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KITTITAS COUNTY
CDS

August 7th, 2014

Kittitas County Community Development Services Department
Doc Hansen
411 North Ruby Street
Ellensburg, WA 98926

RE: Ranch On Swauk Creek (ROSC) Planned Unit Development Final Development Plan

Dear Mr. Hansen

I would like to thank you for taking the time to meet with Pat Deneen and myself on Wednesday July 23rd, 2014. We are very appreciative of you for providing clarification on the Ranch On Swauk Creek Final Development response letter (June 6, 2014) from Kittitas County Community Development Services Department (KCCDS).

I wanted to provide, within this letter, the clarification and direction that was a result of our meeting regarding the staging plan and construction sequencing, phasing, lot layout/maps, preliminary engineering plans including site grading, road improvements drainage and public utilities, arrangement of building type and preliminary building plans, location & number of off-street parking areas, location and dimension of road and driveways including type and estimated cost of surfacing, location of total area of common open spaces, proposed location of fire protections facilities. With that said, the following will address each area individually.

Staging Plan & Construction Sequencing:

The staging plan and construction sequencing will be submitted addressing the overall build out time period. This plan will describe the general development schedule detailing out the timing of the development of lots. The construction sequencing will be lined out in similar fashion with the understanding that the cost of construction could change depending on the economic environment at the time of developing the lots.

Phasing:

Mr. Deneen has committed to clarify that the ROSC Final Development Plan will be over all phases (Phase 1, 2 & 3) for a total of 243 lots and will show the location of all lots and will be outlined out within the Staging Plan.

Lot Layout/Maps:

The lot layout will cover 243 lots throughout the complete subject properties. This lot layout/maps will consist of an architectural type of drawing (not a preliminary plat map) that will show all locations of lots, roads, etc. This type of drawing will be sufficient for the final development plan approval and will allow for the future review and approval of final plats (individual divisions within all phases) that are consistent with the Final Development Plan.

Preliminary Engineering plans including site grading, road improvements, drainage and public utilities:

The preliminary engineering road plans, site grading, and road improvements will be submitted through cross sections of all road serving all phases. Water and Septic utilities will be privately owned serving this development. Water has already been transferred and it is also agreed upon that changes may occur regarding the domestic potable water as long as the appropriate processes with the WA State Dept. of Health and the Dept. of Ecology. The water and sewer plans will be reviewed by the appropriate approving agencies (Washington State Department of Health and possibly by the Kittitas County Environmental Health Department. Power will be supplied by the Kittitas County PUD. We understand that all these utilities have been reviewed and approved by the State Agencies having the jurisdictional authority.

Arrangement of building type and preliminary building plans:

The arrangement of building type on the lots will be shown via a small box within the lots. The preliminary building plans will be submitted for all phases knowing that these plans may and will change due to market conditions and customer needs. Numerous plans will be submitted showing the floor plan, exterior design, and/or elevation views.

Location of off-street parking areas:

The location of off street parking will be shown on the preliminary lot plan, specifically pertaining to main entrance areas, community meeting place, and consolidating parking locations etc. Please note per the MDNS, Section VII. Utilities and Service, G. There shall be no parking on all access roadways for the project.

Location and dimension of road and driveways including type and estimated cost of surfacing:

The location and dimension of road and driveways including type will be on the preliminary map included with the Final Development Plan. The cross sections will also be provided for all roads therefore meeting the intent of this Final Development Plan requirement.

Location of total area of common open spaces:

The location of the total area of common open space has already been addressed. As part of the First Division of Phase 1 a separate map was recorded placing the required 30% (146 acres) open space in perpetuity (Recording Number 200811030046).

Proposed location of fire protection facilities:

The proposed location of fire protection facilities will be shown within the water plan, as approved by the Washington State Department of Health. As part of this water plan, fire flow and protections are required. For example the location of fire hydrants and water storage which includes fire flow.

Storm Drainage Plan:

A storm water pollution prevention plan will be submitted to the Washington State Department of Ecology for review. This plan will implement the Best Management Practices of the Eastern Washington Stormwater Manual addressing all stormwater needs pertaining to the Ranch On Swauk Creek Final Development Plan.

In conclusion the topics above were what was discussed, clarified and agreed to at the July 23rd, 2014 meeting with KCCDS, Pat Deneen (Ranch On Swauk Creek LLC), and Myself regarding the approval of the Ranch On Swauk Creek Final Development Plan. Please advise if I interpreted anything in correctly.

Best Regards,



Chad Bala, Authorized Agent

cc: Ranch On Swauk Creek LLC