

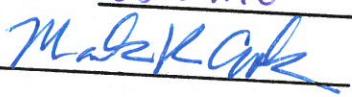


Road Certification for

Suncadia – Trailhead – Phase 1, Division 12 with Performance Bond

Suncadia – Trailhead – Phase 1, Division 12

LP-1700005

APPROVED
 DATE: 05.09.18

 KITTITAS COUNTY ENGINEER



5-9-2018

I reviewed the Partial Private Road Certification for the above project. Based on the information provided, Suncadia – Trailhead – Phase 1, Division 12, the project is in general compliance with Kittitas County Private Road Standards.

Road Certification for Trailhead with Performance Bond

Engineer/Surveyor
 Encompass Engineering & Surveying
 407 Swiftwater Drive
 Cle Elum, WA 98922
 Job#11135

Applicant/Owner
 Highway 9 Office Park Center, LLC
 9623 32nd St SE, Ste D112
 Lake Stevens, WA 98258

Western Washington Division
 165 NE Juniper St., Ste 201, Issaquah, WA 98027
 Phone: (425) 392-0250 Fax: (425) 391-3055

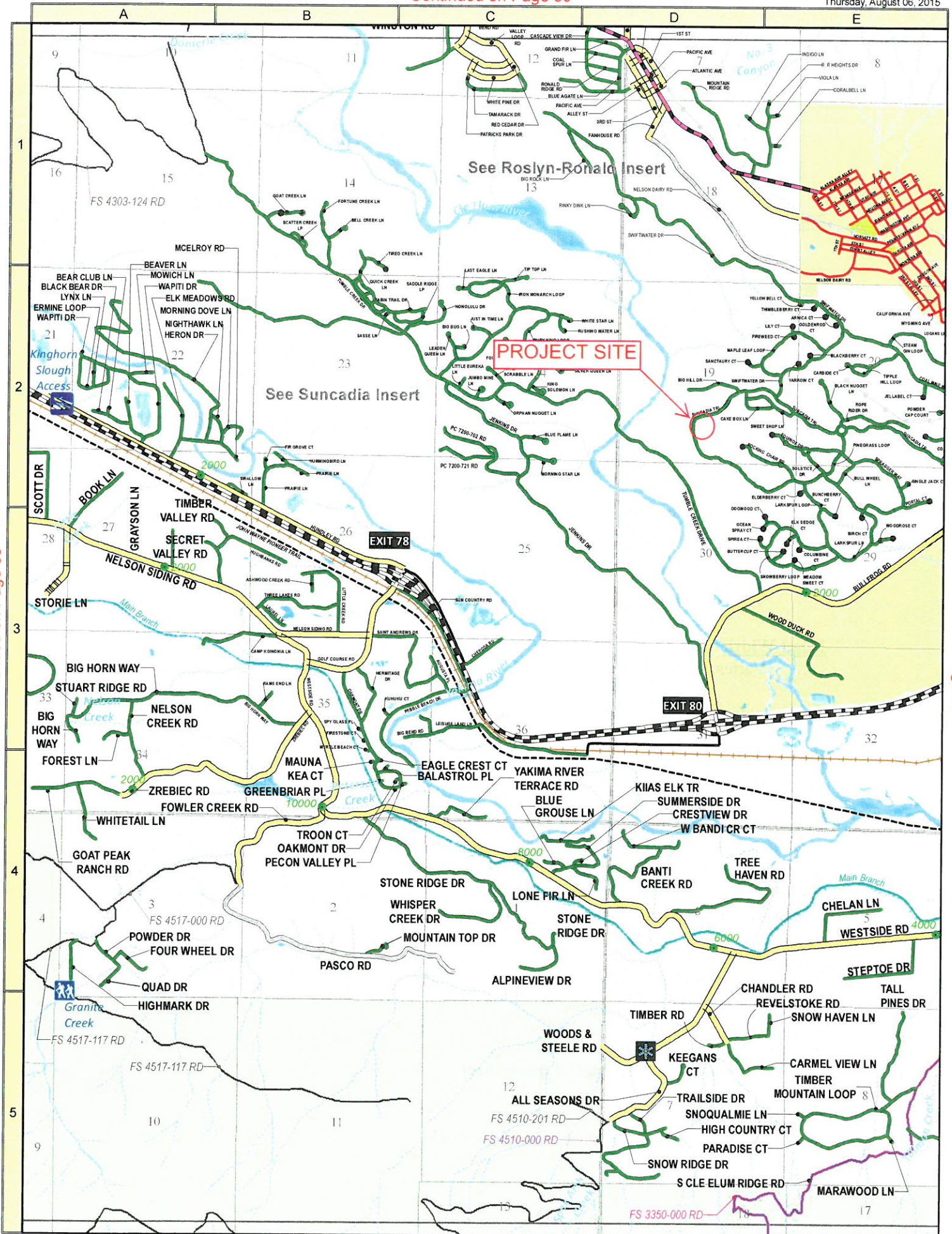
Eastern Washington Division
 407 Swiftwater Dr., Cle Elum, WA 98922
 Phone: (509) 674-7433 Fax: (509) 674-7419

Vicinity Map & Aerial Map



Continued on Page 53

Continued on Page 55



Final Certification of Private Roads in Compliance with Kittitas County Road Standards

Plat Name(s)

Suncadia – Trailhead – Phase 1, Division 12 LP-1700005

Overview

Kittitas County Project Number	LP-1700005
Developer Name	Highway 9 Office Park Center, LLC
Average Lot Acreage	3,357 sf
Lots to be served	14
Terrain	Flat
Column on Table 4-4	N/A – Private road is essentially a parking lot
New or Existing Road(s)	New Private Roads
Road Name(s)	Trailhead
Road Maintenance Agreement	Yes
Contractor	Client

Easement Width

Varies – Road is located within a private access tract

Road Width

Varies, 20 ft minimum

Road Surface

Crushed rock – Client intends to finalize grade and add another layer of 5/8” minus prior to paving.

Road Compaction

Contractor worked closely with Encompass during the construction of new roads. Road inspection was done May 7, 2018. Subgrade material require further compaction due to damage occurring over the winter. An area of settling/rutting was noted during inspection near the eastern entrance. Repairs will be required prior to paving. Some areas of parking will require more gravel to cover the extents of the paving.

Drainage

Drainage features have been installed. Drainage is directed to regional stormwater area.

Turnaround(s)

No turn arounds are part of this project

Maximum Road Grade

All private roads are at or below 12% grade.

Development Projects & Maps

Suncadia – Trailhead – Phase 1, Division 12

LP-1700005

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

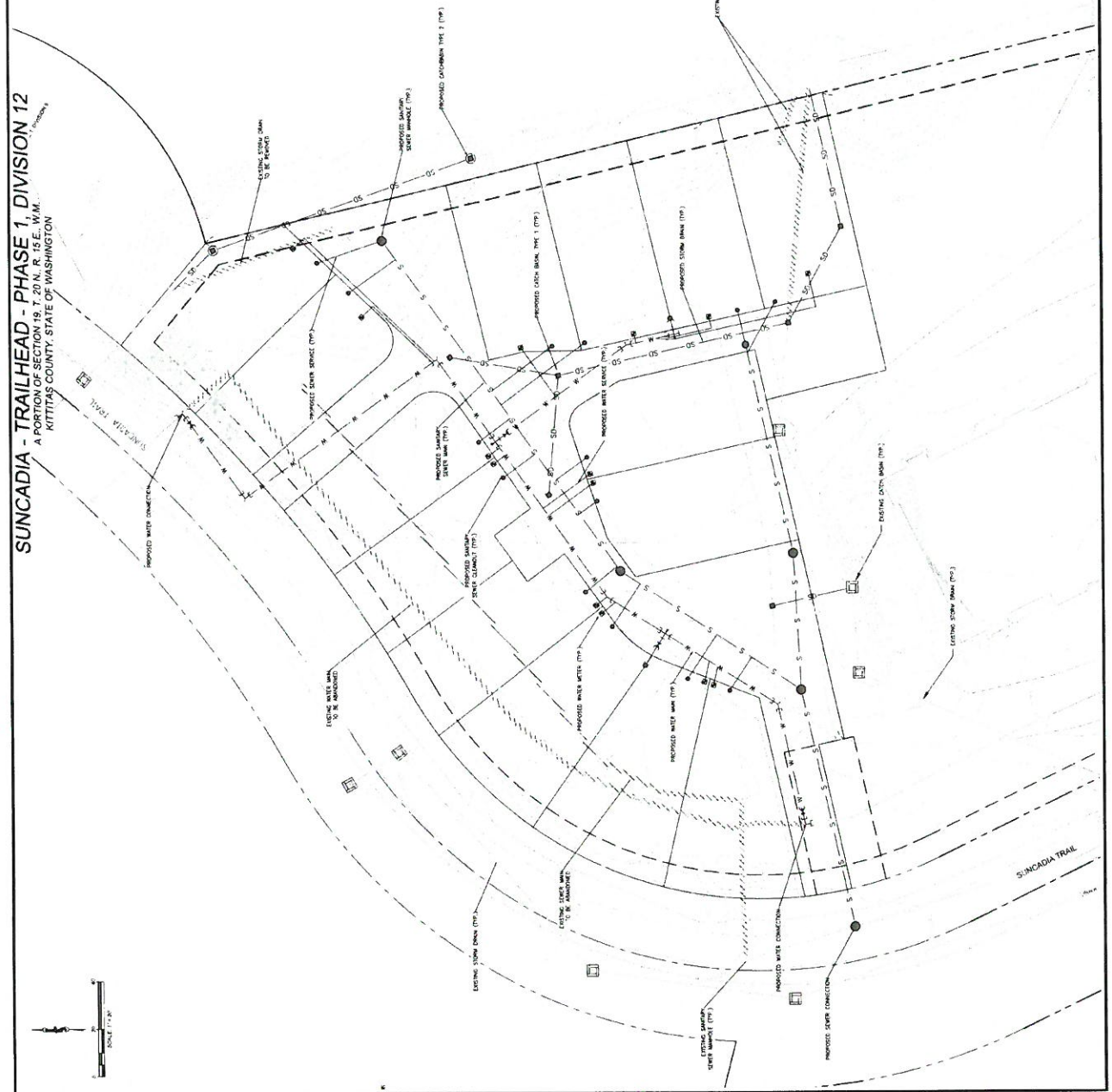
A PORTION OF SECTION 19, T. 20N., R. 15E., W.M.
KITITTAS COUNTY, STATE OF WASHINGTON

SHEET NOTES:

1. ALL PROPOSED STORM MAIN SHALL BE 18" UNLESS OTHERWISE SPECIFIED.
2. ALL PROPOSED STORM STRUCTURES SHALL INCLUDE NAME AND DATE UNLESS OTHERWISE SPECIFIED.
3. ALL PROPOSED STORM MAIN SHALL BE PVC 1000 UNLESS OTHERWISE SPECIFIED.
4. ALL PROPOSED STORM MAIN SHALL BE 12" UNLESS OTHERWISE SPECIFIED.
5. ALL STORM MAIN SHALL BE 12" UNLESS OTHERWISE SPECIFIED.
6. ALL STORM MAIN SHALL BE 12" UNLESS OTHERWISE SPECIFIED.
7. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT INSPECTOR. TESTING SHALL INCLUDE, BUT NOT LIMITED TO, PIPE STRENGTH TESTING, PIPE PERMEABILITY TESTING, PIPE SLOPE TESTING, PIPE JOINT TESTING, PIPE MATERIAL TESTING, AND PIPE INSTALLATION TESTING.
8. CONTRACTOR SHALL PROVIDE A SCHEDULED MAINTENANCE PLAN FOR ALL STRUCTURES, VALVES, ETC. AT THE PROJECT STANDARD SWEEPING. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN THROUGH THE LIFE OF THE PROJECT.

LEGEND:

18"	PROPOSED 18" STORM MAIN
12"	PROPOSED 12" STORM MAIN
6"	PROPOSED 6" STORM MAIN
3"	PROPOSED 3" STORM MAIN
18"	PROPOSED 18" WATER MAIN
12"	PROPOSED 12" WATER MAIN
6"	PROPOSED 6" WATER MAIN
3"	PROPOSED 3" WATER MAIN
18"	PROPOSED 18" SANITARY SEWER MAIN
12"	PROPOSED 12" SANITARY SEWER MAIN
6"	PROPOSED 6" SANITARY SEWER MAIN
3"	PROPOSED 3" SANITARY SEWER MAIN
18"	PROPOSED 18" SANITARY SEWER MAIN
12"	PROPOSED 12" SANITARY SEWER MAIN
6"	PROPOSED 6" SANITARY SEWER MAIN
3"	PROPOSED 3" SANITARY SEWER MAIN
18"	PROPOSED 18" SANITARY SEWER MAIN
12"	PROPOSED 12" SANITARY SEWER MAIN
6"	PROPOSED 6" SANITARY SEWER MAIN
3"	PROPOSED 3" SANITARY SEWER MAIN



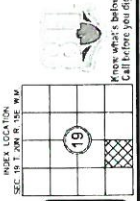
DATE	BY	REVISED

SUNCADIA - TRAILHEAD
JEFF HANSELL
COMPOSITE UTILITY PLAN

Encompass
ENGINEERING & SURVEYING

JOB NO. 19-0000
SCALE: 1" = 100'
DESIGNED: JEH/CO
CHECKED: JEH/CO
APPROVED: JEH/CO
DATE: 08/17/2017

SHEET C5.0

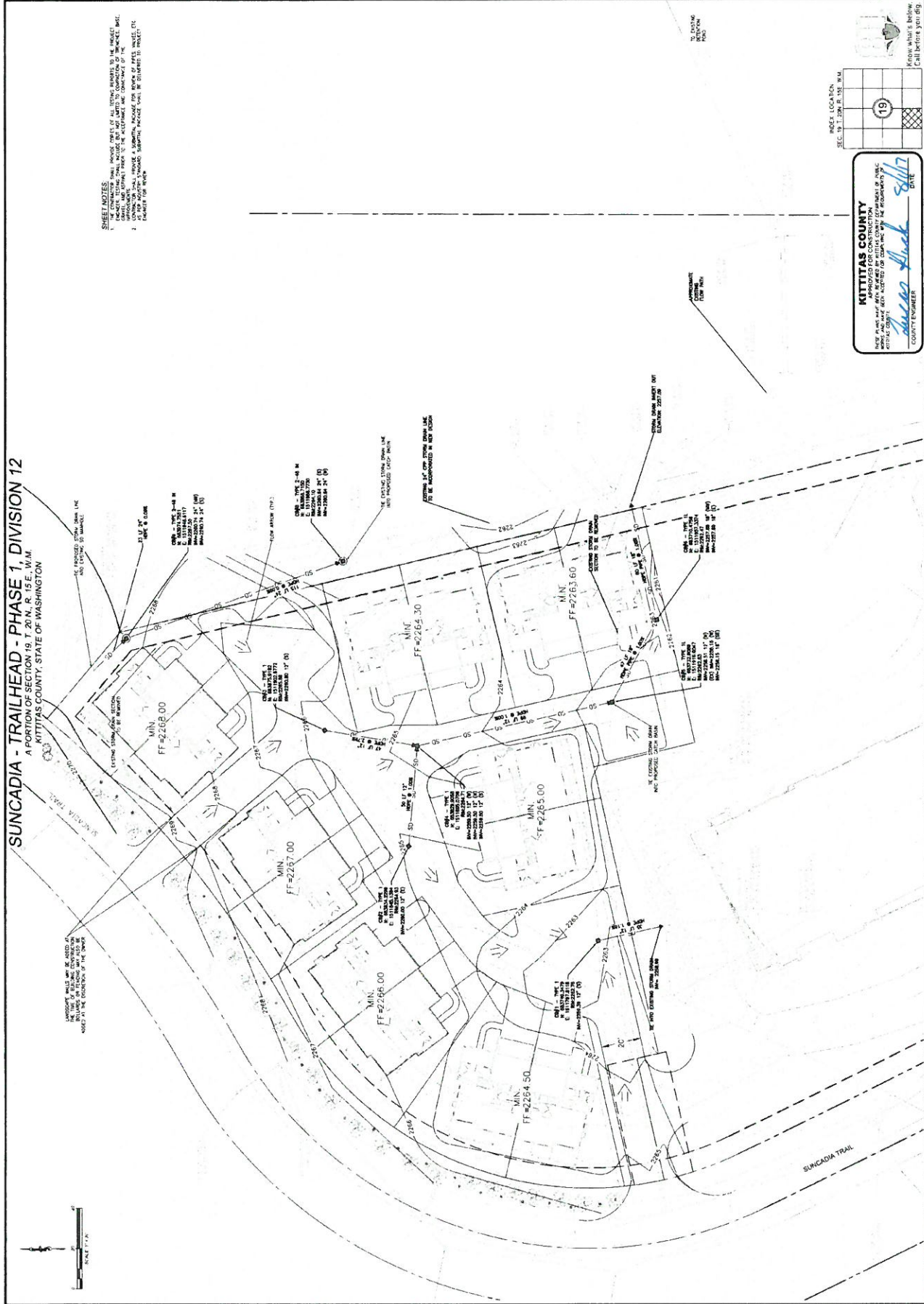


KITITTAS COUNTY
APPROVED FOR CONSTRUCTION
DATE: 8/17/17
COUNTY ENGINEER

Know what's below.
Call before you dig.

REVISIONS

NO.	DATE	DESCRIPTION
1		AS SHOWN ON PLOT SHEET 8004-1112-0101



SHEET NOTES

1. THE CONTRACTOR SHALL PROVIDE DETAILS OF ALL DRAINAGE DETAILS TO THE PROJECT ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY AND COMPLETION OF THE DRAINAGE SYSTEM AS SHOWN ON THIS PLAN.
2. ALL DRAINAGE SYSTEMS SHALL BE MAINTAINED AND OPERATIONAL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.

INDEX LOCATION:
SEC. 19, T. 20N, R. 15E, W.M.

19

KITITAS COUNTY
APPROVED FOR CONSTRUCTION
SEAL AND SIGNATURE OF COUNTY ENGINEER
KITITAS COUNTY

Jeff Hansell
COUNTY ENGINEER

DATE: 03/17

Call before you dig
1-800-4-A-DAWG



8004-1112-0101 - 8004-1112-0101 - 8004-1112-0101

NO.	DATE	DESCRIPTION	BY	DATE



SUNCADIA - TRAILHEAD
JEFF HANSELL
WATER PLAN



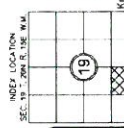
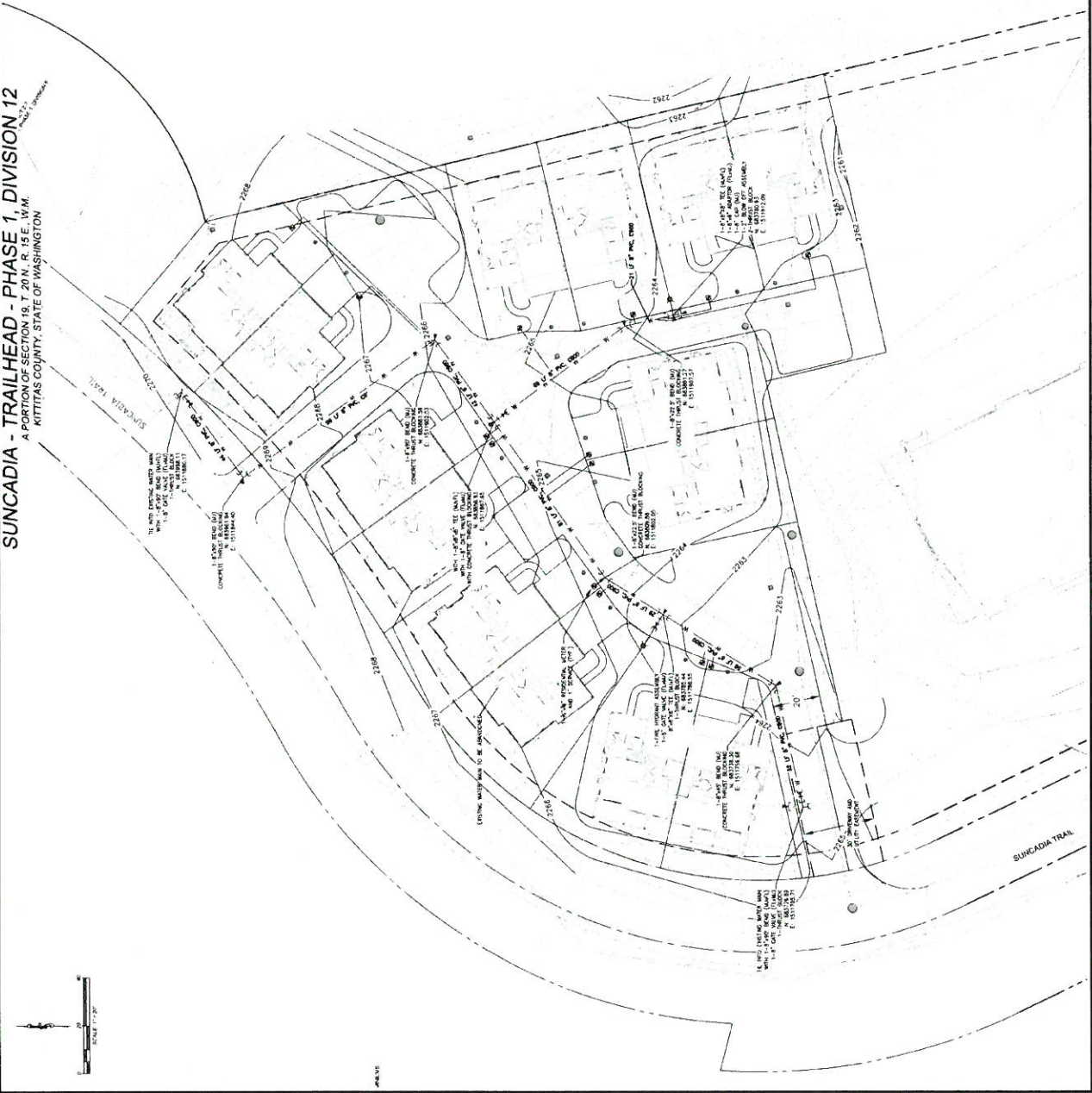
DRAWN	REVISION
DATE	BY
CHECKED	DATE
APPROVED	REVISION
SHEET C7.0	

SHEET NOTES:

- THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND VALIDITY OF ALL TEST RESULTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND VALIDITY OF ALL TEST RESULTS.
- CONTRACTOR SHALL PROVIDE A SCHEDULED AND DETAILED PROGRESS REPORT TO THE PROJECT ENGINEER. THE REPORT SHALL INCLUDE A SUMMARY OF WORK COMPLETED TO DATE AND A DETAILED SCHEDULE FOR REMAINING WORK. THE REPORT SHALL BE SUBMITTED TO THE PROJECT ENGINEER AT THE END OF EACH MONTH.
- ALL WORKMAN SHALL BE PROTECTED. ALL FITNESS SHALL BE MAINTAINED.

LEGEND:

○	SANITARY STATES MANHOLE
●	SANITARY STATES LUMINOUS
⊙	SANITARY STATES SIGN
□	BATTERY WALL
—	PIPE
—	CONCRETE SLAB
—	CONCRETE FOOTING



KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
DATE: 10/15/13
COUNTY ENGINEER

SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W. 4.
KITTITAS COUNTY, STATE OF WASHINGTON



10/15/2013 10:15 AM



SUNCADIA - TRAILHEAD - PHASE 1, DIVISION 12

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W. 4 E.
KITITITAS COUNTY, STATE OF WASHINGTON

LEGEND:

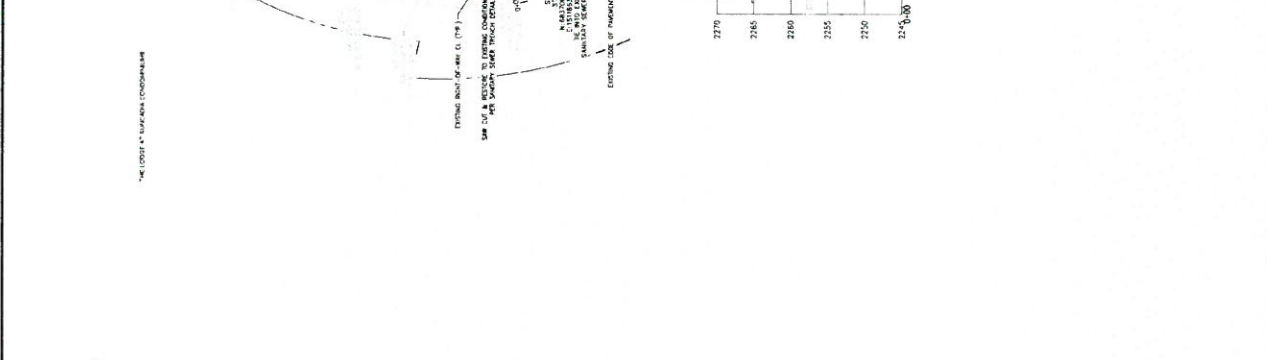
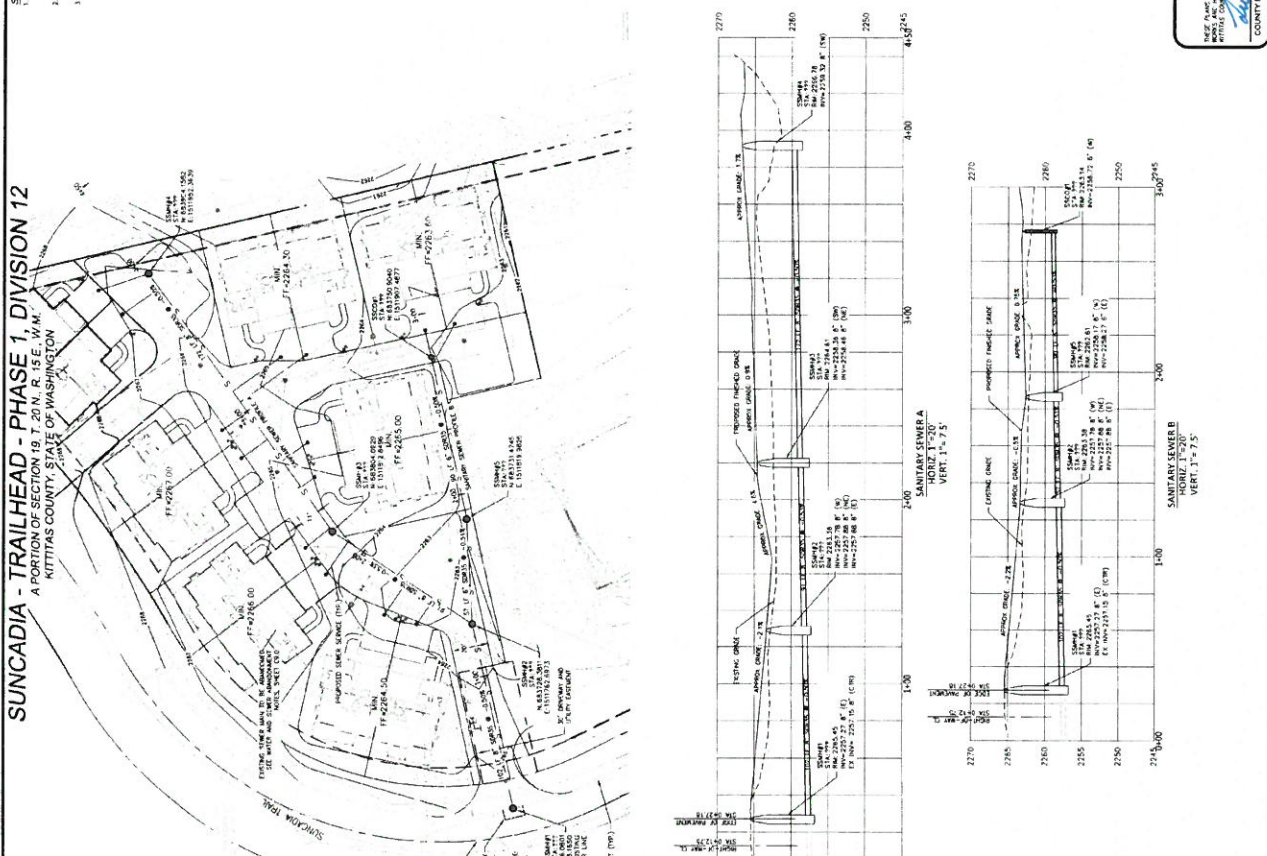
- 3" SANITARY SEWER MAIN
- 18" SANITARY SEWER MAIN
- 30" SANITARY SEWER MAIN
- 60" SANITARY SEWER MAIN
- 18" WATER MAIN
- 30" WATER MAIN
- 60" WATER MAIN
- 6" WATER MAIN
- 12" WATER MAIN
- 24" WATER MAIN
- 36" WATER MAIN

SHEET NOTES:

1. ALL DIMENSIONS SHOWN SHALL BE PER OREGON REGULATIONS UNLESS OTHERWISE SPECIFIED.
2. EXISTING UTILITIES SHALL BE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH OREGON REGULATIONS AND LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES EXPOSED TO THE PUBLIC THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES EXPOSED TO THE PUBLIC THROUGHOUT THE CONSTRUCTION PERIOD.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			



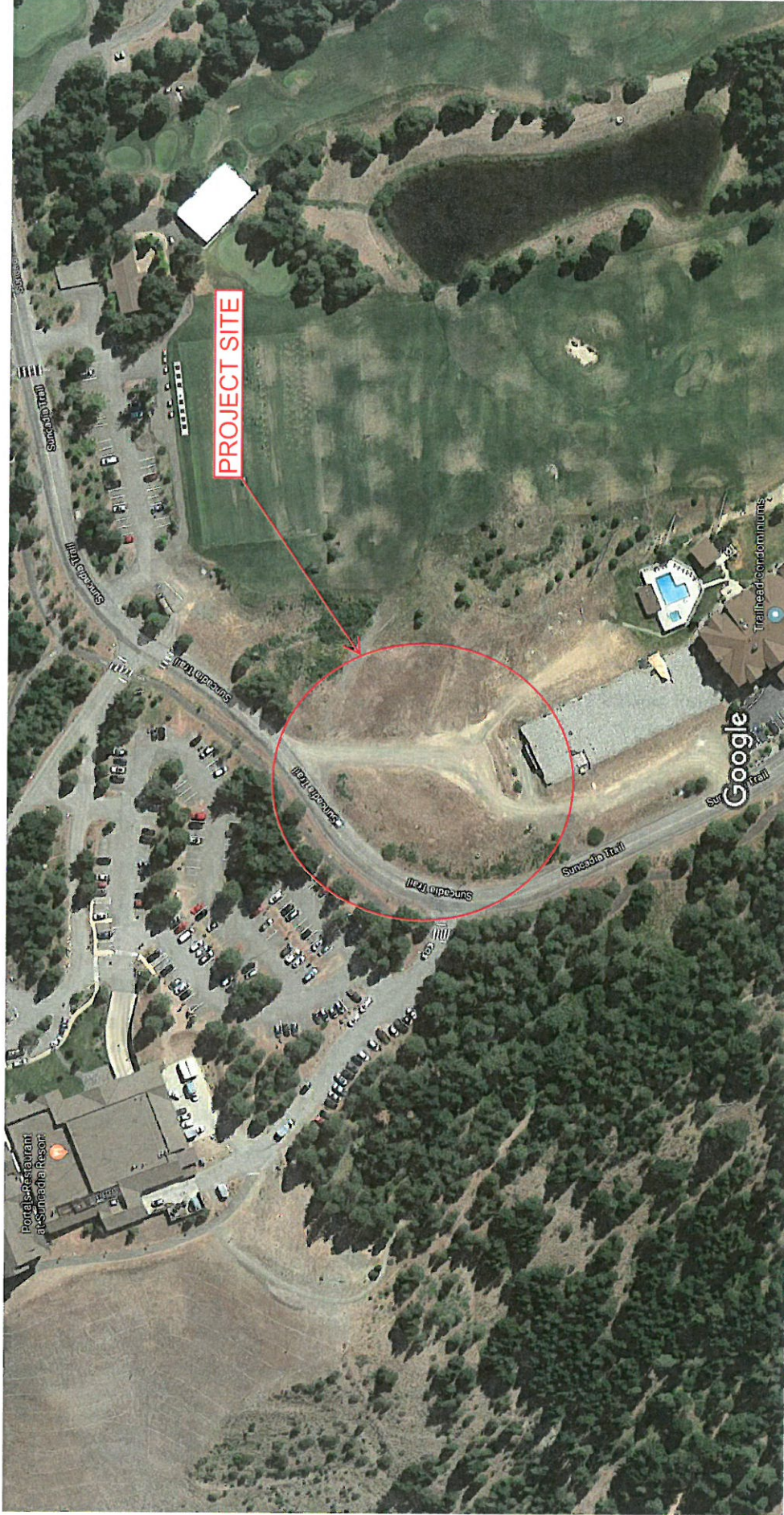
INDEX LOCATION
SEC. 19, T. 20 N. R. 15 E. W. 4 E.
19

COMPASS ENGINEERING & SURVEYING
4100 NE UNIVERSITY AVENUE SUITE 200
PORTLAND, OREGON 97218
PHONE: (503) 253-3333
WWW.COMPASS-ES.COM

SUNCADIA - TRAILHEAD
JEFF HANSELL

KITITITAS COUNTY
COUNTY ENGINEER
DATE: 8/17
COUNTY ENGINEER: [Signature]

PROJECT INFORMATION:
DATE: 8/17/22
SCALE: 1" = 40'
DESIGNED BY: JH
CHECKED BY: JH
APPROVED BY: JH
SHEET: C8.0



Imagery ©2018 Google, Map data ©2018 Google 100 ft

Time of Construction

Construction of roadway subgrade to date was completed during the Fall of 2017. Additional surface rock and hard surfacing is expected in Summer of 2018.

Road Barrier(s)

N/A

Sight Distance

Meet the minimum requirements of AASHTO.

Horizontal Curvature

Meet the minimum requirements of AASHTO.

Vertical Curvature

Meet the minimum requirements of AASHTO.

Access

Access is off of Suncadia Trail.

Speed Limit

Speed limit is not posted at this time.

Channelization

None necessary at this time.

Temporary Erosion & Sediment Control

A SWPPP was prepared for this entire development area and the contractor is on call for the duration and until roadway is 100% complete.

Cut/Fill Slopes

Completed.

Miscellaneous

Road Maintenance has been addressed in the Declaration of Covenants, Conditions and Restrictions for the surrounding properties.

APPENDIX A



West entrance showing rutted area



Central portion of site



North entrance

APPROVED
DATE
BY



Date: 5/7/2018

Project No.: 16080

Project Name: Trailhead

**ENGINEERING OPINION OF PROBABLE CONSTRUCTION COSTS
FOR TRAILHEAD
(for bonding purposes)**

DEMOLITION

Item	Description	Unit	Quantity	Unit Price	Bid Amount
1	Sawcut existing asphalt	LF	106	\$1.85	\$196.10
2	Demolish ex. Asphalt	SF	106	\$3.00	\$318.00
TOTAL					\$514.10

PAVING

Item	Description	Unit	Quantity	Unit Price	Bid Amount
4	Furnish and install 3" CSTC for roads	Ton	100	\$38.00	\$3,800.00
5	Furnish and install 3" asphalt for roads	Ton	430	\$95.00	\$40,850.00
TOTAL					\$44,650.00

MISCELLANEOUS

Item	Description	Unit	Quantity	Unit Price	Bid Amount
6	Mobilization	LS	1	\$5,000.00	\$5,000.00
7	Road Certification	LS	1	\$1,500.00	\$1,500.00
TOTAL					\$6,500.00

TOTAL **\$51,664.10**

BOND AMOUNT (110% OF TOTAL) **\$64,580.13**

APPROVED

DATE: 05.09.18

Mark K. [Signature]

KITTITAS COUNTY ENGINEER