



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 25, 2022
SUBJECT: BL-22-00013 Coe & Coe

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application.

Please address the following before Public Works approves this Boundary Line Adjustment:

- a. Please provide proof of legal access in the form of an easement or certified road for Parcel 1A (20.68 AC).

The applicant needs to be aware of the following:

- a. 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.
- 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. See Kittitas County Road Standards.
- d. 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).
- e. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
- f. **Flood:** Portions of parcels 465635, 038636, and 957443 are located in the FEMA identified special flood hazard area (100-year floodplain). If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.

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g. Survey:

1. Bearing is missing on map for northern property line of parcel 1A.
2. Reference note containing purpose of survey and the application number are missing (KCC 16.10.020(1))
3. Basis of Bearing is not identified (WAC:332-130-050(1)(b)(iii))
4. Roadway ownership, surface material, bearings and distances are not identified on the map.
5. Legend is missing from map.
6. Text size appears to be smaller than the 0.08" minimum.