



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 4, 2025
SUBJECT: BL-25-00004 Brown Rd Estates LLC

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. An access permit (AC-25-00010) has been submitted for the private road apron onto Brown Road.3. Per KCC 12.04.04.050 Road Certification is required.4. Per KCC 12.04.01.030 Roads serving five or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards.5. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.6. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.7. 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	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	As there is no survey map provided, survey comments are herein reserved until final. (JT)
TRANSPORTATION CONCURRENCY	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from the TIA and concurrency evaluation requirements. (KAH)

FLOOD	<p>A portion of parcel #618133 is within the FEMA identified special flood hazard area (100-year floodplain and floodway). Please be advised that the floodway is highly restricted and any development within the floodway must be permitted through a floodplain development permit and must demonstrate no rise of 100-year flood elevations before being permitted. No new or substantially improved residences are allowed within the floodway.</p> <p>If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. (SC)</p>
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

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