE PA 15917-2855
- APN 85148 ALPINE IDEALOWS LLC 1370 WASHINGTON PKG SUITE 403 BRODEURVILLE PA 15917-2855
- APN 86147 ALPINE IDEALOWS LLC 1370 WASHINGTON PKG SUITE 403 BRODEURVILLE PA 15917-2855
- APN 86078 KIRKLAND WA 98033-6800
- APN 86082 KIRKLAND WA 98033-6800
- APN 86088 KIRKLAND WA 98033-6800
- APN 86089 KIRKLAND WA 98033-6800
- APN 14236 STATE OF WASH (DNR) C/O CONSERV REC & TRANSMOGRY 411 SALMON BRACK TACOMA WA 98407-2216
- APN 45453 C/O CONSERV REC & TRANSMOGRY 411 SALMON BRACK TACOMA WA 98407-2216
- APN 86304 OLYMPIA WA 98504-7014



**RECEIVED**  
APR 3 8 2021

KITITAS County CBS

FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT		APR 3 8 2021	
FOR USE PERmits		KITITAS COUNTY	
A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		DATE	04/20/21
DIVN BY	T.S.	SCALE	N/A
CHKD BY	M.I.K./D.L.P.	SHEET	1 OF 5
JOB NO.	18069		



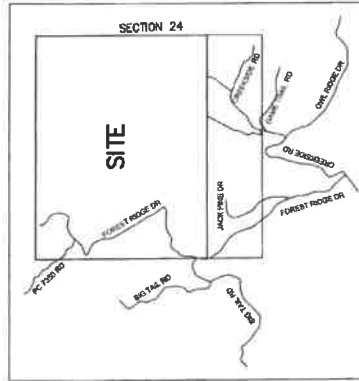
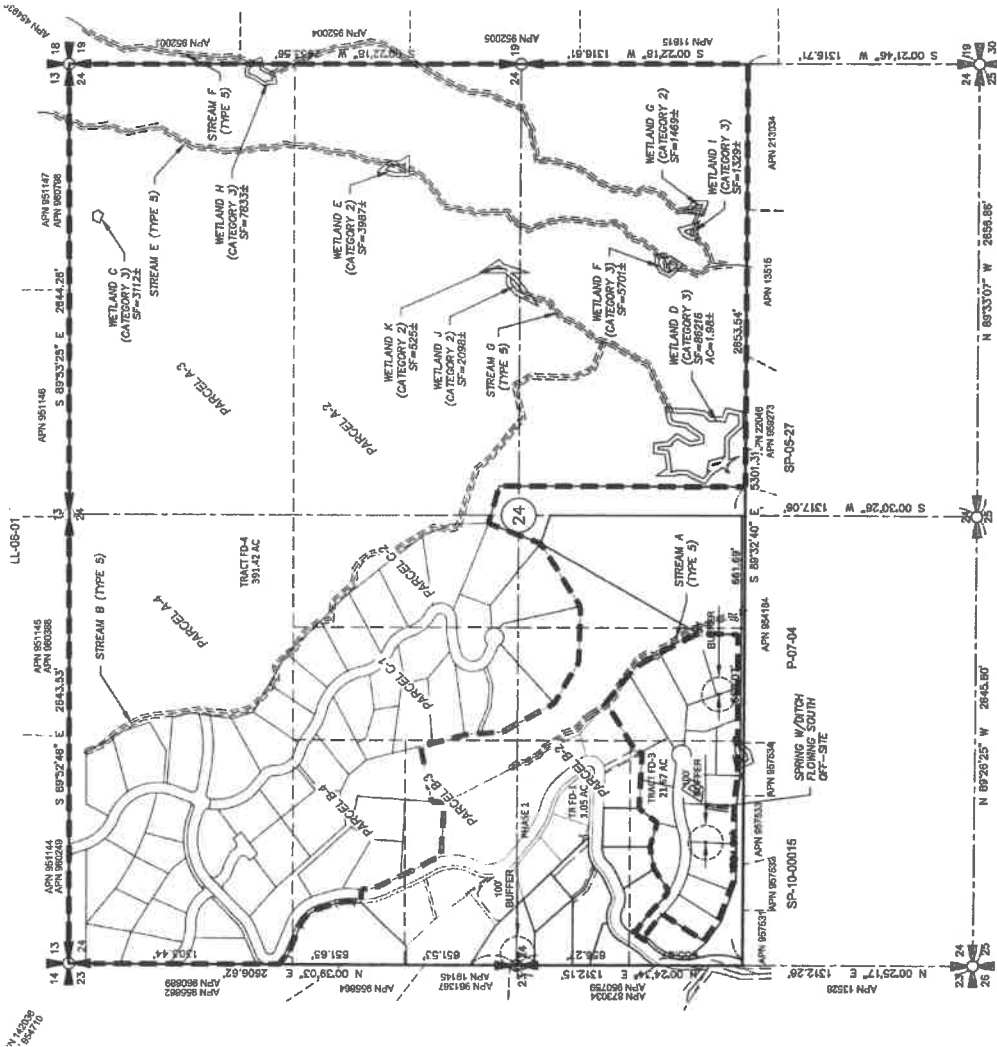
Western Washington Division  
165 NE Juniper Street, Suite 201 • Everett, WA 98027 • Phone: (425) 392-0230  
Eastern Washington Division  
407 Southwater Blvd. • Ck. Elm, WA 99222 • Phone: (509) 674-7413

AUDITOR'S CERTIFICATE	
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.	IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DUSTIN L. PERCE SURVEYOR'S NAME	County Auditor
JERALD V. PETTIT County Auditor	Deputy County Auditor

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 _____, I, J.C. _____ IN _____ 20__.	DATE _____
DUSTIN L. PERCE COUNTY AUDITOR	CERTIFICATE NO. 45503

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PERFORMANCE BASED CLUSTER PLAT  
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITIAS COUNTY, WASHINGTON**



**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 56" IRON ROD & CAP, LS
- SET 56" IRON ROD & CAP, LS 45509



Kititias County CDS  
INDEX LOCATION  
SEC. 24 T. 20 N.R. 15 E. W.M.



FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT PREPARED FOR FRPP PHASE I, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.	
KITITIAS COUNTY	JOB NO. 18069
DWN BY T.S.	DATE 04/2021
CHKD BY M.K.K./D.L.P.	SCALE 1" = 500'
	SHEET 2 OF 5



Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
Eastern Washington Division  
407 Southwester Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7413

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ WA.

IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF

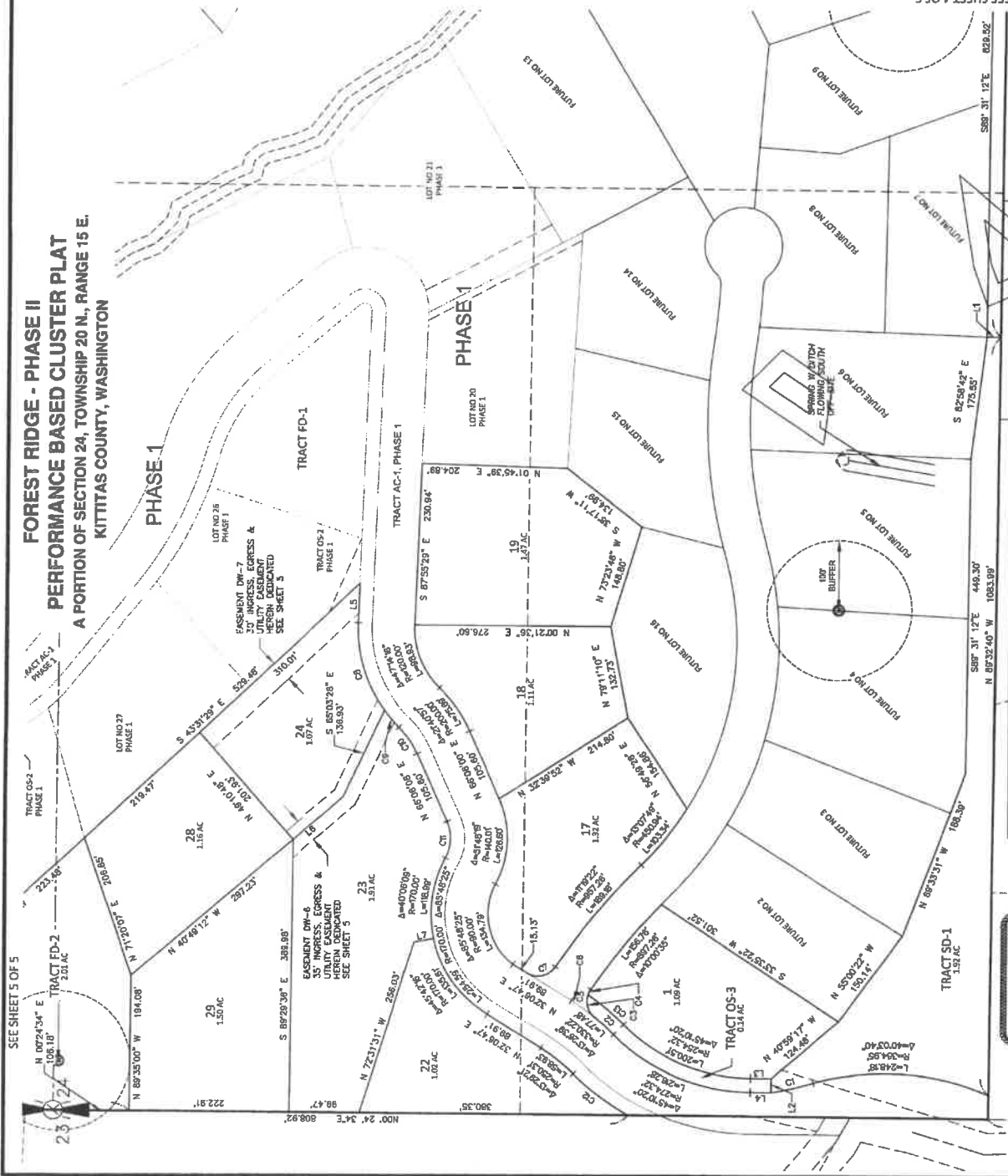
SURVEYOR'S NAME  
DUSTIN L. PIERCE

County Auditor  
JERALD V. PETTIT

Deputy County Auditor

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

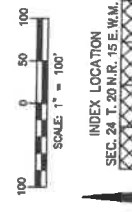


**PARCEL LINE TABLE**

LINE NO	LENGTH	BEARING
L1	18.26	S0° 28' 46" W
L2	20.00	S89° 38' 44" E
L3	28.89	N0° 23' 16" E
L4	28.89	N0° 23' 16" E
L5	56.42	S87° 55' 29" E
L6	93.73	S40° 48' 12" E
L7	27.98	N10° 40' 30" W

**CURVE TABLE**

CURVE NO	CURVE LENGTH	RADIUS	DELTA
C1	60.71'	528.23'	6° 35' 35"
C2	36.05'	330.22'	8° 15' 17"
C3	35.66'	30.00'	86° 06' 23"
C4	8.54'	30.00'	18° 19' 00"
C5	44.20'	30.00'	84° 25' 26"
C6	41.44'	330.22'	7° 11' 22"
C7	48.19'	30.00'	88° 13' 33"
C8	132.89'	200.00'	37° 56' 37"
C9	32.41'	200.00'	9° 17' 05"
C10	45.81'	120.00'	21° 35' 19"
C11	54.25'	60.00'	51° 48' 19"
C12	94.27'	363.35'	15° 31' 39"
C13	66.04'	330.22'	10° 48' 16"



FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT  
 PHASE I  
 A PORTION OF SECTION 24,  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITTITAS COUNTY WASHINGTON  
 DATE 04/20/21  
 JOB NO. 18069  
 DWN BY T.J.  
 SHEET 3 OF 5  
 CHKD BY M.K.K./D.L.P.  
 SCALE 1" = 100'

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Janger Street, Suite 201 • Bellingham, WA 98227 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7413

AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_, WA.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
 DISTRICT L. FERRE  
 SURVEYOR'S NAME  
 ERNEST V. PETTIT  
 County Auditor  
 Deputy County Auditor

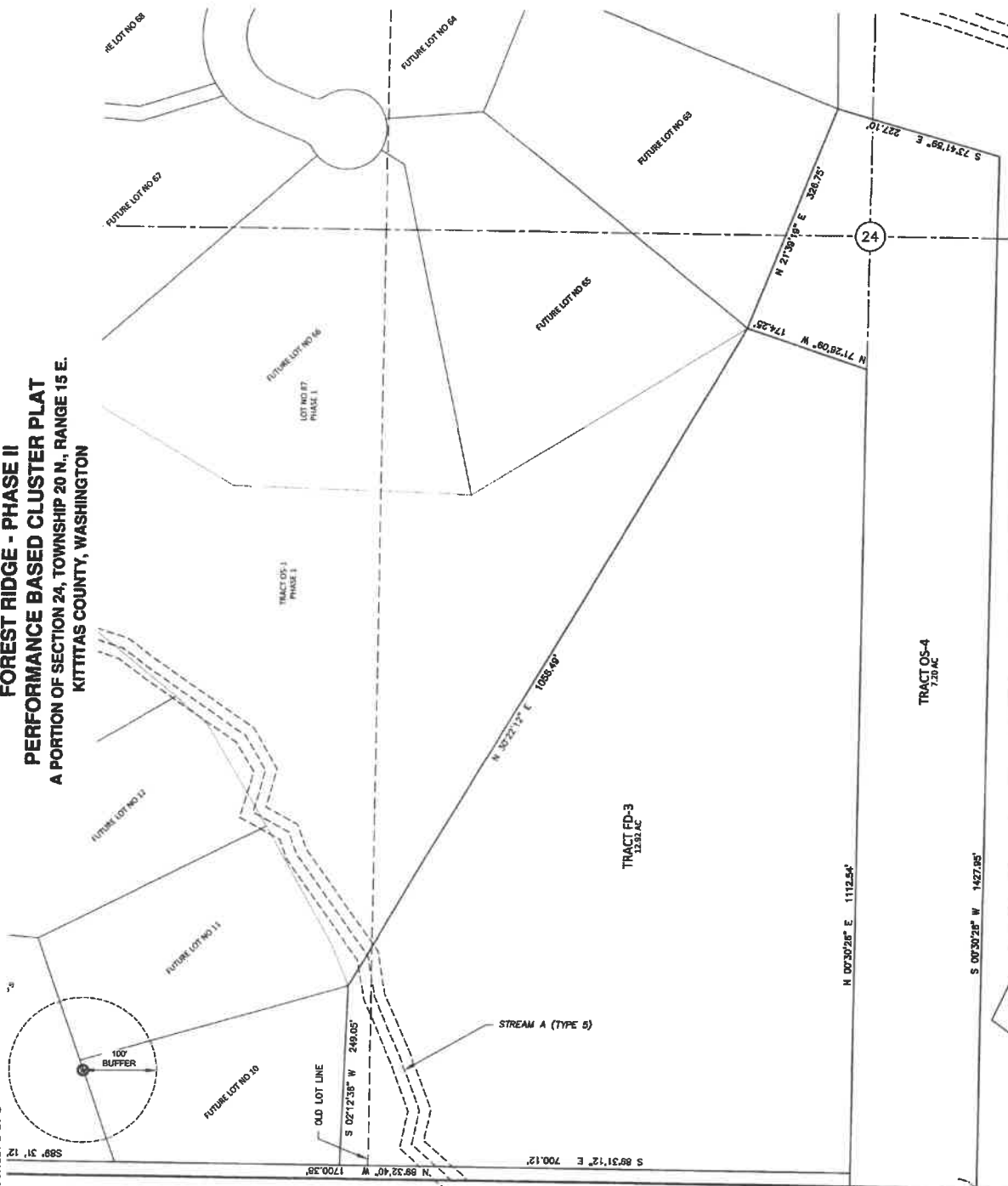


SEE SHEET 4 OF 5

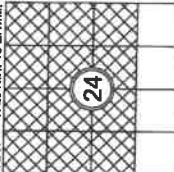
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**FOREST RIDGE - PHASE II  
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A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITITAS COUNTY, WASHINGTON**

SEE SHEET 3 OF 5



INDEX LOCATION  
SEC. 24 T. 20 N.R. 15 E.W.M.



FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT		DATE	04/2021	JOB NO.	18069
PREPARED FOR PREP PHASE I, LLC IS A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, KITITITAS COUNTY ODS		SCALE	1" = 100'	CHECKED BY	M.K.K./D.L.P.
KITITITAS COUNTY		DRAWN BY	T.S.	SHEET	4
		DATE	04/2021	SHEET	4
		SCALE	1" = 100'	OF	5

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0259  
Eastern Washington Division  
407 Safflower Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

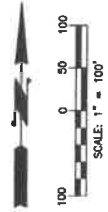
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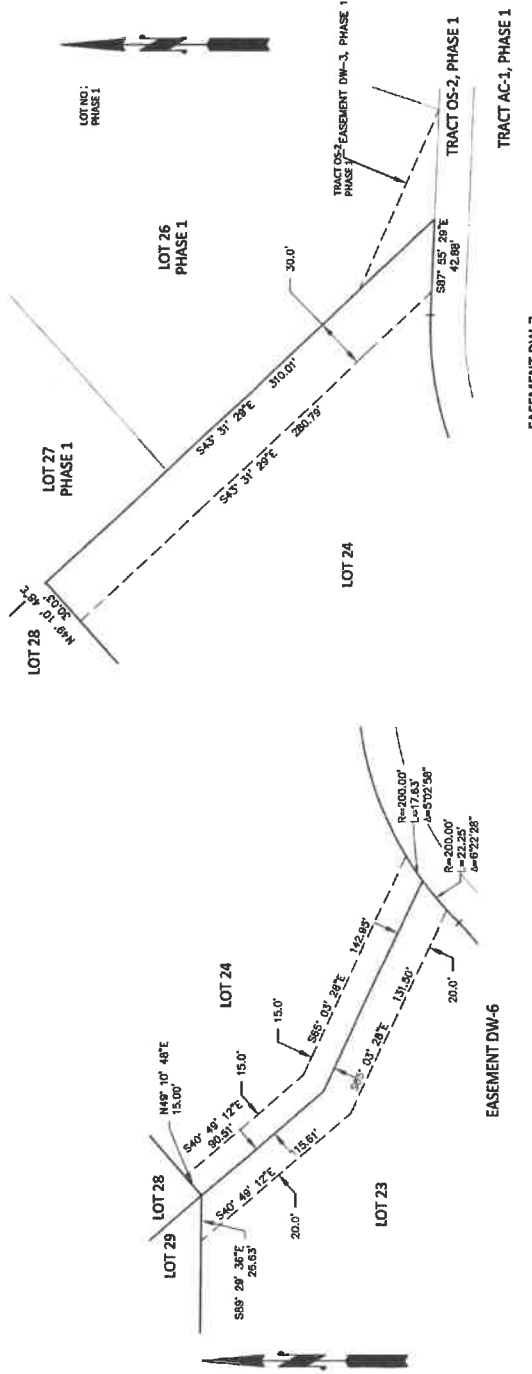
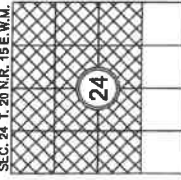
SURVEYOR'S NAME  
DUSTIN L. PIERCE  
COUNTY AUDITOR  
JERALD V. PETTIT  
Deputy County Auditor

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KITKITAS COUNTY, WASHINGTON



INDEX LOCATION  
SEC. 24 T. 20 N. R. 15 E. W.M.



FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT	
DATE	APR 9 2021
DRAWN BY	T.S.
DATE	04/2021
JOB NO.	18069
SCALE	1" = 100'
SHEET	5
OF	5

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
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IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF

SURVEYOR'S NAME  
JUSTIN L. PIERCE

County Auditor  
SERALD V. BETTIG

Deputy County Auditor