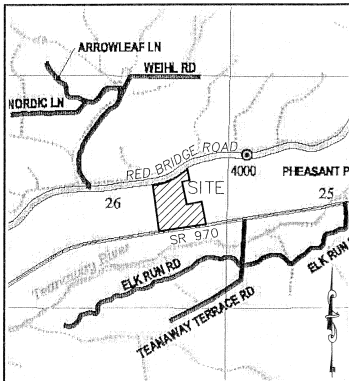


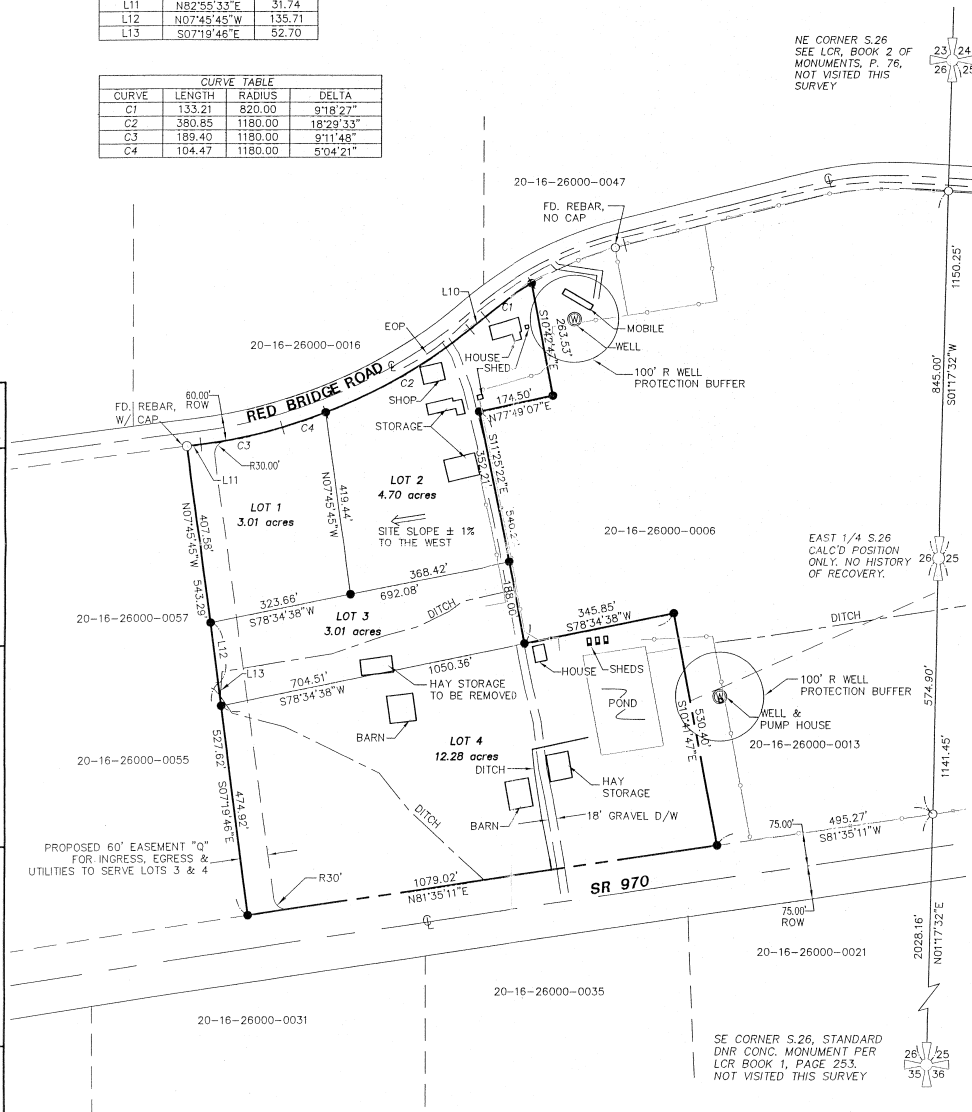
MARZOLF - KELLEY SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO XX-XX
PORTION OF THE EAST 1/2 OF SECTION 26 T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

LINE	BEARING	DISTANCE
L9	S61°07'27"E	97.38
L10	N50°09'51"E	44.83
L11	N82°55'33"E	31.74
L12	N07°45'45"W	135.71
L13	S07°19'46"E	52.70

CURVE	LENGTH	RADIUS	DELTA
C1	133.21	820.00	9°18'27"
C2	380.85	1180.00	18°29'33"
C3	189.40	1180.00	9°11'48"
C4	104.47	1180.00	5°04'21"



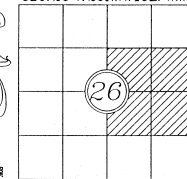
NE CORNER S.26
SEE LCR, BOOK 2 OF
MONUMENTS, P. 76,
NOT VISITED THIS
SURVEY

LEGEND

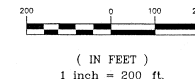
- SECTION CORNER
- FND REBAR
- SET 1/2" REBAR LS# 18092
- WELL
- FENCE



INDEX LOCATION:
SEC. 26 T. 20N. R. 16E. W.M.



GRAPHIC SCALE



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20____

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MARZOLF - KELLEY" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this ____ day of _____ A.D., 20____

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ____ day of _____ A.D., 20____

Kittitas County Health Officer

CERTIFICATE OF 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.

Dated this ____ day of _____ A.D., 20____

Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-16-26000-0052 (236036)

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____ 20____ at _____ M in book ____ of _____ at page ____ at the request of
DAVID P. NELSON
 Surveyor's Name

County Auditor Deputy 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 **MICHELLE KELLEY** in **NOV. 2007**.

DAVID P. NELSON DATE 01/08/08
 Certificate No. 18092

K.C.S.P. NO. XX-XX
Portion of the East 1/2, Section 26,
Township 20 North, Range 16 East, W.M.
Kittitas County, Washington

DWN BY S. TAYLOR	DATE 12/07	JOB NO. 07268
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 4

Encompass ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419
 JAN 05 2008
 Kittitas County
 CDS

OWNERS:

MICHELLE LOUISE KELLEY AND NEIL W. MARZOLF
5130 RED BRIDGE ROAD
CLE ELUM WA 98922

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL #: 20-16-26000-0052 (236036)
EXISTING PARCEL AREA: 23 ACRES
ZONE: R-3

MARZOLF - KELLEY SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. XX-XX
PORTION OF THE EAST 1/2 OF SECTION 26 T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.; THENCE NORTH 01°17'32" EAST, 2028.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY BOUNDARY LINE OF STATE ROUTE 970;
THENCE SOUTH 81°35'11" WEST, ALONG SAID RIGHT OF WAY BOUNDARY LINE, 495.27 FEET TO THE TRUE POINT OF BEGINNING SAID LINE;
THENCE NORTH 10°41'47" WEST, 530.40 FEET;
THENCE SOUTH 78°34'38" WEST, 345.85 FEET;
THENCE NORTH 11°25'22" WEST, 540.21 FEET;
THENCE NORTH 77°49'07" EAST, 174.50 FEET;
THENCE NORTH 10°42'47" WEST, 263.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY LINE OF RED BRIDGE ROAD AND THE TERMINUS OF SAID LINE.

ALL LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY BOUNDARY LINE OF RED BRIDGE COUNTY ROAD.

ALL LYING NORTH OF NORTHERLY RIGHT OF WAY BOUNDARY LINE OF STATE ROUTE 970.

SITUATED IN EAST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-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 AZMUTH ADJUSTMENT.
2. 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 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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 STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
11. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD: BOOK 22 OF SURVEYS AT PAGES 81 AND 82, UNDER AUDITOR'S FILE NUMBER 199609180019; BOOK 22 OF SURVEYS AT PAGE 131, UNDER AUDITOR'S FILE NUMBER 199612180007 AND THE SURVEYS REFERENCED THEREON.
12. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 1 OF SURVEY BOOK 22, PAGES 131 & 82 TO THE CONFIGURATION SHOW HEREON.
13. 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.
14. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
15. NO DIRECT ACCESS TO OR FROM SR 970 WILL BE ALLOWED FROM THIS SHORT PLAT.

NOTE:

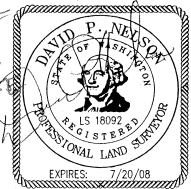
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

ADJACENT PROPERTY OWNERS:

- | | |
|--|---|
| 20-16-2000-0013
FREMMEIR, MARK ETUX
16838 23TH WAY SE
MAPLE VALLEY, WA 98038 | 20-16-26000-0035
STATE OF WASH (DOT)
REAL ESTATE SERVICES
PO BOX 12560
YAKIMA, WA 98909 |
| 20-16-2000-0006
GLEASON PROPERTIES LLC
19689 SE 184TH ST
RENTON, WA 98058 | 20-16-26000-0057
TAYLOR, BONNY L
4800 RED BRIDGE RD
CLE ELUM, WA 98922 |
| 20-16-2000-0021
BAKAMIS, WILLIAM ETUX
1918 14TH AVE E
SEATTLE, WA 98112 | |
| 20-16-2000-0031
SOMMER, LANCE W ETUX
8327 20TH AVE NW
SEATTLE, WA 98117 | |
| 20-16-2000-0047
20-16-2000-0016
PETERSON, CHARLES A ETUX
8438 N MERCER WAY
MERCER ISLAND, WA 98040 | |
| 20-16-2000-0055
BEQUETTE RONALD E
6185 RED BRIDGE RD
CLE ELUM WA 98922 | |

SP07-73
BEQUE
07-72
BEQUE



DEDICATION

KNOW ALL MEN BY THESE PRESENT
That we, the undersigned people with interest in the herein described property, do hereby declare subdivide and plat as herein described, and grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

NAME: MICHELLE L. KELLEY DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200__.

Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT
That we, the undersigned people with interest in the herein described property, do hereby declare subdivide and plat as herein described, and grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

NAME: NEIL W. MARZOLF DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200__.

Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

RECORDER'S CERTIFICATE _____

Filed for record this _____ day of _____, 20____ at _____ M in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor _____ Deputy 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...MICHELLE, KELLEY in...NOV.....2007.

DAVID P. NELSON DATE 11/22/08
Certificate No. 18092

K.C.S.P. NO. XX-XX
Portion of the East 1/2, Section 26,
Township 20North, Range 16 East, W.M.
Kittitas County, Washington

DWN BY S. TAYLOR	DATE 12/07	JOB NO. 07268
CHD BY D. NELSON	SCALE N/A	SHEET 2 OF 4

Encompass ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECEIVED
JAN 09 2008
Kittitas County
CDS

MARZOLF - KELLEY SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. XX-XX
PORTION OF THE EAST 1/2 OF SECTION 26 T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

DEDICATION

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That we, the undersigned people with interest in the herein described property, do hereby declare
subdivide and plat as herein described, and grant easements to the use of the heirs, successors
and assigns forever all roads, utilities, places or whatever property shown hereon.
IN WITNESS WHEREOF, We have set our hands and seals.

NORTHWEST PACIFIC DEVELOPMENT, LLC

NAME: _____ DATE _____
TITLE: _____

NORTHWEST PACIFIC DEVELOPMENT, LLC
AUDITOR'S FILE NO. 200602030013

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this _____ day of _____, 200____, before me, the undersigned, a Notary
Public in and for the State of _____, duly commissioned and sworn, personally appeared
_____ and _____ to me known to be the
_____ and _____ respectively, of
_____, the limited liability company that executed the foregoing
instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said
limited liability company, for the uses and purposes therein mentioned, and on oath stated that
_____ authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

DEDICATION

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That we, the undersigned people with interest in the herein described property, do hereby declare
subdivide and plat as herein described, and grant easements to the use of the heirs, successors
and assigns forever all roads, utilities, places or whatever property shown hereon.
IN WITNESS WHEREOF, We have set our hands and seals.

INDEPENDENT INSTALLATIONS, LLC

CHARLES R. HOSTNIK, ATTY _____ DATE _____
ANDERSON BURNS AND HOSTNIK

THURSTON SUPERIOR COURT CASE NO. 0-4201015-0
JUDGEMENT NO. 04-9-00502-0
AUDITOR'S FILE NO. 200603220031

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and
foregoing instrument, and acknowledged that _____ signed the same as
free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200____.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT
That we, the undersigned people with interest in the herein described property, do hereby
declare subdivide and plat as herein described, and grant easements to the use of the heirs,
successors and assigns forever all roads, utilities, places or whatever property shown hereon.
IN WITNESS WHEREOF, We have set our hands and seals.

STATE OF WASHINGTON, EMPLOYMENT SECURITY DEPARTMENT

NAME: _____ DATE _____
TITLE: _____

JUDGEMENT NO. 06-9-00404-1, KITTITAS COUNTY
SUPERIOR COURT CAUSE NO. 06-2-00428-3

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and
foregoing instrument, and acknowledged that _____ signed the same as
free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200____.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

DEDICATION

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subdivide and plat as herein described, and grant easements to the use of the heirs, successors
and assigns forever all roads, utilities, places or whatever property shown hereon.
IN WITNESS WHEREOF, We have set our hands and seals.

STATE OF WASHINGTON, UNDER DEPARTMENT OF SOCIAL AND HEALTH SERVICES
DIVISION OF CHILD SUPPORT

NAME: _____ DATE _____
TITLE: _____

AUDITOR'S FILE NO. 200610040041

ACKNOWLEDGEMENT

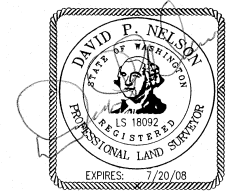
STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and
foregoing instrument, and acknowledged that _____ signed the same as
free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200____.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____



RECORDER'S CERTIFICATE _____
Filed for record this _____ day of _____, 20____ at _____ M
in book _____ of _____ at page _____ at the request of
DAVID P. NELSON
Surveyor's Name

County Auditor Deputy 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 _____
in _____ 2007.

DAVID P. NELSON DATE
Certificate No. 18092 _____

K.C.S.P. NO. XX-XX
Portion of the East 1/2, Section 26,
Township 20North, Range 16 East, W.M.
Kittitas County, Washington

DWN BY S TAYLOR	DATE 12/07	JOB NO. 07268
CHKD BY D NELSON	SCALE N/A	SHEET 3 OF 4

Encompass  **RECORDS**
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419
JAN 08
Kittitas County
CDS



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

To: Interested Departments and Agencies with Jurisdiction
Adjacent Property Owners
Applicant

From: Scott Turnbull, Staff Planner

Date: November 17, 2008

Subject: **Marzlof-Kelley Short Plat, SP-08-01**

Please find enclosed a Short Plat application for the referenced project. Michelle Kelley, landowner, submitted a complete application on January 9 2008 for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 23 acres of land that is zoned Rural-3. The subject property is located north of SR-970 and south of Red Bridge Road, Cle Elum, WA 98922, within a portion of Section 26, T.20N., R.16E., W.M. in Kittitas County. Tax parcel number 20-16-26000-0052.

Written comments from the public may be submitted to Kittitas County CDS no later than **Monday, December 1, 2008.**

The submitted application and related filed documents may be examined by the public at the Community Development Services office between 8:00 am and 5:00 pm at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, or on the Community Development Services website at www.co.kittitas.wa.us/cds/current/.

Please send comments regarding the application by September 17, 2008 to Kittitas County Community Development Services, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926. Staff Planner: Scott Turnbull

If you have any questions, please contact Community Development Services at (509) 962-7506.



To Protect and Promote the Health and the Environment of the People of Kittitas County

February 27, 2009

Scott Turnbull, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Turnbull,

Thank you for the opportunity to comment on the Marzlof-Kelley Short Plat, SP-08-01. Pursuant to the Memorandum of Agreement between Kittitas County and the Washington State Department of Ecology all residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements. The requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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. "

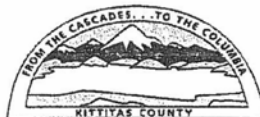
AND

"Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

If a public water system is proposed for the plat, the public water system information shall be submitted and reviewed by Kittitas County Public Health Department or Washington State Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval.

Kittitas County
Public Health Department
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



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

Environmental
Health Services
411 North Ruby Street, Suite 3
Ellensburg, WA 98926
T: 509.962.7698
F: 509.962.7052



To Protect and Promote the Health and the Environment of the People of Kittitas County

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from Washington State Department of Ecology will meet the water availability requirement. If there is not an existing well on the plat, then a **water availability report** with documentation and evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted for review.

At this time the application does not contain sufficient information to make a determination of adequate water availability and soil assessment to determine the land area is suitable for onsite sewage systems. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

James Rivard

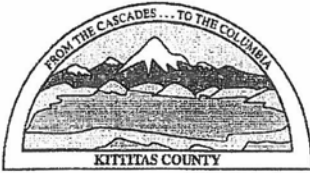
James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department

Kittitas County
Public Health Department
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



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

Environmental
Health Services
411 North Ruby Street, Suite 3
Ellensburg, WA 98926
T: 509.962.7698
F: 509.962.7052



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Scott Turnbull, Community Development Services
FROM: Christina Wollman, Planner II CW
DATE: February 2, 2009
SUBJECT: Marzolf-Kelley Short Plat SP-08-01

Our department has reviewed the short plat application and has the following comments:

- "Conditional Preliminary Approval"** is recommended based on the information provided. See below for conditions of preliminary approval.
- "Additional Information Requested"**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
-

The following comments are based on the plat survey dated 08/2008 (attached). The following shall be conditions of preliminary approval:

1. **Private Road Certification:** Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. **SR 970 Access:** Per WSDOT, no access shall be allowed to SR 970 and the existing access to SR 970 shall be removed.
3. **Easement 'Q':** All access to Lots 1, 3, and 4 shall be from Easement 'Q'. A cul-de-sac shall be constructed at the end of the easement. The cul-de-sac may be temporary to accommodate future development.
4. **Easement 'Q' Private Road Improvements:** Access from Red Bridge Road to the cul-de-sac shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.

Page 1 of 4

- d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Access Permit: An approved access permit shall 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.
10. Addressing: 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.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: 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.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and

6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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 Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.



**Washington State
Department of Transportation**

Paula J. Hammond
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

(509) 577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 29, 2009

Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Scott Turnbull, Staff Planner

Subject: SP-07-xx; Marzolf – Kelley Short Plat; 4-Lot Short Plat
SR 970, MP 5.75 Left.



We have reviewed the proposed plat, and have the following comments.

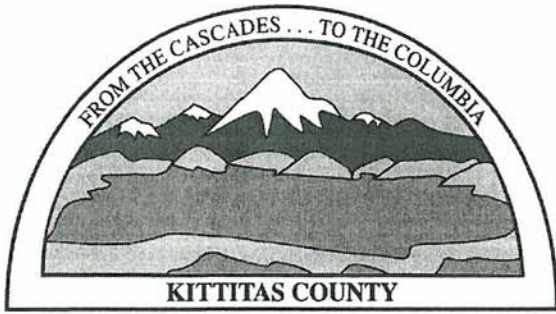
1. The subject property is adjacent to State Highway 970. SR 970 is a Class 1 access managed highway in this area with a posted speed limit of 60 miles per hour. No direct access for any of the proposed lots will be allowed to SR 970 per WAC 468-52-040 (1). We request the following:
 - Verbage be placed on the plat near the existing access to SR 970 that states that the existing access to SR 970 be removed.
 - A note be placed on the plat that states that no direct access to SR 970 will be allowed from this short plat.
 - That the 60' easement for ingress, egress, and utilities from Red Bridge Road be terminated at the boundary between lot 3 and lot 4.
2. SR 970 is an existing facility. The proponent should be aware that they are proposing development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, may need to be expanded to accommodate future traffic growth. If the proponent is concerned with traffic noise affecting this development, it is the developer's responsibility to dampen or deflect any traffic noise for it.
3. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
4. Any proposed lighting should be directed down towards the site, and away from SR 970.

Thank you for the opportunity to review and comment on this proposal. If you have questions or require further information regarding our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.
Regional Materials and Planning Engineer

BP: rh/de
cc: File #3, SR 970
Terry Kukes, Area 1 Maintenance Superintendent



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

January 10, 2007

Michelle Kelley
PO Box 1042
Cle Elum, WA 98922

Dear Ms. Kelley,

RECEIVED

JAN 18 2008

KITTITAS COUNTY
CDS

We have received the proposed **Marzolf - Kelley Short Plat**, located in Section 26, Township 20N, Range 16E, off of Red Bridge Road. We have also received the \$380.00 plat submission fee (receipt #054990 & 054991).

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 Hydrogeologist. 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.

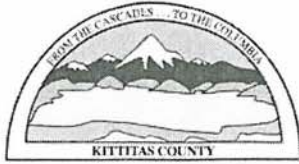
Sincerely,

A handwritten signature in cursive script that reads "Catherine Bambrick".

Catherine Bambrick, Administrator
Kittitas County Public Health Department

cc: Community Development Services, Encompass Engineering & Surveying

To Protect and Promote the Health and the Environment of the People of Kittitas County



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.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 CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 site's tax parcel. If adjoining parcels are owned by the applicant, the 500 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS


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

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

FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
~~\$450~~ \$630 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:			RECEIVED DATE STAMP HERE Kittitas County CDS
SIGNATURE:	DATE:	RECEIPT #	
X 	1.9.08	054990 054991	
NOTES: _____			

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

Name: Michelle Kelley
Mailing Address: P.O. Box 1042
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-5399 (cell)
Email Address: michellekelley001@yahoo.com

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

Agent Name: _____
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: 5130 Red Bridge Road
City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property:**

Portion of the East 1/2 of Section 26, Township 20 North, Range 16 East, W.M.

6. **Tax parcel number(s):** 20-16-26000-0052 (236036)

7. **Property size:** 23 _____ (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):

4 Lot Short Plat, Zone R-3, water: individual wells, sewer: septic/drainfields

9. Are Forest Service roads/easements involved with accessing your development? Yes (explain) No

10. What County maintained road(s) will the development be accessing from?
Red Bridge 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:

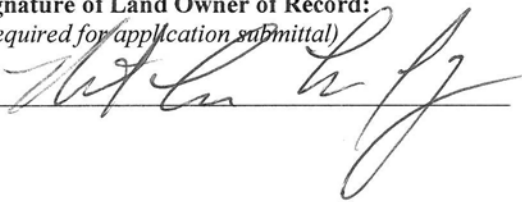
Date:

X _____

Signature of Land Owner of Record:

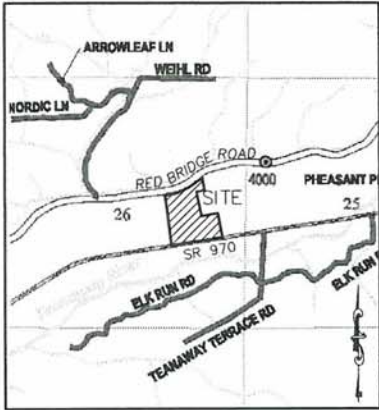
Date:

(Required for application submittal)

X  _____

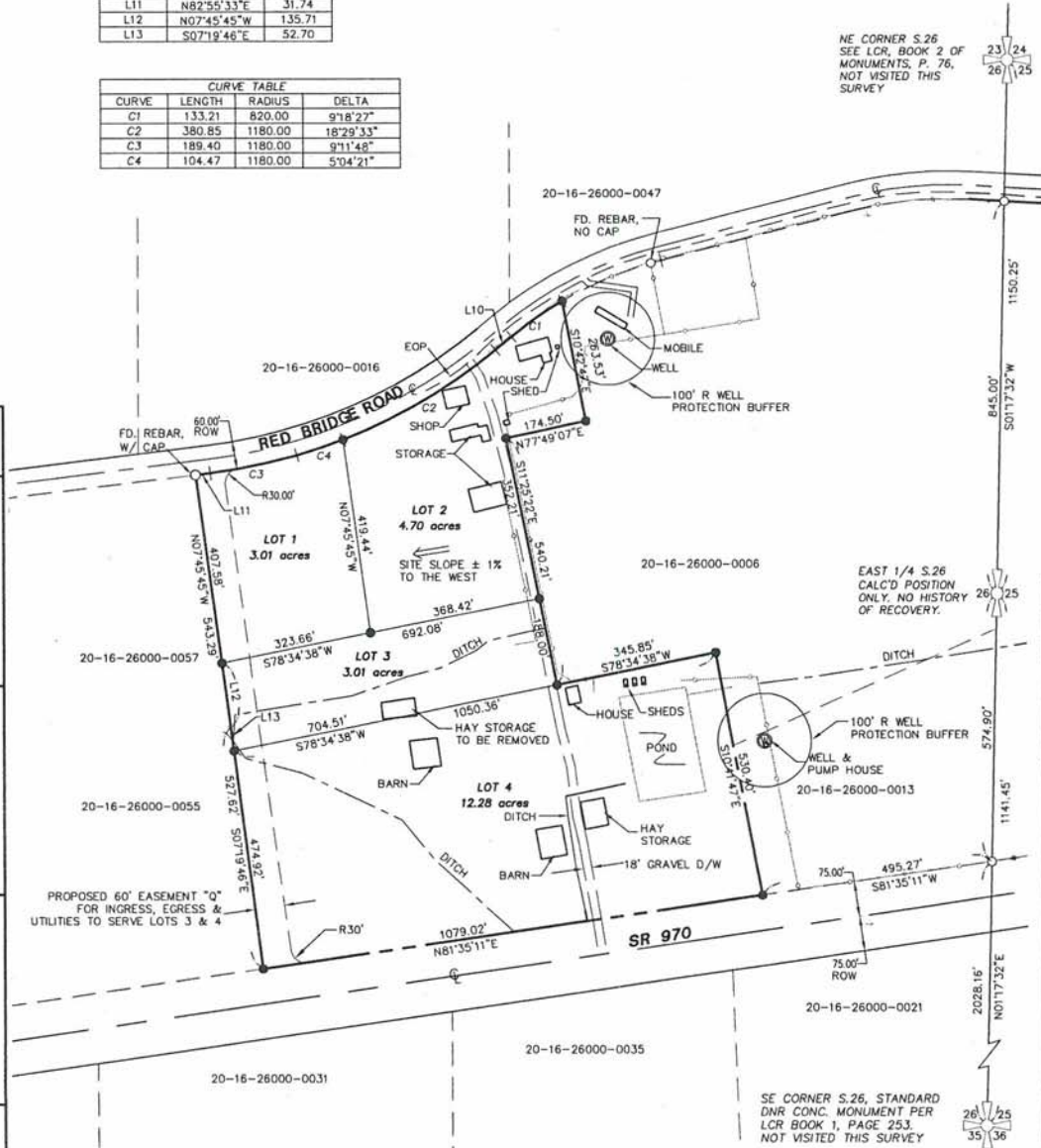
1-4-08

MARZOLF - KELLEY SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. XX-XX
PORTION OF THE EAST 1/2 OF SECTION 26 T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

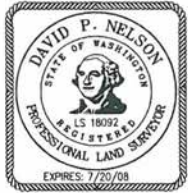


LINE TABLE		
LINE	BEARING	DISTANCE
L9	S61°07'27"E	97.38
L10	N50°09'51"E	44.83
L11	N82°55'33"E	31.74
L12	N07°45'45"W	135.71
L13	S07°19'46"E	52.70

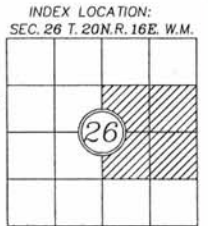
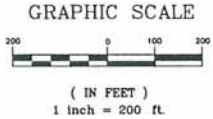
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	133.21	820.00	9°18'27"
C2	380.85	1180.00	18°29'33"
C3	189.40	1180.00	9°11'48"
C4	104.47	1180.00	5°04'21"



RECEIVED
 JAN 09 2008
 Kittitas County
 CIS



- LEGEND**
- ⊕ SECTION CORNER
 - FND REBAR
 - SET 1/2" REBAR L# 18092
 - ⊙ WELL
 - FENCE



VICINITY MAP
 N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20____

 Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MARZOLF - KELLEY" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this ____ day of _____ A.D., 20____

 Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ____ day of _____ A.D., 20____

 Kittitas County Health Officer

CERTIFICATE OF 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.

Dated this ____ day of _____ A.D., 20____

 Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-16-26000-0052 (236036)

RECORDER'S CERTIFICATE

Filed for record this.....day of 20.....at.....M in book.....of.....at page.....at the request of

DAVID P. NELSON
 Surveyor's Name

..... County Auditor Deputy 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...MICHELLE KELLEY..... in...NOV.....2007..

DAVID P. NELSON DATE.....
 Certificate No. 18092.....

K.C.S.P. NO. XX-XX
 Portion of the East 1/2, Section 26,
 Township 20 North, Range 16 East, W.M.
 Kittitas County, Washington

DWN BY	DATE	JOB NO.
S. TAYLOR	12/07	07268
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 4

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELLUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419