



# **KITTTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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**TO:** Ms. Chelsea Benner, Planner 1

**COPY:** Candie Leader, Administrative Assistant

**DATE:** September 5, 2019

**FROM:** Mark R. Cook, Director

**RE:** SP-19-00002  
Rampart Row

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Public Works has reviewed the application supporting the request for SP-19-00002 (Rampart Row). Review comments appear below for your consideration.

**1. Roads/Access/Transportation Concurrency:**

Access permits for all lots is required prior to lot development. The current maximum grade for driveways is ten percent (10%). Public Works should be consulted prior to lot development to determine if driveway grades can be mitigated beyond ten percent (10%).

Access to all lots must meet minimum sight distance requirements (KCC: 12.05.080 Table 5-2). Applicant will need to consult with Public Works in regards to access spacing for the proposed lots. Once the land use is defined for the four lots, Public Works will evaluate and determine if transportation concurrency requirements will apply. The application states that two parking lot easements are potentially being considered for lot development. The proposed parking lots will likely trigger our transportation concurrency requirements. A portion of Rampart Drive appears to be designated as critical slope area. Geotechnical evaluation is likely required prior to any additional road construction serving any portion of short plat lots.

**2. Grading:**

Any lot development grading activity in excess of 100 cubic yards (cut or fill) will require a grading permit. Site grading in excess of 500 cubic yards will require an engineer designed grading plan and state environmental policy act review.

**3. Stormwater:**

Site development creating an excess of 5,000 square feet of impervious will trigger stormwater design requirements (Stormwater Management Manual for Eastern Washington, current edition).

**4. Utilities:**

Public Works maintains a close working relationship with Snoqualmie Pass Public Utility District (SPUD) Lot development utility needs will be coordinated with SPUD.

**5. Survey:**

1. Address the new requirements of WAC 332-130-145.
2. The two labels for Lot 4 should be labeled as “part of” or “portion of”, so as not to appear to be two separate Lots.
3. The Parking Lot Easement should clarify if it is existing, dedicated, or to be created via separate document.

**Of Note:**

While not required for the preliminary, it appears that there appears to be a trespass, encroachment, or usage outside of the easement near the line labeled as L33. This should be identified on the final.

Lot closures were not addressed as part of this review.