



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: June 17, 2022

SUBJECT: LPF-22-00004 Suncadia Phase 2 Division 7 Final Plat Comments

The following shall be required prior to final plat approval:

1. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.
2. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.
3. In lieu of completion of any required public or private improvements prior to final approval, a performance guarantee is required.
4. Pursuant to previous Suncadia plat approval, the gate at Swiftwater Drive and Hwy 903 is to be opened. Please provide evidence of the gate being opened and the roadway available for use.

The applicant should be aware of the following:

1. In accordance with the development agreement, traffic monitoring and reporting to Public Works is required. Suncadia has provided a scope and agreement to collect traffic data as required during the summer months. Please continue to work to provide traffic monitoring to submit traffic data later this year.

FLOOD:

Floodplain development requirements for LPF-22-00004 have not been met. In accordance with KCC Chapter 14.08.220(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.

14.08.220 Subdivision proposals and Development.

All subdivisions as well as new development shall:

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.

SURVEY:

Required Changes

1. Sheet 4 – The North line of NW ¼ of Section should show a “tick mark” to show the line limits.
2. Sheet 4 - The North line of OS-7 should show a bearing. While this is available on other sheets, it is somewhat difficult to find.
3. Sheet 6 – The area of Lot 81 does not match the Lot Closure report.
4. Sheet 9 – The area of Lot 7 does not match the Lot closure report.
5. Sheet 10 – The area of Lot 11 does not match the closure report.
6. Sheet 11 – Please label Tract OS-2 on this sheet.

Suggested Changes, Not required

1. The area around the SE corner of Track OS-7 would benefit from a detail window.