

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

January 9, 2008

Anne Watanabe
PO Box 687
Roslyn, WA 98926

RE: Tumbling Ridge PUD

Dear Ms. Watanabe,

Per Kittitas County Code 16.12.020 (A), the Director of Public Works can require road plans and profiles prior to preliminary approval. Due to the history and known issues of Jenkins Drive, road plans and profiles shall be required for review to ensure that Jenkins Drive can meet the requirement of KCC 12, Kittitas County Road Standards. This information shall be required prior to preliminary approval.

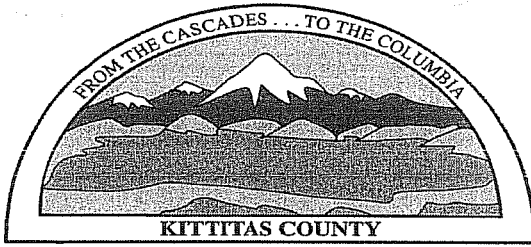
Proposed road plans and profiles shall be prepared by a licensed civil engineer and shall be submitted on standard 22" x 36" sheets for review. The scale shall be 1" = 100' horizontal and 1" = 10' vertical, sheet one.

Sincerely,

A handwritten signature in cursive script that reads "Wollman".

Christina Wollman
Planner

cc: Dan Valoff, Community Development Services



PUBLIC HEALTH DEPARTMENT

Administration

507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health

411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

December 17, 2007

Tumbling Ridge LLC
PO Box 37
Cle Elum, WA 98922

SDS
Kittitas County
DEC 21 2007
RECEIVED

Tumbling Ridge LLC,

We have received the proposed Tumbling Ridge PUD Plat, located in Section 31, Township 20N, Range 15E, off of Jenkins Drive. We have also received the \$625.00 plat submission fee (receipt #054789).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272 - 20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP WATER SYSTEMS: All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

- A. GROUP "A" PUBLIC WELL - if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.
- B. GROUP "B" PUBLIC WELLS - Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

****All Group B applications with 3-9 connections** should be submitted to Kittitas County Public Health Department.; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

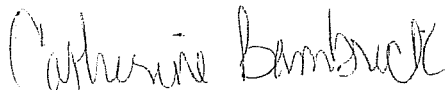
3. INDIVIDUAL WELLS - the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applications for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed Public Health Department requirements.

Sincerely,



Catherine Bambrick, Administrator
Kittitas County Public Health Department

cc: Community Development Services, Anne Watanabe