



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: November 29, 2010
SUBJECT: Brain SG-10-00018

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The applicant shall consult with Washington Department of Fish and Wildlife and any other interested agencies to determine if a crossing over Taneum Creek will be allowed at the proposed location to serve lots 1-6. Documentation shall be submitted to Public Works prior to final approval.
2. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
3. A survey that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following private road requirements:

1. Taneum Creek Crossing Structure: Crossing designs shall be submitted to Public Works for review and approval in consultation with Washington Department of Fish and Wildlife and any other interested agencies. Crossings shall be designed to the most current agency requirements at the time of construction and shall conform to the requirements of Kittitas County Road Standards 12.07 Bridges and Major Drainage Structures. The applicant is responsible for securing all necessary permits from other agencies.
2. Proposed Access Location: Public Works has performed a preliminary review of the proposed access onto Lot 1. The access location appears to meet all spacing and site distance requirements. Prior to performing any work on the proposed approach, an access permit must be issued by Public Works. The access permit will detail construction requirements, which will include the construction of a landing with a grade of no more than +/- 6% for a distance of 20 feet from the edge of the pavement.
3. Access to Lots 3 and 4: Lots 3 and 4 must be accessed directly from the cul-de-sac. If the lots are to be accessed from a location beyond the cul-de-sac, the private road must be extended.
4. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas

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County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

5. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
6. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.