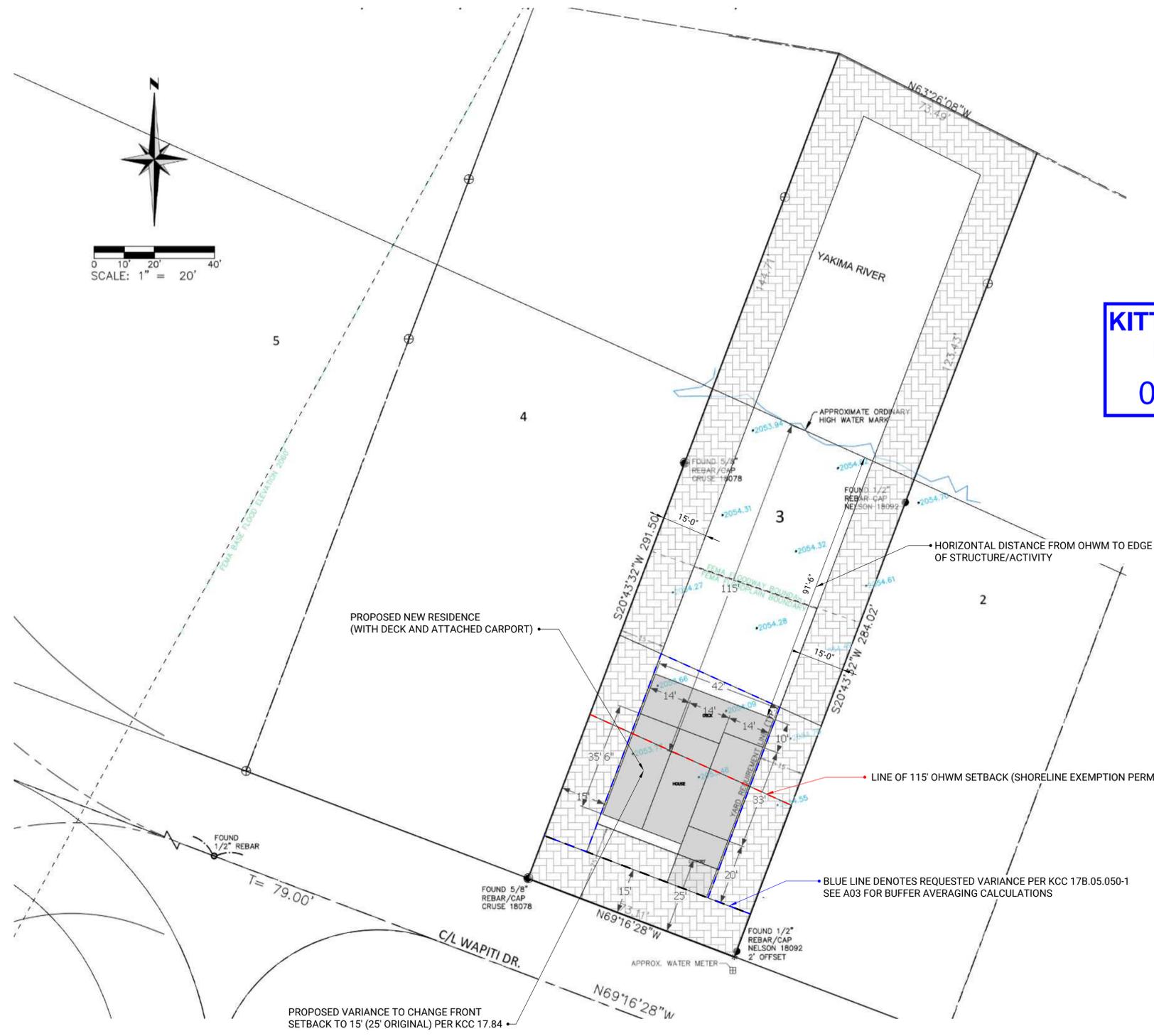


# SITE PLAN



**KITTITAS CO CDS  
RECEIVED  
08/08/2025**

**Kittitas County**  
Kittitas County Code Title 17 | Zoning

**Zoning:** R-5 - Rural Residential Zone 5

**Civic Address:** 1151 Wapiti Dr, Cle Elum, WA 98922, USA

**Parcel Area:** 20909sf (0.48 Acres) +/-

**Permitted Uses:** Single Family Dwelling

**Parcel Coverage Max:** 30% = 6,273 sf

**Proposed Parcel Coverage:** 10.85% = 2268 sf

Main House:	1456 sf
Deck:	532 sf
Carport:	280 sf

**Siting Requirements:**

Location	R-5	Proposed
front parcel line	25ft	15ft
rear parcel line	15ft	15ft+
side lot lines (exterior)	15ft	15ft+
side lot lines (interior)	15ft	15ft+
maximum building height	35ft	-

REVISIONS	DESCRIPTION
1	...
2	...
3	...
4	...
5	...

251 Lawrence Ave. #203  
Kelowna, BC  
V1Y 6L2  
1 (855) 383-2467  
info@builtprehab.com



SITE PLAN

Designer: JP  
Date: 06-17-25  
**A 02**

REVIEW

# SITE PLAN - NEIGHBORING PROPERTIES



BUFFER AVERAGING TABLE		
Per KCC 17B.05.050(5)		
PROPOSED SETBACK FROM OHWM PER AVG. OF EXISTING ADJACENT PARCELS AND BUFFERING FOR 1151 WAPITI	87'	
BUFFER AVERAGING CALCULATION		
AREAS OF BUFFER AVERAGING	GREEN (REQUESTED BUFFER AVERAGE)	ORANGE (PROPOSED COMPENSATORY BUFFER AVERAGING AREA)
LENGTH (AREA)	28' (28'x43'-1" = 1207sf)	~40' (40.6'x30' = 1219sf)
FINAL	AREA OF PROPOSED COMPENSATORY BUFFER (ORANGE) IS GREATER THAN AREA OF REQUESTED BUFFER AVERAGING (GREEN), THEREFORE, THE TOTAL BUFFER AREA IS MAINTAINED OR EXCEEDED IN ACCORDANCE WITH KCC 17B.05.050(5), DEMONSTRATING COMPLIANCE WITH SHORELINE BUFFER AVERAGING REQUIREMENTS	

REVISIONS	DESCRIPTION
1	
2	
3	
4	
5	

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**SITE PLAN - NEIGHBORING PROPERTIES**

Designer: JP

Date: 06-17-25

**A 03**

REVIEW