



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 15, 2023
SUBJECT: BL-23-00009 Rarden

<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. 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. 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 (CC).</p>
<p>SURVEY</p>	<p>Provided site plan only, comments reserved for later date when survey is provided for final review. (KH)</p> <p>UPDATE 7/31/2023</p> <ol style="list-style-type: none"> 1. A detail window for the 0.37' line located at the East quarter corner of section would clarify things. 2. The North line of SE1/4 should be shown, in order to tie section corners to the survey. 3. Identify and note discrepancies with various bearings and corner positions (per discussion with Mr. Pierce).

	<p>Of note: While a basis of bearing statement that references a single point and State Plane Coordinates is insufficient to serve as a true basis of bearing, it does meet the requirements of state law.</p> <p>UPDATE 8/15/2023</p> <ol style="list-style-type: none"> 1. At minimum the corners for the new division line shall be shown on the face of the survey and set in the field. 2. The inclusion of record bearings shall be shown along the East line of Lot 9, where they deviate from record. (3 occurrences) 3. The position of the East Quarter corner remains ambiguous. As a suggestion, sheet one should have a note to “see detail on sheet 3”, and sheet 3 should have a detail window that clearly shows the relationship of the found stone and the historic position. Exaggerated linework may be required to clearly show this. 4. Sheet 2, Note 9 should note whether the found east quarter, or historic east quarter is being used for the basis of bearing.... Based on the map, I believe that the historic position is being used. 5. The Northeast Section Corner is shown as calculated. Please include how this was calculated by referring to a record document, of calculation methods. 6. The section breakdown on sheet 3 should make note of the 5’ discrepancy on the West line, (showing record distance would be suitable, but if additional knowledge about this can be shared, it would be a benefit). 7. The Southeast Section corner is shown as calculated, from SUR:37-7, but there is a slight difference in the South line distance, and the internal angle does not match. Please provide a little more information on how this calculated position was determined. 8. Sheet 3, Section Corner Notes, East Quarter Corner, is missing the page reference. (Book, 37, Pages 7-9) 9. The detail window on this page should clearly show the North section lines, east section lines, found stone position and historic/calculated/record section corner position, at a suitable scale to clearly determine the difference. (JT)
<p>TRANSPORTATION CONCURRENCY</p>	<ol style="list-style-type: none"> 1. Traffic Concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required by submitting a traffic scoping letter to Public Works. (KCC 12.10.040(c)) <p>UPDATE Transportation Concurrency Management Application has been submitted.</p>
<p>FLOOD & WATER MITIGATION/ METERING</p>	<p>No comments. (SC)</p>