



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: December 28, 2018
SUBJECT: Granite Creek BL-18-00012

TG

Planning

As no suitable survey map was provided as part of the initial application process, the additional comments below must be met for final approval:

1. Road standards may vary depending on the access location for the new buildable lots 55A, 63A, 56A, 62A, 57A, 58A and 59A of the review draft record of survey dated 12/2018. The applicant shall work with Public Works to establish the access in which these properties will be served from to determine the private road standards that will apply. All private roads must be constructed and certified to meet the current 2015 private road standards prior to final approval.
2. All access roads serving 6 or more lots in total need to be named through the private road naming process prior to final approval.
3. Private road names need to be shown on the face of the survey.
4. All easements are to be labeled with recording numbers.
 - a. Joint use easement between lot 51A and 47A needs to be labeled.
5. Fire Apparatus turn arounds required on all roadways with appropriate turning radius per the International Fire Code Appendix D.
6. The proposed BLA creates additional buildable lots that impact the Forest Service Roadway. An updated Forest Service access agreement approval is required with consideration to the new BLA.
7. All driveways or joint use driveways are required to meet the current International Fire Code Appendix D.

Of Note:

1. BPA towers appear to be located within the 10 foot Utility easement reserved along all property lines. Applicant may need to speak with Community Development Services in regards to this matter.

Survey

Suggested Changes (Not Required)

1. The West boundary of Lot 50A has lines crossing text (331.20') that may become difficult to read after scanning.
2. The West boundary of Lot 55A has lines crossing text (S40-31-09W 453.54') that may become difficult to read after scanning.
3. The South line of Lot 59A is missing a bearing.
4. The area near line "L19" is crowded and difficult to determine.
5. The Surveyors Certificate is missing.
6. All existing easements should include references to the record documents. In the case of the BPA easement, a note stating that the easement as shown is approximate and based upon the following AFN's:.....
7. Ensure that the separate document used to create the access easement for lots 47A and 51A provides a suitable description to delineate the easement, OR add suitable line labels to the face of the map to do the same.
8. There appears to be a double cul-de-sac near the Southeast corner of Lot 35A.