



**Washington State
Department of Transportation**
Douglas B. MacDonald
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

509-577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 7, 2005

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Graham Simon, Planner II

Subject: B & T Short Plat (4 Lots); B & T Brunner Family
SR 903, MP 9.07 Right (Tom Write Road Intersection)

RECEIVED
JUL 12 2005
KITITAS COUNTY
CDS

We have reviewed the proposed plat. Although the plat is adjacent to State Highway 903, we did not receive notice of the short plat during the normal comment period. We have the following comments.

1. The plat property is adjacent to SR 903 and Tom Write Road. SR 903 is a Class 4 access managed highway in this location with a posted speed limit of 50 miles per hour. No direct access to SR 903 will be allowed. We require a restrictive note be placed on the plat indicating no direct access to SR 903 will be allowed for any lot.

SR 903 continues to experience increased development and will continue to into the future. Our records indicate that Tom Write Road is dedicated for public use but is privately-maintained and serves a number of properties along the north side of SR 903. Tom Write Road is a gravel road and located near a curve on SR 903. The intersection has substandard sight distance that was improved in 2004 by WSDOT, in response to the Landrover Short Plat (Al Monjazebe).

The intersection of Tom Write Road does not meet minimum standards for even a private road approach. As a condition of development approval, WSDOT requires that the proponent pave the gravel portion of Tom Write to, at a minimum, the edge of WSDOT right-of-way. The proponent is required to contact Mr. Rick Holmstrom to coordinate the paving improvement. Mr. Holmstrom can be reached at 509-577-1633.

2. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.

Mr. Graham Simon, Kittitas Co. Community Development Services –B & T Short Plat
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3. SR 903 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, SR 903 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
4. Any proposed lighting should be directed down towards the site, and away from SR 903.
5. Mailboxes should be contained within the plat.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact me at (509) 577-1630.

Sincerely,



Bill Preston, P.E.
Regional Planning Engineer

BP: rh/jjg

cc: File #6, SR 903
Terry Kukes, South Central Area 1 Maintenance Superintendent
Joy Potter, Kittitas County Public Works

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Post-It™ Fax Note	7671	Date	7-8-05	# of pages	4
To	Graham Simon	From	John Gruber		
Co./Dept.	Community Dev. Sv.	Co.	WSDOT		
Phone #		Phone #	509-577-1636		
Fax #	509-962-7682	Fax #	509-577-1603		

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