



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: October 1st, 2024
SUBJECT: SPF-24-00007 Mohar-Updated 10/28/24

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. Maintenance of the driveway access and private roads that are not intended to become county right-of-way is the responsibility of the property owners who benefit from its use.3. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. <p>The following elements must be addressed for final Short Plat:</p> <ol style="list-style-type: none">5. Easement must show a fire apparatus turnaround at termination or within 150 feet on shared residential driveway (KCC 12.04.04.090).6. All shared residential driveways shall have a maintenance agreement recorded with the final plat approval that specifies consistent maintenance in accordance with the approved plat/plans (KCC 12.04.07.060(Q)). (JS) <p>UPDATE October 1, 2024:</p> <ol style="list-style-type: none">1. The IFC turnaround and maintenance agreement have been addressed.2. 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) <p>UPDATE October 24, 2024 Access corrections have been addressed. (JS)</p> <p>OF NOTE: 920 Mohar Road address is to be retained by the existing residence on Lot 1 upon recording of Short Plat Final. (JS)</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	<ol style="list-style-type: none">1. Please include a note or label to address the Basis of Bearing.2. Please clarify that the lands located North of Easement "R" are a part of Lot 4.3. Please include suitable dimensions to locate the southern terminus of Easement "Q".4. There is a typo in Note 9 "bee". (JT) <p>UPDATE 10/28/2024 The updated plans submitted 10/24/2024 have addressed all prior survey comments. (JT)</p>
TRANSPORTATION CONCURRENCY	No transportation concurrency management application is required for this project. (KAH)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	<p>A plat note must also be added for the conservation easement:</p> <p>LOT 3 OF THIS SHORT PLAT HAS BEEN PLACED IN A CONSERVATION EASEMENT RECORDED UNDER AFN 202409250024, THAT STATES LOT 3 SHALL BE USED FOR OPEN SPACE AND NO DOMESTIC WATER CONSUMPTION OR USE SHALL OCCUR. SEE DOCUMENT FOR FULL DETAILS.</p> <p>Please also include a note on the face of the plat in lot 3 that states: see short plat note <u>(insert number here)</u></p> <p>UPDATE October 24, 2024 Requirements have been met. No further comments. (SC)</p>
AIRPORT	No comments. (JS)

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