



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: August 3, 2020

SUBJECT: Hein Short Plat SP-20-00004

The following shall be conditions of preliminary approval:

1. Driveways: A driveway shall serve no more than four tax parcels. At the time the access serves more than four tax parcels, it shall be constructed and certified to private road standards. See Kittitas County Road Standards, 12/15/15 edition.
 - a. Access easements shall be a minimum of 30' wide. New driveways 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'. Driveways more than 150' in length will require a fire apparatus turnaround meeting International Fire Code standards.
 - b. Maximum grade shall be 10-15% dependent on surface type and width.
 - 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.
2. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. 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.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

3. 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

4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.
7. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
8. Easement Correction: The 30' access & utility easement crossing Lot 3 must be amended so the home does not encroach upon the easement.

SURVEY:

Comments:

1. Include a surveyor's stamp and signature.
2. Include the requirements of RCW:332-130-145

For Final Submittal:

1. Applicant is notified that basis of bearing, survey procedures, set corners, surveyors statement, auditors statement, will need to be addressed on the final submittal.
2. Ties to found section corners to be included
3. Both sides of county right of way to be shown on final
4. Easement shown as herein dedicated to be mathematically retraceable on final.
5. It is assumed that the found evidence was held, despite discrepancies with the record description. As such, a note explaining surveyors opinion would prove valuable.