

J.D.'S HAPPY HEIGHTS SHORT PLAT (SP-07-119)
COMPLIANCE DOCUMENT

DATE OF COMMENT NAME/AGENCY REDUCED COMMENT APPLICANT RESPONSE COUNTY RESPONSE

10-22-2007	TRUDIE-KITTITAS CO CDS	BOTH SHEETS OF THE FINAL MYLAR SHALL REFLECT S.P. NO. SP-07-119.	SHORT PLAT NUMBER HAS BEEN ADDED TO FINAL SHORT PLAT	
10-22-2007	TRUDIE-KITTITAS CO CDS	AN ACCURATE LEGAL DESCRIPTION SHALL BE SHOWN ON THE FACE OF THE FINAL PLAT.	AN ACCURATE LEGAL DESCRIPTION HAS BEEN SHOWN ON THE FINAL SHORT PLAT	
10-22-2007	TRUDIE-KITTITAS CO CDS	FULL YEARS TAXES MUST BE PAID FOR FULL YEAR PER KC TREASURER'S OFFICE	FULL YEARS TAXES HAVE BEEN PAID FOR 2020	
10-22-2007	TRUDIE-KITTITAS CO CDS	PER K.C. ENVIRONMENTAL HEALTH, SOIL LOGS NEED TO BE PERFORMED AND WATER AVAILABILITY IS NEEDED & PROOF OF BOTH PROVIDED TO CDS PRIOR TO FINAL APPROVAL.	APPLICANT HAS COMPLIED	
10-22-2007	TRUDIE-KITTITAS CO CDS	THE EXISTING WELL ON LOT 1 MUST BE A GROUP B WATER SYSTEM AND SUPPLY WATER TO ALL THREE LOTS ON THE SUBDIVISION IN ADDITION TO LOT G-1 ON THE WEST SIDE HEIGHTS SHORT PLAT PROPERTY.	GROUP B WELL HAS BEEN EXPANDED AND APPROVED BY KCDOH	
9-4-2007	HOLLY-KC HEALTH DEPT	STEPTOE DRIVE SHALL BE SHOWN ON THE VICINITY MAP.	STEPTOE DRIVE IS NOW SHOWING ON THE VICINITY MAP	
9-10-2007	RANDY- PUBLIC WORKS	RD IMPROVEMENTS/BACKGROUND:	APPLICANT WILL BOND FOR THESE IMPROVEMENTS.	
9-10-2007	RANDY- PUBLIC WORKS	THE SHORT PLAT PROPOSES SUBDIVIDING LOT H-3 OF THE ORIGINAL WESTSIDE HEIGHTS NO. 8 SHORT PLAT 94-24 INTO (2) 3 ACRE LOTS AND (1) 4.94. THE ORIGINAL WESTSIDE HEIGHTS NO. 8 SHORT PLAT 94-24 WAS APPROVED IN 1994 WITH THE STIPULATION THAT "IF THESE LOTS ARE TO BE FURTHER SUBDIVIDED, PROVISIONS MUST BE MADE FOR PUBLIC ROADS AND THE PRIVATE ROADS WILL HAVE TO BE IMPROVED TO CURRENT COUNTY ROAD STANDARDS FOR PUBLIC ROADS" - (PLAT NOTE 11). RECENTLY, ANOTHER OF THE WESTSIDE HEIGHTS ORIGINAL SHORT PLATS WAS SUBDIVIDED. IT WAS DETERMINED THAT IF ANY OF THE LOTS WITH THESE ORIGINAL WESTSIDE HEIGHTS WERE FURTHER SUBDIVIDED THAT THE ROAD WOULD BE REQUIRED TO BE UPGRADED TO A HARD SURFACE ROAD. (BST OR ACP). IN THE CASE OF J.D.'S HAPPY HEIGHTS SHORT PLAT, STEPTOE DRIVE SHALL BE REQUIRED TO BE UPGRADED TO A HARD SURFACE ROAD (EITHER BST OR ACP) FROM THE INTERSECTION OF WESTSIDE ROAD, SOUTH, TO THE "T" INTERSECTION OF STEPTOE DRIVE, THEN WEST, TO THE TERMINUS OF STEPTOE DRIVE, INCLUDING THE CUL-DE-SAC AT THE END OF STEPTOE DRIVE.		
9-10-2007	RANDY - PUBLIC WORKS	REQUIRED ROAD WIDTH: STEPTOE DRIVE SHALL BE REQUIRED TO BE UPGRADED TO A HARD SURFACE ROAD (EITHER BST OR ACP) WITH A HARD SURFACE ROAD WIDTH OF 20' AND 1' GRAVEL SHOULDERS (FOR A TOTAL WIDTH OF 22') FROM THE INTERSECTION OF WESTSIDE ROAD, SOUTH, TO THE "T" INTERSECTION OF STEPTOE DRIVE, THEN WEST, TO THE TERMINUS OF STEPTOE DRIVE, INCLUDING THE CUL-DE-SAC AT THE END OF STEPTOE DRIVE.	NOTED AND INCLUDED IN THE BOND	
9-10-2007	RANDY - PUBLIC WORKS	TIMING OF IMPROVEMENTS: THE FOLLOWING CONDITIONS APPLY AND MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE RESIDENCE WITHIN THIS PROPOSED SHORT PLAT. A PERFORMANCE BOND OR ACCEPTABLE FINANCIAL GUARANTEE MAY BE USED, IN LIEU OF THE REQUIRED IMPROVEMENTS. PER THE CONDITIONS OUTLINED IN THE CURRENT KITTITAS COUNTY ROAD STANDARDS	NOTED. APPLICANT WILL BOND FOR THE IMPROVEMENTS	
9-10-2007	RANDY - PUBLIC WORKS	PRIVATE ROAD CERTIFICATION: STEPTOE DRIVE SHALL BE INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER FOR CONFORMANCE WITH THE CURRENT COUNTY ROAD STANDARDS. KITTITAS COUNTY PUBLIC WORKS SHALL REQUIRE THIS ROAD CERTIFICATION TO BE COMPLETED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE RESIDENCE WITHIN THE PROPOSED J.D.'S HAPPY HEIGHTS SHORT PLAT.	WILL BE COMPLETED ONCE ROAD IMPROVEMENTS ARE COMPLETED TO REQUIRED STANDARDS.	
9-10-2007	RANDY - PUBLIC WORKS	ACCEPTANCE AS A PUBLIC ROAD: PLAT NOTE 14 OF THE PROPOSED J.D.'S HAPPY HEIGHTS SHORT PLAT STATES "KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS	SEE SHORT PLAT SHEET 4 ITEM NO. 3 ****	

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		<p>OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OR ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL." PRESENTLY, IT IS NOT THE INTENT OF KITTITAS COUNTY PUBLIC WORKS TO REQUIRE STEPTOE DRIVE TO BE RE-CONSTRUCTED TO A "PUBLIC ROAD STANDARD". THIS WOULD REQUIRE MORE THAN JUST A HARD SURFACE OVERLAY. IF THE RESIDENTS OF STEPTOE WANT THE ROAD TO BE A COUNTY MAINTAINED "PUBLIC ROAD" THE ROAD WOULD NEED TO BE SUBSTANTIALLY IMPROVED AND WOULD MOST LIKELY REQUIRE ADDITIONAL SUBGRADE AND WIDENING. THE CONSTRUCTION OF A COUNTY MAINTAINED "PUBLIC ROAD" WOULD ALSO REQUIRE ENGINEERED PLANS AND INVOLVE CIVIL ENGINEERING THAT MAY BE MORE INVOLVED THAN WHAT IS REQUIRED FOR THE CONSTRUCTION OF A PRIVATE ROAD. UPON SUCCESSFUL COMPLETION OF ROAD WORK, THE RESIDENTS OF STEPTOE DRIVE OR A DESIGNATED REPRESENTATIVE(S) WOULD HAVE TO PETITION THE KITTITAS COUNTY BOARD OF COMMISSIONERS TO ADOPT THE ROAD ON SYSTEM FOR COUNTY MAINTENANCE – (SEE CURRENT COUNTY ROAD STANDARDS FOR MORE INFORMATION).</p>		
9-10-2007	RANDY – PUBLIC WORKS	<p>VIA STEPTOE DRIVE AND SHALL BE IMPROVED TO THE FOLLOWING STANDARDS: a) ACCESS EASEMENTS SHALL BE A MINIMUM OF 60'. THE ROADWAY WIDTH SHALL BE 20' WITH 1' SHOULDERS = 22' TOTAL WIDTH. b) ALL EASEMENTS SHALL PROVIDE FOR AASHTO RADIUS AT THE INTERSECTION WITH A COUNTY ROAD. c) MINIMUM CENTERLINE RADIUS WILL BE 60'. d) SURFACE REQUIREMENT BST/ACP. e) MAXIMUM GRADE 8% FLAT, 1.2% ROLLING OR MOUNTAINOUS. f) STOPPING SITE DISTANCE, REFERENCE AASHTO. g) ENTERING SITE DISTANCE, REFERENCE AASHTO. h) MAINTENANCE OF DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER WHOSE PROPERTY THEY SERVE. THE COUNTY WILL NOT MAINTAIN ACCESSES. i) ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS. j) ALL ROADS LOCATED WITHIN THIS DEVELOPMENT AND/OR PROVIDING ACCESS TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO CURRENT COUNTY ROAD STANDARDS. ANY OTHER MAINTENANCE AGREEMENTS, FOREST SERVICE ROAD EASEMENTS OR STATE EASEMENTS MAY REQUIRE HIGHER ROAD STANDARDS. THE HIGHER OF THE ROAD STANDARDS SHALL APPLY.</p>	<p>APPLICANT WILL COMPLY</p> <p>APPLICANT WILL COMPLY</p> <p>APPLICANT WILL COMPLY</p> <p>APPLICANT WILL COMPLY</p> <p>APPLICANT WILL COMPLY</p> <p>NOTED</p> <p>OK – NOTE NO. 6 ON SHORT PLAT</p> <p>APPLICANT WILL COMPLY</p>	
9-10-2007	RANDY – PUBLIC WORKS	<p>STEPTOE DRIVE WELL PROTECTION PLAN: A RESIDENT OF STEPTOE DRIVE HAD APPEALED A PREVIOUSLY SUBMITTED SHORT PLAT, SIGHTING THAT IMPROVEMENTS TO STEPTOE DRIVE COULD HAVE AN ADVERSE IMPACT ON AN EXISTING WELL THAT IS LOCATED WITHIN CLOSE PROXIMITY OF STEPTOE DRIVE. THE KITTITAS COUNTY BOARD OF COMMISSIONERS DETERMINED THAT MITIGATION FOR DEVELOPMENTS ACCESSING VIA STEPTOE DRIVE SHALL ADDRESS THE WELL PROTECTION ISSUE AND PROVIDE A DRAINAGE DESIGN THAT DIVERTS STORM WATER RUNOFF AWAY FROM THE EXISTING WELL. OUT DEPARTMENT HAS RECEIVED A PROPOSED WELL PROTECTION PLAN AND SUBSEQUENT INFORMATION FOR THE WELL ON LOT F3 OF WESTSIDE HEIGHTS AND HAS ACCEPTED THIS PROPOSED DESIGN, AS SUBMITTED BY ENCOMPASS</p>	<p>APPLICANT WILL COMPLY AND THIS WORK IS INCLUDED IN THE BOND.</p>	

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9-10-2007	RANDY – PUBLIC WORKS	ENGINEERING AND SURVEYING. THE APPROVED DESIGN SHALL BE INCORPORATED INTO THE REQUIRED ROAD IMPROVEMENTS FOR STEPTOE DRIVE AND SHALL BE INCLUDED IN THE REQUIRED ROAD CERTIFICATION. ACCESS TO LOT 2: THE EXISTING ACCESS TO LOT 2 APPEARS TO ORIGINATE FROM THE CUL-DE-SAC LOCATED AT THE END OF STEPTOE DRIVE AND CROSSES THE PARCEL TO THE EAST. NO EASEMENT IS SHOWN ON THE EXISTING ACCESS TO LOT 2. THE ACCESS EASEMENT FOR LOT 2 SHALL BE CLEARLY DEPICTED ON THE FACE OF THE PLAT. THE AUDITOR FILE NUMBER SHALL BE SHOWN FOR ANY ESTABLISHED EASEMENT PROVIDING ACCESS TO THIS DEVELOPMENT. PRIVATE ROAD MAINTENANCE AGREEMENT: THE APPLICANT SHALL MEET ALL APPLICABLE CONDITIONS OF ANY PRE-ESTABLISHED OR REQUIRED PRIVATE ROAD MAINTENANCE AGREEMENTS. LOT CLOSURE: IT IS THE RESPONSIBILITY OF THE PROFESSIONAL LICENSED SURVEYOR (PLS) TO ENSURE THE LOT CLOSURES ARE CORRECT AND ACCURATE. 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. 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. FIRE PROTECTION: CONTACT THE KITTITAS COUNTY FIRE MARSHAL REGARDING ANY ADDITIONAL ACCESS REQUIREMENTS FOR EMERGENCY RESPONSE. MAILBOX PLACEMENT: MAILBOXES MUST BE APPROVED BY U.S. POSTAL SERVICE. MAILBOX LOCATIONS ARE SITE SPECIFIC. CONTACT YOUR LOCAL POST OFFICE FOR LOCATION AND DESIGN STANDARDS BEFORE BEGINNING CONSTRUCTION. 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. PRIVATE ROADS SHALL MEET THE MINIMUM ACCESS REQUIREMENTS OF THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE COUNTY, AND SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH AASHTO GUIDELINES FOR GEOMETRIC DESIGN OF VERY LOW-VOLUME LOCAL ROADS (ADT<400) 2003, AS NOW EXISTS OR HEREAFTER AMENDED, AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER FOR CONFORMANCE WITH THE ABOVE REFERENCED STANDARDS. IN THE ALTERNATIVE, AN APPLICANT MAY REQUEST THE PRIVATE ROADWAY TO BE INSPECTED AND SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR. IF 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 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 WILL NOT RESULT IN LAND LOCKING OF EXISTING OR PROPOSED PARCELS, AND	FINAL SHORT PLAT SHOWS ALL NECESSARY EASEMENTS.	
9-10-2007	RANDY – PUBLIC WORKS		APPLICANT WILL COMPLY	
9-10-2007	RANDY – PUBLIC WORKS		CLOSURES SUBMITTED	
9-10-2007	RANDY – PUBLIC WORKS		OK – NOTE NO. 7 ON SHORT PLAT	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	
9-10-2007	RANDY – PUBLIC WORKS		NOTED	

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COUNTY RESPONSE

APPLICANT RESPONSE

REDUCED COMMENT

NAME/AGENCY

DATE OF COMMENT

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9-10-2007	RANDY – PUBLIC WORKS	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 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	NOTED	
9-10-2007	RANDY – PUBLIC WORKS	THE FOLLOWING NOTE SHALL BE PLACE ON THE FACE OF THE PLAT, SHORT PLAT, OR OTHER DEVELOPMENT AUTHORIZATION: "KITTITAS 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 SURFACED ORIGINALLY WITH GRAVEL".	NOTED	
9-10-2007	RANDY – PUBLIC WORKS	NOTE ON PLAT UTILIZING WELLS: KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDED NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAWAL GROUNDWATER WITHIN THE LAND DIVISION.	OK – NOTE NO. 14 ON SHORT PLAT	
7-9-2007	SAGE – KC PUBLIC HEALTH		OK – NOTE NO. 12 ON SHORT PLAT	