

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$630 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X Juan M. Looney

DATE:

5.6.08

RECEIPT #

056193



NOTES: _____

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:

Name: Stanley & Kay Bensch
Mailing Address: 5944 Road 13.2 NW
City/State/ZIP: Ephrata, WA 98823
Day Time Phone: 509-754-1822
Email Address: kmbensch@hotmail.com

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: N/A
Mailing Address:
City/State/ZIP:
Day Time Phone:
Email Address:

3. Contact person for application (select one):

Owner of record Authorized agent
All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 880 South Cle Elum Ridge Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property:

See Attached

6. Tax parcel number(s): 445734 19-15-08010-0017

7. Property size: 7.62 (acres)

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

SHORT PLAT TAX PARCEL 19-15-08010-0015 INTO 2 PARCELS

9. **Are Forest Service roads/easements involved with accessing your development?** Yes (explain) No
Direct access from South Cle Elum Ridge Road. Existing driveways for both parcels.

10. **What County maintained road(s) will the development be accessing from?**
Westside Road to South Cle Elum Ridge Road.

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent:

Date:

X _____

Signature of Land Owner of Record:
(Required for application submittal)

Date:

X *Kay Bensch* _____

~~10-30-07~~
3-6-08

Short Plat, Application

#5

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances in Kittitas County, State of Washington:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 8, Township 19 North, Range 15, East W.M., Kittitas County, State of Washington which is bounded by a line described as follows:

Beginning at the Northeast corner of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4);

Thence South $0^{\circ}54'10''$ West, along the East boundary of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), 225.52 feet to the true point of beginning;

Thence South $0^{\circ}54'10''$ West, 1,099.76 feet:

Thence North $88^{\circ}35'02''$ West, 768.33 feet;

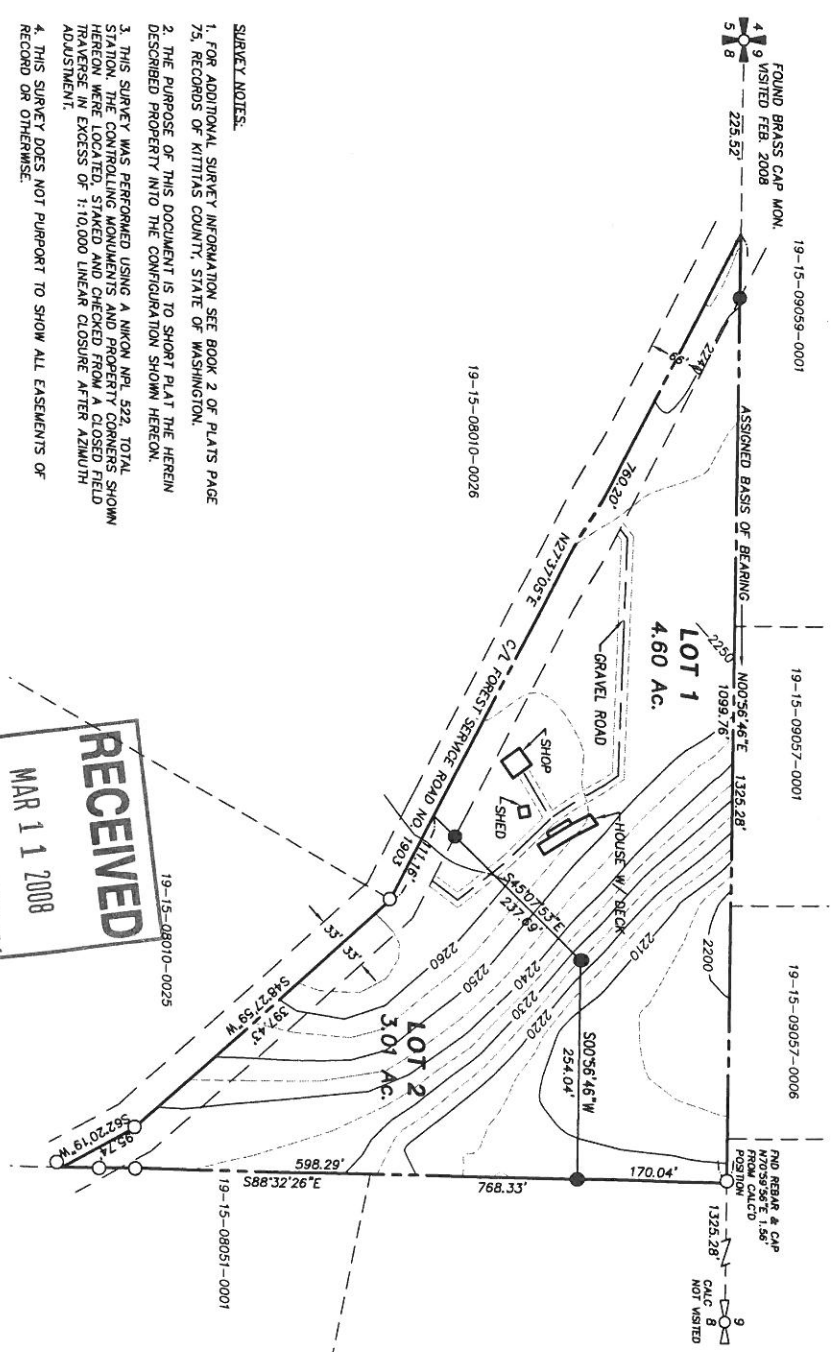
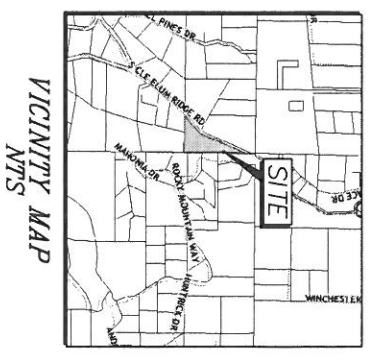
Thence North $62^{\circ}17'43''$ East, 95.74 feet;

Thence North $48^{\circ}25'23''$ East, 397.43 feet;

Thence North $27^{\circ}34'28''$ East, 871.36 feet to the true point of beginning.

(ALSO KNOWN AS TRACT 4 OF VOLUME 2 OF SURVEYS PAGE 76)

BENSCH SHORT PLAT
 A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 8, T.19N., R.15E., W.M.
 KITITAS COUNTY, STATE OF WASHINGTON



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF WASTE DISPOSAL FOR SOME, BUT NOT ALL, OF THE PROPOSED LOTS. THE HEALTH DEPARTMENT PLAT PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT FOR LOTS _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BENSCH SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 200__

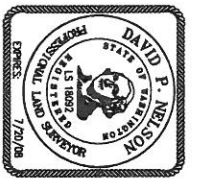
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 19-15-08010-0015 (445724)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

SURVEY NOTES:

1. FOR ADDITIONAL SURVEY INFORMATION SEE BOOK 2 OF PLATS PAGE 75, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHOW PLAT THE HEREIN DESCRIBED PROPERTY INTO THE CONFIGURATION SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED USING A NIKON NPL 522, TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.



LEGEND

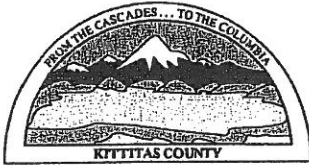
- SECTION CORNER COMMON TO FOUR SECTIONS
- SECTION CORNER COMMON TO TWO SECTIONS
- FOUND REBAR & CAP
- SET REBAR 15# 18092



Encompass
 ENGINEERING & SURVEYING
 100 EAST 2ND STREET
 P.O. BOX 100
 PHOENIX, AZ 85001
 PHONE: (602) 624-3433
 FAX: (602) 974-7419

BENSCH SHORT PLAT
 A PTN. OF THE NE 1/4 OF THE NE 1/4
 SEC. 8, T.19N., R.15E., W.M.
 KITITAS COUNTY, STATE OF WASHINGTON

This map correctly represents a survey made by me or under my direction in conformance with the request of STANLEY, E. & KAY M. BENSCH, in J.E.B. No. 2008. DAVID P. NELSON Surveyor's Name County Auditor	RECORDER'S CERTIFICATE Filed for record this _____ day of _____, 20__ at _____ M. DAVID P. NELSON Surveyor's Name County Auditor	SURVEYOR'S CERTIFICATE DAVID P. NELSON DATE Certificate No. 8092.	DWN BY M.R.N. DATE 02/08 SCALE 1"=100' SHEET 1 OF 2
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PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying				1
	First	Last	MI		
Address	108 East 2nd Street	Cle Elum	WA	98922	2
	Street or P.O. Box	City	State	Zip Code	
Phone Number	(509) 674-7433				3

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.

Job# 07251
Bensch



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



03/06/2008

Stanley E. & Kay M. Bensch
5944 Rd. 13.2 NW
Ephrata, Washington 98823

Dear Mr. and Mrs. Bensch:

As of this week we are submitting your project for preliminary review to the Kittitas County, Community Development Services. The review time for this project will depend on the workload of the agency and is beyond our control. We would suggest that you keep in touch with the Kittitas County, Community Development Services as a request from the owner often carries more effect than a call from us. In doing this, it will minimize our involvement and save you consulting fees, in addition to keeping yourself informed of the progress.

If there are questions during the review period that we need to follow up on, or if you feel that our attendance at a meeting is necessary, please let us know and we will be available to assist you. We will look forward to your call for further work authorization. We would also request that any outstanding invoices are paid within a 30-day period from the date of the invoice, as outlined in our original agreement.

Enclosed is a copy of the submittal for your records. Please feel free to call if you have any questions.

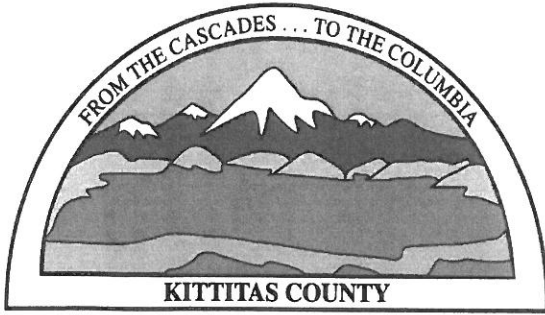
Very truly yours,

Encompass Engineering & Surveying.

A handwritten signature in black ink, appearing to read "Mark R. Northcott", is written over the printed name and company name.

Mark R. Northcott

Enclosure:
8.5x11 map



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

March 6, 2008

Stanley and Kay Bensch
5944 Road 13 NW
Ephrata, WA. 98823

Dear Mr. and Mrs. Bensch,

We have received the proposed Bensch Short Plat, located in Section 8, Township 19N, Range 15E, off of FS Road 1903. We have also received the \$380.00 plat submission fee (receipt #056193).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks. For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will 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.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP WATER SYSTEMS: All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

- A. GROUP "A" PUBLIC WELL – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has

approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

****All Group B applications with 3-9 connections** should be submitted to Kittitas County Public Health Department.; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

3. INDIVIDUAL WELLS – 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. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydro geologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,


Holly Myers, Environmental Health Director
Kittitas County Public Health Department

cc: Community Development Services
Encompass