

2/05/2021

GRANITE CIVIL SERVICES, LLC

WWW.GRANITECIVIL.COM
509-656-4909

**ROAD CERTIFICATION
ZIPPERER SHORT PLAT (SP-20-00005)
FORMER EARL GENTRY SHORT PLAT (SP-04-46)**

Objective: The objective of this report is to certify the private road from the access at Nelson Siding Rd to Parcel #953391 was constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads per Kittitas County Code (KCC) 12.04.070 – Private Road Design Requirements.

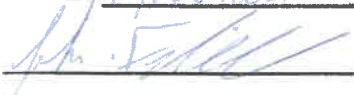
Authority and Code Requirement: Per KCC 12.04.080 for Private Road Design Criteria, the applicable Table 4-4A Design Standards required were for a Private Road with Average Lot Size < 10.0 acres serving 15-40 Parcels. Per Public Works Comments for the Zipperer Short Plat dated August 7, 2020; Big Creek Road shall be improved to this road standard from Nelson Siding Rd to the point that the road serves less than 15 parcels. Per site visits, research on the County’s GIS system, and available aerial images Parcel #953391 would could be considered the point where the road serves less than 15 parcels.

It should be noted that portions of Big Creek Rd were previously certified. The road was previously certified up to the Flora Short Plat (SP-07-04) in 2009 with an additional portion of the road certified to the turn-around within the Schmaus No 4 Plat in 2019. Both certifications are attached for reference. The requirement for Big Creek Rd to be certified for roads serving 15-40 parcels is due to the proposed Zipperer Short Plat (SP-20-0005) that subdivided the Earl Gentry Short Plat (SP-04-46) into 4 parcels. Due to the requirement to improve the road the entirety of Big Creek Rd was subsequently surfaced with BST.

Lot/Parcel Numbers for Road Certification: Parcel #571336
Parcel #156334
Parcel #826336
Parcel #17890
Parcel #711336
SP-20-00005 – Lot 1
SP-20-00005 – Lot 2
SP-20-00005 – Lot 3
SP-20-00005 – Lot 4

RECEIVED
FEB 05 2021
KITITAS COUNTY
DEPT OF PUBLIC WORKS

General Contractor: Santa Inc
425-641-4242
22821 NE Redmond Fall City Rd
Redmond WA 98053

APPROVED
DATE: 19/ March / 2021

KITITAS COUNTY ENGINEER

Equipment: BST Distributor

Construction Date: Construction began and was completed in 2020.

Inspection Date: Inspections were performed in December 2020 and February 2021 to document as-built conditions.

ROAD CERTIFICATION

Compliance with Kittitas County Road Standards:

The following is a bullet point summary demonstrating compliance with design elements from KCC 12.04.080 – Private Road Minimum Standards, Table 4-4A for Average Lot Size < 10.0 acres serving 15-40 Parcels up to Parcel #953391.

- *Number of Lots Served* – The portion of the private road certified to serve 15-40 parcels will serve a total of 9 lots.
- *Minimum Easement Width* – The easement widths are minimum 60-ft.
- *Paved Apron* – A paved apron was previously constructed at the access off Nelson Siding Rd.
- *Roadway Width* – The constructed BST roadway width to serve 15-40 parcels is a minimum of 22-ft.
- *Gravel Shoulder Width* – The constructed BST shoulder width on each side is a minimum of 1-ft.
- *Minimum Centerline Radius* – The road is flat with radii meeting AASHTO requirements for low-volume road.
- *Surfacing Requirements* – Surfacing is BST for the entirety of Big Creek Rd including the turn-around.
- *Minimum Crushed Stone Depth* – Prior to application of BST the road was inspected as part of the certification for the Schmaus No 4 Plat with the minimum crushed stone depth noted at 6-inch.
- *Maximum Grade %* – The private road does not exceed 2% grade.
- *Cul-de-Sac* – A 96-ft Diameter cul-de-sac was constructed per the International Fire Code – Appendix D as part of the Schmaus No 4 Plat. There is also an alternative hammerhead turn-around located as shown on the attached Preliminary Survey.
- *County Road Approach Permit* – Previously permitted or in progress with the County.
- *Stopping Site Distance* – meets AASHTO requirements.
- *Entering Site Distance* – meets AASHTO requirements.
- *Ditch Slope* – Swales or similar roadside depressions with max 2:1 side slopes were present during inspections before snowfall. Inspections during active snowmelt did not show any areas of ponding or similar.
- *Additional Design Elements:*
 - A road maintenance agreement will be in effect prior to any development on the vacant lots.

List of Attachments:

1. Photographs of As-Built Conditions
2. Vicinity Map – General location of the Parcels served by the Private Road
3. KCC Table 4-4A – Private Road Minimum Design Standards
4. Previous 2009 Flora Short Plat (SP-07-04) and 2019 Schmaus No 4 Plat Road Certifications
5. Extents of Road Certification overlaid on Preliminary Plat Survey
6. Copy of International Fire Code Appendix D



Looking east at culvert & paved access off Nelson Siding



Looking south along Big Creek Rd



Looking west after the 1st 90-degree turn



Looking north after the 2nd 90-degree turn

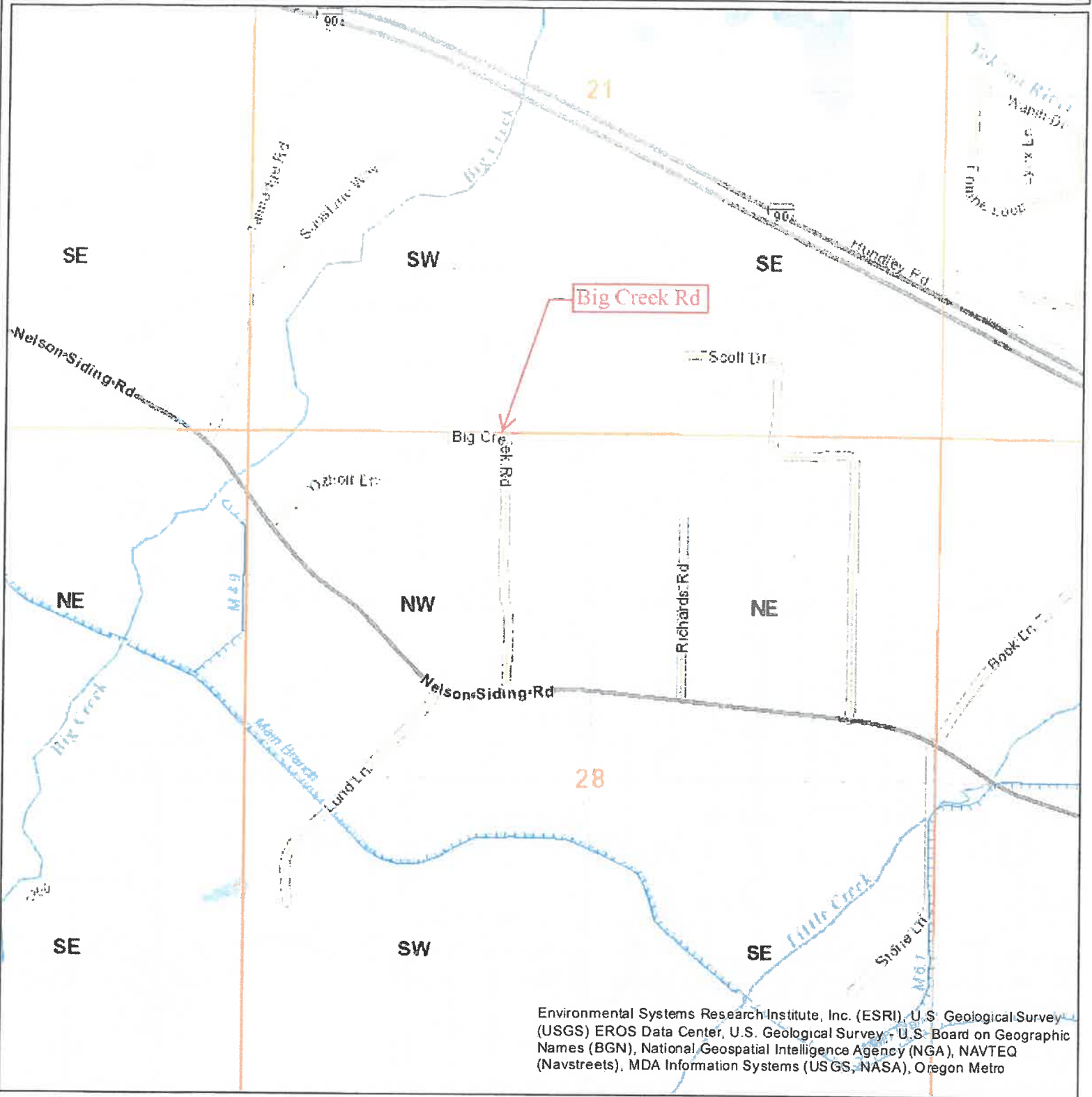


Looking east along Schmaus No 4 Short Plat



Looking west at the turn-around

Vicinity Map

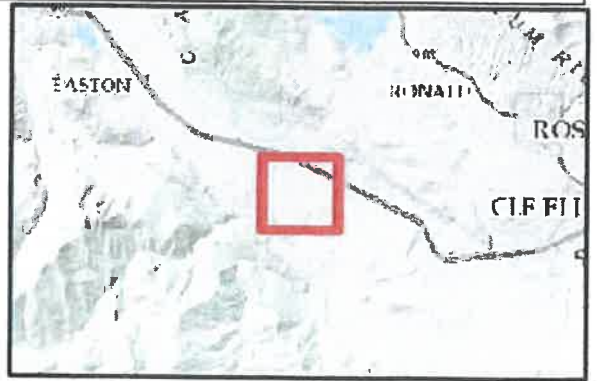
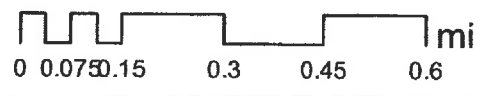


Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 2/4/2021

1 inch = 1,505 feet
Relative Scale 1:18,056

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



September 29, 2009

BRADLEY J. CARD, PE
DALE R. NOBEL, PE
SCOTT GARLAND, EIT

LOUIE W. WISHERT, JR. PLS
RICHARD L. WEHR, PLS
JOSEPH W. BAKER, PLS

Christina Wollman, Planner II
Kittitas County Department of Public Works
411 North Ruby Street
Ellensburg, Washington 98926

APPROVED

Wollman
10/5/09

RECEIVED

OCT 31 2009

KITTITAS COUNTY
DEPT OF PUBLIC WORKS

Re: Flora Short Plat (SP-07-04) – Big Creek Road Inspection

Dear Ms: Wollman,

Per our conversation on Monday, September 28, 2009 concerning the inspection of Big Creek Road, I offer the following:

I inspected the road on September 22, 2009. (Pictures attached)

The roadway surface has a minimum width of 22' with most of the roadway at 24'.

The maximum grade is estimated to be 2% or less.

The surface is comprised of a compacted 4" layer of asphalt millings placed over the existing roadbed. The surface has been treated with asphalt emulsion and is very smooth with very little raveling or rippling.

Although no compaction testing was undertaken, the roadway is firm and unyielding. A very firm base material can be assumed given the quality of the surface layer. It could not have been placed and compacted as smooth and level as it is without a good sub-base material.

It is my professional opinion that the roadway is in substantial conformance with the County's requirements for a Low-Density Private Road.

Please feel free to contact me should you have any questions.

Sincerely,

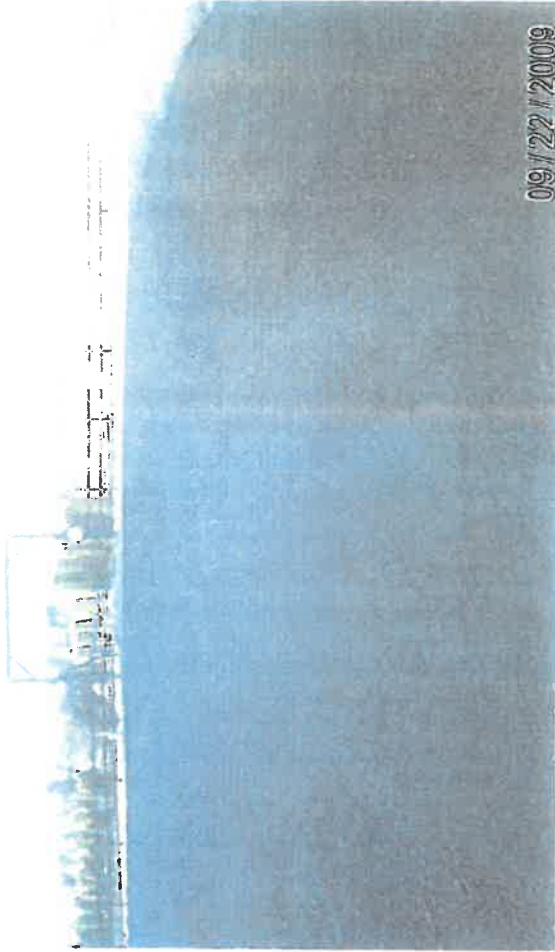
Dale R. Nobel, P.E.

DRN:jc
Enclosures





09/22/2009



09/22/2009



09/22/2009



09/22/2009



MAY 1 2019

GRANITE CIVIL SERVICES, LLC

509-656-4909

**ROAD CERTIFICATION
SCHMAUS NO. 4 PLAT**

to M-21
5/16/2019

Objective: The objective of this report is to certify that the private road for the Schmaus No. 4 Plat was constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads, 2001 per Kittitas County Road and Bridges Standards, 2005 edition, Chapter 12 Sections 12.12.010 and 12.12.020.

Authority and Code Requirement: Per the attached 'Conditional Preliminary Approval' Kittitas County Public Works requires the private road to be certified to Kittitas County Road Standards, 2005 edition. The private road will be a continuation of Big Creek Rd. It should be noted that the conditional preliminary approval has private road requirements for both Easement 'T' and Easement 'Q'. Per meeting with Public Works 5/14/2019 the requirements for Easement 'Q' (also labeled as easement 'R' on the attached recorded plat map) are not applicable given the requirements were meant for Schmaus No 3 plat which expired before being recorded. A copy of the notice of expiration for Schmaus Plat No 3 is attached for reference. Public Works stipulated that any parcel adjacent to Easement 'Q' would need to be served by a driveway off the Schmaus No 4 Plat private road.

- Schmaus No. 4 Plat Parcel Numbers:**
- Parcel #959365
 - Parcel #959366
 - Parcel #959367
 - Parcel #959368
 - Parcel #959369
 - Parcel #959370
 - Parcel #959371

Contractor: Thayer Excavating, LLC
509-925-5457
2131 Riverbottom Rd, Ellensburg WA 98926

Equipment: Caterpillar 305.5D mini hydraulic excavator
Bomag BW 213D single drum roller
Caterpillar 12 G road grader
Water truck

Construction Date: Construction was completed May 3rd, 2019.

Inspection Date: Inspection was performed May 4th, 2019.

APPROVED

DATE: 5-28-2019

M. J. K. Co. Inc.

KITTITAS COUNTY ENGINEER

Compliance with Kittitas County Road Standards, 9/6/05 edition:

The following is a bullet point summary demonstrating compliance with design elements from the 2005 Road Standards, Table 12-1 for high-density private roads:

- *Number of Lots Served* – The private road will serve a total of 8 lots.
- *Minimum Easement Width* – The easement width is 40-ft per the attached recorded plat map.
- *Paved Apron* – There is a paved apron from Nelson Siding Rd onto Big Creek Rd.
- *Roadway Width* – The constructed roadway width is a minimum of 20-ft.
- *Gravel Shoulder Width* – The constructed gravel shoulder width on each side is a minimum of 1-ft.
- *Minimum Centerline Radius* – The minimum centerline radius is not applicable for the flat, straight road.
- *Surfacing Requirements* – The road was constructed with gravel surfacing. Compaction of the road was tested with a 1/2" diameter steel probe. The probe did not advance beyond 1-inch indicating a compacted surface not less than 95%.
- *Minimum Crushed Stone Depth* – The minimum crushed stone depth of the constructed road is 6-inch.
- *Maximum Grade %* – The area is 'flat' with no portion of the private road exceeding 2% grade.
- *County Road Approach Permit* – Either has been or will be procured by the owners.
- *Stopping Site Distance* – meets AASHTO requirements.
- *Entering Site Distance* – meets AASHTO requirements.
- *Ditch Slope* – Depressed swale areas are existing on vacant lots. Homes that are in the process of being constructed have had stabilized construction entrances installed for the driveways for erosion control. Owners of the parcels will include landscaping and swales/culverts for the driveways as part of the home construction.
- *Additional Design Elements:*
 - Per Section D103.4 of the International Fire Code for dead-end roads in excess of 150-ft a cul-de sac was constructed at the end of the private road with a minimum diameter of 96-ft.
 - A road maintenance agreement will be established by the parcel owners.

List of Attachments:

1. Vicinity Map – General location of Schmaus No. 4 Plat.
2. Recorded Schmaus No 4 Plat showing private road being certified.
3. Conditional Preliminary Approval for Schmaus No 4 Plat.
4. Table 12-1 per 2005 Road Standards with applicable requirements highlighted.
5. Notice of Expiration for Schmaus Plat No 3.

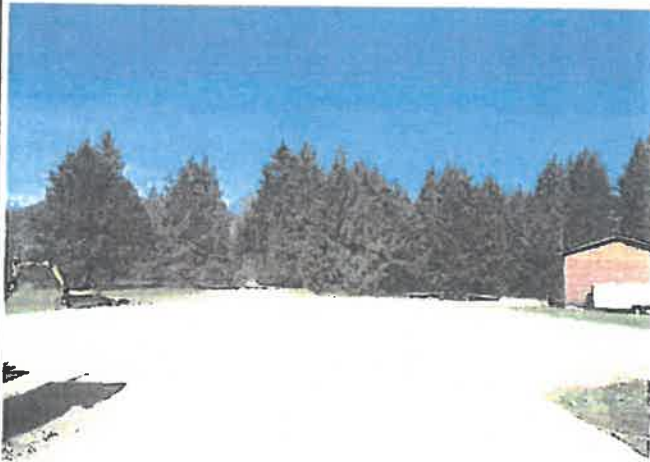
Photographs of Road Pre- and Post-Construction:



Pre-Construction Cul-De-Sac



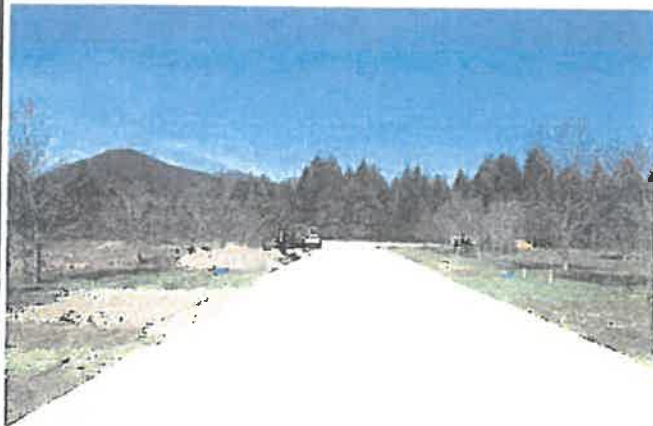
Pre-Construction Roadway



Post-Construction Cul-De-Sac



Post-Construction Roadway

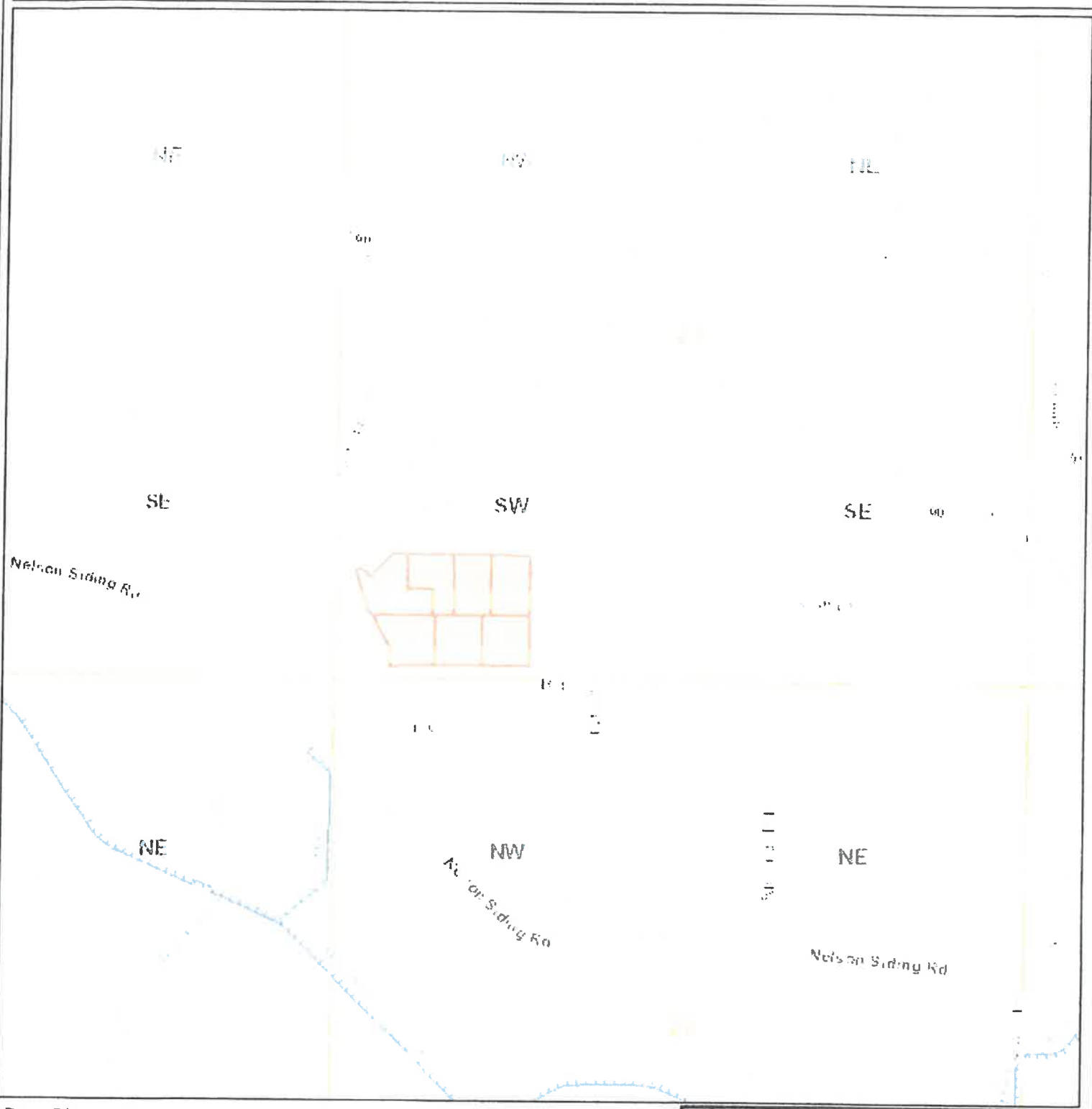


Post-Construction Roadway



Paved Apron from Nelson Siding to Big Creek Rd

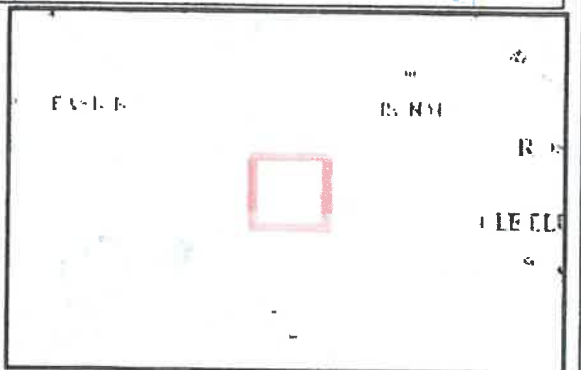
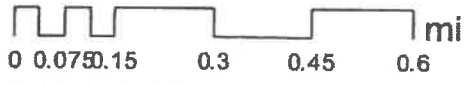
Vicinity Map_Schmaus No. 4 Plat



Date: 5/16/2019

1 inch = 1,505 feet
Relative Scale 1:18,056

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



RECEIVING NUMBER: 1-132

DATE/TIME: 10:52 AM V. 12 P. 125 20/06/2008

BY: [Signature]

P-07-55

GRAPHIC SCALE

1 IN. = 200 FT.

1 IN. = 200 FT.

INDEX LOCATION: SEC. 21 T. 20N. R. 14E. W. 4

21

DAVID NELSON COUNTY ENGINEER

RECORDED'S CERTIFICATE: 2015.0.14.70021

FILED FOR RECORD THIS 7 DAY OF APRIL 2015 AT 10:52 AM IN BOOK 125 PAGE 132 AT THE REQUEST OF DAVID P. NELSON COUNTY ENGINEER

DAVID P. NELSON COUNTY ENGINEER

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR BY AN ASSISTANT OF MINE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ROBIN SCHMAUS

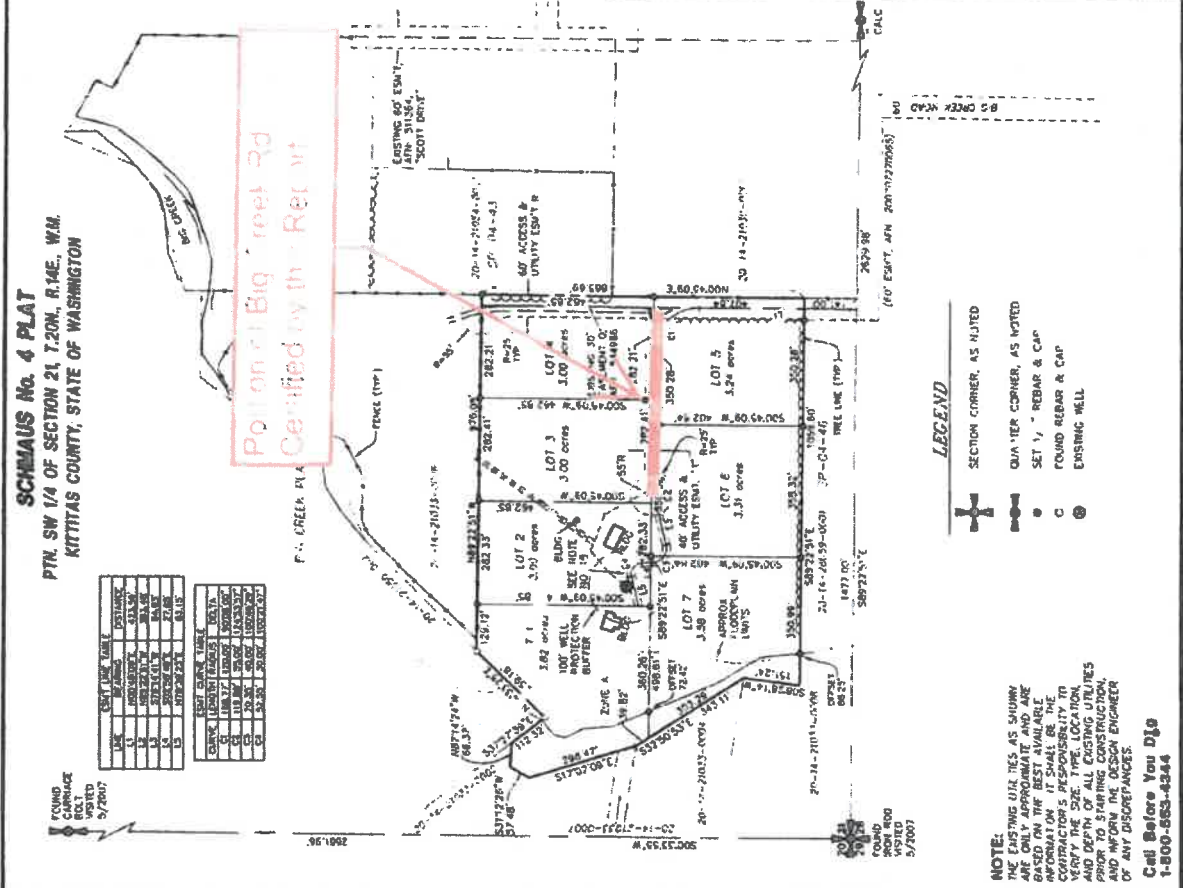
DAVID P. NELSON DATE: 01/20/08 CERTIFICATE NO. 18092

Encompass ENGINEERING & SURVEYING 100 EAST 2ND STREET W. LEVIA, WA 99222 PHONE: (509) 674-7433 FAX: (509) 674-7419

SCHMAUS No. 4 PLAT (P-07-55) PTL SW 1/4 OF SECTION 21, T. 20N., R. 14E., W. 4 KITITITAS COUNTY, STATE OF WASHINGTON

DATE: 01/20/08 SCALE: 1" = 200'

JOB NO: 07074 SHEET: 1 OF 3



LINE	BEARING	LENGTH	AREA
1	S 89° 52' 30" W	100.00	100.00
2	S 89° 52' 30" W	100.00	100.00
3	S 89° 52' 30" W	100.00	100.00
4	S 89° 52' 30" W	100.00	100.00
5	S 89° 52' 30" W	100.00	100.00
6	S 89° 52' 30" W	100.00	100.00
7	S 89° 52' 30" W	100.00	100.00
8	S 89° 52' 30" W	100.00	100.00
9	S 89° 52' 30" W	100.00	100.00
10	S 89° 52' 30" W	100.00	100.00
11	S 89° 52' 30" W	100.00	100.00
12	S 89° 52' 30" W	100.00	100.00
13	S 89° 52' 30" W	100.00	100.00
14	S 89° 52' 30" W	100.00	100.00
15	S 89° 52' 30" W	100.00	100.00

FOUND CORNER VISITED 5/2007

LEGEND

SECTION CORNER, AS NOTED

QUARTER CORNER, AS NOTED

SET 1/2" REBAR & CAP

FOUND REBAR & CAP

EXISTING WELL

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

Call Before You Dig 1-800-853-4344

PLAT MAP

APPROVALS

KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED AND DATED 01/20/08

COUNTY ENGINEER

KITITITAS COUNTY HEALTH DEPARTMENT

HEALTH CERTIFICATE

CERTIFICATE OF COUNTY PLANNING DIRECTOR

DATE: 01/20/08

KITITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITITAS COUNTY MEASURER

DATE: 01/20/08

KITITITAS COUNTY ENGINEER

CERTIFICATE OF KITITITAS COUNTY ASSESSOR

DATE: 01/20/08

TAXED AND DATED 01/20/08

Kitititas County Assessor

Kitititas County Engineer

Kitititas County Board of Commissioners

Kitititas County

Kitititas County

Kitititas County

Kitititas County

Kitititas County



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II
DATE: January 8, 2008
SUBJECT: Schmaus No. 4 Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
 - "Conditional Preliminary Approval" has been granted, based on the information provided. See below for conditions of preliminary approval:
 - "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
-

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements Access Easement "T": Access Easement "T", as shown on the face of the plat, shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Private Road Improvements Access Easement "Q": Access Easement "Q", as shown on the face of the plat, shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
4. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.

5. Joint-Use Driveway Access Easement "U": Access Easement "U", as shown on the face of the plat, shall be constructed as a joint-use access. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. Access Permit: An approved access permit shall 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.
9. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
10. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
11. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Please let me know if you have any questions or need further information.

Table 12-1

Private Road Minimum Design Standards

Design Elements	Driveway		Private Roads			
	Single	Joint-Use	High-Density		Low Density	
			0 - 5 Acres Average Lot Size	5.01 Acres and Larger Average Lot Size ⁽¹⁾		
Number of Lots Served	1	2	3 - 14	15 - 40	40+ ⁽²⁾	3 - 40+
Minimum Easement Width	0	20	40	60	60	60
Paved Apron ⁽³⁾	N/A	N/A	Req'd	Req'd	Req'd	Req'd
Roadway Width	8	12	20	22	AASHTO	20
Graveled Shoulder Width	N/A	N/A	1	1	AASHTO	1
Minimum Centerline Radius (ft)	N/A	N/A	60	60	AASHTO	60
Surfacing Requirements ⁽⁴⁾	Gravel	Gravel	Gravel	BST/ACP	AASHTO	Gravel
Minimum Crushed Stone Depth	N/A	6"	6"	6"	AASHTO	6"
Maximum Grade % ⁽⁵⁾						
Flat	N/A	N/A	8	8	8	12
Rolling	N/A	N/A	12	12	12	
Mountainous	N/A	N/A	12	12	12	
County Road Approach Permit	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd
Slopping Site Distance	N/A	N/A	AASHTO	AASHTO	AASHTO	AASHTO
Entering Site Distance	N/A	N/A	AASHTO	AASHTO	AASHTO	AASHTO
Ditch Slope (inside slope)	Slopes steeper than 2:1 should only be used when achieving a 2:1 slope is impractical					

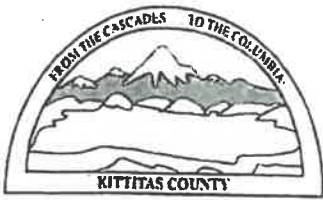
⁽¹⁾Residual lots within a proposed development shall not be considered when computing average lot size

⁽²⁾Engineer design per AASHTO and/or WSDOT required for 40+ High-Density lots.

⁽³⁾Applies to all roads accessing existing paved roadway

⁽⁴⁾All private roadways serving three or more lots shall achieve 95% compaction and shall be inspected and certified by a licensed engineer prior to surfacing.

⁽⁵⁾ A variance request is required for grades above 12%.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

Notice Of Short Plat Expiration Schmaus # 3 Short Plat

December 21st, 2016

Robin and Jayne Schamus
1001 Big Creek Rd
Cle Elum, WA
98922

Short Plat # SP-07-00146
Map # 20-14-21033-0006

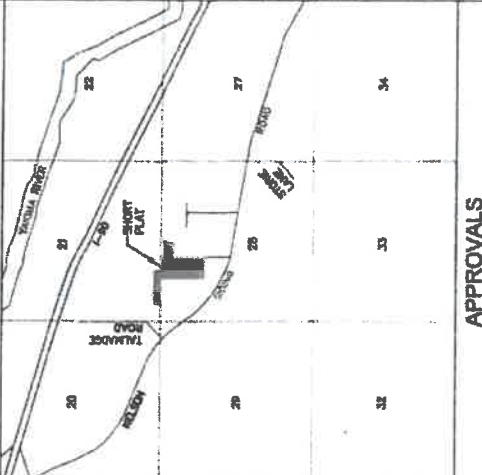
Dear Robin and Jayne Schamus,

This letter is to inform you that pursuant to Washington Administrative Code 58.17.140 and Kittitas County Code 16.12.250, your application for plat # SP-07-00146 expired as of 7/28/2015. There are no extensions of file. If you have an unexpired extension letter from CDS, please provide it to continue the platting process. Otherwise, the plat will need to be refiled if you wish to proceed. If you believe you have received this letter in error, please contact me at your earliest convenience.

Sincerely,

Dusty Pilkington
Staff Planner I
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

VICINITY MAP



APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20____
 KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES
 I HEREBY CERTIFY THAT THE BIG CHECK & SHORT PLAT HAS BEEN EXAMINED BY ME AND
 FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY
 PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D. 20____
 KITTITAS COUNTY PLANNING OFFICIAL

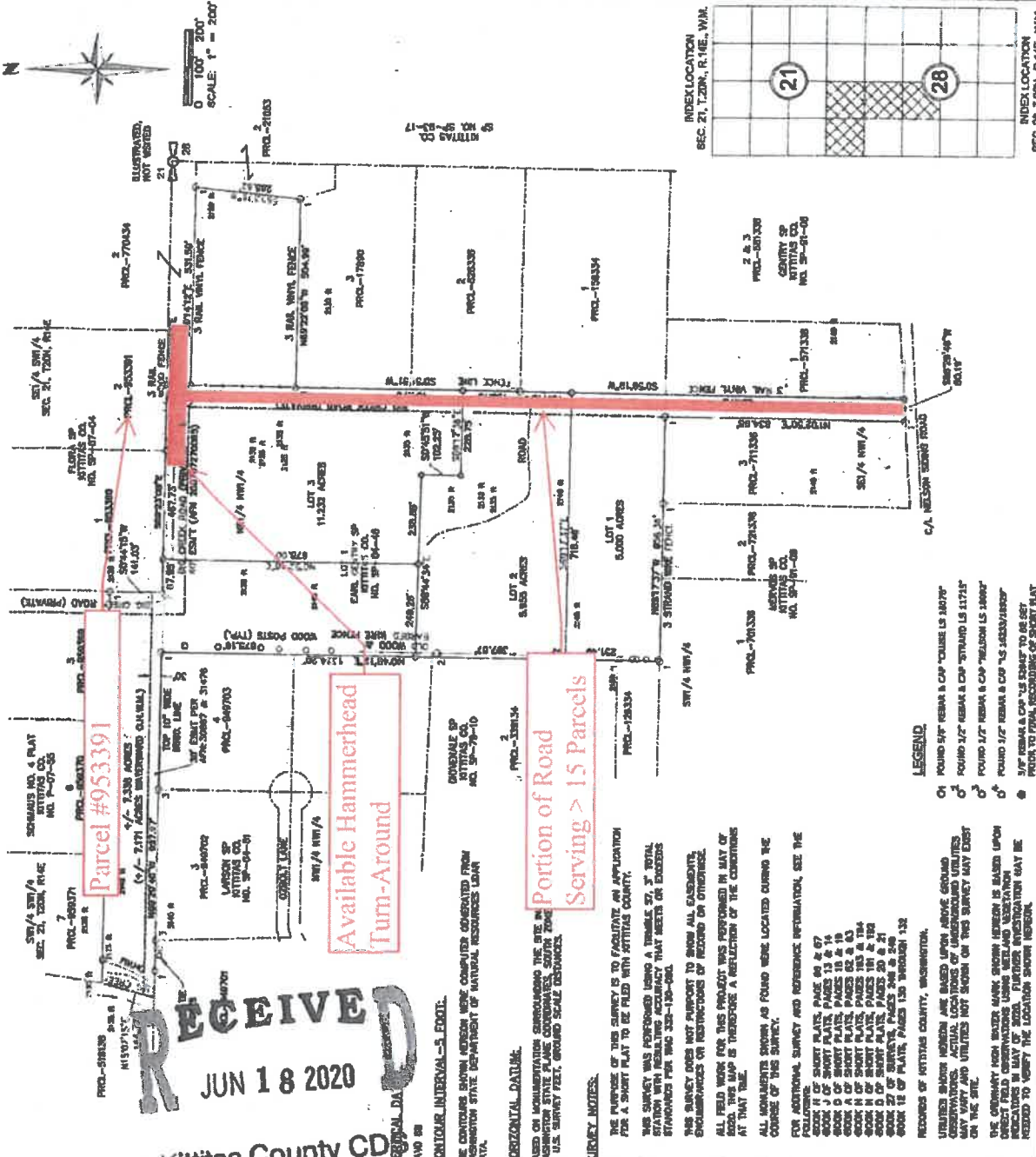
KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE BIG CHECK & SHORT PLAT HAS BEEN EXAMINED AND
 CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 15.
 DATED THIS _____ DAY OF _____ A.D. 20____
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PROCESSING
 YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.
 DATED THIS _____ DAY OF _____ A.D. 20____
 KITTITAS COUNTY TREASURER
 ORIGINAL TAX PARCEL NUMBER: 18149



AUDITOR'S CERTIFICATE
 FILED FOR RECORD, THIS _____ DAY OF _____ 2000
 AT _____ IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF JAMES ZIPPERER & STEPHANIE N. ZIPPERER, INC.
 _____ COUNTY AUDITOR
 _____ COUNTY AUDITOR

ZIPPERER SHORT PLAT, SP-20-XXXXX
 A PORTION OF SECTIONS 21 & 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



INDEX LOCATION
 SEC. 21, T.20N., R.14E., W.M.
 INDEX LOCATION
 SEC. 28, T.20N., R.14E., W.M.

SHEET 1 OF 2

FAPS
 SURVEY & MAPPING
 1021 S.E. 20TH STREET, SUITE A, BELLEVUE, WA 98008
 TEL: (206) 765-5200 WWW.FAPS.COM

ZIPPERER SHORT PLAT
 SP-20-XXXXX
 FOR
 JUSTIN C. & STEPHANIE N. ZIPPERER
 SW1/4 OF SECTION 21 AND NW1/4 OF SECTION 28, T20N, R14E, W.M.
 SURVEYED BY: JC DRAWN BY: MA63 CHECKED BY: VW APPROVED BY: SRW
 DATE: JUNE 2020 APSSM JOB NO.: 1819002 ACAD NAME: 1819002SP (2018)

SURVEYOR'S CERTIFICATE
 I HAVE PERSONALLY SUPERVISED A SURVEY MADE BY
 THE ABOVE NAMED SURVEYOR IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE SURVEY RECORDS ACT IN MAY OF 2020.
 I HEREBY CERTIFY THAT THE SURVEY RECORDS ACT IN MAY OF 2020.
 _____ STATE OF WASHINGTON CERTIFICATE NO. 5965
 _____ DATE

RECEIVED
 JUN 18 2020
 KITTITAS COUNTY CD

Available Hammerhead
 Turn-Around

Portion of Road
 Serving > 1.5 Parcels

- SURVEY NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH READING ACCURACY THAT MEETS OR EXCEEDS STANDARDS FOR THE 320-150-001.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN DAY OF 2020. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
 5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
 6. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE INDEX TO SHORT PLATS, PAGES 98 & 97; BOOK J OF SHORT PLATS, PAGES 13 & 14; BOOK D OF SHORT PLATS, PAGES 18 & 19; BOOK H OF SHORT PLATS, PAGES 82 & 83; BOOK N OF SHORT PLATS, PAGES 191 & 192; BOOK O OF SHORT PLATS, PAGES 20 & 21; BOOK P OF SHORT PLATS, PAGES 208 & 209; BOOK R OF PLATS, PAGES 128 THROUGH 132 RECORDS OF KITTITAS COUNTY, WASHINGTON.
 7. UNLESS SHOWN OTHERWISE ARE BASED UPON OFFICIAL RECORDS. ACTUAL LOCATIONS OF UNRECORDED UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.
 8. THE ORIGINAL HIGH WATER MARK CROSS SECTION IS BASED UPON DIRECT FIELD OBSERVATIONS USING METEOROLOGICAL AND VEGETATION RECORDS IN MAY OF 2020. FURTHER INVESTIGATION MAY BE REQUIRED TO VERIFY THE LOCATION SHOWN HEREON.

- LEGEND:**
- 1 FOUND 5/17' REBAR & CAP "HOUSE LS 18070"
 - 2 FOUND 1/2' REBAR & CAP "STRAUD LS 11715"
 - 3 FOUND 1/2' REBAR & CAP "NELSON LS 18007"
 - 4 FOUND 1/2' REBAR & CAP "LS JONES18007"
 - 5 3/4" REBAR & CAP "LS EXIST" TO BE SET FROM TO FINAL RECORDING OF SHORT PLAT

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

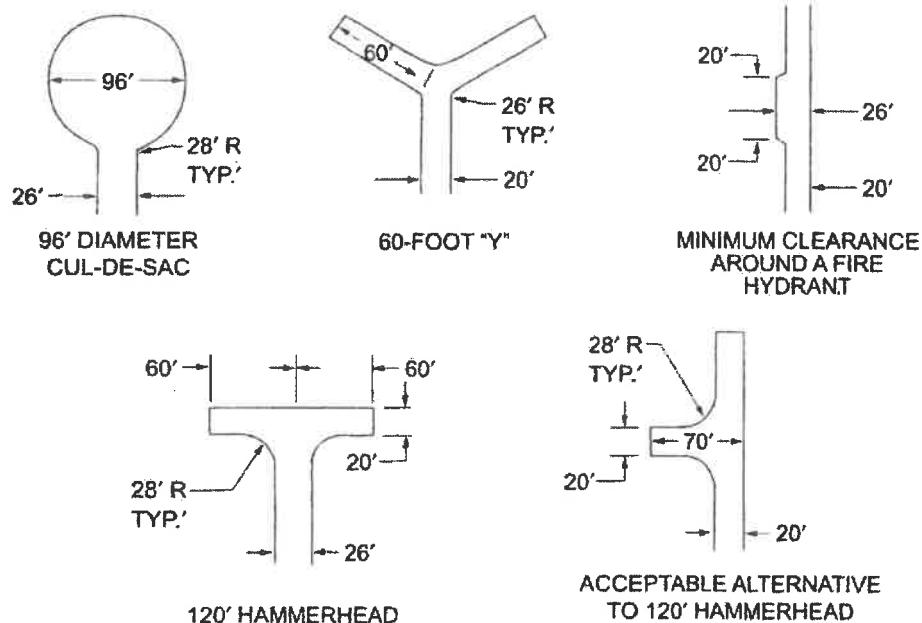
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**