



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeremy Johnston, Planner 1; Community Development Services
FROM: Candie Leader, Administrative Assistant *CL*
DATE: September 17, 2019
SUBJECT: LPF-19-00004 Palomino Fields Division 5 (Third Review)

Public Works has reviewed the preliminary plat file for Palomino Fields Division 5 and the current request for final plat review. Our comments appear below for your use.

1. Roan Drive:

The roadway is designed as a public roadway. The roadway was inspected as a public roadway and accepted at the conclusion of paving operations by Public Works. Since the initial construction, the roadway has not been maintained. Weeds and unwanted vegetation have grown to the edge of pavement. During a site visit earlier today, surveyors were installing required monumentation. It does not appear that any attempt re-establishing roadside shoulders and associated road stormwater system components has taken place since the previous request for final plat (July 2019). Prior to acceptance onto the public roadway network, the road must be restored establishing shoulders and associated stormwater improvements. It is my understanding that final plat now dedicates the roadway at the time of final plat acceptance. This should not occur with Roan Drive until such time that Public Works accepts the necessary corrections re-establishing roadside shoulders and associated stormwater improvements.

2. Survey:

Required Changes

The most recent submittal has failed to address notes 7, 8, 9 and 10 per the previous survey review, dated August 8, 2019.

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.