

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

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

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

KITTITAS COUNTY ENGINEER

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 KITTITAS COUNTY PLANNING COMMISSION.

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

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

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

KITTITAS COUNTY HEALTH OFFICER

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____

KITTITAS 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.

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

LP-08-00014

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 KITTITAS 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

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE NO. 48 0035 72030 6882:

PARCELS A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-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 KITTITAS, STATE OF WASHINGTON.

SURVEY NOTES:

- BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY ESM CONSULTING ENGINEERS, LLC AS FILED IN BOOK 31 OF SURVEYS AT PAGES 224 THRU 225 UNDER AUDITOR'S FILE NUMBER 200510270006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- 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 KITTITAS COUNTY UNDER APPLICATION LP-08-0014.
- THIS SURVEY WAS PERFORMED USING A _____ 3" TOTAL STATION W/RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.

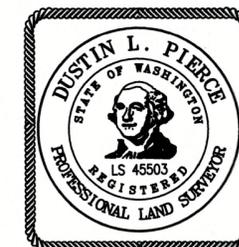
PLAT NOTES:

- 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 1805.3.1). 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.

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 BOTHELL WA 98012-8835	APN 952046 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 BOTHELL WA 98012-4727	APN 952004 ELLIOT & SONYA SHAW JOSHUA SHAW 5326 156TH ST SE BOTHELL 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 & LAURINE 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
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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 DEC 2020.

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 Deputy County Auditor
County Auditor

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Western Washington Division
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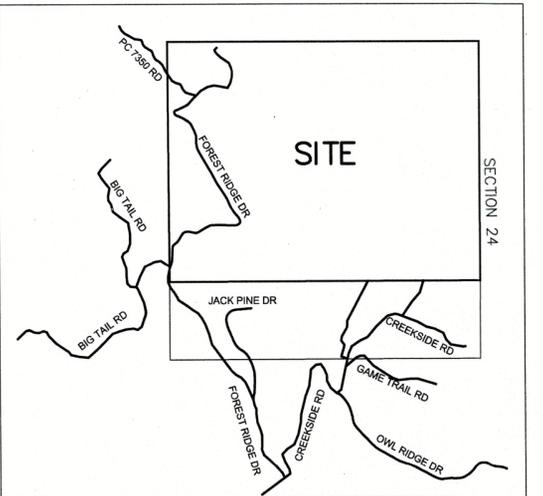
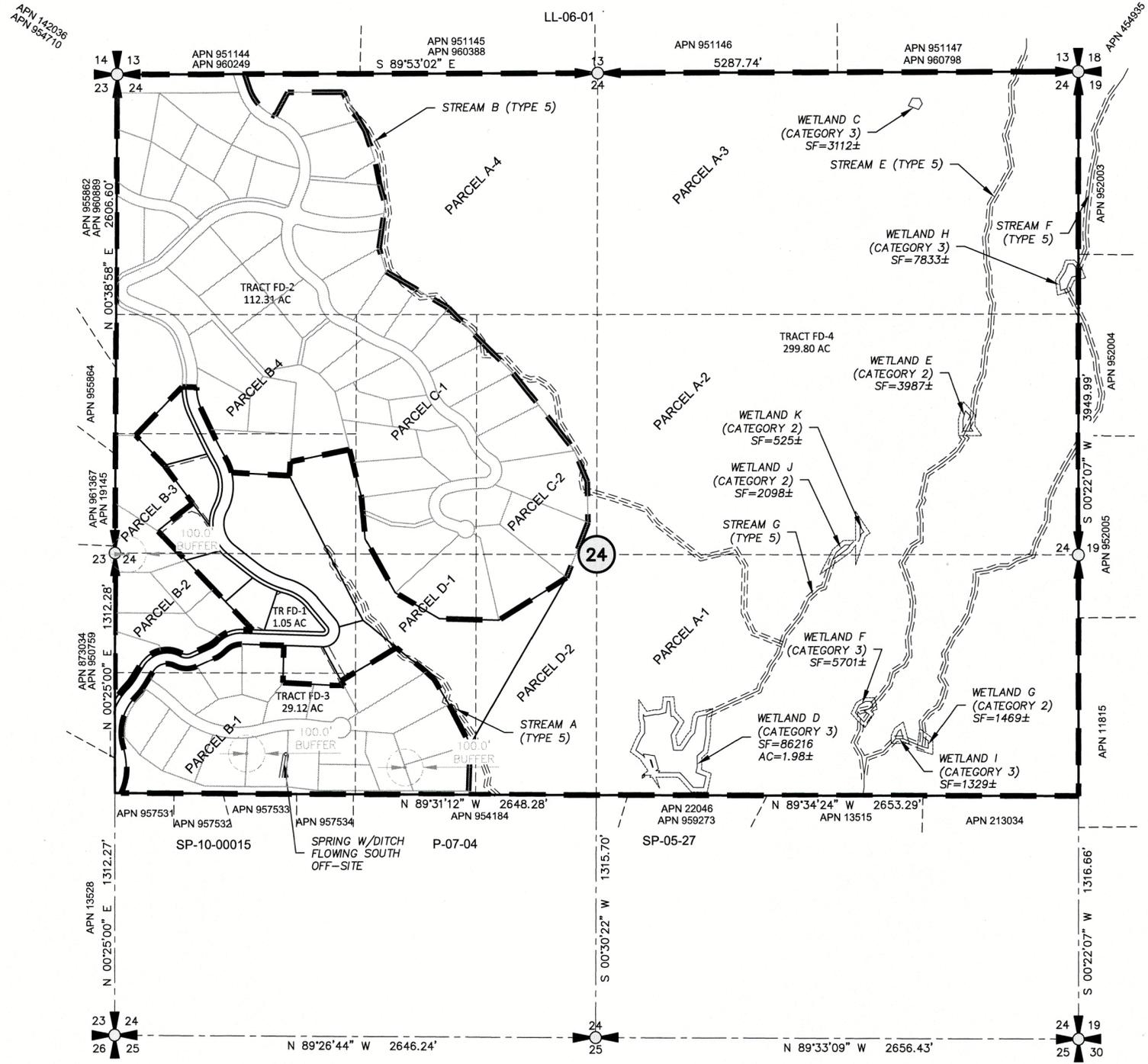
FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT

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

DWN BY T.S.	DATE 12/2020	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE N/A	SHEET 1 OF 6

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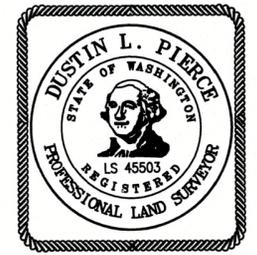
LP-08-00014



VICINITY MAP
N.T.S.

LEGEND

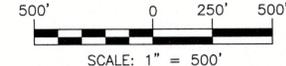
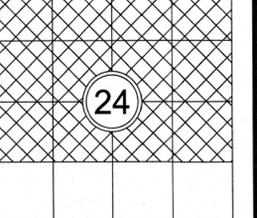
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INDEX LOCATION

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



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

DUSTIN L. PIERCE
SURVEYOR'S NAME

JERALD V. PETTIT
Deputy County Auditor

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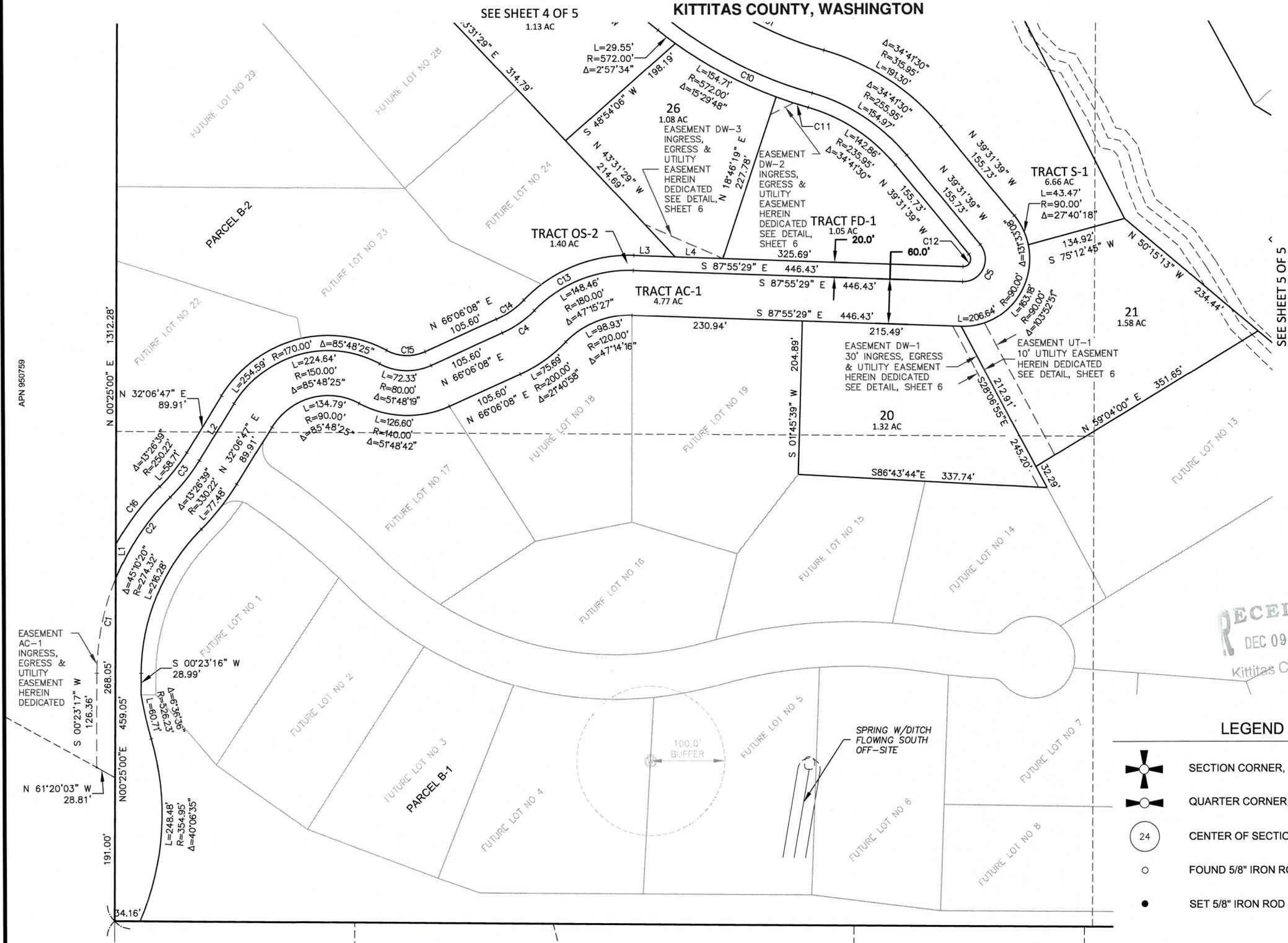
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M.K.K./D.L.P.	1" = 500'	2 OF 6

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KITITAS COUNTY, WASHINGTON**

LP-08-00014



PARCEL LINE TABLE		
LINE NO	LENGTH	BEARING
L1	45.68	N0° 25' 00"E
L2	89.91	N32° 06' 47"E
L3	56.42	S87° 55' 29"E
L4	64.32	S87° 55' 29"E
L5	20.00	S88° 29' 02"E

CURVE TABLE			
CURVE NO	LENGTH	RADIUS	DELTA
C1	131.44'	334.32'	22°31'31"
C2	132.14'	334.32'	22°38'48"
C3	63.41'	270.22'	13°26'39"
C4	53.36'	140.00'	21°50'11"
C5	68.83'	30.00'	131°27'04"
C6	243.32'	236.00'	59°04'19"
C7	134.76'	1363.00'	5°39'54"
C8	119.88'	225.00'	30°31'42"
C9	39.94'	225.00'	10°10'12"
C10	229.73'	572.00'	23°00'41"
C11	45.47'	572.00'	4°33'18"
C12	22.89'	10.00'	131°08'51"
C13	164.97'	200.00'	47°15'42"
C14	45.91'	120.00'	21°55'19"
C15	54.25'	60.00'	51°48'19"
C16	97.75'	354.32'	15°48'22"

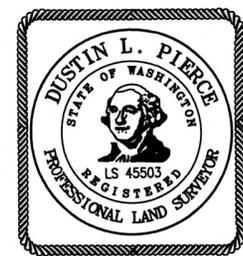
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100 0 50 100
SCALE: 1" = 100'

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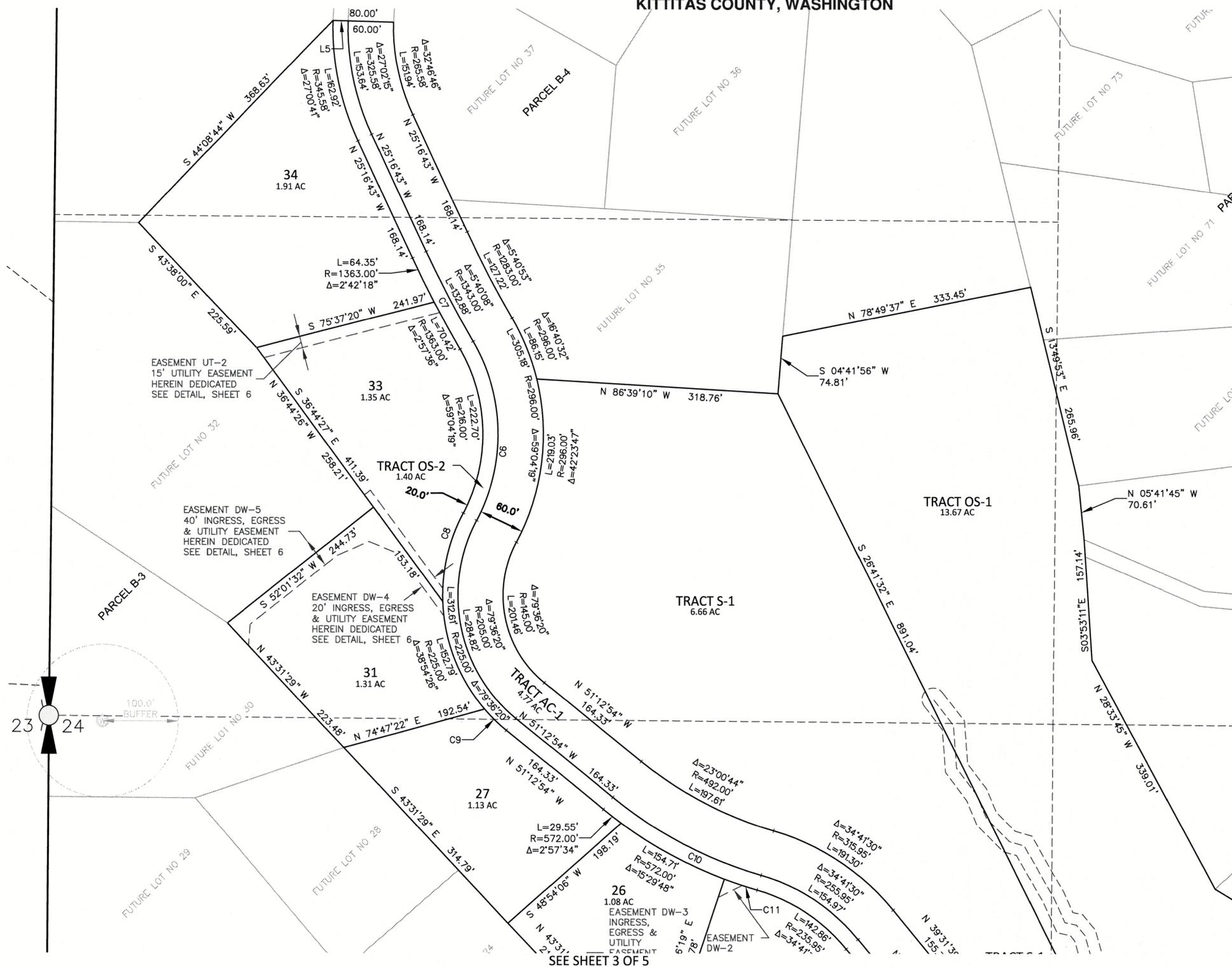
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KITITAS COUNTY	WASHINGTON	
DWN BY T.S.	DATE 12/2020	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 3 OF 6

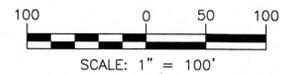
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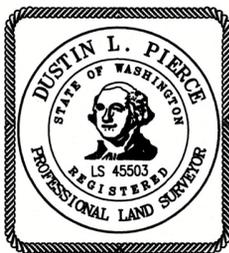
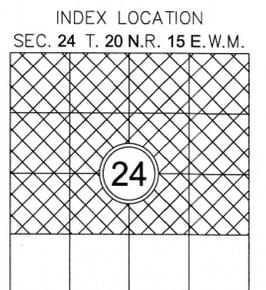


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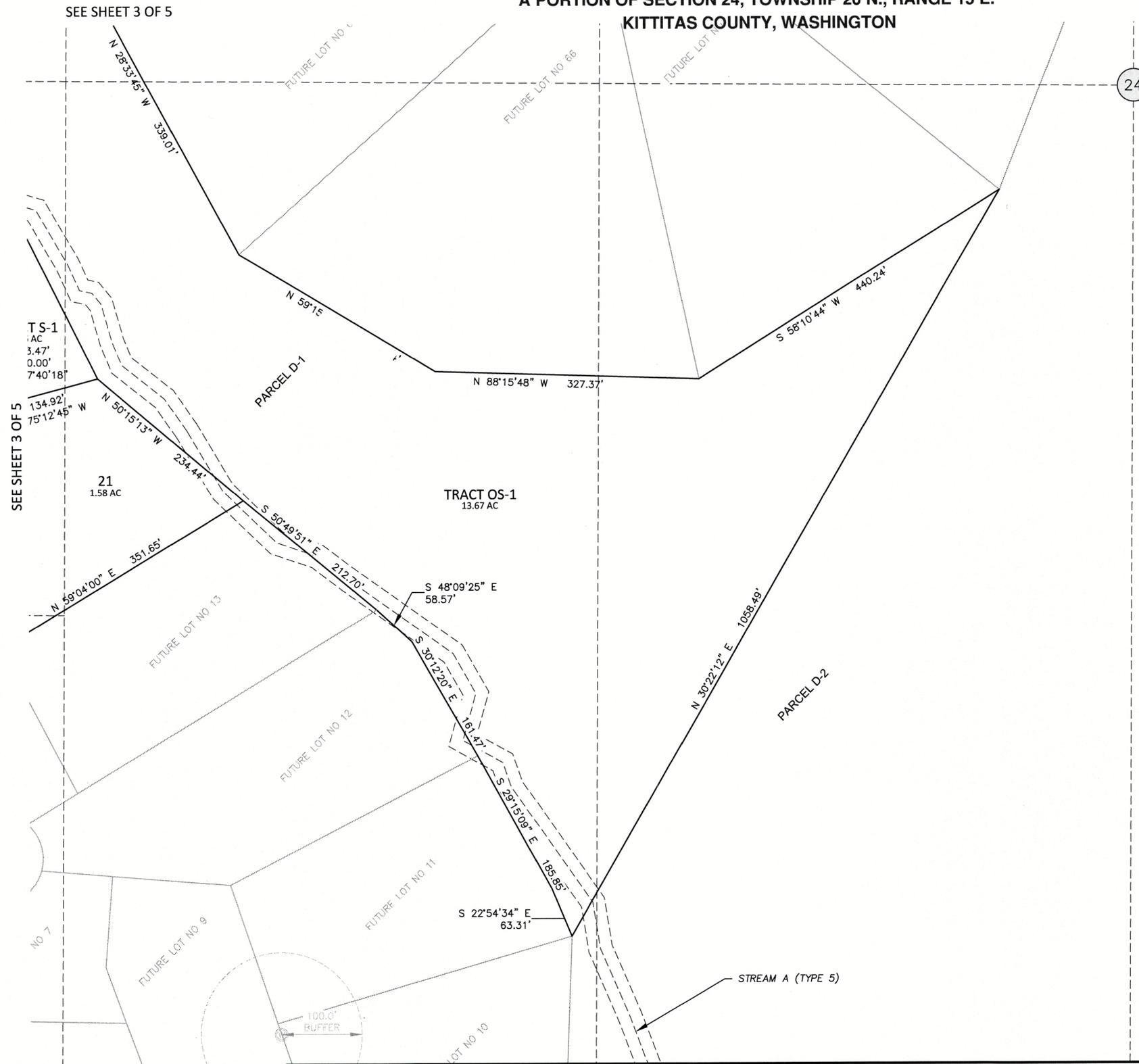
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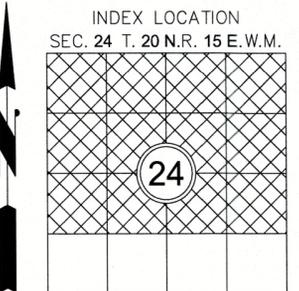
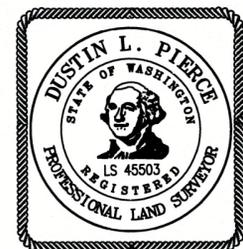
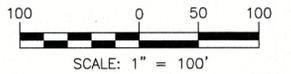
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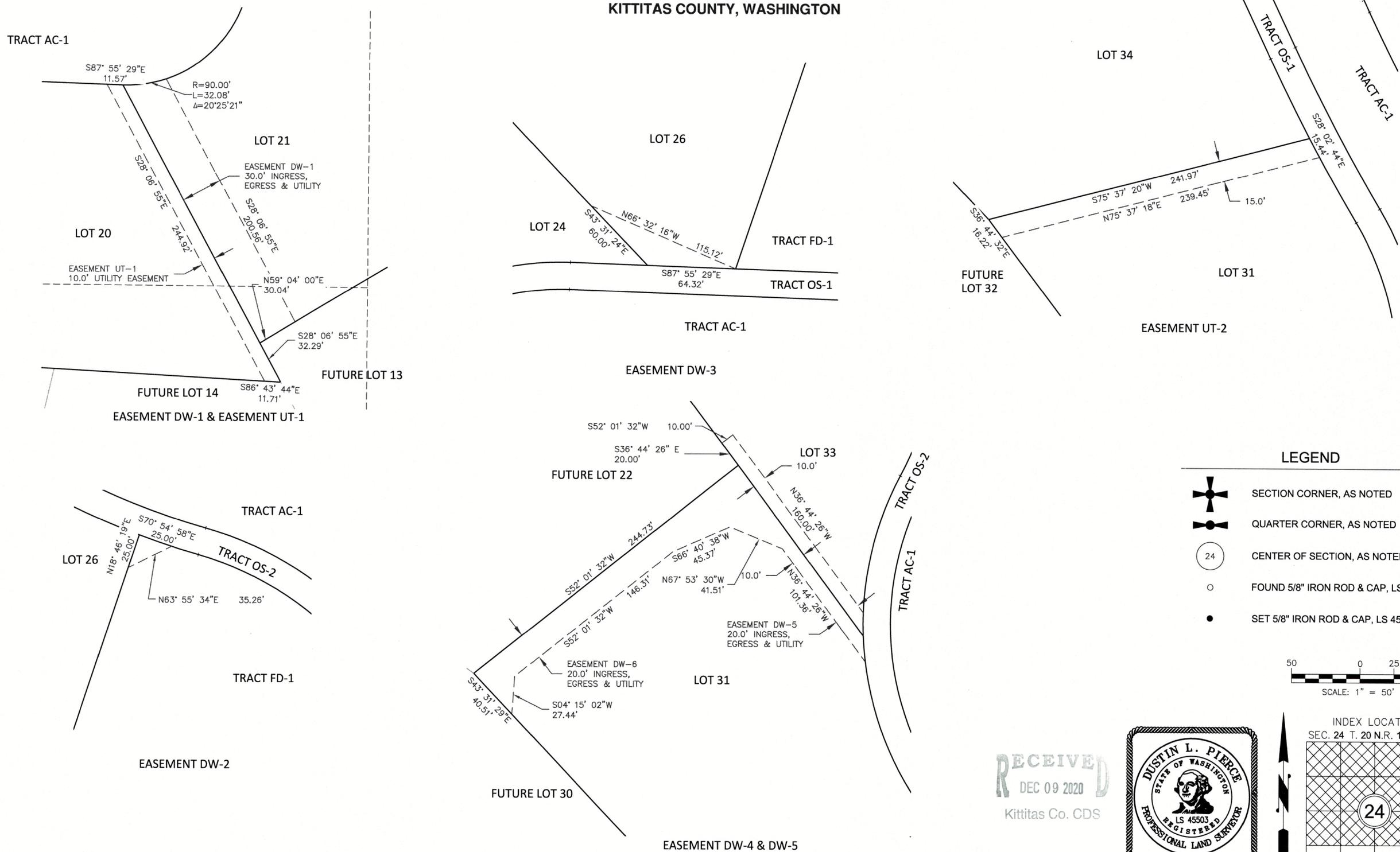
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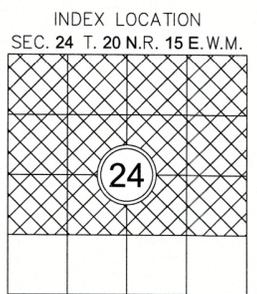
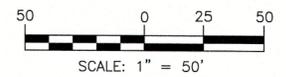
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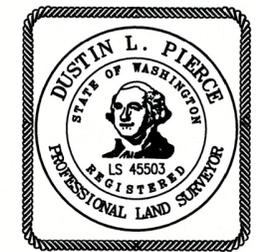


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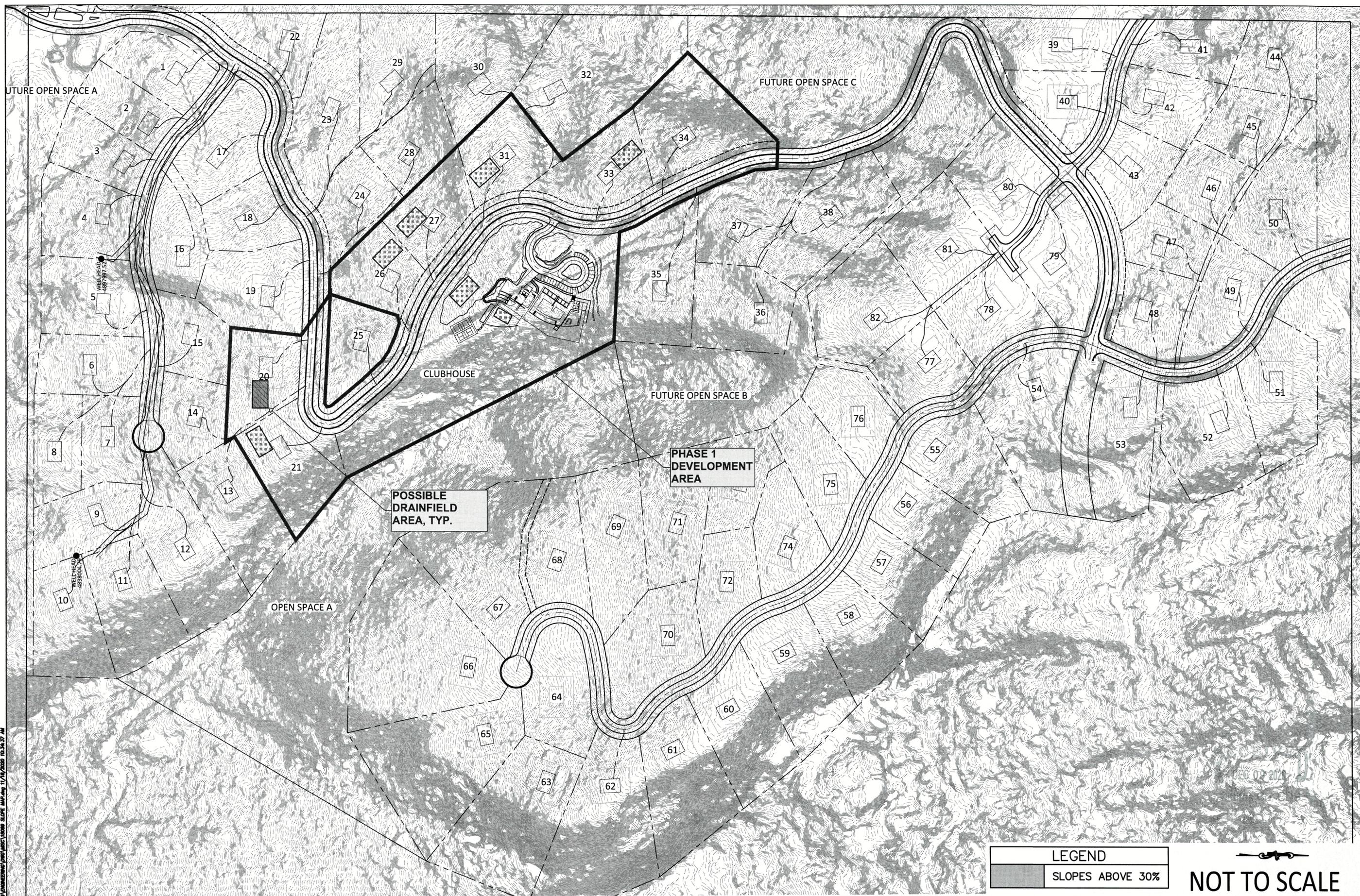
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LEGEND	
	SLOPES ABOVE 30%

NOT TO SCALE

Encompass
11110 South State Street, Suite 200, Greenwood Village, Colorado 80120
 402.352.6000

SEPTIC AVAILABILITY SLOPE MAP

PREPARED-FOR
TRAILSIDE

JOB NO. 18069
 DATE NOV 2020
 SCALE N/A
 SHEET 1

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