LP-17-00005

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
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Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

*A **preapplication conference is REQUIRED if proposing more than nine (9) lots** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☐ Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - ○ Please pick up a copy of the SEPA Checklist if required)
- ☐ Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- ☐ Certificate of Title (Title Report)
- ☐ Computer lot closures

APPLICATION FEES:

$4,900.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
$602.00	Kittitas County Department of Public Works
$524.00	Kittitas County Fire Marshal
$540.00	Public Health Proportion (Additional fee of $75/hour over 12.5 hours)
$6,566.00	**Total fees due for this application submittal** (One check made payable to KCCDS)

$950.00	Kittitas County Community Development Services (KCCDS) *Final Plat Fee
$950.00	**Total fees due for final plat processing**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____ DATE: 4/3/17 RECEIPT # 33311

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Kittitas County CDS

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GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: HIGHWAY 9 OFFICE PARK CENTER LLC

Mailing Address: 9623 32ND ST SE, STE D112

City/State/ZIP: LAKE STEVENS WA 98258-5783

Day Time Phone: _____

Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: JEFF HANSELL

Mailing Address: PO BOX 669

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: 509-674-6569

Email Address: JEFF@SWIFTWATERCUSTOMHOMES.COM

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING & SURVEYING

Mailing Address: 407 SWIFTWATER BLVD

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: 509-674-7433

Email Address: DPIERCE@ENCOMPASSES.NET

4. **Street address of property:**

Address: N/A

City/State/ZIP: CLE ELUM WA 98922

5. **Legal description of property (attach additional sheets as necessary):**
SEE ATTACHED GUARANTEE

6. **Tax parcel number:** 954846 (20-15-19055-0003)

7. **Property size:** 1.50 **(acres)**

8. **Land Use Information:**

Zoning: MASTER PLANNED RESORT

Comp Plan Land Use Designation: RURAL RECREATION

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

10. **Are Forest Service roads/easements involved with accessing your development?** Yes (No) (Circle)
If yes, explain:_____

11. **What County maintained road(s) will the development be accessing from?** BULLFROG ROAD

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X_____ **Date:** 3/12/17

Signature of Land Owner of Record
(Required for application submittal):

X_____ **Date:** 3/13/17

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

$600.00 Kittitas County Community Development Services (KCCDS)
$70.00 Kittitas County Department of Public Works

$670.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature):	DATE:	RECEIPT#
SM	4/3/17	N/A

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A. BACKGROUND

1. Name of proposed project, if applicable: Trailhead Town Homes (Suncadia, Phase 1, Division 12A)

2. Name of applicant: **Highway 9 Office Park Center, LLC**

3. Address and phone number of applicant and contact person: **9623 32nd Street SE, Ste. D112**
   Lake Stevens, WA 98258-5783
   509-674-6569

4. Date checklist prepared: **August 31, 2016**

5. Agency requesting checklist: **Kittitas County Community Development Services**

6. Proposed timing or schedule (including phasing, if applicable):
   Construction is anticipated to begin Summer 2016 and be completed by 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   MountainStar MPR Draft EIS, Volumes I-III, July 1999. ("DEIS")
   MountainStar MPR Final EIS, Volumes 1-4, April 2000. ("FEIS")
   MountainStar MPR EIS Addendum, March 2002. ("EIS Addendum")
   MountainStar Properties/Cle Elum UGA FEIS, February 2002. ("Cle Elum EIS")

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Department of Ecology NPDES permit
    Building permit for residential construction

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    Phase 1 Division 12A is a 14 lot preliminary plat comprised of 1.50 acres located within Phase 1 of the Suncadia Master Planned Resort (MPR). Land uses will include detached residential lots, roads, utilities, parking areas.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
    The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. The project is located off of Suncadia Trail in the SE ¼ of the SW ¼ of Section 19, Township 20 North, Range 15 East, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): ***Flat***, rolling, hilly, steep slopes,
mountainous, other _____
_____

b. What is the steepest slope on the site (approximate percent slope)?
2.5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Soils generally include glacial moraine deposits consisting primarily of till.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No indications.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **General grading for road, utilities, homesites, driveways and open space areas will be done in phases. Approximately 1.5 acres of land will be disturbed. A balance of cut/fill material, approximately 2,300cy, will be disturbed. Any fill material used for road construction or structural fill will most likely come from a local ECP pit.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur as a result of clearing of trees and vegetation necessary for roads, utilities, and home construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 1 acre.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion will be controlled during construction with silt fencing, a rocked construction entrance, and sediment traps if necessary. Disturbed soil will be covered with straw, mulching, and/or seeding.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Construction equipment emissions and wind-blown dust/debris would be a result during construction. Minimal long term emissions from automobiles would be expected upon project completion. Wood-burning stoves and fireplaces are not permitted in the homes.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No

b. Proposed measures to reduce or control emissions or other impacts to air, if any:
Methods used during construction would include periodic watering to control dust and covering

stockpiles of excavated soil during windy and rainy periods.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Stormwater runoff from impervious surfaces will be collected and conveyed through underground piping to offsite runoff control facilities. Runoff from individual lots will be mitigated by dispersion and infiltration.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Potential spills or leakage from automobiles could enter the stormwater conveyance system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No

c. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Stormwater runoff will be collected and treated for water quality using best management practices (BMP's) as approved by the Department of Ecology. Water quality BMP's include bio-infiltration, storm filter systems, and biofiltration swales.

4. Plants

a. Check the types of vegetation found on the site:

__deciduous tree: alder, maple, aspen, other
X_evergreen tree: fir, cedar, pine, other
X_shrubs
X_grass
____pasture
____crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
X_other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
All vegetation within the roadway and building envelopes will be cleared for houses, roads, and utility construction.

c. List threatened and endangered species known to be on or near the site.
Section 3.4 and Appendix E of the DEIS contain information on threatened and endangered species. No federal or state threatened or endangered plant species were identified on the MPR site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Much of the site will remain in nature vegetation. Any enhancement will be done per Suncadia's CCRs and/or development agreement.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: **deer**, bear, **elk**, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. **None known. Refer to Suncadia EIS.**

c. Is the site part of a migration route? If so, explain. **Unknown, refer to Suncadia EIS.**

d. Proposed measures to preserve or enhance wildlife, if any: **Addressed in Suncadia EIS.**

e. List any invasive animal species known to be on or near the site. **None known, refer to Suncadia EIS.**

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The energy needs of the project will be met using either electricity or natural gas or a combination of both for heating, cooling, and appliances.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

d. What kinds of energy conservation features are included in the plans of this proposal?

Building construction will conform to local and state energy codes.

List other proposed measures to reduce or control energy impacts, if any:

None known other than compliance with local and state energy codes.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Hazards during and after completion of the project would be typical for those of residential and recreational uses.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Nearby underground natural gas transmission piping could be considered hazardous.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Some toxic or hazardous chemicals during construction might be stored and/or used. Some products might be stored or used during normal residential use.

4) Describe special emergency services that might be required.

Fire protection and medical services would be provided by local jurisdictions. Special emergency services are not anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

Construction contractors would be expected to follow standard safety practices during construction to reduce and control environmental health hazards. Long term measures would be provided by local police, fire, and medical agencies.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Other than local traffic, no known sources of noise exist that may affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short term, an increase in noise associated with the construction of roads, utilities, and homes would occur. Long term noise would include sounds associated with a residential community such as traffic, garbage collection, and outdoor recreational use.

3) Proposed measures to reduce or control noise impacts, if any:

Construction noise will be limited to the hours allowed by the Kittitas County noise ordinance.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently undeveloped. Adjacent properties include residential and golf course use. The proposed project will not affect current land uses on adjacent or nearby properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

The site was historically used for commercial forestry.

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site. **None**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **Master Planned Resort**

f. What is the current comprehensive plan designation of the site? **Rural Recreation**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No, refer to Suncadia EIS.**

i. Approximately how many people would reside or work in the completed project? **Approximately 28 to 70 people would reside in the proposed residential project.**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposal is within the MPR and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County, the Master Planned Resort development agreement adopted by Kittitas County ordinance, and the Phase 1 General Site Plan.**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
14 high-income housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

c. Proposed measures to reduce or control housing impacts, if any:
None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Proposed structures would be a maximum of two stories or up to a maximum of approximately 40 feet above ground elevation, depending on existing topography. Principal exterior building materials would include wood, metal, concrete, and stone for walls. Metal or composition shingles would be used for roofing materials.

b. What views in the immediate vicinity would be altered or obstructed?
No significant views would be obstructed. Views would be altered as the forested setting would change to a developed landscape intermixed with a roadway, building rooftops and facades, vehicles, and landscaping.

d. Proposed measures to reduce or control aesthetic impacts, if any:
Proposed measures include compliance with Suncadia architectural design guidelines and requirements. Areas set aside for open space and common area will reduce the visual impact of development.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Indoor lighting and vehicle headlights may be visible during evening hours.

e. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that light or glare would be a safety hazard or interfere with views.

f. What existing off-site sources of light or glare may affect your proposal?
None known.

d. Proposed measures to reduce or control light and glare impacts, if any:

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential lighting would be reduced or controlled through implementation of MPR codes, covenants, and restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreational opportunities in the immediate vicinity include golf, swimming, hiking, fishing, and an activity center.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project will not displace existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Measures outlined in the MPR Conditions of Approval will be adhered to.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **None known, refer to Suncadia EIS.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known, refer to Suncadia EIS.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **Refer to Suncadia EIS**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None anticipated. A forest practice permit was acquired to do necessary clearing.**

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Suncadia Trail serves the site, eventually connecting to Bullfrog Road and SR903.
The internal plat road will have direct access to Suncadia Trail.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No. There is no public transit near the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
There are no additional parking spaces proposed other than dedicated parking for each residence.
No parking is eliminated.

g. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
A new internal road will be constructed.

h. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Using general ADT standard measurements, 240 trips per day is anticipated with peak volumes falling on weekends and holidays due to second home owners. During construction, trucks will be the main source of traffic. After construction, it will be standard residential traffic. Refer to Suncadia EIS for methods and more detailed transportation studies completed for the Master Plan Development.

i. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

Appropriate traffic control (signage) and compliance with applicable standards.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There will be an increased need for fire and police protection, health care, and schools associated with this project depending on the short or long term residency of each owner.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Measures outlined in the MPR Conditions of Approval will be adhered to.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, sewer, electricity, natural gas, telephone, cable television, refuse collection are proposed for the project.
Suncadia Water Company will provide water
Suncadia Environmental Company will provide sewer services.
Power and natural gas will be provided by PSE
Refuse collection will be provided by Waste Management.
Telephone and cable television is provided by Axis Communications

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Jeff Hanson

Position and Agency/Organization: _____

Date Submitted: 4/3/17

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

   Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Trailhead Town Homes

Project Narrative

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The Trailhead Town Homes project is proposed for development on what was originally the "Phase 3" site on the Trailhead Condominium Binding Site Plan project.

The Ownership group is proposing a town home project consisting of 14 homes in 7 buildings on individual lots accessed via private road and driveway.

The project is on 4.76 acres within the Village Core of the Suncadia Resort.

Water & Sewer will be provided via the Suncadia Water & Sewer systems that are ready to serve this parcel. PSE will provide gas and electric service. Atlas Networks will provide telephone, internet and TV.

The individual town homes will be sold as Single Family Residences.

A Homeowner's Association will be created to manage the access, private roads and driveways within the project. The HOA will also be used as a conduit for cooperative management with the Suncadia HOA and the adjacent Trailhead Condominiums.

The attached site plan shows the proposed town home lots and the private roads/driveway areas.

Each town home will have 2 stories. Main floor living area will consist of 889 sf. Upper floor living area will be 1,243 sf, for a total of 2,142 sf per town home. There will be 4 bedrooms and 4 ½ baths per town home. 2 car garages will be 418 sf each, for a total of 2,560 sf per town home and 5,120 sf per building.

The site plans and floor plans/elevations have been reviewed and approved by Suncadia.

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 7215645618035:

LOT 4 OF SUNCADIA–PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z–1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;
THENCE SOUTH 77°22'47" WEST, 120.01 FEET;
THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;
THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

OWNER–DEVELOPER:

HIGHWAY 9 OFFICE PARK, LLC
9623 32ND STREET SE, SUITE D112
LAKE STEVENS, WA 98258–5783
PHONE: 509–674–6569

PARCEL NO:

954846

TAX MAP NO:

20–15–19055–0003

GENERAL NOTES:

VACATION HOMESITES RANGING IN SIZE FROM 0.14 ACRES TO 0.37 ACRES

TOTAL AREA: 1.50 ACRES
TOTAL LOT AREA: 1.08 ACRES
TOTAL NUMBER OF LOTS: 14
TOTAL NUMBER OF TRACTS: 1

THIS PLAT WHICH WILL BE REFERRED TO AS PHASE 1, DIVISION 12A.

WATER & SEWER NOTES:

SEE PRELIMINARY SITE & UTILITY ENGINEERING INFORMATION

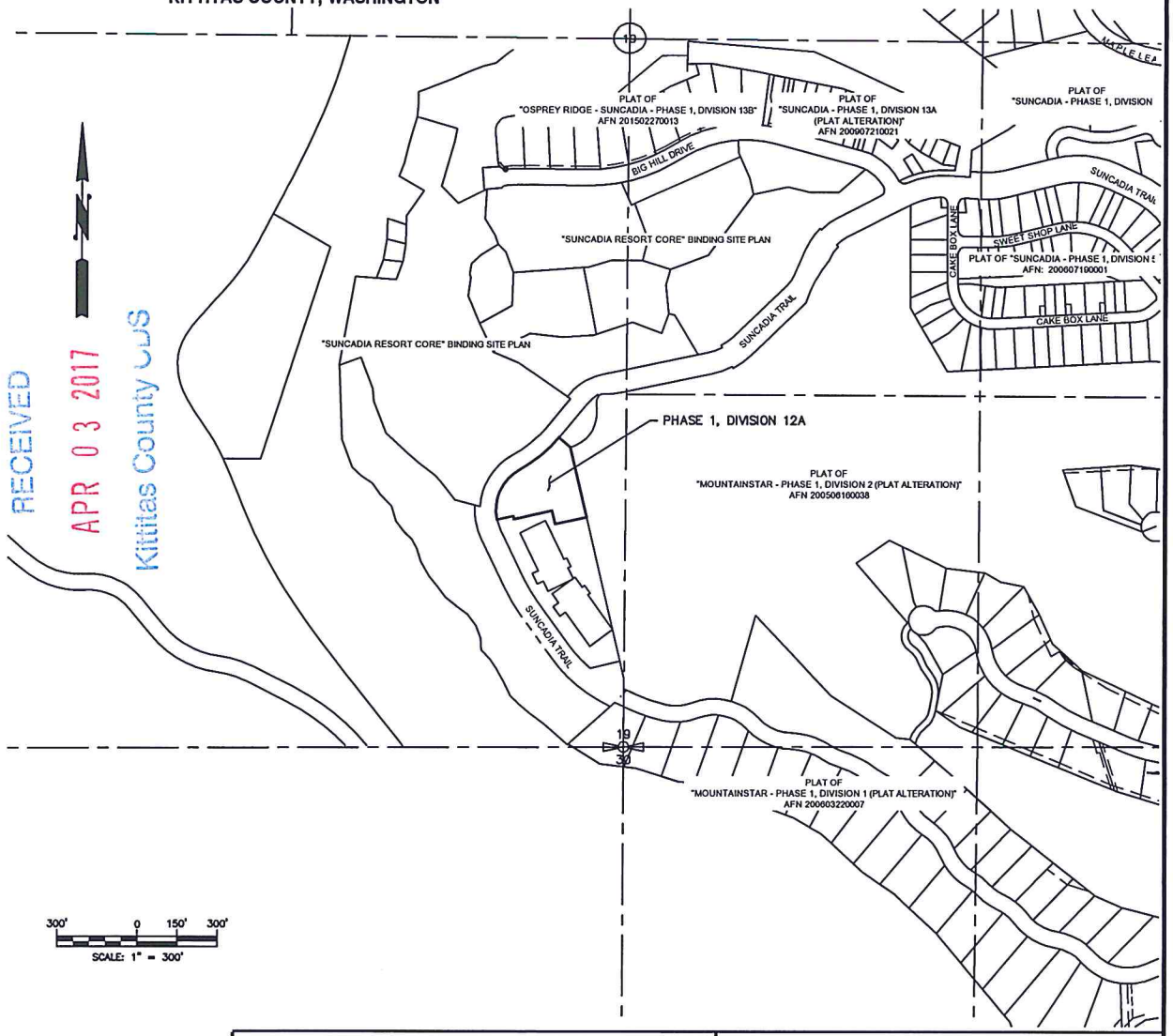
BASIS OF HORIZONTAL & VERTICAL DATUM:

HORIZONTAL:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91 THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387.

VERTICAL:

NGVD 29



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Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 300'	1 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON

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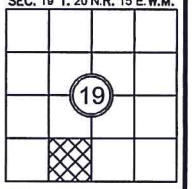
INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.



GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

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ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	2 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON

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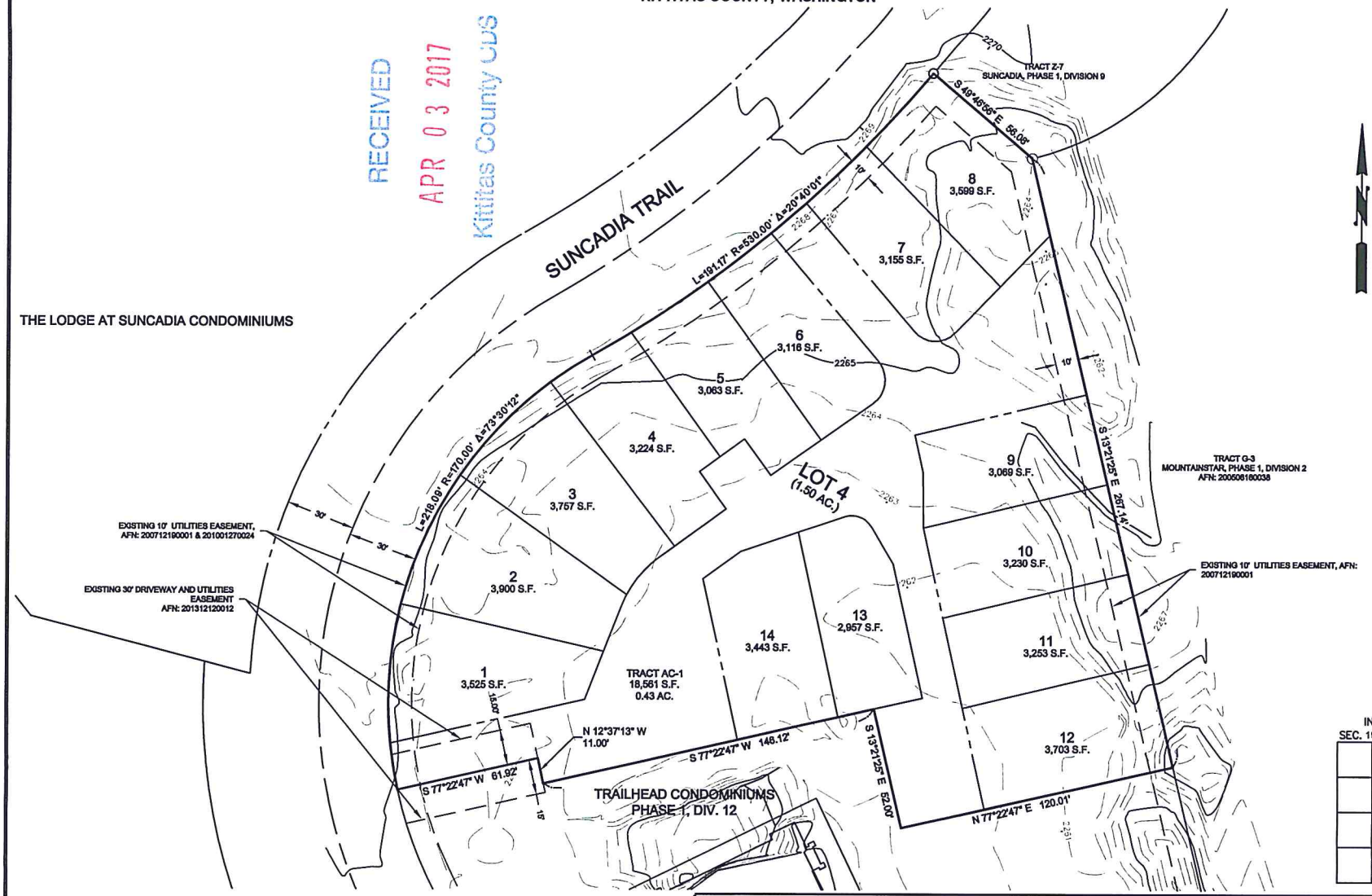
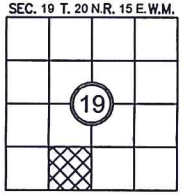


INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.



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30' 0 15' 30'
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407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	3 OF 3

SUNCADIA
WATER COMPANY, LLC

SUNCADIA
ENVIRONMENTAL CO., LLC

April 5, 2017

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

RE: Suncadia Phase 1 Division 12, Amended BSP, Lot 4
Water and Sewer Utility Infrastructure
Parcel #20-15-19055-0003; Owner: Highway 9 Office Park Center, llc.

The purpose of this letter is to address water and sewer availability to service the above referenced 14-unit (7 duplex buildings) development.

Water service to the development parcel is provided by the Suncadia Water Company. An existing 8-inch water main on Suncadia Trail fronts the project and will provide adequate capacity and flow for the anticipated level of development. After necessary mains and service lines are constructed and conveyed per Suncadia Water Company standards, the Suncadia Water Company will provide service to the 14 individual units.

Sewer service to the development parcel is provided by the Suncadia Environmental Company sewer system. Existing sewer mains include an 8-inch main in Suncadia Trail and a 12-inch main between the adjacent parcel and the golf course driving range. After the sewer mains and service stubs to the individual units are constructed and conveyed per Suncadia Environmental Company standards, the Suncadia Environmental Company will provide service to the 14 individual units.

Please contact me if you have any questions.

Sincerely,

Cape Powers
Director of Utilities

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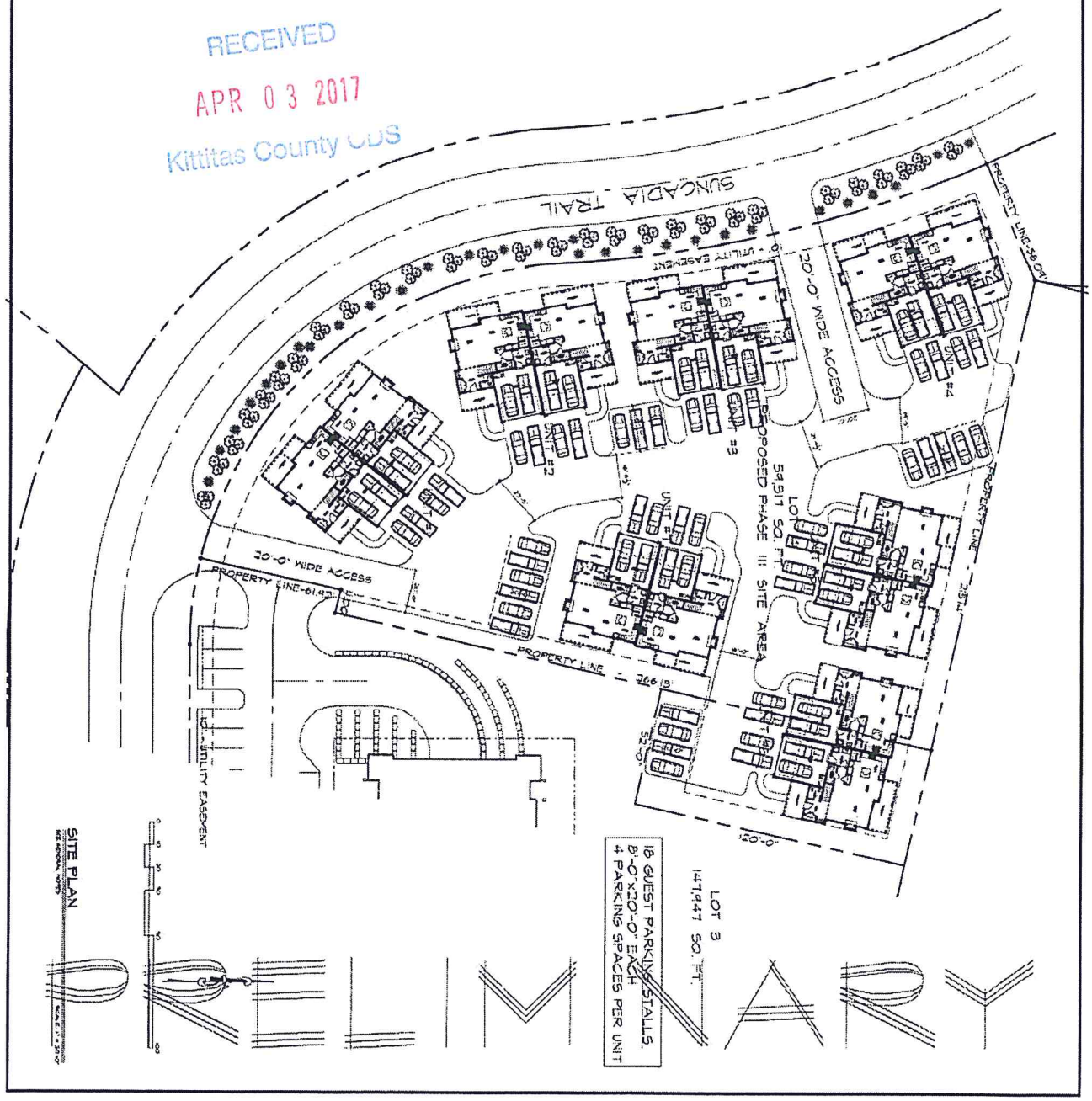

2016 CURRENT DAVE ALLEGRE TRAILHEAD PH-III	SHEET C1 OF C2	drawn by: JLK checked by: GN	date: permit: revisions 8-11-16	project: TRAILHEAD PH. III DUPLEX PLAN UNIT 'A' XXXX SUNCADIA TRAIL CLE ELUM, WA

NASH & ASSOCIATES ARCHITECTS

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Kittitas County CDS

TRAILHEAD PH. III
DUPLEX PLAN
UNIT 'A'
XXXX SUNCADIA TRAIL
CLE ELUM, WA

NASH & ASSOCIATES
ARCHITECTS

C2
C2

CHICAGO TITLE INSURANCE COMPANY

Policy No. 7215645618035

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Kittitas County CDS

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 20, 2016

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:

President

ATTEST

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 7215645618035

SUBDIVISION GUARANTEE

Order No.: 138918AM
Guarantee No.: 7215645618035
Dated: October 20, 2016

Liability: $1000.00
Fee: $350.00
Tax: $28.70

Your Reference: Ptn Lot 3, TRAILHEAD CONDOMINIUM and Lot 4 of SUNCADIA-PHASE 1, DIVISION 12

Assured: Swiftwater Custom Homes

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per plat thereof recorded in Book 11 of Plats, pages 78 through 82, in the County of Kittitas, State of Washington;

AND

That portion of Lot 3, of Trailhead Condominium, in the County of Kittitas, State of Washington, as recorded in Book 11 of Plats, pages 199 through 205, and amended by first amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the amended and restated declaration thereof recorded under Auditor's File No. 201312120009 and rerecorded under Auditor's File No. 201401060036, records of said County, which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South 13°21'25" East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South 77°22'47" West, 120.01 feet;

Thence North 13°21'25" West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North 77°22'47" East, 120.01 feet to the true point of beginning and terminus of said line.

Title to said real property is vested in:

Highway 9 Office Park Center LLC, a Washington limited liability company as to Lot 4 and Unit Owners Association of Trailhead Condominium, as representative of the owners of individual condominium units

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 7215645618035

(SCHEDULE B)

Order No: 138918AM
Policy No: 7215645618035

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

   Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

   Tax Year: 2016
   Tax Type: County
   Total Annual Tax: $5,144.46
   Tax ID #: 954846
   Taxing Entity: Kittitas County Treasurer
   First Installment: $2,572.23
   First Installment Status: Paid
   First Installment Due/Paid Date: April 30, 2016
   Second Installment: $2,572.23
   Second Installment Status: Due
   Second Installment Due/Paid Date: October 31, 2016
   Affects Lot 4

   Note: No tax parcel exists for the portion of Lot 3 described herein as it is assessed as common area through the units in the development.

7. Liens, levies and assessments of the Suncadia Residential Owner's Association.

8. Liens, levies and assessments of the Suncadia Community Council.

9. Liens, levies and assessments of the Assessments for Community Enhancement.

   Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

10. Liens, levies and assessments of the Unit Owners Association of Trailhead Condominium.
    Affects: Ptn Lot 3

11. Assessment in the amount of $3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016 and as amended by document recorded October 26, 2006, under Auditor's File No. 200610260039.

12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jeld-Wen, Inc., an Oregon corporation.
    Recorded: October 11, 1996
    Instrument No.: 199610110015
    The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

14. Agreement and the terms and conditions contained therein
    Between: Kittitas County, a Washington municipal corporation
    And: Suncadia LLC, a Delaware Limited Liability Company
    Purpose: Amended and Restated Development Agreement
    Recorded: April 16, 1990
    Instrument No.: 200904160090

    Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No.:200906120039.

15. Agreement and the terms and conditions contained therein
    Between: Mountainstar Resort Development, LLC
    And: Puget Sound Energy, Inc.
    Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service
    Recorded: April 16, 2009
    Instrument No.: 200404160016

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company, LLC, a Washington Limited Liability Company
Purpose: Storm Drainage Utility Easement
Recorded: October 23, 2007
Instrument No.: 200710230009
Affects: Portion of subject property

17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 20, 2004
Instrument No.: 200407200037

Modification(s) of said covenants, conditions and restrictions
Recorded: December 19, 2007
Instrument No: 200712190004

Modification(s) of said covenants, conditions and restrictions
Recorded: March 27, 2009
Instrument No: 200903270051

Note: Supplementals One through Seven and Nine through Eleven do not affect the subject property.

18. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 20, 2004
Instrument No.: 200407200038

Modification(s) of said covenants, conditions and restrictions
Recorded: December 19, 2007
Instrument No: 200712190005

Modification(s) of said covenants, conditions and restrictions
Recorded: March 27, 2009
Instrument No: 200903270053

Note: Supplementals One through Eleven and Thirteen do not affect the subject property.

19. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 20, 2004
Instrument No.: 200407200039

Modification(s) of said covenants, conditions and restrictions
Recorded: December 19, 2007
Instrument No: 200712190002

Modification(s) of said covenants, conditions and restrictions
Recorded: March 27, 2009
Instrument No: 200903270052

Note: Supplementals One through Eleven and Thirteen do not affect the subject property.

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Purposes of transmission, distribution and sale of gas and electricity
Recorded: February 24, 2009
Instrument No.: 200902240025
Affects: Portion of said premises and other land

21. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Trailhead Condominium Plat, in Book 11 of Plats, pages 199 through 205
Recorded: June 3, 2009
Instrument No.: 200906030046
Fact(s):
a) Dedication thereon
b) 10' utilities easements
c) Notes contained thereon
Affects: Portion of Lot 3

22. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 12, 2013
Instrument No.: 201312120009

Said document was rerecorded January 6, 2014 under Auditor's File No.:201401060036.

Said document entirely replaces the original Declaration recorded June 3, 2009, under Auditor's File No.:200906030047

23. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled First Amendment to the Survey Map and Plans for Trailhead Condominium Plat
Recorded: December 12, 2013, in Book 12 of Plats, pages 85 through 88
Instrument No.: 201312120008
Fact(s):
a) Dedication thereon
b) Easements as shown thereon
c) Notes contained thereon

24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: 10 foot strip adjoining all road shown on the plat

25. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Suncadia Phase 1 Division 12, an amended binding site plan
Recorded: December 12, 2013
Book: 39 Page: 2 through 5
Instrument No.: 201312120007
Fact(s): Access and utility easements and all notes contained thereon

26. Agreement and the terms and conditions contained therein
By: East AHM Development LLC, a Washington limited liability company
Purpose: Declaration of Driveway and Access Easement Agreement
Recorded: December 12, 2013
Instrument No.: 201312120012
Affects Lot 4

27. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $2,500,000.00
Trustor/Grantor: Watson Properties, L.P. a Washington limited partnership and Mountain Glen Management, LLC, a Washington limited liability company
Trustee: Guardian Northwest Title and Escrow
Beneficiary: Westside Meadows, a Washington limited liability company
Dated: December 23, 2014
Recorded: December 31, 2014
Instrument No.: 201412310043
Affects Lot 4

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201412310043
Recorded: August 18, 2016
Instrument No: 201608180044

28. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $350,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: AmeriTitle
Beneficiary: First American Exchange of Skagit County, as facilitator under a 1031 Deferred Exchange Agreement for Watson Properties, L.P.
Dated: April 22, 2016
Recorded: April 22, 2016
Instrument No.: 201604220059
Affects Lot 4

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201604220059
Recorded: August 18, 2016
Instrument No: 201608180045

29. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $1,500,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: Chicago Title Insurance Company
Beneficiary: J&J Dakota, LLC, a Nevada limited liability company
Dated: August 10, 2016
Recorded: August 18, 2016
Instrument No.: 201608180043

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201412310043
Recorded: August 18, 2016
Instrument No: 201608180044

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201604220059
Recorded: August 18, 2016
Instrument No: 201608180045

30. Any monetary encumbrances against individual condominium units and their undivided interest in common elements.

END OF EXCEPTIONS

Notes:

Note No. 1: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn Lot 3, TRAILHEAD CONDOMINIUM, Book 11 of Plats, pages 199 through 205, amended by First Amendment, Book 12 of Plats, pages 85 through 88 and Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, Book 39 of Surveys, pages 2 through 5, ptn of Tract Z-1 of Suncadia Phase 1, Division 9, Book 11 of Plats, pages 78 through 82.

Note No. 2: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

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Kittitas County CDS

Preliminary Site and Utility Engineering Summary

TRAILHEAD

Suncadia Master Planned Resort
Phase 1 Division 12
Site Development Plan

Jeff Hansell
Cle Elum, Washington

September 19, 2016

Prepared by

Encompass Engineering & Surveying
407 Swiftwater Boulevard
Cle Elum, WA 98922

509.674.7433 tel
509.674.7419 fax
www.encompasses.net

Encompass
ENGINEERING & SURVEYING

Part 1 Introduction

The proposed project consists of seven structures, each consisting of two attached residential townhomes. Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the plat of Phase 1 Division 12.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on the storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 1. Information of the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 1. Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 1 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).

Part 2 Roadway Plan

Discussed in this part are the classification of Phase 1 Division 12 roads, proposed road sections, roadway illumination and emergency access.

Roadway Classifications

Phase 1 Division 12 access road and parking shown in the Site Development Plan is classified as follows:

Road	Conceptual Master Plan Classification
Private	Private access and parking

Roadway Sections

The proposed roadway section for Phase 1 Division 12 shall be shown on the civil engineering documents.

Access

PRIMARY ACCESS: As illustrated on the General Site Plan, primary access to the Phase 1 Division 12 site from Bullfrog Road will be provided via Suncadia Trail. Suncadia Trail ties into Bullfrog Road southwest of Roslyn.

Illumination

Street lighting designs will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Street lighting will conform to the following planning criteria.

a) Use of full-cutoff shielding on outdoor light fixtures;
b) Mounting of light fixture luminaries at a height of not greater than 30 feet;
c) Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces;
d) Use of high-pressure sodium (HPS) outdoor lights per change to C-26 approved by County Commissioners May 4, 2004;
e) Use of timer or photo-cell controls to regulate when and where lighting would occur; and
f) Avoiding unnecessary lighting of building facades

Streetlights will be located at intersections, pedestrian trail crossings, and other locations where needed. Alternative luminary styles will be considered during project design.

Part 3 Stormwater Management Plan

Introduction

The preliminary Stormwater Management Plan for Phase 1 Division 12 of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1, 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

(1) Adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM) per the RIDGE Settlement Agreement Section 1.9 and
(2) An addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

Design specifics addressed in this part include:

- Stormwater runoff collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The proposed land use for the resort is shown in the General Site Plan for Phase 1. Phase 1 Division 12 is located west of the Prospector golf course in Phase 1 Division 2, bordering the golf course driving range, and south of Suncadia Trail. The Suncadia stormwater system will be privately owned, operated and maintained by the Suncadia Water Company. Construction of Division 12 facilities will be determined at the time of construction plan approval.

Conceptual Drainage Plan

Stormwater drainage for the Phase 1 Division 12 impervious areas will be collected in catch basins and conveyed via storm drainage pipes to the existing storm sewer infrastucture. Integral to this stormwater management concept is the update to the Master Drainage Plan for Phase 1.

The Phase 1 Division 12 project area soils are generally classified as Qgm – Bullfrog Moraine (glacial moraine deposits), till, group C.

Infiltration and Detention Facilities

No major infiltration or detention facilities are proposed on site. The proposed project will be conveyed to existing offsite stormwater control facilities.

Water Quality Treatment

Water quality treatment will be provided for runoff from impervious road and roof surfaces requiring stormwater treatment. Treatment can be provided in one of several Department of Ecology recommended treatment facility types. The water quality treatment option proposed for the Suncadia site will be a stormfilter system. All water quality facilities will be sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24-hours. The water quality facility is described below.

Stormwater Management StormFilter System

Stormwater Management's StormFilter System is a Best Management Practice (BMP) designed to meet most federal, state, and local requirements for treating stormwater runoff in compliance with the Clean Water Act. The StormFilter, a passive, flow-through, stormwater filtration system, improves the quality of stormwater runoff from the urban environment before it enters receiving waterways by removing non-point source pollutants, including sediment (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Overflow Routes

Each stormwater facility will have a controlled overflow structure. The overflow will discharge to an overflow drainage swale or enclosed pipe where it will be conveyed to a downstream facility or controlled dispersion area.

Source of Water Supply

Suncadia Resort Development, LLC, purchased and applied to the Kittitas County Water Conservancy Board (KCWCB) to transfer three Yakima River water rights (the Pautzke rights) for use on the MountainStar Master Planned Resort. The KCWCB approved the transfer of these rights on April 23, 2002. The Department of Ecology (Ecology) modified and affirmed the KCWCB decision on March 28, 2003. See Decisions KCWCB 01-07 / DOE CS4-YRB07CC01724 @1; KCWCB 01-5 / CS4-YRB07CC07124 @2; KCWCB 01-06 / CS4-YRB07CC01724 @3; and Ecology Letter Re: Trendwest Water Right Change Applications dated March 28, 2003.

The transfers as approved by the KCWCB and affirmed by Ecology designate the place of use of Suncadia's Yakima River water rights as the "area served by Suncadia resort Resources, Inc., now known as Suncadia Water Company, LLC, in accordance with a water system comprehensive plan or update approved by the Washington Department of Health" for domestic, irrigation and recreational use purposes. Combined, these transferred water rights allow the diversion of 9.5 cubic feet per second (cfs), 1,784.45 acre-feet per year during the April 1 through October 15 irrigation season and 4.09 cfs, 687.45 acre-feet per year from October 16 through March 31. Ecology further conditioned the rights to provide that the instantaneous diversion for the resort shall be limited to 8.7 cfs during the month of September and in drought years to 9.1 cfs (drought years are defined as when USBR pro-rates water to its Yakima Project contract customers). The authorized points of diversion are the City of Cle Elum's Yakima River Diversion (as primary source of supply), and Cle Elum's Cle Elum River Diversion (as secondary source of supply).

In addition, Suncadia, LLC has applied to the Department of Ecology to change the place of use, purpose of use and point of diversion of three irrigation purpose water rights (Lamb and Anderson rights) historically diverted from the mainstream Yakima River near the City of Ellensburg to allow for use of the water on the Suncadia Resort for municipal supply purposes and streamflow augmentation. Suncadia completed the purchase of the Anderson water rights in January, 2004, and has a contract to purchase the Lamb water rights contingent upon their transfer to the MPR. While the applications to change the water rights are pending, Suncadia has filed a motion with the Yakima Superior Court to authorize a change in purpose of use to instream flows and conveyance of the water rights to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort. The Yakima Superior Court enter an Order *Pendente Lite* approving the transfer of the Lamb and Anderson water rights to the State Trust Water Program for the pendency of the upper Yakima Basin adjudication on January 13, 2005, pending approval of a permanent change for use on the resort. Until transferred, the Order *Pendente Lite* allows use of these rights to mitigate an

additional 353.8 acre-feet per year of consumptive use during the April 1 through October 15 irrigation season.

In addition to the transfer of water rights and Order *Pendente Lite* from the mainstream Yakima River, Suncadia applied to Ecology to transfer eleven water rights in four Yakima River tributaries. These tributary water rights are to be transferred to instream flows in mitigation of impacts from the transfer and use of the Yakima River water rights. Ecology approved the transfer of water rights from two of the four tributaries, Big Creek and the Teanaway River, on May 10, 2002. Transfers of the two remaining tributaries, Swauk and First Creeks, were approved by Ecology on January 7, 2004. Ecology's transfer authorizations for Swauk and First Creek rights were appealed to the Yakima Superior Court. The appeal remains pending as of the date of this Plan. Suncadia, LLC has filed a motion with the Yakima Superior Court to authorize conveyance of all of its water rights from the four tributaries to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort for the 2005 and subsequent irrigation seasons which was approved by the Yakima Superior Court during its regularly scheduled Oversight Hearing on February 10, 2005. There are limitations imposed by Ecology on the consumptive use portion of the Pautzke water rights until the tributary rights are transferred to the State Trust Water Program. The tributary water rights and Suncadia's general mitigation strategy is discussed in more detail in Chapter 4 of the June 2001 WSP.

Phase 1 Division 12 System Description

The preliminary transmission and distribution system for Phase 1 Division 12 is illustrated on the enclosed Conceptual Utility Plan. The water for Phase 1 Division 12 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR.

The project site will propose a looped 8-inch diameter main that will connect to the water main in Suncadia Trail. All homes are to be fire sprinklered on site. Hydrants will be placed at a maximum of 500 feet spacing. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure.

General Description

The proposed project consists of seven structures, each consisting of two attached residential townhomes. The collected raw wastewater from developed portions of Phase 1 Division 12 will be conveyed by means of on-site gravity sewers to the existing sanitary sewer system in Suncadia Trail and further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Suncadia Solid Waste Management Policy

Solid waste collection will comply with the Suncadia Solid Waste Management Plan.

KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00033311

COMMUNITY DEVELOPMENT SERVICES (509) 962-7506

PUBLIC HEALTH DEPARTMENT (509) 962-7698

DEPARTMENT OF PUBLIC WORKS (509) 962-7523

Account name: 032142 **Date:** 4/3/2017

Applicant: HIGHWAY 9 OFFICE PARK CENTER

Type: check # 6464

Permit Number	Fee Description	Amount
LP-17-00005	CDS FEE FOR PLAT	4,900.00
LP-17-00005	FM PLAT	524.00
LP-17-00005	EH LONG PLAT FEE	540.00
LP-17-00005	PW LONG PLAT FEE	602.00
	Total:	6,566.00

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

RECEIVED
APR 03 2017
Kittitas County CDS

To: Kittitas County Community Development Svcs. **Date:** 3/31/17 **Job No.** 16080
411 N. Ruby St., Suite 2 **Attn:** Jeff Watson
Ellensburg, WA 98926 **Re:** Plat Application (Trailhead)

WE ARE SENDING YOU ■ Attached □ Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL
☐	☐	☐	☐	☐	☐	☐	☑

COPIES	DATE	NO.	DESCRIPTION
1		3	Preliminary Plat (small format)
3		9	Preliminary Plat
3		8	Conceptual Engineering Plans
3		6	Preliminary Site Development Plans

THESE ARE TRANSMITTED as checked below:

■ For approval □ Approved as submitted □ Resubmit ____ copies for approval □ For signature
For your use □ Approved as noted □ Submit _____ copies for distribution
□ As requested □ Returned for corrections □ Return _____ corrected prints
□ For review and comment _____
□ FOR BIDS DUE _____ □ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: _____ Title:

Copy to: File

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
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RECEIVED
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☐	☐	☐	☐	☐	☐	☐	☑

COPIES	DATE	NO.	DESCRIPTION
1		1	Project Narrative
1		1	Transfer Notice
1		1	Water & Sewer availability
1		10	Preliminary Site &Utility Summary
1		13	SEPA Environmental Checklist
1		9	Sub-Division Guarantee

THESE ARE TRANSMITTED as checked below:

■ For approval □ Approved as submitted □ Resubmit ____ copies for approval □ For signature

For your use □ Approved as noted □ Submit _____ copies for distribution

□ As requested □ Returned for corrections □ Return _____ corrected prints

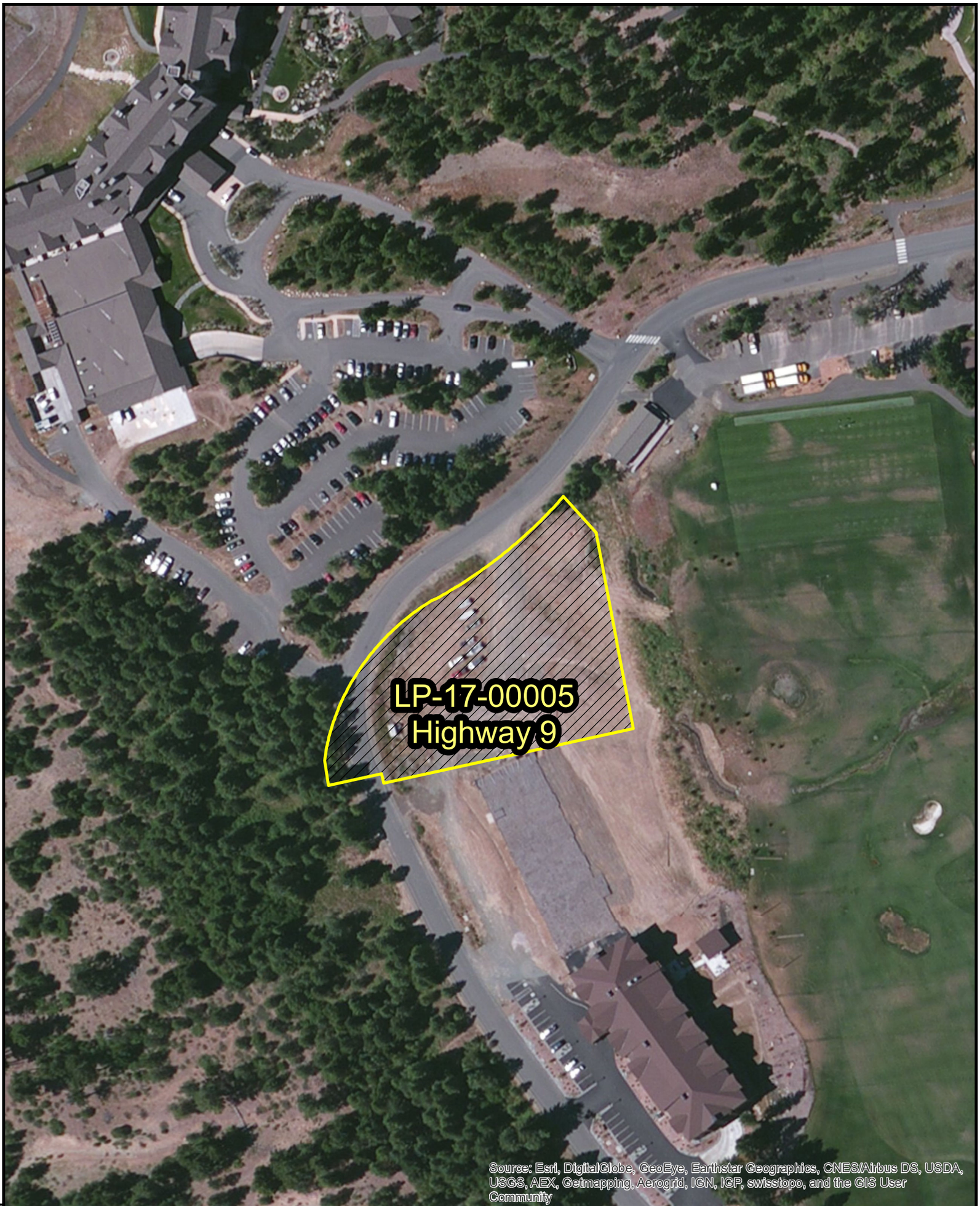
□ For review and comment _____

□ FOR BIDS DUE _____ □ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

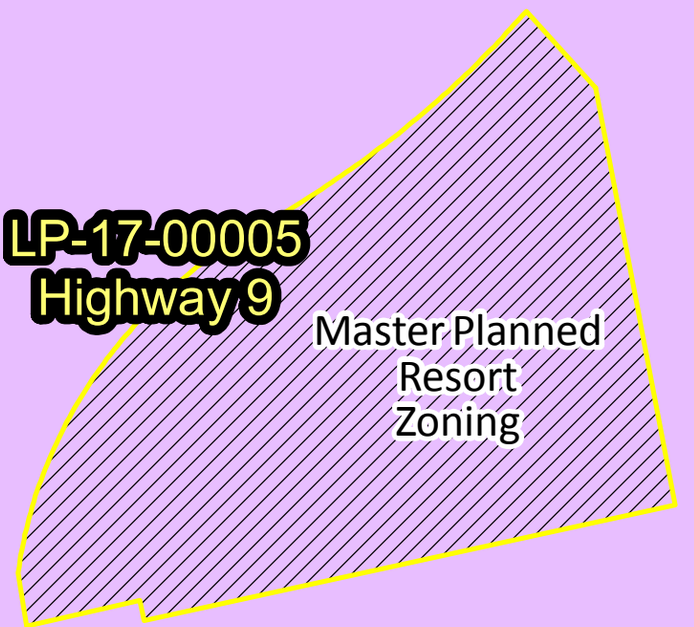
Signature: _____ Title:

Copy to: File



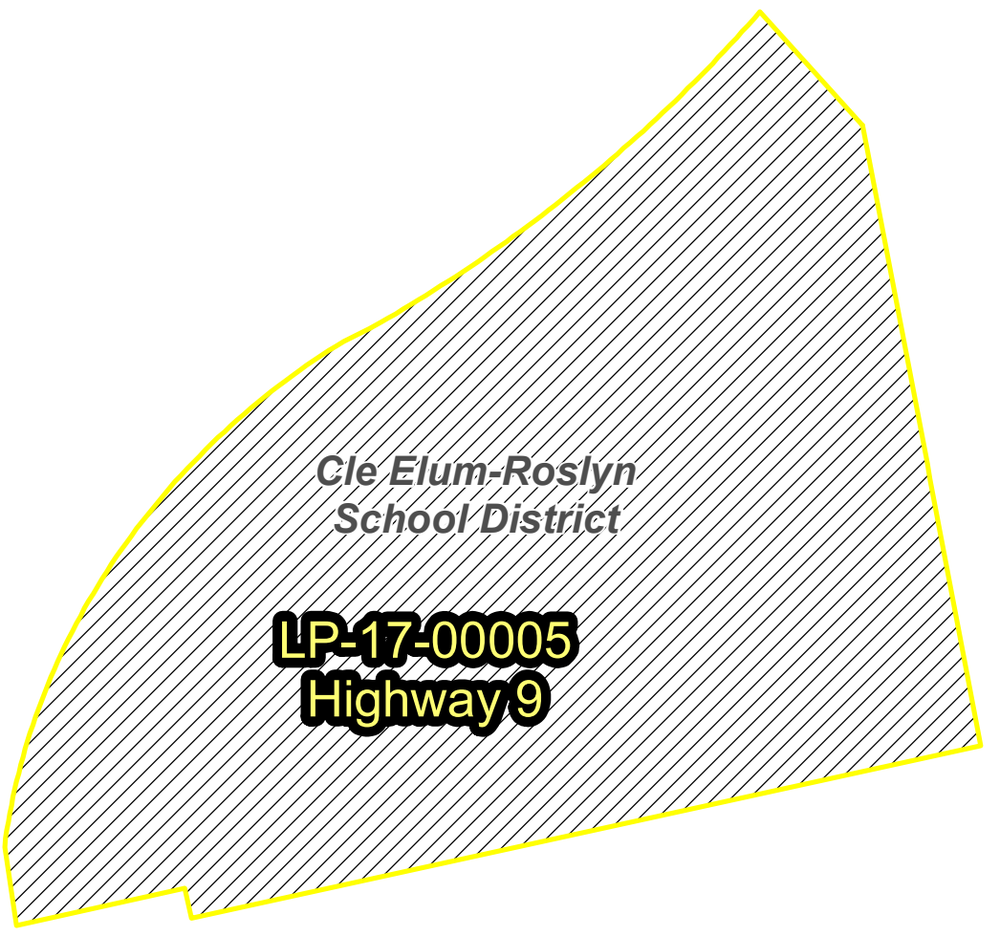
LP-17-00005
Highway 9

Aerial View



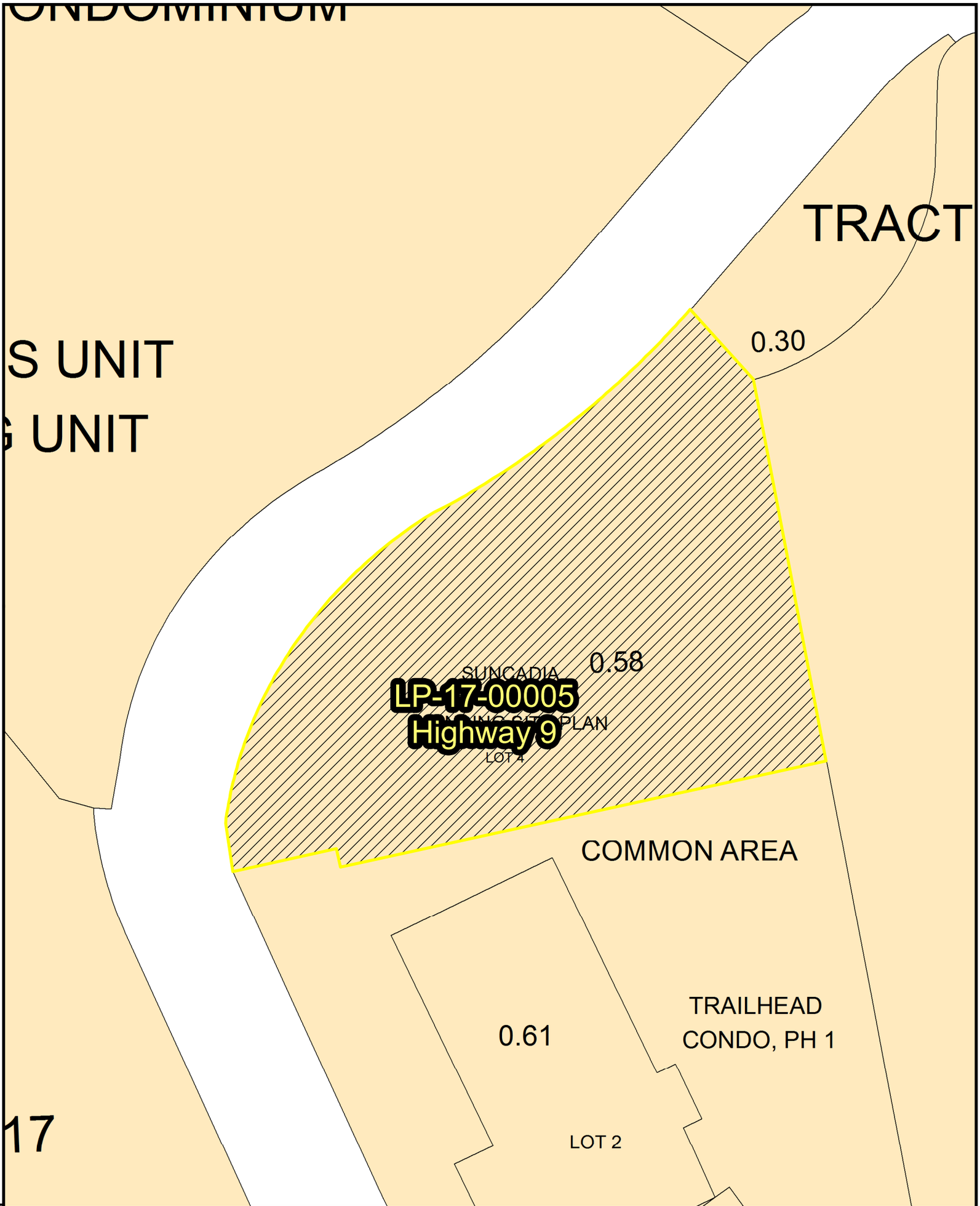
LP-17-00005
Highway 9

Zoning



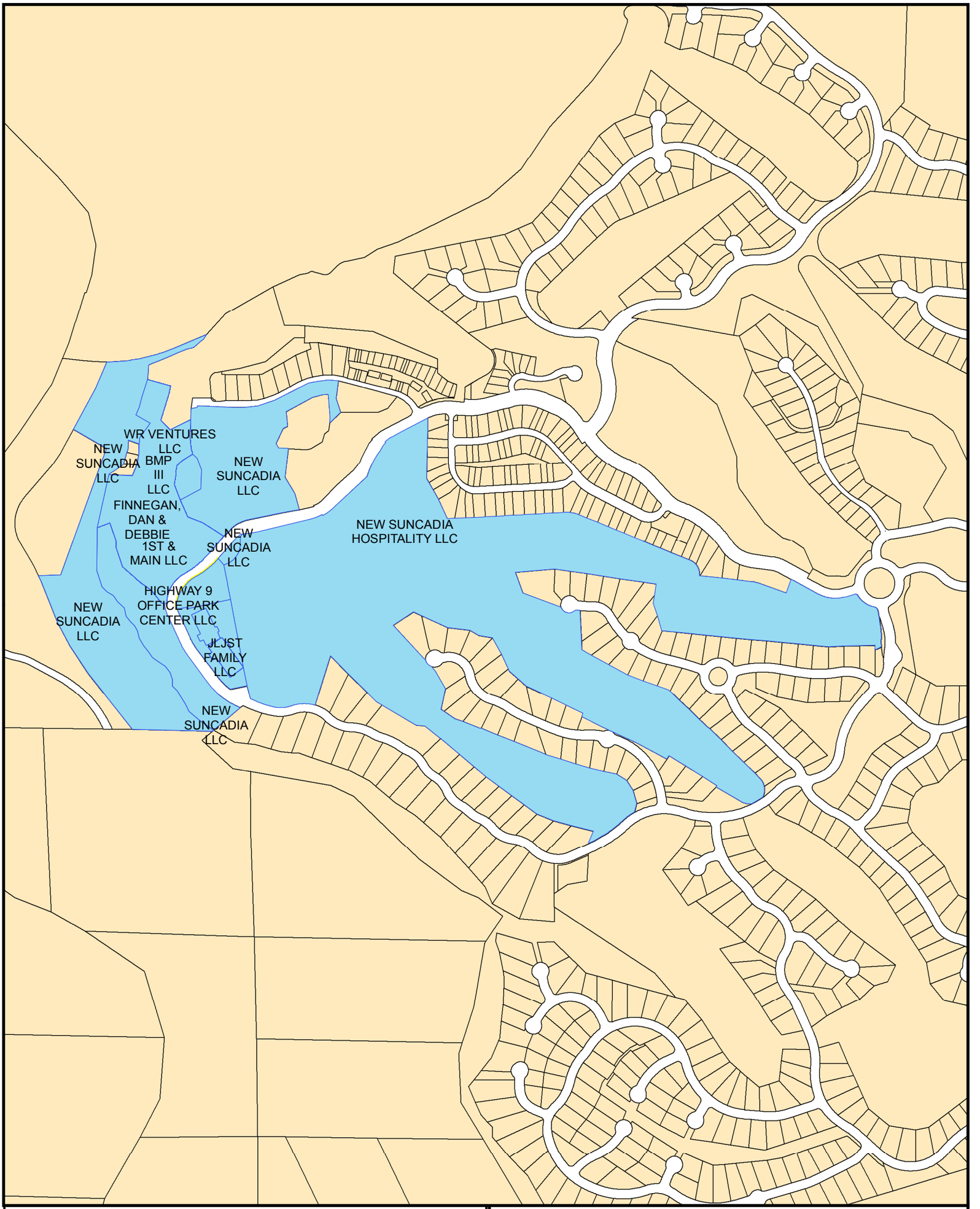
LP-17-00005
Highway 9

School District



LP-17-00005
Highway 9

Nearby Parcels



LP-17-00005
Highway 9

500 Foot Parcels

NEW SUNCADIA LLC
C/O GARY KITTLESON 4244 BULLFROG RD STE 1
CLE ELUM WA
98922-8717

NEW SUNCADIA HOSPITALITY LLC
770 SUNCADIA TRL
CLE ELUM WA
98922-3214

BASHIR, UMAIR & AZKA
1711 11TH AVE NE
ISSAQUAH WA
98029-7315

COMEAU, CINDY
12610 SE 187TH PL
RENTON WA
98058-7913

PAVLIK, JOHN M & MICHELLE L
12924 51ST ST E
EDGEWOOD WA
98372-9220

THIBERT, NEIL FRANCIS & MANN-LING HWANG
7726 DOUGLAS AVE SE
SNOQUALMIE WA
98065-9742

MCINTYRE, W BURLEY & LISA K
7003 DAYTON AVE N
SEATTLE WA
98103-5027

MILLER, SHAWN D &
BILLADEAU, BROOKE B 20012 166TH AVE NE
WOODINVILLE WA
98072-7005

PRAGA, MYRON DAVID III
PRAGA, ANNAMARIA N 1835 NEWHAVEN LOOP
RICHLAND WA
99352-7637

COWAN, ROBERT & SUZANNE
40 FOX HOLLOW RD
LEAVENWORTH WA
98826-8791

LEITH, MARTIN D & KELLI E
134 130TH PL NE
BELLEVUE WA
98005-3361

DOERR, JERRY WAYNE & CAROL CHRISTINE
7813 NE 112TH ST
KIRKLAND WA
98034-3404

MCLAUGHLIN, ANTHONY &
REILLY, ELAINE 5715 251ST CT NE
REDMOND WA
98053-2559

DIAMOND ALLEN TRUST
5012 WALLINGFORD AVE N
SEATTLE WA
9813-6141

BILODEAU, BRIAN
17744 NE 108TH WAY
REDMOND WA
98052-2823

LEE, KYUNG MIN
2530 30TH AVE S
SEATTLE WA
98144-5518

WATSON PROPERTIES
820 S 2ND ST
MOUNT VERNON WA
98273-4203

SHEARD, JOHN & ELAINE
4224 E MADISON ST
SEATTLE WA
98112-3237

HAMER, JOHN C &
PARKS, MARIANA 3824 E MERCER WAY
MERCER ISLAND WA
98040-3806

HIGHWAY 9 OFFICE PARK CENTER LLC
9623 32ND ST SE STE D112
LAKE STEVENS WA
98258-5783

ABOUELHEIGA, MOHAMMED
LEPSCHAT, KATHRYN 15805 NE 117TH WAY
REDMOND WA
98052-2626

HOLLEY, RICK & KANDACE
5120 145TH PL SE
BELLEVUE WA
98006-3534

BUSCH, DONALD W & LEA ANNE
7828 BANNER WAY NE
SEATTLE WA
98115-4196

SMITH, WAYNE M
MCKELLAR-SMITH, GEORGEANNE 308 S OAK ST
ELLENSBURG WA
98926-9053

ETZEL, JERRY A & JENNIFER L
18603 33RD AVE SE
BOTHELL WA
98012-8838

HARRISON, KEVIN R & BOBBI J
7032 COOK CT SE
SNOQUALMIE WA
98065-8931

COOK, DONALD J & KAYE B
3349 263RD AVE SE
SAMMAMISH WA
98075-9111

SARDINA, MARK
1447 26TH AVE
ISSAQUAH WA
98029-7414

JUSTICE, WADE
900 SAINT HILAIRE RD
YAKIMA WA
98901-7969

HAUGEN, BURTON JR & NICOLE
25110 SUMNER BUCKLEY HWY E
BUCKLEY WA
98321-9223

PRINCE, STANLEY M & KIMBERLEE
14343 157TH AVE NE
WOODINVILLE WA
98072-9070

1ST & MAIN LLC
1119 1ST AVE APT 204
SEATTLE WA
98101-2934

DELEO, MICHAEL
2431 267TH COURT SE
SAMMAMISH WA
98075

TRACY, DAN E & SANDRA L
14015 41ST AVE NE
SEATTLE WA
98125-3822

TOMKO, TODD & SHANNA
1186 NE PARK DR
ISSAQUAH WA
98029-7410

MAAS, ROBERT G &
BLACK, SUSAN H 7330 80TH PLACE SE
MERCER ISLAND WA
98040-5930

ANDERSON, RICK J & LORI C
26902 E SUNSET MEADOW LOOP
KENNEWICK WA
99338-7446

SUNCADIA 5050 LLC
PO BOX 445
MEDINA WA
98039-0445

MORGAN, RICHARD & AURORA
27119 NE STEWART ST
DUVALL WA
98019-8497

JLJST FAMILY LLC
1180 11TH PL SW
NORTH BEND WA
98045-7978

STERNBERG, BRUCE E & CATHERINE E
PO BOX 127
HOBART WA
98025-0127

HUTCHINSON PROPERTY
HOLDINGS LLC 1159 PALOMINO DR SE
TUMWATER WA
98501

THARP, CHAD
21945 OAK WAY
BRIER WA
98036-8179

THE BENAROYA COMPANY LLC
3600 136TH PL STE 250
BELLEVUE WA
98006-1417

JACOBSEN, SVEND &
MARTIN, SHERRI PO BOX 6940
KENNEWICK WA
99336

COX, VIRGINIA M TRUSTEE
3823 MIDFOREST
HOUSTON TX
77068

SMITH SUNCADIA CONDO 5062 LLC
848 N RAINBOW BLVD #3038
LAS VEGAS NV
89107-1103

PONDEROSA LODGE LLC
1326 5TH AVE STE 703
SEATTLE WA
98101

CAKE BOX LLC
28249 108TH AVE SE
AUBURN WA
98092-4063

GOAR, THOMAS CLAYTON & EMMA
LOUISE
600 STEWART ST STE 1220
SEATTLE WA
98101-1255

PERLMUTTER, NEAL STEVEN & SANDRA
LEA
7002 126TH AVE NE
KIRKLAND WA
98033-8325

JACKSON, BRADFORD G & JILL
KRUSE, KYLE & CINDY 10515 NE 47TH
PL
KIRKLAND WA
98033

SUNCADIA 1141 LLC
1837 STATE ROUTE 105
GRAYLAND WA
98547-9600

THREE T INVESTMENTS LLC
110 LUPINE DR
YAKIMA WA
98901-1692

EQUITY TRUST COMPANY, CUSTODIAN
FBO MICHAEL VAN DER VELDEN IRA
8431 SE 77ND PL
MERCER ISLAND WA
98040

TALCOTT REVOCABLE LIVING TRUST
1320 S SUNSET DR
TACOMA WA
98465-1233

TAMAKI, BLAINE & PRECIOSA
1225 N 22ND AVE
YAKIMA WA
98902-1211

ANDERSON, SHAWN P & MARGARET P
26603 SE 16TH CT
SAMMAMISH WA
98075-7947

ABRAMS, MYRON R & TRACY L
PO BOX 8165
YAKIMA WA
98908-0165

D GREGORY LLC
5670 179TH AVE SE
BELLEVUE WA
98006-5631

LILES, KENNETH W & PATRICIA M
803 FRONT ST APT 201
CELEBRATION FL
34747-5474

SATHER, D K & DIANE R
TRUSTEES 1501 E WILLOW RIDGE CIRCLE
SIOUX FALLS SD
57110

KLINE, MICHELLE & PETER V
13630 NE 40TH ST
BELLEVUE WA
98005-1427

SHIMIZU, STEVEN G &
WASHBURN, MICHELLE PO BOX 1476
MAPLE VALLEY WA
98038-1476

OSNIS, ROBERT & ANNIE
6819 SE 32ND ST
MERCER ISLAND WA
98040-2555

PARK, JIHYO &
SONG, JOHANN JONATHAN 6565 153RD AVE SE
BELLEVUE WA
98006-5424

TESH, TIMOTHY R
322 RANDOLPH RD
SEATTLE WA
98122

MILLER, RON A & RONNA L
ABRAMSON, ROBERT F JR 2872 TERRY LANE
ENUMCLAW WA
98022-4046

HOLMAN, DON
SINITSYNA, IRINA 12222 NE 82ND LN
KIRKLAND WA
98033-8091

HIXSON, BRENT H & DULCY C
27325 SE 9TH PL
SAMMAMISH WA
98075

MOUNTAIN HIGH PROPERTIES LLC
2120 W MCMANAMON RD
OTHELLO WA
99344-9027

ARMSTRONG, PATRICIA L
2392 BEACH LOOP DR SW
BANDON OR
97411

COLYER, CHRISTOPHER R
COLYER, KRISTINE M 130 5TH AVE S
KIRKLAND WA
98033

RINDLAUB, JOHN V
UZZELL-RINDLAUB, SARAH S 8441 SE 68TH ST #217
MERCER ISLAND WA
98040-5235

HOLLABAUGH, CHRISTOPHER JOHN
HOLLABAUGH & MARY EDNA HOLLABAUGH
REVOCABLE TRUST 3600 SUNCADIA TRL UNIT 5036
CLE ELUM WA

SEVIGNY, JOSH & STEPHANIE
206 WARREN ACRES RD
YAKIMA WA
98901-1476

RUTH, WILLIAM E
19400 108TH AVE SE STE 200
KENT WA
98031-0108

EBERLE, RITA
1902 S WILLIAMS ST
KENNEWICK WA
99338-1820

MCINTURFF, TODD
24059 40TH AVE NE
BOTHELL WA
98021-9077

PFLAUM, BRUCE WALTER TRUSTEE
%RUSSELL INVESTMENTS 1301 2ND AVE 18TH FL
SEATTLE WA
98101-3800

KIPP, CHRISTINE & GREGORY
3011 211TH AVE NE
SAMMAMISH WA
98074-6332

WHITE, J MICHAEL & LINDA M
3600 E FIR ST
MOUNT VERNON WA
98273-5718

PEREIRA, MANUEL PEREIRA AND
DEBORAH PEREIRA LIVING TRUST
3515 N 35TH ST
TACOMA WA
98407-6030

MCLEOD, RUSSELL S & AMBER N
9006 NE 127TH PL
KIRKLAND WA
98034-2666

JENSEN FAMILY
INVESTMENT CO LLC C/O 1142 SHEARWATER DR
PATTERSON CA
95363-9043

HUGUS, HARALD
HUGUS, JENNIFER 3632 LONG LAKE DR SE
OLYMPIA WA
98503-4054

WELLING, MATTHY &
BARLAG, ELI 3859 BEACH DR
SEATTLE WA
98116

LINJOHN LLC
C/O JOHN JORGENSEN 1525 NW 57TH #518
SEATTLE WA
98107

KAIANOFF, DENISE L & PAUL
7706 188TH AVE E
BONNEY LAKE WA
98391-8563

BRAZELTON, MICHELLE M
28915 230TH AVE SE
BLACK DIAMOND WA
98910

CARLYON, CARON
2716 ELLIOTT AVE APT 606
SEATTLE WA
98121-3510

SUNCADIA 4053/4055 LLC
17107 SE 100TH ST
RENTON WA
98059

PUCCI, THOMAS A & SANDRA
1764 HARRISON WAY NE
ISSAQUAH WA
98029-3689

ADLER, RICHARD H & DONNA M
17116 SE 60TH ST
BELLEVUE WA
98006

YOUNG, JAMES D
2347 23RD LANE NE
ISSAQUAH WA
98029-2626

NORTHWOODS INVESTMENTS LLC
23 NEWPORT KY
BELLEVUE WA
98006-1017

JORGENSEN, ERIK & JULIE
7862 ENTRADA DE LUZ E
SAN DIEGO CA
92127-2570

CHARNESKI, JOHN F & LUELLEN K
PO BOX 12899
OLYMPIA WA
98508

MILLER, KIM K
PO BOX 32
VIRGINIA CITY MT
59755-0032

CAOILE, NIKOLAS N
SCHIEL, MELISSA 2410 N LILAC WAY
ELLENSBURG WA
98926-2322

LEWIN, MARK B & JOHANNE
13036 42ND AVE NE
SEATTLE WA
98125-4625

LEE, JEFFREY & LISA
4034 35TH AVE W
SEATTLE WA
98199-1634

CAIRNS, MARK & TONYIA
TRUSTEES 25301 232ND AVE SE
MAPLE VALLEY WA
98038-6899

GALK, VLADIMIR & OKSANA
13233 SE 252ND ST
COVINGTON WA
98042-6605

JD & JJ LLC
651 N KEYS RD
YAKIMA WA
98901-1172

OLSON, STEVE D & LEANNE M
13104 22ND AVE E
TACOMA WA
98445-3671

IVERSON, LEIGH R II &
IVERSON, DONNA R 3329 LOCHSIDE
THE COLONY TX
75056

BROWN, GEOFFREY & JENNIFER
1812 LAGUNA ST
SANTA BARBARA CA
93101-1012

WOLF, JEFFREY M &
EVANS, MITCHELL S 6323 BLAIR
TERRACE S
SEATTLE WA
98118

KOPLOWITZ, ROBERT
PELZ, JANET C 4218 NE 89TH ST
SEATTLE WA
98115-3829

HANEY, DENNIS B & PATRICIA M
5915 PERFECT CALM CT
CLARKSVILLE MD
21029-1259

THREE ACRE WOOD
LIVING TRUST PO BOX 1453
WOODINVILLE WA
98072

HOLT, KATHLEEN U
230 SHORE RD
WATERFORD CT
06385-3426

RAU, JEFFREY C
1626 14TH PL NE
ISSAQUAH WA
98029-7819

LOZIER, TODD & KRISTIN
8440 143RD CT NE
REDMOND WA
98052-3467

THOMAS, CHARLES J & BRENDA L
4032 BURKE AVE N
SEATTLE WA
98103-8318

BIRD CAPITAL MANAGEMENT LLC
1005 ALLENWHITE DR
RICHLAND WA
99352-8686

SNOW COUNTRY LODGING LLC, KAUAI
DEVELOPMENT GROUP
20 KAPUAIMILIA PL
HAIKU HI
96708-5992

TORTORELLI, JOHN J
424 S LAKESIDE RD
LIBERTY LAKE WA
99019-9574

GUIMONT, SHELLIE
128 103RD AVE NE
LAKE STEVENS WA
98258-1611

BLACKMORE FAMILY REVOCABLE LVNG TRST
BLACKMORE, GARY & SANDRA 9914 177TH AVE E
BONNEY LAKE WA

HOPE, DENNIS & LAURIE
206 9TH AVE
KIRKLAND WA
98033

NELSON, GREG & LAURIE NELSON LIVING TRUST
428 10TH AVE
KIRKLAND WA
98033-5615

CZARTOSKI, JULIE L & TODD J
1707 SUNSET AVE SW
SEATTLE WA
98116-1943

EIMERS, NATHAN P & ALICIA
4621 DREW AVE S
MINNEAPOLIS MN
55410-1716

MEBUST, KIMBERLY &
DEDOMINICIS, AMY 12410 136TH AVE E
PUYALLUP WA
98374

GAMBLE, TIMOTHY JOHN & TERESA ANN
8234 FAIRWAY DR NE
SEATTLE WA
98115-5226

BROWN, KEVIN L & ELIZABETH A
5350 BURDETTE LN
ATLANTA GA
30327-4807

4009/11 SUNCADIA LLC
7804 40TH AVE W
MUKILTEO WA
98275

ADLER, STEVEN S & NANCE M
2523 NE 120TH ST
SEATTLE WA
98125-5318

MARSON, TAMARA G
13230 FRAZIER PL NW
SEATTLE WA
98177

SCHOBER, NEIL T & GINA M
4210 184TH AVE SE
ISSAQUAH WA
98027-9776

EHNI, WILLIAM & SHELLY
EHNI, ROBERT & BAUER, APRIL 1012 NW 199TH ST
SHORELINE WA
98177-2642

HJORT, JOHN & BARBARA
17121 TALBOT RD
EDMONDS WA
8026

HARD, ROBERT M
5308 51ST AVE S
SEATTLE WA
98118

DAMM, STEVE
DAMM, JOAN MAGNANO 2000 1ST AVE APT 1103
SEATTLE WA
98121-2168

MICHAEL, MARK & ASHLEY
1920 4TH AVE UNIT 604
SEATTLE WA
98101-5106

JARVIE, JIM & JERI
9521 31ST AVE NW
SEATTLE WA
98117-2616

MCCASLIN, ROBERT L & DONNA J
17044 NE 37TH PL
BELLEVUE WA
98008-6162

BMP III LLC
14206 S CANYON DR
PHONEIX AZ
85048-8306

GRAY & GRASSI LLC
2839 W KENNEWICK AVE PMB #361
KENNEWICK WA
99336

SMITH, ROGER M & PAULA R
5023 S 283RD PL
AUBURN WA
98001-1924

HOLLAND, MARK & LONI
HOLLAND, JUSTIN & MINGIE 19410 HIGHWAY 99 STE A #135
LYNNWOOD WA
98036-5102

MORRISS, DAVID & INA
2138 62ND PL SE
AUBURN WA
98092-8027

MCIRVIN, NEIL T
SOVDE, LINDSAY A 1633 7TH AVE W
SEATTLE WA
98119-2918

KWAN, ROSA
14510 NE 30TH PL #32C
BELLEVUE WA
98007

DUNE MEADOWS LLC
C/O HECKER WAKEFIELD & FEILBERG PS
321 1ST AVE W
SEATTLE WA
98119-4103

OH, SANGIK & SOOJIN CHUNG
2227 78TH AVE NE
MEDINA WA
98039-2316

GODTFREDSEN, KIRK & KATHY
10515 NE MORNING LN
BAINBRIDGE ISLAND WA
98110-4144

MACKEY, DEANNA L
5129 ORCA DR NE
TACOMA WA
98422

KUECKER, ROBERT & ERIKA
9611 BLAKE PL
EDMONDS WA
98020

EIDE, RICHARD G JR &
RICHARDSON, WINN F 1828 4TH ST
KIRKLAND WA
98033-4915

GAY, JEFF & SHELLEY
PO BOX 521
KITTITAS WA
98934-0521

HOERING, ANTJE
2209 THIRD AVE N
SEATTLE WA
98109-2335

FAY, JASON J & LINDSEY ANN
27620 NE 15TH PL
DUVALL WA
98019

LOVEJOY, ROBERT & KATHY RAY
22728 37TH AVE NE
ARLINGTON WA
98223-9059

OTTELE, JESSIE
1615 92ND AVE NE
CLYDE HILL WA
98004-2512

ZACHARY, WILLIAM
1545 NW 57TH ST
SEATTLE WA
98107-5641

SMYTH, MICHAEL W & CAROL A
9504 231ST PL SW
EDMONDS WA
98020-5022

SZELIGA, CLAY
1760 N NORTHLAKE WAY APT 521
SEATTLE WA
98103-2915

LANDSVERK, DEANNE M
24113 56TH AVE W
MOUNTLAKE TERRACE WA
98043-5503

GOETZ, HARRY LAWRENCE III &
PAMELA JANE
PO BOX 6410
KETCHUM ID
83340-6410

NAP, JASON R & CONNIE L
11731 SE 77TH PL
NEWCASTLE WA
98056-1782

RAINSHADOW MOUNTAIN LLC
2905 N 31ST ST
TACOMA WA
98407-6406

CALPE, RANDY & ANNE OLSON
JIMENEZ, ANDRES & MARGIE 12227
12TH AVE NW
SHORELINE WA
98177-4319

ROSLYN PROPERTIES LLC
4244 BULLFROG RD STE 2
CLE ELUM WA
98922-8717

KELLEY, KEVIN L & WENDIE A
CO-TRUSTEES PO BOX 750
ROSLYN WA
98941-0750

NOWAK, DOUGLAS D
PATEL, SANGITA D 8602 54TH PL W
MUKILTEO WA
98275-3134

KELLY, CHARLES P
6015 24TH ST NW
GIG HARBOR WA
98335

BIRCHMEIER, RALPH P & DAWN M
TRUSTEES 1375 ESTE VISTA CT
ENCINITAS CA
92024-5251

HOWARD, EDWARD A & MARIANNE
11220 196TH AVE NE
REDMOND WA
98053-7432

KUNTZ, CHRISTOPHER A & ALICE L
12105 NE 33RD ST
BELLEVUE WA
98005-1203

ELLISON, ANDRE P & TRUDY A
1156 S 229TH PL
DES MOINES WA
98198-6969

SATTARI, MAZIAR & JESSICA AMANDA
17524 NE 120TH WAY
REDMOND WA
98052-2336

HUEFNER PROPERTIES LLC
4706 W LINCOLN AVE
YAKIMA WA
98908-2653

SCOTKIN, STEVE & CARI P
11767 158TH AVE NE
REDMOND WA
98052-2627

D & H SUNCADIA LLC
2201 192ND ST SE APT B1
BOTHELL WA
98012-7938

WILLIAMS, JEFFREY D & ROCHELL L
3288 NE HARRISON DR
ISSAQUAH WA
98029-3696

HARLIN, ROBIN M &
AHO, KAREN M 7712 122ND PL SE
NEWCASTLE WA
98056

GREANEY, JOHN J &
AHERN, THERESA M 23422 95TH CT S
KENT WA
98031-2972

SUNCADIA 3012 LLC
145 FERNCLIFF AVE NE UNIT D435
BAINBRIDGE ISLAND WA
98110-3430

JEWETT, RICKY LEE TRUSTEE
3213 W WHEELER ST #403
SEATTLE WA
98199-3245

DIETRICH, ALLAN H & PATRICIA A
10755 NORTH RD
LEAVENWORTH WA
98826-9516

NTB HOLDINGS LLC
8327 20TH AVE NW
SEATTLE WA
98117

KOH, WUITENG & KARRIE C
TRUSTEES 2412 ROSEMONT PL W
SEATTLE WA
98199-3702

ORESHKIN, MARIANNA
1035 156TH AVE NE APT 23
BELLEVUE WA
98007-4681

RINGER, GEORGE & JALLEEN
2227 71ST AVE SE
MERCER ISLAND WA
98040-2320

SUNCADIA 2059 LLC
147 NE 56TH ST
SEATTLE WA
98105

WATSON, THOMAS E
1415 2ND AVE #710
SEATTLE WA
98101

BURLEY, CAROL J TRUST
% BURLEY, STEVEN 4604 LARGO DR
FLOWER MOUND TX
75028-3936

SLEIGHT, BRIAN
17927 MILITARY RD S
SEATAC WA
98188-4627

THIBERT, NEIL & MANN-LING
7726 DOUGLAS AVE SE
SNOQUALMIE WA
98065

KATRI, DAVID E & JUDITH A
841 82ND AVE NE
MEDINA WA
98039-4739

WOOD, LAURA N &
FUKUCHI, KYLE 15715 NE 53RD ST
REDMOND WA
98052

HASTIE, RONALD & TALIA
ELLISON, MARSHALL & GERALDINE PO
BOX 1211
OLYMPIA WA
98507-1211

WOLFRAM, STEVEN M
36170 CHERRYWOOD DR
YUCAPIA CA
92399

MOSS, JORDAN & PENNY
16443 SE 47TH PLACE
BELLEVUE WA
98006-5869

YOUNG, CHRISTOPHER
18124 40TH DR SE
BOTHELL WA
98012-7514

SOF N SAR LLC
1415 2ND AVE UNIT 710
SEATTLE WA
98101-2029

SCHLEPP, WAYNE & BRENDA
2825 E LAKE SAMMAMISH PKWY NE
SAMMAMISH WA
98074-4515

BUNKOWSKE, JEFFERY D & KERRY J
27704 MAPLE RIDGE WAY SE
MAPLE VALLEY WA
98038

WILLARD, STEVE
PO BOX 1665
WOODINVILLE WA
98072-1665

RANDLEMAN, MARK & CYNTHIA
BUTORAC, STEPHANIE 495 E 4TH ST
CLE ELUM WA
98922-1220

TAYLOR, JUDSON S & JERILYN
14711 32ND DR SE
MILL CREEK WA
98012-5032

ENGSTROM, MICHAEL D & LESLIE D
19214 5TH ST E
LAKE TAPPS WA
98391-5619

JANTZ, GREGORY L & LAFON M
547 DAYTON
EDMONDS WA
98020

ROBLEE, ROBERT L &
JOHNSON, RONALD M BOX 380
SOUTHWORTH WA
98386

COOK, KRISTINA L TRUSTEE
8477 SW 35TH AVE
PORTLAND OR
97219

SOH, ANTHONY KHENG-CHUAN
SOH, CHRISTINE HUYNH 419 GRAHAM
AVE NE
RENTON WA
98059-5782

JONES, ANDREW D & ANNAMARIA D
421 S DAVIES RD
LAKE STEVENS WA
98258-8536

GARMS, JASON &
WHITE, KATIE 324 7TH AVE
KIRKLAND WA
98033-5529

WISCHMEYER, W THOMAS
WISCHMEYER, JACQUELINE G 1825 BAY MEADOWS DR
WEST LINN OR
97068-2508

HOLM, DOUGLAS & ELIZABETH
2699 230TH AVE SE
SAMMAMISH WA
98075-6012

JACOBSON, BRIAN H & JENNIFER L
27010 8TH AVE S
DES MOINES WA
98198-9305

PELTON, STEVE & ALICIA
CRAIG, MARK & ANGELA 32933 SE 43RD ST
FALL CITY WA
98024-8734

NATSUHARA, DAVE & MARIAN
26602 164TH AVE SE
COVINGTON WA
98042-8244

MEECHAN, MICHAEL T & PATRICIA A
8431 42ND AVE SW
SEATTLE WA
98136

BOUVIER, LLOYD P & JANE ETAL
1510 7TH STREET PL SE
PUYALLUP WA
98372-4663

BIRCHETT, NORMAN B
1899 N JANTZEN AVE
PORTLAND OR
97217-7808

SCHUMAN, DAVID & TRINA
6037 SYCAMORE AVE NW
SEATTLE WA
98107-2042

FINNEGAN, DAN & DEBBIE
7106 CURTIS DR SE
SNOQUALMIE PASS WA
98065-9075

GALL, STEVE
14025 19TH AVE NE
SEATTLE WA
98125-3213

RASARETNAM, SURESH & ANH-THU
17357 187TH PL SE
RENTON WA
98058-0723

WR VENTURES LLC
3831 221ST AVE SE
SAMMAMISH WA
98075-9236

MCGINNIS, DON & MARGARET JEAN
12825 STANDRING LN SW
BURIEN WA
98146-3046

BENNETT, JEFFREY M & MONICA J
5702 138TH PL SE
BELLEVUE WA
98006-4258

MENTOR, JOSEPH P JR & MARIE K
11237 MARINE VIEW DR SW
SEATTLE WA
98146-1621

GREELEY, GREGORY WILLIAM
GREELEY, KAREN SHERINE 10905 WILLOWICK LN
WOODWAY WA
98020-5230

PARK, BRYAN M
13614 SE 186TH PL
RENTON WA
98058-8012

BROWN, JOEL B & LESLIE A
25738 SE 27TH ST
SAMMAMISH WA
98075-7902

SPEAR, DOUGLAS D & MARY L
TRUSTEES 22912 53RD AVE SE
BOTHELL WA
98021

COUCH, JOSH & MICHELLE
1380 MARION ST
ENUMCLAW WA
98022

SUNCADIA 2012 LLC
1906 6TH AVE W
SEATTLE WA
98119-2812

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 7215645618035:

LOT 4 OF SUNCADIA–PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z–1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;
THENCE SOUTH 77°22'47" WEST, 120.01 FEET;
THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;
THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

OWNER–DEVELOPER:

HIGHWAY 9 OFFICE PARK, LLC
9623 32ND STREET SE, SUITE D112
LAKE STEVENS, WA 98258–5783
PHONE: 509–674–6569

PARCEL NO:

954846

TAX MAP NO:

20–15–19055–0003

GENERAL NOTES:

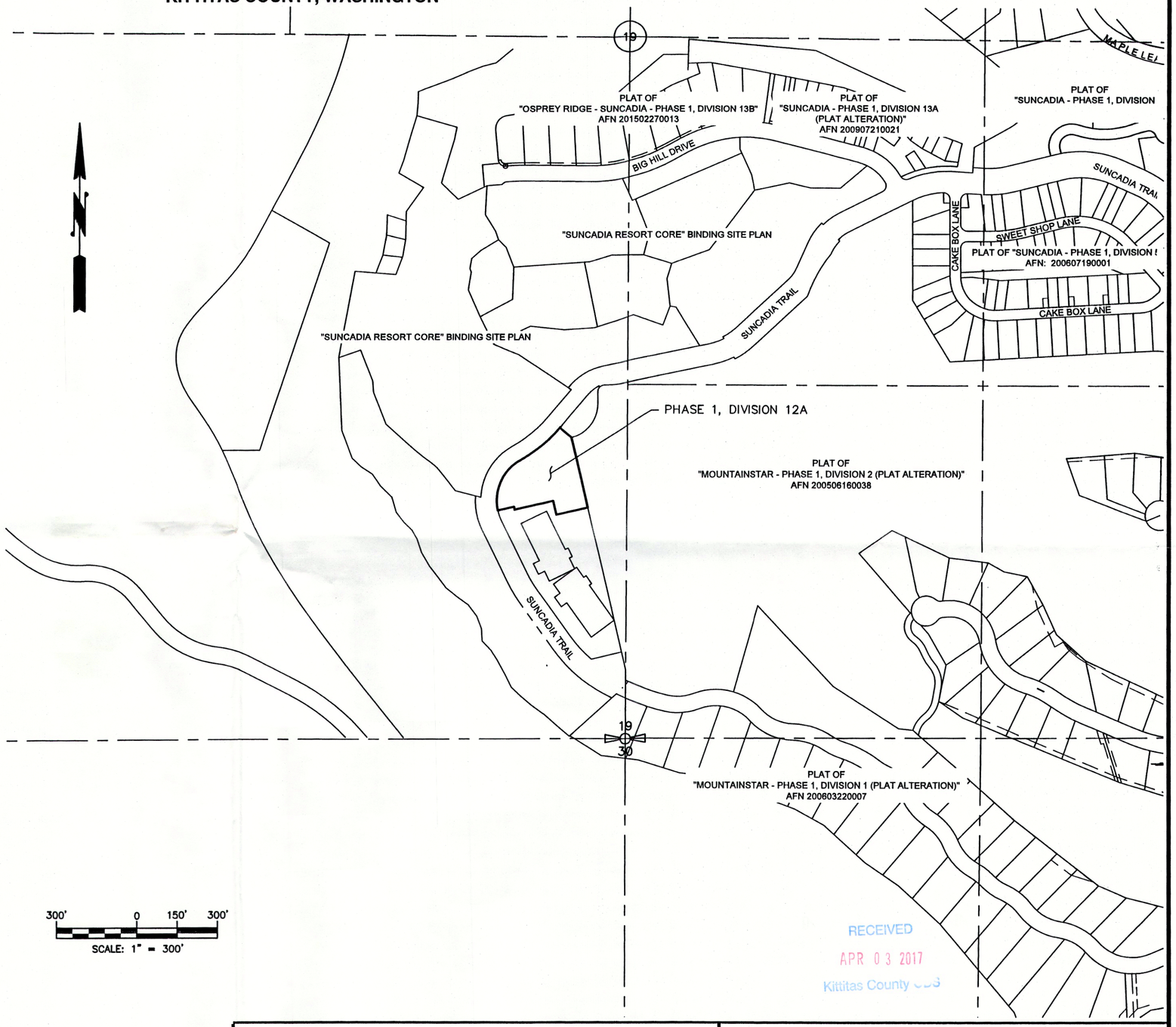
VACATION HOMESITES RANGING IN SIZE FROM 0.14 ACRES TO 0.37 ACRES

TOTAL AREA: 1.50 ACRES
TOTAL LOT AREA: 1.08 ACRES
TOTAL NUMBER OF LOTS: 14
TOTAL NUMBER OF TRACTS: 1

THIS PLAT WHICH WILL BE REFERRED TO AS PHASE 1, DIVISION 12A.

WATER & SEWER NOTES:

SEE PRELIMINARY SITE & UTILITY ENGINEERING INFORMATION



300' 0 150' 300'
SCALE: 1" = 300'

RECEIVED
APR 03 2017
Kittitas County

BASIS OF HORIZONTAL & VERTICAL DATUM:

HORIZONTAL:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91 THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387.

VERTICAL:

NGVD 29

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 300'	1 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.

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GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

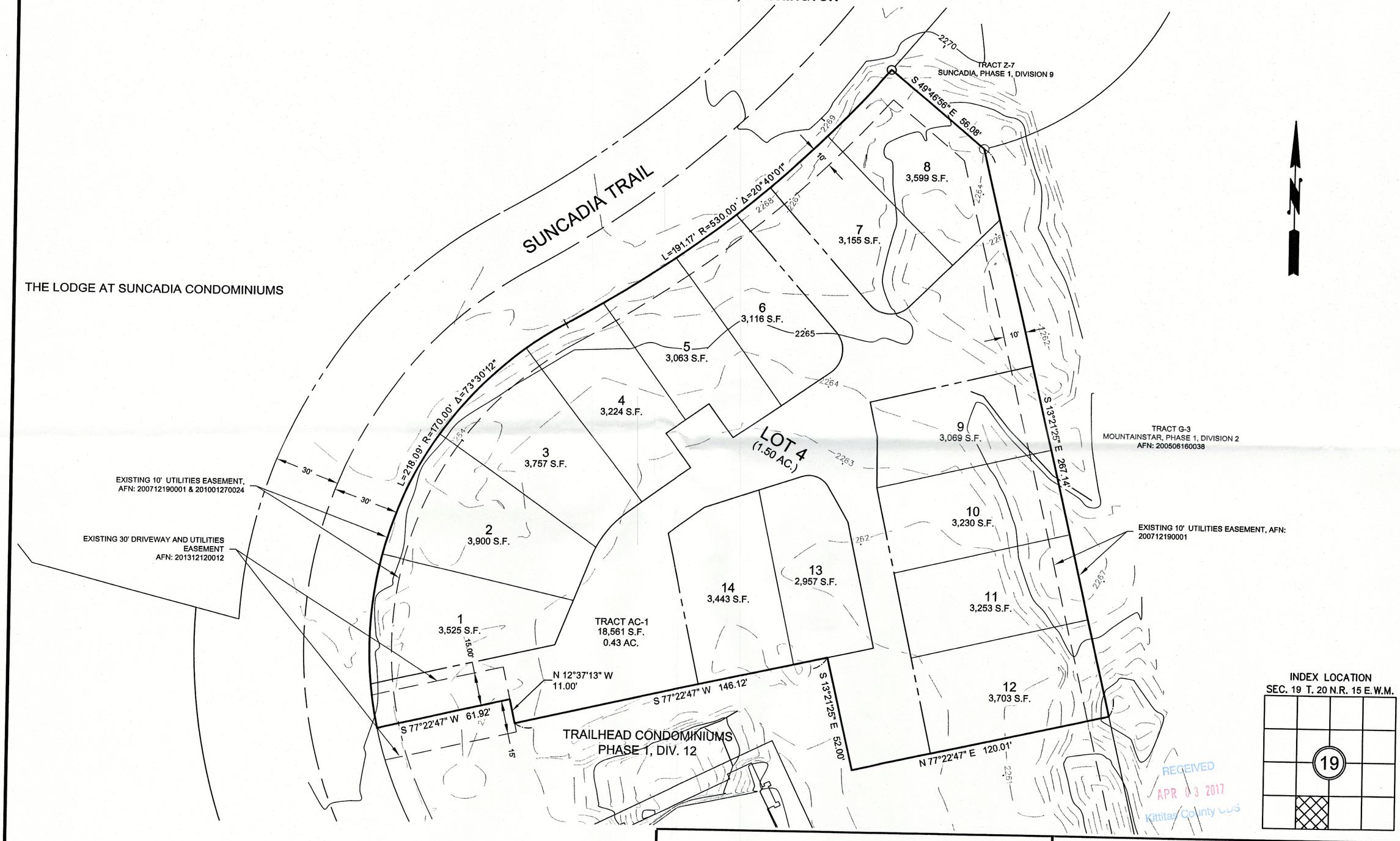
PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	2 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.

RECEIVED
APR 03 2017
Kittitas County CDS

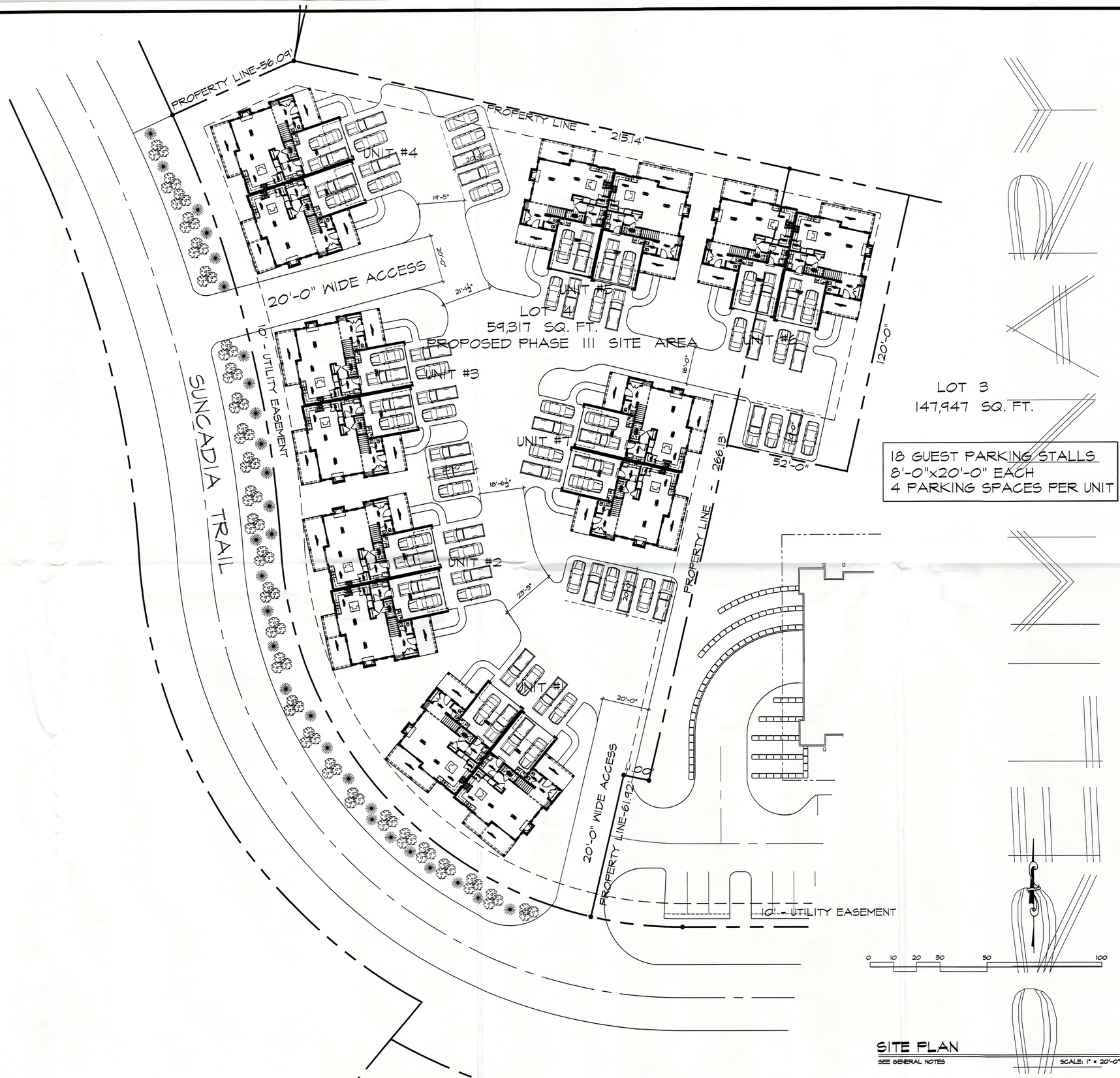
GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	3 OF 3

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



SITE PLAN

SEE GENERAL NOTES

SCALE: 1" = 20'-0"

NASH & ASSOCIATES
ARCHITECTS
8803 118th AVENUE NE - KIRKLAND, WA - 98033 - 425-828-4117
www.nash-architects.com

project:
TRAILHEAD PH. III
DUPLEX PLAN
UNIT 'A'
XXXX SUNCADIA TRAIL
CLE ELUM, WA

date: 2-18-16
permit:
revisions:
8-11-16

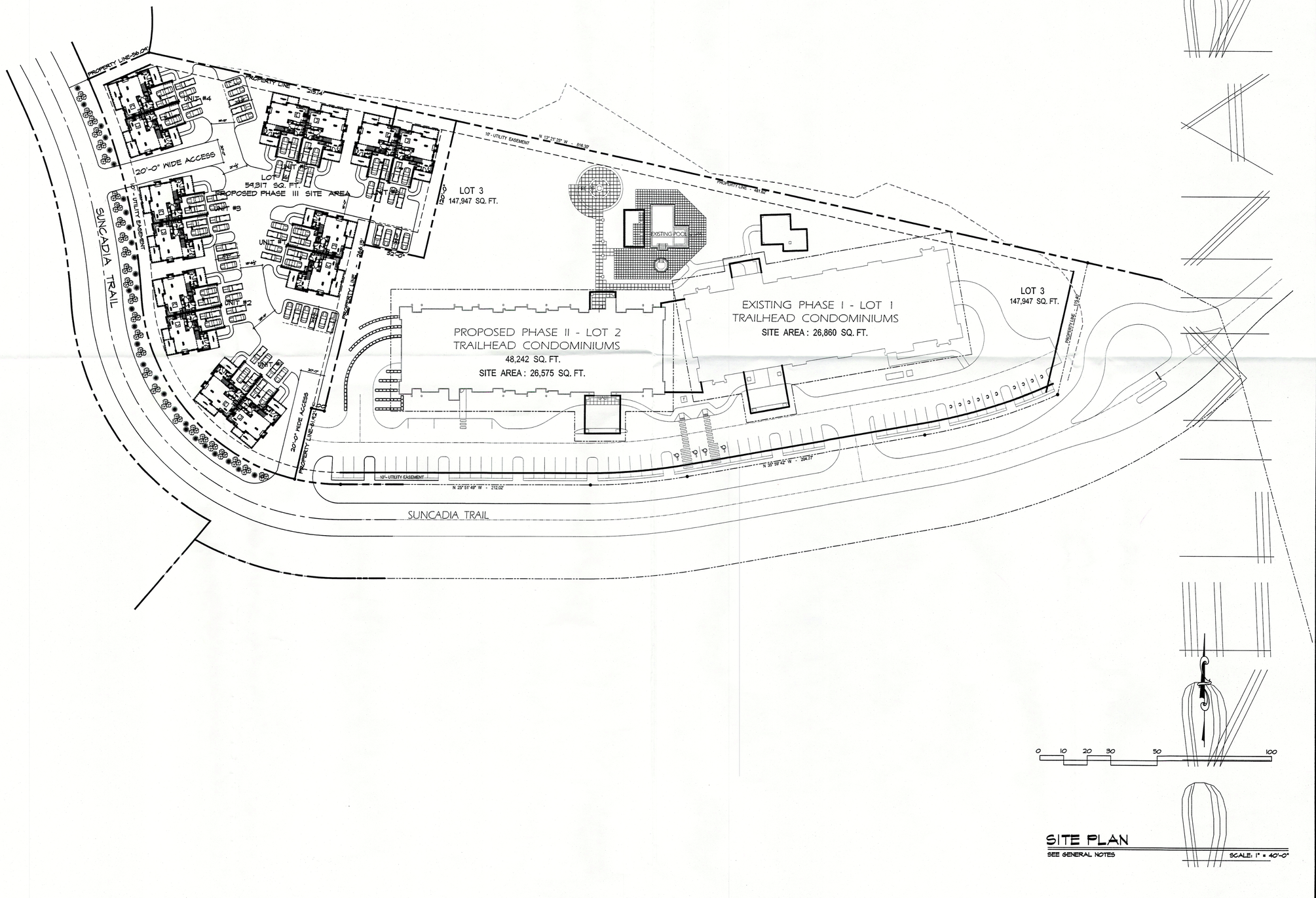
drawn by: JLK
checked by: GN

SHEET C1
OF C2

2016 CURRENT
DAVE ALLEGRE TRAILHEAD
#16-111

RECEIVED
APR 03 2017
Kittitas County CDS

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



0 10 20 30 50 100

SITE PLAN

SEE GENERAL NOTES

SCALE: 1" = 40'-0"

NASH & ASSOCIATES
ARCHITECTS
8603 118th AVENUE NE • KIRKLAND, WA • 98033 • 425-828-4117
www.nash-architects.com

project:
TRAILHEAD PH. III
DUPLEX PLAN
UNIT 'A'
XXXX SUNCADIA TRAIL
CLE ELUM, WA

date: 2-18-16
permit:
revisions:
8-11-16

drawn by: JLK
checked by: GN

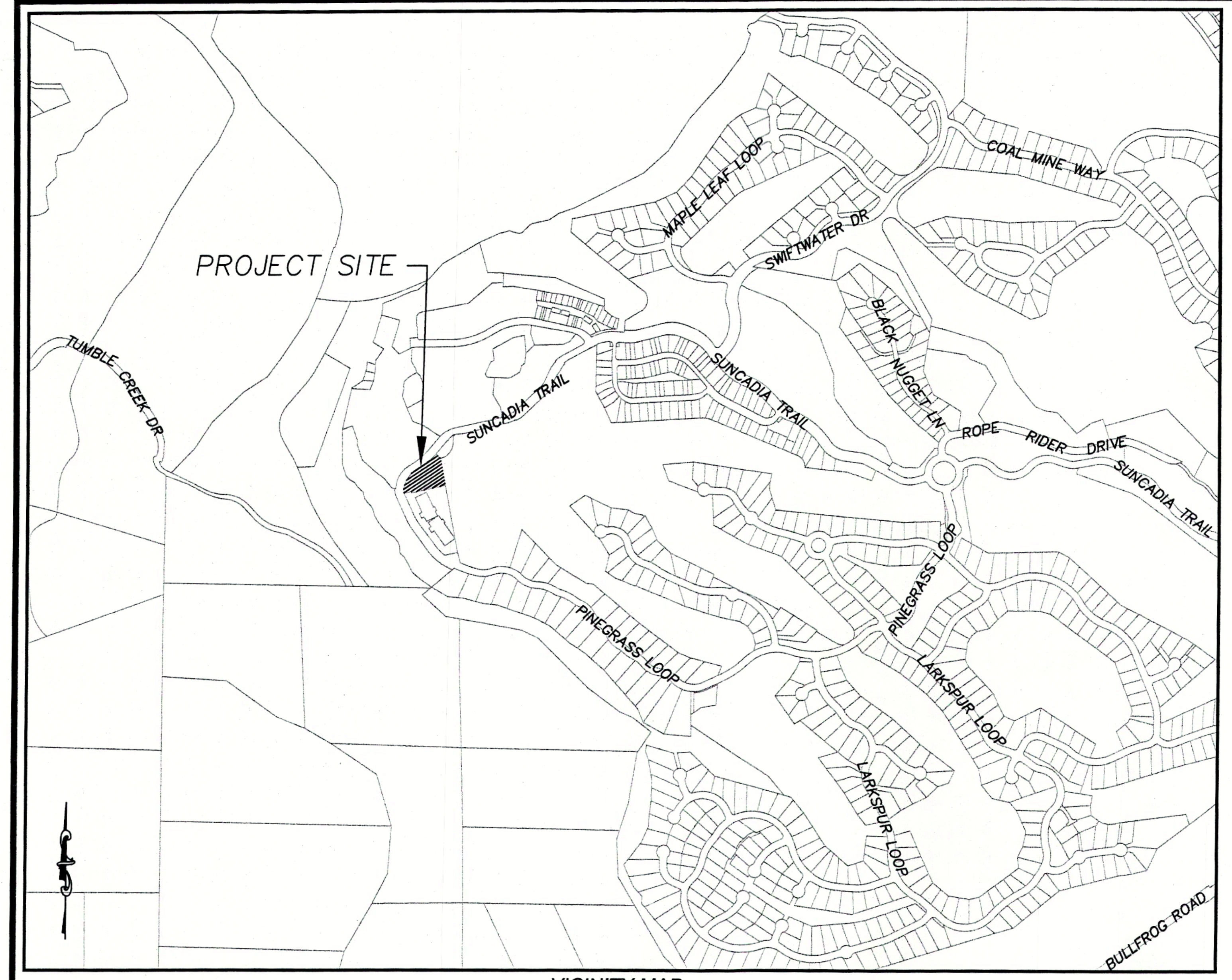
SHEET C2
OF C2

2016 CURRENT
DAVE ALLEGRE TRAILHEAD
#16-111

RECEIVED
APR 03 2017
Kittitas County CDS

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON



VICINITY MAP
SCALE: 1"=1,000'

STANDARD PLAN NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE WSDOT\APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION).
2. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK THAT ARE NOT PROVIDED BY THE OWNER PRIOR TO START OF CONSTRUCTION.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER, THE COUNTY, AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S PROFESSIONAL ENGINEERING CONSULTANT AND THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS OF THE PRE-CONSTRUCTION MEETING TIME AND LOCATION.
5. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS AND CURBS THAT ARE TO REMAIN BUT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE INSPECTOR.
6. ALL SURVEYING AND STAKING OF IMPROVEMENTS SHALL BE APPROVED BY THE OWNER. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE OWNER PRIOR TO OBTAINING STAKING SERVICES.
7. THE CONTRACTOR SHALL NOTIFY THE KITTITAS COUNTY FIRE DISTRICT TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISTRICT OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL ACTIVE CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555 OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
11. THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
12. BACKFILL MATERIAL SHALL MEET KITTITAS COUNTY STANDARDS AND THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS AND SHALL BE APPROVED BY THE COUNTY PRIOR TO BACKFILLING.
13. INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY THE COUNTY INSPECTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE RECONSTRUCTION OF ITEMS THAT DO NOT MEET THE CONTRACT DOCUMENTS OR THAT WERE CONSTRUCTED WITHOUT INSPECTION.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE WATER OF THE STATE. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
15. THE CONTRACTOR SHALL KEEP ALL STREETS AND PUBLIC RIGHT-OF-WAY CLEAN AT ALL TIMES BY SWEEPING. WASHING WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE COUNTY ENGINEER.
16. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD AND KITTITAS COUNTY STANDARDS.
17. CONTRACTOR SHALL NOT MAKE ANY REVISIONS TO THE PLANS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 – TRAFFIC CONTROL, SHALL APPLY.
19. ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.
20. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
21. CONTRACTOR SHALL PROVIDE A SUBMITTAL PACKAGE FOR REVIEW OF PIPE, VALVES, ETC. AS PER INDUSTRY STANDARD. SUBMITTAL PACKAGE SHALL BE DELIVERED TO PROJECT ENGINEER FOR REVIEW.

J:\16\16080\ENGINEERING\PLAN SHEETS\16080 C1.0 Cover.dwg 3/29/2017 9:44:40 AM

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

ADA NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE U.S. DEPARTMENT OF JUSTICE AMERICANS WITH DISABILITIES ACT.
2. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33 %). ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5 %) UNLESS RAILINGS ARE SHOWN ON ARCHITECTURAL PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33 %).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
4. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". ALL RAMPS SHALL HAVE HANDRAILS, AND TACTILE STRIPS.
5. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2% MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS HANDICAPPED PARKING SHALL BE 2% IN ANY DIRECTION.

INSPECTION, TESTING AND MATERIAL NOTES

1. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
2. CONTRACTOR SHALL PROVIDE A SUBMITTAL PACKAGE FOR REVIEW OF PIPE, VALVES, ETC. AS PER INDUSTRY STANDARD. SUBMITTAL PACKAGE SHALL BE DELIVERED TO PROJECT ENGINEER FOR REVIEW.

ABBREVIATIONS:

AC – ASPHALT CONCRETE
ACP – ABESTOS CEMENT PIPE
ADD'L – ADDITIONAL
AD – AREA DRAIN
ADJ – ADJACENT
ANSI – AMERCIAN NATIONAL STANDARDS INSTITUTE
ALT – ALTERNATE
ALUM – ALUMINUM
APPROX – APPROXIMATE(LY)
ARCH – ARCHITECT(URAL)
AP – ANGLE POINT
ASPH – ASPHALT
ASSY – ASSEMBLY
ASTM – AMERICAN SOCIETY OF TESTING AND MATERIALS
AVE – AVENUE
BC – BACK OF CURB
BF – BLIND FLANGE
BLDG – BUILDING
BLDC – BUILDING CORNER
BLK – BLOCK
BLVD – BOULEVARD
BM – BENCHMARK
BNDY – BOUNDARY
BO – BLOW OFF
BOW – BOTTOM OF WALL (AT FINISHED GRADE)
BSBL – BUILDING SETBACK LINE
BVC – BEGINNING OF VERTICAL CURVE
BVCE – BEGIN VERTICAL CURVE ELEVATION
BVCS – BEGIN VERTICAL CURVE STATION
BW – BACK OF WALK
CB – CATCH BASIN
CF – CUBIC FEET (FOOT)
CIP – CAST IRON PIPE
CJ – CONSTRUCTION JOINT
CL – CLASS
C/L – CENTER LINE
CLR – CLEARENCE
CMP – CORRUGATED METAL PIPE
CO – CLEAN OUT
CONN – CONNECTION
CONT – CONTINUOUS (CONTINUED)
CONTR – CONTRACTOR
C, CONC – CONCRETE
CONST – CONSTRUCTION
CP – CONTROL POINT
CFS – CUBIC FEET PER SECOND
CTR – CENTER(ED)
CTV – CABLE TV
C&G – CURB AND GUTTER
CY – CUBIC YARD
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCV – DOUBLE DETECTOR CHECK VALVE
DEPT. – DEPARTMENT
DET – DETAIL OR DETENTION
DIP – DUCTILE IRON PIPE
DIA(S) – DIAMETER
DIM – DIMENSION
DOT – DEPARTMENT OF TRANSPORTATION
DS – DOWN SPOUT
DWG – DRAWING
E – EAST(ING)
EA – EACH
EL – ELEVATION
ELEC – ELETRICAL
EP – EDGE OF PAVEMENT
EQUIV – EQUIVALENT
EVC – END OF VERTICAL CURVE
EVCE – END OF VERTICAL CURVE ELEVATION
EVCS – END OF VERTICAL CURVE STATION
EX, EXIST – EXISTING
FC – FACE OF CURB
FD – FLOOR DRAIN
FDC – FIRE DEPARTMENT CONNECTION
FFE – FINISH FLOOR ELEVATION
FH – FIRE HYDRANT
FL – FLANGED OR FLOW LINE
FLR – FLOOR
FS – FINSHED SURFACE
FT (') – FOOT (FEET)
FTG – FOOTING
G – GAS MAIN
GA – GAUGE
GALV – GALVANIZED
GB – GRADE BREAK
GM– GAS METER
GRD – GRADE
HB – HOSE BIBB
HDPE – HIGH DENSITY POLYETHYLENE
HORIZ (H) – HORIZONTAL
HT – HEIGHT
HYD – HYDRANT
ID – INSIDE DIAMETER
IE – INVERT ELEVATION
IN (") – INCHES
INV – INVERT
IRR – IRRIGATION WATER
L – LENGTH
LB, # – POUND(S)
LF – LINEAR FEET
LN – LANE
MAT'L – MATERIAL
MAX – MAXIMUN
MFR – MANUFACTURER
MH – MANHOLE
MIN – MINIMUM
MISC – MISCELLANEOUS
MJ – MECHANICAL JOINT
N – NORTH(ING)
NO (#) – NUMBER
N.T.S.– NOT TO SCALE
O.C. – ON CENTER
O.D. – OUTSIDE DIAMETER
O/W – OIL WATER
P – POWER
PC – POINT OF CURVATURE
PERF – PERFORATED
PI – POINT OF INTERSECTION
PIV – POST INDICTOR VALVE
PL – PROPERTY LINE
PP – POWER POLE
PROV – PROVIDED
PSF – POUNDS PER SQUARE FOOT
PSI – POINDS PER SQUARE INCH
PT – POINT OF TANGENCY
PVC – POLYVINYL CHLORIDE
PVI – POINT OF VERTICAL INTERSECTION
PVMT – PAVEMENT
PVT – POINT OF VERTICAL TANGENT
QTY – QUANTITY
RAD (R) – RADIUS
RCP – REINFORCED CONCRETE PIPE
RD – ROAD
REF – REFERENCE
REINF – REINFORCED
REQ – REQUIRED
RET – RETAINING
ROW – RIGHT-OF-WAY
RR – RAILROAD
S – SOUTH
S, SL – SLOPE
SCH – SCHEDULE
SD – STORM DRAIN
SF – SQUARE FOOT
SHT – SHEET
SIM – SIMILAR
SPEC – SPECIFICATION(S)
SQ – SQUARE
SS – SANITARY SEWER
ST – STREET
STA – STATION
STD – STANDARD
STL – STEEL
T – TELEPHONE WIRE
TBM – TEMPORARY BENCH MARK
TC – TOP OF CURB
TEMP – TEMPORARY
TG/RIM – TOP OF GRATE/RIM
THRU – THROUGH
TOE – TOE OF WALL, OR SLOPE
TOP – TOP OF WALL OR SLOPE
TOW – TOP OF WALL
TYP – TYPICAL
VC – VERTICAL CURVE
VOL – VOLUME
W – WEST
W/ – WITH
WM – WATER METER
W/O – WITHOUT
WQ – WATER QUALITY
WT – WEIGHT
WWF – WELDED WIRE FABRIC
WV – WATER VALVE
YD – YARD DRAIN

PROPERTY INFORMATION:

OWNER:	HIGHWAY 9 OFFICE PARK CENTER, LLC 9623 32ND ST SE STE D112 LAKE STEVENS, WA 98258
ENGINEER/SURVEYOR:	ENCOMPASS ENGINEERING & SURVEYING 407 SWIFTWATER BLVD CLE ELUM, WA 98922 PHONE: 509-674-7433 FAX: 509-674-7419
PARCEL NUMBER:	954846 (20-15-19055-0003)
PARCEL SIZE:	1.36 ACRES
PROPERTY ADDRESS:	SUNCADIA TRAIL
ZONE:	MASTER PLANNED RESORT
WATER:	
SEWER:	
GAS:	
POWER:	

SHEET INDEX:

TITLE	NO.
COVER SHEET	C1.0
EXISTING CONDITIONS	C2.0
CLEARING & TESC PLAN	C3.0
TESC NOTES & DETAILS	C4.0
COMPOSITE UTILITY PLAN	C5.0
GRADING & DRAINAGE PLAN	C6.0
SANITARY SEWER & WATER PLAN	C7.0
SANITARY SEWER PLAN & PROFILE (NOT INCLUDED)	C8.0
NOTES & DETAILS	C9.0

RECEIVED
APR 03 2017
Kittitas County CDS

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.
19

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS ____________ DATE ____________

811 Know what's below. Call before you dig.

REVISIONS		
DESCRIPTION	BY	DATE

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RAYMOND E. MILLER, STATE OF WASHINGTON, 22884, REGISTERED PROFESSIONAL ENGINEER
REVIEW DRAFT
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
COVER SHEET

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16080
DATE	SEPT. 2016
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C1.0

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

IE= ??(DROP INVERT)

E AT SUNCADIA CONDOMINIUMS

TRACT Z-7
SUNCADIA, PHASE 1, DIVISION 9

SUNCADIA TRAIL

EX SDCB-TYPE 1
RIM=2270.78'

EX 2"DI
VERTICAL PIPE

EX SSCO

EX SSMH
RIM=2266.86' (NOT SET)
IE 8" PVC (CTR)=2260.63'

EX SDMH
RIM=2265.49'
IE 24" CPP (NW)=2260.84'
IE 24" CPP (SE)=2260.76'

EDGE OF ASPHALT

EX SDCB-TYPE 1
RIM=2267.99'

R=330.00'
L=191.17'
Δ=33°10'00"

S 49°46'56" E 56.09'

24" ø CPP
IE=2260.89'

EX SDCB-TYPE 1
RIM=2267.97'

EX SSMH
RIM=2264.36'
IE (CTR)=2259.06'

EDGE OF ASPHALT

LOT 4
1.50 AC.
(1.36 AC.)

24" ø CPP
IE=2260.64'

EX SDCB-TYPE 1
RIM=2266.54'

Δ=73°30'12"
L=218.09'

R=170.00'
L=217.18'
Δ=88°44'54"

EX SSMH
RIM=2263.22'
IE (CTR)=2258.32'

8" PVC

EDGE OF GRAVEL

12" ø CPP
IE=2260.63'

12" ø CPP
IE=2259.81'

12" ø CPP
IE=2258.58'

EX SSMH
RIM=2265.96'
IE (CTR)=2257.46'

S 77°22'47" W
61.92'

EXISTING LOT LINE

N 12°37'13" W
11.00'

N 77°22'47" E 366.13'
146.12'

PROPOSED LOT LINE

0.14 AC.

S 13°21'25" E 52.00'

N 77°22'47" E 120.01'

24" ø CPP
IE=2258.32'

EX SDCB-TYPE 1
RIM=2265.43'

EX SSMH
RIM=2263.03'
IE (CTR)=2257.95

8" PVC

ILITIES EASEMENT, AFN:

18" ø CPP
IE=2257.09

18" ø CPP
IE=2257.51'

24" ø CPP
IE=2256.88'

24" ø CPP
IE=2257.32'

24" ø CPP
IE=2254.68'

24" ø CPP
IE=2257.28'

24" ø CPP
IE=2256.64'

Δ=13°14'42"
L=39.50'

S 64°07'19" W 104.48'

EX SDCB-TYPE 1
RIM=2262.14'
IE 15" CPP (E)=2258.99'
IE 15" CPP (W)=2258.99'

EX SDMH
RIM=(NOT INSTALLED)
IE 15" CPP (NE)=2258.61'
IE 15" CPP (SW)=±2258.71'

EX SDCB-TYPE 1
RIM=(NONE INSTALLED)
(COVERED WITH FABRIC)

KING'S GARAGE

SSMH
Rim=2265.64'
FORCE MAIN PUMP

N 25°52'41" W 159.86'

S 25°52'41" E 156.10'

LOT 3
3.26 AC.
(3.40 AC.)

N 13°21'25" W 610.30'

LOT 3

LOT 2
BOOK 39
OF SURVEYS
PAGES 2-5

TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200506160038

POLE

EXISTING 30' DRIVEWAY AND UTILITIES EASEMENT – AFN: 201312120012

SUNCADIA TRAIL
PRIVATE ROAD EASEMENT
ASPHALT

EX SSMH
RIM=2264.28'
IE (CTR)=2256.53'

EX SDCB-TYPE 1
RIM=2263.94'

EX SDCB-TYPE 1
RIM=2264.03'

EX SDCB-TYPE 1
RIM=2263.06'

S 25°51'49" E 212.02'

60.00'

30.00'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L13 L14 L15 L16 L17 L18 L19

N 64°07'19" E 102.02'

N 54°05'25" E 105.86'

R=470.00'
L=83.57'
Δ=10°11'53"

EX. 4" DI
VERTICAL
RISER
"AUTOSPKR"

EXISTING
BUILDING

10.00'

42.20'

EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001 & 201001270024

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KITTITAS COUNTY
APPROVED FOR CONSTRUCTION

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DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.

19

Know what's below.
Call before you dig.

LEGEND	EXISTING:	PROPOSED:
BOUNDARY LINE/RIGHT-OF-WAY		
LOT LINE		
EASEMENT LINE		
CENTERLINE		
EDGE OF PAVEMENT LINE		
SIGN		
STREET LIGHT		
CONTOUR LINE (MAJOR)	1650	1650
CONTOUR LINE (MINOR)	1651	1651
CATCH BASIN (TYPE 1)		
CATCH BASIN (TYPE 2)		
STORM DRAIN LINE	SD	SD
SANITARY SEWER LINE	SS	SS
SANITARY SEWER CLEANOUT		
SANITARY SEWER MANHOLE		
WATERMAIN LINE	W	W
WATER METER		
FIRE HYDRANT		
GAS LINE	GAS	GAS
GAS VALVE		
UNDERGROUND ELECTRIC LINE	E	E
POWER POLE/UTILITY POLE		
ELECTRICAL TRANSFORMER/VAULT	P	P
TELEPHONE VAULT/PEDESTAL	T	T
TELEPHONE MANHOLE	T	T

REVISIONS

DESCRIPTION	BY	DATE

RAYMOND D. E. M. STATE OF WASH 22884 REGISTERED PROFESSIONAL E
REVIEW D
XX/XX/

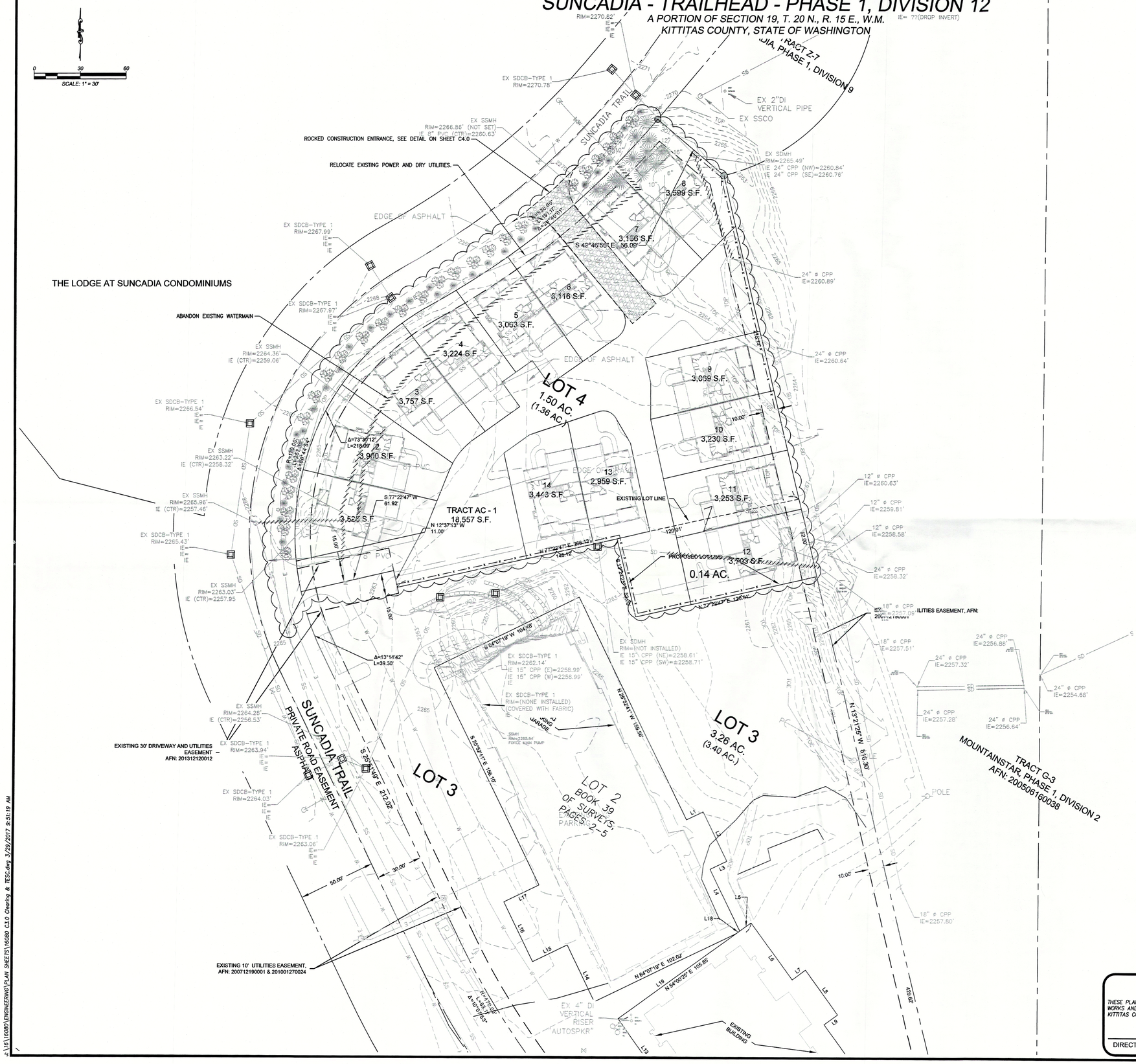
SUNCADIA - TRAILHEAD
JEFF HANSELL
SCHEDULE SET

Encompass
ENGINEERING & SURVEYING

JOB NO.	
DATE	
SCALE	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
SHEET	

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON



NOTES:

1. SEE SHEET C4.0 FOR NOTES AND DETAILS.
2. INDIVIDUAL LOT CLEARING OCCURRING AT THE BUILDING PERMIT STAGE SHALL FOLLOW APPLICABLE D.O.E. BMP'S FOR EROSION AND SEDIMENTATION CONTROL.
3. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
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KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
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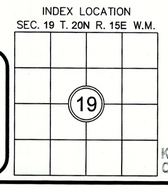

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RAYMOND E. MACK — STATE OF WASHINGTON — 25884 — REGISTERED PROFESSIONAL ENGINEER
REVIEW DRAFT
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
CLEARING & TESC PLAN

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Inverness Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Stoffmeier Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16080
DATE	SEPT. 2016
SCALE	1"=30'
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C3.0

J:\16\16080\ENGINEERING\PLAN SHEETS\16080 C3.0 Clearing & TESC.dwg 3/29/2017 8:51:19 AM

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

GENERAL TESC NOTES:

1. CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND UTILITIES UNLESS OTHERWISE SPEFICIED.
2. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT OR TESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
5. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TEN DAYS DURING THE WET SEASON OR FOURTEEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
10. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST ONE FOOT ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
12. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
13. PRIOR TO APPLYING HYDROSEEDING MIX, THE AREA SHALL RECEIVE A LAYER OF TOPSOIL TO ENCOURAGE SEED AND PLANT GROWTH.
14. THIS TESC IS CONSIDERED A PART OF THE STORM WATER POLLUTION PREVENTION REPORT FOR THIS PROJECT. THE CONTRACTOR SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND REPORT ON-SITE AT ALL TIMES.
15. CONTRACTOR'S STAGING AREA AND STOCKPILE AREAS SHALL BE DETERMINED AND DESIGNATED PRIOR TO START OF CONSTRUCTION. CESCL TO COORDINATE AND MOVE THESE AREAS AS CONSTRUCTION PROGRESSES.
16. ALL CONCRETE WORK AND SAWCUTTING SHALL FOLLOW DOE'S BEST MANAGEMENT PRACTICES.

DUST CONTROL NOTES:

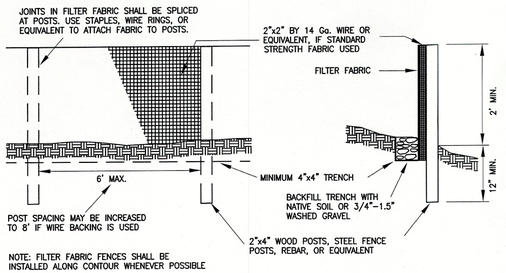
1. THE APPLICANT SHALL BE RESPONSIBLE FOR CONTROLLING ALL FUGITIVE DUST THAT MAY BE GENERATED BY THE CONSTRUCTION PROJECT.
2. WATER APPLIED TO CONSTRUCTION SITES FOR DUST CONTROL MUST NOT LEAVE THE SITE AS SURFACE RUNOFF.
3. VEGETATE OR MULCH AREAS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING, OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK.
4. LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING REMAINING AREA(S) IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL GROUND COVER AS LONG AS PRACTICAL.
5. CONSTRUCT NATURAL OR ARTIFICIAL WINDBREAKS OR WINDSCREENS. THESE MAY BE DESIGNED AS ENCLOSURES FOR SMALL DUST SOURCES.
6. SPRINKLE THE SITE WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED. TO PREVENT CARRYOUT OF MUD ONTO STREET, REFER TO STABILIZED CONSTRUCTION ENTRANCE (BMP C105).
7. IRRIGATION WATER CAN BE USED FOR DUST CONTROL. IRRIGATION SYSTEMS SHOULD BE INSTALLED AS A FIRST STEP ON SITES WHERE DUST CONTROL IS A CONCERN.
8. SPRAY EXPOSED SOIL AREAS WITH A DUST PALLIATIVE, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS AND CAUTIONS REGARDING HANDLING AND APPLICATION. USED OIL IS PROHIBITED FROM USE AS A DUST SUPPRESSANT. LOCAL GOVERNMENTS MAY APPROVE OTHER DUST PALLIATIVES.
9. RESPRAY AREA AS NECESSARY TO KEEP DUST TO A MINIMUM. WATER APPLIED TO CONSTRUCTION SITES FOR DUST CONTROL MUST NOT LEAVE THE SITE AS SURFACE RUNOFF.

RECOMMENDED CONSTRUCTION SEQUENCE:

1. PRE-CONSTRUCTION MEETING.
2. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
3. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
4. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
5. CONSTRUCT SEDIMENT PONDS AND TRAPS.
6. ROUGH GRADE AND STABILIZE CONSTRUCTION SITE.
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.). SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH PLANS & DOE "BEST MANAGEMENT PRACTICES".
9. CONSTRUCT PROPOSED UTILITIES AND STRUCTURES. FINE GRADE SITE AS NEEDED.
10. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE.
11. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FOURTEEN DAYS DURING THE DRY SEASON OR TEN DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
12. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
13. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

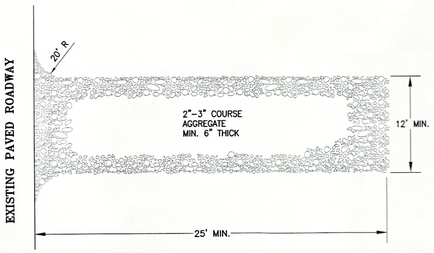
CESCL:

T.B.D.



SILT FENCE DETAIL

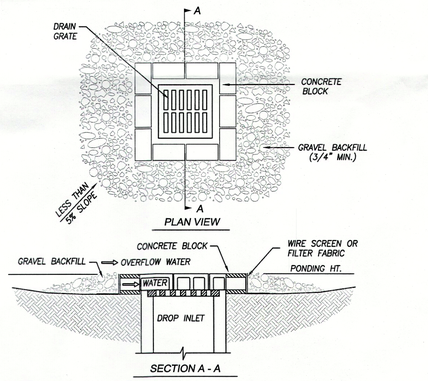
N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

ROCK CONSTRUCTION ENTRANCE

N.T.S.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY- PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

CATCHBASIN SEDIMENT PROTECTION

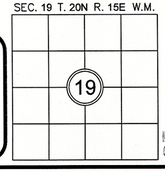
N.T.S.

RECEIVED
APR 03 2017
Kittitas County CDS

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.



811 Know what's below. Call before you dig.

REVISIONS

DESCRIPTION	BY	DATE

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RAYMOND E. MACK — STATE OF WASHINGTON — 22884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT

XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
TESC NOTES & DETAILS

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7119

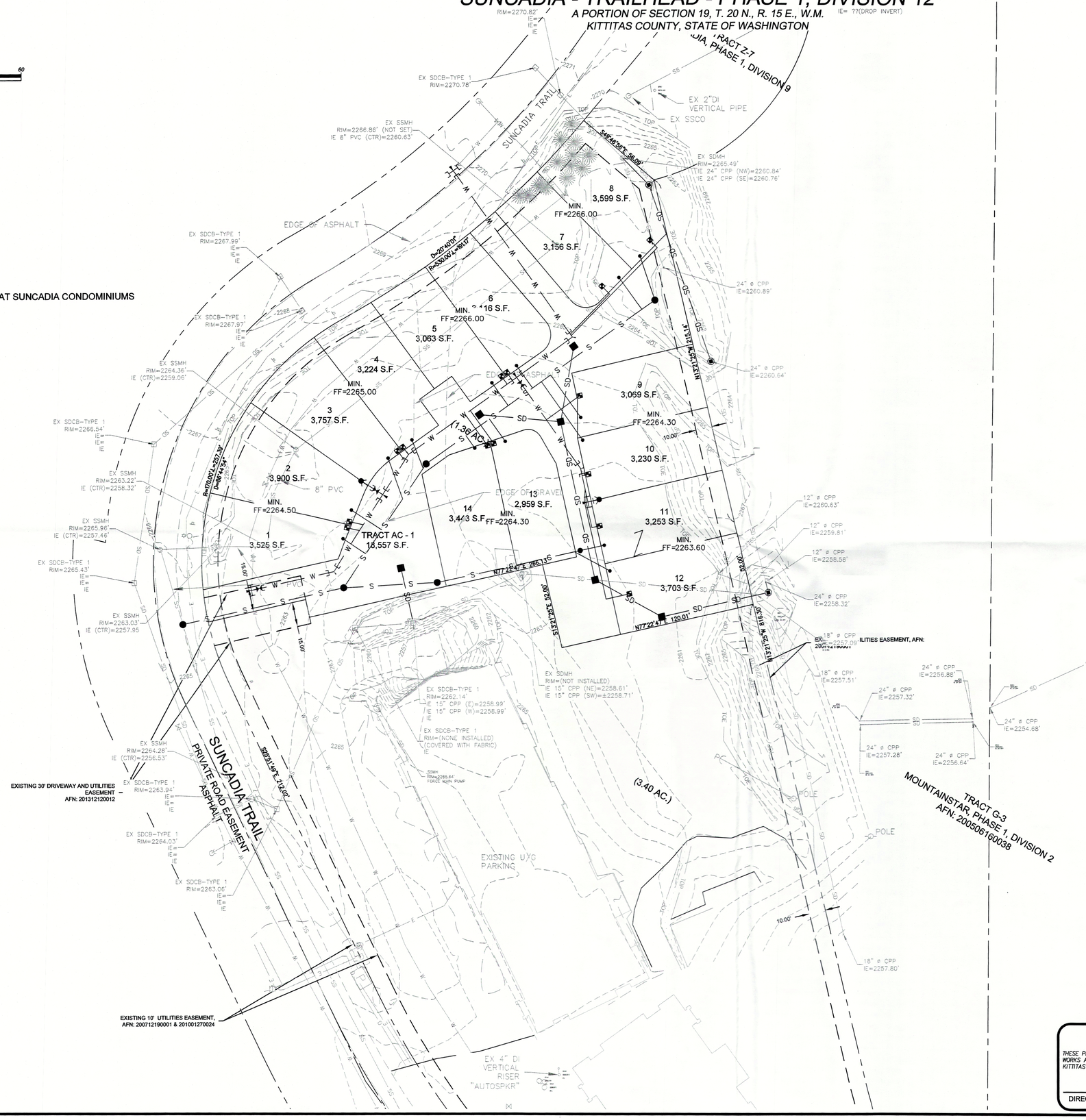
JOB NO.	16080
DATE	SEPT. 2016
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C4.0

J:\16\16080\ENGINEERING\PLAN SHEETS\16080 C4.0 TESC Notes & Details.dwg 3/29/2017 8:53:56 AM

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

SCALE: 1" = 30'



SHEET NOTES:

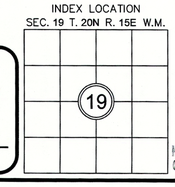
1. ALL PROPOSED STORM PIPE SHALL BE CPEP UNLESS OTHERWISE SPECIFIED.
2. ALL PROPOSED STORM STRUCTURES SHALL INCLUDE FRAME AND GRATE UNLESS OTHERWISE SPECIFIED.
3. ALL PROPOSED FIRE WATER MAINS SHALL BE PVC, C900 UNLESS OTHERWISE SPECIFIED.
4. ALL PROPOSED WATER SERVICE SHALL BE POLYETHYLENE UNLESS OTHERWISE SPECIFIED.
5. ALL SEWER MAINS AND SIDE SEWERS SHALL BE PVC ASTM D3034 SDR35 UNLESS OTHERWISE SPECIFIED.
6. ALL WATER AND SEWER LINES SHALL MAINTAIN A 10-FOOT MINIMUM HORIZONTAL SEPARATION.
7. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
8. CONTRACTOR SHALL PROVIDE A SUBMITTAL PACKAGE FOR REVIEW OF PIPE, VALVES, ETC. AS PER INDUSTRY STANDARD. SUBMITTAL PACKAGE SHALL BE DELIVERED TO PROJECT ENGINEER FOR REVIEW.

LEGEND:

CATCHBASIN	■
STORM MANHOLE	◉
STORM LINE	SD
SANITARY SEWER MANHOLE	●
SANITARY SEWER CLEANOUT	•
SANITARY SEWER MAIN	SS
BUTTERFLY VALVE	⋈
FIRE HYDRANT	
DOMESTIC WATER MAIN	W

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.
DIRECTOR OF PUBLIC WORKS — DATE

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.



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Kittitas County

REVISIONS		
DESCRIPTION	BY	DATE

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RAMON E. MAY — STATE OF WASHINGTON — 22884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
COMPOSITE UTILITY PLAN

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division

JOB NO.	160
DATE	SEPT.
SCALE	1"=
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CHECKED	REM
APPROVED	REM
SHEET	C5

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SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

SCALE: 1" = 30'

NOTES:
1. XXXXX

THE LODGE AT SUNCADIA CONDOMINIUMS

TRACT AC - 1
18,557 S.F.

(1.36 AC.)

(3.40 AC.)

SUNCADIA TRAIL
PRIVATE ROAD EASEMENT
ASPHALT

SUNCADIA TRAIL

EDGE OF ASPHALT

EXISTING UXG PARKING

TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200506160038

EXISTING 30' DRIVEWAY AND UTILITIES EASEMENT – AFN: 201312120012

EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001 & 201001270024

1 3,525 S.F. MIN. FF=2264.50
2 3,900 S.F. MIN. FF=2264.50
3 3,757 S.F. MIN. FF=2265.00
4 3,224 S.F. MIN. FF=2265.00
5 3,063 S.F.
6 MIN. FF=2266.00
7 3,156 S.F.
8 3,589 S.F. MIN. FF=2266.00
9 3,069 S.F. MIN. FF=2264.30
10 3,230 S.F.
11 3,253 S.F. MIN. FF=2263.60
12 3,703 S.F.
13 2,959 S.F.
14 3,443 S.F. MIN. FF=2264.30

CB#1 – TYPE 1
RIM:2262.60
INV=2259.39 12" (S)

CB#2 – TYPE 1
RIM:2263.00
INV=2260.00 12" (E)

CB#3 – TYPE 1
RIM:2263.80
INV=2260.80 12" (S)

CB#4 – TYPE 1
RIM:2262.80
INV=2259.50 12" (W)
INV=2259.50 12" (S)
INV=2259.50 12" (N)

CB#5 – TYPE 1
RIM:2262.40
INV=2258.51 12" (N)
INV=2258.50 12" (SE)

CB#6 – TYPE 1
RIM:2262.50
INV=2258.03 12" (NW)
INV=2258.03 12" (E)

CB#7 – TYPE 2-48 IN
RIM:2263.16
INV=2257.36 12" (W)
INV=2258.25 24" (N)

CB#8 – TYPE 2-48 IN
RIM:2264.53
INV=2260.64 24" (S)
INV=2260.64 24" (N)

CB#9 – TYPE 2-48 IN
RIM:2265.65
INV=2260.74 24" (S)
INV=2260.74 24" (NW)

EX SSCO
EX 2"DI VERTICAL PIPE
EX SSMH RIM=2266.86' (NOT SET) IE 8" PVC (CTR)=2260.63'
EX SSMH RIM=2264.36' IE (CTR)=2259.06'
EX SSMH RIM=2263.22' IE (CTR)=2258.32'
EX SSMH RIM=2265.96' IE (CTR)=2257.46'
EX SSMH RIM=2263.03' IE (CTR)=2257.95
EX SSMH RIM=2264.28' IE (CTR)=2256.53'
EX SDMH RIM=2265.49' IE 24" CPP (NW)
EX SDMH RIM=(NOT INSTALLED) IE 15" CPP (NE)=2258.61' IE 15" CPP (SW)=±2258.71'
EX SDCB-TYPE 1 RIM=2270.82' IE= IE= IE
EX SDCB-TYPE 1 RIM=2270.78'
EX SDCB-TYPE 1 RIM=2267.99' IE= IE= IE
EX SDCB-TYPE 1 RIM=2267.97' IE= IE= IE
EX SDCB-TYPE 1 RIM=2266.54' IE= IE= IE
EX SDCB-TYPE 1 RIM=2265.96' IE (CTR)=2257.46'
EX SDCB-TYPE 1 RIM=2265.43' IE= IE= IE
EX SDCB-TYPE 1 RIM=2263.94' IE= IE= IE
EX SDCB-TYPE 1 RIM=2264.03' IE= IE= IE
EX SDCB-TYPE 1 RIM=2263.06' IE= IE= IE
EX SDCB-TYPE 1 RIM=2262.14' IE 15" CPP (E)=2258.99' IE 15" CPP (W)=2258.99' IE
EX SDCB-TYPE 1 RIM=(NONE INSTALLED) (COVERED WITH FABRIC) IE
SSMH RIM=2263.64' FORCE MAIN PUMP
24" ø CPP IE=2260.89'
24" ø CPP IE=2260.64'
12" ø CPP IE=2260.63'
12" ø CPP IE=2259.81'
12" ø CPP IE=2258.58'
24" ø CPP IE=2256.32'
18" ø CPP IE=2257.79'
18" ø CPP IE=2257.51'
24" ø CPP IE=2256.88'
24" ø CPP IE=2257.32'
24" ø CPP IE=2254.68'
24" ø CPP IE=2257.28'
24" ø CPP IE=2256.64'
18" ø CPP IE=2257.80'
EX 4" DI VERTICAL RISER "AUTOSPKR"
POLE
POLE
ILITIES EASEMENT, AFN:

21 LF 24" HDPE @ 0.00%
S42°48'06"E 58.09'
50 LF 12" HDPE @ 1.00%
67 LF 12" HDPE @ 1.00%
N77°22'47"E 266.13'
S77°22'47"W 120.01'
S15°37'13"E 53.00'
S25°31'49"E 212.09'
N12°27'53"W 215.14'
N12°27'53"W 61.83'
R=170.00' Δ=20°14'07" L=60.02'
R=430.00' Δ=4°46'07" L=35.78'
R=170.00' Δ=20°14'07" L=59.99'

RECEIVED
APR 03 2017
Kittitas County CDS

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.
19

Know what's below. Call before you dig. 811

REVISIONS		
DESCRIPTION	BY	DATE

REVIEW DRAWING
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET

Encompass ENGINEERING & SURVEYING
Western Washington Division

JOB NO.	
DATE	S
SCALE	
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CHECKED	
APPROVED	
SHEET	C

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SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

NOTES:
1. XXXXX

0 30 60
SCALE: 1" = 30'

THE LODGE AT SUNCADIA CONDOMINIUMS

TRACT Z-7
SUNCADIA, PHASE 1, DIVISION 9

SUNCADIA TRAIL

EDGE OF ASPHALT

EX SSMH
RIM=2266.86' (NOT SET)
IE 8" PVC (CTR)=2260.63'

EX SDCB-TYPE 1
RIM=2270.78'

EX 2"DI VERTICAL PIPE
EX SSCO

EX SSMH
RIM=2265.49'
IE 24" CPP (NW)=2260.84'
IE 24" CPP (SE)=2260.76'

S45°46'56"E 46.08'

8
3,599 S.F.
MIN. FF=2266.00

7
3,156 S.F.

SSMH#4
STA: ???, ??????T
RIM: 2262.81
INV=2259.29 8" (SW)

24" ø CPP
IE=2260.89'

D=20°40'01"
R=530.00' L=191.17'

EX SDCB-TYPE 1
RIM=2267.99'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2267.97'
IE=
IE=
IE

6
16 S.F.
MIN. FF=2266.00

5
3,063 S.F.

4
3,224 S.F.
MIN. FF=2265.00

3
3,757 S.F.

EX SSMH
RIM=2264.36'
IE (CTR)=2259.06'

S1°0.48'E

72 LF 6" SDR35 @ -0.48%

N12°25'36"E 125.14'

24" ø CPP
IE=2260.64'

9
3,059 S.F.
MIN. FF=2264.30

10
3,230 S.F.

10.00'

EX SDCB-TYPE 1
RIM=2266.54'
IE=
IE=
IE

EX SSMH
RIM=2263.22'
IE (CTR)=2258.32'

R=270.00' L=252.39'
D=86°4'54"

2
3,900 S.F.
MIN. FF=2264.50

1.36 AC.

SSMH#3
STA: ???, ??????T
RIM: 2261.98
INV=2258.36 8" (SW)
INV=2258.86 8" (NE)

SSCO#1
STA: ???, ??????T
RIM: 2260.52
INV=2259.17 6" (W)

12" ø CPP
IE=2260.63'

13
2,959 S.F.

14
3,443 S.F.
MIN. FF=2264.30

11
3,253 S.F.
MIN. FF=2263.60

12" ø CPP
IE=2259.61'

12" ø CPP
IE=2258.58'

EX SDCB-TYPE 1
RIM=2265.96'
IE (CTR)=2257.46'

EX SDCB-TYPE 1
RIM=2265.43'
IE=
IE=
IE

1
3,525 S.F.

TRACT AC - 1
48,557 S.F.

15.00'

TLC W

20'

S

-0.50%

57 LF 8" SDR35 @ -0.51%

80 LF 6" SDR35 @ -1.00%
N77°22'47"E 266.13'

59.00'

12
3,703 S.F.

24" ø CPP
IE=2258.32'

N77°22'47"E 120.01'

N12°25'36"E 616.30'

EX SSMH
RIM=2263.03'
IE (CTR)=2257.95

S102.15' 8" SDR35 @ -0.50%

SSMH#1
STA: ???, ??????T
RIM: 2260.79
INV=2257.27 8" (E)

SSMH#2
STA: ???, ??????T
RIM: 2261.40
INV=2257.78 8" (W)
INV=2257.88 8" (NE)
INV=2257.88 8" (E)

SSMH#5
STA: ???, ??????T
RIM: 2261.69
INV=2258.17 8" (W)
INV=2258.27 8" (E)

EX SSMH
RIM=2264.28'
IE (CTR)=2256.53'

EX SDCB-TYPE 1
RIM=2263.94'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2264.03'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2263.06'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2262.14'
IE 15" CPP (E)=2258.99'
IE 15" CPP (W)=2258.99'
IE

EX SDMH
RIM=(NOT INSTALLED)
IE 15" CPP (NE)=2258.61'
IE 15" CPP (SW)=±2258.71'

EX SDCB-TYPE 1
RIM=(NONE INSTALLED)
(COVERED WITH FABRIC)
IE

SSMH
RIM=2265.64'
FORCE MAIN PUMP

EX. 18" ø CPP IE=2257.09' ILITIES EASEMENT, AFN: 200712190001

18" ø CPP
IE=2257.51'

24" ø CPP
IE=2256.88'

24" ø CPP
IE=2257.32'

24" ø CPP
IE=2254.68'

24" ø CPP
IE=2257.26'

24" ø CPP
IE=2256.64'

S3°31'48"E 212.02'

SUNCADIA TRAIL
PRIVATE ROAD EASEMENT
ASPHALT

EXISTING 30' DRIVEWAY AND UTILITIES EASEMENT — AFN: 201312120012

(3.40 AC.)

TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200506160038

POLE

POLE

EXISTING UXG PARKING

10.00'

18" ø CPP
IE=2257.80'

EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001 & 201001270024

EX. 4" DI VERTICAL RISER "AUTOSPKR"

RECEIVED
APR 03 2017
Kittitas County CDS

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.

19

811 Know what's below. Call before you dig.

REVISIONS		
DESCRIPTION	BY	DATE

THE P.E. INK SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY

RAYMOND E. MINGS — STATE OF WASHINGTON — 22884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT

XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
SANITARY SEWER & WATER PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division

JOB NO.	16
DATE	SEPT
SCALE	1"
DESIGNED	R
DRAWN	
CHECKED	REM
APPROVED	REM
SHEET	C7

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SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

GRADING NOTES

1. ALL GRADING ACTIVITIES INCLUDING EXCAVATION, BACKFILL AND COMPACTION, SHALL BE DONE IN ACCORDANCE WITH KITTITAS COUNTY STANDARDS.
2. CONTRACTOR SHALL CLEAR THE WORK AREA WITHIN CLEARING LIMITS/CONFORM LINES SHOWN HEREON BY REMOVING ALL STRUCTURES, TREES, BRUSH, DEBRIS, TOP SOIL, NON-ENGINEERED FILL, ANY REMAINING ROOTS, CONSTRUCTION DEBRIS, TRASH, ANY ABANDONED UTILITIES, AND ANY OTHER DELETERIOUS MATERIAL AND SHALL DISPOSE OF IT IN A LEGAL MANNER.
3. WITHIN ANY AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR HARDSCAPE, THE SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION (ASTM-D 1557).
4. CONTRACTOR SHALL OBTAIN AN APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH ANY OVEREXCAVATION. CONTRACTOR SHALL VERIFY THE AMOUNT OF OVEREXCAVATION WITH GEOTECHNICAL ENGINEER.
5. COMPACTION SHALL BE DONE PER KITTITAS COUNTY STANDARD SPECIFICATIONS. SITE EXCAVATION AND/OR SUBGRADE PREPARATION SHALL BE COMPLETED BEFORE PLACING STRUCTURAL FILL. COMPACTION SHALL BE VERIFIED BY DENSITY TESTING.
6. ALL TEMPORARY CUT SLOPES SHALL NOT EXCEED 1.5H:1V. ALL PERMANENT CUT SLOPES SHALL NOT EXCEED 2H:1V OR AS SHOWN ON PLANS. ALL PERMANENT FILL SLOPES SHALL NOT EXCEED 2H:1V.
7. EXISTING PAVED ROAD SHALL REMAIN OPEN DURING CONSTRUCTION. CONTRACTOR SHALL IMPLEMENT APPROPRIATE PROTECTION AND TRAFFIC CONTROL DURING CONSTRUCTION TO DIRECT TRUCK TRAFFIC.

DRAINAGE NOTES

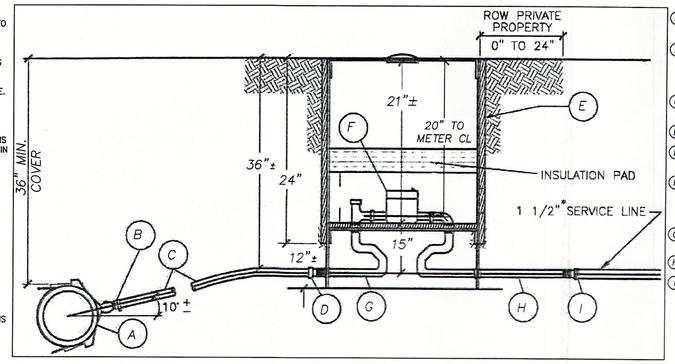
1. STORM DRAIN PIPES/CULVERTS SHALL BE CORRUGATED POLYETHYLENE PIPE, UNLESS OTHERWISE SHOWN ON PLANS, MEETING THE REQUIREMENTS OF WSDOT STANDARD SPECIFICATION, ADS N-12 OR APPROVED EQUIVALENT. ALL STORM DRAIN PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEYOR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR, AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
4. STORM DRAINAGE MAINS, LATERALS, CULVERTS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN LATERALS AND THE MAINLINE WILL BE MADE WITH A WYE FITTING. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW LATERAL TO AN EXISTING MAINLINE.
5. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S INSTALLATION PROCEDURES AND RECOMMENDATIONS FOR CONSTRUCTION OF ALL UTILITIES AND OTHER IMPROVEMENTS.
6. CONTRACTOR SHALL COMPLY WITH OSHA AND WISHA STANDARDS AND SHALL PROVIDE AND INSTALL TRENCH BOX OR PROVIDE OTHER TRENCH SHORING FOR TRENCHES DEEPER THAN 5 FEET. ALL TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT WITHOUT PROPER PROTECTION.

STANDARD WATER NOTES:

1. ALL WATER PIPE SHALL BE PVC C900 MEETING WSDOT\APWA SPECIFICATIONS UNLESS SHOWN OTHERWISE ON THESE PLANS.
2. HORIZONTAL AND/OR VERTICAL BENDS SHALL BE USED WHEN JOINT DEFLECTION EXCEEDS ½ OF PIPE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION OR IS EQUAL TO 300 TIMES THE PIPE'S OUTSIDE DIAMETER.
3. ALL BEND CALLOUTS SHOWN ON THESE PLANS AND PROFILES ARE FOR HORIZONTAL PIPE ALIGNMENT ONLY. CONTRACTOR SHALL DETERMINE IN THE FIELD WHETHER VERTICAL BENDS ARE NECESSARY.
4. PROPOSED WATERMAIN SHALL HAVE A MINIMUM DEFLECTION RADIUS OF 300 FEET OR AS RECOMMENDED BY THE MANUFACTURER.
5. CONCRETE THRUST BLOCKING IS PROPOSED.
6. MINIMUM 3-FOOT CLEARANCE SHALL BE PROVIDED AROUND FIRE HYDRANTS AT ALL TIMES.
7. WATER LINES SHALL BE LAID TO THE GRADES AND ELEVATIONS SHOWN ON THE PLANS AND SHALL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
8. THE SUNCADIA INSPECTOR SHALL INSPECT ALL WATERMAIN AND APPURTENANCES PRIOR TO BACKFILL. CONTRACTOR SHALL PROVIDE A 48-HOUR MINIMUM NOTICE PRIOR TO REQUIRED INSPECTIONS.
9. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL DAMAGES TO THE EXISTING UTILITIES CAUSED DURING CONSTRUCTION. AT ALL TIMES DURING CONSTRUCTION, CONTRACTOR SHALL KEEP ON-HAND MATERIALS FOR MAINTENANCE OF EXISTING UTILITIES.
10. THE NEW WATERMAIN SHALL BE PLACED IN SERVICE ONLY AFTER THE NEW WATER SYSTEM IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL TESTED. TESTING SHALL BE IN CONFORMANCE WITH APWA SPECIFICATIONS AND NO TESTING SHALL OCCUR AGAINST EXISTING OR NEW VALVES. ALL PRIVATE FIRE SERVICE SYSTEMS AND MAINS SHALL BE INSPECTED, TESTED AND MAINTAINED IN ACCORDANCE WITH NFPA 25.
11. AFTER DISINFECTING THE WATERMAIN, DISPOSE OF CHLORINATED WATER IN A PROPER MANNER BY HAULING OFF SITE, OR AS APPROVED BY SUNCADIA.
12. HYDROSTATIC TESTING AND FLUSHING OF THE SYSTEM SHALL BE PERFORMED IN PRESENCE OF SUNCADIA INSPECTOR.
13. EACH FIRE HYDRANT AND CONTROL VALVE ASSEMBLY SHALL BE FULLY OPENED AND CLOSED UNDER SYSTEM PRESSURE AND WITNESSED BY THE SUNCADIA INSPECTOR.
14. CONTRACTOR SHALL VERIFY ALL WATER PIPE LENGTHS SHOWN ON THESE PLANS PRIOR TO ORDERING OF MATERIALS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
15. CONTRACTOR SHALL PROVIDE 48-INCHES MINIMUM COVER ON TOP OF PROPOSED WATER SERVICE.
16. CONTRACTOR SHALL VERIFY TYPE OF VALVE CONNECTION AND ADJUST IN FIELD ACCORDINGLY.

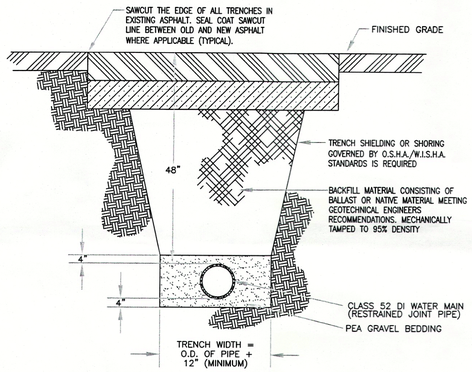
STANDARD SEWER NOTES:

1. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE PER SUNCADIA STANDARDS.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. ALL SIDE SEWERS SHALL BE 4" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE PLANS.
4. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
6. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF THE SUNCADIA INSPECTOR.
7. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
8. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
9. PRIOR TO PIPE TESTING, ALL SEWER PIPES SHALL BE CLEANED AND FLUSHED. ALL DEBRIS FLUSHED SHALL OUT SHALL BE REMOVED AT THE FIRST MANHOLE DOWNSTREAM. IN THE EVENT CEMENTED OR WEDGED DEBRIS OR A DAMAGED PIPE EXISTS, THE CONTRACTOR SHALL REMOVE THE DEBRIS AND REPLACE DAMAGED PIPE.
10. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
11. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
12. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWN STREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF A CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A SUNCADIA INSPECTOR.
13. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER MAIN LINES. ANY CONFLICTS SHALL BE REPORTED TO THE SUNCADIA AND THE ENGINEER PRIOR TO CONSTRUCTION.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
15. UPON COMPLETION, AND PRIOR TO ACCEPTANCE OF INSTALLATION OR REPAIR OF SEWER MAIN, ALL SEWER MAINS SHALL BE VISUAL AND TELEVISION INSPECTED BY THE SUNCADIA. THIS SHALL BE DONE IN PRESENCE OF SUNCADIA INSPECTOR AND THE CONTRACTOR. ANY DEFECTS IN WORKMANSHIP OR MATERIAL DISCOVERED SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF WORK.
16. MINIMUM COVER OVER SEWER PIPE SHALL BE 3' (THREE) FEET, UNLESS OTHERWISE SHOWN.



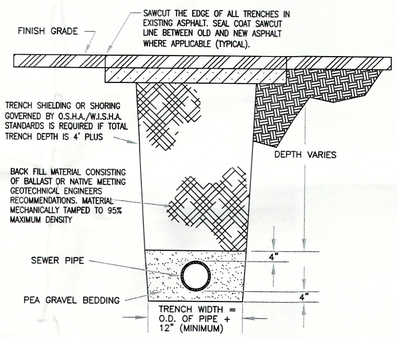
(A) DOUBLE STRAP STAINLESS STEEL SERVICE SADDLE WITH 1-1/2" AWWA TAPER (CC) - 2" FOR DOUBLE SERVICES.
(B) CORPORATION STOP, 1-1/2" AWWA TAPER (CC) INLET BY 1-1/2" PACK JOINT (COMPRESSION FITTING) FOR HDPE OUTLET, FORD FB1000 OR APPROVED EQUAL - 2" FOR DOUBLE SERVICES
(C) 1-1/2" HDPE W/TRACER WIRE. - 2" HDPE FOR DOUBLE SERVICES
(D) 1-1/2"x1" REDUCER
(E) METER BOX: CARSON HW1527BCF, 24" DEPTH WITH HD HDPE FLUSH COVER WITH CAST IRON READER DOOR.
(F) 1" WATER METER SETTER, 15" HEIGHT & DOUBLE CHECK ASSEMBLY, ANGLE LOCKWING FULL PORT BALL VALVE W/PLAIN METER NUT (NO LIP); FLANGED TUBING W/PLAIN METER NUT (NO LIP)
(G) WATER METER SETTER: AY MCDONALD MODEL 720-415 JDDD 44
(H) 1" BRASS TAIL PIECE (EXTEND 24" FROM BOX)
(I) PROVIDE 1"x1-1/2" INCREASER OFF TAIL PIECE ANDCAP FOR FUTURE CONNECTION.

WATER METER & SERVICE DETAIL
N.T.S.



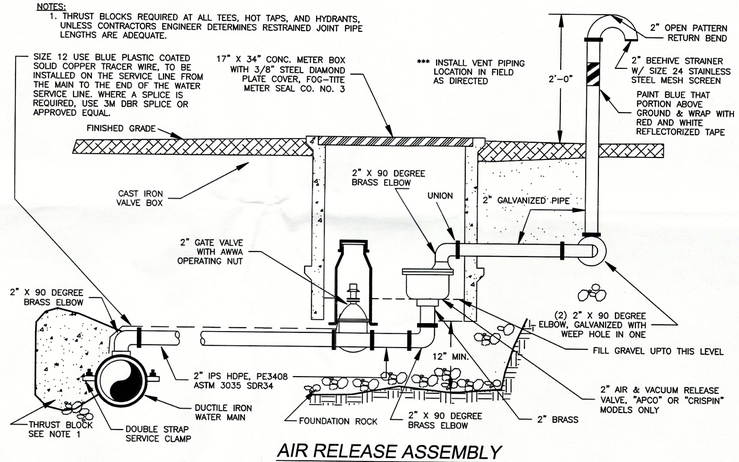
NOTES:
1. WATERMAIN PRESSURE TEST SHALL BE COMPLETED AFTER SERVICES AND OTHER WATERMAIN PENETRATIONS ARE COMPLETED.
2. WATERMAIN SHALL BE INSTALLED PER SUNCADIA STANDARDS.

WATER TRENCH
N.T.S.

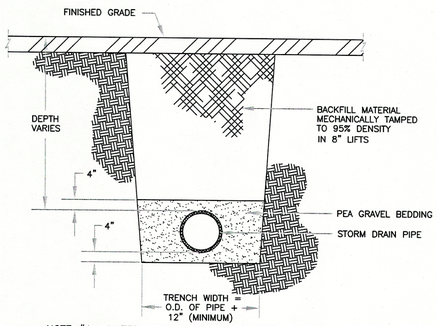


SANITARY SEWER TRENCH
N.T.S.

NOTES:
1. THRUST BLOCKS REQUIRED AT ALL TEES, HOT TAPS, AND HYDRANTS, UNLESS CONTRACTORS ENGINEER DETERMINES RESTRAINED JOINT PIPE LENGTHS ARE ADEQUATE.



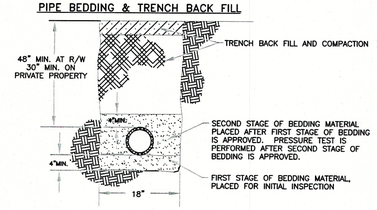
AIR RELEASE ASSEMBLY
N.T.S.



NOTE #1: WATER TIGHT GASKETS REQUIRED
NOTE #2: STORM PIPE MATERIALS SHALL BE ASTM 3034 OR HDPE AS DIRECTED BY ENGINEER

STORM TRENCH
N.T.S.

PIPE BEDDING & TRENCH BACK FILL

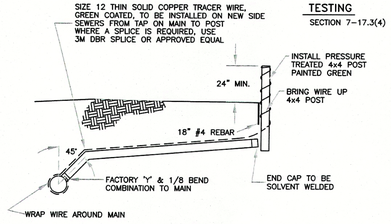


ACCEPTABLE BEDDING MATERIALS
1. Pea Gravel

ACCEPTABLE SIDE SEWER PIPE MATERIAL
1. Ductile Iron Pipe (AWWA C151)
2. ABS Pipe (Schedule 40, ASTM D-1788)
3. PVC Pipe (SDR 35, ASTM D3034)

CLEAN OUTS
1. Not less than one per side sewer and/or each total change of 90° of grade or alignment and/or each 100 feet in straight runs.
2. Metal frame and cover, with concrete colar is required in gravel or asphalt areas.

GRADE & ALIGNMENT
1. Minimum grade of 2% for 4" pipe, and 1% for 6" pipe, unless approved by Suncadia.
2. Line and grade to be straight between factory bends.

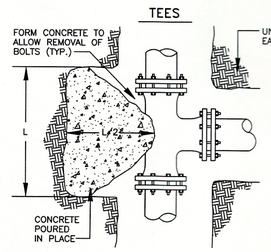


INSPECTION:
All work on side sewers must be inspected by the Suncadio prior to back filling. If back filling has occurred before the inspection, the Suncadio will request that the piping be exposed for inspection purposes.

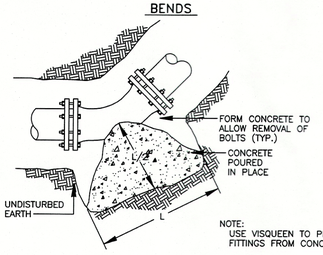
TAP:
The contractor shall install the factory wye on the new main at time of main construction. The trench is to be free of water and conform to W.I.S.H.A. safety standards for construction work, Part N.

SIDE SEWER
N.T.S.

TEES

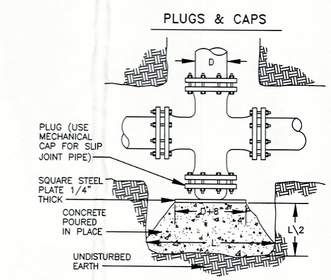


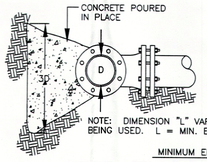
BENDS



NOTE: USE VISQUEEN TO PROTECT FITTINGS FROM CONCRETE.

PLUGS & CAPS





SIDE VIEW
(THIS VIEW TYPICAL FOR ALL BLOCKING)

NOTE: DIMENSION "L" VARIES PER PIPE DIAMETER AND FITTING BEING USED. L = MIN. END AREA DIVIDED BY 3D.

MINIMUM END AREAS

PIPE SIZE	TEES & PLUGS	45° BENDS	22 1/2° BENDS
D			
6"	3.8 SQ.FT.	2.6 SQ.FT.	1.3 SQ.FT.
8"	6.7 SQ.FT.	4.5 SQ.FT.	2.2 SQ.FT.
10"	10.5 SQ.FT.	7.0 SQ.FT.	3.5 SQ.FT.
12"	15.0 SQ.FT.	10.0 SQ.FT.	5.0 SQ.FT.

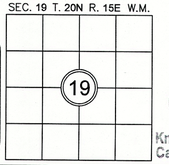
CONCRETE THRUST BLOCKING
N.T.S.

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

RECEIVED
APR 03 2017
Kittitas County CDS

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.



Know what's below. Call before you dig.

REVISIONS			
DESCRIPTION	BY	DATE	

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RAYMOND E. MAY — STATE OF WASHINGTON — 19884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT

XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
NOTES & DETAILS

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Sunflower Blvd. • Ste Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16080
DATE	SEPT. 2016
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C9.0

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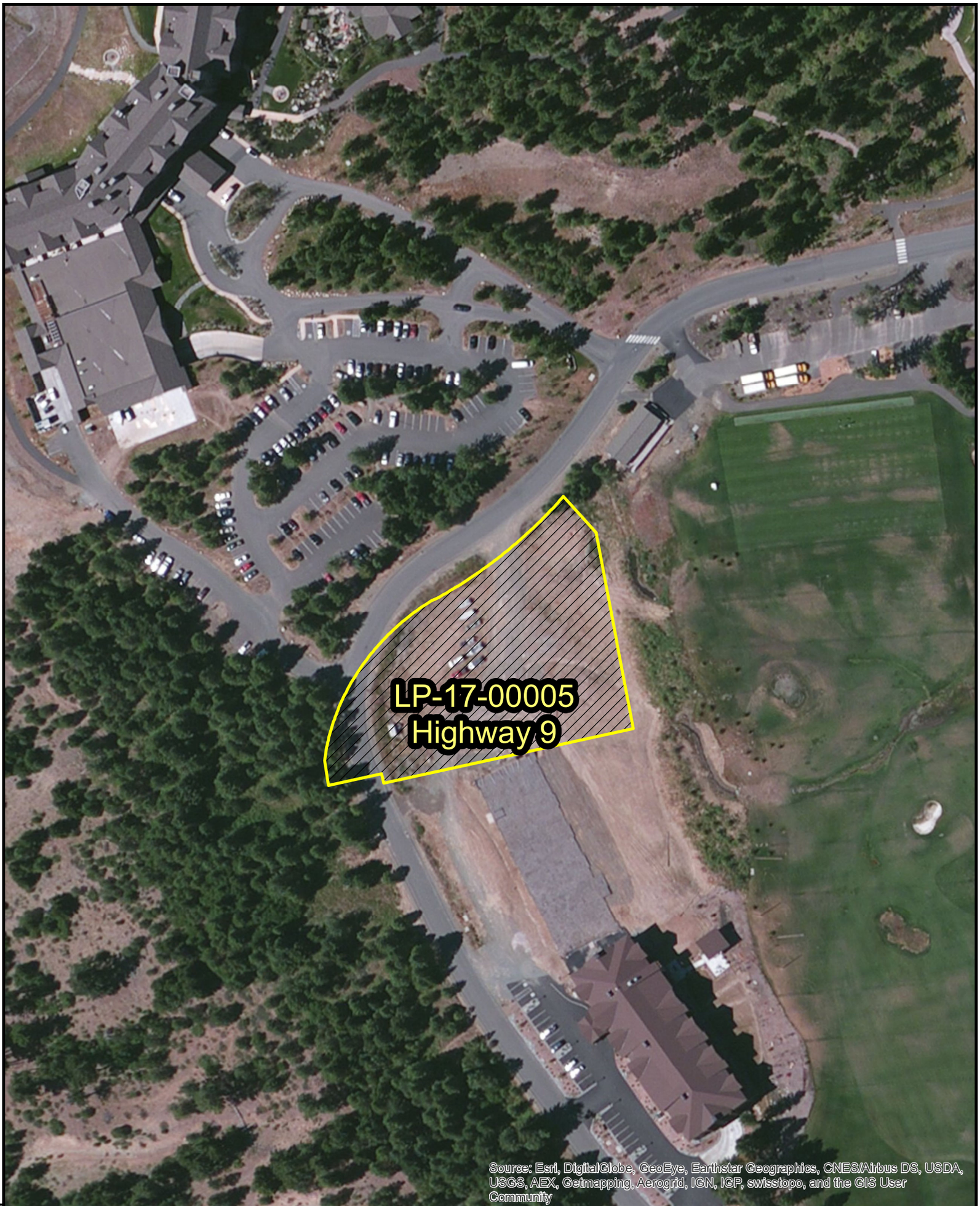
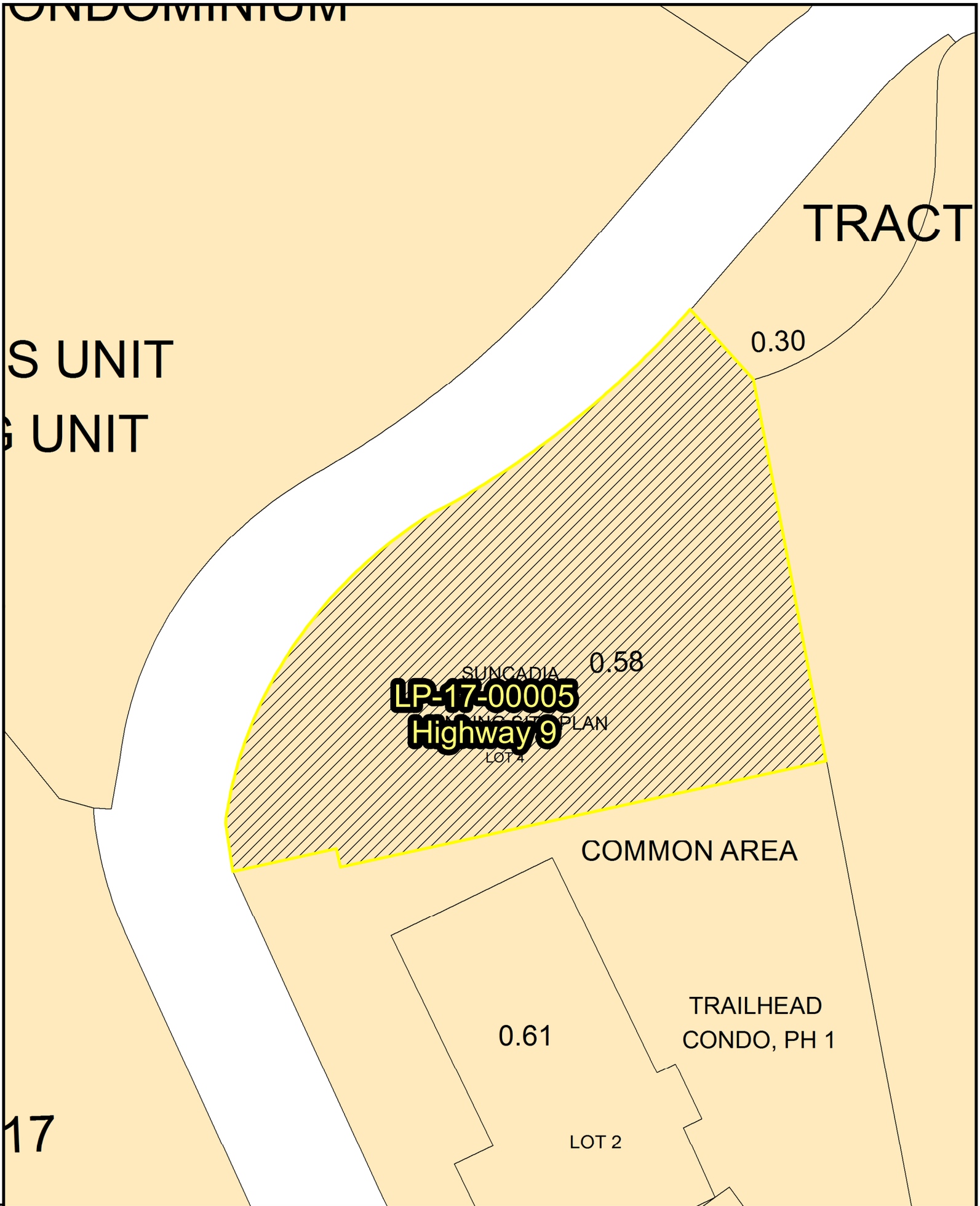


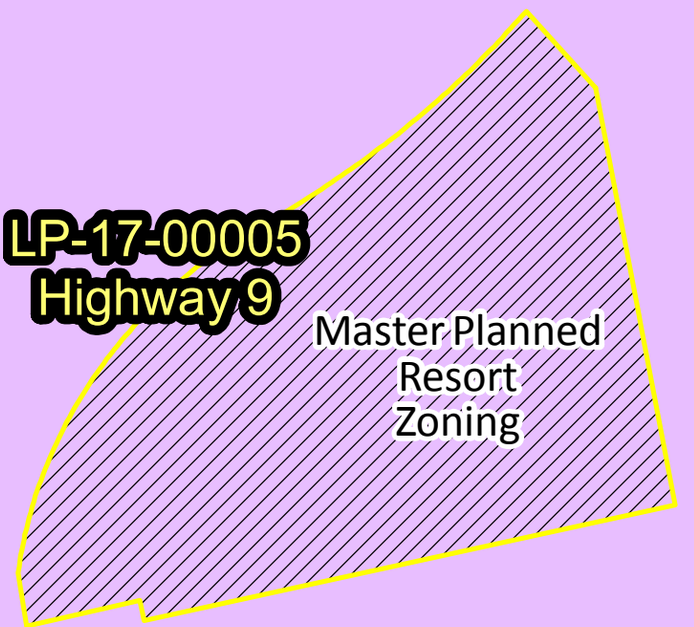
LP-17-00005
Highway 9

Aerial View



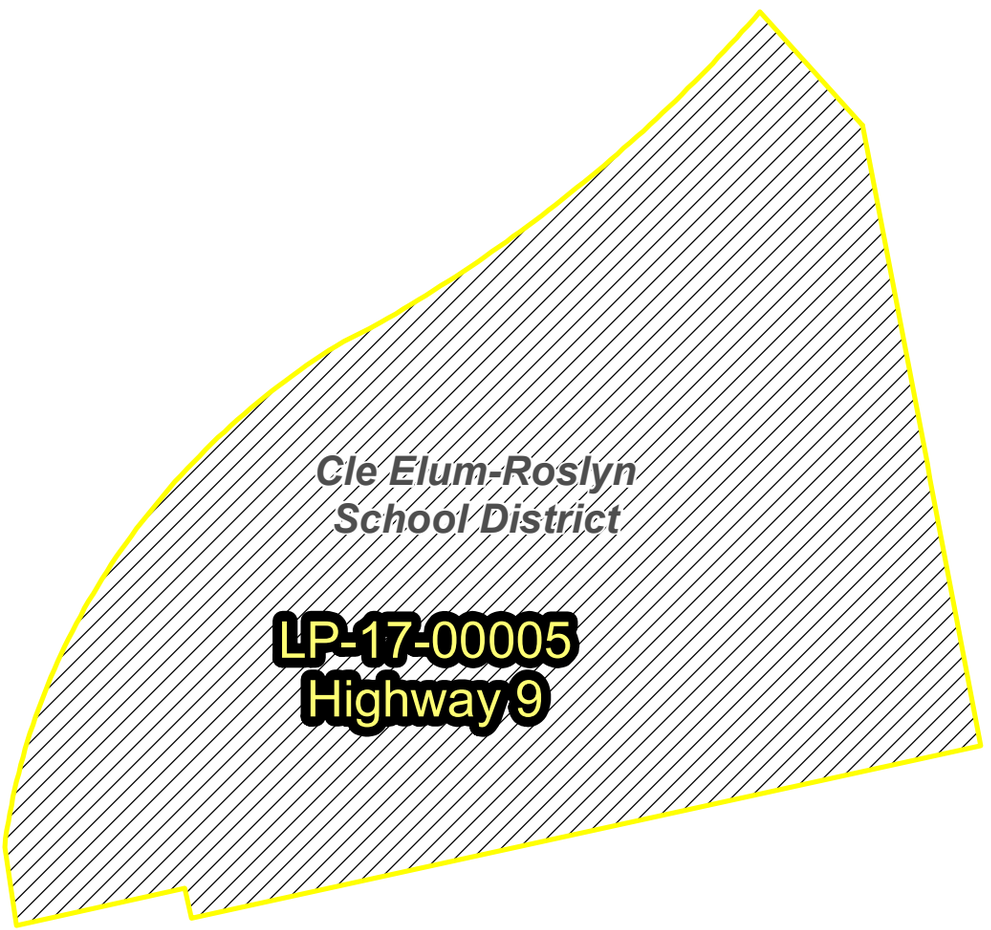
LP-17-00005
Highway 9

Nearby Parcels



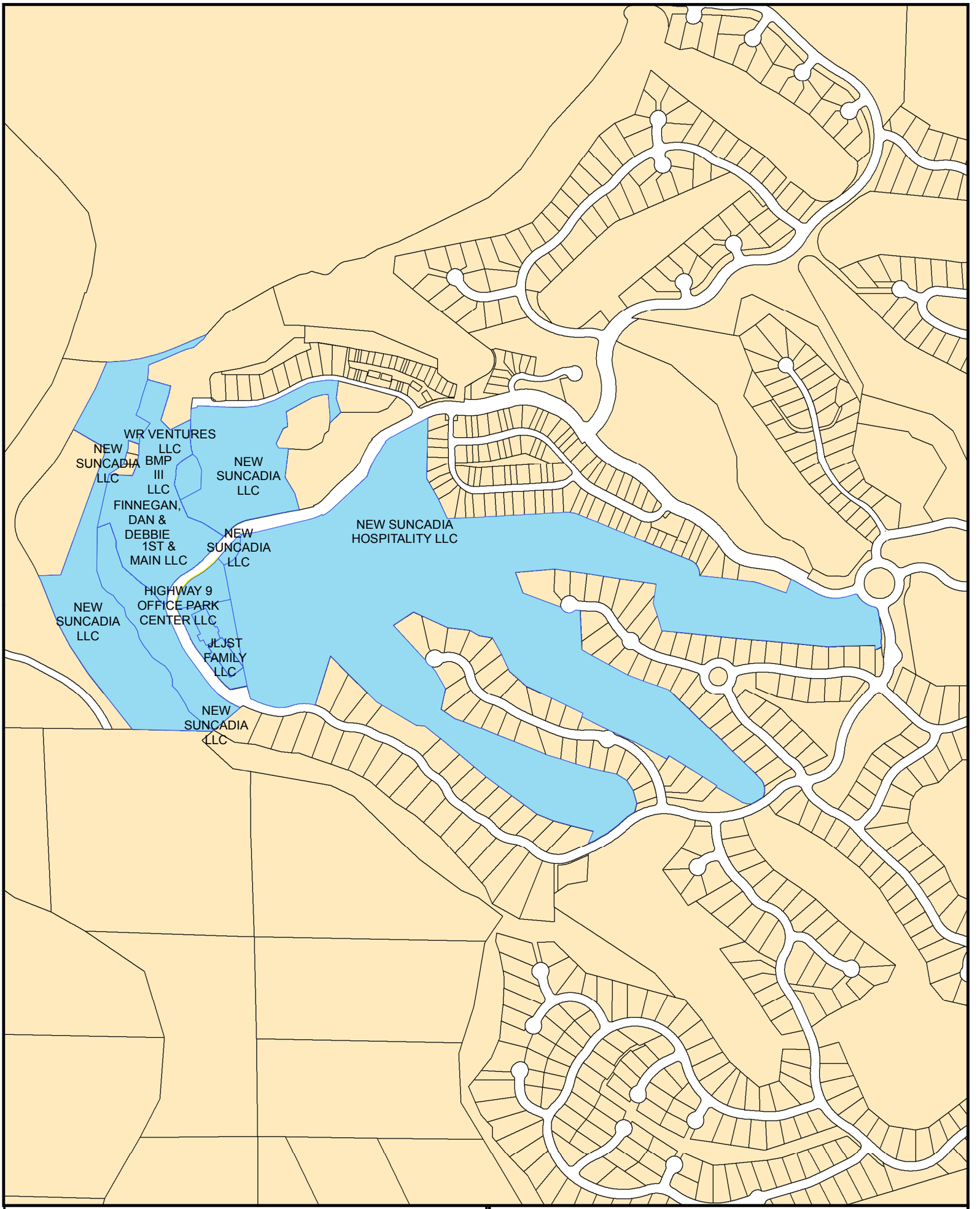
LP-17-00005
Highway 9

Zoning



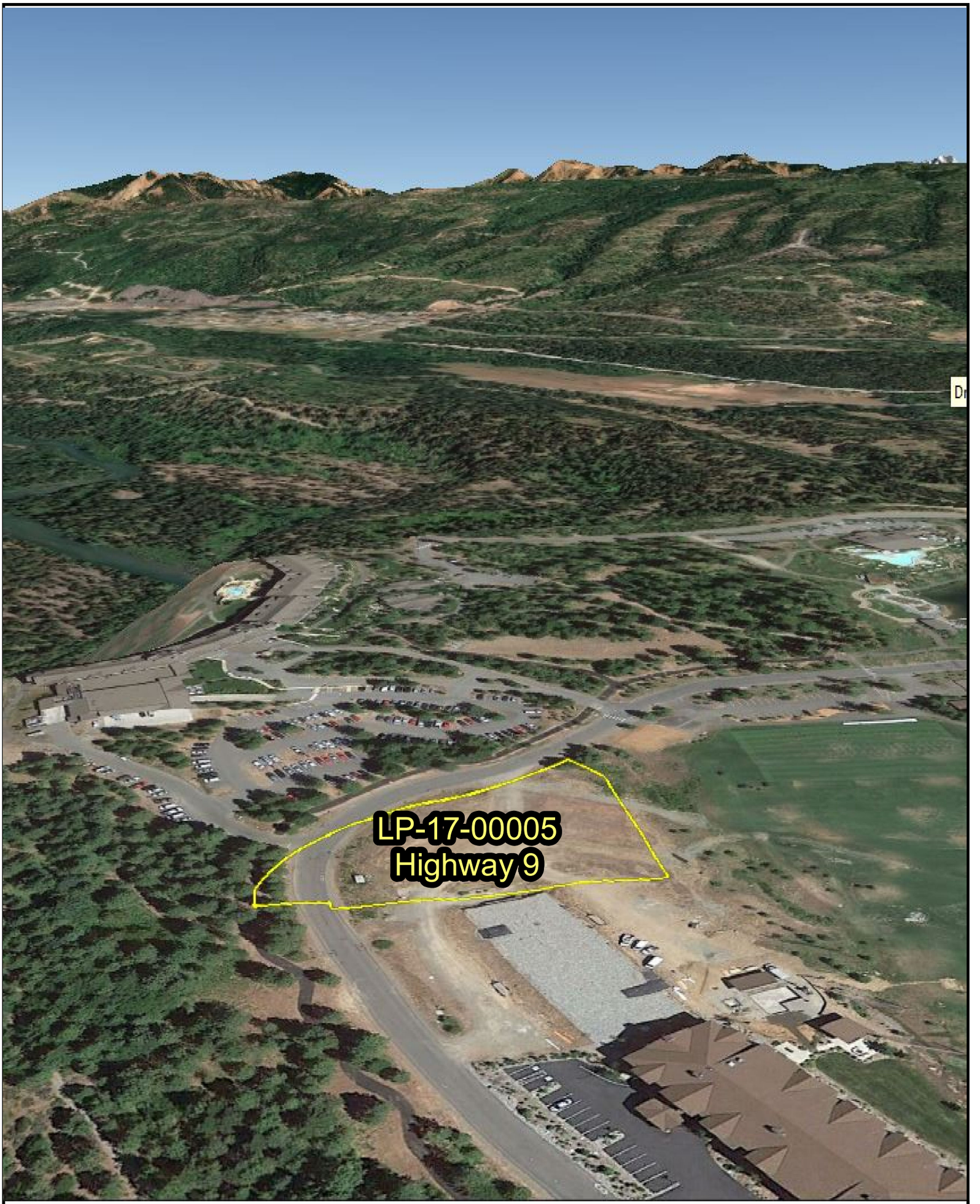
LP-17-00005
Highway 9

School District



LP-17-00005
Highway 9

500 Foot Parcels



LP-17-00005 **Highway 9**	**Oblique View**

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Highway 9 Plat (LP-17-00005)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 26th, 2017

I certify that the following documentation:

- Notice of Application Reschedule for River Ridge Plat (SE-17-0005)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this April 26th, 2017

STEPH MIFFLIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 23, 2017

Stephanie Mifflin Signature
Notary Public for the State of Washington residing in Ellensburg.

My appointment expires: December 23rd, 2017

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF — Printed at 04/25/17 14:17 by mwo18

Acct #: 84329 — Ad #: 1611874 — Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 04/27/2017 — Stop: 04/27/2017
Times Ord: 1 — Times Run: ***
STD6 2.00 X 7.04 — Words: 350
Total STD6 14.08
Class: 0001 LEGAL NOTICES
Rate: LEG2 — Cost: 121.79
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: NOTICE OF APPLICATION
Given by: DUSTY PILKINGTON
Created: mwo18 04/25/17 14:02
Last Changed: mwo18 04/25/17 14:17

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
DR	A		97	S 04/27			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Dusty Pilkington
Name (print or type)

Dusty Pilkington
Name (signature)

(CONTINUED ON NEXT PAGE)

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Project Name (File Number): Highway 9 Long Plat (LP-17-00005)
Applicant: Highway 9 Office Park Center LLC

Location: One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

Proposal: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Long Plats&project=LP-17-00005+Highway+9

Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on May 12th, 2017. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): Review of the SEPA checklist submitted with this application finds it to be consistent with the Mountainstar Master Planned Resort Final Environmental Impact Statement (FEIS) published April 10, 2000 and found to be legally adequate on March 15, 2001.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners for June 6th, 2017 at 2:00 pm in the Commissioner's Auditorium 205 W 5th Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to hearing date.

Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner I, (509) 962-7079
dusty.pilkington@kittitas.co.wa.us

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF Printed at 04/25/17 14:17 by mwo18

Acct #: 84329 Ad #: 1611874 Status: N

NOTICE OF APPLICATION

Project Name (File Number): Highway 9 Long Plat (LP-17-00005)

Applicant: Highway 9 Office Park Center LLC

Location: One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E. WM, in Kittitas County. Assessor's map number: 20-15-19055-0003

Proposal: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings. The subject property is zoned as a Master Planned Resort

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Long Plats&project=LP-17-00005+Highway+9 Phone: (509) 962-7506.

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Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner I (509) 962-7079
dusty.pilkington@kittitas.co.wa.us

Notice of Application: April 27th, 2017
Application Received: April 3rd, 2017
Application Complete: April 24th, 2017
Publication Date: April 27th, 2017

PUBLISH: April 27, 2017

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

April 9, 2017

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

Re: LP-17-00005

Dear Mr. Pilkington:

Thank you for opportunity to comment on the pre-threshold determination for the Phase 1 Division 12A development of 14 lots, proposed by Highway 9 Office Park Center LLC. We have reviewed the environmental checklist and have the following comment.

WATER QUALITY

Portable facilities permit coverage at construction sites. If a portable crusher, asphalt batch plant or portable concrete batch plant will operate at the site, the portable facility must have coverage under the sand and gravel permit for *portable facilities.* This permit covers industrial storm water and process water charges.

To apply for the permit, the proponent must submit an application electronically using Ecology's Water Quality Permitting Portal – Permit Coverage Notice of Intent (NOI) application, unless the applicant applies for and receives an Electronic Reporting Waiver from Ecology. Applicants that have received a waiver from Ecology must submit a completed and signed application to the appropriate regional Ecology office. To apply, click http://www.ecy.wa.gov/programs/wq/sand/forms.html. If the proponent does not have internet access, the proponent may call Cindy Huwe at (509) 457-7105 for application materials.

If you have any questions or would like to respond to these Water Quality comments, please contact **Pam Perun** at (509) 454-7869 or pamela.perun@ecy.wa.gov .

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

STAFF REPORT
HIGHWAY 9 (TRAILHEAD) PRELIMINARY PLAT (LP-1700005)

TO: Kittitas County Board of County Commissioners
FROM: Kittitas County Community Development Services Staff
RE: Highway 9 (Trailhead) Preliminary Plat (LP-17-00005)
DATE: June 6th, 2017

I. GENERAL INFORMATION

Requested Action: Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings.

Location: The subject property is located approximately 1 miles west of Roslyn in the Suncadia Master Planned Resort on Suncadia Trail. Assessor's map number: 20-15-19055-0003.

II. SITE INFORMATION

Total Project Size:	4.76 acres
Number of Lots:	14
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:
North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums

Access: The project itself will have access from Suncadia Trail.

III. ADMINISTRATIVE REVIEW

Zoning and Development Standards: The subject property is located within the Master Planned Resort zoning designation (Suncadia). The purpose and intent of the Master Planned Resort zone is to provide areas where residents and visitors alike can enjoy the

> *"…wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features…"*

that Kittitas County has to offer. The Suncadia Master Planned Resort was originally applied for as MountainStar in March of 1997. A development agreement and was signed at that time by the BOCC. A Final Environmental Impact Statement was published by the County in April of 2000 which was found to be legally adequate (Res. 2000-79) in July of 2000 by the BOCC after being challenged by several governmental and non-governmental entities. In October of 2000 the BOCC approved adoption of the MountainStar MPR Application, Development Plan and Conditions of Approval. The development

agreement now in its seventh amendment dictates the terms and conditions of development in the MPR. Section 4.1(a) lays out the vested rights of the now Suncadia MPR with respect to continued development and limits the county's ability to

> *"… impose new or different regulations on Trendwest's development of review to Mountain Star to the extent required by a serious threat to public health and safety: and provided further, however, the parties agree that Trendwest's vested rights under this Agreement may be modified, and that the County may modify the MountainStar MPR Conditions or impose mitigation as part of a Subsequent Action based on statutes, rules, regulations, official policies, and standards other than the Applicable Law…"*

to three conditions;

1. *When the County reasonably believes in good faith that County approval of a Subsequent Action for Mountain Star under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction that the County eligibility for funding, grants. program eligibility or other resources sought by the County would be impaired (for example, if approval of any portion of development would prohibit the County from being eligible under the National Flood Insurance Program or result in higher premium rates to the County or it's property owners);*
2. *When the County reasonably believes in good faith that County approval of a Subsequent Action for MountainStar under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction, that the County unlawfully failed to comply with the Endangered Species Act or other State or Federal laws or regulations in approving the Subsequent Action; or*
3. *When a State or Federal statute or regulation would impose cumulative standards for compliance on an area wide or countywide basis. Modification under this section shall only be to the extent necessary to address the applicant's proportionate share of such cumulative standard (for example. if new federal water quality standards are adopted with cumulative in-stream standards, storm water standards for MountainStar may be adjusted to reflect Trend west's proportional share for correction of the diminished water quality, if any).*

The development agreement establishes a hierarchy of development design levels which allows for modification from the general to the specific as long as each tier is consistent with its superior element. In section four it goes on to spell out permitted and conditional uses, applicable law, and development standards. It also emphasizes that:

> *"… the County's environmental review of any Subsequent Action pursuant to SEPA shall* ***utilize the Mountain Star EIS to the fullest extent permitted by law****.*[1] *Under the Planned Action Ordinance, the County retains substantive SEPA authority to address probable significant adverse environmental impacts not analyzed in the MountainStar EIS. In addition, further SEPA review may be required in connection with General Site Plans and Site Development Plans submitted by Trendwest which propose deviations from the MountainStar Resort Conceptual Master Plan or from approved General Site Plans or Site Development Plans in accordance with Section 5.1 below."*

Section 5.1 grants administrative authority to the Director of CDS when a General Site Plan, Site Development Plan, or Subdivision is consistent with the MountainStar Resort Conceptual Master Plan.

> *"A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan and the Development Agreement shall be submitted to the Planning Director and reviewed and approved*

[1] Staff emphasis

by the Planning Director in accordance with this Section 5.l(b). Before approving a General Site Plan, the Planning Director shall provide public notice and submit such proposed General Site Plan to the Environmental Health Director, Building Inspector, Fire Marshall, County Engineer. Sheriff, Solid Waste Department and any other County offices or officials deemed appropriate for their review and comment. A General Site Plan shall be approved by the Planning Director if the Planning Director finds that such General Site Plan is consistent with: (i) the MPR Approvals, including the MountainStar Resort Conceptual Master Plan; (ii) this Agreement; and (iii) Applicable Law."

The proposal is consistent with the Conceptual Master Plan and the General Site Plan (which was amended in 2005 changing the project area from open space to residential; see attachments) and as such under the terms of the Development Agreement is only subject to minimal review with respect to land use activities.

"A Site Development Plan shall be reviewed and approved by the County in the same manner as General Site Plans pursuant to Sections 5.1 (b) and 5.1 (c) above; provided, however, that: (i) a Site Development Plan which is consistent with the MountainStar Resort Conceptual Master Plan and the Development Agreement or an approved General Site Plan and a Site Development Plan… may be reviewed and approved by the BOCC without Planning Commission review…"

Section 5.2 of the Development Agreement (attached) lays out the provisions for subdivision approval which reflect the language for General Site Plan and Site Development plans:

(a) Applications to subdivide property within MountainStar shall be submitted consistent with this Agreement and the requirements of Title 16 KC, Plats, Subdivisions, Dedications, and Ch. 58.17 RCW. Plat applications may be submitted and processed concurrently with review of a Site Development Plan under ***Section 5.1 above***[2]*. Plat applications may be submitted for all or a portion of the proposed MountainStar development covered by a Site Development Plan.*

(b) Notwithstanding any provision of Title 16 KCC, Subdivisions, seemingly to the contrary, a plat application submitted to implement development of all or a portion of a Site Development Plan seeking preliminary and/or final plat approval shall be approved by the BOCC upon a finding that any such application is consistent with: (i) the MPR Approvals; (ii) an approved Site Development Plan; (iii) the requirements of Chapter 58.17 RCW regarding plats, subdivisions and dedications; and (iv) the terms and conditions of this Agreement….

In summary by front loading the land use review process through the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plans, The Master Planned Resort designation permits an expedited review process for the specifics of subdivision and other land use activities and in reality limits the process to the mechanical elements of the proposed development, not philosophical. Suncadia itself has a required review process for development which scrutinizes the proposal to ensure consistency with the internal provisions, wants, needs, and desires of the resort. These internal CC&Rs provide guidance with respect to the nature of lots sizes, setbacks, and design.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, "Subdivision" means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

Notice of Application: A complete long plat application was submitted to Community Development Services on April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads *"deemed appropriate"*. A notice of application was sent to all property owners within 500 feet of the project site.

[2] Staff emphasis

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as being contained with the MountainStar Planned Resort Subarea and provides guidance for development which generally refers back to the development agreement and approval permit.

> **9.3. Land Uses**
> Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan referred to as Index # 29, may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

and:

> **9.4. Services and Facilities**
> Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

and:

> **9.5. Development Regulations**
> Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

and:

> **9.6. Subarea Implementation**
> Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

County Wide Planning Policies:

No county wide planning policies address the MountainStar/Trendwest/Suncadia development and MPR.

V. ENVIRONMENTAL REVIEW

Environmental review is subject to the Environmental Impact Statement. This project is consistent with the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review

this proposal and have been notified of the Public Hearing. No public comments were received, and the Kittitas County Building Official, the Washington Department of Archeology and Historic Preservation, Kittitas County Public Works, the Washington Department of Health all responded with comments. The comments are shown in Index #s 34-37.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan Consistency:
The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served proposed levels of service. The lots will be served by community water and sewage systems. CDS has conducted an administrative critical area review in accordance with KCC 17A . No Shorelines or Critical Areas buffers will be infringed.

Consistency with the provision of KCC 17.37.030, Master Planned Resort:
This proposal is consistent with the Kittitas County Zoning Code 17.30. A variety of densities are allowed in the MPR. The lots in this proposal range in size from 2,957 square feet to 3,900 square feet.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:
This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

Consistency with the provisions of KCC Title 12: Roads and Bridges:
All roads are required to meet all Kittitas County Road. Kittitas County Public Works will be present at the hearing to address any issues with respect to roads and infrastructure.

Agency Comments:
Several agencies responded with comments:

Kittitas County Building Official
The Building Official commented that construction of structures shall conform to International Building Codes and International Residential Codes adopted at time of building permit submittal. (See Condition 7)

Washington Department of Archeology and Historic Preservation (DAHP)
DAHP responded with concerns in relation to pre contact archeological resources. They requested that an archeological survey be conducted, and the completed survey sent to DAHP and all interested tribes. (See Condition 8)

Kittitas County Department of Public Works
Kittitas County Public Works requires that infrastructure be guaranteed through financial devices acceptable to the county and covering at minimum 110 % of costs (See Condition 14). In addition, civil plans must be submitted and reviewed (See Condition 13), as well as addressing (See Condition 12) and private road naming applications (See Condition 10). The final plat must meet the requirements noted by the county surveyor (See Condition 9).

Washington Department of Health
The Washington Department of Health commented to note that the existing community water system had sufficient capacity to service the proposed lots.

Public Comments:
No public comments were received for this application.

VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 16.08, Title 16.12 and Title 17.37 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Highway 9 (Trailhead) Preliminary Plat LP-17-00005, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings.

2. Site Information:

Total Project Size:	4.76 acres
Number of Lots:	14
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics: (Index # 22)
North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums

Access: The project itself will have access from Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.

4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities (Index # 15).

5. A complete long plat application was submitted to Community Development Services on April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads "deemed appropriate" on April 26th, 2017, along with all property owners within 500 feet of the project site (Index #s 27 and 28). Administrative review of the Site Development Plan was conducted, and it was approved by CDS staff (Index # 8).

6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by the proposed access and water systems. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A. The project as proposed will observe all necessary setbacks.

8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.

9. This proposal is consistent with the Kittitas County Subdivision Code in Applicable Law.

10. All roads are required to meet all Kittitas County Road Standards of Applicable Law.

11. Comments were received from agencies and the general public, and are included in the index file for review.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

3. Public use and interest will be served by approval of this proposal.

4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges, and the Development Agreement, last amended June 2nd, 2009.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3, 2017 except as amended by the conditions herein.

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.

3. 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 plat approval.

4. 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 meet all requirements of applicable law.

5. The Final Plat shall meet all requirements of Applicable Law as defined in the Development Agreement.

6. Timing of Improvements: 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.

7. All development, design and construction shall comply with all applicable laws, as defined in the Development Agreement.

8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.

9. The survey shall be corrected as per Kittitas Public Works requirements. Lot and road dimensions are to be shown on the face of the plat. The legal description on the map contains discrepancies with the certificate of

title. Legal descriptions should match, or a plat note shall explain differences.

10. Private Road Naming: A Private Road Naming application will be required prior to final approval.

11. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.

12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.

13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.

14. 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.

15. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I KB

DATE: April 5, 2017

SUBJECT: Suncadia, Phase 1, Division 12A - Trailhead Town Homes

The following shall be conditions of preliminary approval:

1. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

   Exhibit F-1 Suncadia MPR Conditions of Approval:

   A-2 (a) 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.

2. Private Road Naming: Private Road Names will be required to complete a private road naming application prior to final approval.

3. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 9627523 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.

4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

M E M O R A N D U M

TO: All Staff
FROM: Justin Turnbull, County Surveyor
DATE: May 11, 2017
SUBJECT: County Survey Review of Preliminary Plat LP-17-00005 (Trailhead)

Changes required

1. Surveyor Certificate, survey stamp, and surveyor name missing from plat.
2. The Legend is missing from the plat.
3. No ties to permanent monuments shown. (KCC16.24.010)
4. The plat does not show 3 durable distinctive reference points or monuments. (KCC16.24.010)
5. The plat does not include sufficient data to determine the bearing and length of each line. (KCC16.24.010)
6. The Text “Lot 4” next to Lot “4” is misleading, particularly if subsequent surveys reference Lot 4 or this Plat. It is suggested to replace “Lot 4” with “Lot 4 - Suncadia Phase 1”

411 North Ruby Street, Suite 1
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

TRAILHEAD

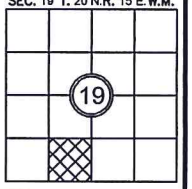
SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON

RECEIVED
APR 03 2017
Kittitas County CDS



INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.



GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	2 OF 3

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

May 10, 2017

Dusty Pilkington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00005 (Highway 9?)

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the above listed Application.

1. All construction of buildings and garages shall conform to the International Building Codes and the International Residential Codes adopted at the time of building permit submittal. This includes firewalls and fire separations.

Please don't hesitate to contact me should you have any further questions.

Mike Flory

Mike Flory,
Building Official

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 11, 2017

Ms. Dusty Pilkington
Planner I
Kittitas County
411 N Ruby St # 4
Ellensburg, wa98926

In future correspondence please refer to:
Project Tracking Code: 2017-05-03355
Property: LP-17-00005 Long Plat Application Highway 9 Office Park
Re: Archaeology - Survey Requested

Dear Ms. Pilkington:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. The project parcel contains documented precontact and archaeological resources and it is probable that additional unidentified archaeological resources are present within the project area. It does not appear that the entire project area has been surveyed by a professional archaeologist. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey must be sent DAHP and the interested Tribes for review prior to ground disturbance so that the requirement for DAHP permits and additional archaeological oversight can be determined. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. 2

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources Director, Yakama Nation
Jessica Lally, Archaeologist, Yakama Nation
Kate Valdez, THPO, Yakama Nation

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
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"Building Partnerships – Building Communities"

STAFF REPORT
HIGHWAY 9 (TRAILHEAD) PRELIMINARY PLAT (LP-1700005)

TO: Kittitas County Board of County Commissioners
FROM: Kittitas County Community Development Services Staff
RE: Highway 9 (Trailhead) Preliminary Plat (LP-17-00005)
DATE: June 6th, 2017

I. GENERAL INFORMATION

Requested Action: Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings.

Location: The subject property is located approximately 1 miles west of Roslyn in the Suncadia Master Planned Resort on Suncadia Trail. Assessor's map number: 20-15-19055-0003.

II. SITE INFORMATION

Total Project Size:	1.36 acres
Number of Lots:	14
Domestic Water:	Suncadia Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics:
North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums

Access: The project itself will have access from Suncadia Trail.

III. ADMINISTRATIVE REVIEW

Zoning and Development Standards: The subject property is located within the Master Planned Resort zoning designation (Suncadia). The purpose and intent of the Master Planned Resort zone is to provide areas where residents and visitors alike can enjoy the

> *"…wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features…"*

that Kittitas County has to offer. The Suncadia Master Planned Resort was originally applied for as MountainStar in March of 1997. A development agreement and was signed at that time by the BOCC. A Final Environmental Impact Statement was published by the County in April of 2000 which was found to be legally adequate (Res. 2000-79) in July of 2000 by the BOCC after being challenged by several governmental and non-governmental entities. In October of 2000 the BOCC approved adoption of the MountainStar MPR Application, Development Plan and Conditions of Approval. The development

agreement now in its seventh amendment dictates the terms and conditions of development in the MPR. Section 4.1(a) lays out the vested rights of the now Suncadia MPR with respect to continued development and limits the county's ability to

> *"… impose new or different regulations on Trendwest's development of review to Mountain Star to the extent required by a serious threat to public health and safety: and provided further, however, the parties agree that Trendwest's vested rights under this Agreement may be modified, and that the County may modify the MountainStar MPR Conditions or impose mitigation as part of a Subsequent Action based on statutes, rules, regulations, official policies, and standards other than the Applicable Law…"*

to three conditions;

1. *When the County reasonably believes in good faith that County approval of a Subsequent Action for Mountain Star under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction that the County eligibility for funding, grants. program eligibility or other resources sought by the County would be impaired (for example, if approval of any portion of development would prohibit the County from being eligible under the National Flood Insurance Program or result in higher premium rates to the County or it's property owners);*
2. *When the County reasonably believes in good faith that County approval of a Subsequent Action for MountainStar under the terms of this Agreement would result in a decision by a State or Federal administrative agency, or a Court of competent jurisdiction, that the County unlawfully failed to comply with the Endangered Species Act or other State or Federal laws or regulations in approving the Subsequent Action; or*
3. *When a State or Federal statute or regulation would impose cumulative standards for compliance on an area wide or countywide basis. Modification under this section shall only be to the extent necessary to address the applicant's proportionate share of such cumulative standard (for example. if new federal water quality standards are adopted with cumulative in-stream standards, storm water standards for MountainStar may be adjusted to reflect Trend west's proportional share for correction of the diminished water quality, if any).*

The development agreement establishes a hierarchy of development design levels which allows for modification from the general to the specific as long as each tier is consistent with its superior element. In section four it goes on to spell out permitted and conditional uses, applicable law, and development standards. It also emphasizes that:

> *"… the County's environmental review of any Subsequent Action pursuant to SEPA shall* ***utilize the Mountain Star EIS to the fullest extent permitted by law****.*[1] *Under the Planned Action Ordinance, the County retains substantive SEPA authority to address probable significant adverse environmental impacts not analyzed in the MountainStar EIS. In addition, further SEPA review may be required in connection with General Site Plans and Site Development Plans submitted by Trendwest which propose deviations from the MountainStar Resort Conceptual Master Plan or from approved General Site Plans or Site Development Plans in accordance with Section 5.1 below."*

Section 5.1 grants administrative authority to the Director of CDS when a General Site Plan, Site Development Plan, or Subdivision is consistent with the MountainStar Resort Conceptual Master Plan.

> *"A General Site Plan that is consistent with the approved MountainStar Resort Conceptual Master Plan and the Development Agreement shall be submitted to the Planning Director and reviewed and approved*

[1] Staff emphasis

by the Planning Director in accordance with this Section 5.l(b). Before approving a General Site Plan, the Planning Director shall provide public notice and submit such proposed General Site Plan to the Environmental Health Director, Building Inspector, Fire Marshall, County Engineer. Sheriff, Solid Waste Department and any other County offices or officials deemed appropriate for their review and comment. A General Site Plan shall be approved by the Planning Director if the Planning Director finds that such General Site Plan is consistent with: (i) the MPR Approvals, including the MountainStar Resort Conceptual Master Plan; (ii) this Agreement; and (iii) Applicable Law."

The proposal is consistent with the Conceptual Master Plan and the General Site Plan (which was amended in 2005 changing the project area from open space to residential; see attachments) and as such under the terms of the Development Agreement is only subject to minimal review with respect to land use activities.

"A Site Development Plan shall be reviewed and approved by the County in the same manner as General Site Plans pursuant to Sections 5.1 (b) and 5.1 (c) above; provided, however, that: (i) a Site Development Plan which is consistent with the MountainStar Resort Conceptual Master Plan and the Development Agreement or an approved General Site Plan and a Site Development Plan… may be reviewed and approved by the BOCC without Planning Commission review…"

Section 5.2 of the Development Agreement (attached) lays out the provisions for subdivision approval which reflect the language for General Site Plan and Site Development plans:

(a) Applications to subdivide property within MountainStar shall be submitted consistent with this Agreement and the requirements of Title 16 KC, Plats, Subdivisions, Dedications, and Ch. 58.17 RCW. Plat applications may be submitted and processed concurrently with review of a Site Development Plan under ***Section 5.1 above***[2]*. Plat applications may be submitted for all or a portion of the proposed MountainStar development covered by a Site Development Plan.*

(b) Notwithstanding any provision of Title 16 KCC, Subdivisions, seemingly to the contrary, a plat application submitted to implement development of all or a portion of a Site Development Plan seeking preliminary and/or final plat approval shall be approved by the BOCC upon a finding that any such application is consistent with: (i) the MPR Approvals; (ii) an approved Site Development Plan; (iii) the requirements of Chapter 58.17 RCW regarding plats, subdivisions and dedications; and (iv) the terms and conditions of this Agreement….

In summary by front loading the land use review process through the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plans, The Master Planned Resort designation permits an expedited review process for the specifics of subdivision and other land use activities and in reality limits the process to the mechanical elements of the proposed development, not philosophical. Suncadia itself has a required review process for development which scrutinizes the proposal to ensure consistency with the internal provisions, wants, needs, and desires of the resort. These internal CC&Rs provide guidance with respect to the nature of lots sizes, setbacks, and design.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, "Subdivision" means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

Notice of Application: A complete long plat application was submitted to Community Development Services on April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads *"deemed appropriate"*. A notice of application was sent to all property owners within 500 feet of the project site.

[2] Staff emphasis

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as being contained with the MountainStar Planned Resort Subarea and provides guidance for development which generally refers back to the development agreement and approval permit.

> **9.3. Land Uses**
> Land uses within the MountainStar Master Planned Resort Subarea shall be as shown on the Conceptual Master Plan…may be amended upon approval of the County. Land uses within the MountainStar Master Planned Resort Subarea shall be consistent with (a) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (b) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, (c) the terms and conditions of any Development Agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements, and (d) RCW 36.70A.360.

and:

> **9.4. Services and Facilities**
> Adequate provision for services and facilities to the MountainStar Master Planned Resort Subarea as set forth in the Conceptual Master Plan for MountainStar shall be ensured by the terms and conditions of any MPR Development Permit approved by the County to implement the MountainStar Master Planned Resort Subarea, and by the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

and:

> **9.5. Development Regulations**
> Development regulations applicable to the MountainStar Master Planned Resort Subarea shall be those established through the Subarea Implementation as set forth in Section 9.6.

and:

> **9.6. Subarea Implementation**
> Development of the MountainStar Master Planned Resort Subarea shall be governed by (a) the Subarea Policies set forth in Section 9.2, (b) any development regulations adopted by the County to implement the MountainStar Master Planned Resort Subarea, (c) the terms and conditions of any MPR Development Permit approved by the County for MountainStar, and (d) the terms and conditions of any development agreement entered into by the County pursuant to RCW 36.70B.170 through .200, and Ch. 15A.11 KCC, Development Agreements.

County Wide Planning Policies:

No county wide planning policies address the MountainStar/Trendwest/Suncadia development and MPR.

V. ENVIRONMENTAL REVIEW

Environmental review is subject to the Environmental Impact Statement. This project is consistent with the Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review

this proposal and have been notified of the Public Hearing. No public comments were received, and the Kittitas County Building Official, the Washington Department of Archeology and Historic Preservation, Kittitas County Public Works, the Washington Department of Health, and the Washington Department of Ecology all responded with comments. The comments are shown in Index #s 34-38.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan Consistency:
The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served proposed levels of service. The lots will be served by community water and sewage systems. CDS has conducted an administrative critical area review in accordance with KCC 17A . No Shorelines or Critical Areas buffers will be infringed.

Consistency with the provision of KCC 17.37.030, Master Planned Resort:
This proposal is consistent with the Kittitas County Zoning Code 17.30. A variety of densities are allowed in the MPR. The lots in this proposal range in size from 2,957 square feet to 3,900 square feet.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:
This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

Consistency with the provisions of KCC Title 12: Roads and Bridges:
All roads are required to meet all Kittitas County Road. Kittitas County Public Works will be present at the hearing to address any issues with respect to roads and infrastructure.

Agency Comments:
Several agencies responded with comments:

Kittitas County Building Official
The Building Official commented that construction of structures shall conform to International Building Codes and International Residential Codes according to Applicable Law as defined in the Development Agreement (See Condition 7).

Washington Department of Archeology and Historic Preservation (DAHP)
DAHP responded with concerns in relation to pre contact archeological resources. They requested that an archeological survey be conducted, and the completed survey sent to DAHP and all interested tribes (See Condition 8).

Kittitas County Department of Public Works
Kittitas County Public Works requires that infrastructure be guaranteed through financial devices acceptable to the county and covering at minimum 110 % of costs (See Condition 14). In addition, civil plans must be submitted and reviewed (See Condition 13), as well as addressing (See Condition 12) and private road naming applications (See Condition 10). The final plat must meet the requirements noted by the county surveyor (See Condition 9).

Washington Department of Health
The Washington Department of Health (DOH) commented to request that a Project Report be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit

Construction Documents depicting the design of the water system.

Public Comments:
No public comments were received for this application.

VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 16.08, Title 16.12 and Title 17.37 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Highway 9 (Trailhead) Preliminary Plat LP-17-00005, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings.

2. Site Information:

Total Project Size:	1.36 acres
Number of Lots:	14
Domestic Water:	Community Water System
Sewage Disposal:	Community Septic System
Fire Protection:	Fire District 7
Irrigation District:	None

Site Characteristics: (Index # 22)
North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums

Access: The project itself will have access from Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.

4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities (Index # 15).

5. A complete long plat application was submitted to Community Development Services on April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads "deemed appropriate" on April 26th, 2017, along with all property owners within 500 feet of the project site (Index #s 19, 20, 27 and 28). Administrative review of the Site Development Plan was conducted, and it was approved by CDS staff (Index # 8).

6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by the proposed access and water systems. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A. The project as proposed will observe all necessary setbacks.

8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.

9. This proposal is consistent with the Kittitas County Subdivision Code in Applicable Law.

10. All roads are required to meet all Kittitas County Road Standards of Applicable Law.

11. Comments were received from agencies and the general public, and are included in the index file for review.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

3. Public use and interest will be served by approval of this proposal.

4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges, and the Development Agreement, last amended June 2nd, 2009.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3, 2017 except as amended by the conditions herein.

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.

3. 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 plat approval.

4. 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 meet all requirements of Applicable Law.

5. The Final Plat shall meet all requirements of Applicable Law as defined in the Development Agreement.

6. Timing of Improvements: 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.

7. All development, design and construction shall comply with current International Building Code and International Residential Code, as per Applicable Law as defined in the Development Agreement.

8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.

9. The survey shall be corrected as per Kittitas Public Works requirements. The Final Plat shall show the

surveyor certificate, the survey stamp, and the surveyor name, along with a Legend. The Final Plat shall also depict ties to permanent monuments, and shall show 3 durable, distinctive reference points or monuments. Sufficient data shall be provided to the bearing and length of each line. It is suggested that possibly misleading labeling be corrected, with text next to Lot 4 corrected to read " Lot 4- Suncadia Phase 1".

10. Private Road Naming: A Private Road Naming application will be required prior to final approval.

11. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.

12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.

13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.

14. 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.

15. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

16. A Project Report shall be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit Construction Documents depicting the design of the water system.

Index #	Description
1.	Application
2.	SEPA Checklist
3.	Project Narrative
4.	Site Map
5.	Site Map II
6.	Site Map III
7.	Letter From Applicant
8.	Preliminary Site Plan
9.	Preliminary Site Plan II
10.	Title Report
11.	Engineering Summary
12.	Receipt
13.	Letter of Transmittal
14.	Letter of Transmittal II
15.	Zoning
16.	School District
17.	Nearby Parcels
18.	Nearby Parcels
19.	500 Foot Parcels
20.	Mailing List
21.	Scanned Large Format Maps
22.	Aerial View
23.	Nearby Parcels
24.	Zoning
25.	School District
26.	Oblique View
27.	Affidavit of Mailing and Publication
28.	Notice of Application
29.	Request to Set Date
30.	Request to Hold Public Hearing
31.	Daily Record Proof
32.	Daily Record Emails
33.	Request for Comment Email
34.	DOH Comment Email
35.	Building Comments
36.	PW Comments
37.	PW Survey Comments
38.	Ecology Comments
39.	DAHP Comment

LP-17-00005

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

*A **preapplication conference is REQUIRED if proposing more than nine (9) lots** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☐ Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - ○ Please pick up a copy of the SEPA Checklist if required)
- ☐ Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- ☐ Certificate of Title (Title Report)
- ☐ Computer lot closures

APPLICATION FEES:

$4,900.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
$602.00	Kittitas County Department of Public Works
$524.00	Kittitas County Fire Marshal
$540.00	Public Health Proportion (Additional fee of $75/hour over 12.5 hours)
$6,566.00	**Total fees due for this application submittal** (One check made payable to KCCDS)

$950.00	Kittitas County Community Development Services (KCCDS) *Final Plat Fee
$950.00	**Total fees due for final plat processing**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____ DATE: 4/3/17 RECEIPT # 33311

RECEIVED
APR 03 2017
Kittitas County CDS

DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: HIGHWAY 9 OFFICE PARK CENTER LLC

Mailing Address: 9623 32ND ST SE, STE D112

City/State/ZIP: LAKE STEVENS WA 98258-5783

Day Time Phone: _____

Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: JEFF HANSELL

Mailing Address: PO BOX 669

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: 509-674-6569

Email Address: JEFF@SWIFTWATERCUSTOMHOMES.COM

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING & SURVEYING

Mailing Address: 407 SWIFTWATER BLVD

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: 509-674-7433

Email Address: DPIERCE@ENCOMPASSES.NET

4. **Street address of property:**

Address: N/A

City/State/ZIP: CLE ELUM WA 98922

5. **Legal description of property (attach additional sheets as necessary):**
SEE ATTACHED GUARANTEE

6. **Tax parcel number:** 954846 (20-15-19055-0003)

7. **Property size:** 1.50 **(acres)**

8. **Land Use Information:**

Zoning: MASTER PLANNED RESORT

Comp Plan Land Use Designation: RURAL RECREATION

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

10. **Are Forest Service roads/easements involved with accessing your development?** Yes (No) (Circle)
If yes, explain:_____

11. **What County maintained road(s) will the development be accessing from?** BULLFROG ROAD

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X_____ **Date:** 3/12/17

Signature of Land Owner of Record
(Required for application submittal):

X_____ **Date:** 3/13/17

LP-17-00005

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

$600.00 Kittitas County Community Development Services (KCCDS)
$70.00 Kittitas County Department of Public Works

$670.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature):	DATE:	RECEIPT#
SM	4/3/17	N/A

RECEIVED
APR 03 2017
Kittitas County CDS
DATE STAMP IN BOX

A. BACKGROUND

1. Name of proposed project, if applicable: Trailhead Town Homes (Suncadia, Phase 1, Division 12A)

2. Name of applicant: **Highway 9 Office Park Center, LLC**

3. Address and phone number of applicant and contact person: **9623 32nd Street SE, Ste. D112**
   Lake Stevens, WA 98258-5783
   509-674-6569

4. Date checklist prepared: **August 31, 2016**

5. Agency requesting checklist: **Kittitas County Community Development Services**

6. Proposed timing or schedule (including phasing, if applicable):
   Construction is anticipated to begin Summer 2016 and be completed by 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   MountainStar MPR Draft EIS, Volumes I-III, July 1999. ("DEIS")
   MountainStar MPR Final EIS, Volumes 1-4, April 2000. ("FEIS")
   MountainStar MPR EIS Addendum, March 2002. ("EIS Addendum")
   MountainStar Properties/Cle Elum UGA FEIS, February 2002. ("Cle Elum EIS")

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Department of Ecology NPDES permit
    Building permit for residential construction

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    Phase 1 Division 12A is a 14 lot preliminary plat comprised of 1.50 acres located within Phase 1 of the Suncadia Master Planned Resort (MPR). Land uses will include detached residential lots, roads, utilities, parking areas.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
    The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. The project is located off of Suncadia Trail in the SE ¼ of the SW ¼ of Section 19, Township 20 North, Range 15 East, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): ***Flat***, rolling, hilly, steep slopes,
mountainous, other _____
_____

b. What is the steepest slope on the site (approximate percent slope)?
2.5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Soils generally include glacial moraine deposits consisting primarily of till.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No indications.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **General grading for road, utilities, homesites, driveways and open space areas will be done in phases. Approximately 1.5 acres of land will be disturbed. A balance of cut/fill material, approximately 2,300cy, will be disturbed. Any fill material used for road construction or structural fill will most likely come from a local ECP pit.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur as a result of clearing of trees and vegetation necessary for roads, utilities, and home construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 1 acre.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion will be controlled during construction with silt fencing, a rocked construction entrance, and sediment traps if necessary. Disturbed soil will be covered with straw, mulching, and/or seeding.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Construction equipment emissions and wind-blown dust/debris would be a result during construction. Minimal long term emissions from automobiles would be expected upon project completion. Wood-burning stoves and fireplaces are not permitted in the homes.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No

b. Proposed measures to reduce or control emissions or other impacts to air, if any:
Methods used during construction would include periodic watering to control dust and covering

stockpiles of excavated soil during windy and rainy periods.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Stormwater runoff from impervious surfaces will be collected and conveyed through underground piping to offsite runoff control facilities. Runoff from individual lots will be mitigated by dispersion and infiltration.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Potential spills or leakage from automobiles could enter the stormwater conveyance system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No

c. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Stormwater runoff will be collected and treated for water quality using best management practices (BMP's) as approved by the Department of Ecology. Water quality BMP's include bio-infiltration, storm filter systems, and biofiltration swales.

4. Plants

a. Check the types of vegetation found on the site:

__deciduous tree: alder, maple, aspen, other
X_evergreen tree: fir, cedar, pine, other
X_shrubs
X_grass
____pasture
____crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
X_other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
All vegetation within the roadway and building envelopes will be cleared for houses, roads, and utility construction.

c. List threatened and endangered species known to be on or near the site.
Section 3.4 and Appendix E of the DEIS contain information on threatened and endangered species. No federal or state threatened or endangered plant species were identified on the MPR site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Much of the site will remain in nature vegetation. Any enhancement will be done per Suncadia's CCRs and/or development agreement.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: **deer**, bear, **elk**, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. **None known. Refer to Suncadia EIS.**

c. Is the site part of a migration route? If so, explain. **Unknown, refer to Suncadia EIS.**

d. Proposed measures to preserve or enhance wildlife, if any: **Addressed in Suncadia EIS.**

e. List any invasive animal species known to be on or near the site. **None known, refer to Suncadia EIS.**

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The energy needs of the project will be met using either electricity or natural gas or a combination of both for heating, cooling, and appliances.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

d. What kinds of energy conservation features are included in the plans of this proposal?

Building construction will conform to local and state energy codes.

List other proposed measures to reduce or control energy impacts, if any:

None known other than compliance with local and state energy codes.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Hazards during and after completion of the project would be typical for those of residential and recreational uses.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Nearby underground natural gas transmission piping could be considered hazardous.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Some toxic or hazardous chemicals during construction might be stored and/or used. Some products might be stored or used during normal residential use.

4) Describe special emergency services that might be required.

Fire protection and medical services would be provided by local jurisdictions. Special emergency services are not anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

Construction contractors would be expected to follow standard safety practices during construction to reduce and control environmental health hazards. Long term measures would be provided by local police, fire, and medical agencies.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Other than local traffic, no known sources of noise exist that may affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short term, an increase in noise associated with the construction of roads, utilities, and homes would occur. Long term noise would include sounds associated with a residential community such as traffic, garbage collection, and outdoor recreational use.

3) Proposed measures to reduce or control noise impacts, if any:

Construction noise will be limited to the hours allowed by the Kittitas County noise ordinance.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently undeveloped. Adjacent properties include residential and golf course use. The proposed project will not affect current land uses on adjacent or nearby properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

The site was historically used for commercial forestry.

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site. **None**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **Master Planned Resort**

f. What is the current comprehensive plan designation of the site? **Rural Recreation**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No, refer to Suncadia EIS.**

i. Approximately how many people would reside or work in the completed project? **Approximately 28 to 70 people would reside in the proposed residential project.**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposal is within the MPR and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County, the Master Planned Resort development agreement adopted by Kittitas County ordinance, and the Phase 1 General Site Plan.**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
14 high-income housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

c. Proposed measures to reduce or control housing impacts, if any:
None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Proposed structures would be a maximum of two stories or up to a maximum of approximately 40 feet above ground elevation, depending on existing topography. Principal exterior building materials would include wood, metal, concrete, and stone for walls. Metal or composition shingles would be used for roofing materials.

b. What views in the immediate vicinity would be altered or obstructed?
No significant views would be obstructed. Views would be altered as the forested setting would change to a developed landscape intermixed with a roadway, building rooftops and facades, vehicles, and landscaping.

d. Proposed measures to reduce or control aesthetic impacts, if any:
Proposed measures include compliance with Suncadia architectural design guidelines and requirements. Areas set aside for open space and common area will reduce the visual impact of development.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Indoor lighting and vehicle headlights may be visible during evening hours.

e. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that light or glare would be a safety hazard or interfere with views.

f. What existing off-site sources of light or glare may affect your proposal?
None known.

d. Proposed measures to reduce or control light and glare impacts, if any:

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential lighting would be reduced or controlled through implementation of MPR codes, covenants, and restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreational opportunities in the immediate vicinity include golf, swimming, hiking, fishing, and an activity center.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project will not displace existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Measures outlined in the MPR Conditions of Approval will be adhered to.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **None known, refer to Suncadia EIS.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known, refer to Suncadia EIS.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **Refer to Suncadia EIS**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None anticipated. A forest practice permit was acquired to do necessary clearing.**

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Suncadia Trail serves the site, eventually connecting to Bullfrog Road and SR903.
The internal plat road will have direct access to Suncadia Trail.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No. There is no public transit near the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
There are no additional parking spaces proposed other than dedicated parking for each residence.
No parking is eliminated.

g. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
A new internal road will be constructed.

h. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Using general ADT standard measurements, 240 trips per day is anticipated with peak volumes falling on weekends and holidays due to second home owners. During construction, trucks will be the main source of traffic. After construction, it will be standard residential traffic. Refer to Suncadia EIS for methods and more detailed transportation studies completed for the Master Plan Development.

i. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

Appropriate traffic control (signage) and compliance with applicable standards.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There will be an increased need for fire and police protection, health care, and schools associated with this project depending on the short or long term residency of each owner.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Measures outlined in the MPR Conditions of Approval will be adhered to.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, sewer, electricity, natural gas, telephone, cable television, refuse collection are proposed for the project.
Suncadia Water Company will provide water
Suncadia Environmental Company will provide sewer services.
Power and natural gas will be provided by PSE
Refuse collection will be provided by Waste Management.
Telephone and cable television is provided by Axis Communications

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Jeff Hanson

Position and Agency/Organization: _____

Date Submitted: 4/3/17

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

   Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Trailhead Town Homes

Project Narrative

RECEIVED
APR 03 2017
Kittitas County CDS

The Trailhead Town Homes project is proposed for development on what was originally the "Phase 3" site on the Trailhead Condominium Binding Site Plan project.

The Ownership group is proposing a town home project consisting of 14 homes in 7 buildings on individual lots accessed via private road and driveway.

The project is on 4.76 acres within the Village Core of the Suncadia Resort.

Water & Sewer will be provided via the Suncadia Water & Sewer systems that are ready to serve this parcel. PSE will provide gas and electric service. Atlas Networks will provide telephone, internet and TV.

The individual town homes will be sold as Single Family Residences.

A Homeowner's Association will be created to manage the access, private roads and driveways within the project. The HOA will also be used as a conduit for cooperative management with the Suncadia HOA and the adjacent Trailhead Condominiums.

The attached site plan shows the proposed town home lots and the private roads/driveway areas.

Each town home will have 2 stories. Main floor living area will consist of 889 sf. Upper floor living area will be 1,243 sf, for a total of 2,142 sf per town home. There will be 4 bedrooms and 4 ½ baths per town home. 2 car garages will be 418 sf each, for a total of 2,560 sf per town home and 5,120 sf per building.

The site plans and floor plans/elevations have been reviewed and approved by Suncadia.

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 7215645618035:

LOT 4 OF SUNCADIA–PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z–1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;
THENCE SOUTH 77°22'47" WEST, 120.01 FEET;
THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;
THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

OWNER–DEVELOPER:

HIGHWAY 9 OFFICE PARK, LLC
9623 32ND STREET SE, SUITE D112
LAKE STEVENS, WA 98258–5783
PHONE: 509–674–6569

PARCEL NO:

954846

TAX MAP NO:

20–15–19055–0003

GENERAL NOTES:

VACATION HOMESITES RANGING IN SIZE FROM 0.14 ACRES TO 0.37 ACRES

TOTAL AREA: 1.50 ACRES
TOTAL LOT AREA: 1.08 ACRES
TOTAL NUMBER OF LOTS: 14
TOTAL NUMBER OF TRACTS: 1

THIS PLAT WHICH WILL BE REFERRED TO AS PHASE 1, DIVISION 12A.

WATER & SEWER NOTES:

SEE PRELIMINARY SITE & UTILITY ENGINEERING INFORMATION

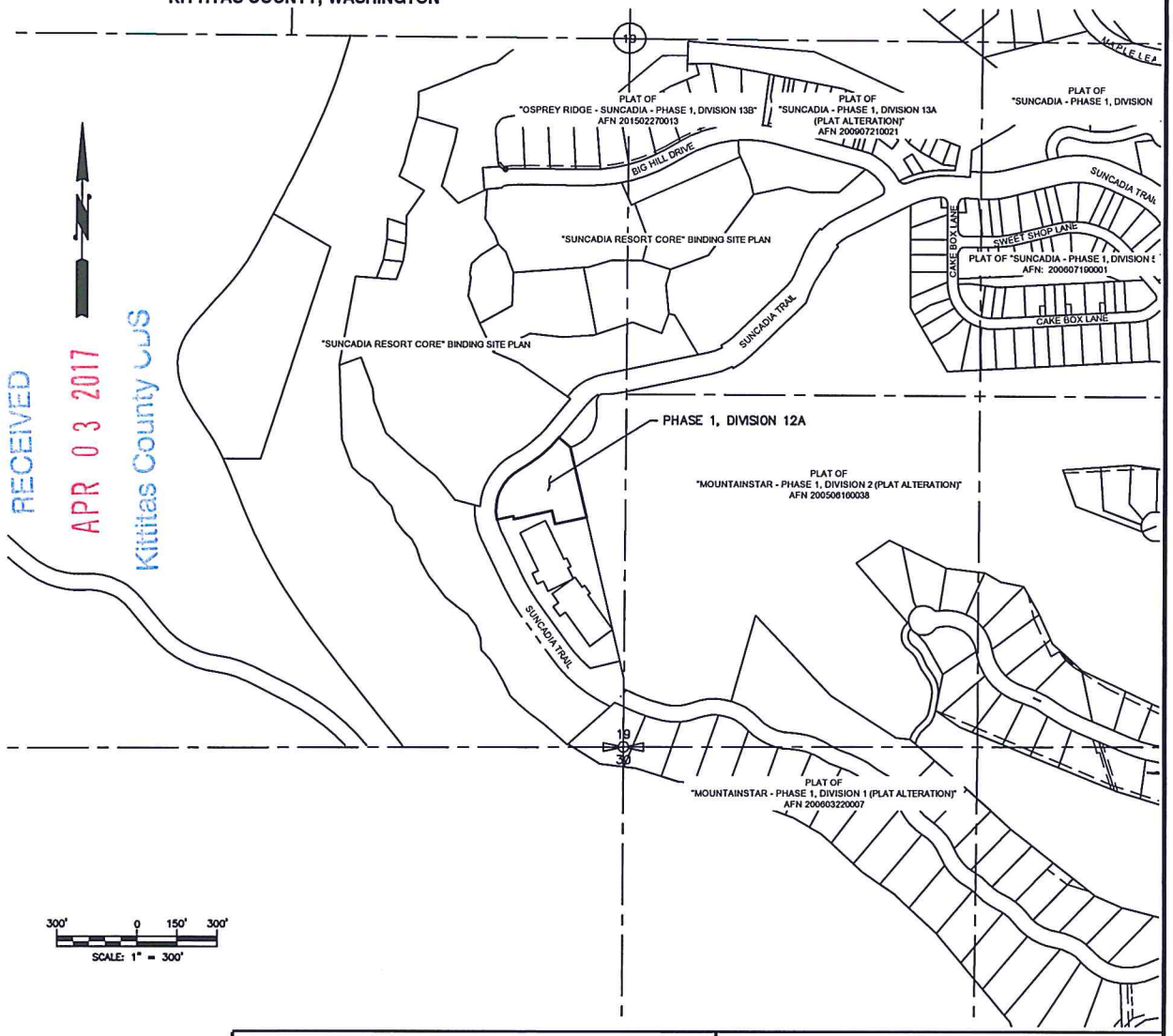
BASIS OF HORIZONTAL & VERTICAL DATUM:

HORIZONTAL:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91 THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387.

VERTICAL:

NGVD 29



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Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 300'	1 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON

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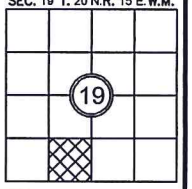
INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.



GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

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ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	2 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON

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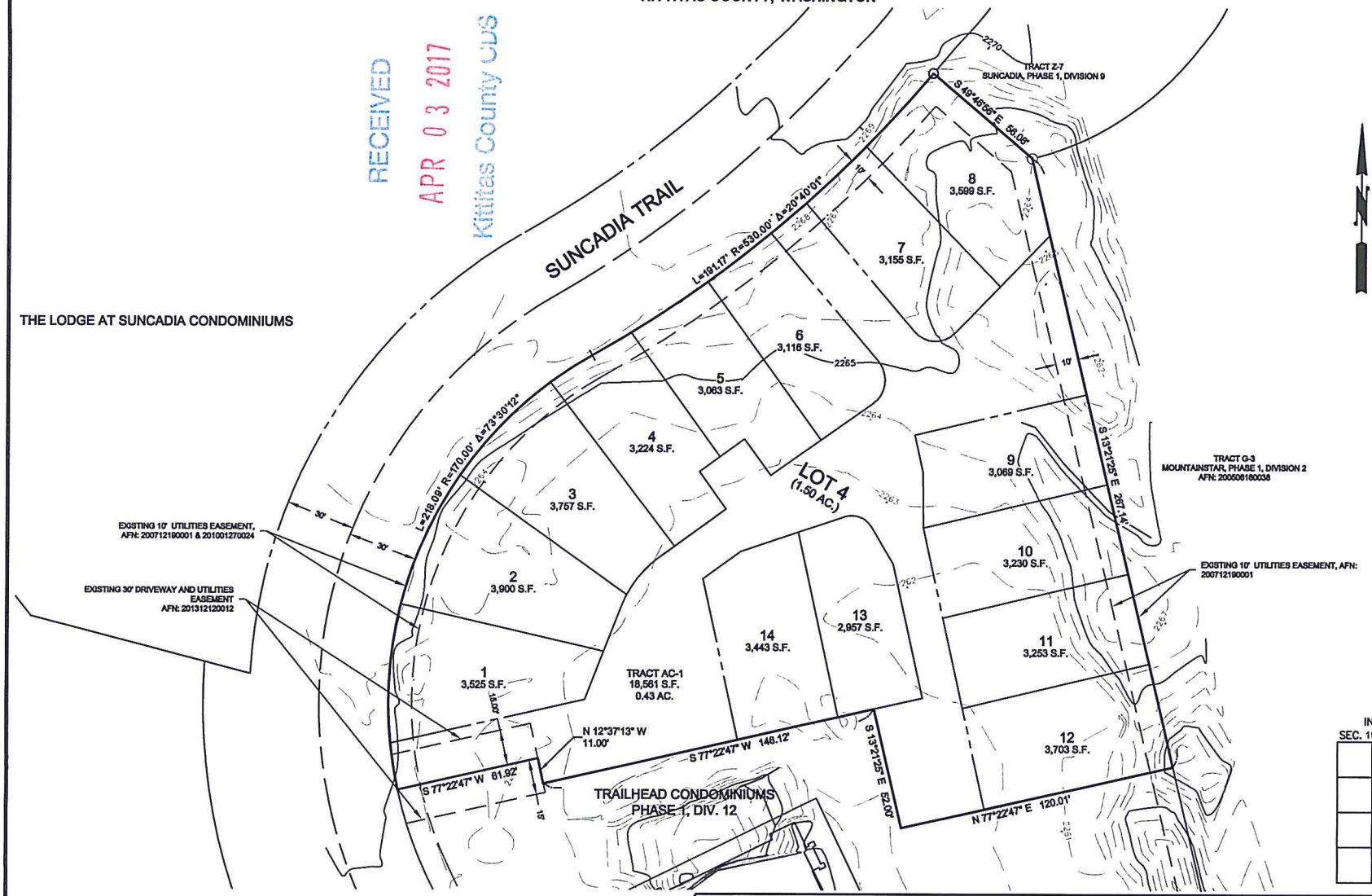
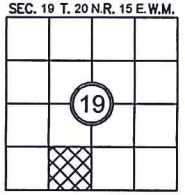
APR 03 2017
Kittitas County CDS



INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.



GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

Encompass
ENGINEERING & SURVEYING
Western Washington Division
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Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	3 OF 3

SUNCADIA
WATER COMPANY, LLC

SUNCADIA
ENVIRONMENTAL CO., LLC

April 5, 2017

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

RE: Suncadia Phase 1 Division 12, Amended BSP, Lot 4
Water and Sewer Utility Infrastructure
Parcel #20-15-19055-0003; Owner: Highway 9 Office Park Center, llc.

The purpose of this letter is to address water and sewer availability to service the above referenced 14-unit (7 duplex buildings) development.

Water service to the development parcel is provided by the Suncadia Water Company. An existing 8-inch water main on Suncadia Trail fronts the project and will provide adequate capacity and flow for the anticipated level of development. After necessary mains and service lines are constructed and conveyed per Suncadia Water Company standards, the Suncadia Water Company will provide service to the 14 individual units.

Sewer service to the development parcel is provided by the Suncadia Environmental Company sewer system. Existing sewer mains include an 8-inch main in Suncadia Trail and a 12-inch main between the adjacent parcel and the golf course driving range. After the sewer mains and service stubs to the individual units are constructed and conveyed per Suncadia Environmental Company standards, the Suncadia Environmental Company will provide service to the 14 individual units.

Please contact me if you have any questions.

Sincerely,

Cape Powers
Director of Utilities

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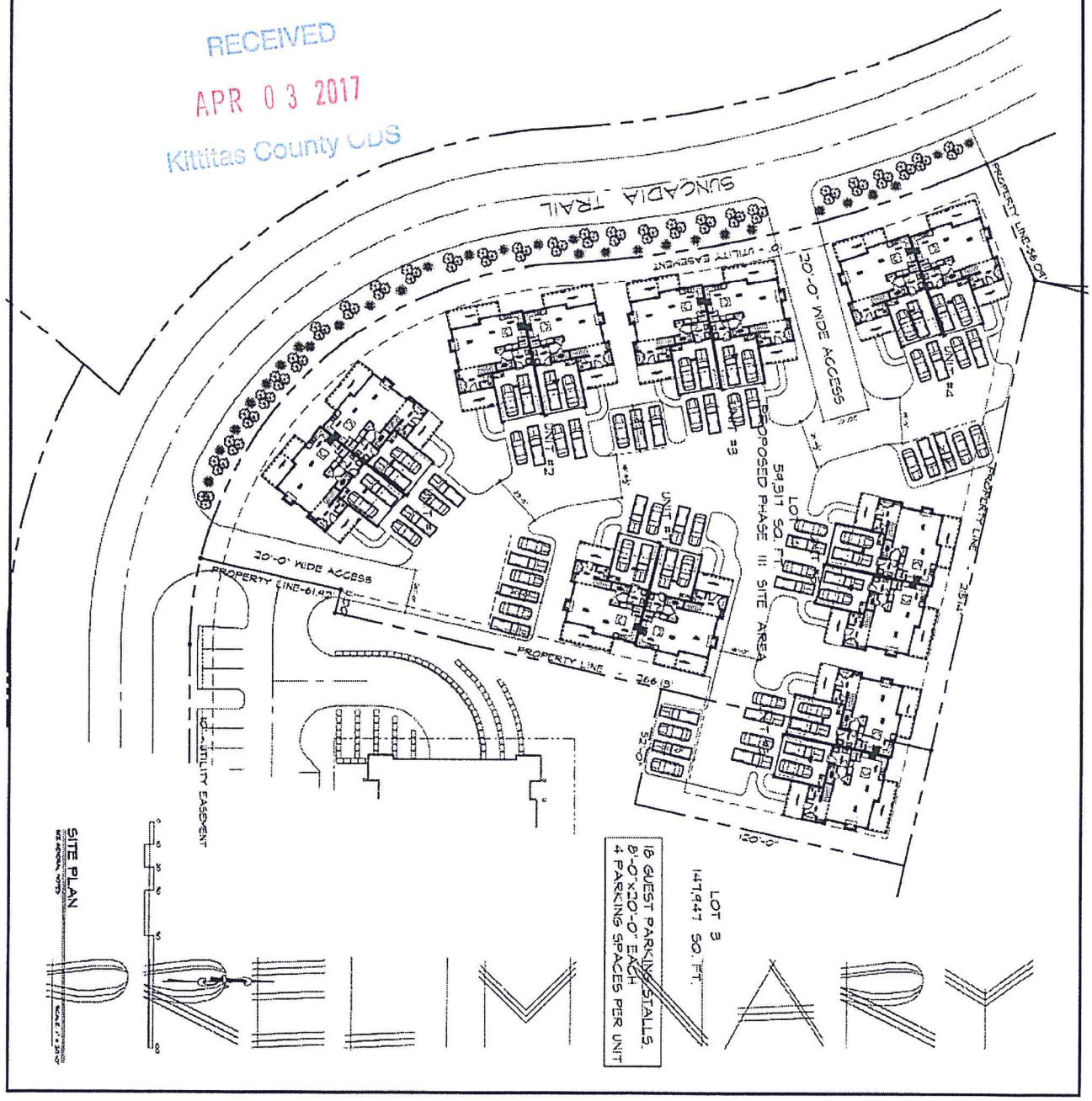
APR 03 2017
Kittitas County CDS



2016 CURRENT DAVE ALLEGRE TRAILHEAD PH-III	SHEET C1 OF C2	drawn by: JLK checked by: GN	date: permit: revisions 8-11-16	project: TRAILHEAD PH. III DUPLEX PLAN UNIT 'A' XXXX SUNCADIA TRAIL CLE ELUM, WA

NASH & ASSOCIATES ARCHITECTS

RECEIVED
APR 03 2017
Kittitas County CDS

TRAILHEAD PH. III
DUPLEX PLAN
UNIT 'A'
XXXX SUNCADIA TRAIL
CLE ELUM, WA

NASH & ASSOCIATES
ARCHITECTS

C2
C2

CHICAGO TITLE INSURANCE COMPANY

Policy No. 7215645618035

RECEIVED
APR 03 2017
Kittitas County CDS

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 20, 2016

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:

President

ATTEST

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 7215645618035

SUBDIVISION GUARANTEE

Order No.: 138918AM
Guarantee No.: 7215645618035
Dated: October 20, 2016

Liability: $1000.00
Fee: $350.00
Tax: $28.70

Your Reference: Ptn Lot 3, TRAILHEAD CONDOMINIUM and Lot 4 of SUNCADIA-PHASE 1, DIVISION 12

Assured: Swiftwater Custom Homes

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per plat thereof recorded in Book 11 of Plats, pages 78 through 82, in the County of Kittitas, State of Washington;

AND

That portion of Lot 3, of Trailhead Condominium, in the County of Kittitas, State of Washington, as recorded in Book 11 of Plats, pages 199 through 205, and amended by first amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the amended and restated declaration thereof recorded under Auditor's File No. 201312120009 and rerecorded under Auditor's File No. 201401060036, records of said County, which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South 13°21'25" East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South 77°22'47" West, 120.01 feet;

Thence North 13°21'25" West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North 77°22'47" East, 120.01 feet to the true point of beginning and terminus of said line.

Title to said real property is vested in:

Highway 9 Office Park Center LLC, a Washington limited liability company as to Lot 4 and Unit Owners Association of Trailhead Condominium, as representative of the owners of individual condominium units

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 7215645618035

(SCHEDULE B)

Order No: 138918AM
Policy No: 7215645618035

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

   Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

   Tax Year: 2016
   Tax Type: County
   Total Annual Tax: $5,144.46
   Tax ID #: 954846
   Taxing Entity: Kittitas County Treasurer
   First Installment: $2,572.23
   First Installment Status: Paid
   First Installment Due/Paid Date: April 30, 2016
   Second Installment: $2,572.23
   Second Installment Status: Due
   Second Installment Due/Paid Date: October 31, 2016
   Affects Lot 4

   Note: No tax parcel exists for the portion of Lot 3 described herein as it is assessed as common area through the units in the development.

7. Liens, levies and assessments of the Suncadia Residential Owner's Association.

8. Liens, levies and assessments of the Suncadia Community Council.

9. Liens, levies and assessments of the Assessments for Community Enhancement.

   Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

10. Liens, levies and assessments of the Unit Owners Association of Trailhead Condominium.
    Affects: Ptn Lot 3

11. Assessment in the amount of $3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016 and as amended by document recorded October 26, 2006, under Auditor's File No. 200610260039.

12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jeld-Wen, Inc., an Oregon corporation.
    Recorded: October 11, 1996
    Instrument No.: 199610110015
    The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

14. Agreement and the terms and conditions contained therein
    Between: Kittitas County, a Washington municipal corporation
    And: Suncadia LLC, a Delaware Limited Liability Company
    Purpose: Amended and Restated Development Agreement
    Recorded: April 16, 1990
    Instrument No.: 200904160090

    Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No.:200906120039.

15. Agreement and the terms and conditions contained therein
    Between: Mountainstar Resort Development, LLC
    And: Puget Sound Energy, Inc.
    Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service
    Recorded: April 16, 2009
    Instrument No.: 200404160016

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company, LLC, a Washington Limited Liability Company
Purpose: Storm Drainage Utility Easement
Recorded: October 23, 2007
Instrument No.: 200710230009
Affects: Portion of subject property

17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 20, 2004
Instrument No.: 200407200037

Modification(s) of said covenants, conditions and restrictions
Recorded: December 19, 2007
Instrument No: 200712190004

Modification(s) of said covenants, conditions and restrictions
Recorded: March 27, 2009
Instrument No: 200903270051

Note: Supplementals One through Seven and Nine through Eleven do not affect the subject property.

18. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 20, 2004
Instrument No.: 200407200038

Modification(s) of said covenants, conditions and restrictions
Recorded: December 19, 2007
Instrument No: 200712190005

Modification(s) of said covenants, conditions and restrictions
Recorded: March 27, 2009
Instrument No: 200903270053

Note: Supplementals One through Eleven and Thirteen do not affect the subject property.

19. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 20, 2004
Instrument No.: 200407200039

Modification(s) of said covenants, conditions and restrictions
Recorded: December 19, 2007
Instrument No: 200712190002

Modification(s) of said covenants, conditions and restrictions
Recorded: March 27, 2009
Instrument No: 200903270052

Note: Supplementals One through Eleven and Thirteen do not affect the subject property.

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Purposes of transmission, distribution and sale of gas and electricity
Recorded: February 24, 2009
Instrument No.: 200902240025
Affects: Portion of said premises and other land

21. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Trailhead Condominium Plat, in Book 11 of Plats, pages 199 through 205
Recorded: June 3, 2009
Instrument No.: 200906030046
Fact(s):
a) Dedication thereon
b) 10' utilities easements
c) Notes contained thereon
Affects: Portion of Lot 3

22. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 12, 2013
Instrument No.: 201312120009

Said document was rerecorded January 6, 2014 under Auditor's File No.:201401060036.

Said document entirely replaces the original Declaration recorded June 3, 2009, under Auditor's File No.:200906030047

23. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled First Amendment to the Survey Map and Plans for Trailhead Condominium Plat
Recorded: December 12, 2013, in Book 12 of Plats, pages 85 through 88
Instrument No.: 201312120008
Fact(s):
a) Dedication thereon
b) Easements as shown thereon
c) Notes contained thereon

24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: 10 foot strip adjoining all road shown on the plat

25. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Suncadia Phase 1 Division 12, an amended binding site plan
Recorded: December 12, 2013
Book: 39 Page: 2 through 5
Instrument No.: 201312120007
Fact(s): Access and utility easements and all notes contained thereon

26. Agreement and the terms and conditions contained therein
By: East AHM Development LLC, a Washington limited liability company
Purpose: Declaration of Driveway and Access Easement Agreement
Recorded: December 12, 2013
Instrument No.: 201312120012
Affects Lot 4

27. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $2,500,000.00
Trustor/Grantor: Watson Properties, L.P. a Washington limited partnership and Mountain Glen Management, LLC, a Washington limited liability company
Trustee: Guardian Northwest Title and Escrow
Beneficiary: Westside Meadows, a Washington limited liability company
Dated: December 23, 2014
Recorded: December 31, 2014
Instrument No.: 201412310043
Affects Lot 4

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201412310043
Recorded: August 18, 2016
Instrument No: 201608180044

28. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $350,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: AmeriTitle
Beneficiary: First American Exchange of Skagit County, as facilitator under a 1031 Deferred Exchange Agreement for Watson Properties, L.P.
Dated: April 22, 2016
Recorded: April 22, 2016
Instrument No.: 201604220059
Affects Lot 4

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201604220059
Recorded: August 18, 2016
Instrument No: 201608180045

29. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $1,500,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: Chicago Title Insurance Company
Beneficiary: J&J Dakota, LLC, a Nevada limited liability company
Dated: August 10, 2016
Recorded: August 18, 2016
Instrument No.: 201608180043

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201412310043
Recorded: August 18, 2016
Instrument No: 201608180044

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201604220059
Recorded: August 18, 2016
Instrument No: 201608180045

30. Any monetary encumbrances against individual condominium units and their undivided interest in common elements.

END OF EXCEPTIONS

Notes:

Note No. 1: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn Lot 3, TRAILHEAD CONDOMINIUM, Book 11 of Plats, pages 199 through 205, amended by First Amendment, Book 12 of Plats, pages 85 through 88 and Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, Book 39 of Surveys, pages 2 through 5, ptn of Tract Z-1 of Suncadia Phase 1, Division 9, Book 11 of Plats, pages 78 through 82.

Note No. 2: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

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Kittitas County CDS

Preliminary Site and Utility Engineering Summary

TRAILHEAD

Suncadia Master Planned Resort
Phase 1 Division 12
Site Development Plan

Jeff Hansell
Cle Elum, Washington

September 19, 2016

Prepared by

Encompass Engineering & Surveying
407 Swiftwater Boulevard
Cle Elum, WA 98922

509.674.7433 tel
509.674.7419 fax
www.encompasses.net

Encompass
ENGINEERING & SURVEYING

Part 1 Introduction

The proposed project consists of seven structures, each consisting of two attached residential townhomes. Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the plat of Phase 1 Division 12.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on the storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 1. Information of the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 1. Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 1 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).

Part 2 Roadway Plan

Discussed in this part are the classification of Phase 1 Division 12 roads, proposed road sections, roadway illumination and emergency access.

Roadway Classifications

Phase 1 Division 12 access road and parking shown in the Site Development Plan is classified as follows:

Road	Conceptual Master Plan Classification
Private	Private access and parking

Roadway Sections

The proposed roadway section for Phase 1 Division 12 shall be shown on the civil engineering documents.

Access

PRIMARY ACCESS: As illustrated on the General Site Plan, primary access to the Phase 1 Division 12 site from Bullfrog Road will be provided via Suncadia Trail. Suncadia Trail ties into Bullfrog Road southwest of Roslyn.

Illumination

Street lighting designs will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Street lighting will conform to the following planning criteria.

a) Use of full-cutoff shielding on outdoor light fixtures;
b) Mounting of light fixture luminaries at a height of not greater than 30 feet;
c) Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces;
d) Use of high-pressure sodium (HPS) outdoor lights per change to C-26 approved by County Commissioners May 4, 2004;
e) Use of timer or photo-cell controls to regulate when and where lighting would occur; and
f) Avoiding unnecessary lighting of building facades

Streetlights will be located at intersections, pedestrian trail crossings, and other locations where needed. Alternative luminary styles will be considered during project design.

Part 3 Stormwater Management Plan

Introduction

The preliminary Stormwater Management Plan for Phase 1 Division 12 of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1, 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

(1) Adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM) per the RIDGE Settlement Agreement Section 1.9 and
(2) An addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

Design specifics addressed in this part include:

- Stormwater runoff collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The proposed land use for the resort is shown in the General Site Plan for Phase 1. Phase 1 Division 12 is located west of the Prospector golf course in Phase 1 Division 2, bordering the golf course driving range, and south of Suncadia Trail. The Suncadia stormwater system will be privately owned, operated and maintained by the Suncadia Water Company. Construction of Division 12 facilities will be determined at the time of construction plan approval.

Conceptual Drainage Plan

Stormwater drainage for the Phase 1 Division 12 impervious areas will be collected in catch basins and conveyed via storm drainage pipes to the existing storm sewer infrastucture. Integral to this stormwater management concept is the update to the Master Drainage Plan for Phase 1.

The Phase 1 Division 12 project area soils are generally classified as Qgm – Bullfrog Moraine (glacial moraine deposits), till, group C.

Infiltration and Detention Facilities

No major infiltration or detention facilities are proposed on site. The proposed project will be conveyed to existing offsite stormwater control facilities.

Water Quality Treatment

Water quality treatment will be provided for runoff from impervious road and roof surfaces requiring stormwater treatment. Treatment can be provided in one of several Department of Ecology recommended treatment facility types. The water quality treatment option proposed for the Suncadia site will be a stormfilter system. All water quality facilities will be sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24-hours. The water quality facility is described below.

Stormwater Management StormFilter System

Stormwater Management's StormFilter System is a Best Management Practice (BMP) designed to meet most federal, state, and local requirements for treating stormwater runoff in compliance with the Clean Water Act. The StormFilter, a passive, flow-through, stormwater filtration system, improves the quality of stormwater runoff from the urban environment before it enters receiving waterways by removing non-point source pollutants, including sediment (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Overflow Routes

Each stormwater facility will have a controlled overflow structure. The overflow will discharge to an overflow drainage swale or enclosed pipe where it will be conveyed to a downstream facility or controlled dispersion area.

Source of Water Supply

Suncadia Resort Development, LLC, purchased and applied to the Kittitas County Water Conservancy Board (KCWCB) to transfer three Yakima River water rights (the Pautzke rights) for use on the MountainStar Master Planned Resort. The KCWCB approved the transfer of these rights on April 23, 2002. The Department of Ecology (Ecology) modified and affirmed the KCWCB decision on March 28, 2003. See Decisions KCWCB 01-07 / DOE CS4-YRB07CC01724 @1; KCWCB 01-5 / CS4-YRB07CC07124 @2; KCWCB 01-06 / CS4-YRB07CC01724 @3; and Ecology Letter Re: Trendwest Water Right Change Applications dated March 28, 2003.

The transfers as approved by the KCWCB and affirmed by Ecology designate the place of use of Suncadia's Yakima River water rights as the "area served by Suncadia resort Resources, Inc., now known as Suncadia Water Company, LLC, in accordance with a water system comprehensive plan or update approved by the Washington Department of Health" for domestic, irrigation and recreational use purposes. Combined, these transferred water rights allow the diversion of 9.5 cubic feet per second (cfs), 1,784.45 acre-feet per year during the April 1 through October 15 irrigation season and 4.09 cfs, 687.45 acre-feet per year from October 16 through March 31. Ecology further conditioned the rights to provide that the instantaneous diversion for the resort shall be limited to 8.7 cfs during the month of September and in drought years to 9.1 cfs (drought years are defined as when USBR pro-rates water to its Yakima Project contract customers). The authorized points of diversion are the City of Cle Elum's Yakima River Diversion (as primary source of supply), and Cle Elum's Cle Elum River Diversion (as secondary source of supply).

In addition, Suncadia, LLC has applied to the Department of Ecology to change the place of use, purpose of use and point of diversion of three irrigation purpose water rights (Lamb and Anderson rights) historically diverted from the mainstream Yakima River near the City of Ellensburg to allow for use of the water on the Suncadia Resort for municipal supply purposes and streamflow augmentation. Suncadia completed the purchase of the Anderson water rights in January, 2004, and has a contract to purchase the Lamb water rights contingent upon their transfer to the MPR. While the applications to change the water rights are pending, Suncadia has filed a motion with the Yakima Superior Court to authorize a change in purpose of use to instream flows and conveyance of the water rights to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort. The Yakima Superior Court enter an Order *Pendente Lite* approving the transfer of the Lamb and Anderson water rights to the State Trust Water Program for the pendency of the upper Yakima Basin adjudication on January 13, 2005, pending approval of a permanent change for use on the resort. Until transferred, the Order *Pendente Lite* allows use of these rights to mitigate an

additional 353.8 acre-feet per year of consumptive use during the April 1 through October 15 irrigation season.

In addition to the transfer of water rights and Order *Pendente Lite* from the mainstream Yakima River, Suncadia applied to Ecology to transfer eleven water rights in four Yakima River tributaries. These tributary water rights are to be transferred to instream flows in mitigation of impacts from the transfer and use of the Yakima River water rights. Ecology approved the transfer of water rights from two of the four tributaries, Big Creek and the Teanaway River, on May 10, 2002. Transfers of the two remaining tributaries, Swauk and First Creeks, were approved by Ecology on January 7, 2004. Ecology's transfer authorizations for Swauk and First Creek rights were appealed to the Yakima Superior Court. The appeal remains pending as of the date of this Plan. Suncadia, LLC has filed a motion with the Yakima Superior Court to authorize conveyance of all of its water rights from the four tributaries to the State Trust Water Program for mitigation of consumptive water use or other cumulative impacts by the Suncadia Resort for the 2005 and subsequent irrigation seasons which was approved by the Yakima Superior Court during its regularly scheduled Oversight Hearing on February 10, 2005. There are limitations imposed by Ecology on the consumptive use portion of the Pautzke water rights until the tributary rights are transferred to the State Trust Water Program. The tributary water rights and Suncadia's general mitigation strategy is discussed in more detail in Chapter 4 of the June 2001 WSP.

Phase 1 Division 12 System Description

The preliminary transmission and distribution system for Phase 1 Division 12 is illustrated on the enclosed Conceptual Utility Plan. The water for Phase 1 Division 12 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR.

The project site will propose a looped 8-inch diameter main that will connect to the water main in Suncadia Trail. All homes are to be fire sprinklered on site. Hydrants will be placed at a maximum of 500 feet spacing. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure.

General Description

The proposed project consists of seven structures, each consisting of two attached residential townhomes. The collected raw wastewater from developed portions of Phase 1 Division 12 will be conveyed by means of on-site gravity sewers to the existing sanitary sewer system in Suncadia Trail and further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Suncadia Solid Waste Management Policy

Solid waste collection will comply with the Suncadia Solid Waste Management Plan.

KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00033311

COMMUNITY DEVELOPMENT SERVICES (509) 962-7506

PUBLIC HEALTH DEPARTMENT (509) 962-7698

DEPARTMENT OF PUBLIC WORKS (509) 962-7523

Account name: 032142 **Date:** 4/3/2017

Applicant: HIGHWAY 9 OFFICE PARK CENTER

Type: check # 6464

Permit Number	Fee Description	Amount
LP-17-00005	CDS FEE FOR PLAT	4,900.00
LP-17-00005	FM PLAT	524.00
LP-17-00005	EH LONG PLAT FEE	540.00
LP-17-00005	PW LONG PLAT FEE	602.00
	Total:	6,566.00

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

RECEIVED
APR 03 2017
Kittitas County CDS

To: Kittitas County Community Development Svcs. **Date:** 3/31/17 **Job No.** 16080
411 N. Ruby St., Suite 2 **Attn:** Jeff Watson
Ellensburg, WA 98926 **Re:** Plat Application (Trailhead)

WE ARE SENDING YOU ■ Attached □ Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL
☐	☐	☐	☐	☐	☐	☐	☑

COPIES	DATE	NO.	DESCRIPTION
1		3	Preliminary Plat (small format)
3		9	Preliminary Plat
3		8	Conceptual Engineering Plans
3		6	Preliminary Site Development Plans

THESE ARE TRANSMITTED as checked below:

■ For approval □ Approved as submitted □ Resubmit ____ copies for approval □ For signature
For your use □ Approved as noted □ Submit _____ copies for distribution
□ As requested □ Returned for corrections □ Return _____ corrected prints
□ For review and comment _____
□ FOR BIDS DUE _____ □ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: _____ Title:

Copy to: File

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

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RECEIVED
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☐	☐	☐	☐	☐	☐	☐	☑

COPIES	DATE	NO.	DESCRIPTION
1		1	Project Narrative
1		1	Transfer Notice
1		1	Water & Sewer availability
1		10	Preliminary Site &Utility Summary
1		13	SEPA Environmental Checklist
1		9	Sub-Division Guarantee

THESE ARE TRANSMITTED as checked below:

■ For approval □ Approved as submitted □ Resubmit ____ copies for approval □ For signature

For your use □ Approved as noted □ Submit _____ copies for distribution

□ As requested □ Returned for corrections □ Return _____ corrected prints

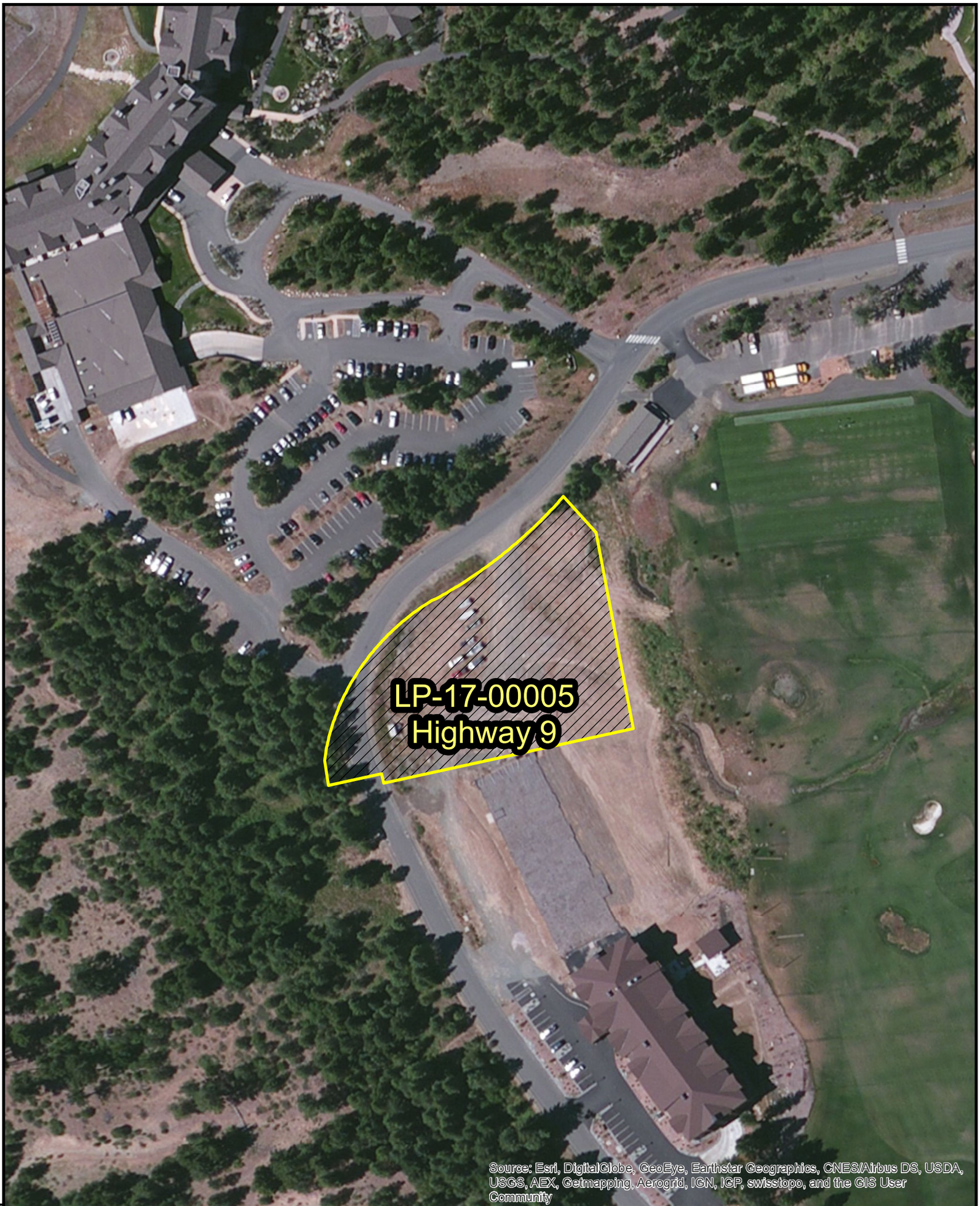
□ For review and comment _____

□ FOR BIDS DUE _____ □ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

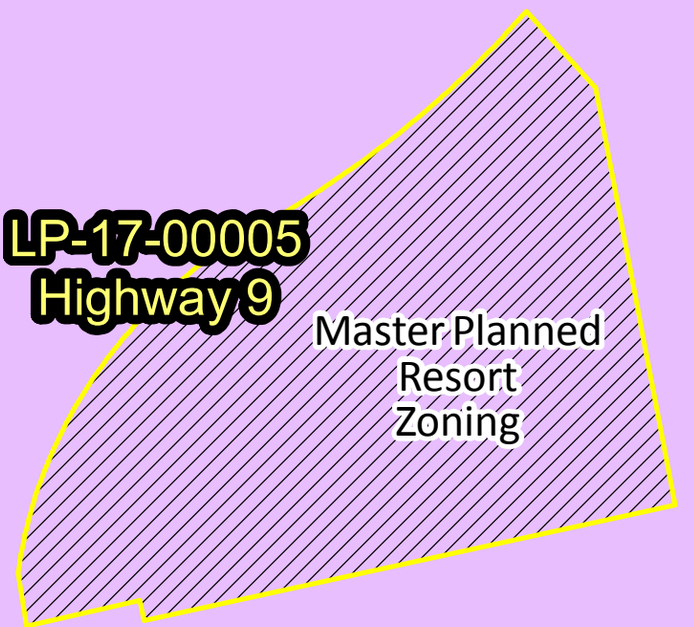
Signature: _____ Title:

Copy to: File



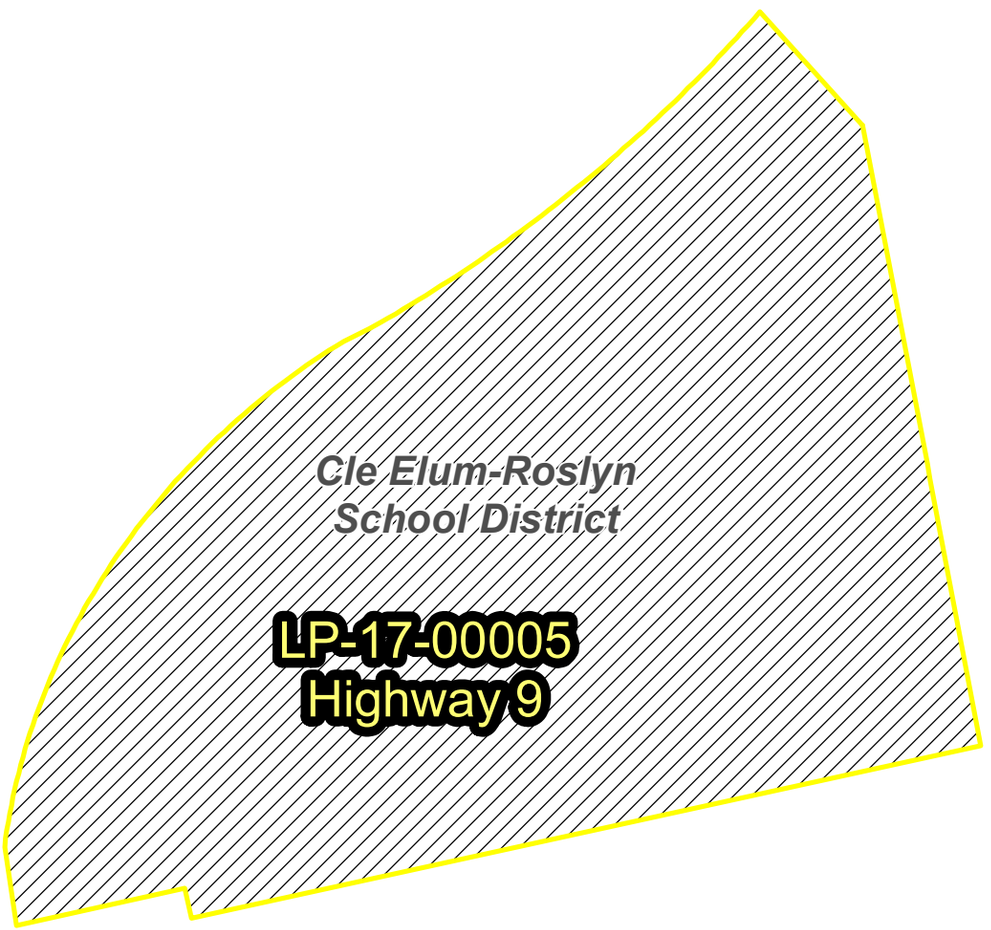
LP-17-00005
Highway 9

Aerial View



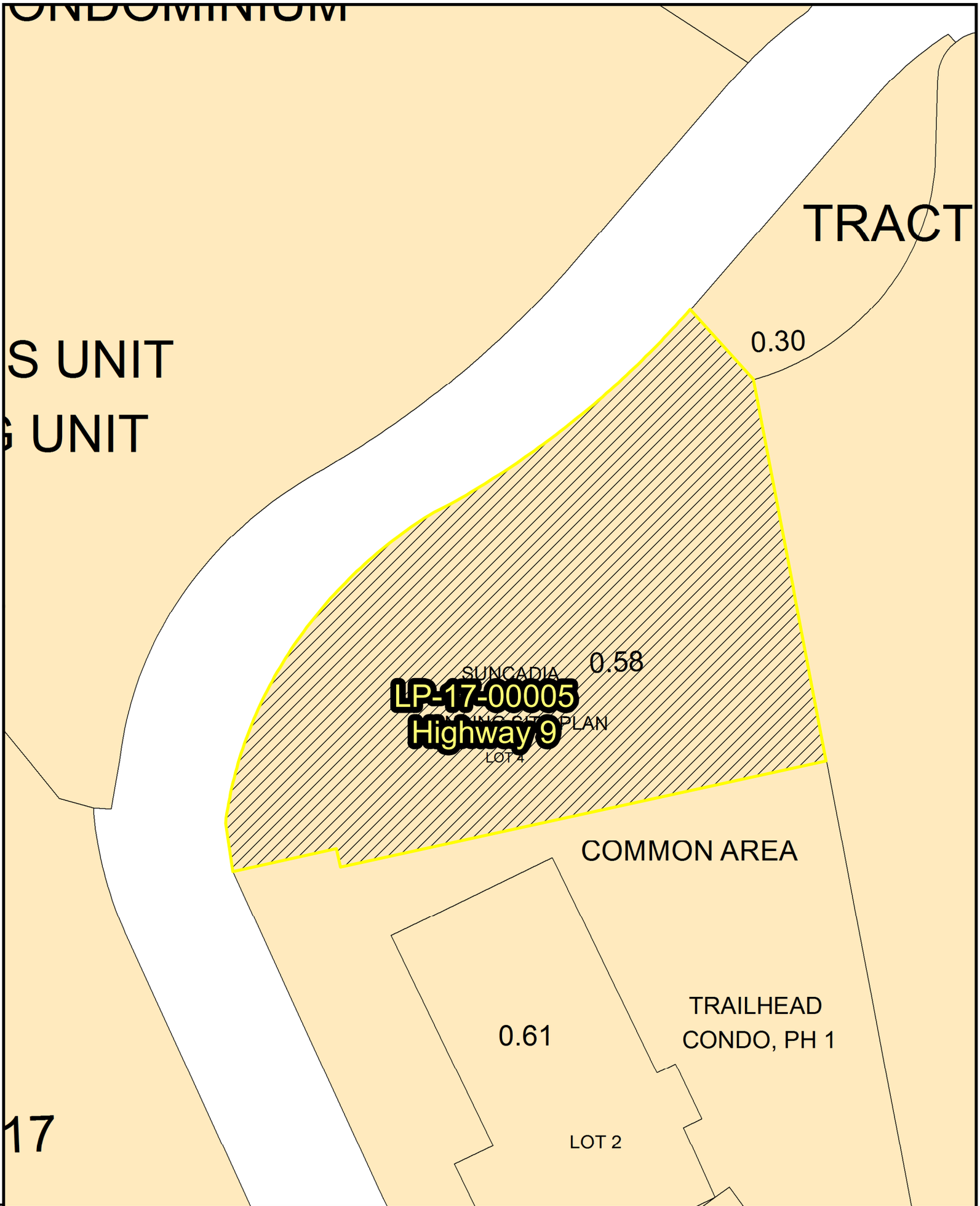
LP-17-00005
Highway 9

Zoning



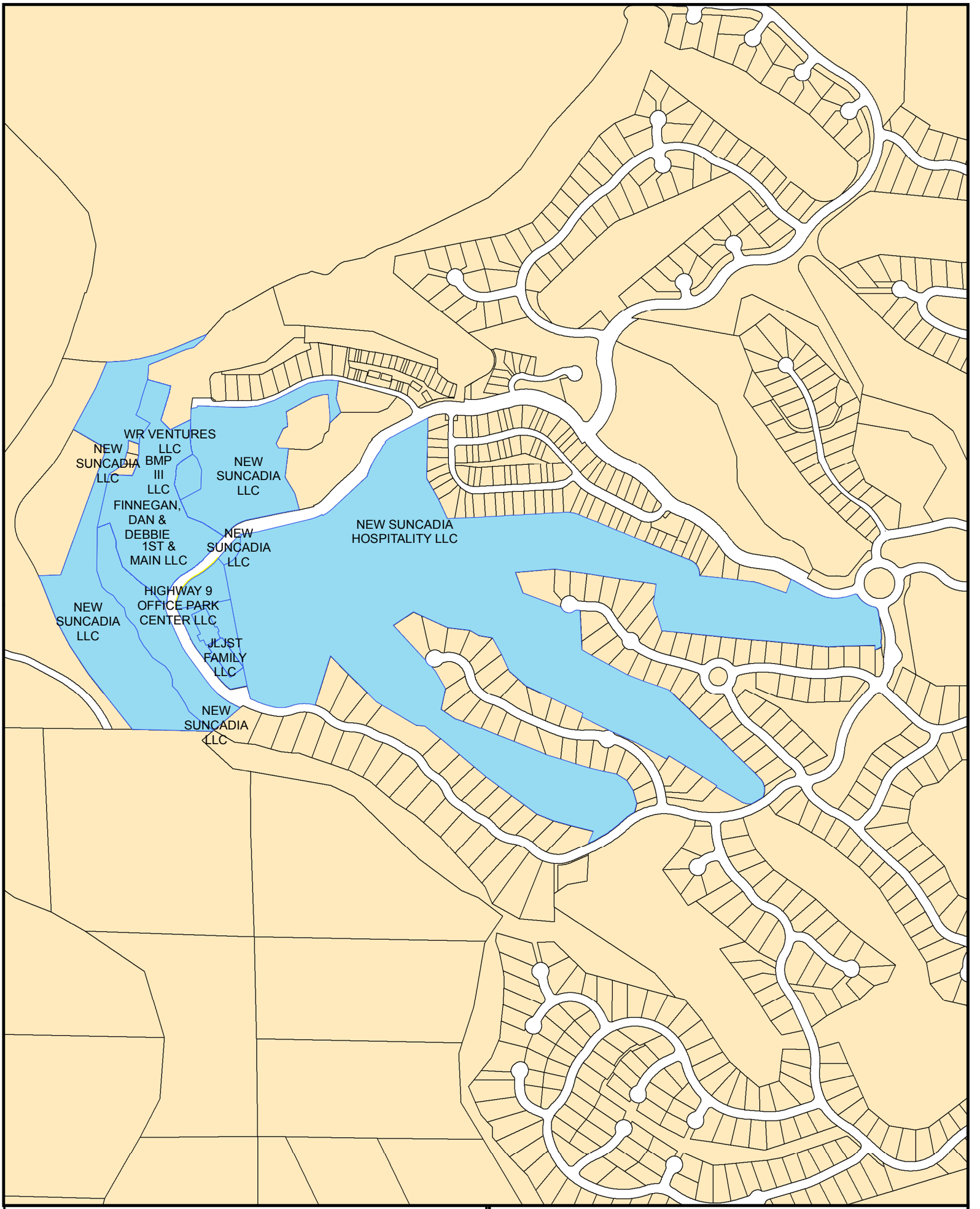
LP-17-00005
Highway 9

School District



LP-17-00005
Highway 9

Nearby Parcels



LP-17-00005
Highway 9

500 Foot Parcels

NEW SUNCADIA LLC
C/O GARY KITTLESON 4244 BULLFROG RD STE 1
CLE ELUM WA
98922-8717

NEW SUNCADIA HOSPITALITY LLC
770 SUNCADIA TRL
CLE ELUM WA
98922-3214

BASHIR, UMAIR & AZKA
1711 11TH AVE NE
ISSAQUAH WA
98029-7315

COMEAU, CINDY
12610 SE 187TH PL
RENTON WA
98058-7913

PAVLIK, JOHN M & MICHELLE L
12924 51ST ST E
EDGEWOOD WA
98372-9220

THIBERT, NEIL FRANCIS & MANN-LING HWANG
7726 DOUGLAS AVE SE
SNOQUALMIE WA
98065-9742

MCINTYRE, W BURLEY & LISA K
7003 DAYTON AVE N
SEATTLE WA
98103-5027

MILLER, SHAWN D &
BILLADEAU, BROOKE B 20012 166TH AVE NE
WOODINVILLE WA
98072-7005

PRAGA, MYRON DAVID III
PRAGA, ANNAMARIA N 1835 NEWHAVEN LOOP
RICHLAND WA
99352-7637

COWAN, ROBERT & SUZANNE
40 FOX HOLLOW RD
LEAVENWORTH WA
98826-8791

LEITH, MARTIN D & KELLI E
134 130TH PL NE
BELLEVUE WA
98005-3361

DOERR, JERRY WAYNE & CAROL CHRISTINE
7813 NE 112TH ST
KIRKLAND WA
98034-3404

MCLAUGHLIN, ANTHONY &
REILLY, ELAINE 5715 251ST CT NE
REDMOND WA
98053-2559

DIAMOND ALLEN TRUST
5012 WALLINGFORD AVE N
SEATTLE WA
9813-6141

BILODEAU, BRIAN
17744 NE 108TH WAY
REDMOND WA
98052-2823

LEE, KYUNG MIN
2530 30TH AVE S
SEATTLE WA
98144-5518

WATSON PROPERTIES
820 S 2ND ST
MOUNT VERNON WA
98273-4203

SHEARD, JOHN & ELAINE
4224 E MADISON ST
SEATTLE WA
98112-3237

HAMER, JOHN C &
PARKS, MARIANA 3824 E MERCER WAY
MERCER ISLAND WA
98040-3806

HIGHWAY 9 OFFICE PARK CENTER LLC
9623 32ND ST SE STE D112
LAKE STEVENS WA
98258-5783

ABOUELHEIGA, MOHAMMED
LEPSCHAT, KATHRYN 15805 NE 117TH WAY
REDMOND WA
98052-2626

HOLLEY, RICK & KANDACE
5120 145TH PL SE
BELLEVUE WA
98006-3534

BUSCH, DONALD W & LEA ANNE
7828 BANNER WAY NE
SEATTLE WA
98115-4196

SMITH, WAYNE M
MCKELLAR-SMITH, GEORGEANNE 308 S OAK ST
ELLENSBURG WA
98926-9053

ETZEL, JERRY A & JENNIFER L
18603 33RD AVE SE
BOTHELL WA
98012-8838

HARRISON, KEVIN R & BOBBI J
7032 COOK CT SE
SNOQUALMIE WA
98065-8931

COOK, DONALD J & KAYE B
3349 263RD AVE SE
SAMMAMISH WA
98075-9111

SARDINA, MARK
1447 26TH AVE
ISSAQUAH WA
98029-7414

JUSTICE, WADE
900 SAINT HILAIRE RD
YAKIMA WA
98901-7969

HAUGEN, BURTON JR & NICOLE
25110 SUMNER BUCKLEY HWY E
BUCKLEY WA
98321-9223

PRINCE, STANLEY M & KIMBERLEE
14343 157TH AVE NE
WOODINVILLE WA
98072-9070

1ST & MAIN LLC
1119 1ST AVE APT 204
SEATTLE WA
98101-2934

DELEO, MICHAEL
2431 267TH COURT SE
SAMMAMISH WA
98075

TRACY, DAN E & SANDRA L
14015 41ST AVE NE
SEATTLE WA
98125-3822

TOMKO, TODD & SHANNA
1186 NE PARK DR
ISSAQUAH WA
98029-7410

MAAS, ROBERT G &
BLACK, SUSAN H 7330 80TH PLACE SE
MERCER ISLAND WA
98040-5930

ANDERSON, RICK J & LORI C
26902 E SUNSET MEADOW LOOP
KENNEWICK WA
99338-7446

SUNCADIA 5050 LLC
PO BOX 445
MEDINA WA
98039-0445

MORGAN, RICHARD & AURORA
27119 NE STEWART ST
DUVALL WA
98019-8497

JLJST FAMILY LLC
1180 11TH PL SW
NORTH BEND WA
98045-7978

STERNBERG, BRUCE E & CATHERINE E
PO BOX 127
HOBART WA
98025-0127

HUTCHINSON PROPERTY
HOLDINGS LLC 1159 PALOMINO DR SE
TUMWATER WA
98501

THARP, CHAD
21945 OAK WAY
BRIER WA
98036-8179

THE BENAROYA COMPANY LLC
3600 136TH PL STE 250
BELLEVUE WA
98006-1417

JACOBSEN, SVEND &
MARTIN, SHERRI PO BOX 6940
KENNEWICK WA
99336

COX, VIRGINIA M TRUSTEE
3823 MIDFOREST
HOUSTON TX
77068

SMITH SUNCADIA CONDO 5062 LLC
848 N RAINBOW BLVD #3038
LAS VEGAS NV
89107-1103

PONDEROSA LODGE LLC
1326 5TH AVE STE 703
SEATTLE WA
98101

CAKE BOX LLC
28249 108TH AVE SE
AUBURN WA
98092-4063

GOAR, THOMAS CLAYTON & EMMA
LOUISE
600 STEWART ST STE 1220
SEATTLE WA
98101-1255

PERLMUTTER, NEAL STEVEN & SANDRA
LEA
7002 126TH AVE NE
KIRKLAND WA
98033-8325

JACKSON, BRADFORD G & JILL
KRUSE, KYLE & CINDY 10515 NE 47TH
PL
KIRKLAND WA
98033

SUNCADIA 1141 LLC
1837 STATE ROUTE 105
GRAYLAND WA
98547-9600

THREE T INVESTMENTS LLC
110 LUPINE DR
YAKIMA WA
98901-1692

EQUITY TRUST COMPANY, CUSTODIAN
FBO MICHAEL VAN DER VELDEN IRA
8431 SE 77ND PL
MERCER ISLAND WA
98040

TALCOTT REVOCABLE LIVING TRUST
1320 S SUNSET DR
TACOMA WA
98465-1233

TAMAKI, BLAINE & PRECIOSA
1225 N 22ND AVE
YAKIMA WA
98902-1211

ANDERSON, SHAWN P & MARGARET P
26603 SE 16TH CT
SAMMAMISH WA
98075-7947

ABRAMS, MYRON R & TRACY L
PO BOX 8165
YAKIMA WA
98908-0165

D GREGORY LLC
5670 179TH AVE SE
BELLEVUE WA
98006-5631

LILES, KENNETH W & PATRICIA M
803 FRONT ST APT 201
CELEBRATION FL
34747-5474

SATHER, D K & DIANE R
TRUSTEES 1501 E WILLOW RIDGE CIRCLE
SIOUX FALLS SD
57110

KLINE, MICHELLE & PETER V
13630 NE 40TH ST
BELLEVUE WA
98005-1427

SHIMIZU, STEVEN G &
WASHBURN, MICHELLE PO BOX 1476
MAPLE VALLEY WA
98038-1476

OSNIS, ROBERT & ANNIE
6819 SE 32ND ST
MERCER ISLAND WA
98040-2555

PARK, JIHYO &
SONG, JOHANN JONATHAN 6565 153RD AVE SE
BELLEVUE WA
98006-5424

TESH, TIMOTHY R
322 RANDOLPH RD
SEATTLE WA
98122

MILLER, RON A & RONNA L
ABRAMSON, ROBERT F JR 2872 TERRY LANE
ENUMCLAW WA
98022-4046

HOLMAN, DON
SINITSYNA, IRINA 12222 NE 82ND LN
KIRKLAND WA
98033-8091

HIXSON, BRENT H & DULCY C
27325 SE 9TH PL
SAMMAMISH WA
98075

MOUNTAIN HIGH PROPERTIES LLC
2120 W MCMANAMON RD
OTHELLO WA
99344-9027

ARMSTRONG, PATRICIA L
2392 BEACH LOOP DR SW
BANDON OR
97411

COLYER, CHRISTOPHER R
COLYER, KRISTINE M 130 5TH AVE S
KIRKLAND WA
98033

RINDLAUB, JOHN V
UZZELL-RINDLAUB, SARAH S 8441 SE 68TH ST #217
MERCER ISLAND WA
98040-5235

HOLLABAUGH, CHRISTOPHER JOHN
HOLLABAUGH & MARY EDNA HOLLABAUGH
REVOCABLE TRUST 3600 SUNCADIA TRL UNIT 5036
CLE ELUM WA

SEVIGNY, JOSH & STEPHANIE
206 WARREN ACRES RD
YAKIMA WA
98901-1476

RUTH, WILLIAM E
19400 108TH AVE SE STE 200
KENT WA
98031-0108

EBERLE, RITA
1902 S WILLIAMS ST
KENNEWICK WA
99338-1820

MCINTURFF, TODD
24059 40TH AVE NE
BOTHELL WA
98021-9077

PFLAUM, BRUCE WALTER TRUSTEE
%RUSSELL INVESTMENTS 1301 2ND AVE 18TH FL
SEATTLE WA
98101-3800

KIPP, CHRISTINE & GREGORY
3011 211TH AVE NE
SAMMAMISH WA
98074-6332

WHITE, J MICHAEL & LINDA M
3600 E FIR ST
MOUNT VERNON WA
98273-5718

PEREIRA, MANUEL PEREIRA AND
DEBORAH PEREIRA LIVING TRUST
3515 N 35TH ST
TACOMA WA
98407-6030

MCLEOD, RUSSELL S & AMBER N
9006 NE 127TH PL
KIRKLAND WA
98034-2666

JENSEN FAMILY
INVESTMENT CO LLC C/O 1142 SHEARWATER DR
PATTERSON CA
95363-9043

HUGUS, HARALD
HUGUS, JENNIFER 3632 LONG LAKE DR SE
OLYMPIA WA
98503-4054

WELLING, MATTHY &
BARLAG, ELI 3859 BEACH DR
SEATTLE WA
98116

LINJOHN LLC
C/O JOHN JORGENSEN 1525 NW 57TH #518
SEATTLE WA
98107

KAIANOFF, DENISE L & PAUL
7706 188TH AVE E
BONNEY LAKE WA
98391-8563

BRAZELTON, MICHELLE M
28915 230TH AVE SE
BLACK DIAMOND WA
98910

CARLYON, CARON
2716 ELLIOTT AVE APT 606
SEATTLE WA
98121-3510

SUNCADIA 4053/4055 LLC
17107 SE 100TH ST
RENTON WA
98059

PUCCI, THOMAS A & SANDRA
1764 HARRISON WAY NE
ISSAQUAH WA
98029-3689

ADLER, RICHARD H & DONNA M
17116 SE 60TH ST
BELLEVUE WA
98006

YOUNG, JAMES D
2347 23RD LANE NE
ISSAQUAH WA
98029-2626

NORTHWOODS INVESTMENTS LLC
23 NEWPORT KY
BELLEVUE WA
98006-1017

JORGENSEN, ERIK & JULIE
7862 ENTRADA DE LUZ E
SAN DIEGO CA
92127-2570

CHARNESKI, JOHN F & LUELLEN K
PO BOX 12899
OLYMPIA WA
98508

MILLER, KIM K
PO BOX 32
VIRGINIA CITY MT
59755-0032

CAOILE, NIKOLAS N
SCHIEL, MELISSA 2410 N LILAC WAY
ELLENSBURG WA
98926-2322

LEWIN, MARK B & JOHANNE
13036 42ND AVE NE
SEATTLE WA
98125-4625

LEE, JEFFREY & LISA
4034 35TH AVE W
SEATTLE WA
98199-1634

CAIRNS, MARK & TONYIA
TRUSTEES 25301 232ND AVE SE
MAPLE VALLEY WA
98038-6899

GALK, VLADIMIR & OKSANA
13233 SE 252ND ST
COVINGTON WA
98042-6605

JD & JJ LLC
651 N KEYS RD
YAKIMA WA
98901-1172

OLSON, STEVE D & LEANNE M
13104 22ND AVE E
TACOMA WA
98445-3671

IVERSON, LEIGH R II &
IVERSON, DONNA R 3329 LOCHSIDE
THE COLONY TX
75056

BROWN, GEOFFREY & JENNIFER
1812 LAGUNA ST
SANTA BARBARA CA
93101-1012

WOLF, JEFFREY M &
EVANS, MITCHELL S 6323 BLAIR
TERRACE S
SEATTLE WA
98118

KOPLOWITZ, ROBERT
PELZ, JANET C 4218 NE 89TH ST
SEATTLE WA
98115-3829

HANEY, DENNIS B & PATRICIA M
5915 PERFECT CALM CT
CLARKSVILLE MD
21029-1259

THREE ACRE WOOD
LIVING TRUST PO BOX 1453
WOODINVILLE WA
98072

HOLT, KATHLEEN U
230 SHORE RD
WATERFORD CT
06385-3426

RAU, JEFFREY C
1626 14TH PL NE
ISSAQUAH WA
98029-7819

LOZIER, TODD & KRISTIN
8440 143RD CT NE
REDMOND WA
98052-3467

THOMAS, CHARLES J & BRENDA L
4032 BURKE AVE N
SEATTLE WA
98103-8318

BIRD CAPITAL MANAGEMENT LLC
1005 ALLENWHITE DR
RICHLAND WA
99352-8686

SNOW COUNTRY LODGING LLC, KAUAI
DEVELOPMENT GROUP
20 KAPUAIMILIA PL
HAIKU HI
96708-5992

TORTORELLI, JOHN J
424 S LAKESIDE RD
LIBERTY LAKE WA
99019-9574

GUIMONT, SHELLIE
128 103RD AVE NE
LAKE STEVENS WA
98258-1611

BLACKMORE FAMILY REVOCABLE LVNG TRST
BLACKMORE, GARY & SANDRA 9914 177TH AVE E
BONNEY LAKE WA

HOPE, DENNIS & LAURIE
206 9TH AVE
KIRKLAND WA
98033

NELSON, GREG & LAURIE NELSON LIVING TRUST
428 10TH AVE
KIRKLAND WA
98033-5615

CZARTOSKI, JULIE L & TODD J
1707 SUNSET AVE SW
SEATTLE WA
98116-1943

EIMERS, NATHAN P & ALICIA
4621 DREW AVE S
MINNEAPOLIS MN
55410-1716

MEBUST, KIMBERLY &
DEDOMINICIS, AMY 12410 136TH AVE E
PUYALLUP WA
98374

GAMBLE, TIMOTHY JOHN & TERESA ANN
8234 FAIRWAY DR NE
SEATTLE WA
98115-5226

BROWN, KEVIN L & ELIZABETH A
5350 BURDETTE LN
ATLANTA GA
30327-4807

4009/11 SUNCADIA LLC
7804 40TH AVE W
MUKILTEO WA
98275

ADLER, STEVEN S & NANCE M
2523 NE 120TH ST
SEATTLE WA
98125-5318

MARSON, TAMARA G
13230 FRAZIER PL NW
SEATTLE WA
98177

SCHOBER, NEIL T & GINA M
4210 184TH AVE SE
ISSAQUAH WA
98027-9776

EHNI, WILLIAM & SHELLY
EHNI, ROBERT & BAUER, APRIL 1012 NW 199TH ST
SHORELINE WA
98177-2642

HJORT, JOHN & BARBARA
17121 TALBOT RD
EDMONDS WA
8026

HARD, ROBERT M
5308 51ST AVE S
SEATTLE WA
98118

DAMM, STEVE
DAMM, JOAN MAGNANO 2000 1ST AVE APT 1103
SEATTLE WA
98121-2168

MICHAEL, MARK & ASHLEY
1920 4TH AVE UNIT 604
SEATTLE WA
98101-5106

JARVIE, JIM & JERI
9521 31ST AVE NW
SEATTLE WA
98117-2616

MCCASLIN, ROBERT L & DONNA J
17044 NE 37TH PL
BELLEVUE WA
98008-6162

BMP III LLC
14206 S CANYON DR
PHONEIX AZ
85048-8306

GRAY & GRASSI LLC
2839 W KENNEWICK AVE PMB #361
KENNEWICK WA
99336

SMITH, ROGER M & PAULA R
5023 S 283RD PL
AUBURN WA
98001-1924

HOLLAND, MARK & LONI
HOLLAND, JUSTIN & MINGIE 19410 HIGHWAY 99 STE A #135
LYNNWOOD WA
98036-5102

MORRISS, DAVID & INA
2138 62ND PL SE
AUBURN WA
98092-8027

MCIRVIN, NEIL T
SOVDE, LINDSAY A 1633 7TH AVE W
SEATTLE WA
98119-2918

KWAN, ROSA
14510 NE 30TH PL #32C
BELLEVUE WA
98007

DUNE MEADOWS LLC
C/O HECKER WAKEFIELD & FEILBERG PS
321 1ST AVE W
SEATTLE WA
98119-4103

OH, SANGIK & SOOJIN CHUNG
2227 78TH AVE NE
MEDINA WA
98039-2316

GODTFREDSEN, KIRK & KATHY
10515 NE MORNING LN
BAINBRIDGE ISLAND WA
98110-4144

MACKEY, DEANNA L
5129 ORCA DR NE
TACOMA WA
98422

KUECKER, ROBERT & ERIKA
9611 BLAKE PL
EDMONDS WA
98020

EIDE, RICHARD G JR &
RICHARDSON, WINN F 1828 4TH ST
KIRKLAND WA
98033-4915

GAY, JEFF & SHELLEY
PO BOX 521
KITTITAS WA
98934-0521

HOERING, ANTJE
2209 THIRD AVE N
SEATTLE WA
98109-2335

FAY, JASON J & LINDSEY ANN
27620 NE 15TH PL
DUVALL WA
98019

LOVEJOY, ROBERT & KATHY RAY
22728 37TH AVE NE
ARLINGTON WA
98223-9059

OTTELE, JESSIE
1615 92ND AVE NE
CLYDE HILL WA
98004-2512

ZACHARY, WILLIAM
1545 NW 57TH ST
SEATTLE WA
98107-5641

SMYTH, MICHAEL W & CAROL A
9504 231ST PL SW
EDMONDS WA
98020-5022

SZELIGA, CLAY
1760 N NORTHLAKE WAY APT 521
SEATTLE WA
98103-2915

LANDSVERK, DEANNE M
24113 56TH AVE W
MOUNTLAKE TERRACE WA
98043-5503

GOETZ, HARRY LAWRENCE III &
PAMELA JANE
PO BOX 6410
KETCHUM ID
83340-6410

NAP, JASON R & CONNIE L
11731 SE 77TH PL
NEWCASTLE WA
98056-1782

RAINSHADOW MOUNTAIN LLC
2905 N 31ST ST
TACOMA WA
98407-6406

CALPE, RANDY & ANNE OLSON
JIMENEZ, ANDRES & MARGIE 12227
12TH AVE NW
SHORELINE WA
98177-4319

ROSLYN PROPERTIES LLC
4244 BULLFROG RD STE 2
CLE ELUM WA
98922-8717

KELLEY, KEVIN L & WENDIE A
CO-TRUSTEES PO BOX 750
ROSLYN WA
98941-0750

NOWAK, DOUGLAS D
PATEL, SANGITA D 8602 54TH PL W
MUKILTEO WA
98275-3134

KELLY, CHARLES P
6015 24TH ST NW
GIG HARBOR WA
98335

BIRCHMEIER, RALPH P & DAWN M
TRUSTEES 1375 ESTE VISTA CT
ENCINITAS CA
92024-5251

HOWARD, EDWARD A & MARIANNE
11220 196TH AVE NE
REDMOND WA
98053-7432

KUNTZ, CHRISTOPHER A & ALICE L
12105 NE 33RD ST
BELLEVUE WA
98005-1203

ELLISON, ANDRE P & TRUDY A
1156 S 229TH PL
DES MOINES WA
98198-6969

SATTARI, MAZIAR & JESSICA AMANDA
17524 NE 120TH WAY
REDMOND WA
98052-2336

HUEFNER PROPERTIES LLC
4706 W LINCOLN AVE
YAKIMA WA
98908-2653

SCOTKIN, STEVE & CARI P
11767 158TH AVE NE
REDMOND WA
98052-2627

D & H SUNCADIA LLC
2201 192ND ST SE APT B1
BOTHELL WA
98012-7938

WILLIAMS, JEFFREY D & ROCHELL L
3288 NE HARRISON DR
ISSAQUAH WA
98029-3696

HARLIN, ROBIN M &
AHO, KAREN M 7712 122ND PL SE
NEWCASTLE WA
98056

GREANEY, JOHN J &
AHERN, THERESA M 23422 95TH CT S
KENT WA
98031-2972

SUNCADIA 3012 LLC
145 FERNCLIFF AVE NE UNIT D435
BAINBRIDGE ISLAND WA
98110-3430

JEWETT, RICKY LEE TRUSTEE
3213 W WHEELER ST #403
SEATTLE WA
98199-3245

DIETRICH, ALLAN H & PATRICIA A
10755 NORTH RD
LEAVENWORTH WA
98826-9516

NTB HOLDINGS LLC
8327 20TH AVE NW
SEATTLE WA
98117

KOH, WUITENG & KARRIE C
TRUSTEES 2412 ROSEMONT PL W
SEATTLE WA
98199-3702

ORESHKIN, MARIANNA
1035 156TH AVE NE APT 23
BELLEVUE WA
98007-4681

RINGER, GEORGE & JALLEEN
2227 71ST AVE SE
MERCER ISLAND WA
98040-2320

SUNCADIA 2059 LLC
147 NE 56TH ST
SEATTLE WA
98105

WATSON, THOMAS E
1415 2ND AVE #710
SEATTLE WA
98101

BURLEY, CAROL J TRUST
% BURLEY, STEVEN 4604 LARGO DR
FLOWER MOUND TX
75028-3936

SLEIGHT, BRIAN
17927 MILITARY RD S
SEATAC WA
98188-4627

THIBERT, NEIL & MANN-LING
7726 DOUGLAS AVE SE
SNOQUALMIE WA
98065

KATRI, DAVID E & JUDITH A
841 82ND AVE NE
MEDINA WA
98039-4739

WOOD, LAURA N &
FUKUCHI, KYLE 15715 NE 53RD ST
REDMOND WA
98052

HASTIE, RONALD & TALIA
ELLISON, MARSHALL & GERALDINE PO
BOX 1211
OLYMPIA WA
98507-1211

WOLFRAM, STEVEN M
36170 CHERRYWOOD DR
YUCAPIA CA
92399

MOSS, JORDAN & PENNY
16443 SE 47TH PLACE
BELLEVUE WA
98006-5869

YOUNG, CHRISTOPHER
18124 40TH DR SE
BOTHELL WA
98012-7514

SOF N SAR LLC
1415 2ND AVE UNIT 710
SEATTLE WA
98101-2029

SCHLEPP, WAYNE & BRENDA
2825 E LAKE SAMMAMISH PKWY NE
SAMMAMISH WA
98074-4515

BUNKOWSKE, JEFFERY D & KERRY J
27704 MAPLE RIDGE WAY SE
MAPLE VALLEY WA
98038

WILLARD, STEVE
PO BOX 1665
WOODINVILLE WA
98072-1665

RANDLEMAN, MARK & CYNTHIA
BUTORAC, STEPHANIE 495 E 4TH ST
CLE ELUM WA
98922-1220

TAYLOR, JUDSON S & JERILYN
14711 32ND DR SE
MILL CREEK WA
98012-5032

ENGSTROM, MICHAEL D & LESLIE D
19214 5TH ST E
LAKE TAPPS WA
98391-5619

JANTZ, GREGORY L & LAFON M
547 DAYTON
EDMONDS WA
98020

ROBLEE, ROBERT L &
JOHNSON, RONALD M BOX 380
SOUTHWORTH WA
98386

COOK, KRISTINA L TRUSTEE
8477 SW 35TH AVE
PORTLAND OR
97219

SOH, ANTHONY KHENG-CHUAN
SOH, CHRISTINE HUYNH 419 GRAHAM
AVE NE
RENTON WA
98059-5782

JONES, ANDREW D & ANNAMARIA D
421 S DAVIES RD
LAKE STEVENS WA
98258-8536

GARMS, JASON &
WHITE, KATIE 324 7TH AVE
KIRKLAND WA
98033-5529

WISCHMEYER, W THOMAS
WISCHMEYER, JACQUELINE G 1825 BAY MEADOWS DR
WEST LINN OR
97068-2508

HOLM, DOUGLAS & ELIZABETH
2699 230TH AVE SE
SAMMAMISH WA
98075-6012

JACOBSON, BRIAN H & JENNIFER L
27010 8TH AVE S
DES MOINES WA
98198-9305

PELTON, STEVE & ALICIA
CRAIG, MARK & ANGELA 32933 SE 43RD ST
FALL CITY WA
98024-8734

NATSUHARA, DAVE & MARIAN
26602 164TH AVE SE
COVINGTON WA
98042-8244

MEECHAN, MICHAEL T & PATRICIA A
8431 42ND AVE SW
SEATTLE WA
98136

BOUVIER, LLOYD P & JANE ETAL
1510 7TH STREET PL SE
PUYALLUP WA
98372-4663

BIRCHETT, NORMAN B
1899 N JANTZEN AVE
PORTLAND OR
97217-7808

SCHUMAN, DAVID & TRINA
6037 SYCAMORE AVE NW
SEATTLE WA
98107-2042

FINNEGAN, DAN & DEBBIE
7106 CURTIS DR SE
SNOQUALMIE PASS WA
98065-9075

GALL, STEVE
14025 19TH AVE NE
SEATTLE WA
98125-3213

RASARETNAM, SURESH & ANH-THU
17357 187TH PL SE
RENTON WA
98058-0723

WR VENTURES LLC
3831 221ST AVE SE
SAMMAMISH WA
98075-9236

MCGINNIS, DON & MARGARET JEAN
12825 STANDRING LN SW
BURIEN WA
98146-3046

BENNETT, JEFFREY M & MONICA J
5702 138TH PL SE
BELLEVUE WA
98006-4258

MENTOR, JOSEPH P JR & MARIE K
11237 MARINE VIEW DR SW
SEATTLE WA
98146-1621

GREELEY, GREGORY WILLIAM
GREELEY, KAREN SHERINE 10905 WILLOWICK LN
WOODWAY WA
98020-5230

PARK, BRYAN M
13614 SE 186TH PL
RENTON WA
98058-8012

BROWN, JOEL B & LESLIE A
25738 SE 27TH ST
SAMMAMISH WA
98075-7902

SPEAR, DOUGLAS D & MARY L
TRUSTEES 22912 53RD AVE SE
BOTHELL WA
98021

COUCH, JOSH & MICHELLE
1380 MARION ST
ENUMCLAW WA
98022

SUNCADIA 2012 LLC
1906 6TH AVE W
SEATTLE WA
98119-2812

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 7215645618035:

LOT 4 OF SUNCADIA–PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z–1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;
THENCE SOUTH 77°22'47" WEST, 120.01 FEET;
THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;
THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

OWNER–DEVELOPER:

HIGHWAY 9 OFFICE PARK, LLC
9623 32ND STREET SE, SUITE D112
LAKE STEVENS, WA 98258–5783
PHONE: 509–674–6569

PARCEL NO:

954846

TAX MAP NO:

20–15–19055–0003

GENERAL NOTES:

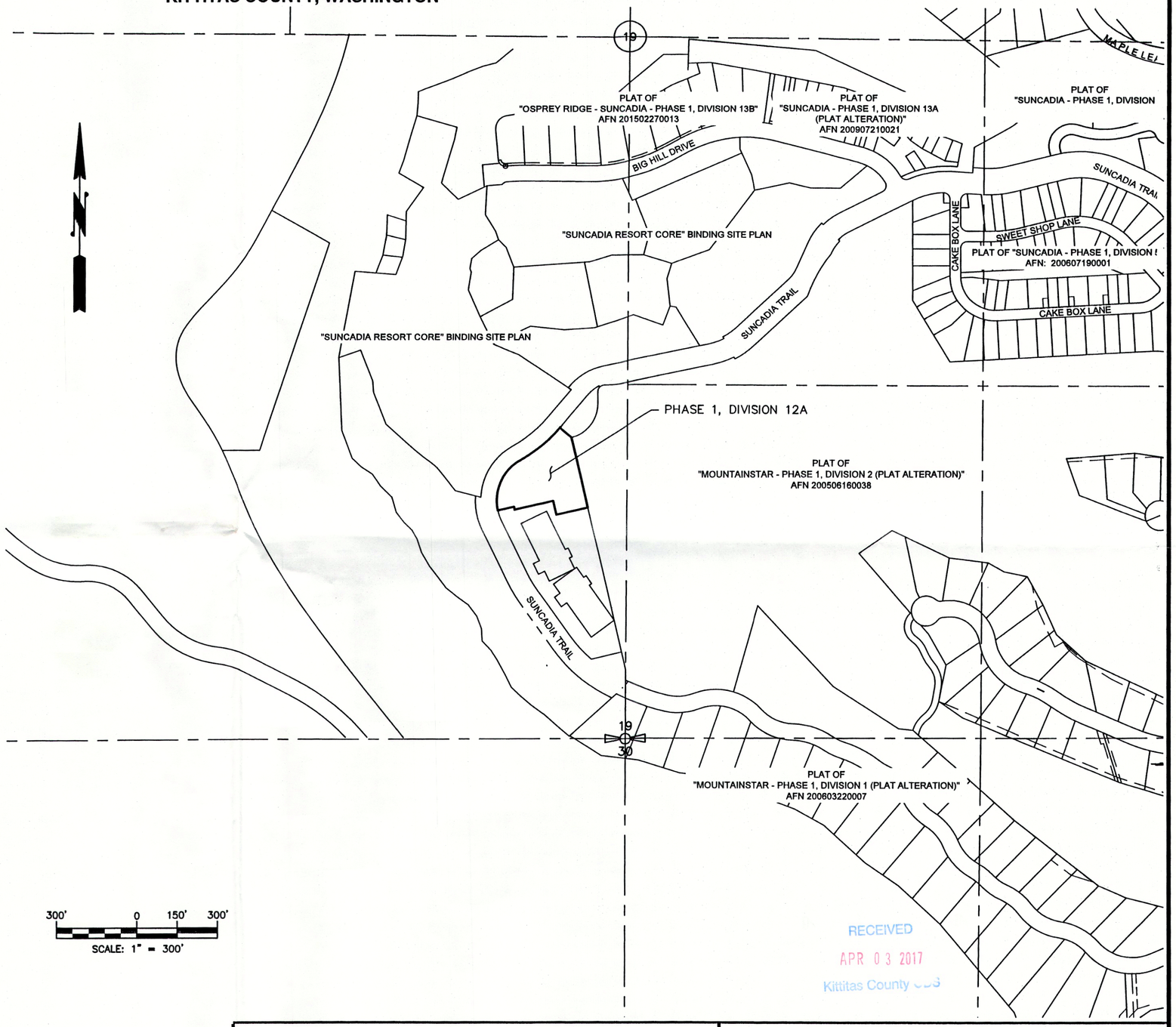
VACATION HOMESITES RANGING IN SIZE FROM 0.14 ACRES TO 0.37 ACRES

TOTAL AREA: 1.50 ACRES
TOTAL LOT AREA: 1.08 ACRES
TOTAL NUMBER OF LOTS: 14
TOTAL NUMBER OF TRACTS: 1

THIS PLAT WHICH WILL BE REFERRED TO AS PHASE 1, DIVISION 12A.

WATER & SEWER NOTES:

SEE PRELIMINARY SITE & UTILITY ENGINEERING INFORMATION



300' 0 150' 300'
SCALE: 1" = 300'

RECEIVED
APR 03 2017
Kittitas County

BASIS OF HORIZONTAL & VERTICAL DATUM:

HORIZONTAL:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91 THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387.

VERTICAL:

NGVD 29

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 300'	1 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.

RECEIVED
APR 03 2017
Kittitas County CDS

GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

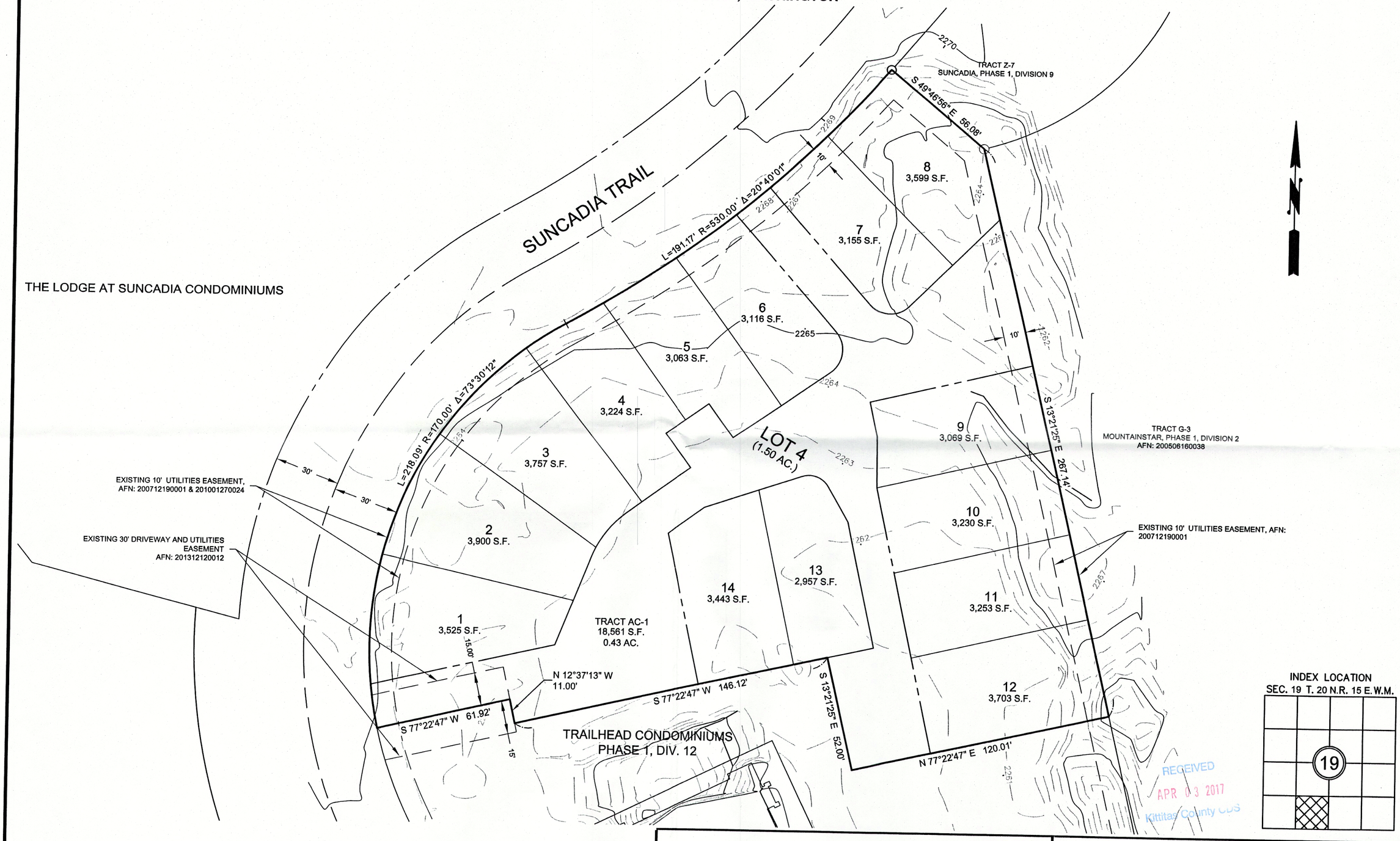
PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	2 OF 3

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.

RECEIVED
APR 03 2017
Kittitas County CDS

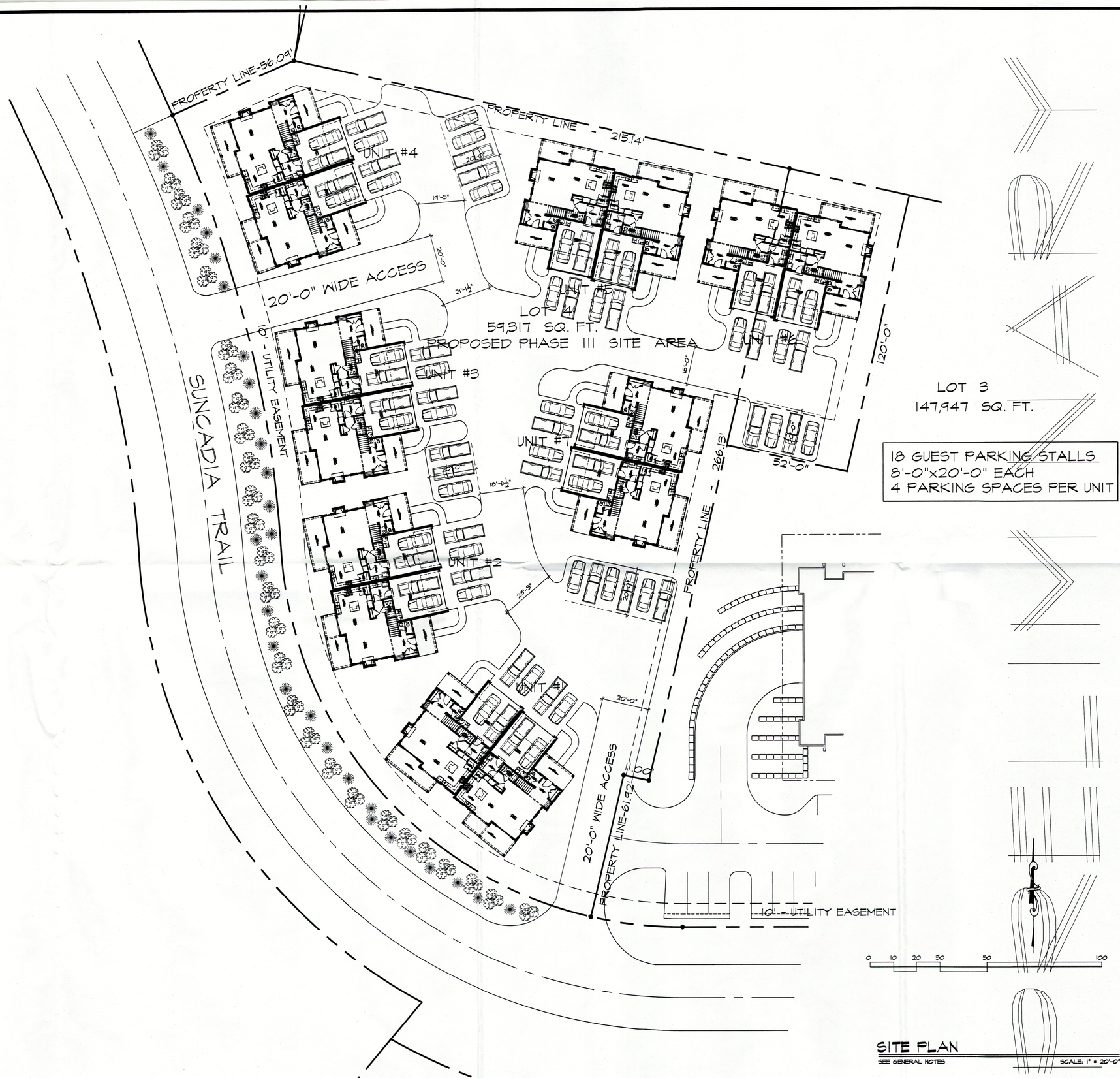
GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	3 OF 3

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



SITE PLAN

SEE GENERAL NOTES

SCALE: 1" = 20'-0"

NASH & ASSOCIATES
ARCHITECTS
8803 118th AVENUE NE - KIRKLAND, WA - 98033 - 425-828-4117
www.nash-architects.com

project:
TRAILHEAD PH. III
DUPLEX PLAN
UNIT 'A'
XXXX SUNCADIA TRAIL
CLE ELUM, WA

date: 2-18-16
permit:
revisions:
8-11-16

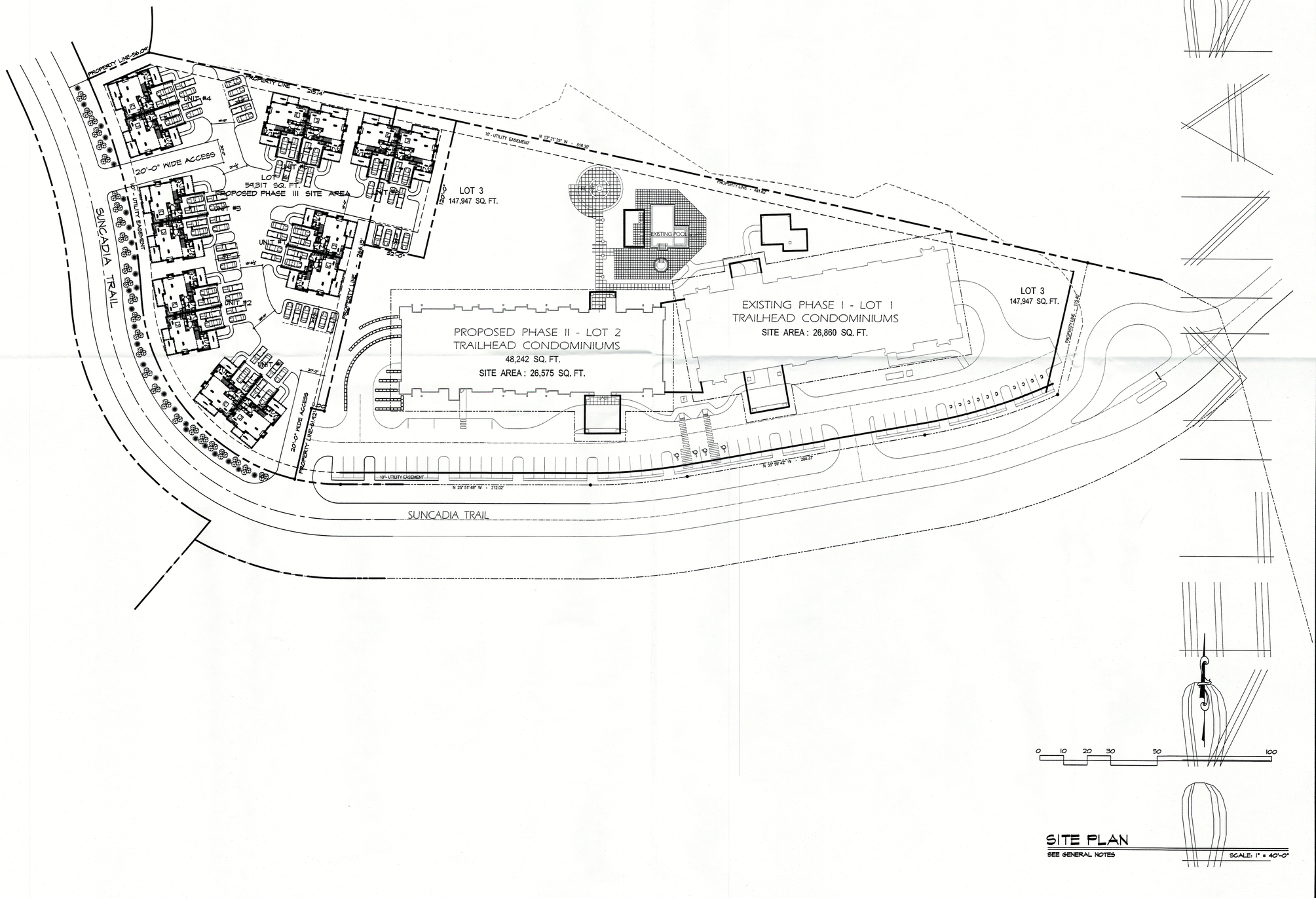
drawn by: JLK
checked by: GN

SHEET C1
OF C2

2016 CURRENT
DAVE ALLEGRE TRAILHEAD
#16-111

RECEIVED
APR 03 2017
Kittitas County CDS

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



0 10 20 30 50 100

SITE PLAN

SEE GENERAL NOTES

SCALE: 1" = 40'-0"

NASH & ASSOCIATES
ARCHITECTS
8603 118th AVENUE NE • KIRKLAND, WA • 98033 • 425-828-4117
www.nash-architects.com

project:
TRAILHEAD PH. III
DUPLEX PLAN
UNIT 'A'
XXXX SUNCADIA TRAIL
CLE ELUM, WA

date: 2-18-16
permit:
revisions:
8-11-16

drawn by: JLK
checked by: GN

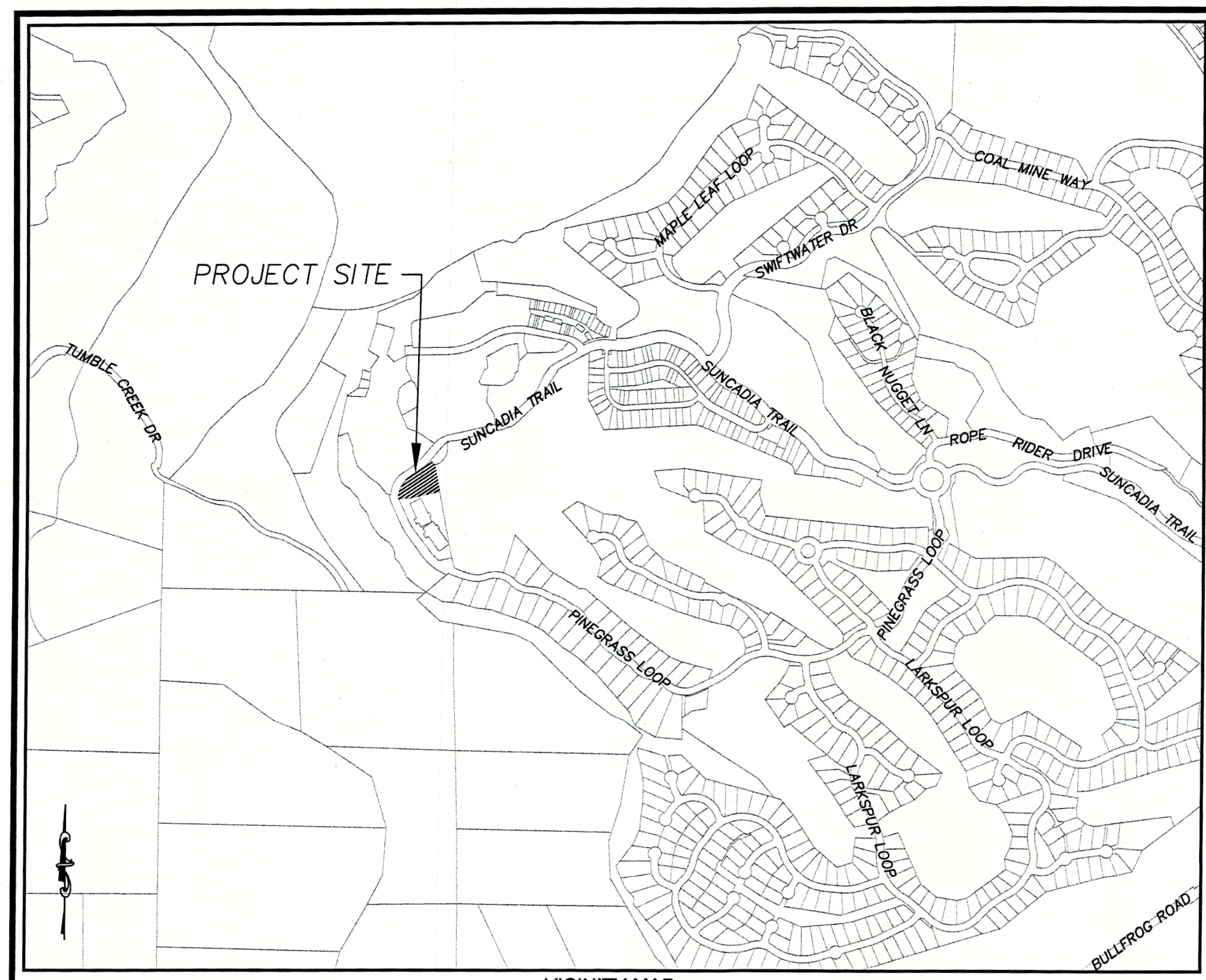
SHEET C2
OF C2

2016 CURRENT
DAVE ALLEGRE TRAILHEAD
#16-111

RECEIVED
APR 03 2017
Kittitas County CDS

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON



VICINITY MAP
SCALE: 1"=1,000'

STANDARD PLAN NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE WSDOT\APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION).
2. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK THAT ARE NOT PROVIDED BY THE OWNER PRIOR TO START OF CONSTRUCTION.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER, THE COUNTY, AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S PROFESSIONAL ENGINEERING CONSULTANT AND THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS OF THE PRE-CONSTRUCTION MEETING TIME AND LOCATION.
5. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS AND CURBS THAT ARE TO REMAIN BUT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE INSPECTOR.
6. ALL SURVEYING AND STAKING OF IMPROVEMENTS SHALL BE APPROVED BY THE OWNER. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE OWNER PRIOR TO OBTAINING STAKING SERVICES.
7. THE CONTRACTOR SHALL NOTIFY THE KITTITAS COUNTY FIRE DISTRICT TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISTRICT OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL ACTIVE CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555 OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
11. THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
12. BACKFILL MATERIAL SHALL MEET KITTITAS COUNTY STANDARDS AND THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS AND SHALL BE APPROVED BY THE COUNTY PRIOR TO BACKFILLING.
13. INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY THE COUNTY INSPECTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE RECONSTRUCTION OF ITEMS THAT DO NOT MEET THE CONTRACT DOCUMENTS OR THAT WERE CONSTRUCTED WITHOUT INSPECTION.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE WATER OF THE STATE. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
15. THE CONTRACTOR SHALL KEEP ALL STREETS AND PUBLIC RIGHT-OF-WAY CLEAN AT ALL TIMES BY SWEEPING. WASHING WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE COUNTY ENGINEER.
16. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD AND KITTITAS COUNTY STANDARDS.
17. CONTRACTOR SHALL NOT MAKE ANY REVISIONS TO THE PLANS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 – TRAFFIC CONTROL, SHALL APPLY.
19. ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.
20. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
21. CONTRACTOR SHALL PROVIDE A SUBMITTAL PACKAGE FOR REVIEW OF PIPE, VALVES, ETC. AS PER INDUSTRY STANDARD. SUBMITTAL PACKAGE SHALL BE DELIVERED TO PROJECT ENGINEER FOR REVIEW.

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CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

ADA NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE U.S. DEPARTMENT OF JUSTICE AMERICANS WITH DISABILITIES ACT.
2. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33 %). ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5 %) UNLESS RAILINGS ARE SHOWN ON ARCHITECTURAL PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33 %).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
4. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". ALL RAMPS SHALL HAVE HANDRAILS, AND TACTILE STRIPS.
5. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2% MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS HANDICAPPED PARKING SHALL BE 2% IN ANY DIRECTION.

INSPECTION, TESTING AND MATERIAL NOTES

1. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
2. CONTRACTOR SHALL PROVIDE A SUBMITTAL PACKAGE FOR REVIEW OF PIPE, VALVES, ETC. AS PER INDUSTRY STANDARD. SUBMITTAL PACKAGE SHALL BE DELIVERED TO PROJECT ENGINEER FOR REVIEW.

ABBREVIATIONS:

AC – ASPHALT CONCRETE
ACP – ABESTOS CEMENT PIPE
ADD'L – ADDITIONAL
AD – AREA DRAIN
ADJ – ADJACENT
ANSI – AMERCIAN NATIONAL STANDARDS INSTITUTE
ALT – ALTERNATE
ALUM – ALUMINUM
APPROX – APPROXIMATE(LY)
ARCH – ARCHITECT(URAL)
AP – ANGLE POINT
ASPH – ASPHALT
ASSY – ASSEMBLY
ASTM – AMERICAN SOCIETY OF TESTING AND MATERIALS
AVE – AVENUE
BC – BACK OF CURB
BF – BLIND FLANGE
BLDG – BUILDING
BLDC – BUILDING CORNER
BLK – BLOCK
BLVD – BOULEVARD
BM – BENCHMARK
BNDY – BOUNDARY
BO – BLOW OFF
BOW – BOTTOM OF WALL (AT FINISHED GRADE)
BSBL – BUILDING SETBACK LINE
BVC – BEGINNING OF VERTICAL CURVE
BVCE – BEGIN VERTICAL CURVE ELEVATION
BVCS – BEGIN VERTICAL CURVE STATION
BW – BACK OF WALK
CB – CATCH BASIN
CF – CUBIC FEET (FOOT)
CIP – CAST IRON PIPE
CJ – CONSTRUCTION JOINT
CL – CLASS
C/L – CENTER LINE
CLR – CLEARENCE
CMP – CORRUGATED METAL PIPE
CO – CLEAN OUT
CONN – CONNECTION
CONT – CONTINUOUS (CONTINUED)
CONTR – CONTRACTOR
C, CONC – CONCRETE
CONST – CONSTRUCTION
CP – CONTROL POINT
CFS – CUBIC FEET PER SECOND
CTR – CENTER(ED)
CTV – CABLE TV
C&G – CURB AND GUTTER
CY – CUBIC YARD
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCV – DOUBLE DETECTOR CHECK VALVE
DEPT. – DEPARTMENT
DET – DETAIL OR DETENTION
DIP – DUCTILE IRON PIPE
DIA(S) – DIAMETER
DIM – DIMENSION
DOT – DEPARTMENT OF TRANSPORTATION
DS – DOWN SPOUT
DWG – DRAWING
E – EAST(ING)
EA – EACH
EL – ELEVATION
ELEC – ELETRICAL
EP – EDGE OF PAVEMENT
EQUIV – EQUIVALENT
EVC – END OF VERTICAL CURVE
EVCE – END OF VERTICAL CURVE ELEVATION
EVCS – END OF VERTICAL CURVE STATION
EX, EXIST – EXISTING
FC – FACE OF CURB
FD – FLOOR DRAIN
FDC – FIRE DEPARTMENT CONNECTION
FFE – FINISH FLOOR ELEVATION
FH – FIRE HYDRANT
FL – FLANGED OR FLOW LINE
FLR – FLOOR
FS – FINSHED SURFACE
FT (') – FOOT (FEET)
FTG – FOOTING
G – GAS MAIN
GA – GAUGE
GALV – GALVANIZED
GB – GRADE BREAK
GM– GAS METER
GRD – GRADE
HB – HOSE BIBB
HDPE – HIGH DENSITY POLYETHYLENE
HORIZ (H) – HORIZONTAL
HT – HEIGHT
HYD – HYDRANT
ID – INSIDE DIAMETER
IE – INVERT ELEVATION
IN (") – INCHES
INV – INVERT
IRR – IRRIGATION WATER
L – LENGTH
LB, # – POUND(S)
LF – LINEAR FEET
LN – LANE
MAT'L – MATERIAL
MAX – MAXIMUN
MFR – MANUFACTURER
MH – MANHOLE
MIN – MINIMUM
MISC – MISCELLANEOUS
MJ – MECHANICAL JOINT
N – NORTH(ING)
NO (#) – NUMBER
N.T.S.– NOT TO SCALE
O.C. – ON CENTER
O.D. – OUTSIDE DIAMETER
O/W – OIL WATER
P – POWER
PC – POINT OF CURVATURE
PERF – PERFORATED
PI – POINT OF INTERSECTION
PIV – POST INDICTOR VALVE
PL – PROPERTY LINE
PP – POWER POLE
PROV – PROVIDED
PSF – POUNDS PER SQUARE FOOT
PSI – POINDS PER SQUARE INCH
PT – POINT OF TANGENCY
PVC – POLYVINYL CHLORIDE
PVI – POINT OF VERTICAL INTERSECTION
PVMT – PAVEMENT
PVT – POINT OF VERTICAL TANGENT
QTY – QUANTITY
RAD (R) – RADIUS
RCP – REINFORCED CONCRETE PIPE
RD – ROAD
REF – REFERENCE
REINF – REINFORCED
REQ – REQUIRED
RET – RETAINING
ROW – RIGHT-OF-WAY
RR – RAILROAD
S – SOUTH
S, SL – SLOPE
SCH – SCHEDULE
SD – STORM DRAIN
SF – SQUARE FOOT
SHT – SHEET
SIM – SIMILAR
SPEC – SPECIFICATION(S)
SQ – SQUARE
SS – SANITARY SEWER
ST – STREET
STA – STATION
STD – STANDARD
STL – STEEL
T – TELEPHONE WIRE
TBM – TEMPORARY BENCH MARK
TC – TOP OF CURB
TEMP – TEMPORARY
TG/RIM – TOP OF GRATE/RIM
THRU – THROUGH
TOE – TOE OF WALL, OR SLOPE
TOP – TOP OF WALL OR SLOPE
TOW – TOP OF WALL
TYP – TYPICAL
VC – VERTICAL CURVE
VOL – VOLUME
W – WEST
W/ – WITH
WM – WATER METER
W/O – WITHOUT
WQ – WATER QUALITY
WT – WEIGHT
WWF – WELDED WIRE FABRIC
WV – WATER VALVE
YD – YARD DRAIN

PROPERTY INFORMATION:

OWNER: HIGHWAY 9 OFFICE PARK CENTER, LLC
9623 32ND ST SE
STE D112
LAKE STEVENS, WA 98258

ENGINEER/SURVEYOR: ENCOMPASS ENGINEERING & SURVEYING
407 SWIFTWATER BLVD
CLE ELUM, WA 98922
PHONE: 509-674-7433
FAX: 509-674-7419

PARCEL NUMBER: 954846 (20-15-19055-0003)

PARCEL SIZE: 1.36 ACRES

PROPERTY ADDRESS: SUNCADIA TRAIL

ZONE: MASTER PLANNED RESORT
WATER:
SEWER:
GAS:
POWER:

SHEET INDEX:

TITLE	NO.
COVER SHEET	C1.0
EXISTING CONDITIONS	C2.0
CLEARING & TESC PLAN	C3.0
TESC NOTES & DETAILS	C4.0
COMPOSITE UTILITY PLAN	C5.0
GRADING & DRAINAGE PLAN	C6.0
SANITARY SEWER & WATER PLAN	C7.0
SANITARY SEWER PLAN & PROFILE (NOT INCLUDED)	C8.0
NOTES & DETAILS	C9.0

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KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS ______ DATE ______

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.
19

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REVISIONS		
DESCRIPTION	BY	DATE

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RAYMOND E. MILLER
STATE OF WASHINGTON
22884
REGISTERED PROFESSIONAL ENGINEER
REVIEW DRAFT
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
COVER SHEET

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

JOB NO.	16080
DATE	SEPT. 2016
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C1.0

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

IE= ??(DROP INVERT)

E AT SUNCADIA CONDOMINIUMS

TRACT Z-7
SUNCADIA, PHASE 1, DIVISION 9

SUNCADIA TRAIL

EX SDCB-TYPE 1
RIM=2270.78'

EX 2"DI
VERTICAL PIPE

EX SSCO

EX SSMH
RIM=2266.86' (NOT SET)
IE 8" PVC (CTR)=2260.63'

EX SDMH
RIM=2265.49'
IE 24" CPP (NW)=2260.84'
IE 24" CPP (SE)=2260.76'

EDGE OF ASPHALT

EX SDCB-TYPE 1
RIM=2267.99'

R=330.00'
L=191.17'
Δ=33°10'00"

S 49°46'56" E 56.09'

24" ø CPP
IE=2260.89'

EX SDCB-TYPE 1
RIM=2267.97'

EX SSMH
RIM=2264.36'
IE (CTR)=2259.06'

EDGE OF ASPHALT

LOT 4
1.50 AC.
(1.36 AC.)

24" ø CPP
IE=2260.64'

EX SDCB-TYPE 1
RIM=2266.54'

Δ=73°30'12"
L=218.09'

R=170.00'
L=217.18'
Δ=88°44'54"

EX SSMH
RIM=2263.22'
IE (CTR)=2258.32'

8" PVC

EDGE OF GRAVEL

12" ø CPP
IE=2260.63'

12" ø CPP
IE=2259.81'

12" ø CPP
IE=2258.58'

EX SSMH
RIM=2265.96'
IE (CTR)=2257.46'

S 77°22'47" W
61.92'

EXISTING LOT LINE

N 12°37'13" W
11.00'

N 77°22'47" E 366.13'
146.12'

PROPOSED LOT LINE

0.14 AC.

S 13°21'25" E 52.00'

N 77°22'47" E 120.01'

24" ø CPP
IE=2258.32'

EX SDCB-TYPE 1
RIM=2265.43'

EX SSMH
RIM=2263.03'
IE (CTR)=2257.95

8" PVC

ILITIES EASEMENT, AFN:

18" ø CPP
IE=2257.09

18" ø CPP
IE=2257.51'

24" ø CPP
IE=2256.88'

24" ø CPP
IE=2257.32'

24" ø CPP
IE=2254.68'

24" ø CPP
IE=2257.28'

24" ø CPP
IE=2256.64'

Δ=13°14'42"
L=39.50'

S 64°07'19" W 104.48'

EX SDCB-TYPE 1
RIM=2262.14'
IE 15" CPP (E)=2258.99'
IE 15" CPP (W)=2258.99'

EX SDMH
RIM=(NOT INSTALLED)
IE 15" CPP (NE)=2258.61'
IE 15" CPP (SW)=±2258.71'

EX SDCB-TYPE 1
RIM=(NONE INSTALLED)
(COVERED WITH FABRIC)

KING'S GARAGE

SSMH
Rim=2265.64'
FORCE MAIN PUMP

N 25°52'41" W 159.86'

S 25°52'41" E 156.10'

LOT 3
3.26 AC.
(3.40 AC.)

N 13°21'25" W 610.30'

LOT 3

LOT 2
BOOK 39
OF SURVEYS
PAGES 2-5

TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200506160038

POLE

EXISTING 30' DRIVEWAY AND UTILITIES EASEMENT – AFN: 201312120012

SUNCADIA TRAIL
PRIVATE ROAD EASEMENT
ASPHALT

EX SSMH
RIM=2264.28'
IE (CTR)=2256.53'

EX SDCB-TYPE 1
RIM=2263.94'

EX SDCB-TYPE 1
RIM=2264.03'

EX SDCB-TYPE 1
RIM=2263.06'

S 25°51'49" E 212.02'

60.00'

30.00'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L13 L14 L15 L16 L17 L18 L19

N 64°07'19" E 102.02'

N 54°05'25" E 105.86'

R=470.00'
L=83.57'
Δ=10°11'53"

EX. 4" DI
VERTICAL
RISER
"AUTOSPKR"

EXISTING
BUILDING

10.00'

42.20'

EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001 & 201001270024

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DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.

19

Know what's below.
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LEGEND	EXISTING:	PROPOSED:
BOUNDARY LINE/RIGHT-OF-WAY		
LOT LINE		
EASEMENT LINE		
CENTERLINE		
EDGE OF PAVEMENT LINE		
SIGN		
STREET LIGHT		
CONTOUR LINE (MAJOR)	1650	1650
CONTOUR LINE (MINOR)	1651	1651
CATCH BASIN (TYPE 1)		
CATCH BASIN (TYPE 2)		
STORM DRAIN LINE	SD	SD
SANITARY SEWER LINE	SS	SS
SANITARY SEWER CLEANOUT		
SANITARY SEWER MANHOLE		
WATERMAIN LINE	W	W
WATER METER		
FIRE HYDRANT		
GAS LINE	GAS	GAS
GAS VALVE		
UNDERGROUND ELECTRIC LINE	E	E
POWER POLE/UTILITY POLE		
ELECTRICAL TRANSFORMER/VAULT	P	P
TELEPHONE VAULT/PEDESTAL	T	T
TELEPHONE MANHOLE	T	T

REVISIONS

DESCRIPTION	BY	DATE

RAYMOND D. E. M. STATE OF WASH 22884 REGISTERED PROFESSIONAL E
REVIEW D
XX/XX/

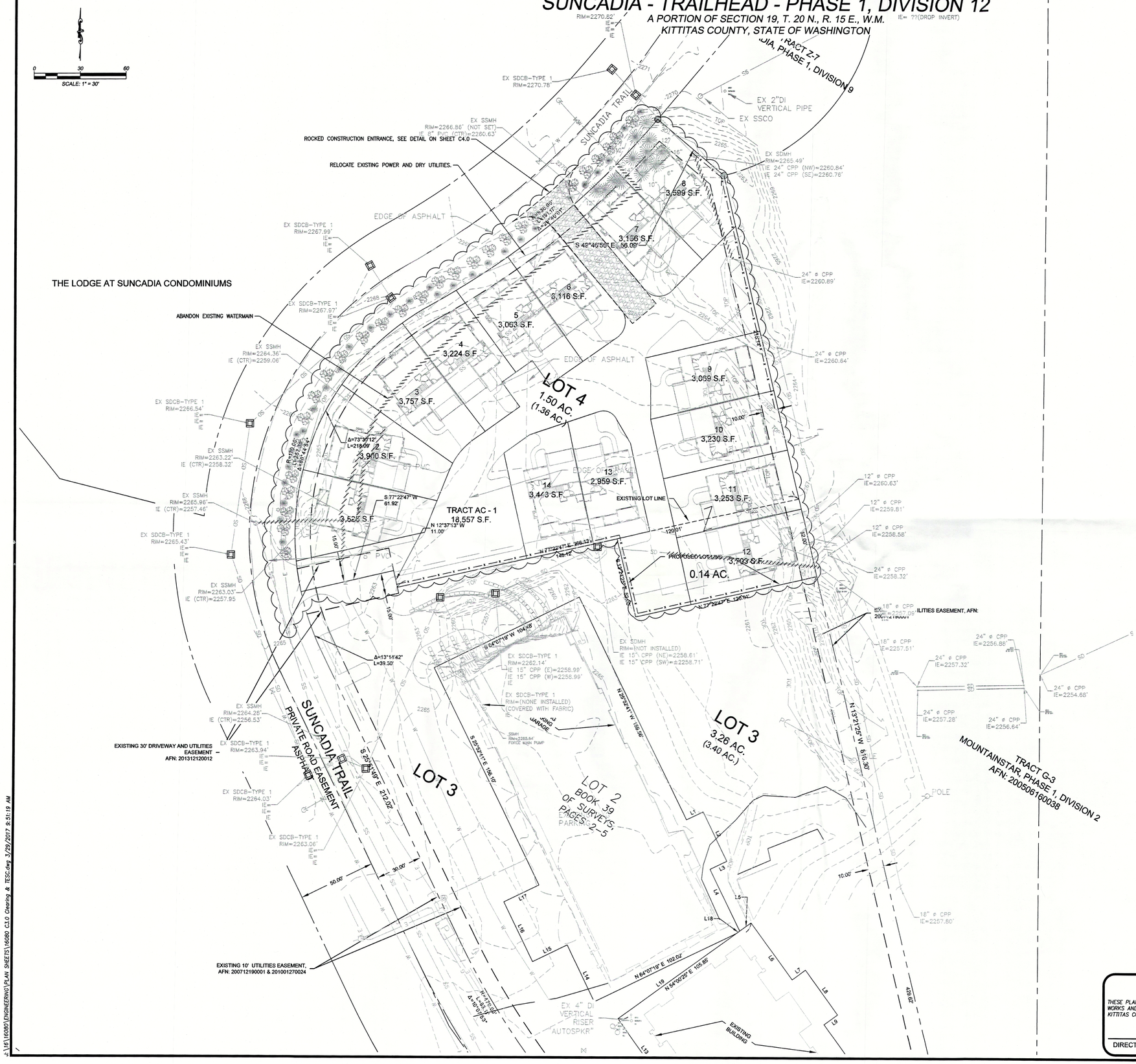
SUNCADIA - TRAILHEAD
JEFF HANSELL
SCHEDULE SET

Encompass
ENGINEERING & SURVEYING

JOB NO.	
DATE	
SCALE	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
SHEET	

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON



NOTES:

1. SEE SHEET C4.0 FOR NOTES AND DETAILS.
2. INDIVIDUAL LOT CLEARING OCCURRING AT THE BUILDING PERMIT STAGE SHALL FOLLOW APPLICABLE D.O.E. BMP'S FOR EROSION AND SEDIMENTATION CONTROL.
3. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
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NOTE:
INDIVIDUAL LOT CLEARING OCCURRING AT THE BUILDING PERMIT STAGE SHALL FOLLOW APPLICABLE D.O.E. BMP'S FOR EROSION AND SEDIMENTATION CONTROL.

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
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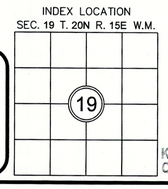
DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.



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RAYMOND E. MACK — STATE OF WASHINGTON — 25884 — REGISTERED PROFESSIONAL ENGINEER
REVIEW DRAFT
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
CLEARING & TESC PLAN

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Inverness Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Stoffmeier Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16080
DATE	SEPT. 2016
SCALE	1"=30'
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C3.0

J:\16\16080\ENGINEERING\PLAN SHEETS\16080 C3.0 Clearing & TESC.dwg 3/29/2017 8:51:19 AM

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

GENERAL TESC NOTES:

1. CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND UTILITIES UNLESS OTHERWISE SPEFICIED.
2. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT OR TESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
5. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TEN DAYS DURING THE WET SEASON OR FOURTEEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
10. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST ONE FOOT ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
12. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
13. PRIOR TO APPLYING HYDROSEEDING MIX, THE AREA SHALL RECEIVE A LAYER OF TOPSOIL TO ENCOURAGE SEED AND PLANT GROWTH.
14. THIS TESC IS CONSIDERED A PART OF THE STORM WATER POLLUTION PREVENTION REPORT FOR THIS PROJECT. THE CONTRACTOR SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND REPORT ON-SITE AT ALL TIMES.
15. CONTRACTOR'S STAGING AREA AND STOCKPILE AREAS SHALL BE DETERMINED AND DESIGNATED PRIOR TO START OF CONSTRUCTION. CESCL TO COORDINATE AND MOVE THESE AREAS AS CONSTRUCTION PROGRESSES.
16. ALL CONCRETE WORK AND SAWCUTTING SHALL FOLLOW DOE'S BEST MANAGEMENT PRACTICES.

DUST CONTROL NOTES:

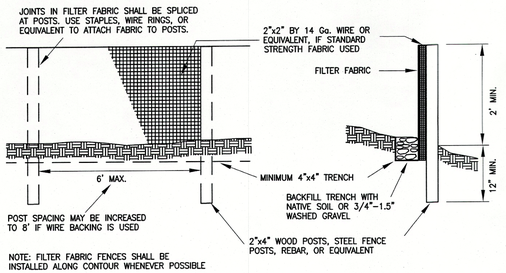
1. THE APPLICANT SHALL BE RESPONSIBLE FOR CONTROLLING ALL FUGITIVE DUST THAT MAY BE GENERATED BY THE CONSTRUCTION PROJECT.
2. WATER APPLIED TO CONSTRUCTION SITES FOR DUST CONTROL MUST NOT LEAVE THE SITE AS SURFACE RUNOFF.
3. VEGETATE OR MULCH AREAS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING, OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK.
4. LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING REMAINING AREA(S) IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL GROUND COVER AS LONG AS PRACTICAL.
5. CONSTRUCT NATURAL OR ARTIFICIAL WINDBREAKS OR WINDSCREENS. THESE MAY BE DESIGNED AS ENCLOSURES FOR SMALL DUST SOURCES.
6. SPRINKLE THE SITE WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED. TO PREVENT CARRYOUT OF MUD ONTO STREET, REFER TO STABILIZED CONSTRUCTION ENTRANCE (BMP C105).
7. IRRIGATION WATER CAN BE USED FOR DUST CONTROL. IRRIGATION SYSTEMS SHOULD BE INSTALLED AS A FIRST STEP ON SITES WHERE DUST CONTROL IS A CONCERN.
8. SPRAY EXPOSED SOIL AREAS WITH A DUST PALLIATIVE, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS AND CAUTIONS REGARDING HANDLING AND APPLICATION. USED OIL IS PROHIBITED FROM USE AS A DUST SUPPRESSANT. LOCAL GOVERNMENTS MAY APPROVE OTHER DUST PALLIATIVES.
9. RESPRAY AREA AS NECESSARY TO KEEP DUST TO A MINIMUM. WATER APPLIED TO CONSTRUCTION SITES FOR DUST CONTROL MUST NOT LEAVE THE SITE AS SURFACE RUNOFF.

RECOMMENDED CONSTRUCTION SEQUENCE:

1. PRE-CONSTRUCTION MEETING.
2. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
3. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
4. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
5. CONSTRUCT SEDIMENT PONDS AND TRAPS.
6. ROUGH GRADE AND STABILIZE CONSTRUCTION SITE.
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.). SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH PLANS & DOE "BEST MANAGEMENT PRACTICES".
9. CONSTRUCT PROPOSED UTILITIES AND STRUCTURES. FINE GRADE SITE AS NEEDED.
10. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE.
11. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FOURTEEN DAYS DURING THE DRY SEASON OR TEN DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
12. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
13. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

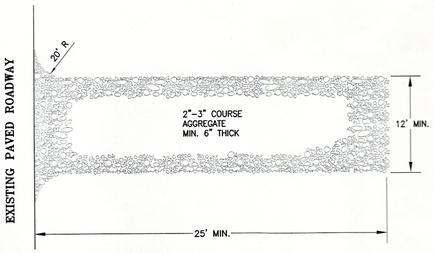
CESCL:

T.B.D.



SILT FENCE DETAIL

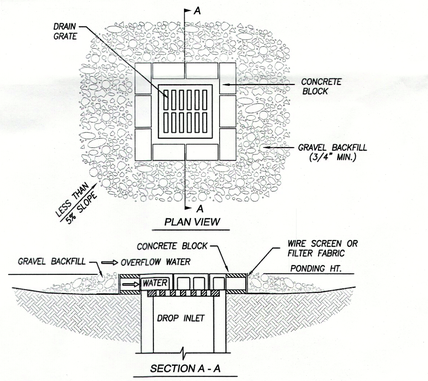
N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

ROCK CONSTRUCTION ENTRANCE

N.T.S.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY- PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

CATCHBASIN SEDIMENT PROTECTION

N.T.S.

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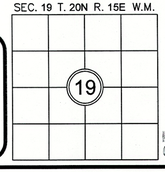
KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.



811 Know what's below. Call before you dig.

REVISIONS

DESCRIPTION	BY	DATE

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RAYMOND E. MACK — STATE OF WASHINGTON — 22884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT

XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
TESC NOTES & DETAILS

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7119

JOB NO.	16080
DATE	SEPT. 2016
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C4.0

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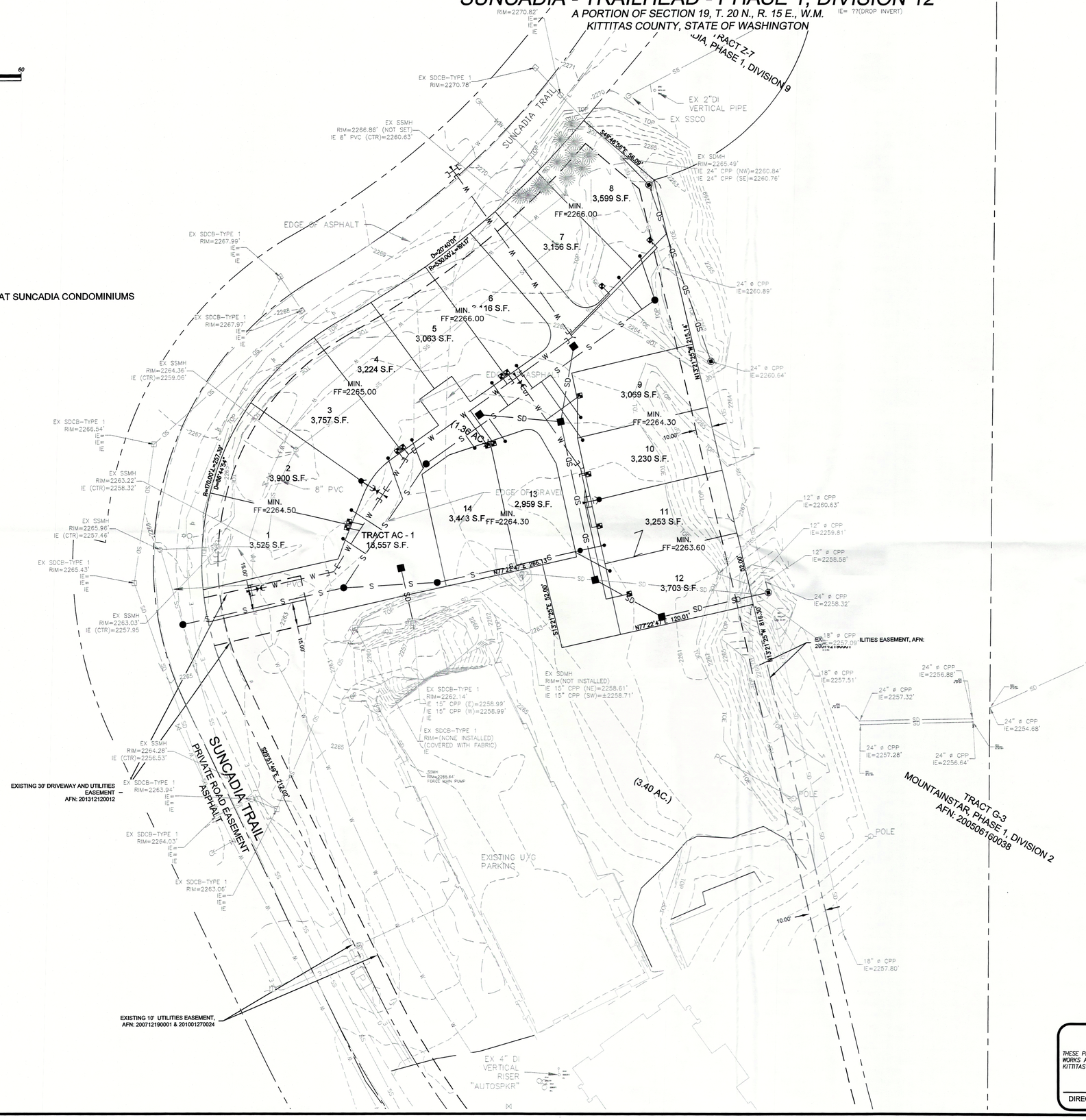
SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

SCALE: 1" = 30'



SHEET NOTES:

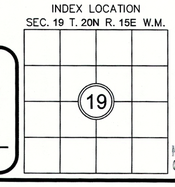
1. ALL PROPOSED STORM PIPE SHALL BE CPEP UNLESS OTHERWISE SPECIFIED.
2. ALL PROPOSED STORM STRUCTURES SHALL INCLUDE FRAME AND GRATE UNLESS OTHERWISE SPECIFIED.
3. ALL PROPOSED FIRE WATER MAINS SHALL BE PVC, C900 UNLESS OTHERWISE SPECIFIED.
4. ALL PROPOSED WATER SERVICE SHALL BE POLYETHYLENE UNLESS OTHERWISE SPECIFIED.
5. ALL SEWER MAINS AND SIDE SEWERS SHALL BE PVC ASTM D3034 SDR35 UNLESS OTHERWISE SPECIFIED.
6. ALL WATER AND SEWER LINES SHALL MAINTAIN A 10-FOOT MINIMUM HORIZONTAL SEPARATION.
7. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.
8. CONTRACTOR SHALL PROVIDE A SUBMITTAL PACKAGE FOR REVIEW OF PIPE, VALVES, ETC. AS PER INDUSTRY STANDARD. SUBMITTAL PACKAGE SHALL BE DELIVERED TO PROJECT ENGINEER FOR REVIEW.

LEGEND:

CATCHBASIN	■
STORM MANHOLE	◉
STORM LINE	SD
SANITARY SEWER MANHOLE	●
SANITARY SEWER CLEANOUT	•
SANITARY SEWER MAIN	SS
BUTTERFLY VALVE	⋈
FIRE HYDRANT	
DOMESTIC WATER MAIN	W

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.
DIRECTOR OF PUBLIC WORKS — DATE

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.



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REVISIONS		
DESCRIPTION	BY	DATE

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RAMON E. MAY — STATE OF WASHINGTON — 22884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
COMPOSITE UTILITY PLAN

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division

JOB NO.	160
DATE	SEPT.
SCALE	1"=
DESIGNED	RI
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CHECKED	REM
APPROVED	REM
SHEET	C5

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SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

SCALE: 1" = 30'

NOTES:
1. XXXXX

THE LODGE AT SUNCADIA CONDOMINIUMS

TRACT AC - 1
18,557 S.F.

(1.36 AC.)

(3.40 AC.)

SUNCADIA TRAIL
PRIVATE ROAD EASEMENT
ASPHALT

SUNCADIA TRAIL

EDGE OF ASPHALT

EXISTING UXG PARKING

TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200506160038

EXISTING 30' DRIVEWAY AND UTILITIES EASEMENT – AFN: 201312120012

EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001 & 201001270024

1 3,525 S.F. MIN. FF=2264.50
2 3,900 S.F. MIN. FF=2264.50
3 3,757 S.F. MIN. FF=2265.00
4 3,224 S.F. MIN. FF=2265.00
5 3,063 S.F.
6 MIN. FF=2266.00
7 3,156 S.F.
8 3,589 S.F. MIN. FF=2266.00
9 3,069 S.F. MIN. FF=2264.30
10 3,230 S.F.
11 3,253 S.F. MIN. FF=2263.60
12 3,703 S.F.
13 2,959 S.F.
14 3,443 S.F. MIN. FF=2264.30

CB#1 – TYPE 1
RIM:2262.60
INV=2259.39 12" (S)

CB#2 – TYPE 1
RIM:2263.00
INV=2260.00 12" (E)

CB#3 – TYPE 1
RIM:2263.80
INV=2260.80 12" (S)

CB#4 – TYPE 1
RIM:2262.80
INV=2259.50 12" (W)
INV=2259.50 12" (S)
INV=2259.50 12" (N)

CB#5 – TYPE 1
RIM:2262.40
INV=2258.51 12" (N)
INV=2258.50 12" (SE)

CB#6 – TYPE 1
RIM:2262.50
INV=2258.03 12" (NW)
INV=2258.03 12" (E)

CB#7 – TYPE 2-48 IN
RIM:2263.16
INV=2257.36 12" (W)
INV=2258.25 24" (N)

CB#8 – TYPE 2-48 IN
RIM:2264.53
INV=2260.64 24" (S)
INV=2260.64 24" (N)

CB#9 – TYPE 2-48 IN
RIM:2265.65
INV=2260.74 24" (S)
INV=2260.74 24" (NW)

EX SSCO
EX 2"DI VERTICAL PIPE
EX SSMH RIM=2266.86' (NOT SET) IE 8" PVC (CTR)=2260.63'
EX SSMH RIM=2264.36' IE (CTR)=2259.06'
EX SSMH RIM=2263.22' IE (CTR)=2258.32'
EX SSMH RIM=2265.96' IE (CTR)=2257.46'
EX SSMH RIM=2263.03' IE (CTR)=2257.95
EX SSMH RIM=2264.28' IE (CTR)=2256.53'
EX SDMH RIM=2265.49' IE 24" CPP (NW)
EX SDMH RIM=(NOT INSTALLED) IE 15" CPP (NE)=2258.61' IE 15" CPP (SW)=±2258.71'
EX SDCB-TYPE 1 RIM=2270.82' IE= IE= IE
EX SDCB-TYPE 1 RIM=2270.78'
EX SDCB-TYPE 1 RIM=2267.99' IE= IE= IE
EX SDCB-TYPE 1 RIM=2267.97' IE= IE= IE
EX SDCB-TYPE 1 RIM=2266.54' IE= IE= IE
EX SDCB-TYPE 1 RIM=2265.96' IE (CTR)=2257.46'
EX SDCB-TYPE 1 RIM=2265.43' IE= IE= IE
EX SDCB-TYPE 1 RIM=2263.94' IE= IE= IE
EX SDCB-TYPE 1 RIM=2264.03' IE= IE= IE
EX SDCB-TYPE 1 RIM=2263.06' IE= IE= IE
EX SDCB-TYPE 1 RIM=2262.14' IE 15" CPP (E)=2258.99' IE 15" CPP (W)=2258.99' IE
EX SDCB-TYPE 1 RIM=(NONE INSTALLED) (COVERED WITH FABRIC) IE
SSMH RIM=2263.64' FORCE MAIN PUMP
24" ø CPP IE=2260.89'
24" ø CPP IE=2260.64'
12" ø CPP IE=2260.63'
12" ø CPP IE=2259.81'
12" ø CPP IE=2258.58'
24" ø CPP IE=2256.32'
18" ø CPP IE=2257.79'
18" ø CPP IE=2257.51'
24" ø CPP IE=2256.88'
24" ø CPP IE=2257.32'
24" ø CPP IE=2254.68'
24" ø CPP IE=2257.28'
24" ø CPP IE=2256.64'
18" ø CPP IE=2257.80'
EX 4" DI VERTICAL RISER "AUTOSPKR"
POLE
POLE
ILITIES EASEMENT, AFN:

21 LF 24" HDPE @ 0.00%
S42°48'06"E 58.09'
50 LF 12" HDPE @ 1.00%
67 LF 12" HDPE @ 1.00%
N77°22'47"E 266.13'
S77°22'47"W 120.01'
S15°37'13"E 53.00'
S25°31'49"E 212.09'
N12°27'53"W 215.14'
N12°27'53"W 61.83'
R=170.00' Δ=20°14'07" L=60.02'
R=430.00' Δ=4°46'07" L=35.78'
R=170.00' Δ=20°14'07" L=59.99'

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Kittitas County CDS

KITTITAS COUNTY
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DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.
19

Know what's below. Call before you dig. 811

REVISIONS		
DESCRIPTION	BY	DATE

REVIEW DRAWING
XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET

Encompass ENGINEERING & SURVEYING
Western Washington Division

JOB NO.	
DATE	S
SCALE	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
SHEET	C

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SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

NOTES:
1. XXXXX

0 30 60
SCALE: 1" = 30'

THE LODGE AT SUNCADIA CONDOMINIUMS

TRACT Z-7
SUNCADIA, PHASE 1, DIVISION 9

SUNCADIA TRAIL

EDGE OF ASPHALT

EX SSMH
RIM=2266.86' (NOT SET)
IE 8" PVC (CTR)=2260.63'

EX SDCB-TYPE 1
RIM=2270.78'

EX 2"DI VERTICAL PIPE
EX SSCO

EX SSMH
RIM=2265.49'
IE 24" CPP (NW)=2260.84'
IE 24" CPP (SE)=2260.76'

S45°46'56"E 46.08'

8
3,599 S.F.
MIN. FF=2266.00

7
3,156 S.F.

SSMH#4
STA: ???, ??????T
RIM: 2262.81
INV=2259.29 8" (SW)

24" ø CPP
IE=2260.89'

D=20°40'01"
R=530.00' L=191.17'

EX SDCB-TYPE 1
RIM=2267.99'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2267.97'
IE=
IE=
IE

6
16 S.F.
MIN. FF=2266.00

5
3,063 S.F.

4
3,224 S.F.
MIN. FF=2265.00

3
3,757 S.F.

EX SSMH
RIM=2264.36'
IE (CTR)=2259.06'

S1°0.48'E

72 LF 6" SDR35 @ -0.48%

N12°25'36"E 125.14'

24" ø CPP
IE=2260.64'

9
3,059 S.F.
MIN. FF=2264.30

10
3,230 S.F.

10.00'

EX SDCB-TYPE 1
RIM=2266.54'
IE=
IE=
IE

EX SSMH
RIM=2263.22'
IE (CTR)=2258.32'

R=270.00' L=252.39'
D=86°4'54"

2
3,900 S.F.
MIN. FF=2264.50

1.36 AC.

SSMH#3
STA: ???, ??????T
RIM: 2261.98
INV=2258.36 8" (SW)
INV=2258.86 8" (NE)

SSCO#1
STA: ???, ??????T
RIM: 2260.52
INV=2259.17 6" (W)

12" ø CPP
IE=2260.63'

13
2,959 S.F.

14
3,443 S.F.
MIN. FF=2264.30

11
3,253 S.F.
MIN. FF=2263.60

12" ø CPP
IE=2259.61'

12" ø CPP
IE=2258.58'

EX SDCB-TYPE 1
RIM=2265.96'
IE (CTR)=2257.46'

EX SDCB-TYPE 1
RIM=2265.43'
IE=
IE=
IE

1
3,525 S.F.

TRACT AC - 1
48,557 S.F.

15.00'

TLC W

20'

S

-0.50%

57 LF 8" SDR35 @ -0.51%

80 LF 6" SDR35 @ -1.00%
N77°22'47"E 266.13'

59.00'

12
3,703 S.F.

24" ø CPP
IE=2258.32'

N77°22'47"E 120.01'

N12°25'36"E 616.30'

EX SSMH
RIM=2263.03'
IE (CTR)=2257.95

S102.15' 8" SDR35 @ -0.50%

SSMH#1
STA: ???, ??????T
RIM: 2260.79
INV=2257.27 8" (E)

SSMH#2
STA: ???, ??????T
RIM: 2261.40
INV=2257.78 8" (W)
INV=2257.88 8" (NE)
INV=2257.88 8" (E)

SSMH#5
STA: ???, ??????T
RIM: 2261.69
INV=2258.17 8" (W)
INV=2258.27 8" (E)

EX SSMH
RIM=2264.28'
IE (CTR)=2256.53'

EX SDCB-TYPE 1
RIM=2263.94'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2264.03'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2263.06'
IE=
IE=
IE

EX SDCB-TYPE 1
RIM=2262.14'
IE 15" CPP (E)=2258.99'
IE 15" CPP (W)=2258.99'
IE

EX SDMH
RIM=(NOT INSTALLED)
IE 15" CPP (NE)=2258.61'
IE 15" CPP (SW)=±2258.71'

EX SDCB-TYPE 1
RIM=(NONE INSTALLED)
(COVERED WITH FABRIC)
IE

SSMH
RIM=2265.64'
FORCE MAIN PUMP

EX. 18" ø CPP IE=2257.09' ILITIES EASEMENT, AFN: 200712190001

18" ø CPP
IE=2257.51'

24" ø CPP
IE=2256.88'

24" ø CPP
IE=2257.32'

24" ø CPP
IE=2254.68'

24" ø CPP
IE=2257.26'

24" ø CPP
IE=2256.64'

S3°31'48"E 212.02'

SUNCADIA TRAIL
PRIVATE ROAD EASEMENT
ASPHALT

EXISTING 30' DRIVEWAY AND UTILITIES EASEMENT — AFN: 201312120012

(3.40 AC.)

TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200506160038

POLE

POLE

EXISTING UXG PARKING

10.00'

18" ø CPP
IE=2257.80'

EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001 & 201001270024

EX. 4" DI VERTICAL RISER "AUTOSPKR"

RECEIVED
APR 03 2017
Kittitas County CDS

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.

19

811 Know what's below. Call before you dig.

REVISIONS		
DESCRIPTION	BY	DATE

THE P.E. INK SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY

RAYMOND E. MINGS — STATE OF WASHINGTON — 22884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT

XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
SANITARY SEWER & WATER PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division

JOB NO.	16
DATE	SEPT
SCALE	1"
DESIGNED	R
DRAWN	
CHECKED	REM
APPROVED	REM
SHEET	C7

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SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

GRADING NOTES

1. ALL GRADING ACTIVITIES INCLUDING EXCAVATION, BACKFILL AND COMPACTION, SHALL BE DONE IN ACCORDANCE WITH KITTITAS COUNTY STANDARDS.
2. CONTRACTOR SHALL CLEAR THE WORK AREA WITHIN CLEARING LIMITS/CONFORM LINES SHOWN HEREON BY REMOVING ALL STRUCTURES, TREES, BRUSH, DEBRIS, TOP SOIL, NON-ENGINEERED FILL, ANY REMAINING ROOTS, CONSTRUCTION DEBRIS, TRASH, ANY ABANDONED UTILITIES, AND ANY OTHER DELETERIOUS MATERIAL AND SHALL DISPOSE OF IT IN A LEGAL MANNER.
3. WITHIN ANY AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR HARDSCAPE, THE SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION (ASTM-D 1557).
4. CONTRACTOR SHALL OBTAIN AN APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH ANY OVEREXCAVATION. CONTRACTOR SHALL VERIFY THE AMOUNT OF OVEREXCAVATION WITH GEOTECHNICAL ENGINEER.
5. COMPACTION SHALL BE DONE PER KITTITAS COUNTY STANDARD SPECIFICATIONS. SITE EXCAVATION AND/OR SUBGRADE PREPARATION SHALL BE COMPLETED BEFORE PLACING STRUCTURAL FILL. COMPACTION SHALL BE VERIFIED BY DENSITY TESTING.
6. ALL TEMPORARY CUT SLOPES SHALL NOT EXCEED 1.5H:1V. ALL PERMANENT CUT SLOPES SHALL NOT EXCEED 2H:1V OR AS SHOWN ON PLANS. ALL PERMANENT FILL SLOPES SHALL NOT EXCEED 2H:1V.
7. EXISTING PAVED ROAD SHALL REMAIN OPEN DURING CONSTRUCTION. CONTRACTOR SHALL IMPLEMENT APPROPRIATE PROTECTION AND TRAFFIC CONTROL DURING CONSTRUCTION TO DIRECT TRUCK TRAFFIC.

DRAINAGE NOTES

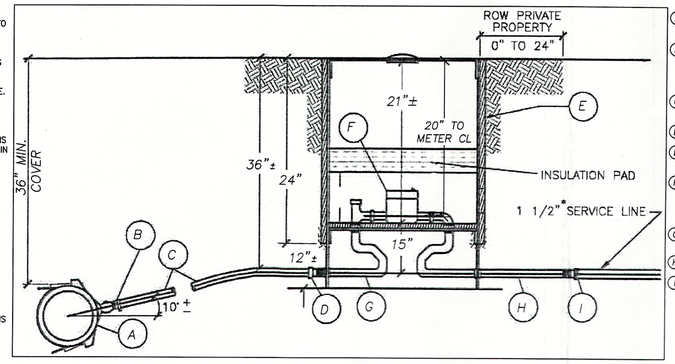
1. STORM DRAIN PIPES/CULVERTS SHALL BE CORRUGATED POLYETHYLENE PIPE, UNLESS OTHERWISE SHOWN ON PLANS, MEETING THE REQUIREMENTS OF WSDOT STANDARD SPECIFICATION, ADS N-12 OR APPROVED EQUIVALENT. ALL STORM DRAIN PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEYOR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR, AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
4. STORM DRAINAGE MAINS, LATERALS, CULVERTS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN LATERALS AND THE MAINLINE WILL BE MADE WITH A WYE FITTING. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW LATERAL TO AN EXISTING MAINLINE.
5. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S INSTALLATION PROCEDURES AND RECOMMENDATIONS FOR CONSTRUCTION OF ALL UTILITIES AND OTHER IMPROVEMENTS.
6. CONTRACTOR SHALL COMPLY WITH OSHA AND WISHA STANDARDS AND SHALL PROVIDE AND INSTALL TRENCH BOX OR PROVIDE OTHER TRENCH SHORING FOR TRENCHES DEEPER THAN 5 FEET. ALL TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT WITHOUT PROPER PROTECTION.

STANDARD WATER NOTES:

1. ALL WATER PIPE SHALL BE PVC C900 MEETING WSDOT\APWA SPECIFICATIONS UNLESS SHOWN OTHERWISE ON THESE PLANS.
2. HORIZONTAL AND/OR VERTICAL BENDS SHALL BE USED WHEN JOINT DEFLECTION EXCEEDS ½ OF PIPE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION OR IS EQUAL TO 300 TIMES THE PIPE'S OUTSIDE DIAMETER.
3. ALL BEND CALLOUTS SHOWN ON THESE PLANS AND PROFILES ARE FOR HORIZONTAL PIPE ALIGNMENT ONLY. CONTRACTOR SHALL DETERMINE IN THE FIELD WHETHER VERTICAL BENDS ARE NECESSARY.
4. PROPOSED WATERMAIN SHALL HAVE A MINIMUM DEFLECTION RADIUS OF 300 FEET OR AS RECOMMENDED BY THE MANUFACTURER.
5. CONCRETE THRUST BLOCKING IS PROPOSED.
6. MINIMUM 3-FOOT CLEARANCE SHALL BE PROVIDED AROUND FIRE HYDRANTS AT ALL TIMES.
7. WATER LINES SHALL BE LAID TO THE GRADES AND ELEVATIONS SHOWN ON THE PLANS AND SHALL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
8. THE SUNCADIA INSPECTOR SHALL INSPECT ALL WATERMAIN AND APPURTENANCES PRIOR TO BACKFILL. CONTRACTOR SHALL PROVIDE A 48-HOUR MINIMUM NOTICE PRIOR TO REQUIRED INSPECTIONS.
9. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL DAMAGES TO THE EXISTING UTILITIES CAUSED DURING CONSTRUCTION. AT ALL TIMES DURING CONSTRUCTION, CONTRACTOR SHALL KEEP ON-HAND MATERIALS FOR MAINTENANCE OF EXISTING UTILITIES.
10. THE NEW WATERMAIN SHALL BE PLACED IN SERVICE ONLY AFTER THE NEW WATER SYSTEM IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL TESTED. TESTING SHALL BE IN CONFORMANCE WITH APWA SPECIFICATIONS AND NO TESTING SHALL OCCUR AGAINST EXISTING OR NEW VALVES. ALL PRIVATE FIRE SERVICE SYSTEMS AND MAINS SHALL BE INSPECTED, TESTED AND MAINTAINED IN ACCORDANCE WITH NFPA 25.
11. AFTER DISINFECTING THE WATERMAIN, DISPOSE OF CHLORINATED WATER IN A PROPER MANNER BY HAULING OFF SITE, OR AS APPROVED BY SUNCADIA.
12. HYDROSTATIC TESTING AND FLUSHING OF THE SYSTEM SHALL BE PERFORMED IN PRESENCE OF SUNCADIA INSPECTOR.
13. EACH FIRE HYDRANT AND CONTROL VALVE ASSEMBLY SHALL BE FULLY OPENED AND CLOSED UNDER SYSTEM PRESSURE AND WITNESSED BY THE SUNCADIA INSPECTOR.
14. CONTRACTOR SHALL VERIFY ALL WATER PIPE LENGTHS SHOWN ON THESE PLANS PRIOR TO ORDERING OF MATERIALS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
15. CONTRACTOR SHALL PROVIDE 48-INCHES MINIMUM COVER ON TOP OF PROPOSED WATER SERVICE.
16. CONTRACTOR SHALL VERIFY TYPE OF VALVE CONNECTION AND ADJUST IN FIELD ACCORDINGLY.

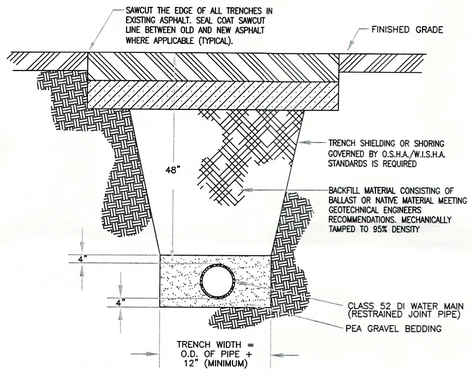
STANDARD SEWER NOTES:

1. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE PER SUNCADIA STANDARDS.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. ALL SIDE SEWERS SHALL BE 4" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE PLANS.
4. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
6. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF THE SUNCADIA INSPECTOR.
7. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
8. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
9. PRIOR TO PIPE TESTING, ALL SEWER PIPES SHALL BE CLEANED AND FLUSHED. ALL DEBRIS FLUSHED SHALL OUT SHALL BE REMOVED AT THE FIRST MANHOLE DOWNSTREAM. IN THE EVENT CEMENTED OR WEDGED DEBRIS OR A DAMAGED PIPE EXISTS, THE CONTRACTOR SHALL REMOVE THE DEBRIS AND REPLACE DAMAGED PIPE.
10. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
11. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
12. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWN STREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF A CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A SUNCADIA INSPECTOR.
13. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER MAIN LINES. ANY CONFLICTS SHALL BE REPORTED TO THE SUNCADIA AND THE ENGINEER PRIOR TO CONSTRUCTION.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
15. UPON COMPLETION, AND PRIOR TO ACCEPTANCE OF INSTALLATION OR REPAIR OF SEWER MAIN, ALL SEWER MAINS SHALL BE VISUAL AND TELEVISION INSPECTED BY THE SUNCADIA. THIS SHALL BE DONE IN PRESENCE OF SUNCADIA INSPECTOR AND THE CONTRACTOR. ANY DEFECTS IN WORKMANSHIP OR MATERIAL DISCOVERED SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF WORK.
16. MINIMUM COVER OVER SEWER PIPE SHALL BE 3' (THREE) FEET, UNLESS OTHERWISE SHOWN.



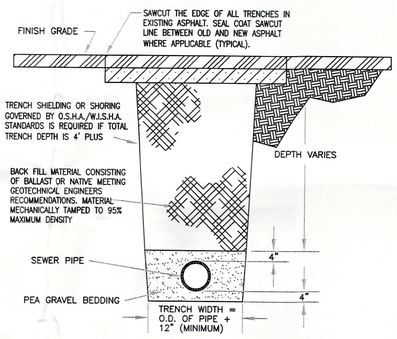
(A) DOUBLE STRAP STAINLESS STEEL SERVICE SADDLE WITH 1-1/2" AWWA TAPER (CC) - 2" FOR DOUBLE SERVICES.
(B) CORPORATION STOP, 1-1/2" AWWA TAPER (CC) INLET BY 1-1/2" PACK JOINT (COMPRESSION FITTING) FOR HDPE OUTLET, FORD FB1000 OR APPROVED EQUAL - 2" FOR DOUBLE SERVICES
(C) 1-1/2" HDPE W/TRACER WIRE. - 2" HDPE FOR DOUBLE SERVICES
(D) 1-1/2"x1" REDUCER
(E) METER BOX: CARSON HW1527BCF, 24" DEPTH WITH HD HDPE FLUSH COVER WITH CAST IRON READER DOOR.
(F) 1" WATER METER SETTER, 15" HEIGHT & DOUBLE CHECK ASSEMBLY, ANGLE LOCKWING FULL PORT BALL VALVE W/PLAIN METER NUT (NO LIP); FLANGED TUBING W/PLAIN METER NUT (NO LIP)
(G) WATER METER SETTER: AY MCDONALD MODEL 720-415 JDDD 44
(H) 1" BRASS TAIL PIECE (EXTEND 24" FROM BOX)
(I) PROVIDE 1"x1-1/2" INCREASER OFF TAIL PIECE ANDCAP FOR FUTURE CONNECTION.

WATER METER & SERVICE DETAIL
N.T.S.



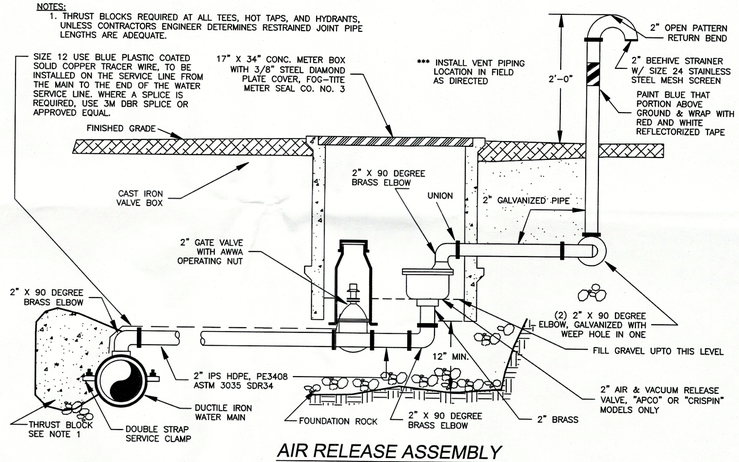
NOTES:
1. WATERMAIN PRESSURE TEST SHALL BE COMPLETED AFTER SERVICES AND OTHER WATERMAIN PENETRATIONS ARE COMPLETED.
2. WATERMAIN SHALL BE INSTALLED PER SUNCADIA STANDARDS.

WATER TRENCH
N.T.S.

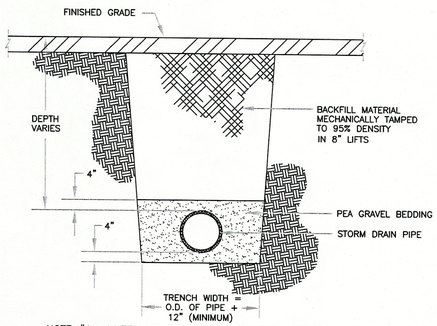


SANITARY SEWER TRENCH
N.T.S.

NOTES:
1. THRUST BLOCKS REQUIRED AT ALL TEES, HOT TAPS, AND HYDRANTS, UNLESS CONTRACTORS ENGINEER DETERMINES RESTRAINED JOINT PIPE LENGTHS ARE ADEQUATE.



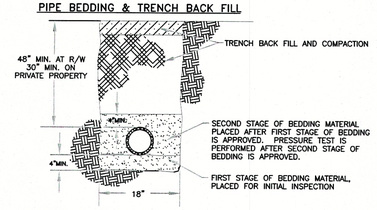
AIR RELEASE ASSEMBLY
N.T.S.



NOTE #1: WATER TIGHT GASKETS REQUIRED
NOTE #2: STORM PIPE MATERIALS SHALL BE ASTM 3034 OR HDPE AS DIRECTED BY ENGINEER

STORM TRENCH
N.T.S.

PIPE BEDDING & TRENCH BACK FILL

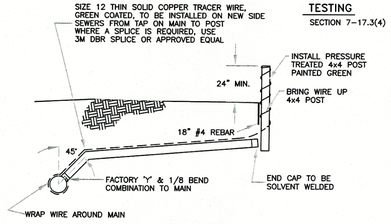


ACCEPTABLE BEDDING MATERIALS
1. Pea Gravel

ACCEPTABLE SIDE SEWER PIPE MATERIAL
1. Ductile Iron Pipe (AWWA C151)
2. ABS Pipe (Schedule 40, ASTM D-1788)
3. PVC Pipe (SDR 35, ASTM D3034)

CLEAN OUTS
1. Not less than one per side sewer and/or each total change of 90° of grade or alignment and/or each 100 feet in straight runs.
2. Metal frame and cover, with concrete colar is required in gravel or asphalt areas.

GRADE & ALIGNMENT
1. Minimum grade of 2% for 4" pipe, and 1% for 6" pipe, unless approved by Suncadia.
2. Line and grade to be straight between factory bends.

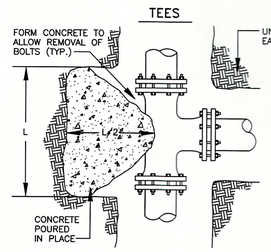


INSPECTION:
All work on side sewers must be inspected by the Suncadio prior to back filling. If back filling has occurred before the inspection, the Suncadio will request that the piping be exposed for inspection purposes.

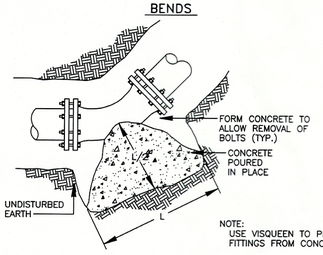
TAP:
The contractor shall install the factory wye on the new main at time of main construction. The trench is to be free of water and conform to W.I.S.H.A. safety standards for construction work, Part N.

SIDE SEWER
N.T.S.

TEES

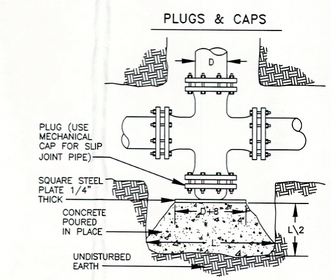


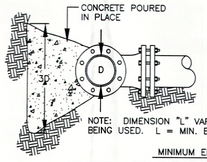
BENDS



NOTE: USE VISQUEEN TO PROTECT FITTINGS FROM CONCRETE.

PLUGS & CAPS





SIDE VIEW
(THIS VIEW TYPICAL FOR ALL BLOCKING)

NOTE: DIMENSION "L" VARIES PER PIPE DIAMETER AND FITTING BEING USED. L = MIN. END AREA DIVIDED BY 3D.

MINIMUM END AREAS

PIPE SIZE	TEES & PLUGS	45° BENDS	22 1/2° BENDS
D			
6"	3.8 SQ.FT.	2.6 SQ.FT.	1.3 SQ.FT.
8"	6.7 SQ.FT.	4.5 SQ.FT.	2.2 SQ.FT.
10"	10.5 SQ.FT.	7.0 SQ.FT.	3.5 SQ.FT.
12"	15.0 SQ.FT.	10.0 SQ.FT.	5.0 SQ.FT.

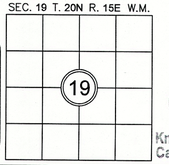
CONCRETE THRUST BLOCKING
N.T.S.

KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

RECEIVED
APR 03 2017
Kittitas County CDS

INDEX LOCATION
SEC. 19 T. 20N R. 15E W.M.



Know what's below. Call before you dig.

REVISIONS			
DESCRIPTION	BY	DATE	

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RAYMOND E. MAY — STATE OF WASHINGTON — 19884 — REGISTERED PROFESSIONAL ENGINEER

REVIEW DRAFT

XX/XX/16

SUNCADIA - TRAILHEAD
JEFF HANSELL
70% PROGRESS SET
NOTES & DETAILS

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Sunflower Blvd. • Ste Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	16080
DATE	SEPT. 2016
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
CHECKED	REM\MKK
APPROVED	REM\MKK
SHEET	C9.0

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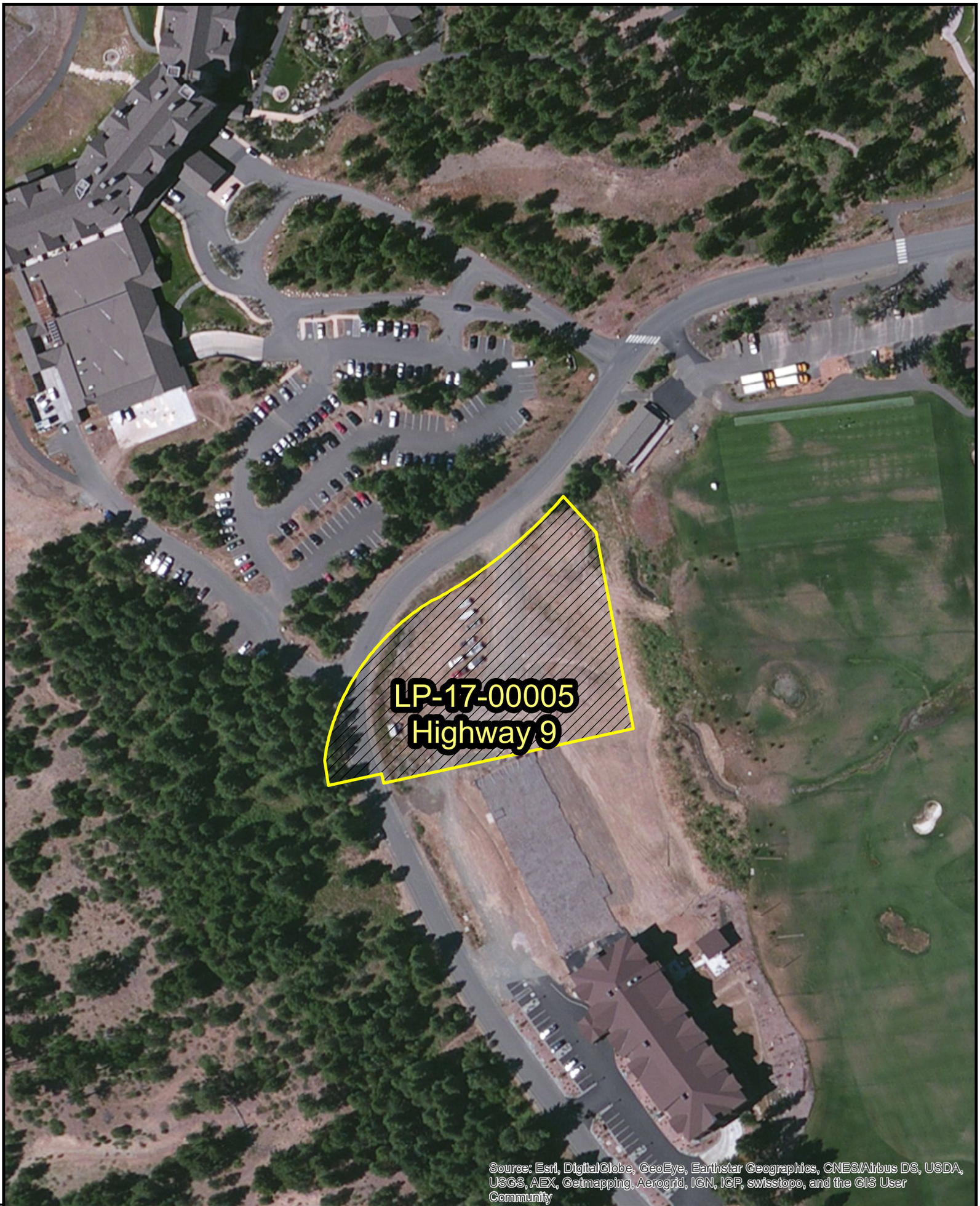
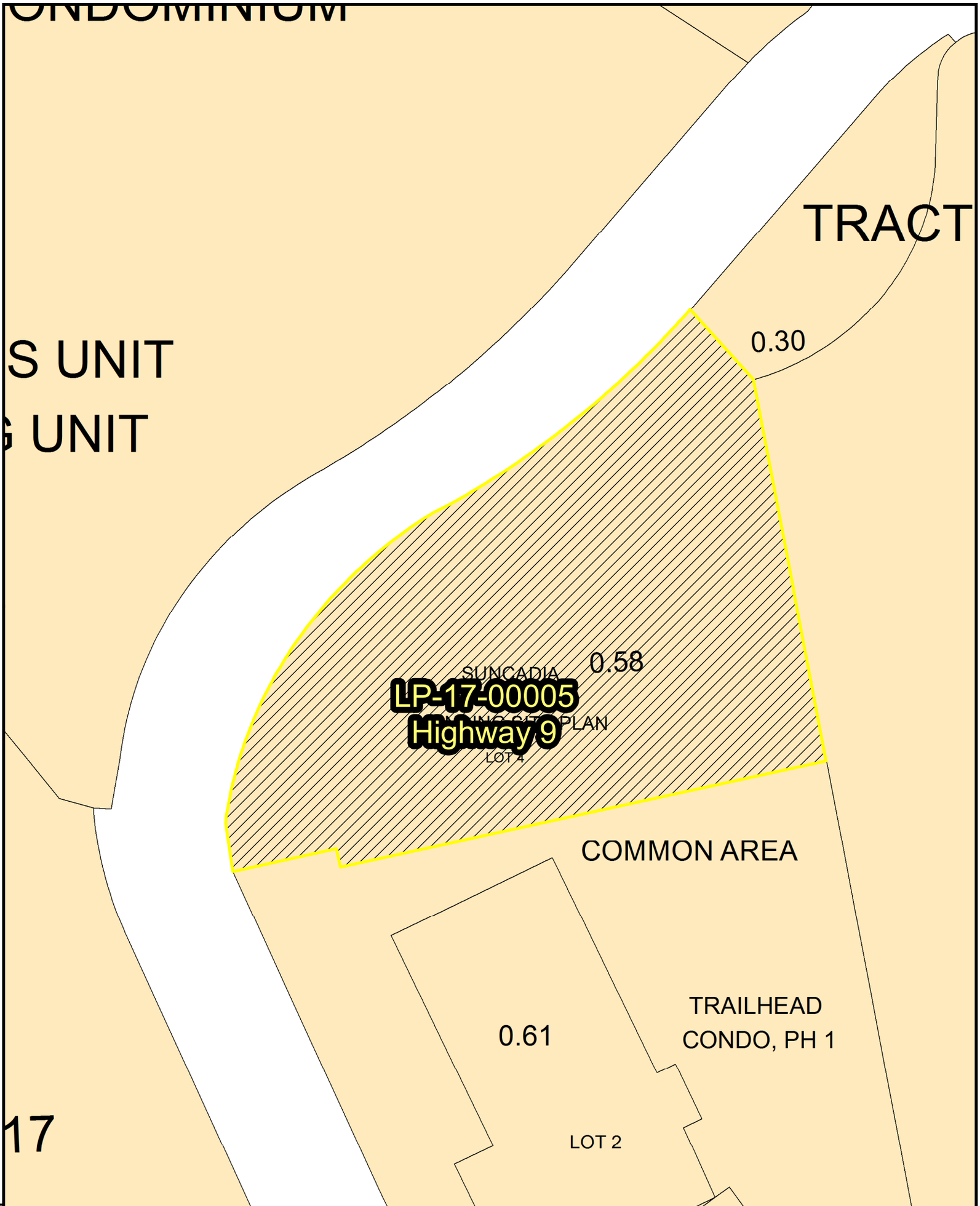


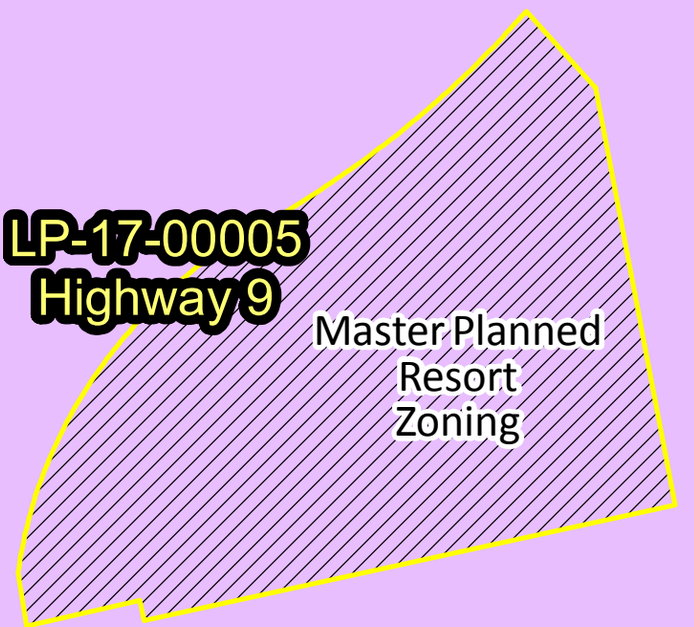
LP-17-00005
Highway 9

Aerial View



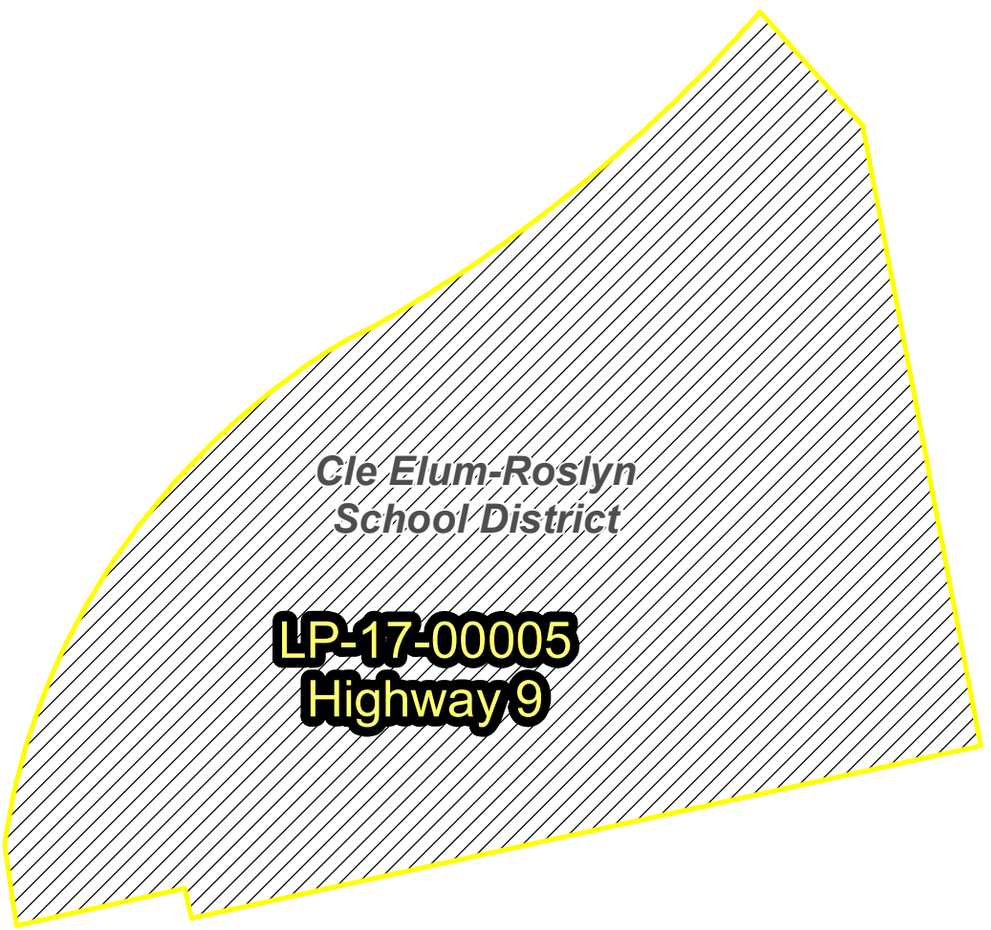
LP-17-00005
Highway 9

Nearby Parcels



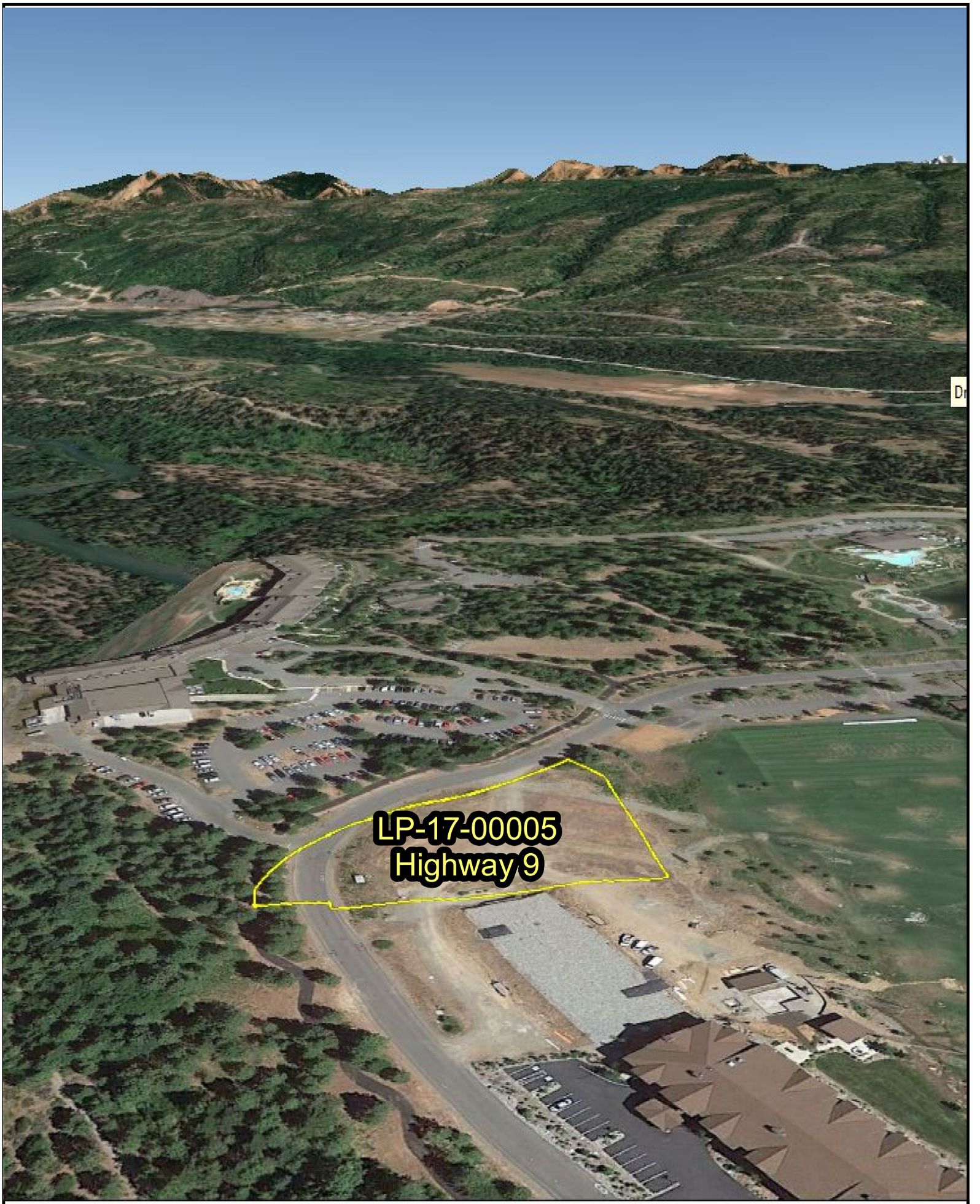
LP-17-00005
Highway 9

Zoning



LP-17-00005
Highway 9

School District



LP-17-00005 **Highway 9**	**Oblique View**

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Highway 9 Plat (LP-17-00005)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 26th, 2017

I certify that the following documentation:

- Notice of Application Reschedule for River Ridge Plat (SE-17-0005)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this April 26th, 2017

STEPH MIFFLIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 23, 2017

Stephanie Mifflin Signature
Notary Public for the State of Washington residing in Ellensburg.

My appointment expires: December 23rd, 2017

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Project Name (File Number): Highway 9 Long Plat (LP-17-00005)
Applicant: Highway 9 Office Park Center LLC

Location: One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

Proposal: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Long Plats&project=LP-17-00005+Highway+9

Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on May 12th, 2017. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): Review of the SEPA checklist submitted with this application finds it to be consistent with the Mountainstar Master Planned Resort Final Environmental Impact Statement (FEIS) published April 10, 2000 and found to be legally adequate on March 15, 2001.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners for June 6th, 2017 at 2:00 pm in the Commissioner's Auditorium 205 W 5th Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to hearing date.

Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner I, (509) 962-7079
dusty.pilkington@kittitas.co.wa.us

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411 N. Ruby St., Suite 2, Ellensburg, WA 98926
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Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: May 16th, 2017

ACTION REQUESTED: Set Open Record Public Hearing for June 6th, 2017 to consider the Highway 9 Preliminary Plat (LP-17-00005)

BACKGROUND: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings. The subject property is zoned as a Master Planned Resort

One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

The subject property is located within the Master Planned Resort zoning designation (Suncadia).

INTERACTION: Staff will present comments and recommended conditions of approval for BOCC review prior to the June 6th hearing as required.

RECOMMENDATION: Staff recommends the Board set an Open Record Hearing for June 6th, 2017 to consider the Highway 9 Plat (LP-17-00005).

HANDLING: None

ATTACHMENTS: Index with Staff Report

LEAD STAFF: Dusty Pilkington, Staff Planner

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CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: June 6th, 2017

ACTION REQUESTED: Hold Open Record Public Hearing for June 6th, 2017 to consider the Highway 9 Preliminary Plat (LP-17-00005)

BACKGROUND: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings. The subject property is zoned as a Master Planned Resort

One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

The subject property is located within the Master Planned Resort zoning designation (Suncadia).

INTERACTION: Staff will present comments and recommended conditions of approval for BOCC review.

RECOMMENDATION: Staff recommends the Board approve the Highway 9 Plat (LP-17-00005).

HANDLING: None

ATTACHMENTS: Index, with staff report.

LEAD STAFF: Dusty Pilkington, Staff Planner

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF — Printed at 04/25/17 14:17 by mwo18

Acct #: 84329 — Ad #: 1611874 — Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 04/27/2017 — Stop: 04/27/2017
Times Ord: 1 — Times Run: ***
STD6 2.00 X 7.04 — Words: 350
Total STD6 14.08
Class: 0001 LEGAL NOTICES
Rate: LEG2 — Cost: 121.79
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: NOTICE OF APPLICATION
Given by: DUSTY PILKINGTON
Created: mwo18 04/25/17 14:02
Last Changed: mwo18 04/25/17 14:17

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
DR	A		97	S 04/27			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Dusty Pilkington
Name (print or type)

Dusty Pilkington
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF Printed at 04/25/17 14:17 by mwo18

Acct #: 84329 Ad #: 1611874 Status: N

NOTICE OF APPLICATION

Project Name (File Number): Highway 9 Long Plat (LP-17-00005)

Applicant: Highway 9 Office Park Center LLC

Location: One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E. WM, in Kittitas County. Assessor's map number: 20-15-19055-0003

Proposal: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings. The subject property is zoned as a Master Planned Resort

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Long Plats&project=LP-17-00005+Highway+9 Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on May 12th, 2017 Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

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Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner I (509) 962-7079
dusty.pilkington@kittitas.co.wa.us

Notice of Application: April 27th, 2017
Application Received: April 3rd, 2017
Application Complete: April 24th, 2017
Publication Date: April 27th, 2017

PUBLISH: April 27, 2017

From: Dusty Pilkington
To: "Megan Woodruff"
Subject: RE: LP-17-00005 Notice Publication / Confirmation: Ad 1611874 for KC COMMUNITY DEVELOPMENT SERVICES
Date: Wednesday, April 26, 2017 8:57:00 AM

Looks good. Thank you.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Wednesday, April 26, 2017 8:47 AM
To: Dusty Pilkington
Subject: Re: LP-17-00005 Notice Publication / Confirmation: Ad 1611874 for KC COMMUNITY DEVELOPMENT SERVICES

Thanks Dusty!

Would you mind approving this version too? I added the date so the price changed, and I also changed what it says under "Publication Date" and "PUBLISH" at the bottom.

Hope you have the best day!

Megan Woodruff
Legal Specialist / Advertising Assistant
Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com
(509) 925-1414

LEGAL Submission & Approval Deadlines

If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI

COST open rate for legals is $12.75 per column inch

NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to

AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Wednesday, April 26, 2017 8:33 AM
To: Megan Woodruff
Subject: RE: LP-17-00005 Notice Publication / Confirmation: Ad 1611874 for KC COMMUNITY DEVELOPMENT SERVICES

Megan,

It looks good. Also, could you publish this one a second time, on May the 4th? I forgot to put that on there.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Tuesday, April 25, 2017 2:20 PM
To: Dusty Pilkington
Subject: Re: LP-17-00005 Notice Publication / Confirmation: Ad 1611874 for KC COMMUNITY DEVELOPMENT SERVICES

Good afternoon Dusty,

Please see attached for your legal proof scheduled to run on April 27.

Please let me know if you approve or would like changes by 11:00am tomorrow morning.

Thanks and have a great week ahead!

Megan Woodruff
Legal Specialist / Advertising Assistant
Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
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COST	open rate for legals is $12.75 per column inch					
NEW CUSTOMERS	prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to					
AFFIDAVITS & TEAR SHEETS	an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date					

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Tuesday, April 25, 2017 1:21 PM
To: Megan Woodruff
Subject: LP-17-00005 Notice Publication

Megan,

Could you publish this for Thursday the 27th?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law

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legals@kvnews.com
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Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law

From:	Dusty Pilkington
To:	Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; "jessica@yakama.com"; "jmarvin@yakama.com"; "johnson@yakama.com"; "enviroreview@yakama.com"; "separegister@ecy.wa.gov"; "sepaunit@ecy.wa.gov"; "gcle461@ecy.wa.gov"; "Reed, Catherine D. (ECY)"; "Renfrow, Brent D (DFW"; "Downes, Scott G (DFW"; "Nelson, Jennifer L (DFW"; "SEPA (DAHP"; Michael Flory; Lou Whitford; Amber Green; "Steph.mifflin@co.kittitas.wa.us"; "Mau, Russell E (DOH"; "ben.serr@doh.wa.gov"; "linda.hazlett@dnr.wa.gov"; "cindy.preston@dnr.wa.gov"; "rivers@dnr.wa.gov"; "brooksideconsulting@gmail.com"; "Deborah.j.knaub@usace.army.mil"; "tribune@nkctribune.com"; "terry@nkctribune.com"; "Joanna Markell"; "lonnie_allphin@ksd403.org"; Lucas Huck; Karen Hodges (karen.hodges@co.kittitas.wa.us); Mark Cook; Kelly Bacon; Justin Turnbull
Subject:	LP-17-00005 Highway 9
Date:	Thursday, April 27, 2017 1:18:00 PM

Greetings. I am requesting comments on this Long Plat. Anyone with an interest can comment, and the comment period ends 05/12/2017. Click the links below to view information on the permit.

LP-17-00005 Highway 9 (County Departments)
LP-17-00005 Highway 9 (Outside County Network)

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From:	Dusty Pilkington
To:	"Mau, Russell E (DOH)"
Subject:	RE: LP-17-00005 Highway 9
Date:	Thursday, April 27, 2017 1:35:00 PM

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Mau, Russell E (DOH) [mailto:Russell.Mau@DOH.WA.GOV]
Sent: Thursday, April 27, 2017 1:35 PM
To: Dusty Pilkington
Cc: Serr, Ben A (DOH); Holly Duncan; Holly Myers
Subject: RE: LP-17-00005 Highway 9

Mr. Pilkington:

With drinking water being provided by Suncadia, who has sufficient capacity to serve 14 additional connections, DOH requires the following for serving water to these lots:

1. Suncadia needs to provide a Project Report that shows that the water system distribution piping, existing or proposed, can serve the water demands of these 14 additional connections while maintaining adequate pressures within the Suncadia water system.
2. Suncadia needs to provide Construction Documents (Design Drawings and Specification) of the water system distribution piping serving these lots, unless the piping infrastructure is already present.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington
Visit our web site at www.doh.wa.gov/ehp/dw

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Thursday, April 27, 2017 1:18 PM
To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Myers, Holly (DOHi) <holly.myers@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie M. Leader <candie.leader@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; johnson@yakama.com; enviroreview@yakama.com; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Reed, Catherine D. (ECY) <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Michael Flory <mike.flory@co.kittitas.wa.us>; Lou Whitford <lou.whitford@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Serr, Ben A (DOH) <ben.serr@doh.wa.gov>; HAZLETT, LINDA (DNR) <LINDA.HAZLETT@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; brooksideconsulting@gmail.com; Deborah.j.knaub@usace.army.mil; Stoner, Jana <tribune@nkctribune.com>; terry@nkctribune.com; Joanna Markell <jmarkell@kvnews.com>; lonnie_allphin@ksd403.org; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; Mark Cook <mark.cook@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>
Subject: LP-17-00005 Highway 9

Greetings. I am requesting comments on this Long Plat. Anyone with an interest can comment, and the comment period ends 05/12/2017. Click the links below to view information on the permit.

LP-17-00005 Highway 9 (County Departments)
LP-17-00005 Highway 9 (Outside County Network)

Thank you,

Dusty Pilkington
Planner I

Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

May 10, 2017

Dusty Pilkington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00005 (Highway 9?)

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the above listed Application.

1. All construction of buildings and garages shall conform to the International Building Codes and the International Residential Codes adopted at the time of building permit submittal. This includes firewalls and fire separations.

Please don't hesitate to contact me should you have any further questions.

Mike Flory

Mike Flory,
Building Official

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I KB

DATE: April 5, 2017

SUBJECT: Suncadia, Phase 1, Division 12A - Trailhead Town Homes

The following shall be conditions of preliminary approval:

1. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

   Exhibit F-1 Suncadia MPR Conditions of Approval:

   A-2 (a) 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.

2. Private Road Naming: Private Road Names will be required to complete a private road naming application prior to final approval.

3. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 9627523 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.

4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

M E M O R A N D U M

TO: All Staff
FROM: Justin Turnbull, County Surveyor
DATE: May 11, 2017
SUBJECT: County Survey Review of Preliminary Plat LP-17-00005 (Trailhead)

Changes required

1. Surveyor Certificate, survey stamp, and surveyor name missing from plat.
2. The Legend is missing from the plat.
3. No ties to permanent monuments shown. (KCC16.24.010)
4. The plat does not show 3 durable distinctive reference points or monuments. (KCC16.24.010)
5. The plat does not include sufficient data to determine the bearing and length of each line. (KCC16.24.010)
6. The Text “Lot 4” next to Lot “4” is misleading, particularly if subsequent surveys reference Lot 4 or this Plat. It is suggested to replace “Lot 4” with “Lot 4 - Suncadia Phase 1”

411 North Ruby Street, Suite 1
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

April 9, 2017

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

Re: LP-17-00005

Dear Mr. Pilkington:

Thank you for opportunity to comment on the pre-threshold determination for the Phase 1 Division 12A development of 14 lots, proposed by Highway 9 Office Park Center LLC. We have reviewed the environmental checklist and have the following comment.

WATER QUALITY

Portable facilities permit coverage at construction sites. If a portable crusher, asphalt batch plant or portable concrete batch plant will operate at the site, the portable facility must have coverage under the sand and gravel permit for *portable facilities.* This permit covers industrial storm water and process water charges.

To apply for the permit, the proponent must submit an application electronically using Ecology's Water Quality Permitting Portal – Permit Coverage Notice of Intent (NOI) application, unless the applicant applies for and receives an Electronic Reporting Waiver from Ecology. Applicants that have received a waiver from Ecology must submit a completed and signed application to the appropriate regional Ecology office. To apply, click http://www.ecy.wa.gov/programs/wq/sand/forms.html. If the proponent does not have internet access, the proponent may call Cindy Huwe at (509) 457-7105 for application materials.

If you have any questions or would like to respond to these Water Quality comments, please contact **Pam Perun** at (509) 454-7869 or pamela.perun@ecy.wa.gov .

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 11, 2017

Ms. Dusty Pilkington
Planner I
Kittitas County
411 N Ruby St # 4
Ellensburg, wa98926

In future correspondence please refer to:
Project Tracking Code: 2017-05-03355
Property: LP-17-00005 Long Plat Application Highway 9 Office Park
Re: Archaeology - Survey Requested

Dear Ms. Pilkington:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. The project parcel contains documented precontact and archaeological resources and it is probable that additional unidentified archaeological resources are present within the project area. It does not appear that the entire project area has been surveyed by a professional archaeologist. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey must be sent DAHP and the interested Tribes for review prior to ground disturbance so that the requirement for DAHP permits and additional archaeological oversight can be determined. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. 2

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources Director, Yakama Nation
Jessica Lally, Archaeologist, Yakama Nation
Kate Valdez, THPO, Yakama Nation

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: June 20th, 2017

ACTION REQUESTED: Sign Resolution Approving the Highway 9 Preliminary Plat (LP-17-00005)

BACKGROUND: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings. The subject property is zoned as a Master Planned Resort

One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

The subject property is located within the Master Planned Resort zoning designation (Suncadia).

INTERACTION: Staff will present enabling documents for approval at the June 20th agenda session as required.

RECOMMENDATION: Staff recommends the Board sign the resolution approving the Highway 9 Preliminary Plat (LP-17-00005).

HANDLING: None

ATTACHMENTS: Resolution for signatures.

LEAD STAFF: Dusty Pilkington, Staff Planner

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

NOTICE OF DECISION

To: Interested Parties
Applicant

From: Dusty Pilkington, Staff Planner

Date: June 26th, 2017

Subject: LP-17-00005 Highway 9 Plat

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on June 20th, 2017, the Kittitas County Board of County Commissioners approved the Highway 9 Plat (LP-17-00005). The subject property is located on one tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

Copies of the Kittitas County Board of Commissioners Resolution 2017-087 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926, or online at https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats.

Issuance of this land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, on or before July 10th, 2017.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

NOTICE OF DECISON

Project Name (File Number): The Highway 9 Plat (LP-17-00005)

Applicant: Highway 9 Office Park

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on June 20th, 2017, the Kittitas County Board of County Commissioners approved the Highway 9 Plat (LP-17-00005). The subject property is located on one tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

Copies of the Kittitas County Board of Commissioners Resolution 2017-103 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926, or online at https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats.

Issuance of this land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, on or before July 10th, 2017.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Notice of Decision: Monday, June 26th, 2017
Publication Date Daily Record: Monday, June 26th, 2017

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF — Printed at 06/22/17 15:47 by mwo18

Acct #: 84329 — Ad #: 1636633 — Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 06/26/2017 — Stop: 06/26/2017
Times Ord: 1 — Times Run: ***
STD6 2.00 X 4.13 — Words: 194
Total STD6 8.26
Class: 0001 LEGAL NOTICES
Rate: LEG2 — Cost: 71.45
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: NOTICE OF DECISION PROJEC
Given by: DUSTY PILKINGTON
Created: mwo18 06/22/17 15:41
Last Changed: mwo18 06/22/17 15:46

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
DR	A	97	S	06/26			
DRWN	LEG2	97	S	06/26			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

_____ _____
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

NEW SUNCADIA LLC
C/O GARY KITTLESON
4244 BULLFROG RD STE 1
CLE ELUM, WA
98922-8717

NEW SUNCADIA HOSPITALITY LLC
770 SUNCADIA TRL
CLE ELUM, WA
98922-3214

BASHIR, UMAIR & AZKA
1711 11TH AVE NE
ISSAQUAH, WA
98029-7315

COMEAU, CINDY
12610 SE 187TH PL
RENTON, WA
98058-7913

PAVLIK, JOHN M & MICHELLE L
12924 51ST ST E
EDGEWOOD, WA
98372-9220

THIBERT, NEIL FRANCIS & MANN-LING HWANG
7726 DOUGLAS AVE SE
SNOQUALMIE, WA
98065-9742

MCINTYRE, W BURLEY & LISA K
7003 DAYTON AVE N
SEATTLE, WA
98103-5027

MILLER, SHAWN D &
BILLADEAU, BROOKE B
20012 166TH AVE NE
WOODINVILLE, WA
98072-7005

PRAGA, MYRON DAVID III
PRAGA, ANNAMARIA N
1835 NEWHAVEN LOOP
RICHLAND, WA
99352-7637

COWAN, ROBERT & SUZANNE
40 FOX HOLLOW RD
LEAVENWORTH, WA
98826-8791

LEITH, MARTIN D & KELLI E
134 130TH PL NE
BELLEVUE, WA
98005-3361

DOERR, JERRY WAYNE & CAROL CHRISTINE
7813 NE 112TH ST
KIRKLAND, WA
98034-3404

MCLAUGHLIN, ANTHONY &
REILLY, ELAINE
5715 251ST CT NE
REDMOND, WA
98053-2559

DIAMOND ALLEN TRUST
5012 WALLINGFORD AVE N
SEATTLE, WA
9813-6141

BILODEAU, BRIAN
17744 NE 108TH WAY
REDMOND, WA
98052-2823

LEE, KYUNG MIN
2530 30TH AVE S
SEATTLE, WA
98144-5518

WATSON PROPERTIES
820 S 2ND ST
MOUNT VERNON, WA
98273-4203

SHEARD, JOHN & ELAINE
4224 E MADISON ST
SEATTLE, WA
98112-3237

HAMER, JOHN C &
PARKS, MARIANA
3824 E MERCER WAY
MERCER ISLAND, WA
98040-3806

HIGHWAY 9 OFFICE PARK CENTER LLC
9623 32ND ST SE STE D112
LAKE STEVENS, WA
98258-5783

ABOUELHEIGA, MOHAMMED
LEPSCHAT, KATHRYN
15805 NE 117TH WAY
REDMOND, WA
98052-2626

HOLLEY, RICK & KANDACE
5120 145TH PL SE
BELLEVUE, WA
98006-3534

BUSCH, DONALD W & LEA ANNE
7828 BANNER WAY NE
SEATTLE, WA
98115-4196

SMITH, WAYNE M
MCKELLAR-SMITH, GEORGEANNE
308 S OAK ST
ELLENSBURG, WA
98926-9053

ETZEL, JERRY A & JENNIFER L
18603 33RD AVE SE
BOTHELL, WA
98012-8838

HARRISON, KEVIN R & BOBBI J
7032 COOK CT SE
SNOQUALMIE, WA
98065-8931

COOK, DONALD J & KAYE B
3349 263RD AVE SE
SAMMAMISH, WA
98075-9111

SARDINA, MARK
1447 26TH AVE
ISSAQUAH, WA
98029-7414

JUSTICE, WADE
900 SAINT HILAIRE RD
YAKIMA, WA
98901-7969

HAUGEN, BURTON JR & NICOLE
25110 SUMNER BUCKLEY HWY E
BUCKLEY, WA
98321-9223

JLJST FAMILY LLC
1180 11TH PL SW
NORTH BEND, WA
98045-7978

GOAR, THOMAS CLAYTON & EMMA LOUISE
600 STEWART ST STE 1220
SEATTLE, WA
98101-1255

PRINCE, STANLEY M & KIMBERLEE
14343 157TH AVE NE
WOODINVILLE, WA
98072-9070

STERNBERG, BRUCE E & CATHERINE E
PO BOX 127
HOBART, WA
98025-0127

PERLMUTTER, NEAL STEVEN & SANDRA LEA
7002 126TH AVE NE
KIRKLAND, WA
98033-8325

1ST & MAIN LLC
1119 1ST AVE APT 204
SEATTLE, WA
98101-2934

HUTCHINSON PROPERTY HOLDINGS LLC
1159 PALOMINO DR SE
TUMWATER, WA
98501

JACKSON, BRADFORD G & JILL
KRUSE, KYLE & CINDY
10515 NE 47TH PL
KIRKLAND, WA
98033

DELEO, MICHAEL
2431 267TH COURT SE
SAMMAMISH, WA
98075

THARP, CHAD
21945 OAK WAY
BRIER, WA
98036-8179

SUNCADIA 1141 LLC
1837 STATE ROUTE 105
GRAYLAND, WA
98547-9600

TRACY, DAN E & SANDRA L
14015 41ST AVE NE
SEATTLE, WA
98125-3822

THE BENAROYA COMPANY LLC
3600 136TH PL STE 250
BELLEVUE, WA
98006-1417

THREE T INVESTMENTS LLC
110 LUPINE DR
YAKIMA, WA
98901-1692

TOMKO, TODD & SHANNA
1186 NE PARK DR
ISSAQUAH, WA
98029-7410

JACOBSEN, SVEND &
MARTIN, SHERRI
PO BOX 6940
KENNEWICK, WA
99336

EQUITY TRUST COMPANY, CUSTODIAN
FBO MICHAEL VAN DER VELDEN IRA
8431 SE 77ND PL
MERCER ISLAND, WA
98040

MAAS, ROBERT G &
BLACK, SUSAN H
7330 80TH PLACE SE
MERCER ISLAND, WA
98040-5930

COX, VIRGINIA M TRUSTEE
3823 MIDFOREST
HOUSTON, TX
77068

TALCOTT REVOCABLE LIVING TRUST
1320 S SUNSET DR
TACOMA, WA
98465-1233

ANDERSON, RICK J & LORI C
26902 E SUNSET MEADOW LOOP
KENNEWICK, WA
99338-7446

SMITH SUNCADIA CONDO 5062 LLC
848 N RAINBOW BLVD #3038
LAS VEGAS, NV
89107-1103

TAMAKI, BLAINE & PRECIOSA
1225 N 22ND AVE
YAKIMA, WA
98902-1211

SUNCADIA 5050 LLC
PO BOX 445
MEDINA, WA
98039-0445

PONDEROSA LODGE LLC
1326 5TH AVE STE 703
SEATTLE, WA
98101

ANDERSON, SHAWN P & MARGARET P
26603 SE 16TH CT
SAMMAMISH, WA
98075-7947

MORGAN, RICHARD & AURORA
27119 NE STEWART ST
DUVALL, WA
98019-8497

CAKE BOX LLC
28249 108TH AVE SE
AUBURN, WA
98092-4063

ABRAMS, MYRON R & TRACY L
PO BOX 8165
YAKIMA, WA
98908-0165

D GREGORY LLC
5670 179TH AVE SE
BELLEVUE, WA
98006-5631

LILES, KENNETH W & PATRICIA M
803 FRONT ST APT 201
CELEBRATION, FL
34747-5474

SATHER, D K & DIANE R
TRUSTEES
1501 E WILLOW RIDGE CIRCLE
SIOUX FALLS, SD
57110

KLINE, MICHELLE & PETER V
13630 NE 40TH ST
BELLEVUE, WA
98005-1427

SHIMIZU, STEVEN G &
WASHBURN, MICHELLE
PO BOX 1476
MAPLE VALLEY, WA
98038-1476

OSNIS, ROBERT & ANNIE
6819 SE 32ND ST
MERCER ISLAND, WA
98040-2555

PARK, JIHYO &
SONG, JOHANN JONATHAN
6565 153RD AVE SE
BELLEVUE, WA
98006-5424

TESH, TIMOTHY R
322 RANDOLPH RD
SEATTLE, WA
98122

MILLER, RON A & RONNA L
ABRAMSON, ROBERT F JR
2872 TERRY LANE
ENUMCLAW, WA
98022-4046

HOLMAN, DON
SINITSYNA, IRINA
12222 NE 82ND LN
KIRKLAND, WA
98033-8091

HIXSON, BRENT H & DULCY C
27325 SE 9TH PL
SAMMAMISH, WA
98075

MOUNTAIN HIGH PROPERTIES LLC
2120 W MCMANAMON RD
OTHELLO, WA
99344-9027

ARMSTRONG, PATRICIA L
2392 BEACH LOOP DR SW
BANDON, OR
97411

COLYER, CHRISTOPHER R
COLYER, KRISTINE M
130 5TH AVE S
KIRKLAND, WA
98033

RINDLAUB, JOHN V
UZZELL-RINDLAUB, SARAH S
8441 SE 68TH ST #217
MERCER ISLAND, WA
98040-5235

HOLLABAUGH, CHRISTOPHER JOHN
HOLLABAUGH & MARY EDNA
HOLLABAUGH
REVOCABLE TRUST
3600 SUNCADIA TRL UNIT 5036

SEVIGNY, JOSH & STEPHANIE
206 WARREN ACRES RD
YAKIMA, WA
98901-1476

RUTH, WILLIAM E
19400 108TH AVE SE STE 200
KENT, WA
98031-0108

EBERLE, RITA
1902 S WILLIAMS ST
KENNEWICK, WA
99338-1820

MCINTURFF, TODD
24059 40TH AVE NE
BOTHELL, WA
98021-9077

PFLAUM, BRUCE WALTER TRUSTEE
%RUSSELL INVESTMENTS
1301 2ND AVE 18TH FL
SEATTLE, WA
98101-3800

KIPP, CHRISTINE & GREGORY
3011 211TH AVE NE
SAMMAMISH, WA
98074-6332

WHITE, J MICHAEL & LINDA M
3600 E FIR ST
MOUNT VERNON, WA
98273-5718

PEREIRA, MANUEL PEREIRA AND
DEBORAH PEREIRA LIVING TRUST
3515 N 35TH ST
TACOMA, WA
98407-6030

MCLEOD, RUSSELL S & AMBER N
9006 NE 127TH PL
KIRKLAND, WA
98034-2666

JENSEN FAMILY
INVESTMENT CO LLC
C/O 1142 SHEARWATER DR
PATTERSON, CA
95363-9043

HUGUS, HARALD
HUGUS, JENNIFER
3632 LONG LAKE DR SE
OLYMPIA, WA
98503-4054

WELLING, MATTHY &
BARLAG, ELI
3859 BEACH DR
SEATTLE, WA
98116

LINJOHN LLC
C/O JOHN JORGENSEN
1525 NW 57TH #518
SEATTLE, WA
98107

KAIANOFF, DENISE L & PAUL
7706 188TH AVE E
BONNEY LAKE, WA
98391-8563

BRAZELTON, MICHELLE M
28915 230TH AVE SE
BLACK DIAMOND, WA
98910

CARLYON, CARON
2716 ELLIOTT AVE APT 606
SEATTLE, WA
98121-3510

SUNCADIA 4053/4055 LLC
17107 SE 100TH ST
RENTON, WA
98059

PUCCI, THOMAS A & SANDRA
1764 HARRISON WAY NE
ISSAQUAH, WA
98029-3689

ADLER, RICHARD H & DONNA M
17116 SE 60TH ST
BELLEVUE, WA
98006

YOUNG, JAMES D
2347 23RD LANE NE
ISSAQUAH, WA
98029-2626

NORTHWOODS INVESTMENTS LLC
23 NEWPORT KY
BELLEVUE, WA
98006-1017

JORGENSEN, ERIK & JULIE
7862 ENTRADA DE LUZ E
SAN DIEGO, CA
92127-2570

CHARNESKI, JOHN F & LUELLEN K
PO BOX 12899
OLYMPIA, WA
98508

MILLER, KIM K
PO BOX 32
VIRGINIA CITY, MT
59755-0032

CAOILE, NIKOLAS N
SCHIEL, MELISSA
2410 N LILAC WAY
ELLENSBURG, WA
98926-2322

LEWIN, MARK B & JOHANNE
13036 42ND AVE NE
SEATTLE, WA
98125-4625

LEE, JEFFREY & LISA
4034 35TH AVE W
SEATTLE, WA
98199-1634

CAIRNS, MARK & TONYIA
TRUSTEES
25301 232ND AVE SE
MAPLE VALLEY, WA
98038-6899

GALK, VLADIMIR & OKSANA
13233 SE 252ND ST
COVINGTON, WA
98042-6605

JD & JJ LLC
651 N KEYS RD
YAKIMA, WA
98901-1172

OLSON, STEVE D & LEANNE M
13104 22ND AVE E
TACOMA, WA
98445-3671

IVERSON, LEIGH R II &
IVERSON, DONNA R
3329 LOCHSIDE
THE COLONY, TX
75056

BROWN, GEOFFREY & JENNIFER
1812 LAGUNA ST
SANTA BARBARA, CA
93101-1012

WOLF, JEFFREY M &
EVANS, MITCHELL S
6323 BLAIR TERRACE S
SEATTLE, WA
98118

KOPLOWITZ, ROBERT
PELZ, JANET C
4218 NE 89TH ST
SEATTLE, WA
98115-3829

HANEY, DENNIS B & PATRICIA M
5915 PERFECT CALM CT
CLARKSVILLE, MD
21029-1259

THREE ACRE WOOD
LIVING TRUST
PO BOX 1453
WOODINVILLE, WA
98072

HOLT, KATHLEEN U
230 SHORE RD
WATERFORD, CT
06385-3426

RAU, JEFFREY C
1626 14TH PL NE
ISSAQUAH, WA
98029-7819

LOZIER, TODD & KRISTIN
8440 143RD CT NE
REDMOND, WA
98052-3467

THOMAS, CHARLES J & BRENDA L
4032 BURKE AVE N
SEATTLE, WA
98103-8318

BIRD CAPITAL MANAGEMENT LLC
1005 ALLENWHITE DR
RICHLAND, WA
99352-8686

SNOW COUNTRY LODGING LLC, KAUAI
DEVELOPMENT GROUP
20 KAPUAIMILIA PL
HAIKU, HI
96708-5992

TORTORELLI, JOHN J
424 S LAKESIDE RD
LIBERTY LAKE, WA
99019-9574

GUIMONT, SHELLIE
128 103RD AVE NE
LAKE STEVENS, WA
98258-1611

NELSON, GREG & LAURIE NELSON LIVING TRUST
428 10TH AVE
KIRKLAND, WA
98033-5615

MEBUST, KIMBERLY &
DEDOMINICIS, AMY
12410 136TH AVE E
PUYALLUP, WA
98374

4009/11 SUNCADIA LLC
7804 40TH AVE W
MUKILTEO, WA
98275

SCHOBER, NEIL T & GINA M
4210 184TH AVE SE
ISSAQUAH, WA
98027-9776

HARD, ROBERT M
5308 51ST AVE S
SEATTLE, WA
98118

JARVIE, JIM & JERI
9521 31ST AVE NW
SEATTLE, WA
98117-2616

GRAY & GRASSI LLC
2839 W KENNEWICK AVE PMB #361
KENNEWICK, WA
99336

MORRISS, DAVID & INA
2138 62ND PL SE
AUBURN, WA
98092-8027

DUNE MEADOWS LLC
C/O HECKER WAKEFIELD & FEILBERG PS
321 1ST AVE W
SEATTLE, WA
98119-4103

BLACKMORE FAMILY REVOCABLE LVNG TRST
BLACKMORE, GARY & SANDRA
9914 177TH AVE E
BONNEY LAKE, WA

CZARTOSKI, JULIE L & TODD J
1707 SUNSET AVE SW
SEATTLE, WA
98116-1943

GAMBLE, TIMOTHY JOHN & TERESA ANN
8234 FAIRWAY DR NE
SEATTLE, WA
98115-5226

ADLER, STEVEN S & NANCE M
2523 NE 120TH ST
SEATTLE, WA
98125-5318

EHNI, WILLIAM & SHELLY
EHNI, ROBERT & BAUER, APRIL
1012 NW 199TH ST
SHORELINE, WA
98177-2642

DAMM, STEVE
DAMM, JOAN MAGNANO
2000 1ST AVE APT 1103
SEATTLE, WA
98121-2168

MCCASLIN, ROBERT L & DONNA J
17044 NE 37TH PL
BELLEVUE, WA
98008-6162

SMITH, ROGER M & PAULA R
5023 S 283RD PL
AUBURN, WA
98001-1924

MCIRVIN, NEIL T
SOVDE, LINDSAY A
1633 7TH AVE W
SEATTLE, WA
98119-2918

OH, SANGIK & SOOJIN CHUNG
2227 78TH AVE NE
MEDINA, WA
98039-2316

HOPE, DENNIS & LAURIE
206 9TH AVE
KIRKLAND, WA
98033

EIMERS, NATHAN P & ALICIA
4621 DREW AVE S
MINNEAPOLIS, MN
55410-1716

BROWN, KEVIN L & ELIZABETH A
5350 BURDETTE LN
ATLANTA, GA
30327-4807

MARSON, TAMARA G
13230 FRAZIER PL NW
SEATTLE, WA
98177

HJORT, JOHN & BARBARA
17121 TALBOT RD
EDMONDS, WA
8026

MICHAEL, MARK & ASHLEY
1920 4TH AVE UNIT 604
SEATTLE, WA
98101-5106

BMP III LLC
14206 S CANYON DR
PHONEIX, AZ
85048-8306

HOLLAND, MARK & LONI
HOLLAND, JUSTIN & MINGIE
19410 HIGHWAY 99 STE A #135
LYNNWOOD, WA
98036-5102

KWAN, ROSA
14510 NE 30TH PL #32C
BELLEVUE, WA
98007

GODTFREDSEN, KIRK & KATHY
10515 NE MORNING LN
BAINBRIDGE ISLAND, WA
98110-4144

MACKEY, DEANNA L
5129 ORCA DR NE
TACOMA, WA
98422

GAY, JEFF & SHELLEY
PO BOX 521
KITTITAS, WA
98934-0521

LOVEJOY, ROBERT & KATHY RAY
22728 37TH AVE NE
ARLINGTON, WA
98223-9059

SMYTH, MICHAEL W & CAROL A
9504 231ST PL SW
EDMONDS, WA
98020-5022

GOETZ, HARRY LAWRENCE III &
PAMELA JANE
PO BOX 6410
KETCHUM, ID
83340-6410

CALPE, RANDY & ANNE OLSON
JIMENEZ, ANDRES & MARGIE
12227 12TH AVE NW
SHORELINE, WA
98177-4319

NOWAK, DOUGLAS D
PATEL, SANGITA D
8602 54TH PL W
MUKILTEO, WA
98275-3134

HOWARD, EDWARD A & MARIANNE
11220 196TH AVE NE
REDMOND, WA
98053-7432

SATTARI, MAZIAR & JESSICA AMANDA
17524 NE 120TH WAY
REDMOND, WA
98052-2336

D & H SUNCADIA LLC
2201 192ND ST SE APT B1
BOTHELL, WA
98012-7938

KUECKER, ROBERT & ERIKA
9611 BLAKE PL
EDMONDS, WA
98020

HOERING, ANTJE
2209 THIRD AVE N
SEATTLE, WA
98109-2335

OTTELE, JESSIE
1615 92ND AVE NE
CLYDE HILL, WA
98004-2512

SZELIGA, CLAY
1760 N NORTHLAKE WAY APT 521
SEATTLE, WA
98103-2915

NAP, JASON R & CONNIE L
11731 SE 77TH PL
NEWCASTLE, WA
98056-1782

ROSLYN PROPERTIES LLC
4244 BULLFROG RD STE 2
CLE ELUM, WA
98922-8717

KELLY, CHARLES P
6015 24TH ST NW
GIG HARBOR, WA
98335

KUNTZ, CHRISTOPHER A & ALICE L
12105 NE 33RD ST
BELLEVUE, WA
98005-1203

HUEFNER PROPERTIES LLC
4706 W LINCOLN AVE
YAKIMA, WA
98908-2653

WILLIAMS, JEFFREY D & ROCHELL L
3288 NE HARRISON DR
ISSAQUAH, WA
98029-3696

EIDE, RICHARD G JR &
RICHARDSON, WINN F
1828 4TH ST
KIRKLAND, WA
98033-4915

FAY, JASON J & LINDSEY ANN
27620 NE 15TH PL
DUVALL, WA
98019

ZACHARY, WILLIAM
1545 NW 57TH ST
SEATTLE, WA
98107-5641

LANDSVERK, DEANNE M
24113 56TH AVE W
MOUNTLAKE TERRACE, WA
98043-5503

RAINSHADOW MOUNTAIN LLC
2905 N 31ST ST
TACOMA, WA
98407-6406

KELLEY, KEVIN L & WENDIE A
CO-TRUSTEES
PO BOX 750
ROSLYN, WA
98941-0750

BIRCHMEIER, RALPH P & DAWN M
TRUSTEES
1375 ESTE VISTA CT
ENCINITAS, CA
92024-5251

ELLISON, ANDRE P & TRUDY A
1156 S 229TH PL
DES MOINES, WA
98198-6969

SCOTKIN, STEVE & CARI P
11767 158TH AVE NE
REDMOND, WA
98052-2627

HARLIN, ROBIN M &
AHO, KAREN M
7712 122ND PL SE
NEWCASTLE, WA
98056

GREANEY, JOHN J &
AHERN, THERESA M
23422 95TH CT S
KENT, WA
98031-2972

SUNCADIA 3012 LLC
145 FERNCLIFF AVE NE UNIT D435
BAINBRIDGE ISLAND, WA
98110-3430

JEWETT, RICKY LEE TRUSTEE
3213 W WHEELER ST #403
SEATTLE, WA
98199-3245

DIETRICH, ALLAN H & PATRICIA A
10755 NORTH RD
LEAVENWORTH, WA
98826-9516

NTB HOLDINGS LLC
8327 20TH AVE NW
SEATTLE, WA
98117

KOH, WUITENG & KARRIE C
TRUSTEES
2412 ROSEMONT PL W
SEATTLE, WA
98199-3702

ORESHKIN, MARIANNA
1035 156TH AVE NE APT 23
BELLEVUE, WA
98007-4681

RINGER, GEORGE & JALLEEN
2227 71ST AVE SE
MERCER ISLAND, WA
98040-2320

SUNCADIA 2059 LLC
147 NE 56TH ST
SEATTLE, WA
98105

WATSON, THOMAS E
1415 2ND AVE #710
SEATTLE, WA
98101

BURLEY, CAROL J TRUST
% BURLEY, STEVEN
4604 LARGO DR
FLOWER MOUND, TX
75028-3936

SLEIGHT, BRIAN
17927 MILITARY RD S
SEATAC, WA
98188-4627

THIBERT, NEIL & MANN-LING
7726 DOUGLAS AVE SE
SNOQUALMIE, WA
98065

KATRI, DAVID E & JUDITH A
841 82ND AVE NE
MEDINA, WA
98039-4739

WOOD, LAURA N &
FUKUCHI, KYLE
15715 NE 53RD ST
REDMOND, WA
98052

HASTIE, RONALD & TALIA
ELLISON, MARSHALL & GERALDINE
PO BOX 1211
OLYMPIA, WA
98507-1211

WOLFRAM, STEVEN M
36170 CHERRYWOOD DR
YUCAPIA, CA
92399

MOSS, JORDAN & PENNY
16443 SE 47TH PLACE
BELLEVUE, WA
98006-5869

YOUNG, CHRISTOPHER
18124 40TH DR SE
BOTHELL, WA
98012-7514

SOF N SAR LLC
1415 2ND AVE UNIT 710
SEATTLE, WA
98101-2029

SCHLEPP, WAYNE & BRENDA
2825 E LAKE SAMMAMISH PKWY NE
SAMMAMISH, WA
98074-4515

BUNKOWSKE, JEFFERY D & KERRY J
27704 MAPLE RIDGE WAY SE
MAPLE VALLEY, WA
98038

WILLARD, STEVE
PO BOX 1665
WOODINVILLE, WA
98072-1665

RANDLEMAN, MARK & CYNTHIA
BUTORAC, STEPHANIE
495 E 4TH ST
CLE ELUM, WA
98922-1220

TAYLOR, JUDSON S & JERILYN
14711 32ND DR SE
MILL CREEK, WA
98012-5032

ENGSTROM, MICHAEL D & LESLIE D
19214 5TH ST E
LAKE TAPPS, WA
98391-5619

JANTZ, GREGORY L & LAFON M
547 DAYTON
EDMONDS, WA
98020

ROBLEE, ROBERT L &
JOHNSON, RONALD M
BOX 380
SOUTHWORTH, WA
98386

COOK, KRISTINA L TRUSTEE
8477 SW 35TH AVE
PORTLAND, OR
97219

SOH, ANTHONY KHENG-CHUAN
SOH, CHRISTINE HUYNH
419 GRAHAM AVE NE
RENTON, WA
98059-5782

JONES, ANDREW D & ANNAMARIA D
421 S DAVIES RD
LAKE STEVENS, WA
98258-8536

HOLM, DOUGLAS & ELIZABETH
2699 230TH AVE SE
SAMMAMISH, WA
98075-6012

NATSUHARA, DAVE & MARIAN
26602 164TH AVE SE
COVINGTON, WA
98042-8244

BIRCHETT, NORMAN B
1899 N JANTZEN AVE
PORTLAND, OR
97217-7808

GALL, STEVE
14025 19TH AVE NE
SEATTLE, WA
98125-3213

MCGINNIS, DON & MARGARET JEAN
12825 STANDRING LN SW
BURIEN, WA
98146-3046

GREELEY, GREGORY WILLIAM
GREELEY, KAREN SHERINE
10905 WILLOWICK LN
WOODWAY, WA
98020-5230

SPEAR, DOUGLAS D & MARY L
TRUSTEES
22912 53RD AVE SE
BOTHELL, WA
98021

GARMS, JASON &
WHITE, KATIE
324 7TH AVE
KIRKLAND, WA
98033-5529

JACOBSON, BRIAN H & JENNIFER L
27010 8TH AVE S
DES MOINES, WA
98198-9305

MEECHAN, MICHAEL T & PATRICIA A
8431 42ND AVE SW
SEATTLE, WA
98136

SCHUMAN, DAVID & TRINA
6037 SYCAMORE AVE NW
SEATTLE, WA
98107-2042

RASARETNAM, SURESH & ANH-THU
17357 187TH PL SE
RENTON, WA
98058-0723

BENNETT, JEFFREY M & MONICA J
5702 138TH PL SE
BELLEVUE, WA
98006-4258

PARK, BRYAN M
13614 SE 186TH PL
RENTON, WA
98058-8012

COUCH, JOSH & MICHELLE
1380 MARION ST
ENUMCLAW, WA
98022

WISCHMEYER, W THOMAS
WISCHMEYER, JACQUELINE G
1825 BAY MEADOWS DR
WEST LINN, OR
97068-2508

PELTON, STEVE & ALICIA
CRAIG, MARK & ANGELA
32933 SE 43RD ST
FALL CITY, WA
98024-8734

BOUVIER, LLOYD P & JANE ETAL
1510 7TH STREET PL SE
PUYALLUP, WA
98372-4663

FINNEGAN, DAN & DEBBIE
7106 CURTIS DR SE
SNOQUALMIE PASS, WA
98065-9075

WR VENTURES LLC
3831 221ST AVE SE
SAMMAMISH, WA
98075-9236

MENTOR, JOSEPH P JR & MARIE K
11237 MARINE VIEW DR SW
SEATTLE, WA
98146-1621

BROWN, JOEL B & LESLIE A
25738 SE 27TH ST
SAMMAMISH, WA
98075-7902

SUNCADIA 2012 LLC
1906 6TH AVE W
SEATTLE, WA
98119-2812

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF Printed at 06/22/17 15:47 by mwo18

Acct #: 84329 Ad #: 1636633 Status: N

NOTICE OF DECISION

Project Name (File Number): The Highway 9 Plat (LP-17-00005)

Applicant: Highway 9 Office Park

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on June 20th, 2017, the Kittitas County Board of County Commissioners approved the Highway 9 Plat (LP-17-00005). The subject property is located on one tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

Copies of the Kittitas County Board of Commissioners Resolution 2017-103 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926, or online at https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats.

Issuance of this land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, on or before July 10th , 2017.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Notice of Decision: **Monday, June 26th , 2017**
Publication Date Daily Record: **Monday, June 26th , 2017**

PUBLISH: June 26, 2017

BOARD OF COUNTY COMMISSIONERS COUNTY OF KITTITAS STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
HIGHWAY 9 LONG PLAT
LP-17-00005
RESOLUTION

NO. 2017 - 103

WHEREAS, according to the seventh version of the development agreement entered into by Kittitas County and Suncadia LLC, Kittitas County Code Title 16 relating to the Subdivision of Land, and RCW 58.17, an open record hearing was held by the Kittitas County Board of County Commissioners on June 6th, 2017 for the purpose of considering a preliminary plat known as Highway 9 Preliminary Plat and described as follows:

> *Steven Lathrop, authorized agent for property owner New Suncadia, LLC, has submitted a Preliminary Plat application to subdivide a portion of a 1.36 acre parcel into 14 single-family residential lots. The project is proposed on a site zoned a Master Planned Resort (Suncadia).*

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, an open record public hearing was held by the Board of County Commissioners on June 6th, 2017 and a vote was held which approved the plan unanimously; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW concerning said proposed preliminary plat:

Findings of Fact

1. Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings.

2. Site Information:

   Total Project Size: 1.36 acres
   Number of Lots: 14
   Domestic Water: Community Water System

Sewage Disposal: Community Septic System
Fire Protection: Fire District 7
Irrigation District: None

Site Characteristics:

North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums
Access: The project itself will have access from Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.

4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.

5. A complete long plat application was submitted to Community Development Services on April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads "deemed appropriate" on April 27th, 2017, along with all property owners within 500 feet of the project site. Administrative review of the Site Development Plan was conducted, and it was approved by CDS staff.

6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by the proposed access and water systems. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A. The project as proposed will observe all necessary setbacks.

8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.

9. This proposal is consistent with the Kittitas County Subdivision Code in Applicable Law.

10. All roads are required to meet all Kittitas County Road Standards of Applicable Law.

11. Comments were received from agencies and the general public, and are included in the index file for review.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

3. Public use and interest will be served by approval of this proposal.

4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges, and the Development Agreement, last amended June 2nd, 2009.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3rd, 2017 except as amended by the conditions herein.

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.

3. 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 plat approval.

4. 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 meet all requirements of Applicable Law.

5. The Final Plat shall meet all requirements of Applicable Law as defined in the Development Agreement.

6. Timing of Improvements: 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.

7. All development, design and construction shall comply with current International Building Code and International Residential Code, as per Applicable Law as defined in the Development Agreement.

8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.

9. The survey shall be corrected as per Kittitas Public Works requirements. The Final Plat shall show the surveyor certificate, the survey stamp, and the surveyor name, along with a Legend. The Final Plat shall also depict ties to permanent monuments, and shall show 3 durable, distinctive reference points or monuments. Sufficient data shall be provided to the bearing and length of each line. Possibly misleading labeling shall be corrected, with Text next to Lot 4 corrected to read " Lot 4- Suncadia Phase 1".

10. Private Road Naming: A Private Road Naming application will be required prior to final approval.

11. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.

12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.

13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.

14. 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.

15. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

16. A Project Report shall be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit Construction Documents depicting the design of the water system.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Highway 9 Preliminary Plat (LP-17-00005) and adopts the above Findings of Fact, Conclusions of Law, and Conditions of Approval and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this 20th day of June, 2017 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Paul Jewell, Chairman

Laura Osiadacz, Vice Chairman

Obie O'Brien, Commissioner



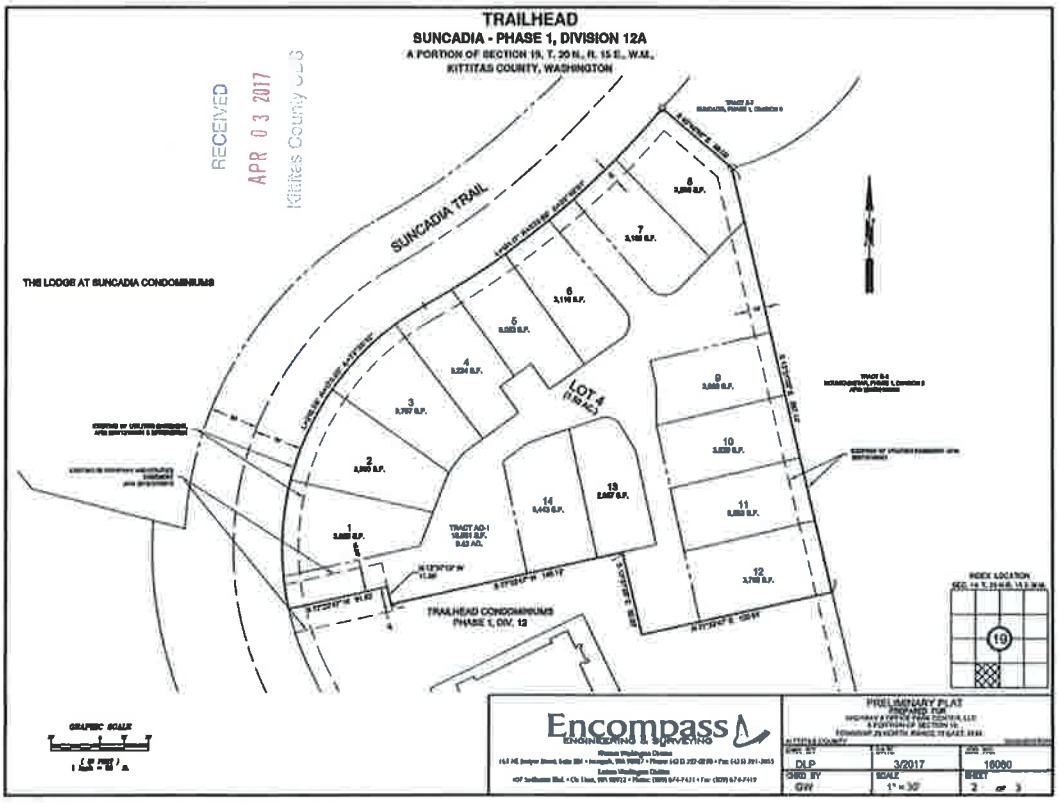
ATTEST:
CLERK OF THE BOARD

Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"


TRAILHEAD
SUNCADIA - PHASE 1, DIVISION 12A
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON
RECEIVED
APR 03 2017
Kittitas County CDS
SUNCADIA TRAIL
THE LODGE AT SUNCADIA CONDOMINIUMS
LOT 4
TRACT AD-1
10,551 S.F.
0.43 AC.
TRAILHEAD CONDOMINIUMS
PHASE 1, DIV. 12
INDEX LOCATION
GRAPHIC SCALE
Encompass
ENGINEERING & SURVEYING
PRELIMINARY PLAT
DLP
3/2017
16060
CHKD BY
GW
SCALE
1" = 30'
SHEET
2 OF 3

June 06th, 2017

Kittitas County Board of County Commissioners



Highway 9 (Trailhead) Long Plat (LP-17-00005)

Overview of Proposal

- Application submitted April 3rd, 2017
- Deemed Complete April 27th, 2017
- Zoned MPR; Land Use is Rural Recreation
- 14 lot plat on 1.36 acres
- Project is subject to terms of Development Agreement
- Project is consistent with Conceptual Master Plan
- Project is consistent with General Site Plan (Amended)
- Project does not deviate from or exceed scope of FEIS
- Qualifies for abbreviated processing under DA
- Project has been reviewed & approved by Suncadia
- Engineering and infrastructure to PW prior to final app.

- Fire District 7
- Cle Elum Roslyn School District
- Project as Proposed observes all Critical Areas setbacks
- Not in Floodway
- Notice of Application sent and published April 27th, 2017
- Agency comments received.
- Served by Suncadia Water Company
- Served by Community Sewer System

- 1 mile southwest of Roslyn
- Map # 20-15-19055-0003
- 1.36 acre lot to be subdivided into 14 lots



LP-17-00005 Highway 9	Aerial View

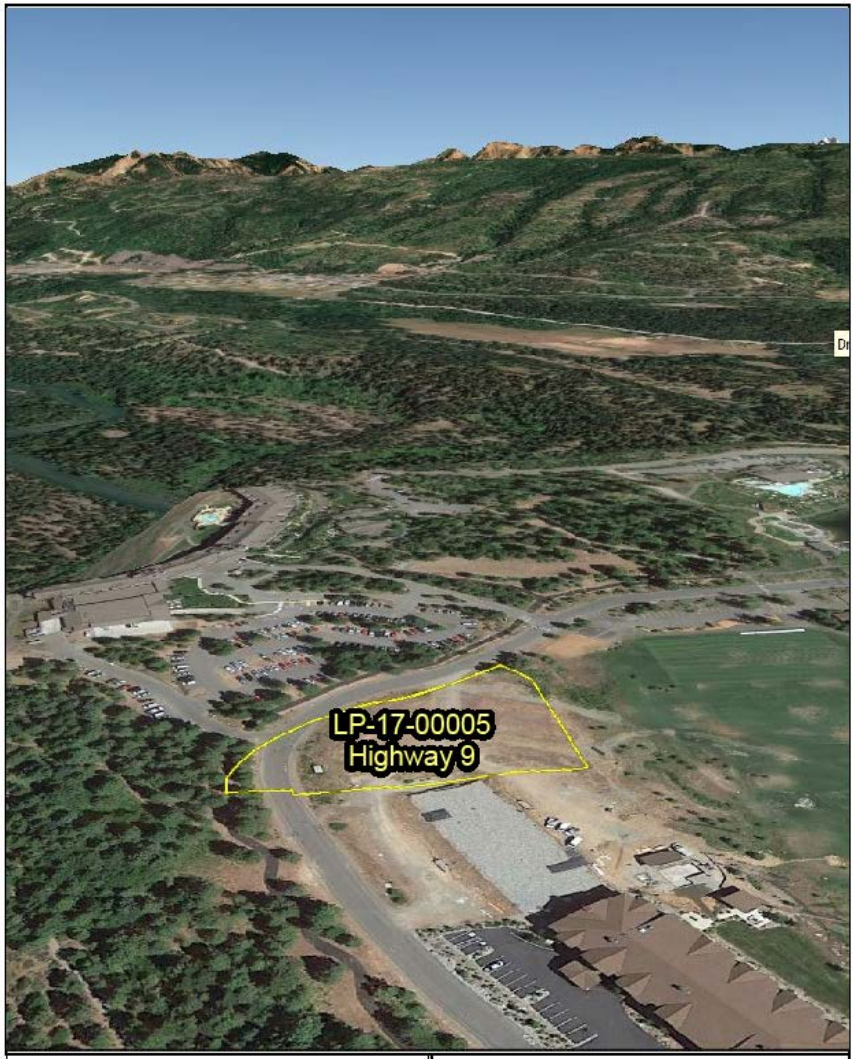
North: Open, Parking Lot

South: Adjacent Development

East: Golf Course

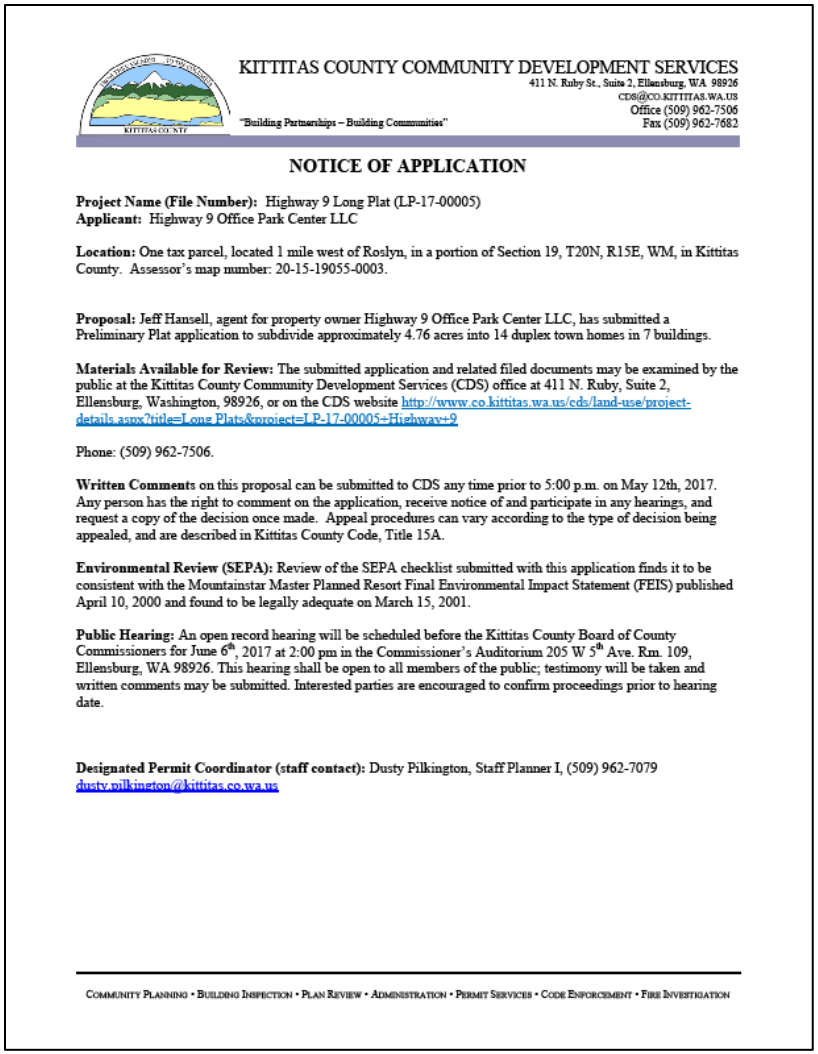
West: Wooded

Access: Suncadia Trail



LP-17-00005 Highway 9	Oblique View

Notice of Application Published and Mailed April 27th, 2017



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Project Name (File Number): Highway 9 Long Plat (LP-17-00005)
Applicant: Highway 9 Office Park Center LLC

Location: One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

Proposal: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 4.76 acres into 14 duplex town homes in 7 buildings.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Long Plats&project=LP-17-00005+Highway+9

Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on May 12th, 2017. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): Review of the SEPA checklist submitted with this application finds it to be consistent with the Mountainstar Master Planned Resort Final Environmental Impact Statement (FEIS) published April 10, 2000 and found to be legally adequate on March 15, 2001.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Board of County Commissioners for June 6th, 2017 at 2:00 pm in the Commissioner's Auditorium 205 W 5th Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to hearing date.

Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner I, (509) 962-7079
dusty.pilkington@kittitas.co.wa.us

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

Departments Emailed, Mailers Sent to Neighbors 03/24/2017

LP-17-00005 Highway 9

Dusty Pilkington

Sent: Thu 4/27/2017 1:18 PM

To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gde461@ecy.wa.gov'; 'Reed, Catherine D. (LCY)'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Michael Flory; Lou Whitford; Amber Green; 'Steph.mifflin@co.kittitas.wa.us'; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges (karen.hodges@co.kittitas.wa.us)

Greetings. I am requesting comments on this Long Plat. Anyone with an interest can comment, and the comment period ends 05/12/2017. Click the links below to view information on the permit.

LP-17-00005 Highway 9 (County Departments)
LP-17-00005 Highway 9 (Outside County Network)

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

NEW SUNCADIA LLC
C/O GARY KITTLESON 4244 BULLFROG RD STE 1
CLE ELUM WA
98922-8717

NEW SUNCADIA HOSPITALITY LLC
770 SUNCADIA TRL
CLE ELUM WA
98922-3214

BASHIR, UMAIR & AZKA
1711 11TH AVE NE
ISSAQUAH WA
98029-7315

COMEAU, CINDY
12610 SE 187TH PL
RENTON WA
98058-7913

PAVLIK, JOHN M & MICHELLE L
12924 51ST ST E
EDGEWOOD WA
98372-9220

THIBERT, NEIL FRANCIS & MANN-LING HWANG
7726 DOUGLAS AVE SE
SNOQUALMIE WA
98065-9742

MCINTYRE, W BURLEY & LISA K
7003 DAYTON AVE N
SEATTLE WA
98103-5027

MILLER, SHAWN D &
BILLADEAU, BROOKE B 20012 166TH AVE NE
WOODINVILLE WA
98072-7005

PRAGA, MYRON DAVID III
PRAGA, ANNAMARIA N 1835 NEWHAVEN LOOP
RICHLAND WA
99352-7637

COWAN, ROBERT & SUZANNE
40 FOX HOLLOW RD
LEAVENWORTH WA
98826-8791

LEITH, MARTIN D & KELLI E
134 130TH PL NE
BELLEVUE WA
98005-3361

DOERR, JERRY WAYNE & CAROL CHRISTINE
7813 NE 112TH ST
KIRKLAND WA
98034-3404

MCLAUGHLIN, ANTHONY & REILLY, ELAINE 5715 251ST CT NE
REDMOND WA
98053-2559

DIAMOND ALLEN TRUST
5012 WALLINGFORD AVE N
SEATTLE WA
9813-6141

BILODEAU, BRIAN
17744 NE 108TH WAY
REDMOND WA
98052-2823

LEE, KYUNG MIN
2530 30TH AVE S
SEATTLE WA
98144-5518

WATSON PROPERTIES
820 S 2ND ST
MOUNT VERNON WA
98273-4203

SHEARD, JOHN & ELAINE
4224 E MADISON ST
SEATTLE WA
98112-3237

HAMER, JOHN C &
PARKS, MARIANA 3824 E MERCER WAY
MERCER ISLAND WA
98040-3806

HIGHWAY 9 OFFICE PARK CENTER LLC
9623 32ND ST SE STE D112
LAKE STEVENS WA
98258-5783

ABOUELHEIGA, MOHAMMED
LEPSCHAT, KATHRYN 15805 NE 117TH WAY
REDMOND WA
98052-2626

HOLLEY, RICK & KANDACE
5120 145TH PL SE
BELLEVUE WA
98006-3534

BUSCH, DONALD W & LEA ANNE
7828 BANNER WAY NE
SEATTLE WA
98115-4196

SMITH, WAYNE M
MCKELLAR-SMITH, GEORGEANNE 308 S OAK ST
ELLENSBURG WA
98926-9053

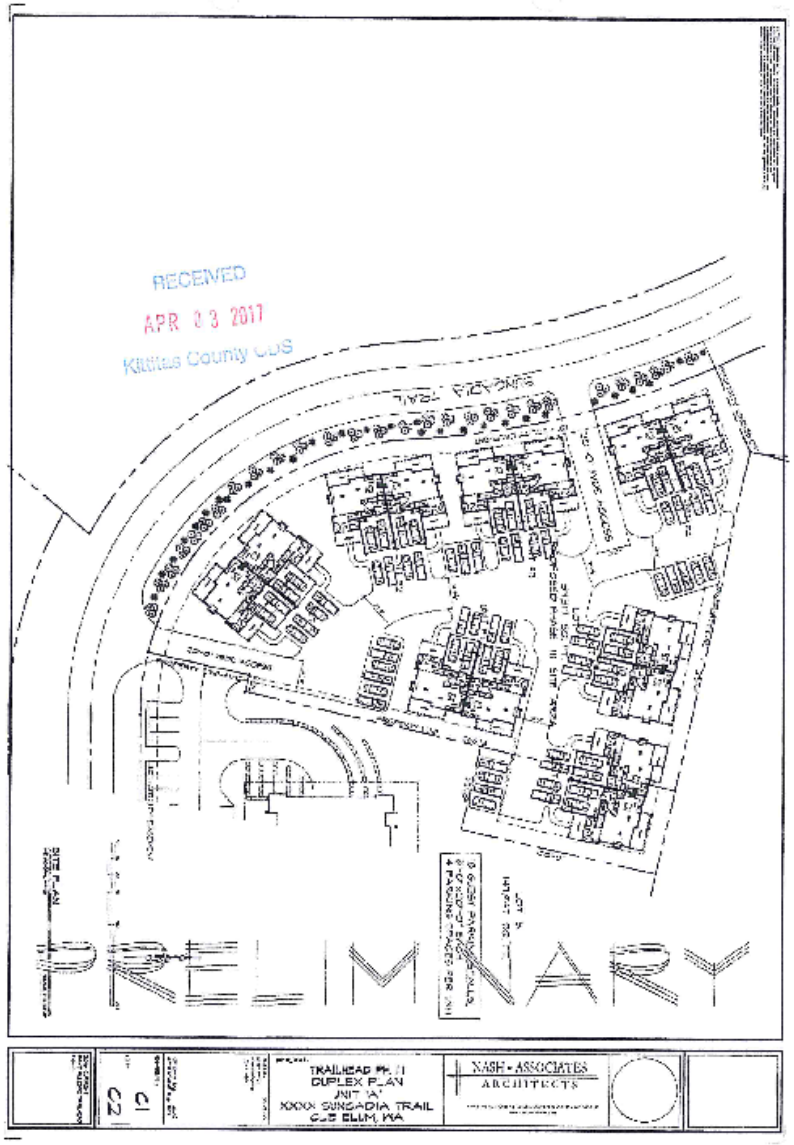
ETZEL, JERRY A & JENNIFER L
18603 33RD AVE SE
BOTHELL WA
98012-8838

HARRISON, KEVIN R & BOBBI J
7032 COOK CT SE
SNOQUALMIE WA
98065-8931

COOK, DONALD J & KAYE B
3349 263RD AVE SE
SAMMAMISH WA
98075-9111

SARDINA, MARK
1447 26TH AVE
ISSAQUAH WA
98029-7414

JUSTICE, WADE
900 SAINT HILAIRE RD
YAKIMA WA
98901-7969


RECEIVED
APR 03 2017
Kittitas County CDS
SUNCADIA TRAIL
PRELIMINARY
TRAILHEAD PH II
DUPLEX PLAN
UNIT 'A'
XXXX SUNCADIA TRAIL
CLE ELUM, WA
NASH - ASSOCIATES
ARCHITECTS

Land Use

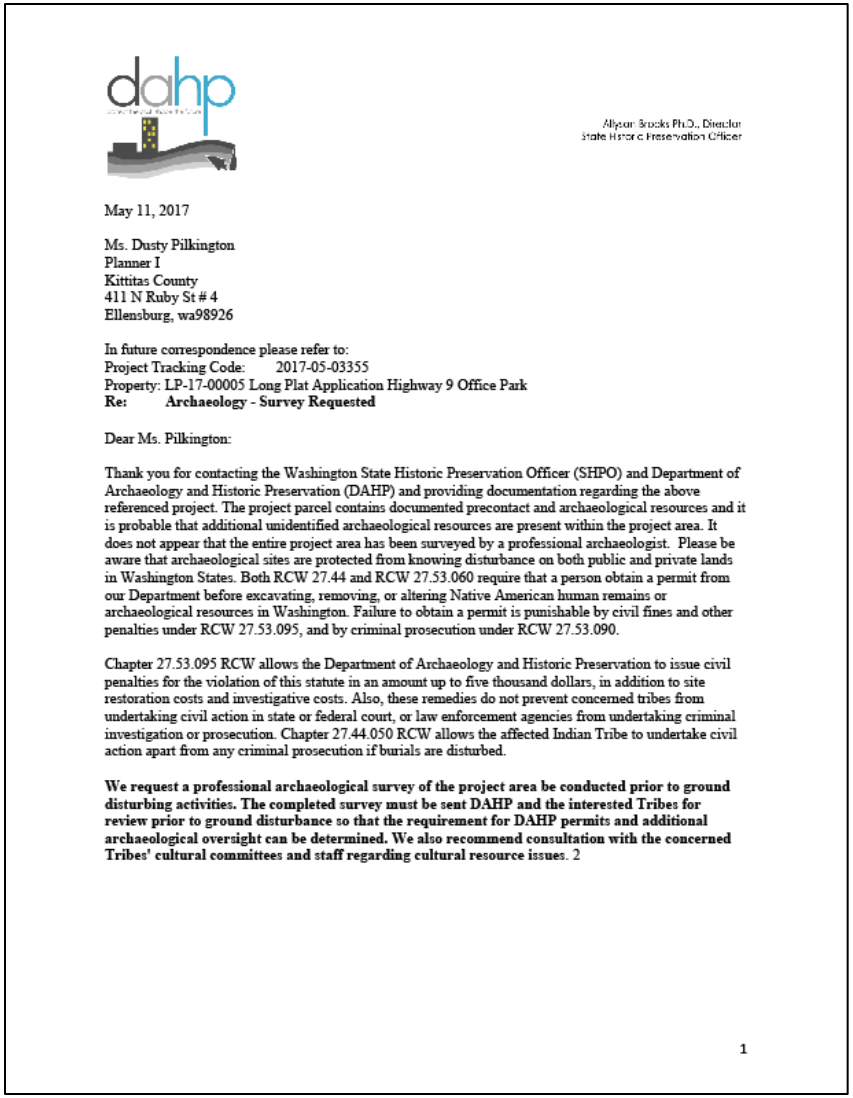
Current planning: land use applications

Long Plats - LP-17-00005 Highway 9

- LP-17-00003 River Ridge BOCC Request to Set Date
- LP-17-00005 Receipt
- LP-17-00005 Application
- LP-17-00005 Highway 9 500 Foot Parcels
- LP-17-00005 Highway 9 Aerial Photo
- LP-17-00005 Highway 9 Affidavit

LP-17-00005 Highway 9 Google EarthNew

- LP-17-000005 Highway 9 Mailing List Full
- LP-17-00005 Highway 9 Nearby Parcels
- LP-17-00005 Highway 9 Oblique View
- LP-17-00005 Highway 9 Zoning
- LP-17-00005 Letter of Transmittal
- LP-17-00005 School District
- LP-17-00005 SEPA Checklist
- LP-17-00005 Site Plans
- LP-17-00005 Title Report



dahp

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 11, 2017

Ms. Dusty Pilkington
Planner I
Kittitas County
411 N Ruby St # 4
Ellensburg, wa98926

In future correspondence please refer to:
Project Tracking Code: 2017-05-03355
Property: LP-17-00005 Long Plat Application Highway 9 Office Park
Re: Archaeology - Survey Requested

Dear Ms. Pilkington:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. The project parcel contains documented precontact and archaeological resources and it is probable that additional unidentified archaeological resources are present within the project area. It does not appear that the entire project area has been surveyed by a professional archaeologist. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

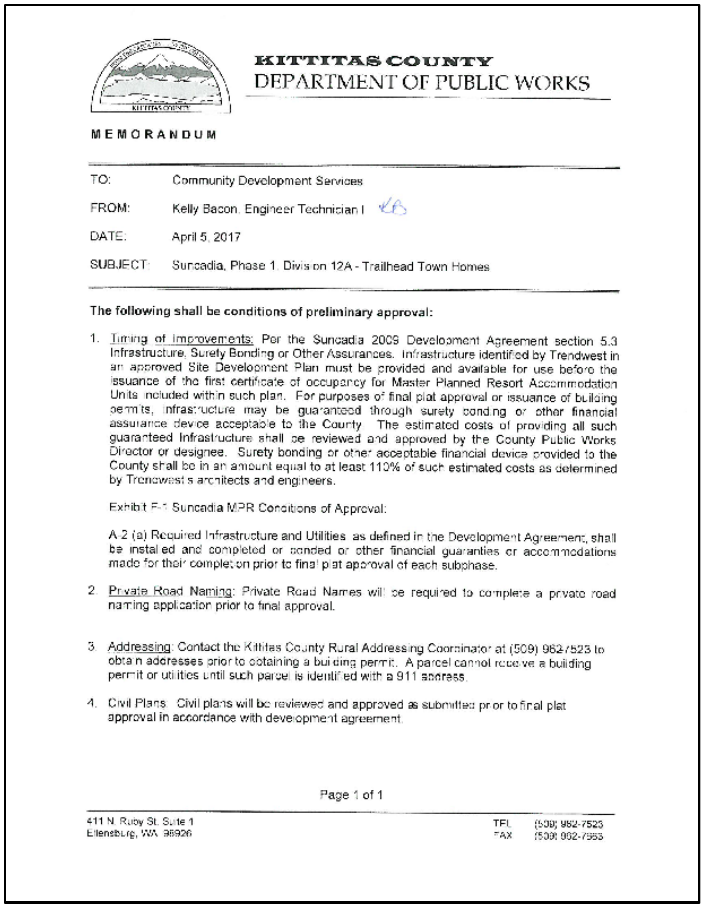
Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey must be sent DAHP and the interested Tribes for review prior to ground disturbance so that the requirement for DAHP permits and additional archaeological oversight can be determined. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. 2

1

Department of Archeology and Historic Preservation

- Requested cultural resource survey
- Applicable Cultural Resources preservation procedures outlined in C-21-23 of Suncadia MPR Conditions of Approval



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I

DATE: April 5, 2017

SUBJECT: Suncadia, Phase 1 Division 12A - Trailhead Town Homes

The following shall be conditions of preliminary approval:

1. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

   Exhibit F-1 Suncadia MPR Conditions of Approval:

   A.2 (a) 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.

2. Private Road Naming: Private Road Names will be required to complete a private road naming application prior to final approval.

3. Addressing: 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.

4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.

Page 1 of 1

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7555

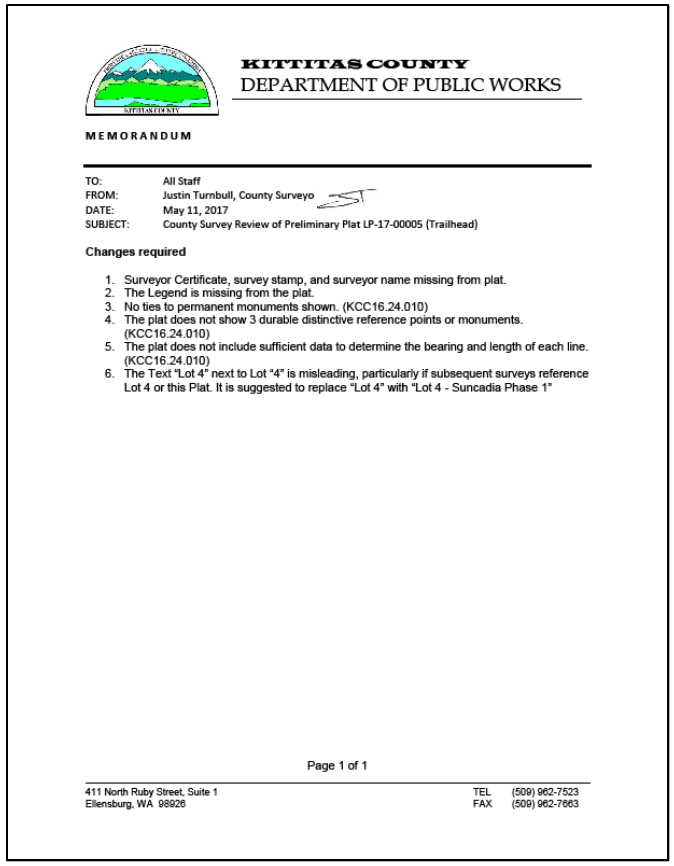
Kittitas County Public Works

Plat Comments:

- Surety Bonding equal to 110 % of estimated infrastructure costs required
- Required Infrastructure and Utilities as defined in Development Agreement, shall be installed, and completed, OR other financial guarantees made prior to final plat approval.
- Prior to building permit approval, applicant shall contact the County Addressing Coordinator to obtain addresses.
- Civil plans will be reviewed and approved as submitted prior to final plat approval.

PW Survey Comments

1. Surveyor Certificate, Survey Stamp, and surveyor name shall be added to the final plat.
2. A Legend shall be added to the final plat.
3. The final plat shall show 3 durable, distinctive reference points or monuments.
4. Final plat shall show sufficient data to determine the bearing and length of each line.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyo
DATE: May 11, 2017
SUBJECT: County Survey Review of Preliminary Plat LP-17-00005 (Trailhead)

Changes required

1. Surveyor Certificate, survey stamp, and surveyor name missing from plat.
2. The Legend is missing from the plat.
3. No ties to permanent monuments shown. (KCC16.24.010)
4. The plat does not show 3 durable distinctive reference points or monuments. (KCC16.24.010)
5. The plat does not include sufficient data to determine the bearing and length of each line. (KCC16.24.010)
6. The Text "Lot 4" next to Lot "4" is misleading, particularly if subsequent surveys reference Lot 4 or this Plat. It is suggested to replace "Lot 4" with "Lot 4 - Suncadia Phase 1"

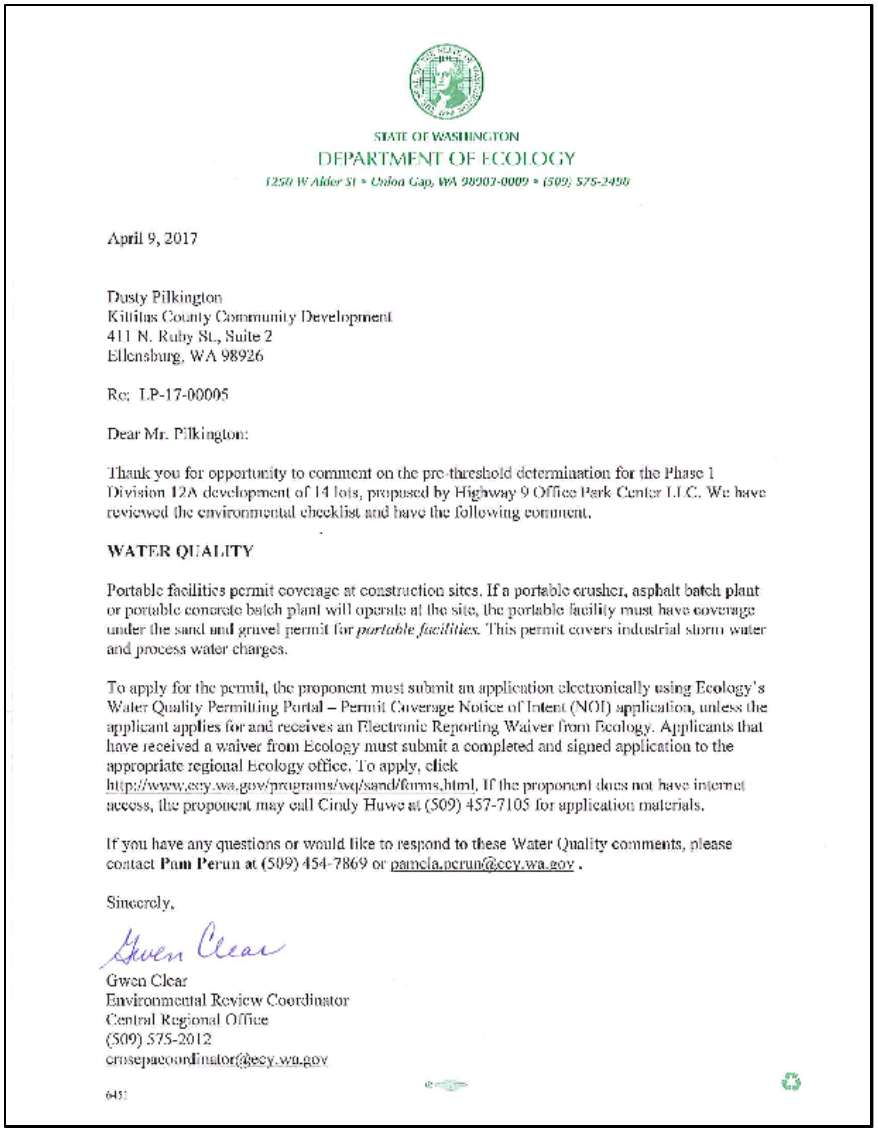
Page 1 of 1

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

Washington Department of Ecology

1. In the event that a portable crusher, asphalt batch plant, of portable concrete batch plant operates at the site, the site must be covered under a sand and gravel permit for portable facilities.
2. The applicant shall contact the Washington Department of Ecology for to apply for a sand and gravel permit.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

April 9, 2017

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

Re: LP-17-00005

Dear Mr. Pilkington:

Thank you for opportunity to comment on the pre-threshold determiaation for the Phase 1 Division 12A development of 14 lots, propused by Highway 9 Office Park Center LLC. We have reviewed the environmental checklist and have the following comment.

WATER QUALITY

Portable facilities permit coverage at construction sites. If a portable crusher, asphalt batch plant or portable concrete batch plant will operate at the site, the portable facility must have coverage under the sand and gravel permit for *portable facilities*. This permit covers industrial storm water and process water charges.

To apply for the permit, the proponent must submit an application electronically using Ecology's Water Quality Permitting Portal – Permit Coverage Notice of Intent (NOI) application, unless the applicant applies for and receives an Electronic Reporting Waiver from Ecology. Applicants that have received a waiver from Ecology must submit a completed and signed application to the appropriate regional Ecology office. To apply, click http://www.ecy.wa.gov/programs/wq/sand/forms.html. If the proponent does not have internet access, the proponent may call Cindy Huwe at (509) 457-7105 for application materials.

If you have any questions or would like to respond to these Water Quality comments, please contact **Pam Perun** at (509) 454-7869 or pamela.perun@ecy.wa.gov .

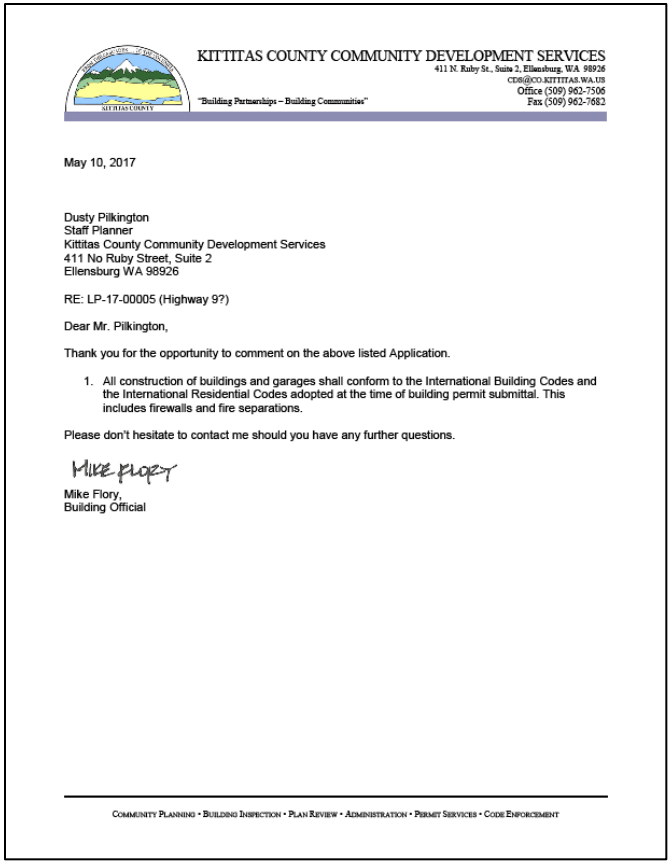
Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

645

Kittitas County Building Department



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

May 10, 2017

Dusty Pilkington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00005 (Highway 9?)

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the above listed Application.

1. All construction of buildings and garages shall conform to the International Building Codes and the International Residential Codes adopted at the time of building permit submittal. This includes firewalls and fire separations.

Please don't hesitate to contact me should you have any further questions.

Mike Flory

Mike Flory,
Building Official

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

All construction shall meet International Building Code and International Residential Code as per Applicable Law and the Development Agreement.

Washington State Department of Health



From: Mau, Russell E (DOH) [mailto:Russell.Mau@DOH.WA.GOV]
Sent: Thursday, April 27, 2017 1:35 PM
To: Dusty Pilkington
Cc: Sorr, Ben A (DOH); Holly Duncan; Holly Myers
Subject: RE: LP-17-00005 Highway 9

Mr. Pilkington:

With drinking water being provided by Suncadia, who has sufficient capacity to serve 14 additional connections, DOH requires the following for serving water to these lots:

1. Suncadia needs to provide a Project Report that shows that the water system distribution piping, existing or proposed, can serve the water demands of these 14 additional connections while maintaining adequate pressures within the Suncadia water system.
2. Suncadia needs to provide Construction Documents (Design Drawings and Specification) of the water system distribution piping serving these lots, unless the piping infrastructure is already present.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk 509-329-2116
Fax: 509 329 2104
Russell.Mau@DOH.WA.GOV

Public Health Always Working for a Safer and Healthier Washington
Visit our web site at www.doh.wa.gov/ehp/dw

The Applicant shall provide a Project Report showing the water distribution system piping, along with Construction documents of the water distribution system, unless such infrastructure already exists.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3, 2017 except as amended by the conditions herein.

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.

3. 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 plat approval.

4. 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 meet all requirements of Applicable Law.

5. The Final Plat shall meet all requirements of Applicable Law as defined in the Development Agreement.
6. Timing of Improvements: 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.

7. All development, design and construction shall comply with current International Building Code and International Residential Code, as per Applicable Law as defined in the Development Agreement.

8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.

9. The survey shall be corrected as per Kittitas Public Works requirements. The Final Plat shall show the surveyor certificate, the survey stamp, and the surveyor name, along with a Legend. The Final Plat shall also depict ties to permanent monuments, and shall show 3 durable, distinctive reference points or monuments. Sufficient data shall be provided to the bearing and length of each line. It is suggested that possibly misleading labeling be corrected, with text next to Lot 4 corrected to read " Lot 4- Suncadia Phase 1".

10. Private Road Naming: A Private Road Naming application will be required prior to final approval.

11. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.

12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.

13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.

14. 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.

15. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

16. A Project Report shall be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit Construction Documents depicting the design of the water system.

Project Analysis

Consistent with:

Comprehensive Plan.

KCC 17A Critical Areas as conditioned

KCC 17.37 Master Planned Resort

KCC 14.04 Building Code as conditioned.

KCC 12 Roads and Bridges as conditioned

KCC 13 Water and Sewers

Staff recommends approval of the Highway 9 Preliminary Plat as conditioned.

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: June 20th, 2017

ACTION REQUESTED: Sign Resolution Approving the Highway 9 Preliminary Plat (LP-17-00005)

BACKGROUND: Jeff Hansell, agent for property owner Highway 9 Office Park Center LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings. The subject property is zoned as a Master Planned Resort

One tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

The subject property is located within the Master Planned Resort zoning designation (Suncadia).

INTERACTION: Staff will present enabling documents for approval at the June 20th agenda session as required.

RECOMMENDATION: Staff recommends the Board sign the resolution approving the Highway 9 Preliminary Plat (LP-17-00005).

HANDLING: None

ATTACHMENTS: Resolution for signatures.

LEAD STAFF: Dusty Pilkington, Staff Planner

BOARD OF COUNTY COMMISSIONERS COUNTY OF KITTITAS STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
HIGHWAY 9 LONG PLAT
LP-17-00005
RESOLUTION

NO. 2017 - _____

WHEREAS, according to the seventh version of the development agreement entered into by Kittitas County and Suncadia LLC, Kittitas County Code Title 16 relating to the Subdivision of Land, and RCW 58.17, an open record hearing was held by the Kittitas County Board of County Commissioners on June 6th, 2017 for the purpose of considering a preliminary plat known as Highway 9 Preliminary Plat and described as follows:

> *Steven Lathrop, authorized agent for property owner New Suncadia, LLC, has submitted a Preliminary Plat application to subdivide a portion of a 1.36 acre parcel into 14 single-family residential lots. The project is proposed on a site zoned a Master Planned Resort (Suncadia).*

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, an open record public hearing was held by the Board of County Commissioners on June 6th, 2017 and a vote was held which approved the plan unanimously; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW concerning said proposed preliminary plat:

Findings of Fact

1. Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings.

2. Site Information:

   Total Project Size: 1.36 acres
   Number of Lots: 14
   Domestic Water: Community Water System

Sewage Disposal: Community Septic System
Fire Protection: Fire District 7
Irrigation District: None

Site Characteristics:

North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums
Access: The project itself will have access from Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.

4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.

5. A complete long plat application was submitted to Community Development Services on April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads "deemed appropriate" on April 27th, 2017, along with all property owners within 500 feet of the project site. Administrative review of the Site Development Plan was conducted, and it was approved by CDS staff.

6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by the proposed access and water systems. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A. The project as proposed will observe all necessary setbacks.

8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.

9. This proposal is consistent with the Kittitas County Subdivision Code in Applicable Law.

10. All roads are required to meet all Kittitas County Road Standards of Applicable Law.

11. Comments were received from agencies and the general public, and are included in the index file for review.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

3. Public use and interest will be served by approval of this proposal.

4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges, and the Development Agreement, last amended June 2nd, 2009.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3rd, 2017 except as amended by the conditions herein.

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.

3. 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 plat approval.

4. 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 meet all requirements of Applicable Law.

5. The Final Plat shall meet all requirements of Applicable Law as defined in the Development Agreement.

6. Timing of Improvements: 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.

7. All development, design and construction shall comply with current International Building Code and International Residential Code, as per Applicable Law as defined in the Development Agreement.

8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.

9. The survey shall be corrected as per Kittitas Public Works requirements. The Final Plat shall show the surveyor certificate, the survey stamp, and the surveyor name, along with a Legend. The Final Plat shall also depict ties to permanent monuments, and shall show 3 durable, distinctive reference points or monuments. Sufficient data shall be provided to the bearing and length of each line. Possibly misleading labeling shall be corrected, with Text next to Lot 4 corrected to read " Lot 4- Suncadia Phase 1".

10. Private Road Naming: A Private Road Naming application will be required prior to final approval.

11. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.

12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.

13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.

14. 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.

15. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

16. A Project Report shall be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit Construction Documents depicting the design of the water system.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Highway 9 Preliminary Plat (LP-17-00005) and adopts the above Findings of Fact, Conclusions of Law, and Conditions of Approval and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this_____day of_____, 2017 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

_____

Paul Jewell, Chairman

_____

Laura Osiadacz, Vice Chairman

_____

Obie O'Brien, Commissioner

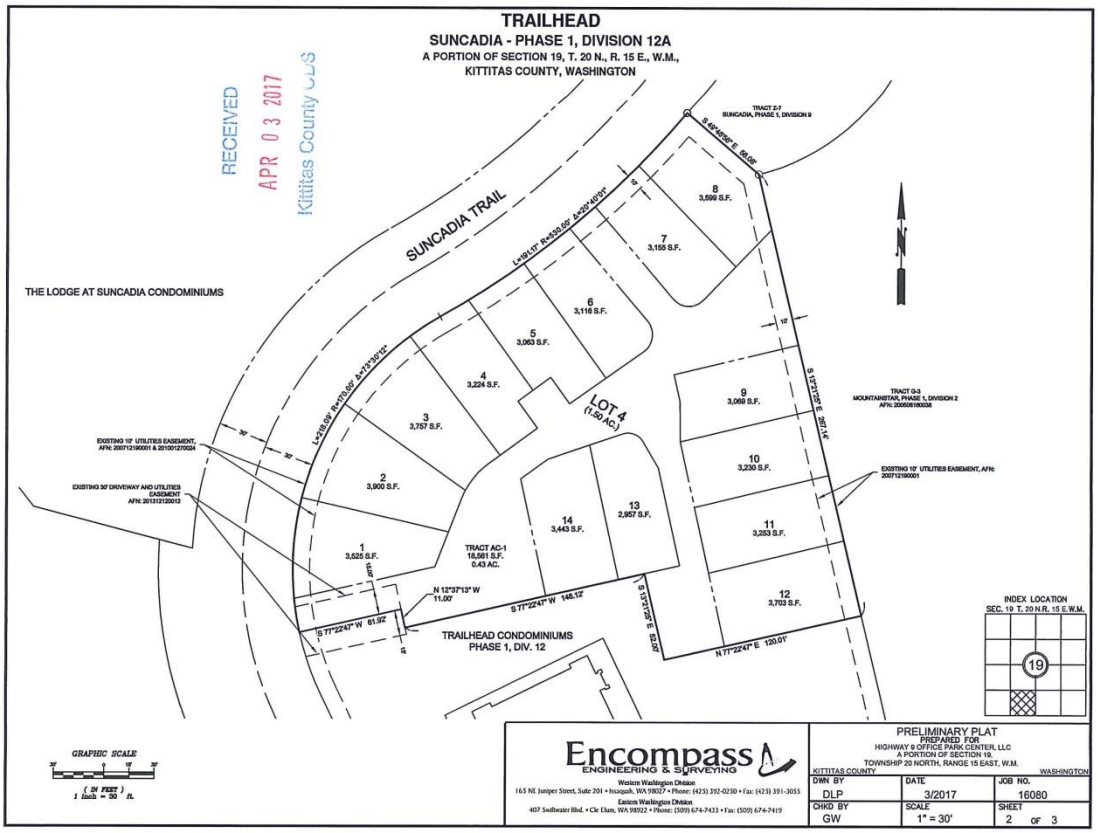
ATTEST:
CLERK OF THE BOARD

Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"


TRAILHEAD
SUNCADIA - PHASE 1, DIVISION 12A
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON
RECEIVED
APR 03 2017
Kittitas County CDS
SUNCADIA TRAIL
THE LODGE AT SUNCADIA CONDOMINIUMS
LOT 4
(1.50 AC.)
TRACT AC-1
16,561 S.F.
0.43 AC.
TRACT Z-7
SUNCADIA, PHASE 1, DIVISION 9
TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200508190038
EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001 & 201001270024
EXISTING 30' DRIVEWAY AND UTILITIES EASEMENT AFN: 201312120012
EXISTING 10' UTILITIES EASEMENT, AFN: 200712190001
TRAILHEAD CONDOMINIUMS
PHASE 1, DIV. 12
INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
Encompass
ENGINEERING & SURVEYING
PRELIMINARY PLAT
PREPARED FOR
HIGHWAY 9 OFFICE PARK CENTER, LLC
A PORTION OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY
WASHINGTON
DWN BY
DLP
DATE
3/2017
JOB NO.
16080
CHKD BY
GW
SCALE
1" = 30'
SHEET
2 OF 3

BOARD OF COUNTY COMMISSIONERS COUNTY OF KITTITAS STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
HIGHWAY 9 LONG PLAT
LP-17-00005
RESOLUTION

NO. 2017 - 103

WHEREAS, according to the seventh version of the development agreement entered into by Kittitas County and Suncadia LLC, Kittitas County Code Title 16 relating to the Subdivision of Land, and RCW 58.17, an open record hearing was held by the Kittitas County Board of County Commissioners on June 6th, 2017 for the purpose of considering a preliminary plat known as Highway 9 Preliminary Plat and described as follows:

> *Steven Lathrop, authorized agent for property owner New Suncadia, LLC, has submitted a Preliminary Plat application to subdivide a portion of a 1.36 acre parcel into 14 single-family residential lots. The project is proposed on a site zoned a Master Planned Resort (Suncadia).*

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, an open record public hearing was held by the Board of County Commissioners on June 6th, 2017 and a vote was held which approved the plan unanimously; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW concerning said proposed preliminary plat:

Findings of Fact

1. Jeff Hansell, agent for property owner Highway 9 Office Park Center, LLC, has submitted a Preliminary Plat application to subdivide approximately 1.36 acres into 14 duplex town homes in 7 buildings.

2. Site Information:

   Total Project Size: 1.36 acres
   Number of Lots: 14
   Domestic Water: Community Water System

Sewage Disposal: Community Septic System
Fire Protection: Fire District 7
Irrigation District: None

Site Characteristics:

North: Open, Parking Lot
South: Wooded, Open
East: Golf Course
West: Trailhead Condominiums
Access: The project itself will have access from Suncadia Trail.

3. The Comprehensive Plan designation is Rural Recreation.

4. The subject property is zoned Master Planned Resort, which allows for a variety of residential densities.

5. A complete long plat application was submitted to Community Development Services on April 3, 2017. As per section 5.1 of the development agreement the application was sent to department heads "deemed appropriate" on April 27th, 2017, along with all property owners within 500 feet of the project site. Administrative review of the Site Development Plan was conducted, and it was approved by CDS staff.

6. Based upon review of the submitted application materials including an environmental checklist, the application was found to be consistent with Development Agreement, Environmental Impact Statement, General Site Plans and Site Development Plan and as such no additional review is required.

7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by the proposed access and water systems. The lots will be served by a community water and sewage systems. Staff has conducted an administrative critical area review in accordance with KCC 17A. The project as proposed will observe all necessary setbacks.

8. This proposal is consistent with the Kittitas County Zoning Code 17.37. The MPR zone allows for a mixture of densities.

9. This proposal is consistent with the Kittitas County Subdivision Code in Applicable Law.

10. All roads are required to meet all Kittitas County Road Standards of Applicable Law.

11. Comments were received from agencies and the general public, and are included in the index file for review.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

3. Public use and interest will be served by approval of this proposal.

4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges, and the Development Agreement, last amended June 2nd, 2009.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 3rd, 2017 except as amended by the conditions herein.

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.

3. 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 plat approval.

4. 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 meet all requirements of Applicable Law.

5. The Final Plat shall meet all requirements of Applicable Law as defined in the Development Agreement.

6. Timing of Improvements: 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.

7. All development, design and construction shall comply with current International Building Code and International Residential Code, as per Applicable Law as defined in the Development Agreement.

8. Ground disturbing activities will follow cultural resource mitigation procedures as defined in items C21-C23 of the Development Agreement.

9. The survey shall be corrected as per Kittitas Public Works requirements. The Final Plat shall show the surveyor certificate, the survey stamp, and the surveyor name, along with a Legend. The Final Plat shall also depict ties to permanent monuments, and shall show 3 durable, distinctive reference points or monuments. Sufficient data shall be provided to the bearing and length of each line. Possibly misleading labeling shall be corrected, with Text next to Lot 4 corrected to read " Lot 4- Suncadia Phase 1".

10. Private Road Naming: A Private Road Naming application will be required prior to final approval.

11. This site may be in an area where mining historically occurred. Mine hazards shall be mitigated as outlined in items B51-B56 of the Development Agreement.

12. The Applicant shall contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit.

13. Civil plans will be reviewed and submitted prior to final plat approval in accordance with the development agreement.

14. 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.

15. 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 within 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 acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

16. A Project Report shall be provided indicating that Suncadia can serve the water demands of the 14 additional connections while maintaining adequate pressures. If piping infrastructure is not already present, the Applicant shall submit Construction Documents depicting the design of the water system.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Highway 9 Preliminary Plat (LP-17-00005) and adopts the above Findings of Fact, Conclusions of Law, and Conditions of Approval and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this 20th day of June, 2017 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Paul Jewell, Chairman

Laura Osiadacz, Vice Chairman

Obie O'Brien, Commissioner



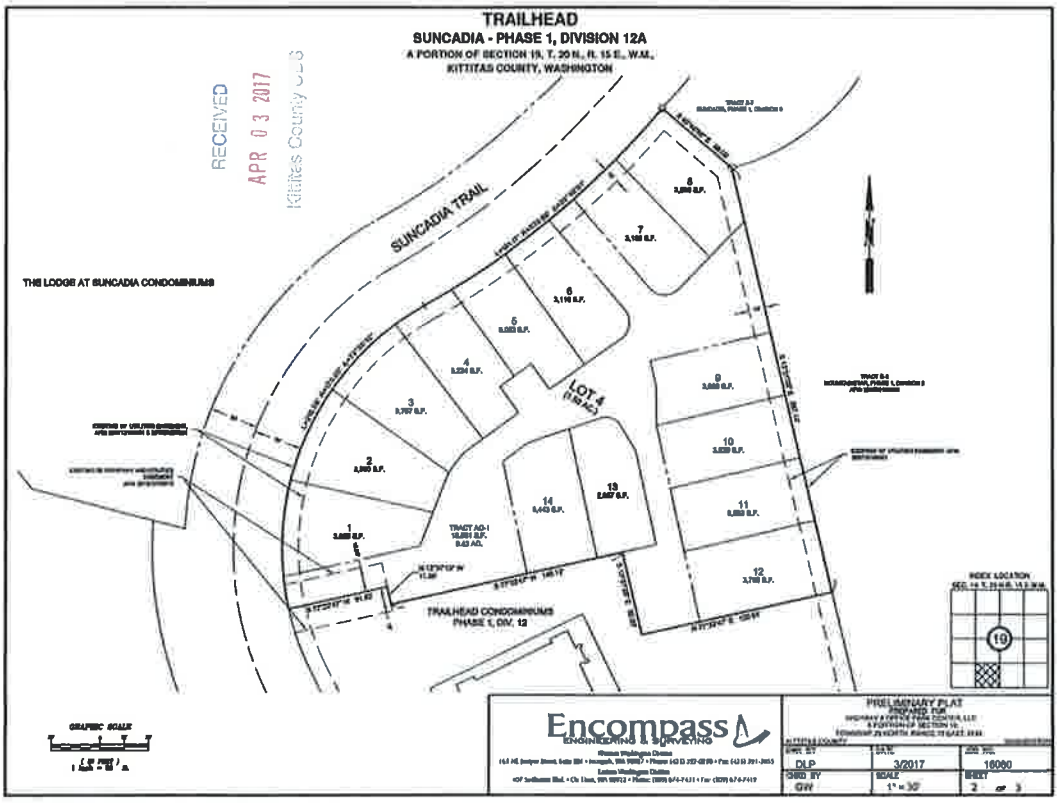
ATTEST:
CLERK OF THE BOARD

Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"


TRAILHEAD
SUNCADIA - PHASE 1, DIVISION 12A
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITTITAS COUNTY, WASHINGTON
RECEIVED
APR 03 2017
Kittitas County CDS
SUNCADIA TRAIL
THE LODGE AT SUNCADIA CONDOMINIUMS
LOT 4
TRACT AD-1
10,551 S.F.
0.43 AC.
TRAILHEAD CONDOMINIUMS
PHASE 1, DIV. 12
INDEX LOCATION
GRAPHIC SCALE
Encompass
ENGINEERING & SURVEYING
PRELIMINARY PLAT
DLP
3/2017
16060
CHKD BY
GW
SCALE
1" = 30'
SHEET
2 OF 3

NOTICE OF DECISON

Project Name (File Number): The Highway 9 Plat (LP-17-00005)

Applicant: Highway 9 Office Park

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on June 20th, 2017, the Kittitas County Board of County Commissioners approved the Highway 9 Plat (LP-17-00005). The subject property is located on one tax parcel, located 1 mile west of Roslyn, in a portion of Section 19, T20N, R15E, WM, in Kittitas County. Assessor's map number: 20-15-19055-0003.

Copies of the Kittitas County Board of Commissioners Resolution 2017-103 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926, or online at https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats.

Issuance of this land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, on or before July 10th, 2017.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Notice of Decision: Monday, June 26th, 2017
Publication Date Daily Record: Monday, June 26th, 2017

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships – Building Communities"

NOTICE OF DECISION

To: Interested Parties
Applicant

From: Dusty Pilkington, Staff Planner

Date: June 26th, 2017

Subject: LP-17-00005 Highway 9 Plat

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DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF — Printed at 06/22/17 15:47 by mwo18

Acct #: 84329 — Ad #: 1636633 — Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 06/26/2017 — Stop: 06/26/2017
Times Ord: 1 — Times Run: ***
STD6 2.00 X 4.13 — Words: 194
Total STD6 8.26
Class: 0001 LEGAL NOTICES
Rate: LEG2 — Cost: 71.45
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: NOTICE OF DECISION PROJEC
Given by: DUSTY PILKINGTON
Created: mwo18 06/22/17 15:41
Last Changed: mwo18 06/22/17 15:46

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
DR	A	97	S	06/26			
DRWN	LEG2	97	S	06/26			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

_____ _____
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF Printed at 06/22/17 15:47 by mwo18

Acct #: 84329 Ad #: 1636633 Status: N

NOTICE OF DECISION

Project Name (File Number): The Highway 9 Plat (LP-17-00005)

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PUBLISH: June 26, 2017