



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: January 15, 2014
SUBJECT: Wenger Short Plat SP-07-07

The following additional information is requested in order to fully review the short plat.

1. The 100-year floodplain must be shown on the preliminary short plat to ensure there is a buildable area outside of the 100-year floodplain on all parcels. This will prevent the landowner from needing to hire a hydraulic engineer to do a study. Unfortunately the parcel lines and floodplain boundaries on our maps are not accurate enough to make a visual determination.
2. For review purposes, the 200' shoreline jurisdiction must be shown on the preliminary short plat.
3. The location of Big Creek must be shown on the preliminary plat for reference.
4. The location of the KRD Lateral boundaries must be shown on the plat for review purposes and to ensure there is no encroachment.
5. Easement and actual driveway location for the road serving parcel 616536.
6. Revised road plans within the subject property, to show the relocated cul-de-sac and driveway. The easement within the subject property must be 60' wide and there cannot be more than two lots served off the end of the cul-de-sac.
7. Proof of a 20' access easement must be provided. The documents referenced on the survey (AFN 143999, 487802, 488776) do not provide this information. The documents state there is a 15' easement across parcel 469134 and an 18' easement across parcel 549134.