

Road Standards that will apply to Stoll for improving Raptor Ridge Road, if Stoll consolidates four parcels into a single parcel

Table 4-4
Private Road Minimum Design Standards

Design Elements	Road Type				
	Driveway	Joint-Use Driveway	Private Road ⁽²⁾	Private Road ⁽²⁾	Private Road
			Average Lot Size ≤ 10.0 acres.		
Number of Parcels and/or Units	1	2	3-14	15-40	41+
Minimum Easement Width	0	30 ⁽³⁾	60 ⁽³⁾	60'	60'
Paved Apron ⁽¹⁾	N/A	N/A	Req'd	Req'd	Req'd
Roadway Width	12' or 16' ⁽⁶⁾	12' or 16' ⁽⁶⁾	20'	22'	20'
Shoulder Width	N/A	N/A	1'	1'	1'
Minimum Centerline Radius (ft)	N/A	N/A	60	60	60
Surfacing Requirements ⁽⁴⁾	Gravel	Gravel	Gravel	BST/ACP	Gravel
Minimum Crushed Surfacing ⁽⁵⁾	N/A	N/A	6"	6"	6"
Maximum Grade % ⁽⁷⁾	15	15	10	10	10
Cul-de-Sac Required	N/A	N/A	Req'd	Req'd	Req'd
County Road Approach Permit	Req'd	Req'd	Req'd	Req'd	Req'd
Stopping Site Distance	N/A	N/A	AASHTO	AASHTO	AASHTO
Ditch Slope (inside slope)	2:1	2:1	2:1	2:1	2:1

(1) Applies to all roads accessing existing paved roadway.

(2) All private roads shall be inspected and certified by a civil engineer licensed in the State of Washington for conformance with the current edition of the Kittitas County Road Standards.

(3) Existing road easements may be a minimum of 40'. New road easements shall be a minimum of 60'. Existing driveway easements may be a minimum of 20'. New driveway easements shall be a minimum of 30'.

(4) Crushed surfacing per WSDOT Standard Specifications.

(5) Additional depth may be required for roads that are to be public roads.

(6) Any new driveway longer than 150' in length shall have a width of no less than 16'. New driveways less than 150' in length shall have a width of no less than 12'. If KCC 20.02.020 is stricter, the stricter standard shall apply.

(7) A variance request is required for private road grades between 10-12%.

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