

**FOREST RIDGE PBCP (LP-08-00014)-PHASE 3
COMPLIANCE DOCUMENT**

Item	REDUCED COMMENT	APPLICANT RESPONSE	STAFF REVIEW
1	CONDITIONS IMPOSED	SEE BELOW ON HOW THE APPLICANT COMPLIES	
2	CERTIFICATE OF TITLE	SEE ENCLOSED FOR UPDATED SUBDIVISION GUARANTEE.	
3	LOT CLOSURES	SEE ENCLOSED FOR LOT CLOSURES	
4	CONDITIONS, COVENANTS, AND RESTRICTIONS	SEE PHASE 2 PLAT FOR LATEST CCR'S	
5	OPEN SPACE TRACTS	SEE ENCLOSED MAP FOR OPEN SPACE TRACTS	
6	OPEN SPACE TRACT OWNERSHIP AND MAINTENANCE	SEE PHASE 2 PLAT FOR LATEST	
7	CLUSTERING OF LOTS	SEE ENCLOSED MAP MEETING KCC 16.09.100.A	
8	PERFORMANCE BASED CLUSTER PLAT OPEN SPACE	SEE ENCLOSED MAP AND TABLE FOR BONUS DENSITY CALCULATIONS. PLEASE NOTE THAT THE STREAM AND BUFFER IS EXCLUDED FROM THE BONUS DENSITY AREA CALCULATION.	
9	FINAL MYLARS	FINAL MYLARS WILL BE SUBMITTED UPON COUNTY APPROVAL OF PAPER COPY.	
10	BOTH SHEETS SHALL REFLECT THE PLAT NUMBER: LP-08-00014.	SEE ENCLOSED MAP WITH REQUIRED PLAT NUMBER	
11	WETLAND IMPACTS	SEE ENCLOSED MAPS WITH PLAT NOTE	
12	WETLAND J	WETLAND J IS NOT IN THE VICINITY OF PHASE 3	
13	WETLAND K	WETLAND K IS NOT IN THE VICINITY OF PHASE 3	
14	STREAM CROSSINGS	SHORT STRETCH OF STREAM CROSSING ARE WITHIN PHASE 3	
15	STREAM BUFFER IMPACTS	STREAM BUFFERS ARE SHOWN ON MAP AND EXCLUDED FROM THE OPEN SPACE AREA/BONUS DENSITY CALCS	
16	ACCESS TO LOTS	SEE ENCLOSED MAPS WITH PLAT NOTE	
17	THE FOLLOW NOTE SHALL BE PLACED ON THE FACE OF THE FINAL PLAT: "THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO ASCENDING OR..."	SEE ENCLOSED MAPS WITH PLAT NOTE	
18	THIS PROJECT WILL REQUIRE A NPDES CONSTRUCTION STORMWATER GENERAL PERMIT	NOTED AND PERMIT HAS BEEN ACQUIRED	
19	THE NPDES PERMIT REQUIRES THAT A STORMWATER POLLUTION PREVENTION PLAN...	NOTED AND A SWPPP HAS BEEN COMPLETED	

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20	EROSION CONTROL MEASURES	PER APPLICANT AND CONTRACTOR, EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND WILL BE MONITORED THROUGHOUT THE WET SEASON	
21	ANY DISCHARGE OF SEDIMENT-LADEN RUNOFF OR OTHER POLLUTANTS TO WATERS	NOTED	
22	BEST MANAGEMENT PRACTICES	BMPs ARE BEING USED	
23	TIMING OF IMPROVEMENTS	IMPROVEMENTS WILL BE COMPLETED OR BONDED PRIOR TO BUILDING PERMIT.	
24	PRIVATE ROAD CERTIFICATION	OFF-SITE ROAD CERTIFICATION HAS BEEN SUBMITTED AND APPROVED BY KCPW. ON-SITE ROAD CERTIFICATION WILL BE COMPLETED AFTER CONSTRUCTION.	
25	SECOND ACCESS	APPLICANT HAS PROVIDED EASEMENT LANGUAGE AND HISTORY TO PUBLIC WORKS.	
26	CUL-DE-SAC	HAMMERHEAD WITHIN TRACT AC-4 IS PROVIDED IN PHASE 3 PLAT.	
27	JOINT-USE DRIVEWAY	APPLICANT WILL COMPLY OR CONSTRUCT DRIVEWAYS TO CURRENT DRIVEWAY STANDARDS SERVING 2-4 PARCELS PER TABLE 4-4A	
28	SINGLE-USE DRIVEWAY	APPLICANT WILL COMPLY	
29	PRIVATE ROAD MAINTENANCE AGREEMENT	SEE PHASE 2 PLAT FOR LATEST CCR'S	
30	ACCESS PERMIT	APPLICANT WILL COMPLY	
31	ADDRESSING	APPLICANT WILL COMPLY	
32	MAILBOX PLACEMENT	APPLICANT HAS COORDINATED WITH THE LOCAL POSTMASTER AND IT IS DETERMINED THAT THESE RESIDENTS WILL BE ACQUIRING POST OFFICE BOXES TO RECEIVE AND SEND MAIL. ENCLOSED IS AN EMAIL OF CONFIRMATION.	
33	DUST, DIESEL EMISSIONS, AND WOOD STOVE EMISSIONS	APPLICANT WILL COMPLY	
34	WATER TRUCK SHALL BE AVAILABLE DURING CONSTRUCTION	APPLICANT WILL COMPLY	
35	THE APPLICANT HAS PROPOSED A GROUP A PUBLIC WATER SYSTEM	APPLICANT IS IN THE PROCESS OF A CLASS A WELL DESIGN. APPLICANT HAS WORKED WITH KCDOH TO ALLOW FOR A GROUP B WELL SYSTEM TO	

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		SERVE THIS PHASE 3 PLAT. GROUP B WELL SYSTEM DESIGN HAS BEEN APPROVED BY KCDOH AND BONDED. WATER RIGHT DOCUMENTS ARE ALSO INCLUDED IN GROUP B WELL DESIGN.	
36	COMMUNITY SEPTIC SYSTEM	NO COMMUNITY SEPTIC SYSTEM IS PROPOSED FOR THIS PHASE 3 PLAT.	
37	THE MAXIMUM ALLOWABLE SLOPE FOR SEPTIC DRAIN FIELDS	APPLICANT WILL COMPLY	
38	WASTEWATER DISPOSAL OPTION	APPLICANT WILL COMPLY AT TIME OF BUILDING PERMIT. SEE ENCLOSED SEWER AVAILABILITY COMPLETED BY KCDOH.	
39	DESIGN AND CONSTRUCTION MUST COMPLY WITH KITTITAS COUNTY CODE, KITTITAS COUNTY ZONING, THE 2006 INTERNATIONAL FIRE AND BUILDING CODES, AND ALL OTHER DEVELOPMENT AGREEMENTS	APPLICANT WILL COMPLY.	
40	GIVEN THE PROVIDED PRE-REVIEW DOCUMENTS, THESE RESIDENCES WILL REQUIRE FIRE FLOW OF 100 GALLONS PER MINUTE FOR A DURATION OF NO LESS THAN 30 MINUTES. A REDUCTION IN REQUIRED FIRE FLOW OF 5- PERCENT IS ALLOWED WHEN THE BUILDINGS ARE PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM	APPLICANT WILL PROVIDE ADEQUATE FIRE FLOW AT THE TIME THE CLASS A SYSTEM IS DESIGNED AND CONSTRUCTED. APPLICANT HAS BEEN WORKING WITH THE FIRE MARSHAL TO MEET NECESSARY REQUIREMENTS.	
41	AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED	APPLICANT WILL PROVIDE ADEQUATE FIRE FLOW AT THE TIME THE CLASS A SYSTEM IS DESIGNED AND CONSTRUCTED. APPLICANT HAS BEEN WORKING WITH THE FIRE MARSHAL TO MEET NECESSARY REQUIREMENTS.	
42	A SEPARATE PERMIT AND DEPOSIT SHALL BE REQUIRED FOR INSTALLATION OF A HYDRANT/STANDPIPE SYSTEM	APPLICANT WILL COMPLY	
43	THE KITTITAS COUNTY FIRE MASHALL'S OFFICE WILL REQUIRE A MINIMUM OF THREE (3) COMPLETE SETS OF PLANS FOR FULL REVIEW: 1)	APPLICANT WILL COMPLY	

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	OFFICE COPY; 2) PERMIT COPY; AND 3) FIRE DEPARTMENT COPY		
44	THIS PROPERTY IS CURRENTLY LOCATED OUTSIDE OF A FIRE DISTRICT	THIS PROPERTY IS CURRENTLY WITHIN THE FIRE DISTRICT 7 SERVICE AREA.	
45	ROADS WITH A SLOPE OR GRADE GREATER THAN 12% SHALL NOT BE ALLOWED	ON-SITE ROADS WILL BE CONSTRUCTED AT 12% OR LESS.	
46	A MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) WAS ISSUED ON SEPTEMBER 23, 2010. THE MITIGATION MEASURES IN THE MDNS SHALL BE CONDITIONS OF FINAL PLAT APPROVAL	APPLICANT WILL COMPLY	
47	<p>THE FOLLOWING MITIGATION CONDITIONS FROM SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE SHALL BE NOTED ON THE FACE OF THE FINAL PLAT AND INCLUDED IN COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) DOCUMENT RECORDED WITH THE FINAL PLAT:</p> <ul style="list-style-type: none"> A. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MIMIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES B. THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED C. SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SNOW STORAGE SHALL BE LIMITED TO THOSE AREAS SHOWN ON THE FACE OF THE PLAT AND SHALL BE LOCATED OUTSIDE OF WETLAND AND STREAM AREAS AND THEIR BUFFERS 	APPLICANT WILL COMPLY. SEE ENCLOSED PLAT MAP WITH REQUIRED PLAT NOTES AND ATTACHED DRAFTED CCRs.	