



November 10th, 2022

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

Att: Jeremiah Cromie
Planner II

Fm: Marc Kirkpatrick
Owner

Re: Forest Ridge (LPF-22-00006) Final Long Plat Ph 4 – RFI #2

Dear Jeremiah,

Please find enclosed a final mylar reflecting the comments provided by County departments. Below is a response to each County comment:

CDS Comments:

- *Demonstrate and show open space calculations*
 - See enclosed comprehensive open space calculation for all 5 phases of development. Both Encompass Engineering & Surveying and Contour Engineering worked to together to ensure a minimum of 40% of open space is provided while deducting the commercial forest setback area, streams, wetlands, and associated buffers.
- *Provide documentation that an approved water supply can be capable of supplying the required fire flow.*
 - Water design has been approved by WSDOH and bonded with KCPW. Group A water system is currently under construction and proper testing and inspection is being conducted as progress is being made.
- *Open Space Management Plan*
 - See enclosed management plan prepared by a professional biologist.

Public Works comments:

- Access:
 - Nothing for applicant to address

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250

Eastern Washington Division
407 Swiftwater Blvd, Cle Elum, WA 98922
Phone: (509) 674-7433

www.EncompassES.net

- Engineering:
 - *Please provide a bond for the work to be completed for Phase 4 Final Plat (equivalent to Phase 3 Grading Permit) to Kittitas County Public Works. Alternatively, if the work has been completed, please call for an inspection.*
 - Bonding has been provided separately by owner per confirmation with applicant. Majority of improvements have been completed and a request for inspection will be done by the applicant.
 - *Per SEPA decision for LP-08-00014 dated September 23, 2010, page 5*
 - *Potholes must be repaired on Columbia Ave from First Street to Fourth Street as required by the City of Cle Elum prior to receiving final plat approval.*
 - Potholes are in the process of being repaired and will be completed by Nov. 15th. A bond will be provided for the overlay plan.
 - *A 2-inch overlay on Columbia Avenue from First Street to Fifth Street or end of existing pavement shall be constructed prior to beginning construction of Phase 5.*
 - A bond will be provided for the overlay plan.
- Survey:
 - *All items have been addressed.*
- Flood:
 - *No comments.*
- Water Mitigation/Metering:
 - *Requirements for final plat approval have not been met*
 - A Class A Water System design has been approved by WSDOH. Water system is currently under construction and a bond is in place with KCPW.
 - *Prior to final plat approval the applicant must provide a copy of the approved Showing of Compliance with 90.44.100(3) from Ecology.*
 - Documents were originally submitted. Applicant is still in process of construction and has a bond with KCPW for the water system.

Environmental Health:

- On Site Sewage
 - *Proof of soil logs*
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- Water:
 - *Finding 1*
 - *The proposed long plat indicates the applicant will utilize a Group A community water system to serve the lots in the proposed plat. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.*
 - Documentation from the WSDOH on water approvals are included with this submittal.
- Final Plat Review & Recording:
 - *On Site Sewage:*



Proof of soil logs performed on all the proposed lots of this phase of the plat are required.

- Enclosed are soil log evaluations completed by KCDOH for Phase 4
- Water:
 - *As of today's date, the applicant has not provided construction completion report forms to the Washington State Department of Health (WSDOH) for any of the components of the proposed Group A water system that is to serve this phase of the plat. The system is currently in the inactive status with the WSDOH. The Group A water system must be approved prior to final plat signature.*
 - Documentation from the WSDOH on water approvals are included with this submittal. Water system has been bonded while under construction. Construction completion reports will be submitted after construction is complete.

Please do not hesitate to reach out with questions or comments. mkirkpatrick@encompasses.net

Best Regards,

Encompass Engineering & Surveying

A handwritten signature in blue ink that reads "Marc B Kirkpatrick".

Marc Kirkpatrick
Owner