



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 10, 2022
SUBJECT: LP-22-00004 Suncadia Ph 1 Div 14

ACCESS	No Access Comments
ENGINEERING	<p>Applicant should be aware that the following shall be required before Final Plat is accepted:</p> <ol style="list-style-type: none">1. Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included within such plan. For purposes of final plat approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed Infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other acceptable financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers. Exhibit F-1 Suncadia MPR Conditions of Approval: A-2 (a) Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed, and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.2. Applicants need to include the following notes as "Plat Notes" on their drawings.<ol style="list-style-type: none">a. 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 and formally adopted by the Kittitas County Board of County Commissioners.3. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170)

	<p style="text-align: center;">EXAMINED AND APPROVED This ____ day of ____, A.D., 20__.</p> <p style="text-align: center;">_____ Kittitas County Engineer</p> <ol style="list-style-type: none"> 4. Please submit engineered plans to Public Works for a Civil Review. This should be completed prior to Final Plat. 5. While Suncadia is in the process of completing the Traffic Monitoring Plan, please submit an update report detailing what monitoring has been completed. This update report will be required for Final Plat. 6. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. 7. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.
<p>SURVEY</p>	<p><u>All pages:</u></p> <ol style="list-style-type: none"> 1. The heading at the top of the pages shall include Name of Subdivision, Section, Township, Range, County and State. <p><u>Sheet 1</u></p> <ol style="list-style-type: none"> 2. Include the additional owner of OS-3, Plat:11-78 in the owner block. Per county GIS this does not match the owner of record shown. 3. Include the Engineer of Record 4. Sewer, stormwater, and road cut/fill slope easements should be contemplated. All easements shown upon referenced conceptual and preliminary documents shall be included on the face of the Plat. 5. Paragraph one of the Legal Description should be revised to read Book 11 of Plats, Page <u>78</u> through 82. <p><u>Sheets 2 and 3</u></p> <ol style="list-style-type: none"> 6. Include ownership, width and surfacing for Big Hill Drive (EX: 60' wide Private R/W - Paved) 7. Please show Road A as a 40' Private ROW 8. Lots OS-1, 37, 38 and 39 all have portions of a prior Open Space parcel (OS-3, Plat 11-78). Development of open Space should be resolved with CDS. <p><u>Sheet 4</u></p> <ol style="list-style-type: none"> 9. Show Cle Elum River.

	<p>A portion of parcel 20-15-19054-0003 is located in the FEMA identified special flood hazard area (100-year floodplain). Per KCC 14.08.220, all subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.</p> <p>Prior to plat approval the 100-year floodplain boundary must be included on the face of the plat.</p>
<p>WATER MITIGATION/ METERING</p>	<p>No comments</p>