



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 27, 2023
SUBJECT: BL-22-00025 Ritchie

<p>ACCESS</p>	<ul style="list-style-type: none"> 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. (This should be the final comment made on all BLAs)
<p>ENGINEERING</p>	<p>No Comments</p>
<p>SURVEY</p>	<p>One of the southernmost corners of Lot 2A is labeled with an easterly offset. It appears that the label should be a westerly offset.</p>

FLOOD	A portion of parcel 504934 is located in the FEMA identified 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.
WATER MITIGATION/ METERING	No comments