


KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

TO: Dusty Pilkington, Planner I

COPY: Taylor Gustafson, Planner III
Candie Leader, Administrative Assistant

DATE: March 7, 2019

FROM: Mark R. Cook, Director 

RE: Suncadia Phase 2 Division 5
River Ridge II

I have completed review of submitted engineering materials supporting Suncadia Phase 2 Division 5 (River Ridge II) plat. My review comments appear below for your use.

1. Roadway Design
 - A. Please provide profile views for: Kokanee Loop and Kokanee Circle.
 - B. Please provide horizontal curve data for Kokanee Loop and Kokanee Circle.
 - C. Please provide radius data for all intersections.
 - D. Please detail the right of way width on all roadway plan views.

2. Conceptual Utility Plan
 - A. The supplied plan does not provide sufficient detail for substantive utility review.
 - B. The biofiltration swale depicted on lot S-4 appears to be situated immediately up-gradient of a steep slope area. Please affirm that no slope instability is anticipated as a result of the biofiltration swale's proximity to the the top of slope. Similarly, the dispersion path appears to site closely to the top of slope. The proposed dispersion area on lot OS-4 is also close to the top of slope. Please affirm that no bank instability is likely to result from the location of the dispersion areas.

3. Stormwater Plan
 - A. Please provide design calculations for all treatment and disposal areas.
 - B. Please provide disposal rate assumptions supporting all design calculations.
 - C. Please see comments above regarding slope stability concerns.

4. Water Service
 - A. Please provide and inventory of equivalent residential units (or the accounting method utilized in the Group A Water System Plan) affirming sufficient capacity serving the plat.

5. Wastewater Service
 - A. Please provide and inventory of equivalent residential units (or the accounting method utilized in the General Sewage Plan) affirming sufficient capacity serving the plat. Also please affirm sufficient capacity in pump station Complex #16 River Ridge Lift Station.

6. General

Please provide the seal and signature of the licensed professional engineer in the State of Washington responsible for civil design elements.

Please let me know if you have additional questions concerning our review comments. You may reach me at 509-962-7523.