



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

August 27, 2020

Mr. Dan Carlson, Director
Kittitas County Community Development Services
411 N Ruby ST, Suite 2
Ellensburg WA 98926

**RE: WINEMAKER'S CABINS AT SWIFTWATER CELLARS
SITE DEVELOPMENT PLAN PACKAGE AND PRELIMINARY PLAT**

Dear Mr Carlson,

On behalf of Swiftwater Cellars Properties LLC, we are submitting this application for the proposed Winemaker's Cabins at Swiftwater Cellars project. Note that Encompass Engineering & Surveying is concurrently processing a Boundary Line Adjustment for the subject parcel with Kittitas County. That expanded BLA boundary and modified legal description have been incorporated into our application and are reflected on the attached exhibits.

The enclosed Site Development Plan and Preliminary Plat package includes the following:

- Long Plat Application
- SEPA Checklist and Supplemental SEPA Information
- Site Development Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Exhibit M – Open Space Calculation
- Supporting Document and Technical Reports:
 - Conceptual Utility Exhibit
 - Coal Mine Exhibit
 - Water Availability Letter
 - Fire Flows Memorandum
 - Geotechnical Reports
- Adjacent Property Owners
- Preliminary Plat Sheets

In addition, the following information is provided:

Developer/Owner of Record: Swiftwater Cellars Properties LLC
PO Box 492
Roslyn, WA 98941

Authorized Agent: Swiftwater Custom Homes
Attn: Jeff Hansell
411 Swiftwater Blvd, Suite 115
Cle Elum, WA 98922
(509) 572-7721

Legal Description: (Preliminary legal description, pending recording of Boundary Line Adjustment.)

TRACT CC-1C

A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT CC-1B OF THAT CERTAIN SURVEY AS RECORDED AUGUST 18, 2017, IN BOOK 41 OF SURVEYS, PAGES 10 THROUGH 13, UNDER AUDITOR'S FILE NO. 201708180022, RECORDS OF SAID COUNTY;

AND

THAT PORTION OF TRACT G-2B OF SAID SURVEY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT CC-1B OF SAID SURVEY, SAID CORNER BEING NORTH 18°32'09" WEST, 197.21 FEET FROM THE SOUTHEASTERLY CORNER OF SAID TRACT CC-1B, SAID CORNER BEING COMMON TO THE SOUTHWESTERN CORNER OF TRACT S-2B OF SAID SURVEY;

THENCE SOUTH 71°27'51" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT CC-1B, SAID BOUNDARY LINE BEING COMMON WITH THE SOUTHERLY BOUNDARY LINE OF SAID TRACT G-2B, 140.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 53°31'14" WEST, ALONG SAID NORTHERLY BOUNDARY LINE OF SAID TRACT CC-1B, 147.59 FEET;

THENCE NORTH 43°19'55" WEST, 131.03 FEET;

THENCE NORTH 42°25'38" WEST, 104.76 FEET;

THENCE NORTH 81°31'08" WEST, 98.36 FEET;

THENCE NORTH 67°29'05" WEST, 93.28 FEET;

THENCE NORTH 39°25'18" WEST, 268.96 FEET;

THENCE NORTH 25°23'27" WEST, 252.15 FEET;

THENCE NORTH 51°52'29" WEST, 133.58 FEET;

THENCE NORTH 55°46'18" WEST, 141.23 FEET;

THENCE NORTH 88°11'29" WEST, 76.29 FEET;

THENCE NORTH 80°44'04" WEST, 50.87 FEET;

THENCE NORTH 77°53'20" WEST, 246.93 FEET;

THENCE NORTH 10°00'04" EAST, 58.15 FEET;

THENCE SOUTH 76°59'56" EAST, 440.28 FEET;

THENCE SOUTH 49°05'56" EAST, 298.83 FEET;

THENCE SOUTH 41°30'00" EAST, 257.96 FEET;

THENCE SOUTH 00°00'00" EAST, 89.37 FEET;

THENCE SOUTH 61°29'38" EAST, 334.90 FEET;

THENCE SOUTH 23°45'58" EAST, 186.16 FEET;

THENCE NORTH 66°21'45" EAST, 137.73 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

Tax Parcel ID: 21909

Map Number: 20-15-20058-0162

Property Size: 11.94 Acres (after the Boundary Line Adjustment for the parcel, being processed concurrently by Encompass Engineering & Surveying)

Sincerely,
J-U-B ENGINEERS, Inc.

A handwritten signature in black ink, appearing to read "Paul Inwards", with a long horizontal flourish extending to the right.

Paul Inwards, PE
Project Engineer