



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** September 1<sup>st</sup>, 2023  
**SUBJECT:** Public Works Comments: BL-23-00015 Hawkmeadow Ranch LLC

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> <li>4. 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.</li> </ol>
<b>ENGINEERING</b>	No comments (KAH)
<b>SURVEY</b>	<p>Site plan is suitable for application. BLA survey map will be reviewed at final. (JT)</p> <p>UPDATE 11/13/2023</p> <ol style="list-style-type: none"> <li>1. Please add a label for Dunnigan Ave. As this just a reference to access to public right of way, there is no need to include R/W width, surfacing or ownership information.</li> <li>2. Please change the new legal description for Parcel 1 from to "...South Half of the Southwest quarter <del>of the southwest quarter</del> of Section 34...."</li> </ol> <p>Of note, not required</p> <ol style="list-style-type: none"> <li>1. The dimension details at the Southwest corner of Parcel 1 would benefit from a detail window or by moving the dimension labels around to make it clearer.</li> <li>2. Lot closures were not reviewed as part of this application. Given the simple nature of the BLA, no lot closures are necessary.</li> </ol>

	<p>UPDATE 12/11/2023</p> <p>All prior survey comments have been addressed. (JT)</p>
<b>TRANSPORTATION CONCURRENCY</b>	<p>1. 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. (KCC 12.10.040(c))</p> <p>(KAH)</p>
<b>FLOOD</b>	No Comments (AT).
<b>WATER MITIGATION/ METERING</b>	No Comments (AT).