



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** July 16, 2025  
**SUBJECT:** SP-25-00007 Suncadia Ph 3 Div 18

<b>ACCESS</b>	No Comment. (RC)
<b>ENGINEERING</b>	<ol style="list-style-type: none"> <li>1. Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).</li> <li>2. Please provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity.</li> <li>3. While Suncadia is in the process of completing the Traffic Monitoring Plan, please submit an updated report detailing what monitoring has been completed. This update report will be required for Final Plat.</li> <li>4. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.</li> <li>5. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat. (CBP)</li> </ol>
<b>SURVEY</b>	<p>NOTE: All survey comments are based upon the assumption that the previous record of survey (Application; BL-25-00006) will be filed PRIOR to preliminary approval of this Short Plat application.</p> <ol style="list-style-type: none"> <li>1. Add set corner symbol to the legend, together with a description of what was set.</li> <li>2. Please include Name and Address of Engineer of Record as well as the Date of the Survey (per KCC:16.12.020(5))</li> <li>3. Please provide an updated Subdivision Guarantee containing legal description that matches the legal description on the face of the Short Plat. (subject to recording of (BL-25-00006)).</li> <li>4. Existing Contours are to be shown, and sufficient data included to meet the requirements of WAC:332-130-145.</li> <li>5. Please Show "Short Plat" at the top of the page, together with a unique name for the subdivision. (JT)</li> </ol>

<b>TRANSPORTATION CONCURRENCY</b>	No Comment. (KAH)
<b>FLOOD</b>	The proposed short plat is not located in a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required. (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)
<b>AIRPORT</b>	No Comments. (RC)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.