



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 14th, 2024
SUBJECT: SE-24-00010 Mallula-Dykes Public Works Comments

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. Parcel 952018 has an issued access/address permit AA-23-00090 and parcel 952019 has an issued access/address permit AA-23-00087. A new site plan may be required if the project design has changed for the plans submitted with the access permit. 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. 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. Accesses 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. 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 parcels on this application. (TM)
<p>ENGINEERING</p>	<ol style="list-style-type: none"> 1. Except as exempted in 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). (CC)
<p>SURVEY</p>	<p>There are no survey comments regarding this application. (JT)</p>

TRANSPORTATION CONCURRENCY	No comments. (KH)
FLOOD	Parcels 952018 and 20255 are not located in the FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the proposed project. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments