

SUBDIVISION PRELIMINARY/AMENDMENT FORM

FINAL
Revised 10/01/15

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

INDICATE THE TYPE OF APPLICATION:

PRELIMINARY SUBDIVISION

SUBDIVISION AMENDMENT

Please complete the following questions, and check the boxes that describe the proposal.
(if not applicable, explain why)

1. Name of Proposed Plat (Cannot duplicate any plat previously recorded in Yakima County)

2. Have you had a Pre-Application meeting? Yes No If yes, what is the file number? _____
If no, please stop filling out this application and apply for a Pre-Application Meeting.
3. Will this plat use the clustering provisions under Title 19.34.35? Yes No
4. Are you proposing to phase the development? Yes No
If yes, a) How many phases are you proposing? _____
b) How many years until you reach full build out? _____
In you narrative please describe in detail the proposed phasing and what aspects of the development will be included in each phase.
5. Number of proposed lots: _____ Number of proposed dwelling units: _____
6. Types of buildings to be constructed (single-family, duplex, commercial, etc.) _____
7. Are you proposing to have any designated open spaces, parks and recreational areas? Yes No
If yes: a) What is the proposed acreage? _____
b) Are you proposing to utilize the open space as: Private Park Public Park
 Pocket Parks Mini-Parks Playgrounds Trails and Pathways.
8. How do you propose to handle stormwater drainage? _____
9. Are there any of the following man made/natural features located on your property:
(Check all that apply and depict on site plan)
 - Ponds
 - Lakes
 - Streams/Rivers
 - Wetlands
 - Floodplain
 - Floodway
 - Steep Slopes (exceeds 10% grade)
 - Irrigation ditches/Canals

10. Do you propose the on-site roadway(s) to be public or private? private
If there is an existing private road, is there a homeowner's or maintenance association that takes care of the road? Yes No

11. Are you proposing any reductions to the road standards? Yes No
If yes, please describe in detail what your proposed road standard, the justification for the reduction and any information you have to support your request. Also, please note these reductions are processed through the Yakima County Engineer. Please discuss any proposed reductions with the County Engineer prior to submittal of the Subdivision application.

12. Are you proposing sidewalks? Yes No
If no please explain: _____
(Please note if you are not proposing sidewalks then you will need to apply for an Administrative Adjustment application.)

13. How close is the proposed development to mass transit? 2 miles

14. Do any of the lots have irrigation rights? Yes No Which district? _____

15. What is your proposed method of fire prevention/suppression? _____

16. What will be the source of domestic water for these lots?
 Public water (city water, Nob Hill, Terrace Heights, etc.) Which one? _____
 Community well, (3+ connections) certify an existing well or construct a new well.
The well is existing proposed on lot numbers _____

17. Which of the following methods of sewage disposal do you propose?
 Public sewer for lot numbers _____
 Community/shared on-site septic systems for lot numbers _____
 Individual, on-site septic systems for lot numbers _____

18. Are you proposing to adjust any development standards as identified under Title 19? Yes No
If yes, you will need to apply for a reduction in standard, or administrative adjustment, or variance.
Please list the proposed changes: _____

19. Are there any existing or proposed Codes, Covenants and Restrictions? Yes No
If yes, please attach.

20. Are there any latecomers agreements? Yes No
If yes, please attach.



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.

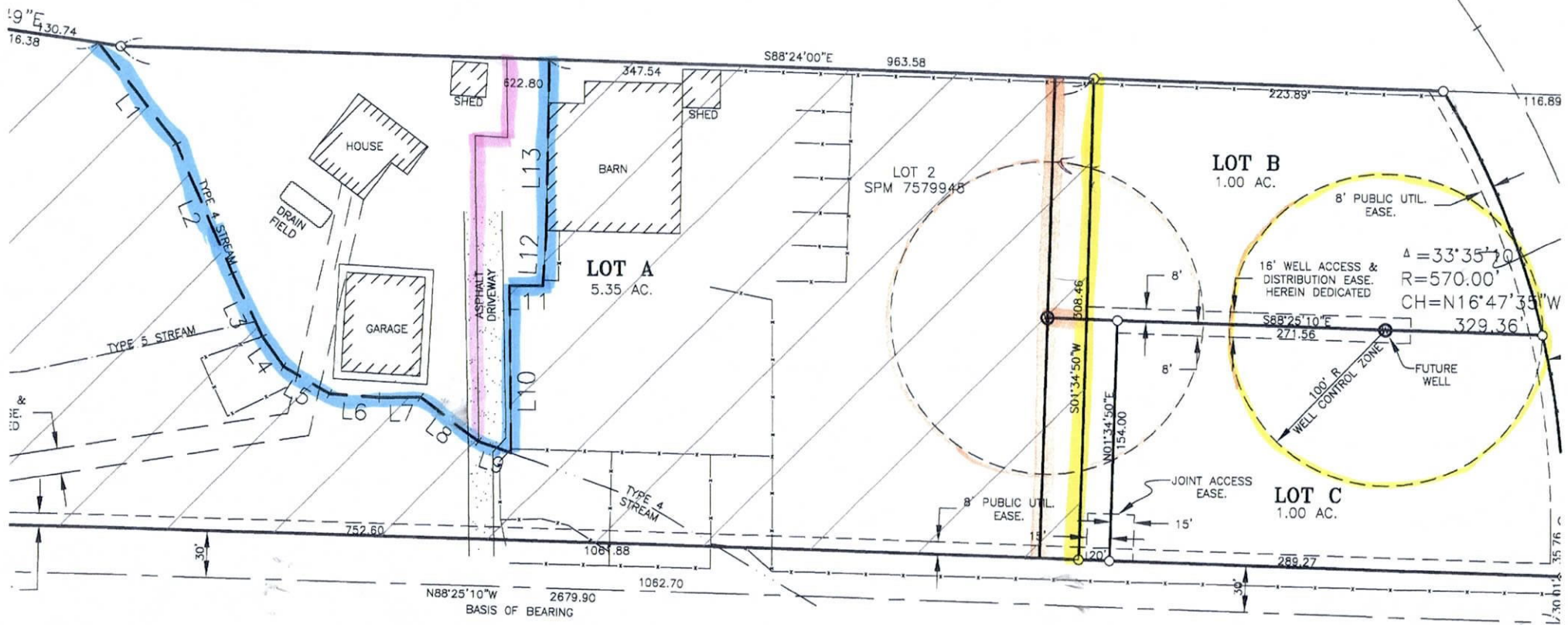
Suggested Content:

- 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.

Moving line west on Lot B' 25'

15157
SUB 15-52



TAYLOR ROAD
(COUNTY GRAVEL)

- EXIST. OPENSOURCE LINE
- PROPOSED "

- EXISTING Lot Line C1/
T.
FNC
- PROPOSED " " LCR



PRELIMINARY SUBDIVISION (LONG PLAT) SITE PLAN SUBMITTAL CHECKLIST

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Land Use Actions

Yakima County Public Services
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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 & Name of the Subdivision</i> |
| | <input type="checkbox"/> | <i>Date the Site Plan was drawn.</i> |
| | <input type="checkbox"/> | <i>Surveyor's name, address and telephone number who preparing the site plan</i> |
| | <input type="checkbox"/> | <i>Tax Parcel Number with Range, Township and Section</i> |
| | <input type="checkbox"/> | <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i> |
| | <input type="checkbox"/> | <i>Full & correct legal description of the entire lot, tract, parcel, site or division.</i> |
| 5 | <input type="checkbox"/> | Property line dimensions of all existing and proposed lot(s) involved in the project with approximate acreages and lot numbers (Lot 1, Lot 2, Lot 3 etc.). |
| 6 | <input type="checkbox"/> | The location, width and purpose of all easements (utility, access and/or irrigation), railroad right-of-way, canals and other man-made features on and adjacent to the site. |
| 7 | <input type="checkbox"/> | Location of new and/or expanded public and private infrastructure including but not limited to public water, sewer main, fire protection systems and other underground facilities. <i>For projects with more than four lots, the location, name, right-of-way width, approximate radii or curves and approximate grades of all proposed streets, alleys or roads within or on the boundary of the project.</i> |
| 8 | <input type="checkbox"/> | Streets, alleys and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt); location of existing and proposed sidewalks, curbs, gutters, culverts, buried conduits and subsurface drains, landscaping, site screening and stormwater drainage facilities. |
| 9 | <input type="checkbox"/> | Location, dimension and design of all points of ingress (to) and egress (from) for each proposed lot. |
| 10 | <input type="checkbox"/> | Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths. |
| 11 | <input type="checkbox"/> | Location, shape, size, and types of all existing and proposed structures, minimum building setbacks from the existing and proposed property lines, roads, other structures, and the lot coverage for each lot. |
| 12 | <input type="checkbox"/> | Location and dimensions of all proposed uses, open space and public areas. |
| 13 | <input type="checkbox"/> | Location of structures on the adjoining lots, when needed to address compatibility issues. |
| 14 | <input type="checkbox"/> | All natural physical features such as rock outcroppings, wooded areas, adjacent orchards, vineyards, hop fields or commercial forest tracks of ten acres or more, streams, creeks, 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.) |
| 15 | <input type="checkbox"/> | Location, width, name and direction of flow of all watercourses. |
| 16 | <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. |
| 17 | <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 |
| 18 | <input type="checkbox"/> | Within a UGA, Master Plan 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. |
| 19 | <input type="checkbox"/> | Vicinity Map showing all subdivisions and short plats, roads, road reservations, acreage, property lines within dimensions, streams, public buildings and areas, and any other pertinent information within at least 800 feet of the proposed subdivision. |