



C. Any LP tanks shall meet all required setbacks pursuant to the International Fuel Gas Code and the NFPA 58 (adopted versions at the time of permit submittal). NOTED

**2. Roads and Transportation**

A. An approved access permit will 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.

SHORT PLAT NOTE NO. 4, SHEET 3 OF 4

B. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements. NOTED

**3. State and Federal**

A. Applicant must meet all state and federal regulations. NOTED

**4. Fire & Life Safety**

A. Access shall be fully compliant with current IFC-Appendix D. NOTED

B. Addressing to buildings shall be clearly visible from both directions of travel. NOTED

C. Construction shall meet WUI standards. NOTED

**5. Historic and Cultural Preservation**

A. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible. NOTED

**6. Plat Notes**

A. The following plat notes shall be recorded on the final mylar drawings:

- Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.

SHORT PLAT NOTE NO. 9, SHEET 3 OF 4

- All development must comply with International Fire Code. **SHORT PLAT NOTE NO. 6, SHEET 3 OF 4**
- Maintenance of the access is the responsibility of the property owners who benefit from its use. **SHORT PLAT NOTE NO. 5, SHEET 3 OF 4**
- An approved access permit will 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. **SHORT PLAT NOTE NO. 4, SHEET 3 OF 4**
- The approval of this division of land provides no guarantee that use of water under the ground water 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. **SHORT PLAT NOTE NO. 7, SHEET 3 OF 4**
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. **SHORT PLAT NOTE NO. 3, SHEET 3 OF 4**
- A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation. **SHORT PLAT NOTE NO. 1, SHEET 3 OF 4**
- Signature blocks shall be constructed and worded in conformance with KCC Chapter 16.24. **NOTED**
- No variances for setback encroachment shall be approved for any lots created by this short plat. **SHORT PLAT NOTE NO. 8, SHEET 3 OF 4**

**7. Survey**

- A. Final plat must show the location of the identified type four stream **SEE SHEET 2 OF 4**
- B. Address the new requirements of WAC 332-130-145. **NOTED**
- C. The two labels for Lot 4 should be labeled as “part of” or “portion of”, so as not to appear to be two separate Lots. **DONE**
- D. The Parking Lot Easements shall be removed. **DONE**

**8. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345) prior to final plat recording.**

**OK - PRIOR TO TREASURER'S SIGNATURE**

**9. As the overall site development for the three proposed residential lots exceeds 5,000 square feet, an approved stormwater plan through the Public Works Department is required prior to final plat.**

**STORMWATER WILL BE ADDRESSED AT BUILDING PERMIT APPLICATION FOR EACH LOT. NO SITE IMPROVEMENTS NECESSARY TO COMPLETE THE SHORT PLAT.**

**10. Both sheets of the final mylars shall reflect short plat number SP-19-00002 and an accurate legal description shall be shown on the face of the final plat. Engineers and**

Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** OK

11. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate. OK