



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 9, 2022
SUBJECT: LP-22-0003 Haybrook Farms Ph3

ACCESS	<ol style="list-style-type: none">1. Timing of Improvements<ol style="list-style-type: none">a. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.2. Driveways:<ol style="list-style-type: none">a. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.b. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.c. Driveways 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.d. Maximum grade shall be 10%.e. Crushed surface depth per WSDOT standards.f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. Private Roads<ol style="list-style-type: none">a. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 2015 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,
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	<p>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.</p> <ul style="list-style-type: none"> b. 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. c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. <p>4. Urban Growth Area:</p> <ul style="list-style-type: none"> a. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city. b. Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignments, geometry, and construction requirements. c. Utilities constructed within the UGA shall comply with the requirements of the affected city.
ENGINEERING	<p>Applicant should be aware that:</p> <ul style="list-style-type: none"> 1. If over 100 CY of material are displaced during construction, a grading permit shall be required. If over 500 CY, an engineered grading permit shall be required. If the applicant plans on applying for final plat prior to building, a bond for construction shall be required. 2. Prior to the final platting process, a Civil Review of the plans will be required by Public Works. If the applicant is getting an engineered grading permit, the Civil Review will be included in that permit. 3. The applicant will need to certify the road prior to Public Works issuing access permits.

<p>SURVEY</p>	<ol style="list-style-type: none"> 1. Submitted application does not meet the requirements of WAC:332-130-145 in regards to vertical datum, basis of bearing, benchmarks used, source of contours, etcetera. 2. There is no Engineer of Record on the face of the Prelim Plat. <p>Prior to approval of the Final Plat, the following issues will need to be addressed:</p> <ol style="list-style-type: none"> 1. The legal description is not coincident with the title report. 2. Controlling corners will need to be noted, and property corners set. 3. The boundaries along Wilson Creek will need to be delineated. 4. The access easements will need to be labelled, and the new access easement outside the plat boundaries will need to be dedicated via separate easement. 5. Lot closures will need to be submitted.
<p>FLOOD</p>	<p>The applicant has correctly noted that a portion of lots 4, 5, and 6 of the proposed plat would be located in the 100-year floodplain.</p> <p>Per KCC 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> 1. Be consistent with the need to minimize flood damage. 2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. 3. Have adequate drainage provided to reduce exposure to flood damage. 4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar. 5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.

<p>WATER MITIGATION & METERING</p>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed long 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 (see conditions for final plat approval and recording).</p> <p>Final Plat Review & Recording (Prior to Final Plat Approval)</p> <p>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>
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