


KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: November 30, 2017
SUBJECT: County Survey review of Prelim Long Plat LP-17-00007 (Swauk Valley Ranch)

Comments General:

1. Lot Closure sheets and a title report will need to be provided for review.
2. All text should be free of crossing linework, and not broken or cut off.
3. The Plat Name should be shown on all pages
4. Contours should be shown together with a statement identifying the vertical datum used, and if an assumed datum, identify benchmark(s) held, with elevations.
5. KR D R/W shown is specifically excepted from the property and as such should be delineated and excepted from the total lot areas shown.
6. 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.
7. All GLO corners should reference the land corner records, and if evidence found different than record, so noted.
8. Aerial photography shows ponds south of the south line of Lot 4 that should be shown.

Comments Sheet 1:

10. A Vicinity Map should be shown.
11. A standard signature block will need to be shown.
12. ~~Utility providers or a statement identifying how utilities are to be addressed (water/sewer/electrical/drainage)~~ (not survey related, see note at end)
13. Set corners shown are at the wrong scale.
14. 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 retraceable.
15. The BPA access road should be identified as where it begins and the 40' Access easement ends. (or overlaps identified).
16. Adjacent survey North of parcel should be labeled (B:41, P7)

Comments Sheet 2:

17. Division lines of new lots should be staked in the field.
18. Adjacent survey North of parcel should be labeled (B:41, P7)
19. Sections identified at section symbol are misaligned.
20. The portion of the property lying south of the highway should be delineated.
21. The distance from existing building corners to existing and proposed lot lines should be shown.

Comments Sheet 3:

22. 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.
23. The survey narrative is incorrect, and contains typos.

Of Note:

While not related to survey requirements, there are other elements specifically absent in this Preliminary Plat including; flood limits, zoning, access road width and type, utility providers, and how utilities are to be dealt with.