

APPROVALS

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

LPF-20-00005

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
OF _____ A.D., 20____.

KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE I" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS ____ DAY OF _____ A.D., 20____.

KITITAS COUNTY ASSESSOR

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE I" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO 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

KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS ____ DAY
OF _____ A.D., 20____.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PERFORMANCE BASED CLUSTER PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF _____ A.D., 20____.

KITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS. 893034, 163034, 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.

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HERON AND TO FACILITATE THE CONDITIONS OF APPROVAL FOR AN APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY UNDER APPLICATION LP-08-0014.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R-10 GNSS AND A TRIMBLE S-7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83 (2007) EPOCH 2007, SOUTH ZONE, DERIVED FROM RTK GPS USING THE FOLLOWING NGS STATION:

STATION DESIGNATION PID LATITUDE LONGITUDE
TS 19.2 BM 19.4 SX0425 N 47° 11' 29.05653" W 120° 54' 50.20353"

ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998781. MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE BOOK 31 OF SURVEYS, PAGE 224-225, AND BOOK 23 OF SURVEYS, PAGE 89 AND THE SURVEYS REFERENCED THEREON. ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON
- THE BOUNDARIES FOR SECTION 24 AND PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON THE MONUMENTS RECOVERED DURING THE COURSE OF THE SURVEY FOR THIS SUBDIVISION. MONUMENTS RECOVERED AT THE 1/16 TH CORNERS SHOWN AS BEING SET ON THE SURVEY OF RECORD IN BOOK 23 OF SURVEYS, PAGE 89, AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE PROPERTY, RESULT IN SOME DIFFERENCES IN THE SECTION BOUNDARIES SHOWN ON THE SURVEY OF RECORD IN BOOK 31 OF SURVEYS, PAGES 224 AND 225.

PLAT NOTES:

- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND POSSIBLE MITIGATION. KCC 17A.04.015 REQUIRES ALL WETLAND IMPACTS TO BE AVOIDED TO THE EXTENT PRACTICAL. ANY UNAVOIDABLE WETLAND IMPACTS SHALL BE REQUIRED TO BE REPLACED AT A RATIO OF 2:1 FOR CATEGORY 2, 1.5:1 FOR CATEGORY 3, AND 1:1 FOR CATEGORY 4 (KCC 17A.04.050).
- A 15 FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS. STREAM CROSSINGS MAY REQUIRE ADDITIONAL PERMITTING FROM STATE AGENCIES.
- ACCESS TO SOME LOTS REQUIRES CROSSING A SEASONAL STREAM. ADDITIONAL PERMITTING MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE AREA. ADDITIONAL TECHNICAL DESIGN MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES STEEPER THAN 1 UNIT VERTICAL IN 3 UNITS HORIZONTAL (33.3-PERCENT SLOPE) SHALL CONFORM TO THE BUILDING SETBACK REQUIREMENTS OF CURRENT ADOPTED BUILDING CODES (IRC SECTION R403.1.7 AND IBC SECTION 1905.3.1). ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS PERMITTED TO REQUIRE AN INVESTIGATION AND RECOMMENDATION OF A QUALIFIED ENGINEER TO DEMONSTRATE THE REQUIREMENTS NECESSARY TO CONSTRUCT A BUILDING ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES. SUCH AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL, HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.
- ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.
- THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED.
- SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SNOW STORAGE SHALL BE LIMITED TO THOSE AREAS SHOWN ON THE FACE OF THE PLAT AND SHALL BE LOCATED OUTSIDE OF WETLAND AND STREAM AREAS AND THEIR BUFFERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENT OF RECORD OR OTHERWISE.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- PRIVATE ROAD TRACTS, DRAINAGE POND TRACTS, SERVICE TRACTS, ACCESS ROAD TRACTS AND OPEN SPACE TRACTS ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. EXCEPT AS OTHERWISE NOTED, HERON, SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR ALL MAINTENANCE AND MANAGEMENT OBLIGATIONS WITH SAID TRACTS. SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OF ALL LOTS OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.

PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE I

BASE ACREAGE:	37.0 AC	OPEN SPACE REQUIRED (40%):	14.8 AC
BASE LOT YIELD:	7	NET OPEN SPACE PROVIDED (40.7%):	15.08 AC
MAX. BONUS LOTS:	4	WATER SUPPLY:	GROUP B
MAX LOT YIELD:	11	SANITARY SEWER:	INDIVIDUAL SEPTIC
PROPOSED LOT YIELD:	8	ZONING:	RURAL-5

ELEMENT	POINT AWARDED
OPEN SPACE	
40.7% IN PERPETUITY	40
HEALTH & SAFETY	
CONNECTION TO GROUP B	25
TOTAL	65

ADJACENT OWNERS (APN) ASSESSOR'S PARCEL NUMBER

APN 957531
APN 957532
APN 957533
APN 957534
P SQUARED LLC
246 4TH AVE W
DICKINSON ND 58601-4945

APN 954184
SELVAKUMAR RAJAGOPAL
3222 187TH PL SE
BOTHHELL WA 98012-8835

APN 22046
APN 959273
GEORGIA TREFTS-GARFINK
7462 HOYLAKA CT
GILROY CA 95020-3053

APN 13515
APN 213034
DAVID WEBER
19472 NORMANDY PARK DR SW
NORMANDY PARK WA 98166-4132

APN 951144
APN 960249
RONALD E & RHONDA R KNAPP
27809 SE 26TH WAY
SAMMAMISH WA 98075

APN 951145
APN 960388
DAVID B KAPLAN
6044 51ST AVE NE
SEATTLE WA 98115-7708

APN 951146
WALDBLICK LLC
1370 WASHINGTON PIKE SUITE 403
BRIDGEVILLE PA 15017-2885

APN 951147
APN 960798
ALPINE MEADOWS LLC
114 17TH PL
KIRKLAND WA 98033-4906

APN 955862
APN 960889
DK OWENS PROPERTIES LLC
2275 LOWER PEOH POINT ROAD
CLE ELUM WA 98922-8424

APN 955864
BRUCE J HIGGS
24915 183RD PL SE
COVINGTON WA 98042-4816

APN 961367
APN 19145
JON A & LAURA J WOOD
9109 NE 35TH PL
YARROW POINT WA 98004-4756

APN 873034
APN 950759
KEVIN DALY ETUX
565 SE CROSTON LANE
ISSAQUAH WA 98027-3904

APN 13528
STEVE & TONI CALL
604 128TH AVE SE
BELLEVUE WA 98005-3621

APN 952003
JOSHUA SHAW
5326 156TH ST SE
BOTHHELL WA 98012-4727

APN 952004
ELLIOT & SONIA SHAW
JOSHUA SHAW
5326 156TH ST SE
BOTHHELL WA 98012-4727

APN 952005
CHRISTOPHER J & HALEY A KUBEJA
921 E CHICAGO ST
KENT WA 98030-6268

APN 11815
LESLIE D PEPPIN
PO BOX 910
CLE ELUM WA 98922

APN 142036
APN 954710
EVAN B & LAURNE STANLEY
4 N SALMON BEACH
TACOMA WA 98407-2216

APN 454935
STATE OF WASH (DNR)
C/O CONSERV REC & TRANSACTION
DIV
PO BOX 47014
OLYMPIA WA 98504-7014

OWNER:

FRPP PHASE I, LLC
116 1/2 S WASHINGTON STREET
SEATTLE WA 98104-3479

UKC HOLDINGS, LLC
116 1/2 S WASHINGTON STREET
SEATTLE WA 98104-3479

EXISTING KITITAS COUNTY PARCEL AND (MAP NUMBERS):

893034	(20-15-24000-0001)
163034	(20-15-24000-0003)
173034	(20-15-24000-0004)
203034	(20-15-24000-0007)
22020	(20-15-24000-0015)
22021	(20-15-24000-0016)
22022	(20-15-24000-0017)
22023	(20-15-24000-0018)
22024	(20-15-24000-0019)
22025	(20-15-24000-0020)
22026	(20-15-24000-0021)
22027	(20-15-24000-0022)

PARCEL INFORMATION:

ZONE: RURAL 5



5/28/2021

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE NO. 72156-47372028:

TRACT 1:

PARCEL A:

PARCELS A-4, B-1, B-2, D-1 AND D-2, OF THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2005 IN BOOK 31 OF SURVEYS, PAGES 224 AND 225, UNDER AUDITOR'S FILE NO. 200510270006, BEING A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL B:

A SIXTY FOOT (60') EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UNDER THE EXISTING ROADS IN SECTIONS 24 AND 25, ALL IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 23, 2002 IN BOOK 28 OF SURVEYS, PAGES 48 THROUGH 50, UNDER AUDITOR'S FILE NO. 200210230007 AND EASEMENT RIGHTS AS CONVEYED IN EASEMENT EXCHANGE RECORDED DECEMBER 4, 1978 IN VOLUME 108, PAGE 375, UNDER AUDITOR'S FILE NO. 428448.

TRACT 2:

PARCEL A:

PARCELS A-1, A-2, A-3, B-3, B-4, C-1 AND C-2, OF THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2005 IN BOOK 31 OF SURVEYS, PAGES 224 AND 225, UNDER AUDITOR'S FILE NO. 200510270006, BEING A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

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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 FRPP PHASE I, LLC

IN MAY 2021 Dustin L. Pierce 5/28/2021

DUSTIN L. PIERCE DATE

CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20____ AT ____ M.

IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE

SURVEYOR'S NAME

JERALD V. PETTIT

County Auditor

Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

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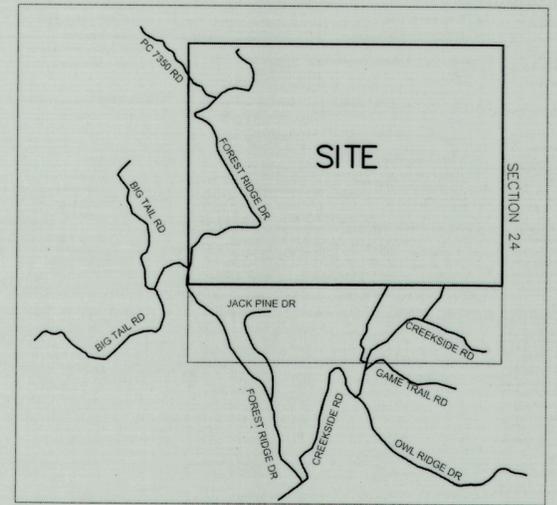
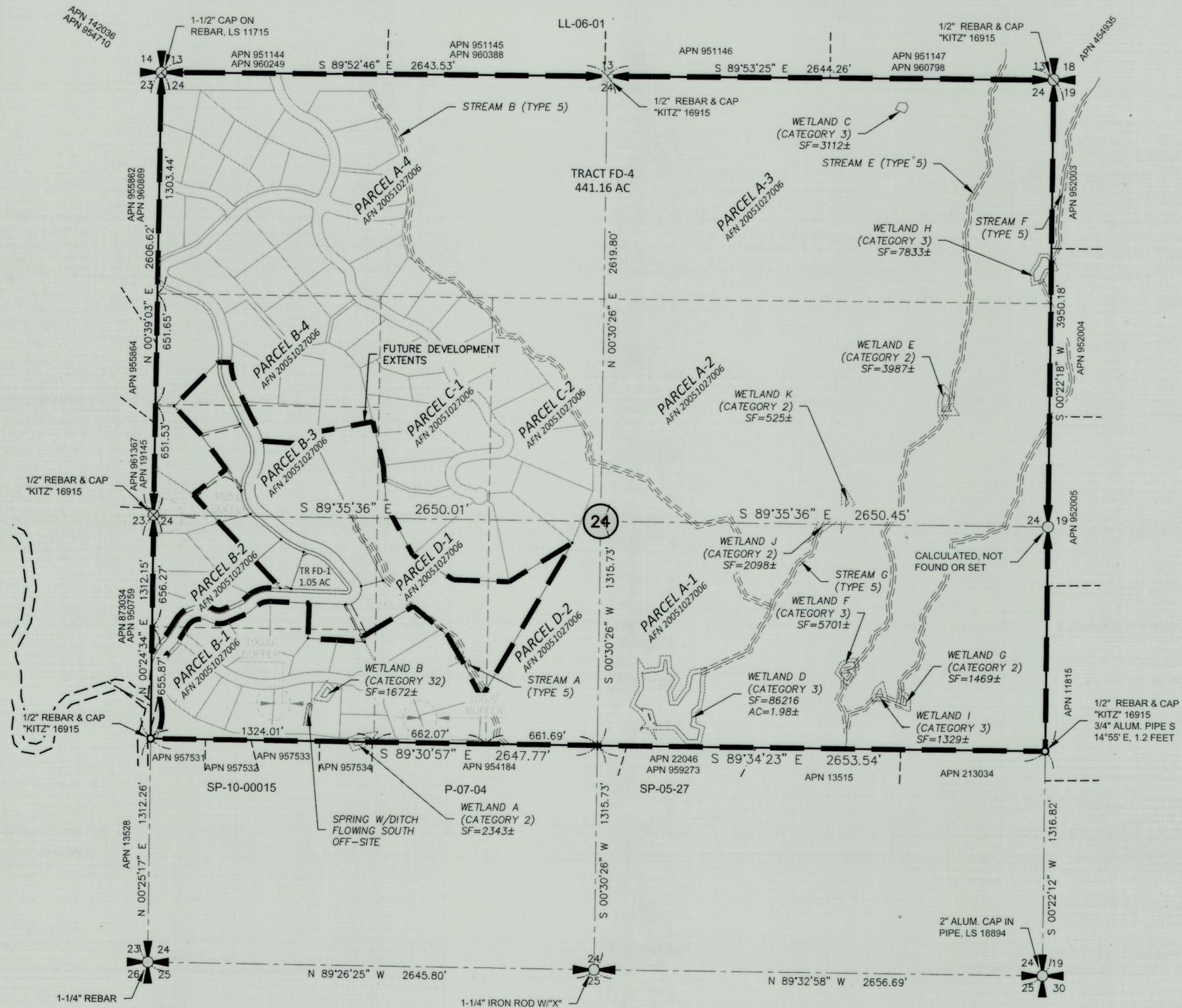
FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT

PREPARED FOR
FRPP PHASE I, LLC
A PORTION OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
T.S.	05/2021	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	1 OF 7

**FOREST RIDGE - PHASE I
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KITITAS COUNTY, WASHINGTON**

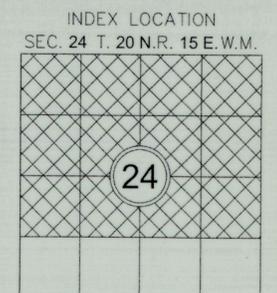
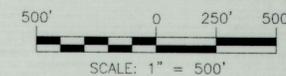
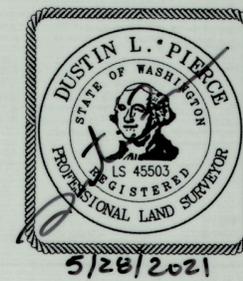
LPF-20-00005



VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 1/2" IRON ROD & CAP, AS NOTED
- SET 5/8" IRON ROD & CAP, LS 45503
- AC ACCESS TRACT
- OS OPEN SPACE TRACT
- S SERVICE TRACT



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME

JERALD V. PETTIT
County Auditor

Deputy County Auditor

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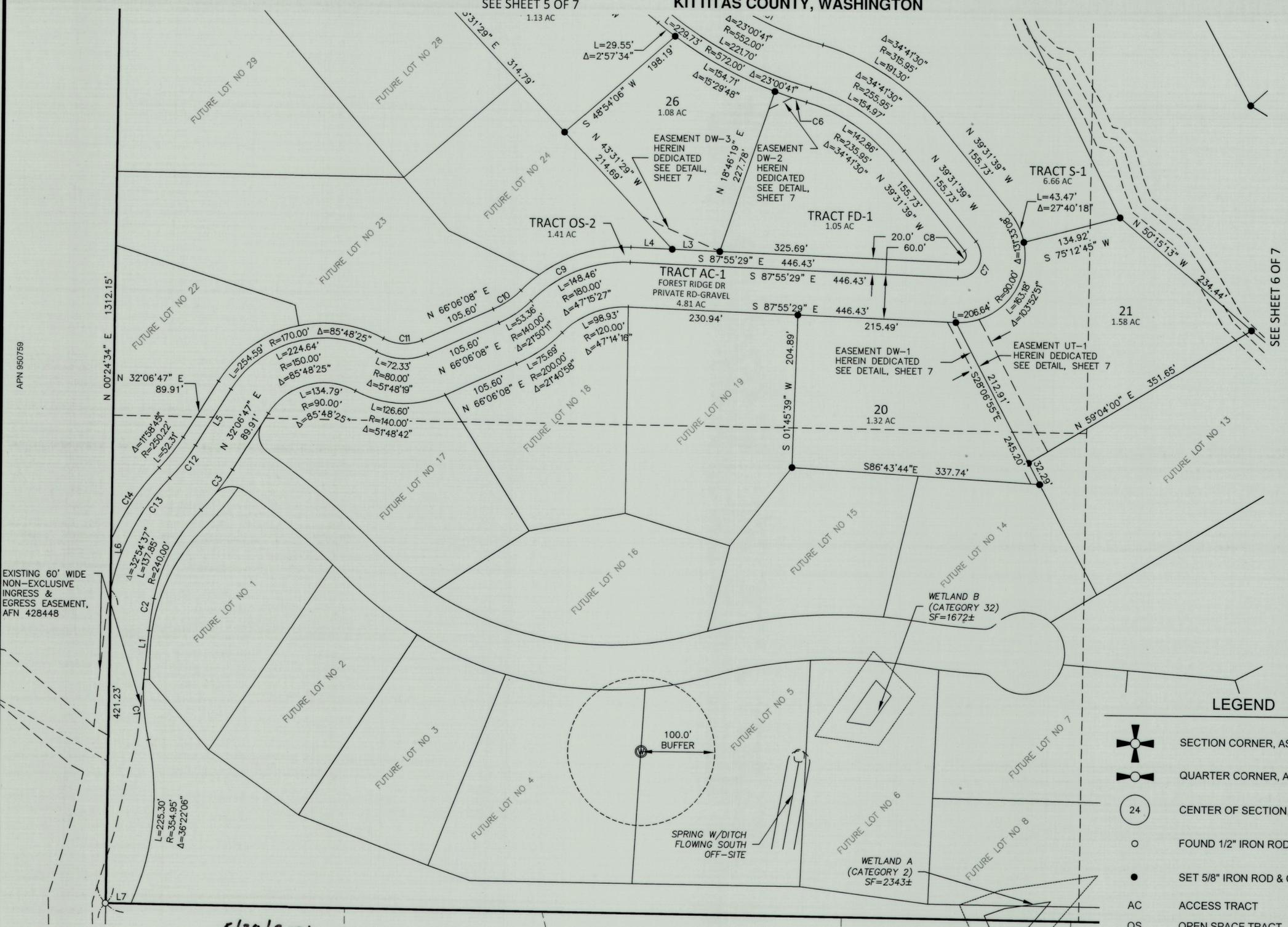
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M.K.K./D.L.P.	1" = 500'	3 OF 7

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A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
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LPF-20-00005



APN 960759

EXISTING 60' WIDE
NON-EXCLUSIVE
INGRESS &
EGRESS EASEMENT,
AFN 428448

PARCEL LINE TABLE

LINE NO	LENGTH	BEARING
L1	51.51	N5° 49' 47"E
L2	20.00	S88° 29' 02"E
L3	64.32	S87° 55' 29"E
L4	56.42	S87° 55' 29"E
L5	89.91	N32° 06' 47"E
L6	68.83	N0° 24' 34"E
L7	34.14	S89° 30' 57"E

CURVE TABLE

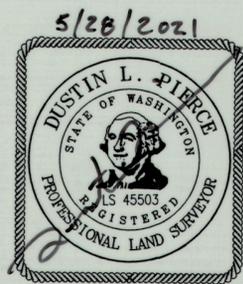
CURVE NO	LENGTH	RADIUS	DELTA
C1	96.21'	300.00'	18°22'26"
C2	43.46'	465.00'	5°21'17"
C3	69.04'	330.22'	11°58'44"
C4	119.88'	225.00'	30°31'42"
C5	39.94'	225.00'	10°10'12"
C6	45.47'	572.00'	4°33'18"
C7	68.83'	30.00'	131°27'04"
C8	22.89'	10.00'	131°08'51"
C9	164.97'	200.00'	47°15'42"
C10	45.91'	120.00'	21°55'19"
C11	54.25'	60.00'	51°48'19"
C12	56.50'	270.22'	11°58'44"
C13	172.76'	300.00'	32°59'40"
C14	116.12'	320.00'	20°47'30"

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 1/2" IRON ROD & CAP, AS NOTED
- SET 5/8" IRON ROD & CAP, LS 45503
- ACCESS TRACT
- OPEN SPACE TRACT
- SERVICE TRACT

SCALE: 1" = 100'

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



AUDITOR'S CERTIFICATE _____
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 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 JERALD V. PETTIT
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 Deputy County Auditor

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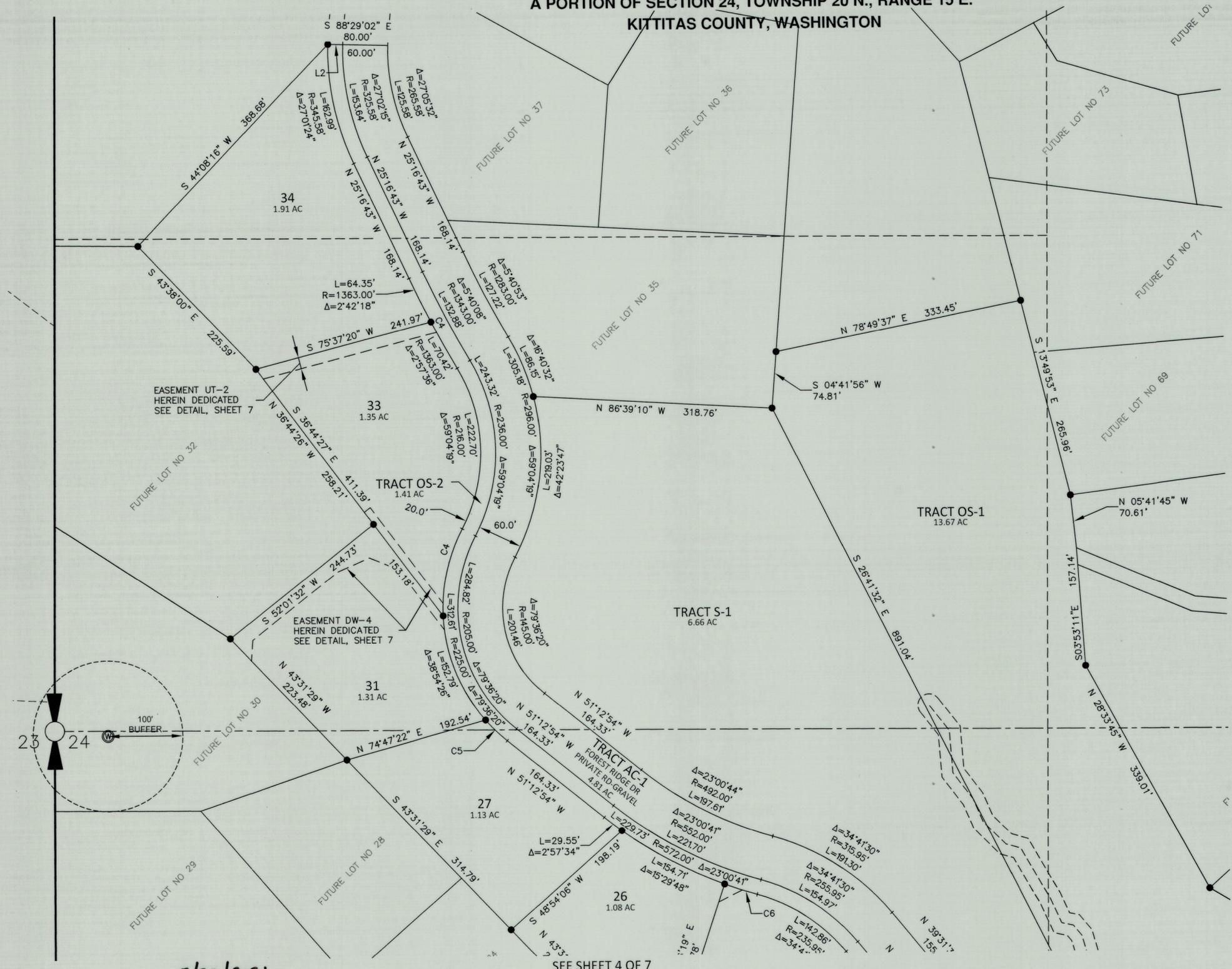
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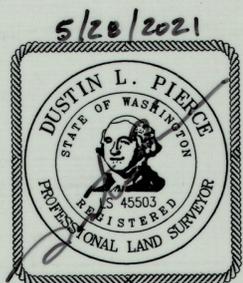
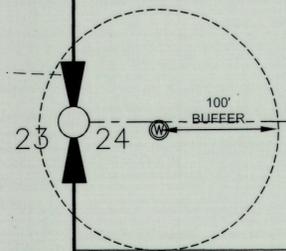
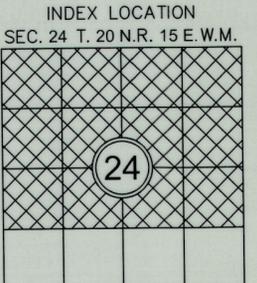
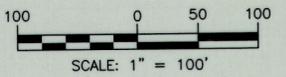
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 County Auditor Deputy County Auditor

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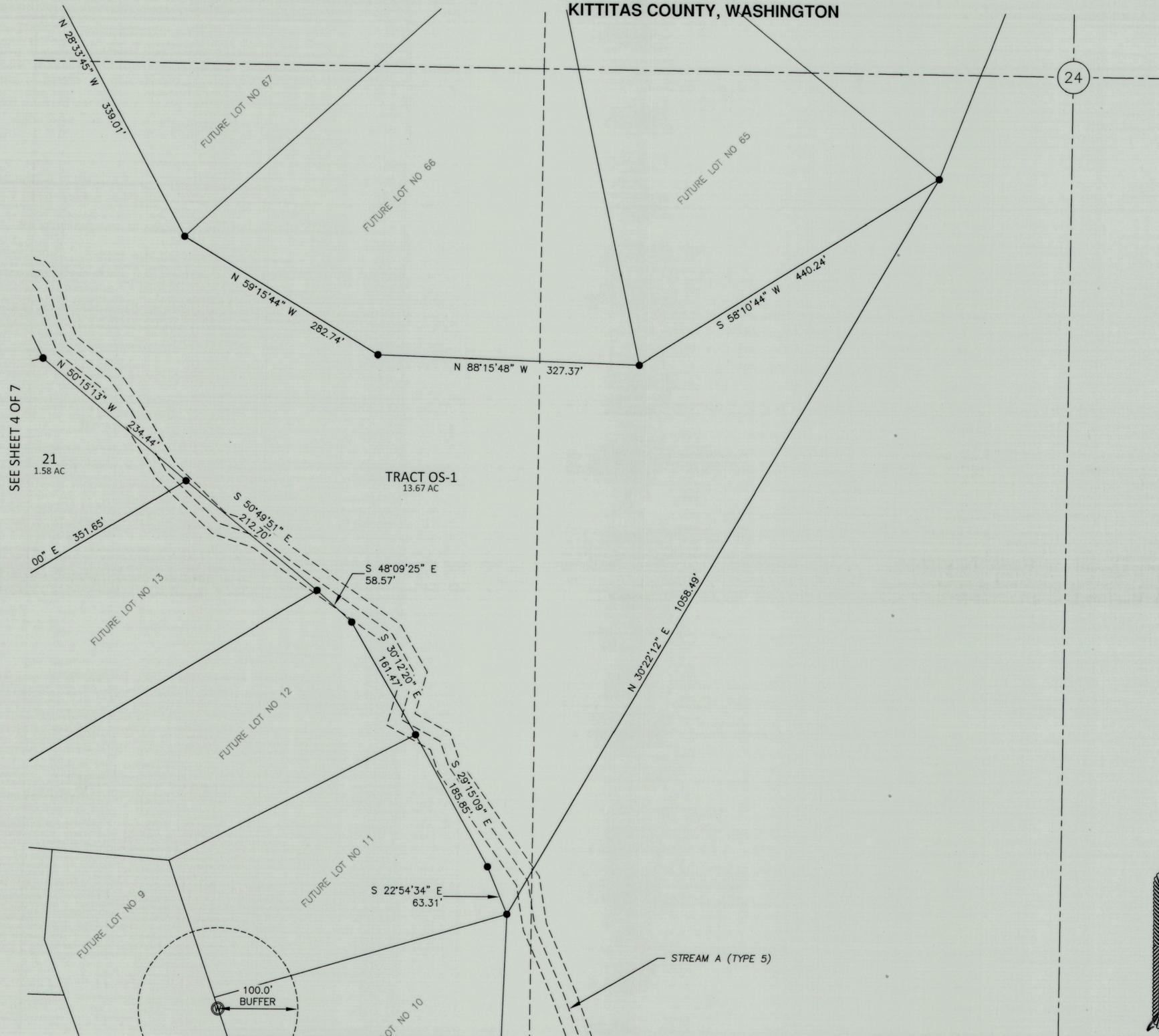
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KITITAS COUNTY, WASHINGTON**

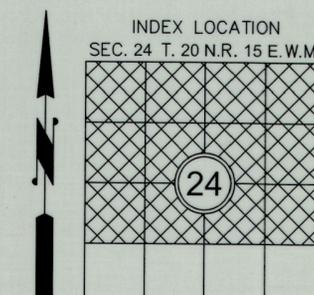
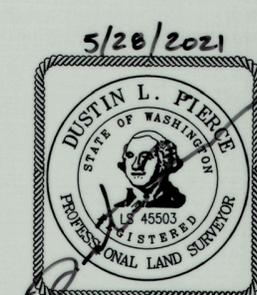
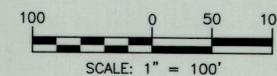
LPF-20-00005

SEE SHEET 5 OF 7



LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  24 CENTER OF SECTION, AS NOTED
-  FOUND 1/2" IRON ROD & CAP, AS NOTED
-  SET 5/8" IRON ROD & CAP, LS 45503
- AC ACCESS TRACT
- OS OPEN SPACE TRACT
- S SERVICE TRACT



AUDITOR'S CERTIFICATE _____
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 JERALD V. PETTIT
 County Auditor Deputy County Auditor

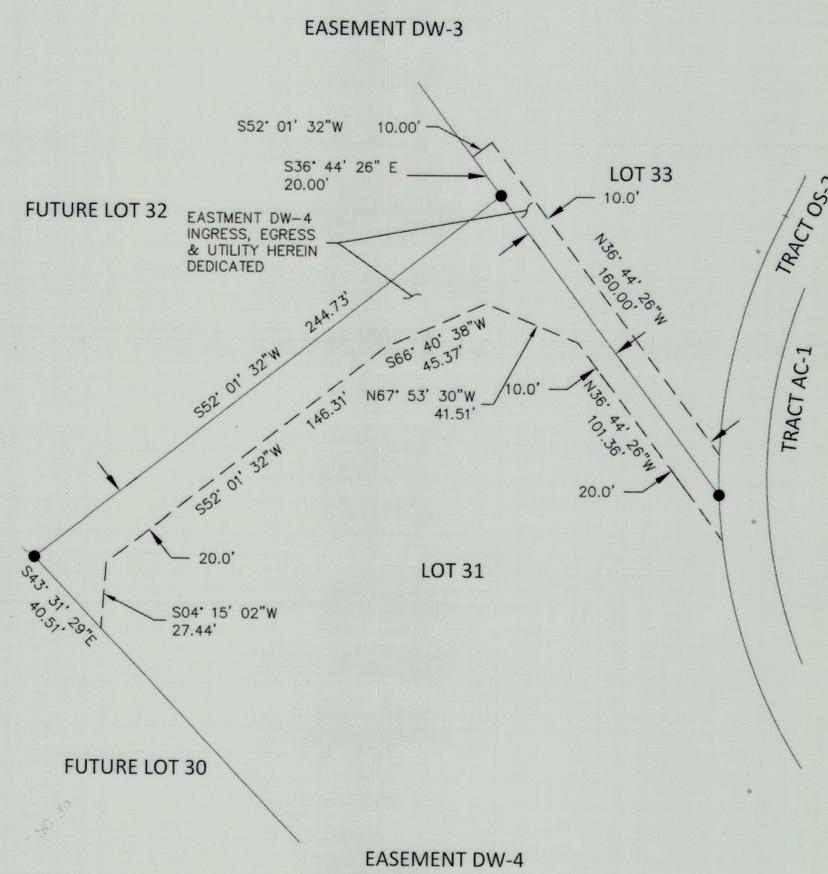
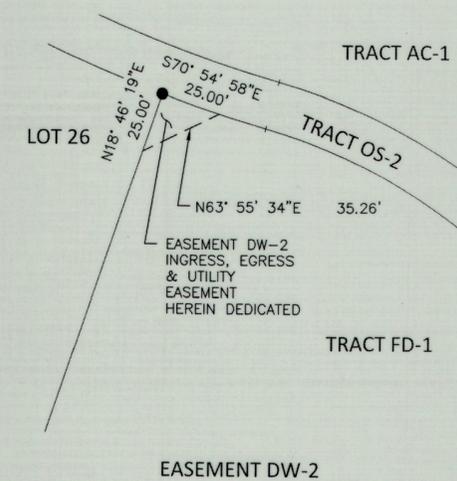
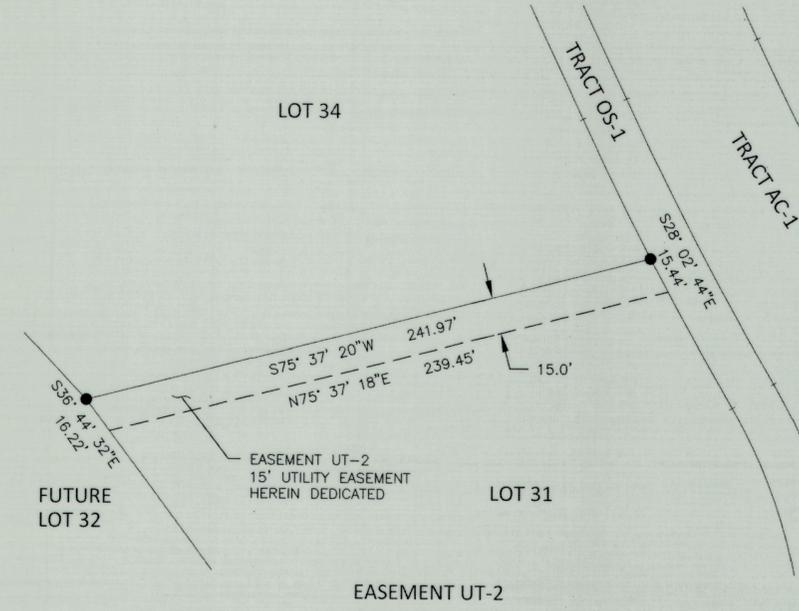
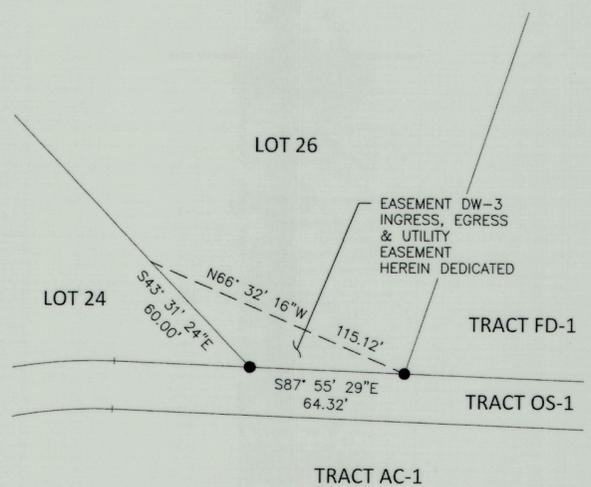
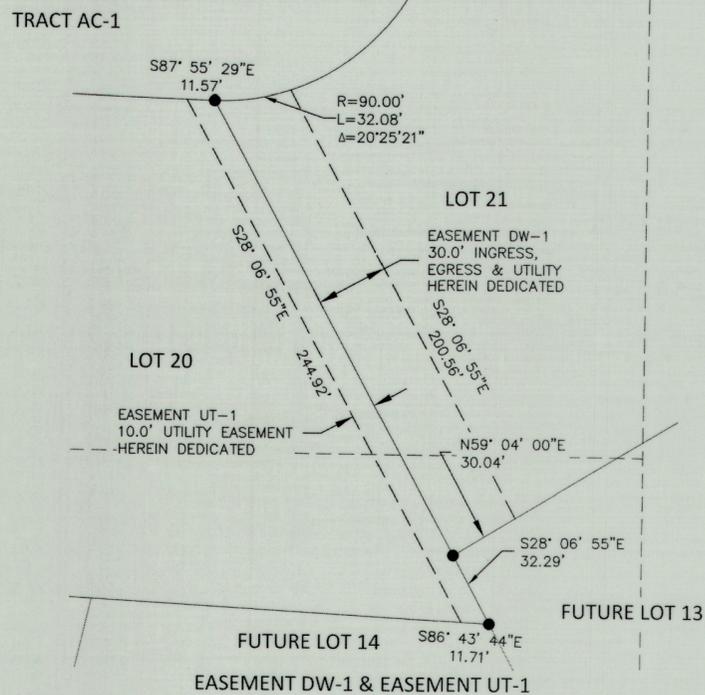
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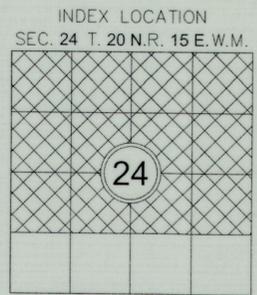
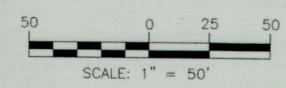
FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT PREPARED FOR FRPP PHASE I, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITITAS COUNTY WASHINGTON		
DWN BY T.S.	DATE 05/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 6 OF 7

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

LPF-20-00005



- LEGEND**
- SECTION CORNER, AS NOTED
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M.K.K./D.L.P.	1" = 100'	7 OF 7