



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 14th, 2022
SUBJECT: BL-22-00009 Palomino Fields Div 8 Lot 6

RECEIVED
AUG 24 2022

Kittitas County CDS

<p>ACCESS</p>	<ol style="list-style-type: none">1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.4. 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 (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).5. Applicant should be aware the joint-use driveway standards specified in Table 4-4A in KCC 12.04.080 can be used for a maximum of 4 parcels. Any additional development off the driveway will require the developer to upgrade from a joint-use driveway to a private road before additional access permits will be approved.6. Please provide proof of legal access in the form of an easement or certified road for Parcel 12586. Parcel appears to be landlocked.7. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is
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	not guaranteed to any existing or created parcel on this application
ENGINEERING	
SURVEY	<ol style="list-style-type: none"> 1. No lot closures provided as part of application; Lot closures will need to be reviewed prior to final review. 2. Please include a "Purpose of Survey Statement" (EX: The purpose of this survey is to delineate property boundaries for Kittitas County Boundary Line Adjustment Application No. BL-22-00009.) or something similar. 3. Please show the building located on Revised Lot 6. (Needed for Prelim, not required for final) 4. Please show label for adjacent Survey Bk:23, Pg:4. 5. Please include recording information for adjacent Plat of Palomino Fields VIII (Plat Bk: 13, Pg:183) 6. Please show R/W width, ownership and surfacing for Roan Dr., W. Bowers Rd., and Reecer Crk. Rd. (EX: Reecer Crk. Rd. 60' County R/W - Paved) <p>Of Note (Changes Not Required)</p> <ol style="list-style-type: none"> 7. The Basis of Bearing statement references a line not shown on the face of the survey. While not prohibited within code, and often utilized to reference published benchmarks (NGS, WSRN, BPA), it does appear to be awkward. I believe it would be cleaner to reference a line on Palomino Fields VIII coincident with a line shown on the face of the map. 8. The typical Requirement to set corners along the new division line is specifically not required for this BLA, as the new boundary line follows the natural boundary of Currier Creek. (JT)
FLOOD & WATER MITIGATION/METERING	No further comments