



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: February 24, 2025- UPDATE W/ SURVEY COMMENTS
SUBJECT: BL-25-00003 Graaff

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.2. KCC Title 12.04.07.050 states that residential lots have 1 access point. This newly created parcel will have 4 accesses, no additional accesses will be granted.3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. <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>OFF NOTE: Ensure the newly created parcel retains all 3 addresses assigned to parcels 370233 and 10184. Addresses 1171, 1191(Guest House?) 1421 Cleman Road.</p>
ENGINEERING	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). (CP)
SURVEY	As the application does not contain a survey map, survey comments are herein reserved until final. (JR) SURVEY COMMENTS UPDATED 2/24/2025 Lot closure summary for Lot "G1" is missing Line L3 from lot closure summary. Could be scan error? (DF 022425)

TRANSPORTATION CONCURRENCY	No transportation concurrency requirement for this project. (KAH)
FLOOD	<p>A portion of the proposed parcels are within the 100-year floodplain boundary. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>While not required by KCC 14.08.220, it is highly encouraged that the floodplain boundaries are outlined on the face of the recorded survey. (SC)</p>
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.