

**SASSE RIDGE PLAT (LP-11-00002)
COMPLIANCE DOCUMENT**

DATE OF COMMENT NAME/AGENCY REDUCED COMMENT APPLICANT RESPONSE COUNTY RESPONSE

JANUARY 22, 2013	RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND CONDITIONS OF APPROVAL - ANDREW KOTTKAMP, HEARING EXAMINER	1. ALL CONDITIONS IMPOSED HEREIN SHALL BE BINDING ON THE "APPLICANT," WHICH TERMS SHALL INCLUDE THE OWNER OR OWNERS OF THE PROPERTY, HEIRS, ASSIGNS AND SUCCESSORS. 2. THE PROJECT SHALL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND APPLICATION MATERIALS ON FILE DATED AUGUST 17, 2011 EXCEPT AS AMENDED BY THE CONDITIONS HEREIN. 3. A CERTIFICATE OF TITLE OF THE PROPERTY PROPOSED TO BE PLATTED SHALL BE SUBMITTED WITH THE FINAL PLAT. 4. A NOTE SHALL BE PLACED ON THE FINAL PLAT STATING THAT ANY CONSTRUCTION WITHIN AREAS OF 33% OR GREATER SLOPE WILL REQUIRE GEOTECHNICAL ENGINEERING PER IRC R403.7.7 AND/OR IRC 1805.3.1 OR CURRENT ADOPTED CODE. 5. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS, AND MUST OBTAIN ALL APPROPRIATE PERMITS AND APPROVALS. 6. ALL CURRENT AND FUTURE LANDOWNERS MUST COMPLY WITH THE INTERNATIONAL FIRE CODE. 7. IT IS THE RESPONSIBILITY OF THE APPLICANT TO CONTACT THE KC ASSESSOR'S AND TREASURER'S OFFICE TO CONFIRM ALL TAXES ARE CURRENT PRIOR TO FINAL PLAT APPROVAL. 8. COMPUTER SHEETS SHALL BE SUBMITTED WITH THE FINAL PLAT SHOWING THE CLOSURE OF PLAT BOUNDARIES, BLOCKS, LOTS OR ANY TRACT. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL LICENSED SURVEYOR (PLS) TO ENSURE THE LOT CLOSURES ARE CORRECT AND ACCURATE. 9. AS KCC 17.30.055 REQUIRES, THE FINAL PLAT SHALL SHOW A 200-FOOT BUFFER ON ALL PROPERTIES BORDERING OR ADJACENT TO PROPERTIES ZONED COMMERCIAL FOREST.	Noted Noted Certificate of title enclosed. This note has been added to the plat as Plat Note 10. Noted Noted Noted Lot closures are enclosed. The 200-foot Commercial Forest buffer is shown on the final plat.	
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		11. ACCORDING TO THE PUBLIC HEALTH DEPARTMENT, INDIVIDUAL FINAL PLAT APPROVAL WILL BE CONDITIONED UPON: A. COMPLETION OF SOIL LOGS WHICH MEET THE SEPTIC AVAILABILITY REQUIREMENT; B. DOCUMENTATION FROM THE STATE OF WASHINGTON OF ECOLOGY VERIFYING THAT THE QUANTITY OF WATER REQUIRED FOR THE PLAT HAS BEEN TRANSFERRED; C. PLACEMENT OF ALL PROPOSED WELLS AND SUBMITTAL OF WELL LOGS SHOWING YIELDS CONSISTENT WITH THE REQUIREMENT ABOVE AND REQUIRE NITRATE AND BACTERIOLOGICAL TESTS SHOWING POTABILITY OF THAT WATER.	Soil Logs completed on 10/13/2011.	
			See enclosed water documentation.	
			Group B Well design approved by KCDOH	
		12. ALL APPLICANTS FOR SUBDIVISION UTILIZING WELLS SHALL HAVE A NOTE PLACED ON THE FACE OF THE FINAL MYLARS THAT STATES:		

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JANUARY 22, 2013	RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND CONDITIONS OF APPROVAL - ANDREW KOTTKAMP, HEARING EXAMINER	C. ALL LETTERING SHALL BE PRINTED WITH PERMANENT INK.	The final plat drawings comply.	
		D. EACH SHEET OF THE FINAL PLAT SHALL CONTAIN THE SUBDIVISIONS NAME AT THE TOP OF THE SHEET IN LARGE LETTERS FOLLOWED UNDERNEATH WITH THE SECTION, TOWNSHIP, RANGE, COUNTY AND STATE. THE SPACE FOR RECORDING THE RECEIVING NUMBER IS IN THE UPPER RIGHT HAND CORNER, SHEET NUMBERS AT THE BOTTOM OF THE SHEETS.	The final plat drawings comply.	
		E. IT SHALL SHOW ALL COURSES AND DISTANCES NECESSARY TO RE-STAKE ANY PORTION OF THE PLAT.	The final plat drawings comply.	
		F. REQUIRED MONUMENTS SHALL BE SHOWN TOGETHER WITH A LEGEND OF MONUMENTS ON THE FACE OF EACH PLAT SHEET. (ORD. 2005-31,2005)	The final plat drawings comply.	
		16.20.040 PLAT DRAWING	The final plat drawings comply.	
		A. SECTION DATA. ALL SECTION, TOWNSHIP, MUNICIPAL AND COUNTY LINES LYING WITHIN OR ADJACENT TO THE SUBDIVISION;	The final plat drawings comply.	
		B. TIE MONUMENTS. THE LOCATION OF ALL MONUMENTS OR OTHER EVIDENCE USED AS TIES TO ESTABLISH THE SUBDIVISION'S BOUNDARIES;	The final plat drawings comply.	
		C. PLAT MONUMENTS. THE LOCATION OF ALL PERMANENT CONTROL MONUMENTS FOUND OR ESTABLISHED WITHIN THE SUBDIVISION;	The final plat drawings comply.	
		D. BOUNDARIES. THE BOUNDARY OF THE SUBDIVISION, WITH COMPLETE BEARINGS AND LINEAL DIMENSIONS IN HEAVIER LINES;	The final plat drawings comply.	
		E. BEARING AND DISTANCES. THE LENGTH AND BEARINGS OF ALL STRAIGHT LINES, THE RADII, ARCS, AND CENTRAL ANGLES OF ALL CURVES;	The final plat drawings comply.	

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		G. ROAD NAMES. THE LOCATION, WIDTH, CENTERLINE, AND NAME OR NAMES OR NUMBER OF ALL STREETS WITHIN AND ADJOINING THE SUBDIVISION;	The final plat drawings comply.	
		H. EASEMENTS. THE LOCATION AND WIDTH, SHOWN WITH BROKEN LINES, AND DESCRIPTION OF ALL EASEMENTS. EASEMENTS MAY BE DESCRIBED IN THE PLAT RESTRICTIONS IN LIEU OF BEING SHOWN ON THE PLAT DRAWINGS;	The final plat drawings comply.	
		I. LOT NUMBERS. NUMBERS ASSIGNED TO ALL LOTS AND BLOCKS WITHIN THE SUBDIVISION;	The final plat drawings comply.	
		J. ADJACENT OWNERS. NAMES OF OWNERS OF LAND ADJACENT TO THE SUBDIVISION, AND THE NAMES OF ANY ADJACENT SUBDIVISIONS;	The final plat drawings comply.	
		K. SURROUNDING AREA. ALL SURROUNDING PROPERTY SHALL BE SHOWN IN DOTTED LINES AND LETTERS WITH NAMES OF PLATS, ROADS, ADJOINING LOTS, CANALS, AND ETC., AND IF UN-PLATTED SHALL BE SO INDICATED;	The final plat drawings comply.	
		L. VICINITY MAPS. A VICINITY MAP SHOWING THE BOUNDARY OF THE PLAT IN RELATION TO THE SURROUNDING AREA SUCH AS ADJACENT SUBDIVISIONS, RIVERS, CREEKS, ROADS OR HIGHWAYS, CANALS, ETC. MINIMUM AREA SHOWN WOULD BE THE SECTION OR SECTIONS CONTAINING THE PLATTED AREA WITH A SCALE OF APPROXIMATELY 4"=1 MILE;	The final plat drawings comply.	
		M. CONTOURS. CONTOUR LINES ARE NOT SHOWN ON THE FINAL PLAT AS REQUIRED ON THE PRELIMINARY PLAT;	Contour lines have been removed from the final plat.	
		N. MISCELLANEOUS ITEMS. NORTH ARROW, SCALE AND LEGEND OF MONUMENTS TO BE SHOWN ON OPEN AREA OF SHEETS;	The final plat drawings comply.	

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		P. WELL LOCATION. THE DRAWING SHALL BE MARKED WITH A "W" INDICATION LOCATION OF THE WELL AND A BROKEN LINE SHOWING THE ONE HUNDRED FOOT RADIUS AROUND SUCH.	The final plat drawings comply.	
		Q. DITCHES. LOCATION OF EXISTING DITCHES APPARENT OR OF RECORD. (ORD. 2005-31, 2005)	N/A	
		14. TIMING OF IMPROVEMENTS: THIS APPLICATION IS SUBJECT TO THE LATEST REVISION OF THE KC ROAD STANDARDS, DATED 9/6/05. THE FOLLOWING CONDITIONS APPLY AND MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE STRUCTURES WITHIN THIS PLAT. A PERFORMANCE BOND OR ACCEPTABLE FINANCIAL GUARANTEE MY BE USED, IN LIEU OF THE REQUIRED IMPROVEMENTS, PER THE CONDITIONS OUTLINED IN THE CURRENT KC ROAD STANDARDS.	Noted	
		15. PRIVATE ROAD CERTIFICATION: PRIVATE ROADS SERVING ANY OF THE LOTS WITHIN THIS DEVELOPMENT SHALL BE INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER FOR CONFORMANCE WITH CURRENT KC ROAD STANDARDS. 9/6/05 EDITION. KC PUBLIC WORKS SHALL REQUIRE THIS ROAD CERTIFICATION TO BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE STRUCTURES WITHIN THE PROPOSED PLAT.	Noted	
		16. PRIVATE ROAD IMPROVEMENTS: ACCESS SHALL BE CONSTRUCTED TO MEET OR EXCEED THE CONDITIONS OF A HIGH-DENSITY PRIVATE ROAD THAT SERVES 15-40 TAX PARCELS. SEE CURRENT KC ROAD STANDARDS, 9/6/05 EDITION.	Noted	

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		B. MINIMUM CENTERLINE RADIUS SHALL BE 60'.	Noted	
		C. SURFACE REQUIREMENT BST/ACP.	Noted	
		D. MAXIMUM GRADE IS 12%.	Noted	
		E. STOPPING SITE DISTANCE, REFERENCE AASHTO.	Noted	
		F. ENTERING SITE DISTANCE, REFERENCE AASHTO.	Noted	
		G. MAINTENANCE OF DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER WHOSE PROPERTY THEY SERVE. THE COUNTY WILL NOT MAINTAIN ACCESSES.	Noted	
		H. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.	Noted	
		I. ALL ROADS LOCATED WITHIN THIS DEVELOPMENT OR ROADS THAT PROVIDE ACCESS TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO CURRENT COUNTY ROAD STANDARDS UNLESS ANY OTHER MAINTENANCE AGREEMENTS, FOREST SERVICE ROAD EASEMENTS OR STATE EASEMENTS REQUIRE HIGHER ROAD STANDARDS. THE HIGHER OF THE ROAD STANDARDS SHALL APPLY.	Noted	
		J. ALL EASEMENTS SHALL PROVIDE FOR AASHTO RADIUS AT THE INTERSECTION WITH A COUNTY ROAD.	The Final Plat drawings comply.	
		K. A PAVED APRON SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED PRIVATE INTERSECTION AND THE COUNTY ROAD RIGHT-OF-WAY.	Noted	

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		18. JOINT-USE DRIVEWAY: A JOINT-USED ACCESS SHALL SERVE NO MORE THAN TWO TAX PARCELS. SEE KC ROAD STANDARDS, 9/6/05 EDITION.	Noted	
		A. ACCESS EASEMENTS SHALL BE A MINIMUM OF 20' WIDE. THE ROADWAY WIDTH SHALL HAVE A MINIMUM WIDTH OF 12'.	The Final Plat drawing comply.	
		B. THE SURFACE REQUIREMENT IS FOR A MINIMUM GRAVEL SURFACE DEPTH OF 6" .	Noted	
		C. MAINTENANCE OF DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER WHOSE PROPERTY THEY SERVE. THE COUNTY WILL NOT MAINTAIN ACCESSES.	Noted	
		D. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.	Noted	
		19. SINGLE-USE DRIVEWAY: A SINGLE-USE ACCESS SHALL SERVE NO MORE THAN ONE LOT. SEE KC ROAD STANDARDS, 9/6/05 EDITION.	Noted	
		A. THE ROADWAY SHALL BE A MINIMUM OF 8' WIDE WITH GRAVEL SURFACE.	Noted	
		B. MAINTENANCE OR DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER WHOSE PROPERTY THEY SERVE. THE COUNTY WILL NOT MAINTAIN ACCESSES.	Noted	

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		20. PRIVATE ROAD MAINTENANCE AGREEMENT: THE APPLICANT SHALL MEET ALL APPLICABLE CONDITIONS OF ANY PRE-ESTABLISHED OR REQUIRED PRIVATE ROAD MAINTENANCE AGREEMENTS.	Noted	
		21. LOT CLOSURE: IT IS THE RESPONSIBILITY OF THE PROFESSIONAL LICENSED SURVEYOR (PLS) TO ENSURE THE LOT CLOSURES ARE CORRECT AND ACCURATE.	Noted	
		22. ACCESS PERMIT: AN APPROVED ACCESS PERMIT SHALL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.	Noted	
		23. ADDRESSING: CONTACT THE KC RURAL ADDRESSING COORDINATOR AT (509) 962-7523 TO OBTAIN ADDRESSES PRIOR TO OBTAINING A BUILDING PERMIT. A PARCEL CANNOT RECEIVE A BUILDING PERMIT OR UTILITIES UNTIL SUCH PARCEL IS IDENTIFIED WITH A 911 ADDRESS.	Noted	
		24. FIRE PROTECTION: CONTACT THE KC FIRE MARSHAL REGARDING ANY ADDITIONAL ACCESS REQUIREMENTS FOR EMERGENCY RESPONSE.	Noted	
		25. MAILBOX PLACEMENT: THE U.S. POSTAL SERVICE REQUIRES THAT PRIVATE ROADS WITH 6 OR MORE RESIDENCES INSTALL USPS APPROVED CLUSTER BOX UNITS (CBUS) AT A SAFE LOCATION AT THE MOUTH OF THE PRIVATE ROAD. CONTACT YOUR LOCAL POST OFFICE FOR LOCATION AND ADDITIONAL DESIGN REQUIREMENTS BEFORE BEGINNING CONSTRUCTION.	Noted	

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		28. A PLAT NOTE DISCUSSING THE SPREAD OF NOXIOUS WEEDS SHALL BE SHOWN ON THE PLAT AND READ: PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS, ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.	Noted	
		29. ALL APPLICABLE SURVEY DATA AND DEDICATIONS SHALL BE REFLECTED PURSUANT TO KCC 16.24; SURVEY DATA- DEDICATIONS.	This note has been added to the plat as Plat Note 2.	
		30. BOTH SHEETS SHALL REFLECT THE PLAT NUMBER: LP-11-00002.	The final plat drawings comply.	
			The final plat drawings comply.	

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		37. ALL BRIDGES AND GATES ACROSS ANY PRIVATE ROAD SHALL BE REQUIRED TO BE PERMITTED AND CERTIFIED.	Noted	
		38. ALL DEVELOPMENT, DESIGN AND CONSTRUCTION SHALL COMPLY WITH KC CODE, KC ZONING AND THE 2009 INTERNATIONAL FIRE AND BUILDING CODES.	Noted	
		39. A SEPARATE PERMIT IS REQUIRED FOR ANY PRIVATE WATER STORAGE OR HYDRANT SYSTEM. THE HYDRANT SYSTEM SHALL BE SUBJECT TO PLAN REVIEW THROUGH THE FIRE MARSHAL'S OFFICE AND SHALL BE SUBJECT TO AN ANNUAL OPERATIONAL PERMIT.	N/A	
		40. BASED ON COMMENTS RECEIVED DURING THE PUBLIC COMMENT PERIOD AND OTHER INFORMATION SUBMITTED WITH THIS PROJECT PERMIT APPLICATION, A SEPA MITIGATION DETERMINATION OF NON-SIGNIFICANCE (MDNS) WAS ISSUED BY COMMUNITY DEVELOPMENT SERVICES ON DECEMBER 21, 2012. THE FOLLOWING ARE THE MITIGATION CONTAINED WITHIN THE MDNS AND SHALL BE CONDITIONS OF APPROVAL:		

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JANUARY 22, 2013	RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND CONDITIONS OF APPROVAL - ANDREW KOTTKAMP, HEARING EXAMINER	40.2.2 SOIL LOGS MUST BE PERFORMED PRIOR TO THE PUBLIC HEALTH DEPT RECOMMENDING PRELIMINARY APPROVAL OF THE PLAT APPLICATION. ONCE THE SOIL LOGS ARE CONDUCTED AND APPROVED BY THE PUBLIC HEALTH DEPT, THE REQUIREMENT FOR SEPTIC AVAILABILITY WILL HAVE BEEN SATISFIED. SOIL LOGS WERE CONDUCTED ON 10/13/11 AND WERE SATISFACTORY TO THE PUBLIC HEALTH DEPT. 40.3 TRANSPORTATION 40.3.1 GRADING PLAN: A GRADING PLAN PREPARED BY AN ENGINEER LICENSED IN THE STATE OF WASHINGTON SHALL BE PRESENTED TO PUBLIC WORKS PRIOR TO FINAL APPROVAL. DEPENDING ON THE AMOUNT OF FILL TO BE IMPORTED AND/OR EXPORTED FROM THE SITE, A HAUL ROUTE AND ROAD CONDITION ANALYSIS MAY BE REQUIRED PRIOR TO APPROVAL OF THE GRADING PLAN. THE GRADING PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH KCC 12.08. 40.4 STORMWATER 40.4.1 ACTIVITIES SUCH AS ROAD WIDENING, STUMP PULLING AND CLEARING GRADING AND FILL WORK AND UTILITY PLACEMENTS MAY REQUIRE AN NPDES CONSTRUCTION STORMWATER PERMIT ISSUED BY THE DEPT OF ECOLOGY PRIOR TO START OF CONSTRUCTION. THIS PERMIT REQUIRES THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT THE DEPT OF ECOLOGY.	Noted Noted – Applicant is finalizing road design and working with KCPW to prepare bond estimate. Noted	

**SASSE RIDGE PLAT (LP-11-00002)
COMPLIANCE DOCUMENT**

DATE OF COMMENT NAME/AGENCY REDUCED COMMENT APPLICANT RESPONSE COUNTY RESPONSE

JANUARY 22, 2013	RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND CONDITIONS OF APPROVAL - ANDREW KOTTKAMP, HEARING EXAMINER	40.4.2 STORMWATER: ON-SITE STORMWATER MANAGEMENT THAT CONFORMS TO THE SPECIFICATIONS OF THE MOST CURRENT VERSION OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON IS REQUIRED OF THIS DEVELOPMENT. STORMWATER SYSTEMS SHALL BE DESIGNED TO STORE STORMWATER GENERATED BY A 24-HOUR, 25-YEAR STORM EVENT. STORMWATER SYSTEM DESIGNS SHALL BE PREPARED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE STORMWATER SYSTEM DESIGN SHALL BE PRESENTED FOR REVIEW TO PUBLIC WORKS PRIOR TO FINAL APPROVAL. THE STORMWATER SYSTEM CONSTRUCTION SHALL BE CERTIFIED BY A LICENSED ENGINEER. THE CERTIFICATION SHALL BE INCLUDED WITH THE ROAD CERTIFICATION AND IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STORMWATER PLANS SHALL BE SUBMITTED IN ACCORDANCE WITH KCC 12.06 AND 12.08. 40.5 CULTURAL RESOURCES AND HISTORIC PRESERVATION 40.5.1 THE APPLICANT SHALL IMMEDIATELY CONTACT THE WA STATE DEPT OF ARCHAEOLOGY & HISTORIC PRESERVATION, AND THE YAKAMA NATION IF ANY ITEMS OF POSSIBLE CULTURAL OR HISTORIC SIGNIFICANCE ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. WORK SHALL BE IMMEDIATELY HALTED WITH THE AREA AND A LARGE ENOUGH PERIMETER ESTABLISHED IN ORDER TO MAINTAIN THE INTEGRITY OF THE SITE. 40.6 LIGHT AND AESTHETICS 40.6.1 ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.	Noted	
			Noted	
			This note has been added to the plat as Plat Note 11.	

**SASSE RIDGE PLAT (LP-11-00002)
COMPLIANCE DOCUMENT**

DATE OF COMMENT	NAME/AGENCY	REDUCED COMMENT	APPLICANT RESPONSE	COUNTY RESPONSE
JANUARY 22, 2013	RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, APPROVAL - ANDREW KOTTKAMP, HEARING EXAMINER	40.7 NOISE 40.7.1 DEVELOPMENT AND CONSTRUCTION PRACTICES DURING BUILDING OF THIS PROJECT SHALL ONLY OCCUR BETWEEN THE HOURS OF 7:00 AM TO 7:00 PM TO MINIMIZE THE EFFECT OF CONSTRUCTION NOISE ON NEARBY RESIDENTIAL PROPERTIES. 41. THE FOLLOWING MITIGATION CONDITION FROM THE SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE SHALL BE NOTED ON THE FACE OF THE FINAL PLAT AND INCLUDED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) DOCUMENT RECORDED WITH THE FINAL PLAT: A. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.	Noted	
			This note has been added to the plat as Plat Note 11.	