



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 19th, 2024
SUBJECT: Public Works Comments: VA-24-00001 Burke

ACCESS	Applicant has an approved access permit is on file with Public Works (2004-650). No additional access comments.
ENGINEERING	Public Works is concerned that sight distance may be compromised with the additional overhang based on the site plan. The site plan does not provide enough information for this to be determined. Applicants should submit a site plan showing the edge of asphalt on Winter Park Ln and Via Kachess Rd, as well as the proposed improvement. Public Works would also accept a stamped plan from a licensed engineer verifying site distances, as described in Exhibit 1260-1 of the WSDOT Design Manual, are met.
SURVEY	The provided Site plans do not address how the boundaries (and subsequent setback lines) were determined. Based upon the road monuments located by the county in 2019, it appears that the existing house may already actually fall just 10 feet from the boundary line. Adding the proposed overhang would be a zero setback rather than a 15 foot setback. County survey strongly recommends a private land surveyor prepare a site plan prior to approval OR a private land surveyor is utilized during construction to ensure that revised setbacks are not encroached. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency requirements for this project. (KAH)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments