

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

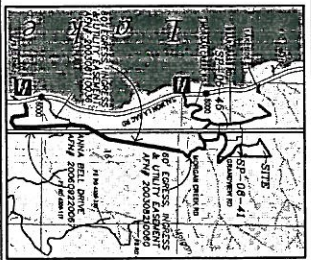
Kirk Holmes, Director

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *W*
DATE: September 1, 2010
SUBJECT: Boehm VA-10-00005

Although Public Works does not have any concerns with the proposed variance, the proposed driveway as shown on the site plan does not correspond to the final plat and will not be allowed. During the platting process, access to lot 3 was designated to come directly off the cul-de-sac at the end of Grandview Road. This was to avoid any additional road improvement requirements, and is noted on the plat (attached).

Additional requirements exist that must be completed prior to issuance of a building permit. The applicants may contact me for more information.



VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 10th DAY OF
 A.D. 2008
[Signature]
 KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE LINDLEY'S ADDITION
 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT
 THE SEWER AND WATER SYSTEM HEREIN SHOWN
 DOES MEET AND COMPLY WITH ALL REQUIREMENTS
 OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS 5th DAY OF July A.D. 2008
[Signature]
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE LINDLEY'S ADDITION PLAT
 HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS
 TO THE COMPREHENSIVE PLAN OF THE KITTITAS
 COUNTY PLANNING COMMISSION.
 DATED THIS 6th DAY OF October A.D. 2008
[Signature]
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
 YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PROJECT NO. 21-14-09000-0004 (349815)
 DATED THIS 28th DAY OF Sept A.D. 2008
[Signature]
 KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE LINDLEY'S ADDITION PLAT
 HAS BEEN EXAMINED BY ME AND I FIND THAT THE
 PROPORTION TO BE ADJUSTED IS AS FOLLOWS FOR
 PARCEL NO. 21-14-09000-0004
 DATED THIS 11th DAY OF Sept A.D. 2008
[Signature]
 KITTITAS COUNTY ASSESSOR

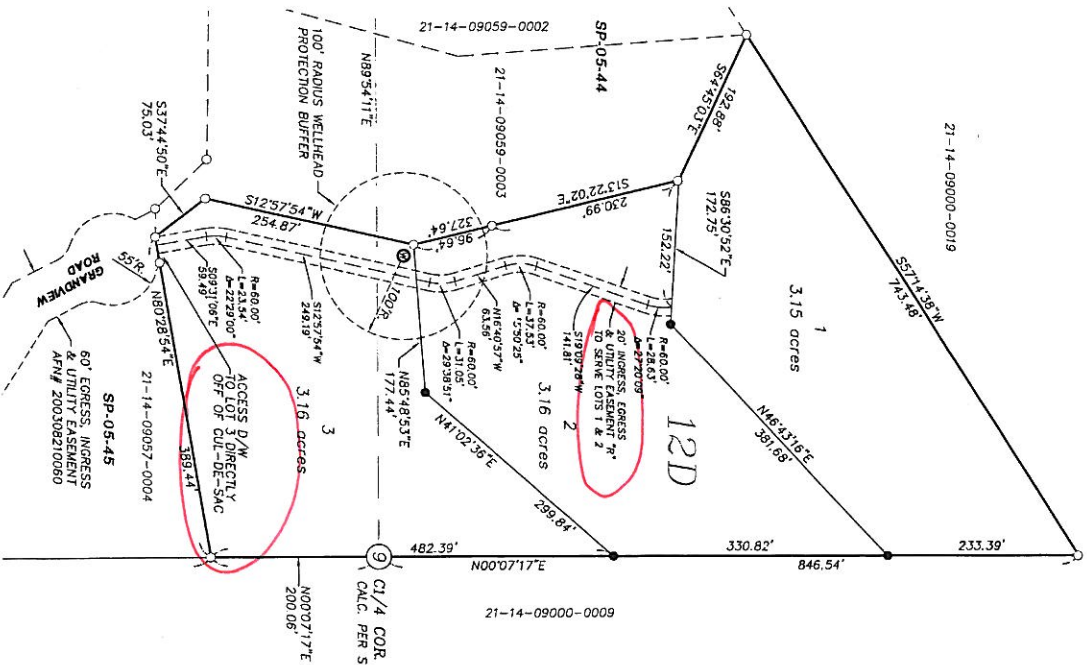
KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 21st DAY OF
 October A.D. 2008
[Signature]
 BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON
 BY
[Signature]
 CHAIRMAN
 CLERK OF THE BOARD
 NOTICE: THE APPROVAL OF THIS PLAT IS NOT A
 GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

LINDLEY'S ADDITION PLAT
 PORTION OF THE WEST 1/2, SEC. 9, T.21N, R.14E, W.M.
 KITTITAS COUNTY, WASHINGTON

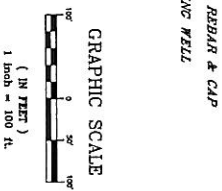
11/12/2008 09:06:32 AM V: 11 P: 180 28811120001
 File # 28811120001
 County Auditor
 Kittitas County Auditor

P-07-39

RECEIVING NUMBER 200811120001 11-180



- LEGEND**
- ⑨ CENTER QUARTER CORNER AS NOTED
 - SET REBAR & CAP L# 18092
 - FOUND REBAR & CAP
 - ⊗ EXISTING WELL



SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BEARINGS ARE PER PLAT 144 & 146 AUDITOR'S FILE NUMBER 800220000 AND THE SURVEY'S REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 12D OF THAT CERTAIN SURVEY AS RECORDED BY BLUM & NELSON SURVEYORS AND ENGINEERS, INC. UNDER AUDITOR'S FILE NUMBER 200220000.
3. KITTITAS COUNTY RELIES ON THE RECORD THAT A SURVEYOR HAS PREPARED THIS PLAT AND THAT THIS DIVISION OF LAND INCLUDES NO COULDNATE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW OR OTHERWISE WITHIN THE LAND SURVEY.

RECORDED CERTIFICATE 200811120001

Filed for record this 12th day of Novy 2008 at 10:00 AM in book 1120001 at page 180, at the request of D. NELSON, Surveyor's Name

[Signature]
 Deputy County Auditor

SURVEYOR'S CERTIFICATE

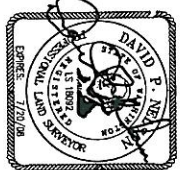
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington.

[Signature]
 DAVID P. NELSON
 Certificate No. 18092A

Encompass
 ENGINEERING & SURVEYING
 136 EAST 2ND STREET
 CLE ELUM, WA 98922
 P ONE: (509) 674-7433
 FAX: (509) 674-7419

DWN BY	DATE	JOB NO.
G. WEISER	06/08	07130
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

LINDLEY'S ADDITION PLAT
 PORTION OF THE WEST 1/2, SEC. 9, T.21N, R.14E, W.M.
 KITTITAS COUNTY, WASHINGTON



OWNER:
SCOTT LINDLEY &
KIMBERLY LINDLEY
4028 229TH AVE SE
SAMMAMISH WA 98073

WATER SOURCE: INDIVIDUAL & SHARED WELLS
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED
EXISTING TAX PARCEL NO. 21-14-09059-0004
(949615)
ORIGINAL PARCEL AREA: 9.47 ACRES
ZONE: R-3

LINDLEY'S ADDITION PLAT

PORTION OF THE WEST 1/2, SEC. 9, T. 21N, R. 14E, W.M. KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOT 120, OF LINDLEY ESTATES SHORT PLAT KITITAS COUNTY SHORT PLAT NO. 06-44 AS RECORDED DECEMBER 20, 2005 IN BOOK H OF SHORT PLATS PLATS 16 AND 165 UNDER AUDITOR'S FILE NO. 200512200010 RECORDS OF KITITAS COUNTY STATE OF WASHINGTON BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZMUTH ADJUSTMENT.
2. 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 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ADHERE 68% COMPACTATION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON PRIOR TO THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. 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 SURFACED ORIGINALLY WITH GRAVEL.
11. ALL NEW CONSTRUCTION SHALL FOLLOW THE URBAN WILDLAND INTERFACE CODE AND ALL NEW RESIDENCES SHALL HAVE FIRE SPRINKLER SYSTEMS INSTALLED.
12. THE EXISTING WELL LOCATED ON LOT 3 OF LINDLEY'S ADDITION PLAT (9-07-39) SHALL BE A SHARED WELL WITH LOT 2 OF THE PLAT. WATER USAGE AGREEMENT SHALL BE DETERMINED. LOT 1 SHALL BE ALLOWED AN INDIVIDUAL WELL BOTH WELLS SHALL BE DETERMINED AND RECORDS DOCUMENTING WATER USAGE ON EACH WELL SHALL BE MAINTAINED AND SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION SO AS NOT TO EXCEED THE DAILY ALLOWED USAGE AS SET FORTH BY THE DEPARTMENT OF ECOLOGY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT LINDLEY & KIMBERLY LINDLEY, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SHARE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBMIT AND PLAY AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10th DAY OF November, A.D., 2008
Scott Lindley
SCOTT LINDLEY
Kimberly Lindley
KIMBERLY LINDLEY

ACKNOWLEDGEMENT

I, the undersigned, being the individual designated in and who executed the within and foregoing instrument, do hereby certify that the execution of the foregoing instrument is voluntary and free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of November, 2008.
Scott Lindley and Kimberly Lindley

Noted and filed for the State of Washington, recording at Clallam County, Washington, on this 10th day of November, 2008.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

RECEIVING NUMBER 20081120081
11/181

ADJACENT PROPERTY OWNERS:

- 21-14-09000-0019
DAVID L MAHONEY ETUX
3503 ENGLEWOOD HILL DR
KAROMA WA 98008
- 21-14-09000-0009
PLUM CREEK TIMBER CO LP
PO BOX 1990
COLUMBIA WI 59912
- 21-14-09057-0004
KARNETIX LLC
15062 SE 65TH
BELLEVUE WA 98006
- 21-14-09059-0003
PACIFIC OIL COMPANY
P.O. BOX 425
APO AE 09494
- 21-14-09059-0002
SCOTT LINDLEY ETUX
14205 SE 36TH ST STE 159
BELLEVUE WA 98006

RECORDER'S CERTIFICATE 20081120081

Filed for record this 12th day of Nov, 2008 at 9:44 AM
in book 11, of PLAT 2, page 181, at the request of
DAVID P. NELSON
Surveyor's Name
David P. Nelson
County Auditor
David P. Nelson
County Auditor

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, 2007.
David P. Nelson
DATE
Certificate No. 18992



108 EAST 2ND STREET
CLALLAM COUNTY
PHONE: (509) 674-2733
FAX: (509) 674-2419

LINDLEY'S ADDITION PLAT
PORTION OF THE WEST 1/2, SEC. 9, T. 21N, R. 14E, W.M.
KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	06/08	07130
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

