



# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: December 8, 2020

SUBJECT: Palomino Fields Plat Division 4

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#### The following shall be required before final approval:

1. **Page 5 General Notes:** General note 7 should read "Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the state of Washington specifying that the road meets current Kittitas county road standards prior to the issuance of a building permit for this plat."

KCC 12.04.090 requires the entire private road system serving a development to be certified by a civil engineer licensed in the State of Washington. Note 7 on the submitted mylars states the inspection and certification can be completed by a qualified technician working under the direct supervision of a licensed engineer. The road certification must be completed by a licensed engineer and not a technician.

Note 7 calls out a specific compaction test method and does not include all available compaction tests. KCC 12.09.040 Embankment Construction Control in Developments allows the approved WSDOT Standard Specifications compaction test or other tests approved by the County Engineer.

Additionally, please be aware that upon completion of Final Plat, no building permits will be issued until the roads have been certified by Public Works.

#### **FLOOD:**

The label for the floodplain boundary and plan note 14 should be clarified to identify that the 100-year floodplain boundary is shown.

#### **SURVEY:**

Please see attached page for comments regarding survey.




# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: All Staff  
FROM: Justin Turnbull, County Surveyor   
DATE: December 7, 2020  
SUBJECT: Second County Survey Review of Final Plat LPF-20-000014 (Palomino IV)

#### Required Changes:

The revised submittal dated November 23, 2020 has NOT addressed all the survey comments per my memo of 9/29/2020.

For convenience, I have reattached the language from that memo below:

TO: All Staff  
FROM: Justin Turnbull, County Surveyor  
DATE: September 29, 2020  
SUBJECT: Amended County Survey Review of Final Plat LPF-20-000014 (Palomino IV)

#### Required Changes

##### Closure Report

The following lines do not match the closure reports provided.

- a. Northernmost line of Tract F, shown as 146.15 feet in length, and appearing on sheet 3
- b. Easternmost line of Tract F, shown as 482.88 feet in length, appearing on sheet 3
- c. Curve on East boundary of Tract H, shown as C17 on sheet 4
- d. Curve of the East boundary of Tract e, shown as C3 on sheet 2

##### General changes needed

1. Tracts will need to show lot areas.

##### Sheet 1

1. There is a dimension North of the intersection of Roan Drive and Dapple Grey Way, being 6.65' in length. This would be better suited to appear on sheet 4.
2. The 100' flood setback is shown as note 15. There is no note 15 of Sheet 5.
3. There is an existing building near Tract I. Please show this building and dimension to boundary lines to ensure it meets setback requirements. Typically this would be done as part of the preliminary plat, But I have never performed a formal review of a preliminary plat for this project.

Sheet 2

1. Note 13 is shown as reference to existing right of ways. Note 13 calls out “for emergency purposes” and is likely not relevant for primary access roads. This appears on multiple pages
2. Tract ‘H’ should be labeled

Sheet 3

1. There is some confusion regarding the cul-de-sac area. WPE has identified this as a Right-of-Way easement. Please show this as right of way dedicated, and remove the included area from the total area of Tract F. Please also include the portion of the right of way on the East side of Road drive, as shown on Palomino III and V.

Sheet 4

1. The east boundary of Tract G with a distance of 464.00’ does not have a bearing.