

CITY OF PULLMAN

Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282
www.pullman-wa.gov

MEMORANDUM

TO: Pullman Planning Commission

FROM: Heidi Sowell, Assistant City Planner *HS*

FOR: Meeting of November 28, 2007

SUBJECT: Proposed Dedication of Right-of-Way
NE Brandi Way

DATE: November 14, 2007

Recently, Town Centre, L.L.C. submitted a proposal to dedicate to the city right-of-way for NE Brandi Way. The proposed Brandi Way provides a connection between NE Valley Road and NE Terre View Drive, located on College Hill. The property involved in this proposed dedication is approximately 60 feet wide and approximately 1,700 feet long (see attached site plan and grading plan).

Zoning Code Subsection 17.20.070(13) states that one of the responsibilities of the Planning Commission is as follows:

To review and report to the City Council on the location, extent, and consistency with the Comprehensive Plan regarding proposals for the...dedication of any street... The planning commission may recommend such conditions as are considered appropriate in order that the proposal will be consistent with the Comprehensive Plan.

The proposed dedication is being submitted to provide access to the Churchill Downs Apartment Complex (as well as future phases of the apartment complex on the former Hilltop Stables property). This right-of-way has been represented in master plans for the apartment complexes provided to the public works department over the past few years. Both the public works and planning departments believe this road will assist with traffic efficiency and safety in this portion of the city.

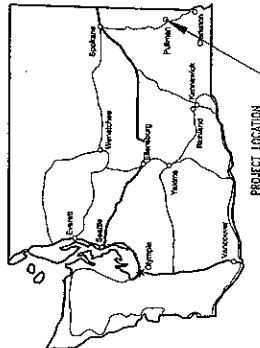
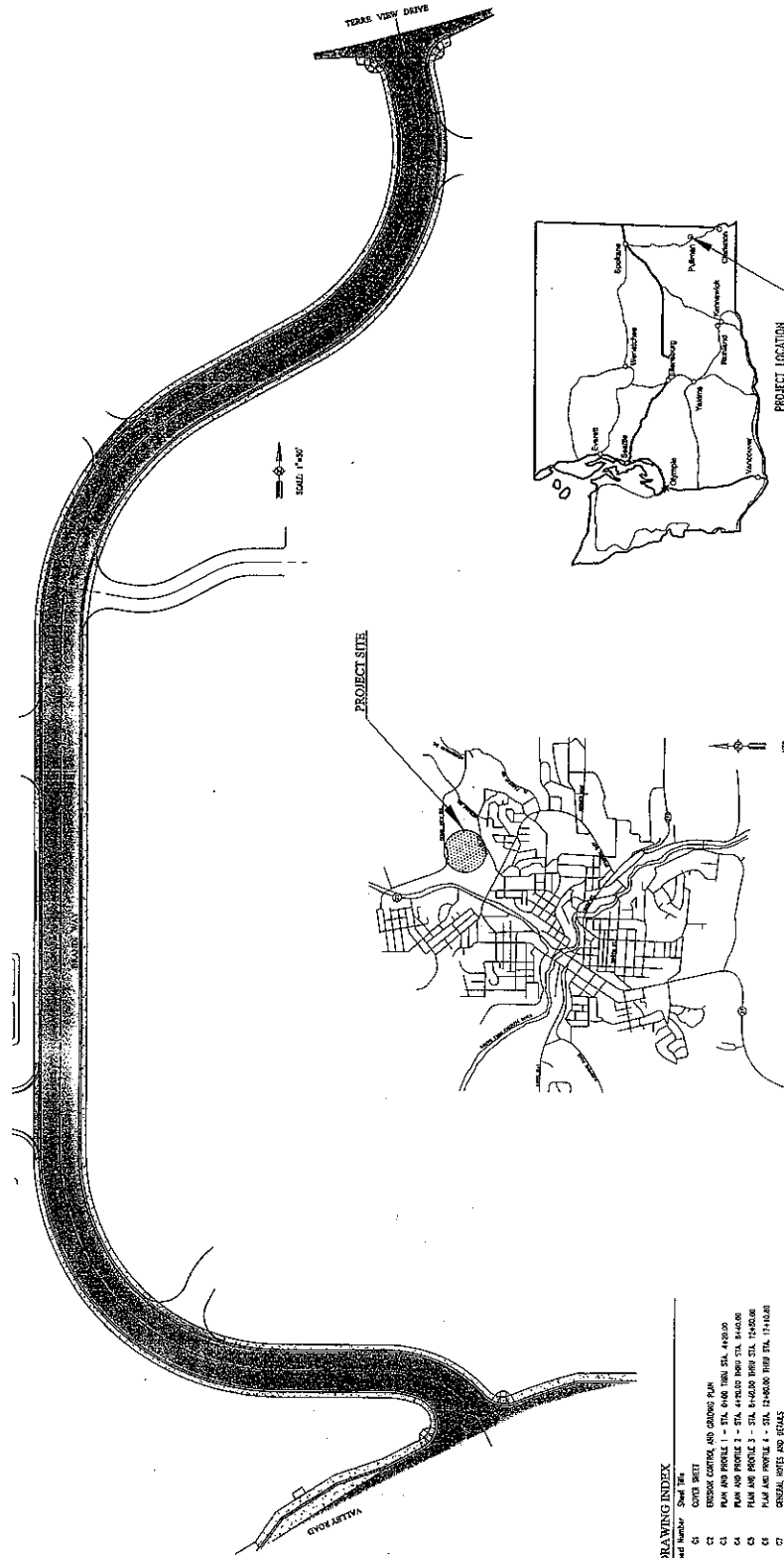
Memorandum to Planning Commission
November 14, 2007
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In staff's view, the proposed roadway dedication clearly meets Comprehensive Plan Goal T.1, which states: "Provide facilities, access and circulation for all land uses to ensure free and safe movement of people and goods." Accordingly, planning staff recommends that the Planning Commission find this proposal consistent with the Comprehensive Plan.

Attachments

BRANDI WAY

IN THE CITY OF PULLMAN WHITMAN COUNTY, WASHINGTON



DESIGNED BY PULLMAN
 MAY 18, 2008
 PULLMAN PUBLIC WORKS

DESIGNED AND APPROVED FOR CONSTRUCTION BY LOCAL GOVERNMENT OR PUBLIC WORKS
 CONTRACTOR LICENSE NO. 123456789
 APPROVED BY PULLMAN PUBLIC WORKS P.E. 5/18/08

DRAWING INDEX

Sheet Number	Sheet Title
C1	COVER SHEET
C2	PROPOSED CENTERLINE AND SIDEWALK PLAN
C3	PROPOSED SIDEWALK AND SIDEWALK PLAN
C4	PROPOSED SIDEWALK AND SIDEWALK PLAN
C5	PROPOSED SIDEWALK AND SIDEWALK PLAN
C6	PROPOSED SIDEWALK AND SIDEWALK PLAN
C7	GENERAL NOTES AND DETAILS
C8	ROAD STUMPING PLAN

BRANDI WAY
 COVER SHEET
 THE STABLES L.L.C.
 1000 1ST AVENUE
 PULLMAN WASHINGTON 99163
 (509) 338-1700

NO.	DATE	BY	DESCRIPTION
1	5/18/08	[Signature]	ISSUED FOR PERMITS
2	5/18/08	[Signature]	ISSUED FOR PERMITS
3	5/18/08	[Signature]	ISSUED FOR PERMITS
4	5/18/08	[Signature]	ISSUED FOR PERMITS
5	5/18/08	[Signature]	ISSUED FOR PERMITS
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7	5/18/08	[Signature]	ISSUED FOR PERMITS
8	5/18/08	[Signature]	ISSUED FOR PERMITS
9	5/18/08	[Signature]	ISSUED FOR PERMITS
10	5/18/08	[Signature]	ISSUED FOR PERMITS

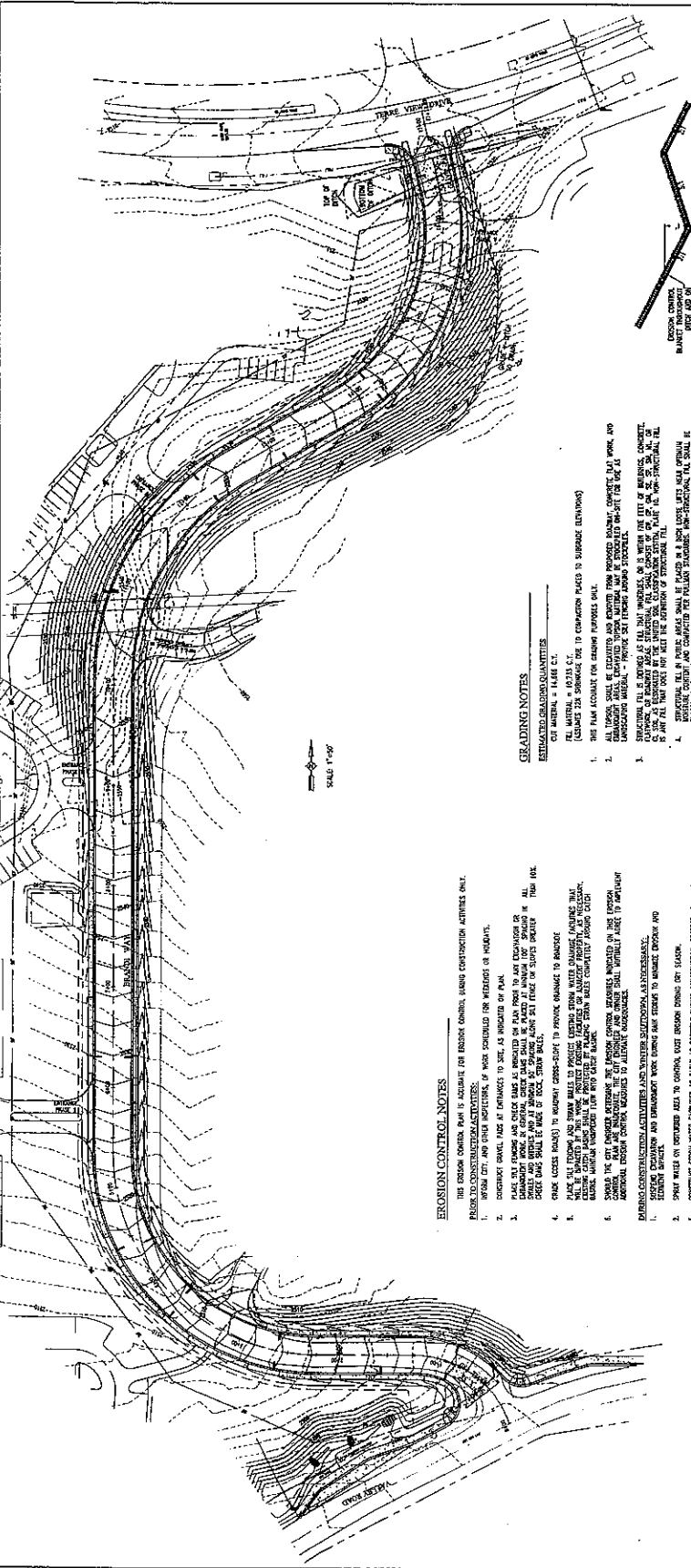
C1



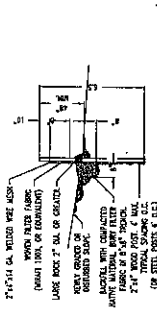
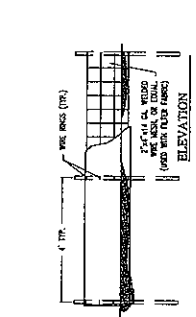
BRANDT WAY
EROSION CONTROL AND GRADING PLAN
 THE STABLES L.L.C.
 410 ST. GEORGE ROAD
 MOUNTAIN VIEW, VIRGINIA 22111
 (703) 231-6700

Project No.	10000
Sheet No.	10000
Scale	AS SHOWN
Date	12/15/1999
Author	GEORGE P. PROSSER, INC.
Checker	THE STABLES L.L.C.
Appr. Engr.	THE STABLES L.L.C.
Appr. Engr.	THE STABLES L.L.C.
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C2



NOTICE NOTE DURING CONSTRUCTION

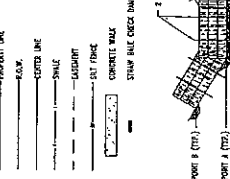


SILT FENCING DETAIL

GRADING NOTES

1. ALL GRADING SHALL BE TO CONFORMANCE WITH SURFACE ELEVATIONS (UNLESS THE SURFACE IS TO BE EXCAVATED TO A DEPTH OF 12 INCHES OR MORE).
2. ALL EXCAVATION SHALL BE PROTECTED FROM PROPOSED ROADWAY, CONCRETE CURB, AND DRIVEWAYS BY INSTALLING A 24 INCH WIDE MESH WITH 2 FT. HORIZONTAL AND 2 FT. VERTICAL SPACING. THE MESH SHALL BE INSTALLED OVER THE EXCAVATION AND SHALL BE SECURED TO THE EXISTING SURFACE BY 2x4 WOOD POSTS AND 2x4 WOOD BRACKETS. THE MESH SHALL BE INSTALLED OVER THE EXCAVATION AND SHALL BE SECURED TO THE EXISTING SURFACE BY 2x4 WOOD POSTS AND 2x4 WOOD BRACKETS.
3. EXISTING GRADE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ALL EXCAVATION SHALL BE TO THE SURFACE ELEVATION UNLESS OTHERWISE NOTED.
4. EXCAVATION SHALL BE PROTECTED FROM PROPOSED ROADWAY, CONCRETE CURB, AND DRIVEWAYS BY INSTALLING A 24 INCH WIDE MESH WITH 2 FT. HORIZONTAL AND 2 FT. VERTICAL SPACING. THE MESH SHALL BE INSTALLED OVER THE EXCAVATION AND SHALL BE SECURED TO THE EXISTING SURFACE BY 2x4 WOOD POSTS AND 2x4 WOOD BRACKETS.
5. COVER IS RESPONSIBLE TO SECURE ALL NECESSARY EROSION CONTROL MEASURES BEFORE ANY EXCAVATION BEGINS.
6. ALL EXCAVATION SHALL BE PROTECTED FROM PROPOSED ROADWAY, CONCRETE CURB, AND DRIVEWAYS BY INSTALLING A 24 INCH WIDE MESH WITH 2 FT. HORIZONTAL AND 2 FT. VERTICAL SPACING. THE MESH SHALL BE INSTALLED OVER THE EXCAVATION AND SHALL BE SECURED TO THE EXISTING SURFACE BY 2x4 WOOD POSTS AND 2x4 WOOD BRACKETS.
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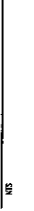
GRADING LEGEND



EROSION CONTROL NOTES

1. THIS EROSION CONTROL PLAN IS NECESSARY FOR EROSION CONTROL DURING CONSTRUCTION ACTIVITIES ONLY.
2. CONSTRUCTION SHALL BE LIMITED TO THE PROPERTY BOUNDARIES AND SHALL NOT BE PERMITTED TO CROSS ANY ADJACENT PROPERTY.
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STRAWBALE CHECK DAM DETAIL



11/15/16

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