



# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services  
FROM: Taylor Gustafson, Environmental/Transportation Planner TG  
DATE: July 30, 2018  
SUBJECT: Public Works' Comments Short Plat LPF 18-00003 (Swauk Valley Ranch)  
(Despite CDS labeling this as a 'LPF', this is a 4 lot Short Plat, and will be reviewed as such. Preliminary Long Plat review for this application was under LP-17-00007)

#### The following shall be conditions of final approval:

##### Survey:

##### Comments General:

1. KRD R/W shown is specifically excepted from the property and as such should be delineated and excepted from the total lot areas shown.
2. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
3. All GLO corners should reference the land corner records, and if evidence found different than record, so noted.
4. Sheet Number with total number of sheets should be shown on all pages.
5. Multiple sheets refer to sheet 3 for a Basis of bearings statement. No Basis of bearings statement is included on Sheet 3.

##### Comments Sheet 1:

6. The access easement should be addressed as existing or herein dedicated. If existing, the recording number should be included, and if dedicated, the position should be mathematically retracable.
7. The roads identified as Pvt. Roads on lots 1-3 should be revised to include easements to provide legal access to the new parcels.
8. The BPA access road should be identified as where it begins and the 40' Access easement ends (or overlaps identified). The 40' Access road should include the recording number of the easement document.
9. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
10. The area north of parcels 1 and 3 identified as R100.00 should be identified. Additionally, if this well is to serve lots 1-3, easements should be shown connecting said parcels to the well.

11. The building on Lot 1 should show distances to the North and South Property lines to ensure it meets setback requirements.
12. It appears that a portion of Lot 4 is being used by Lot 1. This usage line should be identified.
13. There are portions of Lot 4 that fall south of SR10. As these portions are a part of the land to be divided, they should be delineated. The railroad right of way may also contain a small sliver of the largest undelineated parcel.
14. One of the corners of Lot 3 shows it as being set in the pond.

Comments Sheet 2:

15. The Leader arrow to the Witness corner at E1/4 of Sec 20, does not point to the witness corner.
18. There appear to be usage across Parcel 4 by the adjacent parcel to the East, near line L16. Usage lines should be identified. This same parcel appears to be outlined and overlaps onto Lot 4 or the KRD r/w. This should be identified.
19. The closure reports do not match the radii as shown on the curve table.

Comments Sheet 3:

20. It appears the survey references are incorrect as they reference miles away from the project site, or documents that do not exist, while failing to reference the BLA that this document is clearly based on.
21. The Notary statement is invalid as it is not signed by the Notary.
22. The Owners Dedication is missing.
23. Board of County Commissioner's signature block unnecessary.
24. County Assessor Signature Block unnecessary