



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

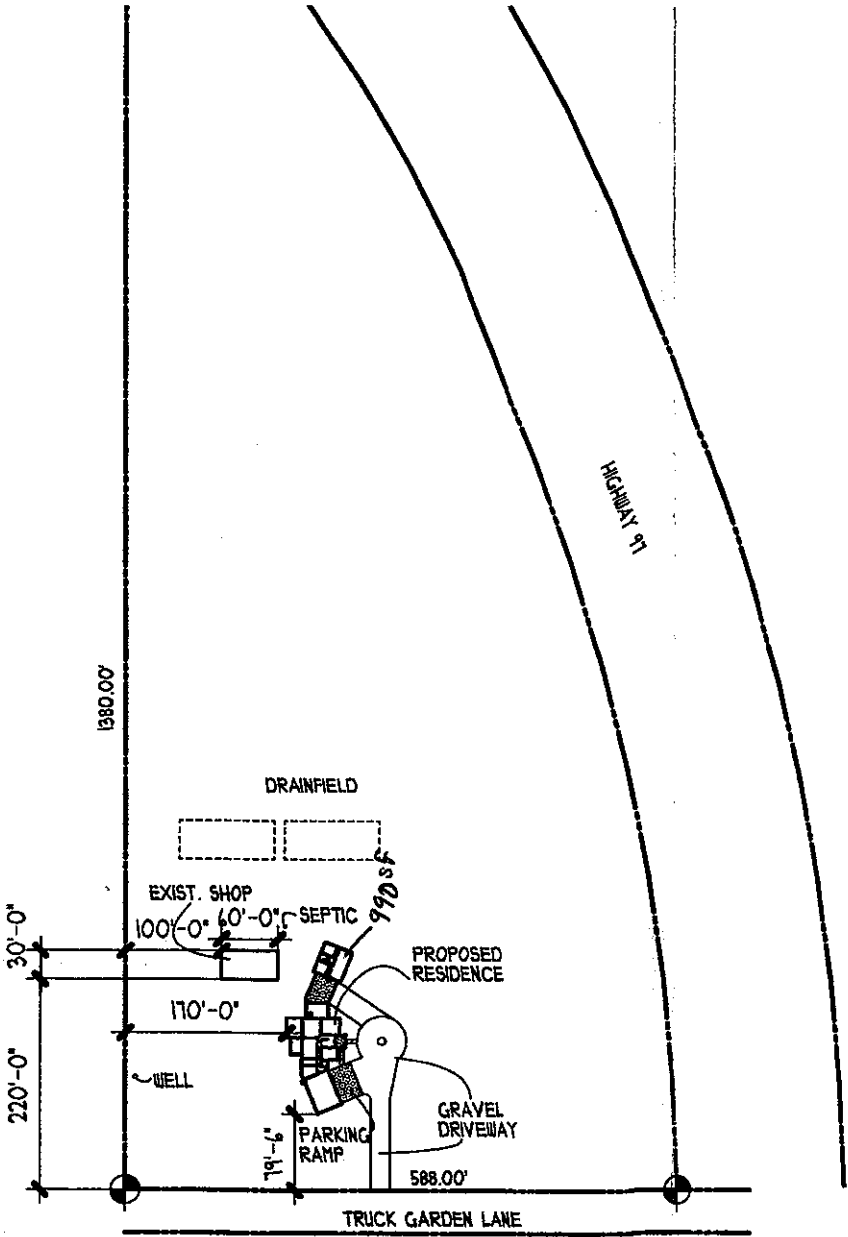
This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Required Site Plan Information:

| | | |
|----|--------------------------|--|
| 1 | <input type="checkbox"/> | Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible |
| 2 | <input type="checkbox"/> | Blue or Black Ink, in order that they may be photocopied. |
| 3 | <input type="checkbox"/> | North Arrow (north should be pointing to the top of the page) |
| 4 | <input type="checkbox"/> | Legend to include: |
| | <input type="checkbox"/> | <i>Owner/Applicant Name</i> |
| | <input type="checkbox"/> | <i>Date the Site Plan was drawn.</i> |
| | <input type="checkbox"/> | <i>Name, address and telephone number of the person preparing the site plan</i> |
| | <input type="checkbox"/> | <i>Tax Parcel Number</i> |
| | <input type="checkbox"/> | <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i> |
| 5 | <input type="checkbox"/> | Property line dimensions of all lot(s) involved in the project. |
| 6 | <input type="checkbox"/> | The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site. |
| 7 | <input type="checkbox"/> | Location of new and/or expanded public and private utility infrastructure. |
| 8 | <input type="checkbox"/> | Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt). |
| 9 | <input type="checkbox"/> | Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from). |
| 10 | <input type="checkbox"/> | Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths. |
| 11 | <input type="checkbox"/> | Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage. |
| 12 | <input type="checkbox"/> | Location and dimensions of all proposed exterior land uses. |
| 13 | <input type="checkbox"/> | The distance from existing and proposed structures to the centerline of state, county, or private access roads. |
| 14 | <input type="checkbox"/> | Location of structures on the adjoining lots, which may cause compatibility issues. |
| 15 | <input type="checkbox"/> | All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.) |
| 16 | <input type="checkbox"/> | Description of the extent to which any watercourse will be altered or relocated as a result of the proposal. |
| 17 | <input type="checkbox"/> | Proposed location and dimensions of community and other open space. |
| 18 | <input type="checkbox"/> | Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities. |
| 19 | <input type="checkbox"/> | Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. |
| 20 | <input type="checkbox"/> | Proposed contours and grading as they affect lot layout, streets, and drainage ways. |
| 21 | <input type="checkbox"/> | Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines |
| 22 | <input type="checkbox"/> | Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development. |
| 23 | <input type="checkbox"/> | Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site. |

CUSTOM DESIGN FOR
 JUAN & ANGELICA M
 (509) 949-8269

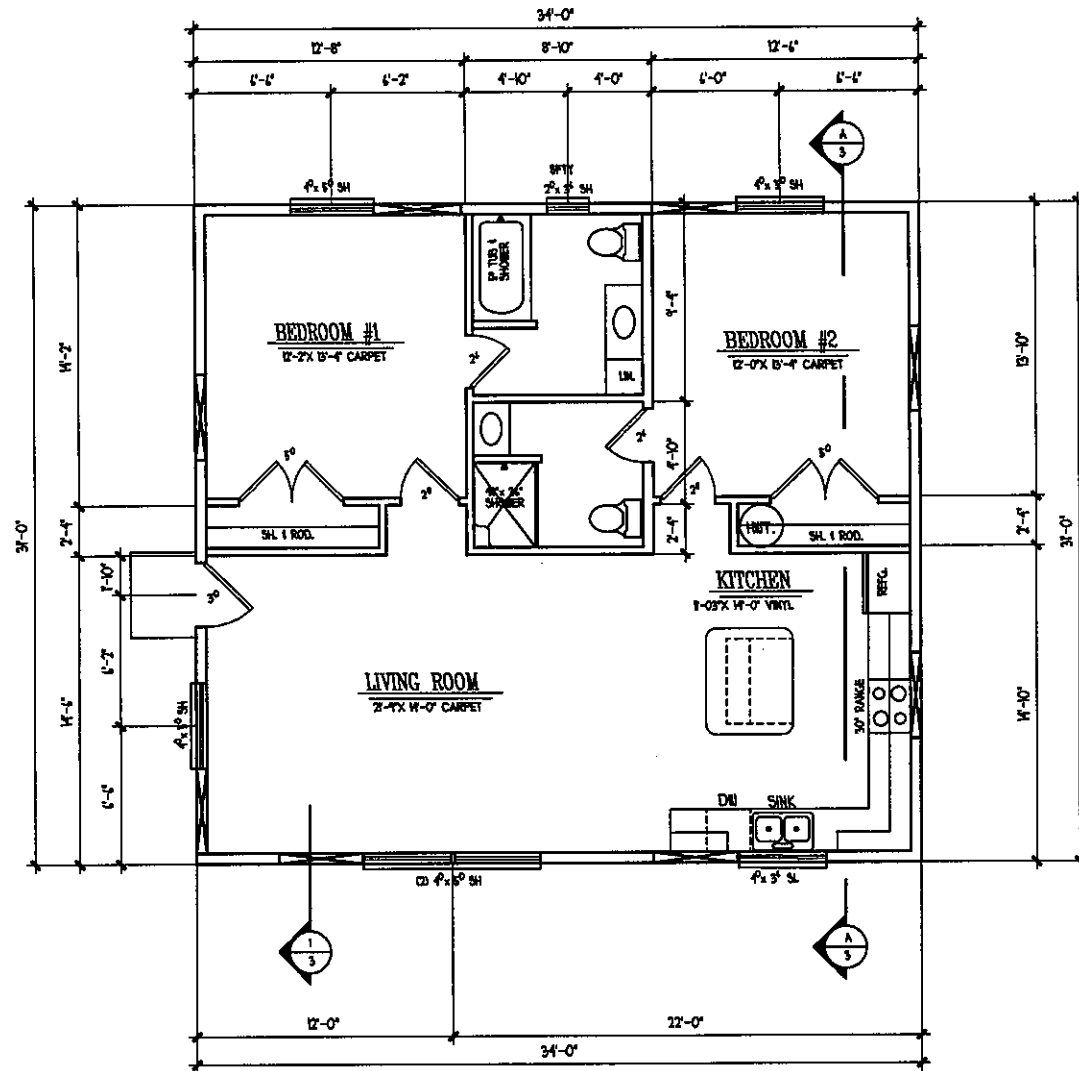
TRADITIONAL
 DESIGNS, INC.



SITE PLAN
 SCALE: 1" = 20'

| LOT COVERAGE CALC'S | |
|-------------------------------|-----------------------------|
| PARCEL: # 19110-24001 | |
| ADDRESS: 91 TRUCK GARDEN LANE | |
| 579,696 | - TOTAL LOT AREA |
| 1,139 | - DRIVEWAY, PORCH & WALK |
| 343 | - PATIO |
| 720 | - CARPORT |
| 4,866 | - PROPOSED RESIDENCE |
| (1.2%) | 7,068 - TOTAL COVERAGE |
| (98.8%) | 572,628 - TOTAL LANDSCAPING |

| |
|---------------|
| DATE: 12/6/17 |
| REVISED |
| 1 |
| 2 |
| 3 |
| 4 |
| 5 |
| 6 |



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

| | |
|---------------|----------------|
| DATE: 12/8/17 | PLAN# BV-17366 |
| REVISED | SHEET NUMBER |
| 1 | 2 / 7 OF |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |



ACCESSORY DWELLING UNIT (ADU) FORM

FINAL
Revised: 02/19/16

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PLEASE ANSWER THE FOLLOWING QUESTIONS

(Attach additional sheets if necessary)

1. Will the property owner live in the: Main Residence or Accessory Dwelling Unit (ADU)
NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.
2. What is the total gross square footage (area) of the ADU? 990 sq ft
3. What is the total gross square footage (area) of the main residence? 5907 sq ft
4. Will the ADU be attached to: House, Garage, or Free Standing
NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.
5. On which side of the ADU will the front entrance be located? Left
6. Are you proposing to use a park model for the ADU? Yes No
7. Will the ADU be constructed of material and paint color similar to the primary residence?
 Yes No, explain: _____
8. A minimum of three (3) parking spaces are required (2 for the primary residence and 1 for the ADU).
Are you able to provide a minimum of 3 parking spaces? Yes No
9. The ADU must share the same access as the primary residence. Will the ADU meet this requirement?
 Yes No
10. What type of road serves the property? Private Road Public Road (County, City or State Highway)
a. What is the road surface: Gravel Paved
11. What is the source of domestic water for the existing residence and the ADU?
 Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)
Name of the water provider: _____
 Expand use of an existing community well/shared well (3+ connections including the ADU)
Name, or State ID# of existing community water system _____
Well is located on Parcel Number: 191110-24001 Number of existing connections: 1
 Shared well with main residence, this well is: Existing Proposed
12. Which of the following methods of sewage disposal do you propose for the ADU?
 Public sewer, Name of the System: _____
 Community on-site sewage system with main residence.
 Individual, on-site sewage system separate from the main residence.
13. Explain how the proposal and associated site improvements are compatible with neighboring land uses.
(examples: location of building to property line, type of construction, etc.) N/A

14. Required Attachments:

- Attach a complete copy of the subject properties legal description from the recorded deed.
- Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.



NARRATIVE FORM

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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

The property currently has a 1,248 sq ft ^{Manufactured} trailer
house on 12.28 acres. We will be building 5,900 sq ft

Residence along side the ADU.

ADU will be used for mother & grandma to live. Mother is disabled. Grandmother is elderly.

Currently majority of property is surrounded by apple orchard.

ADU 990^{sf}

Please use additional pages as needed



Confederated Tribes and Bands
of the Yakama Nation

Established by the
Treaty of June 9, 1855

**YAKAMA NATION
WATER CODE ADMINISTRATION
CLASS 4 DOMESTIC WELL PERMIT
#D4-2018-01**

Details of Application:

Date of Application: January 4, 2018
Applicant Name: **Juan C. Martinez**
Contact Person: same
Mailing Address: 120 Ebony Lane
Wapato, WA 98951
Phone: Cell: (509)949-8269

Details of Proposal:

Location Information: Section 10, Township 11, Range 19 W. M.
Deeded/ Fee Land Parcel Number: 191110-24001
Physical Address: 91 Truck Garden Lane Wapato, WA 98951
Diameter and Depth of Well: 10" x 140'
Instantaneous Quantity Requested: 10-15 gallons per minute
Purpose of Proposed Use: Groundwater is requested for an existing well to serve two (2) constructed homes.
Season of Proposed Use: Year round
Current Land Use: Agriculture/residential

Decision:

This permit is issued based upon the assumption that no impacts to water resources are anticipated as a result of this proposed water use for a replacement well for domestic uses only. This permit is revocable if the Water Code Administration determines that impacts as to the water quality or quantity have or had occurred that impair Yakama Nation water supply or quality.

In arriving at this decision, the environmental consequences have been reviewed of the proposed water use. The water use proposed at this time by **Permit #D4-2018-01** represents an environmentally sound use of the water resource.

This permit grants the use of the water of the Yakama Nation. The Yakama Nation does not have water surplus or excess to its needs. It does not establish or embody a water right or result in the relinquishment of any interest the Yakama Nation has in its water resource.

Failure to comply with the terms, scope and conditions of this permit or the provisions of the Yakama Nation Water Code may result in the cancellation between the applicant and the Yakama Nation.

Permit Conditions:

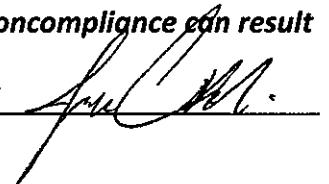
1. This permit registers and authorizes the continued use of the existing 10" x 140' well. ***The Yakama Nation Water Code Administration recommends a well depth of at least 85 feet for health and safety. It is your responsibility as well owner to test your water (see #3 below). YNWCA does not guarantee that water quality or quantity for the intended purpose will be available. The applicant is responsible to have a copy of the permit on site at all times.***
 2. The **water shall only be used on** Fee Parcel no. 191110-24001 described as being located within Section 10, Township 11, Range 19 W. M.
 3. The well should be tested for nitrate levels. Nitrate levels of 5ppm are a trigger level indicating the well should be monitored on a regular basis to ensure levels are not increasing. Nitrate levels of 10 ppm are the maximum contaminant level and are considered an acute health risk, especially for infants and pregnant women. The permittee should be aware that if nitrate levels are elevated, it may require installation of a water treatment system to remove nitrates from the water, or replacement of the existing well with a new well.
 4. If any water quality tests are conducted on waters from this well, a copy of the test results will be submitted to the Water Code Office within 30 days of receipt results. All private well owners are responsible for testing their own water. It is recommended that wells be tested every year for coliform bacteria and nitrate. It is also recommended that you test your well for arsenic and lead twice during the time you live there – once in the winter and once in the summer – to check any seasonal influences that may occur.
 5. Within six (6) months of permit issuance the repairs shall be made to the existing well. The irrigation distribution pipe and other unnecessary pipes shall be removed. The two existing pumps shall be removed and replaced with a submersible pump no larger than that needed to serve domestic use of two homes. The cap on the well shall be replaced with one that creates a seal that does not allow for debris or other material to enter the well. The pump house surrounding the well shall be rebuilt and the area surrounding the well kept clean. ***A time extension may be granted depending upon circumstances .***
 6. The well shall be equipped with an instantaneous and totalizing flow meter. The meter shall be kept in good working order and calibrated to insure accurate readings. Measurements shall be in acre feet or gallons. Meter shall be installed within three (3) months of well repairs.
 7. There shall be no tee-in or tie-in of other wells or other water uses than those approved by this permit. If additional connections are needed permittee shall contact WCA immediately.
 8. This permit grants permission to temporarily use the waters of the Yakama Nation. Permitted water use is limited to individual domestic needs, with water supply for two homes up to the amount currently used from the existing well. The granted amount of water use is 10-15 gallons per minute as measured as a maximum instantaneous pumped rate. Irrigation of non-commercial lawn and garden only is allowed, and is limited to 0.5 acres and a maximum of 5000 gallons per day if such amount does not exceed the amount withdrawn from the existing well.
- Initials _____
9. WCA retains the authority to ingress and egress the site for legitimate purposes such as monitoring well construction in order to ensure standards, collection of water samples, measurement of water levels and so forth.
 10. This permit has no effect upon the continuing responsibility of the landowner to keep current with the O&M assessment due to the Wapato Irrigation Project.
 11. Domestic Well Permit #D4-2018-01 is a temporary permit that will expire in ten (10) years from

date of issuance. ***If this permit is not acted upon within one (1) year of issue date it will be considered invalid. A time extension may be granted depending upon circumstances.*** If the permittee/owner wants to utilize the permitted water use beyond this date, they must apply for and obtain a new permit according to Yakama Nation Water Code, RYC Title 60. Renewal for an additional ten years may be granted if: 1) the water is available at the time for use; 2) the continued use by the permittee will not impair the tribal water right; 3) at the discretion of the Water Code Director, the permittee has paid all applicable fees during the first ten years and has met all conditions under the permit; and 4) at the discretion of the Water Code Director the permittee has otherwise met the factors in Section 60.09.37 (3). 5) Per Section 60.09.37 Renewal Procedures: (5) Permittee should apply for renewal permits not less than sixty (60) days before expiration of a water use permit. Failure to apply in a timely fashion may result in temporary suspension of water use permits.

Failure to comply with the terms, conditions, and scope of this permit may result in the cancellation of this permit and/or civil penalties as listed in the YN Law and Order Code Title 60. The applicant agrees to the jurisdiction of the Yakama Nation and the Yakama Tribal Court to resolve disputes arising under this permit. This Class 4 Domestic permit is to be available on the job site at all times and its provisions followed by the permittee and operator performing the work.

I have read, understand and will comply with the conditions of this permit. Noncompliance can result in civil fines, requests to cease and desist and denial of permit.

Applicant Initial



Protests and Appeal Rights: D4-2018-01

This decision may be protected and appealed in accordance with Chapters 60.13 and 60.17 of the Yakama Nation Water Code. This appeal must be filed with the reviewing officer

Chairman
Roads, Irrigation, and Land Committee
P.O. Box 151
Toppenish, WA 98948

Appeals must include sufficient narrative evidence and argument to show why this decision should be changed or reversed.

Please read carefully, sign and date this agreement. Your signature indicates that you understand and agree to the conditions set forth above. You may commence construction when you have signed this permit and all proper documents have been received by Yakama Nation Water Code Administration.

YN Water Code Director

X



Director

Date

2-7-18

I have read the foregoing permit information and agree to comply with all conditions set forth above in exchange for the Yakama Nation's permission to withdraw groundwater.

Permit Applicant

X
Applicant

[Handwritten Signature]

Date

2-8-18

Permit Expiration Date:

2-7-2028