

09.19.2018

**Suncadia Phase 3 Division 14 Final Plat Compliance Document (LP-18-00002)**

<b>Preliminary Approval Condition(s)</b>	<b>Applicant Response</b>
1. The project shall proceed in substantial conformance with the plans and application materials on file dated May 4th, 2018 and revised information submitted on July 17th and 18th, 2018 except as amended by the conditions herein.	Final plat is in substantial conformance with what was submitted.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.	Acknowledged and will be complied with.
3. This application is subject to the latest revision of the MountainStar Development Agreement, the MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.	Acknowledged and will be complied with.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plan approval.	Acknowledged.
5. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lot or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Closures are included in the plat submittal documents.
6. The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.	Acknowledged and plat is in conformance.
7. The Final Plan shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.	Contact information is provided for the surveyor signing this plat.
8. The Final Plat shall contain the page number and total number of pages on all sheets.	This information is shown on the final plat.
9. The intended ownership limits of Lot 10/AC-1 is unclear. This shall be clarified prior to final plat approval.	This information is shown on the final plat.
10. Tired Creek Lane shall include width, ownership, and surfacing on the Final Plat. (EX: Tired Creek Lane - 30' wide private R/W-Paved)	This information is shown on the final plat.
11. The lot area tables on the Final Plat shall include S-1, AC-1, and OS-1.	Acreages are shown on the final plat.
12. All development, design, and construction shall comply with all applicable laws as defined in the Development Agreement.	Acknowledged and will be complied with.

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13. Lot and road dimensions are to be shown on the face of the plat.	Dimensions are depicted on the final plat.
14. The applicant shall contact the Kittitas County 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.	Acknowledged and will be complied with.
15. Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.	Acknowledged.
16. Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.	Acknowledged and will be complied with.
17. Timing of Improvements: Per the Suncadia 2009 Development Agreement Section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included with such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other financial device provided to the County shall be in the amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.	Acknowledged and will be complied with.
18. Water availability certificates shall be provided by Suncadia Water System LLC for each of the 10 lots created by this subdivision.	Letter of Water Availability is included in the plat submittal documents.
19. The Suncadia Phase 3 Division 14 Boundary Line Adjustment (BL-18-00007) shall receive final approval prior to submittal for final plat approval.	The record of survey depicting the BLA was recorded under A.F. No. 201808300046.



