



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services

FROM: Public Works Plan Review Team

DATE: January 5, 2022

SUBJECT: LPF-21-00013 Forest Ridge Phase 3 Plat

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**The following shall be addressed prior to final approval:**

**Planning:**

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current 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.
2. Private Road Improvements: Access shall be constructed to meet or exceed the requirements for a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
3. Any further subdivision or lots to be served by proposed access may result in further access requirements.

**Plan Notes:** Plat notes shall reflect the following:

1. Entire private road shall be inspected and certified by a civil engineer licensed in the State of Washington specifying that the road meets Kittitas County Road Standards as adopted September 6, 2005, prior to the issuance of a building permit. Any future subdivision or land use action will be reviewed under the most current road standards.
2. 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.
3. 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.

4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards 9/6/05.

**Engineering:**

1. The Geotechnical report provided for a future phase of this project (Skyline East Grading Permit GP-21-00024) discussed landslide hazard areas throughout the property (Figure 5 within Appendix C of the Drainage Report). As was noted in the comments on the grading permit, please include the 25ft building setback from the limits of any landslide deposits.

**Survey:**

1. Line 310 on Sheet 9 has an erroneous 'crowsfoot'.
2. The East boundary line of Tract FD-4H does not match the closure report by 6" and 0.10 feet.

**Water Mitigation/Metering:**

All requirements for water mitigation/metering requirements for final plat have been met.