

Winterfall at Roslyn Ridge Project Condition Compliance Document

Conditions	Applicant Response	Staff Review
<p>1. Prior to final plat approval the applicant must meet all requirements for access, off of Highway 903, by the Washington State Department of Transportation.</p>	<p>This condition was met prior to the first plat being approved and constructed and/or bonded. The first plat was approved September 4, 2004, by the Kittitas County Commissioners. The current intersection for Rock Rose and Highway 903 was constructed with a right turn lane to the Washington State Department of Transportation requirements allowing access to all of Roslyn Ridge (Evergreen Ridge). See Attachment B which shows the highway 903 turn lane provided for the Roslyn Ridge Community.</p>	
<p>2. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Fire Marshal regarding fire protection.</p>	<p>This condition was met prior to the first plat being approved and constructed and/or bonded. The first plat was approved September 4, 2004, by the Kittitas County Commissioners. The area where the plat is located is within the Evergreen Valley Group A water system service area as approved by the Washington State Department of Health. The system has been constructed and meets all the standers as required by the planned unit development. The water system has fire hydrants placed as required by the Kittitas County Fire Marshal at the time of the Planned Unit Development being approved. All the Winterfall lots are within 250 feet of the existing hydrants. Attachment A shows the layout of the Winterfall at Roslyn Ridge plat overlaid on a Google Earth aerial map of the project location. On Attachment A the existing hydrants are marked showing that they are 413 feet apart and within 250" of each of the Winterfall Lots.</p>	
<p>3. Prior to final plat approval the applicant must meet all requirements of the Kittitas County Public Works Department regarding road standards.</p>	<p>This condition was met prior to the first plat being approved and constructed and/or bonded. The first plat was approved September 4, 2004, by the Kittitas County Commissioners. The access to Winterfall at Roslyn Ridge Plat is off of Rock Rose Drive, an existing private road, which has been approved by the public works department of Kittitas County. See the Attachment marked as Project Location that shows the completed roads.</p>	

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<p>4. Prior to final plat approval the applicant must provide proof of potable water and meet all wastewater requirements of the Kittitas County Environmental Health Department.</p>	<p>This condition was met prior to the first plat being approved and constructed and/or bonded. The first plat was approved September 4, 2004, by the Kittitas County Commissioners. Domestic Water System: The proposed plat is within the approved service area boundary of the Evergreen Valley Water System. See Attachment C for general information on said water system and Attachment D for the current operating permit for the Evergreen Valley Water System. Domestic Waste Water: The proposed plat is within the approved service area boundary of the Evergreen Valley Large Onsite Septic System (LOSS). The existing wastewater treatment and disposal system is approved by the Washington State Department of Health.</p>	
<p>5. Evergreen Ridge will include within its Restrictive Covenants, a requirement for all individual lots to connect to a regional sewer system when such a system is approved, designed, funded, and built. Until Evergreen Ridge is included within such a regional sewer system, lots may be developed with septic systems as approved by the Kittitas County Health Department with said approval being based on the state and county regulations.</p>	<p>This condition was met prior to the first plat being approved and constructed. The first plat was approved September 4, 2004, by the Kittitas County Commissioners. When the original Evergreen Ridge (Roslyn Ridge) plan unit development was approved by Kittitas County it was hoped that the Cle Elum - South Cle Elum - Roslyn regional sewer system would be expanded west up State Highway 903 to the Last Resort and provide sewer service to all the communities that front Highway 903 from Ronald west. As the growth management act was approved and adopted by Kittitas County the regional sewer system benefiting Cle Elum - South Cle Elum - and Roslyn was not allowed to expand past Ronald. To meet the needs of both Evergreen Ridge (Roslyn Ridge) and Evergreen Valley the Evergreen Valley Large Onsite Septic System (LOSS), with the approval of the Washington State Health Department, was designed, constructed and is being operated to serve these communities.</p>	
<p>6. All existing encroachments shall be addressed to the satisfaction of all parties prior to final plat approval.</p>	<p>This condition was met prior to the first plat being approved and constructed. The first plat was approved September 4, 2004, by the Kittitas County Commissioners. This condition was taken care through the processing of Quit Claim Deeds as shown on Attachments E and F attached to this document.</p>	