

**EXHIBIT J (Rev. 1) to Development Agreement  
Development Standards and Design Guidelines for  
MountainStar Master Planned Resort  
December 2, 2008**



inapplicable to MountainStar.

Design criteria for MountainStar roadways shall be as set forth in Table 1, or as otherwise approved by Kittitas County Department of Public Works. It is expected that other roadway designs will be proposed by the Applicant to serve distinctive needs of the MPR and unique neighborhood plat designs. Table 1, along with Figures 1 & 2, provide examples of roadway types, and represent typical modifications from standard road types set forth in KC 12.20.050 of the Applicable Law. Modifications are necessary to achieve the low design speed objectives of the resort, minimize impacts on natural features, and support a safe rural and natural theme.

**Table 1 - MountainStar Roadway Design Criteria**

	<u>Collector (Single Lane Entry Road)</u>	<u>Collector (2-Lane Entry Road, Commercial Access and Major Residential)</u>	<u>Loop (Minor Neighborhood Collector)</u>	<u>Cul-de-sac (Serving 39 Units or Less)<sup>a</sup></u>
Minimum Design Speed	26 mph	26 mph	21 mph	15 mph
Maximum Posted Speed	25 mph	25 mph	20 mph	Not Posted
Maximum Superelevation Rate	6%	6%	6%	6%
Minimum Horizontal Curvature (Radius)	200 ft.	200 ft.	100 ft.	70 ft.
Maximum Grade	12%	12%	15%	15%
Minimum Pavement Width	16 ft <sup>b</sup>	24 ft	20 ft	20 ft.
Minimum Shoulder Width	2 ft.	2 ft.	2 ft.	2 ft.
Minimum R/W Width	40 ft.	60 ft	40 ft.	40 ft.

<sup>a</sup>Emergency access shall be required for any cul-de-sac serving 40 units or more.

Access tracts or driveways (whether they are separate tracts, easements over other lots or tracts, or a combination) may serve up to five (5) residential units, provided that overall length does not exceed 2500 feet. Access up to three (3) lots residential units will require a twenty (20) foot right-of-way or easement with twelve (12) feet of pavement and one (1) foot gravel shoulders, the paved portion of which shall be capable of supporting emergency vehicles weighing up to 75,000 pounds. There shall be a vegetation clear zone extending five (5) feet on either side of the gravel shoulders with any encroaching limbs not less than fourteen (14) above pavement grade. For access tracts or shared driveways with distances of 0 to 600 feet from the intersection with a resort road, turnouts and turnarounds shall be required only if site conditions require. Over 600 feet, turnouts and turnarounds shall be required according to the International Fire Code. For access to four (4) or five (5) residential units, all elements such as width, length, turnouts and turnarounds shall be site specific as reasonably determined by the County taking into consideration traffic functions but consistent with the concept that excavation, vegetation removal, pavement and grading widths, and interference with the esthetics of the site are to be