



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Noah Goodrich, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II
DATE: September 26, 2006
SUBJECT: Rogers Short Plat

Our department has reviewed the 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.
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1. Access for Lots 1, 2 and 3: Access for lots 1, 2 and 3 shall be via a 40' access easement as shown on the face of the preliminary plat. Access shall meet or exceed all applicable current Kittitas County Road Standards.
2. Private Road Improvements: Access for lots 1, 2 and 3 shall be constructed as a High-Density Private Road, see current Kittitas County Road Standards.
 - a. Access easements shall be a minimum of 40' as shown on the face of the plat. 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 shall be 60'.
 - d. Surface requirement is 6" for gravel surface.
 - e. Maximum grade is 8% flat, or 12% rolling or mountainous.
 - f. Stopping site distance, reference AASHTO.
 - g. Entering site distance, reference AASHTO.

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- 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 providing 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. Access Easement Private Road: The construction of the new private road within the 40' access easement shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this road certification to be completed, prior to the issuance of a building permit for any of the residence within the proposed short plat.
4. Palouse Road Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. This shall include Palouse Road. The existing private road shall be certified from the intersection of Casassa Road to the intersection of the newly proposed access to lots 1, 2 and 3. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the residences within the proposed Short Plat, see current Kittitas County Road Standards.
5. Intersection of Proposed Access: The newly proposed access road serving lots 1, 2 and 3 shall meet all applicable standards for alignment.
6. Plat Notes: The following shall be added as plat notes: Entire Private Road 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 building permit for this Plat. **Plat Note.**
- An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- All ingress/egress and utility easements shall have the AFN (Auditors Recording Number) on the face of the plat. **Update Plat.**
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Survey or (PLS) to ensure the lot closures are correct and accurate.

9. Addressing: Contact 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.
10. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
11. Roadside Features: (See current Kittitas County Road Standards). According to KCRS 12.11.010 Mailbox(s) shall be "break-away" design and be approved by the U.S. Postal Services. See WSDOT Standard Drawings H-12 sheet 1-3.

The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and

6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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."