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Kittitas County CDS

ZONING: COMMERCIAL AGRICULTURAL (CA)  
SETBACKS PER KCC 17.31:

- 17.31.050 FRONT YARD = 25-FT
- 17.31.060 SIDE YARD = 5-FT
- 17.31.070 BACK YARD = 25-FT

ACCESS DESIGN STANDARDS PER KCC 12.04.07.060:

TABLE 12.04.07-1 MIN DRIVEWAY STANDARDS

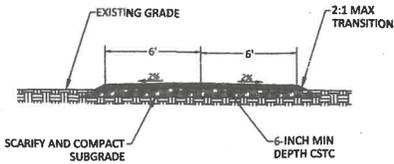
- NUMBER OF PARCELS = 1
- LENGTH > 150- FEET
- GRADE = 10% OR LESS
- SURFACING = 6-INCH MIN COMPACTED GRAVEL
- MIN WIDTH = 12- FEET
- TURNAROUND REQUIRED

SEC 35, TWP 17, RGE 19

PARCEL NOTE

PARCEL #180433 AND #16843 STRADDLE THE BOUNDARY BETWEEN THE NE AND NW QUARTERS OF SECTION 35 AND ARE CONSIDERED (1) PARCEL IN TERMS OF ABILITY TO DEVELOP

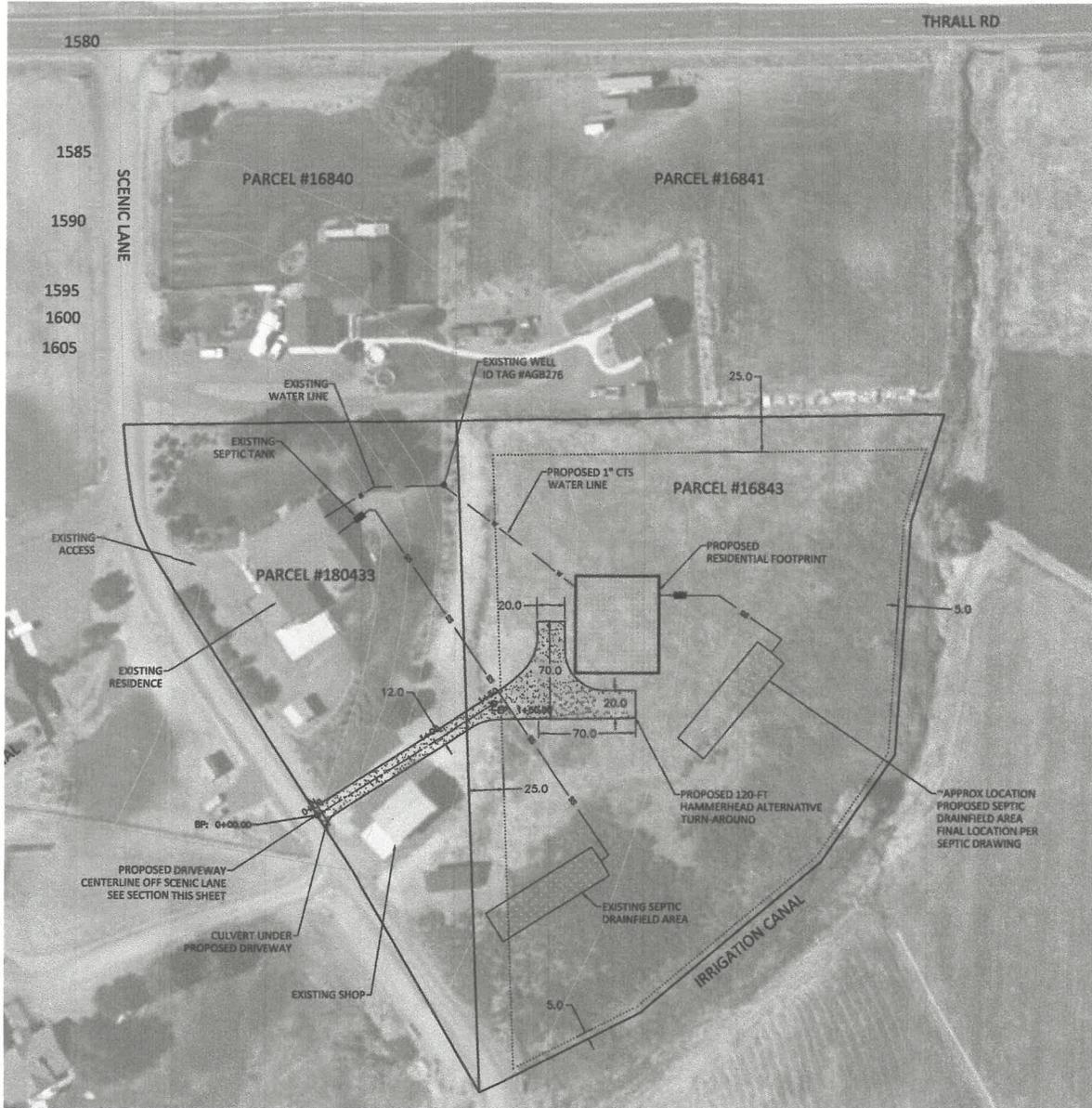
CONTOURS SHOWN PER AVAILABLE COMPAS 3.0 TOPOGRAPHY WITH SLOPES FOR PARCEL #16843 RANGING FROM 0-8%



TYPICAL 12-FT DRIVEWAY SECTION  
SCALE: 1" = 5'



Know what's below.  
Call before you dig.



General Notes

SITE PLAN

PROPOSED DRIVEWAY ACCESS  
PARCEL #16843

9/28/25

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

Plan Name and Address

Granite Civil Services, LLC  
Kittitas County WA  
509-656-4909  
www.granitecivil.com

Project Name and Address

Proposed Access Parcel #16843  
Stephanie Bollinger  
110 Scenic Lane  
Ellensburg WA 98926

|         |                  |       |        |
|---------|------------------|-------|--------|
| Project | KIT 79           | Sheet |        |
| Date    | Sept-2025        |       | 1 OF 1 |
| Scale   | 1" = 40' (22x34) |       |        |