



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner TG
DATE: July 24, 2018
SUBJECT: Evergreen Ridge PUD Parcel A, Division 1: SPF-18-00002
*While the application references LFP-18-00002, this is an existing completed Long Plat. New numbers will likely need to be assigned CDS took in this application as SPF-18-00002.

Required Changes:

Planning:

1. Civil drawings and engineering plans have not been received in Public Works.
2. Road needs to be constructed or bonded prior to final approval.
3. The proposed road needs to be named.

Survey:

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1. The controlling monuments shown are insufficient. This can be corrected by a number of ways, the easiest of which would be to show and delineate the East Quarter Corner and Center of Section.
2. Please include the recording numbers on adjacent surveys of record.
3. Show full width of SR903 OR note the line shown as being centerline of SR 903. Also, please change "Public R/W" to "State R/W"
4. Surveyors certificate to be located on Page 1.
5. Application number to be revised. This will require coordination with CDS.
6. Labels of Paintbrush Lane and Rock Ridge Lane do not meet minimum text size requirements.

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7. All proposed easements are to be delineated or mathematically retraceable.
8. On easement 'Q', there are multiple lines located in Lot 4. I am assuming that one of these lines references the southernmost boundary of Plat 9-47. If this is the case, it should be noted as such.
9. The dashed line showing the northernmost boundary of paintbrush lane is ambiguous. Is this identifying a new easement or the boundary of a road vacated by this action. Please clarify. If the intent is to Vacate the roadway or create an easement over the old roadway, the entire roadway involved by this action should be shown.
10. Please include a note on the vacated portion of Paintbrush Lane "See Survey Note 6 –Page 3"
11. The small curve south of the easternmost corner of Lot 1 should be shown. The inclusion of it within the line table is unclear as to if it is a curve to the left or right.

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12. The legal description does not accurately depict the parcel included in this division.
Additionally, the references to Evergreen Phase:1 Div:1, and Evergreen Phase:1 Div:2 near the end of the legal description reference the same recording number.

Of Note:

With the change in Application from Short Plat to a Plat, additional requirements will be required. Please refer to KCC 16.12 to ensure these are met.