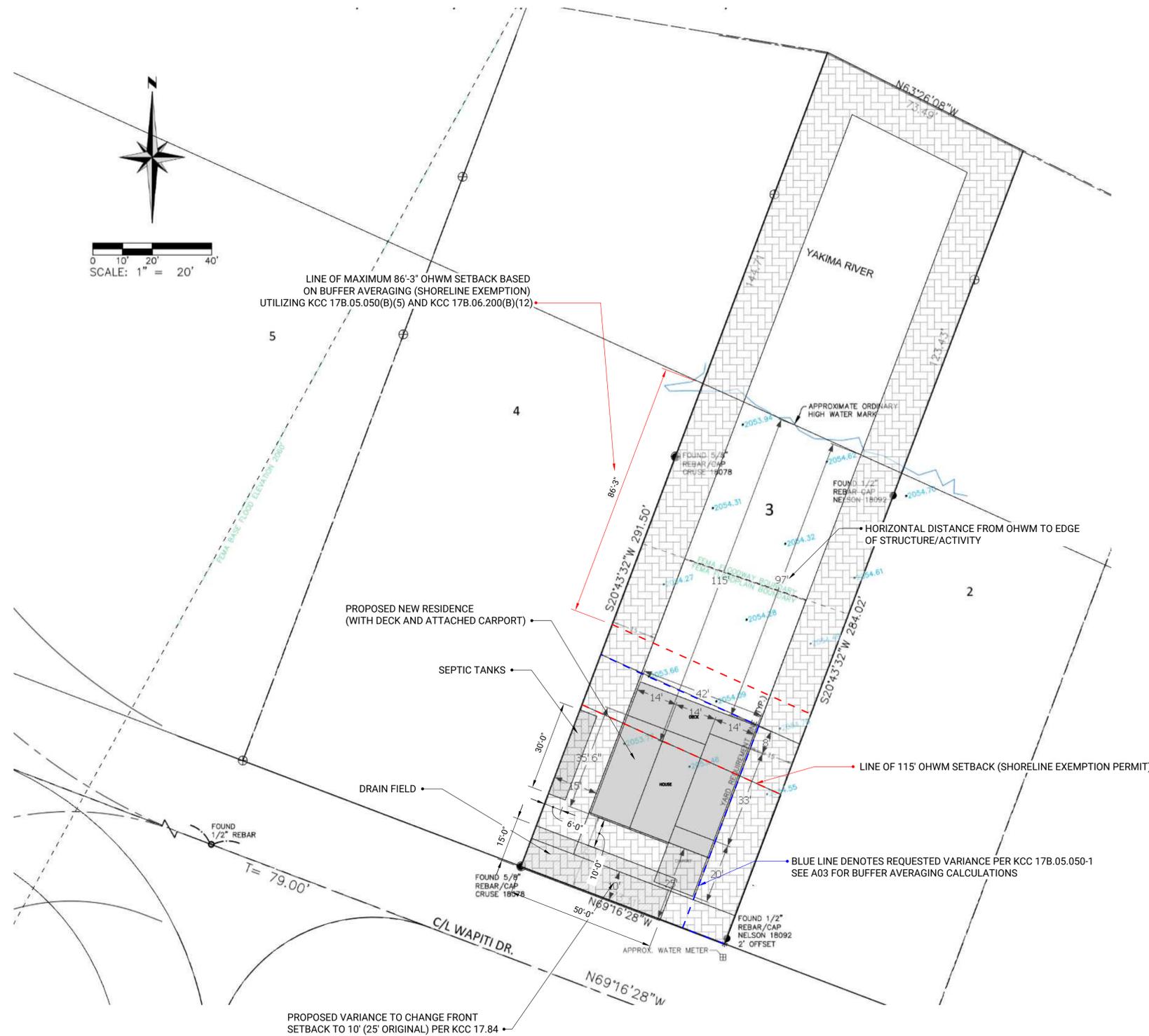


SITE PLAN



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	-

KITTITAS CO CDS RECEIVED
09/25/2025

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

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



Kristensen Project
3218 Brun Rd, Lake Country, BC V4V 1V4

SITE PLAN

Designer: JP

Date: 08-29-25

A 02

REVIEW

SITE PLAN - NEIGHBORING PROPERTIES



BUFFER AVERAGING TABLE		
Per KCC 17B.05.050(B)(5)		
PROPOSED SETBACK FROM OHWM PER BUFFER AVERAGING FOR 1151 WAPITI	97'	
BUFFER AVERAGING CALCULATION		
AREAS OF BUFFER AVERAGING	GREEN (REQUESTED BUFFER AVERAGE)	ORANGE (PROPOSED COMPENSATORY BUFFER AVERAGING AREA)
LENGTH (AREA)	17' (18'x43'-2" = 776sf)	~40' (53.5'x15' = 818sf)
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: 08-29-25
A 03

REVIEW