Evergreen Ridge P.U.D. Parcel A, Division 1



JUL 1 3 2018 Kittitas County CDS

Ord. 2001-17, Condtions	Applicant Response	Staff Review
Cond. #1. Prior to final plat		
approval the applicant must meet		
all requirements for access, off of		
Highway 903, by the Washington	Applicant has met this condition and completed	
State Department of	construction of the intersetion access from SR 903 onto	
Transportation.	Rock Rose Drive. See WSDOT Permit letter.	
Cond. #2. Prior to final plat	Applicant has met this conditions with fire hydrants and	
approval the applicant must meet	required fire flow. This condition is also met through	
all requirements by the Kittitas	The WA State Dept. of Health approval of the Evergreen	
County Fire Marshall regarding fire	Valley Water system design and water plan, which	
protection.	requires fire flow design.	
	The condition has been met as Rock Rose Drive and Paintbrush Lane are already built and approved by	
Cond. #3. Prior to final plat	Kittitas County as Private Roads. Furthermore per the	
approval the applicant must meet all requirements by the Kittitas	vested roads standards that apply to this project the	
County Department of Public	built or bonded prior to occupancy permit being	
L	O' GITTERS.	

Cond. #4. Prior to final plat approval the applicant must approval the applicant must provide proof of potable water and meet all wastewater requirements and all other lands that have been subdivided within of the Kittitas County Environmental Health Department. Cond. #5. Evergreen Ridge will include within its Restrictive Covenants, a requirement for all individual lots to connect to a regional sewer system when such system is approved, designed, funded, and built. Until Evergreen Ridge is included within such regional sewer system, lots may be developed with septic systems as approved bythe Kittitas County Health Department with said approval beign based on the state sperimany cc&r. document attached, specifically and county regulations. All encroachments have been addressed through the encroachment shall be addressed prior to final plat approval. Page 10, Section 6.7 All encroachments have been addressed through the eproporale quit claim deeds, which were submitted for the Kittitas County the Evergreen Ridge Planned Unit Development. Water Evergreen Ridge Planned Unit Development. Water This conditions has been met. The Evergreen Valley that have been subdivided within the Evergreen Ridge Planned Unit Development. Water Evergreen Ridge Planned Unit Development. Water All encroachments attached. Evergreen Ridge Flanned Unit Development. Water All encroachments attached. Evergreen Ridge Flanned Unit Development Plan Approval Process. See Attached documents.			Res. 2017-072 Additional Note:
		process. See Attached documents.	prior to final plat approval.
		the Evergreen Ridge Final Development Plan Approval	to the satisfaction of all parties
This conditions has been met. The Evergreen Valley Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat and Sewer documents attached. As with all other Divisions that have been aproved under the Evergreen Ridge PUD, the regional sewer system statement is included in all associated CC&R's See the primary cc&r document attached, specifcially Page 10, Section 6.7 All encroachmetns have been addressed through the		appropriate quit claim deeds, which were submitted for	encroachment shall be addressed
This conditions has been met. The Evergreen Valley Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat and Sewer documents attached. As with all other Divisions that have been aproved under the Evergreen Ridge PUD, the regional sewer system statement is included in all associated CC&R's See the primary cc&r document attached, specifcially Page 10, Section 6.7		All encroachmetns have been addressed through the	Cond. #6. All existing
This conditions has been met. The Evergreen Valley Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat and Sewer documents attached. As with all other Divisions that have been aproved under the Evergreen Ridge PUD, the regional sewer system statement is included in all associated CC&R's See the primary cc&r document attached, specifcially		Page 10, Section 6.7	and county regulations.
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This conditions has been met. The Evergreen Valley Group A water system currenlty serves this proposal is and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat it. and Sewer documents attached. As with all other Divisions that have been aproved		under the Evergreen Ridge PUD, the regional sewer	approved bythe Kittitas County
This conditions has been met. The Evergreen Valley Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat ment. and Sewer documents attached. Il een een		As with all other Divisions that have been aproved	developed with septic systems as
This conditions has been met. The Evergreen Valley Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat ment. and Sewer documents attached. Il such a			regional sewer system, lots may be
This conditions has been met. The Evergreen Valley Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat and Sewer documents attached. Il such a			Ridge is included within such
This conditions has been met. The Evergreen Valley grand Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat ment. and Sewer documents attached.			funded, and built. Until Evegreen
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This conditions has been met. The Evergreen Valley and Group A water system currenlty serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Watent. and Sewer documents attached.			include within its Restrictive
al plat This conditions has been met. The Evergreen Valley ble water and Group A water system currenlty serves this proposal requirements and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat Department. and Sewer documents attached.			Cond. #5. Evergreen Ridge will
al plat This conditions has been met. The Evergreen Valley ble water and Group A water system currenlty serves this proposal requirements and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Wat			Environmental Health Department
#4. Prior to final plat al the applicant must This conditions has been met. The Evergreen Valley proof of potable water and Group A water system currenlty serves this proposal and all other lands that have been subdivided within		the Evergreen Ridge Planned Unit Development. Water	of the Kittitas County
#4. Prior to final plat al the applicant must This conditions has been met. The Evergreen Valley proof of potable water and Group A water system currenlty serves this proposal		and all other lands that have been subdivided within	meet all wastewater requirements
	ī	Group A water system currenlty serves this proposal	provide proof of potable water and
#4. Prior to final plat		This conditions has been met. The Evergreen Valley	approval the applicant must
			Cond. #4. Prior to final plat

	See attached documents.	2006-26, & Ordinance 2001-17
		Resolutino 2017-072, Ordinance
		Additional Items:
	facility.	not fulfilling their obligation"
Parketin	recreational acticity to it's members who pay into this	foreclosedupon each builiding lot
	privately owned activity center that provides	assessed, taxed, and
	adjoining home owner, and will be open space tracts identified. There is an existing	adjoining home owner, and will be
	in common, and retained by each The applicant has met this condition as there are no	in common, and retained by each
		proportionately owned by tenants
		space tracts shall be
		Note #3. "The identified open