

# KEYNOTE SYMBOL  
**SITE PLAN KEYNOTES**

- 1 PROPOSED SINGLE FAMILY RESIDENCE, MAIN FLOOR ELEVATION 2289'-0"
- 2 PROPOSED DETACHED 4-CAR GARAGE, GUEST DWELLING ABOVE, MAIN FLOOR ELEVATION 2294'-0"
- 3 PROPOSED ACCESS POINT FOR NEW GRAVEL DRIVEWAY OFF ACCESS DRIVE
- 4 PROPOSED 4-CAR PARKING
- 5 PROPOSED DRAIN FIELD, VERIFY WITH SEPTIC CONTRACTOR
- 6 REMOVE VEGETATION IN THIS AREA, TREES TO BE REMOVED SHOWN IN GREY

**GENERAL SITE PLAN NOTES**

1. WORK TO CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES
2. LOCATE AND PRESERVE ANY EXISTING UTILITIES
3. CALL BEFORE YOU DIG FOR UTILITY LOCATIONS
4. PROVIDE SILT FENCE AT PROPERTY LINE FOR EROSION CONTROL. SLOPE NEW GRADING AWAY FROM HOUSE AT 5% SLOPE.
5. VERIFY PROPERTY BOUNDARIES PRIOR TO CONSTRUCTION.

**SITE SPECIFICATIONS**

1. EXCAVATION: EXCAVATE TO SOLID BEARING (MINIMUM 1,500PSF). LEAVE BEARING SURFACES UNDISTURBED. DO NOT STOCK PILE EXCAVATED MATERIAL ON SITE. DISPOSE OF EXCAVATED MATERIAL OFF SITE.
2. FILL: ALL FILLS UNDER CONSTRUCTION, INCLUDING FOOTINGS AND PAVEMENT, BOTH EXTERIOR AND INTERIOR, SHALL BE COMPACTED FILLS, MADE ONLY WITH APPROVED IMPORTED GRANULAR MATERIAL, FREE FROM ORGANIC MATERIAL AND SPECIFICALLY APPROVED FOR COMPACTED FILLS, AND SHALL BE COMPACTED, IN 8" LOOSE LIFTS, TO 90% MINIMUM SOIL DENSITY BASED ON ASTM D1557 STANDARD AND ASTM D2922 OR APPROVED EQUIVALENT STANDARD.

**PROJECT DATA**

PROJECT LOCATION:	14991 SALMON LA SAC RD RONALD, WA 98940
PROJECT DESCRIPTION:	NEW 2 STORY, 4 BEDROOMS AND 4 BATH, SINGLE FAMILY RESIDENCE. NEW DETACHED GARAGE WITH UPPER FLOOR 2 BEDROOM AND 2 BATH GUEST HOUSE.
PARCEL NUMBER:	11931
ABBR. LEGAL DESCRIPTION:	ACRES 4.00, LAKE CLE ELUM RIDGE NO. 1 SHORT PLAT 96-38; LOT 1-A SEC. 27; TWP. 21; RGE. 14
ZONING:	R-R (RURAL RECREATION)
LEGAL ACRES:	4.00 ACRES
MINIMUM SETBACKS:	FRONT = 25 FEET REAR = 15 FEET SIDE = 15 FEET
PROPOSED IMPERVIOUS SURFACE:	14,701.90 S.F. TOTAL
HOUSE:	3,506.71 S.F.
GUEST HOUSE:	2,576.00 S.F.
UNCOVERED PORCHES/DECKS:	225.25 S.F.
DRIVEWAY:	8,313.94 S.F.
LOT BUILDING COVERAGE:	3.05% TOTAL (40% MAX.)
HOUSE:	3,302 S.F. = 1.89%
GUEST HOUSE:	2,014 S.F. = 1.15%
MAXIMUM BUILDING HEIGHT:	35 FEET
TOTAL OFF-STREET PARKING SPACES:	4 REQUIRED

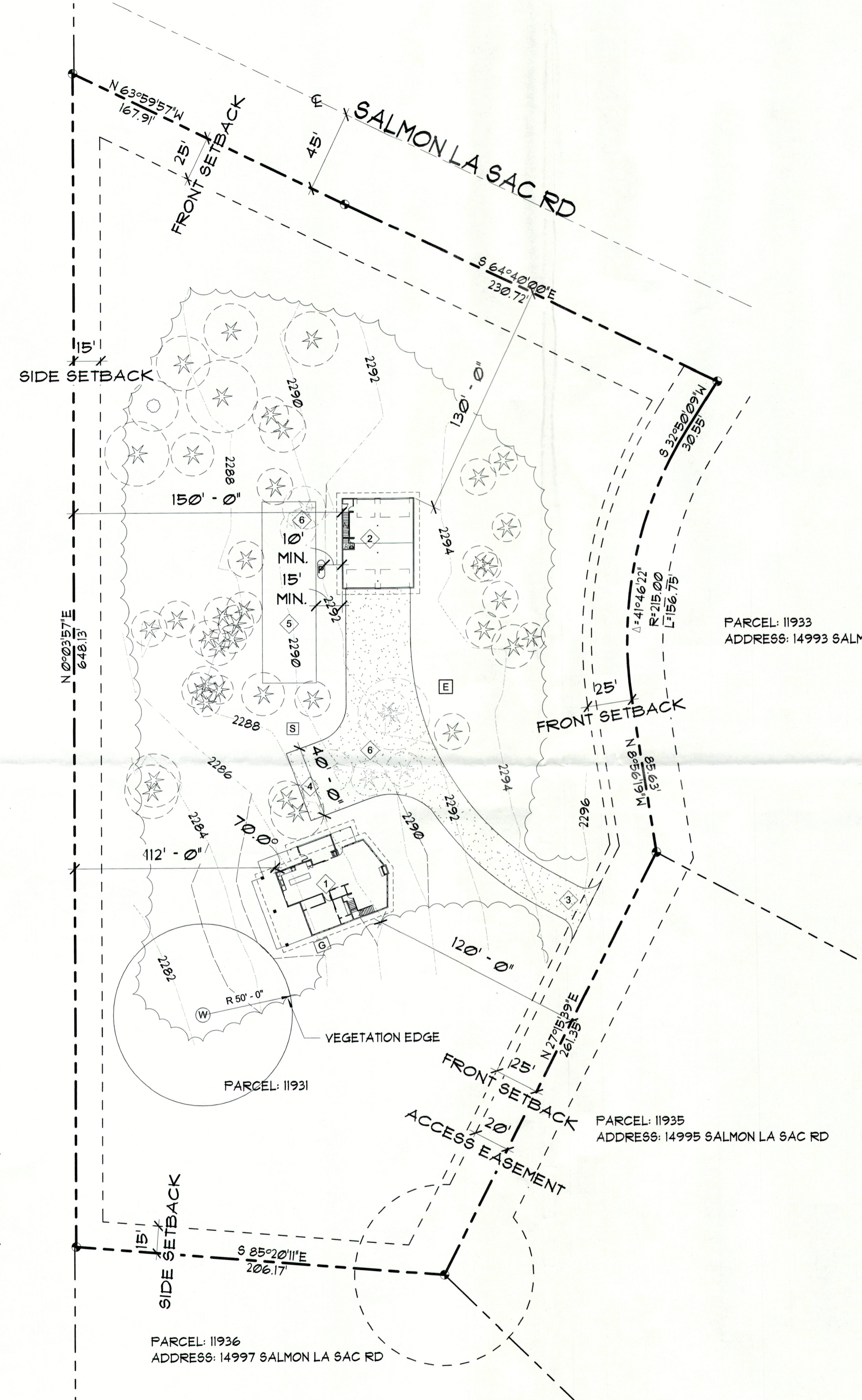
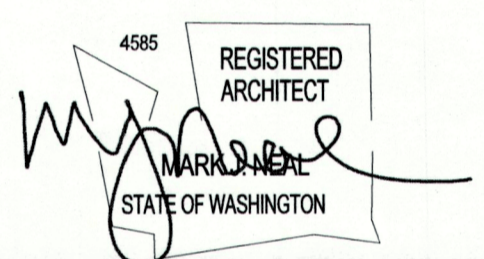
REVISIONS	BY

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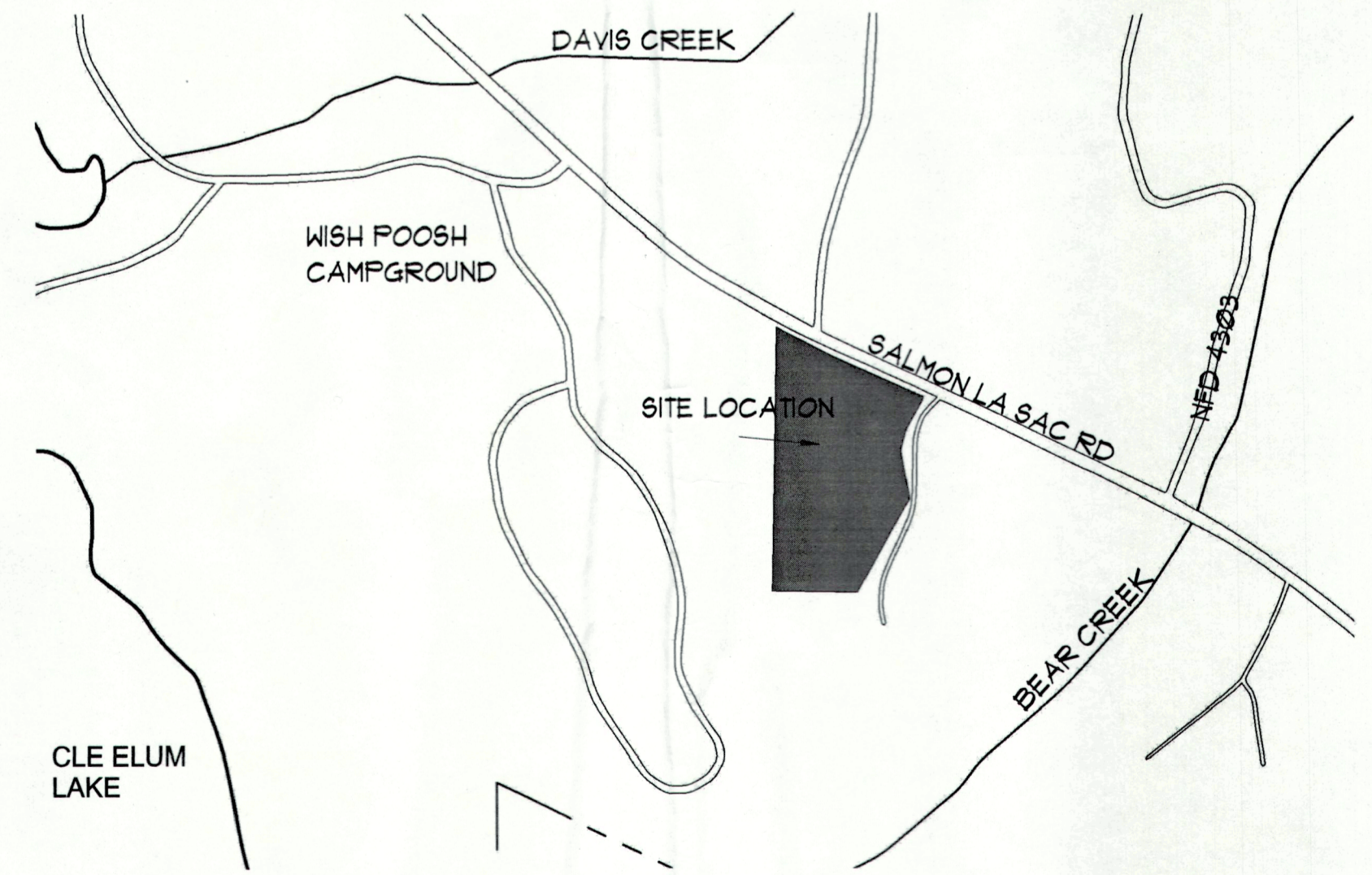


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**ARCHITECTURAL SITE PLAN**



**VICINITY PLAN**



**SITE UTILITIES**

NOTE: CONTRACTOR TO VERIFY ALL LOCATIONS

- WATER - WELL
  - SEWER - ON SITE SEPTIC SYSTEM
  - POWER - KITTITAS PUD
- |     |   |
|-----|---|
| UGP | UNDERGROUND POWER                         |
| W   | WATER                                     |
| E   | EXISTING ELECTRICAL METER                 |
| P   | NEW ABOVE GROUND 500 GALLON PROPANE TANK  |
| G   | BACKUP GENERATOR                          |
| S   | PROPOSED 1000 GALLON SEPTIC TANK LOCATION |
| W   | PROPOSED WELL LOCATION                    |

**SITE PLAN LEGEND**

- PROPERTY LINE
- - - SETBACK OR EASEMENT
- CONTOUR - EXISTING
- BUILDING OVERHANG, SEE ROOF PLAN A2.3
- GRAVEL
- ASPHALT PAVEMENT

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**MARK & STEPHANIE TAPERT**  
**SINGLE FAMILY RESIDENCE**  
 14991 SALMON LA SAC RD, RONALD, WA

Date: 01-17-2022  
 Scale Factor: 1  
 Drawn: KM  
 File: 20472  
 Sheet  
**A1.1**