

Narrative for Brown Road Short Plat at 100 & 300 Anderville Lane - TPNs 953834 & 428333

Narrative - 4 lot short plat of tax parcels number 953834 & 428333 utilizing Development Right Credits as allowed by KCC 17.13. The proposed 2.50 acre Lots 4A, 4B, 5A & 5B will have individual septic systems and be connected to a shared group B well. The boundary between proposed lots will meet all setbacks. Proposed Lots 4A, 4B, 5A & 5B will have access to the previously established Anderville Lane through a private easement along the north boundary. Proposed Lots 4A, 4B, 5A & 5B plan to share the well for this application meeting the required wellhead setbacks. Required water mitigation will be obtained from Kittitas County over the counter water mitigation. We understand that all future development of Lots 4A, 4B, 5A & 5B will be reviewed and permitted by Kittitas County.

See application map for additional information

Existing Descriptions:

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED APRIL 14, 2025, IN BOOK 46 OF SURVEYS AT PAGES 246–247, UNDER AUDITOR'S FILE NO. 202504140007, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 5 OF THAT CERTAIN SURVEY RECORDED APRIL 14, 2025, IN BOOK 46 OF SURVEYS AT PAGES 246–247, UNDER AUDITOR'S FILE NO. 202504140007, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

Proposed Descriptions :

Lots 4A, 4B, 5A & 5B of the short plat to be recorded after review and authorization to record has been granted by the planner.

Thanks,

Chris Cruse P.L.S.

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