



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: January 3, 2019
SUBJECT: Public Works Review of Short Plat SP-18-00008 (Harmon) TG

Public Works recommends approval with the following final review comments:

Survey

Required Changes

1. Some of the section corners shown do not have any details as to whether they were found, set, or calculated positions. Please note that one of the following requirements must be met for all GLO corners:
 - a. Reference to recorded document identifying the position (ROS or LCR)
 - b. distance ties to 3 nearby reference points
 - c. distance ties to 2 adjacent GLO corners
2. All roadways must show name, width, underlying ownership, (Private/County/State), easement or R/W and surfacing material.
(EX: Hidden Valley Rd – 60' County R/W – Paved)
3. The relationship between the property lines and the section lines are confusing, particularly in the area near the West $\frac{1}{4}$ corner of Section 32. The use of "crow'sfeet" to reference what line segment the distances refer to would be useful. It is uncertain what the distance shown as "265.49" is referring to, and whether the section corner actually falls on the property line.
4. The due to the geometry of the curve labeled as "C1" it is difficult to deduce whether it is a curve to the left or the right. A note, a chord bearing, or showing a portion of the radial lines (or any other suitable method) would clarify.
5. The radius of the curves on the proposed 40' easement at Hidden Valley Road are missing.
6. The buildings should be labeled. (Shop/Barn/House/etcetera)
7. The 100' circle around the Wells should be labeled as "100' Well Protection Zone".
8. If the intent of the wells is to serve multiple parcels, please include access and utility easements to provide owners with access and supply water to the respective parcels.
9. Identify the amount of trespass onto the Hidden Valley Road R/W, near the SW corner of Lot 3.
10. Change the language of the garage trespass near the SE corner of Lot 4 to "Garage over line is *accepted*...."
11. Acreage shown to 2 decimal places is considered an acceptable level of accuracy. The +/- symbol shown with the acreage is typically utilized for irregular natural boundaries or very large tracts of land. Please include a note if there is a reason the acreage cannot be accurately determined.

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Of Note

1. Applicant is herein notified that the structures nearest the proposed 40' easement would be re-classified as existing non-conforming due to the front setback, which may limit development of said structures.