

DEVELOPMENT STANDARDS

City of Ellensburg



DEFINITIONS

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A.P.W.A.

American Public Works Association.

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American Water Works Association.

RECORD DRAWING

A neat and legibly marked set of full size construction drawings accurately showing the final location along with changes made during construction and the final location of buried or concealed items. Said drawings shall be to scale.

ALLEYWAY

A public thoroughfare having a width of twenty feet, unless otherwise approved by the City of Ellensburg Public Works Department.

BEDDING MATERIALS

Pea Gravel or Sand applied as per standard trench detail and good construction practice providing support and strength to pipe lines laid.

BEST MANAGEMENT PRACTICES

The most effective method, technique or product available which is generally accepted in the field, and which is demonstrated to be reliable and effective.

CITY

City of Ellensburg.

CUL-DE-SAC

A short dead-end street not exceeding 500 feet in length and having one end open to traffic and the other temporarily or permanently terminated by a vehicle turnaround.

DEVELOPER(S)

Any person or other entity who undertakes any activity regulated by these standards.

DEVELOPMENT

The formation of a lot, subdivision, plat or short plat with potential for construction; and/or construction that requires infrastructure improvements or a building permit. (Building permits for "development" shall exclude remodels other than reconstruction that directly affects specific elements of these standards, which element will be considered development only as it applies to the specific category.) Remodels exceeding 50% of the assessed evaluation shall require that development standards apply.

DEVELOPMENT PERMIT

A permit issued by the City to perform any work regulated by these standards.

DEVELOPMENT STANDARDS

Design, construction methods, and materials adopted by ordinance as required for infrastructure installation.

DRIVEWAY

An access point from a public street to a private dwelling or parcel.

HALF-WIDTH STREET

A street (24' minimum asphalt surfacing) constructed along the edge of a development, using a portion of the regular width of right-of-way and permitted as an interim facility pending construction of the remainder of the street improvement by the adjacent property owner(s).

IMPERVIOUS SURFACES (HARD SURFACING)

Hard surfaces made of portland cement concrete or asphaltic concrete as per City standards.

IMPROVEMENTS

City right-of-way constructed to City standards including street section, sidewalks, curb and gutter, storm drainage, water, sewer, and illumination.

INFRASTRUCTURE FACILITIES & IMPROVEMENTS

Any improvement required by a development permit.

MAINTENANCE BOND

A bond posted with the City for the guarantee of the public works improvements in a specified amount of the estimated cost of the improvements for a period of one year after the completed job is accepted by the City.

PATH

A surfaced facility designed for pedestrians or bicycle traffic. Paths shall be a minimum of five feet in width with at least one and one-half feet of clearance to obstructions on both sides and 10 feet vertical clearance. Paths shall be designed and located to avoid drainage and erosion problems.

PERFORMANCE BOND

A bond posted with the City assuring construction in a specified amount.

PRIVATE ROAD

A privately owned and maintained access provided for by a tract, easement or other legal means, typically serving more than one dwelling unit.

PUBLIC STREET

A publically-owned facility providing access, including the roadway and all other improvements inside the right-of-way.

RIGHT-OF-WAY

Land dedicated to the City for purposes of public circulation and/or utilities.

SEWERAGE COLLECTION SYSTEM

The collection of sewer mains and sewer service lines required to provide sewer service to each customer in a development.

SEWER MAIN

An 8" or larger pipe designated to collect sewerage from more than two users to properties.

SEWER SERVICE LINE

4" or 6" pipe, valves, and necessary accessories designed to convey sewerage from each lot to the sewer main.

SEWER SYSTEM USER

Any persons, firms, or corporation having a right to sewer service within the City. This also includes the holders of title or evidence of title to land to which sewer service is furnished.

STREET

A public thoroughfare which provides the principal means of access to abutting properties, but not including an alley.

UNIMPROVED STREET

A street not built to complete City standards, i.e. no curb, gutter, sidewalk, storm drainage, and illumination.

WATER DISTRIBUTION SYSTEM

The collection of water mains and water service lines required to provide water service to each customer.

WATER MAIN

A pipe designed to convey water to two or more users or to two or more properties.

WATER SERVICE LINE

The pipe, valves, and necessary accessories designed to convey water from the water main to each lot.

WATER USER

Any person, firm or corporation having a right to water service within the water service area; this also includes the holders of title or evidence of title to land to which water service is furnished.

W.S.D.O.T.

Washington State Department of Transportation.