

December 14, 2020

T R A N S M I T T A L L E T T E R

Chad Bala
852 Barnes Road
Ellensburg, Wa 98926

SUBJECT: LCU/Pat Deneen - Professional Surveying Services to Complete Palomino Fields Plat Div. IV in a portion of Section 27, Township 18 North, Range 28 East, W.M., Kittitas County, Washington

WPES PROJECT NUMBER: 18146

Please find enclosed the following items for your use:

COPIES	NUMBER OF PAGES	ITEM
2	6	18"x24" Palomino Fields Plat Div. IV - Mylars for Recording
1	5	Kittitas County Final Comments
1	1	Fredrick Skinner/ Written Responses

If there are any questions, please do not hesitate to contact our office. Thank you for choosing Western Pacific Engineering & Survey, Inc. for your engineering needs. We look forward to assisting you with future projects.

Sincerely,



Moryssa Ely, Administrative Assistant
WESTERN PACIFIC ENGINEERING & SURVEY, INC.
Enclosures

RECEIVED
DEC 16 2020
Kittitas County CDS

Dear Mr. Turnbull:

Reference is hereby made to your review comments regarding Palomino Field Plat – Div. IV, LPF-200000014 dated December 08, 2020:

Additional verbiage was added to the drawings submitted to Chad on November 18, 2020 per your request. Also reference to the flood plain was added to the map since the November 18, 2020 submittal.

Reference is hereby made to your review comments regarding Palomino Field Plat – Div. IV, LPF-200000014 November 23, 2020:

As you may recall, the concept was changed from a road system contained within Division IV from a public road system to a private road system. In doing so, we designated the road area as tracts and split the original 'Tract F' into three more tracts, one of which was originally an easement for the emergency ingress/egress road, making it a tract for easier clarification.

It would appear that the comments contained within the above-referenced review comments were re-stated without benefit of review of the November 18, 2020 submittal.

I have attached a copy of the lot closure reports for the all lots and tracts contained with Division IV as it would appear that the previously submitted lot closure reports did not make it to your desk.

Please find a copy of Division IV and the corresponding lot closure reports. I believe this information will make your review comments dated December 07, 2020 null and void.

The existing building mentioned as a review comment under Sheet 1, Item 3, has been removed.

If there is a problem that still remains, feel free to contact me at (509) 765 – 1023.

Frederick C. Skinner, PE/RLS

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.

Subdivision Comments

To: Jeremy Johnston, CDS Planner

From: Jesse Cox, Environmental Health Supervisor
Holly Erdman, Environmental Health Specialist

Date: 12/9/2020

RE: LPF-20-00004

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

Findings

On Site Sewage

Finding 1

Any On-Site Septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. As indicated in the preliminary plat approval sewage disposal will be from an approved community septic system. No additional information required.

Water

Finding 1

Proposed long plat indicates an approved community water system will be used. All persons who are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.027 (A-1) per KCC Chapter 13.35.020.

A	Additional Information Required (Prior to Preliminary Plat Approval)
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No additional information required

B	Final Plat Review & Recording (Prior to Final Plat Approval)
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Prior to final plat approval and recording, the following conditions shall be met:

A-1 In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

- 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
- 2) An adequate water right for the proposed new use; or
- 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

Conditions have been met no additional information required.

C	Final Plat Notes
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No additional information required.





KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Public Works Planning Review Team
DATE: December 8, 2020
SUBJECT: Palomino Fields Plat Division 4

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

MEMORANDUM

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.