



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

## MEMORANDUM

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TO: Graham Simon, Community Development Services Planner II

FROM: Joy Potter, Engineering Manager 

DATE: June 23, 2005

SUBJECT: B & T Short Plat

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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:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

### Prior to Final Plat Approval:

1. Private Road Improvements – Tom Wright Mine Road: Access shall be constructed as a Low-Density Private Road. (See current Kittitas County Road Standards)
  - a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
  - b. All easements shall provide for AASHTO radius at the intersection with a County Road or State Highway.
  - c. Minimum centerline radius will be 60'.
  - d. Surface requirement 6" gravel surface.
  - e. Maximum Grade 8% flat, 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.
  - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

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- j. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
  - k. Proposed Short Plat is proposed to access off SR 903. SR 903 is a State Route and does not fall under County jurisdiction. Applicant shall submit an approved access permit from the Washington State Department of Transportation prior to final approval. Applicant shall be aware that access or lot configuration may need to be altered to meet WSDOT conditions for access. Applicant shall also be aware that access may not be granted from WSDOT. The Department of Public Works will not sign final mylars and give final approval without WSDOT approval.
2. Private Road Improvements – Private Access unnamed existing road: Access shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels. (See current Kittitas County Road Standards)
- a. Access Easements shall be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.
  - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius will be 60'.
  - d. Surface requirement 6" gravel surface.
  - e. Maximum Grade 8% flat, 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.
  - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - j. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
3. Cul-de-sac for High Density Private Road: Typically a cul-de-sac is required with easement shown providing adequate turn around for the parcels on the plat. B & T Short Plat does not reflect any cul-de-sac at the northern boundary line. A temporary or permanent easement shall be shown on the face of the plat to provide for the cul-de-sac.
- a. Cul-de-sac design, reference AASHTO.

**Plat Notes**

Lot C1 access is restricted to the private access easement. Access will not be approved off SR 903. **Plat Note**

Lot C2 access is restricted to the private access easement or Tom Write Mine Road. Access will not be approved off SR 903. **Plat Note**

The AFN Number for the 60' private access easement shall be shown on the face of the plat. **Update 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 Adjustments or additionally involved entities.