

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships -- Building Communities"

CDS@CO.KITTITAS.WA.US

RECEIVED
AUG 17 2018

Conditions of Approval:

1. Water/Sewer

- A. A well shall be drilled on lot #5B to prove water is available and water rights shall be obtained for that lot. *completed*
- B. Metering shall 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. *noted*

Kittitas Co. CDS

2. Building

- A. All new construction must meet the International Building Code requirements. *noted*

3. Roads and Transportation

- A. Driveways are subject to the 12/15/15 Road Standards. *noted*
- B. 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. *noted*
- C. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements. *noted*
- D. Access to lot 5B shall be delineated on the face of the survey. *see map*
- E. New access easements shall be a minimum 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'. *noted*
- F. Maximum driveway grade shall be 15%. *noted*
- G. Crushed surface depth per WSDOT standards *noted*
- H. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. *noted*
- I. Any further subdivision or lots to be served by proposed access may result in further access requirements. *noted*

4. State and Federal

- A. Applicant must meet all state and federal regulations. *noted*



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5. Fire & Life Safety

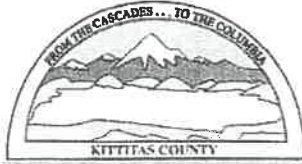
- A. Access will be fully compliant with current IFC-Appendix D. *noted*
- B. All access points will need to meet emergency vehicle access requirements. *noted*
- C. Construction to meet WUI standards. *noted*

6. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible. *noted*

7. Plat Notes

- A. The following plat notes shall be recorded on the final mylar drawings: *See map - notes added to sheet 3*
 - Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - 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.
 - Any further sub division or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
 - All development must comply with International Fire Code.
 - Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."
 - The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.



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8. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345). *noted*
9. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate. *noted*
10. Contact the 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*
11. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction. *noted*
12. Both sheets of the final mylars shall reflect short plat number SP-18-00002 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; non-compliant mylars will be rejected and returned to the applicant. *see map*
13. Signature blocks shall be constructed and worded in conformance with KCC Chapter 16.24. *see map*
14. **Survey:**
The following items shall be expressed on the final mylar. *see map*
 - A. The distance shown north of the NW corner of Lot 5A is ambiguous. Changing the distance on sheet 1 to 276.22 or utilizing tick marks would resolve this. *completed*
 - B. Dry Creek Road shall be shown as being a paved county right of way. *completed*
 - C. The basis of bearing should be noted *completed*
 - D. Access to 5B should be shown on the final survey. Currently it is unclear from the map how lot 5B will have legal access. If the access is to be via the existing bridge, an access easement should be shown connecting to parcel 5B. *completed*