

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☒ Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- ☒ Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- ☒ Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- ☐ Certificate of Title (Title Report)
- ☒ Computer lot closures



APPLICATION FEES:

720.00	Kittitas County Community Development Services (KCCDS)
220.00	Kittitas County Department of Public Works
130.00	Kittitas County Fire Marshal
380.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,450.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):		DATE:	RECEIPT #	<div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto;"></div> <p style="text-align: center; margin: 0;">DATE STAMP IN BOX</p>
<hr/>		<hr/>	<hr/>	

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 7-21-2010

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: P Squared, LLC
Mailing Address: 1501 35th Ave S
City/State/ZIP: Seattle WA 98144
Day Time Phone: (206) 227-0116
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Mark Wald (Managing Member)
Mailing Address: 1501 35th Ave S
City/State/ZIP: Seattle WA 98144
Day Time Phone: (206) 227-0116
Email Address: markwald@msn.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: N/A per Assessor's Records
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

Lot 4 of the Sky Ridge Short Plat SP-04-19, located in the SW 1/4 of the SW 1/4 of Section 24, Township 20 North, Range 15 East, W.M.

6. Tax parcel number: 20-15-25059-0004 (20502)

7. Property size: 21.00 acres (acres)

8. Land Use Information:

Zoning: Rural 5 (R-5) Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
11. **What County maintained road(s) will the development be accessing from?**

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X

10-28-10

Signature of Land Owner of Record
(Required for application submittal):

Date:

X

10-28-10

Encompass

ENGINEERING & SURVEYING



November 16, 2010

Kittitas County Community
Development Services
411 N Ruby St., Suite 2
Ellensburg, WA 98926



Att: Jeff Watson, Staff Planner

Re: Mark Wald – Sky Ridge PBCP

Dear Jeff,

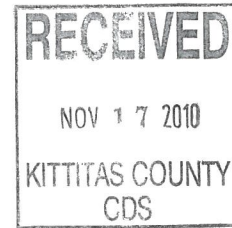
Below is an email and request from my client, Mark Wald dated in April of 2010. Since this email we have had a few conversations with Mr. Kirk Holmes and I believe he has spoken to you briefly about this situation. Since these conversations, Kirk has asked us to prepare a formal submittal application and submit to you directly. Mr. Wald's hope is to have a reduction in application fees, except for the hard costs that the County will incur and clerical work to modify conditions slightly to reflect this proposed short plat. In general, the review by Dept. of Health, CDS, Fire Marshal, and Public Works is very, very minimal due to the fact this is a minor development and review process than the original PBCP that went all the way to the BOCC. Please review the material and let me know if you have any questions. Mr. Wald and I look forward to a favorable decision to reduce these application fees as you see fit.

Sincerely,

Encompass Engineering & Surveying

Marc K. Kirkpatrick

*From: Mark Wald [mailto:markwald@msn.com]
Sent: Friday, August 27, 2010 5:02 PM
To: Kirk Holmes
Subject: Sky Ridge Performance Based Cluster Plat (LP-09-02)*



Hi Kirk,

Thanks for taking the time to talk to me today. Per our discussion, I am forwarding a request for some flexibility on county fees for the resubmittal of my denied plat request.

A brief summary of the events as I understand them are that I submitted a long plat application in April 2009 after a prior affirmative pre-submittal meeting with CDS staff. After staff review, I received a recommendation of preliminary plat approval at the Hearing Examiner open record hearing in February 2010. In April 2010 the preliminary plat was denied at the closed Commissioners Board meeting because after all of the above visibility, the plat did not meet the required Open Space calculations.

After a closer review, I do understand why the plat was denied. I think that a few people were surprised that this wasn't caught until the 11th hour, including CDS staff, myself and Encompass Engineering who also assisted me. Moving forward, my intension is to forgo the Cluster option, reduce my number of lots and resubmit as a standard 5 acre short plat.

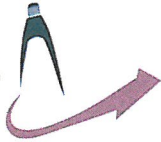
My request is to have the county fees waved on the resubmittal. My reasoning is that I am reducing the number of lots by half, I do not believe that the previous public works and health review will need to be redone, and since I have already paid higher fees for a cluster, I'd like to avoid having to pay twice for the same process. I do understand that there is some shared responsibility here, and I have also requested that Encompass waive their fees for the resubmittal, which they have agreed to do. This should have been caught much earlier by multiple parties; however I would have also hoped that CDS would have caught the error and help me avoid a lot of additional time and expense. I am not a professional developer by trade; my wife and I have worked hard to try to be careful with our money as we try to build our future, and like a lot of folks today we are struggling to keep our heads above water. Any flexibility would be greatly appreciated.

I do appreciate you hearing my appeal, and Thank You for your time and attention,

Mark Wald

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING



Together with
Baima & Holmberg

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS
ELLENSBURG, WA 98926

Date: 11-01-2010

Job No. 08102

Attn:

Re: SQUARED UP SHORT PLAT

WE ARE SENDING YOU

☐ Attached ☐ Under separate cover via overnight mail/regular mail the following items:

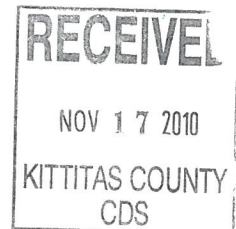
PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
1			APPLICATION & PUBLIC DISCLOSURE STATEMENT
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1		2	8 1/2 x 11 MAP
1			500' RADIUS LIST AND MAP OF OWNERS
1			CLOSURES, WELL INFORMATION & ROAD VARIANCE 08-37

THESE ARE TRANSMITTED as checked below:

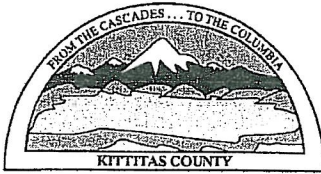
- | | | | |
|-------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ____ copies for approval | <input type="checkbox"/> For signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ____ copies for distribution | |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ____ corrected prints | |
| <input type="checkbox"/> For review and comment _____ | | | |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS:



Signature: Omger Weiser Title: ENGR. & SURV. TECH.

Copy to: File



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying				1
	First	Last	MI		
Address	108 East 2nd Street Cle Elum WA 98922				2
	Street or P.O. Box	City	State	Zip Code	
Phone Number	(509) 674-7433				3

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.



Job# 08102 SQUARED up Short PLAT

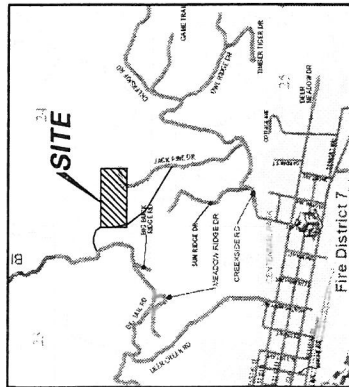
DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

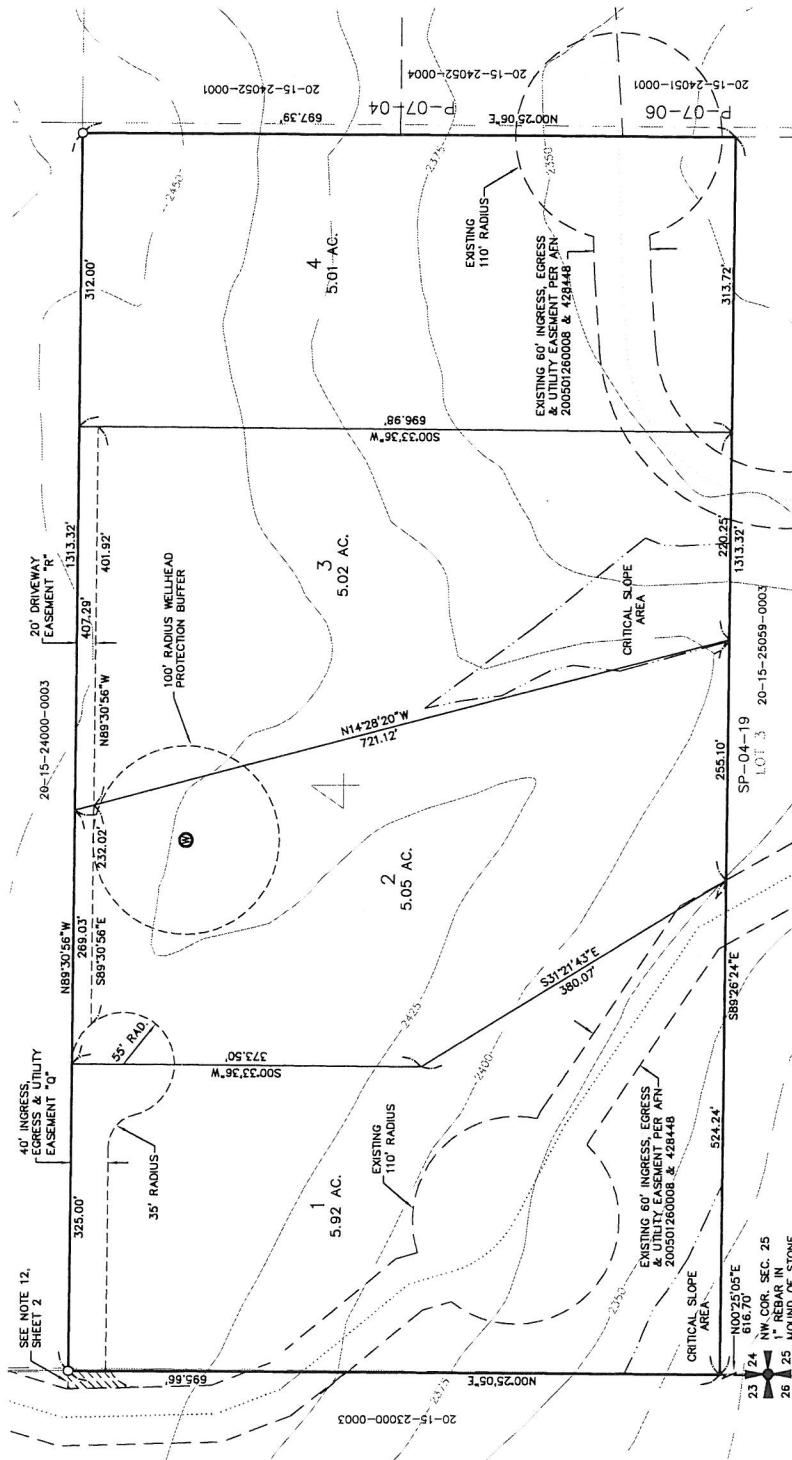
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

SQUARED UP SHORT PLAT
A PTN. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 24, T.20N., R.15E., W.M.
KITITAS COUNTY, WASHINGTON

SP-10-XXXX

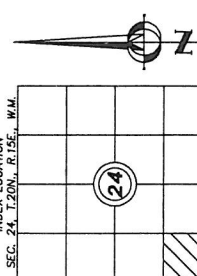
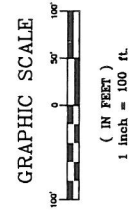


VICINITY MAP
NTS



LEGEND

- ✱ SECTION CORNER AS NOTED
- PVD REBAR
- SET REBAR & CAP LSH 18092
- ⊙ EXISTING WELL - #BAF623



INDEX LOCATION
SEC. 24, T.20N., R.15E., W.M.

24

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS
UNSATISFACTORY FOR CONSTRUCTION OF PERMANENT
MEANS OF EGRESS. THE TAKER AND ASSIGNEES
NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT
PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED
TO MAKE INQUIRIES AT THE KITITAS COUNTY HEALTH DEPARTMENT
ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS ____ DAY OF ____ A.D., 20 ____
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEAR AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
DATED THIS ____ DAY OF ____ A.D., 20 ____
KITITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 20-15-25059-0004 (20562)

APPROVALS

KITITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS ____ DAY OF ____
A.D., 20 ____

KITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "SQUARED UP" SHORT PLAT HAS
BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO
THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING
COMMISSION.
DATED THIS ____ DAY OF ____ A.D., 20 ____

KITITAS COUNTY PLANNING DIRECTOR

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS ____ DAY OF ____ AT ____ M
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME
COUNTY AUDITOR
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 AT THE
REQUEST OF MARK WALD
IN OCT. 2010.

DAVID P. NELSON
CERTIFICATE NO. 18092

K.C.S.P. NO. 10-XXXX
PTN. OF THE SW 1/4 OF THE SW 1/4, SEC. 24, T.20N., R.15E., W.M.
KITITAS COUNTY, WASHINGTON

DWN BY
G. WEISER
DATE
11/20/2010
JOB NO.
08102

CHKD BY
D. NELSON
SCALE
1"=100'
SHEET
1 OF 2

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



SQUARED UP SHORT PLAT

OVERVIEW:

The attached proposal is to Short Plat Parcel Number 20-15-25059-0004 (20502), which consists of 21 acres, into 4 lots consisting of 5+ acres in size. The property is located within the Rural 5 (R-5) Zoning of Kittitas County.

UTILITIES:

The project's proposed sewer shall consist of individual septic and drainfields and proposed water will be individual wells or community depending on future water rules.

TRANSPORTATION:

Access to the site will be served by Jack Pine Drive and Creekside Road via Columbia Ave. Secondary access is met by the connection of Big Tail and Deer Creek Roads. Documentation is attached showing that Public Works did approve a variance application for this project on November 20, 2008. The internal road system will consist of a 40' easement with private drives and a cul-de-sac.

COMMENTS:

Attached are copies of the proposed short plat for your review and comment.

**PLEASE SEND A COPY OF ALL CORRESPONDENCE TO ENCOMPASS
ENGINEERING AND SURVEYING.**

OWNER:
P. SQUARED, LLC
1600 36TH AVE. S.
SEATTLE WA 98144
PLAT# 20-15-2606-0004 (205023)
4 LOTS
21.00 ACRES
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: R-6

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT P. SQUARED, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED, IN FULL AND COMPLETE CONSIDERATION OF THE CASH HEREIN RECEIVED, HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

NAME _____
TITLE _____
STATE OF WASHINGTON
COUNTY OF _____ S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE PURPOSES HEREIN MENTIONED, AND ON EACH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, THE UNDERSIGNED, BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

NAME _____
TITLE _____
STATE OF WASHINGTON
COUNTY OF _____ S.S.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES HEREIN MENTIONED, AND ON EACH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____
MY APPOINTMENT EXPIRES _____

SQUARED UP SHORT PLAT

A PTN. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 24, T.20N., R.15E., W.M.
KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOT 4, OF SKY RIDGE SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-2004-19, AS RECORDED JANUARY 28, 2005, IN BOOK G OF SHORT PLATS, PAGE 240, UNDER AUDITOR'S FILE NO. 200501260008, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

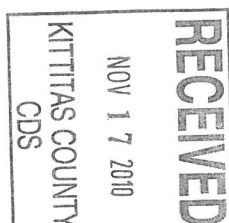
NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ADJUT 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.
2. PER RCW 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS RECOMMENDATIONS. SEE KITITAS COUNTY ROAD STANDARDS.
4. 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.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
6. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. METRING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METRING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
8. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
9. 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.
10. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXPIRATION (RCW 90.44.050) FOR THIS PLAT OR PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. BASES OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK G OF SHORT PLATS, PAGES 240 & 241, UNDER AUDITOR'S FILE NUMBER 200501260008, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY'S REFERENCED THEREON.
12. ADDITIONAL, 60' INGRESS, EGRESS AND UTILITY EASEMENT WILL BE ACQUIRED PRIOR TO FINAL SHORT PLAT APPROVAL IN THIS AREA.
13. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 4 OF THAT CERTAIN SURVEY RECORDED IN BOOK G OF SHORT PLATS, PAGES 240 & 241 UNDER AUDITOR'S FILE NUMBER 200501260008, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON TO THE CONFOURATION SHOWN HEREON.
14. THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FOR A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND AROUND THE DESIGN ENGINEER OF ANY DISCREPANCIES.

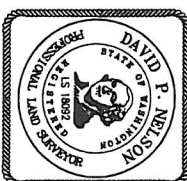
Call Before You Dig
1-800-553-4344



SP-10-XXXXX

ADJACENT PROPERTY OWNERS:

20-15-2606-0003
MICHAEL W. ROSS ETUX
1300 SKYVALL DRIVE
SOLITAN, WA 98294
20-15-24000-0003
IRON SNOWSHOE LLC
208 W. 1ST STREET
OLE ETUX, WA 98922
20-15-24052-0001
20-15-24052-0004
20-15-24052-0001
4018 NE 72ND STREET
SEATTLE, WA 98115
20-15-2606-0001
E. PAULSON
1592 NE 70TH STREET
SEATTLE, WA 98115
20-15-2606-0003
MT. NEW ENTERPRISES LLC &
STEPHEN J. FORD ETUX
713 30TH ST. NE
ABURON, WA 98002



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME _____

COUNTY AUDITOR _____ 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 AT THE REQUEST OF _____ MARK, W.M.D.
IN OCT. 2010.

DAVID P. NELSON _____ DATE _____
CERTIFICATE NO. 18992

K.C.S.P. NO. 10-XXXXX

PTN. OF THE SW 1/4 OF THE SW 1/4, SEC. 24, T.20N., R.15E., W.M.
KITITAS COUNTY, WASHINGTON

DNW BY	DATE	JOB NO.
G. WEISER	11/2010	08102
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2

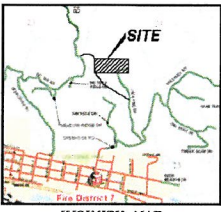
Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

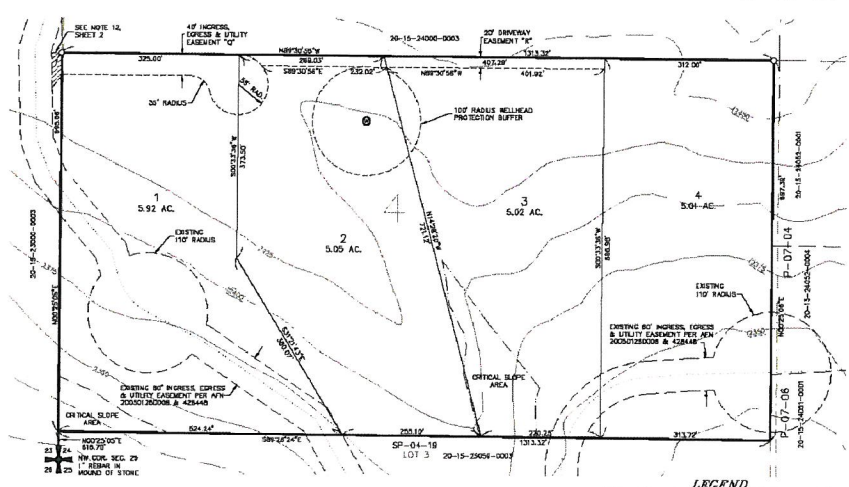
SQUARED UP SHORT PLAT

SQUARED UP SHORT PLAT
 A PTN. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 24, T.20N, R.15E, W.M.
 KITTITAS COUNTY, WASHINGTON

SP-10-XXXXX



**VICINITY MAP
NTS**



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF ____ A.D., 20__

KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "SQUARED UP" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF ____ A.D., 20__

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR BOWLS, BUT NOT NECESSARILY ALL SEWING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO HAVE INSURANCE AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS ____ DAY OF ____ A.D., 20__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSIGNMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.


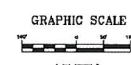

DATED THIS ____ DAY OF ____ A.D., 20__

KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 20-15-25058-0004 (20502)

LEGEND

- ✚ A SECTION CORNER AS NOTED
- FND REBAR
- SET REBAR & CAP LSI 18092
- ⊙ EXISTING WELL - #8A7522

K.C.S.P. NO. 10-XXXXX			
PTN. OF THE SW 1/4 OF THE SW 1/4, SEC. 24, T.20N., R.15E., W.M., KITTITAS COUNTY, WASHINGTON			
DRAWN BY G. WELSER	DATE 11/2010	JOB NO. 08102	
CHECKED BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2	

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ A.D., 20__ AT ____ IN BOOK ____ OF ____ PAGE ____ AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME

COUNTY AUDITOR _____ 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 AT THE REQUEST OF **MARK WALD** IN 2010/2010.

DAVID P. NELSON "SURE"
CERTIFICATE NO. **18092**

OWNER

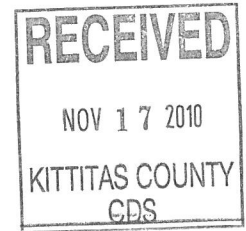
P SQUARED, LLC
1501 35TH AVE S
SEATTLE WA 98144

PREPARED BY:

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

500' Radius
PARCEL# 20-15-25059-0004



20-15-23000-0001
DALY, KEVIN ETUX
5626 126TH AVE SE
BELLEVUE WA 98006

20-15-23000-0003
ROSS, MICHAEL W ETUX
1300 SKYWALL DR
SULTAN WA 98294

20-15-23000-0004
PERSON, ALAN K ETUX
12023 434TH AVE SE
NORTH BEND WA 98045

20-15-24000-0003
IRON SNOWSHOE LLC
206 W 1ST STREET
CLE ELUM WA 98922-1074

20-15-24000-0007
IRON SNOWSHOE LLC
206 W 1ST STREET
CLE ELUM WA 98922-1074

20-15-25059-0003
MT VIEW ENTERPRISES LLC &
FORD, STEPHEN J ETUX
713 35TH ST NE
AUBURN WA 98002

20-15-24052-0001
JNG LLC
4618 NE 73RD ST
SEATTLE WA 98115

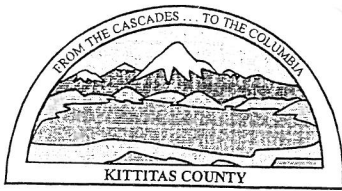
20-15-24052-0002
JNG LLC
4618 NE 73RD ST
SEATTLE WA 98115

20-15-24052-0004
JNG LLC
4618 NE 73RD ST
SEATTLE WA 98115

20-15-24051-0002
MOORE, WILLIAM R ETAL
201 DORSET DR
YAKIMA WA 98901

20-15-24051-0003
KUEHN, DONALD W
1703 NW GREENBRIER WAY
SEATTLE WA 98177

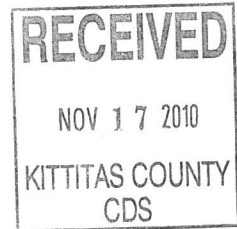
20-15-24051-0001
GIERSCH, E PAUL
1552 NE 76TH ST
SEATTLE WA 98115



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

November 24, 2008

Noah Goodrich
Encompass Engineering & Surveying
108 E 2nd Street
Cle Elum, WA 98922



Dear Noah:

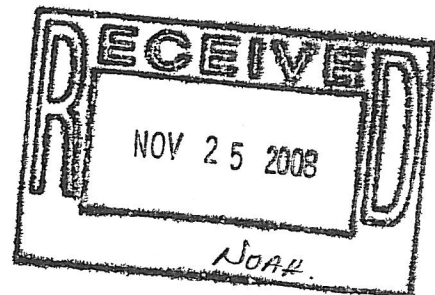
The Road Variance Committee approved Road Variance 08-37 on November 20, 2008.
Enclosed is a copy of the completed variance request with conditions of approval.

Please contact me if you have any questions.

Sincerely,

Christina Wollman

Enclosure



ROAD STANDARDS VARIANCE REQUEST

SKY RIDGE CLUSTER PLAT ROAD VARIANCE 08-37

Findings of Fact:

The applicant is applying for a variance from minimum easement width for a second access. An 8 lot cluster plat is proposed that is accessed primarily from Creekside Road, Jack Pine Drive, and Cle Elum's Columbia Avenue. A second access will be required because Creekside Road serves more than 40 lots. The applicant is proposing to use Big Tail Road and Deer Creek Road as the second access. A portion of Deer Creek Road is within a 30' easement. Kittitas County Road Standards require low-density private roads to be within a 60' easement.

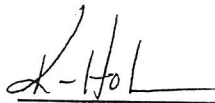
Deer Creek and Big Tail Roads were recently paved. The portion of road through the 30' easement was constructed to meet road standards for road width and construction.

For more information, refer to Road Variances 07-07, 07-28, 07-29, 07-30, 08-15 and the Meadow Ridge Plat variance.

☒ Approval

☐ Conditional Approval

☐ Denial



Public Works Director

11-20-08

Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____



WATER WELL REPORT

Original & 1st copy - Ecology, 2nd copy - owner, 3rd copy - drillerConstruction/Decommission ("x" in circle) 361657☐ Construction☐ Decommission **ORIGINAL INSTALLATION Notice**
of Intent Number _____

PROPOSED USE: <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Industrial <input type="checkbox"/> Municipal <input type="checkbox"/> DeWater <input type="checkbox"/> Irrigation <input type="checkbox"/> Test Well <input type="checkbox"/> Other _____																									
TYPE OF WORK: Owner's number of well (if more than one) _____ <input checked="" type="checkbox"/> New well <input type="checkbox"/> Reconditioned Method: <input type="checkbox"/> Dug <input type="checkbox"/> Bored <input type="checkbox"/> Driven <input type="checkbox"/> Deepened <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Rotary <input type="checkbox"/> Jetted																									
DIMENSIONS: Diameter of well <u>6</u> inches, drilled <u>243</u> ft. Depth of completed well <u>243</u> ft.																									
CONSTRUCTION DETAILS Casing <input checked="" type="checkbox"/> Welded <u>6</u> " Diam. from <u>12</u> ft. to <u>34</u> ft. Installed: <input checked="" type="checkbox"/> Liner installed <u>4 1/2</u> " Diam. from <u>23</u> ft. to <u>243</u> ft. <input type="checkbox"/> Threaded _____ Diam. from _____ ft. to _____ ft.																									
Perforations: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Type of perforator used <u>SHELL SAW</u> SIZE of perfs <u>6</u> in by <u>1/4</u> in. and no. of perfs <u>80</u> from <u>143</u> ft. to <u>243</u> ft.																									
Screens: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> K-Pac Location _____ Manufacturer's Name _____ Type _____ Model No. _____ Diam. _____ Slot size _____ from _____ ft. to _____ ft. Diam. _____ Slot size _____ from _____ ft. to _____ ft.																									
Gravel/Filter packed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Size of gravel/sand _____ ft. to _____ ft. Materials placed from _____ ft. to _____ ft.																									
Surface Seal: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No To what depth? <u>18</u> ft. Material used in seal <u>BENTONITE</u> Did any strata contain unusable water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type of water? _____ Depth of strata _____ Method of sealing strata off _____																									
PUMP: Manufacturer's Name _____ H.P. _____ Type: _____																									
WATER LEVELS: Land-surface elevation above mean sea level _____ ft. Static level <u>ARTESIAN</u> ft. below top of well Date <u>10/30/08</u> Artesian pressure <u>10</u> lbs per square inch Date _____ Artesian water is controlled by <u>WELL CAP</u> (cap, valve, etc.)																									
WELL TESTS: Drawdown is amount water level is lowered below static level Was a pump test made? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, by whom? _____ Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs. Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs. Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs. Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level) <table border="1"> <thead> <tr> <th>Time</th> <th>Water Level</th> <th>Time</th> <th>Water Level</th> <th>Time</th> <th>Water Level</th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> </tbody> </table> Date of test _____ Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs. Airtest <u>150</u> gal./min. with stem set at <u>230</u> ft. for <u>2</u> hrs. Artesian flow _____ g.p.m. Date _____ Temperature of water _____ Was a chemical analysis made? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Time	Water Level	Time	Water Level	Time	Water Level	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Time	Water Level	Time	Water Level	Time	Water Level																				
_____	_____	_____	_____	_____	_____																				
_____	_____	_____	_____	_____	_____																				
_____	_____	_____	_____	_____	_____																				

CURRENT

Notice of Intent No. W-256018Unique Ecology Well ID Tag No. BAF-623

Water Right Permit No. _____

Property Owner Name MARK WALCOWell Street Address JACK PINE RDCity CLE-ELUM County KITITASLocation N 1/4-1/4 SW 1/4 S24 T20 R15 EWM circle
or
WWM one

Lat/Long (s, t, r) Lat Deg _____ Lat Min/Sec _____

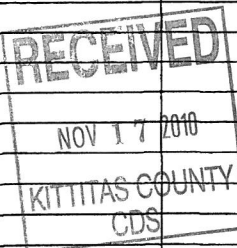
Still REQUIRED) Long Deg _____ Long Min/Sec _____

Tax Parcel No. 201525059-0004
5

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
BROWN CLAY	0	28
BLUE SHALE CLAY	28	42
BLUE CLAY	42	91
GREY CLAY	91	115
GREY & BLACK SHALE CLAY	115	219
GREY CLAY	219	228
DK GREY SANDSTONE	228	243
CRAVEL & WATER		



RECEIVED

NOV 17 2009

DEPARTMENT OF ECOLOGY - CENTRAL REGIONAL OFFICE

Start Date 10/28/08 Completed Date 10/30/08

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

☐ Driller ☐ Engineer ☐ Trainee Name (Print) MARK WALCO Drilling Company HIDDEN RIVERS DRILLING INC
Driller/Engineer/Trainee Signature _____ Address P.O. BOX 881
Driller or trainee License No. 2428 City, State, Zip SELMA WA 98942

If TRAINEE,
Driller's Licensed No. 2428 Contractor's _____
Driller's Signature _____ Registration No. HIDDEX9590X Date 10/30/08
Ecology is an Equal Opportunity Employer

Gutierrez, Erin (ECY)

From: Gutierrez, Erin (ECY)
Sent: Tuesday, July 20, 2010 9:59 AM
To: Hoselton, Anna (ECY)
Subject: Confirmed info from driller RE: looking for hard copy log

W256018
MARK WALD
Kitt Co

Craig Wamsley confirmed 150 gpm by memory. (Well drilled 10/30/08, but he just filled out and submitted the report 8 months ago)

He said it was an odd bugger – most wells in the area he drilled around the same time were deep and low producers. He remembered the well was gushing at least 60 gpm above ground by his estimation, and not nearly as deep as others nearby.

I also had Avery take a peek at the well report prior to calling Craig. Avery said it is most likely 150 gpm based on the high artesian pressure.

I'll include a copy of the this email with the well report for future reference.

Erin

From: Hoselton, Anna (ECY)
Sent: Monday, July 19, 2010 9:10 AM
To: Richardson, Avery (ECY); Gutierrez, Erin (ECY)
Subject: looking for hard copy log

I couldn't find the hardcopy log for: Mark Wald, section 24 of T20N R15E, Unique well ID BAF-623

I need to check the hard copy since the image looks like the estimated yield could be either 150 gpm or 150 gpm.

Any ideas on where to look other than the log books?

Anna

08102 PARENT



Point # 1						10000.000	10000.000
S	89	30	56	E		1313.320	
Point # 2						9988.896	11313.273
S	0	25	6	W		697.390	
Point # 3						9291.524	11308.181
N	89	26	24	W		1313.320	
Point # 4						9304.360	9994.924
N	0	25	5	E		695.660	
Point # 5						10000.002	10000.000

AREA = 914,757.36 sf (20.9999 acres)

LENGTH = 4019.69

NORTHING ERROR = +0.002

EASTING ERROR = +0.000

LINEAR ERROR = N 6 41 33 W 0.002

10/12/2010

08102 LOT 1

Point # 1						10000.000	10000.000
S	89	30	56	E		325.000	
Point # 2						9997.252	10324.988
S	0	33	36	W		373.500	
Point # 3						9623.770	10321.338
S	31	21	43	E		380.070	
Point # 4						9299.229	10519.143
N	89	26	24	W		524.240	
Point # 5						9304.353	9994.928
N	0	25	5	E		695.660	
Point # 6						9999.995	10000.003

AREA = 257,973.30 sf (5.9223 acres)

LENGTH = 2298.47

NORTHING ERROR = -0.005

EASTING ERROR = +0.003

LINEAR ERROR = S 32 21 15 E 0.006

08102 LOT 2

Point # 1						10000.000	10000.000
S	89	30	56	E		269.030	
Point # 2						9997.725	10269.020
S	14	28	20	E		721.120	
Point # 3						9299.487	10449.236
N	89	26	24	W		255.100	
Point # 4						9301.981	10194.148
N	31	21	43	W		380.070	
Point # 5						9626.521	9996.343
N	0	33	36	E		373.500	
Point # 6						10000.003	9999.994

AREA = 220,033.68 sf (5.0513 acres)

LENGTH = 1998.82

NORTHING ERROR = +0.003

EASTING ERROR = -0.006

LINEAR ERROR = N 62 9 38 W 0.007

08102 LOT 3

Point # 1						10000.000	10000.000
S	89	30	56	E		407.290	
Point # 2						9996.556	10407.275
S	0	33	36	W		696.980	
Point # 3						9299.610	10400.463
N	89	26	24	W		220.250	
Point # 4						9301.762	10180.224
N	14	28	20	W		721.120	
Point # 5						10000.000	10000.008

AREA = 218,629.19 sf (5.0190 acres)

LENGTH = 2045.64

NORTHING ERROR = +0.000

EASTING ERROR = +0.008

LINEAR ERROR = N 87 29 5 E 0.008

08102 LOT 4

Point # 1						10000.000	10000.000
S	89	30	56	E		312.000	
Point # 2						9997.362	10311.989
S	0	25	6	W		697.390	
Point # 3						9299.991	10306.897
N	89	26	24	W		313.720	
Point # 4						9303.057	9993.192
N	0	33	36	E		696.980	
Point # 5						10000.004	10000.004

AREA = 218,119.08 sf (5.0073 acres)

LENGTH = 2020.09

NORTHING ERROR = +0.004

EASTING ERROR = +0.004

LINEAR ERROR = N 49 16 20 E 0.005