



## MEMORANDUM

**TO:** Geoff Soderquist, Public Works – County Engineer: Traffic & Stormwater, Roads/Utilities Review  
Shawn Latimer, Public Works – Survey Review  
Shawn Kyes, Public Works – Access Review  
Jeff Landrum, Public Health & Social Services - Water  
Mike Hamling, Public Health & Social Services - Septic  
Doyle Sanford, Building Official & Fire Marshal

**FROM:** *KW* Karen Witherspoon, Senior Project Planner

**DATE:** May 9, 2024

**SUBJECT:** LP24-00001, Riverside Subdivision – Nine (9) Lot Subdivision

For your initial review and comment on adequacy for preliminary plat approval. The attached Preliminary Subdivision (Formal Long Plat) drawing, application and lot closure notes were determined to be complete to begin the review process on April 22, 2024.

The project is to create a nine (9) lot subdivision (Long Plat) named “Riverside” to include the construction of approximately 800 linear feet of new gated private road with stormwater facilities and emergency vehicle turnaround serving the proposed lots. All nine lots are proposed to be served by a new Group B Public Water System and will have individual septic systems. The parcel is 12.80 acres in size and is currently vacant. Road construction will include approximately 1,900 cubic yards of grading.

All project materials are located in Adept Activity LP24-00001 and review tasks have been sent to your dashboard. Please review the documents for your normal land division review plus the additional requirements listed in LCC 16.05.090 specific to public works (subsection 2), environmental health (subsection 3), building official and fire marshal (subsection 4 and 5).

Please add your subdivision review comments to completion requirements in Adept activity number LP24-00001 or upload your electronic review memos specific to LCC 16.05.090. A public hearing with the County Hearing Examiner for the Preliminary Plat determination will be scheduled once the department reviews, the SEPA process and the adequate facilities provider reviews are completed.

**Please respond on or before May 30, 2024**