



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

GRADING PERMIT APPLICATION

Credit card

Application for: Grading Permit under 500 Cubic Yards \$505.00
 Grading Permit Over 500 Cubic Yards \$1,250.00

Payment Method: Cash
CK # Check

Owner Name: John & Lynn Aklevs
Mailing Address: 2111 ~~Blaine~~ Hidden Valley Rd
Elle Elmer, WA 98122
Phone Number: 206-255-1300
Email Address: jpa.law@yahoo.com

Permit # GP-20-00009

Applicant Name: _____
Mailing Address: Same as above
Phone Number: _____
Email Address: _____

RECEIVED
JUN 11 2020
KITTITAS COUNTY
DEPT OF PUBLIC WORKS
DATE STAMP

Engineer Name: _____
Engineer Firm: Same as above
Mailing Address: _____
Phone Number: _____
Email Address: _____

Tax Parcel Information	
Situs Address:	<u>SR 970</u>
Map Number and Tax Parcel Number:	<u>060636</u>
Property size:	<u>± 10 acres (9.7 acres)</u> (acres)

Project Details

- Is project within a Critical Area:
 - Assumption Floodplain
 - Habitat Conservation Areas
 - Wetland
 - Geologic Hazardous Area
- Is project within 200' of a Shoreline of the State: Yes No
- Project Information:
 - Maximum fill depth: 1.8' (feet)
 - Maximum cut depth: .2 (feet)
 - Quantity of fill: ± 500 (cubic yards)
 - Quantity of excavation: ± 220 (cubic yards)
 - Maximum fill slope: N/A (feet)
 - Maximum cut slope: N/A (feet)

Categories

Components

- Structure
- Road
- Bridge / Culvert
- Levee
- Stream Bank / Channel
- Irrigation Structure
- Habitat Enhancement
- Utilities
- Subdivision (new or expansion)

- Excavation
- Fill
- Channelization
- Grading
- Clearing
- Mining and Dredging
- Drilling
- Wetland Impact
- Other: Equipment Storage

4. Grading plan type: Regular Engineered

Grading plan checklist

- Easily reproducible scale on the plan of appropriate size depicting location and details of all cuts and all fills including depth and finished slopes of all cuts and all fills.
- General vicinity map of the area.
- North arrow.
- Subject property boundary lines, existing and proposed roads or driveways, easements, natural or manmade bodies of water and drainages, critical areas, shorelines, floodplains, and any existing or proposed structures, wells or septic systems on the site, and the distance between such features.
- Bodies of water, critical areas, structures, wells and septic systems on adjacent property and lying within 50 feet of the subject grading activity boundary that could be affected by the proposed grading operations.
- Maps drawn with contour intervals that adequately depict existing and proposed slopes for the proposal.
- Total quantities, in cubic yards, and type of cut and fill material, including on-site grading material, and imported material.
- Cross section drawings that include:
 - Maximum depth of fill and maximum height of cuts.
 - Existing and proposed buildings and their setbacks from cut or fill slopes.
 - Existing grades extending a minimum of twenty (20) feet beyond the scope of work.
 - Finished grades of cuts and fills extending a minimum of twenty (20) feet beyond the scope of work.
 - Retaining walls and the adjacent grade at least twenty (20) feet on either side of the wall(s).
 - Grades of all existing cut and fill areas expressed as a ratio of horizontal to vertical slope.
- The disposal site for excavated material. Offsite disposal may require a separate grading permit.
- The location of proposed erosion and sedimentation control measures showing compliance with the requirements of WDOE Stormwater Management Manual for Eastern Washington.
- Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, berms, settling ponds, or other water or erosion control devices to be utilized as a part of the proposed work.
- Any recommendations included in an engineering geology or geotechnical assessment or report for grading or developing the property. If required, assessment and reports shall be completed in compliance with KCC 17A Critical Areas.

See Attachments A, B & C

5. List all applicable local, state and federal permits and indicate whether they were issued, waived, denied or pending. N/A

6. Project description and additional project information (attach additional sheets if necessary): Construction Equipment Storage site

AUTHORIZATION

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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X

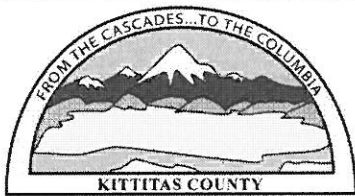
Signature of Land Owner of Record
(Required for application submittal)

Date:

X

John P. Johnson

6/9/2020



KITTITAS COUNTY
PUBLIC WORKS

Receipt Number: PW20-00218

411 N. Ruby Street, Suite 1
Ellensburg, WA 98926
509-962-7523 / <https://www.co.kittitas.wa.us/public->

Payer/Payee: John Ahlers
2111 Hidden Valley Road
Cle Elum WA 98922

Cashier: CANDIE LEADER
Payment Type: CREDIT CARD

Date: 06/11/2020

GP-20-00009 Grading - Under 500

Fee Description	Fee Amount	Amount Paid	Fee Balance
Grading Permit - Under 500 Yards	\$505.00	\$505.00	\$0.00
GP-20-00009 TOTALS:	\$505.00	\$505.00	\$0.00
TOTAL PAID:		\$505.00	

K
411 N RUBY STREET
ELLENSBURG, WA. 98926
678-731-5516

KITTITAS COUNTY PUBL
411 N RUBY STREET 1
ELLENSBURG, WA. 96926
509 962-7523

Phone Order

XXXXXXXXXXXX1984
Entry Method: Manual
Total: \$ 12.57
12:10:56
000000003 Appr Code: 086650
Online
Code: MATCH M

The above Service Fee charge is for the convenience of this payment method and is a separate transaction payable in addition to the amount due. Your signature indicates acceptance of this Service Fee and your payment to the card issuer according to their payment terms.

Customer Copy

SUBJECT TO \$2.49 SERVICE FEE

Phone Order

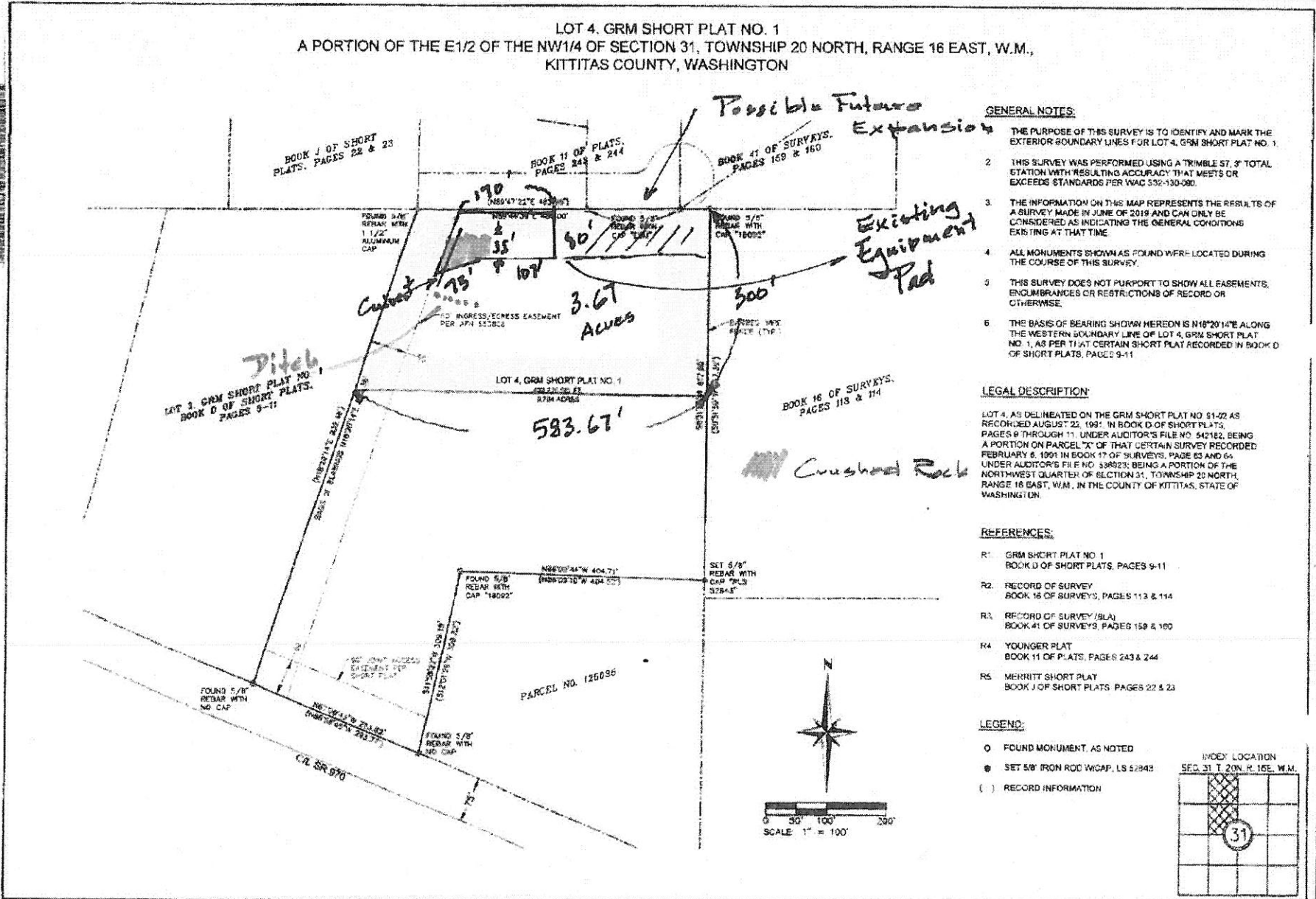
XXXXXXXXXXXX1984
VISA
Entry Method: Ma
Total: \$ 505.00
06/11/20 09:1
Inv #: 000000003 Appr Code: 09:
Apprvd: Online
AVS Code:
CVV2 Code: MATCH M

Customer Copy

2/27

11/01/2019 02:17:06 PM V. 42 P. 137 28182180044

LOT 4, GRM SHORT PLAT NO. 1
A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,
KITITAS COUNTY, WASHINGTON



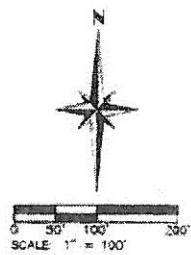
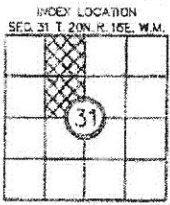
- GENERAL NOTES:**
- 1 THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE EXTERIOR BOUNDARY LINES FOR LOT 4, GRM SHORT PLAT NO. 1.
 - 2 THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 532-130-080.
 - 3 THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE OF 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - 4 ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
 - 5 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 - 6 THE BASIS OF BEARING SHOWN HEREON IS N48°20'14"E ALONG THE WESTERN BOUNDARY LINE OF LOT 4, GRM SHORT PLAT NO. 1, AS PER THAT CERTAIN SHORT PLAT RECORDED IN BOOK 0 OF SHORT PLATS, PAGES 9-11.

LEGAL DESCRIPTION:

LOT 4, AS DELINEATED ON THE GRM SHORT PLAT NO. 01-02 AS RECORDED AUGUST 23, 1991, IN BOOK D OF SHORT PLATS, PAGES 9 THROUGH 11, UNDER AUDITOR'S FILE NO. 542182, BEING A PORTION ON PARCEL "X" OF THAT CERTAIN SURVEY RECORDED FEBRUARY 6, 1991 IN BOOK 17 OF SURVEYS, PAGE 63 AND 64 UNDER AUDITOR'S FILE NO. 538923; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

- REFERENCES:**
- R1 GRM SHORT PLAT NO. 1 BOOK 0 OF SHORT PLATS, PAGES 9-11
 - R2 RECORD OF SURVEY BOOK 16 OF SURVEYS, PAGES 113 & 114
 - R3 RECORD OF SURVEY (BLA) BOOK 41 OF SURVEYS, PAGES 159 & 160
 - R4 YOUNGER PLAT BOOK 11 OF PLATS, PAGES 243 & 244
 - R5 MERRITT SHORT PLAT BOOK 0 OF SHORT PLATS PAGES 22 & 23

- LEGEND:**
- (O) FOUND MONUMENT AS NOTED
 - (●) SET 5/8" IRON ROD W/ CAP, LS 52943
 - () RECORD INFORMATION



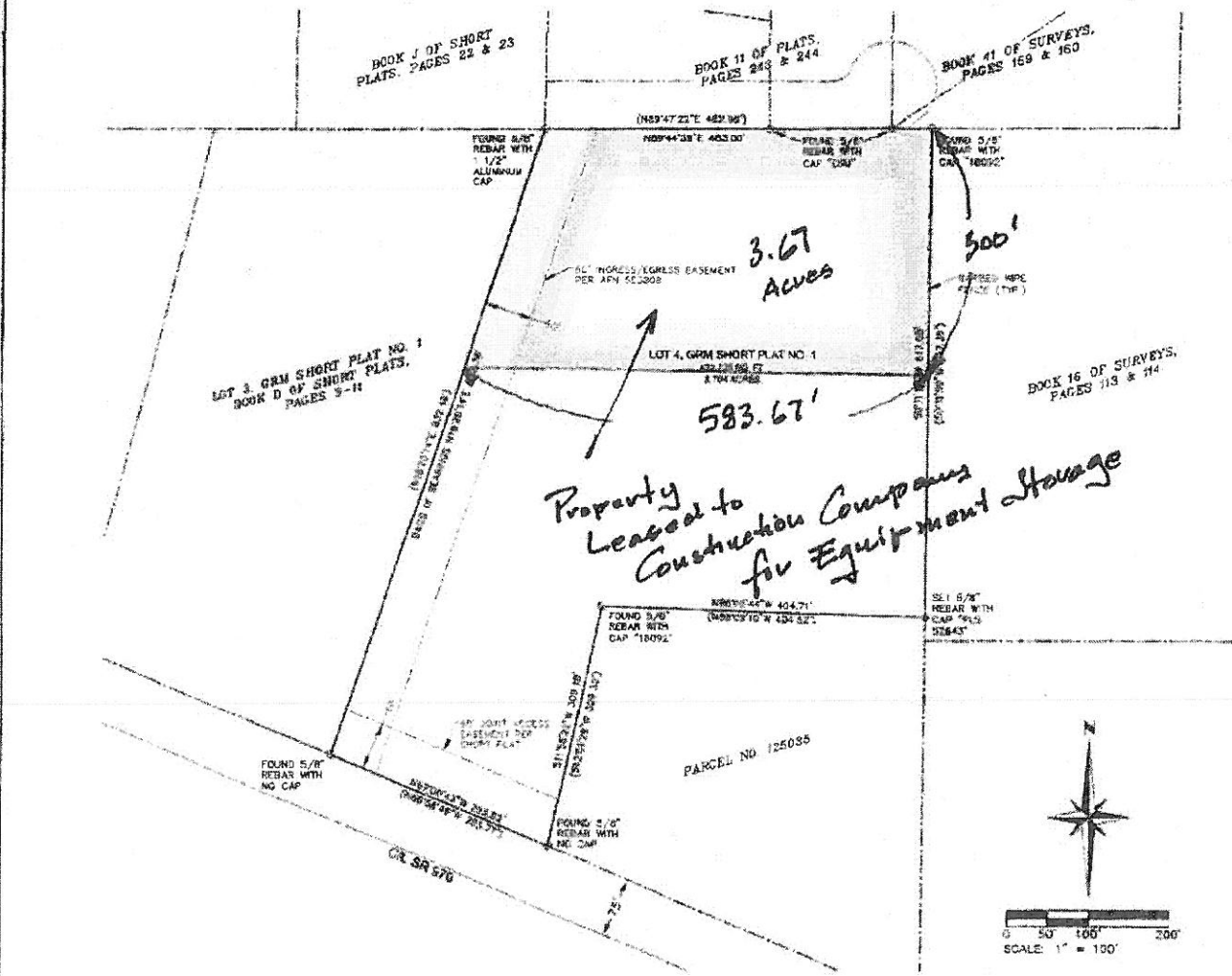
<p>AUDITOR'S CERTIFICATE 201911010044</p> <p>FILED FOR RECORD THIS 30th DAY of November 2019, AT 2:17 P.M. BOOK 41 OF SURVEYS AT PAGE 137 AT THE REQUEST OF AFS SURVEY & MAPPING</p> <p>JERALD V. PETTIT COUNTY AUDITOR</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN AND LYNN AHLERS IN JUNE OF 2019</p> <p><i>[Signature]</i> SARGEL R. WANCE, PLS DATE 10-31-2019</p> <p>STATE OF WASHINGTON CERTIFICATE NO. 52885</p>	<p>RECORD OF SURVEY KITITAS COUNTY TAX PARCEL NO. 060836 LOT 4, GRM SHORT PLAT NO. 1 FOR JOHN & LYNN AHLERS</p> <p>SURVEYED BY: BN DRAWN BY: SM/SWM CHECKED BY: SW APPROVED BY: SW DATE: OCT. 2019 APSSM JOB NO.: 1558.C02 ACAD NAME: 15580022ROS.DWG</p>	<p>AFS SURVEY & MAPPING</p> <p>1 OF 1</p> <p>1520 S.C. 20TH STREET, SUITE A, BELLINGHAM, WA 98226 253.1768 FAX: 360.735.0000 WWW.AFSMAPPING.COM</p>
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Attachment B

2/197

11/01/2019 02:11:08 PM P. 42 P. 137 26191000836 KITITAS COUNTY WA

LOT 4, GRM SHORT PLAT NO. 1
A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,
KITITAS COUNTY, WASHINGTON



GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE EXTERIOR BOUNDARY LINES FOR LOT 4, GRM SHORT PLAT NO. 1.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7.3 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-30-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE OF 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
6. THE BASIS OF BEARING SHOWN HEREON IS N16°20'14"E ALONG THE W 1/4-1/8 BOUNDARY LINE OF LOT 1, GRM SHORT PLAT NO. 1, AS PER THAT CERTAIN SHORT PLAT RECORDED IN BOOK D OF SHORT PLATS, PAGES 9-11.

LEGAL DESCRIPTION:

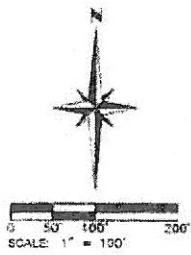
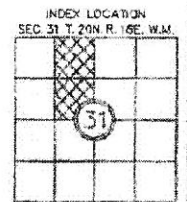
LOT 4, AS DELINEATED ON THE GRM SHORT PLAT NO. 91-07 AS RECORDED AUGUST 22, 1991, IN BOOK D OF SHORT PLATS, PAGES 9 THROUGH 11, UNDER AUDITOR'S FILE NO. 542182, BEING A PORTION ON PARCEL "X" OF THAT CERTAIN SURVEY RECORDED FEBRUARY 5, 1991 IN BOOK 17 OF SURVEYS, PAGE 65 AND 64 UNDER AUDITOR'S FILE NO. 536623; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

REFERENCES:

- R1 GRM SHORT PLAT NO. 1 BOOK D OF SHORT PLATS, PAGES 9-11
- R2 RECORD OF SURVEY BOOK 16 OF SURVEYS, PAGES 113 & 114
- R3 RECORD OF SURVEY (BLA) BOOK 41 OF SURVEYS, PAGES 159 & 160
- R4 YOUNGER PLAT BOOK 11 OF PLATS, PAGES 243 & 244
- R5 MERRITT SHORT PLAT BOOK J OF SHORT PLATS, PAGES 22 & 23

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD W/CAP, LS 52343
- () RECORD INFORMATION



AUDITOR'S CERTIFICATE 201911010044

FILED FOR RECORD THIS 20th day of November 2019 AT 2:19 PM IN BOOK 42 OF SURVEYS AT PAGE 137 AT THE REQUEST OF APS SURVEY & MAPPING

JERALD V. PETIT
COUNTY AUDITOR

Jerald V. Petit
COUNTY AUDITOR



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN & LYNN AHLERS, IN JULY OF 2019

Samuel R. Fossil
SAMUEL R. FOSSIL, PLS
DATE 10-31-2019

STATE OF WASHINGTON CERTIFICATE NO. 23283

RECORD OF SURVEY
KITITAS COUNTY TAX PARCEL NO. 080836
LOT 4, GRM SHORT PLAT NO. 1
FOR
JOHN & LYNN AHLERS

SURVEYED BY: BN DRAWN BY: SM/SW CHECKED BY: SW APPROVED BY: SW
DATE: OCT. 2019 APSSM JOB NO.: 1558.002 ACAD NAME: 155R002ROS.DWG



SHEET
1
OF
1

Attachment A

Quantity Calculations (Estimates)EXISTING (1) Duff Removal (.2') (Excavation)

$$\frac{170' \times 85' \times 0.2'}{27 \text{ CY}} = 107 \text{ CY}$$

(2) Gravel Fill:(a) Pit Run (.5')

$$\frac{170 \times 80 \times .5}{27} = 252 \text{ CY}$$

(b) Crushed Rock (Ave 1.5')

$$\frac{(52 + 73) \times 35}{2} \times \frac{1.5}{27} = 122 \text{ CY}$$

(3) Net Import

$$252 \text{ CY} + 122 \text{ CY} - 107 = \underline{\underline{267 \text{ CY}}}$$

FUTURE

Assume remove .2' and build .5 pad = net .3'

$$\frac{313' \times 80' \times .3}{27} = \underline{\underline{278 \text{ CY}}}$$



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: John & Lynn Ahlers
CC: Arden Thomas, Water Resource Manager
FROM: Zachery Peebles, Engineering Technician I
DATE: July 20, 2020
SUBJECT: Grading Permit GP-20-00009

Grading:

Review of grading permit GP-20-00009 determined an engineered grading permit is required. FEMA identifies the affected area of parcel 080836 to be within the 100-year floodplain. Work located within a critical area requires an engineered grading permit (See attachment 1).

Applications for projects involving engineered grading require an engineered grading plan based on an engineering report. Engineered grading plans shall be prepared and stamped by an engineering geologist, geotechnical engineer or civil engineer licensed to work in the State of Washington. The engineering grading plan and report should specifically address the appropriate culvert size for the ditch along the access road.

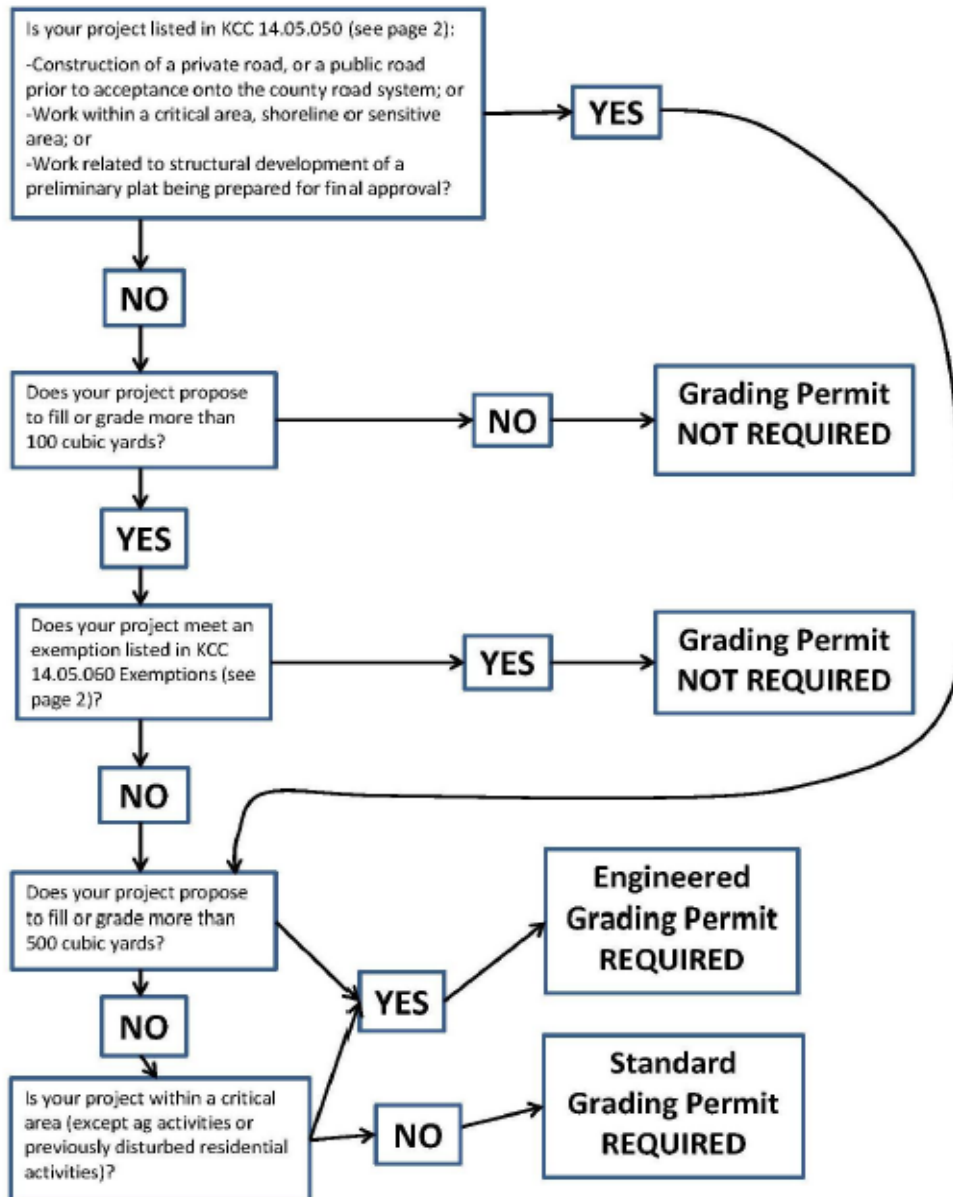


KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Clearing and Grading Ordinance Exemption Flowchart

For specific applicability requirements, refer to KCC 14.05.050 and 14.05.060

Adopted December 2, 2014



Clearing and Grading Ordinance Exemption Flowchart

14.05.050 Permits required.

Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee. The following activities are not exempt and shall require a grading permit:

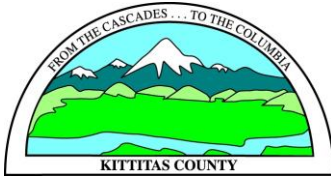
1. Private road(s), as defined by Kittitas County Code Title 12, Road and Bridge Standards serving more than two (2) dwelling units;
2. Public road construction prior to acceptance into the County road system;
3. Work within critical areas, shorelines, or sensitive areas as defined by local, state and federal law.
4. Work upon ground that has received preliminary plat approval and is being prepared for structural development and final plat approval.

14.05.060 Exemptions.

A grading permit shall not be required for the following:

1. Excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation resulting in soil or rock having an exposed, unsupported height greater than five feet after the completion of such structure;
2. Cemetery graves;
3. Refuse disposal sites controlled by other regulations;
4. Excavations for wells, or trenches of utilities;
5. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other state regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in soil on adjoining or contiguous properties;
6. Exploratory excavations performed under the direction of a registered design professional, County Engineer or Public Works designee.
7. An excavation that (a) is less than two (2) feet in depth, or (b) does not create a cut slope greater than 5 feet in height and steeper than one (1) unit vertical in two (2) units horizontal;
8. A fill less than one foot in depth and placed on natural terrain with a slope flatter than one (1) unit vertical in five (5) units horizontal;
9. Soil test holes and on-site sewage system installation done under the provisions of an on-site sewage disposal permit application;
10. Grading of County roads with Kittitas County Public Works oversight, including roads, bridges and municipal construction, which is designed to County, WSDOT, APWA or FHWA standards and specification where such grading is subject to review and approval of a local government agency or a State or Federal agency;
11. Highway construction and maintenance administered by the Washington State Department of Transportation;
12. Routine road maintenance within the established footprint of an existing road.
13. Agricultural or horticultural activities where such activities are those activities conducted on lands defined in RCW 84.34.020(2) as agricultural lands and those activities involved in the production of crops or livestock, including but not limited to operation and maintenance of fields, farm and stock ponds or drainage systems, irrigation systems, changes between agricultural activities, maintenance or repair of existing serviceable structures and facilities and plowing. An activity ceases to be agricultural or horticultural when the area on which it was conducted has been converted to a nonagricultural use. Farm access roads will be required to upgrade to private or public road standards prior to utilization within a land development. At that time, review under the conformance with this Chapter will be required;

Exception from the permit requirements of this Chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: John & Lynn Ahlers
CC: Joshua Fredrickson, County Engineer
Toni Berkshire, Code Enforcement Officer
FROM: Arden Thomas, Water Resource Manager
DATE: November 25, 2020
SUBJECT: Grading Permit GP-20-00009 / Flood Development Permit FD-20-00012

Kittitas County Public Works staff has received the engineered grading plan that you submitted, and I am providing you with collective feedback.

We encourage you to consider relocating the equipment outside the FEMA identified 100-year floodplain and removing the fill that has been placed within the 100-year floodplain. Doing so would greatly simplify the permitting for this project. By relocating the fill and stored materials outside the 100-year floodplain, you would not need to meet the floodplain standards and it is possible that the filling and grading needed to provide a suitable equipment pad would not trigger the engineered grading permit requirements. Additionally, any fill that exceeds 500 cubic yards must undergo SEPA review. For SEPA you will need to complete the SEPA checklist: <https://www.co.kittitas.wa.us/uploads/cds/forms/SEPA%20Environmental%20Checklist.pdf>

If you proceed with the project in this location, the permit fee for the engineered grading permit is \$1,250. We have only received the fee for a non-engineered permit (\$505).

Setback Requirements: There is a 15 foot setback along the north property line. The gravel pad and equipment storage cannot be within this setback.

Floodplain Requirements:

- FEMA has identified flood depth of up to 2 feet in the area proposed for equipment storage. Based on the existing conditions provided, we have identified that the pad must have a completed elevation of at least 1867 feet.
- Compensatory storage is required. To issue a permit, you will need to provide us with a compensatory storage plan that we will review and approve, and then construct the compensatory storage. The compensatory storage must provide flood storage to mitigate for the fill that has been brought into the floodplain. A general guideline for developing this plan is that the amount of material that is removed from the floodplain must be equal to or exceed by the amount of fill that has been added to the floodplain and must be hydraulically equivalent.

- Since fill has been added along the north end of the property boundary and crosses the ditch along the existing road, the compensatory storage plan should specifically address how it will prevent flood waters from being displaced or directed to properties located to the north. Flow conveyance (a ditch) needs to be added to the north side of the gravel pad. The engineered grading plan specifies that a 16-inch culvert will be utilized. Supporting documentation demonstrating the adequacy of the proposed culvert size is required.

Grading Plan Review:

The plan must be revised to show:

- The limit of the 100-year floodplain;
- Compensatory mitigation excavation. If the compensatory cut material is placed on site, then the location and grades of the final placement must be shown;
- The final elevation of the proposed pad;
- Existing grades extending a minimum of 20 feet beyond the scope of work (or further, if necessary, to understand post construction drainage);
- Finished grades of all existing and cut material a minimum of 20 feet beyond the scope of work (or further, if necessary, to understand post construction drainage);
- Grades of all existing and proposed cuts and fills need to be expressed as a ratio of horizontal to vertical slopes.