



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 9, 2021
SUBJECT: LPF-21-00011 Black Horse Phase 1

GENERAL/ENGINEERING:

1. Public Works is still awaiting the Ellensburg Water Company's approval letter.
2. Please consider installation of a fence along southern limit of 29th avenue of development to prevent access to construction site.
3. Please be aware that Kittitas County will not maintain roads until the roads have been certified and adopted by the County.
4. Please note that at least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots (2005 KCC 12.01.095). The collective number of lots onto 29th Avenue exceeds 40 lots. A second ingress-egress route will need to be included in the road certification for this phase.
5. Include the following note per KCC 12.12.010 "Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."
6. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

- d. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall be used for irrigation.

7. As a note, a bond has been submitted for remaining infrastructure work.

SURVEY REQUIREMENTS:

Required Corrections

Sheet 13

1. The NE'most dimension of Wrangler Drive does not match Sheet 12. (Shown as L=168.04, R=425.00, D=22°39'15")

FLOOD COMMENTS:

Public Works has negotiated additional SEPA mitigations addressing flooding associated with development improvements. These additional mitigations are required for compliance with KCC 14.08 Flood Damage Prevention.

The site was originally graded to allow for lots within the floodplain and to provide compensatory storage. KCC 14.08.315 requires that site grading and development within the floodplain provide compensatory storage to mitigate for any reduction in floodplain storage. The temporary fill at the wetland mitigation site will be removed, consistent with approved plans and satisfying this requirement.

The submitted mylars shows the boundary of the 100-year floodplain on the face of the plat, as required by KCC 14.08.220.

WATER MITIGATION/METERING COMMENTS:

The requirements in KCC 13.35.027 Permanent Measures have been met.