



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 10, 2022  
**SUBJECT:** LPF-22-00007 Forest Ridge Phase 5 Final Plat (Round 2 Review Comments)

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. Access easement frontage on Lot 142 has been measured at approximately 15' in length using scale provided in plat drawing. Per Kittitas County Road Standards, access onto Lot 142 must be set 5' off the boundary line of Lot 141. Access onto parcels must have a minimum driveway width of 12'. Refer to Kittitas County Road Standards 12.04.080; Table 4-4A for driveway standards. Access easement frontage should be extended to compensate for future access development on Lot 142.</li></ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"><li>1. Please provide a bond for the work to be completed for Phase 5 Final Plat to Kittitas County Public Works.</li><li>2. Please provide a bond in accordance with Kittitas County Code for the work to be completed on Columbia Ave per SEPA decision for LP-08-00014:<ol style="list-style-type: none"><li>a. Potholes must be repaired on Columbia Ave from First Street to Fourth Street.</li><li>b. A 2-inch overlay on Columbia Ave from First Street to Fifth Street or end of existing pavement.</li></ol></li><li>3. Please provide an updated Traffic Impact Analysis for the intersection of SR 903/SR 903 Spur. Public Works will not support final plat until this has been complete.</li><li>4. The current TESC BMPs originally installed have failed at multiple locations. Please provide an updated TESC plan to Public Works. This TESC plan should be approved and in place prior to plat finalization.</li><li>5. Please include a note on the final plat indicating Lots 1-5, 11, 13, 15, 18, 20, 22, 29-34, 45, and 58-62 shall require on site stormwater mitigation.</li></ol>

<b>SURVEY</b>	<p><b>Sheet 1:</b></p> <ol style="list-style-type: none"> <li>1. Please include Engineer (name or firm) of Record with the owner and parcel information.</li> <li>2. In the recording certificate, change “Book___ of Surveys” to “Book___ of Plats”.</li> </ol> <p><b>Sheet 2:</b></p> <ol style="list-style-type: none"> <li>3. Include labels for adjacent plats with recording numbers (EX: Plat Bk:10, Pg.4)</li> <li>4. Under existing legal description, change “Recorded of said County” to “Records of said County” (3 occurrences)</li> <li>5. In the Legend Change “Forest Ridge-Phase III” to “Record Info per Forest Ridge-Phase III”</li> <li>6. The South line of SW 1/4 of Section shows a record distance that does not match the reference (.84 vs .80)</li> <li>7. The two calculated section corners that are also property corners will need to be set and shown on the face of the plat.</li> </ol> <p><b>Sheet 4:</b></p> <ol style="list-style-type: none"> <li>8. Lot Closure report calls out a distance of 0.36 feet near the N1/4 corner of section, which is not shown on the plat. This corner will also need to be set.</li> <li>9. Show all easements as “Existing”, “Herein Dedicated”, or “Created by Separate Document” (or similar language).</li> <li>10. The area containing Tags L1, L2, C3 and C1 would benefit from a detail window (not required).</li> <li>11. Show the total Width of Tract AC-10.</li> <li>12. Identify the dashed lines on either side of Stream E and F.</li> </ol> <p><b>Sheet 6:</b></p> <ol style="list-style-type: none"> <li>13. The Calculated East 1/4 corner of Section will need to be set.</li> </ol> <p><b>Sheet 7:</b></p> <ol style="list-style-type: none"> <li>14. The area Curve Tag C102 would benefit from a detail window (not required). If a detail window is not used, “tick marks” or “crows feet” identifying the ends of the 197.26 long line would clarify things.</li> <li>15. Spelling typo near Eastmost corner of Tract S-2 “ROW VARIES”</li> </ol>
<b>FLOOD</b>	No comments
<b>WATER MITIGATION/ METERING</b>	Requirements for final plat approval have not been met. Prior to final plat approval the applicant must provide a copy of the approved <b>Showing of Compliance with 90.44.100(3) from the Washington State Department of Ecology.</b>