

KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: March 6, 2020

SUBJECT: Big Creek Division I LPF-20-00001

The following issues must be addressed prior to approval:

Lots 4 & 5: The current parcel configuration for lots 4 and 5 does not allow for adequate space to meet access spacing and driveway width requirements for separate driveways.

Public Road Access: The plat does not note the proof of legal access to connect to the public road system.

Easements: There are multiple existing access easements that may be impeded by this development. All access easements are required to be shown on the face of the plat. Easement "1" is inconsistent with the recorded easement it references.

The following shall be conditions of preliminary approval:

1. Private Road and Driveway Easements: Private road and driveway easements shall be clearly depicted on the face of the plat. Roadways and accesses shall be constructed in accordance with the standards shown in the Kittitas County Code 12: section 12.04.080 table 4-4 Private Road Minimum Design Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
4. Turnaround: When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots. Cul-de-sac design

must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.

5. Driveways: A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards 12.04.080.
 - a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.

6. Plat Notes: Plat notes shall reflect the following:
 - a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current Kittitas County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - e. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.

7. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This _____ day of _____, A.D., 20____.

Kittitas County Engineer

8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: Contact your local Post Office for location and design requirements before beginning construction.

SURVEY:

Please note that this submittal has not addressed the previous comments from the County Surveyor, dated November 4, 2019 (See attached).

Additionally, the legal access review comments are attached as well.

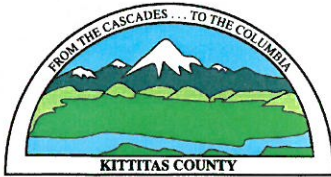
CIVIL REVIEW:

Road Plan and Profile:

On the sheets C1.4 and C1.5, please consider amending the cut/fill slope easements to read "Additional Permanent Easement Required for Cut and Fill Earthworks."

Stormwater Report:


The stormwater report accounts for Core Element #6: Flow Control, but Core Element #5: Runoff Treatment doesn't appear to be included. On page 2, the 4th paragraph explains that the development would be classified as low use in the Pollutant Loading Classifications for Solids, Metals, and Oil in Stormwater Runoff Directed to UIC wells, but there is no mention of using UIC wells on this site. It appears this site is using Bioinfiltration (BMP T5.40) or possibly a Vegetated Filter Strip (BMP T5.50) to account for runoff treatment. Please consider including the required calculations and justifications for whatever BMP is chosen in this stormwater report.



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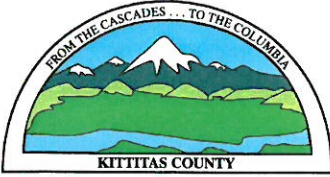
TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: November 4, 2019
SUBJECT: County Survey Review of LPF-XX-XXXXX (Big Creek – Division 1)

Note:

This pre-submittal review was performed as a courtesy for Mr. Pat Deneen, and should not be considered as a formal review.

Comments

1. The Plat as shown is suitable for a final plat, but does not meet the requirements for a preliminary plat per KCC:16.12, particularly in regards to contours, roads, ditches, water courses, and flood limits.
2. The Easement Denoted as '1' is inconsistent with the recorded easements it references. If this is just a manner of holding existing centerline of the existing roadway, rather than metes and bounds description it should be noted.
3. There are multiple access easements across the parcels that may be impeded by this development. How is this going to be addressed?
4. Big creek should be identified and labeled (see note 1)
5. The Basis of bearing refers to a B.O.R. bearing, but doesn't reference what this was taken from.
6. The East Line of Tract 'B' appears to have an incorrect distance. (132.53)
7. The dashed linework on the West boundaries of lots 6, 7 and Tract 'B' would make it difficult for the layperson to identify the lot limits.
8. The access to lots 4 and 5 do not meet county requirements.
9. The turnaround located at the end of the approach road is larger than required by code. There is no requirement to reduce the size.
10. The signatures on the face of the survey stamps are inconsistent with the name on the stamp.
11. The roadway should not be dedicated to the public, as the county has no interest in maintaining a public road section located at the end of a private access easement.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kelly Bacon
FROM: Justin Turnbull, County Surveyor
DATE: May 21, 2019
SUBJECT: Big Creek Road access easement

The following is the County Surveyors opinion of legal access to parcel via the document provided to Kelly Bacon, Eng. Tech I, which appears to be Book 32 of Deeds, Page 332, recorded under AFN: 48936.

My interpretation of the provided documents is that it only reserves the right of ingress and egress over and across the West half of the Southwest quarter of Section 28, T20N, R14E, W.M.

My opinion is based upon the following:

Paragraph 2 of the Warranty Deed identifies a parcel for sale, together with an exception.

Paragraph 3 then begins as a new paragraph as "Also all of..." which implies that this is a separate parcel of land to be included in the sale. This parcel includes the right of ingress and egress as part of the transfer. This right is contained within the same paragraph, which would imply that it is only including the rights of the lands described within that paragraph.

The lands contained within paragraph 3 are not a part of the applicant's lands, and therefore I would believe that this document does not grant them an easement.

I performed a cursory amount of records research, and it appears that there has been a number of easements granted for access, most notably:

Short Plat: J-13 references Easement AFN:540995

Survey:23-244 references Easement AFN:509220

Short Plat: H-66 references Easements AFN:509220,540995,535241,547356

The specifics of the easements would need to be researched, to determine which easement(s) provide access for the applicant. If the applicant is unable to do so themselves, I would suggest engaging in the services of a Title Company or a Licensed Land Surveyor.