



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 22, 2021
SUBJECT: 5th County Review of Final Cluster Plat LPF-20-00005 (Forest Ridge Ph1)

ENGINEERING:

1. Please include Lot 31 in plat note 14 as a lot which needs to construct an individual dispersion system.
2. Please provide a bond and an engineer's estimate for the work to be completed as a part of Phase 1 for the County to review.

SURVEY:

Required Changes:

1. There is a small discrepancy between the plat and the closure report for Tract FD-1.
2. Plat note 8 calls for snow storage areas identified on the face of the plat. There are no such areas designated.
3. Sheet 4 does not show any property corners set.
4. The SW line of Lot 33 shows two different bearings for the same line.

Of Note:

1. There are a number of errors in the closure report for Tract FD-4. As all the adjacent internal parcels are correct, it is assumed that this parcel was not updated. All the errors found are adjacent to correct parcels, so staff sees no need to provide a closure update for this Tract.
2. The Southernmost arc on Lot 27 is not dimensioned. This can be calculated from existing dimensions but may want to be included to be consistent.
3. Access easements and lot frontages do not extend to the Access road, and rather stop at the open space tract. Applicant may want to include a note to preserve access rights to lots through the open space tract.