



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 4, 2025- SURVEY UPDATE April 22, 2025
SUBJECT: LPF-25-00002 Sasse

ACCESS	<ol style="list-style-type: none">1. 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.2. 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.3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.4. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.5. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with Kittitas County Road Standards, 2005 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.6. 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. (JS)
ENGINEERING	<ol style="list-style-type: none">1. The applicant has expressed interest in bonding for improvements. At this time, Public Works has not received plans or estimates to support a development bond. Public Works will not sign Final Plat documentation until such time that a bond has been reviewed and approved.2. 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)
SURVEY	<ol style="list-style-type: none"> 1. Easements S, T and U shall be denoted as to if they are existing, herein created, or created via separate document. If they are existing, include reference to the document recording number. If they are herein dedicated, they need to be retraceable, either by including metes and bounds, or including language "centered about existing road" (or similar). 2. The areas denoted as "Temporary 55' Radius Cul De Sac" needs to address whether it is existing, herein dedicated, or to be created via separate document. If existing, include reference to the recording number, if herein dedicated, it needs sufficient data for mathematical retracement. Please address the temporary nature, via a note detailing what action would terminate the easement. 3. Please label roads with R/W width, ownership and surfacing (EX: Anna Bell Drive-60' Private R/W-Paved) <p>UPDATE 04/22/2025 All prior comments have been addressed.</p> <p>As no substantive changes were made from the prior submittal, the following comments are to be considered as guidance only and not requirements. The fact these elements were missed on a prior review should not unnecessarily burden the applicant.</p> <ol style="list-style-type: none"> 4. Survey reference to Book 6 of Plats, Page 32 is incorrect. This should be "Book 11 of Plats, Page 247, AFN:201006210063" 5. Corners identified as 9 and 10, should show witness distance to true corner, as this was never identified on prior surveys. 6. Show what was found or set at the center of Section 21. 7. If the found property corner located just North of the Southwest corner of Lot J was utilized for survey control, it should include distance ties suitable for retracement. (JT)
TRANSPORTATION CONCURRENCY	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from the TIA and concurrency evaluation requirements. (KAH)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	KCC 13.35.027 requirements have not been met. A recorded water mitigation certificate listing each lot being created must be provided for final plat approval. (SC)

AIRPORT	No comments. (JS)
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Please contact Kittitas County Public Works (509) 962-7523 with any questions.