



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 23, 2023
SUBJECT: BL-22-00026 Three B Farms

<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. Existing access easement will need to be adjusted to prevent landlocking of newly created parcels labeled Lot 1 and Lot 6. 5. 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.
<p>ENGINEERING</p>	<p>No comments</p>
<p>SURVEY</p>	<p>As the application does not include a survey map, any comments will be reserved for final.</p> <p>FINAL SURVEY REVIEW (01/24/2023)</p> <ol style="list-style-type: none"> 1. In order to meet the requirements of 16.10.010 (abutting parcels), please include APN:958056 as part of the BLA, in order to create a single block of abutting parcels. (Parcel A, of B:37, P:230 will need to be added to existing legal description). The lot could be shown as Parcel A B:37, P:230, as it remains unchanged, but must be included in order to meet County Code. 2. Please include ownership and surfacing for the public roads (county r/w

	<p>– paved).</p> <p>3. Due to clarity, the lot closures were not completely reviewed. What was reviewed showed no problems (no changes needed).</p>
FLOOD	<p>Portions of parcels 958057, 957539, 406233, and 958058 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.</p>
WATER MITIGATION/ METERING	<p>No comments</p>