

<b>Preliminary Approval Conditions</b>	<b>Applicant Response</b>	<b>Staff Review</b>
<p>The project shall proceed in substantial conformance with the plans and application materials on file dated June 10, 2008. Updated drawings will be required for final platting with a currently licensed surveyor and updated property owner names.</p>	<p>Agreed</p>	
<p>The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.</p>	<p>Agreed</p>	
<p>All future development near critical areas shall be consistent with KCC Title 17A.</p>	<p>Agreed</p>	
<p>All current and future landowners must comply with International Fire Code.</p>	<p>Agreed</p>	
<p>All accesses and roads shall be 2006 IFC compliant. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.</p>	<p>Agreed</p>	
<p>The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.</p>	<p>Agreed</p>	
<p>Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. A private road certification permit from the Department of Public Works is required.</p>	<p>Agreed. The applicant will submit a private road certification permit upon approval of this final plat application.</p>	

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<p>A surety bond may be submitted in lieu of the completion of any required improvements prior to approval of final plat. See Kittitas County Code 12.01.150.</p>	<p>Prior to the issuance of a building permit, the applicant will construct to county code (2005 Kittitas County Road Standards) or submit a surety bond in lieu of the completion of any required improvements.</p>	
<p>Easement "P" identified in the preliminary plat must be recorded prior to final approval of the plat.</p>	<p>Easement "P" was created in the McIntyre Plat, filed under Kittitas County Auditor Number 201010050030, highlighted in yellow on the attached exhibit, and Kittitas County Auditor Number 200710220075.</p>	
<p>Access to the Wildcat Plat is proposed from Mission View Drive. The proposed Tiger Plat would create the private road easement connection to Mission View Drive. The Tiger Plat must receive final approval and dedicate a private road easement, or a separate easement must be recorded, to establish access to the Wildcat Plat prior to final approval.</p>	<p>Agreed. The Tiger Plat has received final approval, and the private road easement has been dedicated.</p>	
<p>Access from Wilson Creek Road to the cul-de-sac and access from Game Farm Road to the cul-de-sac shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See Kittitas County Road Standards 9/6/05 edition.</p> <p>12.1 Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.</p> <p>12.2 Minimum centerline radius shall be 60'.</p> <p>12.3 Surface requirement BST/ACP.</p> <p>12.4 Maximum grade is 12%.</p> <p>12.5 Stopping site distance, reference AASHTO.</p> <p>12.6 Entering site distance, reference AASHTO.</p> <p>12.7 Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</p> <p>12.8 Any further subdivision or lots to be served by proposed access may result in further access requirements.</p> <p>12.9 All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.</p> <p>12.10 All easements shall provide for AASHTO radius at the intersection with a county road.</p> <p>12.11 A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.</p>	<p>Agreed</p>	

<p>A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.</p>	<p>Agreed</p>	
<p>A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.  14.1 Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.  14.2 The surface requirement is for a minimum gravel surface depth of 6".  14.3 Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.  14.4 Any further subdivision or lots to be served by proposed access may result in further access requirements.</p>	<p>Agreed</p>	
<p>A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.  15.1 The roadway shall be a minimum of 8' wide with gravel surface.  15.2 Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.  15.3 Any further subdivision or lots to be served by proposed access may result in further access requirements.</p>	<p>Agreed</p>	
<p>The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.</p>	<p>Agreed</p>	
<p>Please provide civil plans for review. Please refer to the Eastern Washington Stormwater Manual for stormwater design.</p>	<p>The applicant will submit civil plans upon approval of this final plat application.</p>	

<p>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.</p>	<p>The applicant will submit an access permit upon approval of this final plat application.</p>	
<p>Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee. The following activities are not exempt and shall require a grading permit:  19.1 Private road(s), as defined by Kittitas County Code Title 12, Road and Bridge Standards serving more than two (2) dwelling units.  19.2 Public road construction prior to acceptance into the County road system;  19.3 Work upon ground that has received preliminary plat approval and is being prepared for structural development and final plat approval.</p>	<p>Agreed. The applicant will submit necessary grading permits upon approval of this final plat application.</p>	
<p>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.</p>	<p>Agreed</p>	
<p>Contact Kittitas County Public Works about Road Variance 08-29 prior to any road construction.</p>	<p>Agreed</p>	
<p>Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Access. The project will have to be consistent with KCC Title 20 requirements.</p>	<p>Agreed</p>	
<p>A plat note shall be added that states: "A hydrant system or other system as approved by the Fire Marshall shall be installed and operational to support required fire flow before building permits are issued." The hydrant system can be designed in phases as development progresses.</p>	<p>Agreed</p>	
<p>The 30th habitable space building permit using access off of Mission View Drive accessed from Wilson Creek Road will require a 2nd egress route.</p>	<p>Agreed</p>	

<p>Mailboxes must be approved by the U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.</p>	<p>Agreed</p>	
<p>Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any structures within the proposed plat.</p>	<p>Agreed</p>	
<p>Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.</p>	<p>Agreed, will be provided with final plat survey</p>	
<p>The following plat note shall be required on the final plat: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."</p>	<p>Agreed</p>	
<p>The following plat note shall also be added to the final plat: "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p>	<p>Agreed</p>	
<p>If there is potential for stormwater discharge off-site, the applicant will obtain a NPDES Construction Stormwater General Permit.</p>	<p>Agreed</p>	

<p>The plat shall meet all the requirements of KCC Title 13: Water and Sewers prior to final plat approval. Applicant is to verify with Kittitas County Public Health for requirements.</p>	<p>Agreed</p>	
<p>The following shall be updated on the final plat:  32.1 For the 60' access easement, please show public access (including recording numbers) of easements to a public right of way.  32.2 The plat will need to be stamped and signed by a surveyor actively licensed in the State of Washington.  32.3 Adjacent property owners list will need to be updated to current property owners.  32.4 The vicinity will need to be updated on the face of the plat.  32.5 The access easement over lots A through F will need to have radii dimensions shown.  32.6 All dimensions shall not be obscured by crossing linework.  32.7 The contact information for the survey firm will need to be updated.  32.8 It is assumed that the corners shown as found, in the preliminary plat, but do not have dimensions shown to tie them are NOT part of any survey control network utilized to determine the boundaries as shown. Please clarify this for final platting.</p>	<p>Agreed</p>	
<p>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.</p>	<p>Agreed</p>	
<p>If irrigation diversions are decommissioned, contact shall be made with Washington Department of Fish and Wildlife to see if a Hydraulic Project Approval (HPA) will be required.</p>	<p>Agreed</p>	
<p>The applicant shall provide evidence to CDS of project consistency with KRD General Guidelines and any Cascade Irrigation guidelines prior to final approval.</p>	<p>Agreed</p>	