

Condition Compliance Document

Harmon Short Plat, SP-10-00007

Preliminary Approval Condition(s)	Applicant Response	Staff Review
<p>1. <u>Timing of Improvements</u>: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.</p>	<p>Encompass engineering used the 9/6/05 road standards for design. Noted: Completion of road or bond before issue of building permit.</p>	
<p>2. <u>Private Road Certification</u>: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.</p>	<p>See: Encompass Road Certification. Certification has been completed. See Public Works report on road completion.</p>	
<p>3. <u>Private Road Improvements</u>: Access from Hidden Valley Road shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.</p>	<p>See: Road Certification 1. Introduction Road was designed by Encompass to the 9/6/05 standards.</p>	
<p>a. Access easements shall be a minimum of 40' feet wide. The roadway shall have a minimum width of 20', with 1' shoulders for a total width of 22'.</p>	<p>See: Plat Map See comment in: Road Certification III. Compliance with K.C. Private road Standards (b) Total Roadway Width</p>	
<p>b. Minimum centerline radius will be 60'.</p>	<p>See Plat map Curve Table. C1 Radius - 60.00'</p>	

<p>c. Surface requirement is for a minimum gravel surface depth of 6”.</p>	<p>See comment in: Road Certification III. Compliance with K.C. Private road Standards (c) Road Surface</p>	
<p>d. Maximum grade 8% flat, 12% rolling or mountainous.</p>	<p>See comment in: Road Certification III. Compliance with K.C. Private road Standards (g) Maximum Road Grade</p>	
<p>e. Stopping site distance, reference AASHTO.</p>	<p>See comment in: Road Certification III. Compliance with K.C. Private road Standards (j) Sight Distance</p>	
<p>f. Entering site distance, reference AASHTO.</p>	<p>See comment in: Road Certification III. Compliance with K.C. Private road Standards (j) Sight Distance</p>	
<p>g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</p>	<p>Noted</p>	
<p>h. Any further subdivision or lots to be served by proposed access may result in further access requirements.</p>	<p>Noted</p>	
<p>i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.</p>	<p>Noted</p>	

<p>j. All easements shall provide for AASHTO radius at the intersection of the proposed private intersection and the county road.</p>	<p>Encopass engineered the road. Easements meet the requirement.</p>	
<p>k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.</p>	<p>See: Photograph 1. Looking north at paved apron connecting to Hidden Valley Road.</p>	
<p>4. <u>Cul-de-Sac</u>: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.</p>	<p>See: Plat map, shows 55ft radius for 110ft. total diameter. See: Encompass Road Cert. III. Compliance with K.C. Private road Standards (f) Turnaround See: Fire Marshall Response (e-mail)</p>	
<p>5. <u>Plat Approvals</u>: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170): EXAMINED AND APPROVED This _____ day of _____, A.D., 20 _____ _____ Kittitas County Engineer</p>	<p>Plat is Submitted for K.C. Engineer approval.</p>	
<p>6. <u>Private Road Maintenance Agreement</u>: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.</p>	<p>See: Document: Road Maintenance Agreement</p>	
<p>7. <u>Lot Closure</u>: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.</p>	<p>PLS: Eastside Consultants (PLS) has checked and submitted the Short Plat</p>	
<p>8. <u>Access Permit</u>: 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.</p>	<p>See: Public Works - Access Permit</p>	

<p>9. <u>Addressing:</u> 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.</p>	<p>Noted</p>	
<p>10. <u>Fire Protection:</u> Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.</p>	<p>See: email - Fire Marshal Response</p>	
<p>11. <u>Mailbox Placement:</u> 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.</p>	<p>Noted</p>	