

**TIGER PRELIMINARY PLAT (LP-08-00022)
COMPLIANCE DOCUMENT**

Item	REDUCED COMMENT	APPLICANT RESPONSE	STAFF REVIEW
1	ALL CONDITIONS COMPOSED HEREIN SHALL BE BINDING ON THE "APPLICANT," WHICH TERMS SHALL INCLUDE OWNER OR OWNERS OF THE PROPERTY, HEIRS, ASSIGNS AND SUCCESSORS.	Noted	
2	THE PROJECT SHALL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND APPLICATION MATERIALS ON FILE DATED MAY 23, 2008 EXCEPT AS AMENDED BY THE CONDITIONS HEREIN.	Noted	
3	THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS, AND MUST OBTAIN ALL APPROPRIATE PERMITS AND APPROVALS.	Noted	
4	ALL CURRENT AND FUTURE LANDOWNERS MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.	Noted	
5	IT IS THE RESPONSIBILITY OF THE APPLICANT TO CONTACT THE KITTITAS COUNTY ASSESSOR'S AND TREASURER'S OFFICES TO CONFIRM ALL TAXES ARE CURRENT PRIOR TO FINAL PLAT APPROVAL.	Noted	
6	SOIL LOGS NEED TO BE SCHEDULED AND DUG AT A MUTUALLY CONVENIENT TIME. THE DEVELOPER/OWNER SHALL PROVIDE SOIL LOGS AS PER CHAPTER 246-272 WAS OR AS AMENDED. THE INFORMATION OBTAINED WILL BE RECORDED AND PLACED IN THE PLAT FILE FOR FUTURE REFERENCE. THE INFORMATION OBTAINED FROM THESE SOIL LOGS IS FOR PLAT APPROVAL PURPOSES ONLY AND DOES NOT CONSTITUTE A SITE EVALUATION IN CONJUNCTION WITH THE ISSUANCE OF A PERMIT FOR ANY SPECIFIC LOT.	Applicant has completed	
7	PROOF OF POTABLE WATER MUST BE SHOWN PRIOR TO FINAL PLAT APPROVAL.	Applicant has recently received water rights for the Plat. Documents have been sent to County Health Dept and included in this application.	
8	FOR FINAL APPROVAL OF AN INDIVIDUAL WELL, THE SUBMITTAL OF WELL LOGS OR A HYDROGEOLOGICAL REPORT WITH DOCUMENTATION/EVIDENCE TO	Applicant is working with KCDOH to comply.	

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9	<p>SUPPORT THE CLAIM REGARDING ADEQUATE AVAILABILITY OF GROUNDWATER FOR THE PROPOSED NUMBER OF POTABLE WATER WELLS IS REQUIRED. THIS REPORT SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER WHO PRACTICES IN THE FIELD OF HYDROLOGY OR BY A LICENSED HYDROGEOLOGIST.</p> <p>ALL APPLICANTS FOR SUBDIVISION UTILIZING WELLS SHALL HAVE A NOTE PLACED ON THE FACE OF THE FINAL MYLARS THAT STATES:</p> <p>A. "THE APPROVAL OF THIS DIVISION OF LAND INCLUDED NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WAER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW."</p> <p>B. "METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS."</p>	<p>Notes are shown on final mylars.</p>	
10	<p>THE FINAL PLAT SHALL MEET ALL REQUIREMENTS AS LISTED IN CHAPTER 16.20 OF THE SUBDIVISION CODE; INCLUDING CONTENT, FORMAT, ETC. THE FOLLOWING ITEMS WILL BE REQUIRED ON THE FINAL PLAT SUBMITTAL:</p> <p>A. ADJACENT PROPERTY OWNERS: THE ADJACENT PROPERTY OWNERS AND SURROUNDING PROPERTIES SHALL BE ON THE FACE OF THE FINAL SHORT PLAT.</p>	<p>Final mylars show the items requested.</p>	

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	<p>(K.C.C.16.20.040, 11, PLAT DRAWING, ADJACENT OWNERS).</p> <p>B. SURROUNDING AREA: ALL SURROUNDING PROPERTY SHALL BE SHOWN IN DOTTED LINES AND LETTERS WITH NAMES OF PLATS, ROADS, ADJOINING LOTS, CANALS, AND ETC., AND IF UN-PLATTED SHALL BE SO INDICATED. (K.C.C.16.20.040, 11, PLAT DRAWING, SURROUNDING AREA).</p>		
11	<p>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.</p>	<p>Noted. Applicant will comply prior to requesting a building permit.</p>	
12	<p>THE APPLICANT RECEIVED A VARIANCE (RV-08-29) FROM ROAD STANDARDS ON SEPTEMBER 17, 2008 ALLOWING THE FIRST PORTION OF MISSION VIEW DRIVE TO BE CONSTRUCTED AS TWO ONE WAY ROADS, AS IT CURRENTLY EXISTS. MISSION VIEW DRIVE MUST MEET ALL CONDITIONS OF A HIGH DENSITY ROAD SERVING 15-40 PARCELS, EXCEPT EACH ROADWAY MUST BE 16' IN WIDTH FOR THE FIRST PORTION OF THE ROAD.</p>	<p>Noted.</p>	
13	<p>ACCESS FROM WILSON CREEK ROAD TO THE CUL-DE-SAC SHALL BE CONSTRUCTED TO MEET OR EXCEED THE CONDITIONS OF A HIGH-DENSITY PRIVATE ROAD THAT SERVES 15-40 TAX PARCELS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION.</p> <p>A. ACCESS EASEMENTS SHALL BE A MINIMUM OF 60' WIDE. THE ROADWAY SHALL HAVE A MINIMUM WIDTH OF 22', WITH 1' SHOULDERS, FOR A TOTAL WIDTH OF 24'.</p>	<p>Noted</p>	

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	<p>B. MINIMUM CENTERLINE RADIUS SHALL BE 60'. C. SURFACE REQUIREMENT BST/ACP. D. MAXIMUM GRADE IS 12% E. STOPPING SITE DISTANCE, REFERENCE AASHTO. F. ENTERING SITE DISTANCE, REFERENCE AASTHO. 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 OF LOTS TO BE SERVED BY THE 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 THE PROPOSED PRIVATE INTERSECTION AND THE COUNTY ROAD RIGHT-OF-WAY.</p>		
14	<p>A CUL-DE-SAC TURN-AROUND HAVING AN OUTSIDE RIGHT-OF-WAY EASEMENT DIAMETER OF AT LEAST 110 FEET SHALL BE CONSTRUCTED AT THE CLOSED END OF ALL DEAD-END ROADS SERVING 3 OR MORE LOTS. THE DRIVING SURFACE SHALL BE AT LEAST 96 FEET IN DIAMETER. CUL-DE-SACS MUST ALSO CONFORM TO THE REQUIREMENTS SPECIFIED BY THE 2006 INTERNATIONAL FIRE CODE. CONTACT THE FIRE</p>	<p>Noted, and applicant will comply.</p>	

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15	<p>MARSHAL REGARDING ANY ADDITIONAL CUL-DE-SAC REQUIREMENTS.</p> <p>A JOINT-USE ACCESS SHALL SERVE NO MORE THAN TWO TAX PARCELS. SEE KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION.</p> <p>A. ACCESS EASEMENTS SHALL BE A MINIMUM OF 20' WIDE. THE ROADWAY WIDTH SHALL HAVE A MINIMUM WIDTH OF 12'.</p> <p>B. THE SURFACE REQUIREMENT IS FOR A MINIMUM GRAVEL SURFACE DEPTH OF 6'.</p> <p>C. MAINTENANCE OF DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER WHOSE PROPERTY THEY SERVE. THE COUNTY WILL NOT MAINTAIN ACCESS.</p> <p>D. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.</p>	<p>Noted and applicant will comply.</p>	
16	<p>A SINGLE-USE ACCESS SHALL SERVE NO MORE THAN ONE LOT. SEE KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION.</p> <p>A. THE ROADWAY SHALL BE A MINIMUM OF 8' WIDE WITH GRAVEL SURFACE.</p> <p>B. MAINTENANCE OF DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER WHOSE PROPERTY THEY SERVE. THE COUNTY WILL NOT MAINTAIN ACCESSES.</p> <p>C. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.</p>	<p>Noted and applicant will comply.</p>	
17	<p>THE APPLICANT SHALL MEET ALL APPLICABLE CONDITIONS OF ANY PRE-ESTABLISHED OR REQUIRED PRIVATE ROAD MAINTENANCE AGREEMENTS.</p>	<p>Noted and applicant will comply.</p>	
18	<p>IT IS THE RESPONSIBILITY OF THE PROFESSIONAL LICENSED SURVEYOR (PLS) TO ENSURE THE LOT CLOSURES ARE CORRECT AND ACCURATE.</p>	<p>Lot closures were submitted with final plat.</p>	

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19	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.	Noted and applicant will comply.	
20	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.	Noted and applicant will comply.	
21	CONTACT THE KITTITAS COUNTY FIRE MARSHAL REGARDING ANY ADDITIONAL ACCESS REQUIREMENTS FOR EMERGENCY RESPONSE.	Applicant has contacted Fire Marshal Office.	
22	THE US 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.	Noted and applicant will comply.	
23	PRIVATE ROADS SHALL MEET THE FOLLOWING CONDITIONS: A. PRIVATE ROADS SHALL MEET THE MINIMUM ACCESS REQUIREMENTS OF THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE COUNTY, AND B. SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH AASHTO GUIDELINES FOR GEOMETRIC DESIGN OF VERY LOW-VOLUME LOCAL ROADS (ADT<400) 2001, AS NOW EXISTS OR HEREAFTER AMENDED, AND C. SHALL BE INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER FOR CONFORMANCE WITH THE ABOVE REFERENCED STANDARDS. IN THE	Noted and applicant has and will comply to these requirements.	

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	<p>ALTERNATIVE, AN APPLICANT MAY REQUEST THE PRIVATE ROADWAY TO BE INSPECTED AND THE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR. IF THE CERTIFICATION BY THE PUBLIC WORKS DIRECTOR/COUNTY ENGINEER IS DESIRED, SUBMISSION OF ROAD PLANS AND NECESSARY TESTING DOCUMENTATION THAT CONFIRMS COMPLIANCE WITH KITTITAS COUNTY ROAD STANDARDS IS REQUIRED, AND SERVICES WILL BE PERFORMED ON A REIMBURSABLE BASIS, AND</p> <p>D. PERMANENTLY ESTABLISHED BY AN EASEMENT RECORDED WITH THE KITTITAS COUNTY AUDITOR OR RIGHT-OF-WAY, PROVIDING LEGAL ACCESS TO EACH AFFECTED LOT, DWELLING UNIT, OR BUSINESS, AND</p> <p>E. WILL NOT RESULT IN LAND LOCKING OR EXISTING OR PROPOSED PARCELS, AND</p> <p>F. MAINTAINED BY THE DEVELOPER OR LEGALLY RESPONSIBLE OWNER OR HOMEOWNERS' ASSOCIATION OR OTHER LEGAL ENTITY MADE UP OF ALL BENEFITED PROPERTY OWNERS, UNDER THE PROVISIONS OF AN ACCEPTABLE AND RECORDED "PRIVATE ROAD MAINTENANCE AGREEMENT," AND</p> <p>G. CLEARLY DESCRIBED ON THE FACE OF THE PLAT, SHORT PLAT, OR OTHER DEVELOPMENT AUTHORIZATION AND CLEARLY SIGNED AT STREET LOCATION AS A PRIVATE STREET OR ROAD, FOR THE MAINTENANCE OF WHICH KITTITAS COUNTY IS NOT RESPONSIBLE AND A DISCLOSURE STATEMENT OF THE SAME IS FILED WITH THE COUNTY AUDITOR, AND</p>		

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	<p>H. THE FOLLOWING NOTE SHALL BE PLACED ON THE FACE OF THE PLAT, SHORT PLAT, OR OTHER DEVELOPMENT AUTHORIZATION: "KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACES ORIGINALLY WITH GRAVEL."</p>		
24	<p>A PLAT NOTE DISCUSSING THE SPREAD OF NOXIOUS WEEDS SHALL BE SHOWN ON THE PLAT AND SHALL READ: "PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS, ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS."</p>	<p>Note is shown on Final Plat map.</p>	
25	<p>FINAL MYLARS SHALL BE SUBMITTED IN ACCORDANCE TO KCC 16.20: FINAL PLATS. ALL APPLICABLE SURVEY DATA AND DEDICATIONS SHALL BE REFLECTED PURSUANT TO KCC 16.24: SURVEY DATA-DEDICATIONS.</p>	<p>Final mylars have already been provided to County.</p>	
26	<p>BOTH SHEETS SHALL REFLECT THE PLAT NUMBER: LP-08-22.</p>	<p>Plat number shown on both sheets.</p>	
27	<p>IF ANY ARCHEOLOGICAL OBJECTS AS DEFINED BY RCW 27.53.030 ARE DISCOVERED OR EXCAVATED, THE OWNER/DEVELOPER/CONTACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE KITITAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION AS PROVIDED BY RCW 37.53.020.</p>	<p>Noted and applicant will comply.</p>	