

LP-08-00033 - Akehurst Plat Condition Compliance				
DATE	AGENCY	PRELIMINARY APPROVAL CONDITION	APPLICANT RESPONSE	STAFF REVIEW
7/8/2009	Kittitas County BOCC	1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.	Noted	
7/8/2009	Kittitas County BOCC	2. The project shall proceed in substantial conformance with the plans and application materials which were deemed complete on December 17, 2008 except as amended by the conditions herein.	Noted	
7/8/2009	Kittitas County BOCC	3. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	4. All current and future landowners must comply with the International Fire Code and its Appendices.	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	5. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.	Noted, applicant shall comply	

7/8/2009	Kittitas County BOCC	<p>6. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.</p>	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	<p>7. Proof of potable water must be shown prior to final plat approval.</p>	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	<p>8. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.</p>	Hydrogeological report attached	
7/8/2009	Kittitas County BOCC	<p>9. All applicants for subdivision utilizing wells shall have a note placed on the face of the final mylars that states: <i>a "Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."</i></p>	Noted on Plat map	

7/8/2009	Kittitas County BOCC	<p>10. The Final Plat shall meet all requirements as listed in Chapter 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal: a. Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final preliminary plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners). b. Surrounding Area: All surrounding property shall be shown in the dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).</p>	Noted, see Plat map	
7/8/2009	Kittitas County BOCC	<p>11. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed or improvements bonded for prior to the issuance of a building permit for any of the structures within the proposed plat.</p>	Noted, applicant shall comply	

7/8/2009	Kittitas County BOCC	<p>12. Access from Brickmill Road to the cul-de-sac shall be constructed to meet or exceed the conditions of a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition. a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'. b. Minimum centerline radius will be 60'. c. The surface requirement is for a minimum gravel surface depth of 6". d. Maximum grade is 12%. e. Stopping site distance, reference AASHTO. f. Entering site distance, reference AASHTO. g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. h. Any further subdivision or lots to be served by proposed access may result in further access requirements. i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply. j. All</p>	Noted, applicant shall comply	
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7/8/2009	Kittitas County BOCC	<p>13. A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110' shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96' in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.</p>	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	<p>14. Access to Lots 1-11 is allowed in the proposed location by Road Variance 08-12. Access to Lot 12 shall be a single-use driveway in the existing location. Access to Lots 13 & 14 shall be a joint-use driveway in the existing location.</p>	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	<p>15. A joint-use access shall serve no more than 2 tax parcels. See Kittitas County Road Standards, 9/6/05 edition. a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'. b. The surface requirement is for a minimum gravel surface depth of 6". c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. d. Any further subdivision or lots to be served by proposed access may result in further access requirements.</p>	Noted	

7/8/2009	Kittitas County BOCC	16. A single-use access shall serve no more than 1 lot. See Kittitas County Road Standards, 9/6/05 edition. a. The roadway shall be a minimum of 8' wide with gravel surface. b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. c. Any further subdivision or lots to be served by proposed access may result in further access requirements.	Noted	
7/8/2009	Kittitas County BOCC	17. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	18. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct & accurate.	Lot closure reports enclosed	
7/8/2009	Kittitas County BOCC	19. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road ROW.	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	20. Contact Kittitas County Rural Addressing Coordinator at 509-962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.	Noted, applicant shall comply	

7/8/2009	Kittitas County BOCC	21. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.	Noted, applicant shall comply	
7/8/2009	Kittitas County BOCC	22. The US Postal Service requires that private roads with 6 or more residences install a USPS approved Cluster Box Unit at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.	Noted, applicant shall comply	

7/8/2009	Kittitas County BOCC	<p>23. Private roads shall meet the following conditions: a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric design of Very Low-Volume Local Roads (ADT<400) 2001, as now exists or hereafter amended, and c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the Public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and d. Permanently established by an easement recorded with the Kittitas County Auditor or ROW, providing legal access to each affected lot, dwelling unit or business, and e. Will not result in land locking of existing or proposed</p>	Noted, applicant shall comply	
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7/8/2009	Kittitas County BOCC	24. A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds"	Noted on Plat map	
7/8/2009	Kittitas County BOCC	25. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.	Noted	
7/8/2009	Kittitas County BOCC	26. Both sheets shall reflect the Plat number: LP-08-00033.	Noted on Plat map	
7/8/2009	Kittitas County BOCC	27. The subject properties will only have stick-built homes, and fences along the perimeter of the property will be of same design and character. There will be no modular or trailer homes allowed within the development. A note on the final plat shall indicate these restrictions with language agreeable to the Kittitas County Prosecuting Attorney.	Noted	