



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: September 30, 2022
SUBJECT: CU-22-00003 BRETHREN FRONTIER SCHOOL

ACCESS	<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. Refer to Chapter 12 of the Kittitas County Code for access requirements.2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. The applicant should be aware that any grading over 100 cubic yards of material will require a grading permit. Any grading could not occur until the SEPA process is complete and the grading permit is issued.4. Applicant should be aware that driveways over 150' in length will require a fire apparatus turn-around that meets the standards of the International Fire Code Appendix D.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.
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ENGINEERING	<ol style="list-style-type: none"> 1. 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). 2. 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)) 3. Applicant has an obligation to meet the requirements of the most recent edition of the Eastern Washington Stormwater Manual.
SURVEY	No comments
FLOOD	A portion of this property is located in the FEMA identified special flood hazard area (100-year floodplain). The proposed multipurpose building is not located in the floodplain and will not require a flood permit. 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, including activities that do not require a building permit, must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.
WATER MITIGATION/ METERING	No comments