

**COTTONWOOD PARTNERS, LLC  
“PLAT OF CROWN CREST PHASE 2”  
FLP#004-15**

**EXHIBIT LIST  
City Council Public Meeting  
June 2, 2015**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Applicant:     | Cottonwood Partners, LLC                                       |
| File Number:   | FLP#004-15                                                     |
| Site Address:  | Vicinity of South 75 <sup>th</sup> Avenue & Crown Crest Avenue |
| Staff Contact: | Trevor Martin, Assistant Planner                               |

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**RESOLUTION NO. R-2015- \_\_\_\_\_**

**A RESOLUTION** approving the final plat of Crown Crest Phase 2 and authorizing the Mayor to sign the final plat.

**WHEREAS**, the preliminary plat of Crown Crest, is a 90-lot subdivision of which Phase 2 constitutes 49 Lots, which was submitted by Hordan Planning Services on behalf of Cottonwood Partners LLC.

**WHEREAS** Yakima County Public Services assigned County File Numbers SUB 06-54, PRJ2006-0529, and SEP 06-19 while the subject property was under County jurisdiction; and,

**WHEREAS**, the subject property was annexed into the City of Yakima on April 8, 2007 (ORD#2007-07) as part of the Occidental Annexation; and

**WHEREAS**, on September 21, 2006, the County Hearing Examiner held a public hearing to consider the preliminary plat; and,

**WHEREAS**, on October 5, 2006, the County Hearing Examiner issued the Recommendation for approval of the proposed preliminary plat subject to conditions;

**WHEREAS**, at its public hearing on November 14, 2006, the Board of county Commissioners determined by motion that the Recommendation of the Hearing Examiner should be affirmed and adopted, (Yakima County Resolution No. 320-2007); and

**WHEREAS**, at its public meeting on July 3, 2007, the Board of Yakima County Commissioners considered the preliminary plat of Crown Crest;

**WHEREAS**, by resolution on August 19, 2008, the Yakima City Council approved said plat Recommending that the finding and recommendation of the County Hearing Examiner should be affirmed and adopted; and

**WHEREAS**, the City Engineer has approved and accepted all plans and designs for the improvements required in the conditions of approval of the preliminary plat, and the applicant has constructed or financially secured all such improvements; and

**WHEREAS**, as this final plat comes before City Council for review, each member declares that they have had no contact with either the applicant or opponents of the final plat, now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:**

The proposed final plat of Crown Crest Phase 2, consisting of five sheets depicting a subdivision located in the general vicinity of South 75<sup>th</sup> Ave and Crown Crest Ave., Parcel No. 18133231430, is hereby approved and the mayor is hereby authorized to sign the final plat. The applicant shall file the final plat of Crown Crest Phase 2 for record in the Yakima County Auditor's Office immediately, or as soon thereafter as possible, and the applicant shall be responsible for all filing fees. A copy of the recorded plat shall be provided to the City prior to the issuance of any building permits.

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**ADOPTED BY THE CITY COUNCIL** this 2<sup>nd</sup> day of June, 2015.

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Micah Cawley, Mayor

ATTEST:

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City Clerk

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**COTTONWOOD PARTNERS, LLC  
“PLAT OF CROWN CREST PHASE 2”  
FLP#004-15**

## EXHIBIT LIST

## CHAPTER B

### Staff Report

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**City of Yakima, Washington  
Department of Community Development  
Planning Division  
Final Plat Staff Report  
City Council Public Meeting  
June 2, 2015**

|                                     |   |                                     |
|-------------------------------------|---|-------------------------------------|
| <b>Final Plat Application</b>       | ) | <b>Final Long Plat (FLP#004-15)</b> |
| <b>For a 49-Lot subdivision</b>     | ) | <b>Staff Contact:</b>               |
| <b>Known as Crown Crest Phase 2</b> | ) | <b>Trevor Martin,</b>               |
|                                     | ) | <b>Assistant Planner</b>            |
|                                     | ) | <b>(509) 575-6162</b>               |

**BACKGROUND AND SUMMARY OF REQUEST**

Crown Crest is a 90-lot subdivision of which Phase 2 constitutes 49 lots of record that were recommended for approval by the Hearing Examiner on October 6, 2006. The subject plat is generally located in the vicinity of South 75<sup>th</sup> Ave. and Crown Crest Ave., Parcel No. 18133231430. The Board of County Commissioners held a public hearing on November 14, 2006, to review the preliminary plat and the Hearing Examiner's recommendation. The plat was approved by the Board of County Commissioners by Resolution (RESO 320-2007) on July 3, 2007. (Yakima County Planning assigned file numbers: SUB 06-54, PRJ 2006-0529, and SEP 06-19).

The subject property was annexed into the City of Yakima on April 8, 2007 (ORD#2007-07) as part of the Occidental Annexation.

The City Engineer's office has reviewed and approved all necessary designs and engineering and indicates that the required improvements are installed and inspected, or that the required financial security is in place to secure their installation. The City Engineer has signed the plat in affirmation of this fact. The Planning Division has similarly reviewed the final plat and found it to be in substantial conformance with the terms and conditions of the preliminary plat approval. The Subdivision Administrator has signed the final plat. Staff, therefore, recommends acceptance of the final plat and the adoption of a resolution authorizing the Mayor to sign the final plat.

**CONDITIONS OF APPROVAL**

The approved preliminary plat required the applicant to complete all site improvements listed as conditions in the Hearing Examiner's Recommendation of October 5<sup>th</sup>, 2006. The conditions that must be met before the final plat can be approved consist of the following matters:

**General**

1. Compliance with the SEPA Final Mitigated Determination of Nonsignificance dated July 27, 2006, shall be required. The MDNS and the Mitigation measures thereof are hereby adopted and incorporated herein by this reference.

*Status: Achieved*

2. Monuments must be placed at street intersections and curvature points as specified in Section 14.32.020 of the Yakima County Code. The monuments must be protected by cases and covers as approved by the County Engineer.

*Status: Achieved*

3. A method of dust control for the construction phases shall be submitted to and approved by the Yakima Clean Air Authority. A copy of the approval must be submitted to the Public Services Department Planning Division prior to construction of any project phase.

*Status: Achieved*

### **Streets**

4. Public road right-of-way must be dedicated along South 72<sup>nd</sup> Avenue to provide a total of 40 feet from the centerline, as shown.

*Status: Achieved*

5. Public road right-of-way must be dedicated along Coolidge Road to provide a total of 35 feet from the centerline, as shown.

*Status: Achieved*

6. Clear sight triangles that are 30 feet by 30 feet must be provided at all intersection corners, unless engineering analysis is made to support an alternative that still maintains the minimum sight distance standards. Such analysis must be submitted to and approved by the County Engineer. The sight triangles must be right-of-way for public road, and easements for private roads.

*Status: Achieved*

7. The interior roadway must be constructed to the County standard for an Urban Access roadway (RS-4). This includes a 30-foot pavement width (0.8 of a foot of Crushed Surfacing Base Course and 0.2 of a foot of Asphalt Concrete Pavement), curb and gutter, sidewalk on at least one side of the road and street lighting. Street lights other than the County standard may be used if they provide an equivalent minimum amount of illumination, as shown by an engineered lighting plan to be reviewed and approved with the road plan. Mountable rolled curbing is acceptable for the interior roadway, except around the curb radii at the intersection with Coolidge Road. A minimum 10-foot-long transition must be provided between the barrier curb and the rolled curb.

*Status: Achieved*

8. Required sidewalks shall be constructed to a minimum width of five feet. Minimum depth of sidewalk concrete shall be six inches adjacent to the rolled curbing and at driveways, and four inches adjacent to barrier curbing.

*Status: Achieved*

9. The plans for all public road improvements must be designed to Yakima County standards, prepared by a licensed professional engineer, and approved by the County Engineer prior to construction. These plans must incorporate provisions for stormwater drainage facilities to accommodate runoff generated within the plat – from both road improvements and the lots themselves.

*Status: Achieved*

10. The developer must arrange a pre-construction conference prior to any road or utility construction within the existing and proposed right-of-way. An inspector from Public Works will inspect the actual construction within the Coolidge Road public right-of-way.

*Status: Achieved*

11. The developer shall submit a road name application for the streets within the plat. The street names must be reviewed and approved by Public Services. Street signs are required for this development. The signs will be installed by the County prior to the acceptance of the road and all costs associated with supplying and installing the signs must be reimbursed to Yakima County by the developer.

*Status: Achieved*

12. The developer shall obtain any required Road Approach Permits required from Yakima County. Copies of any required permits shall be submitted to the Planning Division prior to the final plat approval.

*Status: Achieved*

#### **Utilities**

13. All lots must be served with public water from the Nob Hill Water system. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification must be provided indicating that all construction necessary to provide the lots and tracts with domestic water has been completed, that all easements have been provided, and that all associated fees have been paid.

*Status: Achieved*

14. Installation of power and phone facilities must be completed, or arranged with the provider to be completed, prior to final plat approval.

*Status: Achieved*

15. All public and private utilities must be located underground with the exception of the standard telephone box, transmission box and similar structures.

*Status: Achieved*

16. Irrigation easements and distribution facilities must be provided as specified by the Yakima-Tieton Irrigation District. That irrigation district may be consulted for more information.

*Status: Achieved*

17. All public and private utilities located within public right-of-way and the interior access easement must be constructed prior to commencement of roadway construction. Detailed

plans for all proposed utilities to be located within public road right-of-way must be submitted to the Public Works Department for review and approval prior to utility construction.

*Status: Achieved*

18. Public utility easements shall be provided adjacent to interior access easements and right-of-ways, and as specified by the utility providers. If the right-of-way is 50 feet in width, the easements shall be 10 feet in width. If the right-of-way is 60 feet in width, the easements shall be 8 feet in width. Minimum width for utility easements that are also utilized for irrigation is generally 15 feet.

*Status: Achieved*

19. All lots shall be provided with public sewer service from the City of Yakima. No individual septic systems or other sewage disposal methods will be allowed for any if the lots in this development. Prior to final plat approval, written verification from the City of Yakima must be submitted by the developer to the Planning Division verifying that the City system will serve all lots within the subdivision, that any necessary easements have been established, and that any required fees have been paid.

*Status: Achieved*

#### **Miscellaneous**

20. Fire hydrants shall be placed at locations and to specifications required by the Yakima County Fire Marshall. The lots must be provided with adequate fire flow, in accordance with the adopted fire code, prior to final plat approval.

*Status: Achieved*

21. The preliminary plat shall be revised to be consistent with the terms of the written agreement negotiated with neighboring property owners to satisfy their objections to the proposed preliminary plat which was admitted into the record of this matter as Exhibit 21. Otherwise the final lot dimensions and areas shall substantially conform to the revised preliminary plat submitted, except as may be changed by the Board of Yakima County commissioners during is closed record hearing process.

*Status: Achieved*

22. Measures such as temporary ponding, silt fencing and the like shall be used as necessary during construction to prevent erosion.

*Status: Achieved*

#### **Timing**

23. All property taxes and special assessments for the entire tax year must be paid, together with any required pre-payment amount prior to final plat approval.
24. Prior to recording the final plat or issuance of building permits, either:

- a. All required plat improvements, i.e. street, sidewalks, utilities, and drainage facilities must be in place; or,

- b. An escrow account established or a bond provided in an amount and with conditions acceptable to the County Engineer to assure installation of all remaining required improvements.
25. If the developer elects to escrow or bond for the required roadway improvements, and fails to complete these improvements in the time specified in the escrow or bond agreement, the County Engineer shall have the authority to suspend issuance of building or occupancy permits until the required road and drainage improvements area accepted as satisfactorily completed. The County Engineer may issue building permits on a lot-by-lot basis when it is determined that building construction will not interfere with utility and roadway construction.
26. The total project must be completed and the final plat submitted within the maximum five year time period prescribed by the Revised Code of Washington (RCW) 58.17.140. Any extension beyond the five year time period is subject to the provisions of Section 14.24 of the Yakima County Code.

*Status: Achieved: All applicable timing conditions have been met or are otherwise provided for*

#### **Plat Notes**

27. The lots shall be subject to the following notes, which must be placed on the face of the plat:
- a. All lots of this subdivision have been provided with public sewer. All lots have been provided with public water connections.
  - b. The Owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.
  - c. Yakima County has in place an urban and rural addressing system. Street Names and numbers for lots within this plat are issued by the Yakima County Public Services Department upon issuance of an approved building permit.
28. Access for all lots shall be of the interior road rather than Coolidge Road.

*Status: Achieved: All applicable plat notes are shown*

#### **FINDINGS**

- 1. The preliminary plat was reviewed, processed and approved by Yakima County.
- 2. The final plat is in general conformance with the preliminary plat and conditions of approval.
- 3. The applicant has built or financially secured the construction of the required improvements necessary for final plat approval.

#### **RECOMMENDATION**

The City of Yakima, Department of Community Development's, Planning Division, recommends that City Council accept the final plat of Crown Crest Phase 2 and pass a resolution authorizing the Mayor to sign the final plat.

**COTTONWOOD PARTNERS, LLC  
“PLAT OF CROWN CREST PHASE 2”  
FLP#004-15**

## EXHIBIT LIST

## CHAPTER C

### County Hearing Examiner's Recommendation

[illegible]

# BOARD OF YAKIMA COUNTY COMMISSIONERS

IN THE MATTER OF APPROVAL OF  
PRELIMINARY PLAT NO. SUB 06-054  
KNOWN AS "CROWN CREST"

Resolution No. 320-2007

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CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

WHEREAS, according to Yakima County Ordinance No. 10-1974 relating to platting, subdivision and the dedication of land adopted pursuant to RCW 58.17, a public hearing was held on November 14, 2006 for the purpose of considering Preliminary Plat No. SUB 06-054 known as "Crown Crest"; and,

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing was given as required by law, and the necessary inquiry has been made into the public use and interest to be served by such platting; and,

WHEREAS, the Board of Yakima County Commissioners has considered the preliminary plat and finds that the 90 lot layout is in compliance with the Hearing Examiner recommendation; and,

WHEREAS, the Board of Yakima County Commissioners has considered elements of public health, safety and general welfare pertaining to the preliminary plat; now, therefore,

BE IT HEREBY RESOLVED by the Board of Yakima County Commissioners that the findings and recommendation for conditional approval of the Hearing Examiner for Preliminary Plat No. SUB 06-054 designated as "Crown Crest", be adopted as attached hereto.

Done this 3<sup>rd</sup> day of July, 2007.



ATTEST:

Christina Steiner, Clerk of the Board

Michael D. Leita, Chairman

Ronald F. Gamache, County Commissioner

J. Rand Elliott, County Commissioner  
Constituting the Board of County Commissioners  
for Yakima County, Washington

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OCT - 9 2006

**COUNTY OF YAKIMA, WASHINGTON  
HEARING EXAMINER'S RECOMMENDATION**

October 5, 2006

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COMMUNITY DEVELOPMENT

In the Matter of Application for )  
Preliminary Plat Approval )  
Submitted by: )  
Cottonwood Partners, LLC )  
For a 90-Lot Subdivision to be )  
Known as "Crown Crest" )

FILE NOS. PRJ2006-0529  
SUB06-54  
SEP06-19

**Introduction.** The Hearing Examiner conducted an open record public hearing on September 21, 2006 and this recommendation has been submitted within ten business days of the hearing. Project Planner Scott Stiltner presented the staff report that recommended approval of the proposed preliminary plat with conditions. The applicant's representative, Bill Hordan of Hordan Planning Services, and one of the attorneys for adjoining landowners, Phil Lamb of Lamb Legal Offices, testified in support of the proposed preliminary plat so long as the terms of an agreement between the applicant and adjoining landowners are made a condition of approval. No one testified in opposition to the proposed preliminary plat.

**Summary of Recommendation.** The Hearing Examiner recommends approval of this proposed preliminary plat subject to the conditions.

Cottonwood Partners, LLC  
"Crown Crest" Preliminary Plat  
Coolidge Rd. & So. 72<sup>nd</sup> Ave.  
SUB06-54; SEP06-19

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**Basis for Recommendation.** Based on a view of the site with no one else present on September 20, 2006; the staff report, exhibits, testimony and other evidence presented at the open record public hearing on September 21, 2006; the subdivision requirements; the applicable comprehensive plan provisions; the applicable zoning ordinance requirements; the applicable development standards; and the requisite consistency criteria; the Hearing Examiner makes the following:

## **FINDINGS**

**Applicant/Property Owner.** The applicant and property owner is Cottonwood Partners, LLC, P.O. Box 8353, Yakima, Washington 98907.

**Applicant's Representative.** The applicant's representative is Bill Hordan of Hordan Planning Services, 410 North 2<sup>nd</sup> Street, Yakima, Washington 98901.

**Location.** The proposed preliminary plat is located on the northwest corner of Coolidge Road and South 72<sup>nd</sup> Avenue about 320 feet south of the City of Yakima city limits. The parcel numbers are 181332-31405, 31406 and 31408.

**Proposal.** The proposed preliminary plat would divide about 27 acres into 90 single-family residential lots ranging in size from at least 9,000 square feet to 14,900 square feet. The site is currently vacant and is not being used for agriculture. The soil structure includes Harwood Loam and Tieton Loam with a consistency that can be classified as prime farmland if properly irrigated. The site has a south to north slope with its steepest slope being about 8.9% at the western midpoint of the parcel.

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**Jurisdiction.** A preliminary plat is classified and processed as a Type IV review. The Hearing Examiner conducted an open record public hearing regarding this preliminary plat application pursuant to Title 16B of the Yakima County Code and has formulated this recommendation to be considered by the Board of Yakima County Commissioners at a closed record public hearing. In accordance with RCW 58.17.110(2), "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication." The subdivision standards and conditions of a subdivision approval are intended to ensure appropriate provisions are made for all of the above items.

**Notices.** Notices were given in the following manner:

|                                                 |                   |
|-------------------------------------------------|-------------------|
| Mailing of Notice of Proposal & SEPA review     | April 18, 2006    |
| Publication of Notice of Proposal & SEPA review | April 18, 2006    |
| Mailing of Notice of Preliminary MDNS           | June 9, 2006      |
| Publication of Notice of Preliminary MDNS       | June 12, 2006     |
| Mailing of Notice of Final MDNS & Hearing       | July 28, 2006     |
| Publication of Notice of Final MDNS & Hearing   | August 4, 2006    |
| Posting of Notice of Hearing on Property        | September 1, 2006 |

**Environmental Review.** Environmental review was conducted as required by the State Environmental Policy Act. A Mitigated Determination of Nonsignificance was

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issued for the proposed preliminary plat on July 27, 2006. The appeal period for the MDNS ended without any appeal being filed.

**Appropriate Subdivision Provisions for Public Health, Safety and General Welfare Through Zoning and Land Use Requirements for the Site and**

**Adjacent Properties.** The proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare insofar as it satisfies the intent and minimum lot size requirements of the One-Family Residential (R-1) zoning district and is compatible with adjacent land uses. The surrounding uses are a combination of open land, agricultural use and residences sited on parcels ranging from ½ acre to 38 acres. The property is in the City of Yakima Urban Growth Area which is an area intended to be annexed into the City of Yakima within 20 years and which is subject to the Yakima Urban Area Zoning Ordinance (YUAZO). The YUAZO states that the primary purpose of the R-1 zoning district is to provide for lower density development for single-family residences where urban services are either available or can be provided without excessive public costs or where R-1 uses can function on interim utility systems until municipal utility services are extended. The YUAZO allows for smaller lot sizes in the R-1 zoning district where, as here, the lots are served with public sewer and water, but all the proposed lots in this preliminary plat will exceed the minimum lot size requirement.

Although comments of some neighboring property owners initially raised concerns about a proposed easement vacation, storm drainage, farming rights, future ability of neighbors to develop their properties and the developer's lack of communication with neighbors, the developer met with concerned neighbors prior to the hearing. Mr. Lamb, who represents one of the neighbors, testified at the hearing that all issues with neighbors have been resolved by means of a written agreement which was submitted and admitted as Exhibit 21 during the hearing. He indicated that there is

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support for the proposal and there are no negative comments so long as the plat is revised to be consistent with the terms of that agreement. According to uncontradicted testimony, the agreement includes revisions to a private access easement over the property that will not leave any other properties without access to a County road.

Since the subject property is located within the City of Yakima Urban Growth Area, lot size and residential densities are dependent upon the ability of a proposed project to be served by municipal services such as public water and sewer. Since these services are available and will be used, the development will be required to employ full urban development standards, such as road improvements, sidewalks, curbs, gutters, lighting, interior roads, additional fire access and additional public water and sewer lines. The standards provided for full urban development will be the County's standards. The property may also be subject to future annexation into the City of Yakima which will make the City's development and construction standards applicable. Until then, the recommended requirements and mitigation measures applied to this application are based upon the County's development standards for the residential density that will result from the number of new lots currently being proposed.

**Appropriate Subdivision Provisions for Public Health, Safety and General Welfare Through Development Standards and Requirements.** The lot configuration of the proposed preliminary plat allows for development consistent with the following development standards and requirements that have been established to promote the public health, safety and general welfare:

**Density/Lot Size:** The proposed lots are larger than the minimum size allowed in the R-1 zoning district where public water and sewer services are utilized as proposed here.

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Setbacks: The proposed preliminary plat will have large enough lots to accommodate all front, rear and side structural setbacks, including setbacks from the County roads that will abut and serve the plat. Because adjustments to standards are sometimes granted and because the standards themselves could always change, none of these standards should be shown on the final plat.

Lot Coverage: The lots are of such a size that normally-sized residential structures with accessory buildings can be constructed on the lots without exceeding the 45% maximum lot coverage in the R-1 zoning district.

Lot Dimensions: The proposed dimensions of the lots comply with Chapter 15.05 of the YUAZO required in the R-1 zoning district.

Site Screening: Site screening is not required for the proposed plat.

**Appropriate Subdivision Provisions for Open Spaces.** Provisions for common open space, as may be required by Section 15A.09.030 of the YUAZO, are not deemed necessary for this proposed preliminary plat. The evidence submitted at the hearing indicates that the proposed preliminary plat contains sufficient lot sizes and is in an area that has sufficient open spaces without dedication of land for open space, public park or recreational purposes. The requirement for park or recreational areas is not typically invoked by the County unless there is a significant lack of open space within a development or to replace a park or recreational area that will be lost due to development. As proposed, the project density of the subject development will be no more than three residential dwellings per net residential acre with a maximum lot coverage of 45%. It will not displace any known recreational land or recreational use. Therefore, additional land for open space or for replacing parks and recreational areas will not be necessary.

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**Appropriate Subdivision Provisions for Drainage Ways.** All stormwater runoff will have to be retained on site. Section 14.48.100 of the Yakima County Code (YCC) requires an acceptable drainage plan. The proposed method of stormwater management is on-site retention through percolation. The County has determined that potentially significant adverse impacts could be caused by the development unless storm and ground water is properly managed. Mitigation measures A1, A2 and A3 of the MDNS have been required in order to ensure the proposed plat adequately provides for suitable drainage without causing undue adverse impacts. Erosion control measures, a stormwater construction permit and a Stormwater Pollution Prevention Plan are Department of Ecology requirements.

**Appropriate Subdivision Provisions for Potable Water Supplies.** Section 14.52.130 of the YCC requires a plat to be connected to an existing municipal public water system or a large Group A water purveyor when available. Section 15.20.032 of the YCC requires that development within the Urban Growth Area connect to public water service where available. The proposal is to utilize the Nob Hill Water System, and there is a written agreement with the Nob Hill Water Association to that effect.

**Appropriate Subdivision Provisions for Sanitary Wastes.** Section 14.52.130 of the YCC requires on-site sewage disposal systems for all new lots unless municipal or public sewer service is available. Section 15.20.032 of the YCC requires that development within an urban growth area connect to public sewer service where available. The proposed and required source of sewer service for the plat is City of Yakima municipal connections which have been agreed to verbally.

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**Appropriate Subdivision Provisions for Public Ways and for Sidewalks.** Title 10 and Title 14 of the YCC provide minimum street standards and requirements for subdivision development including those for project site and fire access, interior and frontage improvements, right-of-way standards and other necessary transportation elements. All roadways bordering on the proposed plat are within County development standards. The County has determined that the road system will be adequate to serve the proposed plat.

**Appropriate Subdivision Provisions for Transit Stops, Parks and Recreation, Playgrounds, Schools and Schoolgrounds and other Planning Features that Assure Safe Walking Conditions for Students who only Walk to and from School.** Under the evidence presented at the hearing, the size, location and nature of the proposed preliminary plat do not require special provisions for other features required by RCW 58.17.110(2) to be considered such as transit stops, playgrounds, schools or schoolgrounds or other planning features that assure safe walking conditions for students who only walk to and from school.

**Appropriate Subdivision Provisions for Other Features of the Proposal.** Other features of the proposed preliminary plat that are provided in the interest of public health, safety and general welfare include the following:

(a) **FIRE PROTECTION:** Section 13.09.070 of the YCC and the International Fire Code specify fire flow and hydrant requirements which are required for new development. Fire flows and fire hydrants will need to be provided as required by the Yakima County Fire Marshall.

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(b) **IRRIGATION:** Section 14.48.045 of the YCC requires that provisions be made for irrigation water in accordance with State RCW requirements and as implemented by County policy. The subject property is within the Yakima-Tieton Irrigation District and is currently irrigated with 12.6 Yakima-Tieton water shares via existing irrigation facilities. The proposal is to continue to use the existing facilities to serve the plat. The applicant will be required to comply with District Resolution 97.5. The final plat will need to have "irrigation approval" from the Yakima-Tieton irrigation district.

(c) **DUST CONTROL:** The Yakima Regional Clean Air Authority has submitted comments indicating that the developer must file and gain approval for a dust control plan prior to commencing any construction or grading activities and that the cutting, grinding or breaking of cement transite pipe to relocate an existing drainage line must be done by a licensed asbestos abatement contractor.

(d) **TOXIC SUBSTANCES:** The Department of Ecology has submitted comments recommending that soils be analyzed for lead, arsenic and organochlorine pesticides and that potential buyers be notified if they are found in concentrations exceeding MTCA clean up levels.

(e) **ELECTRICAL, TELEPHONE AND GARBAGE SERVICE:** Electrical service, telephone service and garbage service are available in the area. Installation of the power and telephone facilities must be completed, or contracted with the provider to be completed, prior to final plat approval.

**Consistency Analysis under Section 16B.06.020 of the Yakima County Code.**

The following analysis involves the application's consistency with applicable development regulations, or in the absence of applicable regulations, the adopted Comprehensive Plan as mandated by the State Growth Management Act and the Yakima County Code. During project review, neither Yakima County nor any subsequent

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reviewing body may re-examine alternatives to, or hear appeals on, the items identified in these conclusions except for issues of code interpretation.

a) **THE TYPE OF LAND USE CONTEMPLATED BY THE PROPOSAL** (a residential development) is permitted on this site so long as it complies with the zoning ordinance, subdivision ordinance, building codes and other applicable regulations.

b) **THE LEVEL OF DEVELOPMENT** (lot size, contemplated density, population, transportation, etc.) will not exceed the allowable limit in the R-1 zoning district.

c) **THE AVAILABILITY AND ADEQUACY OF INFRASTRUCTURE AND PUBLIC FACILITIES** allow the proposed preliminary plat to be approved. Infrastructure and public facilities such as water, sewer, garbage, telephone and electricity are available, or will be available at the time of development.

d) **THE CHARACTER OF THE PROPOSAL**, as conditioned, will be consistent with the development standards of applicable Yakima County ordinances and with the general goal and purpose of the Urban Lands Comprehensive Plan designation for urban growth areas set forth in LU-U 1 which is to encourage urban growth within designated urban growth areas and with specific policies such as LU-U 1.2 which is to encourage urban growth only within urban growth areas; LU-U 1.5 which is to locate development in designated urban growth areas that either have or will have public facilities and services to serve the development; LU-U 2.3 (2) which is to require connection to public water and sewer systems where available, including interim systems or facilities where feasible; and LU-U 2.8 which provides that land within unincorporated portions of urban growth areas continues to be under County jurisdiction until annexed to an existing city or incorporated as a new city. The character of the proposed preliminary plat will also be consistent with City of Yakima's Comprehensive Plan concept of eventual full urbanization of agricultural lands within the Urban Growth Area.

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## CONCLUSIONS

1. The Hearing Examiner has jurisdiction to make recommendations regarding applications for preliminary plat approval.

2. After inquiring into the public use and interest proposed to be served by the establishment of the subdivision and dedication, the Hearing Examiner recommends that the Board of Yakima County Commissioners approve the preliminary plat of "Crown Crest" with the conditions detailed in this recommendation which make appropriate provisions for the public health, safety and general welfare and for open spaces, drainage ways, streets or roads, alleys, public ways, potable water supplies, sanitary wastes, sidewalks and, to the extent necessary, other requisite statutory considerations such as transit stops, parks and recreation, playgrounds, schools and schoolgrounds and other planning features that assure safe walking conditions for students who only walk to and from school, and which conditions also ensure that the public interest will be served.

3. The preliminary plat of "Crown Crest" can be adequately conditioned by the plat conditions set forth in this recommendation so as to ensure compatibility, compliance and consistency with the provisions of the zoning district and with the goals, objectives and policies of the comprehensive plan and so as to satisfy all the applicable County and State plat law requirements.

## RECOMMENDATION

The Hearing Examiner recommends to the Board of Yakima County Commissioners that the preliminary plat of "Crown Crest" described in the application

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CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

and in the related documents which are assigned file numbers PRJ2006-0529, SUB06-54 and SEP06-19 be **APPROVED**, subject to compliance with the following conditions:

**General**

- attach*
1. Compliance with the SEPA Final Mitigated Determination of Nonsignificance dated July 27, 2006 shall be required. The MDNS and the mitigation measures thereof are incorporated herein by this reference.
  - OK* 2. Monuments must be placed at street intersections and curvature points as specified in Section 14.32.020 of the Yakima County Code. The monuments must be protected by cases and covers as approved by the County Engineer.
  - attach* 3. A method of dust control for the construction phases shall be submitted to and approved by the Yakima Regional Clean Air Authority. A copy of the approval must be submitted to the Public Services Department Planning Division prior to construction of any project phase.

**Streets**

4. Public road right-of-way must be dedicated along South 72<sup>nd</sup> Avenue to provide a total of 40 feet from the centerline, as shown.
5. Public road right-of-way must be dedicated along Coolidge Road to provide a total of 35 feet from the centerline, as shown.
6. Clear sight triangles that are 30 feet by 30 feet must be provided at all intersection corners, unless engineering analysis is made to support an alternative that still maintains the minimum sight distance standards. Such analysis must be submitted to and approved by the County Engineer. The sight triangles must be right-of-way for public roads, and easements for private roads.
7. The interior roadway must be constructed to the County standard for an Urban Access roadway (RS-4). This includes a 30-foot pavement width (0.8 of a foot of Crushed Surfacing Base Course and 0.2 of a foot of Asphalt Concrete Pavement), curb and gutter, sidewalk on at least one side of the road and street lighting. Street lights other than the County standard may be used if they provide an equivalent minimum amount

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COMMUNITY DEVELOPMENT

of illumination, as shown by an engineered lighting plan to be reviewed and approved with the road plans. Mountable rolled curbing is acceptable for the interior roadway, except around the curb radii at the intersection with Coolidge Road. A minimum 10-foot-long transition must be provided between the barrier curb and rolled curb.

8. Required sidewalks shall be constructed to a minimum width of five feet. Minimum depth of the sidewalk concrete shall be six inches adjacent to the rolled curbing and at driveways, and four inches adjacent to barrier curbing.
9. The plans for all road improvements shall be designed to Yakima County standards, prepared by a licensed professional engineer, and approved by the County Engineer prior to construction. These plans must incorporate provisions for stormwater drainage facilities to accommodate runoff generated within the plat -- from both road improvements and the lots themselves.
10. The developer must arrange a pre-construction conference prior to any road or utility construction within the existing and proposed right-of-way. An inspector from Public Works will inspect the actual construction within the Coolidge Road public right-of-way.
11. The developer shall submit a road name application for the streets within the plat. The street names must be reviewed and approved by Public Services. Street signs are required for this development. The signs will be installed by the County prior to acceptance of the road and all costs associated with supplying and installing the signs must be reimbursed to Yakima County by the developer.
12. The developer shall obtain any required Road Approach Permits required from Yakima County. Copies of any required permits shall be submitted to the Planning Division prior to final plat approval.

#### Utilities

13. All lots must be served with public water from the Nob Hill Water system. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification must be provided indicating that all construction necessary to provide the lots and tracts with domestic water has been completed, that all easements have been provided, and that all associated fees have been paid.

Cottonwood Partners, LLC  
"Crown Crest" Preliminary Plat  
Coolidge Rd. & So. 72<sup>nd</sup> Ave.  
SUB06-54; SEP06-19

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COMMUNITY DEVELOPMENT

14. Installation of power and phone facilities must be completed, or arranged with the provider to be completed, prior to final plat approval.
15. All public and private utilities must be located underground with the exception of the standard telephone box, transmission box and similar structures.
16. Irrigation easements and distribution facilities must be provided as specified by the Yakima-Tieton Irrigation District. That irrigation district must be consulted for more information.
17. All public and private utilities located within public road right-of-way and the interior access easement must be constructed prior to commencement of roadway construction. Detailed plans for all proposed utilities to be located within public road right-of-way must be submitted to the Public Works Department for review and approval prior to utility construction.
18. Public utility easements shall be provided adjacent to interior access easements and right-of-ways, and as specified by the utility providers. If the right-of-way is 50 feet in width, the easements shall be 10 feet in width. If the right-of-way is 60 feet in width, the easements shall be 8 feet in width. Minimum width for utility easements that are also utilized for irrigation is generally 15 feet.
19. All lots shall be provided with public sewer service from the City of Yakima. No individual septic systems or other sewage disposal methods will be allowed for any of the lots in this development. Prior to final plat approval, written verification from the City of Yakima must be submitted by the developer to the Planning Division verifying that the City system will serve all lots within the subdivision, that any necessary easements have been established, and that any required fees have been paid.

**Miscellaneous**

20. Fire hydrants shall be placed at locations and to specifications required by the Yakima County Fire Marshall. The lots must be provided with adequate fire flow, in accordance with the adopted fire code, prior to final plat approval.
21. The preliminary plat shall be revised to be consistent with the terms of the written agreement negotiated with neighboring property owners to satisfy their objections to the proposed preliminary plat which was admitted into the record of this matter as

Cottonwood Partners, LLC  
"Crown Crest" Preliminary Plat  
Coolidge Rd. & So. 72<sup>nd</sup> Ave.  
SUB06-54; SEP06-19

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COMMUNITY DEVELOPMENT

Exhibit 21. Otherwise the final lot dimensions and areas shall substantially conform to the revised preliminary plat submitted, except as may be changed by the Board of Yakima County Commissioners during its closed record hearing process.

22. Measures such as temporary ponding, silt fencing and the like shall be used as necessary during construction to prevent erosion.

**Timing**

23. All property taxes and special assessments for the entire tax year must be paid, together with any required pre-payment amount, prior to final plat approval.
24. Prior to recording the final plat or issuance of building permits, either:
- a) All required plat improvements, i.e. streets, sidewalks, utilities and drainage facilities, must be in place; or,
  - b) An escrow account must be established or a bond provided in an amount and with conditions acceptable to the County Engineer to assure installation of all remaining required improvements.
25. If the developer elects to escrow or bond for the required road improvements and fails to complete the improvements in the time specified in the escrow or bond agreement, the County Engineer shall have the authority to suspend issuance of building or occupancy permits until the required road and drainage improvements are accepted as satisfactorily completed. The County Engineer may issue building permits on a lot-by-lot basis when it is determined that building construction will not interfere with utility and roadway construction.
26. The total project must be completed and the final plat submitted within the maximum 5-year time period required by Section 58.17.140 of the Revised Code of Washington. Any extension beyond the 5-year time period is subject to the provisions of Chapter 14.24 of the Yakima County Code.

**Plat Notes**

27. The lots shall be subject to the following notes, which must be placed on the face of the plat:

Cottonwood Partners, LLC  
"Crown Crest" Preliminary Plat  
Coolidge Rd. & So. 72<sup>nd</sup> Ave.  
SUB06-54; SEP06-19

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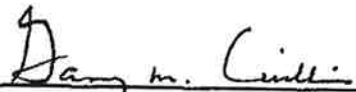
a) All lots of this subdivision have been provided with public water and sewer connections.

b) The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.

c) Yakima County has in place an urban and rural addressing system. Street names and numbers for lots within this plat are issued by the Yakima County Public Services Transportation Division upon issuance of an approved Building Permit.

28. Access for all lots shall be off of the interior plat road rather than Coolidge Road.

DATED this 5<sup>th</sup> day of October, 2006.

  
\_\_\_\_\_  
Gary M. Cuillier, Hearing Examiner

**COTTONWOOD PARTNERS, LLC  
“PLAT OF CROWN CREST PHASE 2”  
FLP#004-15**

## EXHIBIT LIST

## CHAPTER D

### Vicinity Map

[illegible]

City of Yakima - Geographic Information Services



D-1

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

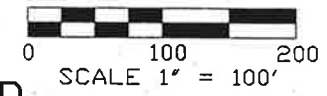
[illegible]

PLAT OF CROWN CREST, PHASE 2  
IN NE1/4 SW1/4 SECTION 32, TWP. 13 N, RANGE 18 EAST, W.M.  
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON

LEGAL DESCRIPTION OF  
PARENT PARCEL

LOT D OF THE PLAT OF CROWN  
CREST PHASE 1, AS RECORDED  
UNDER AUDITOR'S FILE NUMBER  
7624202, YAKIMA COUNTY,  
WASHINGTON.

YAKIMA COUNTY ASSESSOR'S  
PARCEL 181332-31430



LEGEND

⊗ FND. ALUMINUM CAP MONUMENT  
PER PLAT OF CROWN CREST  
PHASE 1

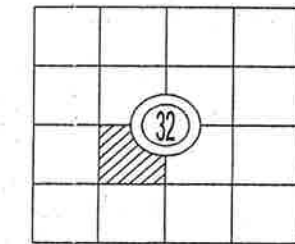
YVCC IRRIGATION DISTRICT SERVICE  
YTID DIVISION

NOTES:

1. THIS SURVEY WAS PERFORMED WITH A LEICA T-1000 3 SECOND TOTAL STATION AND WILD DI-1600 EDM WITH A PUBLISHED ACCURACY OF +/- (3MM+2PPM). RESULTING CLOSURES EXCEED THE STANDARDS SET FORTH BY WAC 332-130.
2. EQUIPMENT AND PROCEDURES USED CONFORM TO ALL APPLICABLE RCW AND WAC REQUIREMENTS.
3. BASIS OF BEARINGS -PLAT OF CROWN CREST PHASE 1 - CENTER SECTION CORNER TO SOUTH QUARTER CORNER BEARING S 0°00'30"E.
4. SUBDIVISION PER PLAT OF CROWN CREST PHASE 1 - VERIFIED WITHIN REQUIRED LIMITS AND ACCEPTED.
5. EXISTING MONUMENTS SHOWN OR REFERENCED ON THIS PLAT WERE VISITED IN JANUARY, 2014.

INDEX LOCATION

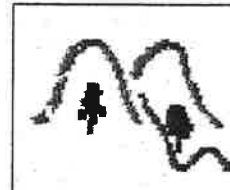
NE1/4 SW1/4 SEC.32, T 13 N, R 18 E, W.M.



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COMMUNITY DEVELOPMENT

CROWN CREST, PHASE 2  
BEING A PLAT OF TRACT D, PLAT OF CROWN CREST PHASE 1  
City of Yakima, Yakima County, Washington



420 Windy Lane  
Yakima, WA 98903  
(509) 480-2793  
sanpoilsurveying@gmail.com

SHEET 1 OF 5

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# E-2

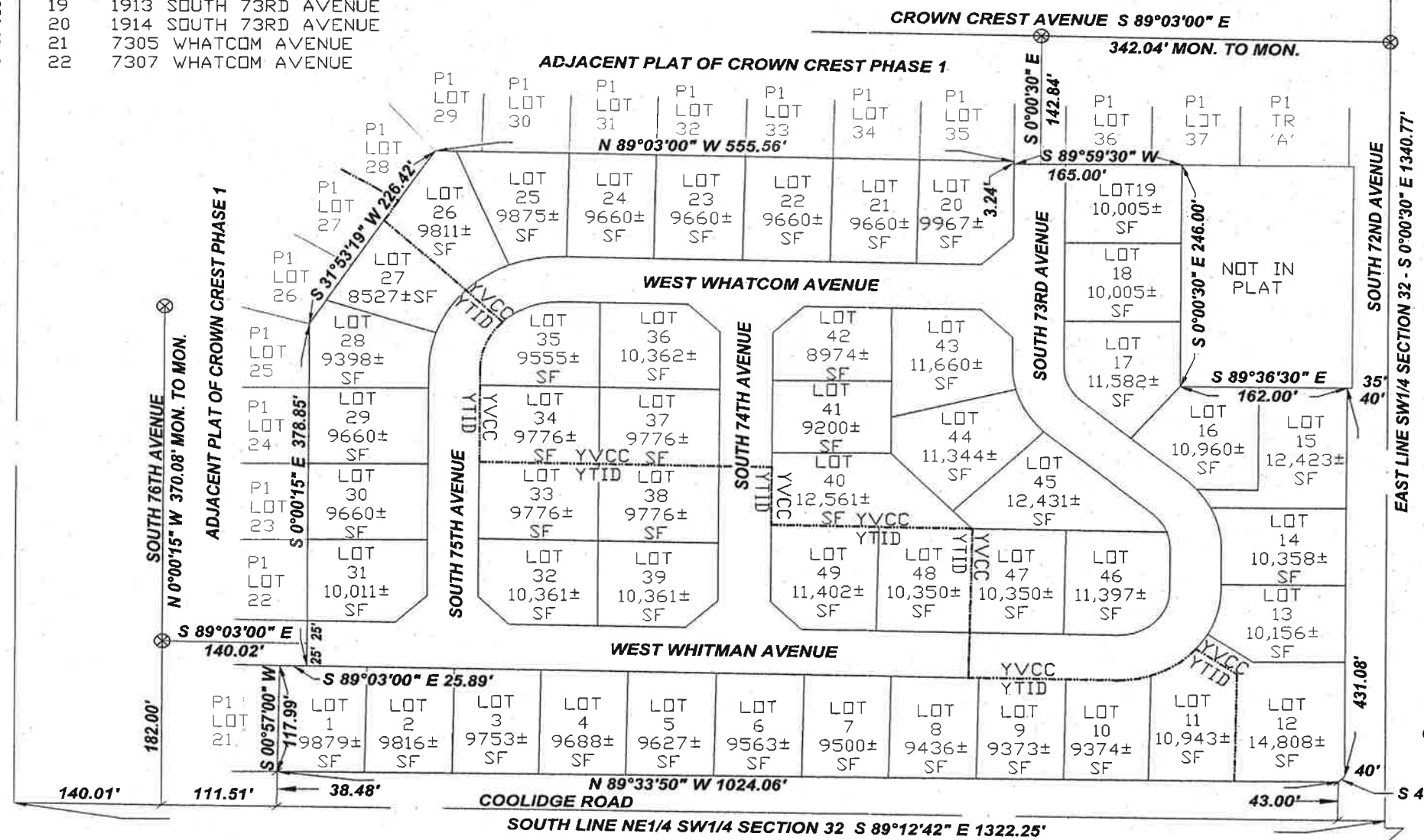
WEST 1/4 CORNER SECTION 32  
FOUND BRASS CAP

NORTH LINE NE1/4 SW1/4 SECTION 32 S 89°03'00" E 1322.24'

LOT ADDRESSES

| LOT # | ADDRESS                | LOT # | ADDRESS                | LOT # | ADDRESS                |
|-------|------------------------|-------|------------------------|-------|------------------------|
| 1     | 7502 WHITMAN AVENUE    | 23    | 7401 WHATCOM AVENUE    | 40    | 2005 SOUTH 74TH AVENUE |
| 2     | 7500 WHITMAN AVENUE    | 24    | 7403 WHATCOM AVENUE    | 41    | 2003 SOUTH 74TH AVENUE |
| 3     | 7406 WHITMAN AVENUE    | 25    | 7405 WHATCOM AVENUE    | 42    | 7304 WHATCOM AVENUE    |
| 4     | 7404 WHITMAN AVENUE    | 26    | 7407 WHATCOM AVENUE    | 43    | 7302 WHATCOM AVENUE    |
| 5     | 7402 WHITMAN AVENUE    | 27    | 2000 SOUTH 75TH AVENUE | 44    | 2000 SOUTH 73RD AVENUE |
| 6     | 7310 WHITMAN AVENUE    | 28    | 2002 SOUTH 75TH AVENUE | 45    | 2002 SOUTH 73RD AVENUE |
| 7     | 7308 WHITMAN AVENUE    | 29    | 2004 SOUTH 75TH AVENUE | 46    | 7301 WHITMAN AVENUE    |
| 8     | 7306 WHITMAN AVENUE    | 30    | 2006 SOUTH 75TH AVENUE | 47    | 7303 WHITMAN AVENUE    |
| 9     | 7304 WHITMAN AVENUE    | 31    | 7501 WHITMAN AVENUE    | 48    | 7305 WHITMAN AVENUE    |
| 10    | 7302 WHITMAN AVENUE    | 32    | 7403 WHITMAN AVENUE    | 49    | 7307 WHITMAN AVENUE    |
| 11    | 7300 WHITMAN AVENUE    | 33    | 2005 SOUTH 75TH AVENUE |       |                        |
| 12    | 2011 SOUTH 73RD AVENUE | 34    | 2003 SOUTH 75TH AVENUE |       |                        |
| 13    | 2009 SOUTH 73RD AVENUE | 35    | 7404 WHATCOM AVENUE    |       |                        |
| 14    | 2007 SOUTH 73RD AVENUE | 36    | 7402 WHATCOM AVENUE    |       |                        |
| 15    | 2005 SOUTH 73RD AVENUE | 37    | 2004 SOUTH 74TH AVENUE |       |                        |
| 16    | 2003 SOUTH 73RD AVENUE | 38    | 2006 SOUTH 74TH AVENUE |       |                        |
| 17    | 2001 SOUTH 73RD AVENUE | 39    | 7401 WHITMAN AVENUE    |       |                        |
| 18    | 1915 SOUTH 73RD AVENUE |       |                        |       |                        |
| 19    | 1913 SOUTH 73RD AVENUE |       |                        |       |                        |
| 20    | 1914 SOUTH 73RD AVENUE |       |                        |       |                        |
| 21    | 7305 WHATCOM AVENUE    |       |                        |       |                        |
| 22    | 7307 WHATCOM AVENUE    |       |                        |       |                        |

WEST LINE NE1/4 SW1/4 SECTION 32 - N 0°00'15" W 1309.43'



SOUTH 1/4 CORNER SECTION 32 ON THIRD STANDARD PARALLEL NORTH  
FOUND RAILROAD SPIKE IN OCCIDENTAL ROAD PER LCR 2-581

476.07' MON. TO MON.

CENTER 1/4 CORNER SECTION 32  
FOUND MONUMENT AT INTERSECTION OF  
SOUTH 72ND AVENUE AND WEST WASHINGTON  
PER LCR 7531621

SOUTH 72ND AVENUE  
EAST LINE SW1/4 SECTION 32 - S 0°00'30" E 1340.77'

431.08'

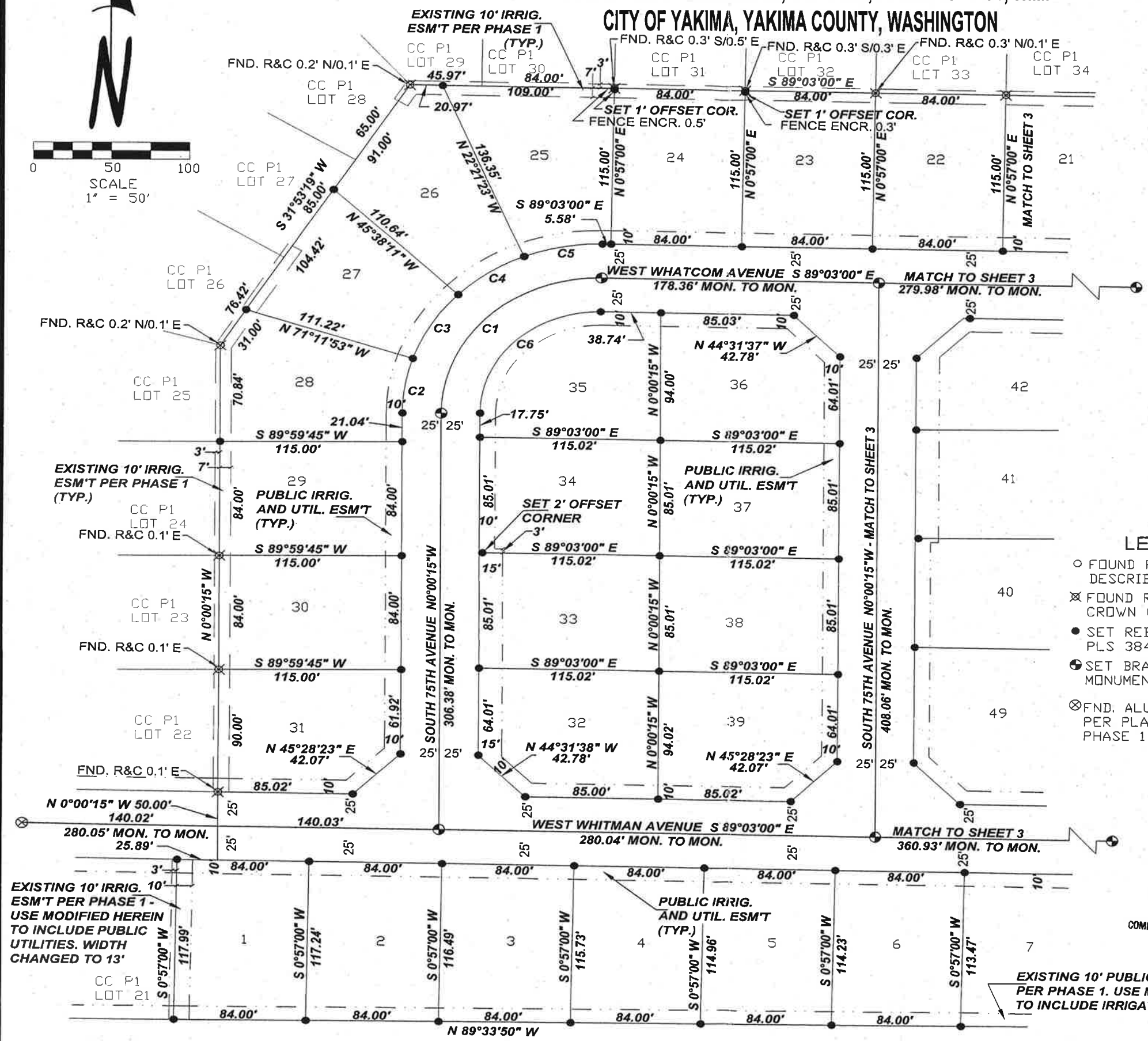
43.00'

# PLAT OF CROWN CREST, PHASE 2

IN NE1/4 SW1/4 SECTION 32, TWP. 13 N, RANGE 18 EAST, W.M.  
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON



| CURVE TABLE |           |         |         |
|-------------|-----------|---------|---------|
| C #         | DELTA     | RADIUS  | LENGTH  |
| C1          | 90°57'15" | 100.00' | 158.75' |
| C2          | 18°47'26" | 125.00' | 50.00'  |
| C3          | 25°34'38" | 125.00' | 55.80'  |
| C4          | 23°16'01" | 125.00' | 50.75'  |
| C5          | 23°19'10" | 125.00' | 50.88'  |
| C6          | 90°57'15" | 75.00'  | 119.06' |



**NOTES:**  
 1. LOT LINE DIMENSIONS ARE FOR TOTAL LENGTH OF LINE, UNLESS NOTED OTHERWISE. OFFSET CORNERS ARE MEASURED ALONG LOT LINE FROM END OF LOT LINE  
 2. SERVICE AGREEMENT BOUNDARY BETWEEN YAKIMA-TIETON IRRIGATION DISTRICT AND YAKIMA VALLEY CANAL COMPANY OMITTED FOR CLARITY. SEE SHEET 1 FOR LOCATION.

## LEGEND

- FOUND REBAR/CAP AS DESCRIBED
- ⊗ FOUND REBAR/CAP PER PLAT OF CROWN CREST PHASE 1
- SET REBAR/CAP "SAN POIL WA PLS 38493"
- ⊙ SET BRASS OR ALUMINUM CAP MONUMENT "SAN POIL LS 38493"
- ⊗ FND. ALUMINUM CAP MONUMENT PER PLAT OF CROWN CREST PHASE 1



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 CITY OF YAKIMA  
 COMMUNITY DEVELOPMENT

CROWN CREST, PHASE 2  
 BEING A PLAT OF TRACT D, PLAT OF CROWN CREST PHASE 1  
 City of Yakima, Yakima County, Washington

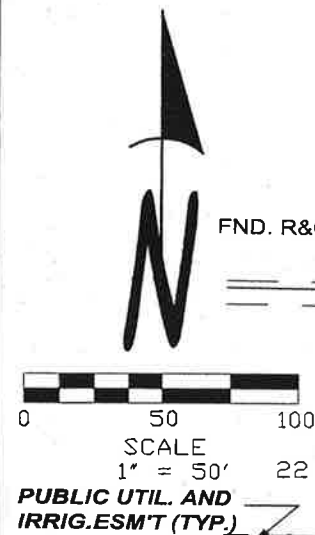


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SHEET 2 OF 5

San Poil Surveying

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 # E-2



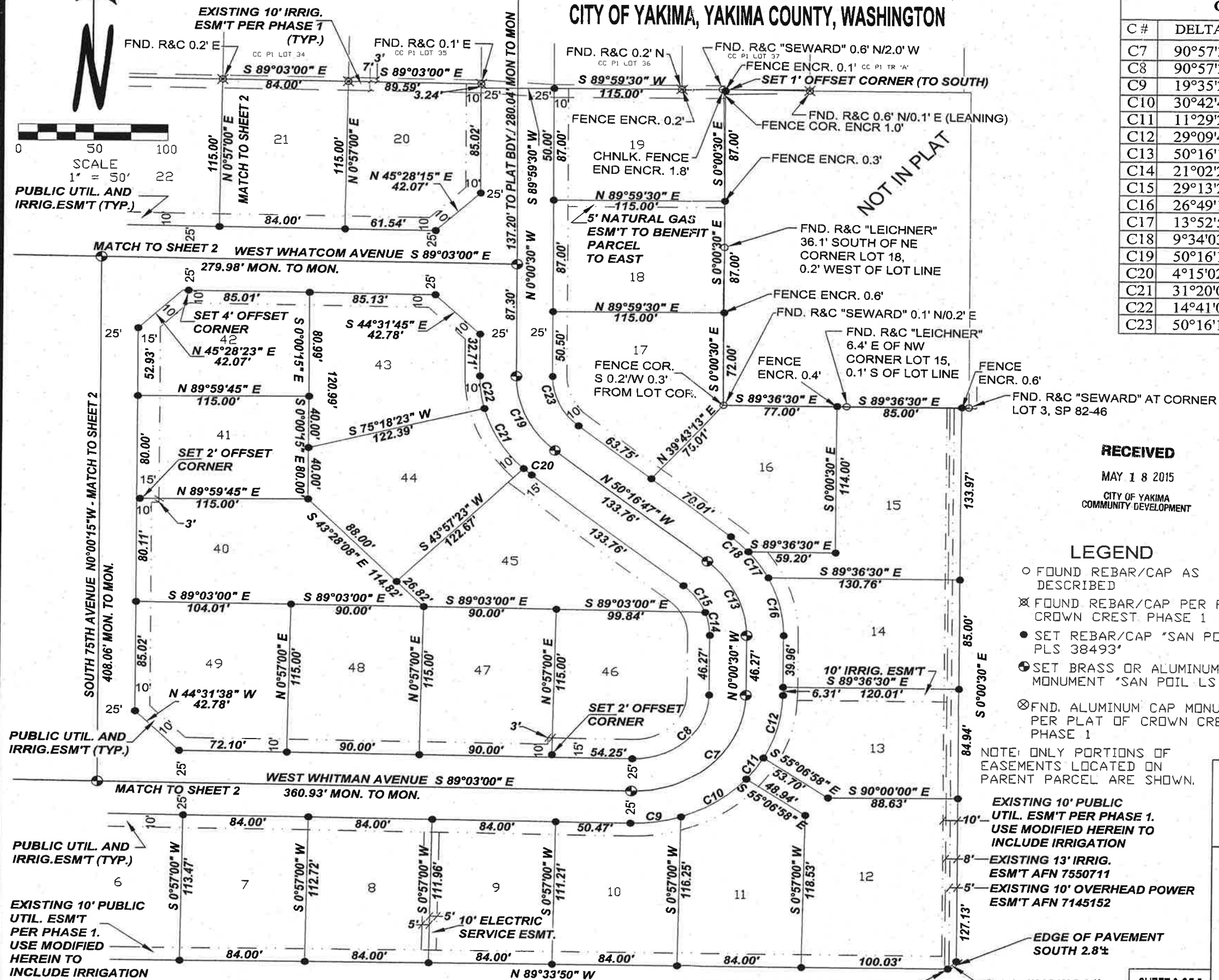
EXISTING MON. AT  
73RD AND CROWN CREST  
AVENUE PER PHASE 1

# PLAT OF CROWN CREST, PHASE 2

IN NE1/4 SW1/4 SECTION 32, TWP. 13 N, RANGE 18 EAST, W.M.  
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON

CURVE TABLE

| C # | DELTA     | RADIUS  | LENGTH  |
|-----|-----------|---------|---------|
| C7  | 90°57'30" | 75.00'  | 119.06' |
| C8  | 90°57'30" | 50.00'  | 79.38'  |
| C9  | 19°35'20" | 100.00' | 34.19'  |
| C10 | 30°42'44" | 100.00' | 53.60'  |
| C11 | 11°29'29" | 100.00' | 20.05'  |
| C12 | 29°09'47" | 100.00' | 50.90'  |
| C13 | 50°16'17" | 75.00'  | 65.81'  |
| C14 | 21°02'29" | 50.00'  | 18.36'  |
| C15 | 29°13'27" | 50.00'  | 25.51'  |
| C16 | 26°49'10" | 100.00' | 46.81'  |
| C17 | 13°52'54" | 100.00' | 24.23'  |
| C18 | 9°34'03"  | 100.00' | 16.70'  |
| C19 | 50°16'17" | 75.00'  | 65.81'  |
| C20 | 4°15'02"  | 100.00' | 7.42'   |
| C21 | 31°20'08" | 100.00' | 54.69'  |
| C22 | 14°41'07" | 100.00' | 25.63'  |
| C23 | 50°16'17" | 50.00'  | 43.87'  |



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COMMUNITY DEVELOPMENT

## LEGEND

- FOUND REBAR/CAP AS DESCRIBED
- ⊗ FOUND REBAR/CAP PER PLAT OF CROWN CREST PHASE 1
- SET REBAR/CAP "SAN POIL WA PLS 38493"
- ⊙ SET BRASS OR ALUMINUM CAP MONUMENT "SAN POIL LS 38493"
- ⊗ FND. ALUMINUM CAP MONUMENT PER PLAT OF CROWN CREST PHASE 1

NOTE: ONLY PORTIONS OF EASEMENTS LOCATED ON PARENT PARCEL ARE SHOWN.

EXISTING 10' PUBLIC UTIL. ESM'T PER PHASE 1. USE MODIFIED HEREIN TO INCLUDE IRRIGATION

EXISTING 13' IRRIG. ESM'T AFN 7550711

EXISTING 10' OVERHEAD POWER ESM'T AFN 7145152

EDGE OF PAVEMENT SOUTH 2.8' ±

S 45°44'00" W 8.34'

SHEET 3 OF 5

NOTES:  
1. LOT LINE DIMENSIONS ARE FOR TOTAL LENGTH OF LINE, UNLESS NOTED OTHERWISE. OFFSET CORNERS ARE MEASURED ALONG LOT LINE FROM END OF LOT LINE  
2. SERVICE AGREEMENT BOUNDARY BETWEEN YAKIMA-TIETON IRRIGATION DISTRICT AND YAKIMA VALLEY CANAL COMPANY OMITTED FOR CLARITY. SEE SHEET 1 FOR LOCATION.



CROWN CREST, PHASE 2  
BEING A PLAT OF TRACT D, PLAT OF CROWN CREST PHASE 1  
City of Yakima, Yakima County, Washington



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San Poil Surveying

PLAT OF CROWN CREST, PHASE 2  
IN NE1/4 SW1/4 SECTION 32, TWP. 13 N, RANGE 18 EAST, W.M.  
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT COTTONWOOD PARTNERS, LLC ARE THE PARTIES HAVING ITS OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED; HAS WITH HIS/HER/ITS FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRES CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS OF WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS OF WAY; AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

LEW MILLER, MEMBER COTTONWOOD PARTNERS, LLC.

RICH HOCHREIN, MEMBER COTTONWOOD PARTNERS, LLC.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
COUNTY OF YAKIMA ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEW MILLER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF COTTONWOOD PARTNERS, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF YAKIMA ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICH HOCHREIN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF COTTONWOOD PARTNERS, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

YAKIMA-TIETON IRRIGATION DISTRICT

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE YAKIMA-TIETON IRRIGATION DISTRICT, AND ALL LOTS WITHIN THE PLAT ARE SUBJECT TO THE TERMS, CONDITIONS, RESERVATIONS AND OBLIGATIONS IN THE PRESENT AND FUTURE CONCERNING IRRIGATION WATER RIGHTS-OF-WAY AND EASEMENTS AS MAY BE IMPOSED BY SAID DISTRICT IN ACCORDANCE WITH THE LAW. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

1. THIS PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS, OR

2. PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE BY COVENANT & AGREEMENT FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES TO ALL LOTS; SAID AGREEMENT IS FILED SUPPLEMENTAL TO THIS PLAT. OR

3. THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT. OR

4. LOTS ARE IN WHOLE OR IN PART NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND/OR ARE NOT CURRENTLY ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

BY: \_\_\_\_\_  
YAKIMA-TIETON IRRIGATION DISTRICT

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ARE PAID THROUGH \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
TREASURER, YAKIMA-TIETON IRRIGATION DISTRICT

YAKIMA VALLEY CANAL COMPANY  
IRRIGATION CERTIFICATE

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE YAKIMA VALLEY CANAL COMPANY, AND ALL LOTS WITHIN THE PLAT ARE SUBJECT TO THE TERMS, CONDITIONS, RESERVATIONS AND OBLIGATIONS IN THE PRESENT AND FUTURE CONCERNING IRRIGATION WATER RIGHTS-OF-WAY AND EASEMENTS AS MAY BE IMPOSED BY SAID DISTRICT IN ACCORDANCE WITH THE LAW. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

1. THIS PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS, OR

2. PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES. OR

3. THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT.

4. LOTS ARE IN WHOLE OR IN PART NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND/OR ARE NOT CURRENTLY ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

BY: \_\_\_\_\_  
SECRETARY (OR DESIGNEE)  
YAKIMA VALLEY CANAL CO. IRRIGATION DISTRICT

STATEMENT OF COVENANT  
REGARDING IRRIGATION PER  
MASTER DECLARATION OF  
COVENANTS FOR IRRIGATION  
WATER SYSTEM AFN 7624208

THE UNDERSIGNED OWNER AND DEVELOPER OF THE PLAT SHOWN ON THE FACE THEREOF HEREBY COVENANTS AND AGREES FOR THE BENEFIT OF ANY FUTURE OWNER OR OWNERS OF A PARCEL OR PARCELS WITHIN THIS PLAT, THAT PRIOR TO THE SALE OF ANY PARCEL WITHIN THE PLAT, THE OWNER AND DEVELOPER SHALL PROVIDE THE YAKIMA VALLEY CANAL AND THE YAKIMA-TIETON IRRIGATION DISTRICT (THE "DISTRICTS") AND NHW AND SHALL RECORD WITH THE YAKIMA COUNTY AUDITOR A CERTIFICATE OF THE OWNER, DEVELOPER AND A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED CONTRACTOR FOR COMMERCIAL/RESIDENTIAL IRRIGATION SYSTEM, JOINTLY AND SEVERALLY CERTIFYING UNDER OATH THAT THE COMPLETED IRRIGATION WATER DISTRIBUTION FACILITIES, INCLUDING INDIVIDUAL DELIVERIES FOR EACH PARCEL, HAVE EITHER BEEN INSTALLED FOR ALL LANDS OR APPROPRIATE PROVISION FOR INSTALLATION HAS BEEN MADE WITHIN THE PLAT TO WHICH WATER SHARES OF THE DISTRICTS ARE APPURTENANT, AND FURTHER CERTIFYING THAT SUCH FACILITIES PROVIDE FOR THE FULL AND EQUITABLE DISTRIBUTION OF WATER OF THE DISTRICTS TO EACH PARCEL. THE UNDERSIGNED FURTHER AGREES THAT THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE BY A COURT OF COMPETANT JURISDICTION BY SPECIFIC PERFORMANCE, RESTRAINING ORDER, INJUNCTION OR ANY OTHER APPROPRIATE REMEDY SOUGHT BY ANY FUTURE OWNER OR OWNERS OF A PARCEL OR PARCELS WITHIN THE PLAT, AND THAT THE PREVAILING PARTY IN ANY SUCH ACTION SHALL BE ENTITLED TO RECOVERY OF ITS REASONABLE ATTORNEY'S FEES AND COSTS. THE DISTRICTS NOR ITS DIRECTORS, OFFICERS OR EMPLOYEES SHALL HAVE ANY RESPONSIBILITY WHATSOEVER WITH RESPECT TO THE ENFORCEMENT OF THIS COVENANT AND AGREEMENT OF THE UNDERSIGNED OWNER AND DEVELOPER.

LEW MILLER, MEMBER COTTONWOOD PARTNERS, LLC.

RICH HOCHREIN, MEMBER COTTONWOOD PARTNERS, LLC.

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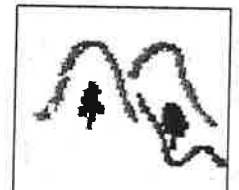
MAY 18 2015

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT



SHEET 4 OF 5

CROWN CREST, PHASE 2  
BEING A PLAT OF TRACT D, PLAT OF CROWN CREST PHASE 1  
City of Yakima, Yakima County, Washington



420 Windy Lane  
Yakima, WA 98903  
(509) 480-2793  
sanpoilsurveying@gmail.com

San Poil Surveying

**PLAT OF CROWN CREST, PHASE 2**  
**IN NE1/4 SW1/4 SECTION 32, TWP. 13 N, RANGE 18 EAST, W.M.**  
**CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON**

**NOTES:**

1. THE ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE DATE OF RECORDING, BUT MAY BE SUBJECT TO CHANGE. THE CITY OF YAKIMA CODE ADMINISTRATION DIVISION IS RESPONSIBLE FOR THE CONFIRMATION OR REASSIGNMENT OF ADDRESSES AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. THE OWNERS SHOWN HEREON, THEIR GRANTEEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER WITHIN THE PLAT ON-SITE.
3. ALL LOTS OF THIS SUBDIVISION HAVE BEEN PROVIDED WITH PUBLIC WATER AND SEWER CONNECTIONS.
4. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF PROTECTIVE RESTRICTIONS RECORDED FOR THE PLAT OF CROWN CREST PHASE 1 UNDER AUDITOR'S FILE NUMBER 7624204, AND AS AMENDED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 7632276.
5. THE PROPERTY DESCRIBED HEREON IS WHOLLY OR IN PART LOCATED WITHIN THE BOUNDARIES OF THE YAKIMA VALLEY CANAL COMPANY, AND ALL LOTS WITHIN THE PLAT ARE SUBJECT TO THE TERMS, CONDITIONS, RESERVATIONS, AND OBLIGATIONS IN THE PRESENT AND FUTURE CONCERNING IRRIGATION WATER RIGHT OF WAY AND EASEMENTS AS MAY BE IMPOSED BY SAID COMPANY IN ACCORDANCE WITH THE LAW.
6. THE PROPERTY DESCRIBED HEREON IS WHOLLY OR IN PART LOCATED WITHIN THE BOUNDARIES OF THE YAKIMA-TIETON IRRIGATION DISTRICT, AND ALL LOTS WITHIN THE PLAT ARE SUBJECT TO THE TERMS, CONDITIONS, RESERVATIONS, AND OBLIGATIONS IN THE PRESENT AND FUTURE CONCERNING IRRIGATION WATER RIGHT OF WAY AND EASEMENTS AS MAY BE IMPOSED BY SAID COMPANY IN ACCORDANCE WITH THE LAW.
7. ACCESS FOR ALL LOTS SHALL BE OFF THE INTERIOR PLAT ROADS RATHER THAN COOLIDGE ROAD AND SOUTH 72ND AVENUE.
8. PROPERTY MAY BE SUBJECT TO POWER EASEMENT OR RIGHT-OF-WAY GRANTED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 1750102.
9. PROPERTY MAY BE SUBJECT TO DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES, AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT 82-46, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2643567, AND BY THE PLAT OF CROWN CREST PHASE 1, AS RECORDED UNDER AUDITOR'S FILE NUMBER 7624202.

**SURVEYOR'S CERTIFICATIONS**

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 COTTONWOOD PARTNERS, L.L.C., IN JANUARY 2014

**RICHARD C. KILPATRICK WA PLS NUMBER 38493**

I, RICHARD C. KILPATRICK, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF CROWN CREST, PHASE 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 13 N., RANGE 18 E., W.M., THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

**NOTES (CONTINUED):**

10. PROPERTY SUBJECT TO EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 7550711.
11. ALL LOTS ARE SUBJECT TO THE RIGHTS AND OBLIGATIONS OF MEMBERSHIP IN THE CROWN CREST HOMEOWNER'S ASSOCIATION, AS PER THE INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 7624205.
12. ALL LOTS ARE SUBJECT TO THE TERMS, CONDITIONS, AND OBLIGATIONS OF THE DECLARATION OF COVENANT RE: CROWN CREST HOMEOWNERS ASSOCIATION, AS RECORDED UNDER AUDITOR'S FILE NUMBER 7624205.
13. PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANT AND AGREEMENT OF OWNER AND DEVELOPER, AS RECORDED UNDER AUDITOR'S FILE NUMBERS 7624206 AND 7624207.
14. PROPERTY SUBJECT TO THE MASTER DECLARATION OF COVENANTS FOR IRRIGATION WATER DELIVERY SYSTEM WITHIN THE YAKIMA VALLEY CANAL AND YAKIM-TIETON IRRIGATION DISTRICTS, AS RECORDED UNDER AUDITOR'S FILE NUMBER 7624208.
15. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, AND OBLIGATIONS OF CITY OF YAKIMA ORDINANCE 2007-07, KNOWN AS THE OCCIDENTAL ANNEXATION.
16. FIRST AMERICAN TITLE INSURANCE COMPANY CLTA #14 SUBDIVISION GUARANTEE NUMBER 5003353-2321985 WAS RELIED UPON FOR MATTERS OF RECORD. THERE MAY BE ADDITIONAL RECORDED OR UNRECORDED CLAIMS OR CONDITIONS APPLICABLE TO THE PROPERTY HEREIN NOT DISCLOSED BY SAID TITLE REPORT AND GUARANTEE, OR BY RECORDED/UNRECORDED SURVEYS, SHORT PLATS, PLATS OF RECORD, WRITTEN OR UNWRITTEN AGREEMENT, RIGHTS ACQUIRED UNDER LAW, OR RIGHT OF WAY DEEDS AND DEDICATIONS.
17. SHEETS 2 AND 3 OF THIS PLAT SHOW REFERENCES TO ADJOINING LOT AND PROPERTY CORNER MONUMENTATION THAT VARY IN POSITION FROM THE RECORD DOCUMENTS, AS WELL AS SHOWING PHYSICAL ENCROACHMENTS ONTO THE PLATTED PARENT PARCEL AT SOME LOCATIONS. IT APPEARS THAT SOME OF THOSE MONUMENTS WERE DISTURBED DURING CONSTRUCTION OF FENCES AND WALLS FOR THE ADJOINING PROPERTIES. CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS IS ONGOING AT THE TIME OF RECORDING OF THIS PLAT, AND PURCHASERS ARE HEREBY CAUTIONED THAT POSITIONS AND DEGREES OF ENCROACHMENTS AND THE LOCATIONS OF LOT MONUMENTATION MAY BE SUBJECT TO CHANGE SUBSEQUENT TO THE SETTING AND VERIFICATION OF THE CORNER MONUMENTATION FOR THIS PLAT PHASE IN EACH LOCATION. THE MAP SHEETS FOR THIS PLAT AND PREVIOUS PLATS AND SURVEYS MUST BE EXAMINED WHEN LAYING OUT ANY PROPOSED IMPROVEMENTS ON ANY OF THE PROPERTIES DESCRIBED HEREIN. CONSULT A PROFESSIONAL LAND SURVEYOR IF IMPROVEMENTS ALONG, ON, OR ADJACENT TO LOT LINES ARE PROPOSED, OR IF THE PROPOSED IMPROVEMENTS WILL BE BUILT TO THE LIMITS OF REQUIRED SETBACK LINES.
18. CERTAIN EASEMENTS SHOWN ON THIS PLAT LIMIT THE PLACEMENT AND NATURE OF IMPROVEMENTS.

**APPROVALS**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CITY OF YAKIMA ENGINEER \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CITY OF YAKIMA SUBDIVISION ADMINISTRATOR \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

YAKIMA CITY COUNCIL. MAYOR \_\_\_\_\_

**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: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_,

20\_\_, AT \_\_\_\_\_ M, UNDER AUDITOR'S

FILE NUMBER \_\_\_\_\_

RECORDS OF YAKIMA COUNTY, WASHINGTON.

YAKIMA COUNTY AUDITOR \_\_\_\_\_

BY DEPUTY \_\_\_\_\_

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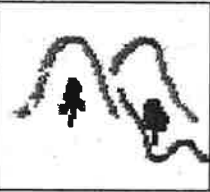
MAY 18 2015

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT



SHEET 5 OF 5

CROWN CREST, PHASE 2  
BEING A PLAT OF TRACT D, PLAT OF CROWN CREST PHASE 1  
City of Yakima, Yakima County, Washington



420 Windy Lane  
Yakima, WA 98903  
(509) 480-2793  
sanpoilsurveying@gmail.com

San Poil Surveying

DOC. INDEX  
# E-2

As-Built Plans

# CROWN CREST

Located in The S.W. 1/4, Sec. 32, T. 13 N., R. 18 E., W.M.

PHASE 1 & 2 RECORD DRAWINGS



RECEIVED

MAY 14 2015

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

RECORD DRAWING

| NO. | DATE       | BY           | CHKD. |
|-----|------------|--------------|-------|
| 1   | 05/14/2015 | W. J. HOPPER |       |
| 2   | 05/14/2015 | W. J. HOPPER |       |



VICINITY MAP  
NOT TO SCALE

Owner/Developer:  
Crown Crest Partners LLC  
Yakima, WA 98908

## GENERAL NOTES

A minimum of two business days prior to beginning construction, the Contractor shall call 1-800-424-5595 (Utility locate) for location mark up of existing utilities.

Storm sewer, irrigation system construction, materials, and workmanship shall conform to the standards and practices of the Yakima County, the 2006 Standard Specifications for Road, Bridge, and Culvert Construction, and the details and notes shown in this plan set.

The Contractor shall be responsible for developing and maintaining a safe work area, and for obtaining all necessary permits, and for obtaining all necessary approvals from the City of Yakima.

Contractor shall provide traffic control plans in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required by Yakima County.

Prior to construction the contractor must schedule a preconstruction meeting with Yakima County.

| Yakima County  | DATE |
|----------------|------|
| APPROVED       |      |
| City of Yakima | DATE |
| APPROVED       |      |

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| 3. S 75th Avenue Utility & Street Plan & Profile    |
| 4. S 74th Avenue Utility & Street Plan & Profile    |
| 5. S 73rd Avenue Utility & Street Plan & Profile    |
| 6. Whitman Avenue Utility & Street Plan & Profile   |
| 7. Coolidge Avenue Utility & Street Plan & Profile  |
| 8. Whitman Avenue Utility & Street Plan & Profile   |
| 9. S 76th Avenue Utility & Street Plan & Profile    |
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| 22. Miscellaneous Details                           |

NOTE:  
NOTES: RECORDING ASSAULT SURVEY  
INFORMATION PROVIDED BY  
SAN POOL SURVEYING  
RICK KILPATRICK

COVER SHEET FOR:  
**CROWN CREST**  
A SUBDIVISION LOCATED IN YAKIMA COUNTY, WASHINGTON

| REVISIONS | DATE       | BY           | CHKD. |
|-----------|------------|--------------|-------|
| 1         | 05/14/2015 | W. J. HOPPER |       |
| 2         | 05/14/2015 | W. J. HOPPER |       |

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DOC

HOPPER  
DENNIS  
JELLISON  
P.L.L.C.

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