



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: October 24, 2022
SUBJECT: PF-22-00002 KCFD #7

ACCESS	<ol style="list-style-type: none">1. Access will need to be from Parcel 065135 unless proof of easement can be shown through Parcel 635135 to Parcel 065135.2. 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.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.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 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).2. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c)).
SURVEY	No survey comments relating to this application.

FLOOD	Parcel 065135 is not located in the special flood hazard area (100 Year Floodplain), and therefore a Floodplain Development Permit will not be required.
WATER MITIGATION/ METERING	Per KCC 13.35.027, all new uses of ground water require mitigation and metering. Parcel 065135 is located in the green zone and over the counter service area for the Kittitas County Water Bank. Water mitigation can be applied for at KCDPW once the well has been drilled. A Kittitas County water meter will also be required, after the building permit has been issued the meter can be picked up at KCDPW.