



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: September 14, 2022
SUBJECT: LPF-22-00006 Forest Ridge Ph. 4

ACCESS	1.) Please provide estimated traffic generation for peak hours to determine if a Transportation Impact Analysis will be required. A TIA shall be required for all development that will generate more than 9 peak hour vehicle trips.
ENGINEERING (CC)(KH)	<ol style="list-style-type: none">1. Please include a note on the final plat stating Lots 30, 32, 42, 43, 44, 45, 48, 49, and 50 shall require on site stormwater mitigation.2. Please provide a bond for the work to be completed for Phase 4 Final Plat (equivalent to Phase 3 Grading Permit) to Kittitas County Public Works. Alternatively, if the work has been completed, please call for an inspection.3. Per SEPA decision for LP-08-00014 dated September 23, 2010, page 5:<ol style="list-style-type: none">a. <i>Potholes must be repaired on Columbia Ave from First Street to Fourth Street as required by the City of Cle Elum prior to receiving final plat approval</i>b. <i>A 2-inch overlay on Columbia Avenue from First Street to Fifth Street or end of existing pavement shall be constructed prior to beginning construction of Phase 5.</i>

SURVEY	<p>Sheet 3</p> <p>1. Multiple occurrences of dimensions being obscured by crossing linework.</p> <p>Sheet 4</p> <p>2. Lots 2-16 and Lot 25 are not tied to Section line data.</p> <p>3. Lots 4, 6 and 7 have dimensions obscured by crossing linework or text.</p> <p>4. The south boundary of Lot 8 and SE boundary of Lot 7 are missing the bearings.</p> <p>Sheet 5</p> <p>5. Lots 7, 8, 13 and 66 have text cut off by the viewport.</p> <p>Sheet 6</p> <p>6. Lot 66 and 75 has text cut off by viewport.</p> <p>7. The 30' width arrows for Ease DW-19 appear to be part of the dimension arrow for a curve on Lot 74. This is confusing.</p> <p>Sheet 8</p> <p>8. Line Tags at North lines of Lot 81 are cut off by the viewport.</p> <p>9. AC-6 should be labelled.</p>
FLOOD	No comment
WATER MITIGATION/METERING	<p>Requirements for final plat approval have not been met.</p> <p>Prior to final plat approval the applicant must provide a copy of the approved Showing of Compliance with 90.44.100(3) from Ecology.</p>