



SHORT SUBDIVISION (RURAL) FORM

FINAL
Revised 2/18/2016

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:

NEW SHORT SUBDIVISION

SHORT SUBDIVISION AMENDMENT

PLEASE COMPLETE THE FOLLOWING QUESTIONS:

(if not applicable, explain why)

A. What is the total acreage of the subject parcel? 18.45 AC

B. How many lots are you proposing to create as part of this Short Subdivision Application? 2

What are the proposed acreages for each proposed lot? Lot 1; 2.67 AC Lot 2; 15.78 AC

C. Has the property been divided in the last 5 years? Yes No

D. In which zoning district is the property located?
(Please check the appropriate zone and answer the pertinent questions.)

Agriculture (AG) - If the property is located within the AG zoning district please answer the following questions:

Which provision are you applying under?

Agriculturally Related Industry Lot

(Please show on your site plan the location of all structures associated with the Agriculturally Related Industry in order to justify the proposed lot size.)

Small Lot Provision; has it been at least **15 years** since it was last subdivided? Yes No

Special Exception Lot; has it been at least **10 years** since it was last subdivided? Yes No

Forest Watershed (FW)

Remote/Extremely Limited Development Potential (R/ELDP)

R 10/5 - If the property is located within the R 10/5 zoning district please answer the following questions:

a. How many road miles is the nearest year-round responding fire station? _____ Miles

b. In which fire district are you located? _____

c. Is the public road you access onto: Paved Gravel Dirt

d. Are you proposing to cluster? Yes No

e. Was your lot created prior to May 21, 1997? Yes No

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

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

a. Which provision are you applying under:

Clustering

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: WAPATO IRRIGATION

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 N/A

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
(7550 Lateral "A" Rd, Wapato)

Existing Parcel 191130-44006 is 18.45 acres. It is currently a vineyard, small orchard, farm building and a residence. The owner would like to separate the vineyard (Proposed Lot 2) from the existing residence and small orchard (Proposed Lot 1). Lot 1 is proposed to continue to use the existing access point onto Lateral "A" Rd. Lot 2 is proposed to access from Branch Road. Proposed Lot 1 would include the existing domestic well, but would like to improve the well to be a 2-party shared well to provide domestic water to Proposed Lot 2, as shown on the site plan.

LAND NORTH OF DITCH
IN USE BY NEIGHBOR

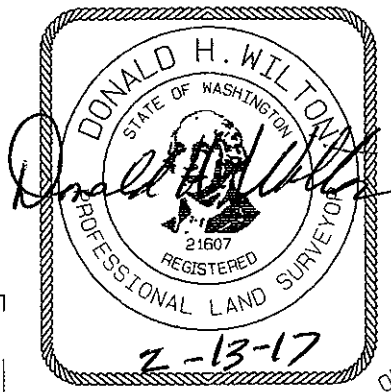
25' IRRIGATION ESMT
AFN 7015698

N89°55'52"E

369.12'

257.15'

DITCH



WELL (IRR)

35.00'

449.76'

265.25'

N00°04'13"W

100' WELL ACCESS
& MAINTENANCE ESMT
AFN 7015698

SEPTIC TANK

LOT 1
2.67 AC

GRAVEL

VINEYARD

BUILDING SETBACK LINE

DRAINFIELD

LAWN

HOUSE

190.88'

GRAVEL

GRAVEL

PROPOSED
16' WELL ACCESS
EASEMENT

ORCHARD

BUILDING SETBACK LINE (TYP)

PROPOSED
100' WELL ESMT

N00°13'00"E

GRAVEL

PROPOSED
8' WATER
DISTRIBUTION
EASEMENT

SHED

118.43'

LATERAL A (PAVED PUBLIC ROAD)

WELLHOUSE

LOT 2
15.78 AC

SEPTIC EASEMENT
AFN 7240246
BENEFITS PARCEL
191130-44005

BUILDING

SEPTIC TANK

BUILDING

(PARCEL 191130-44005
NOT IN SHORT PLAT)

6" WELL

31'

67.08'

RBR W/NO CAP FND

N00°37'12"E

GRAVEL

WELL

12"

TREE ROW

S87°44'47"W

80.49'

12"

305.29'

246.48'

REBAR
W/CAP #18894 FND

N78°54'48"W

51.51'

N88°38'03"W

107.05'

C1

35.00'

R=7162.50'

DRAINFIELD EASEMENT
AFN 7562609
BENEFITS PARCEL
191130-44005

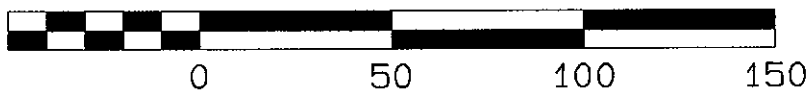
RBR W/CAP #18894 FND

VINEYARD

CURVE	RAD	Δ	LENGTH	CH BEARING	L CHORD
C1	7197.50'	1°29'52"	188.15'	N02°34'17"W	188.14'
C2	7197.50'	0°16'29"	34.51'	N01°41'07"W	34.51'
C3	7197.50'	1°28'39"	185.61'	N00°48'33"W	185.60'

GRAPHIC SCALE

1"=50'



SITE PLAN

FOR
MANUEL PULIDO
7550 LATERAL "A" RD, WAPATO, WA

TAX PARCEL #: 191130-44006
SECTION 30, TOWNSHIP 11 NORTH, RANGE 19 EAST, W.M.

DON WILTON SURVEYING

PO BOX 2275
YAKIMA, WA 98907
509-454-8195

SHEET
1 OF 2

DATE
FEB 10, 2017



SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

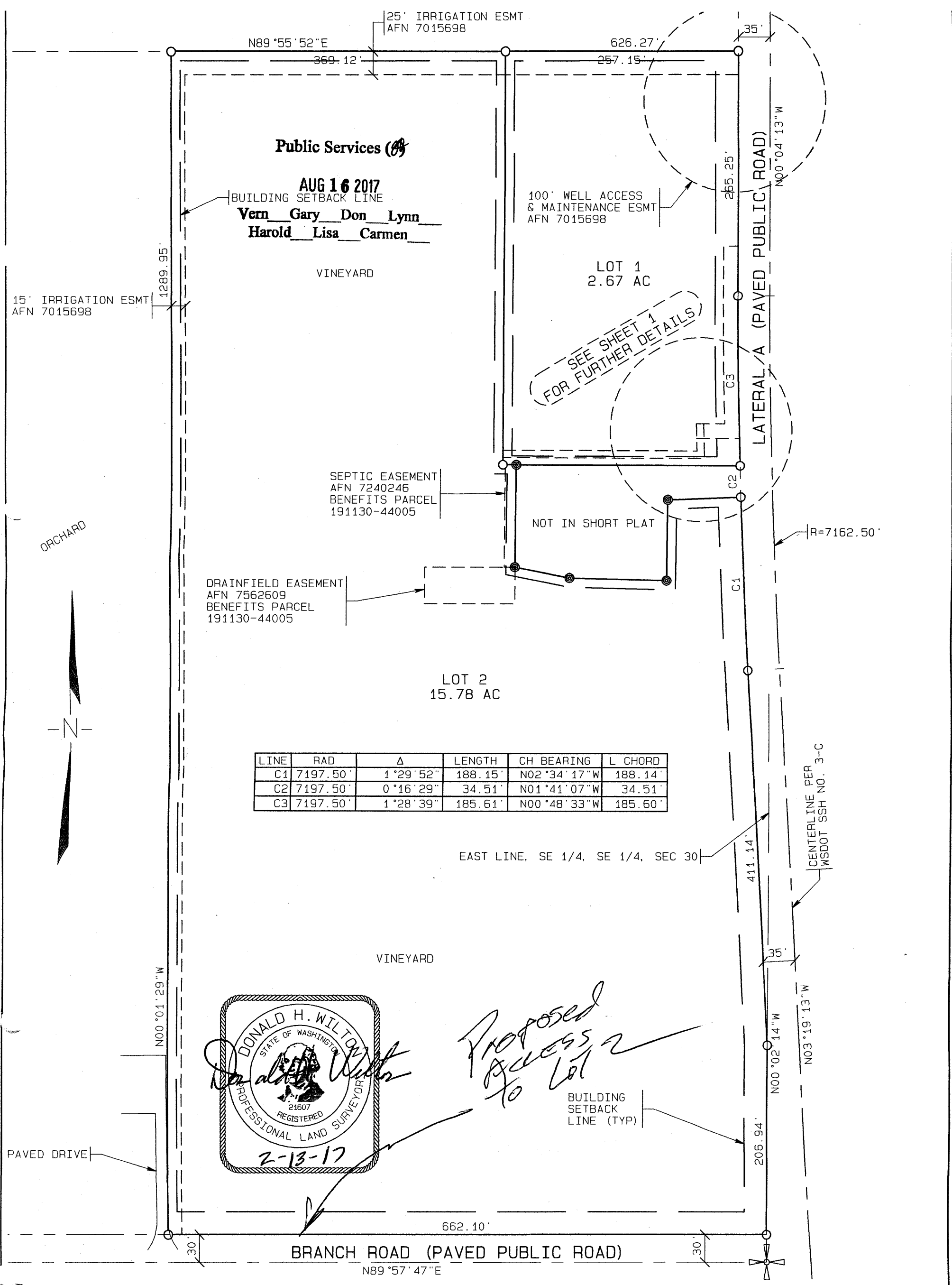
Yakima County Public Services

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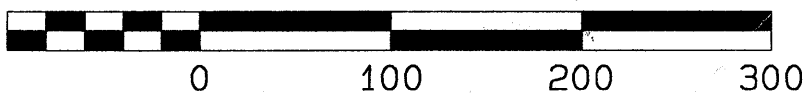
This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need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

Required Site Plan Information:

1	<input checked="" 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 checked="" type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/>	Legend to include:
	<input checked="" type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/>	<i>Tax Parcel Number with Range, Township and Section</i>
	<input checked="" type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Location, dimension and design of all points of ingress (to) and egress (from) for each proposed lot.
10	<input checked="" type="checkbox"/>	Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths.
11	<input checked="" 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 checked="" type="checkbox"/>	Location and dimensions of all proposed uses, open space and public areas.
13	<input checked="" type="checkbox"/>	Location of structures on the adjoining lots, when needed to address compatibility issues.
14	<input checked="" 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 checked="" type="checkbox"/>	Location, width, name and direction of flow of all watercourses.
16	<input checked="" 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 checked="" 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 checked="" 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.



GRAPHIC SCALE 1"=100'



SITE PLAN
FOR
MANUEL PULIDO
7550 LATERAL "A" RD, WAPATO, WA

TAX PARCEL #: 191130-44006
SECTION 30, TOWNSHIP 11 NORTH, RANGE 19 EAST, W.M.

DON WILTON SURVEYING
PO BOX 2275
YAKIMA, WA 98907
509-454-8195

SHEET
2 OF 2

DATE
FEB 10, 2017



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

Public Services (CS)

JUN 01 2017

Vern ___ Gary ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

May 23, 2017

Manuel Pulido
7550 Lateral A Rd.
Wapato, WA 98951

RE: Approval to use the existing domestic well located at 7550 Lateral A Rd., Wapato (parcel number 191130-44006) as a 2-party well to serve lots 1, and 2 of the proposed SUB2017-00013.

Manuel Pulido:

You have requested an approval for an existing well on parcel number 191130-44006 to serve the existing residence located on the propose lot 1 and the future residence on the proposed lot 2 of SUB2017-00013. After review of the submitted materials and making a site visit, the Yakima Health District has no objections to the use of this well as a 2-party shared well for the above referenced project with the following condition(s):

- 1 Have the water User's agreement recorded.
- 2 Have the protective covenants recorded.

Please contact me when these conditions have been met

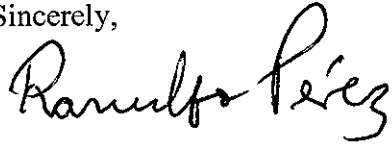
It is the responsibility of the property owners involved to maintain and protect the quality of the water in this water system. It is currently recommended that this well be tested for coliform bacteria annually and nitrates every three years.

If you wish to receive approval for this well to serve more than two lots in the future, then the water system will need to go through the community water system approval process with the Yakima Health District or the Washington State Department of Health depending on the size of the proposed system.

Our approval of your water system design under WAC 246-291 does not confer or guarantee any right for you to withdraw or divert groundwater. Contact our local planning department or the Washington State Department of Ecology for more information about your legal rights to use groundwater. Our approved number of service connections is based on your representation of available water quantity and may be reduced commensurate with your actual legal right to withdraw groundwater.

If you have any questions, please call me at (509) 249-6553.

Sincerely,



Ranulfo Pérez
Environmental Health Specialist

Cc: Yakima County Planning

SCANNED

JUN 05 2017

BY: 



BUILDING PERMIT

BLD2006-01272

Yakima County Permit Services

128 N. 2nd Street, Fourth Floor Courthouse
Yakima, WA 98901 Phone: 574-2300 Fax: 574-2361
Inspection Request Line: (509) 574-2370

Issued Date: 2/5/2007
Expiration: 02/05/2007
Date Printed: 02/05/2007
Public Services ()

AUG 11 2017

Vern Gary Don Lynn
Harold Lisa Carmen

PROJECT DATA

Site Address 7550 LATERAL A RD
Project Description Cornejo - 1816 s. f. 3 bedroom, 2 bath SFR with 441 s.f. garage
Parcel Number 19113044006

Owner DAVID CORNEJO 3026 S. STARLAKE RD. ALGONA WA 98001

CONTRACTOR SAME AS OWNER

License Number: Exp. Date:

APPLICANT MARIO CARMONA 740 FIRING CENTER SELAH WA 98942
PHI 509-833-5710

LENDER

BUILDING DATA

Description	NEW	Use	SF	Occ Group	R-3	Code Edition	2003	Value	\$170,208.00
Construction Type	V-N								
# Stories	1	Height		# Units	1	# Bedrooms	3	# Bathrooms	2
1st Floor Area	2257	Front Setback	60.00					Ratio	
2nd Floor Area		Side #1 Setback	60.00					Impervious Surface	
3rd Floor Area		Side #2 Setback	150.00					Parking Spaces Required	
4th Floor Area		Rear Setback	50.00					Accessible Spaces Required	
Basement Area									
Total Area	2257								

Conditions:
Met/Not met

Conditions:
Met/Not met

Conditions:
Met/Not met

Conditions:
Met/Not met

Yakima County Permit Services

Permit: BLD2006-01272

Inspection Record Card

Issue Date: 2/5/2007

Inspection Request Line: (509) 574-2370

Expiration Date: 8/4/2007 12:00

Job Site Address: 7550 LATERAL A RD

Owner DAVID CORNEJO

3026 S. STARLAKE RD. ALGONA WA 98001

Contractor SAME AS OWNER

Description of Work: Cornejo - 1816 s. f. 3 bedroom, 2 bath SFR with 441 s.f. garage

BUILDING	APPROVED		NOT APPROVED				Comment
	DATE	Insp.	DATE	Insp.	Corr.	Not Ready	
SETBACK	2-28-07	RJA					
FOOTING	2-26-07	RJA					
FOUNDATION WALL							
RETAINING WALL							
SLAB / UNDER FLOOR							
FRAMING			4-19-07	RJA	/	/	RJA 7-13-07
INSULATION/ENERGY	2-13-07	RJA					
FINAL	7-13-07	m.	2-17-08	RJA			

NOTICE:

No building shall be occupied until the Building Official has conducted a Final Inspection and issued a Certificate of Occupancy as required by Section 109 of the Uniform Building Code. Violation may result in criminal and civil penalties and remedies.

Legal Requirements related to inspections:

All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the building code or of other ordinances of Yakima County. Inspections presuming to give authority to violate or cancel the provisions the building code or of other ordinances of Yakima County shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor Yakima County shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.

Work requiring a permit shall not be commenced until the permit holder or agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required inspections of the work. This card shall be maintained by the permit holder until final approval has been granted by the building official.

It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. All requests for inspection shall be made at least one working day before such inspection is desired. Such request may be in writing or by telephone.

It shall be the duty of the person requesting any inspections required by the building code to provide access and means for inspection of such work. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

The building official, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with the building code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

Required Inspections:

General

Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official. Protection of joints and penetrations in fire-resistive assemblies shall not be concealed until inspected and approved.

Set Back Inspection:

To be made after excavations for footings are complete and any required forms shall be in place prior to the inspection. This inspection may be made at the time of the footing inspection.

Footing and Foundation / Retaining wall inspection.

Concrete slab or under floor inspection:

To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

Frame inspection:

To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

Insulation/energy:

To be made after all insulation is in place and prior to covering concealed spaces.

Final inspection:

To be made after finish grading and the building is completed and ready for occupancy.

Other inspections:

To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to the inspection. All materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with approved nationally recognized standards, the concrete need not be on the job. Where foundations are to be constructed of approved treated wood, additional inspections may be required by the building official.

In addition to the called inspections specified above, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of the building code and any other laws which are enforced by the code enforcement agency.