

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Lindsey Ozbolt, CDS
FROM: Christina Wollman, Planner III *cw*
DATE: May 2, 2014
SUBJECT: Butler RZ-14-00001

Kittitas County Public Works has reviewed the application for a rezone on the Butler Property on Airport Road.

This property is within the 100-year floodplain. A floodplain delineation has been prepared by a surveyor to address the discrepancies shown on the digitized version of the Flood Insurance Rate Maps (FIRM). The digitized version of the FIRM places the floodplain in a different location than where it actually exists based on the official FIRM. This delineation will be used for future permitting of structures and development activity on the property.

This project must comply with the standard conditions required for commercial development, including:

1. **Access:** This project proposes to change the use of the existing access from the county road. The access must be improved to meet commercial standards. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of an occupancy permit or final approval.
2. **Stormwater:** On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
3. **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.

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Google earth

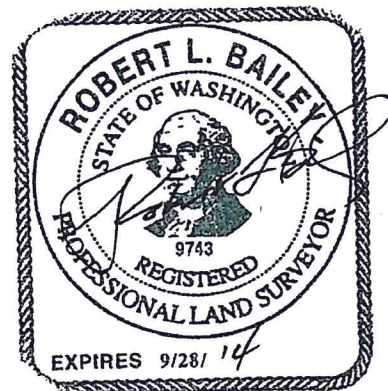


BRAD BUTLER'S Project

On-site review of the relationship of the un-numbered A Zone in parcel 494835 in the NE4,NE4, Sec 36, 20-15 shown on FEMA FIRM Panel 261 to existing topography, property lines and recent aerial photography reveal inconsistencies. On-the-ground analysis concluded that a uniform set-back distance of twenty feet north from the center of the irrigation ditch would be sufficient. Existing topography adjacent to and on the north side of the ditch has no apparent variations for the entire length of the ditch. It is my opinion that the twenty foot width of the set-back along the length of the ditch will handle high water conditions as well as the varying widths shown on the FIRM Panel. Scaled distance of ditch length on said property is 515 feet. Set-back distance is marked with nine 48" laths/blue ribbons.

Robert L. Bailey, PLS/PE 9743; April 17, 2014

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NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

KITTITAS COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

PANEL 261 OF 700
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530095 0261 B

EFFECTIVE DATE:
MAY 5, 1981

federal emergency management agency
federal insurance administration



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

