

MITCHELL SHORT PLAT
FILE NUMBER SP-17-00003

Preliminary Approval Condition(s)	Applicant Response	Staff Review
Critical Areas		
1. Future building on Lot 1C shall be located a minimum of 100 feet landward of the OHWM of the identified streams as shown on approved site plan for Lot 1C.	Added note on sheet 1.	
2. Naneum Creek shall be delineated on the final mylar and indicate the 100 foot buffer from the OHWM.	Added setback to sheet 1.	
Water/ Sewer		
3. Proof of water adequacy including a well log or 4 hour draw down test, and a mitigation certificate for each proposed lot shall be submitted to CDS prior to final approval.	Well log and draw down test included. Mitigation certificate submitted with final plat.	
4. Final Mylars shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.	Added to sheet 1.	
5. All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.	Added to sheet 1.	
Roads and Transportation		
6. Access to Lot 1B: A 30' joint access easement for Lot 1B snf	Added to sheet 1.	

tax parcel 30936 to be shown on the face of the short plat.		
7. Driveways are subject to the 12/15/15 Road Standards.	Agree.	
8. 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 on plat.	
9. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.	None.	
10. Lot closures and title report shall be provided prior to final approval.	Submitted with application (Cruse)	
11. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Submitted with application (Cruse)	
Fire and Life Safety		
12. Access will be fully compliant with current IFC-Appendix D.	Noted.	
13. Addressing to buildings shall be clearly visible from both directions of travel.	Noted.	
14. Construction shall meet WUI (Wildlife Urban Interface) standards.	Noted.	
Historic and Cultural Preservation		
15. 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	Noted.	

<p>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.</p>		
<p>Plat Notes (The following notes shall be recorded on the final mylar drawings:</p>		
<p>16. A All development must comply with International Fire Code.</p>	<p>Noted on sheet 2.</p>	
<p>16. B 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 13.35.027 and Ecology regulations.</p>	<p>Noted on sheet 2.</p>	
<p>16. C 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 the court of law.</p>	<p>Noted on sheet 2.</p>	
<p>16. D. All water proposed to be used must be obtained from a water budget neutral source and meet conditions of Kittitas County Code 13.35</p>	<p>Noted on sheet 2.</p>	
<p>16. E Kittitas 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</p>	<p>Noted on sheet 2.</p>	

Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.		
16. F Maintenance of the access is the responsibility of the property owners who benefit from its use.	Noted on sheet 2.	
16. G 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 on sheet 2.	
16. H Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.	Noted on sheet 2.	
16. I 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.	Noted on sheet 2.	
17. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCSs 84.40.042 & 84.56.345).	Noted.	
18. 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.	
19. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local	Noted.	

Post Office for location and design standards before beginning construction.

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