



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

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MEMORANDUM

TO: Community Development Services
FROM: Joy Potter, Engineering Manager
THRU: Paul D. Bennett, P.E., Director of Public Works
DATE: March 31, 2005
SUBJECT: Game Farm Cluster Subdivision

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Our department has reviewed the Cluster Subdivision 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.
1. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. (See current Kittitas County Road Standards)
 - a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
 - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
 - c. Minimum centerline radius will be 60'.
 - d. Surface requirement BST/ACP.
 - e. Maximum Grade 8% flat, 12% rolling or mountainous.
 - f. Stopping Site Distance, reference AASHTO.
 - g. Entering Site Distance, reference AASHTO.
 - 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 provides 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.
2. **Road Frontage:** In accordance with Kittitas County Road Standards 12.01.090(B), road frontage improvements will include removal of irrigation water from the road right of way to be relocated in the 10' utility easement. The shoulders shall be improved to 4:1 slopes.
 3. **Storm Water:** A storm water plan shall be submitted for review and approval.
 4. **Addressing:** I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses and road names 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. **Access:** Access to Lots 1, 20, and 21 will be restricted to the private easements only. No access will be allowed from Game Farm Road. The current access for the single family dwelling will be grandfathered and will not be required to relocate for this project. However, any future development of the parcel 18-19-32010-0002 access will be restricted to the new internal road system. No access will be allowed from Game Farm Road.
 6. **Fire Protection:** Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.
 7. **Plat Notes:** Plat notes shall reflect the following.
 - a. All Parcels and/or future created parcels within this Cluster Plat shall be limited to the private access easement shown on the face of this Cluster Plat, no direct access will be granted off of Game Farm Road. **Plat Note.**
 - b. Access to Lots 1, 20, and 21 will be restricted to the private easements only. No access will be allowed from Game Farm Road. **Plat Note**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.