



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 4, 2011
SUBJECT: Hoff Short Plat SP-11-00010

The following shall be conditions of preliminary approval:

1. Access: County roads serving these lots are Thorp Cemetery Road, a Minor Collector, and Watt Canyon Road, a Local Access. KCC 12.05.030(6) states: Parcel creations which are adjacent to a major or minor collector/arterial (as designated by the Board) shall be provided access other than the arterial if available.
2. Access Locations: Access to Lot 1 shall be from Watt Canyon Road. Access to Lot 2 shall be in a location that meets access spacing and sight distance requirements. Along Thorp Cemetery Road access spacing is 300' and sight distance is 425'. No new approaches onto Lot 3 shall be allowed.
3. Access Permit: An approved access permit shall 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.
4. Addressing: Contact the Kittitas County 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. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 8. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.