



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

FLOOD DEVELOPMENT PERMIT



Project: KF-15-00005 DR Horton (Blackhorse)

Date: March 16, 2015

Description: Blackhorse at Whiskey Creek is a 354 lot housing development. This permit includes off-site activities including a new culvert over Whiskey Creek. This permit also includes the on-site activities in KF-07-00045.

Landowner: SSHI LLC, dba DR Horton
Jennifer Reiner
12910 Totel Lake Blvd NE, Suite 220
Kirkland, WA 98034

Location: The project is located 1406 Bender Road, Ellensburg, WA, in a portion of Section 27, T18N, R18E, WM, in Kittitas County, Washington. Parcel number: 18-18-27010-0002.

Watercourse: Whiskey Creek

FIRM Panel: 5300950439B

Zone: AO

Base Flood Elevation: Depth 1'

Permission is granted under the provisions of RCW 86.16 and KCC 14.08 to complete the proposed project. This permit is subject to the flood hazard reduction provisions in Kittitas County Code 14.08. All construction materials shall be resistant to flood damage, and the project shall be constructed using methods and practices that minimize flood damage.

This permit is for site work only. This permit does not authorize the construction of any structures within the 100-year floodplain.

14.08.200 Construction materials and methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent

water from entering or accumulating within the components during conditions of flooding.

14.08.210 Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
4. New water wells shall be constructed in compliance with WAC 173-160-171.
5. Fuel storage tanks shall either be elevated or anchored using methods and practices that minimize flood damage. (consistent with FEMA's "Protecting Building Utilities From Flood Damage" guidebook for techniques).

14.08.315 Standards for filling, grading in floodplain.

Filling, grading or other activity that would reduce the effective storage volume shall be mitigated by creating compensatory storage on-site, or off-site if legal arrangements can be made, to assure that the effective compensatory storage volume will be preserved over time; provided, however, that no increased upstream or downstream flood hazard shall be created by any fill authorized in the floodplain by this chapter or other applicable chapters.

Signed: Christina Wollman
Christina Wollman, CFM, Floodplain Manager

Date: 3-16-15