



CITY OF ELLENSBURG

Public Works Department
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JUL - 1 2005

KITTITAS COUNTY
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Memorandum

Date: June 28, 2005
To: Joanna Valencia, Kittitas County Planning Dept.
From: Gordon Crane, Engineering Department *GC*
Through: John Akers, City of Ellensburg Public Works Director *JA*
Re: proposed 187 lot Vista View Plat development proposal

The following is the City of Ellensburg Public Works Dept. SEPA response for proposed 187 lot Vista View Plat development proposal on Kittitas Highway, and a follow up of items discussed at the predevelopment meeting on March 28, 2005, and a previous meeting with the on October 18, 2004.

The proposed plat is in the County, and is requesting City of Ellensburg water and sewer service. **Utility, roadway and storm drainage issues will be reviewed concurrently by the Kittitas County and the City of Ellensburg Public Works Departments.**

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. Items with a "bullet" are from the City's proposed design standards.

The SEPA application notes 4 phases for the plat. The drawings submitted do not indicate phasing lines. Specific civil plan phasing issues will be reviewed at time of civil plan submittal.

Water:

The nearest water main available to serve the property is a 10" main at the intersection of Kittitas Highway and Gregory Place. The developer will need to extend a 10" main along the Kittitas Highway to the easterly edge of the proposed plat frontage. Mains within the proposed plat shall be 8" diameter. The water plan should be developed to provide a future loop back to Willow Street, possibly along the Seattle Ave alignment if easements can be obtained.

The developer will install the water mains, and service line stubs to the future water meter location(s). The City Water Department will install the water meters and boxes when the lots are developed

Hydrants locations shall be located as required by the Fire Department. The developer's engineer will be required to calculate available fire flows for the project to confirm adequacy. Additional system connections may be required for satisfactory fire flow requirements.

The developer may request payment from the City Council for the cost difference associated with construction from over sizing an 8" main to a 10" main. The Council has the option to accept or deny the request. Costs must be prepared by a licensed professional engineer, and the request must be submitted in writing and approved by the City Council prior to commencing work.

Kittitas Hwy imp SEPA (Vista View Estates)

The developer may petition the City Council for a developer reimbursement agreement to partially recover the costs associated with the Kittitas Highway water main extension from properties adjacent to the main. Costs must be prepared by a licensed professional engineer, and the request must be submitted in writing and approved by the City Council prior to commencing work.

The City may require stubs to the south side of the proposed Kittitas Highway water main, to avoid having to cut the pavement later. Staff will work with the developer of this Plat to review the need for and installation of water stubs to the south side of the roadway.

- The Developer may be required to perform main or service extensions to properties that are adjacent to the improvements which will then benefit from the main or service extension. In these cases, the Developer will be required to supply the City with a reasonable cost (material and labor) to perform the work. In determining such cost, the Developer will be required to pay their employees per the requirements of Labor and Industries (prevailing wages) for the additional work required to install service to those adjacent properties not included in their proposal. Upon completion of the work, and receipt of the appropriate L&I documentation, the City will reimburse the Developer for the work.

The existing well house may need to be removed and the well capped off. Specific issues related to the well house will be reviewed at time of civil plan submittal.

Sewer:

City's sewer master plan calls for areas north and east Kittitas Highway to be drained along Bull Road to the existing 10" sewer main south of Gregory Place. The developer will need to extend a 10" sewer main from that point north along Bull Road to the intersection of Kittitas Highway and Bull Road. The developer will need to extend a 10" sewer main along the Kittitas Highway to the easterly edge of the proposed plat frontage. If grade permits, the existing section of 12" main extending east of the intersection of Kittitas Highway and Gregory Place that may be utilized as a portion of the 10" sewer main extension for the development, provided that the line is severed from the existing Mountain View sewer and the sewer flow is redirected to the south in the new 10" sewer main. The existing 8" main in Bull Road can be left in place. See the attached sewer schematic drawings.

Bull Road is scheduled to be chip sealed in 2005. The developer will need to resurface Bull Road per City standards if the excavation for the sewer main is within 3 years after the current chip seal.

The developer may request a developer reimbursement agreement from the City Council for the cost difference associated with construction from over sizing an 8" main to a 10" main. The Council has the option to accept or deny the request. See above.

The developer may petition the City Council for a developer reimbursement agreement to partially recover the costs associated with the Kittitas Highway sewer main extension from adjacent to the main. See above.

The City may require stubs to the south side of the proposed Kittitas Highway water main, to avoid having to cut the pavement later. Staff will work with the developer of this Plat to review the need for and installation of water stubs to the south side of the roadway. See above.

The developer will need to install 8" sewer mains within the proposed plat, and side sewer stubs to each of the future lots. The developer will need to extend a 10" sewer main to the northerly boundary of the plat.

Roadway and access:

The Kittitas Highway is identified as an arterial on the City's road master plan. The extension of the Pfenning Road at the easterly border of the plat is also identified as a future arterial on the City's road master plan. The proposed Pfenning Road right of way shall be 80' wide.

Kittitas Hwy imp SEPA (Vista View Estates)

The alignment of the proposed Pfenning Road is discussed in the City of Ellensburg Planning Department memo. The roadway will need to extend to the northerly edge of the proposed plat. Specific issues related to roadway alignment and driveway access will be reviewed at time of civil plan submittal.

Street improvements, including sidewalk, curb and gutter, storm drainage, and street lighting will be required. Half street improvements, with full height curb & gutter, sidewalks and street lighting will need to be installed along the Kittitas Highway and Pfenning Road frontages. The Kittitas Highway and Pfenning Road frontage half street improvements extension shall be constructed at a 48' wide roadway to face of full height curb, with a 7' sidewalk. Attached are typical roadway details from the City of Ellensburg Public Works guidelines.

Full street improvements, with full height curb & gutter, sidewalks and street lighting will need to be installed on all interior roads. The design standard for the internal residential streets shall be a 50' right of way width with a 38' roadway to face of rolled curb and 5' wide sidewalks on each side, providing for 6' from the back of sidewalk to the property line.

The lots adjacent to the Kittitas Highway should have their driveway access along the interior streets.

- Driveways accessing onto arterial streets are discouraged, and to the greatest extent possible in plat design, access should be organized along neighborhood streets that may intersect arterials, i.e. cul-de-sacs, loops and neighborhood collectors.

The street lights along Kittitas Highway should be 35' tall Valmonts or pole mounted, but it is likely that they may need to be "Pinto" or the historic "Acorn" lights, due to the existing twin overhead electrical lines on the Kittitas Highway. Street lights for the interior roads can be "Pinto" or the historic "Acorn" lights. Refer to the street lighting standards for more information on spacing, etc.

There is no existing storm drain system available for interior or exterior roadway drainage. The current City of Ellensburg storm design requirements are based on treating the first 1/2" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Depending upon the storm water control plan, the City of Ellensburg may require additional right of way or easements for on site storm water treatment, prior to discharge off site.

The applicants design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in Ellensburg area is elevated from April 15th through October 15th.

The developer will need to install a 12" storm drain along the entire Kittitas Highway frontage.

Storm water and surface irrigation systems shall be kept separate.

The preliminary plat indicates a detention area for storm water detention and flow control. Specific issues related to storm water will be reviewed at time of civil plan submittal.

The developer will need to provide storm drainage on the Kittitas Highway frontage as part of the site development. Additional right of way or a drainage easement along the Kittitas Highway frontage may be required for frontage storm water treatment and flow control.

Arterial roadways in the City are required to have centerline striping, installed by the developer.

The applicant's engineer will need to review the traffic and determine if a left turn lane is required off Kittitas Highway.

Kittitas Hwy imp SEPA (Vista View Estates)

Mountain View Avenue and the roadway's continuation into the County as is on the City's Bicycle route plan. The developer will need to install corresponding roadway markings and signage.

Other issues:

Irrigation water will need to comply with the Ellensburg Water Co. requirements. Surface water shall be continued through the site to any downstream users.

Road names should comply with the City's road name ordinance. Several roadways within the plat line up within existing City and County roadways or the address block grid. Starting from the south, the first east/west roadway will need a new "Avenue" name proposed by the developer. The next roadway north aligns with Hobert Avenue; the short bulb portion and cul-de-sac will bear the same name and have Hobert Avenue addresses assigned to the lots. The next short east/west roadway will need a new "Avenue" name proposed by the developer. The next roadway north aligns with Spokane Avenue. The roadway that aligns with Seattle Avenue will be called Seattle Avenue. For the north/south roadways, the most westerly roadway will need a new "Street" name proposed by the developer. The next short roadway lines up with Oak St. The easterly roadway will be Pfenning Road.

During civil plan review, Public Works establishes the preliminary addressing plan, then works with the Post Office to establish the mail delivery routing plan and mailbox locations. Corner lots are generally not assigned their final address until submittal of building construction plans.

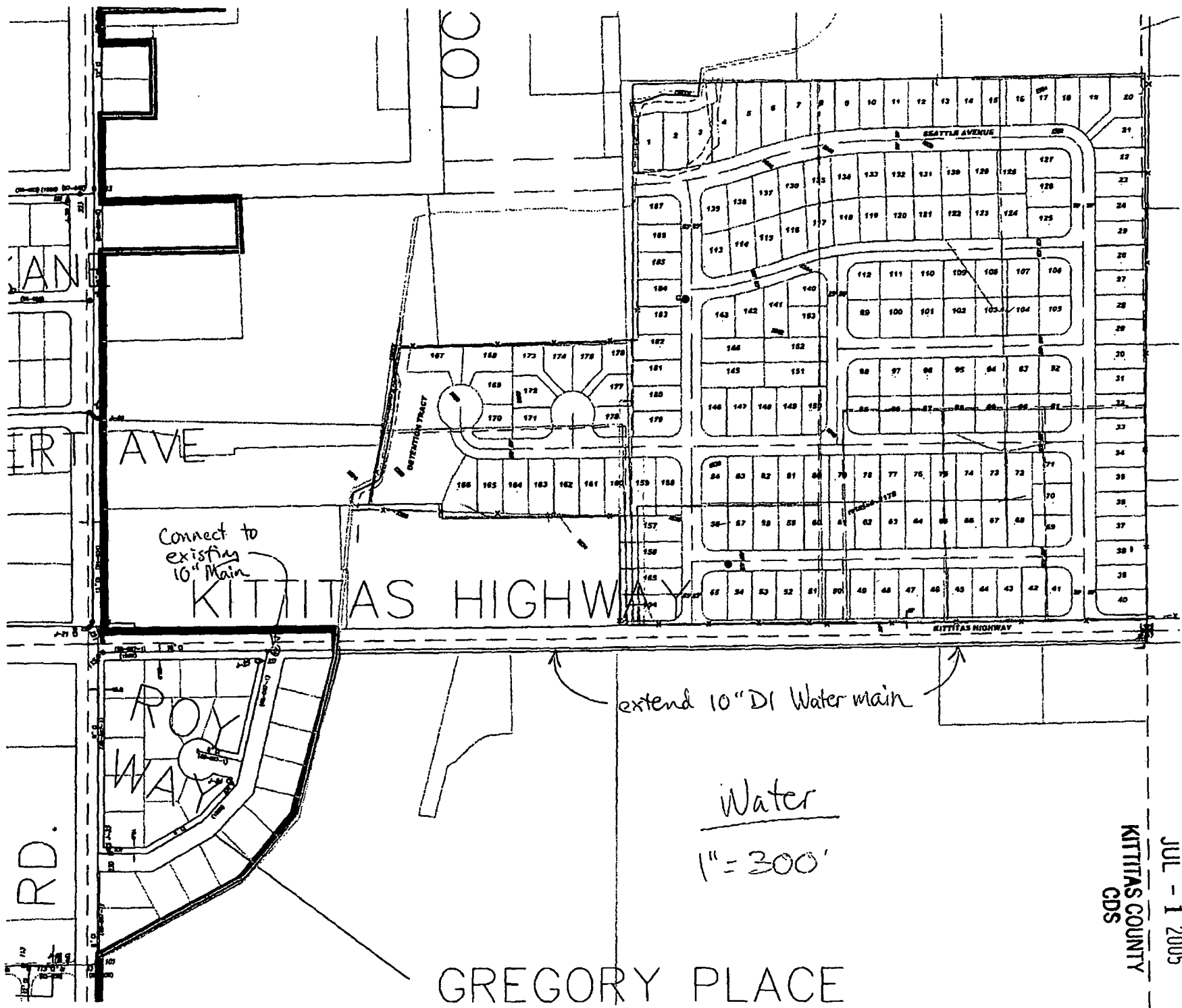
The developer is required to obtain all other permits (HPA, construction site storm grading, etc.) that may be required as a result of plat development.

Cc File 05-034
Rick Wade
Jack Miller

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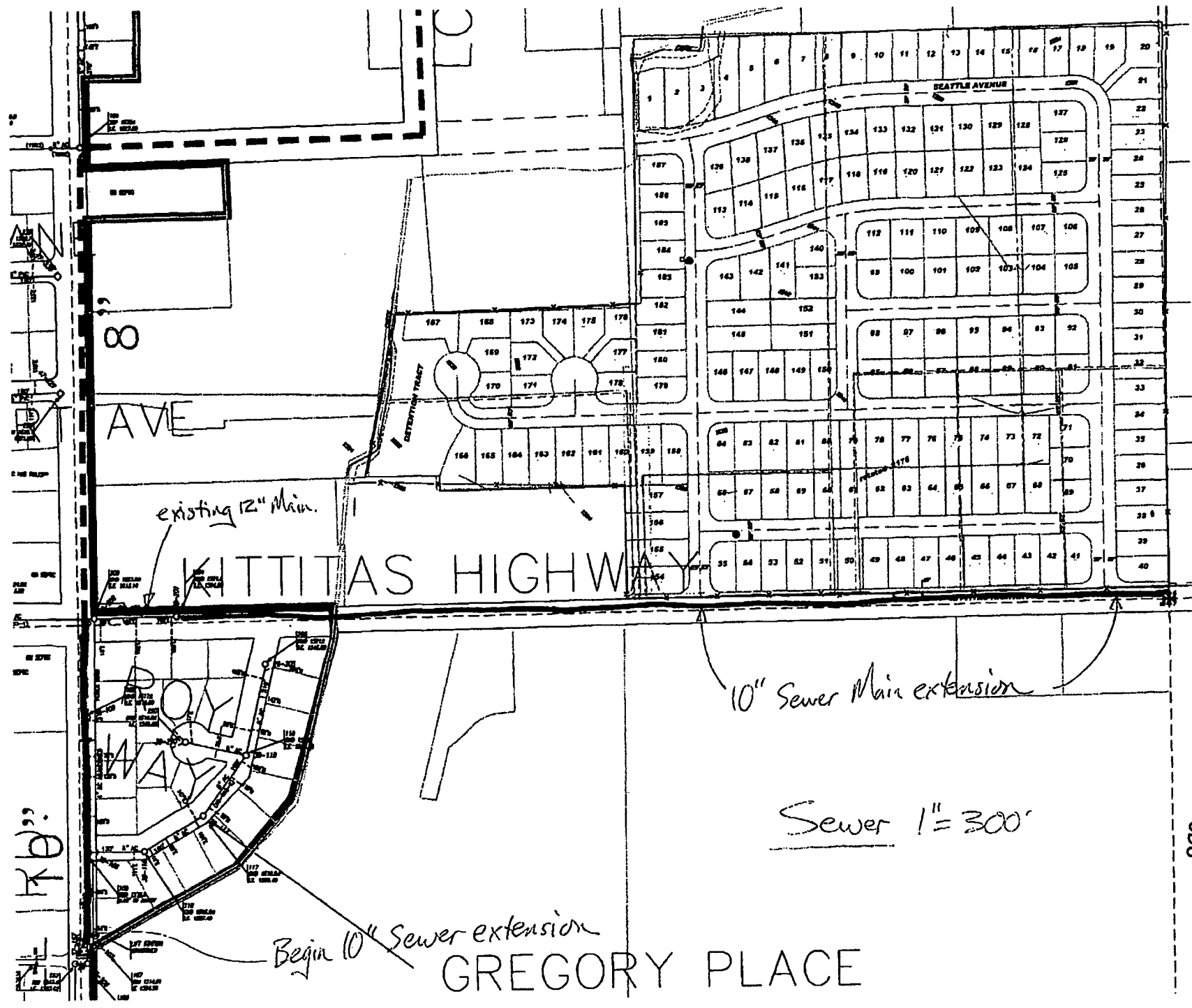


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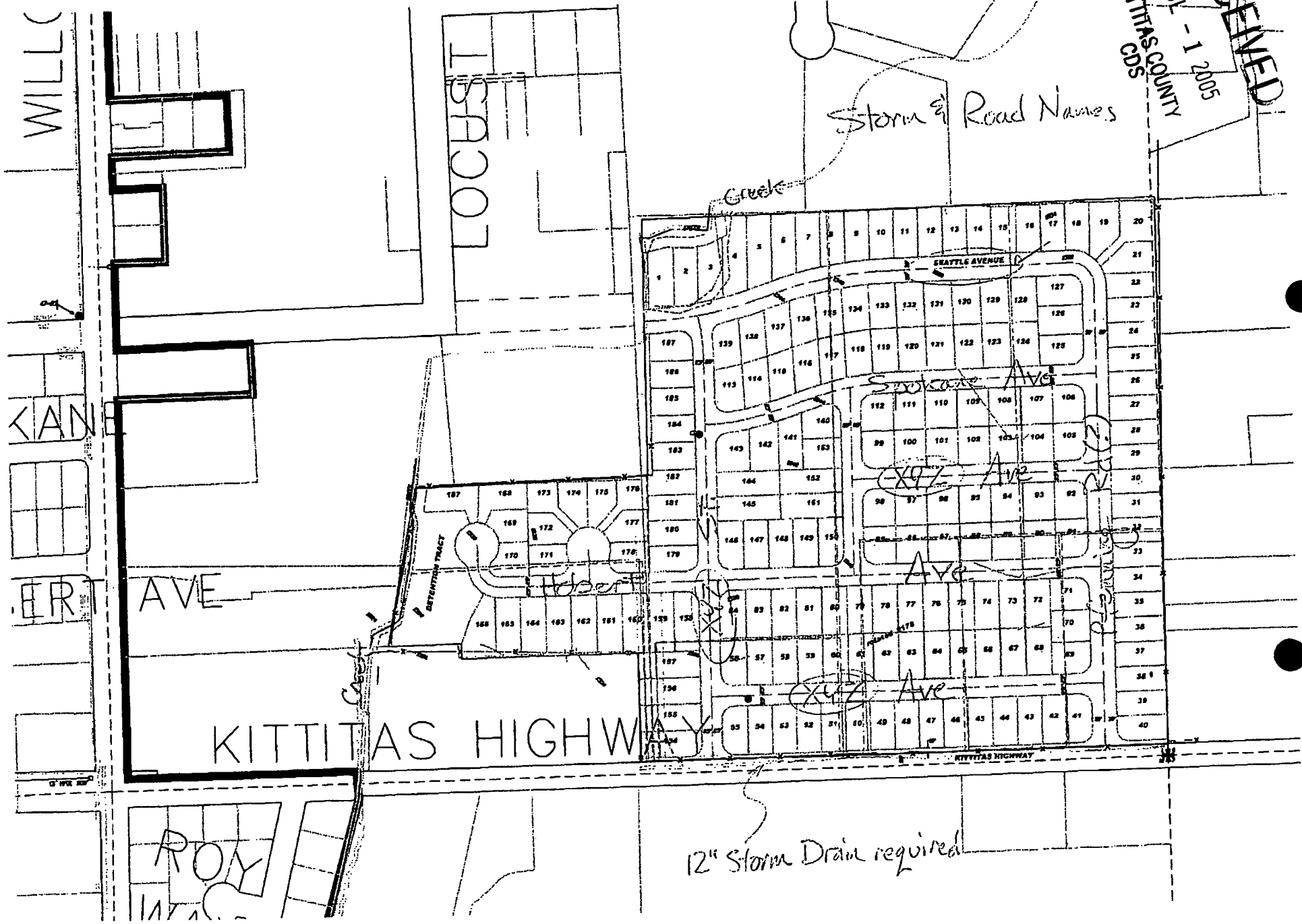


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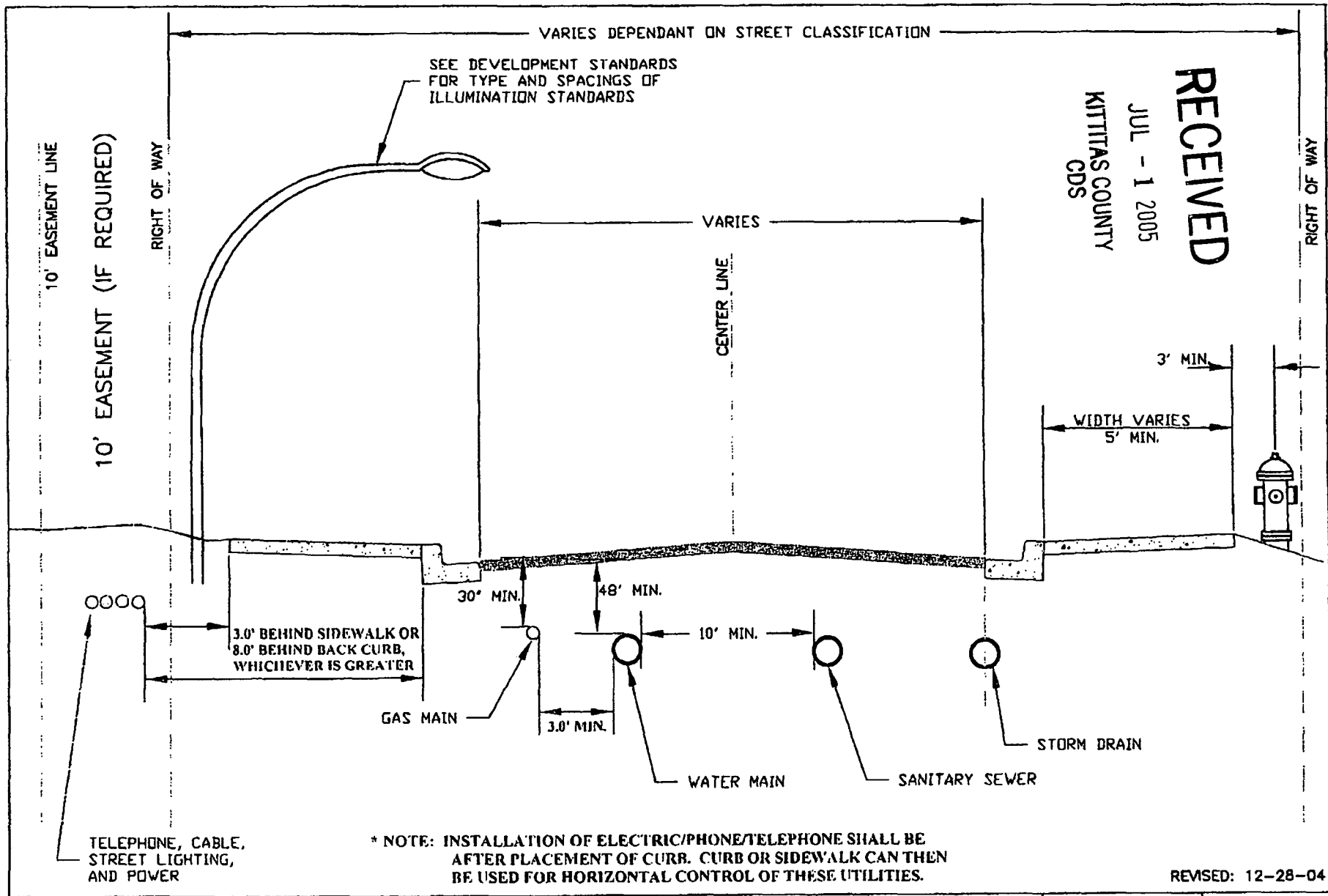
Storm & Road Names

Creek



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REVISED: 12-28-04

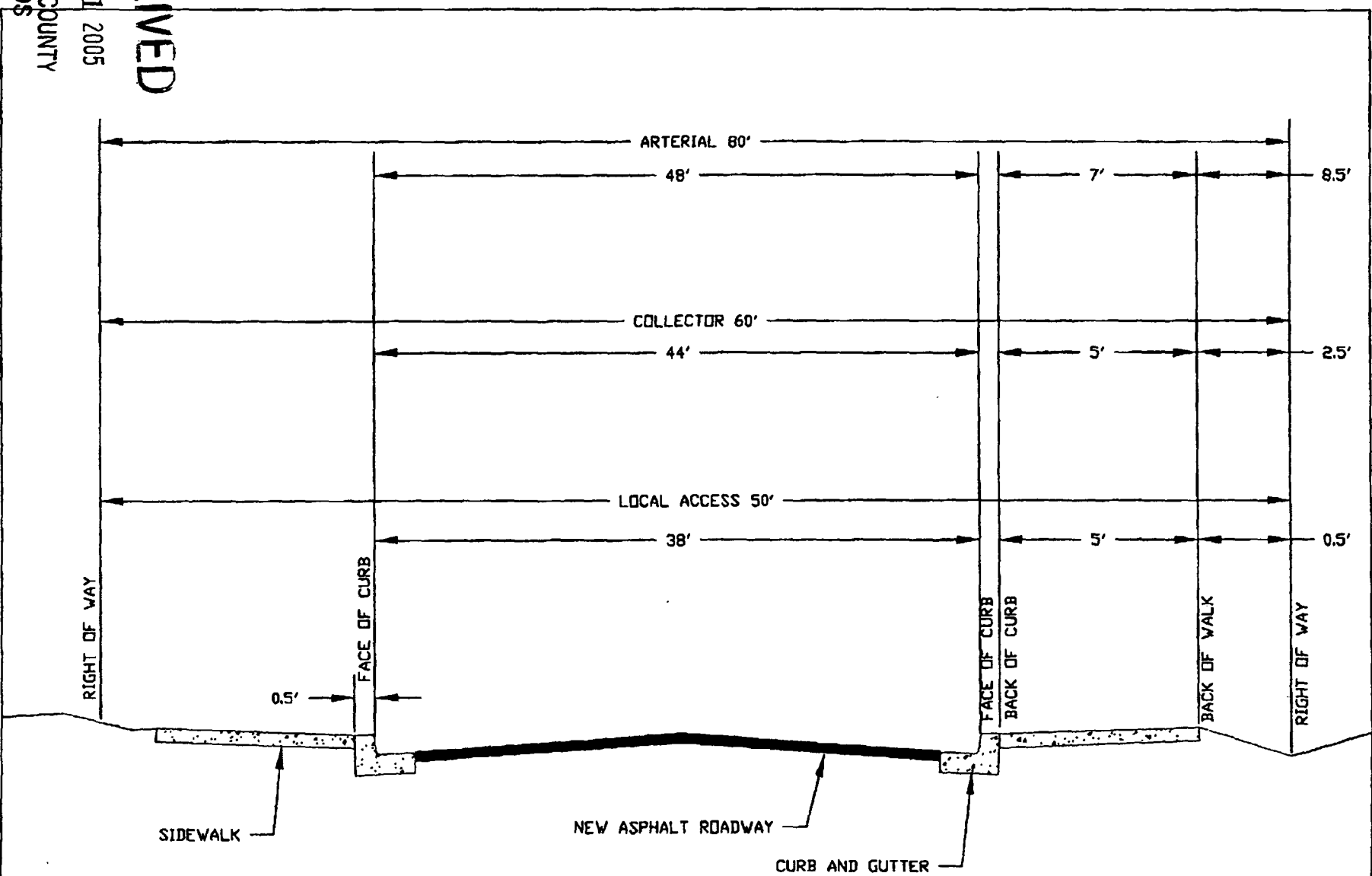
Drawn By DKM	Scale NONE	City of Ellensburg Standard Plans & Details	TYPICAL UTILITY LOCATION FOR NEW STREET CONSTRUCTION	File Name	Plan No.
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NOTE: These are standard road widths, and are subject to additional widths for bike lane and parking requirements.

NEW: 1-15-04

Drawn By <u>DKM</u>	Scale <u>NONE</u>	City of Ellensburg Standard Plans & Details	TYPICAL STREET WIDTHS	File Name	Plan No.
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