



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner TG
DATE: May 10, 2019
SUBJECT: Public Works review of Prelim Long Plat LP-17-00004 (Commons at Dry Creek)
Note: Also referenced as Planned Unit Development PD-16-0001

These comments are in response to the applicant's response letter dated March 29, 2019, which states "The attached recorded survey contains all the requested items."

Planning:

1. A transportation concurrency application must be submitted to Public Works. There is currently no record of a 2014 Commons at Dry Creek transportation concurrency application. If one was submitted in 2014, please send it to Public Works along with the concurrency determination.
2. City of Ellensburg road standards apply. Applicant to coordinate with City of Ellensburg.

Survey:

Comments General:

The applicant is notified that the recorded survey referenced in the letter does not meet the requirements of a Preliminary Plat. The requirements of a Preliminary Plat can be found in Kittitas County Code, Sections 16.12 and 16.24.

For your convenience, the previous survey review comments are listed below:

General:

1. The Preliminary Plat has not been prepared by a licensed Land Surveyor.
2. The Surveyors certificate should be shown on the face of the Plat.
3. The Legal description of the subject property should be included.
4. The vertical datum utilized for the contours should be noted. If the datum used is an assumed datum, the benchmarks utilized should be noted, together with the benchmark elevations.
5. The basis of bearings should be shown.
6. The survey equipment and procedures statement should be shown.

Sheet 1:

No comments

Sheet 2:

7. BSBL is not included in the Legend.

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8. The easement through the adjacent parcel will need to be created via a separate document and referenced on the face of the Final Plat. The adjacent parcel is zoned Urban residential, with a side yard setback of 15 feet to boundaries or easements. This appears to fall quite close to the existing building, and as such, the distance between building and easement line should be noted.

Sheet 3:

No comments