



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 18, 2024
SUBJECT: SP-24-00005 Mohar

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. 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. 2. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 3. 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. 4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. <p>OF NOTE While not required for prelim, the following elements will need to be addressed on the 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>ENGINEERING</p>	<p>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). (JS)</p>

SURVEY	<ol style="list-style-type: none"> 1. All survey documents (including prelim Plats and Short Plats), must be prepared, stamped, and signed by a surveyor licensed in the State of Washington. 2. Topo standard requirements per WAC 332-130-145 need to be addressed. 3. The basis of bearing needs to be identified. <p>OF NOTE</p> <p>While not required for prelim, the following elements will need to be addressed on the final Short Plat:</p> <ol style="list-style-type: none"> 4. A current title report will need to be provided. 5. Property corners will need to be shown on the new division lines. 6. The section corners will need to be labeled as found or calc, together with a description. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency management application is required for this project. (KAH)
FLOOD	Parcels 14362, 19296, and 205534 are not located in the FEMA mapped special flood hazard area (100-year floodplain). A floodplain development permit is not required for the proposed project. (SC)
WATER MITIGATION/ METERING	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p>Final Plat Notes</p> <p>The following notes shall be placed on the face of the plat:</p>

	<p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p> <p>(SC)</p>
AIRPORT	No comments. (JS)