



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Community Development Services  
FROM: Taylor Gustafson, Environmental/Transportation Planner TG  
DATE: October 9, 2018  
SUBJECT: Public Works Review of Final Plat LPF-18-00007 (Suncadia Phase 3 Division 14)

### Required Changes

#### Survey:

1. On sheet 1 the Recording Certificate is shown in two locations.
2. Sheets 3 and 4 are missing the surveyor stamp.
3. Please check the bearings and distances as shown on the access road North of Lots 3 and 4. If I retrace the access road from the N'most corner of Lot 3, I am unable to close on the NW corner of Lot 4.

#### Engineering:

1. Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included within such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed Infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.

Exhibit F-1 Suncadia MPR Conditions of Approval:

A-2 (a) Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.

2. Tired Creek Lane Extension: Plans are showing a 35' right of way. R-O-W should be 60' on the face of the plat and be designed and constructed to Exhibit J (Rev. 1) to Development

Agreement, Development Standards and Design Guidelines for MountainStar master Planned Resort, December 2, 2008.

3. Addressing: Each parcel will require Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

4. Civil Plans: Civil plans will be reviewed and approved as submitted prior to final plat approval in accordance with development agreement.