

KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS


Paul D. Bennett, P.E., Director

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JUN 17 2004

KITITAS COUNTY
CDS

MEMORANDUM

TO: Clay White, Planner II, Community Development Services
FROM: Joseph Sheridan, Development Review Technician 
THRU: Paul D. Bennett, P.E., Director of Public Works
DATE: June 17, 2004
SUBJECT: Shor Short Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Prior to Final Plat Approval:

1. Access: Access shall be constructed as a "common access" and serve no more than 4 tax parcels. (See Kittitas County Road Standards 12.30.010)
 - a. Access requires a 40' easement, 22' gravel surface with a paved apron to the county road.
 - b. Entire access (including paved apron) to all lots must be constructed prior to the issuance of building permit.
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
2. Roadside Features: (See Kittitas County Road Standards 12.50.010)
 - a. Mailbox supports shall be of a "break-away" design.
3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

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- a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
4. Addressing:
- a. I recommend contacting 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.
5. Fire Protection:
- a. Two Emergency Vehicle turnouts shall be constructed at approximately the half waypoints of both proposed Lots 2 and 3 or as otherwise instructed by the Kittitas County Fire Marshall.
6. Plat Notes: Plat notes shall reflect the following.
- a. Two turnouts shall be constructed at approximately the half waypoints of both proposed Lots 2 and 3 or as otherwise instructed by the Kittitas County Fire Marshall. **Update to face of Plat.**
 - b. Lot 2, #1330 on the closure sheet calls out a distance of 665.11'. On the Plat called out 665.12'. Assuming rounding? **Update to face of Plat.**
 - c. Total, #1316 on the closure sheet calls out a distance of 2119.92'. On the Plat called out 2610.73'? **Update to face of Plat.**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.