



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 24, 2024
SUBJECT: BL-24-00001 Sligmann

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. Provide a site plan to Public Works with the addresses that will be associated with each of the new parcels. 2. 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. 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access. 4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 5. 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. 6. KCC 12.01.095 requires road naming for an access serving 6 or more lots. 7. 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. (JS)
<p>ENGINEERING</p>	<p>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). (CC)</p>
<p>SURVEY</p>	<p>As the application does not contain a survey map, comments herein reserved until final. (JT)</p> <p>UPDATE (02/16/2024)</p> <ol style="list-style-type: none"> 1. Minor typo in Legend (PK vs PKK)

	<p>2. Show legal access to Dudley Road. This is for visual reference only and does not need to be dimensioned. Please include AFN's for any easements or crossing agreements.</p> <p>3. Please include some reference on the face of sheet 1 that Easement S is proposed or to be created via separate document.</p> <p>4. On sheet 3, the Westernmost boundary line bearing of Parcel F is obscured by crossing linework.</p> <p>5. The section corners shown as "Calc" cannot be recreated from the provided references, as no portion of the referenced documents tie to the found corners as shown. Please include suitable notes or document reference so that the methods to calculate these corners can be recreated by others. (While the angle and distance along the north line of the section to calculate the NW corner appear to be from Survey: 17-167, it is uncertain what was utilized to calculate the SE corner position.)</p> <p>OF NOTE (changes not required) Proposal appears to include parcel APN:077834 per county GIS. County Assessor is working on resolving this.</p>
TRANSPORTATION CONCURRENCY	No transportation concurrency is required for this project. (KAH)
FLOOD	<p>A portion of all proposed parcels are within the 100-year floodplain and floodway. The floodway is highly restricted, and any development must demonstrate no rise in the level of the 100-year flood before being permitted. No new or substantially improved residences are allowed within the floodway.</p> <p>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> <p>While not required by KCC 14.08.220, it is highly encouraged that the floodplain boundaries are outlined on the face of the recorded survey. (SC)</p>
WATER MITIGATION/ METERING	No comments. (SC)