



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Public Works Planning Review Team
DATE: March 30, 2021
SUBJECT: LPF-21-00003 Palomino Fields Div. 6

Please find Public Works final review comments below:

ACCESS:

Timing of Improvements: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

FLOOD:

Requirements outlined in KCC 14.08.220 have been met. Important note: Many of the properties in this plat are within the 100-year floodplain. All activities within the floodplain must be permitted through the floodplain development permit process. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Structures may be subject to mandatory flood insurance purchase requirements. For all walled and roofed structures in the 100-year floodplain, elevation certificates are required as part of the floodplain development permitting process. It is the responsibility of the owner or owner's authorized agent to obtain elevation certificates. For residential structures located within the 100-year floodplain, a pre-application meeting is required prior to submitting a residential building permit.

SURVEY:

1. The title block states "A replat of Tracts 'E' and 'H'..... while the original property description only shows Tract H.

IF TRACT E IS TO BE INCLUDED AS PART OF THE PLAT

- a. include the tract label and area.
- b. provided a closure report for tract E
- c. include Tract E in the original property description

IF TRACT E IS THE BE EXCLUDED FROM THE PLAT

- a. Remove Tract E from the title block at top of page

2. Change Title block at top of page from "... S1/2 of the NW1/4 of..." to "...of the NW1/4"
3. Sheet 1 – the symbol for the N1/4 corner of Section 27 shows incorrect sections.

4. Please include Width, ownership and surfacing for all roads
(ex: Private 60' R/W- paved or Unconstructed 80'wide public Easement)
5. The surveyors license number does not match the "Set" evidence as shown on the legend.
6. The curve identified as C11 appears to contain a type when compared to the closure report.
(84°47'03" VS 84°47'30")

Of Note (Changes not required)

1. The surveyor's certificate as shown on the Plat is per Kittitas County Code. County Code is outdated as compared to the RCW requiring specific language for a surveyor's certificate. The language per RCW:58.09.080 is preferred.
2. The two southernmost section corners shown on sheet one only contain a single mathematical tie. While typically this would require a minimum of two ties to other corners OR ties to local nearby references, as these corners are outside of the immediately platted area, these corners are considered to be additional information, and not necessarily part of the controlling corners of the division. As such, no additional ties are required.