



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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Mark R. Cook, PE Director

January 26, 2021

Trav Story  
PO Box 745,  
Moses Lake, WA 98837

Dear Mr. Story,

Below is a list of questions and comments relating to the grading permit associated with the Hansen Road Development.

1. Sheet C1.0, the Project Site identified does not appear to line up with the map area.
2. Sheet C1.1 shows parcel 836636 as "Lot 13", this parcel appears to be under a separate ownership. Is this parcel correctly identified as part of this project? The road appears to be placed on parcel 748433, which is not labeled as being included in the project.
3. Original administrative segregation included 12 lots. Parcel 748433 should be shown as having access to proposed private roadway.
4. Throughout the plan set, notes refer the reader to details on page C1.2. For example, sheet C1.1 has notes for the cul-de-sac, paved apron, gravel road, and drainage basin referring the reader to 'see 2/C1.2', 'see 3/C1.2', etc. Similar notes appear on sheet C1.9. Should these notes refer the reader to C1.9?
5. Notes on sheets C1.1 and C1.7 mention that there is an existing access easement off Hansen Road to be eliminated. Does this mean that there is an existing road that needs to be removed? If so, please provide additional details on the removal of the road and adjust the TESC plan to include the road removal within its limits.
6. Provide documentation of vacated easement.
7. New recorded easement required for the portions which do not have an easement. This includes the section across parcel 748433 and for the access serving Lots 1, 2 and 5 and parcel 748433.
8. Is access from Lot 5 and 6 to come from the north-south proposed access road?
9. Throughout the plan and profile sheets, no details are given for horizontal roadway geometry. Please provide the bearing and distance of straight sections, and length and radius of curves.
10. Sheet C1.1 approximate station 3+00 Rt, calls for W1-2, please consider the use of W1-1.
11. C1.8: The hammerhead turnaround shown on C1.8 needs to have 28' radii in the intersection to meet the international fire code.
12. C1.9: The Cul-De-Sac detail needs to show a minimum diameter of 96' to meet international fire code.
13. C1.9: The Cul-De-Sac detail shows a concrete sidewalk. A sidewalk isn't shown throughout the rest of the plan set. Please amend this detail match the rest of the plans.
14. C1.9: Detail 4 shows the road width as 'varies' from 20' to 89'. Kittitas County Code (KCC) 12.04.080 details design criteria for private roads, and based on the number of

- lots, this project should contain a 20' road width and 1' shoulders. Please adjust the road width to match these requirements.
15. C1.9 Detail 4: references 6" Aggregate Base, please reference WSDOT standard for material.
  16. C1.9 Detail 2: provide additional detail related to the roadside drainage along Strande Road and how the proposed access will impact. Review the need of culvert, and grade catch points. Plans indicate topography is based on contours, this may be insufficient to provide connection and drainage details for the connection to Strande Road.
  17. C1.9: Detail 2, 4 and 6 reference a geotechnical report. Please provide a copy.
  18. Provide details of proposed gravel road shown on sheet C1.8. Also, provide easement width. Please clarify lot line locations.
  19. C1.4 through C1.8 please identify lot lines and lots.
  20. Identify the existing access to parcel 836636 and identify the spacing from edge of access to the edge of the proposed access. Ensure spacing meets requirements of KCC 12.5, particularly Table 5-1.
  21. Due to the large amount of new impervious surface being constructed as a part of this project, please provide a drainage report following the guidelines set forth in the Eastern Washington Stormwater Manual.
  22. Provide additional grading detail to ensure stormwater runoff does not impact adjacent property owners.
  23. Grading permit submitted lists zero quantity of fill material. Material imported for road surfacing is to be included in the quantity.
  24. A County Road Approach permit will be required.
  25. Per requirement in KCC 12.04.070(F), an approved Private Road Maintenance Agreement is required.
  26. KCC 12.01.095(G) requires lots serving more than six lots to be named. Please consider naming the street at this time.
  27. Please note, upon completion private roads are to be certified per the requirements in KCC 12.04.090.
  28. SEPA review may be required if minimum threshold is met.
  29. A traffic scoping letter has previously been provided. This document includes a two alternatives for access to Strande Road, please revise.
  30. The traffic scoping letter describes directional traffic from the development onto Strande Road, please provide additional information on the directional traffic split.

Sincerely,



Cameron C. Curtis  
EIT