



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 8th, 2023
SUBJECT: SE-23-00009 Nelson View

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. Residential construction on this parcel would require the accessing portion of unnamed private road off Talmadge Rd be certified by a licensed engineer. The road would need to be certified up to the point of an approved fire apparatus turnaround. A road certification permit would be required from Public Works.4. 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.
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). In addition to this, the County Engineer may require an engineered grading permit regardless of quantities. Please be aware that given the known surface water issues, and the potential migration of Big Creek an engineered permit will be required for any earth movements associated with this project.2. Traffic Concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all developments that will generate more than nine (9) peak hour vehicle trips. A courtesy concurrency screening shows that a Transportation Concurrency Management Application is required. (KCC 12.10.040)3. 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, 2015 edition. Kittitas County

	Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit. (CC)
SURVEY	Any property corners or section corners disturbed or destroyed by this development shall be reset by a land surveyor licensed in the State of Washington. (JT)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)