



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 13th, 2023
SUBJECT: Public Works Comments: BL-23-00012 Fiorito Brothers

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. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.4. Spacing requirements for all access points are shown in Table 5-1. Site distance requirements are shown in Table 5-2 (KCC 12.05.030 (B)).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	No Comments
SURVEY	Updated 8/17/2023 No Comments. DF
TRANSPORTATION CONCURRENCY	Traffic Concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please reach out to Public Works to verify trip generation will not exceed (9) peak hour trips. (KCC 12.10.040))
FLOOD	Parcels 12311 and 13174 are mapped within the FEMA identified special flood hazard area (100-year floodplain) zone A. Any future development will require a floodplain development permit. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08.

	Structures may be subject to mandatory flood insurance purchase requirements. (SC)
WATER MITIGATION/ METERING	No comments. (SC)