



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

TO: All Staff  
FROM: Public Works Planning Review Team  
DATE: September 25, 2020  
SUBJECT: LPF-20-00004 Palomino Division 4

#### **Access:**

No additional comments.

#### **Flood:**

KCC 14.08.220 requires that the 100-year floodplain and floodway be shown on the face of the plat. The label for the floodplain boundary and plan note 14 should be clarified to identify that the 100-year floodplain boundary is shown.

A flood development permit is required before any development occurs within the 100-year floodplain.

#### **Survey:**

#### **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:**

2. 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.
3. The 100' flood setback is shown as note 15. There is no note 15 of Sheet 5.
4. 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:

5. 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
6. Tract ‘H’ should be labeled

Sheet 3:

7. 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:

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