

Non-Clustering

b. Was your lot created prior to May 27, 1997? Yes No

If yes, are you proposing to use the 1.15 multiplication factor? Yes No

Rural Settlement (RS) – If the property is located within the RS zoning district please answer the following questions:

Which community is the property located in: _____

Highway/Tourist Commercial (HC)

Mining (MIN)

E. Do any of the lots have irrigation rights? Yes No District Name: _____ Yakima Tieton _____

F. Is this subdivision contiguous with another proposed subdivision? Yes No

G. 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

H. i. Will any of the lots be served by a: County public road Private Road Shared Driveway (4 or fewer lots)

(If served by a County public road or a private road please contact the Transportation Division for a Pre-Application meeting at (509)574-2300 before proceeding)

What is the file number of the Pre-Application meeting? EAC _____

ii. If any of your lots will be served by an existing private road, is there a homeowner's or maintenance association that takes care of the road? Yes (please provide) No

I. What will be the source of domestic water for these lots? *(When individual wells are proposed the applicant shall provide documentation from the Yakima Health District verifying that neither an existing public water system and/or a new public water system is available for the subdivision. The documentation must be submitted with this application.)*

i. Public water supply (water system operated by a city, county, Nob Hill, etc.).

This water system will Serve Lots (Check all that apply): 1 2 3 4

Name of water provider: _____

ii. Expand the use of an existing community well to serve Lot(s): 1 2 3 4

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: 1 2 3 4

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) _____ and _____

The well is: Existing Proposed on Lot/Parcel Number: _____

Please Note: Individual wells can be proposed in the AG, FW, and MIN zoning districts. If in the R/ELDP or R-10/5 zoning districts then individual wells can only be proposed if all lots are 5 acres or greater in size and outside the service area of a County water system (YCC Table 19.25-1).

- v. Existing individual wells will continue to service Lot(s): 1 2 3 4

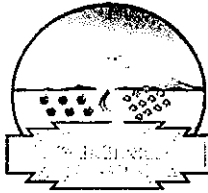
- vi. Proposed individual wells will serve Lot(s): 1 2 3 4

- J. Which of the following methods of sewage disposal do you propose? *(When individual septic systems are proposed the applicant shall verify that a County sewer system is not available for the subdivision.)*

Public sewer for lots: 1 2 3 4

Existing individual, on-site septic systems for lots: 1 2 3 4

Proposed individual, on-site septic systems for lots: 1 2 3 4



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

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 Narrative

NARRATIVE

The purpose of this short plat is to separate the house and surrounding yard for the orchard land.

E 1/4 CORNER, SEC. 3
T12N., R17E., W.M.
2" ALUM. CAP FOUND
SEE LCR 2M-854
SEE LCR 713607B

SE CORNER, SEC. 3
T12N., R17E., W.M.
1/4" IRON PIPE (NO CAP)
SEE LCR 2M-48
(CALLS FOR COUNTY BO)



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 17 EAST, W.M.; THENCE NORTH 526 FEET; THENCE NORTH 5705' WEST 423 FEET; THENCE NORTH 8728' WEST 317 FEET; THENCE SOUTH 806.6 FEET TO THE SECTION LINE; THENCE EAST 668.3 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 20 FEET FOR COUNTY ROAD; SITUATE IN YAKIMA COUNTY, WASHINGTON.

N 89°43'53" W 2875.66'
1337.83'

(N 81°26' W)
N 81°01'35" W 317.00'

(N 57°05' W)
N 56°40'35" W 423.00'

N 02°53' E 2817.28'

(NORTH)
N 02°25' E 2822.22'

NELSON ROAD

519.07'

528.00'

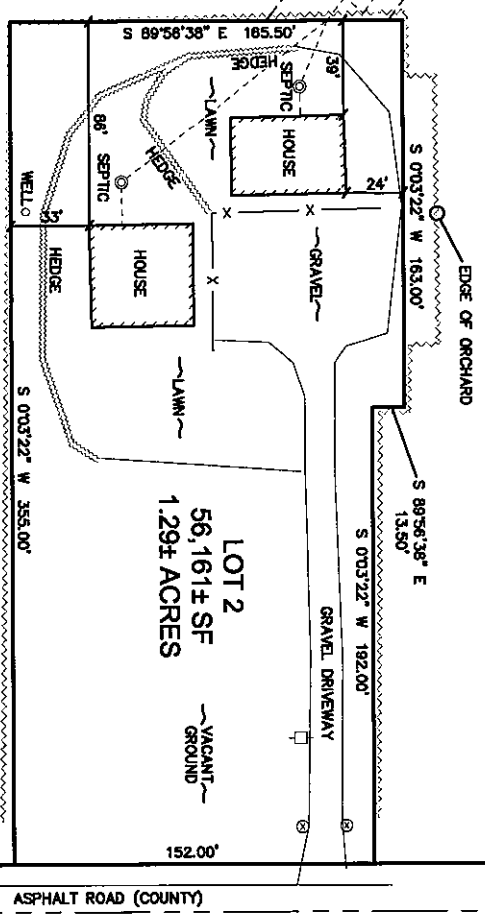
20' W

1334.45'

PARCEL NO. 17203-43004
10.32± ACRES*
*LES. ASSUMED R/W FOR GILBERT ROAD

LOT 1
393,514± SF
9.03± ACRES

LOT 2
56,161± SF
1.29± ACRES



GILBERT ROAD S 89°56'38" E 1334.46' 2668.91'

787.18'
S 02°25' W 807.18' (806.6') (SOUTH)

97.50'
S 1/4 CORNER, SEC. 3
T12N., R17E., W.M.
SOLID PIPE FOUND
SEE LCR 2M-855

CENTER, SEC. 3
T12N., R17E., W.M.
5/8" REBAR (NO CAP)
FOUND
SEE LCR 2M-854
(CALLS FOR 5/8" REBAR W/2" ALUM. CAP)



PRELIMINARY SHORT PLAT
for, **CURTISS M. GILBERT**
FAMILY, LLC
YAKIMA COUNTY, WASHINGTON



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

DATE OF FIELD SURVEY:	11-20-14
FIELD BOOK:	YAK9116
JOB NO.:	14120
FILE NAME:	14120.DWG
DRAWN BY:	TDF
DATE:	11-14-16
CHECKED BY:	ETH
DATE:	11-14-16

T-12N., R-17E., W-M	3
SHEET	1 of 1



Yakima Health District
1210 Ahtanum Ridge Drive
Union Gap, Washington 98903
Phone (509) 575-4040

February 27, 2017

Eric Herzog
2803 River Road
Yakima, WA 98902

RE: Wells and water systems for Yakima County case number SUB2017-00002, located at 12611 Gilbert Road, Yakima (parcel number 171203-43004).

Mr. Herzog:

The Yakima Health District has reviewed the above referenced application in regards to water systems that may be associated with this project according to the requirements in YCC 19.25.040. A site visit was not done as a part of this review. Our findings are presented below:

Group A Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find any existing Group A water systems within 200 feet of this development.

Group B Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find existing Group B water systems within 200 feet of this development.

2-Party Shared Wells

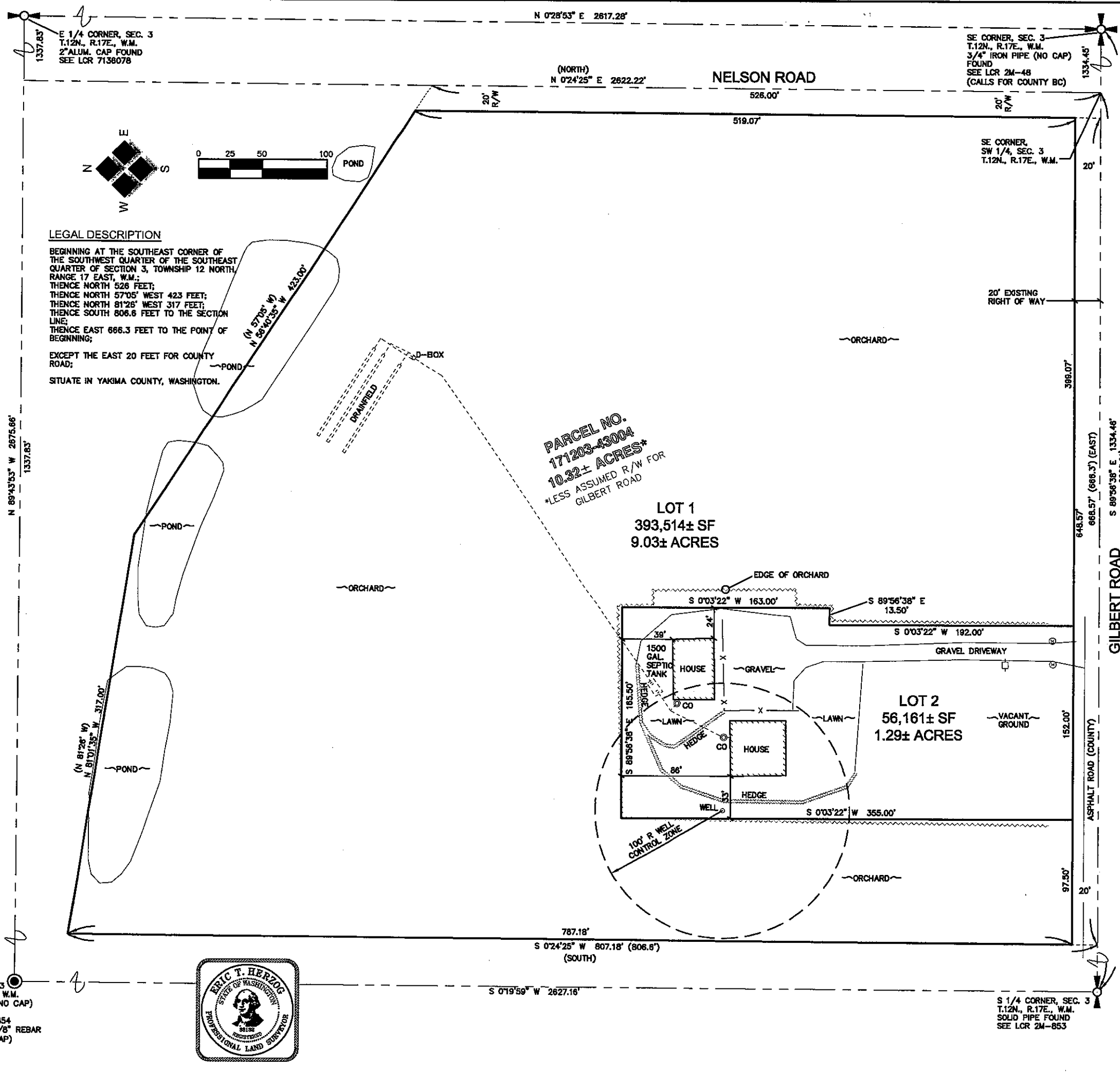
Our review of the supplied information shows an existing 2- party shared well serving the two existing residences in this project. It appears that this well cannot be approved as a 2-Party Shared Well because of the existence of potential sources of contamination inside of the 100 foot sanitary control area (the existing homes on proposed Lot 2 are within 100 feet of the well).

If you have any questions, please call me at (509) 249-6568.

Sincerely,

John Wilson, R.S.
Environmental Health Specialist

cc: Yakima County Planning



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 THENCE NORTH 81°25' WEST 317 FEET;
 THENCE SOUTH 806.6 FEET TO THE SECTION LINE;
 THENCE EAST 666.3 FEET TO THE POINT OF BEGINNING;
 EXCEPT THE EAST 20 FEET FOR COUNTY ROAD;
 SITUATE IN YAKIMA COUNTY, WASHINGTON.

PARCEL NO. 171203-43004
10.32± ACRES*
 *LESS ASSUMED R/W FOR GILBERT ROAD

LOT 1
393,514± SF
9.03± ACRES

LOT 2
56,161± SF
1.29± ACRES

CENTER, SEC. 3
 T.12N., R.17E., W.M.
 5/8" REBAR (NO CAP)
 FOUND
 SEE LCR 2M-854
 (CALLS FOR 5/8" REBAR
 W/2" ALUM. CAP)



S 1/4 CORNER, SEC. 3
 T.12N., R.17E., W.M.
 SOLID PIPE FOUND
 SEE LCR 2M-853

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



PRELIMINARY SHORT PLAT
 for, **CURTISS M. GILBERT**
FAMILY, LLC
 YAKIMA COUNTY, WASHINGTON

DATE OF FIELD SURVEY:	11-20-14
FIELD BOOK:	YAK#116
JOB NO.	14120
FILE NAME:	14120.DWG
DRAWN BY:	TDF
DATE:	11-14-16
CHECKED BY:	ETH
DATE:	11-14-16

3

T.12N., R.17E., W.M.
 SHEET 1 OF 1