



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 3, 2022
SUBJECT: LP-22-00005 Suncadia Phase 2 Division 8

ACCESS	<ul style="list-style-type: none">• 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. <p>Exhibit F-1 Suncadia MPR Conditions of Approval:</p> <p>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.</p> <ul style="list-style-type: none">• Stormwater, please provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity• 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.
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	<ul style="list-style-type: none"> • Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. • Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat. • A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c))
ENGINEERING	<ul style="list-style-type: none"> • A civil review will be required through Public Works.
SURVEY	<ol style="list-style-type: none"> 1. Name of Subdivision at top center of page. (All Sheets) 2. include Engineer of Record. (Sheet 1) 3. Include area labels or tables for all Open Space, Service and Future Development Tracts. (All Sheets) 4. For existing roads, include ownership, width, and surfacing. (EX: Swiftwater Drive – 60’ wide private R/W – Paved) 5. For all ROW’s identify if there are Existing or Herein Dedicated. (All Sheets) 6. Identify Swiftwater Drive, Winston Road, and Bakers Road as topo features in Section 11. No dimensioning or ROW creation needed. (Sheet 6) 7. Show and Label Cle Elum River. (Sheet 6)
FLOOD	<p>A portion of parcels 11839, 11840, 11841 and 11842 are 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>
WATER MITIGATION/ METERING	No comments