



*municipal public water system, an existing community well, a new community well, or a two-party shared well. If a new community well or two-party shared well is proposed, please verify why you cannot connect to the municipal public water or an existing community well.)*

- i.  Municipal Public water supply (water system operated by a city, county, Nob Hill, etc.).  
This water system will serve Lots: \_\_\_\_\_  
Name of water provider: \_\_\_\_\_
- ii.  Expand the use of an existing community well to serve Lot(s): \_\_\_\_\_  
Name or State ID# of the existing community water system: \_\_\_\_\_  
The well is located on Parcel Number: \_\_\_\_\_  
How many connections is the community well currently approved for? \_\_\_\_\_
- iii.  New community well, (3+ connections) certify an existing well or construct a new well.  
The well is:  Existing  Proposed on Lot/Parcel Number: \_\_\_\_\_  
The well will serve Lots: \_\_\_\_\_  
Will the proposed community well serve any lots outside of the proposed short subdivision?  Yes  No  
If yes, which parcel number(s)? \_\_\_\_\_
- iv.  Shared, (2 party) well to serve lot(s) 1 and 2  
The well is:  Existing  Proposed on Lot/Parcel Number: \_\_\_\_\_
- v.  Existing individual well - Has the existing individual well been reviewed and approved by the Yakima Health District to be converted into a public water system for the development?  
 Yes - (If yes, then you must utilize one of the above options)  
 No - Which Lot will be served by the existing individual well? \_\_\_\_\_  
How will the other lot(s) be served domestic water?  
 Existing Public Water System  New Public Water System

J. Which of the following methods of sewage disposal do you propose? (*New individual septic systems are not permitted within the Urban Areas.*)

- Municipal public sewer for lot(s): \_\_\_\_\_
- County sewer system for lot(s): \_\_\_\_\_
- Other State approved sewer system for lot(s): individual septic and drainfields
- Existing on-site sewage system for lot(s): \_\_\_\_\_



# NARRATIVE 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](http://www.co.yakima.wa.us)

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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.

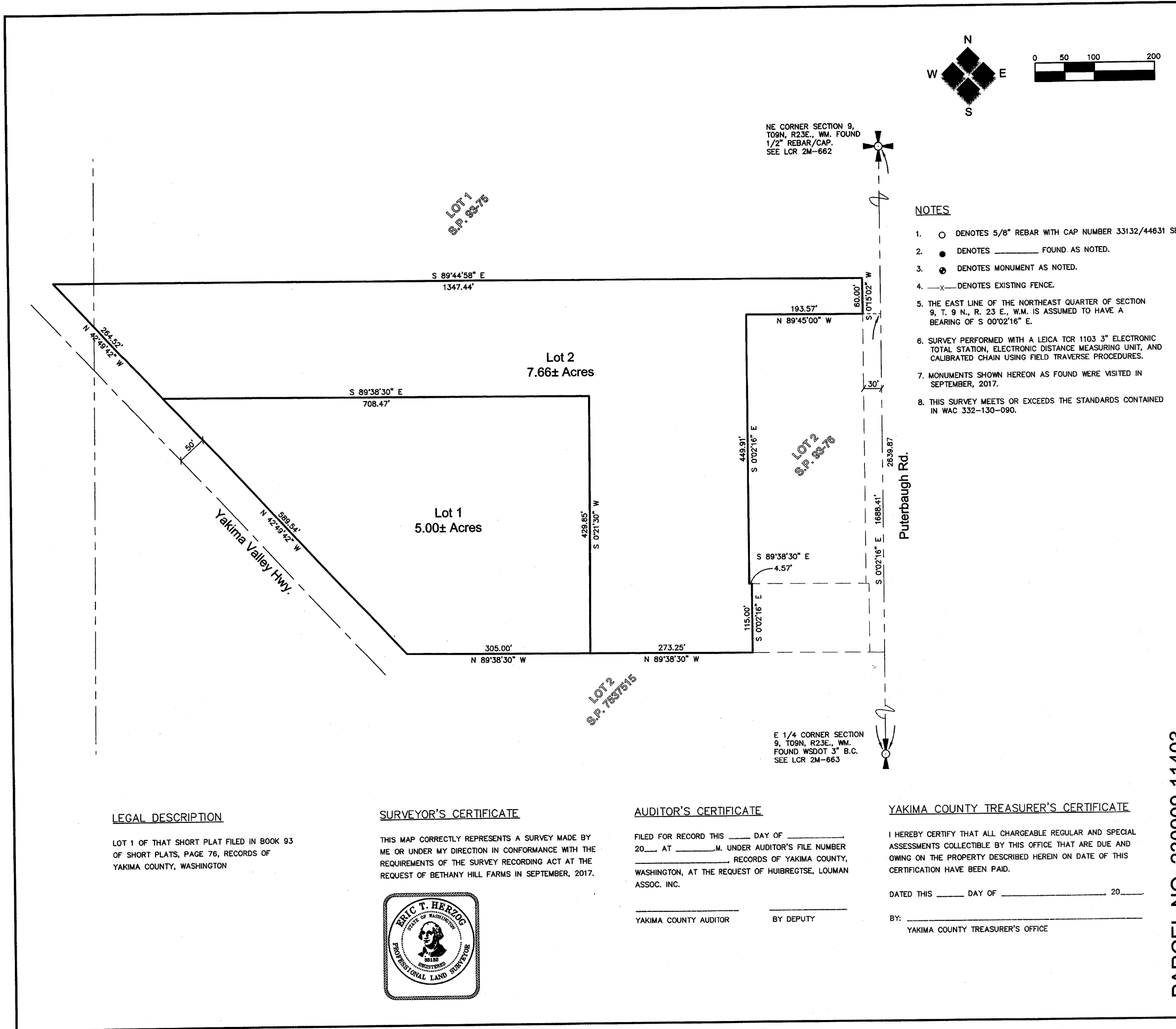
See Attached

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A Z Lot Short Plat,

*Please use additional pages as needed*



- NOTES**
- DENOTES 5/8" REBAR WITH CAP NUMBER 33132/44631 SET.
  - DENOTES FOUND AS NOTED.
  - ⊙ DENOTES MONUMENT AS NOTED.
  - X— DENOTES EXISTING FENCE.
  - THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, T. 9 N., R. 23 E., W.M. IS ASSUMED TO HAVE A BEARING OF S 0°02'16" E.
  - SURVEY PERFORMED WITH A LEICA TCR 1103 3" ELECTRONIC TOTAL STATION, ELECTRONIC DISTANCE MEASURING UNIT, AND CALIBRATED CHAIN USING FIELD TRAVERSE PROCEDURES.
  - MONUMENTS SHOWN HEREON AS FOUND WERE VISITED IN SEPTEMBER, 2017.
  - THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

**LEGAL DESCRIPTION**

LOT 1 OF THAT SHORT PLAT FILED IN BOOK 93 OF SHORT PLATS, PAGE 76, RECORDS OF YAKIMA COUNTY, WASHINGTON

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BETHANY HILL FARMS IN SEPTEMBER, 2017.



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ AT \_\_\_\_ M. UNDER AUDITOR'S FILE NUMBER \_\_\_\_ RECORDS OF YAKIMA COUNTY, WASHINGTON, AT THE REQUEST OF HUIBREGTSE, LOUMAN ASSOC. INC.

\_\_\_\_\_  
YAKIMA COUNTY AUDITOR BY DEPUTY

**YAKIMA COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREIN ON DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_  
YAKIMA COUNTY TREASURER'S OFFICE

2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
www.hlaactvil.com



**PRELIMINARY SHORT PLAT**  
for, **Bethany Hills Farms**  
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON

**PARCEL NO. 230909-11403**

DATE OF FIELD SURVEY:	9-28-17						
FIELD BOOK:	G-VIEW#23						
JOB NO.	17136						
FILE NAME:	17136.DWG						
DRAWN BY:	AJH						
DATE:	9-20-17						
CHECKED BY:	ETH						
DATE:	9-20-17						
<table border="1"> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">09</td> <td></td> <td></td> </tr> </table>					09		
			09				
T.09N., R.23E.,WM							
SHEET	1 OF 1						

# SHORT PLAT 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](http://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. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible.</b>
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><b>Owner/Applicant Name</b></i>
	<input type="checkbox"/>	<i><b>Date the Site Plan was drawn.</b></i>
	<input type="checkbox"/>	<i><b>Name, address and telephone number of the person preparing the site plan</b></i>
	<input type="checkbox"/>	<i><b>Tax Parcel Number with Range, Township and Section</b></i>
	<input type="checkbox"/>	<i><b>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</b></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. ( <b>* 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.</b> )
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.