



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS
Paul D. Bennett, P.E., Director

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OCT 5 2004

MEMORANDUM

KITTITAS COUNTY
CDS

TO: Jan Sharar, Staff Planner, Community Development Services
FROM: Joseph Sheridan, Development Review Technician *JS*
THRU: Paul D. Bennett, P.E., Director of Public Works
DATE: October 5, 2004
SUBJECT: Buck 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 Low Density Private Roads and serve 3 – 40+ parcels as long as the average parcel size remains 5.01 and greater. When the average parcel size falls under the 5.01-acre minimum, High Density Private Road Standards will be triggered. All parcels being served by access road/roads shall be considered in determining this 5.01-acre minimum. (See current Kittitas County Road Standards)
 - a. Access Easements shall be improved to 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement 6" minimum gravel surface.

- d. Maximum Grade, 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.

2. Private Road Improvements:

- a. Stone Ridge, a private road, shall be improved to the standards outlined in requirement #1 above, from/including the intersection of Westside Road/Stone Ridge through to the point at which all proposed parcels are accessed.
- b. Whisper Creek, a private road, shall be improved to the standards outlined in requirement #1 above, from/including the intersection of Whisper Creek/Stone Ridge through to the point at which all proposed parcels are accessed, i.e., improved through to the point Lot 2A is accessed.
- c. Any other applicable private road(s) serving this Short Plat shall meet or be improved to Low Density (40+) Private Road Standards outlined in Table 12-1 the Kittitas County Road Standards.

3. Roadside Features: (See current Kittitas County Road Standards)

- a. Mailbox supports shall be of a "break-away" design.

4. Cul-de-sacs: (See current Kittitas County Road Standards)

- a. Cul-de-sac design, reference AASHTO.
- b. Contact Fire Marshall, Derald Gaidos, regarding any additional cul-de-sac requirements.

5. 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.

6. Fire Protection:

- a. Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.

7. **Plat Notes:** Plat notes shall reflect the following.

- a. Entire Private Road(s) shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of occupancy permits for this Short Plat. **Plat Note.**
- b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel. **Plat Note.**
- c. Maintenance of the Access is the responsibility of the property owners who benefit from its use. The County will not main the access. **Plat Note.**
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See current Kittitas County Road Standards. **Plat Note.**
- e. Mailboxes shall be "Break-Away" design and be approved by the U.S. Postal Service. Drawings H-12 Sheet 1-3. **Plat Note.**

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.