



# 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: February 28, 2019  
SUBJECT: Evergreen Ridge PUD Rockberry Loop LPF-19-00001

**Please find Public Works final review comments below:**

Engineering:

1. Public Works has not received engineering plan and profile drawings for Rockberry Loop.
2. The minimum horizontal design radius (superelevation rate = 0.06) is 75 feet. No radius is provided for the northwest roadway curve.
3. The road shall be signed for 20 MPH.
4. Future development of Tract FD 2 shall comply with Road Standards adopted at the time of land development proposal.

Planning:

1. All existing structures need to be shown on the face of the plat.
2. Rockberry Loop is required to meet the 2004 Road Standards for a High Density private road serving 15-40 lots and be certified prior to the issuance of Occupancy Permit.
3. Turning radius needs to be shown for the intersection of Paintbrush Lane and Rockberry Loop right of way.
4. Plat note # 7 states that the division is vested to the 2005 Road Standards. We are showing that the PUD is vested to the 2004 Road Standards. Please clarify.
5. Approved stormwater plans required prior to final approval.

Survey:

Sheet 1

1. The direction of lines L6 and L8 are unclear. A detail window would correct.

Sheet 2

2. The North line of Lot 7 does not show a bearing. Showing the total length (940.41) of the line would also assist in relating Sheet 2 to Sheet 3.
3. Lots 1-4 should show the record document used to create them.
4. The NW line of Lot 10 (L33) does not match closure report. (Report shows S53°03'22"W)
5. The NWmost line of Lot 16 (L75) does not match closure report (Report shows 20.00')

6. The Southernmost Arc on Tract RW-1 is a Non-tangent Arc. Please include a radii or tie to center of arc to make it retraceable.

Sheet 3

7. The dimensions near the Easternmost corner of Tract A have been cut off. Please fully include or exclude these dimensions.
8. Identify Tract RW-1 on sheet 3.

Sheet 4

9. Include the parcel numbers of Lots 1-4 (together with owner signatures) OR Exclude these parcels from the plat submittal (as shown by parent parcel identified by heavy solid line). If the parcels are to be included, the legal description shall also be revised to include.
10. The portion of Paintbrush lane to be vacated should have the vacation limits identified on the face of the plat with ma reference to see note 6, Page 4. As the County GIS shows this owned by a separate individual, their signature(s) will be required on the final document.

Sheet 5

11. See corrections to line labels referenced in changes #4 and #5, above.