



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 1, 2023, at 5pm
SUBJECT: SP-23-00010 NH2G

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. New access easements shall be a minimum of 30' wide. The access 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'.4. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Appendix D in the International Fire Code.5. Each mobile home must retain its address. Addresses must be assigned to each new parcel number at short plat final. <p>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.</p> <p>(JS)</p>
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).

SURVEY	<p>No changes required for the Preliminary Short Plat.</p> <p>The following comments are in regards to the final submittal:</p> <ol style="list-style-type: none"> 1. At minimum the new boundary line will need to be staked in the field, and corners shown on the face of the map. 2. The driveway easement dedicated hereon will need to contain enough information to be mathematically retraceable. 3. Lot closures will need to be provided. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency required at this time. (KH)
FLOOD	Parcel #330733 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)
WATER MITIGATION/ METERING	The proposed lots each have an existing house that share a well with a permit exempt use that was established prior to 2014. No additional water mitigation or metering requirements are applicable to the short plat as proposed. (SC)