



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Planning Review Team
DATE: April 20, 2021
SUBJECT: LPF-21-00004 Suncadia Phase 2, Division 1

ENGINEERING:

1. On sheet RD-04, labels for the bio infiltration system are incomplete. The station label is currently listed as "???, ???' ???T".
2. On page 10 of the drainage report, a flow separation system is described which will evenly split the runoff from Basin A into the two drainage swales. On the plan set, a type 1 catch basin is shown with two pipes coming out of the same side. Please provide a detail on how this system will function to ensure that flow is separated as intended.
3. On page 10 of the drainage report, it is explained that water quality will be handled through an 18" layer of engineered soil as recommended by the Geotech report. Public Works was unable to find any reference to these engineered soil in the Geotech report. At a minimum, Public Works needs to see description of the engineered soil and whether or not the soil meets the requirements of SSC-6 in the Stormwater Manual.
4. In addition to the letter from the Suncadia Water Company, please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.
5. A Construction Performance Guarantee is required for improvements. Please contact Public Works to obtain a surety amount.

SURVEY:

1. Please include bearing and distance ties to link the subdivision area to the section corners.
2. Please include a set corner to the rear lot line of Lot 2 or include a note why this is not possible.

Of Note:

A closure mismatch of the line being 10.77 feet in length, on Lot 2 was observed. Given the short length of the line, this angular error is miniscule, and no changes are required.