



**CIVIL ENGINEERING ◊ SURVEYING ◊ LAND PLANNING**

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August 31, 2022

**PROJECT CONDITION COMPLIANCE DOCUMENT  
 FOREST RIDGE PBCP (LP-08-00014)-PHASE 5**

	Preliminary Approval Conditions	Applicant Response	Staff Review
1	All conditions imposed herein shall be binding on the "Applicant, "which terms shall include the owner or owners of the property, heirs, assigns and successors.	Acknowledged	
<b>PLATTING STANDARDS AND ZONING CODE:</b>			
2	Certificate of Title	An updated title is included with the final plat submittal	
3	Lot closures	Lot closure have been prepared by a Professional Land Surveyor and are included with the final plat submittal	
4	Conditions Covenants, and Restrictions (CC & R)	See phase 2 PLAT for the latest CC&Rs	
5	Open Space Tracts	See the provided Plat Map for the for the open space areas included with Phase V.	
6	Open space tract ownership and maintenance.	All opens space tracts will be granted and conveyed to the Homeowners Association.	

7	Cluster of Lots	The lot layout was designed to comply with the KCC 16.09.100.A per the vesting date July 17, 2009	
8	Performance Based Cluster Plat Open Space	See the enclosed map and table for bonus density calculations.	
9	Final Mylars	Final mylar will be submitted upon County approval.	
10	Sheets shall reflect the Plat number: LP-08-00014.	Included on all sheet	

**CRITICAL AREAS:**

11	Wetland Impacts	Note is included on the Plat Notes on sheet 3	
12	Wetland J	Wetland J is contained within the open space tract OS-24 there are no impacts to the wetland or the buffer	
13	Wetland K	Wetland K is contained within the open space tract OS-24 there are no impacts to the wetland or the buffer	
14	Stream crossings	There is stream crossing(s) within Phase V. HPA permits have been issued.	
15	Stream buffer impacts	Streams are shown on the face of the Final Plat and the note for Building setbacks from the seasonal streams has been included with the Plat Notes on sheet 3	
16	Access to lots	Note is included on the Plat notes on sheet 3	

17	The following note shall be placed on the face of the final plat: <i>"THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES STEEPER THAN ..."</i>	Note is included on the Plat notes on sheet 3	
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**STORMWATER AND DRAINAGE:**

18	This project will require a NPDES Construction Storm water General Permt	NPDES permits have been issued by the Department of Ecology	
19	The NPDES permit requires that a Stormwater Pollution Prevention Plan	A SWPPP has been previously provided	
20	Erosion Control Measures	Per the applicant & contractor TESC measures and BMPs have been installed and will be monitored throughout the wet season	
21	Any discharge of sediment-laden runoff or other pollutants to waters of the state. is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.	Noted	
22	Best management practices	BMPs are being utilized	

**STORMWATER AND DRAINAGE:**

23	Timing of Improvements	Improvements will be completed or bonded prior to the building permits	
24	Private Road Certification	Off-site road certification has been submitted & approved by KCPW. On-site road certification will be completed after construction.	

25	Second access	The Phase IV and V Final Plats will be recorded concurrently as such the secondary accesses will be provided.	
26	Cul-de-sac	Cul-de-sacs will be provided to meet the minimum requirement of KCPW as required	
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 the current CC&Rs	
30	Access permits	Applicant will comply	
31	Addressing	Applicant will comply	
32	Mailbox Placement	It has been determined that the residents of the Forest Ridge Plat will be required to acquire Post office boxes.	

**AIR QUALITY:**

33	Dust, diesel emissions, and wood stove emissions	Applicant will comply	
34	water truck shall be available during construction	Applicant will comply	

**WATER AND SEWER:**

35	Group A Public Water System	Applicant has completed a Class A water design. The water system is under construction & remaining work will be bonded.	
36	Community Septic	A community septic will not be used for this development.	

37	The maximum allowable slope for septic drain field	<b>Applicant will comply</b>	
38	The wastewater disposal option	<b>Applicant will comply at time of building permit. Septic test holes have been completed with KCDOH</b>	
<b>FIRE SAFETY:</b>			
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	<b>Applicant will comply.</b>	
40	Given the provided pre-review documents, these residences will require fire flow of 00 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	<b>Applicant will provide adequate fire flow at the time the Class A system is completed. Applicant has been working with the Fire Marshal to meet the necessary requirements.</b>	
41	An approved water supply capable of supplying the required fire flow for fire protection shall be provided	<b>Applicant will provide adequate fire flow at the time the Class A system is completed. Applicant has been working with the Fire Marshal to meet the necessary requirements.</b>	
42	A separate permit and deposit shall be required for installation of a hydrant/standpipe system.	<b>Applicant will comply.</b>	
43	The Kittitas County Fire Marshal's Office will require a minimum of three (3) complete sets of plans for full review: 1) Office Copy; 2) Permit Copy; and 3) Fire Department Copy	<b>Applicant will comply.</b>	

44	This property is currently located outside of a fire district.	<b>This property is currently located inside of a fire district.</b>	
45	Roads with a slope or grade greater than 12% shall not be allowed.	<b>One-site roads will be constructed at a 12% or less.</b>	

**SEPA MITIGATION**

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.	<b>Applicant will comply.</b>	
47	The following mitigation conditions from the SEPA Mitigated Determination of Nonsignificance shall be noted on the face of the final plat and included in the Covenants, Conditions, and Restrictions (CC&Rs) document recorded with the final plat: a. All outdoor lighting shall be shielded and directed downward to minimize 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.	<b>Applicant will comply. See the APPLICANT WILL COMPLY. The required notes have been added to the face of the plat and a CC&amp;R was previously provided.</b>	