



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner TG
DATE: April 23, 2019
SUBJECT: LPF-19-0004 (Palomino Fields – Div. V), also known as Cle Elum Pines

Please find Public Works final review comments below:

Note: The following comments are based upon the assumption that all comments given for LPF-19-00003 will be addressed, and Plat will be recorded prior to final approval of LPF-19-00004.

Planning:

1. Timing of Improvements: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Name: A private road name application needs to be submitted and approved for the new private road serving the Palomino Fields Plat, prior to plat final.

Survey: Required Changes

Sheet 1

1. The exclusive use statement refers to the named parties in the Surveyors statement. There are no named parties in the surveyor's statement (multiple sheets).
2. There are multiple instances of line work obscuring text. (multiple sheets)
3. The proposed division actually involves a number of parcels, owned by two separate entities. The limits of all the involved parcels need to be surveyed with locations shown on the face of the plat. The concept of a "Parent Parcel" is the original lands involved, prior to proposed subdivision. The practice of outlining the project limits, and labelling them to be the parent parcel, is contrary to standard survey practice. Also note, that the remaining area of the involved lots will need to be labeled with a lot, parcel or tract name as well as an area.

Sheet 2

4. Remove the "more or less" from lot areas. As the lots are not bounded by a natural feature, nor are they of such a size that areas cannot be accurately depicted, there is no

- need to display the areas as approximate. If there is some mitigating circumstance that the areas cannot be accurately depicted on the face of the plat is should be noted.
5. In the legend, the text adjacent to the fourth symbol has a questionable date. If dates unknown, not labelling any date at all would be sufficient.
 6. The label of N00°15'36"W, 1.82' near the center of section is unclear as to what is being labeled. A detail window or note to clarify may be required.
 7. Minor spelling error on the description of Section line centered about Reecer Crk Rd.

Sheet 4

8. The original property descriptions as shown do not describe the lands surveyed by this plat, nor do they match the title report of record.
9. Note 6 of the surveyor's narrative appears to be an incomplete statement.
10. A statement detailing the purpose of the survey, together with the filing number should be included on the face of the plat.

Sheet 5

11. Meets and bounds description of platted parcel not required. See 2 of this memo.
12. The lands involved are actually owned by two entities. Cle Elum Pines East, LLC, and Cle Elum Pines West, LLC. Dedications and Acknowledgements for each owner will need to be included on the plat.