



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner TG
DATE: August 9, 2019
SUBJECT: 2nd County Review of Final Plat LPF-19-0004 (Palomino Fields – Div. V)

The following are Public Works final comments:

Engineering:

1. Prior to acceptance onto the public road system, Roan drive will be maintained to re-establish: road shoulders and drainage facilities.
2. A temporary cul-de-sac must be built or bonded in addition to the required road maintenance.
3. Upon final inspection and acceptance by Public Works, the road will then be established onto the road system with inclusion into the County Road Log.

Planning:

Sheet 1

1. Cul-de-sac Radius is showing 80'. County requires 55'.
2. Cul-de-sac is showing currently as Right-of-Way. I believe the intent was for the cul-de-sac was to be temporary until further development occurs.

Survey:

Required Changes

Sheet 1

1. Some of the bearings and distances shown do not match closure report.
2. Some of the bearings and distances shown do not match record information of the parent parcel referenced as Palomino Fields – Division II.
3. Some of the bearings and distances shown do not match between pages 1 and 2.

Sheet 2

4. Some of the bearings and distances shown do not match closure report.
5. Some of the bearings and distances shown do not match record information of the parent parcel referenced as Palomino Fields – Division II.
6. Some of the bearings and distances shown do not match between pages 1 and 2.
7. The Note 10 reference located at the center of the cul-de-sac is not addressed under plat notes.

Sheet 3

8. The Detail 'A' window is incorrect in regards to the GLO corner it is referencing (3 of the reference ties).

9. Plat Note 10 has not addressed the cul-de-sac (see sheet 2 changes above).

Sheet 4

10. With Tract B (per title report) excluded from this development, there is no need to include dedication or notary block for owner of Cle Elum Pines East, as no parcels owned by that entity are involved.

Of Note

The Surveyor of record was notified during the submittal process of Palomino II that any additional survey review beyond 2 reviews would be subject to additional fees. This was provided via email May 7, 2019.

Having county staff continue to perform WPE's quality control on submittals is not a sustainable practice. Any subsequent reviews will be charged as "civil review – resubmittal" at a cost of \$1355.