



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: All Staff  
FROM: Public Works Planning Review Team  
DATE: April 28, 2021  
SUBJECT: LPF-21-00005 Suncadia Phase 2 Division 6

#### **ENGINEERING:**

1. Within the plan set a number of pipes aren't labeled. Please be sure to label all pipes on sheets RD-01, RD-02, RD-05, and WS-02.
2. The drainage report shows that Swale 1 seems to be under sized. For the design storm shown, the swale operates with 0 free board and still overflows into a dispersion device. The report claims that the existing Basin D discharges at a flow rate of 0.543 CFS, but existing conditions do not contain any conveyance systems so existing conditions aren't discharged through a single point. The plans do show a gravel dispersion trench and an overflow spillway, was there any analysis done to verify this solution.
3. 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.
4. Please provide a cross section of the proposed roadway system.
5. The drainage report explains that SSC-6 will be met through amended soils. As in the previous submittal, please specify the approved soil on the plan set.
6. Please work with Public Works to schedule an inspection of the completed work or submit a bond for construction.
7. Pursuant to the Suncadia letter dated October 9, 2019 responding to Public Works comments for Phase 3 Division 15 & 16, Suncadia requested a meeting to discuss the type and timing of needed traffic monitoring going forward. Traffic monitoring information is required and determination on type of monitoring and location is necessary. Please reach out to Public Works to schedule a time to meet.

#### **SURVEY:**

1. The applicant has elected to not set property corners for the access tracts, service tracts or open space tracts. At a minimum, the outside perimeter of the plat will have corners set, and all the access tracts will have corners set.

**WATER MITIGATION/METERING:**

Final Plat Notes:

The following notes shall be placed on the face of the plat:

**C-1** “Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.”

**C-2** “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”