



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 5, 2024
SUBJECT: BL-24-00012 Blue Jay Land Company

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. Road certification will be required with the issuance of access permits for Double O Road.3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. <p>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.</p>
ENGINEERING	<p>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)</p>
SURVEY	<p>As the application does not contain a survey map, comments are reserved until final. (KAH)</p> <p>UPDATE 07/18/2024</p> <ol style="list-style-type: none">1. At a minimum, new corners will need to be set on the new division lines between parcels, and shown on the face of the survey.2. Please label the area North of Lots E1 and F1 as "Part of Parcel G1" (or similar).3. Include widths for the varying portions of Parcel H (20', 50' and 60').4. Change the existing legal description reference from "Pages 235" to Pages 234.5. There are multiple occurrences of ambiguous line labels due to crossing easement lines or found rebars. "Crows feet" or "tick marks" could be used to

	<p>clarify what these line labels are dimensioning. (Ex: L72, L33, L34... and many others)</p> <p>6. Any survey control utilized for this survey shall include ties. It is assumed that any shown corners not including ties, are for reference only, and were NOT used as controlling corners.</p> <p>7. The existing descriptions consist of 7 lots. The proposed new layout consists of 8 lots. This either requires removing a lot or proceeding with a Short Plat to address creating a new lot.</p> <p>8. Lot H as shown appears to create a unique parcel over an access road. In order to protect the county from inheriting this, a statement similar to the following will need to be included:</p> <p><i>The private road shown as Parcel H is hereby granted and conveyed to the Homeowners Association (HOA) via separate documents recorded as part of this survey. The HOA is hereby responsible for all maintenance of the road and private utilities within Parcel H. Should the HOA fail to properly maintain said parcel, the owners or their respective successors or assigns of all lots of this survey shall be equally responsible for the maintenance of said parcel.</i></p> <p>As it is unlikely such obligations and restrictions are suitable for the face of a survey, draft legal documents will need to be prepared and reviewed by the county prior to final approval of the BLA.</p> <p>9. Please include total width and surfacing for road shown on the face of the survey.</p> <p>OF NOTE</p> <p>10. Please be aware that the proposed easement 'R' is not mathematically retracable from the information shown on the survey. The easement will need a unique legal description, and not just reference the survey. The specific areas not retracable are the cul-de-sac bulb and the curves adjacent to Double O Road.</p>
TRANSPORTATION CONCURRENCY	<p>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 TIA and concurrency evaluation requirements. (KCC 12.04.02.020) (KAH)</p>
FLOOD	<p>No comments. (SC)</p>
WATER MITIGATION/ METERING	<p>No comments. (SC)</p>

AIRPORT	No comments. (JS)
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Please contact Kittitas County Public Works (509) 962-7523 with any questions.