



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: December 28, 2020

SUBJECT: LPF-20-00014 Palomino Fields Plat Division 4

The following shall be required before final approval:

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

FLOOD:

On page 1 – the Floodplain Boundary label should be updated to identify the boundary as the 100-Year Floodplain Boundary.

SURVEY:

Required Changes

1. The Southeast boundary of Lot 3 is missing a distance of 118.83'. (sheets 2 and 3).
2. Curve C7 on Lot 13 appears in the closure report as a line. (The Surveyor can check this and see that lot areas and curve labeling is correct, there is no need for a revised closure report).