

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

CL-08-00001

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X Kathryn

DATE:

4/24/08

RECEIPT #

7671760



NOTES:

Kittitas County
CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Cool Water, LLC & Fortune Creek, LLC
Mailing Address: PO Box 923
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-6828
Email Address: _____

2. **Name, mailing address and day phone of authorized agent** (if different from land owner of record):
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Same as above
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address; _____

3. **Street address of property:**

Address: TBD Woods & Steel Road
City/State/ZIP: Cle Elum, WA 98922



4. **Legal description of property:**

SEC. 7, TWP. 19, RGE. 15; PTN. S1/2 (LOT G, B30/P61) & SEC. 7, TWP. 19, RGE. 15; PTN. SW1/4 (LOT F, B30/P61)

5. **Tax parcel number(s):** 19-15-07000-0029 & 0030

6. **Property size:** 45.00 & 44.10 (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

This is an application for a 51 lot Performance Based Cluster Plat in the Rural-3 zone. The total property size is 89.10 acres. The subject property is located southwest of Cle Elum, off of Woods & Steele Road in the SW 1/4 of Sect. 07, T19N. R15., W.M. The property will be served by individual/community septic and a Class A water system. Density bonus points are detailed on the face of the preliminary plat. The project will be built in up to four phases.

8. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: Access to the property is off of FS Road 4510

9. What County maintained road(s) will the development be accessing from? Woods & Steele

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:

(REQUIRED if indicated on application)

X Cool Water LLC
Fortune Creek LLC
Sand Blanche

Date:

April 21, 2008

Signature of Land Owner of Record

(Required for application submittal):

X Cool Water LLC
Fortune Creek LLC
Sand Blanche

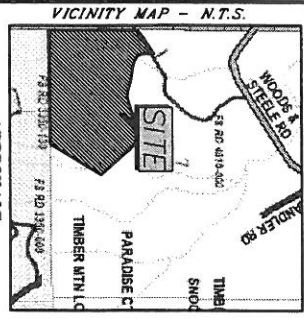
Date:

April 21, 2008

RECORDING NUMBER

P-08-XX

F & G PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE S 1/2 OF SECTION 7, T. 19N., R. 15E., W.M. KITITIAS COUNTY, STATE OF WASHINGTON



APPROVALS

KITITIAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 200__

KITITIAS COUNTY ENGINEER

KITITIAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE F & G PROJ HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D. 200__

KITITIAS COUNTY HEALTH OFFICER

KITITIAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE F & G PROJ HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITIAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 200__

KITITIAS COUNTY PLANNING DIRECTOR

KITITIAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PROJ IS NOW TO BE FILED.
PARCEL NO. 19-15-0100-0029 (17839)
PARCEL NO. 19-15-0100-0030 (17840)
DATED THIS _____ DAY OF _____ A.D. 200__

KITITIAS COUNTY ASSESSOR

KITITIAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 200__

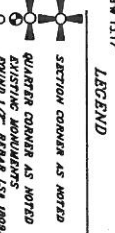
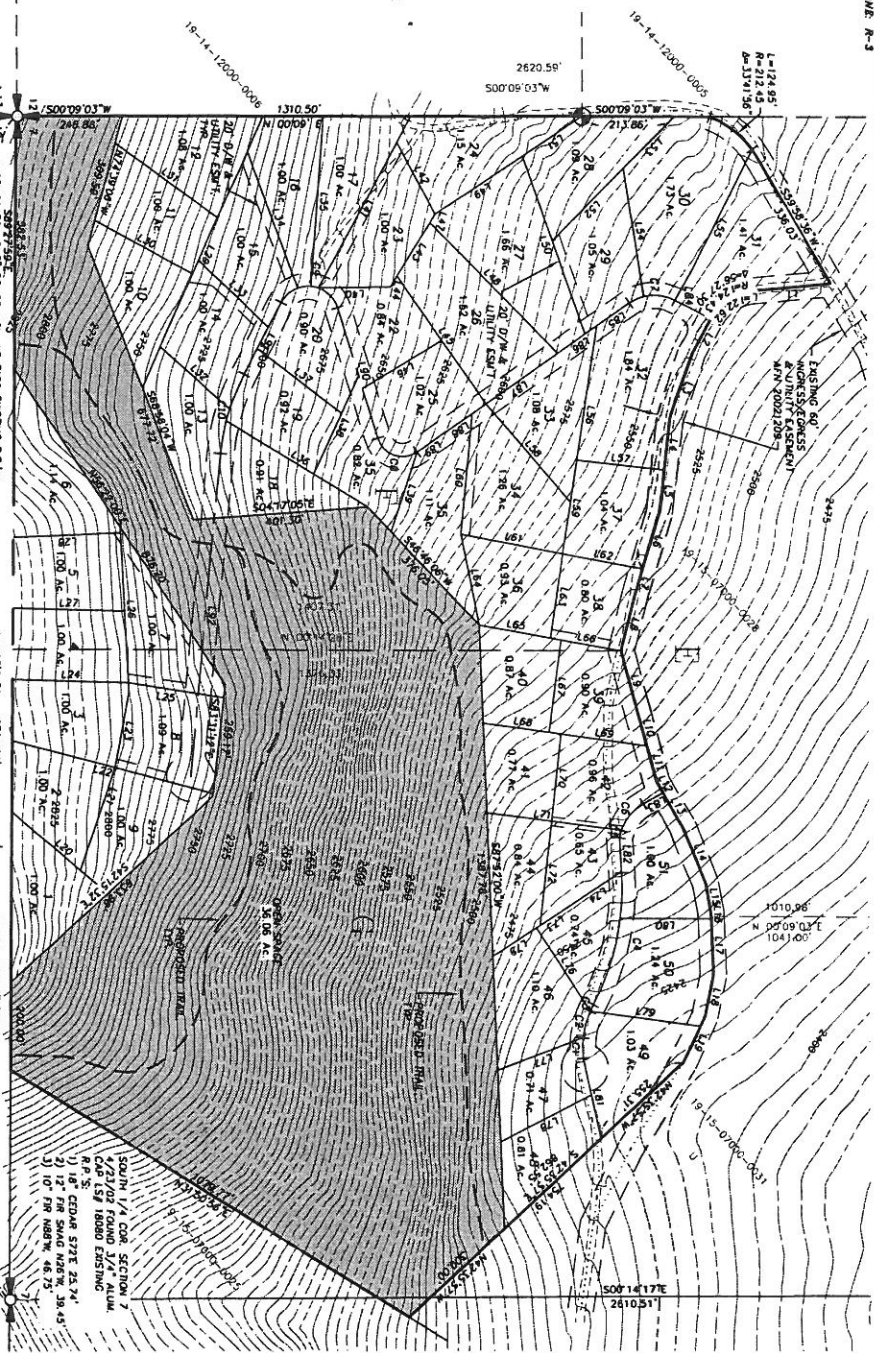
BOARD OF COUNTY COMMISSIONERS
KITITIAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____ CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

OWNER: OWNER: AFTER, LLC & FORTUNE CREEK, LLC
500 W. MAIN STREET, STE B
CLE ELUM, WA 98922
ACRES: 88.10 (TOTAL)
PARCEL # P/N: 19-15-0100-0029 (17839)
19-15-0100-0030 (17840)
LOTS: 51 SOURCE CLASS A WATER SYSTEM
WATER SOURCE: NATURAL/COMMUNITY SEPTIC
ZONE: R-3



ENCUMBRANCES:
1. 18\"/>



RECORDED'S CERTIFICATE
Filed for record this _____ day of _____, 20__ at _____ M
in book _____ of page _____ of the request of
DAVID P. NELSON
Surveyor's Name
County Auditor _____ Deputy County Auditor _____

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of _____ COOK, MAIER, LLC & FORTUNE CREEK in APRIL, 20__.

DAVID P. NELSON _____ DATE _____
Certificate No. 18092

PERFORMANCE BASED CLUSTER PLAT P/N. S 1/2 OF SECTION 7, T. 19N., R. 15E., W.M. KITITIAS COUNTY, STATE OF WASHINGTON	ENGINEERING & SURVEYING 108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419
CHKD BY: D. NELSON	SCALE: 1" = 200'
MRN	DATE: 04/2008
JOB NO. 08013	SHEET 1 OF 2

DEDICATIONS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COOL WATER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 200__.

NAME _____ TITLE _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) S.S.

On this _____ day of _____, 200__, before me, the undersigned a Notary Public in and for the State of _____, duly commissioned and sworn to me known to be the _____ and _____ the named liability company that executed the foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of the said _____, authorized to execute the said instrument.

In witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of _____, Washington, sitting at _____ My appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FORTUNE ENERGY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 200__.

NAME _____ TITLE _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) S.S.

On this _____ day of _____, 200__, before me, the undersigned a Notary Public in and for the State of _____, duly commissioned and sworn to me known to be the _____ and _____ the named liability company that executed the foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of the said _____, authorized to execute the said instrument.

In witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of _____, Washington, sitting at _____ My appointment expires _____

F & G PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE S 1/2 OF SECTION 7, T. 19N., R. 15E., W.M., KITTITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:
PARCELS F AND G OF THAT CERTAIN SURVEY RECORDED JUNE 1, 2004, IN RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 EAST, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

GENERAL NOTES:

1. PER ROW 17.10.40 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS ACCORDING TO THE KITTITAS COUNTY NOXIOUS WEED PREVENTION ACT, CHAPTER 17.10.40, WAC.
2. A PUBLIC UTILITY AGREEMENT TO FEED A MOUTH IS RESERVED ALONG ALL LOT LINES, THE TO FOOT OF EACH LOT, EXCEPT WHERE SHOWN OTHERWISE.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
6. PURSUANT TO ROW 94.4.029, THE CUMULATIVE EFFECT OF WATER WINDSTAYS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
7. EXISTING PRIVATE ROAD SHALL CONTINUE AS A COMPARISON AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER, THE STATE OF WASHINGTON, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
8. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BOUND AND COMPACTIONED IN ACCORDANCE WITH THE ROAD STANDARDS. THIS RECORDING WILL INCLUDE THE HANDED SURVEY PLAN AND ANY STREET OR ROAD SURVEYED ORIGINALLY WITH GRATE.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS AT THE LOCATION OF THIS DEVELOPMENT AND THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. ALL DEVELOPMENT MUST COMPLY WITH THE 2008 INTERNATIONAL FIRE CODE.
11. BASES OF BEARINGS AND SECTION BREAKDOWN ARE PER BOOK 30 OF SURVEYS, PAGE 61 UNDER AUDITOR'S FILE NUMBER 200406010091, KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREIN.
12. THE PURPOSE OF THIS SURVEY IS TO PLAT A PORTION OF 19-15-07000-0029 & 19-15-07000-0030 TO THE CONFIRMATION SHOWN HEREON.

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. THE DESIGN ENGINEER'S RESPONSIBILITY IS TO VERIFY THE SIZE, THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4349



LINE	BEARING	DISTANCE
L1	N051°24'11"W	179.20
L2	N61°45'12"W	69.66
L3	N72°01'02"W	159.48
L4	N63°30'37"W	118.82
L5	N83°00'00"W	60.72
L6	N21°38'40"W	44.71
L7	N89°00'00"W	134.72
L8	N55°48'02"W	134.72
L9	S75°15'31"W	150.19
L10	S75°15'31"W	76.03
L11	S75°15'31"W	65.38
L12	S60°23'50"W	78.41
L13	S60°23'50"W	88.10
L14	S79°35'10"W	67.13
L15	S68°03'31"W	8.80
L16	S68°03'31"W	133.97
L17	N72°21'19"W	96.45
L18	N65°15'47"W	118.32
L19	N60°28'34"E	269.93
L20	S71°02'35"E	249.18
L21	S71°02'35"E	249.18
L22	N18°32'45"E	172.27
L23	N18°32'45"E	172.27
L24	N01°44'43"E	268.73
L25	N09°00'30"E	222.62
L26	S87°42'21"W	381.09
L27	S01°44'33"W	236.21
L28	S02°24'27"E	248.03
L29	N65°48'40"W	258.76
L30	N65°48'40"W	258.76
L31	S83°00'13"W	293.10
L32	S42°02'53"W	214.17
L33	N43°59'48"E	221.97
L34	S69°33'48"W	333.92
L35	N85°45'31"W	392.77
L36	S11°34'09"W	279.86
L37	N85°45'31"W	279.86
L38	N65°15'47"W	194.12
L39	S71°31'04"E	248.92
L40	N00°45'46"W	165.68
L41	N61°41'27"W	449.28
L42	S81°53'28"W	187.45
L43	S91°20'07"E	146.31
L44	S85°21'07"E	359.62
L45	S30°21'50"E	215.57
L46	S42°40'07"E	22.78
L47	S42°40'07"E	22.78
L48	N45°17'56"E	422.52
L49	S31°21'39"E	242.42
L50	S20°13'50"W	424.56
L51	S31°21'39"E	235.76
L52	S51°12'18"E	216.76
L53	S45°10'11"E	182.76
L54	N10°06'05"E	298.74
L55	S81°8'06"E	389.86
L56	N61°07'07"E	412.23
L57	S08°29'23"W	202.58
L58	S49°15'34"W	205.52
L59	N48°11'16"W	278.91
L60	S10°21'27"W	241.09
L61	S10°21'27"W	188.14
L62	S81°07'07"E	196.68
L63	S78°42'25"W	213.78
L64	N10°19'38"E	167.88
L65	S82°33'58"E	214.78
L66	S02°24'41"W	161.31
L67	S02°24'41"W	207.41
L68	S81°41'19"E	201.94
L69	S07°16'33"W	315.22
L70	N52°17'28"E	240.25
L71	N43°31'59"W	152.73
L72	N43°31'59"W	152.73
L73	N43°31'59"W	152.73
L74	S45°51'47"W	227.56
L75	S45°51'47"W	227.56
L76	S45°51'47"W	227.56
L77	S45°51'47"W	227.56
L78	S26°52'21"E	217.31
L79	N07°43'27"E	253.02
L80	N07°43'27"E	253.02
L81	N07°43'27"E	253.02
L82	S66°38'42"E	77.83
L83	N43°02'22"W	51.07
L84	S48°14'46"E	88.85
L85	S34°28'56"E	91.78
L86	N13°39'56"W	117.76
L87	N13°39'56"W	117.76
L88	N13°39'56"W	117.76
L89	S14°38'59"E	67.22
L90	N21°05'47"E	314.67
L91	N62°27'59"W	186.57
L92	N62°27'59"W	750.90

CURVE	LENGTH	RADIUS	DELTA
C1	47.12	209.78	125°21'
C2	62.86	209.78	171°02'
C3	112.28	563.00	43°44'
C4	117.25	116.85	83°20'
C5	80.44	116.85	39°26'40"
C6	109.77	100.00	62°34'44"
C7	112.81	60.00	107°44'43"
C8	185.62	70.00	135°33'45"
C9	191.99	500.00	22°00'21"

DESCRIPTION	AREA	BONUS POINTS
OPEN SPACE TOTAL (40%)	38.68 AC	78 POINTS
OPEN SPACE DENSITY BONUS (30%)	26.73 AC	0 POINTS
TRINICAL SCORE OPEN SPACE	3.62 AC	0 POINTS
DEVELOPMENT AREA OPEN SPACE	43.89 AC	50 POINTS
GROUP A WATER SYSTEM	50.00 AC	50 POINTS
ACTIVE RECREATION	68.10 AC	80 POINTS
TOTAL		

RECORDER'S CERTIFICATE
Filed for record this _____ day of _____, 20__ at _____ M. in book _____ of page _____ at the request of _____ DAVID P. NELSON, Surveyor's Name _____ County Auditor _____ Deputy County Auditor _____

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

This map correctly represents a survey made by me or under my direction in conformance with the rules and regulations of the Washington State Board of Professional Land Surveyors, effective April 1, 2008.

DAVID P. NELSON DATE
Certificate No. 18092

F & G PERFORMANCE BASED CLUSTER PLAT
PIN, S 1/2 OF SECTION 7, T. 19N., R. 15E., W.M., KITTITAS COUNTY, STATE OF WASHINGTON

DRAWN BY _____ DATE _____ JOB NO. _____
CHKD BY _____ DATE _____ SHEET _____ OF 2